

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.

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 ALL 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% EFFECTIVE 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.

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 AREA 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 (WEEKLY), 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.

THE CONTRACTOR IS REQUIRED TO IMPLEMENT SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONE WEEK BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THESE MEASURES SHOULD BE THOROUGHLY INSTALLED TO EFFECTIVELY MANAGE SOIL EROSION AND SEDIMENT RUNOFF.

IN ADDITION TO THE REGULAR WEEKLY INSPECTIONS, THE CONTRACTOR MUST ALSO CARRY OUT ADDITIONAL INSPECTIONS IN THE AFTERMATH OF ANY MAJOR RAINFALL EVENTS. THIS WILL HELP MAINTAIN THE PERFORMANCE OF THE EROSION CONTROL MEASURES UNDER INCREASED WATER FLOW CONDITIONS.

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.

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 BREACH OF THIS SPECIFICATION AND THE CONTRACTOR MAY ALSO BE SUBJECT TO THE PENALTIES IMPOSED BY THE APPLICABLE REGULATORY AGENCY.

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.

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.

MUD MAT NOTES

- 1. THE GRANULAR MATERIAL WILL REQUIRE PERIODIC REPLACEMENT AS IT BECOMES CONTAMINATED BY VEHICLE TRAFFIC.

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.

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.

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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 LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES.

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 REFORMING WORK.

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.

SITE GRADING NOTES

- 1. PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILLATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN.

ROADWORK SPECIFICATIONS

- 15. ROADWORK TO BE COMPLETED IN ACCORDANCE WITH GEOTECHNICAL REPORT, PREPARED BY LRL ASSOCIATES, DATED NOVEMBER 2020.

SANITARY, FOUNDATION DRAIN, STORM SEWER AND WATERMAIN NOTES

GENERAL

- 1. LASER ALIGNMENT CONTROL TO BE UTILIZED ON ALL SEWER INSTALLATIONS.

SANITARY

- 11. 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).

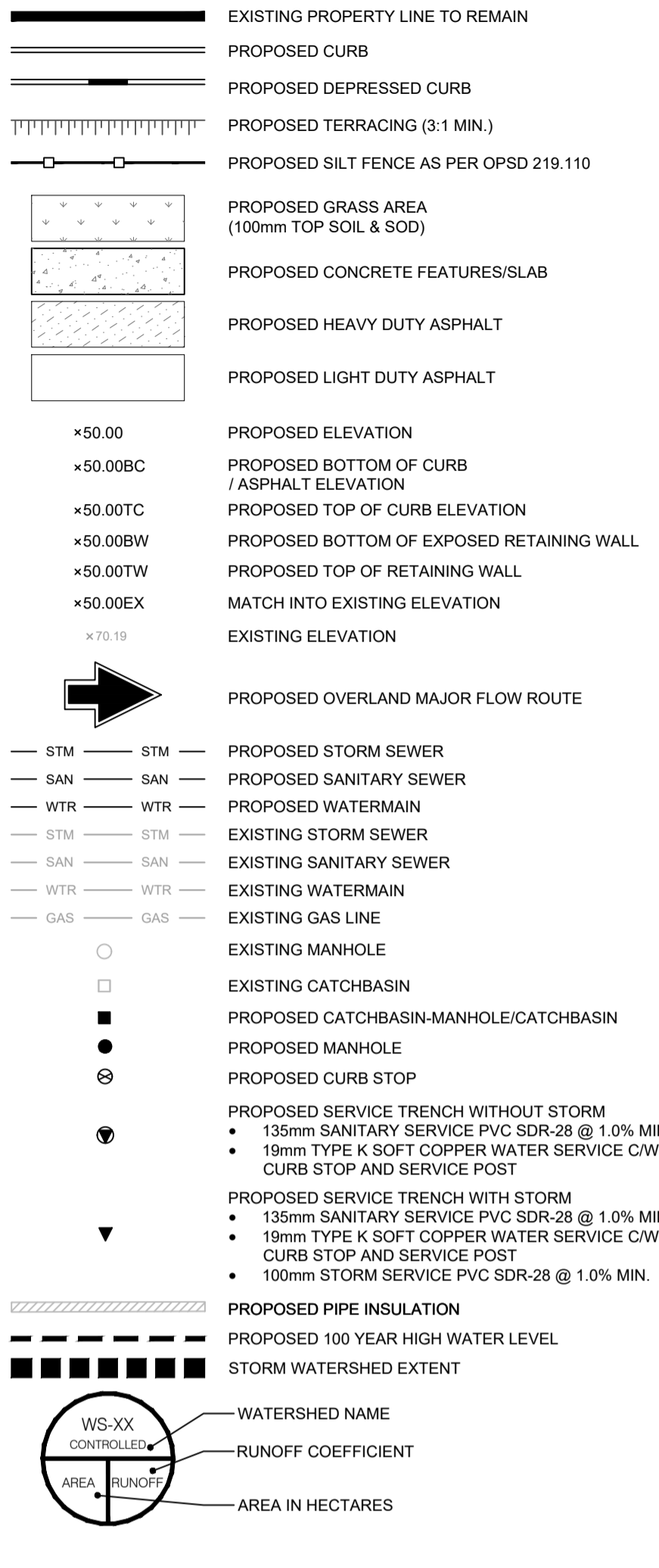
STORM

- 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.

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).

LEGEND:



PAVEMENT STRUCTURE

Table with 4 columns: COURSE, MATERIAL, AUTOMOBILE PARKING, TRUCK ROUTE (HEAVY TRAFFIC). Rows include SURFACE, BINDER, BASECOURSE, and SUBBASE with corresponding materials and thicknesses.

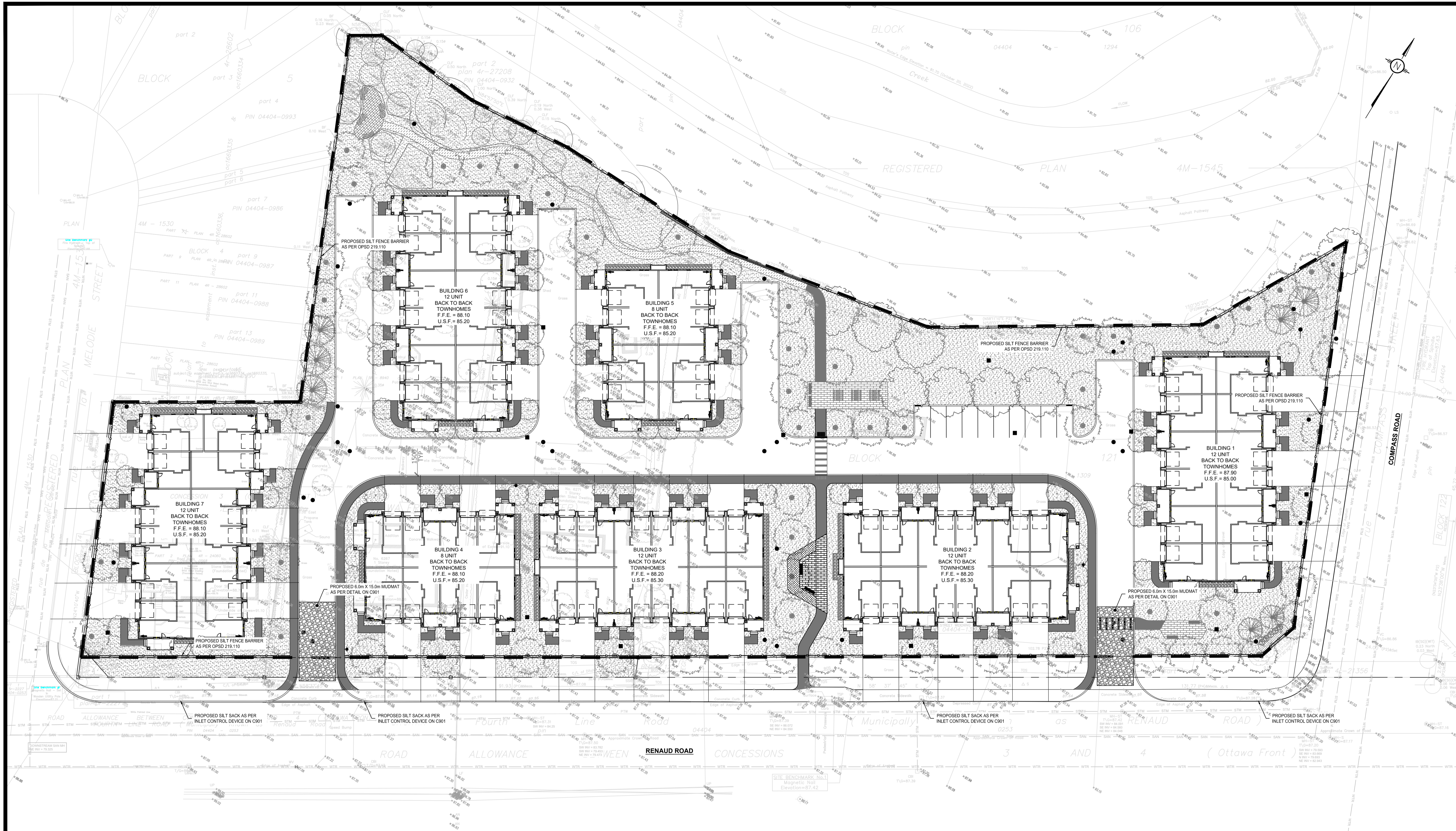
NOTE: IN PREPARATION FOR PAVEMENT CONSTRUCTION AT THIS SITE, ANY SURFICIAL OR NEAR SURFACE/SUBGRADE LEVEL TOPSOIL AND ANY SOFT, WET OR DELETERIOUS MATERIALS SHOULD BE REMOVED FROM THE PROPOSED PAVED AREAS. THE EXPOSED SUBGRADE SHOULD BE INSPECTED AND APPROVED BY GEOTECHNICAL PERSONNEL AND ANY SOFT AREAS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



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Table with columns: No., REVISIONS, BY, DATE. Row 01: ISSUED FOR APPROVAL, M.L., 26 JUNE 2025.

CLIENT: RICHCRAFT HOMES LTD. PROJECT: SITE DEVELOPMENT CORNER OF RENAUD RD & COMPASS ST ORLEANS, ON. DRAWING TITLE: GENERAL NOTES. PROJECT NO: 240347. DATE: JAN 2025. C001



USE AND INTERPRETATION OF DRAWINGS

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UNAUTHORIZED CHANGES

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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.

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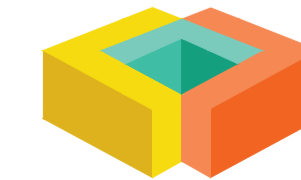
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5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT
RICHCRAFT HOMES LTD.

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: S.G.

PROJECT
**SITE DEVELOPMENT
CORNER OF RENAUD RD & COMPASS ST
ORLEANS, ON**

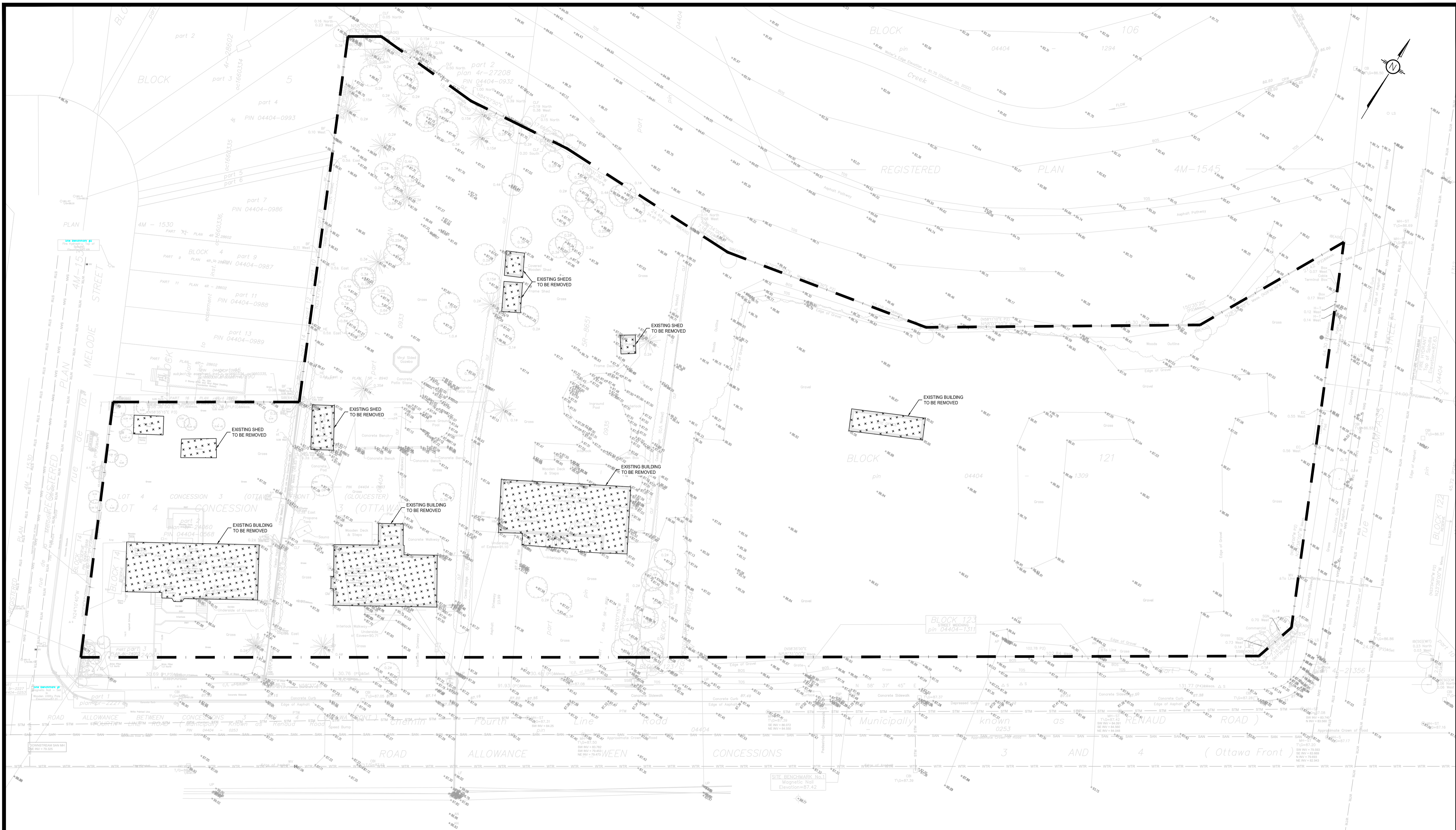
DRAWING TITLE
**EROSION AND SEDIMENT
CONTROL PLAN**

PROJECT NO.
240347

DATE
JAN 2025

C101

NO.	ISSUED FOR APPROVAL	BY	DATE
01	ISSUED FOR APPROVAL	M.L.	26 JUNE 2025



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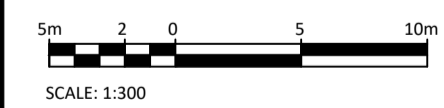
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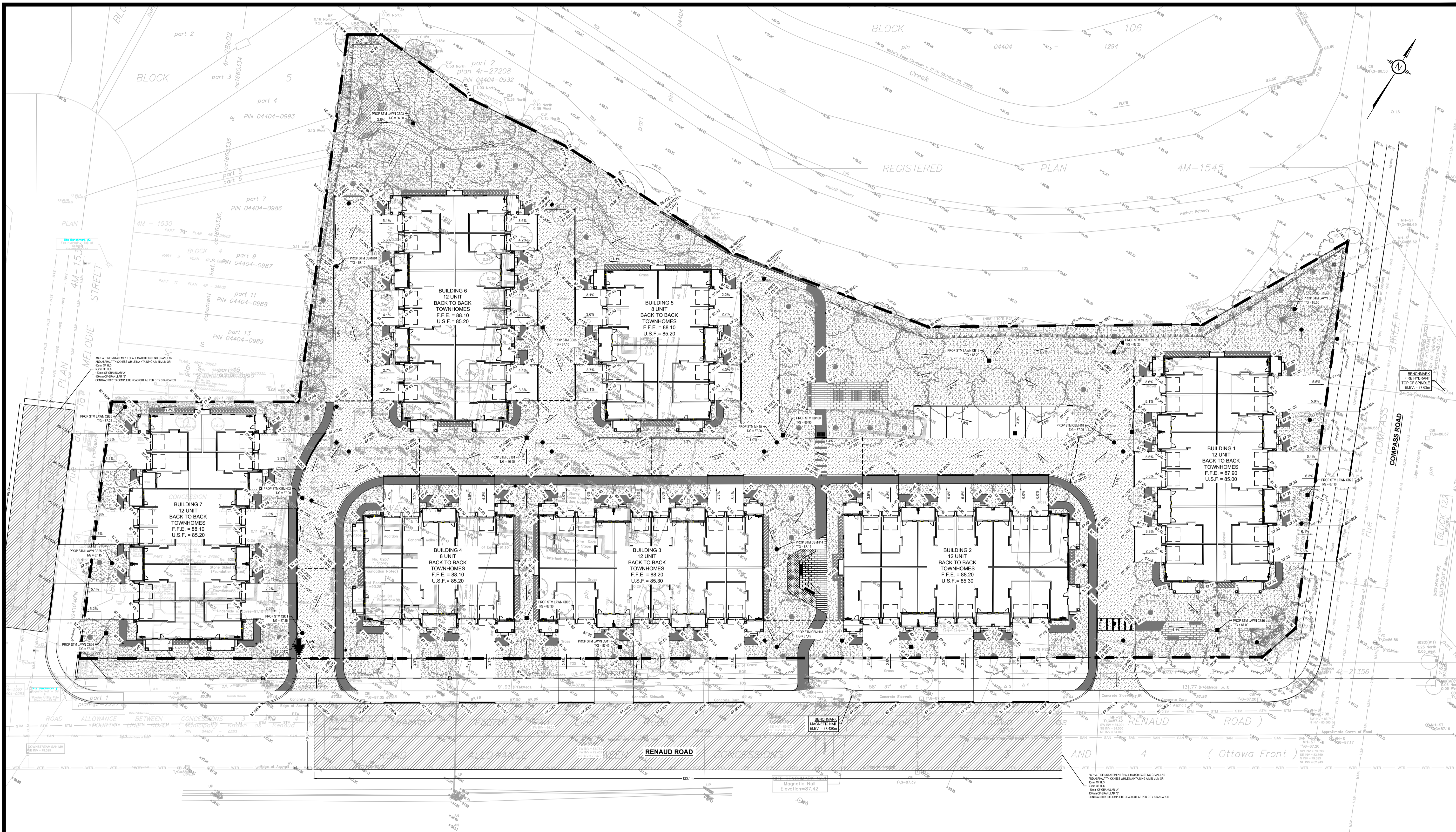


NOT AUTHENTIC UNLESS SIGNED AND DATED

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

01	ISSUED FOR APPROVAL	M.L.	26 JUNE 2025
No.	REVISIONS	BY	DATE

CLIENT		
RICHCRAFT HOMES LTD.		
DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	S.G.
PROJECT		
SITE DEVELOPMENT CORNER OF RENAUD RD & COMPASS ST ORLEANS, ON		
DRAWING TITLE		
DEMOLITION PLAN		
PROJECT NO.	240347	
DATE	JAN 2025	
C102		



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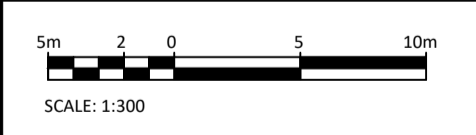
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LRL
ENGINEERING | INGENIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

01	ISSUED FOR APPROVAL	M.L.	26 JUNE 2025
No.	REVISIONS	BY	DATE

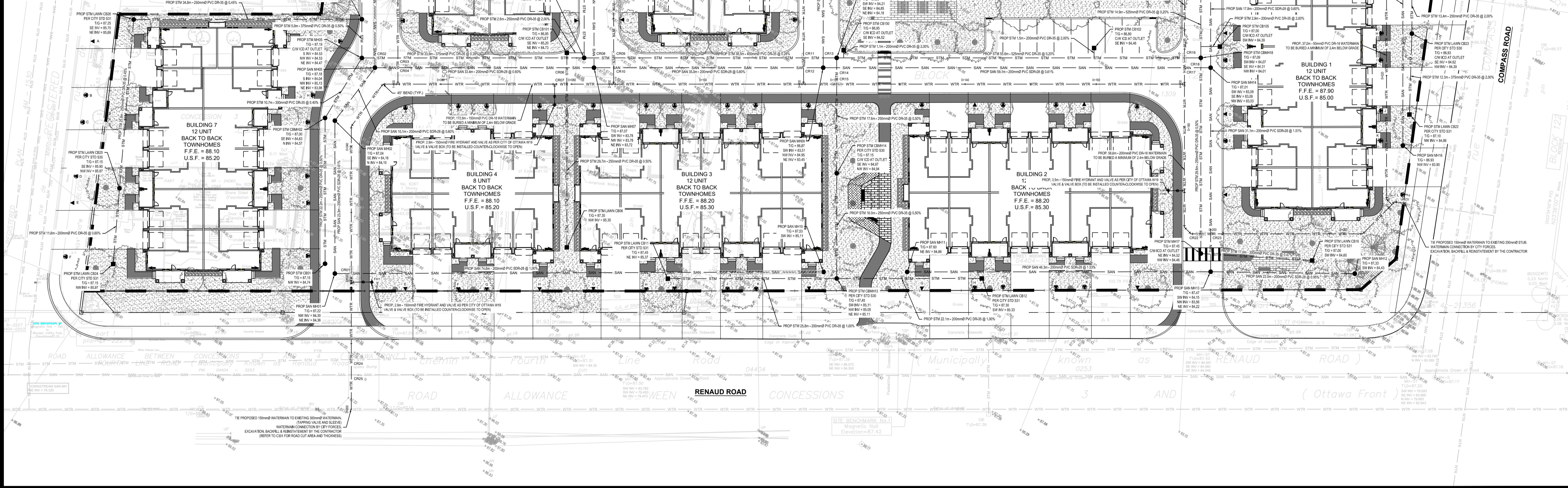
CLIENT		
RICHCRAFT HOMES LTD.		
DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	S.G.
PROJECT		
SITE DEVELOPMENT CORNER OF RENAUD RD & COMPASS ST ORLEANS, ON		
DRAWING TITLE		
GRADING AND DRAINAGE PLAN		
PROJECT NO.		
240347		
DATE		
JAN 2025		

C301

Crossing #	WM	Inv./obv.	STM	Inv./obv.	SAN	Inv./obv.	Depth Separation
CR-01	85.08	obv.	N/A		84.58	obv.	0.50
CR-02	N/A		84.84	obv.	85.14	inv.	0.30
CR-03	85.33	obv.	84.83	inv.	N/A		0.50
CR-04	85.28	inv.	N/A		85.16	obv.	1.12
CR-05	N/A		84.56	inv.	85.47	inv.	0.51
CR-06	N/A		85.11	inv.	84.00	obv.	1.11
CR-07	84.60	obv.	85.33	inv.	N/A		0.53
CR-08	N/A		84.31	inv.	84.00	obv.	0.31
CR-09	85.25	inv.	N/A		84.75	obv.	0.50
CR-10	84.67	inv.	N/A		83.90	obv.	0.77
CR-11	85.17	inv.	84.67	obv.	N/A		0.50
CR-12	84.69	inv.	N/A		83.73	obv.	0.96
CR-13	N/A		84.67	obv.	84.97	inv.	0.30
CR-14	N/A		84.85	obv.	83.64	obv.	1.21
CR-15	85.62	inv.	85.17	obv.	N/A		0.50
CR-16	85.11	inv.	84.81	obv.	N/A		0.50
CR-17	84.61	inv.	N/A		83.37	obv.	1.29
CR-18	N/A		84.37	obv.	83.30	obv.	1.07
CR-19	N/A		83.97	obv.	83.13	obv.	0.78
CR-20	N/A		84.19	inv.	83.80	obv.	1.39
CR-21	N/A		83.85	inv.	83.35	obv.	0.50
CR-22	85.20	obv.	84.70	obv.	N/A		0.50
CR-23	84.96	inv.	N/A		83.67	obv.	1.29
CR-24	84.78	inv.	83.86	obv.	N/A		0.92
CR-25	84.51	inv.	N/A		80.05	obv.	4.86

Structure number	KD - Vortex	Head (m)
MH05	14	2.63
CR100	5	2.19
CR101	8	2.22
CR102	6	2.21
CR103	8	2.43
CR104	5	2.34
CR105	6	2.61
MH17	5	2.64
CR19	9	2.50
CR23	5	2.54
CR21	5	2.90
Total		76

Description	Change	Finish Grade	Obvert of Watermain	Cover (m)
WM	04000	87.22	84.82	2.40
WM	04002	87.00	85.08	2.02
WM	04040	87.16	84.76	2.40
Edge/bend	04041	87.11	84.71	2.40
Edge/bend	04051	87.15	84.75	2.40
TEE	04053	87.16	84.76	2.40
WM	04060	87.26	84.86	2.40
WM	04077	87.05	84.65	2.40
WM	04080	87.01	84.61	2.40
TEE	04086	87.17	84.77	2.40
WM	04100	87.38	84.98	2.40
TEE	04125	87.30	84.90	2.40
WM	04130	87.12	84.72	1.95
WM	04140	87.19	84.79	2.40
WM	04160	87.05	84.65	2.40
TEE	04175	87.06	84.66	2.40
WM	04180	87.13	84.73	2.40
Edge/bend	04196	87.16	84.76	2.40
Edge/bend	04198	87.17	84.77	2.40
Edge/bend	04200	87.17	84.77	2.40
WM	04220	87.23	84.83	2.40
Edge/bend	04223	87.25	84.85	2.40
Edge/bend	04238	87.10	84.70	2.40
WM	04231	87.10	84.70	2.40
TEE	14000	87.16	84.76	2.40
WM	14001	87.28	84.88	2.40
WM	14040	87.23	84.83	2.40
WM	14046	87.16	84.76	2.40
TEE	24000	87.17	84.77	2.40
WM	24020	87.16	84.76	2.40
WM	24044	87.50	85.10	2.40
TEE	34000	87.16	84.76	2.40
WM	34000	87.16	84.76	2.40
TEE	34031	87.27	84.87	2.40
TEE	44000	87.16	84.76	2.40
TEE	44017	87.21	84.81	2.40
TEE	54000	87.10	84.70	2.40
WM	54000	87.19	84.79	2.40
WM	54037	87.19	84.79	2.40



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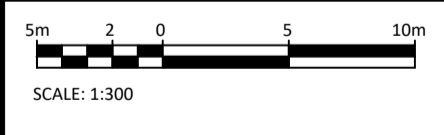
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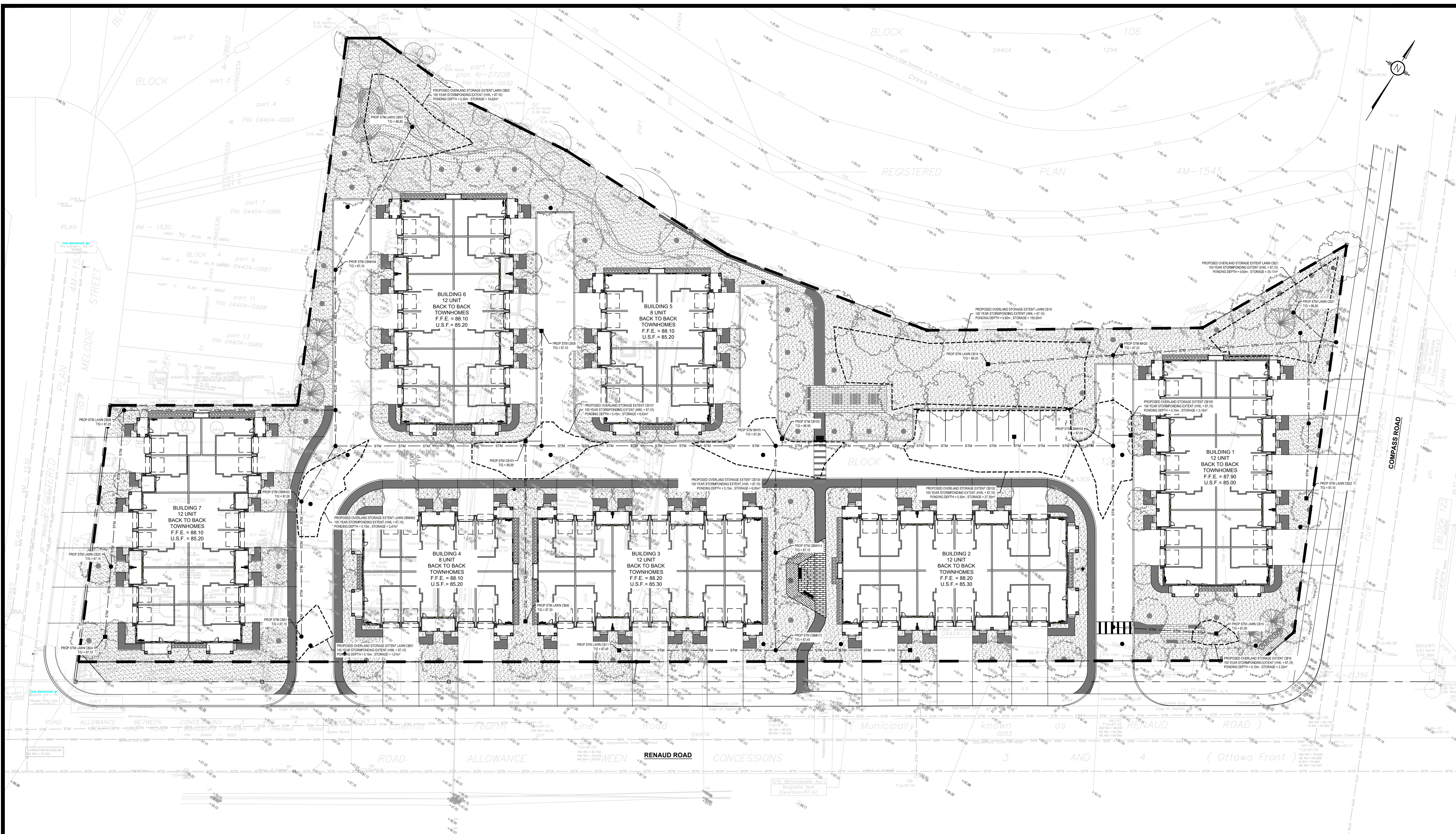
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DESIGNED BY:	DRAWN BY:	APPROVED BY:
M.L.	M.L.	S.G.
PROJECT		
SITE DEVELOPMENT CORNER OF RENAUD RD & COMPASS ST ORLEANS, ON		
DRAWING TITLE		
SERVICING PLAN		
PROJECT NO.		
240347		
DATE		
JAN 2025		
C401		
No. REVISIONS BY DATE		
01	ISSUED FOR APPROVAL	M.L. 26 JUNE 2025



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NO.	ISSUED FOR APPROVAL	M.L.	26 JUNE 2025
	REVISIONS	BY	DATE

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RICHCRAFT HOMES LTD.

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: S.G.

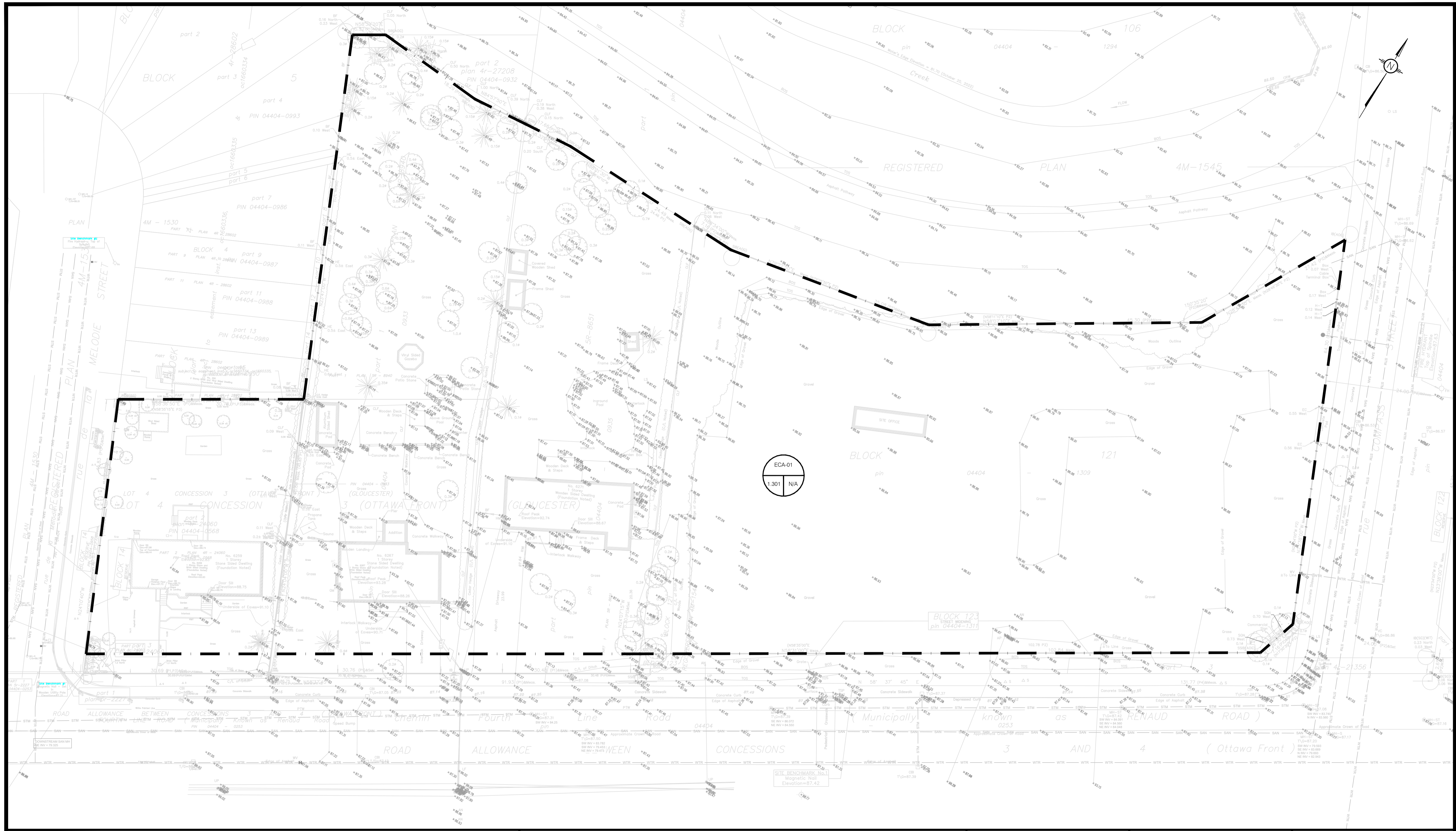
PROJECT
**SITE DEVELOPMENT
CORNER OF RENAUD RD & COMPASS ST
ORLEANS, ON**

DRAWING TITLE
STORMWATER MANAGEMENT PLAN

PROJECT NO.
240347

DATE
JAN 2025

C601



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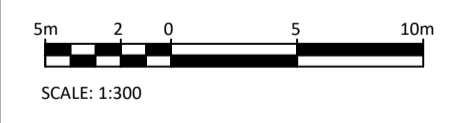
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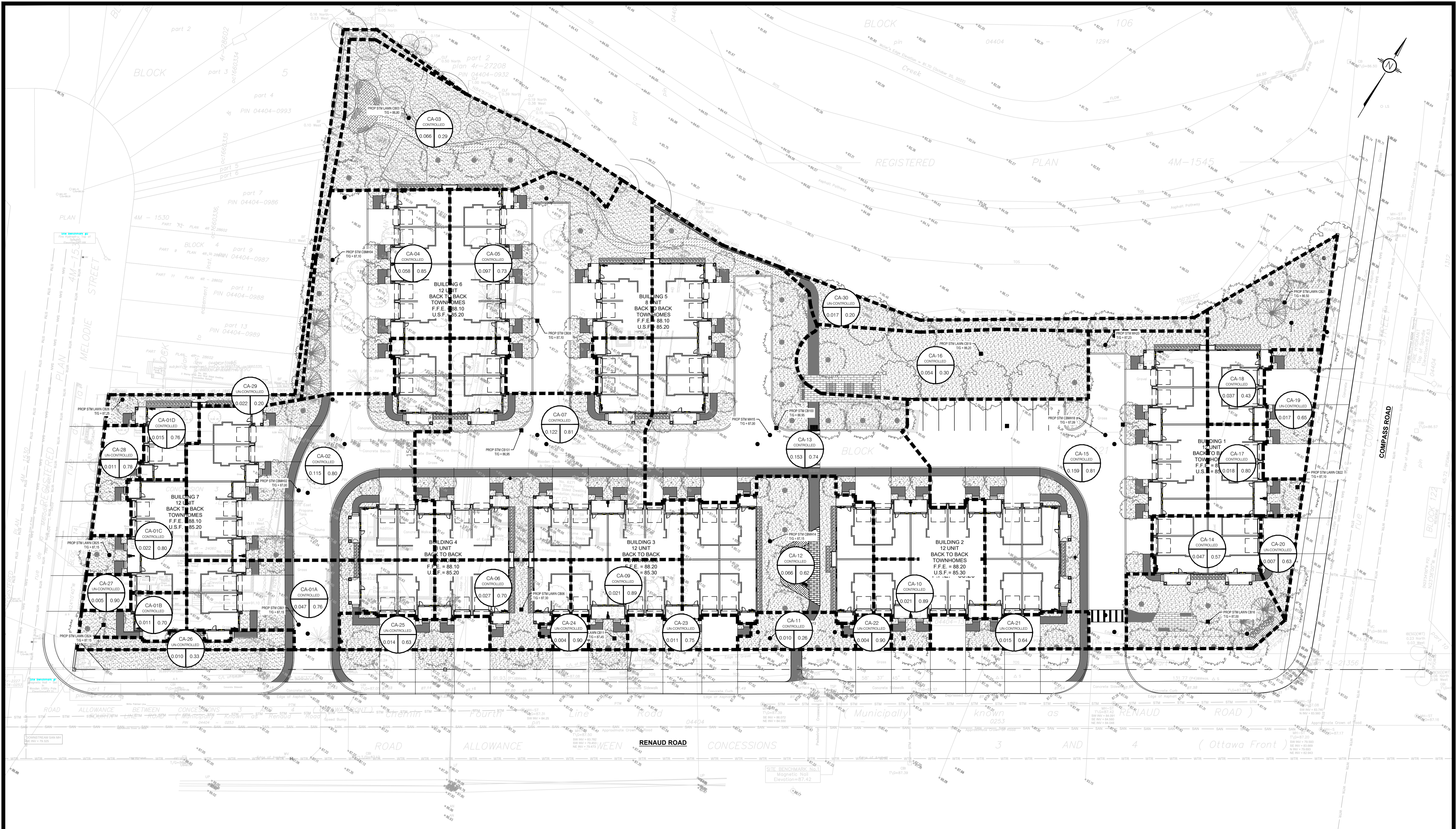
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CLIENT			
RICHCRAFT HOMES LTD.			
DESIGNED BY:	DRAWN BY:	APPROVED BY:	
M.L.	M.L.	S.G.	
PROJECT			
SITE DEVELOPMENT CORNER OF RENAUD RD & COMPASS ST ORLEANS, ON			
DRAWING TITLE			
PRE-DEVELOPMENT WATERSHED PLAN			
PROJECT NO.			
240347			
DATE			
JAN 2025			
REVISIONS			
01	ISSUED FOR APPROVAL	M.L.	26 JUNE 2025
No.	REVISIONS	BY	DATE

C701



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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 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.

Scale: 1:300

0 2 4 6 8 10m

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

LICENSED PROFESSIONAL ENGINEER
 V. JOHNSON
 100510576
 06-26-2025
 PROVINCE OF ONTARIO

NOT AUTHENTIC UNLESS SIGNED AND DATED

01	ISSUED FOR APPROVAL	M.L.	26 JUNE 2025
No.	REVISIONS	BY	DATE

CLIENT: RICHCRAFT HOMES LTD.

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: S.G.

