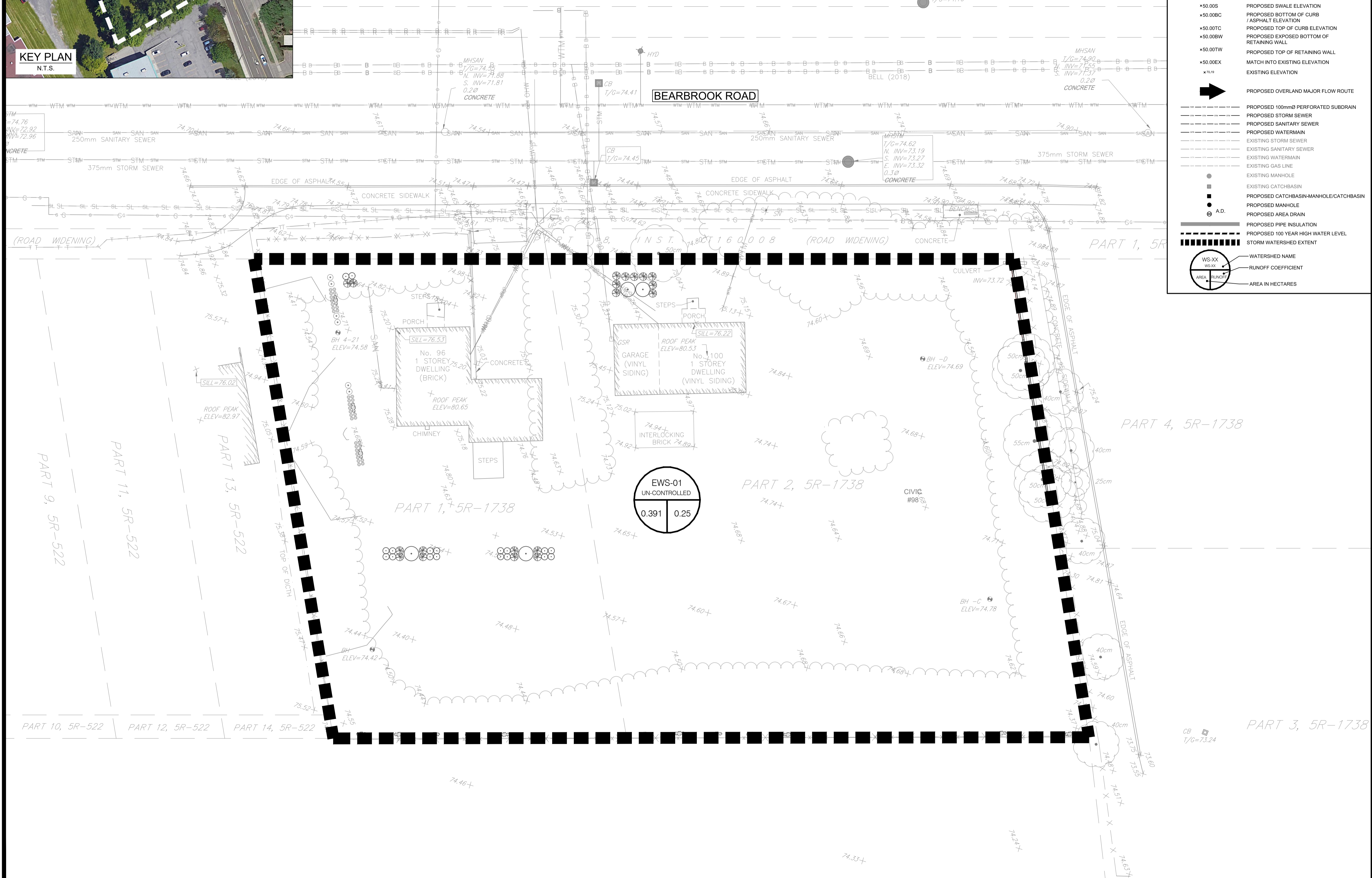











































  
**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
 By sevignyo at 11:24 am, Dec 09, 2024



**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/EXIST
-  PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
-  PROPOSED CONCRETE FEATURES/SLAB
-  PROPOSED HEAVY DUTY ASPHALT
-  PROPOSED LIGHT DUTY ASPHALT
-  PROPOSED RIP RAP
-  \*50.00 PROPOSED ELEVATION
-  \*50.00HP PROPOSED HIGH POINT ELEVATION
-  \*50.00S PROPOSED SHALE ELEVATION
-  \*50.00BC PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
-  \*50.00TC PROPOSED TOP OF CURB ELEVATION
-  \*50.00BW PROPOSED EXPOSED BOTTOM OF RETAINING WALL
-  \*50.00TW PROPOSED TOP OF RETAINING WALL
-  \*50.00EX MATCH INTO EXISTING ELEVATION
-  \*75.19 EXISTING ELEVATION
-  PROPOSED OVERLAND MAJOR FLOW ROUTE
-  PROPOSED 100mm PERFORATED SUBDRAIN
-  PROPOSED STORM SEWER
-  PROPOSED SANITARY SEWER
-  PROPOSED WATERMAIN
-  EXISTING STORM SEWER
-  EXISTING SANITARY SEWER
-  EXISTING WATERMAIN
-  EXISTING GAS LINE
-  EXISTING MANHOLE
-  EXISTING CATCHBASIN
-  PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
-  PROPOSED MANHOLE
-  PROPOSED AREA DRAIN
-  PROPOSED PIPE INSULATION
-  PROPOSED 100 YEAR HIGH WATER LEVEL
-  STORM WATERSHED EXTENT
-  WS-XX WATERSHED NAME
-  WS-XX RUNOFF COEFFICIENT
-  AREA IN HECTARES

**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, 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, CADD FILES OR OTHER ELECTRONIC MEDIA AND COPIED THERE OF 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 ILLUSTRATES 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.

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 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.

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 THE LOCATION, DEPTH 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 ANY OTHER INSTRUMENTS OF SERVICE, 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 ALLEAED.

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

No.	REVISIONS	BY	DATE
07	RE-ISSUED FOR SPC	S.V.	29 JULY 2024
06	ISSUED FOR PERMIT	S.V.	11 JULY 2024
05	ISSUED FOR COORDINATION	S.V.	15 APR 2024
04	RE-ISSUED FOR MUNICIPAL APPROVAL	S.K.	23 NOV 2023
03	ISSUED FOR COORDINATION	S.V.	20 OCT 2023
02	ISSUED FOR MUNICIPAL APPROVAL	M.L.	15 MAY 2023
01	ISSUED FOR MUNICIPAL APPROVAL	A.S.	01 APR 2022



NOT AUTHENTIC UNLESS SIGNED AND DATED



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

CLIENT: **LANDRIC HOMES LTD.**

DESIGNED BY: **A.S.** DRAWN BY: **A.S.** APPROVED BY: **V.J.**

PROJECT: **RESIDENTIAL BUILDING  
98 & 100 BEARBROOK, OTTAWA, ONTARIO**

DRAWING TITLE: **PRE-DEVELOPMENT  
WATERSHED PLAN**

PROJECT NO: **210628**  
DATE: **NOV 2021**

C701

D07-12-23-0137