



DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING	AM10	
SETBACKS	FY	0.0m 18.6m
	RY	0.0m 21.5m
	INT.SY	0.0m 17.8m
	EXT.SY	0.0m 12.6m
LOT AREA (sqm)		3641 sqm
BUILDING COVERAGE	N/A	13.2%
BUILDING HEIGHT	11.0m (MAX)	8.0m
GROSS FLOOR AREA		480 sqm
No. of UNITS		1
LOADING SPACES	N/A	N/A
PARKING:	N/A	16 + 1 HC
No. OF STOREYS		1
OTHER:		

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 ELEVATION
PROPOSED HIGH POINT ELEVATION
PROPOSED BOTTOM OF CURB
PROPOSED TOP OF CURB ELEVATION
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
EXISTING GAS LINE
EXISTING MANHOLE
EXISTING CATCHBASIN
PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
PROPOSED MANHOLE
PROPOSED CURB STOP
PROPOSED PIPE INSULATION
PROPOSED 100 YEAR HIGH WATER LEVEL
STORM WATERSHED EXTENT
WATERSHED NAME
RUNOFF COEFFICIENT
AREA IN HECTARES
PROPOSED VACUUM
PROPOSED SEMI IN-GROUND REFUSE COLLECTION
PROPOSED MAT WASHER
PROPOSED TRANSFORMER & PAD

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 DETAIL 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 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 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 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:

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, 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.

5m 2 0 5m
SCALE: 1:200

04	ISSUED FOR APPROVAL	M.L.	17 DEC 2025
03	ISSUED FOR APPROVAL	M.L.	05 DEC 2025
02	ISSUED FOR APPROVAL	M.L.	28 AUG 2025
01	ISSUED FOR APPROVAL	M.L.	04 APR 2025

No.	REVISIONS	BY	DATE
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NOT AUTHENTIC UNLESS SIGNED AND DATED



CLIENT
HALO CAR WASH

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

PROJECT
PROPOSED HALO CAR WASH
LANCELOT DRIVE & HUNT CLUB DRIVE
NEPEAN, ON

DRAWING TITLE
SITE DEVELOPMENT PLAN
(NO UNDERLAY)

PROJECT NO.
240272
DATE
MAY 2024

C202

CONSULTANTS

PLANNER

Jonah Born
First Bay Properties Inc.
311 Richmond Road, Suite 301, Ottawa

SITE ENGINEERING

Maxime Longtin
LRL Engineering Ltd.
5430 Canotek Rd, Ottawa

ARCHITECT

Ian Wilson
McRobie Architects - Interior Designers
Suite 100, 66 Queen Street, Ottawa

SURVEYOR

John H. Gutri
Fairhall Moffatt & Woodland
235 Terence Matthews Crescent, Kanata

The property information was derived from the topographical survey prepared by Fairhall Moffatt & Woodland prepared in April 2022.

PART OF LOT 28, CONCESSION 1 (RIDEAU FRONT)
DESIGNATED AS PARTS 1, 2, 3 & 4
PLAN 4R-15594 AS IN ALL OF PIN 04629-0906
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA