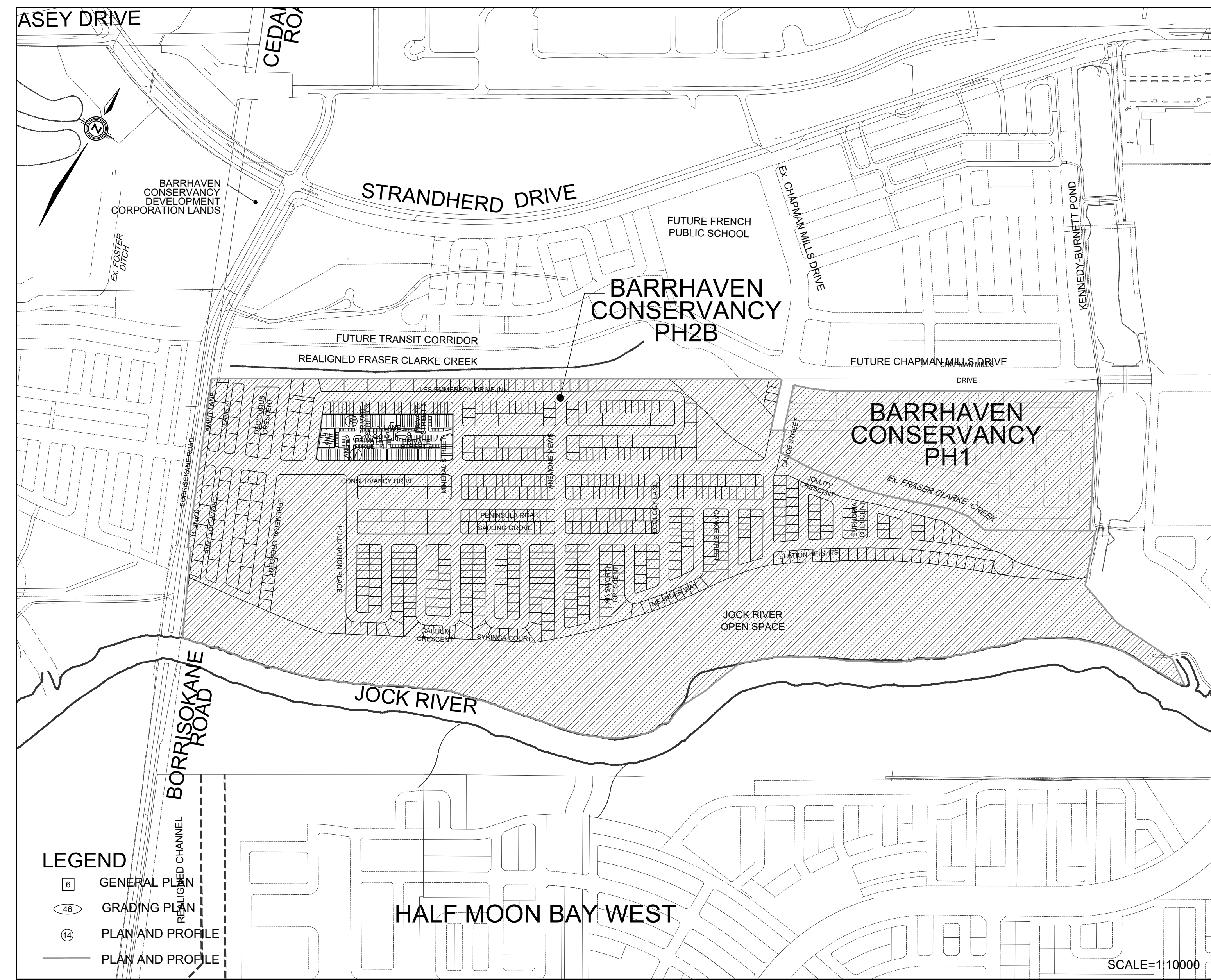


BCDC EAST STACKED CONDO SITE PLAN

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
0	TITLE PAGE	
1	GENERAL NOTES	
2	DETAILS AND TABLE	
3	DETAILS	
4	TWSI DETAILS	
5	GENERAL PLAN	
6	LANE 1	STA. 0+0.000 TO STA. 0+233.684
7	LANE 2	STA. 0+0.000 TO STA. 0+068.263
8	SAN SEWER BLOCK	STA. 0+0.000 TO STA. 0+35.930
9	GRADING PLAN	
10	CROSS SECTIONS	
11	SANITARY DRAINAGE PLAN	
12	STORM DRAINAGE PLAN	
13	STATIC PONDING & 100 YEAR + 20% PONDING PLAN	
14	EROSION AND SEDIMENT CONTROL PLAN STAGE 1	
15	EROSION AND SEDIMENT CONTROL PLAN STAGE 2	



DSEL
 120 Iber Road, Unit 103
 Stittsville, ON K2S 1E9
 Tel. (613) 836-0856
 Fax. (613) 836-7183
 www.DSEL.ca

PROJECT No. 24-1398

CITY OF OTTAWA

BARRHAVEN
 CONSERVANCY
 DEVELOPMENT
 CORPORATION

GENERAL NOTES:

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISIONS OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OTTAWA, THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), AS AMENDED BY THE CITY OF OTTAWA.
- THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTORS EXPENSE.
- RELOCATION OF EXISTING SERVICES AND/OR UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER AT THE EXPENSE OF THE DEVELOPER.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR AS DEFINED IN THE ACT.
- ALL CONSTRUCTION SIGNING MUST CONFORM TO THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST AMENDMENT).
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL BY THE DIRECTOR OF ENGINEERING HAS BEEN OBTAINED.
- ALL SEWERS CONSTRUCTED WITH GRADES 0.50% OR LESS, SHALL BE INSTALLED WITH LASER AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH, AS SPECIFIED BY OPSD, IS EXCEEDED.
- ALL PIPE / CULVERT / SECTION SIZES REFER TO INSIDE DIMENSIONS.
- SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
- STREET LIGHTING TO CITY OF OTTAWA STANDARDS.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
- CONTRACTOR SHALL PERFORM LEAKAGE TESTING, IN THE PRESENCE OF THE CONSULTANT, FOR SANITARY SEWERS IN ACCORDANCE WITH OPSD 410 AND OPSD 407. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF ALL STORM AND SANITARY SEWERS. A COPY OF THE VIDEO AND INSPECTION REPORT SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW.
- THE CLAY SEALS TO BE INSTALLED AS PER CITY STANDARD DRAWING NO. S8. THE SEALS SHOULD BE AT LEAST 1.5m LONG (IN THE TRENCH DIRECTION) AND SHOULD EXTEND FROM TRENCH WALL TO TRENCH WALL. GENERALLY, THE SEALS SHOULD EXTEND FROM THE FROST LINE AND FULLY PENETRATE THE BEDDING, SUBBEDDING AND COVER MATERIAL. THE BARRIERS SHOULD CONSIST OF RELATIVELY DRY AND COMPACTABLE BROWN SILTY CLAY PLACED IN MAXIMUM 225mm THICK LOOSE LAYERS COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMD. THE CLAY SEALS SHOULD BE PLACED AT THE SITE BOUNDARIES AND AT STRATEGIC LOCATIONS AT NO MORE THAN 60m INTERVALS IN THE SERVICE TRENCHES.
- AS PER GEOTECHNICAL CONSULTANT'S RECOMMENDATIONS, THE CLAY SEAL IS ONLY REQUIRED WITHIN THE GRANULAR MATERIAL SURROUNDING THE PIPE. THE EXCAVATED SILTY CLAY WILL BE REUSED AS TRENCH BACKFILL WHICH WILL ACT AS A CLAY SEAL.
- AS PER GEOTECHNICAL CONSULTANT'S RECOMMENDATIONS, AT LEAST 150mm OF OPSD GRANULAR A SHOULD BE USED FOR PIPE BEDDING FOR SEWER AND WATER PIPES. WHERE THE INVERT OF THE EXCAVATION IS BELOW THE STIFF CRUST AND INTO THE GREY SILTY CLAY, THE THICKNESS OF THE BEDDING SHOULD BE INCREASED TO 300mm. THE BEDDING SHOULD EXTEND TO THE SPRING LINE OF THE PIPE. COVER MATERIAL, FROM THE SPRING LINE TO AT LEAST 300mm ABOVE THE OVERT OF THE PIPE SHOULD CONSIST OF OPSD GRANULAR A. THE BEDDING AND COVER MATERIALS SHOULD BE PLACED IN MAXIMUM 300mm THICK LIFTS COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S SPMD.
- FOR HOUSE CONNECTIONS INSTALLED UNDER STEPS AND PORCHES, SLEEVE SHALL BE USED.

STORM NOTES:

- ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.2 (LATEST AMENDMENT). ALL NON-REINFORCED CONCRETE STORM SEWER PIPE SHALL BE IN ACCORDANCE WITH CSA A257.1 (LATEST AMENDMENT). PIPE SHALL BE JOINTED WITH STD. RUBBER GASKETS AS PER CSA A257.3 (LATEST AMENDMENT).
- ALL STORM SEWER TRENCH AND BEDDING SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S6 AND S7 CLASS 'B' UNLESS OTHERWISE SPECIFIED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL PVC STORM SEWERS ARE TO BE SDR 35 APPROVED PER C.S.A. B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE SPECIFIED.
- ALL STORM LATERALS SHALL BE PVC SDR 28, WHITE IN COLOR AND MARKED WITH A 50mm x 100mm WOODEN MARKER EXTENDING FROM THE INVERT TO 1.0m ABOVE GRADE PAINTED GREEN. HOUSE CONNECTIONS SHALL BE 2.0 m MIN. BELOW FINISHED GRADE AT STREET LINE WHERE POSSIBLE. SINGLE CONNECTIONS SHALL BE 100mm DIA.
- STORM MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24.1 AND S25.
- SAFETY PLATFORMS SHALL BE IN ACCORDANCE WITH OPSD 404.02.
- DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.
- STORM SEWER MANHOLES SERVING LOCAL SEWERS LESS THAN 900mm SHALL BE CONSTRUCTED WITH A 300mm SUMP. FOR STORM SEWERS 900mm AND OVER USE BENCHING IN ACCORDANCE WITH OPSD 701.021.
- SINGLE AND DOUBLE CATCHBASINS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. S1, AND OPSD 705.020, RESPECTIVELY. FRAMES AND GRATE SHALL BE AS PER CITY OF OTTAWA STD. S19.1 FOR REAR LOT CATCHBASINS AND STREET CATCHBASINS.
- CURB INLET TYPE CATCH BASIN (CICB) SHALL BE USED IN SPECIFIC LOCATIONS IN ACCORDANCE WITH CITY OF OTTAWA STD. S53. FRAME AND GRATE SHALL BE AS PER CITY OF OTTAWA STD. S22 AND S23, UNLESS OTHERWISE NOTED.
- SINGLE AND DOUBLE CATCHBASIN LEADS SHALL BE 200mm DIA (MIN.), AT 1.0% SLOPE (MIN.), UNLESS OTHERWISE NOTED. WHERE REAR LOT CATCHBASINS CONNECT TO STREET CATCHBASINS, SINGLE AND DOUBLE CATCHBASIN LEADS SHALL BE 250mm DIA (MIN.), AT 1.0% SLOPE (MIN.), UNLESS OTHERWISE NOTED. CB LEAD OUT INVERT TO BE SET 1.38m BELOW TOP OF GRATE ELEVATION UNLESS OTHERWISE NOTED.
- ALL STREET CATCHBASINS/CATCHBASIN MANHOLES SHALL HAVE 1200mm SUMPS, AND ALL REAR YARD CATCHBASINS (OPSD 705.010) SHALL HAVE 300mm SUMPS UNLESS OTHERWISE NOTED. REAR YARD LANDSCAPE CATCHBASINS TO BE SUMPLESS.
- CONTRACTOR SHALL ENSURE THAT CATCHBASINS ARE INSTALLED AT THE LOW POINT OF SAG CURB WORKS.
- THE STORM SEWER CLASSES HAVE BEEN DESIGNED BASED ON BEDDING CONDITIONS SPECIFIED ABOVE. WHERE THE SPECIFIED TRENCH WIDTH IS EXCEEDED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADDITIONAL BEDDING, A DIFFERENT TYPE OF BEDDING OR A HIGHER PIPE STRENGTH AT THEIR OWN EXPENSE AND SHALL ALSO BE RESPONSIBLE FOR EXTRA TEMPORARY AND/OR PERMANENT REPAIRS MADE NECESSARY BY THE WIDENED TRENCH.
- THE MINIMUM DIAMETER FOR REAR LOT PERFORATED PIPE IS 250mm, REFER TO CITY STD. S29 FOR DETAIL, UNLESS OTHERWISE NOTED.
- FOR TWO OR MORE REAR LOT CATCH BASINS CONNECTED IN SERIES, THE LEAD FROM THE LAST REAR LOT CB TO THE STORM SEWER SHALL BE SOLID PIPE.
- ALL STORM SEWERS WITH LESS THAN 2.0m COVER TO BE INSULATED PER CITY STANDARDS. SEE DWG 1 FOR DETAIL AND MINIMUM THICKNESS RELATIVE TO PROVIDED COVER.

SANITARY NOTES:

- 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) AS AMENDED BY THE CITY OF OTTAWA.
- ALL SANITARY SEWERS SHALL BE PVC SDR 35, IPEX "RING-TITE" (OR EQUIVALENT), AS PER CSA STANDARD B182.2 OR LATEST AMENDMENT, UNLESS OTHERWISE NOTED.
- SANITARY SEWER TRENCH AND BEDDING SHALL BE AS PER CITY OF OTTAWA STD. S6 AND S7, CLASS 'B' BEDDING UNLESS OTHERWISE NOTED. BEDDING AND COVER MATERIAL SHALL BE SPECIFIED BY PROJECT GEOTECHNICAL ENGINEER.
- ALL SANITARY LATERALS ARE TO BE PVC SDR 28, IPEX "RING-TITE" (OR EQUIVALENT), ANY COLOR EXCEPT WHITE AND MARKED WITH A 50mm x 100mm WOODEN MARKER, EXTENDING FROM THE INVERT TO 1.0 m ABOVE GRADE PAINTED RED. HOUSE CONNECTIONS SHALL BE 2.75m BELOW FINISHED GRADE AT STREET LINE WHERE POSSIBLE. SINGLE CONNECTIONS SHALL BE 135mm DIA.
- SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25.
- SAFETY PLATFORMS SHALL BE AS PER OPSD 404.02.
- DROP STRUCTURES SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA SPECIFICATIONS AND OPSD 1003.01.
- SANITARY SEWER MANHOLES SHALL BE BENCHED AS PER OPSD 701.021.
- FOR SANITARY MANHOLES, DEPENDING ON THE ELEVATION OF THE GROUNDWATER TABLE, AND SUBJECT TO THE RECOMMENDATION OF THE PROJECT GEOTECHNICAL CONSULTANT, CRETEX SEALS, OR A SIMILAR PRODUCT, SHALL BE INSTALLED IN THE FIRST PRE-CAST MANHOLE SECTION TO JUST BELOW THE MANHOLE FRAME TO PREVENT INFILTRATION.
- ENHANCED LEAK TESTING WILL BE REQUIRED FOR ALL SANITARY MANHOLES
- SANITARY MANHOLE FRAME AND COVERS SHALL BE AS PER CITY OF OTTAWA STD. S24 AND S25, EXCEPT FOR WHERE IN PONDING AREAS, WHERE WATERTIGHT FRAME AND COVERS SHALL BE EAST JORDAN CAMPRESSION 41420049W01 AS PER CITY OF OTTAWA MS-22.15 (OR APPROVED EQUIVALENT)
- THE OWNER AGREES TO DESIGN AND CONSTRUCT ALL SEWER LINES AND MANHOLES LOCATED, PARTIALLY OR ENTIRELY WITHIN 100 m OF ANY MUNICIPAL WELL, TO BE CAPABLE OF WITHSTANDING PRESSURE TESTING TO PSI PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL AT THE COST TO THE OWNER. AS PART OF THE DESIGN SUBMISSION DISCUSSION OF HOW TESTING IS TO BE PERFORMED SHALL BE INCLUDED. THE PROPOSED TESTING WITHOUT THE SERVICE LATERAL SHOULD BE CONSIDERED.

ROADWORK NOTES:

- ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONCRETE CURB SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC1.1 (BARRIER CURB) AND SC1.3 (MOUNTABLE CURB). PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AT SIDEWALKS AND DRIVEWAYS.
- ROAD SUBDRAINS SHALL BE REFERENCE TO R1, AS SUGGESTED IN RG4683-2, SUBDRAIN INVERTS TO BE APPROXIMATELY 300mm BELOW SUBGRADE LEVEL
- CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC3 AND SC1.4.
- PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. R10 AND OPSD 509.010, OPSD 310.
- GRANULAR "A" SHALL BE PLACED TO A MINIMUM THICKNESS OF 300mm AROUND ALL STRUCTURES WITHIN PAVEMENT AREA.
- ALL GRANULAR FOR ROADS SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY.
- ASPHALT WEAR COURSE SHALL NOT BE PLACED UNTIL THE VIDEO INSPECTION OF SEWERS & NECESSARY REPAIRS HAVE BEEN CARRIED OUT TO THE SATISFACTION OF THE CONSULTANT.
- SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B' COMPACTED IN MAXIMUM 300 mm LIFTS.
- PEDESTRIAN CURB RAMP WITH BOULEVARD SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STD. SC7.
- PAVEMENT DESIGN TYPE (SEE DWG 3 FOR DETAIL)
- LOCAL ROADS (LANE 2, LANE 1, PRIVATE STREET 3, PRIVATE STREET 4, PRIVATE STREET 5 & PRIVATE STREET 6)
 - 40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
 - 150mm OPSS GRANULAR A CRUSHED STONE
 - 450mm OPSS GRANULAR B TYPE II
 - SUBGRADE
- DRIVEWAYS AND PARKING AREAS
 - 50mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE
 - 150mm OPSS GRANULAR A CRUSHED STONE
 - 300mm GRANULAR B TYPE II
 - SUBGRADE

GRADING NOTES:

- A FLAT AREA HAVING A WIDTH OF 0.6m SHALL BE PROVIDED AT THE BOUNDARY LIMITS ADJACENT DEVELOPED PROPERTIES IN ORDER THAT THE EXISTING BOUNDARY ELEVATIONS SHALL BE MAINTAINED.
- ALL ROOF DOWNSPOUTS SHALL DISCHARGE TO THE GROUND ONTO SPLASH PADS AND SHALL NOT BE CONNECTED TO THE STORM SEWER, OR THE BUILDING FOUNDATION DRAIN.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS." THE GENERAL CONTRACTOR SHALL BE DESIGNATED AS THE CONTRACTOR AS DEFINED IN THE ACT.
- PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS, ALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL. THE CONTRACTOR SHALL MAINTAIN ALL WORKS UNTIL SERVING CONSTRUCTION IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.
- ALL SWALES SHALL BE 0.15m DEEP WITH 3:1 SIDE SLOPES UNLESS OTHERWISE INDICATED. THE MINIMUM LONGITUDINAL SLOPE IS 1% AND 1.5% WITH INSTALLATION OF SUBDRAIN OR WITHOUT, RESPECTIVELY.
- TOP OF GRATE (T/G) ELEVATIONS FOR ALL STREET CATCHBASINS SHOWN ON PLANS, REFER TO THE ELEVATIONS AT GUTTER OR EDGE OF PAVEMENT, WHERE APPLICABLE.

EROSION AND SEDIMENT CONTROL NOTES:

- FOR TOPSOIL STRIPPING, EARTHWORKS, OR UNDERGROUND CONSTRUCTION, EROSION AND SEDIMENT CONTROLS SHALL BE IMPLEMENTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- SEDIMENT CONTROL FENCE SHALL BE CLEANED AND MAINTAINED IN GOOD REPAIR BY CONTRACTOR.
- SEDIMENT CONTROL FENCE TO REMAIN IN PLACE UNTIL THE WORKING AREA HAS BEEN STABILIZED AND REVEGETATED.
- ACCUMULATED SEDIMENT TO BE REMOVED OFF SITE PRIOR TO THE REMOVAL OF SEDIMENT CONTROL FENCE.
- CONTRACTOR TO INSTALL AND MAINTAIN MUD MAT AT CONSTRUCTION ACCESS IN ORDER TO PREVENT MUD TRACKING ONTO ADJACENT ROADS. MUD MAT TO BE MINIMUM 30m LONG AND 10.0m WIDE AND SHALL CONSIST OF 0.3m of 50mm CLEAR STONE.

GEOTECHNICAL REPORT/MEMO:

1. REFER TO:
- GEOTECHNICAL INVESTIGATION REPORT NO. PG5036-1-REV 1, DATED FEBRUARY 03, 2021 BY PATERSON GROUP
 - GEOTECHNICAL MEMO NO. PG5036-MEMO.12 DATED JUNE 8, 2021 BY PATERSON GROUP (HYDROGEOLOGICAL REVIEW OF GROUNDWATER CONDITIONS)
 - GEOTECHNICAL MEMO NO. PG5036-MEMO.15 DATED MARCH 2, 2022 BY PATERSON GROUP (CLAY SEAL RECOMMENDATIONS)
 - GEOTECHNICAL MEMO NO. PG5036-MEMO.16 DATED MARCH 2, 2022 BY PATERSON GROUP (SANITARY TRUNK SEWER RECOMMENDATIONS)
 - GEOTECHNICAL MEMO NO. PG5036-LET.01 DATED DECEMBER 6, 2021 BY PATERSON GROUP (SUMP PUMP FEASIBILITY REPORT)

INFORMATION PRESENTED ON THESE DRAWINGS HAS BEEN INTERPOLATED FROM THE GEOTECHNICAL REPORTS AND ACCURACY IS NOT GUARANTEED. CONTRACTORS ARE ADVISED TO READ THE GEOTECHNICAL REPORTS AND ASSUME THEIR OWN CONCLUSIONS.

SPILLS CONTROL NOTES:

- ALL CONSTRUCTION EQUIPMENT SHALL BE REFUELED, MAINTAINED AND STORED NO LESS THAN 30 METERS FROM THE WATERCOURSES, STREAMS, CREEKS, WOODLOTS AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.
- THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY MEASURES IN ORDER TO PREVENT LEAKS, DISCHARGES OR SPILLS OF POLLUTANTS, DELETERIOUS MATERIALS, OR OTHER SUCH MATERIALS OR SUBSTANCES WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT.
- IN THE EVENT OF A LEAK, DISCHARGE OR SPILL OF A POLLUTANT, DELETERIOUS MATERIAL OR OTHER SUCH MATERIAL OR SUBSTANCE WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT, THE CONTRACTOR SHALL:
 - IMMEDIATELY NOTIFY THE APPROPRIATE FEDERAL, PROVINCIAL AND LOCAL GOVERNMENT MINISTRIES, DEPARTMENTS, AGENCIES AND AUTHORITIES OF THE INCIDENT IN ACCORDANCE WITH ALL CURRENT LAWS, LEGISLATION, ACTS, BY-LAWS, PERMITS, APPROVALS, ETC.
 - TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES AS THEY DEEM APPROPRIATE TO MITIGATE AGAINST THE ANY ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT.
 - THE CONTRACT SHALL RESTORE THE AFFECTED AREA TO ORIGINAL CONDITION OR BETTER, ALL TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

LEGEND

WATERMAIN

- CROSS
- 45° BEND
- LATERAL
- HYDRANT, VALVE & VB
- TEE
- VALVE & VC
- VALVE & VB
- 22.5° BEND
- 11.25° BEND
- REDUCER
- CAP

SANITARY

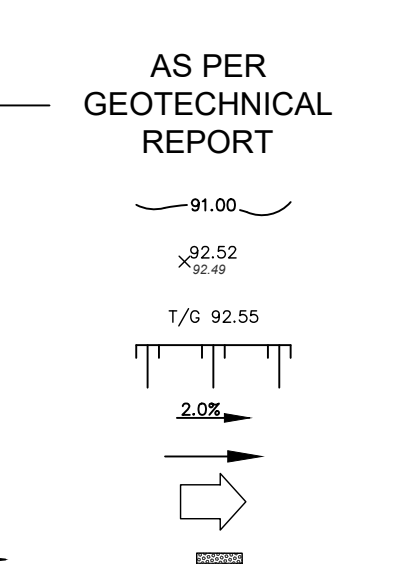
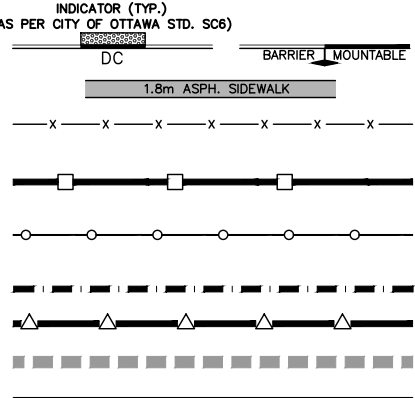
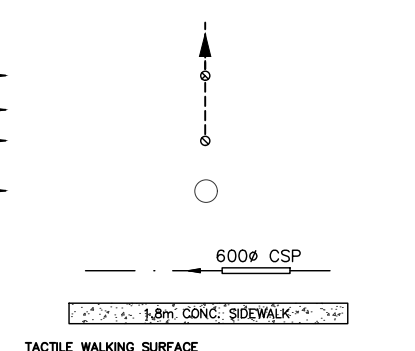
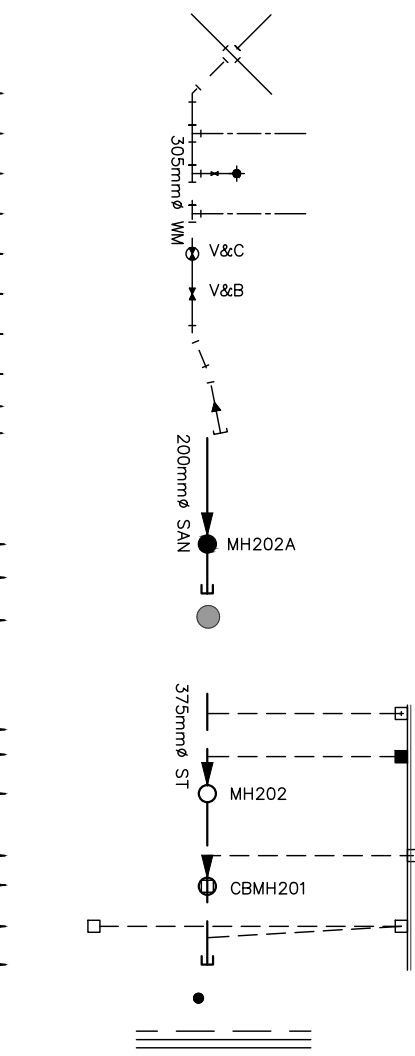
- MAINTENANCE HOLE
- CAP
- EXISTING SANITARY MAINTENANCE HOLE

STORM

- STREET CATCHBASIN & LEAD
- STREET CATCHBASIN WITH CLOSED LID & LEAD
- MAINTENANCE HOLE
- CURB INLET CATCHBASIN & LEAD
- CATCHBASIN/ MAINTENANCE HOLE
- INTERCONNECTED CATCH BASIN & LEADS
- CAP
- WATER BOX
- SINGLE SERVICE LOCATION (ST, SAN & WM)

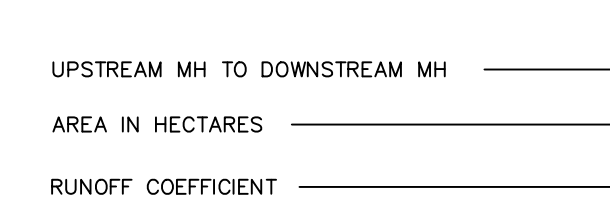
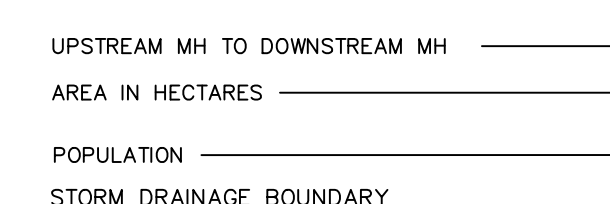
- PERFORATED PIPE
- TEE CATCHBASIN
- ELBOW CATCHBASIN
- EXISTING STORM MAINTENANCE HOLE
- DITCH AND CULVERT
- CONCRETE SIDEWALK
- CURB & DEPRESSED CURB

- ASPHALT SIDEWALK
- CHAINLINK FENCE
- NOISE BARRIER
- WOODEN POST
- AND RAIL FENCE
- WOOD PRIVACY BARRIER
- POST AND RAIL FENCE
- PHASING LIMITS
- PROPERTY BOUNDARY
- BOREHOLE (BH)
- TEST PIT (TP)
- AUGER HOLE (AH)
- MONITORING WELL LOCATION
- CONCEPTUAL WELL LOCATION
- CONTOUR
- PROPOSED ELEVATION
- EXISTING ELEVATION
- TOP OF GRATE ELEVATION
- PROPOSED TERRACING
- SURFACE SLOPE
- FLOW DIRECTION
- MAJOR OVERLAND FLOW DIRECTION
- TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. S06)
- BIKE RACK
- EARTHBIN (DWG. 3 FOR DETAILS)



BUILDING ENVELOPE

- TOP OF FOUNDATION ELEVATION
- FINISHED FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- NUMBER OF RISERS
- UNITS REQUIRING PRESSURE REDUCING VALVES
- WALKOUT UNITS
- SLAB ON GRADE
- SANITARY DRAINAGE BOUNDARY

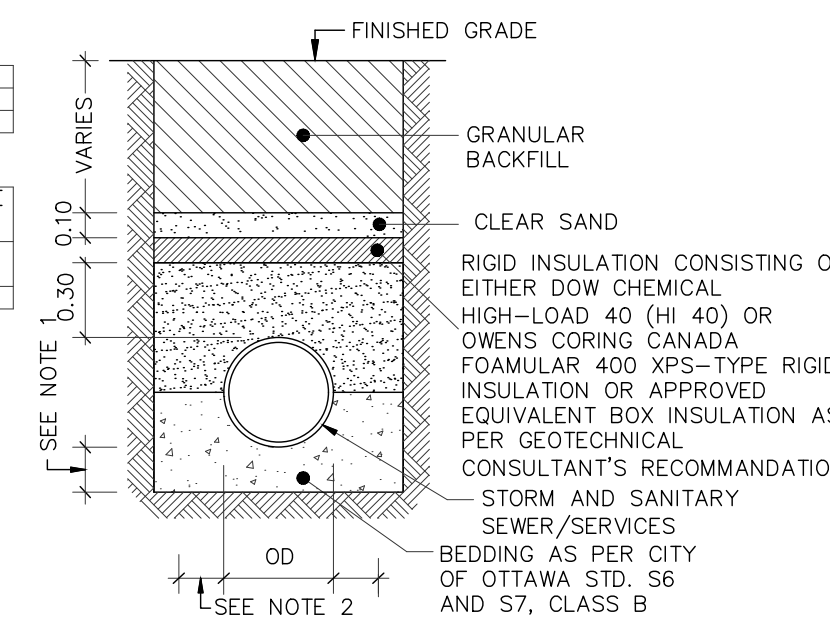


- PONDING AREA
- PONDING AREA ID
- PROPOSED SILT FENCE
- PROPOSED SNOW FENCE
- PROPOSED ROCK FLOW CHECK DAM
- PROPOSED STRAW BALE BARRIER
- PROPOSED STRAW BALE BARRIER WITH FILTER CLOTH
- FILTER CLOTH FOR EXISTING STRUCTURE
- PROPOSED RIP RAP TREATMENT
- JOINT UTILITY TRENCH (HYDRO, BELL, CABLE)
- DENOTES NUMBER OF UTILITY DUCTS
- CONCRETE ENCASED DUCT
- STREET LIGHT CABLE
- NATURAL GAS LINE
- SERVICE ENTRANCE HYDRO, BELL, CABLE
- END WALL BOX
- CABLE PEDESTAL
- CABLE GRADE LEVEL BOX
- BELL PEDESTAL
- BELL GRADE LEVEL BOX FOR SPLICING
- BELL CENTRAL SPLITTING POINT
- HYDRO TRANSFORMER
- HYDRO MAINTENANCE HOLE
- HYDRO POLE
- HYDRO POLE c/w GUY WIRE
- STREET LIGHT DISCONNECT
- STREET LIGHT STANDARD
- COMMUNITY MAILBOX
- BUS STOP LOCATION c/w ASPHALT BOULEVARD
- TREE
- LOTS EQUIPPED WITH SUMP PUMP

CITY OF OTTAWA			
SEWER AND WATERMAIN INSULATION			
CALCULATION OF THICKNESS OF INSULATION			
Depth (m)	Ti (mm)	Using Ti (mm)	As per City Standard (W22):
1.20	100	100	Ti = (2400 - H)
1.25	96	100	12
1.30	92	100	
1.35	88	100	
1.40	83	100	
1.45	79	100	where: Ti = Thickness of Insulation (mm), 50mm min.
1.50	75	75	H = H Depth of Cover above OD (mm)
1.55	71	75	
1.60	67	75	
1.65	63	75	
1.70	58	75	
1.75	54	75	
1.80	50	50	
1.85	46	50	
1.90	42	50	
1.95	38	50	
2.00	33	50	
2.05	29	50	
2.10	25	50	
2.15	21	50	
2.20	17	50	
2.25	13	50	
2.30	8	50	

NOTE 1: CONDITION OF SEWER SERVICES: Earth 0.1m, Rock 0.30m, 0.15m

NOTE 2: PIPE INSIDE DIAMETER (mm) 900 OR LESS OVER 900. CLEARANCE (mm) CONC 450 PVC 450 500



THERMAL INSULATION FOR STORM/SANITARY SERVICES IN SHALLOW TRENCHES
SCALE: N.T.S.

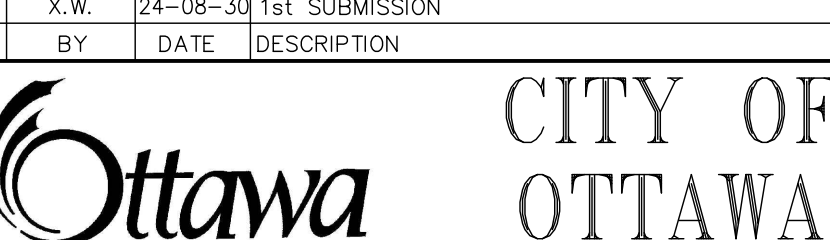
NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY J.L.D. BARNES LIMITED, PROJECT No. 16-10-127-00, SURVEY DATED APRIL 10, 2018.

LEGAL INFORMATION
SITE PLAN DRAFT PLAN PROVIDED BY Q4A ARCHITECTS, PROJECT No. 24006-SP1, RECEIVED ON AUGUST 27, 2024.

ELEVATION NOTE
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE REFERRED TO THE PUBLISHED BENCH MARK No. 0018640310. ELEVATION=71.724m

No.	X.W.	24-08-30	1st SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION



CITY OF OTTAWA

PROJECT No. 24-1398

X. WEI
100531124
24-08-30
PROVINCE OF ONTARIO
LICENSED PROFESSIONAL ENGINEER

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

BCDC EAST STACKED CONDO SITE PLAN

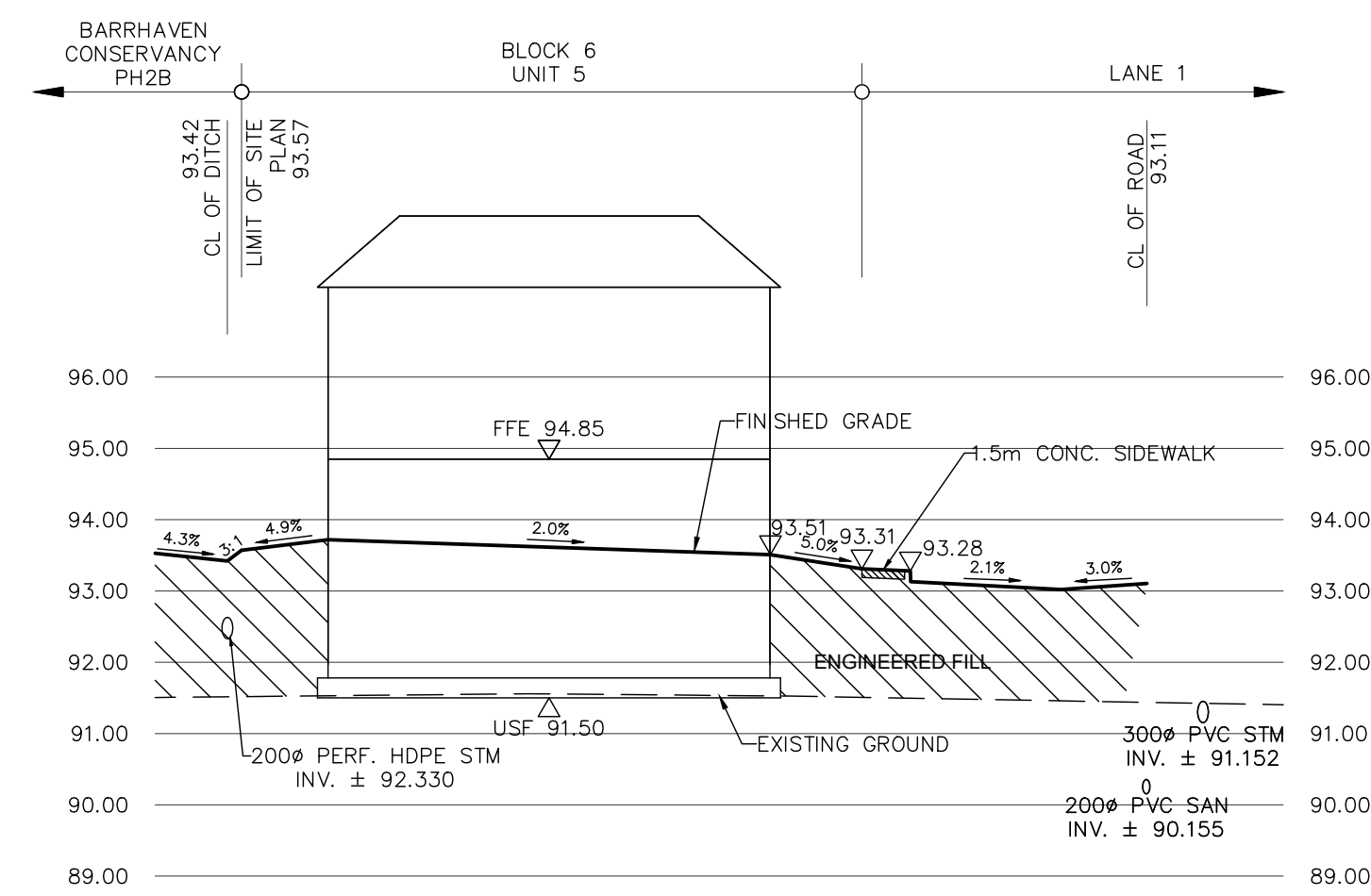
DSEL

120 Iber Road, Unit 103
Sittleyville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
www.DSEL.ca

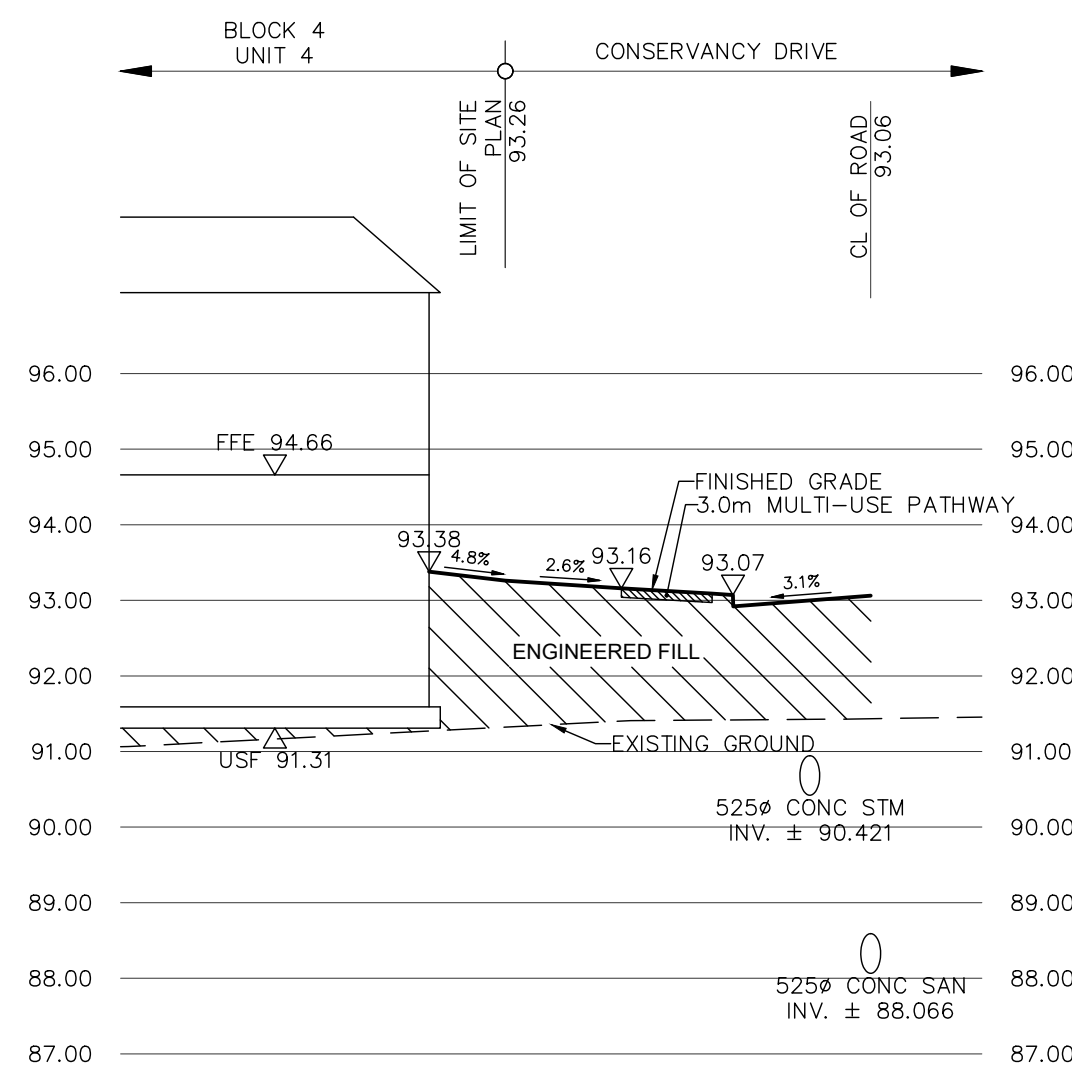
GENERAL NOTES

DRAWN BY: M.S.	CHECKED BY: X.W.	SHEET NO.
DESIGNED BY: X.W.	CHECKED BY: C.M.	1 OF 15
SCALE: 1:500	DATE: AUGUST 2024	

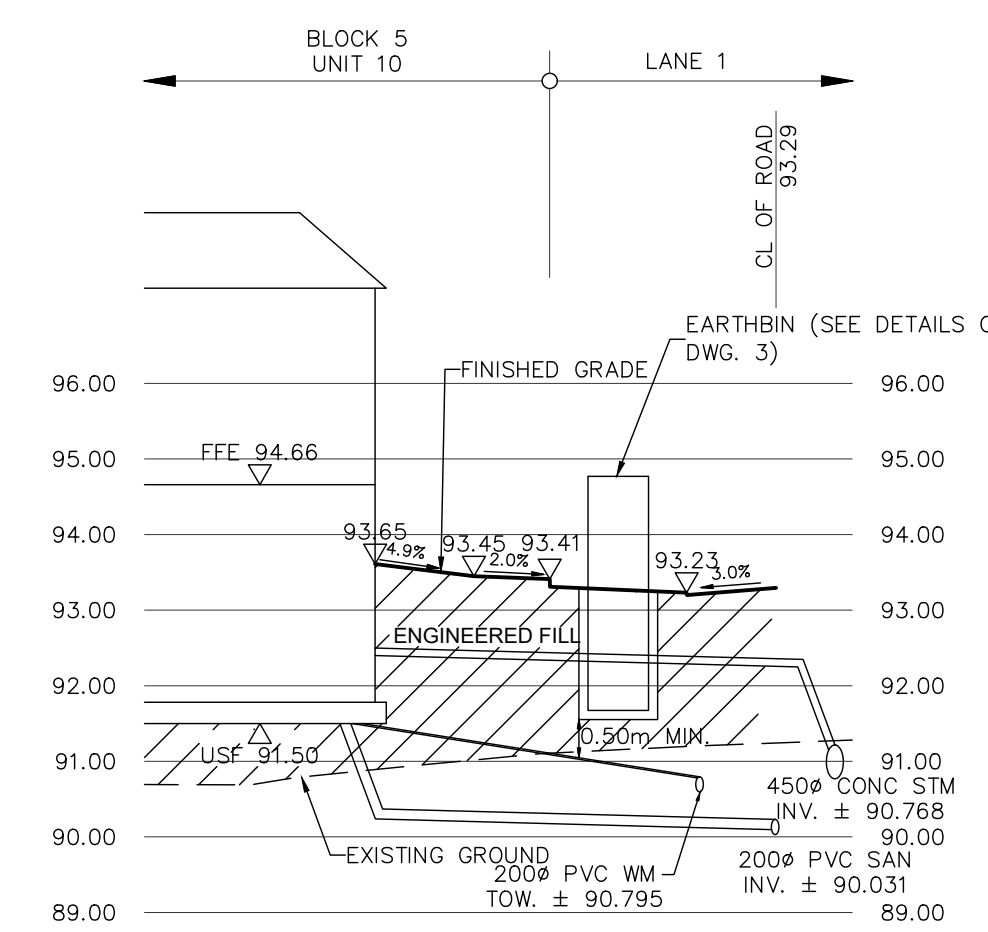
CITY PLAN No. XXXXX
CITY FILE No. D07-XX-XX-XXXX



SECTION 1-1
SCALE HOR. 1:250
VER. 1:100



SECTION 2-2
SCALE HOR. 1:250
VER. 1:100



SECTION 3-3
SCALE HOR. 1:250
VER. 1:100

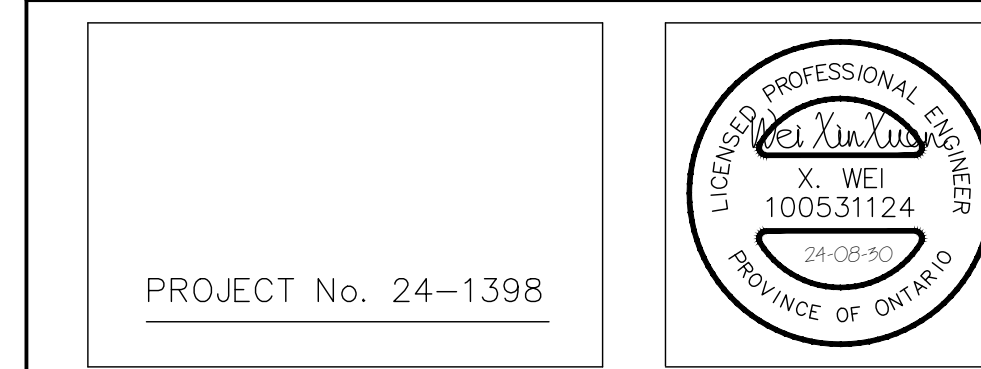
NOT FOR CONSTRUCTION

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TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED,
PROJECT No. 16-10-127-00, SURVEY DATED APRIL 10, 2018.

LEGAL INFORMATION
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RECEIVED ON AUGUST 27, 2024.

ELEVATION NOTE
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AND ARE REFERRED TO THE PUBLISHED BENCH MARK No. 0011964U3710. ELEVATION=71.724m

No.	BY	DATE	DESCRIPTION
1	X.W.	24-08-30	1st SUBMISSION



BARRHAVEN
CONSERVANCY
DEVELOPMENT
CORPORATION

BCDC EAST STACKED
CONDO SITE PLAN

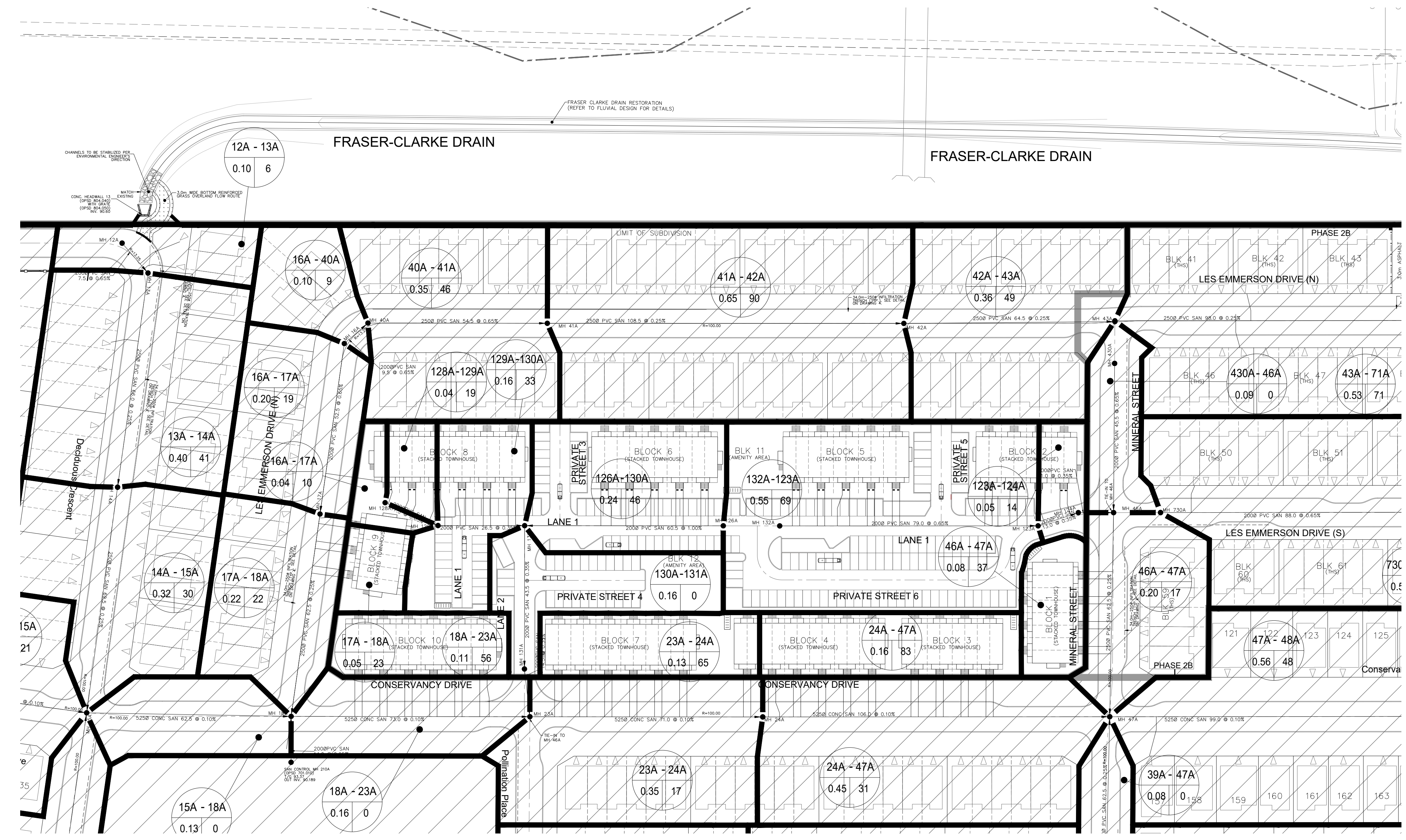
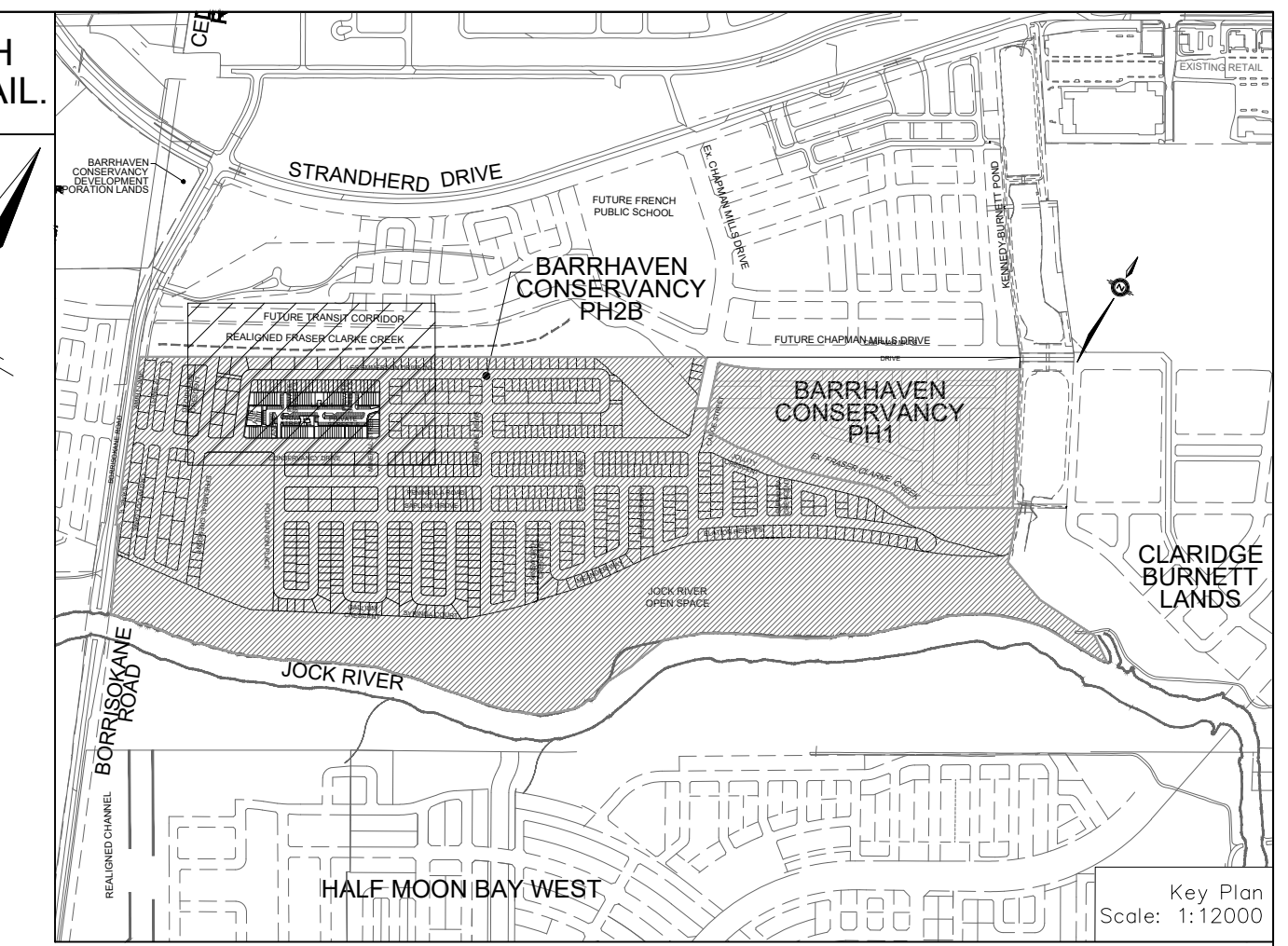


CROSS SECTIONS

DRAWN BY: M.S.	CHECKED BY: X.W.	SHEET NO.
DESIGNED BY: X.W.	CHECKED BY: C.M.	10 OF 15
SCALE: 1:500	DATE: AUGUST 2024	

CITY PLAN No. XXXXX
CITY FILE No. _D07-XX-XX-XX-XXXX

ALL END UNITS ON INDIVIDUAL TOWNHOUSE BLOKS ARE TO BE PROVIDED WITH SUMP PUMPS, UNLESS OTHERWISE NOTED. SEE DWG. 3 FOR SUMP PUMP DETAIL.



LEGEND

SANITARY DRAINAGE BOUNDARY		EXTERNAL AREA IN HECTARES	A=53.63
SANITARY SUB-DRAINAGE BOUNDARY		EXTERNAL POPULATION DENSITY (PERSONS/HECTARE)	107 Pop=5739
UPSTREAM MH TO DOWNSTREAM MH		EXTERNAL LAND USE	RESIDENTIAL
AREA IN HECTARES	0.78 61		
POPULATION	43A-44A		
UPSTREAM MH TO DOWNSTREAM MH		SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER CPSSO 401.030)	
AREA IN OTHER PHASES IN HECTARES	0.78 61	SANITARY MAINTENANCE HOLE	
POPULATION	43A-44A	CAP	
		EXISTING SANITARY MAINTENANCE HOLE	

NOT FOR CONSTRUCTION

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1	X.W.	24-08-30	1st SUBMISSION
No.	BY	DATE	DESCRIPTION



PROJECT No. 24-1398

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

BCDC EAST STACKED CONDO SITE PLAN

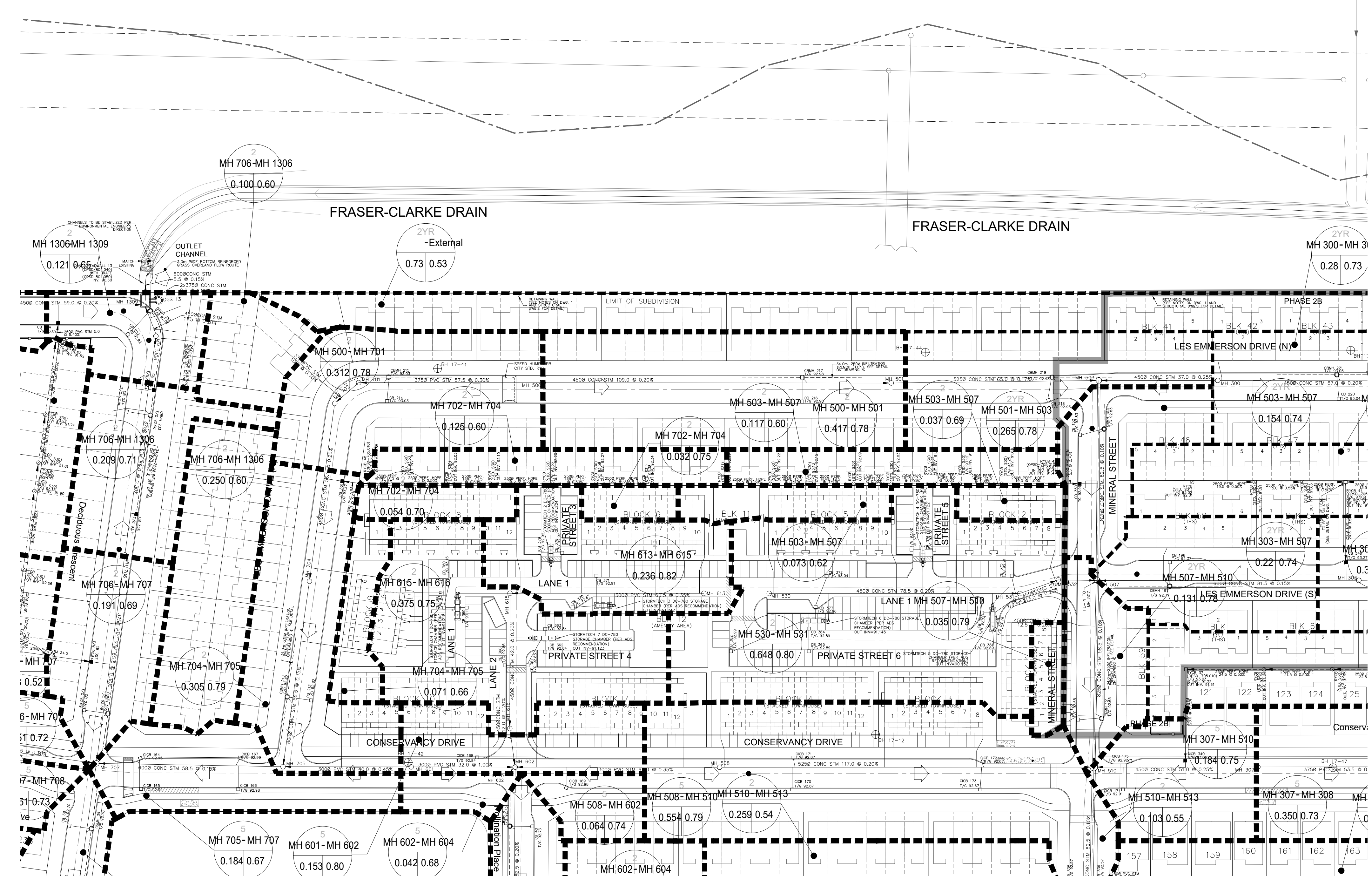
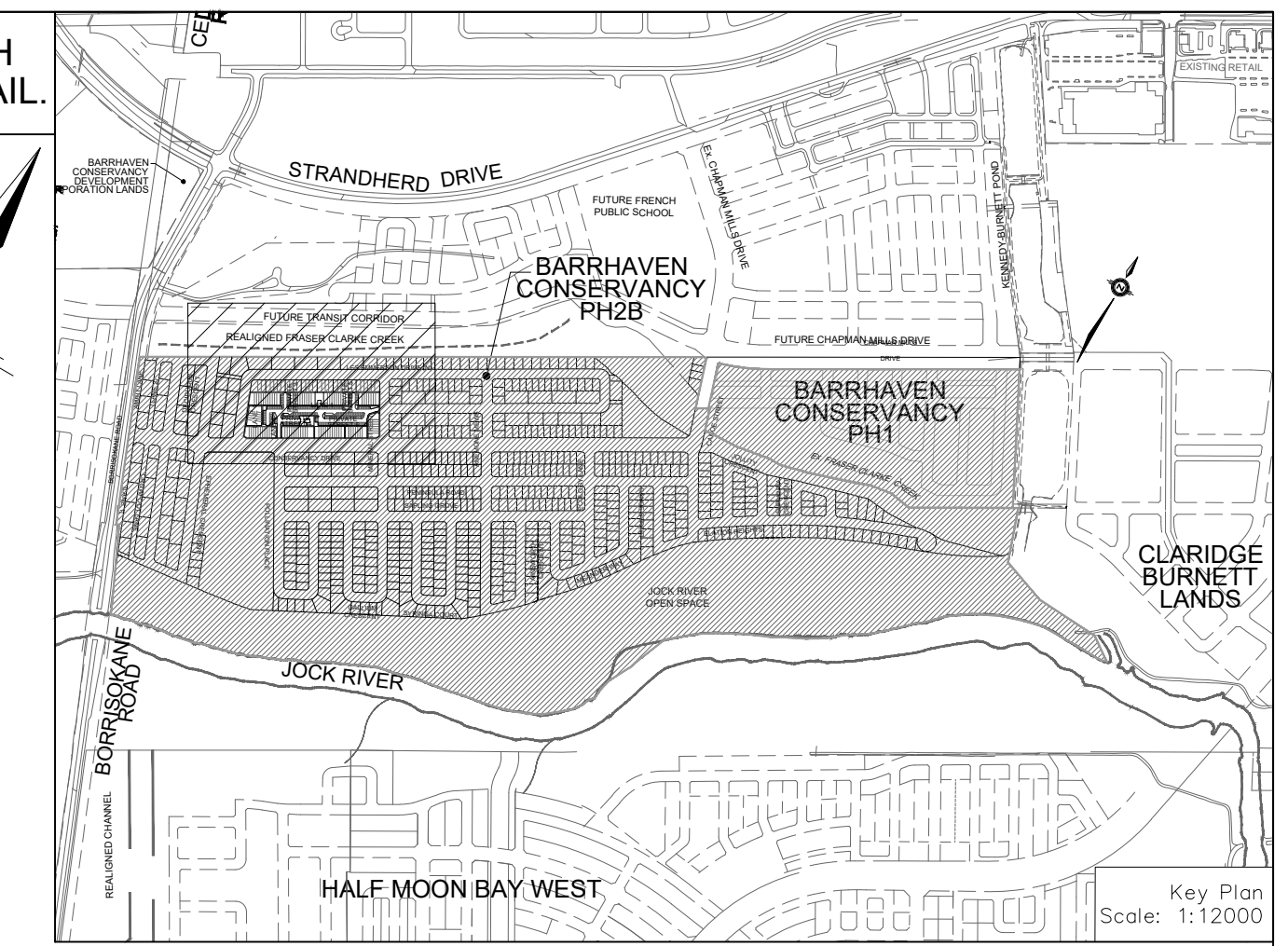


SANITARY DRAINAGE PLAN

DRAWN BY: M.S.	CHECKED BY: X.W.	SHEET NO.
DESIGNED BY: X.W.	CHECKED BY: C.M.	11 OF 15
SCALE: 1:750	DATE: AUGUST 2024	

CITY PLAN No. XXXXX
CITY FILE No. _D07-XX-XX-XXXX

ALL END UNITS ON INDIVIDUAL TOWNHOUSE BLOKS ARE TO BE PROVIDED WITH SUMP PUMPS, UNLESS OTHERWISE NOTED. SEE DWG. 3 FOR SUMP PUMP DETAIL.



LEGEND

STORM DRAINAGE BOUNDARY	STREET CATCHBASIN & LEAD
SUB-DRAINAGE BOUNDARY	STREET CATCHBASIN WITH CLOSED LEAD & LEAD MAINTENANCE HOLE
STORM DRAINAGE BOUNDARY (OTHER PHASES)	CURB INLET CATCHBASIN & LEAD CATCHBASIN / MAINTENANCE HOLE
STORM FREQUENCY UPSTREAM MH TO DOWNSTREAM MH	INTERCONNECTED CATCH BASIN & LEADS
AREA IN HECTARES	CAP
RUNOFF COEFFICIENT	OVERLAND FLOW DIRECTION
EXTERNAL 2.78AC =	EXTERNAL OVERLAND FLOW DIRECTION
EXTERNAL TIME OF CONCENTRATION	EXISTING STORM MAINTENANCE HOLE
EXTERNAL BLENDED RUNOFF COEFFICIENT	
EXTERNAL STORM FREQUENCY	
UPSTREAM MH TO DOWNSTREAM MH	
AREA IN OTHER PHASES IN HECTARES	
RUNOFF COEFFICIENT	

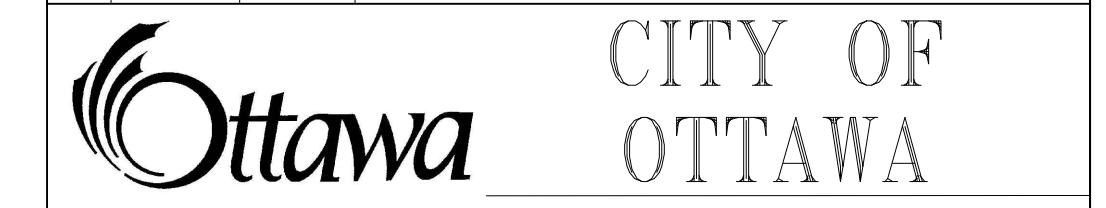
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No.	X.W.	DATE	DESCRIPTION
1	X.W.	24-08-30	1st SUBMISSION



PROJECT No. 24-1398

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

BCDC EAST STACKED CONDO SITE PLAN

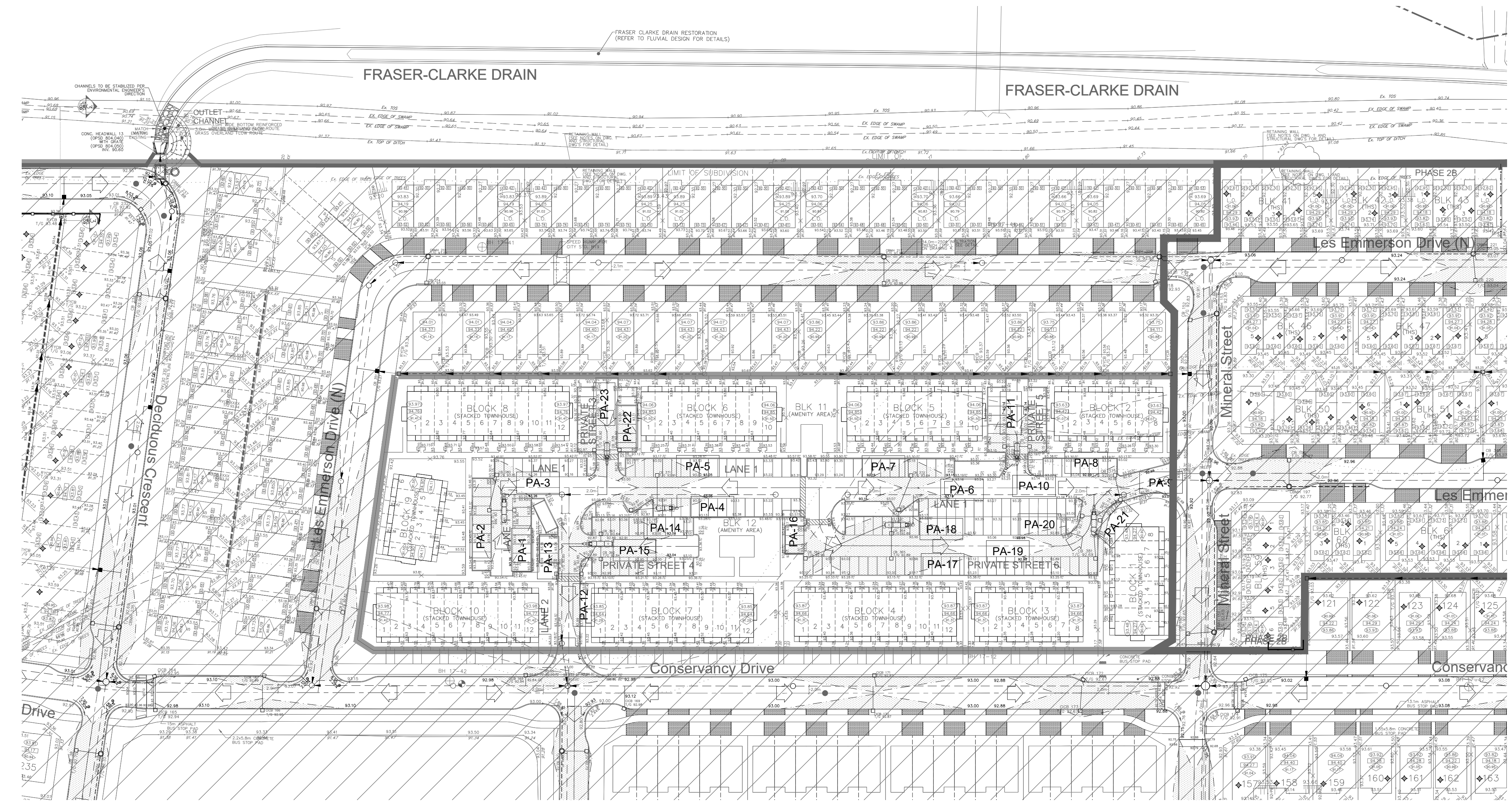
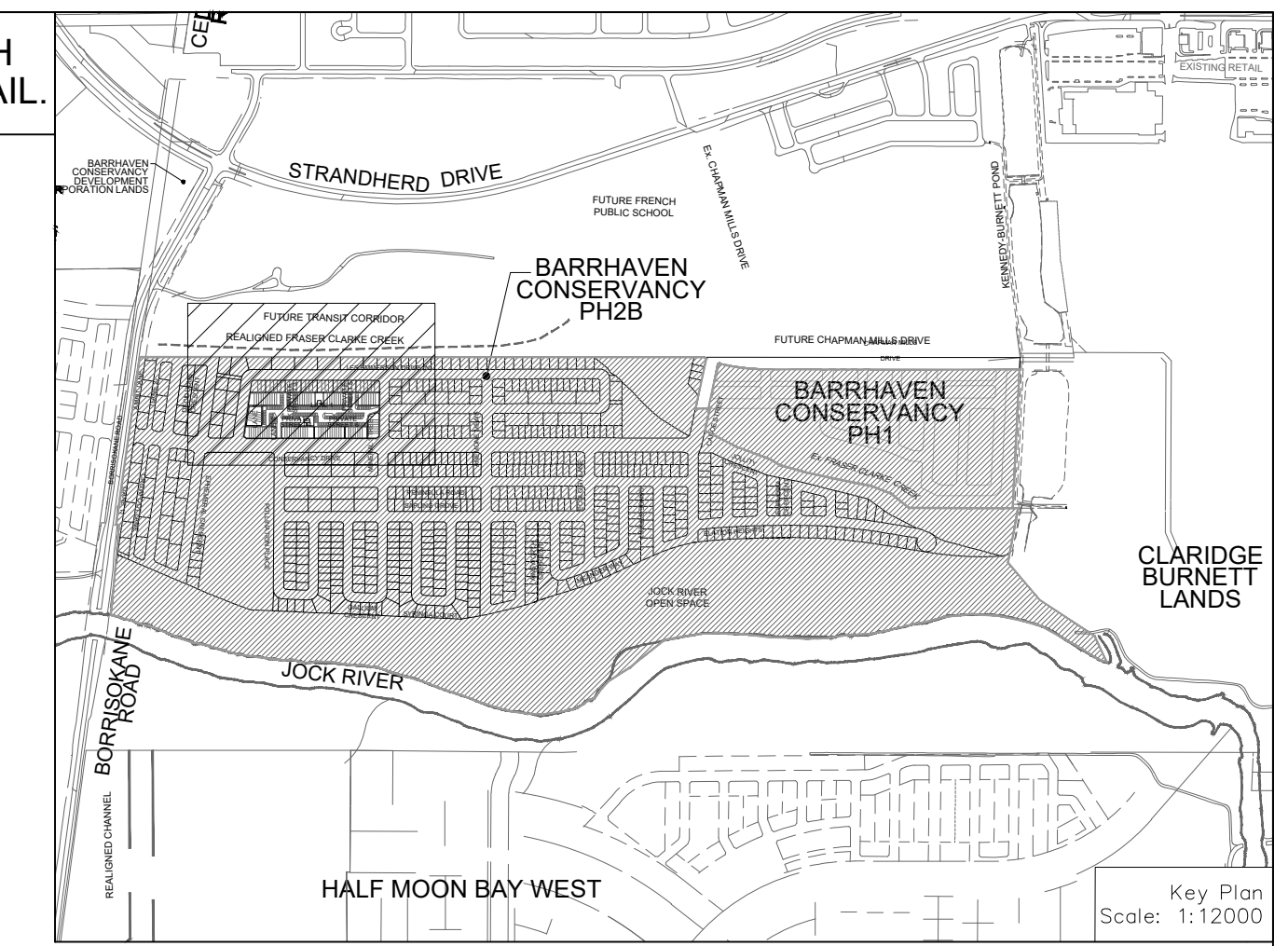


STORM DRAINAGE PLAN

DRAWN BY: M.S.	CHECKED BY: X.W.	SHEET NO.
DESIGNED BY: X.W.	CHECKED BY: C.M.	12 OF 15
SCALE: 1:750	DATE: AUGUST 2024	

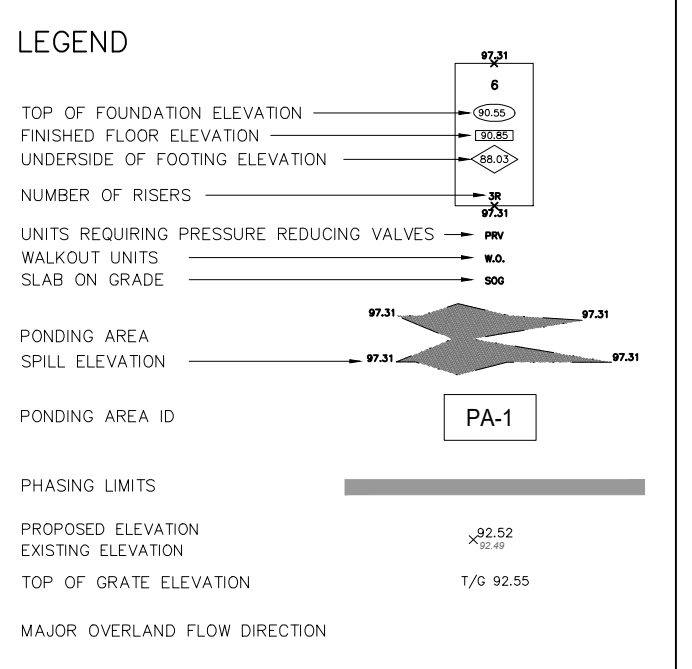
CITY PLAN No. XXXXX
CITY FILE No. _D07-XX-XX-XXXX

ALL END UNITS ON INDIVIDUAL TOWNHOUSE BLOKS ARE TO BE PROVIDED WITH SUMP PUMPS, UNLESS OTHERWISE NOTED. SEE DWG. 3 FOR SUMP PUMP DETAIL.



