

# PROPOSED DEVELOPMENT 6111 HAZELDEAN RD STITTSVILLE, ON

## REVISION 05



KEY PLAN (N.T.S.)

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PROPOSED DEVELOPMENT  
6111 HAZELDEAN ROAD  
REV.05 - RE-ISSUED FOR APPROVAL - NOVEMBER 2021  
LRL PROJECT no: 200100



NOT AUTHENTIC UNLESS SIGNED AND DATED



GENERAL NOTES

1. ALL WORKS MATERIALS SHALL CONFIRM TO THE LAST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
2. THE CONTRACTORS SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
3. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTORS TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT CONTRACTORS EXPENSE.
4. ANY AREA BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE. RELOCATING OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR DETECTED BY THE ENGINEER AT THE EXPENSE OF DEVELOPERS.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTORS SHALL BE DEEMED TO BE THE 'CONTRACTOR' AS DEFINED IN THE ACT.
6. ALL THE CONSTRUCTION SIGNAGE MUST CONFIRM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
7. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THE CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
8. ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
9. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
10. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
11. FOR DETAILS RELATING TO STORMWATER MANAGEMENT AND ROOF DRAINAGE REFER TO THE SITE SERVICING AND STORMWATER MANAGEMENT REPORT.
12. ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
15. ALL PIPE/CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
16. SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
17. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING/REMOVAL.
18. DRAWINGS SHALL BE READ ON CONJUNCTION WITH ARCHITECTURAL SITE PLAN.
19. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ON SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
20. BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

THE CONTRACTOR ACKNOWLEDGES THAT SURFACE EROSION AND SEDIMENT RUNOFF RESULTING FROM THEIR CONSTRUCTION OPERATIONS HAS POTENTIAL TO CAUSE A DETRIMENTAL IMPACT TO ANY DOWNSTREAM WATERCOURSE OR SEWER, AND THAT ALL CONSTRUCTION OPERATIONS THAT MAY IMPACT UPON WATER QUALITY SHALL BE CARRIED OUT IN MANNER THAT STRICTLY MEETS THE REQUIREMENT OF ALL APPLICABLE LEGISLATION AND REGULATIONS.

AS SUCH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THEIR OPERATIONS, AND SUPPLYING AND INSTALLING ANY APPROPRIATE CONTROL MEASURES, SO AS TO PREVENT SEDIMENT LADEN RUNOFF ENTERING ANY SEWER OR WATERCOURSE WITHIN OR DOWNSTREAM OF THE WORKING AREA.

THE CONTRACTOR ACKNOWLEDGES THAT NO ONE MEASURE IS LIKELY TO BE 100% EFFECTIVELY FOR EROSION PROTECTION AND CONTROLLING SEDIMENT RUNOFF AND DISCHARGES FROM THE SITE. THEREFORE, WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES ARRANGED IN SUCH MANNER AS TO MITIGATE SEDIMENT RELEASE FROM THE CONSTRUCTION OPERATIONS AND ACHIEVE SPECIFIC MAXIMUM PERMITTED CRITERIA WHERE APPLICABLE. SUGGESTED ON-SITE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE FOLLOWING METHODS: SEDIMENT PONDS, FILTER BAGS, PUMP FILTERS, SETTLING TANKS, SILT FENCE, STRAW BALES, FILTER CLOTHS, CATCH BASIN FILTERS, CHECK DAMS AND/OR OTHER RECOGNIZED TECHNOLOGIES AND METHOD AVAILABLE AT THE TIME OF CONSTRUCTION. SPECIFIC MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF OPSS 577 WHERE APPROPRIATE, OR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

WHERE, IN THE OPINION OF THE CONTRACT ADMINISTRATOR OR REGULATORY AGENCY, THE INSTALLED CONTROL MEASURES FAIL TO PERFORM ADEQUATELY, THE CONTRACTOR SHALL SUPPLY AND INSTALL ADDITIONAL OR ALTERNATIVE MEASURES AS DIRECTED BY THE CONTRACT ADMINISTRATOR OR REGULATORY AGENCY. AS SUCH, THE CONTRACTOR SHALL HAVE ADDITIONAL CONTROL MATERIALS ON SITE AT ALL TIME WHICH ARE EASILY ACCESSIBLE AND MAY BE IMPLEMENTED BY HIM AT THE MOMENT'S NOTICE.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT TO THE CONTRACT ADMINISTRATOR SIX COPIES OF A DETAILED EROSION AND SEDIMENT CONTROL PLAN (ESCP). THE ESCP WILL CONSIST OF WRITTEN DESCRIPTION AND DETAILED DRAWINGS INDICATING THE ON-SITE ACTIVITIES AND MEASURES TO BE USED TO CONTROL EROSION AND SEDIMENT MOVEMENT FOR EACH STEP OF THE WORK.

CONTRACTOR'S RESPONSIBILITIES

THE CONTRACTOR SHALL ENSURE THAT ALL WORKERS, INCLUDING SUB-CONTRACTOR, IN THE WORKING ARE ARE AWARE OF THE IMPORTANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES AND INFORMED OF THE CONSEQUENCES OF THE FAILURE TO COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AGENCIES.

THE CONTRACTOR SHALL PERIODICALLY, AND WHEN REQUESTED BY THE CONTRACT ADMINISTRATOR, CLEAN OUT ACCUMULATED SEDIMENT DEPOSITS AS REQUIRED AT THE SEDIMENT CONTROL DEVICES, INCLUDING THOSE DEPOSITS THAT MAY ORIGINATE FROM OUTSIDE THE CONSTRUCTION AREA. ACCUMULATED SEDIMENT SHALL BE REMOVED IN SUCH A MANNER THAT PREVENTS THE DEPOSITION OF THIS MATERIAL INTO THE SEWER WATERCOURSE AND AVOIDS DAMAGE TO CONTROL MEASURES. THE SEDIMENT SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH REQUIREMENTS FRO EXCESS EARTH MATERIAL, AS SPECIFIED ELSEWHERE IN THE CONTRACT.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE CONTRACT ADMINISTRATOR ANY ACCIDENTAL DISCHARGES OF SEDIMENT MATERIAL INTO EITHER THE WATERCOURSE OR THE STORM SEWER SYSTEM. FAILURE TO REPORT WILL BE CONSTITUTE A BRACH OF THIS SPECIFICATION AND THE CONTRACTOR MAY ALSO BE SUBJECT TO THE PENALTIES IMPOSED BY THE APPLICABLE REGULATORY AGENCY. APPROPRIATE RESPONSE MEASURES, INCLUDING ANY REPAIRS TO EXISTING CONTROL MEASURES OR THE IMPLEMENTATION OF ADDITIONAL CONTROL MEASURES, SHALL BE CARRIED OUT BY THE CONTRACTOR WITHOUT DELAY.

THE SEDIMENT CONTROL MEASURES SHALL ONLY BE REMOVED WHEN, IN THE OPINION OF THE CONTRACT ADMINISTRATOR, THE MEASURE OR MEASURES, IS NO LONGER REQUIRED. NO CONTROL MEASURE MAY BE PERMANENTLY REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE CONTRACT ADMINISTRATOR. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED IN A MANNER THAT AVOIDS THE ENTRY OF ANY EQUIPMENT, OTHER THAN HAND-HELD EQUIPMENT, INTO ANY WATERCOURSE, AND PREVENTS THE RELEASE OF ANY SEDIMENT OR DEBRIS INTO ANY SEWER OR WATERCOURSE WITHIN OR DOWNSTREAM OF THE WORKING AREA. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE WORKING AREA AT THE CONTRACTOR'S EXPENSE AND MANAGED IN COMPLIANCE WITH THE REQUIREMENTS FOR EXCESS EARTH MATERIAL.

WHERE, IN THE OPINION OF EITHER THE CONTRACT ADMINISTRATOR OR A REGULATORY AGENCY, ANY OF THE TERMS SPECIFIED HEREIN HAVE NOT BEEN COMPLIED WITH OR PERFORMED IN A SUITABLE MANNER, OR TAT ALL, THE CONTRACTOR ADMINISTRATOR OR A REGULATORY AGENCY HAS THE RIGHT TO IMMEDIATELY WITHDRAW ITS PERMISSION TO CONTINUE THE WORK BUT MAY RENEW ITS PERMISSION UPON BEING SATISFIED THAT THE DEFAULTS OR DEFICIENCIES IN THE PERFORMANCE OF THIS SPECIFICATION BY THE CONTRACTOR HAVE BEEN REMEDIED.

SPILL CONTROL NOTES

1. ALL CONSTRUCTION EQUIPMENT SHALL BE RE-FUELED, MAINTAINED, AND STORED NO LESS THAN 30 METRES FROM WATERCOURSE, STEAMS, CREEKS, WOODLOTS, AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.
2. THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY MEASURES IN ORDER TO PREVENT LEAKS, DISCHARGES OR SPILLS OF POLLUTANTS, DELETERIOUS MATERIALS, OR OTHER SUCH MATERIALS OR SUBSTANCES WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT.
3. IN THE EVENT OF A LEAK, DISCHARGE OR SPILL OF POLLUTANT, DELETERIOUS MATERIAL, OR OTHER SUCH MATERIAL OR SUBSTANCE WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT, THE CONTRACTOR SHALL:
  - 3.1. IMMEDIATELY NOTIFY APPROPRIATE FEDERAL, PROVINCIAL, AND LOCAL GOVERNMENT MINISTRIES, DEPARTMENTS, AGENCIES, AND AUTHORITIES OF THE INCIDENT IN ACCORDANCE WITH ALL CURRENT LAWS, LEGISLATION, ACTS, BY-LAWS, PERMITS, APPROVALS, ETC.
  - 3.2. TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES TO MITIGATE AGAINST ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT.
  - 3.3. RESTORE THE AFFECTED AREA TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

MUD MAT NOTES

1. THE GRANULAR MATERIAL WILL REQUIRE PERIODIC REPLACEMENT AS IT BECOMES CONTAMINATED BY VEHICLE TRAFFIC.
2. SEDIMENT SHALL BE CLEANED FROM PUBLIC ROADS AT THE END OF EACH DAY.
3. SEDIMENT SHALL BE REMOVED FROM PUBLIC ROADS BY SHOVELING OR SWEEPING AND DISPOSED OR PROPERLY IN A CONTROLLED SEDIMENT DISPOSAL AREA.

SITE GRADING NOTES

1. PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN.
2. ALL GRANULAR AND PAVEMENT FOR ROADS/PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD AND PARKING AREAS ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. CONCRETE CURB SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. SC1.1 PROVISION SHALL BE MADE OR CURB DEPRESSIONS AS INDICATED ON ARCHITECTURAL SITE PLAN. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD SC1.4. ALL CURBS, CONCRETE ISLANDS, AND SIDEWALKS SHOWN ON THIS DRAWING ARE TO BR PRICED IN SITE WORKS PORTION OF THE CONTRACT.
5. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. R10 AND OPSD 509.010 AND OPSB 310.
6. GRANULAR 'A' SHALL BE PLACED TO A MINIMUM THICKNESS OF 30MM AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 30MM LIFTS.
8. ALL WORK ON THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR BACKFILLING.
9. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE MUNICIPALITY.
10. ALL PAVEMENT MARKING FEATURES AND SITE SIGNAGE SHALL BE PLACED PER ARCHITECTURAL SITE PLAN. LINE PAINTING AND DIRECTIONAL SYMBOLS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC SOLVENT PAINT.
11. REFER TO ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
12. REFER JOINTS ARE TO BE USED WHERE PROPOSED ASPHALT MEETS EXISTING ASPHALT. ALL JOINTS MUST BE SEALED.
13. SIDEWALKS TO BE 13MM & BEVELED AT 2:1 OR 8MM WITH NO BEVEL REQUIRED BELOW THE FINISHED FLOOR SLAB ELEVATION AT ENTRANCES REQUIRED TO BE BARRIER-FREE, UNLESS OTHERWISE NOTED. ALL IN ACCORDANCE WITH OBC 3.8.1.3 & OTTAWA ACCESSIBILITY DESIGN STANDARDS.
14. WHERE APPLICABLE THE CONTRACTOR IS TO SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. SHOP DRAWINGS MUST BE SITE SPECIFIC, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR WILL ALSO BE REQUIRED TO SUPPLY AND GEOTECHNICAL CERTIFICATION OF THE AS-CONSTRUCTED RETAINING WALL TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE.

ROADWORK SPECIFICATIONS

15. ROADWORK TO BE COMPLETED IN ACCORDANCE WITH GEOTECHNICAL REPORT, PREPARED BY LRL ASSOCIATES. DATED NOVEMBER 2020.
16. AL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND STOCK PILLED ON SITE AS DIRECTED BY NATIONAL MUNICIPALITY.
17. THE SUBGRADE SHALL BE CROWNED AND SLOPED AT LEAST 2% AND PROOF ROLLED WITH HEAVY ROLLERS.
18. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'A', TYPE II COMPACTED IN MAXIMUM 30MM LIFTS.
19. ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO MINIMUM OF 100% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY (SPMDD).

SANITARY, FOUNDATION DRAIN, STORM SEWER AND WATERMAIN NOTES

GENERAL

1. LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.
2. CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING S8. THE SEALS SHOULD BE AT LEAST 1.5M LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUB-BEDDING, AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPATIBLE BROWN SILTY CLAY PLACED IN MAXIMUM 225MM LIFTS AND COMPACTED TO A MINIMUM OF 95% SPMDD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT 60M INTERVALS IN THE SERVICE TRENCHES.
3. SERVICES TO BUILDING TO BE TERMINATED 1.0M FROM THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL MAINTENANCE STRUCTURE AND CATCH BASIN EXCAVATIONS TO BE BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY, A MINIMUM OF 300MM AROUND STRUCTURES.
5. "MODULOC" OR APPROVED PRE-CAST MAINTENANCE STRUCTURE AND CATCH BASIN ADJUSTERS TO BE USED IN LIEU OF BRICKING. PARGE ADJUSTING UNITS ON THE OUTSIDE ONLY.
6. SAFETY PLATFORMS SHALL BE PER OPSD 404.02.
7. DROP STRUCTURES SHALL BE IN ACCORDANCE WITH OPSD 1003.01, IF APPLICABLE.
8. THE CONTRACTOR IS TO PROVIDE CCTV CAMERA INSPECTIONS OF ALL SEWERS, INCLUDING PICTORIAL REPORT, ONE (1) CD COPY AND TWO (2) VIDEO RECORDING IN A FORMAT ACCEPTABLE TO ENGINEER. ALL SEWER ARE TO BE FLUSHED PRIOR TO CAMERA INSPECTION. ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER.
9. CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSS 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF WEAR COURSE ASPHALT.

