

# SITE PLAN CONTROL DESIGN 360 LAURIER AVENUE, OTTAWA ON

## REVISION 01



KEY PLAN (N.T.S.)

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# LRJ

ENGINEERING | INGÉNIERIE

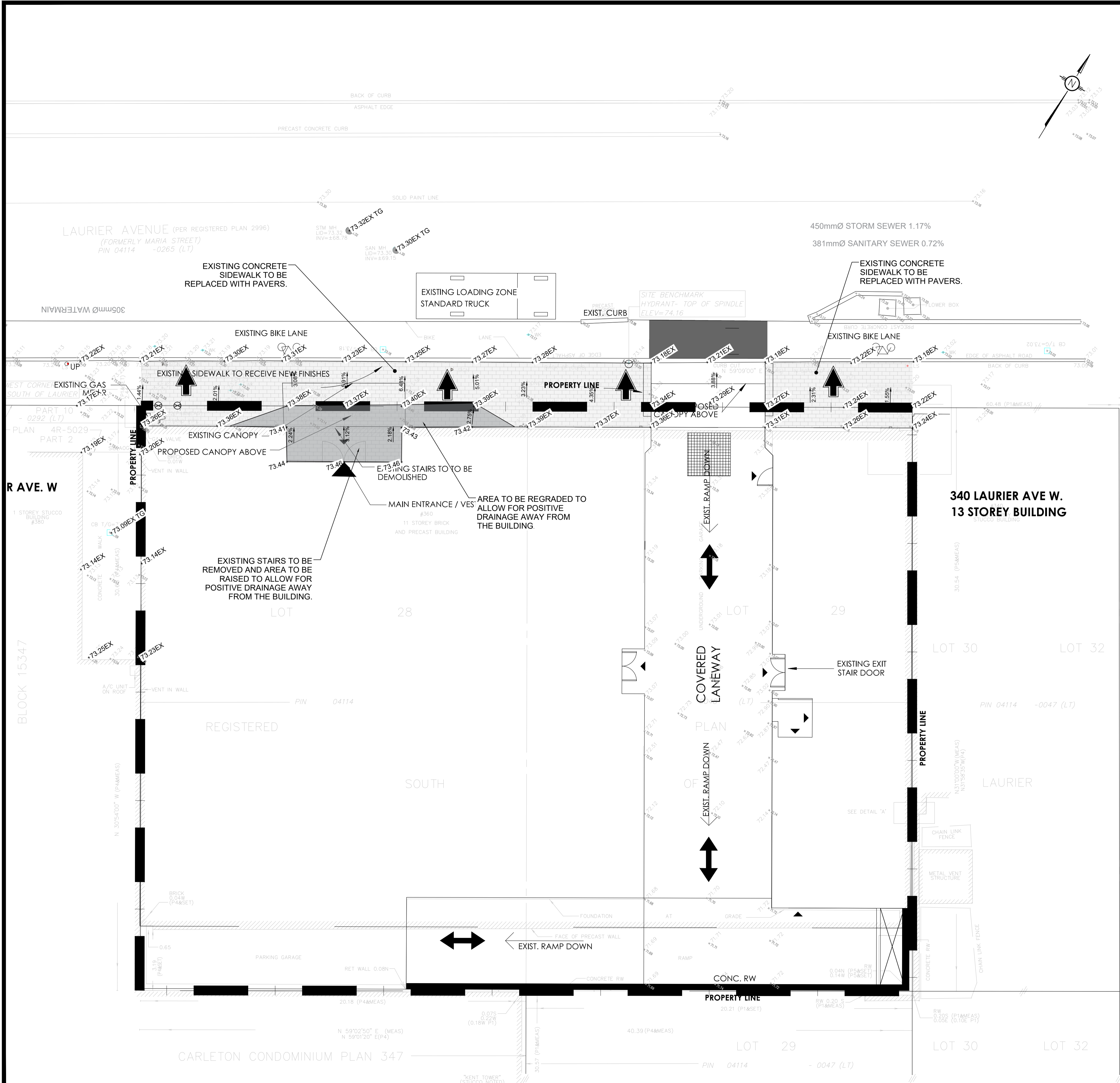
5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lrl.ca | (613) 842-3434

SITE PLAN CONTROL DESIGN  
360 LAURIER AVENUE, OTTAWA ON  
REV.01 - ISSUED FOR APPROVAL - 2023-04-27  
LRL PROJECT no: 220868



NOT AUTHENTIC UNLESS SIGNED AND DATED





### LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIST
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
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- PROPOSED LIGHT DUTY ASPHALT
- $\times 50.00$  PROPOSED ELEVATION
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- PROPOSED OVERLAND MAJOR FLOW ROUTE
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- RUNOFF COEFFICIENT
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**USE AND INTERPRETATION OF DRAWINGS**

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

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UNAUTHORIZED CHANGES:

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SCALE: 1:100

No.	REVISIONS	BY	DATE
01	ISSUED FOR APPROVAL	T.H.	04-27-2023

40-46(7)&(8)&(9) (S-25) (E-25)&(8)&(9)

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CLIENT: CLV Developments in Trust  
485 Bank Street, Suite 200  
Ottawa, ON, K2J 1Z2

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.J.

PROJECT: SITE PLAN CONTROL DESIGN  
360 LAURIER AVENUE, OTTAWA ON

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO.: 220868

DATE: APRIL 2023

**C301**

ASPHALT REINSTATEMENT SHALL MATCH EXISTING GRANULAR AND ASPHALT THICKNESS WHILE MAINTAINING A MINIMUM OF:  
 40mm OF HL3, 50mm OF HL8, 150mm OF GRANULAR "A", AND 450mm OF GRANULAR "B"  
 CONTRACTOR TO COMPLETE ROAD CUT AS PER CITY OF OTTAWA DETAIL R10. ASPHALT REINSTATEMENT TO BE AS PER PRE-DEVELOPMENT CONDITIONS OR GREATER. CONTRACTOR TO ENSURE TIE-IN ELEVATIONS ARE CONSISTENT WITH PRE-DEVELOPMENT ELEVATIONS AND GRADING IS CONTINUOUS FOR ENTIRE REINSTATED ASPHALT SURFACE.

ABANDON EXISTING SANITARY SERVICE AND CONNECT TO EX. SANITARY SEWER  
 EX. INV = ±69.14  
 PROP INV = ±69.37  
 CONTRACTOR TO LOCATE AND CONFIRM INVERTS. \*SEE EXISTING SANITARY SERVICE NOTE

CROSSING 1  
 EX WAT INV = ±70.90  
 PROP SAN OBV = 69.36

PROPOSED SAN 9.3m - 150mmØ PVC DR-28 @ 2.0%  
 C/W MONITORING PORT TO BE SPECIFIED BY MECHANICAL SYSTEM  
 C/W BACKWATER VALVE  
 INV @ BLDG = 69.55

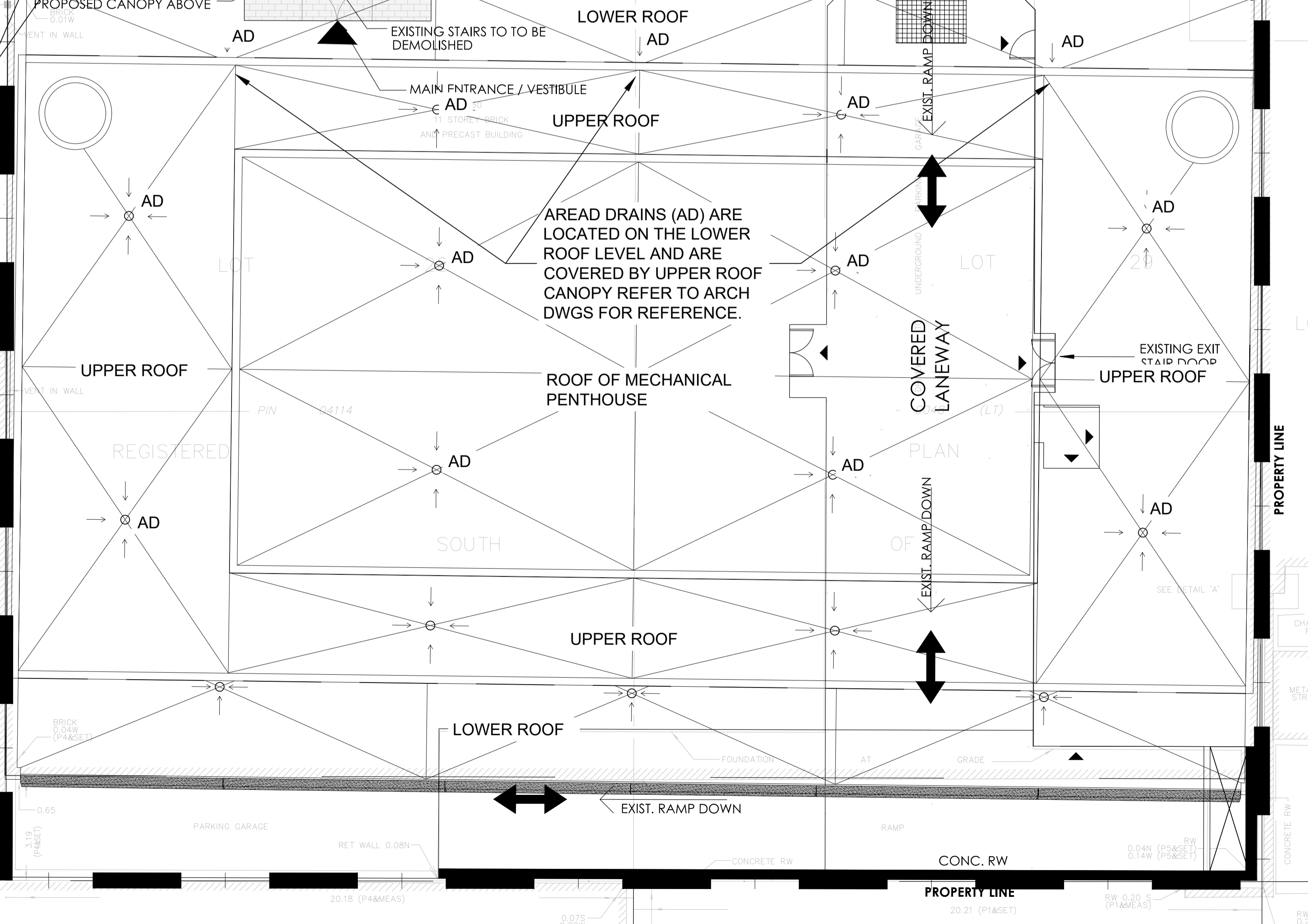
DUAL 150Ø PROPOSED CONNECTIONS TO 305mmØ WATERMAIN W. ISOLATION VALVE BY CITY FORCES. EXCAVATION AND REINSTATEMENT BY CONTRACTOR. EX. WATERMAIN OBV = ±70.80

LOCATION OF EX WATER SERVICE TO BE CONFIRMED AND SERVICE TO BE ABANDONED.

EX CB TO BE PROTECTED WITH AN INLET SEDIMENT CONTROL FILTER SOCK FOR THE DURATION OF CONSTRUCTION AND UNTIL SURROUNDING SURFACES ARE STABILIZED.