PONDING VOLUME TABLE

AREA NUMBER	SPILL ELEVATION (m)	GLUTTER ELEVATION (m)	MAXIMUM PONDING DEPTH (m)	MAXIMUM PONDING VOLUME (m³)	MAXIMUM PONDING DEPTH (m)	MAXIMUM PONDING VOLUME (m³)	MAXIMUM PONDING DEPTH (m)	MAXIMUM PONDING VOLUME (m³)
PA-1	93.26	93.11	0.15	125.21	5.6	0.15	93.26	
PA-2	93.26	93.11	0.15	138.49	6.2	0.15	93.26	
PA-3	93.26	93.15	0.11	46.19	1.5	0.11	93.26	
PA-4	93.05	92.87	0.18	127.93	4.9	0.18	93.05	
PA-5	93.05	92.91	0.14	143.66	5.9	0.14	93.05	
PA-6	93.15	92.96	0.19	87.76	5.0	0.19	93.15	
PA-7	93.15	93.04	0.11	99.70	3.3	0.11	93.15	
PA-8	92.98	92.91	0.07	38.21	0.8	0.07	92.98	
PA-9	92.98	92.88	0.10	29.62	0.9	0.10	92.98	
PA-10	93.14	93.02	0.12	79.71	2.9	0.12	93.14	
PA-11	93.14	93.02	0.12	77.81	2.8	0.12	93.14	
PA-12	93.04	92.85	0.19	74.62	4.3	0.19	93.04	
PA-13	93.04	92.85	0.19	95.76	5.5	0.19	93.04	
PA-14	93.04	92.84	0.20	159.57	12.0	0.20	93.04	
PA-15	93.04	92.84	0.20	156.16	9.4	0.20	93.04	
PA-16	93.12	92.99	0.13	102.17	4.0	0.13	93.12	
PA-17	93.12	92.89	0.23	259.26	17.5	0.23	93.12	
PA-18	93.12	92.89	0.23	224.80	15.5	0.23	93.12	
PA-19	92.98	92.69	0.29	159.29	13.9	0.29	92.98	
PA-20	92.98	92.74	0.24	100.65	7.2	0.24	92.98	
PA-21	92.98	92.74	0.24	53.63	3.9	0.24	92.98	
PA-22	93.05	92.92	0.13	108.97	4.2	0.13	93.05	
PA-23	93.05	92.92	0.13	104.30	4.1	0.13	93.05	



NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY J.L.D. BARNES LIMITED, PROJECT No. 16-10-127-00, SURVEY DATED APRIL 10, 2018.

LEGAL INFORMATION
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ELEVATION NOTE
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1 X.W. 24-08-30 1st SUBMISSION

No. BY DATE DESCRIPTION

CITY OF OTTAWA

PROJECT No. 24-1398

PROFESSIONAL ENGINEER
X. WEI
100531124
24-08-30
PROVINCE OF ONTARIO

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

BCDC EAST STACKED CONDO SITE PLAN

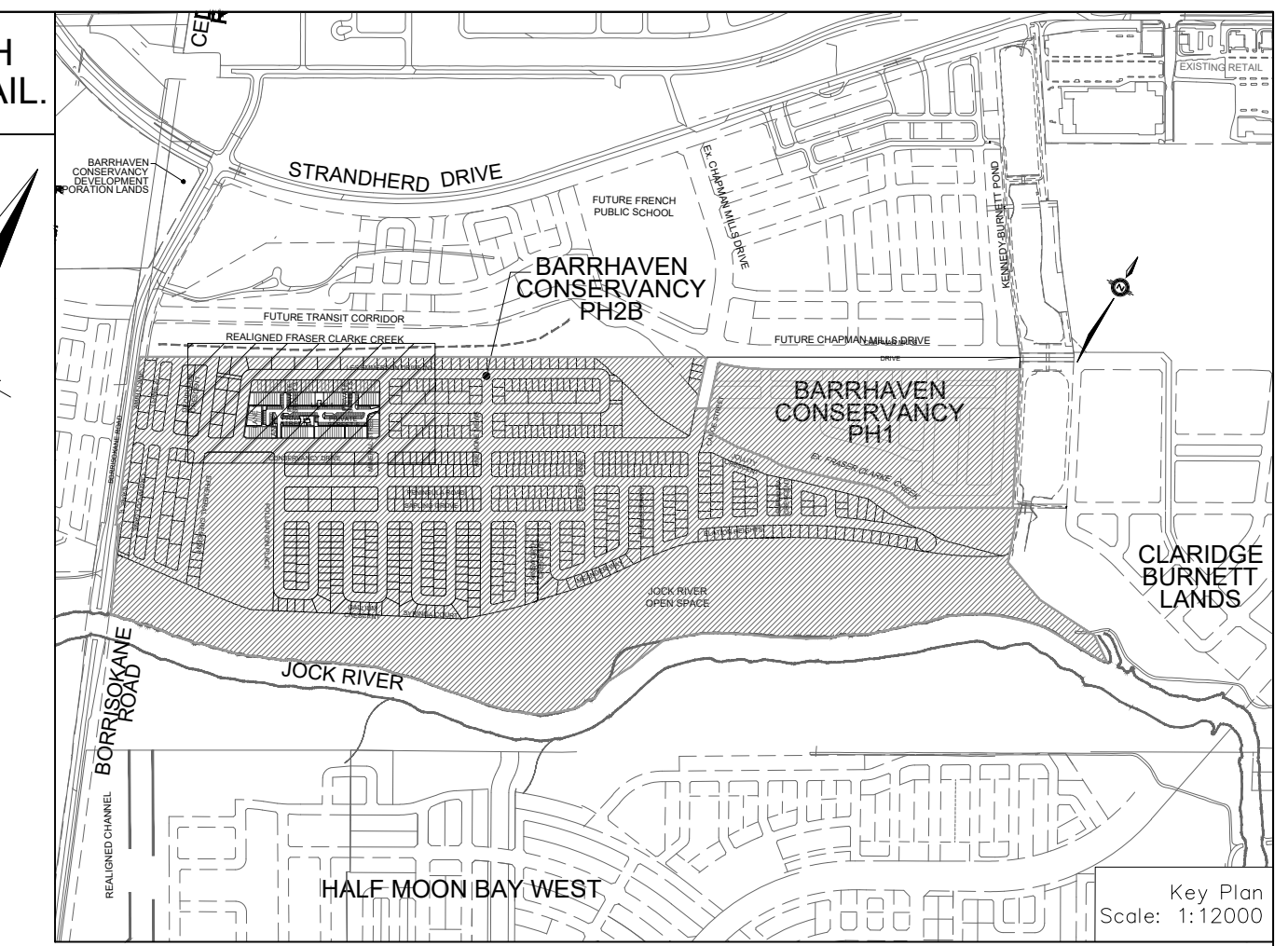
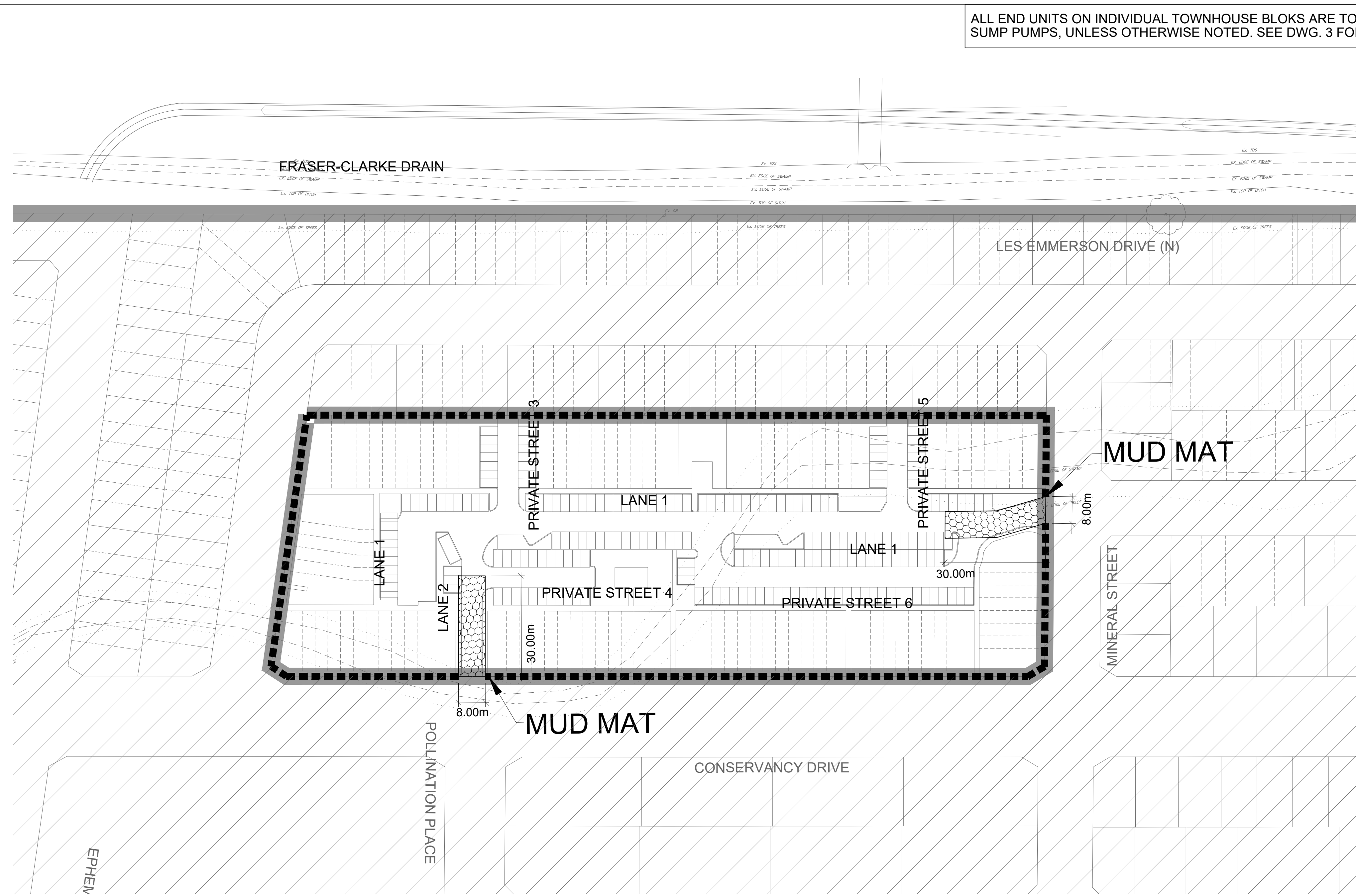
DSEL
120 Iber Road, Unit 103
Stittsville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
www.DSEL.ca

STATIC PONDING & 100 YEAR + 20% PONDING PLAN

DRAWN BY: M.S. CHECKED BY: X.W. SHEET NO.
DESIGNED BY: X.W. CHECKED BY: C.M. 13 OF 15
SCALE: 1:500 DATE: AUGUST 2024

CITY PLAN No. XXXXX
CITY FILE No. _D07-XX-XX-XXXX

ALL END UNITS ON INDIVIDUAL TOWNHOUSE BLOKS ARE TO BE PROVIDED WITH SUMP PUMPS, UNLESS OTHERWISE NOTED. SEE DWG. 3 FOR SUMP PUMP DETAIL.



LEGEND

PROPOSED SILT FENCE

MAJOR OVERLAND FLOW DIRECTION

PHASING LIMITS

SEQUENCE OF ACTIVITIES

THE EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:

- INSTALLATION OF THE SEDIMENT CONTROL FENCING WHERE INDICATED. THE OPTIMIZED LOCATION, TIMING, AND EXTENTS OF SILT FENCE INSTALLATION WILL BE ESTABLISHED BASED UPON THE SITE CONSTRUCTION STAGING WITH INPUTS FROM THE PROJECT ENVIRONMENTAL ENGINEER
- REMOVAL OF SITE VEGETATION IN ACCORDANCE WITH ALL APPLICABLE BY-LAWS.
- CONSTRUCTION OF THE EROSION AND SEDIMENT CONTROL POND IN ACCORDANCE WITH THE DESIGN DRAWINGS.
- REGULAR MONITORING OF THE SEDIMENT CONTROL FENCES BY THE CONTRACTOR TO VERIFY THAT THE FENCES ARE FUNCTIONING AS INTENDED.
- REGULAR MONITORING OF THE SEDIMENT BASIN TO VERIFY THAT THE BASIN IS FUNCTIONING AS INTENDED.
- REMOVAL OF THE EROSION AND SEDIMENT CONTROL DEVICES ONCE THE SITE HAS BEEN STABILIZED.

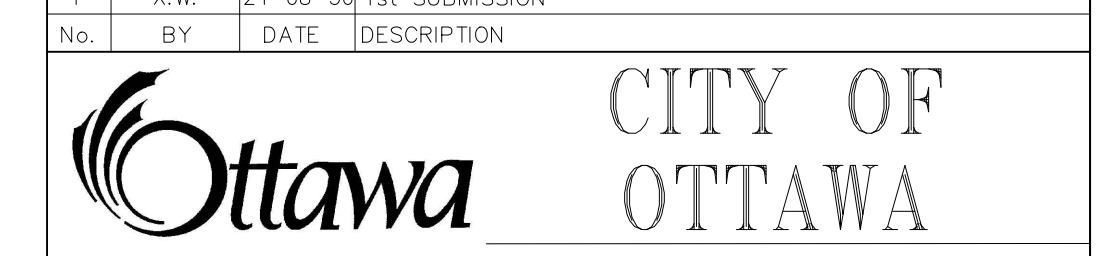
NOT FOR CONSTRUCTION

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No.	BY	DATE	DESCRIPTION
1	X.W.	24-08-30	1st SUBMISSION



PROJECT No. 24-1398

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

BCDC EAST STACKED CONDO SITE PLAN

DSEL

120 Iber Road, Unit 103
 Slitsville, ON K2S 1E9
 Tel: (613) 836-0856
 Fax: (613) 836-7153
 www.DSEL.ca

EROSION AND SEDIMENT CONTROL PLAN STAGE 1

DRAWN BY:	CHECKED BY:	SHEET NO.
M.S.	X.W.	14 OF 15
DESIGNED BY:	CHECKED BY:	DATE:
X.W.	C.M.	AUGUST 2024
SCALE:		
1:750		

MONITORING OF SEDIMENT AND EROSION CONTROLS
 MONITORING AND REPORTING TO BE COMPLETED IN ACCORDANCE WITH THE MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE (MOECC) AND RIDEAU VALLEY CONSERVATION AUTHORITY (RVCA) APPROVALS.

MAINTENANCE PROGRAM
 ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACEMENT WITHIN 48 HOURS OF THE INSPECTION.
 THE ENVIRONMENTAL MONITOR IS REQUIRED TO SUBMIT UPDATES TO THE TOWN/ REGION/ CONSERVATION AUTHORITY BY EMAIL IN A TIMELY MANNER.

SEDIMENT SHOULD BE REMOVED FROM THE SEDIMENT CONTROL FENCING ONCE SEDIMENT HAS ACCUMULATED TO A LEVEL OF ONE-THIRD THE HEIGHT OF FENCING OR TO A HEIGHT OF 30 cm. ANY AMOUNT OF ACCUMULATED SEDIMENT SHOULD BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURES.

THE SILTATION CONTROL PLAN IS INTENDED TO ASSIST THE CONTRACTOR IN THE LAYOUT AND CONSTRUCTION OF THE SILTATION CONTROL FEATURES ONLY. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OF SITE SERVICES.

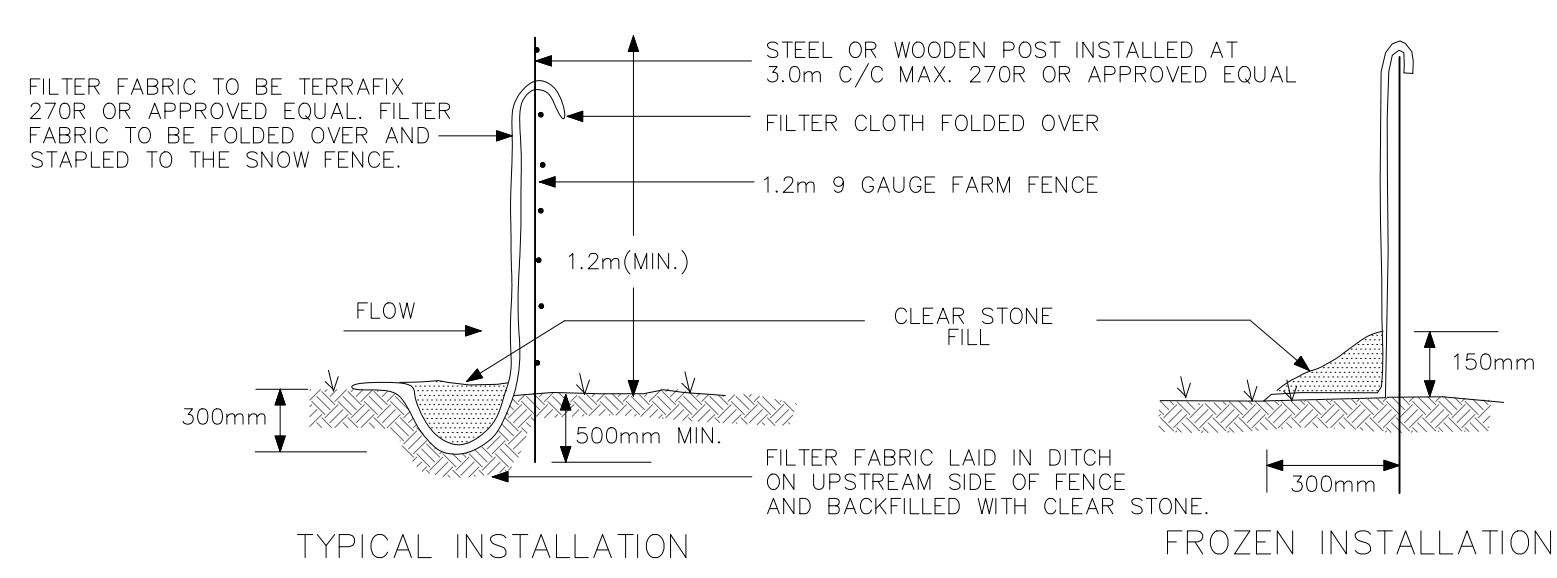
SPILLS CONTROL NOTES

ALL CONSTRUCTION EQUIPMENT SHALL BE REFUELED, MAINTAINED AND STORED NO LESS THAN 30 METERS FROM THE WATERCOURSES, STREAMS, CREEKS, WOODLOTS AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.

THE CONTRACTOR MUST IMPLEMENT ALL NECESSARY MEASURES IN ORDER TO PREVENT LEAKS, DISCHARGES OR SPILLS OF POLLUTANTS, DELETERIOUS MATERIALS, OR OTHER SUCH MATERIALS OR SUBSTANCES WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT.