SANITARY

10. ALL SANITARY SEWER INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), AND SPECIFICATIONS (OPSS).
11. ALL SANITARY GRAVITY SEWER SHALL BE PVC SDR 35, IPEX RING-TITE" (OR APPROVED EQUIVALENT) PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS SPECIFIED OTHERWISE.
12. EXISTING MAINTENANCE STRUCTURES TO BE RE-BENCHED WHERE A NEW CONNECTION IS MADE.
13. SANITARY GRAVITY SEWER TRENCH AND BEDDING SHALL BE PER CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' BEDDING, UNLESS SPECIFIED OTHERWISE.
14. SANITARY MAINTENANCE STRUCTURE FRAME AND COVERS SHALL BE PER CITY OF OTTAWA STD. S24 AND S25.
15. SANITARY MAINTENANCE STRUCTURES SHALL BE BENCHMARKED PER OPSD 701.021.
16. 100MM THICK HIGH-DENSITY GRADE 'A' POLYSTYRENE INSULATION TO BE INSTALLED IN ACCORDANCE WITH CITY STD W22 WHERE INDICATED ON DRAWING SSP-1.

STORM

17. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2, OR LATEST AMENDMENT. ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1, OR LATEST AMENDMENT. PIPE SHALL BE JOINED WITH STD. RUBBER GASKETS AS PER CSA A257.3, OR LATEST AMENDMENT.
18. ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
19. ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
20. CATCH BASIN SHALL BE IN ACCORDANCE WITH OPSD 705.010.
21. CATCH BASIN LEADS SHALL BE IN 200MM DIA. AT 1% SLOPE (MIN) UNLESS SPECIFIED OTHERWISE.
22. ALL CATCH BASIN SHALL HAVE 600MM SLUMPS, UNLESS SPECIFIED OTHERWISE.
23. ALL CATCH BASIN LEAD INVERTS TO BE 1.5M BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
24. THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR IS REQUIRED TO PROVIDE AND SHALL BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
25. ALL ROAD AND PARKING LOT CATCH BASINS TO BE INSTALLED WITH ORTHOGONALLY PLACED SUBDRAINS IN ACCORDANCE WITH DETAIL. PERFORATED SUBDRAIN FOR ROAD AND PARKING LOT CATCH BASIN SHALL BE INSTALLED PER CITY STD R1 UNLESS OTHERWISE NOTED.
26. PERFORATED SUBDRAIN FOR REAR YARD AND LANDSCAPING APPLICATIONS SHALL BE INSTALLED PER CITY STD S29, S30 AND S31, WHERE APPLICABLE.
27. RIP-RAP TREATMENT SEWER AND CULVERT OUTLETS PER OPSD 810.010.
28. ALL STORM SEWER/ CULVERTS TO BE INSTALLED WITH FROST TREATMENT PER OPSD 803.031 WHERE APPLICABLE.
29. ALL STORM MANHOLES WITH PIPE LESS THAN 900MM IN DIAMETER SHALL BE CONSTRUCTED WITH A 300MM SUMP AS PER SDG, CLAUSE 6.2.6.

WATERMAIN

30. ALL WATERMAIN INSTALLATION SHALL CONFORM TO THE LATEST REVISIONS OF THE CITY OF OTTAWA AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS).
31. ALL PVC WATERMAINS SHALL BE AWMA C-900 CLASS 150, SDR 18 OR APPROVED EQUIVALENT.
32. ALL WATER SERVICES LESS THAN OR EQUAL TO 50MM IN DIAMETER TO BE TYPE 'K' COPPER.
33. WATERMAIN TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARD W17. UNLESS SPECIFIED OTHERWISE. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY THE PROJECT GEOTECHNICAL ENGINEER.
34. ALL PVC WATERMAINS, SHALL BE INSTALLED WITH A 10 GAUGE STRANDED COPPER TWU OR RWU TRACER WIRE IN ACCORDANCE WITH CITY OF OTTAWA STD. W.36.
35. CATHODIC PROTECTION IS REQUIRED ON ALL METALLIC FITTINGS PER CITY OF OTTAWA STD.25.5 AND W25.6.
36. VALVE BOXES SHALL BE INSTALLED PER CITY OF OTTAWA STD W24.
37. WATERMAIN IN FILL AREAS TO BE INSTALLED WITH RESTRAINED JOINTS PER CITY OF OTTAWA STD.25.5 AND W25.6.
38. THRUST BLOCKING OF WATERMAINS TO BE INSTALLED PER CITY OF OTTAWA STD. W25.3 AND W25.4.
39. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY CAPS, PLUGS, BLOW-OFFS, AND NOZZLES REQUIRED FOR TESTING AND DISINFECTION OF THE WATERMAIN.
40. WATERMAIN CROSSING OVER AND BELOW SEWERS SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA STD. W25.2 AND W25, RESPECTIVELY.
41. WATER SERVICES ARE TO BE INSULATED PER CITY STD. W23 WHERE SEPARATION BETWEEN SERVICES AND MAINTENANCE HOLES ARE LESS THAN 2.4M.
42. THE MINIMUM VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER/UTILITY IS 0.5M PER MOE GUIDELINES. FOR CROSSING UNDER SEWERS, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER IS REQUIRED TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING. THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING TO ENSURE THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.
43. ALL WATERMAINS SHALL HAVE A MINIMUM COVER OR 2.4M, OTHERWISE THERMAL INSULATION IS REQUIRED AS PER STD DWG W22.
44. GENERAL WATER PLANT TO UTILITY CLEARANCE AS PER STD DWG R20.
45. FIRE HYDRANT INSTALLATION SHALL BE IN ACCORDANCE WITH ALL BOTTOM OF HYDRANT FLANGE ELEVATIONS TO BE INSTALLED 0.10M ABOVE PROPOSED FINISHED GRADE AT HYDRANT. FIRE HYDRANT LOCATION AS PER STD DWG W18.
46. BUILDING SERVICE TO BE CAPPED 1.0M OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED AND MUST BE RESTRAINED A MINIMUM OF 12M BACK FROM STUB.
47. ALL WATERMAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES UNLESS OTHERWISE DIRECTED. PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED.
48. ALL WATERMAINS SHALL BE BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH THE CITY OF OTTAWA AND ONTARIO GUIDELINES. ALL CHLORINATED WATER TO BE DISCHARGED AND PRETREATED TO ACCEPTABLE LEVELS PRIOR TO DISCHARGE. ALL DISCHARGED WATER MUST BE CONTROLLED AND TREATED SO AS NOT TO ADVERSELY EFFECT ENVIRONMENT. IT IS RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MUNICIPAL AND/OR PROVINCIAL REQUIREMENTS ARE FOLLOWED.
49. ALL WATERMAIN STUBS SHALL BE TERMINATED WITH A PLUG AND 50MM BLOW OFF UNLESS OTHERWISE NOTED.
50. ALL WATERMAIN AND WATER SERVICES ARE TO BE INSTALLED 2.4m BELOW GROUND SURFACE. REFER TO CROSSING TABLE FOR CR-XX CROSSINGS ON C401

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 INSTALLED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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No.	REVISIONS	BY	DATE
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NOT AUTHENTIC UNLESS SIGNED AND DATED



**LRL**  
ENGINEERING | INGENIERIE

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

CLIENT

HALO CAR WASH

DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.B. / P.P.	M.L.	M.B.

PROJECT

PROPOSED DEVELOPMENT  
6111 HAZELDEAN RD  
STITTSTVILLE, ON

DRAWING TITLE

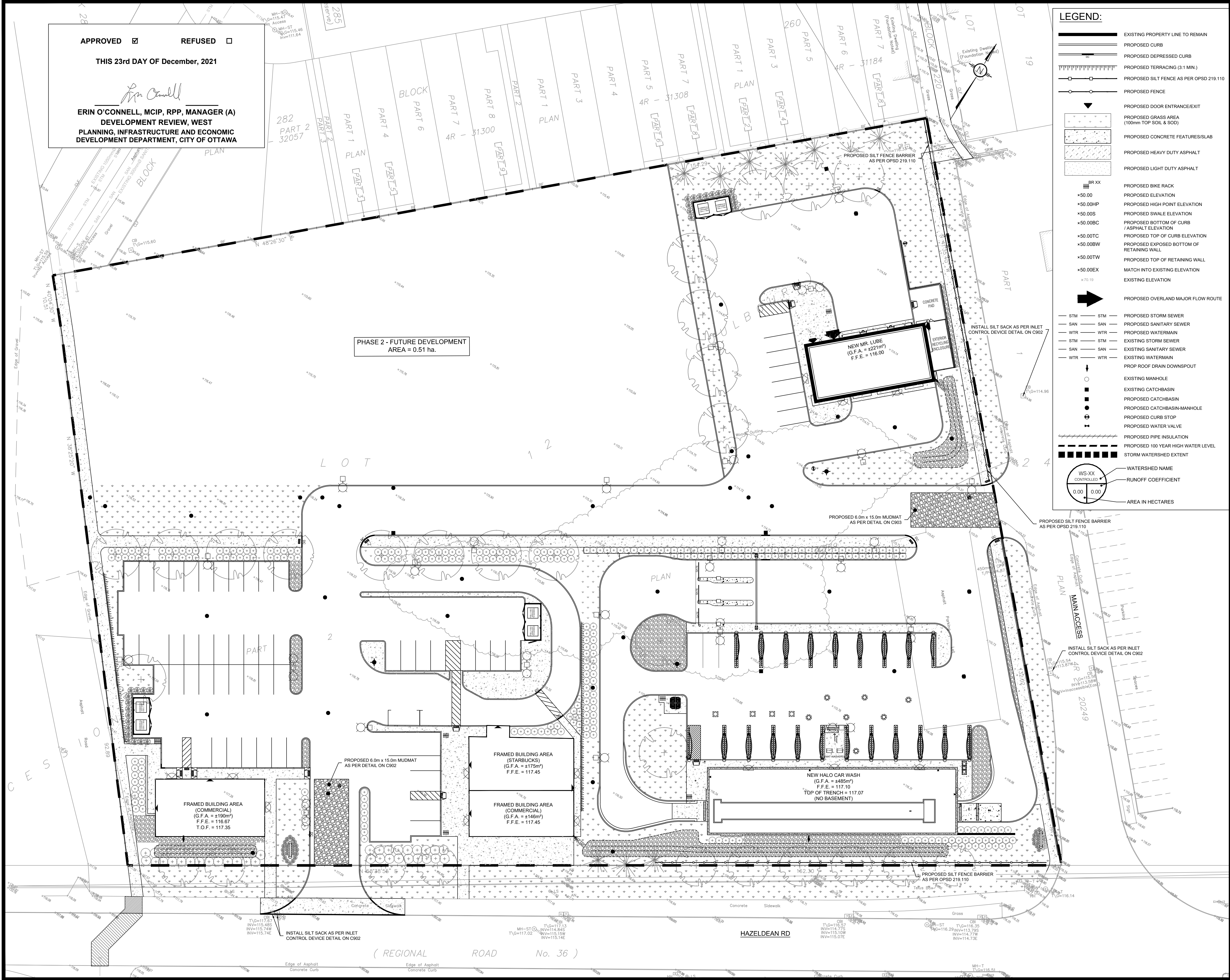
GENERAL NOTES PLAN

PROJECT NO.	200100
DATE	APRIL 2020

C001

007-12-20-0113





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**PROFESSIONAL ENGINEER**  
M. BASNET  
100501996  
2021/11/23  
PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

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ENGINEERING | INGÉNIÉRIE  
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CLIENT: HALO CAR WASH

DESIGNED BY: M.B. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

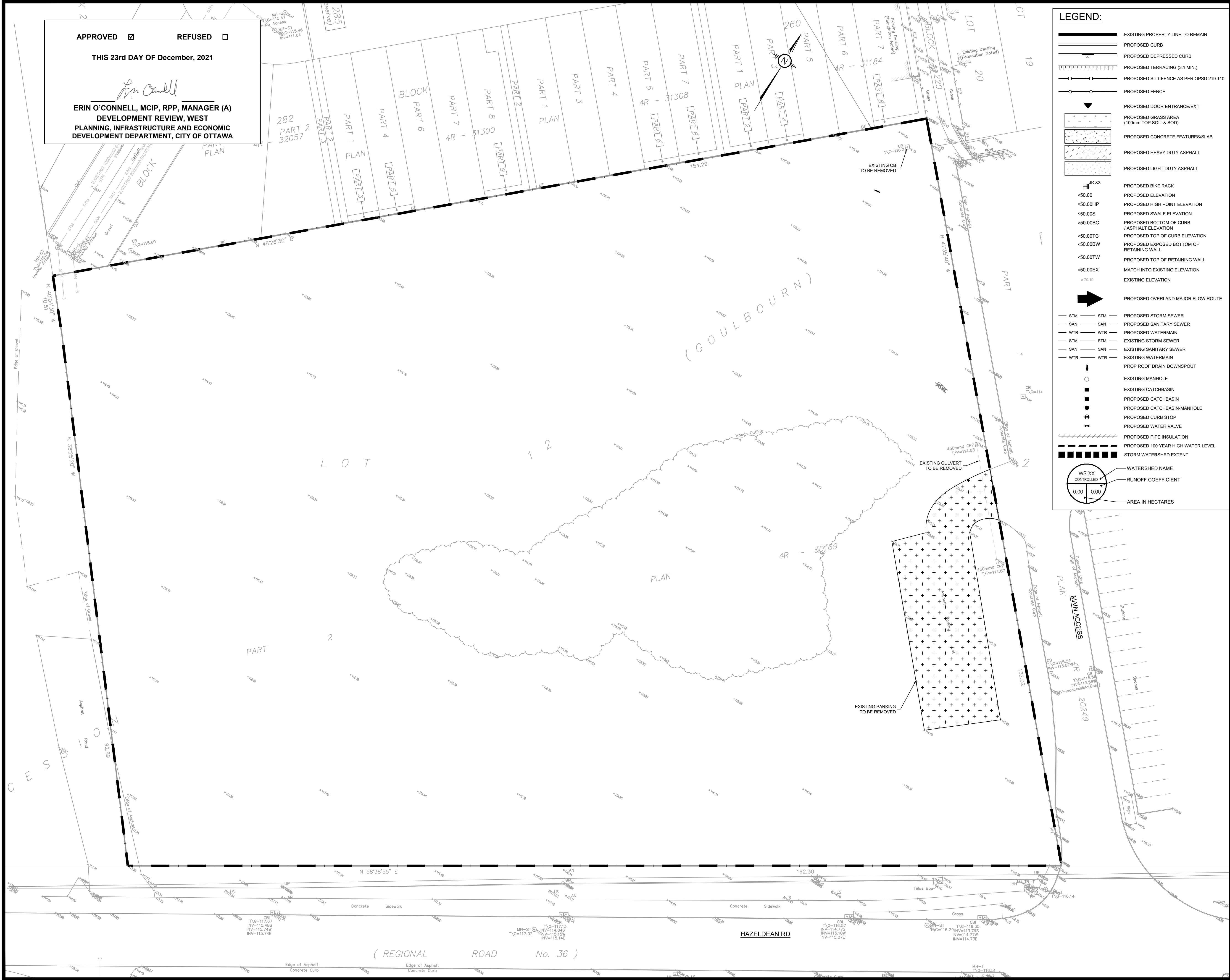
PROJECT: PROPOSED DEVELOPMENT  
6111 HAZELDEAN RD  
STITTVILLE, ON

DRAWING TITLE: EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO. 200100 DATE: APRIL 2020

**C101**





**LEGEND:**

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CLIENT: HALO CAR WASH

DESIGNED BY: M.B. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: PROPOSED DEVELOPMENT  
6111 HAZELDEAN RD  
STITTSVILLE, ON

DRAWING TITLE: DEMOLITION PLAN

PROJECT NO. 200100  
DATE: APRIL 2020

**C102**





DETAILS OF DEVELOPMENT			
DATA	REQUIRED	PROVIDED	
ZONING	AMB (1899)-h - AREA C		
SETBACKS	FY	5.0m	5.0m
	RY	10.0m	35.1m
	INT.SY	N/A	3.0m
	EXT.SY	N/A	N/A
NET LOT AREA ( sqm )		18,490sqm	
BUILDING COVERAGE	N/A	6.6 %	
BUILDING HEIGHT	20.0m (MAX)	8.0m (CARWASH)	
GROSS FLOOR AREA		1,217 sqm	
No. of UNITS		5	
LOADING SPACES	N/A	1	
PARKING:	32 + 4 HC	73 + 6 HC	
CAR WASH: NONE	0		
AUTOMOBILE SERVICE STATION:	6		
2 PER SERVICE BAY			
RESTAURANT - FAST FOOD :	18		
10 PER 100sqm			
RETAIL : 3.4 PER 100sqm	5		
RETAIL : 3.4 PER 100sqm	7		
No. OF STOREYS		1	
OTHER:			

APPROVED ☒ REFUSED ☐

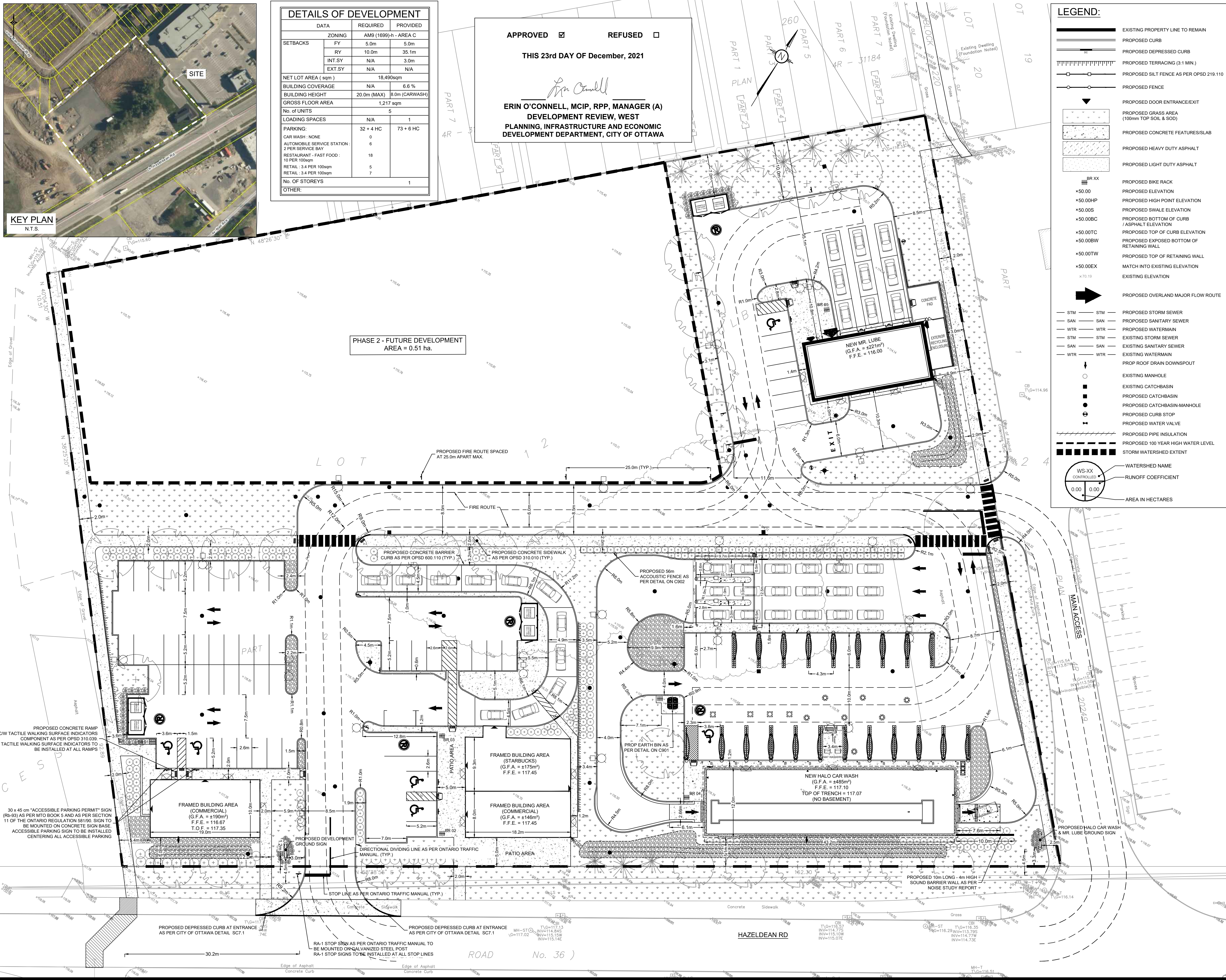
THIS 23rd DAY OF December, 2021

*Erin O'Connell*

ERIN O'CONNELL, MCIP, RPP, MANAGER (A)  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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5m 2 5 10m  
SCALE: 1:300

05	RE-ISSUED FOR APPROVAL	P.P.	22 NOV 2021
04	RE-ISSUED FOR APPROVAL	P.P.	11 NOV 2021
03	RE-ISSUED FOR APPROVAL	P.P.	27 AUG 2021
02	RE-ISSUED FOR APPROVAL	P.P.	11 JUN 2021
01	ISSUED FOR APPROVAL	P.P.	05 FEB 2021
No.	REVISIONS	BY	DATE

**LRI**  
ENGINEERING | INGENIERIE  
5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lri.ca | (613) 842-3434

CLIENT: HALO CAR WASH

DESIGNED BY: M.B. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: PROPOSED DEVELOPMENT  
6111 HAZELDEAN RD  
STITTVILLE, ON

DRAWING TITLE: SITE DEVELOPMENT PLAN

PROJECT NO: 200100  
DATE: APRIL 2020

**C201**





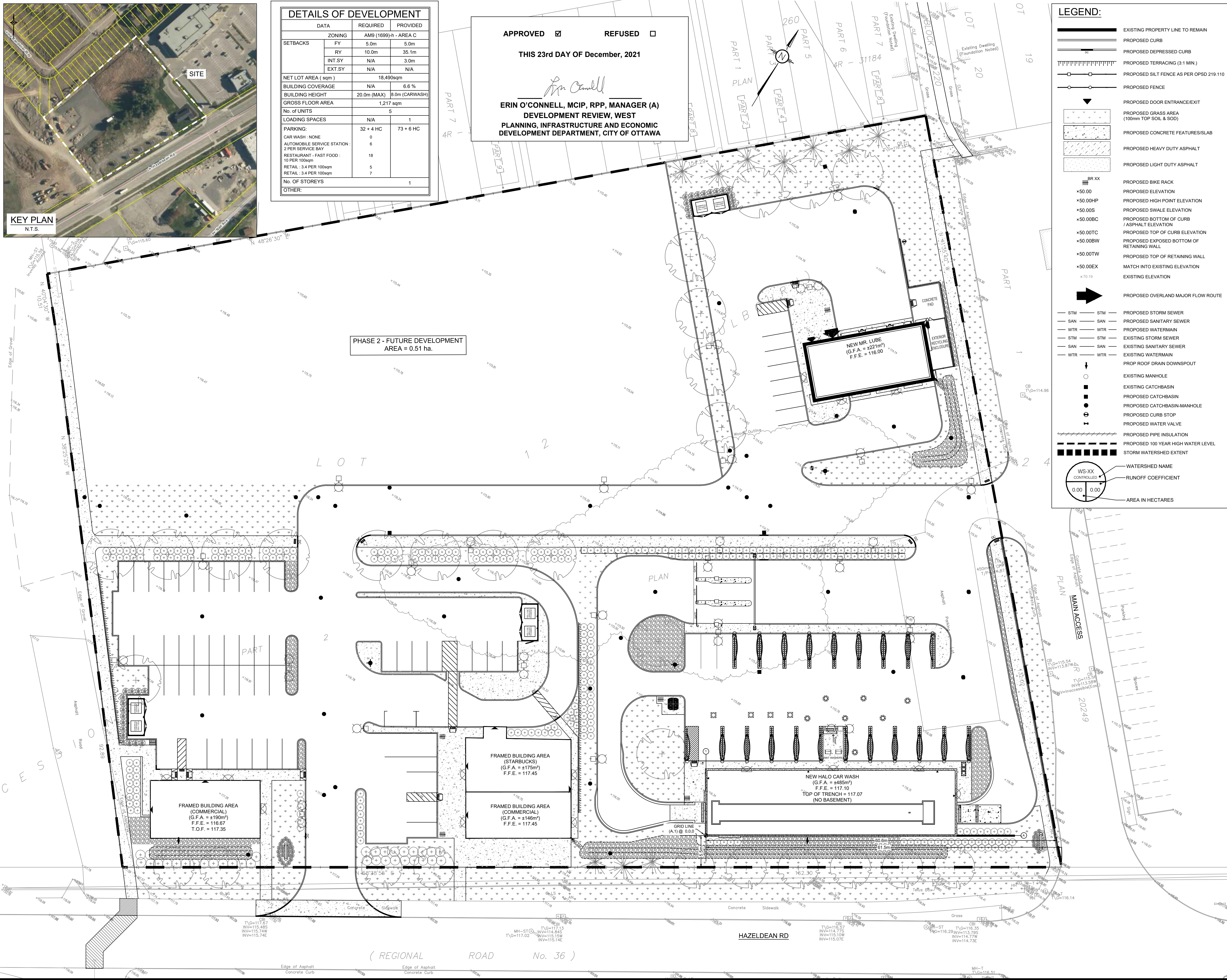
DETAILS OF DEVELOPMENT			
DATA	REQUIRED	PROVIDED	
ZONING	AMB (1699)-h - AREA C		
SETBACKS	FY	5.0m	5.0m
	RY	10.0m	35.1m
	INT.SY	N/A	3.0m
	EXT.SY	N/A	N/A
NET LOT AREA ( sqm )		18,490sqm	
BUILDING COVERAGE	N/A	6.6 %	
BUILDING HEIGHT	20.0m (MAX)	8.0m (CARWASH)	
GROSS FLOOR AREA		1,217 sqm	
No. of UNITS		5	
LOADING SPACES	N/A	1	
PARKING:			
CAR WASH: NONE	32 + 4 HC	73 + 6 HC	
AUTOMOBILE SERVICE STATION:	0		
2 PER SERVICE BAY	6		
RESTAURANT - FAST FOOD :	18		
10 PER 100sqm			
RETAIL : 3.4 PER 100sqm	5		
RETAIL : 3.4 PER 100sqm	7		
No. OF STOREYS		1	
OTHER:			

APPROVED ☒ REFUSED ☐

THIS 23rd DAY OF December, 2021

*Erin O'Connell*

ERIN O'CONNELL, MCIP, RPP, MANAGER (A)  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3.1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED BIKE RACK
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROP ROOF DRAIN DOWNSPOUT
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE
- PROPOSED CURB STOP
- PROPOSED WATER VALVE
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

**USE AND INTERPRETATION OF DRAWINGS**

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www.lrl.ca | (613) 842-3434

CLIENT: HALO CAR WASH

DESIGNED BY: M.B. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: PROPOSED DEVELOPMENT  
6111 HAZELDEAN RD  
STITTVILLE, ON

