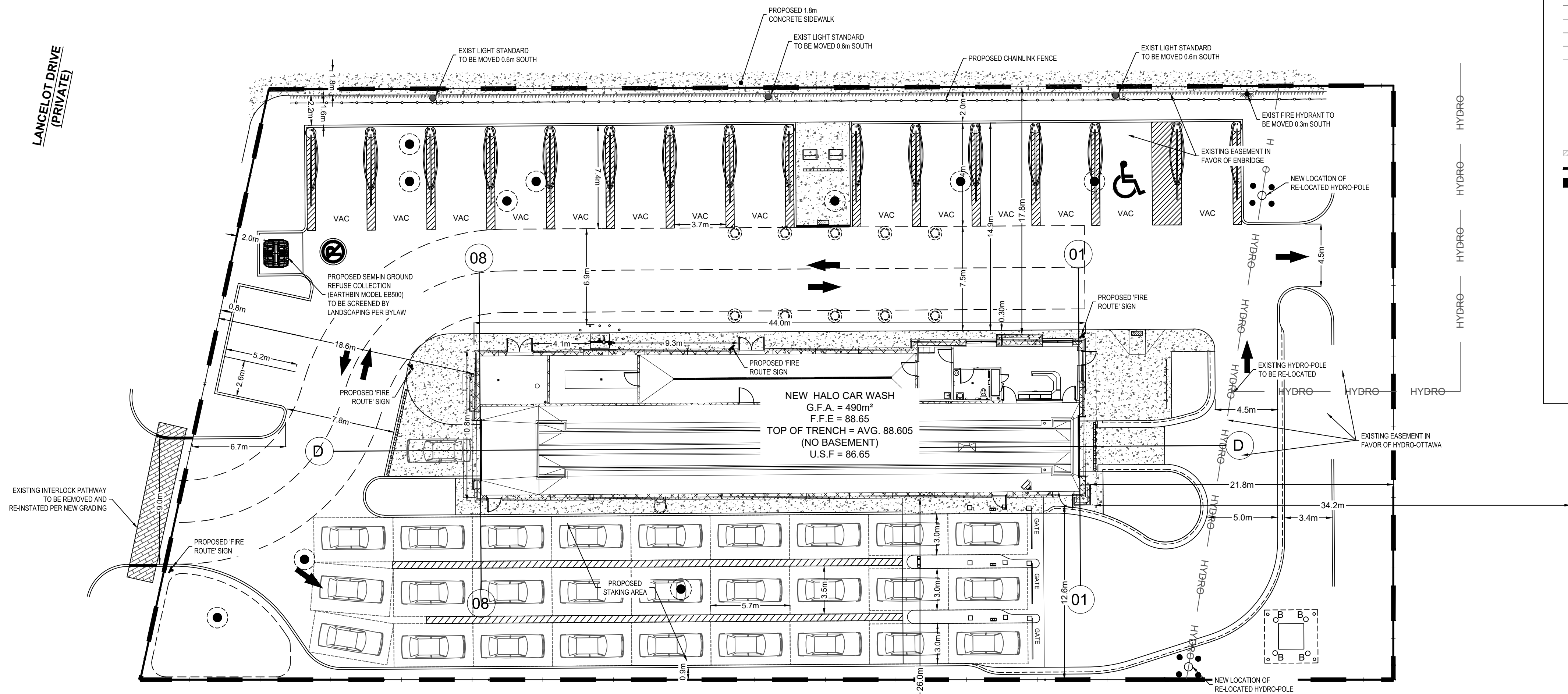


DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING	AM10	
SETBACKS	FY	0.0m 18.6m
	RY	0.0m 21.5m
	INT.SY	0.0m 17.8m
	EXT.SY	0.0m 12.6m
LOT AREA ( sqm )		3641 sqm
BUILDING COVERAGE	N/A	13.2%
BUILDING HEIGHT	11.0m (MAX)	8.0m
GROSS FLOOR AREA		480 sqm
No. of UNITS		1
LOADING SPACES	N/A	N/A
PARKING:	N/A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



**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

**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 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.

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

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

CLIENT  
**HALO CAR WASH**

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