IN THE EVENT OF A LEAK, DISCHARGE OR SPILL OF A POLLUTANT, DELETERIOUS MATERIAL OR OTHER SUCH MATERIAL OR SUBSTANCE WHICH WOULD OR COULD CAUSE AN ADVERSE IMPACT TO THE NATURAL ENVIRONMENT, THE CONTRACTOR SHALL:

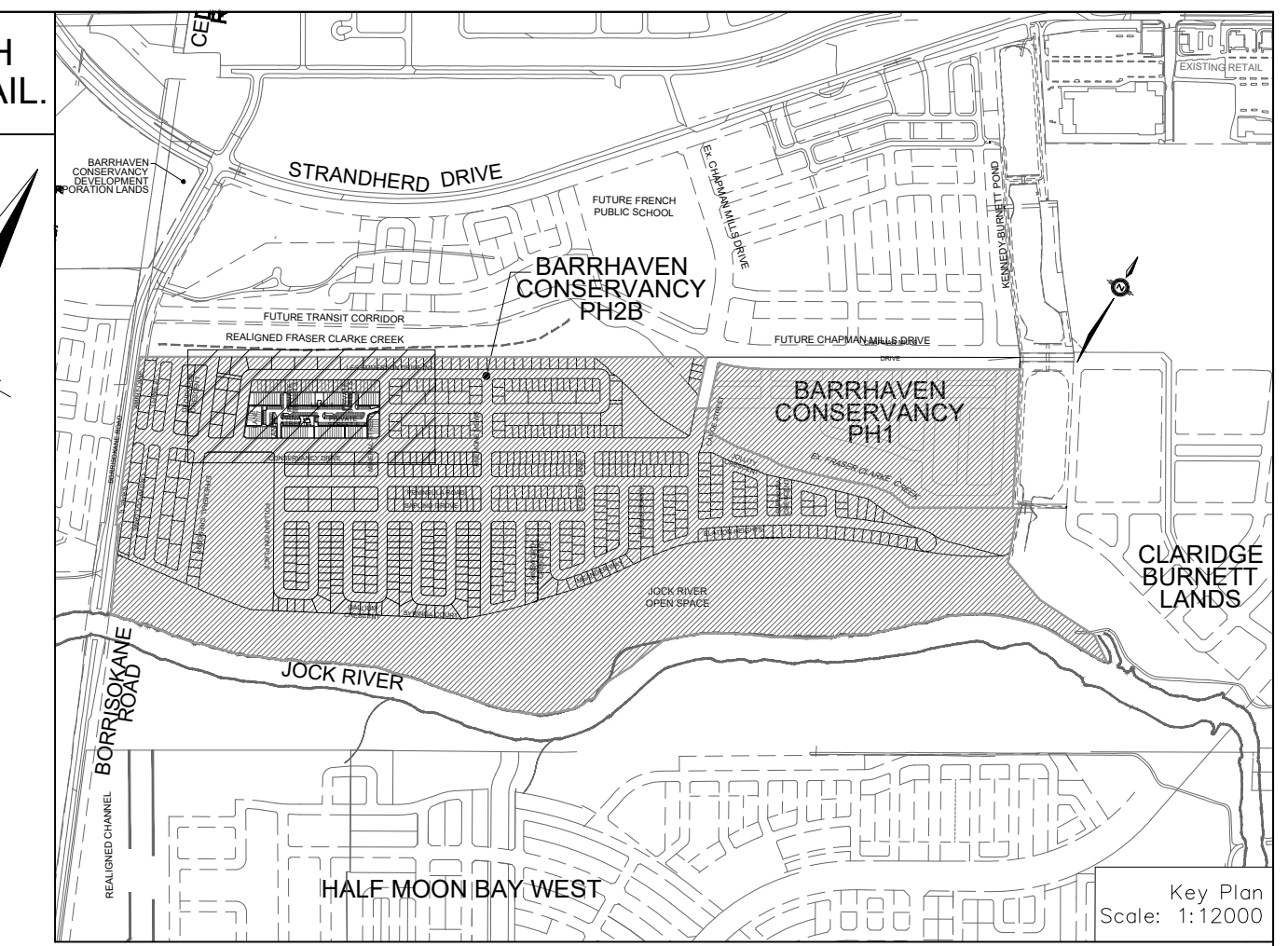
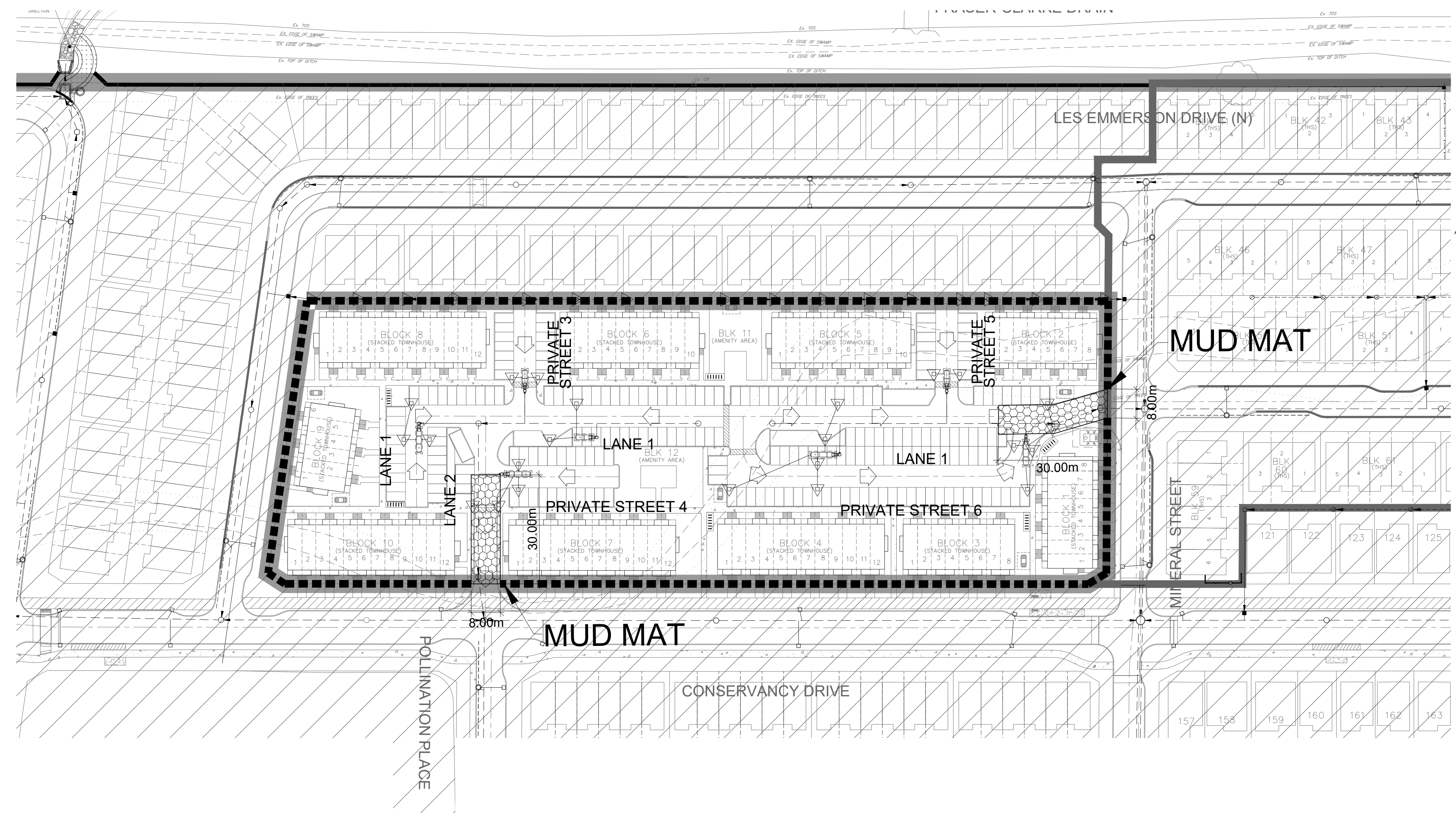
1. IMMEDIATELY NOTIFY THE APPROPRIATE FEDERAL, PROVINCIAL AND LOCAL GOVERNMENT MINISTRIES, DEPARTMENTS, AGENCIES AND AUTHORITIES OF THE INCIDENT IN ACCORDANCE WITH ALL CURRENT LAWS, LEGISLATION, ACTS, BY-LAWS, PERMITS, APPROVALS, ETC.
2. TAKE IMMEDIATE MEASURES TO CONTAIN THE MATERIAL OR SUBSTANCE, AND TO TAKE SUCH MEASURES AS THEY DEEM APPROPRIATE TO MITIGATE AGAINST THE ANY ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT.
3. THE CONTRACT SHALL RESTORE THE AFFECTED AREA TO ORIGINAL CONDITION OR BETTER, ALL TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.



SILT CONTROL FENCE
 SCALE: N.T.S.

CITY PLAN No. XXXXX
 CITY FILE No. _D07-XX-XX-XXXX

ALL END UNITS ON INDIVIDUAL TOWNHOUSE BLOKS ARE TO BE PROVIDED WITH SUMP PUMPS, UNLESS OTHERWISE NOTED. SEE DWG. 3 FOR SUMP PUMP DETAIL.



LEGEND

- PROPOSED SILT FENCE
- MAJOR OVERLAND FLOW DIRECTION
- FILTER CLOTH FOR EXISTING STRUCTURE
- PHASING LIMITS

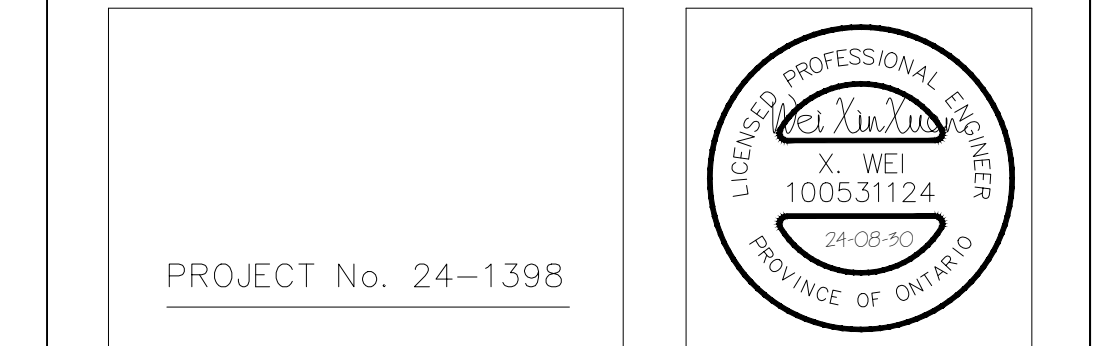
NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
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 PROJECT No. 16-10-127-00, SURVEY DATED APRIL 10, 2018.

LEGAL INFORMATION
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 RECEIVED ON AUGUST 27, 2024.

ELEVATION NOTE
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 AND ARE REFERRED TO THE PUBLISHED BENCH MARK No. 001186403710. ELEVATION=71.724m

No.	BY	DATE	DESCRIPTION
1	X.W.	24-08-30	1st SUBMISSION



BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION
 BDCD EAST STACKED CONDO SITE PLAN



EROSION AND SEDIMENT CONTROL PLAN STAGE 2

DRAWN BY: M.S.	CHECKED BY: X.W.	SHEET No.
DESIGNED BY: X.W.	CHECKED BY: C.M.	15 OF 15
SCALE: 1:750	DATE: AUGUST 2024	

EROSION AND SEDIMENT CONTROL NOTES:

PRIOR TO TOPSOIL STRIPPING, EARTHWORKS, OR UNDERGROUND CONSTRUCTION, EROSION AND SEDIMENT CONTROLS SHALL BE IMPLEMENTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.

SEDIMENT CONTROL FENCE SHALL BE CLEANED AND MAINTAINED IN GOOD REPAIR BY CONTRACTOR.

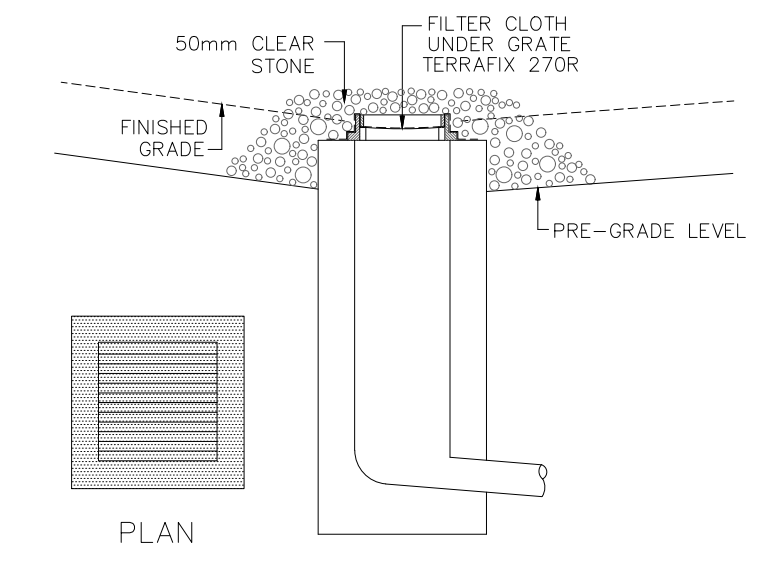
SEDIMENT CONTROL FENCE TO REMAIN IN PLACE UNTIL THE WORKING AREA HAS BEEN STABILIZED AND REVEGETATED.

ACCUMULATED SEDIMENT TO BE REMOVED OFF SITE PRIOR TO THE REMOVAL OF SEDIMENT CONTROL FENCE.

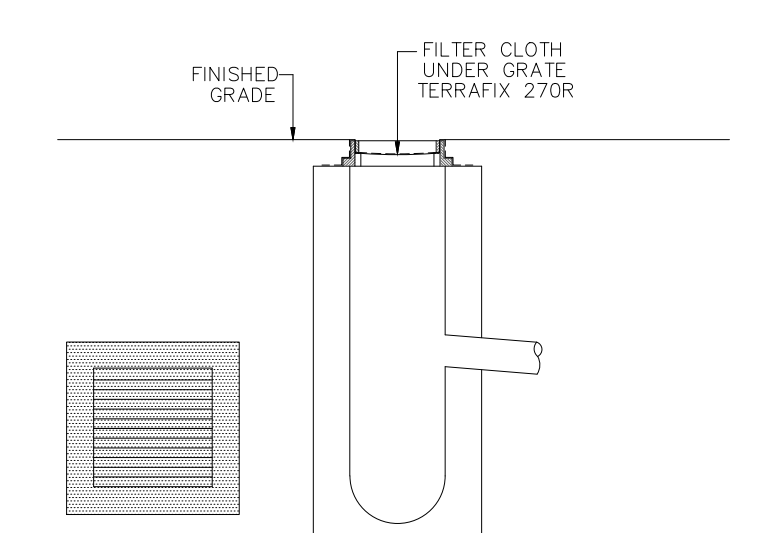
EROSION AND SEDIMENT CONTROL MEASURES MAY BE MODIFIED IN THE FIELD AT THE DISCRETION OF THE CITY OF OTTAWA SITE INSPECTOR OR CONSERVATION AUTHORITY PERSONNEL.

CONTRACTOR MUST USE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION AND SEDIMENT CONTROL.

MONITORING OF SEDIMENT AND EROSION CONTROLS



DETAIL FOR RLCB/DICB SILT PROTECTION
 SCALE: NTS



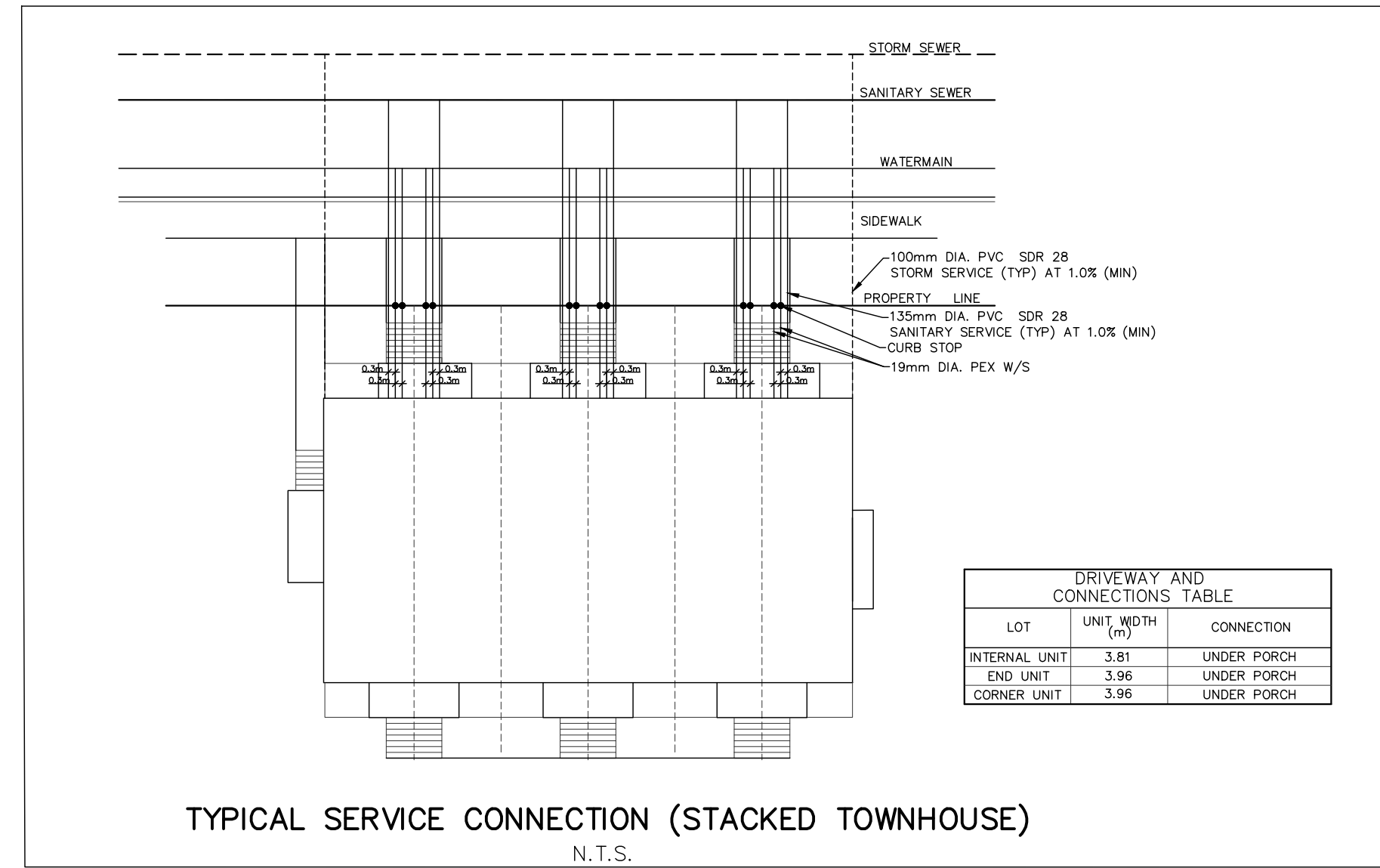
DETAIL FOR STREET CB SILT PROTECTION
 SCALE: NTS

MONITORING AND REPORTING TO BE COMPLETED IN ACCORDANCE WITH THE MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE (MOECC) AND RIDEAU VALLEY CONSERVATION AUTHORITY (RVCA) APPROVALS.

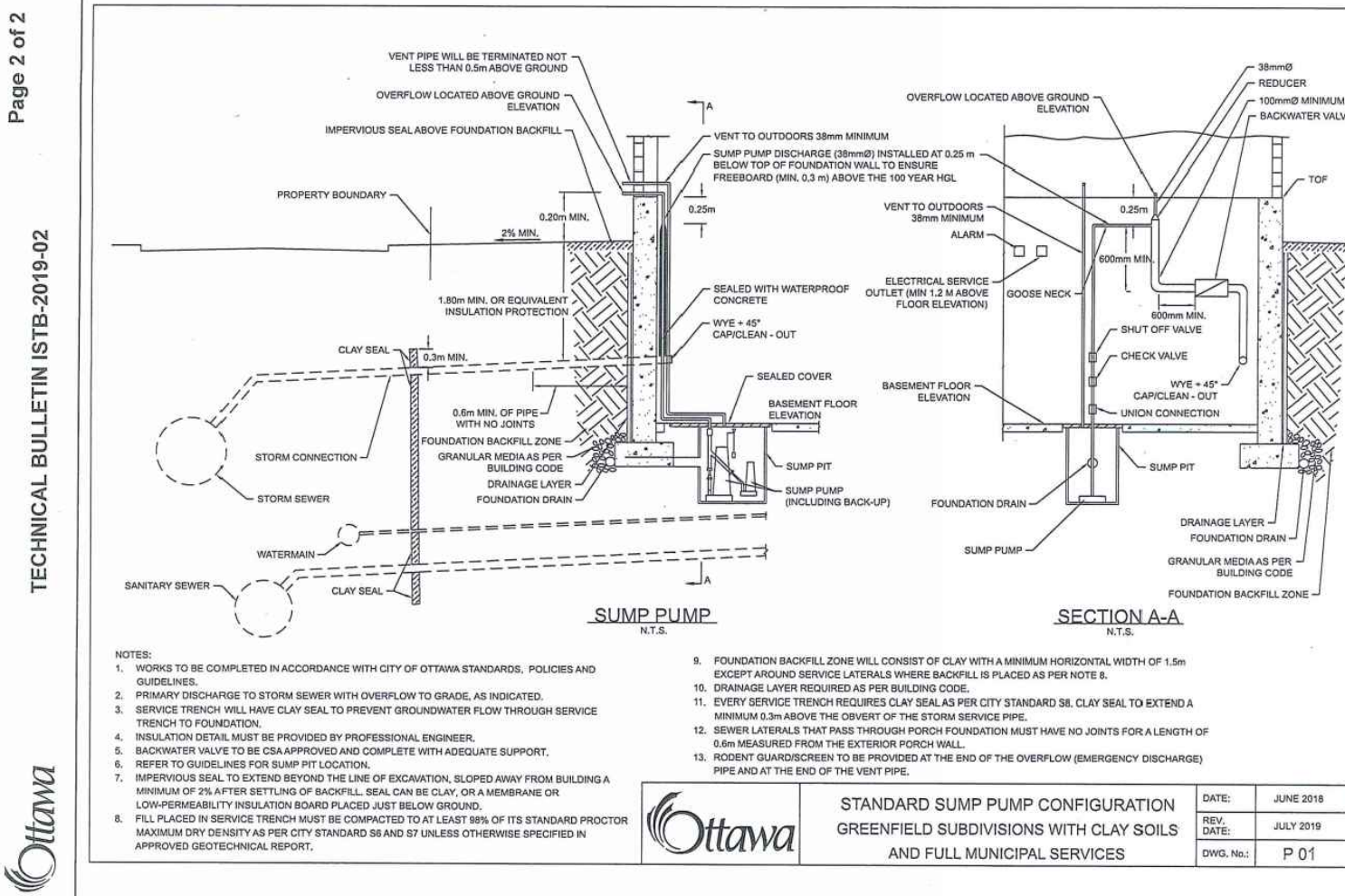
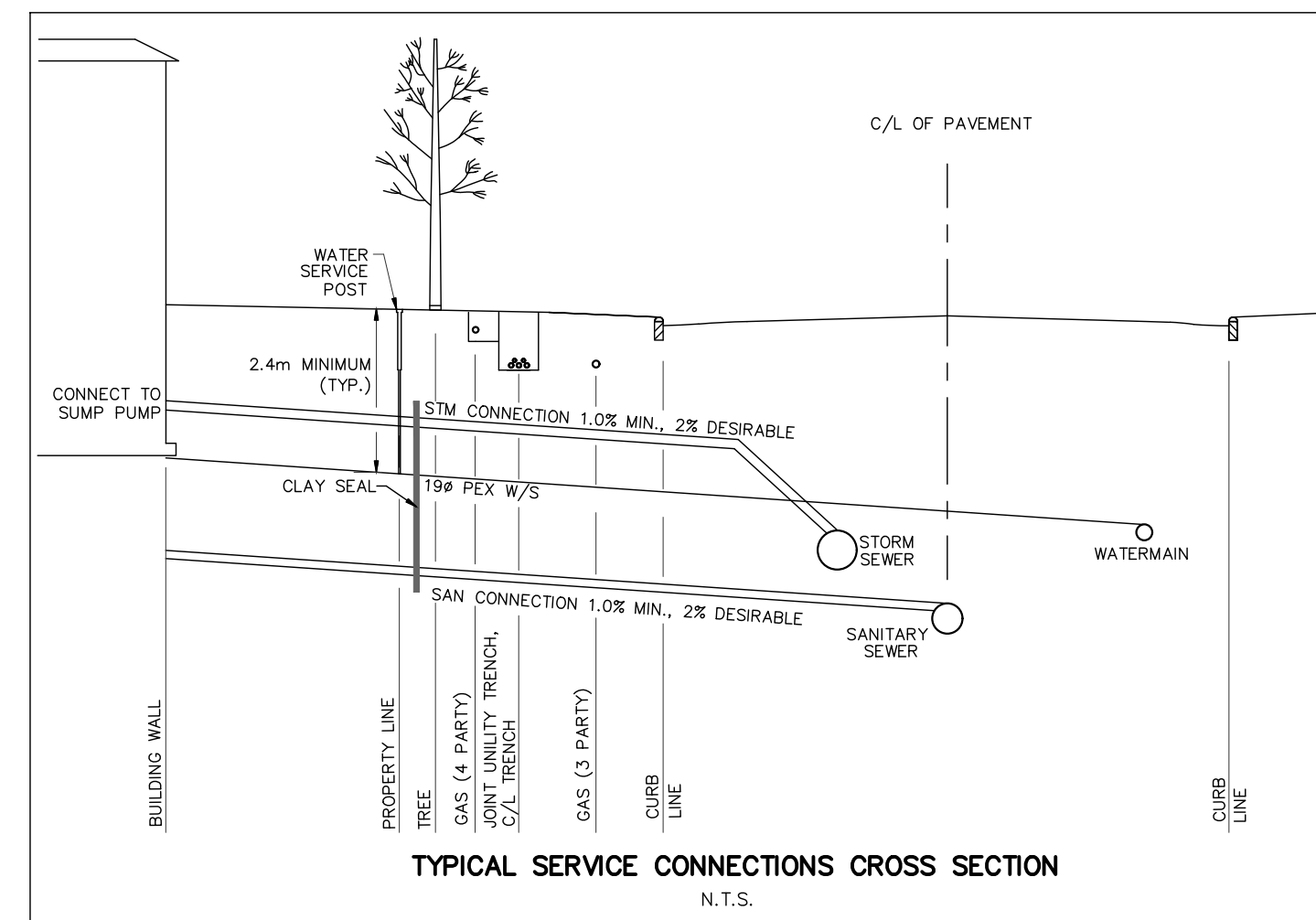
MAINTENANCE PROGRAM
 ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACEMENT WITHIN 48 HOURS OF THE INSPECTION.
 THE ENVIRONMENTAL MONITOR IS REQUIRED TO SUBMIT UPDATES TO THE TOWN/ REGION/ CONSERVATION AUTHORITY BY EMAIL IN A TIMELY MANNER.
 SEDIMENT SHOULD BE REMOVED FROM THE SEDIMENT CONTROL FENCING ONCE SEDIMENT HAS ACCUMULATED TO A LEVEL OF ONE-THIRD THE HEIGHT OF FENCING OR TO A HEIGHT OF 30 cm. ANY AMOUNT OF ACCUMULATED SEDIMENT SHOULD BE REMOVED PRIOR TO THE REMOVAL OF THE CONTROL MEASURES.

THE SILTATION CONTROL PLAN IS INTENDED TO ASSIST THE CONTRACTOR IN THE LAYOUT AND CONSTRUCTION OF THE SILTATION CONTROL FEATURES ONLY. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OF SITE SERVICES.