DRAWING TITLE: BUILDING COORDINATES & REFERENCE PLAN

PROJECT NO: 200100 DATE: APRIL 2020

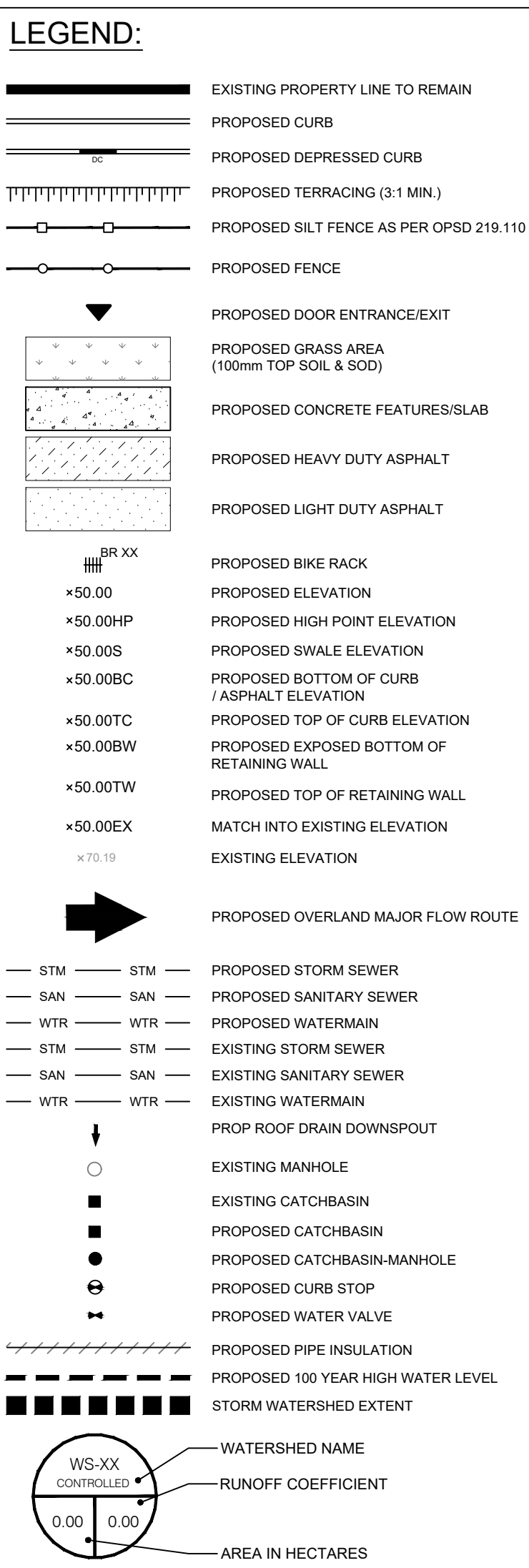
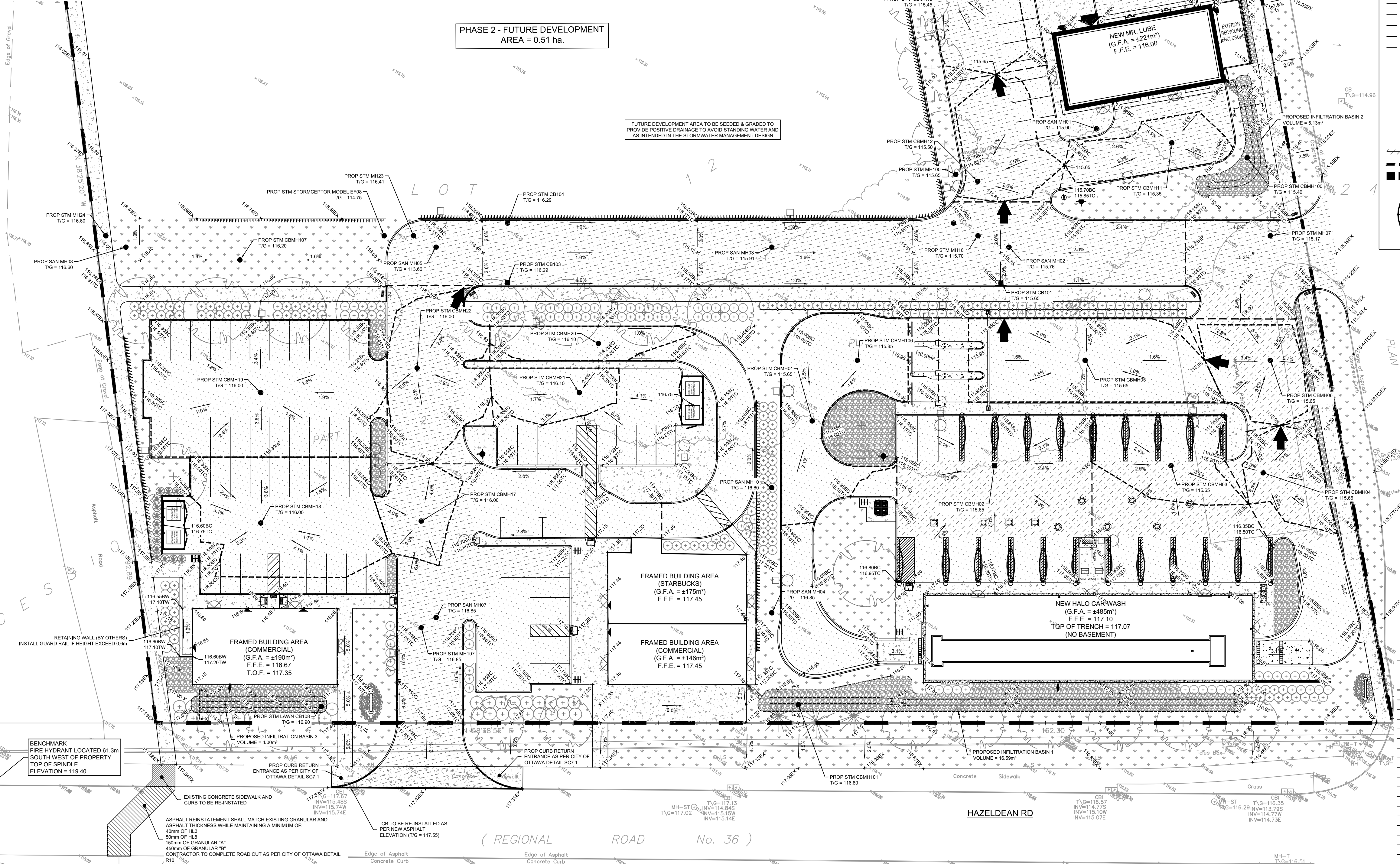
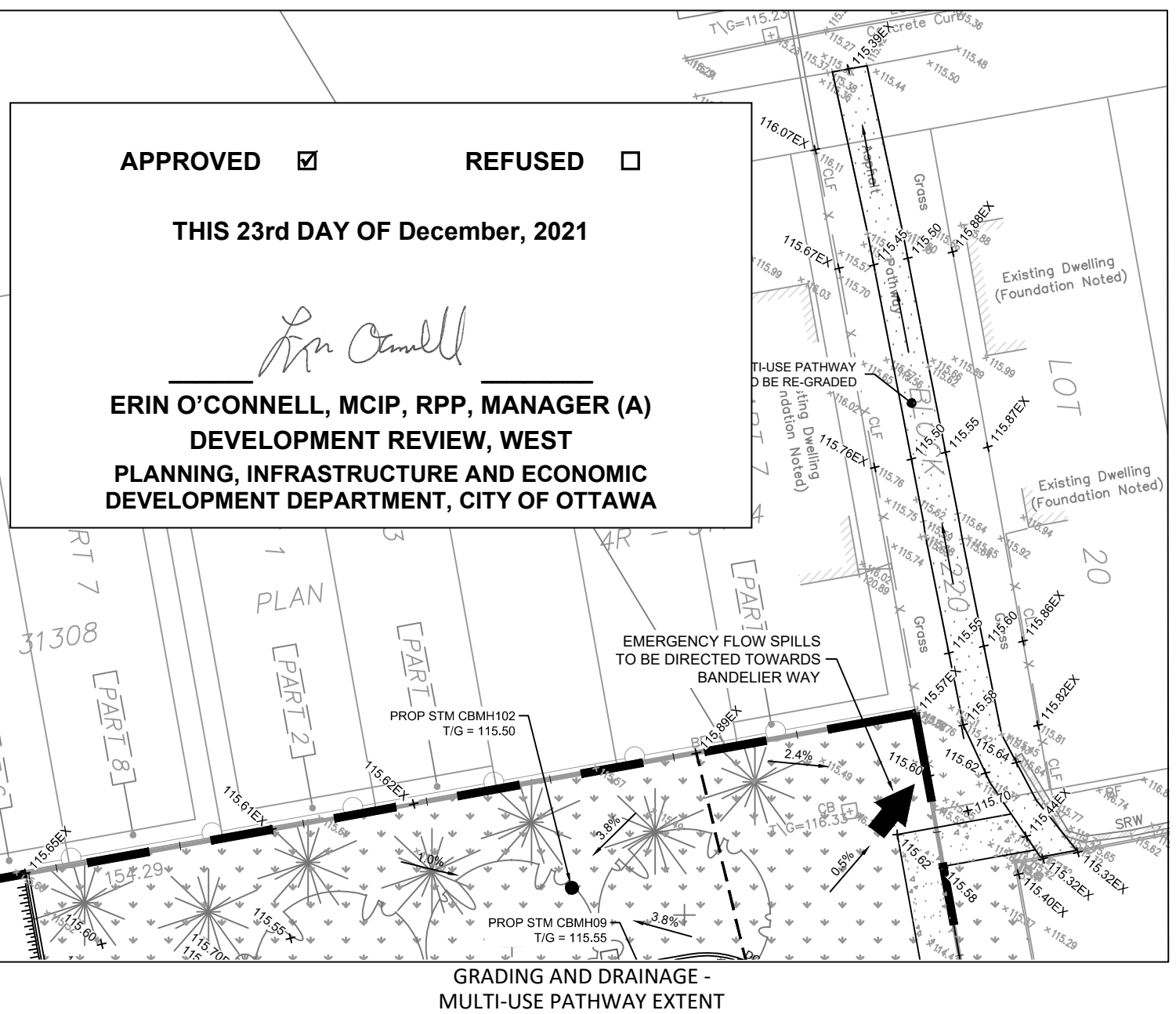
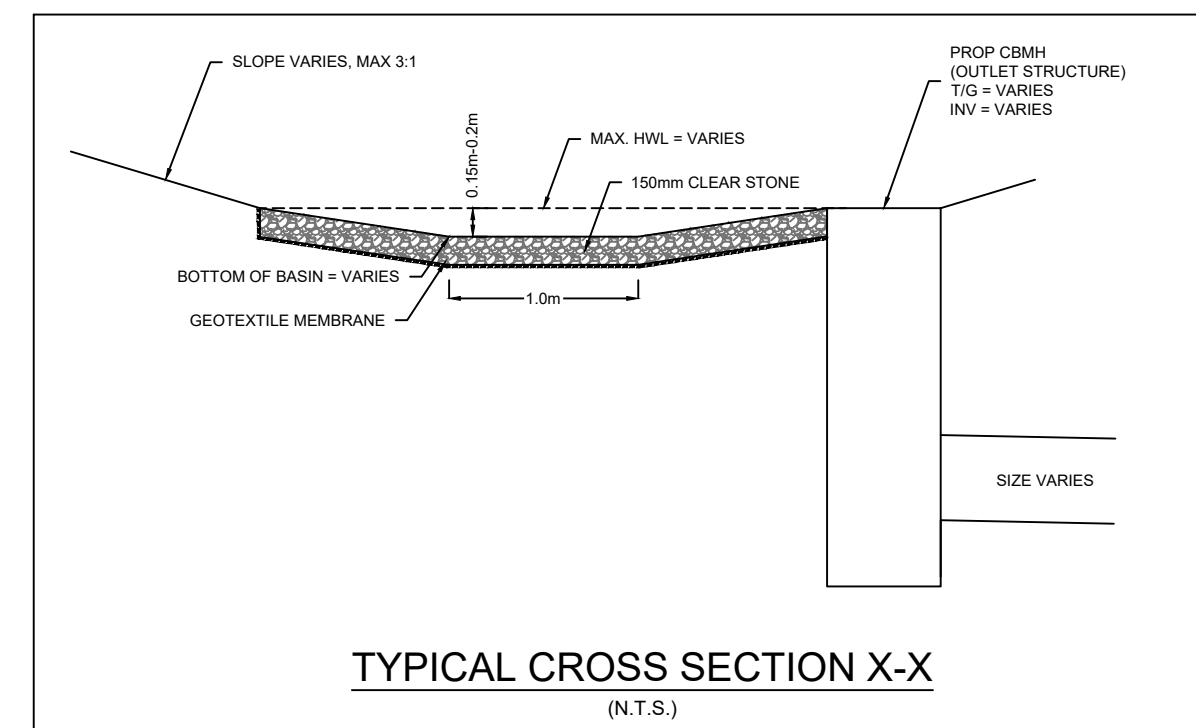
C202



PAVEMENT STRUCTURE			
COURSE	MATERIAL	THICKNESS (mm)	
		AUTOMOBILE PARKING	TRUCK ROUTE (HEAVY TRAFFIC)
SURFACE	HL 3/SP12.5	50	40
BINDER	HL 8/SP19.0	-	50
BASECOURSE	OPSS GRANULAR "A"	150	150
SUBBASE	OPSS GRANULAR "B" TYPE II	300	400

NOTE: IN PREPARATION FOR PAVEMENT CONSTRUCTION AT THIS SITE, ANY SURFICIAL OR NEAR SURFACE/SUBGRADE LEVEL TOPSOIL AND ANY SOFT, WET OR DELETERIOUS MATERIALS SHOULD BE REMOVED FROM THE PROPOSED PAVED AREAS. THE EXPOSED SUBGRADE SHOULD BE INSPECTED AND APPROVED BY GEOTECHNICAL PERSONNEL AND ANY SOFT AREAS EVIDENT SHOULD BE SUBCAVATED AND REPLACED WITH SUITABLE EARTH BORROW APPROVED BY THE GEOTECHNICAL ENGINEER. THE SUBGRADE SHOULD BE SHAVED AND CROWNED TO PROMOTE DRAINAGE OF THE SITE DRAINAGE STRUCTURES. FOLLOWING APPROVAL OF THE PREPARATION OF THE SUBGRADE, THE PAVEMENT GRANULARS MAY BE PLACED.

PAVEMENT STRUCTURE AS PER GEOTECHNICAL REPORT PREPARED BY LRL, DATED MAY 2021.



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No.	REVISIONS	BY	DATE
06	RE-ISSUED FOR BENCHMARK	P.P.	03 DEC 2021
05	RE-ISSUED FOR APPROVAL	P.P.	22 NOV 2021
04	RE-ISSUED FOR APPROVAL	P.P.	11 NOV 2021
03	RE-ISSUED FOR APPROVAL	P.P.	27 AUG 2021
02	RE-ISSUED FOR APPROVAL	P.P.	11 JUN 2021
01	ISSUED FOR APPROVAL	P.P.	05 FEB 2021

No. REVISIONS BY DATE

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www.lrl.ca | (613) 842-3434

CLIENT: HALO CAR WASH

DESIGNED BY: M.B. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: PROPOSED DEVELOPMENT 6111 HAZELDEAN RD STITTVILLE, ON

DRAWING TITLE: GRADING AND DRAINAGE PLAN

PROJECT NO: 200100 DATE: APRIL 2020

C301



APPROVED ☒ REFUSED ☐

THIS 23rd DAY OF December, 2021

ERIN O'CONNELL, MCIP, RPP, MANAGER (A)  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

Description	Chainage	Finish Grade	Obvert of Watermain	Cover (m)
WM	0+020	117.45	115.05	2.40
45degree bend	0+038	116.90	114.50	2.40
WM	0+040	116.85	114.45	2.40
45degree bend	0+043	116.55	114.15	2.40
WM	0+060	116.22	113.82	2.40
WM	0+070	116.28	114.20	2.08
45degree bend	0+073	116.20	114.20	2.00
45degree bend	0+080	116.40	114.20	2.20
Tee	0+082	116.31	114.20	2.11
Tee	0+088	116.35	113.95	2.40
WM	0+100	116.30	113.30	3.00
45degree bend	0+109	116.25	113.10	3.15
45degree bend	0+113	116.35	113.95	2.40
Tee	0+114	116.34	113.34	2.40
WM	0+120	116.30	113.30	2.40
WM	0+140	116.06	113.66	2.40
WM	0+152	116.06	113.23	2.83
WM	0+160	115.85	113.45	2.40
Tee	0+168	115.80	113.40	2.40
WM	0+180	115.70	113.30	2.40
Tee	0+192	115.80	113.40	2.40
WM	0+200	116.12	113.72	2.40
45degree bend	0+216	115.75	113.20	2.55
WM	0+220	115.52	113.12	2.40
45degree bend	0+222	115.65	113.25	2.40
WM	0+240	115.45	113.05	2.40
Tee	0+241	115.45	113.05	2.40
WM	0+260	115.53	113.13	2.40
WM	0+280	115.60	113.20	2.40
45degree bend	0+286	115.62	113.22	2.40
45degree bend	0+289	115.58	113.18	2.40

PHASE 2 - FUTURE DEVELOPMENT  
AREA = 0.51 ha.