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PROP ±5.7m - 2x150mmØ WTR PVC DR-18 TO BE INSTALLED WITH MIN 2.4M OF COVER BELOW FINISHED GRADE



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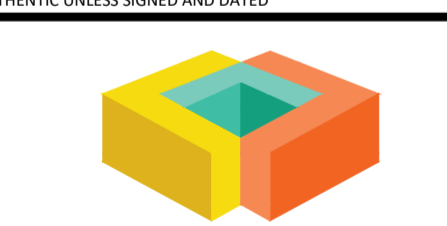
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SCALE: 1:100

\* EXISTING SANITARY SERVICE LOCATION OF EXISTING SANITARY SERVICE SHALL BE CONFIRMED ONSITE. EXISTING SANITARY SERVICE TO BE ABANDONED. IF CCTV IS CONDUCTED AND EXISTING SERVICE IS FOUND TO BE IN GOOD AND USEABLE CONDITION FOR THE PROJECTED FUTURE, NO NEW SANITARY SERVICES WILL BE REQUIRED AND THE EXISTING SERVICE WILL SUFFICE. THE EX INVERTS AND SERVICE SIZE WILL HAVE TO BE CHECKED WITH THE ENGINEER TO ENSURE THERE IS ENOUGH CAPACITY FOR THE ANTICIPATED FUTURE FLOWS.

No.	ISSUED FOR APPROVAL	T.H.	04-27-2023
01	ISSUED FOR APPROVAL	T.H.	04-27-2023
	REVISIONS	BY	DATE



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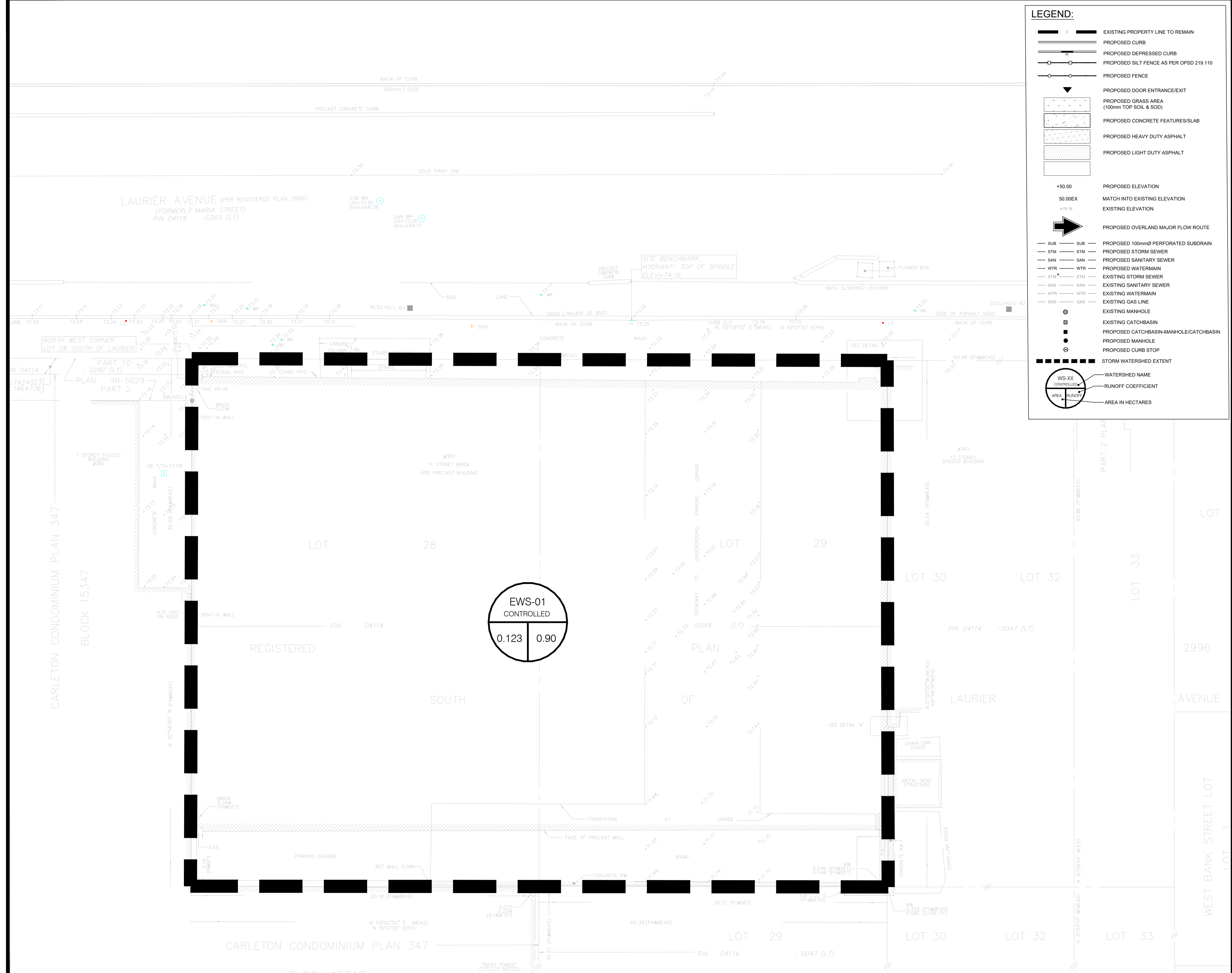
PROJECT: SITE PLAN CONTROL DESIGN  
 360 LAURIER AVENUE, OTTAWA ON

DRAWING TITLE: SERVICING PLAN

PROJECT NO.: 220868

DATE: APRIL 2023

**C401**



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IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