CITY PLAN No. XXXXX
 CITY FILE No. _D07-XX-XX-XXXX



STREET NAME	CATCHBASIN ID	OUTLET PIPE			TOP OF GRATE	GRATING COVER	INVERT		ICD DIA. (mm)	RELEASE RATE AT MAX. ALLOWABLE PONDING (L/S)
		DIA. (mm)	TYPE	LENGTH (m)			INV. DEPTH (m)	INLET		
STREET 1	CB 360	200	PVC	6.10	1.38	92.85	S19 PERFORATED	-	91.47	-
	CB 361	250	PVC	8.42	1.49	92.85	S19 PERFORATED	91.41	91.36	-
STREET 2	CB 368	250	PVC	3.05	1.48	93.11	S19 PERFORATED	91.68	91.63	-
	CB 369	250	PVC	1.76	1.38	93.11	S19 PERFORATED	-	91.73	-
	CB 370	250	PVC	6.60	1.38	92.87	S19 PERFORATED	-	91.49	-
	CB 371	250	PVC	8.17	1.38	92.91	S19 PERFORATED	-	91.53	-
STREET 3	CB 372	200	PVC	9.33	1.38	93.04	S19 PERFORATED	-	91.66	-
	CB 373	250	PVC	3.20	1.44	92.96	S19 PERFORATED	91.57	91.52	-
	CB 374	250	PVC	7.77	1.46	92.88	S19 PERFORATED	91.47	91.42	-
	CB 375	200	PVC	6.09	1.38	92.91	S19 PERFORATED	-	91.53	-
STREET 4	CB 378	250	PVC	2.41	1.38	93.15	S19 PERFORATED	-	91.77	-
	CB 379	250	PVC	2.40	1.38	92.92	S19 PERFORATED	-	91.54	-
STREET 5	CB 362	250	PVC	3.14	1.38	92.92	S19 PERFORATED	-	91.54	-
	CB 363	250	PVC	1.67	1.38	92.84	S19 PERFORATED	-	91.46	-
STREET 6	CB 364	250	PVC	1.25	1.49	92.89	S19 PERFORATED	91.45	91.40	-
	CB 365	200	PVC	6.10	1.38	92.89	S19 PERFORATED	-	91.51	-
STREET 6	CB 366	250	PVC	0.57	1.38	92.75	S19 PERFORATED	-	91.37	-
	CB 367	250	PVC	2.17	1.38	92.74	S19 PERFORATED	-	91.36	-
	CB 376	250	PVC	2.41	1.38	93.02	S19 PERFORATED	-	91.64	-
	CB 377	250	PVC	2.40	1.38	93.02	S19 PERFORATED	-	91.64	-
	CB 381	250	PVC	5.99	1.38	92.69	S19 PERFORATED	-	91.31	-
	CB 382	250	PVC	21.57	1.38	92.99	S19 PERFORATED	-	91.61	-



NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
 TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED,
 PROJECT No. 16-10-127-00, SURVEY DATED APRIL 10, 2018.

LEGAL INFORMATION
 SITE PLAN DRAFT PLAN PROVIDED BY Q4A ARCHITECTS, PROJECT No. 24006-SP1,
 RECEIVED ON AUGUST 27, 2024.

ELEVATION NOTE
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM
 AND ARE REFERRED TO THE PUBLISHED BENCH MARK No. 00186403710. ELEVATION=71.724m

No.	BY	DATE	DESCRIPTION
1	X.W.	24-08-30	1st SUBMISSION

Ottawa CITY OF OTTAWA

PROJECT No. 24-1398

PROFESSIONAL ENGINEER
 X. WEI
 100531124
 24-08-30
 PROVINCE OF ONTARIO

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

BCDC EAST STACKED CONDO SITE PLAN

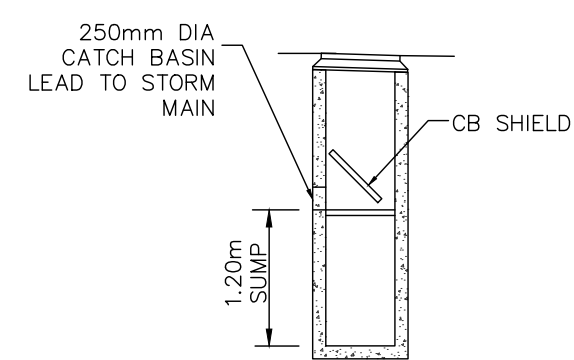
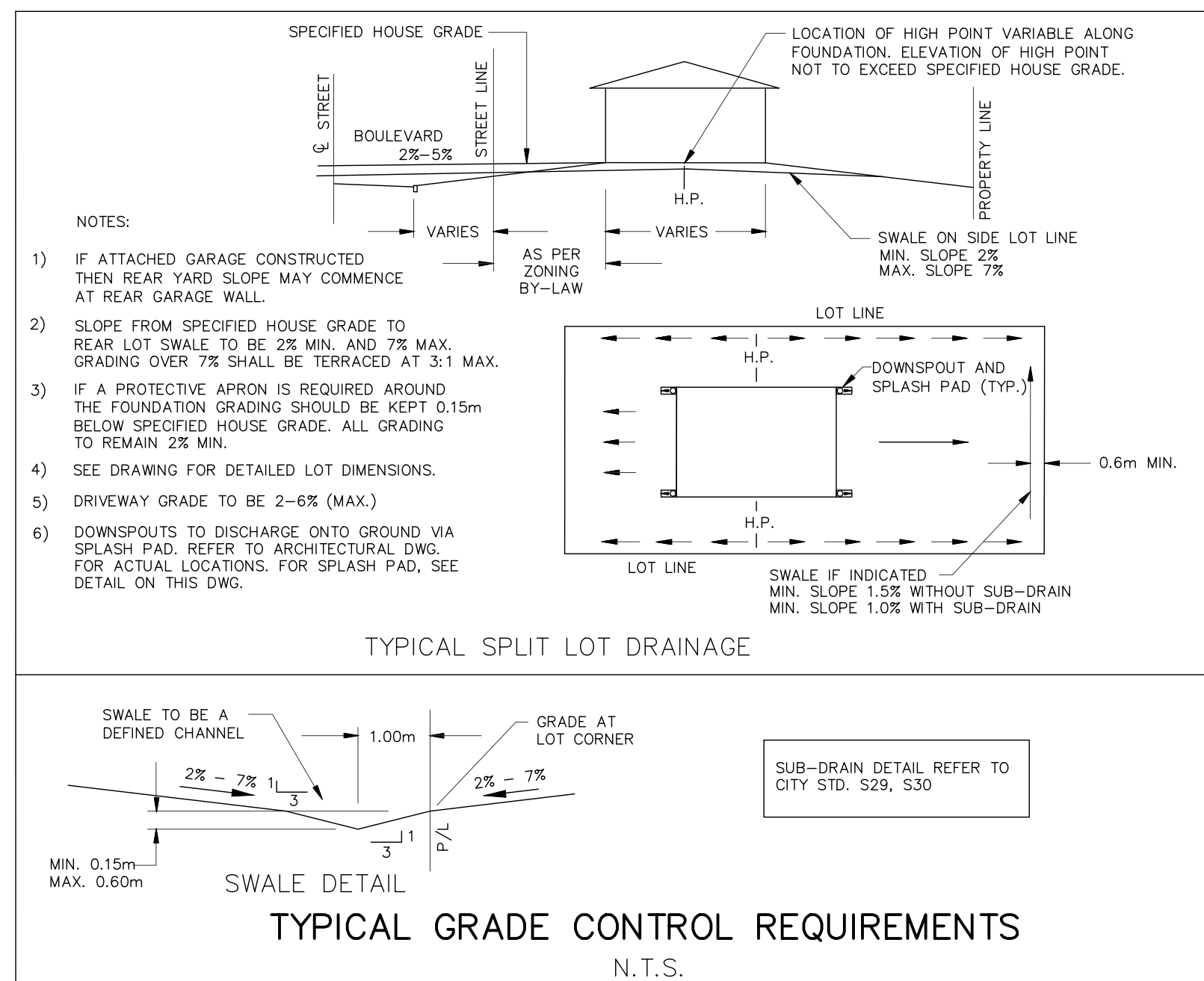
DSEL

120 Iber Road, Unit 103
 Stittsville, ON K2S 1E9
 Tel: (613) 836-0856
 Fax: (613) 836-7153
 www.DSEL.ca

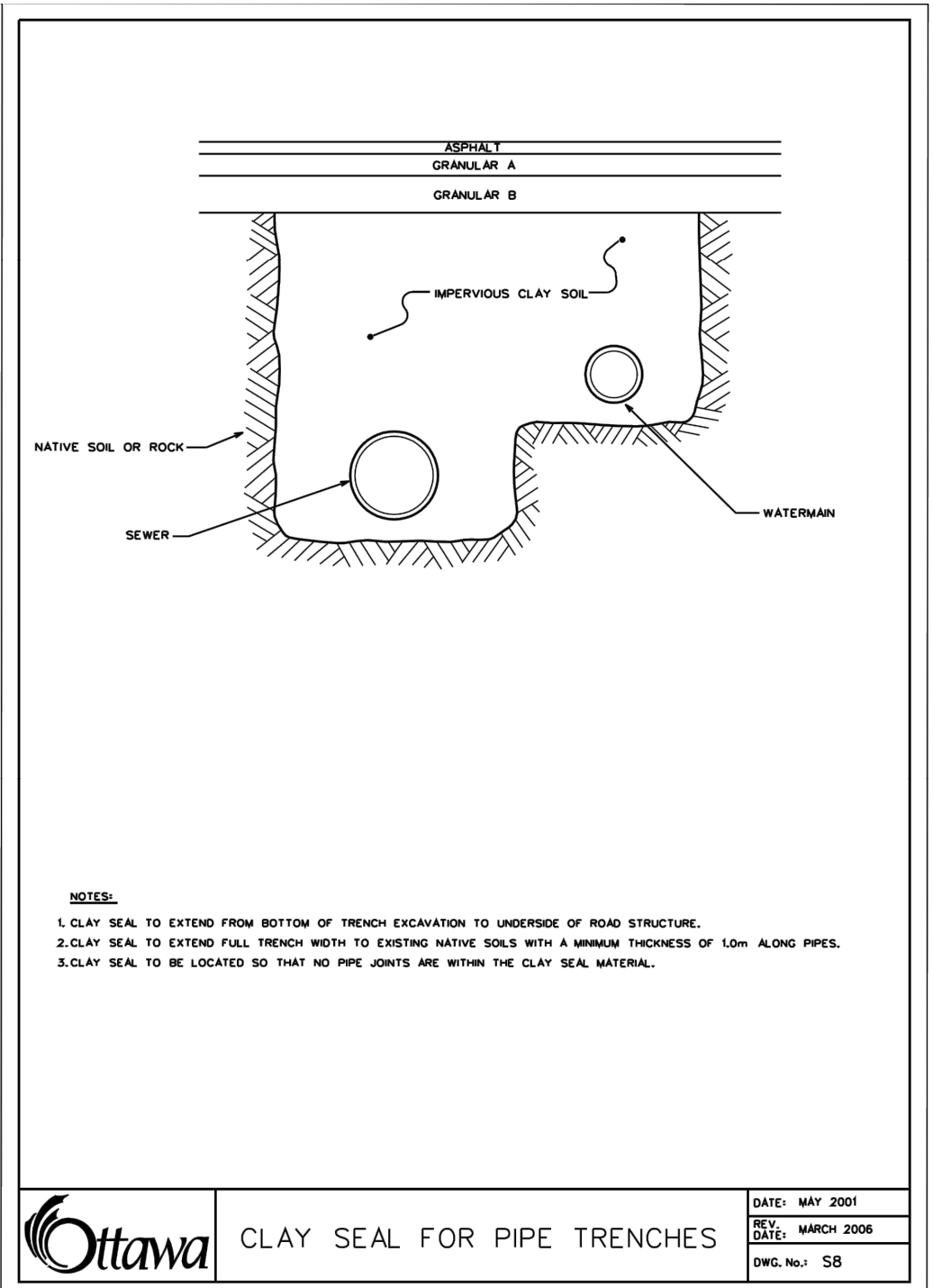
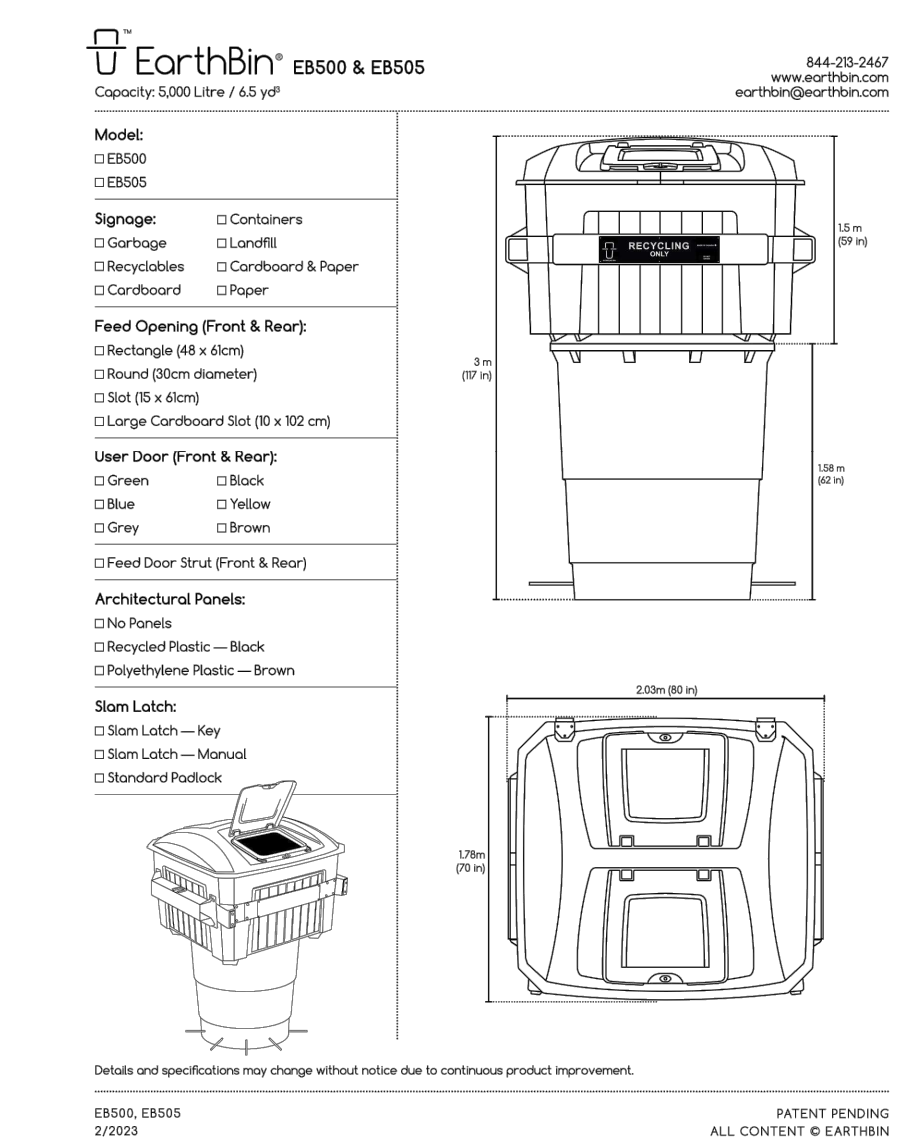
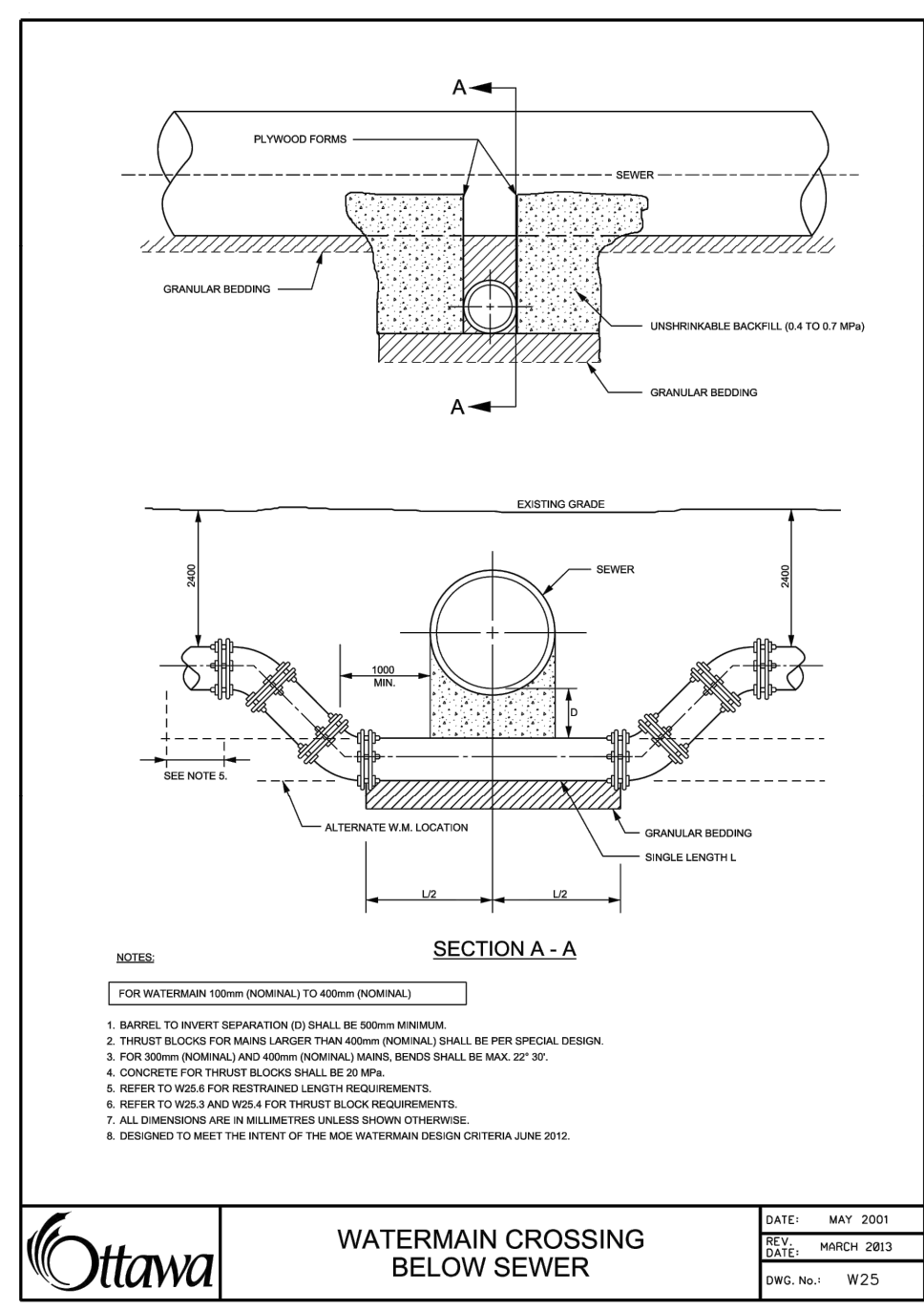
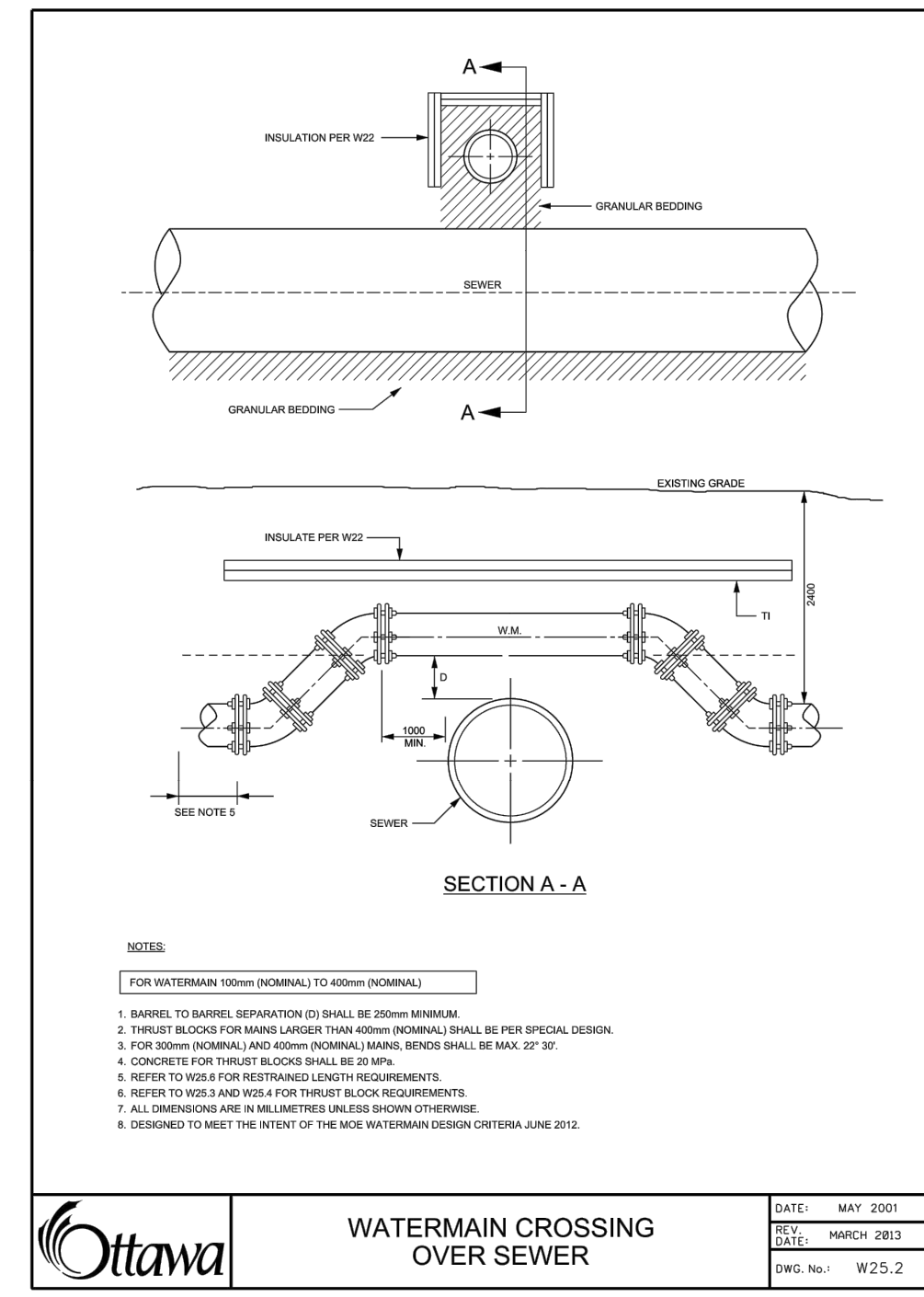
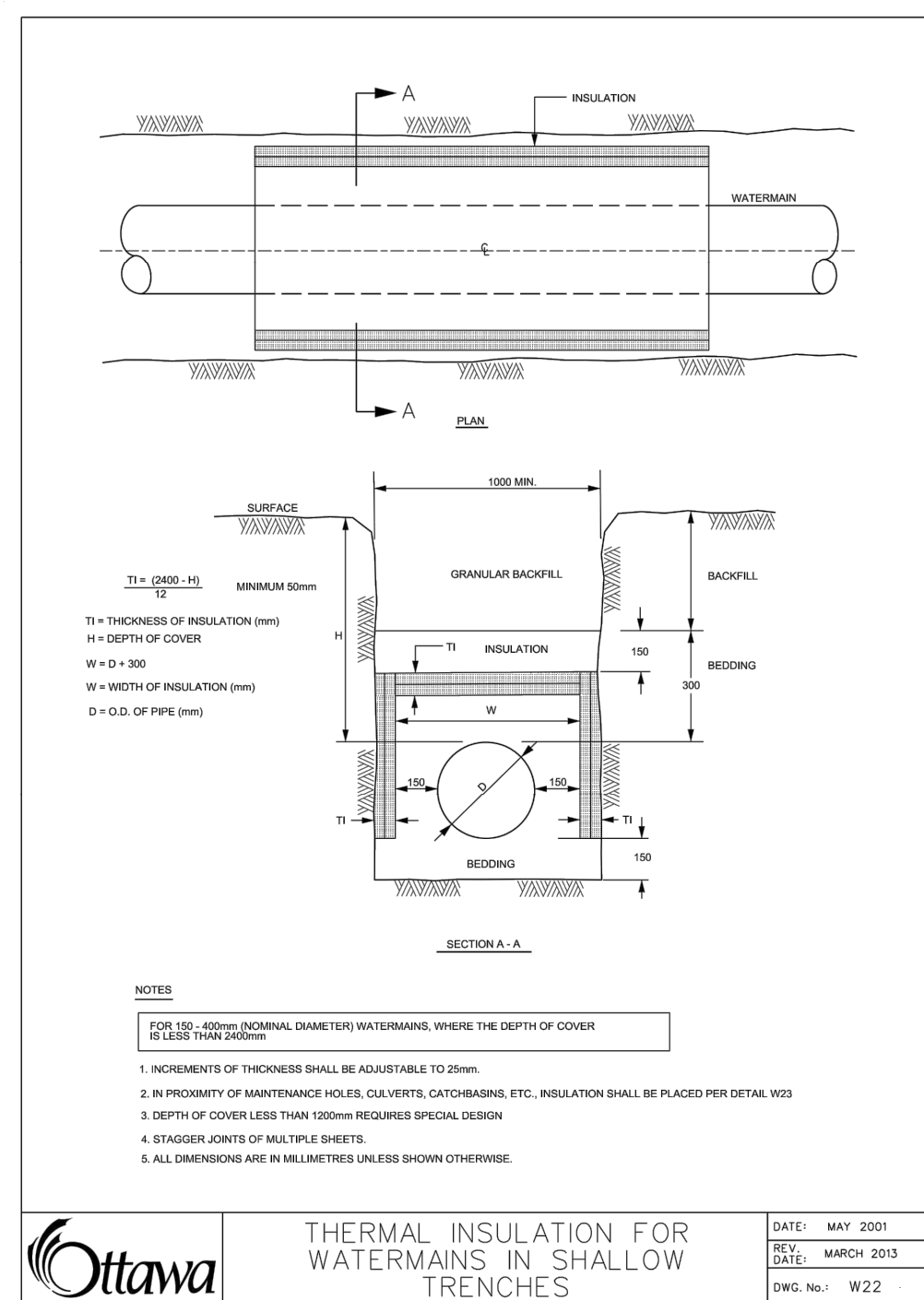
DETAILS AND TABLE

DRAWN BY:	M.S.	CHECKED BY:	X.W.	SHEET NO.
DESIGNED BY:	X.W.	CHECKED BY:	C.M.	2 OF 15
SCALE:	1:500	DATE:	AUGUST 2024	

CITY PLAN No. XXXXX
 CITY FILE No. _D07-XX-XX-XX-XXXX



CBTCHBASIN WITH CB SHIELD AND DEEP SUMP
SCALE: N.T.S.



NOT FOR CONSTRUCTION

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TOPOGRAPHIC INFORMATION PROVIDED BY J.L.D. BARNES LIMITED, PROJECT No. 16-10-127-00, SURVEY DATED APRIL 10, 2018.

LEGAL INFORMATION
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ELEVATION NOTE
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No.	BY	DATE	DESCRIPTION
1	X.W.	24-08-30	1st SUBMISSION

Ottawa CITY OF OTTAWA

PROJECT No. 24-1398

PROFESSIONAL ENGINEER
X. WEI
100531124
24-08-2024
PROVINCE OF ONTARIO

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

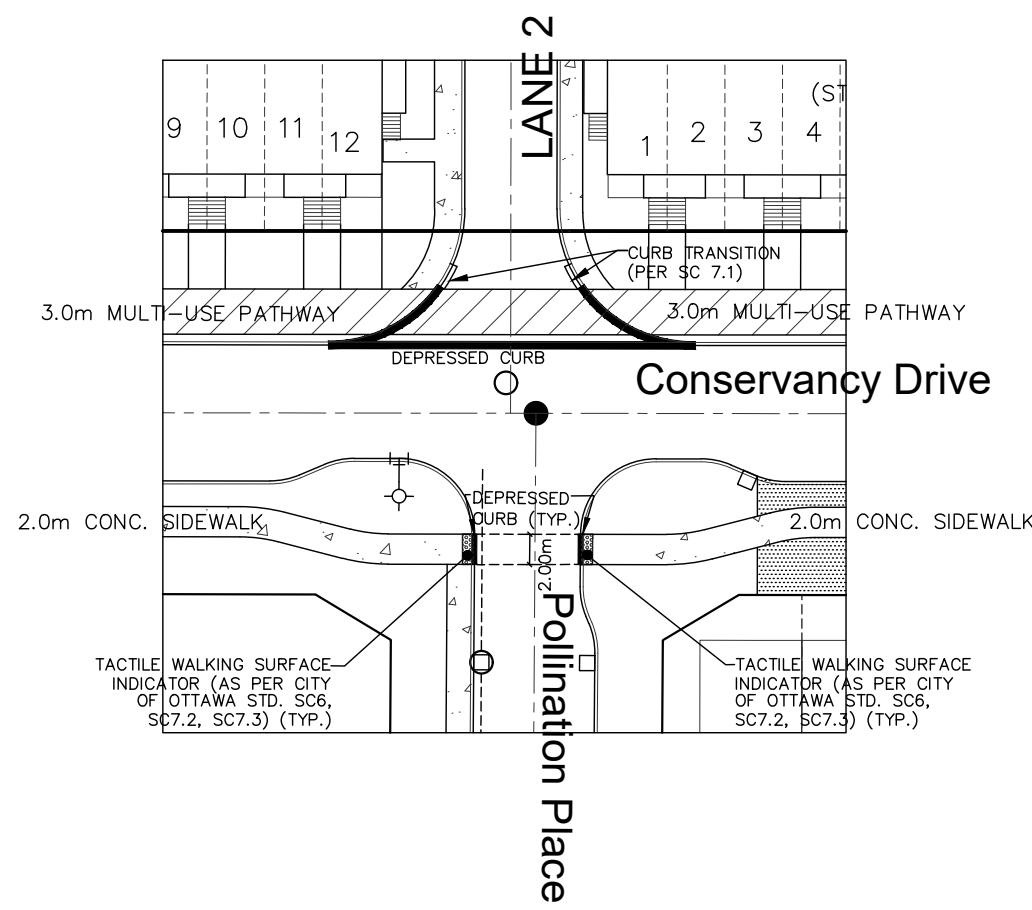
BCDC EAST STACKED CONDO SITE PLAN

DSEL
120 Iber Road, Unit 103
Stittsville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7153
www.DSEL.ca

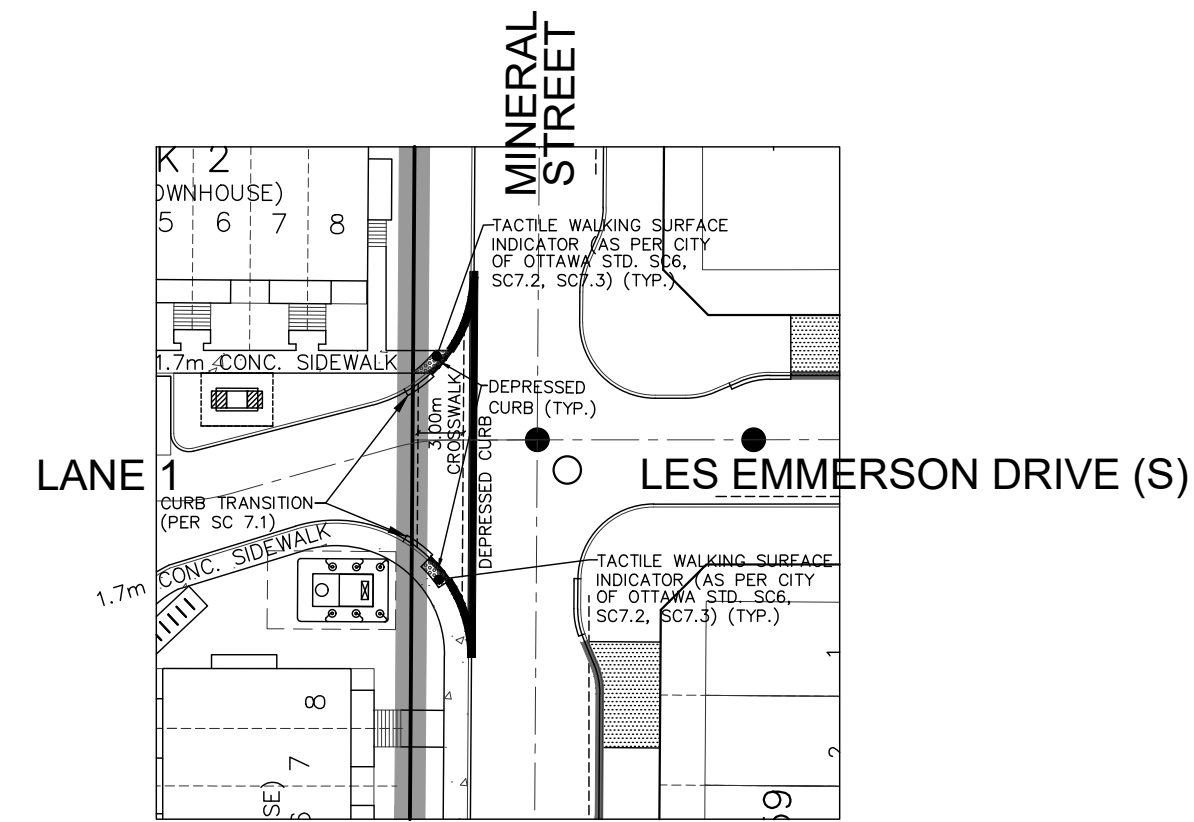
DETAILS

DRAWN BY: M.S.	CHECKED BY: X.W.	SHEET No.
DESIGNED BY: X.W.	CHECKED BY: C.M.	3 OF 15
SCALE: 1:500	DATE: AUGUST 2024	

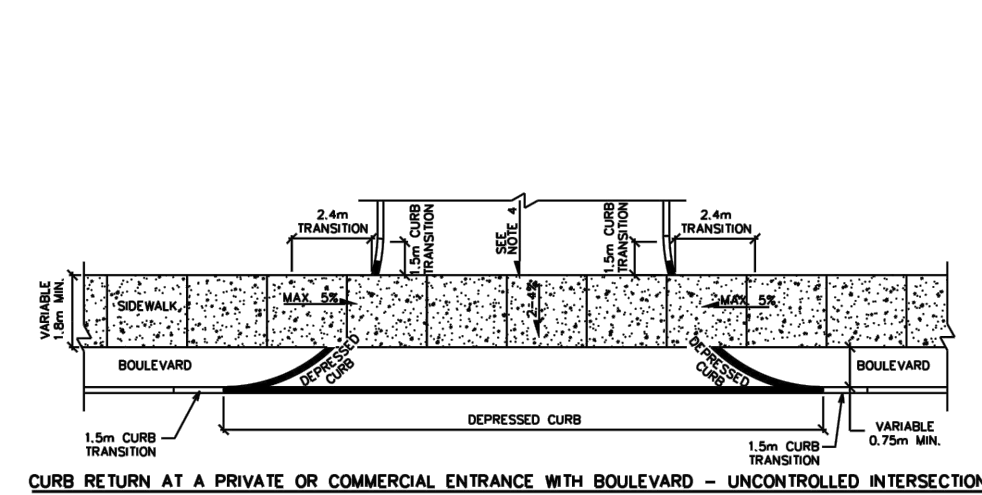
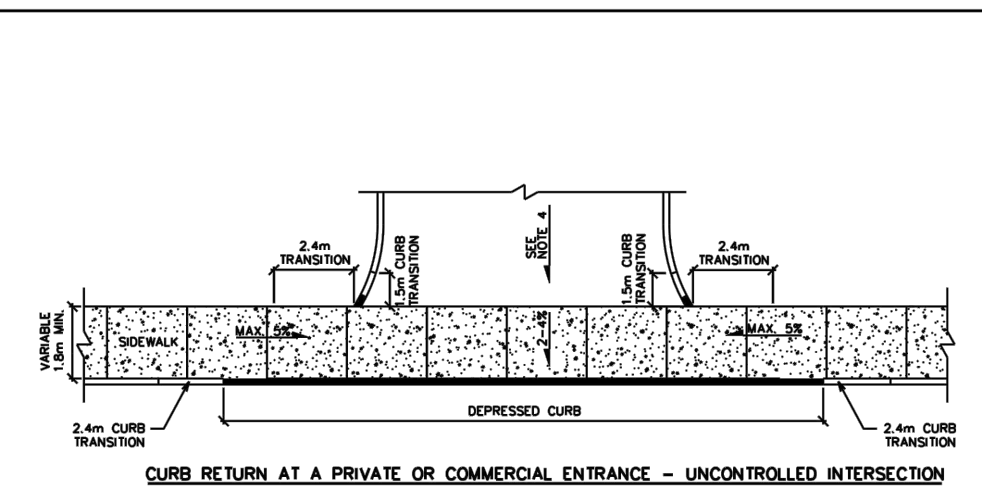
CITY PLAN No. XXXXX
CITY FILE No. _D07-XX-XX-XXXX



SINGLE CROSSWALK INTERSECTION
Conservancy Drive at Pollination Place
SCALE 1:400

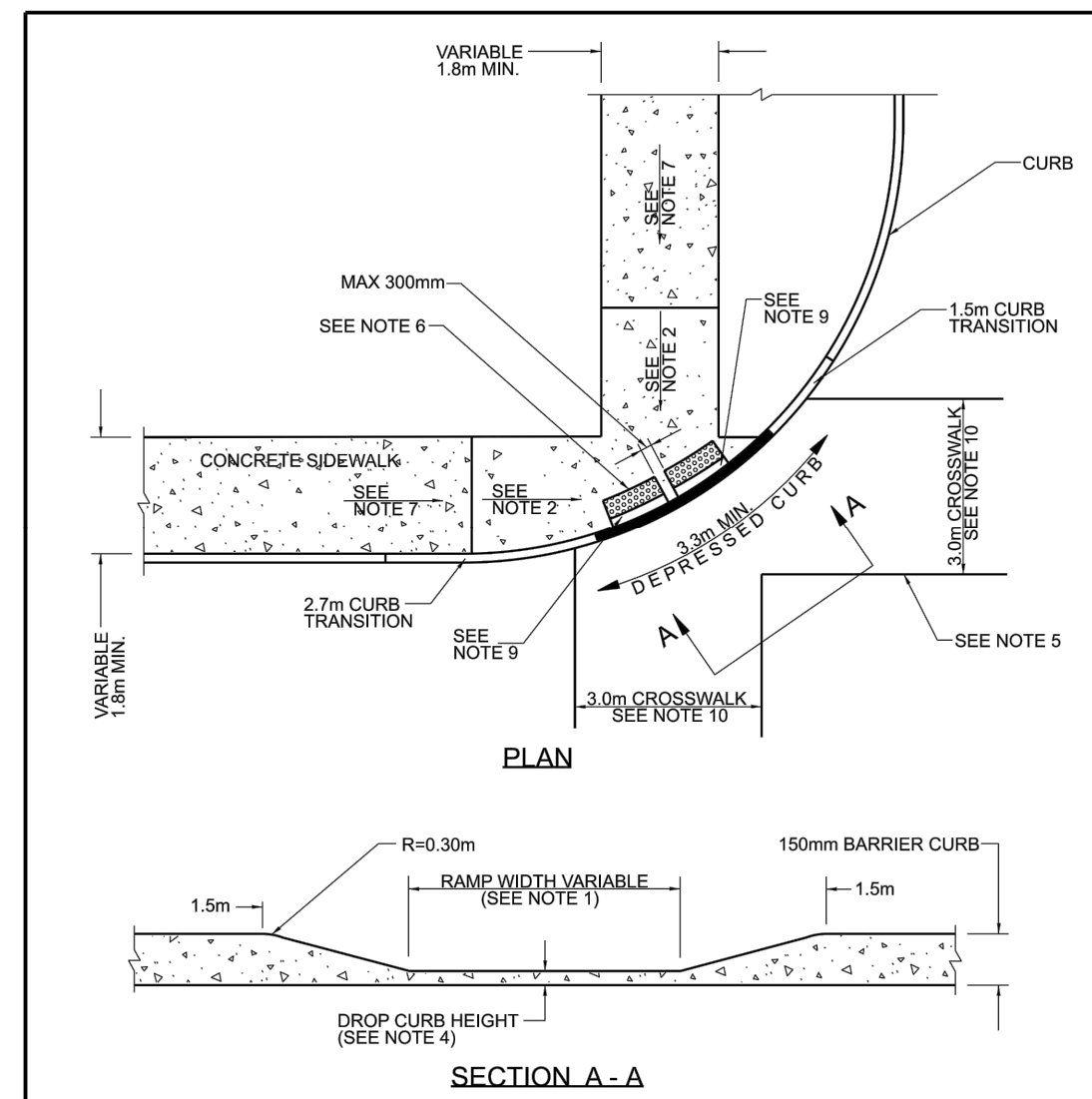


SINGLE CROSSWALK INTERSECTION
Mineral Street at Lane 1
SCALE 1:400



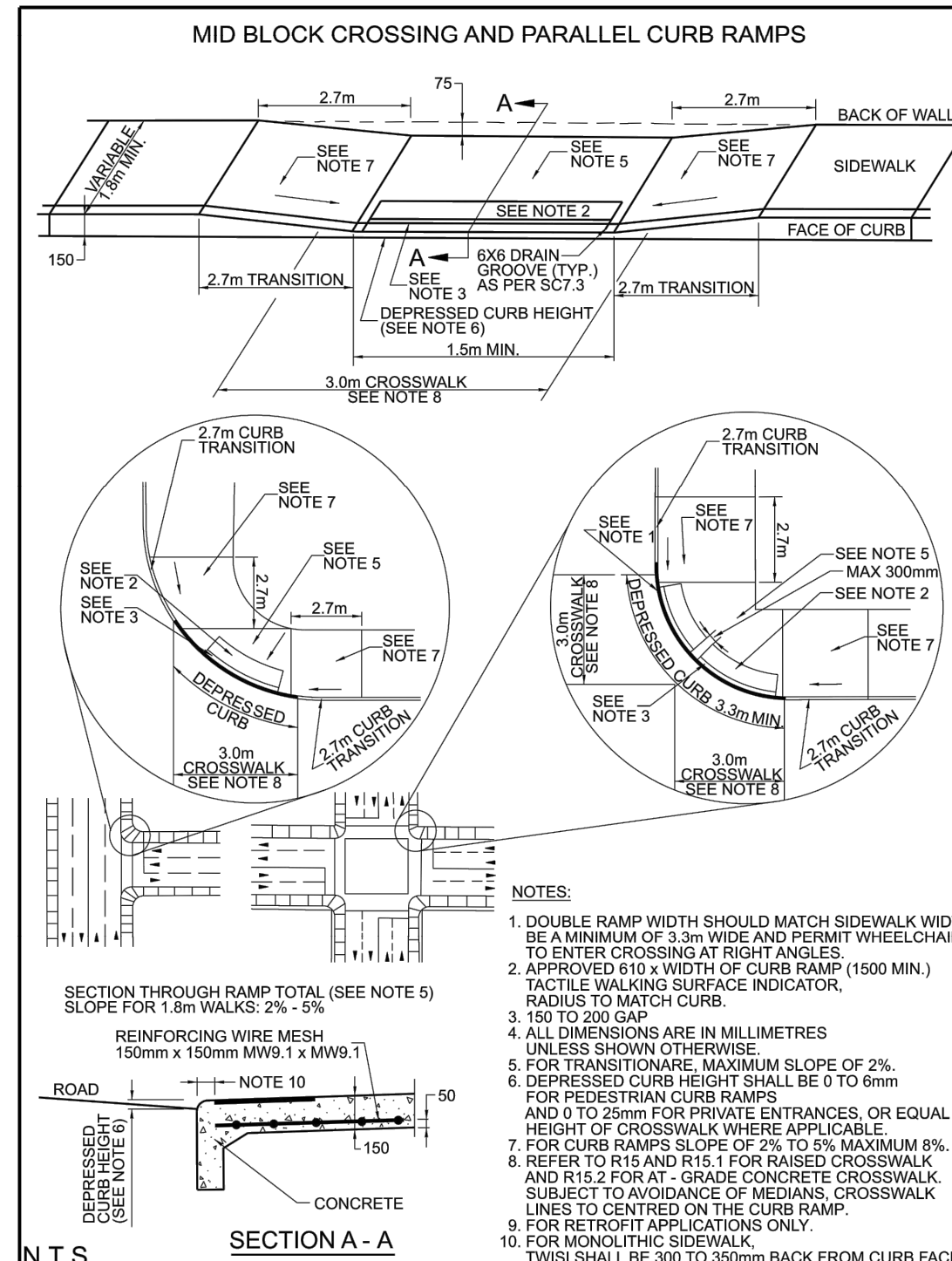
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
 2. CURB DETAILS SEE SC1.1, SC1.2 AND SC1.3.
 3. SIDEWALK DETAILS SEE SC2 AND SC3.
 4. MAXIMUM SLOPE VARIES. SEE PRIVATE APPROACH DRAWING.
 5. UNCONTROLLED INTERSECTION MEANS AN ENTRANCE NOT LOCATED AT A TRAFFIC SIGNAL OR ALL-WAY STOP CONTROL.

Ottawa CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS
DATE: MARCH 2007
REV: MARCH 2021
DWG. No.: SC7.1

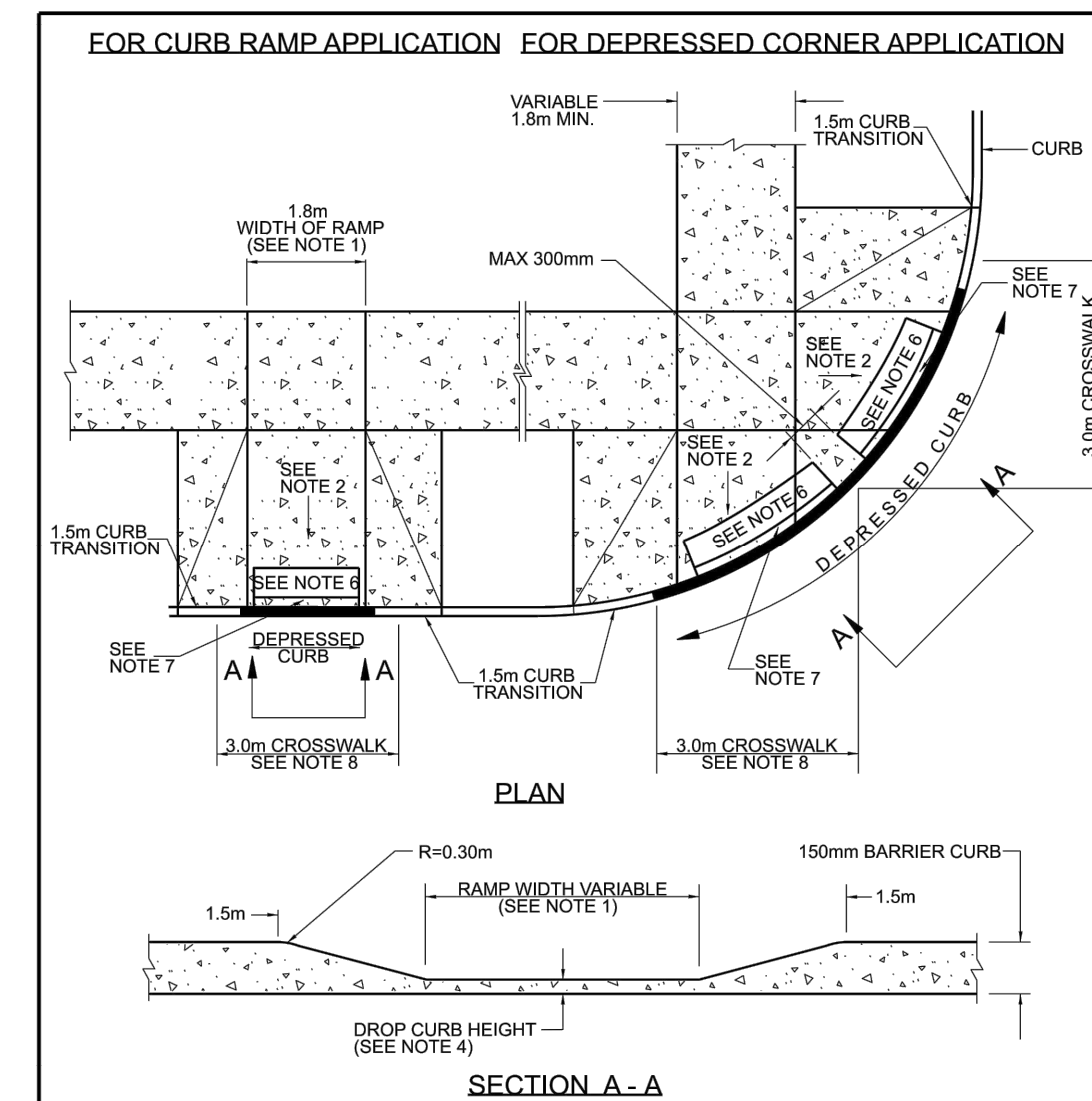


- NOTES:**
1. CURB RAMP WIDTH MATCH SIDEWALK WIDTH. BE A MINIMUM OF 1.5m WIDE.
 2. FOR TRANSITION AREA, MAXIMUM SLOPE OF 2%.
 3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
 4. DEPRESSED CURB HEIGHT SHALL BE 0 TO 6mm FOR PEDESTRIAN CURB RAMPS AND 0 TO 25mm FOR PRIVATE ENTRANCES, OR EQUAL HEIGHT OF CROSSWALK WHERE APPLICABLE.
 5. SUBJECT TO AVOIDANCE OF MEDIANS, CROSSWALK LINES TO CENTRE ON THE CURB RAMP.
 6. APPROVED 610 x 150mm (1500 MAX) TACTILE WALKING SURFACE INDICATOR (TWSI). RADIUS TO MATCH CURB. DRAIN GROOVES AS PER SC7.
 7. FOR CURB RAMPS SLOPE OF 2% TO 5% MAXIMUM 8%.
 8. FOR RETROFIT APPLICATIONS ONLY.
 9. 150 TO 200mm GAP FOR MONOLITHIC SIDEWALK. TWSI SHALL BE 300 TO 350mm BACK FROM CURB FACE.
 10. REFER TO R15 AND R15.1 FOR RAISED CROSSWALK AND R15.2 AT-GRADE CONCRETE CROSSWALK.