## LEGEND:

	EXISTING PROPERTY LINE TO REMAIN
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	PROPOSED DEPRESSED CURB
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	MATCH INTO EXISTING ELEVATION
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	PROPOSED OVERLAND MAJOR FLOW ROUTE
	STM
	SAN
	WTR
	STM
	SAN
	WTR
	STM
	SAN
	WTR
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED ROOF DRAIN DOWNSPOUT
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	WS-XX
	CONTROLLED
	0.00
	0.00
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02	RE-ISSUED FOR APPROVAL	P.P.	11 JUN 2021
01	ISSUED FOR APPROVAL	P.P.	05 FEB 2021
No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



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

CLIENT: HALO CAR WASH

DESIGNED BY: M.B. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: PROPOSED DEVELOPMENT  
6111 HAZELDEAN RD  
STITTVILLE, ON

DRAWING TITLE: SERVICING PLAN

PROJECT NO: 200100

DATE: APRIL 2020

C401

Crossing #	WM	STM	SAN	Depth Separation (m)
CR-01	113.20 (obv.)	113.74 (inv.)	N/A	0.54
CR-02	113.32 (obv.)	113.82 (inv.)	N/A	0.50
CR-03	113.30 (obv.)	N/A	113.80 (inv.)	0.50
CR-05	N/A	114.23 (inv.)	112.51 (obv.)	1.72
CR-06	N/A	114.60 (inv.)	114.29 (obv.)	0.31
CR-07	113.00 (obv.)	113.54 (inv.)	N/A	0.54
CR-08	N/A	113.50 (inv.)	112.25 (obv.)	1.25
CR-09	N/A	113.60 (inv.)	112.31 (obv.)	1.29
CR-10	113.03 (obv.)	N/A	113.53 (inv.)	0.50
CR-11	N/A	114.57 (inv.) (CB lead)	N/A	0.95
CR-12	N/A	114.58 (inv.)	111.87 (obv.)	2.71
CR-13	113.87 (obv.)	114.59 (inv.)	N/A	0.72
CR-14	113.08 (inv.)	113.58 (obv.)	N/A	0.50
CR-15	113.92 (inv.)	N/A	111.86 (obv.)	2.06
CR-16	N/A	113.11 (inv.)	111.87 (obv.)	1.24
CR-17	N/A	113.26 (inv.)	111.78 (obv.)	1.48
CR-18	N/A	112.78 (inv.)	111.51 (obv.)	1.27
CR-19	N/A	113.53 (inv.)	112.88 (obv.)	0.65
CR-20	113.10 (obv.)	113.60 (inv.)	N/A	0.50

007-12-20-0113

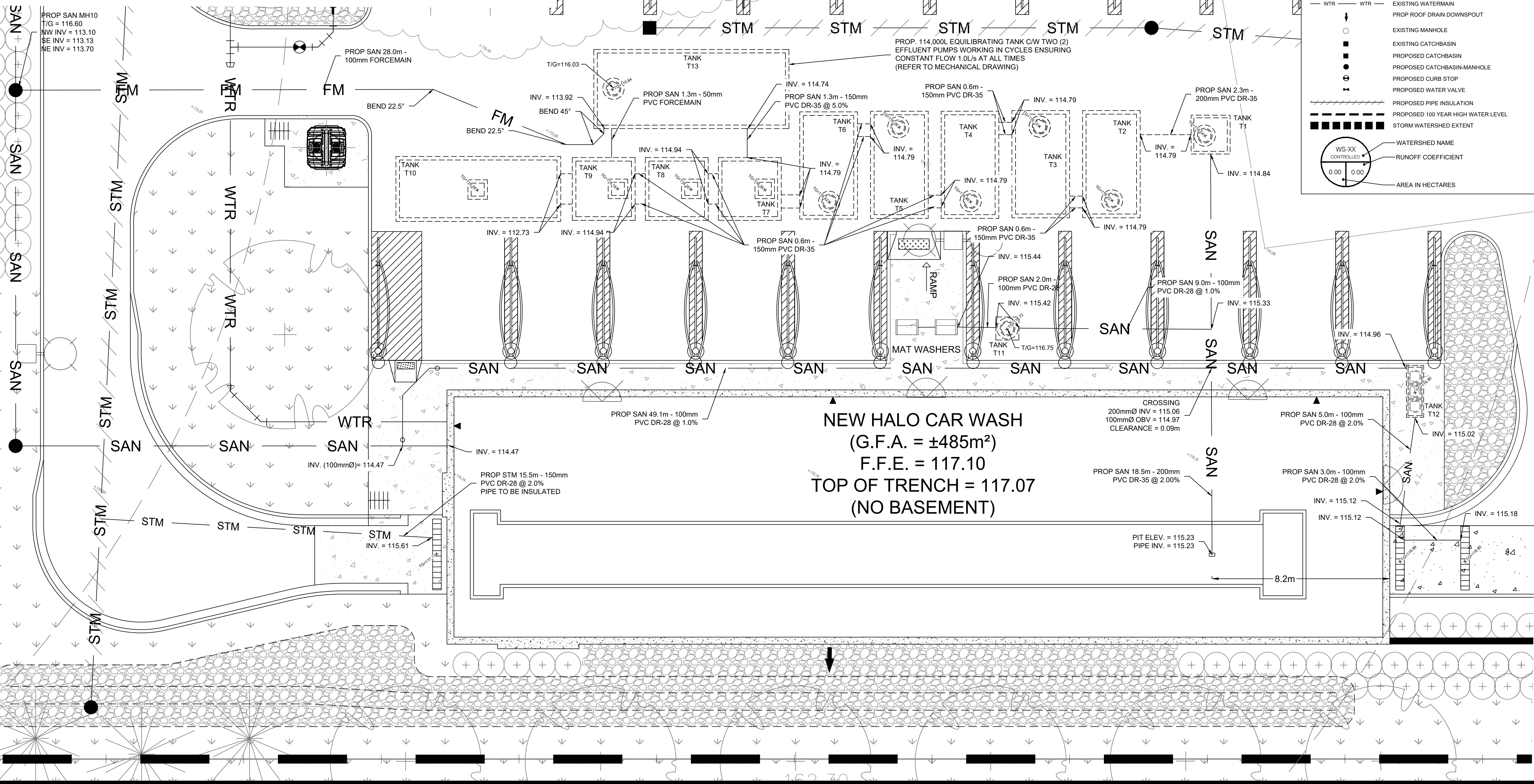


## List of Underground Tanks for Halo Stittsville Ontario - 6111 Hazeldean Road Ottawa.

#	Plan Label	USE	Description	Specification	Capacity? US Gallons?	Exterior Height	Exterior Width	Exterior Length	Dr. Weight lbs	Wet Weight lbs.
<b>Water Reclamation Tanks</b>										
<b>For Validation</b>										
T1	Aqua Bio	Sand Tank	Wilkinson Model H4H		1056 USG					
T2	Aqua Bio	Settling Tank	Wilkinson Model H22.2H		5811 USG					
T3	Aqua Bio	Settling Tank	Wilkinson Model H22.2H		5811 USG					
T4	Aqua Bio	Settling Tank	Wilkinson Model H22.2H		5811 USG					
T5	Aqua Bio	Settling Tank	Wilkinson Model H22.2H		5811 USG					
T6	Aqua Bio	Settling Tank	Wilkinson Model H22.2H		5811 USG					
T7	Aqua Bio	Aeration tank	Wilkinson Model 2.5M		5811 USG					
T8	Aqua Bio	Clean Water Tank	Wilkinson Model 2.5M							
T9	Aqua Bio	Clarifier Tank	Wilkinson Model 2.5M							
T10	Aqua Bio	Biological Tank	Wilkinson Model H50.1S		5811 USG					
<b>Sediment Trap and other tanks on site</b>										
T12		Oil Interceptor	Wilkinson Model Z30		277 USG					
T11		Mat Washer Grit Tank	Wilkinson Model H1.35S							
T13		Equilibration tank	Wilkinson Model H114S		114110 L					
OGS	LRL	Oil Grit Separator	Imbrium Stormceptor EF08							
San. MH's	LRL	Sanitary Manhole	As per OPSD 701.010, cover as per Ottawa detail S24							
Stm. MH's	LRL	Storm Manhole	As per OPSD 701.010, 703.011, 703.012 & 703.013 cover as per OPSD 400.010 & Ottawa detail S24.1							
CB	LRL	Catch Basins	As per OPSD 705.016 & Ottawa detail S1, cover as per OPSD 400.010							

## NOTE:

FOR ADDITIONAL INFORMATION, REFER TO WATER RECLAMATION SYSTEM DESIGN BY AQUA BIO  
-ALL THE PROPOSED UNDERGROUND (WILKINSON) TANKS TO BE TRAFFIC RATED AND TO BE PROPERLY INSTALLED AS PER WILKINSON INSTALLATION GUIDELINES.



## LEGEND:

EXISTING PROPERTY LINE TO REMAIN	PROPOSED CURB	PROPOSED DEPRESSED CURB	PROPOSED TERRACING (3:1 MIN.)	PROPOSED SILT FENCE AS PER OPSD 219.110	PROPOSED FENCE	PROPOSED DOOR ENTRANCE/EXIT	PROPOSED GRASS AREA (100mm TOP SOIL & SOD)	PROPOSED CONCRETE FEATURES/SLAB	PROPOSED HEAVY DUTY ASPHALT	PROPOSED LIGHT DUTY ASPHALT	PROPOSED BIKE RACK	PROPOSED ELEVATION	PROPOSED HIGH POINT ELEVATION	PROPOSED SWALE ELEVATION	PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION	PROPOSED TOP OF CURB ELEVATION	PROPOSED EXPOSED BOTTOM OF RETAINING WALL	PROPOSED TOP OF RETAINING WALL	MATCH INTO EXISTING ELEVATION	EXISTING ELEVATION	PROPOSED OVERLAND MAJOR FLOW ROUTE	PROPOSED STORM SEWER	PROPOSED SANITARY SEWER	PROPOSED WATERMAIN	EXISTING STORM SEWER	EXISTING SANITARY SEWER	EXISTING WATERMAIN	PROPOSED ROOF DRAIN DOWNSPOUT	EXISTING MANHOLE	EXISTING CATCHBASIN	PROPOSED CATCHBASIN	PROPOSED CATCHBASIN-MANHOLE	PROPOSED CURB STOP	PROPOSED WATER VALVE	PROPOSED PIPE INSULATION	PROPOSED 100 YEAR HIGH WATER LEVEL	STORM WATERSHED EXTENT	WATERSHED NAME	RUNOFF COEFFICIENT	AREA IN HECTARES
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## USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE WORK 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 DETAIL SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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

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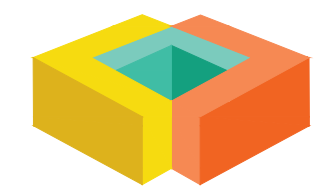
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No.	REVISIONS	BY	DATE



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LRJ  
ENGINEERING | INGENIERIE5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lrl.ca | (613) 842-3434

CLIENT		
HALO CAR WASH		
DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.B. / P.P.	M.L.	M.B.
PROJECT		
PROPOSED DEVELOPMENT 6111 HAZELDEAN RD STITTSVILLE, ON		

DRAWING TITLE  
CAR WASH WASTEWATER  
TREATMENT & RECLAMATION SYSTEM

PROJECT NO. 200100	C402
DATE APRIL 2020	



APPROVED ☒ REFUSED ☐

THIS 23rd DAY OF December, 2021

*Erin O'Connell*

ERIN O'CONNELL, MCIP, RPP, MANAGER (A)  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PHASE 2 - FUTURE DEVELOPMENT  
AREA = 0.51 ha.

#### LEGEND:

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PROPOSED DEPRESSED CURB  
PROPOSED TERRACING (3:1 MIN.)  
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EXISTING ELEVATION  
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PROPOSED STORM SEWER  
PROPOSED SANITARY SEWER  
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PROPOSED 100 YEAR HIGH WATER LEVEL  
STORM WATERSHED EXTENT  
WATERSHED NAME  
RUNOFF COEFFICIENT  
AREA IN HECTARES

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5m 2 5 10m  
SCALE: 1:300

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NOT AUTHENTIC UNLESS SIGNED AND DATED



ENGINEERING | INGENIERIE

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

CLIENT

HALO CAR WASH

DESIGNED BY: M.B. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT

PROPOSED DEVELOPMENT  
6111 HAZELDEAN RD  
STITTVILLE, ON

DRAWING TITLE

STORMWATER MANAGEMENT PLAN

PROJECT NO.

200100

DATE

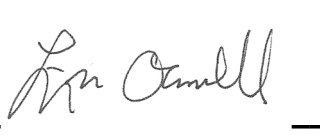
APRIL 2020

C601

Structure	T/G	HWL (100yr event)	Ponding Depth (100yr event) (m)	Storage (100yr event) (m³)
CBMH01	115.65	115.95	0.30	26.43
CBMH02	115.65	115.95	0.30	26.55
CBMH03	115.65	115.95	0.30	16.02
CBMH04	115.65	115.95	0.30	11.23
CBMH05	115.65	115.95	0.30	37.53
CBMH06	115.65	115.95	0.30	14.34
CBMH09	115.55	115.65	0.10	4.03
CBMH10	115.45	115.65	0.20	30.33
CBMH11	115.35	115.65	0.30	13.2
CBMH12	115.50	115.65	0.15	7.82
CBMH17	116.00	116.30	0.30	9.92
CBMH18	116.00	116.30	0.30	37.82
CBMH19	116.00	116.30	0.30	46.96
CBMH20	116.10	116.30	0.20	8.07
CBMH21	116.10	116.30	0.20	7.72
CBMH22	116.00	116.30	0.30	22.25

007-12-20-0113



APPROVED ☒ REFUSED ☐  
THIS 23rd DAY OF December, 2021  
  
ERIN O'CONNELL, MCIP, RPP, MANAGER (A)  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**LEGEND:**

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PROPOSED WATER VALVE  
PROPOSED PIPE INSULATION  
PROPOSED 100 YEAR HIGH WATER LEVEL  
STORM WATERSHED EXTENT  
WATERSHED NAME  
RUNOFF COEFFICIENT  
AREA IN HECTARES

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01	ISSUED FOR APPROVAL	P.P.	05 FEB 2021

