

G. Wildman

GERALDINE WILDMAN
ACTING MANAGER, DEVELOPMENT REVIEW, EAST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Geraldine Wildman at 2:24 pm, Feb 23, 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/EXIT
 - ▨ PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
 - ▨ PROPOSED CONCRETE FEATURES/SLAB
 - ▨ PROPOSED LIGHT DUTY ASPHALT
 - ▨ PROPOSED HEAVY 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
 - +19.19 EXISTING ELEVATION
 - ➔ PROPOSED OVERLAND MAJOR FLOW ROUTE
 - PROPOSED 100mm² 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-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 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND ANY OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND ANY OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND ANY OTHER AGENCIES.

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.

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 COSTS 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 NOTIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

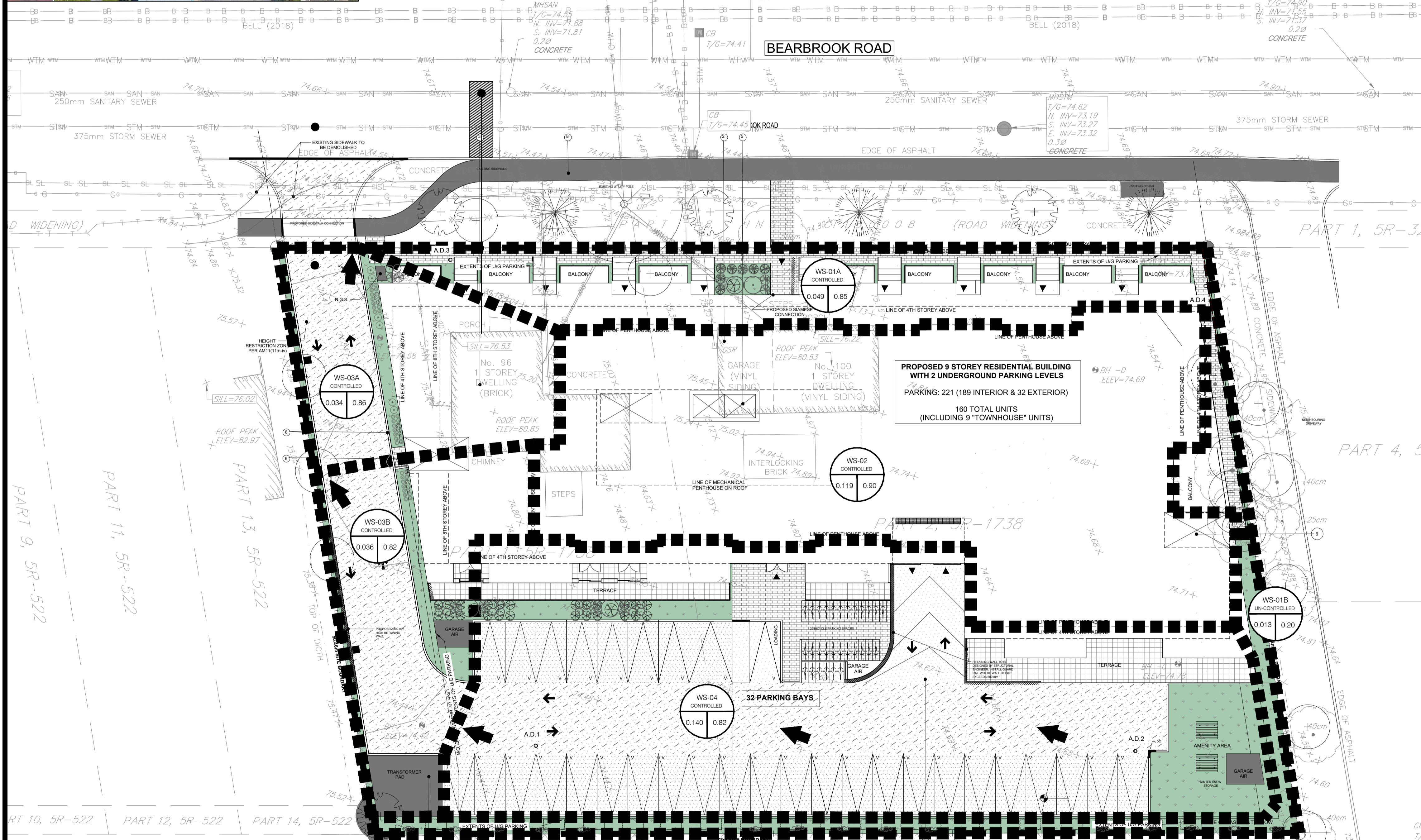
EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED, AND CHECK WITH THE UTILITY COMPANIES BEFORE 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 OR FROM ANY OTHER 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.

SCALE: 1:200



SUBJECT TO APPROVAL

No.	REVISIONS	BY	DATE
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: **POST-DEVELOPMENT WATERSHED PLAN**

PROJECT NO: 210628
 DATE: NOV 2021

C702