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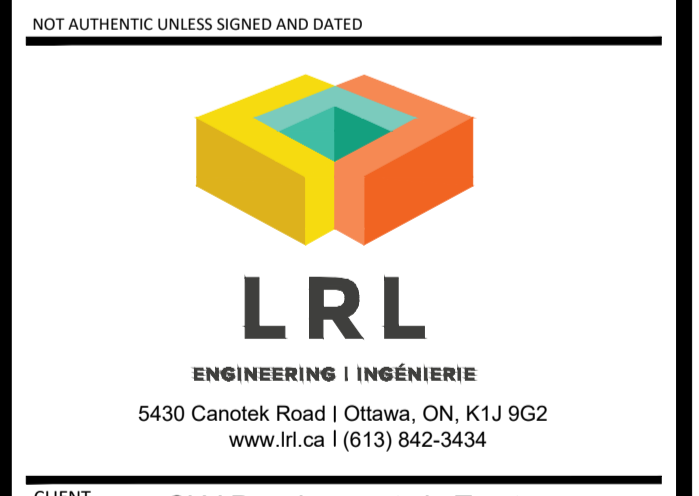
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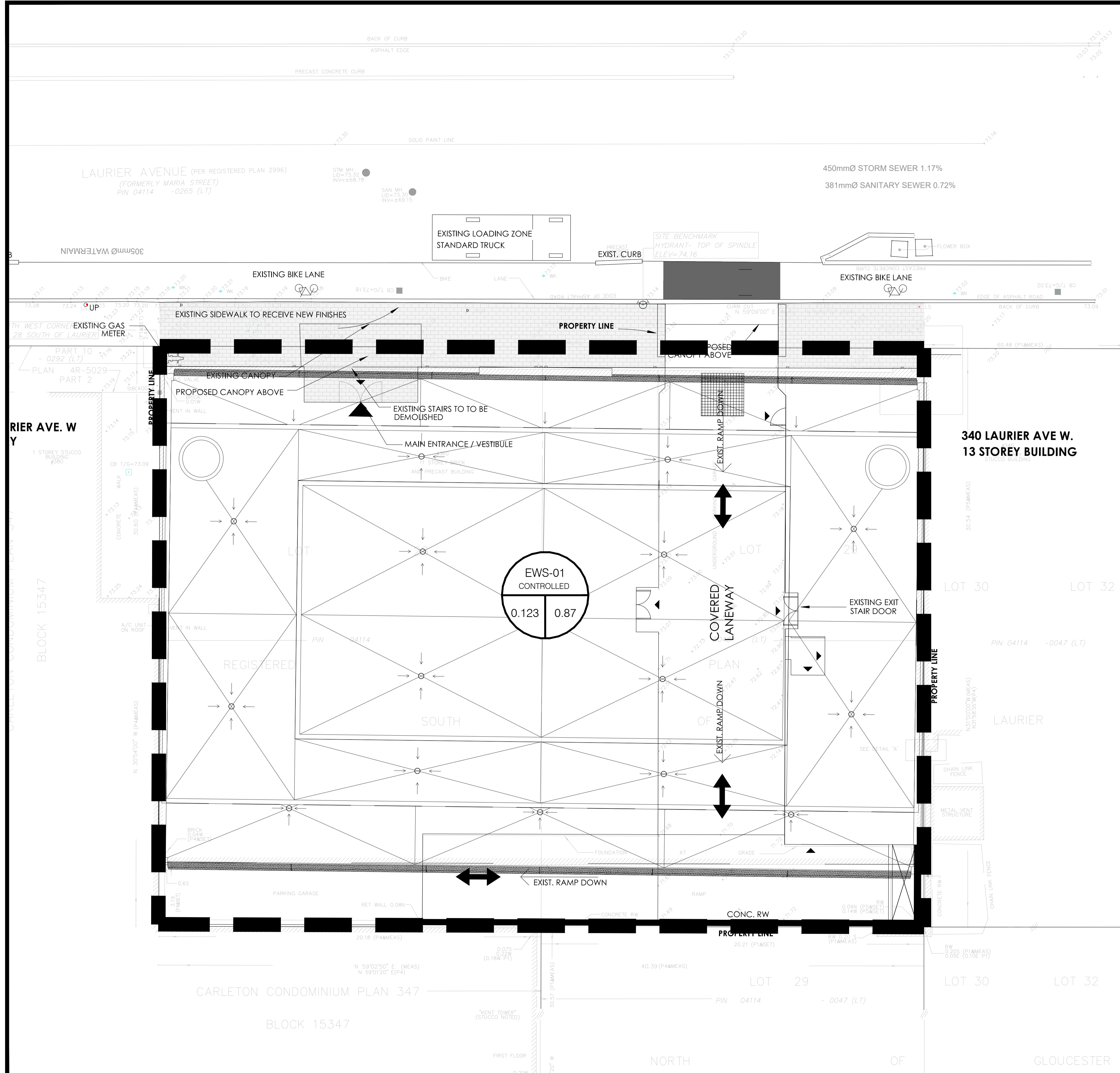
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PROJECT: SITE PLAN CONTROL DESIGN  
360 LAURIER AVENUE, OTTAWA ON

DRAWING TITLE: PRE-DEVELOPMENT WATERSHED PLAN

PROJECT NO. 220868  
DATE: APRIL 2023  
**C701**



**LEGEND:**

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IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

**GENERAL NOTES:**

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CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND CONDITIONS. THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR ANY SUCH PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE REGARDING ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

No.	REVISIONS	BY	DATE
01	ISSUED FOR APPROVAL	T.H.	04-27-2023

**LRL**  
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5430 Canotek Road | Ottawa, ON, K1J 9G2  
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CLIENT: CLV Developments in Trust  
485 Bank Street, Suite 200  
Ottawa, ON, K2J 1Z2

DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.J.

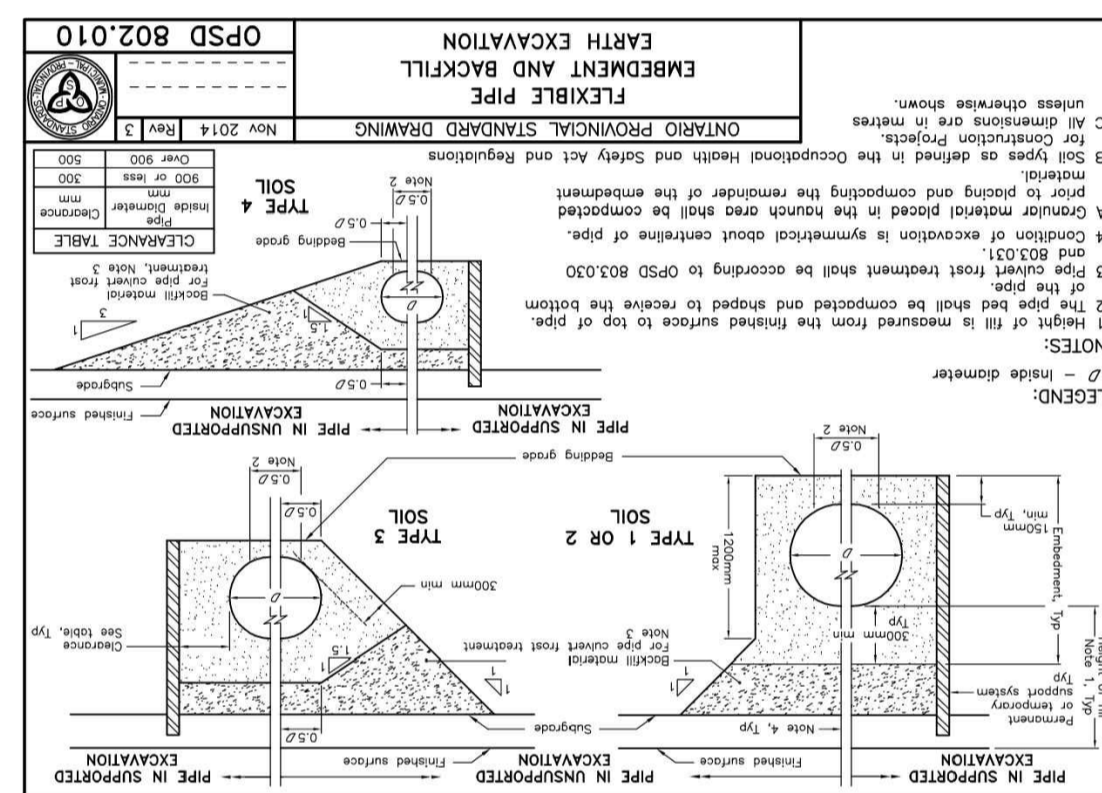
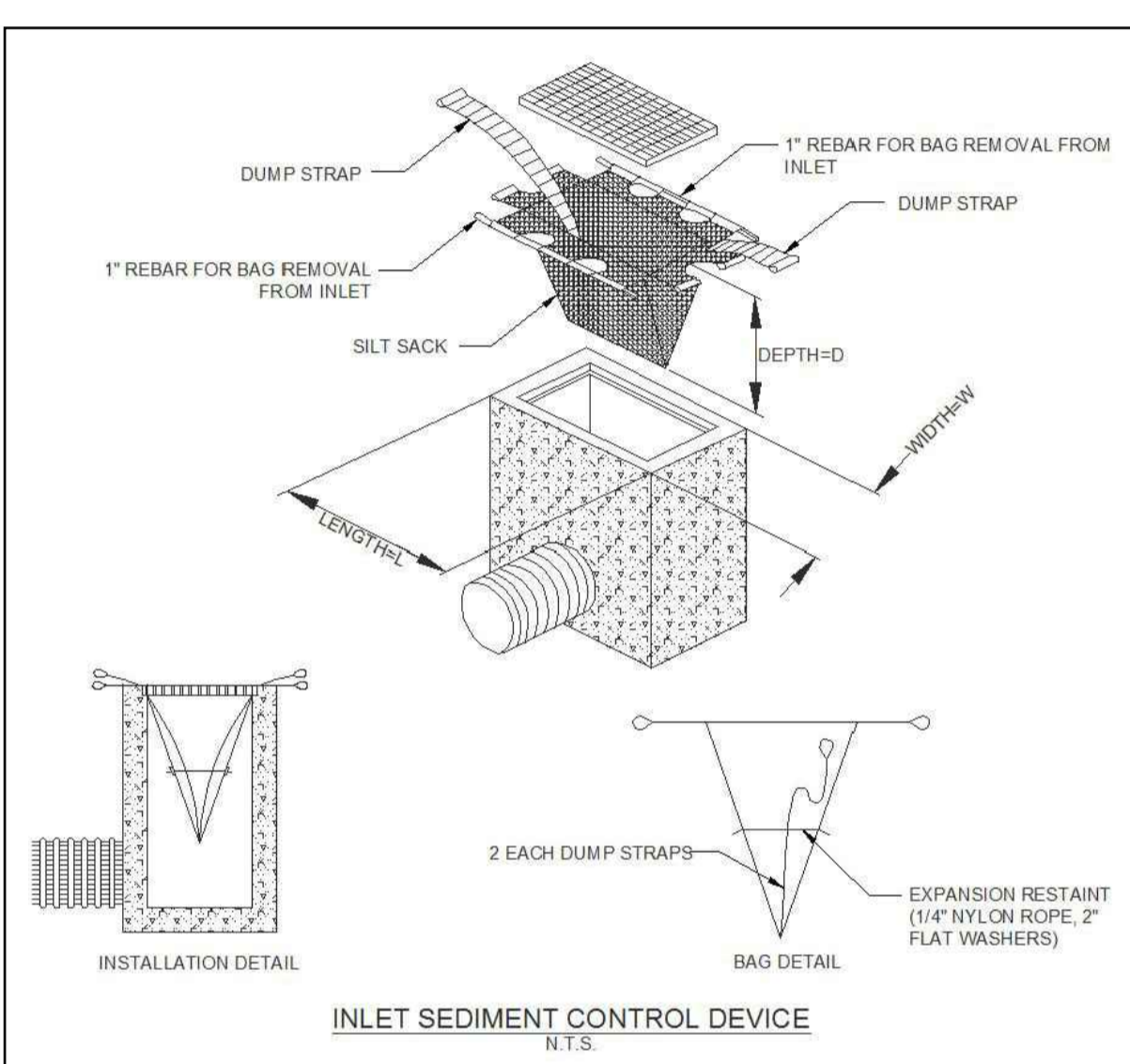
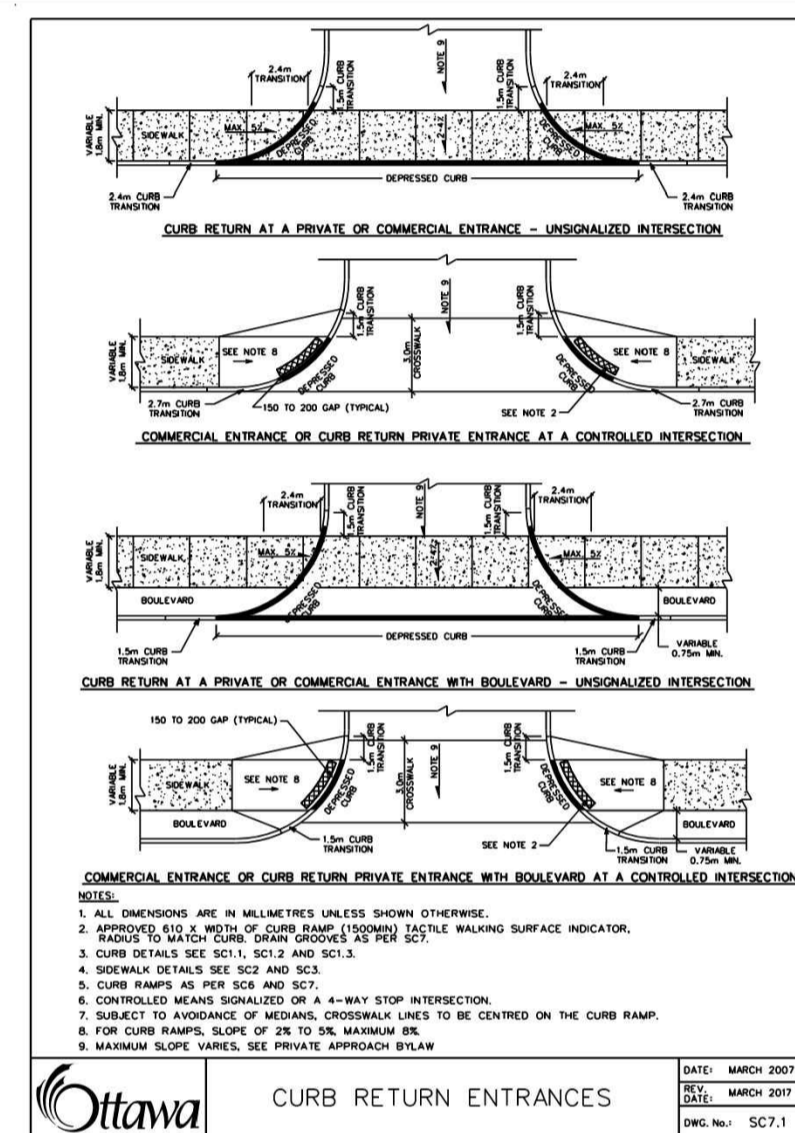
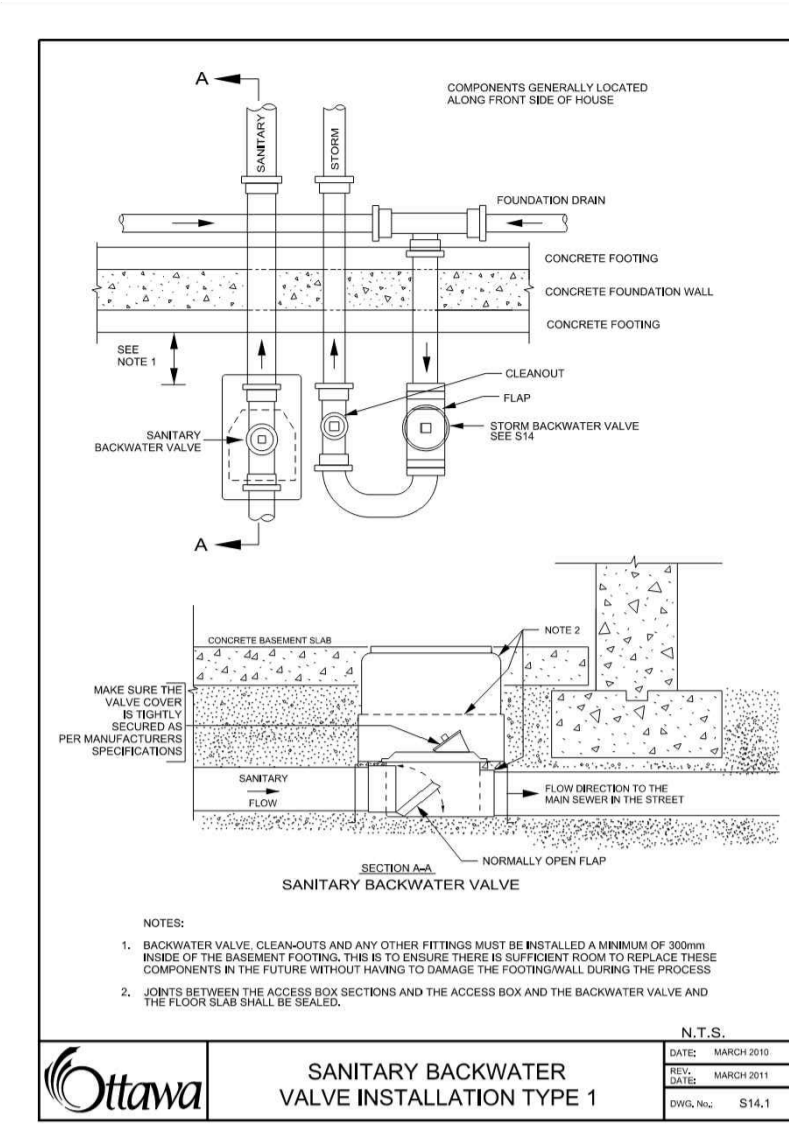
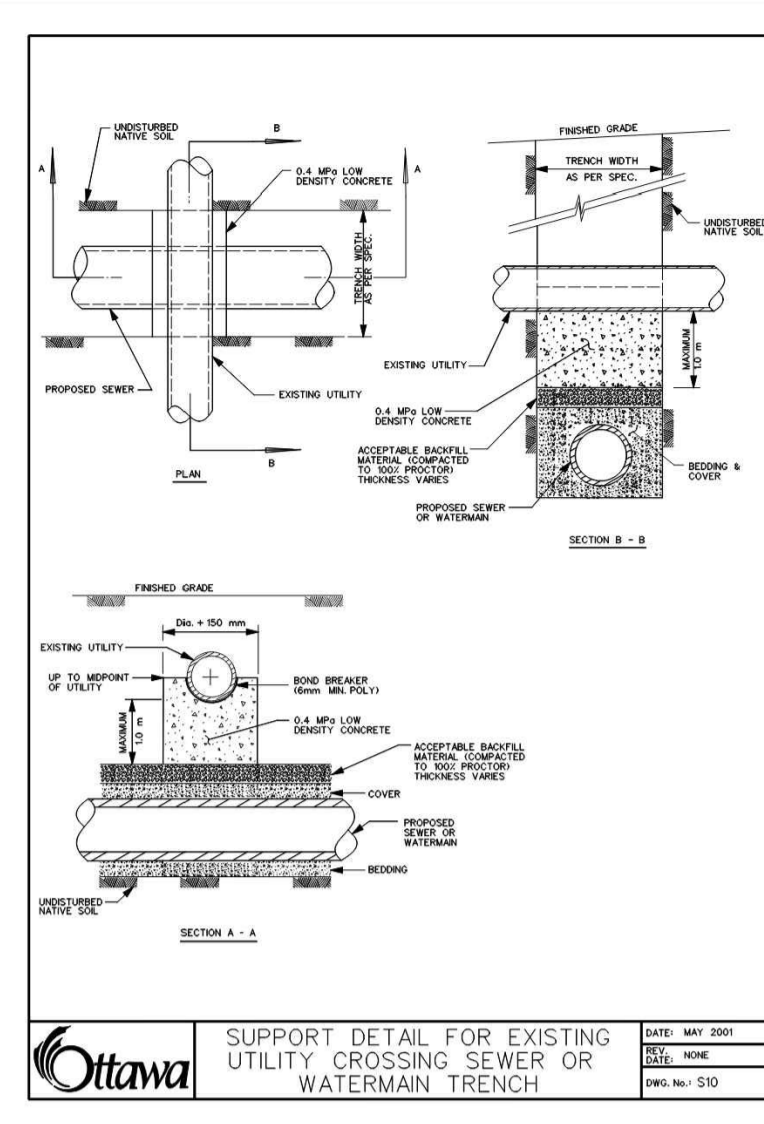
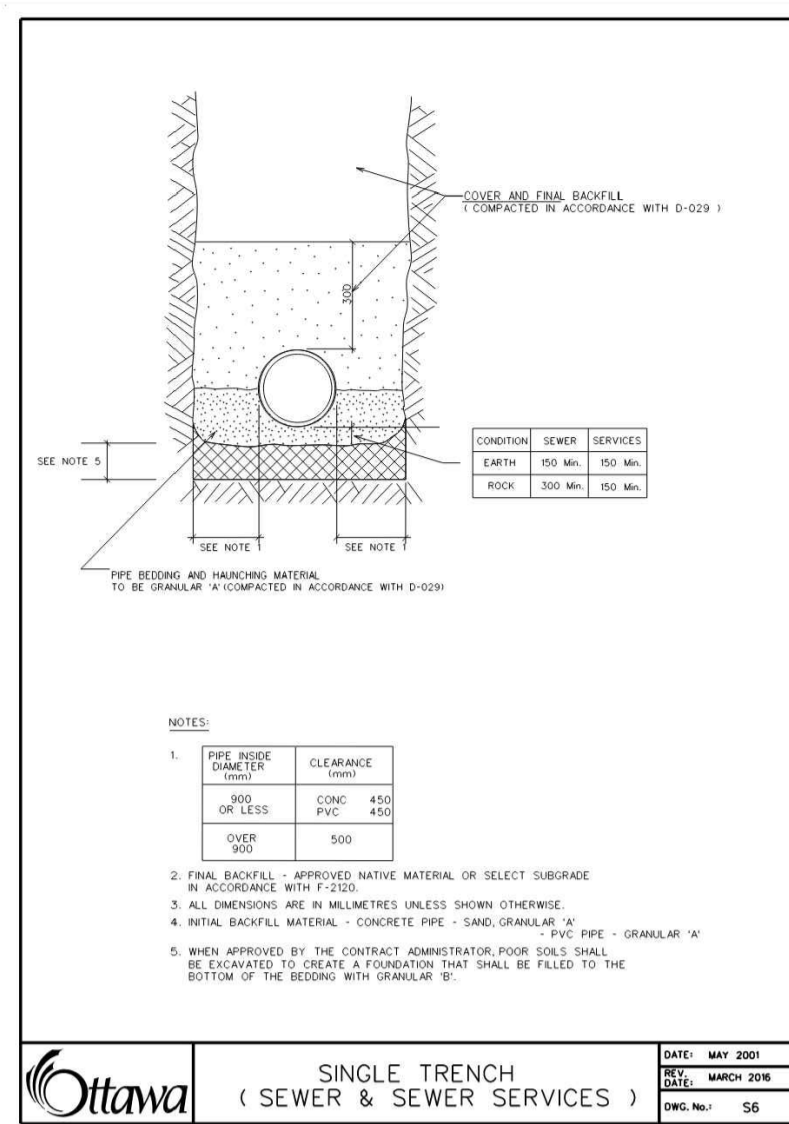