NOT AUTHENTIC UNLESS SIGNED AND DATED



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

CLIENT: HALO CAR WASH

DESIGNED BY: M.B. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

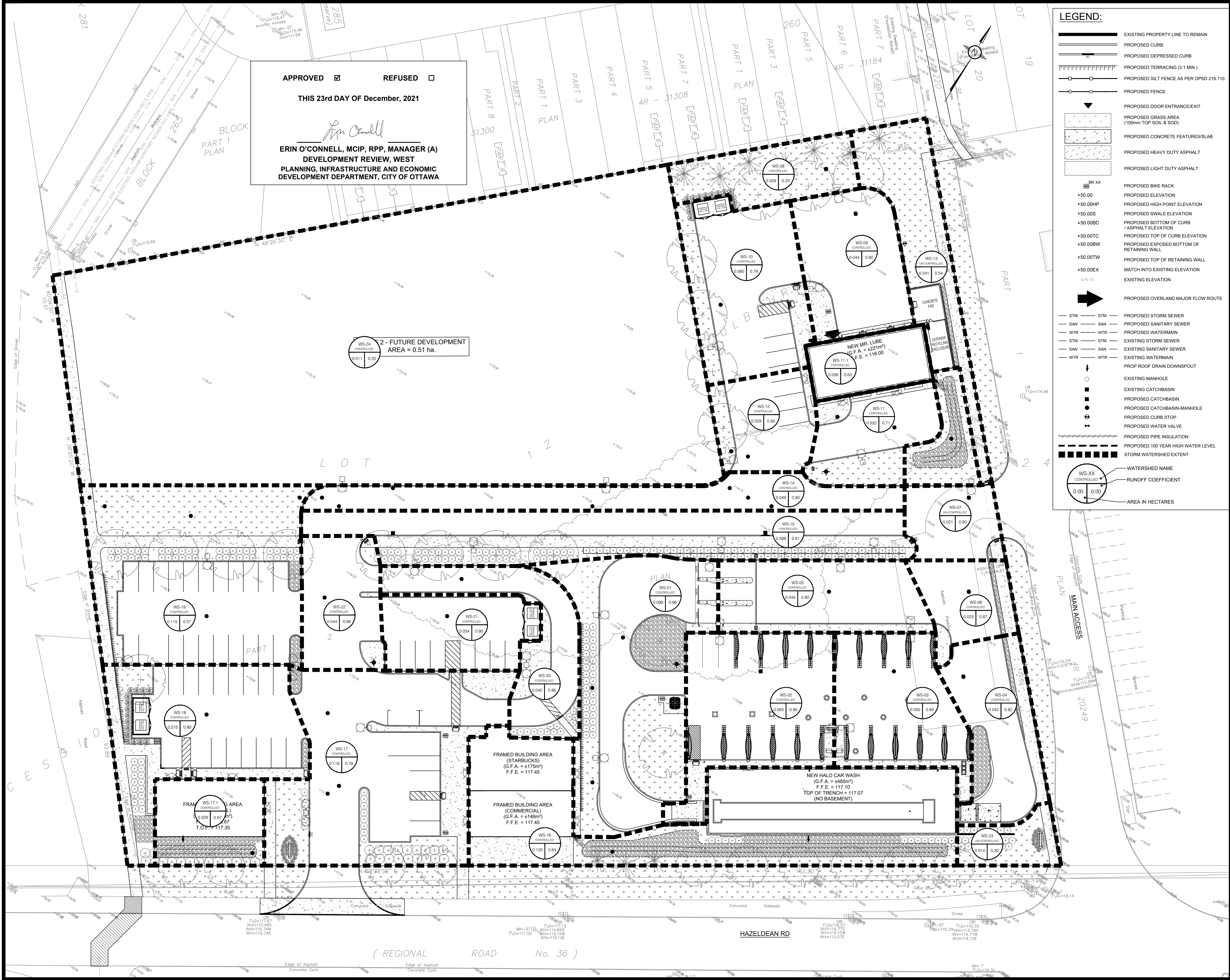
PROJECT: PROPOSED DEVELOPMENT  
6111 HAZELDEAN RD  
STITTVILLE, ON

DRAWING TITLE: PRE-DEVELOPMENT  
WATERSHED PLAN

PROJECT NO. 200100  
DATE: APRIL 2020

**C701**





**LEGEND:**

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED BIKE RACK
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROP ROOF DRAIN DOWNSPOUT
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE
- PROPOSED CURB STOP
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03 RE-ISSUED FOR APPROVAL P.P. 27 AUG 2021  
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01 ISSUED FOR APPROVAL P.P. 05 FEB 2021

No. REVISIONS BY DATE

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CLIENT: HALO CAR WASH

DESIGNED BY: M.B. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT: PROPOSED DEVELOPMENT  
6111 HAZELDEAN RD  
STITTVILLE, ON

DRAWING TITLE: POST-DEVELOPMENT  
WATERSHED PLAN

PROJECT NO. 200100  
DATE: APRIL 2020

**C702**



APPROVED ☒ REFUSED ☐

THIS 23rd DAY OF December, 2021

ERIN O'CONNELL, MCIP, RPP, MANAGER (A)  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PHASE 2 - FUTURE DEVELOPMENT  
AREA = 0.51 ha.

#### LEGEND:

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PROPOSED DEPRESSED CURB  
PROPOSED TERRACING (3.1 MIN.)  
PROPOSED SILT FENCE AS PER OPSD 219.110  
PROPOSED FENCE  
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5m 2 0 5 10m  
SCALE: 1:300

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No.	REVISIONS	BY	DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT  
HALO CAR WASH

DESIGNED BY: M.B. / P.P. DRAWN BY: M.L. APPROVED BY: M.B.

PROJECT  
PROPOSED DEVELOPMENT  
6111 HAZELDEAN RD  
STITTVILLE, ON

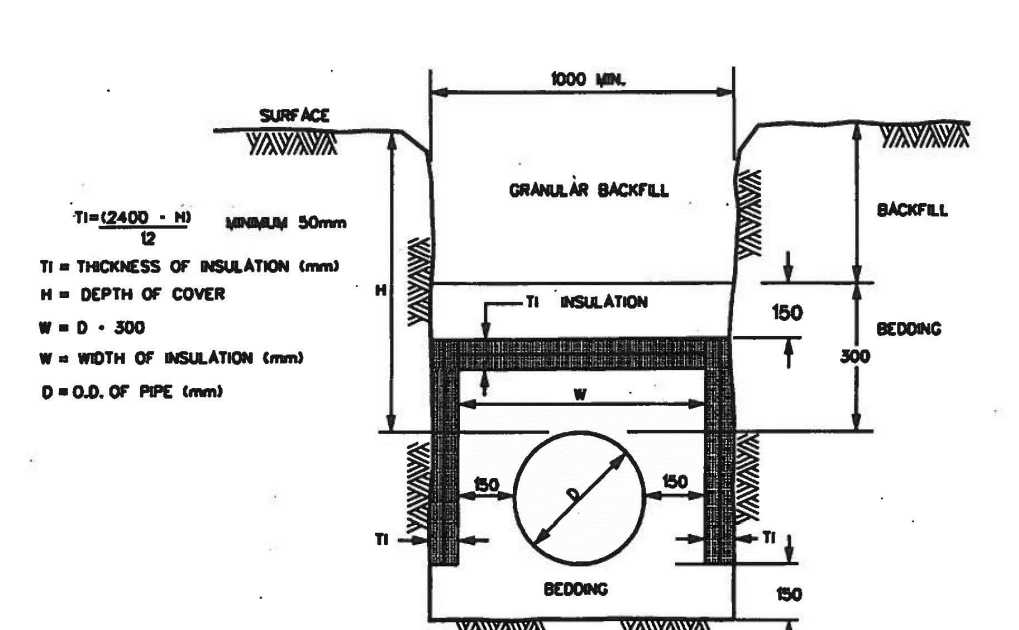
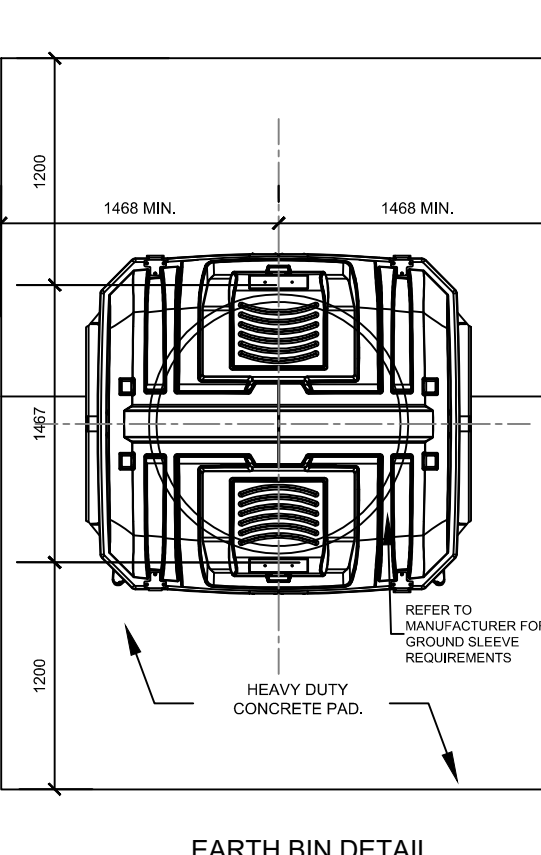
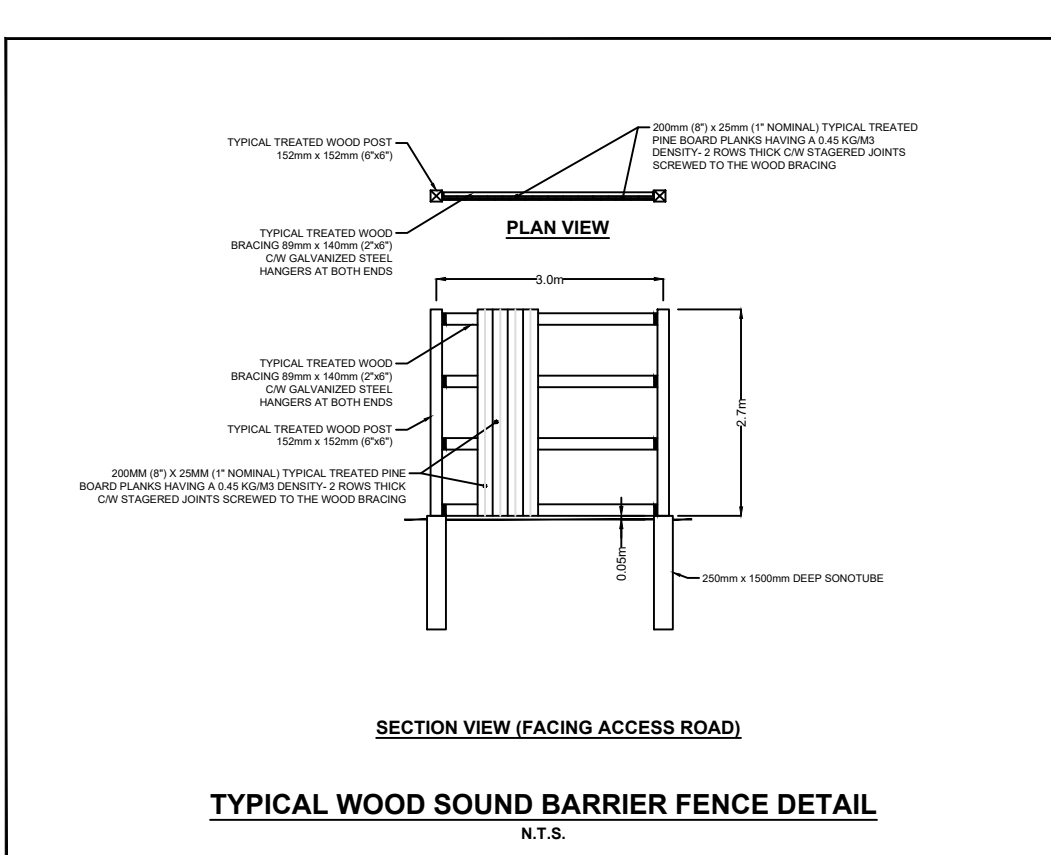
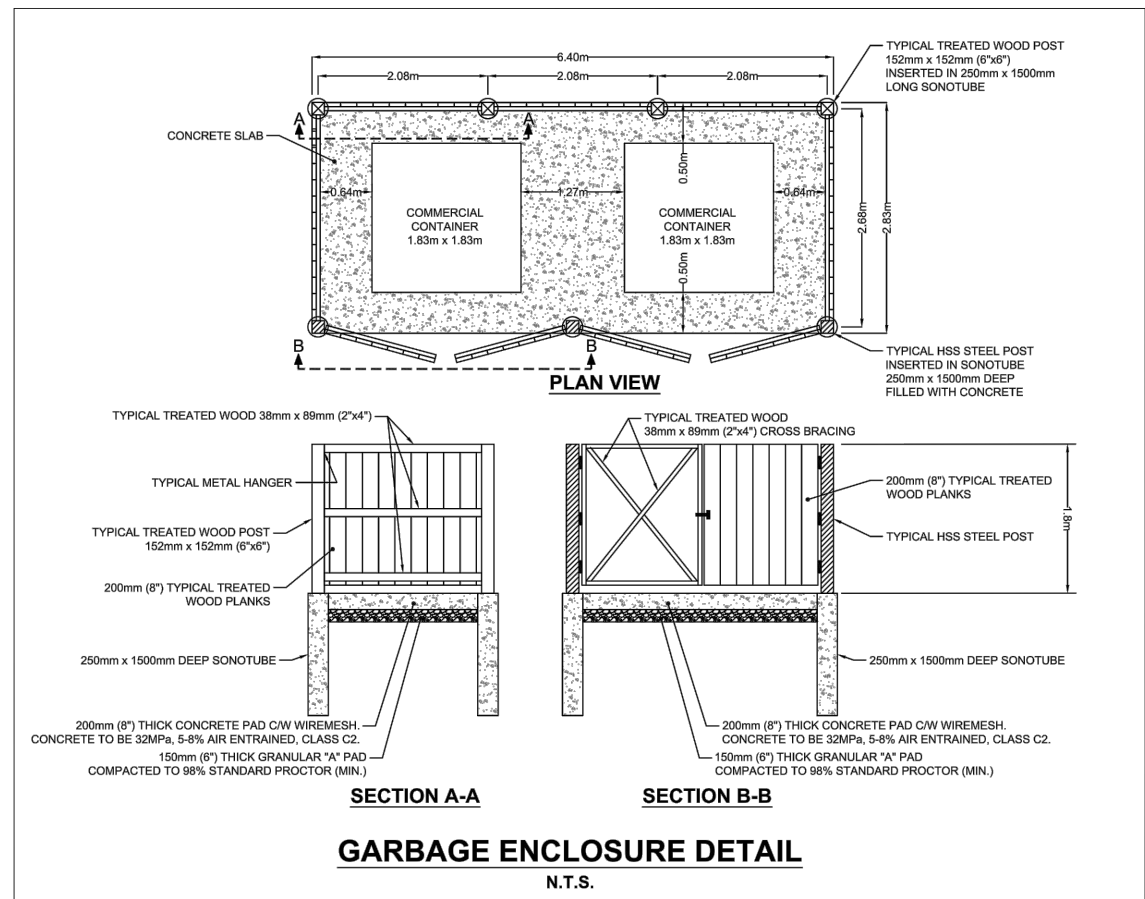
DRAWING TITLE  
SANITARY WATERSHED PLAN