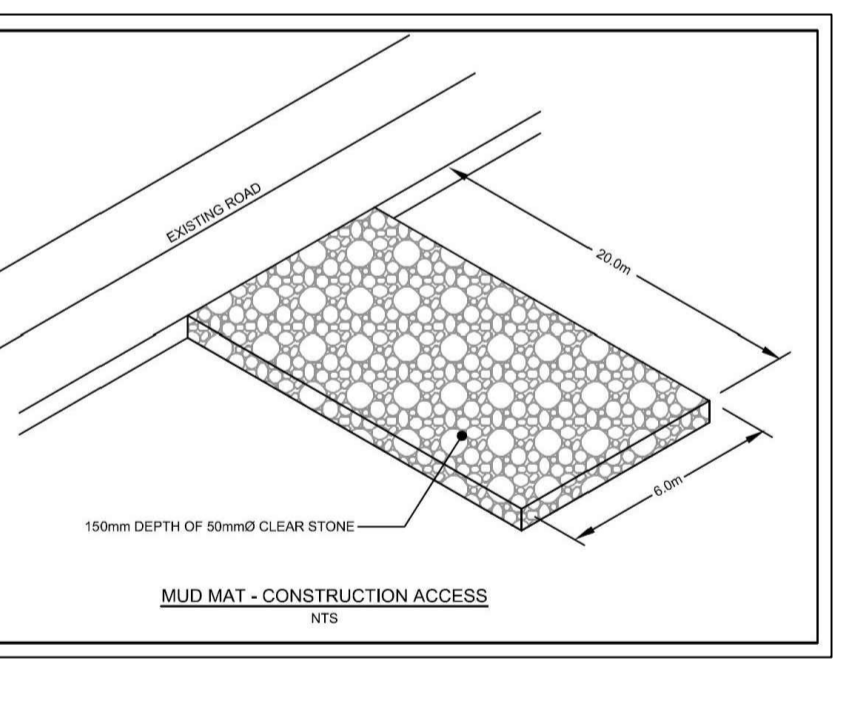
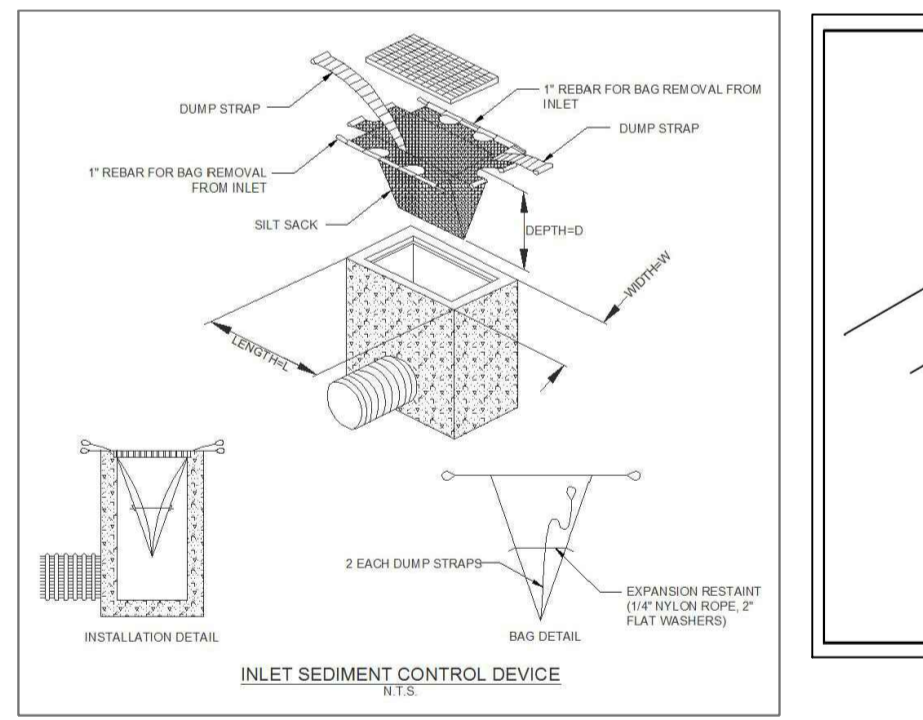
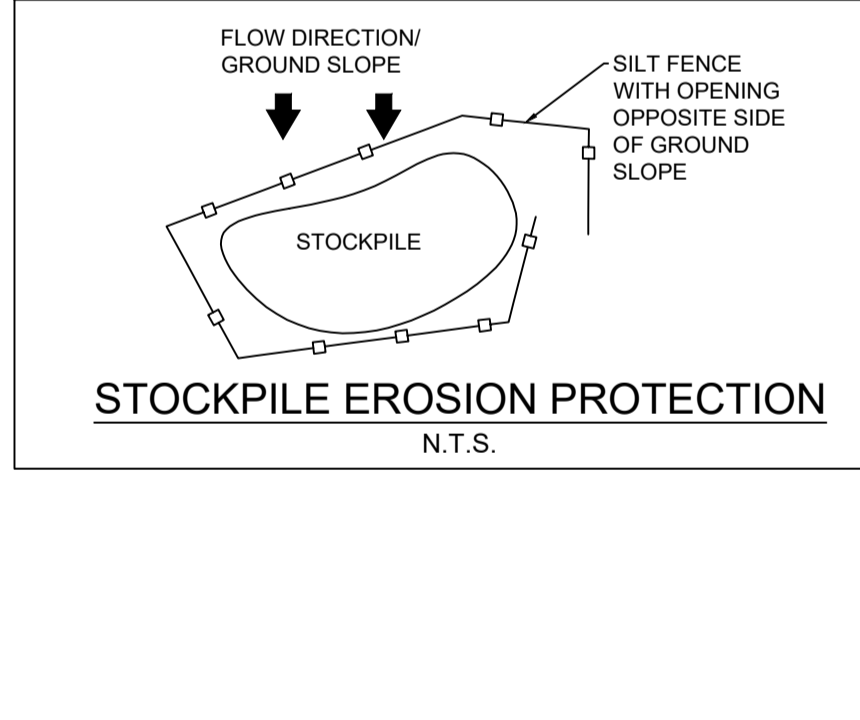
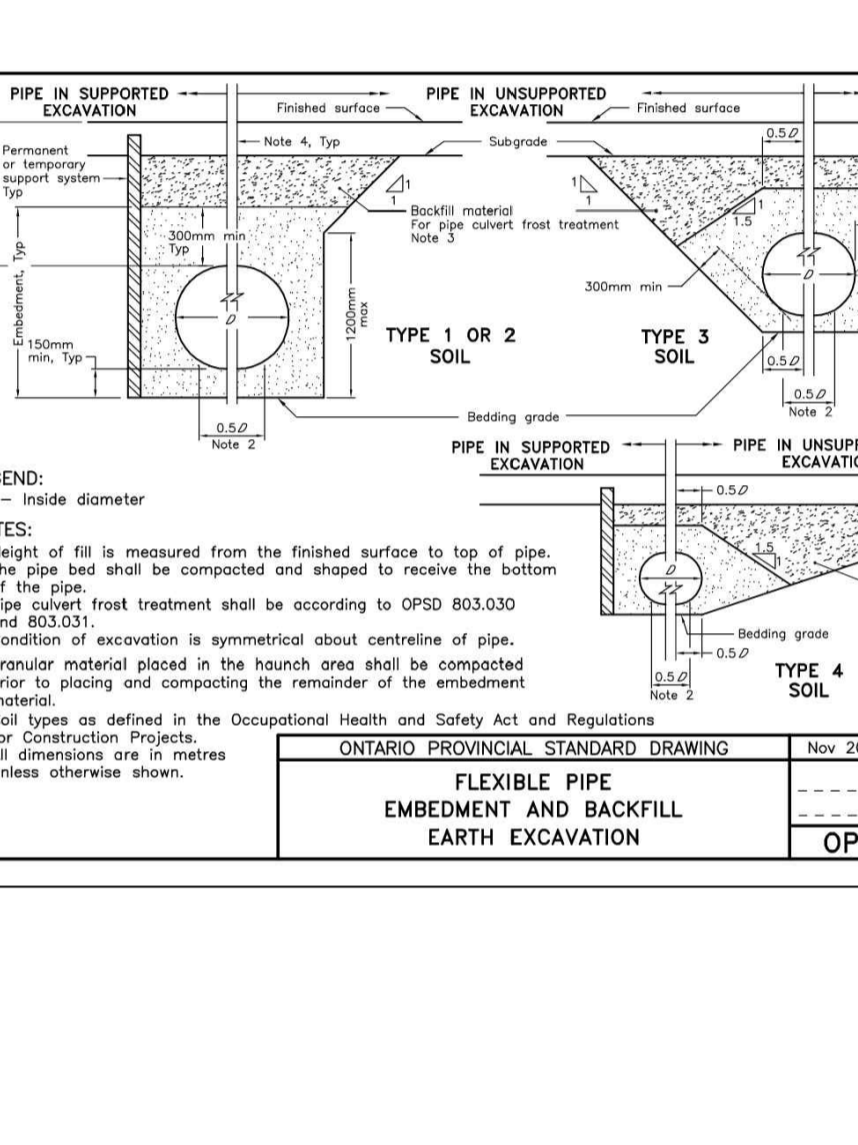
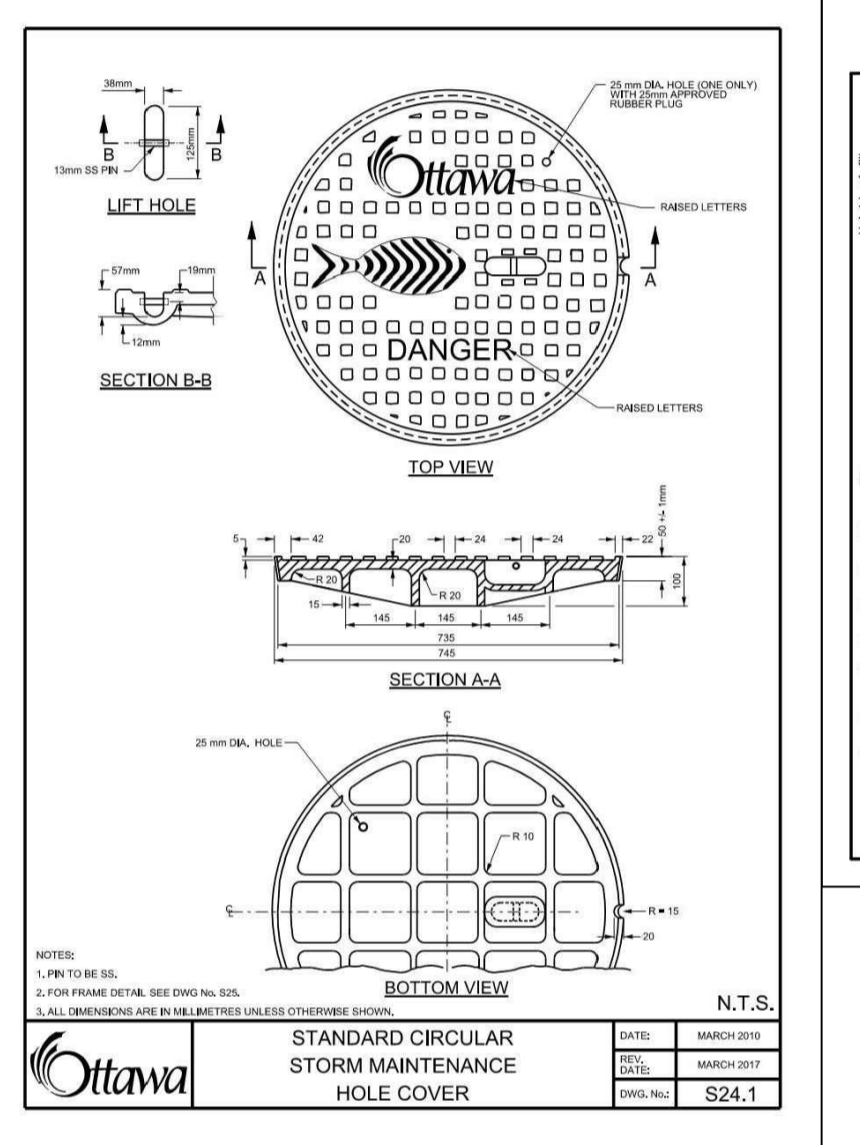
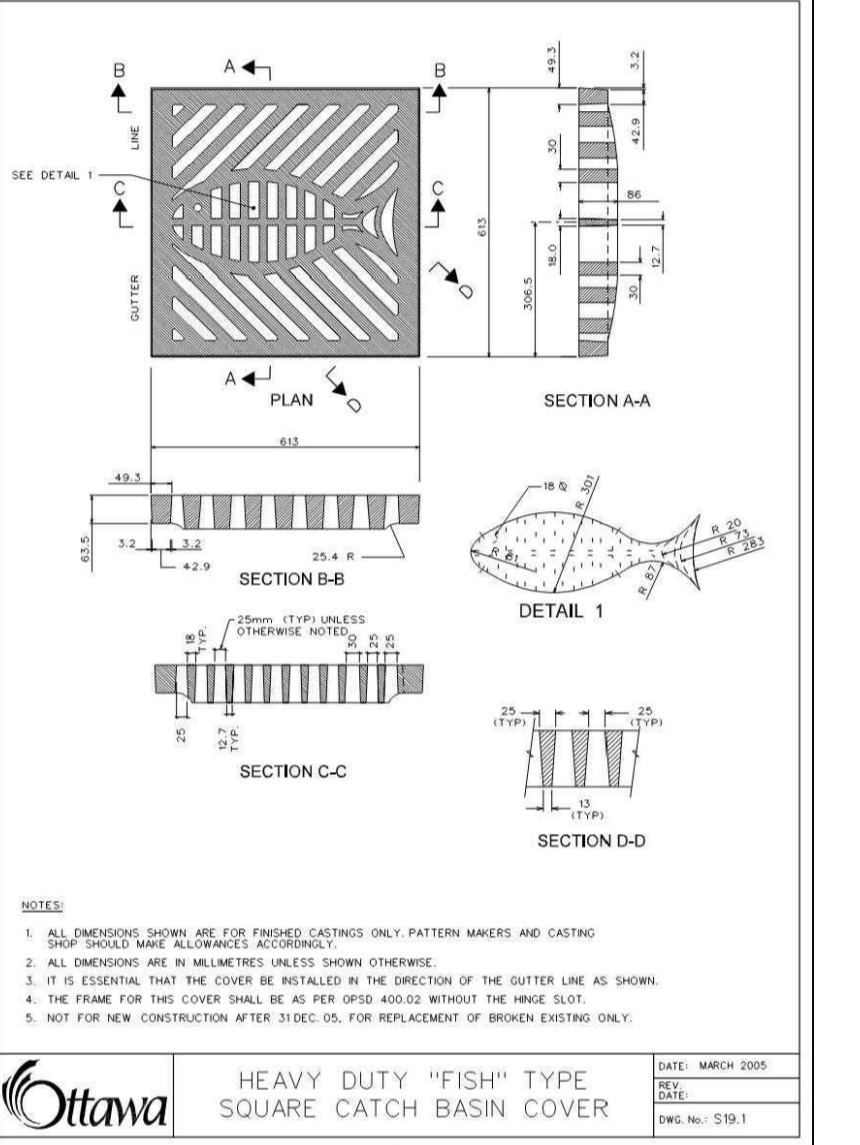
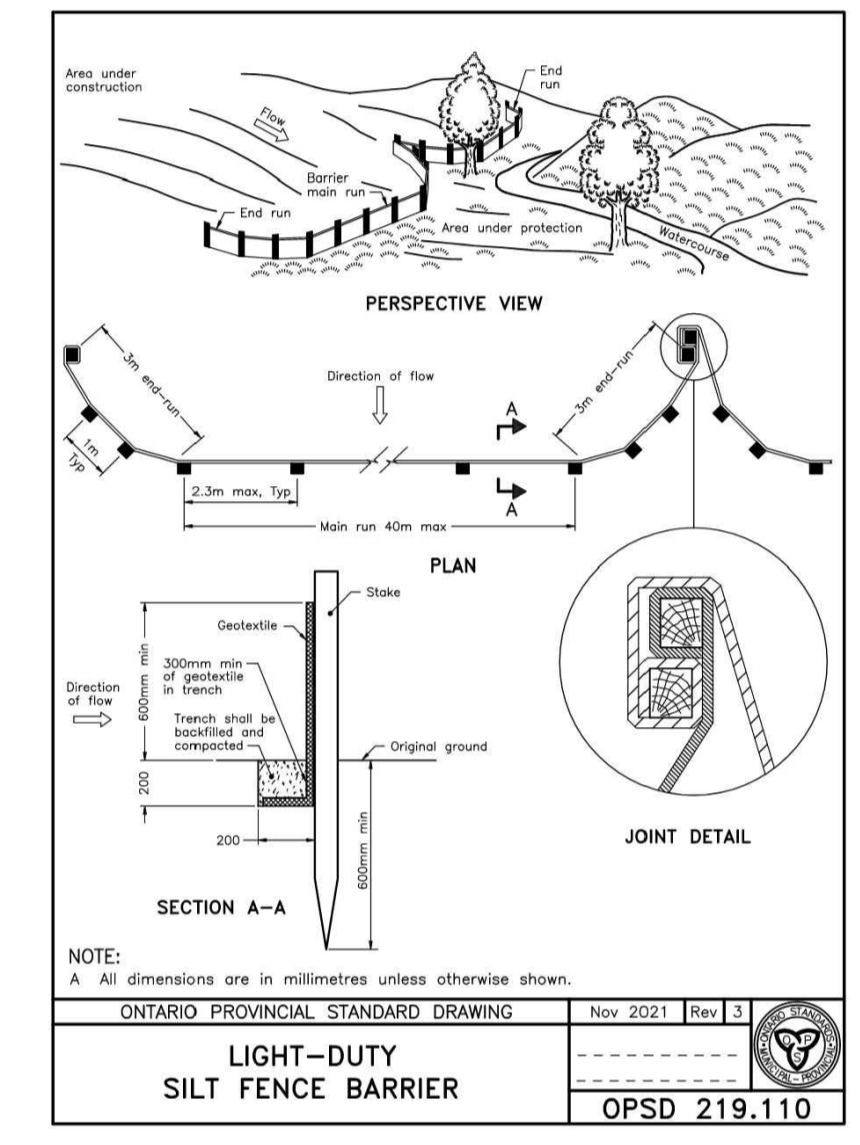
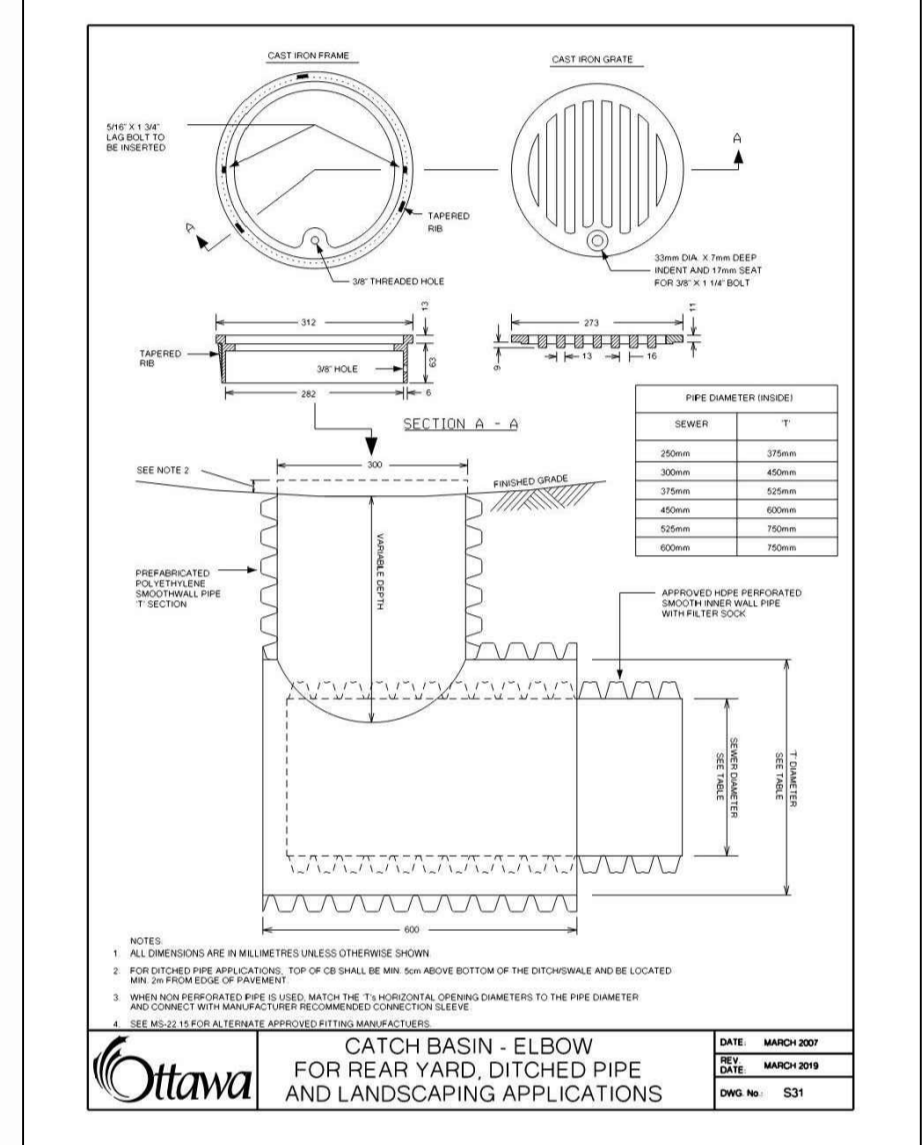
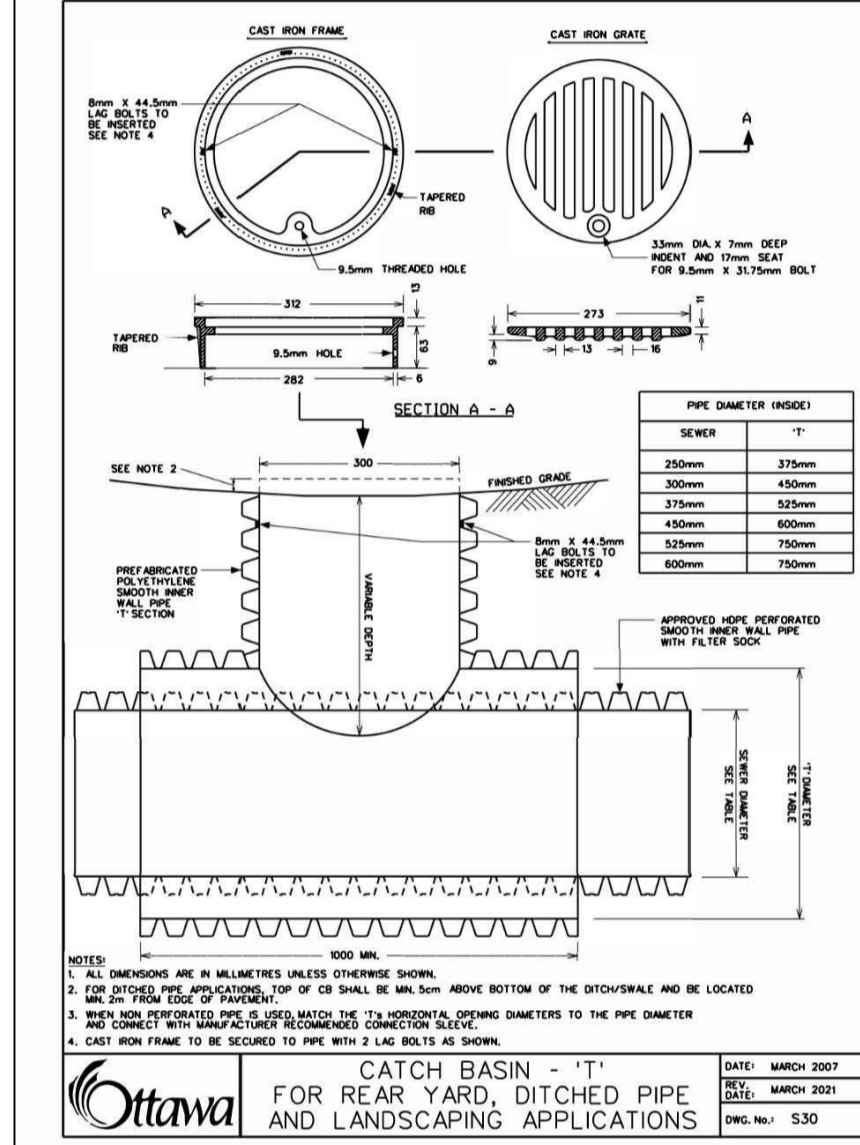