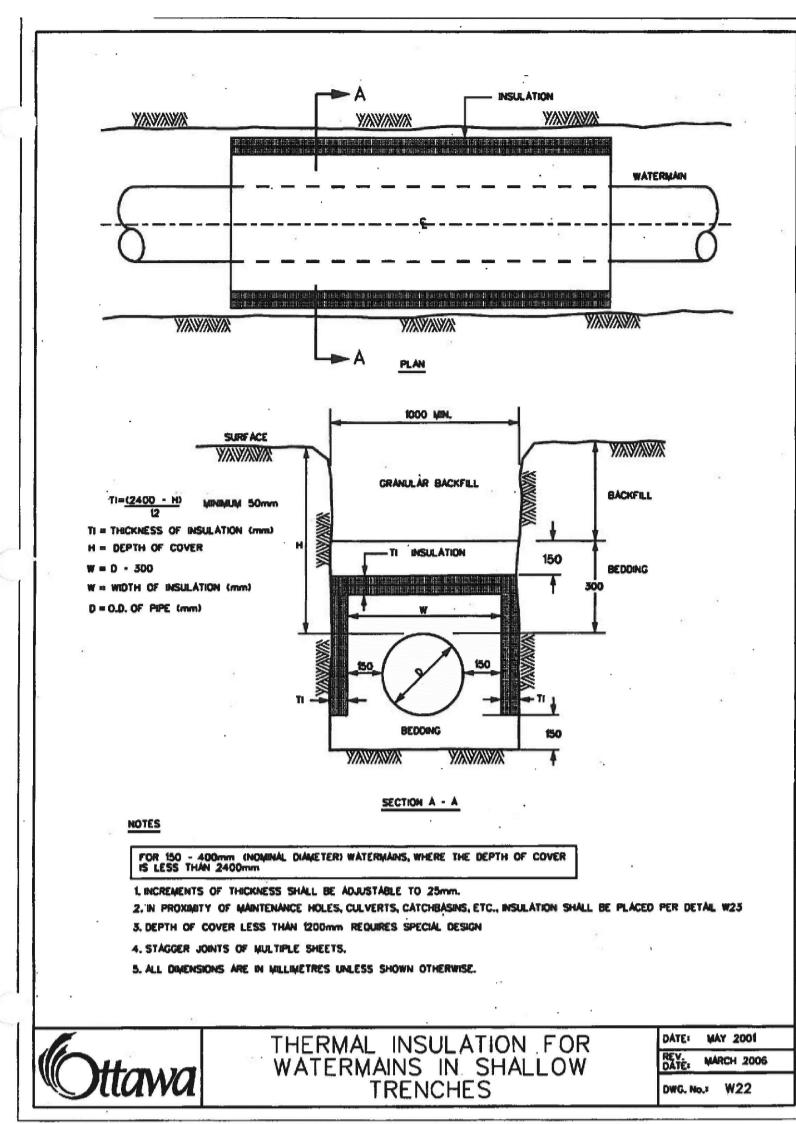
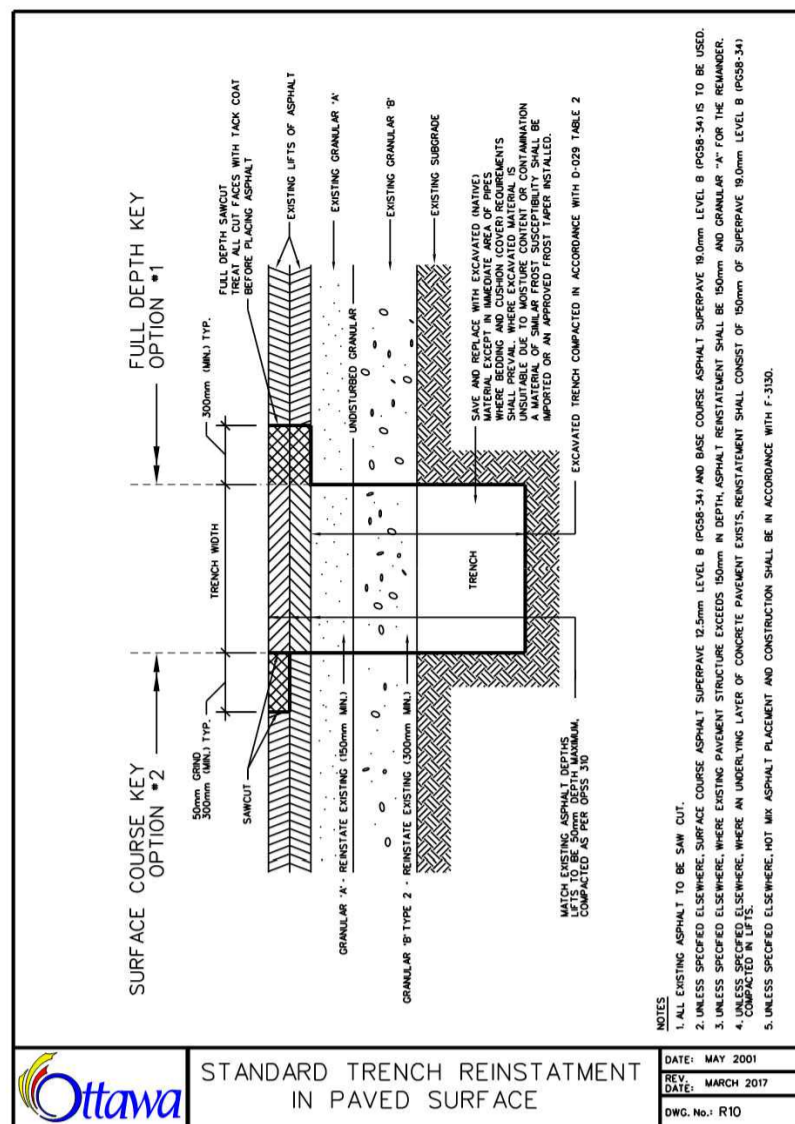
PROJECT: SITE PLAN CONTROL DESIGN  
360 LAURIER AVENUE, OTTAWA ON

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO: 220868

DATE: APRIL 2023

C702



**USE AND INTERPRETATION OF DRAWINGS**

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS ISSUED FOR CONSTRUCTION, THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

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DESIGNED BY: T.H. DRAWN BY: T.H. APPROVED BY: V.J.

PROJECT: SITE PLAN CONTROL DESIGN  
 360 LAURIER AVENUE, OTTAWA ON

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO. 220868  
 DATE: APRIL 2023  
**C901**