PROJECT NO.  
200100  
DATE  
APRIL 2020  
C703



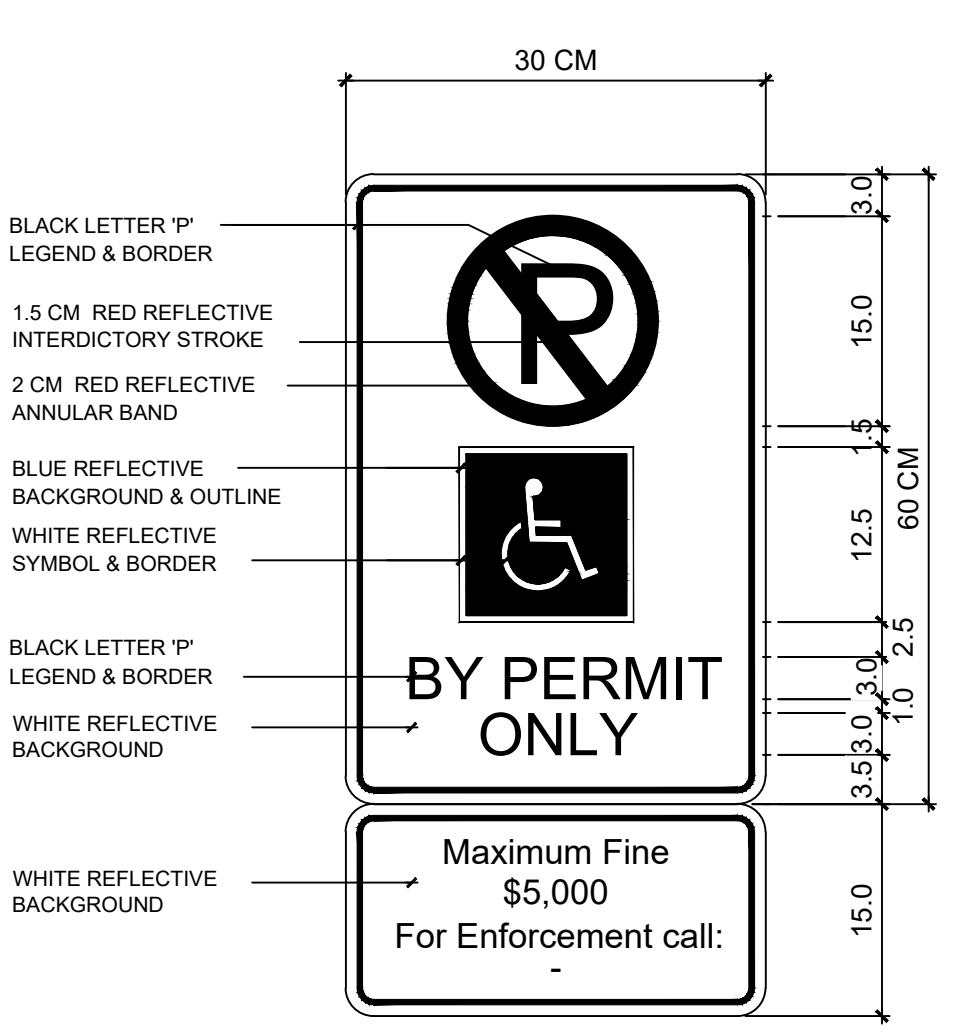
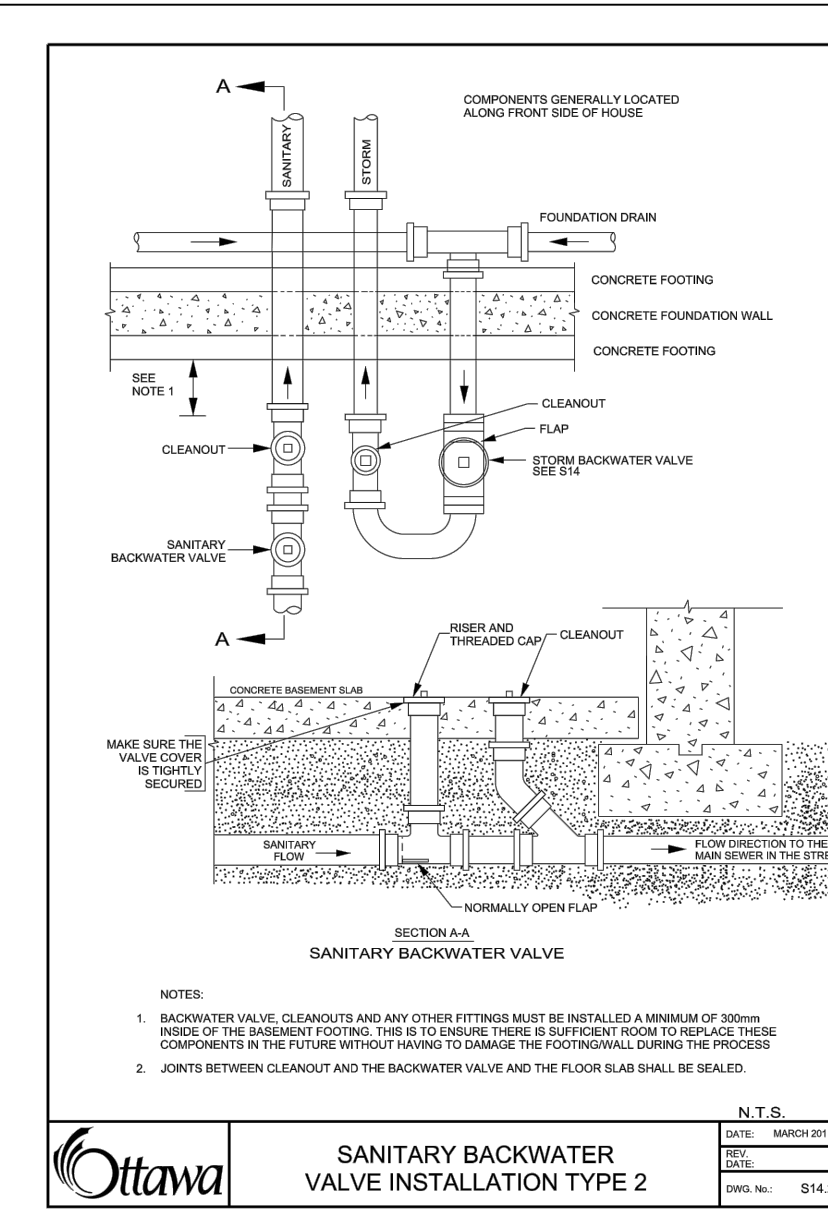
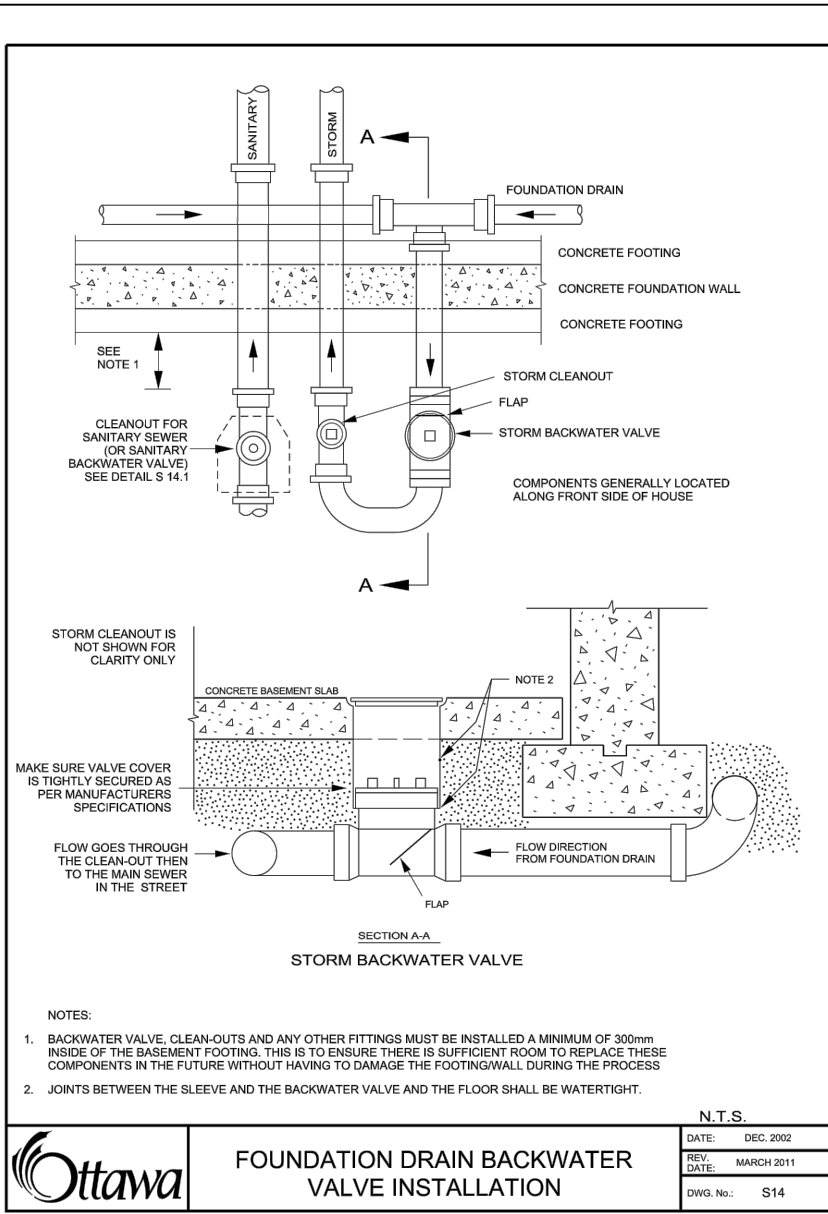
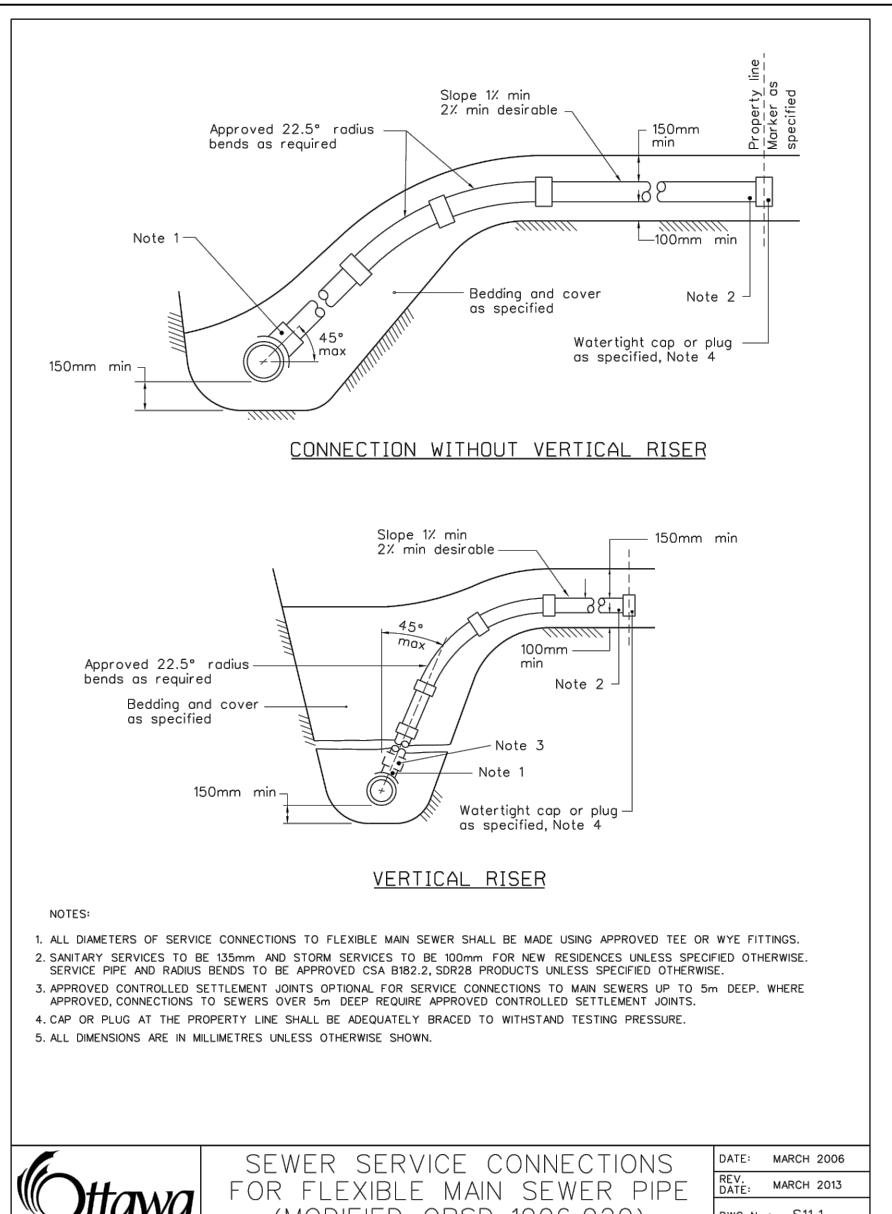
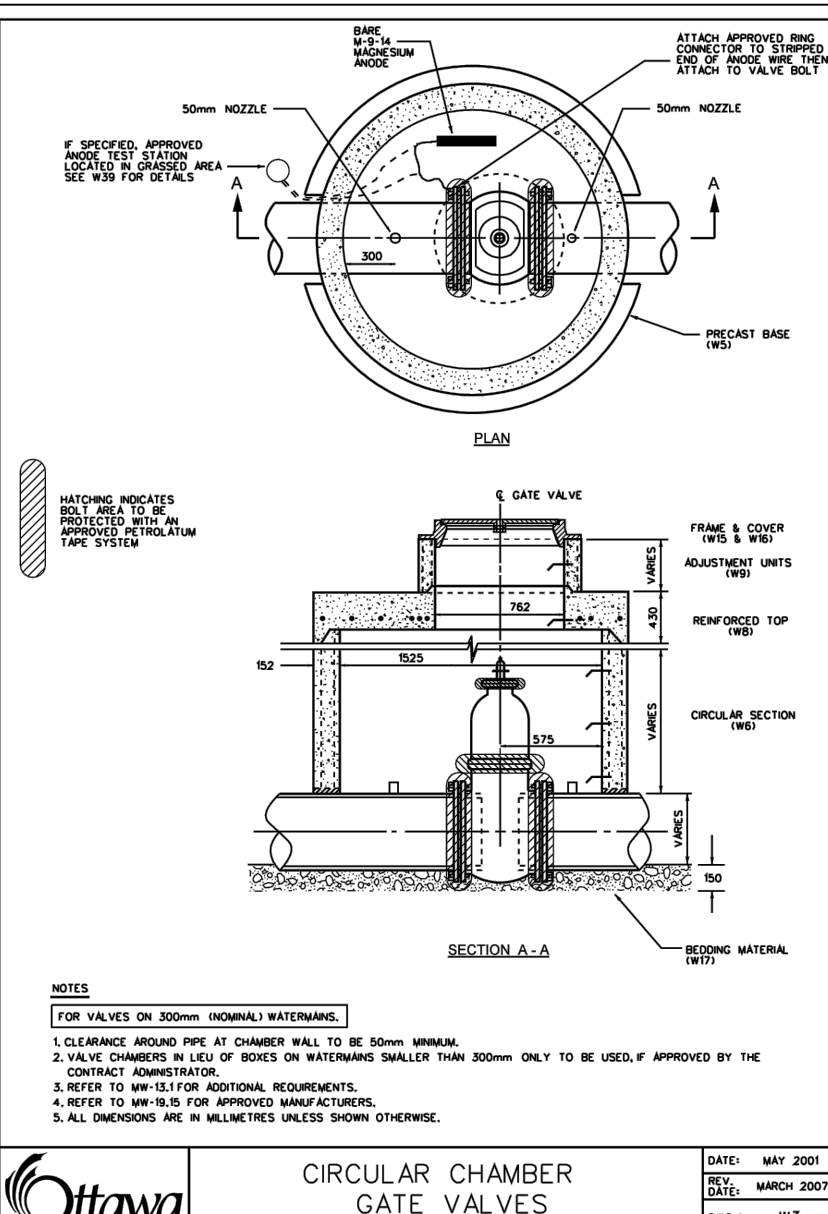
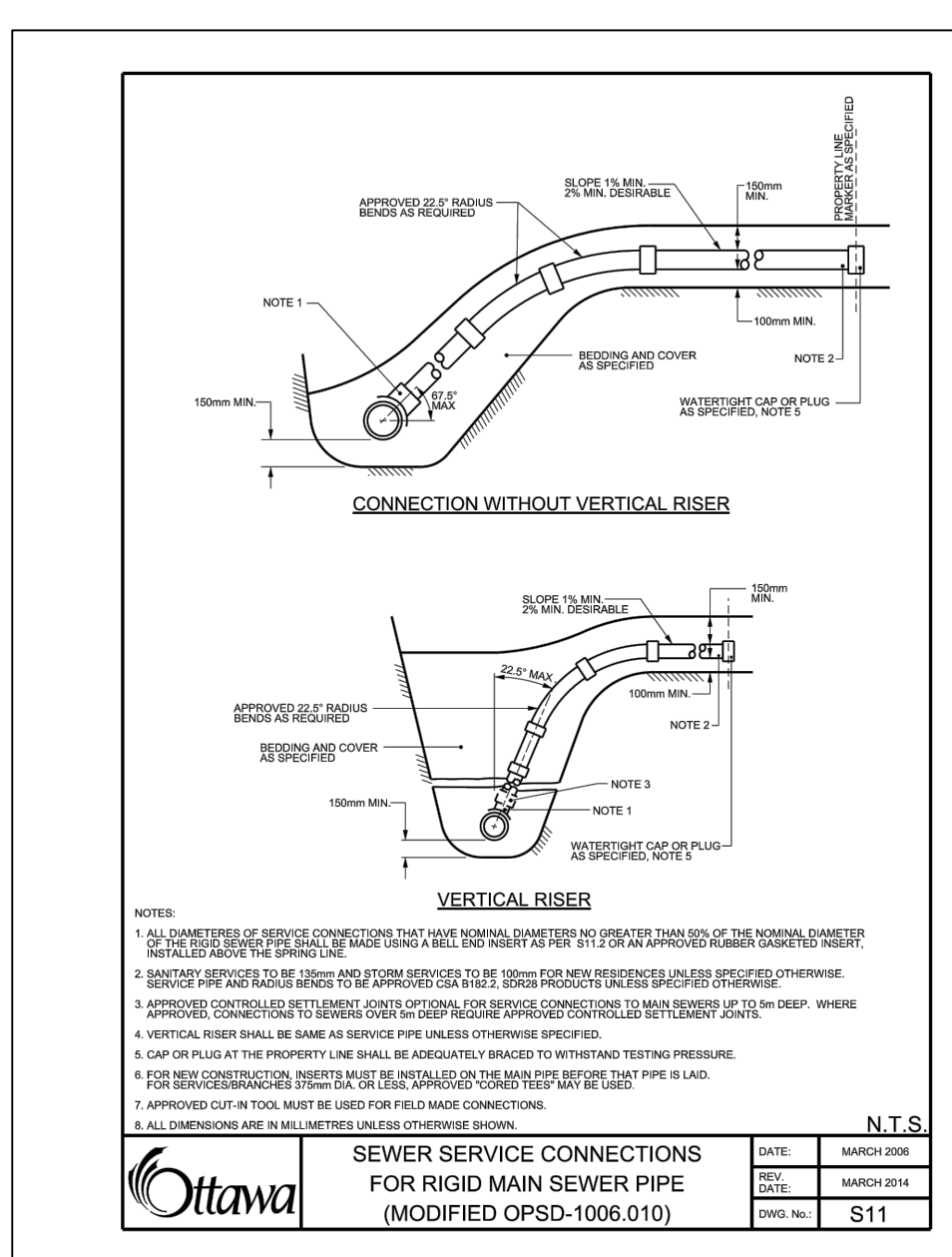
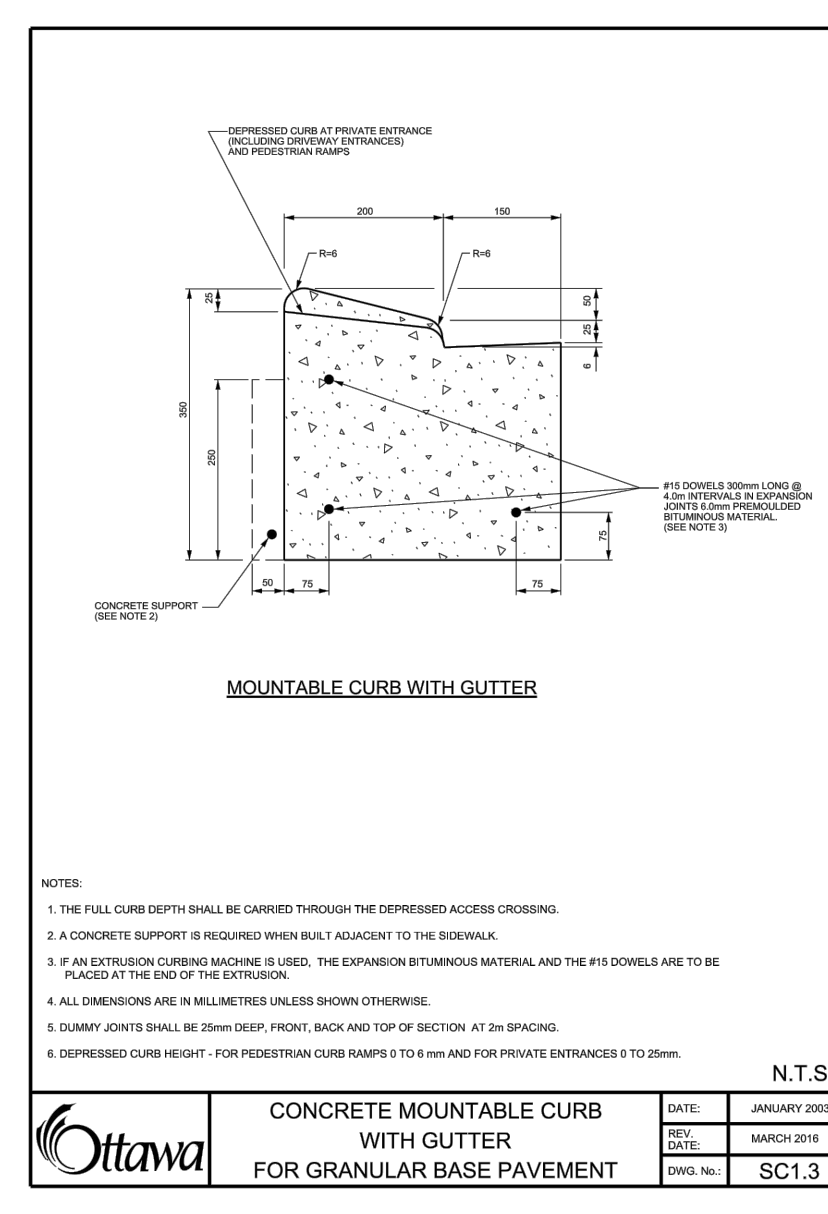
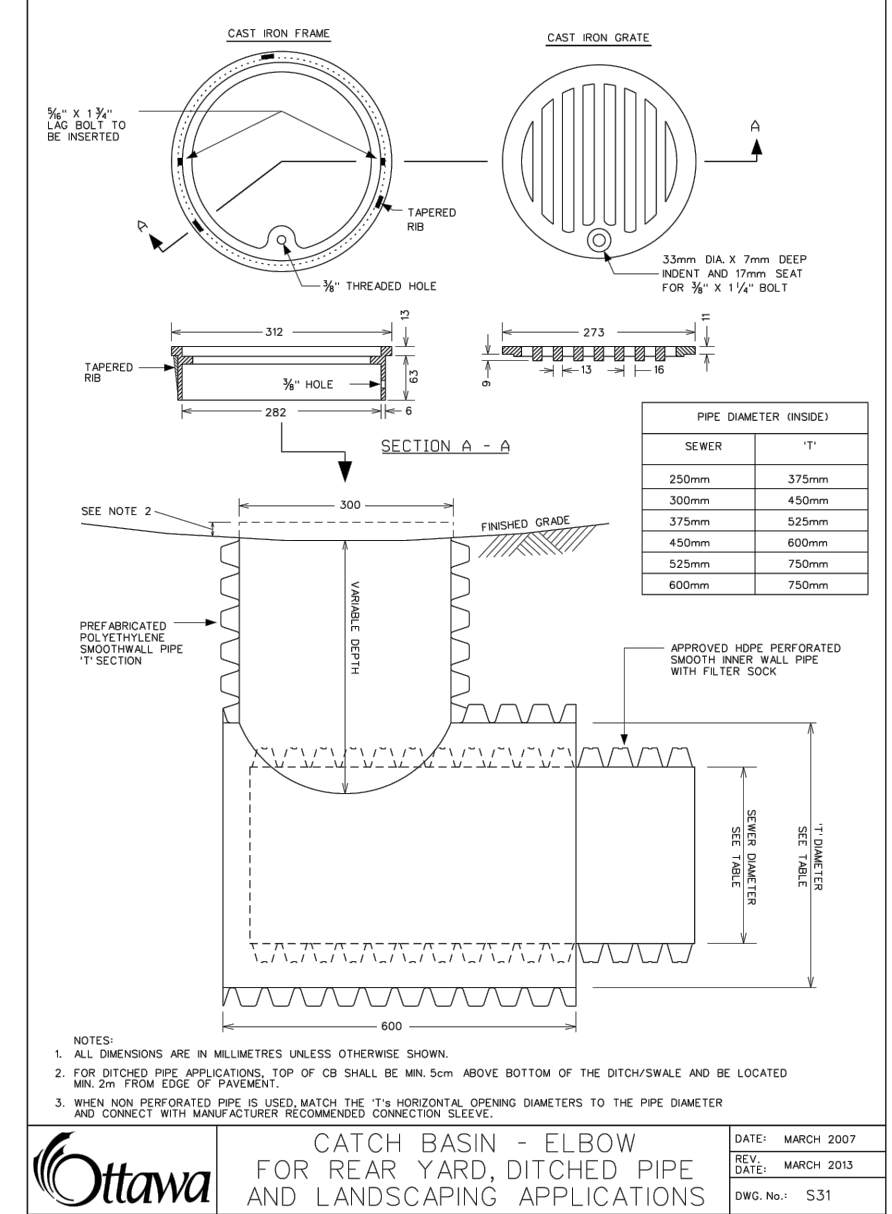