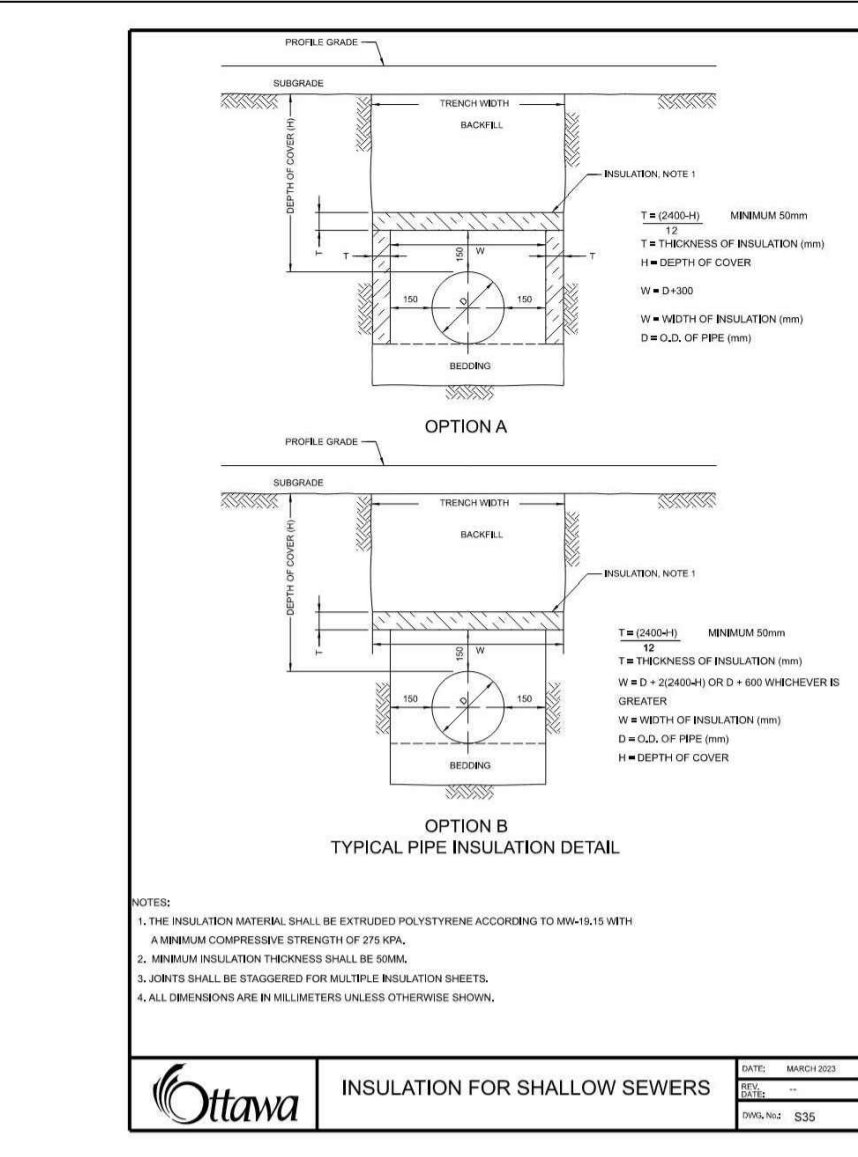
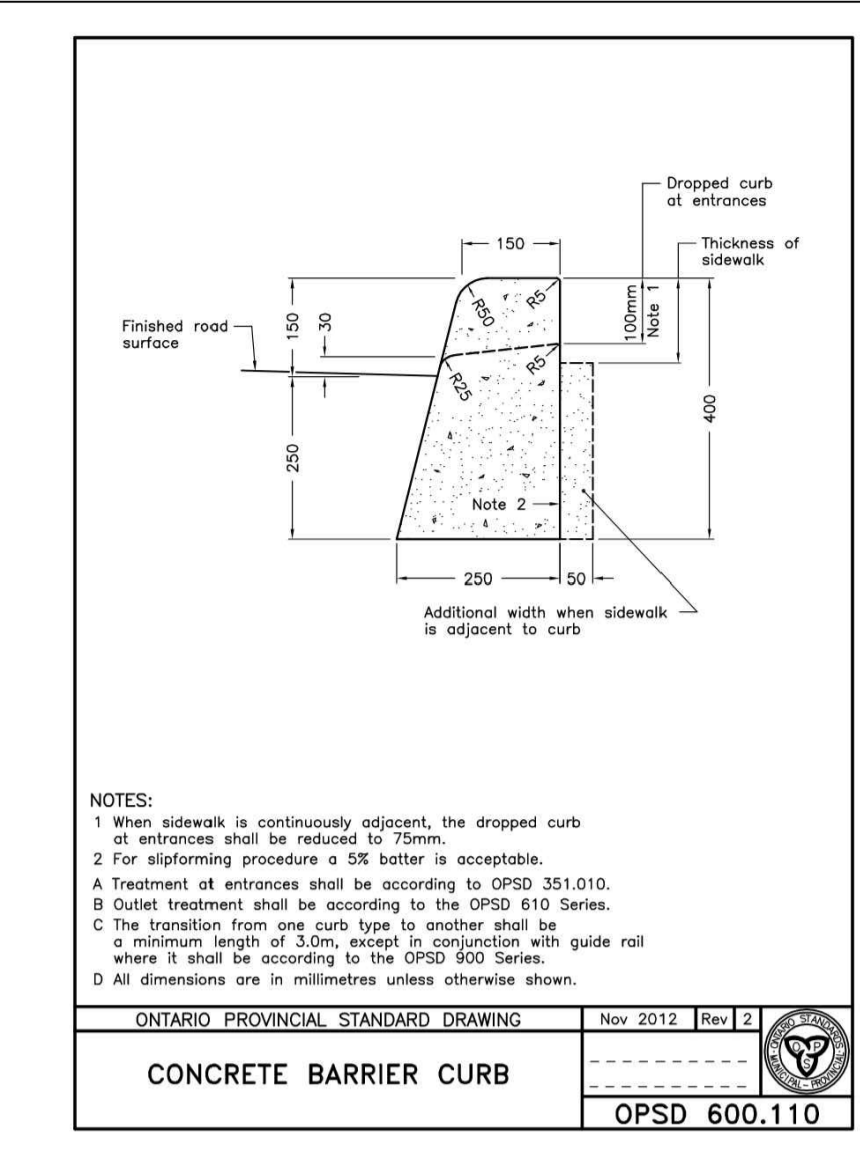
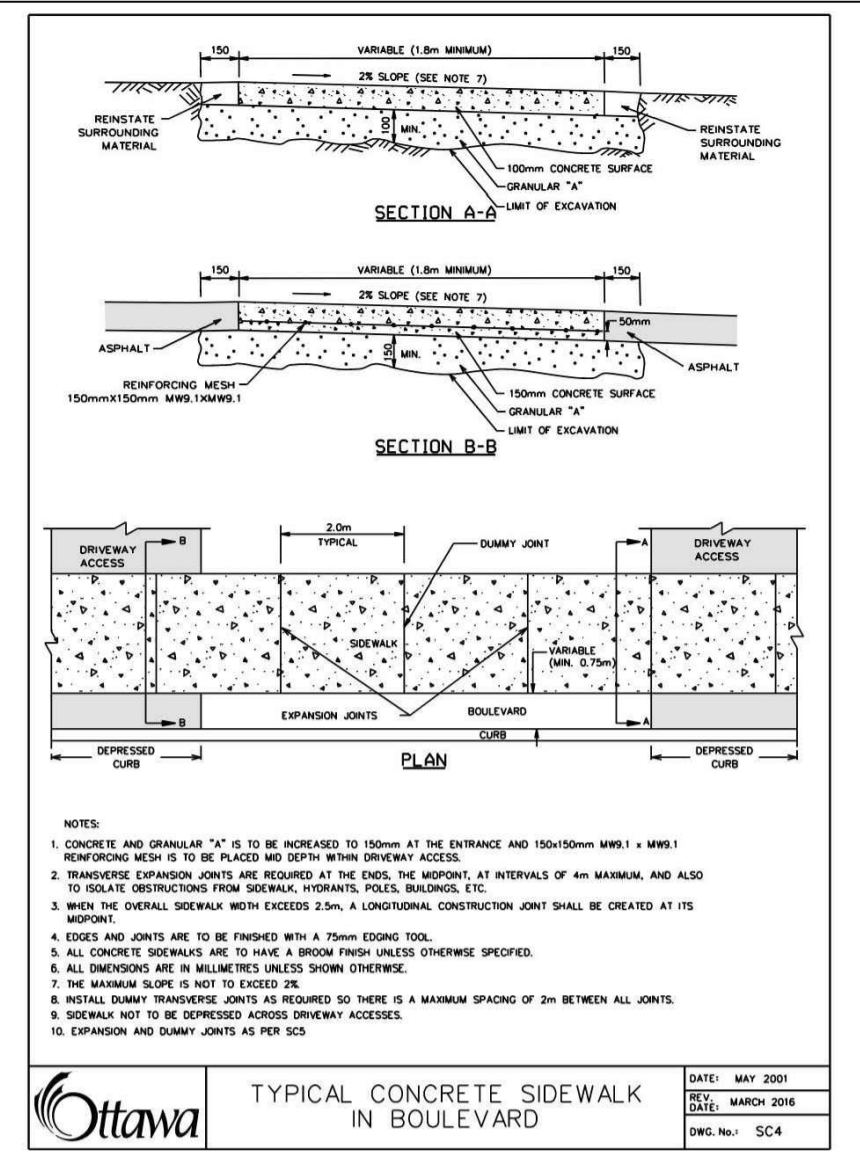
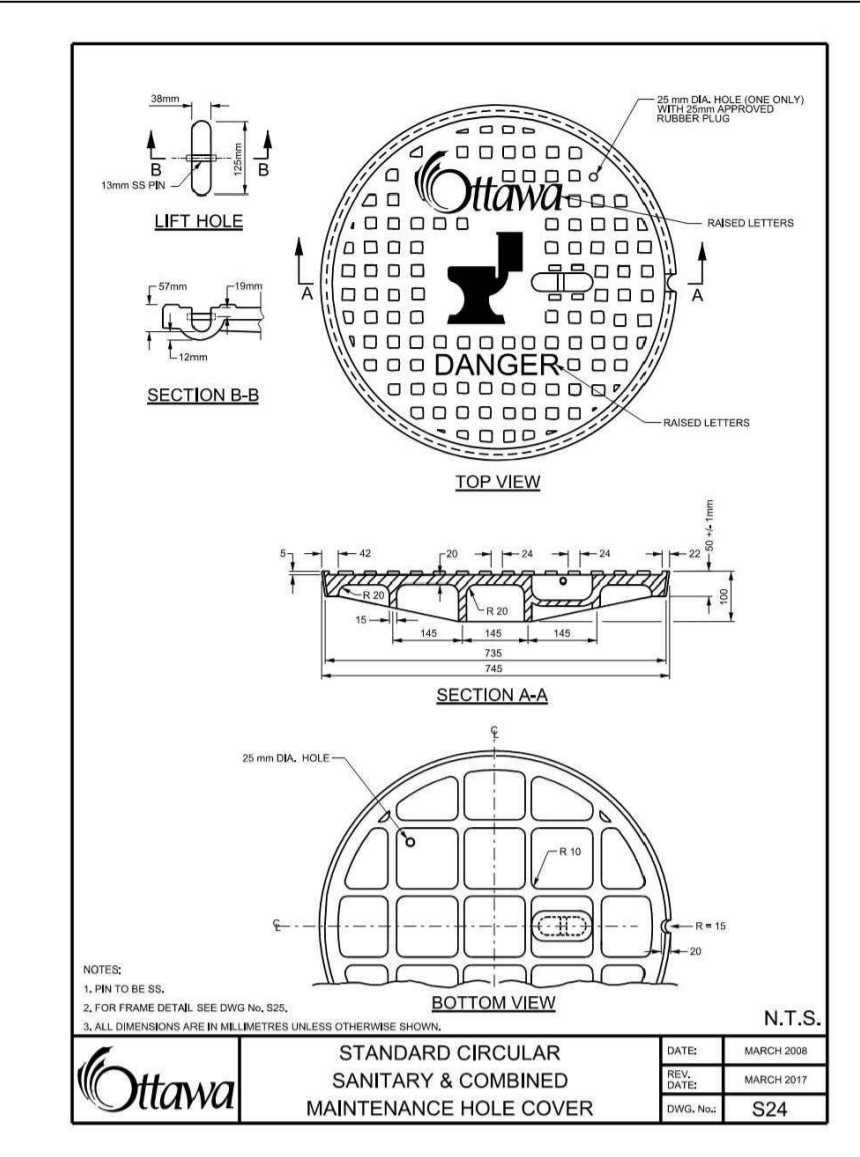
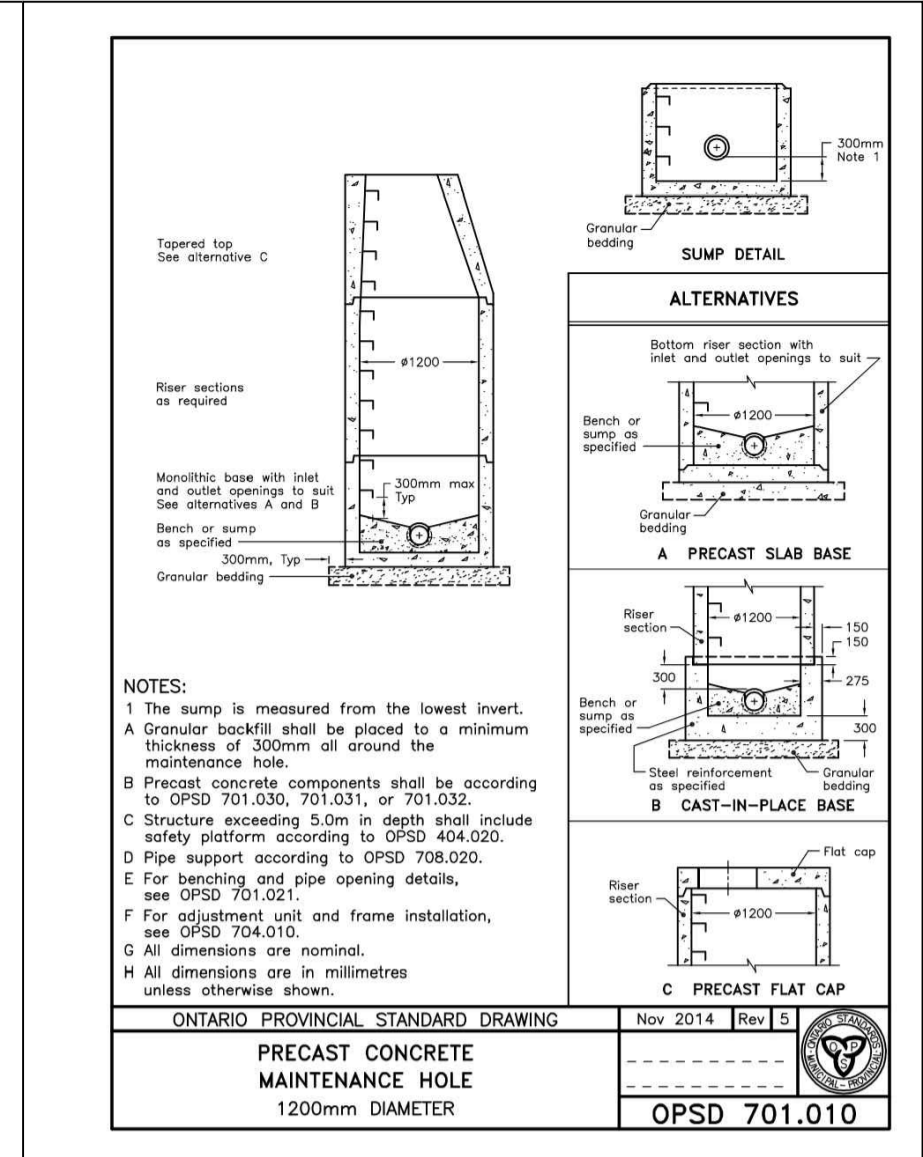
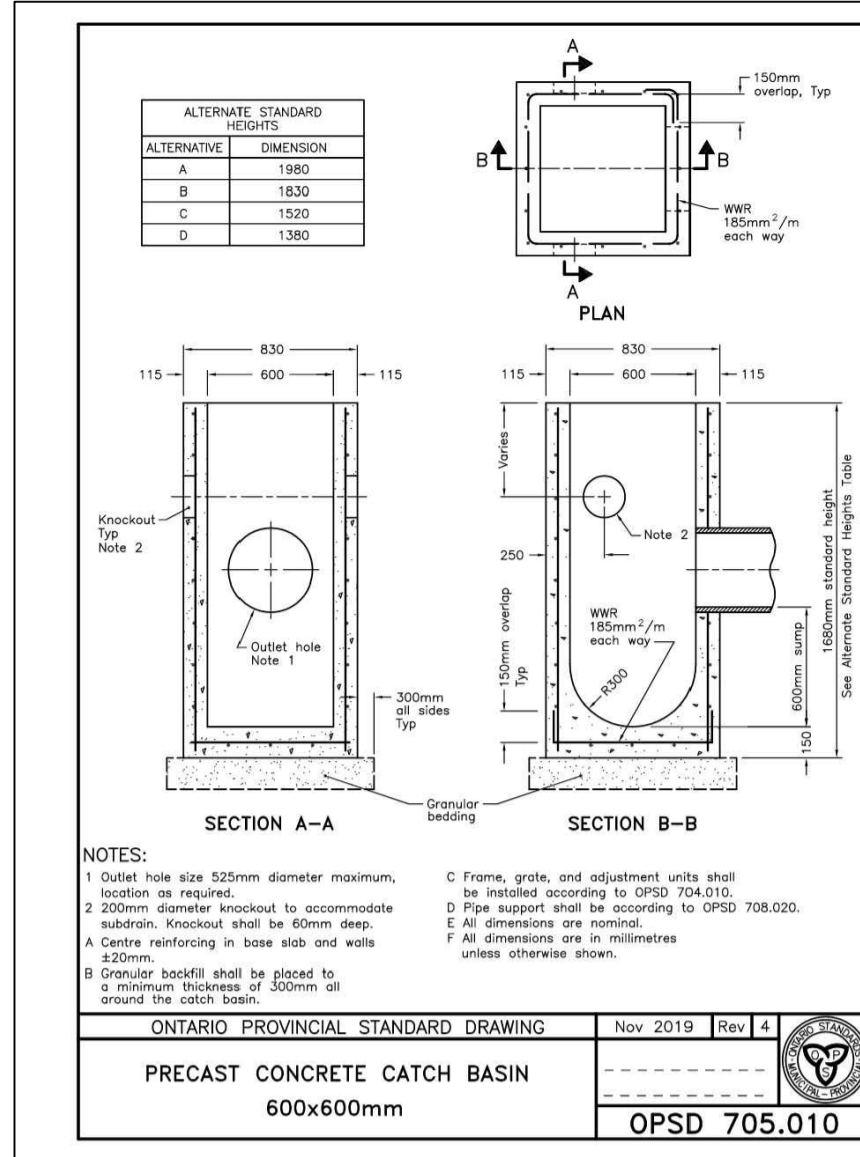
PROJECT: SITE DEVELOPMENT CORNER OF RENAUD RD & COMPASS ST ORLEANS, ON

DRAWING TITLE: POST-DEVELOPMENT WATERSHED PLAN

PROJECT NO. 240347

DATE: JAN 2025

C702



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 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 THEREOF 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 MUST 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.

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DESIGNED BY:	M.L.	DRAWN BY:	M.L.	APPROVED BY:	S.G.
PROJECT:	SITE DEVELOPMENT CORNER OF RENAUD RD & COMPASS ST ORLEANS, ON				
DRAWING TITLE:	CONSTRUCTION DETAIL PLAN				
PROJECT NO:	240347	DATE:	JAN 2025		
NO.	01	ISSUED FOR APPROVAL	M.L.	26 JUNE 2025	
		REVISIONS	BY	DATE	

CLIENT: RICHCRAFT HOMES LTD.

PROJECT: SITE DEVELOPMENT
CORNER OF RENAUD RD & COMPASS ST
ORLEANS, ON

DRAWING TITLE: CONSTRUCTION DETAIL PLAN

PROJECT NO: 240347

DATE: JAN 2025

C901