NOTES:  
-FOR STORM INSULATION USE AN X VALUE OF 2000 IN THE ABOVE "TI" EQUATION.  
-FOR SANITARY INSULATION USE AN X VALUE OF 2500 IN THE ABOVE "TI" EQUATION.  
-FOR WATERMAIN INSULATION USE AN X VALUE OF 2400 IN THE ABOVE "TI" EQUATION.  
-INCREMENTS OF INSULATION THICKNESS SHALL BE ADJUSTABLE TO 25mm.  
-STAGGER JOINTS OF MULTIPLE SHEETS.  
-ALL DIMENSIONS ARE IN MILLIMETERS UNLESS SHOWN OTHERWISE.

## TYPICAL STORM AND SANITARY SEWER AND WATERMAIN INSULATION DETAIL (N.T.S.)



FREE STANDING SIGN TO BE MOUNTED ON GALVANIZED UNI-STRUT EMBEDDED INTO 4" DIA. PAINTED CONCRETE FILLED PIPE BOLLARD EXTENDED DOWN INTO 8" DIA. x 48" DEEP SONOTUBE FOOTING. TOP SIGN @ 1.5M A.F.G.

## PARKING & FIRE ROUTE SIGNS DETAIL (N.T.S.)

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UNAUTHORIZED CHANGES:

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 LRI ASSOCIATES LTD. (LRI) WITHOUT OBTAINING LRI'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 LRI AND TO RELEASE LRI 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 LRI FROM ANY DAMAGES, LIABILITIES OR COST, 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 LRI'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF LRI AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRI AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

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 THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

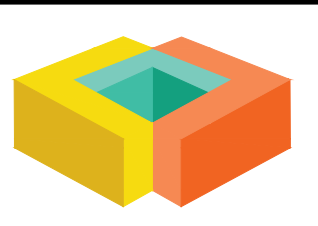
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

05	RE-ISSUED FOR APPROVAL	P.P.	22 NOV 2021
04	RE-ISSUED FOR APPROVAL	P.P.	11 NOV 2021
03	RE-ISSUED FOR APPROVAL	P.P.	27 AUG 2021
02	RE-ISSUED FOR APPROVAL	P.P.	11 JUN 2021
01	ISSUED FOR APPROVAL	P.P.	05 FEB 2021

No.	REVISIONS	BY	DATE
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NOT AUTHENTIC UNLESS SIGNED AND DATED



**ENGINEERING | INGÉNIERIE**  
5430 Canotek Road | Ottawa, ON, K1J 9G2  
www.lri.ca | (613) 842-3434

CLIENT	HALO CAR WASH
DESIGNED BY:	M.B. / P.P.
DRAWN BY:	M.L.
APPROVED BY:	M.B.

PROJECT	PROPOSED DEVELOPMENT 6111 HAZELDEAN RD STITTVILLE, ON
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DRAWING TITLE	CONSTRUCTION DETAIL PLAN
PROJECT NO.	200100
DATE	APRIL 2020

APPROVED ☒ REFUSED ☐

THIS 23rd DAY Of December, 2021

*Erin O'Connell*  
ERIN O'CONNELL, MCIP, RPP, MANAGER (A)  
DEVELOPMENT REVIEW, WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

C902