Ottawa PEDESTRIAN CURB RAMP AT INTERSECTION WITH BOULEVARD AND ADJACENT SIDEWALK
DATE: MARCH 2007
REV: MARCH 2022
DWG. No.: SC7.2



Ottawa PEDESTRIAN CURB RAMP WITHOUT BOULEVARD
DATE: MAY 2001
REV: MARCH 2022
DWG. No.: SC6



Ottawa PEDESTRIAN CURB RAMP WITH BOULEVARD
DATE: MAY 2001
REV: MARCH 2022
DWG. No.: SC7

NOT FOR CONSTRUCTION

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LEGAL INFORMATION
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ELEVATION NOTE
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No.	X.W.	DATE	DESCRIPTION
1	X.W.	24-08-30	1st SUBMISSION

CITY OF OTTAWA

PROJECT No. 24-1398

LICENSED PROFESSIONAL ENGINEER
X. WEI
100531124
24-08-20
PROVINCE OF ONTARIO

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION **BCDC EAST STACKED CONDO SITE PLAN**

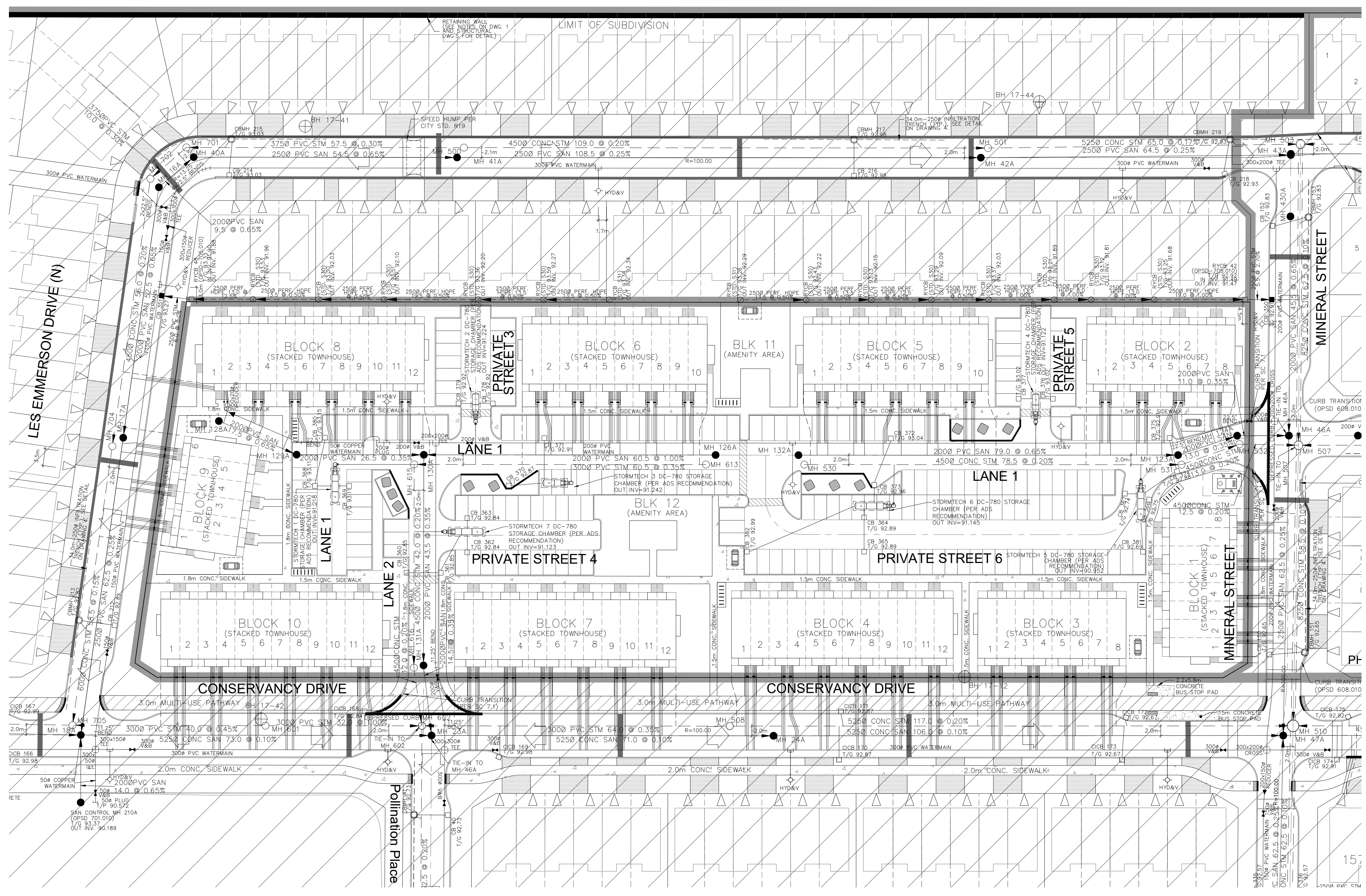
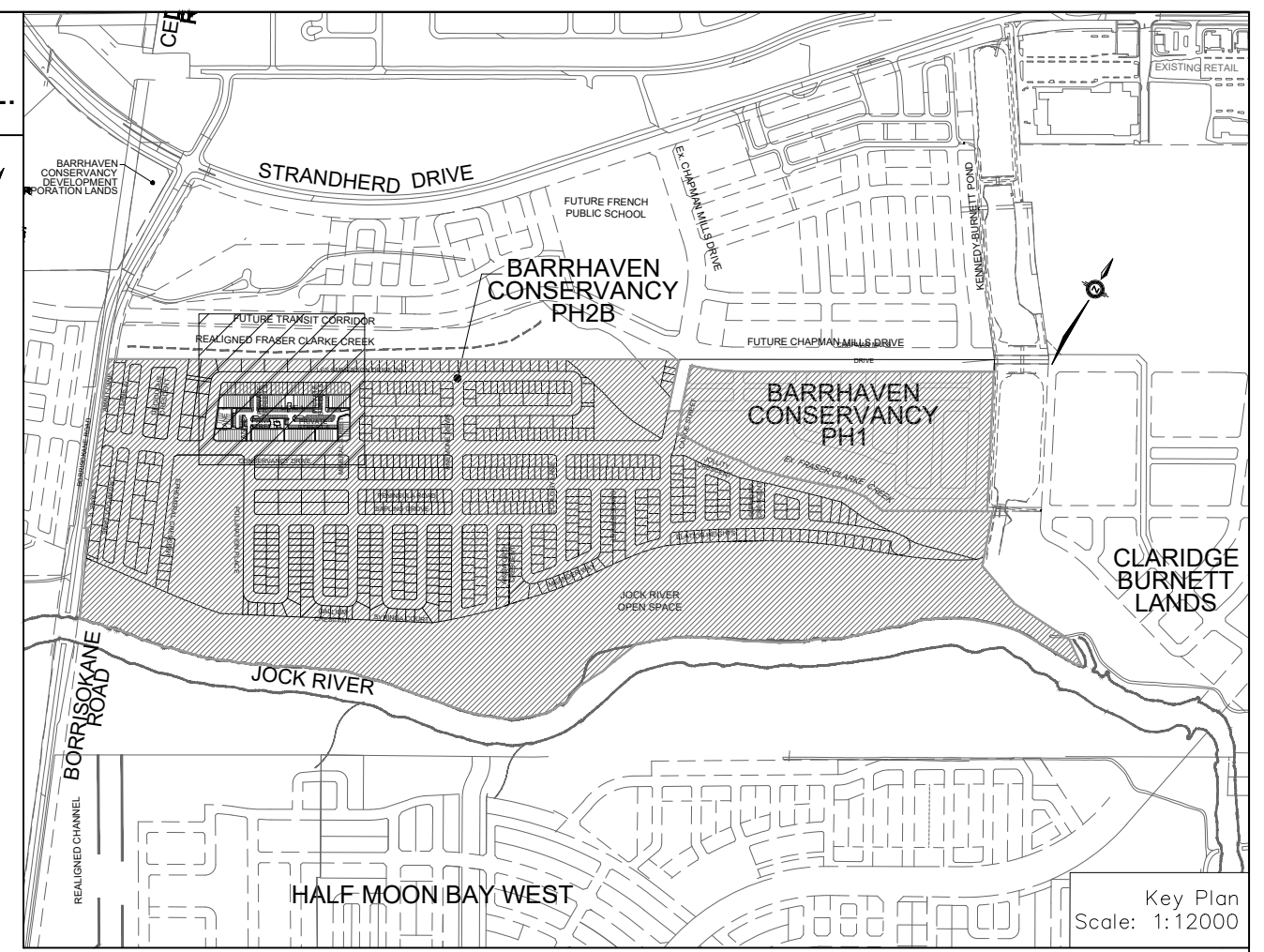
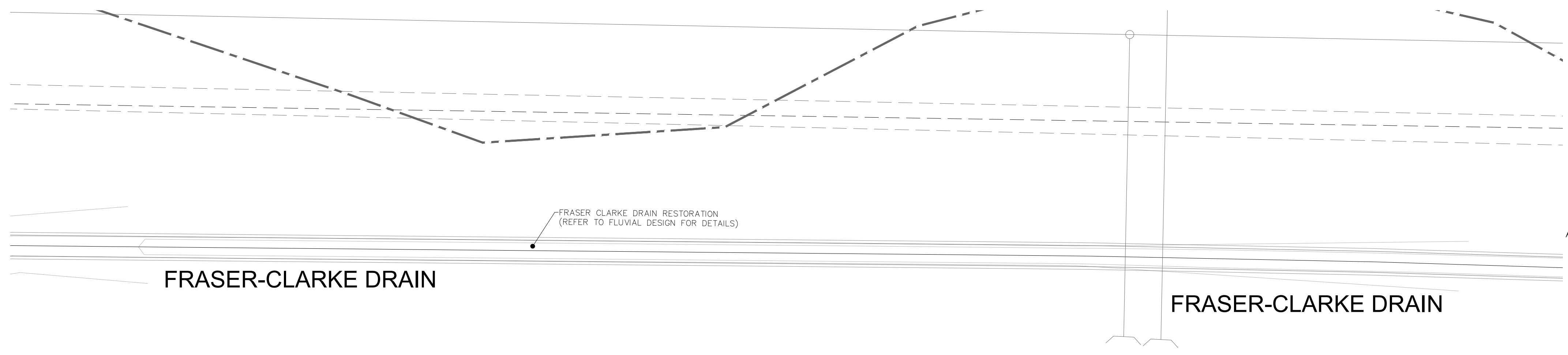
DSEL 120 Iber Road, Unit 103
Stittville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7153
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TWSI DETAILS © DSEL

DRAWN BY:	CHECKED BY:	SHEET NO.
M.S.	X.W.	4 OF 15
DESIGNED BY:	CHECKED BY:	DATE:
X.W.	C.M.	AUGUST 2024
SCALE:	DATE:	
1:500		

CITY PLAN No. XXXXX
CITY FILE No. D07-XX-XX-XXXX

ALL END UNITS ON INDIVIDUAL TOWNHOUSE BLOKS ARE TO BE PROVIDED WITH SUMP PUMPS, UNLESS OTHERWISE NOTED. SEE DWG. 3 FOR SUMP PUMP DETAIL.



LEGEND

CROSS	SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER OPSD 401.030)	ASPHALT SIDEWALK
45° BEND	SANITARY MAINTENANCE HOLE (W/2020)	CHAINLINK FENCE (1.5m UNLESS OTHERWISE NOTED)
LATERAL	CAP	NOISE BARRIER
HYDRANT, VALVE & VB	PHASE 2 AND FUTURE PHASES	WOODEN POST AND RAIL FENCE
TEE	RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL)	PHASING LIMITS
VALVE & VC	WATER BOX	PROPERTY BOUNDARY
VALVE & VB	SINGLE SERVICE LOCATION (ST, SAN & WM)	OVERLAND FLOW DIRECTION
22.5° BEND	HYDRO SWITCHGEAR	EXTERNAL OVERLAND FLOW DIRECTION
11.25° BEND	HYDRO TRANSFORMER	EMERGENCY OVERLAND FLOW DIRECTION
REDUCER	STREET LIGHT STANDARD	TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SC6, SC7, SC7.1, SC7.2, SC7.3)
STREET CATCHBASIN & LEAD	DITCH AND CULVERT	CLAY SEAL (REFER TO GENERAL NOTES, No. 18 ON DWG. No. 1, AND GEOTECHNICAL CONSULTANT'S SPECIFICATIONS)
STREET CATCHBASIN WITH CLOSED LID & LEAD	CONCRETE SIDEWALK (PER CITY OF OTTAWA STD SC1.4)	EXISTING SANITARY POST AND RAIL FENCE
STORM MAINTENANCE HOLE	BARRIER CURB	EXISTING SANITARY MAINTENANCE HOLE
CURB INLET CATCH-BASIN & LEAD	PERFORATED PIPE	SPEED HUMP PER CITY STD. R19
CATCHBASIN/MAINTENANCE HOLE INTERCONNECTED CATCH BASIN & LEADS	ELBOW CATCHBASIN	BKE RACK
TEE CATCHBASIN		EARTHBN (DWG. 3 FOR DETAILS)

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
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LEGAL INFORMATION
SITE PLAN DRAFT PLAN PROVIDED BY Q4A ARCHITECTS, PROJECT No. 24006-SP1, RECEIVED ON AUGUST 27, 2024.

ELEVATION NOTE
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE REFERRED TO THE PUBLISHED BENCH MARK No. 0018640310, ELEVATION=71.724m

- NOTES:**
- ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES WITHIN JURISDICTION.
 - CONTRACTOR TO VERIFY THE PRECISE LOCATIONS AND INVERT ELEVATIONS OF EX. UNDERGROUND SERVICES AND EX. UTILITIES PRIOR TO STARTING CONSTRUCTION.
 - ALL EXISTING ABOVE GROUND FEATURES, E.G. MH/CHAMBER COVERS, PEDESTALS, HYDRO AND LIGHT POLES, ETC. AFFECTED BY THE DEVELOPMENT TO BE ADJUSTED TO SUIT TO THE SATISFACTION OF PARTIES AFFECTED.
 - ALL EXISTING BUILDING, SHED, POST & WIRE FENCE, CHAIN LINK FENCE, TREE, UTILITY WIRE, POLE, CULVERT AND POOL WITHIN LOTS AND BLOCKS TO BE REMOVED, UNLESS OTHERWISE NOTED.
 - ALL EXISTING POST & WIRE FENCE, CULVERTS, UTILITY WIRE / POLES, TREES, SHRUBS ETC. WITHIN LOTS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED.
 - PERMISSION REQUIRED FOR REMOVAL OF EXISTING TREES ON EXTERNAL LANDS WHERE APPLICABLE.
 - PERMISSION REQUIRED FOR WORK ON ADJACENT LANDS.
 - ANY DISTURBED MATERIAL ENCOUNTERED BELOW THE SUBGRADE LEVEL WITHIN A BUILDING FOOTPRINT TO BE SUB-EXCAVATED AND BACKFILLED WITH COMPACTED ENGINEERED FILL AS PER GEOTECHNICAL ENGINEERS RECOMMENDATION.
 - FOR WATERMAIN CROSSING BELOW AND ABOVE SEWERS, REFER TO CITY STD. W25 AND W25.2, RESPECTIVELY, WHERE APPLICABLE.
 - ALL WATERMAIN CONNECTIONS AND DECOMMISSIONING OF EXISTING WATERMANS TO BE COMPLETED BY CITY FORCES. TRENCH BACKFILL/REINSTATEMENT TO BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF OTTAWA.
 - FOR WATERMAIN STUBS, 2.4m MIN. COVER TO BE PROVIDED.
 - THE COVER OF EX. MH, CB, CHAMBER AND OTHER ABOVEGROUND FEATURES TO BE ADJUSTED TO SUIT THE NEW FINISHED GRADE, WHERE APPLICABLE.
 - INSULATION REQUIRED FOR WATERMAIN / WATER SERVICE WHERE THE SEPARATION BETWEEN WATERMAIN / WATER SERVICE AND OTHER SERVICES AND STRUCTURES IS LESS THAN 1.2m AND THE COVER IS LESS THAN 2.4m. REFER TO CITY STD. W23 FOR DETAIL.
 - FOR SERVICE INSTALLATION AT SEWER CROSSING, REFER TO CITY STD. W38 FOR DETAIL.
 - FOR CATCHBASIN DATA, REFER TO DWG. No. 3 FOR DETAILS.

CITY OF OTTAWA

CITY PLAN No. XXXXX

PROJECT No. 24-1398

PROFESSIONAL ENGINEER
X. WEI
100531124
24-08-20
PROVINCE OF ONTARIO

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

BCDC EAST STACKED CONDO SITE PLAN

DSEL

120 Ibor Road, Unit 103
Stittville, ON K2S 1E9
Tel: (613) 836-0856
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www.DSEL.ca

GENERAL PLAN

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DRAWN BY: M.S.	CHECKED BY: X.W.	SHEET NO.
DESIGNED BY: X.W.	CHECKED BY: C.M.	5 OF 15
SCALE: 1:500	DATE: AUGUST 2024	

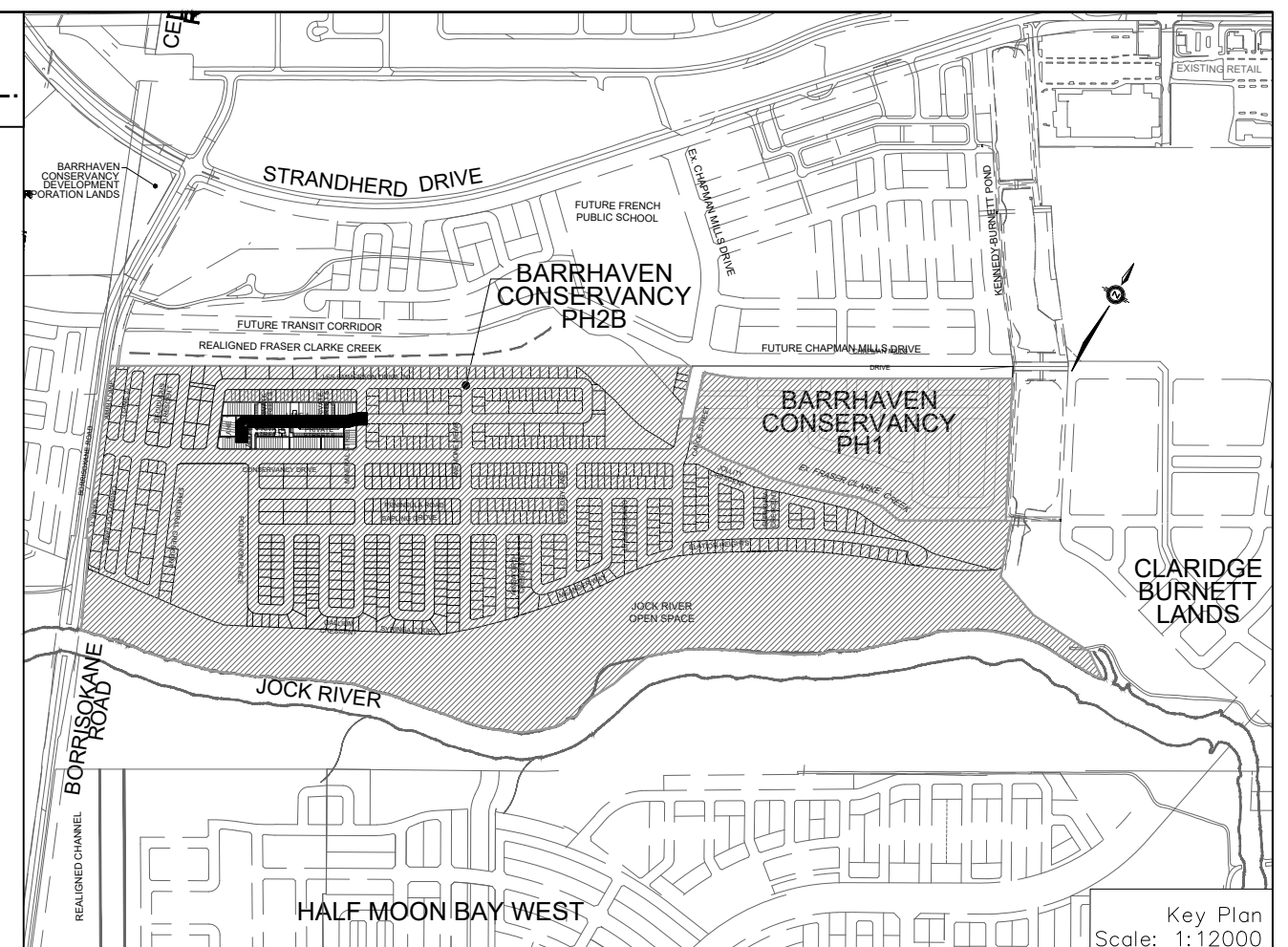
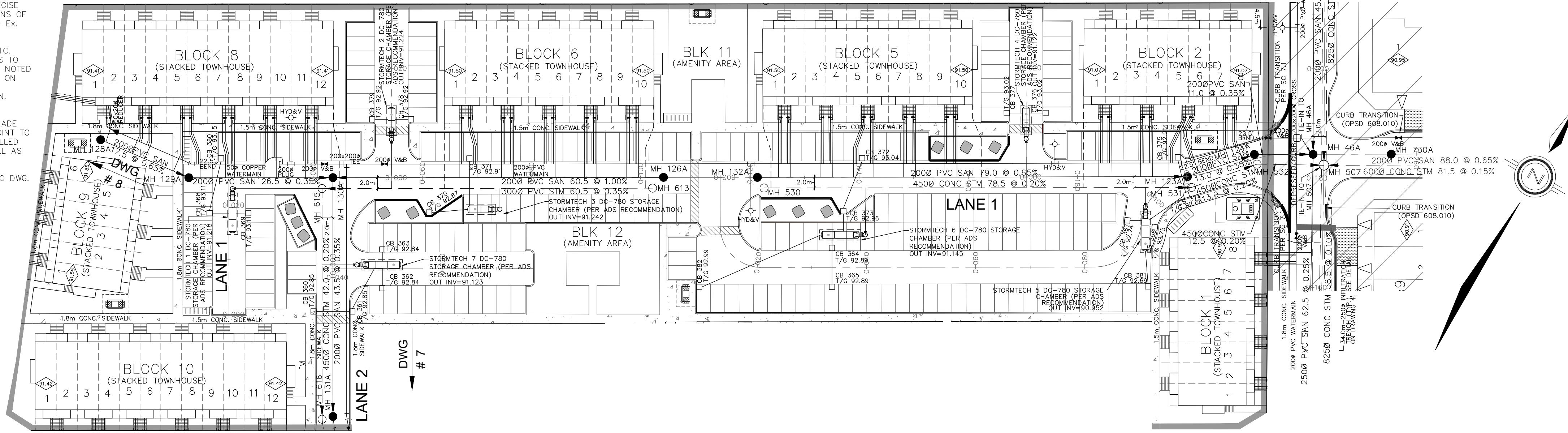
PAVEMENT DESIGN

40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
 50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
 150mm OPSS GRANULAR A CRUSHED STONE
 400mm OPSS GRANULAR B TYPE II

NOTES:

1. ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR TO VERIFY THE PRECISE LOCATIONS AND INVERT ELEVATIONS OF EX. UNDERGROUND SERVICES AND EX. UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. ALL EXISTING TREES, SHRUBS ETC. WITHIN LOTS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED.
4. PERMISSION REQUIRED FOR WORK ON ADJACENT LANDS.
5. FOR WATERMAIN STUBS, 2.4m MIN. COVER TO BE PROVIDED.
6. ANY DISTURBED MATERIAL ENCOUNTERED BELOW THE SUBGRADE LEVEL WITHIN A BUILDING FOOTPRINT TO BE SUB-EXCAVATED AND BACKFILLED WITH COMPACTED ENGINEERED FILL AS PER GEOTECHNICAL ENGINEERS RECOMMENDATION.
7. FOR CATCHBASIN DATA, REFER TO DWG. NO. 3 FOR DETAILS.

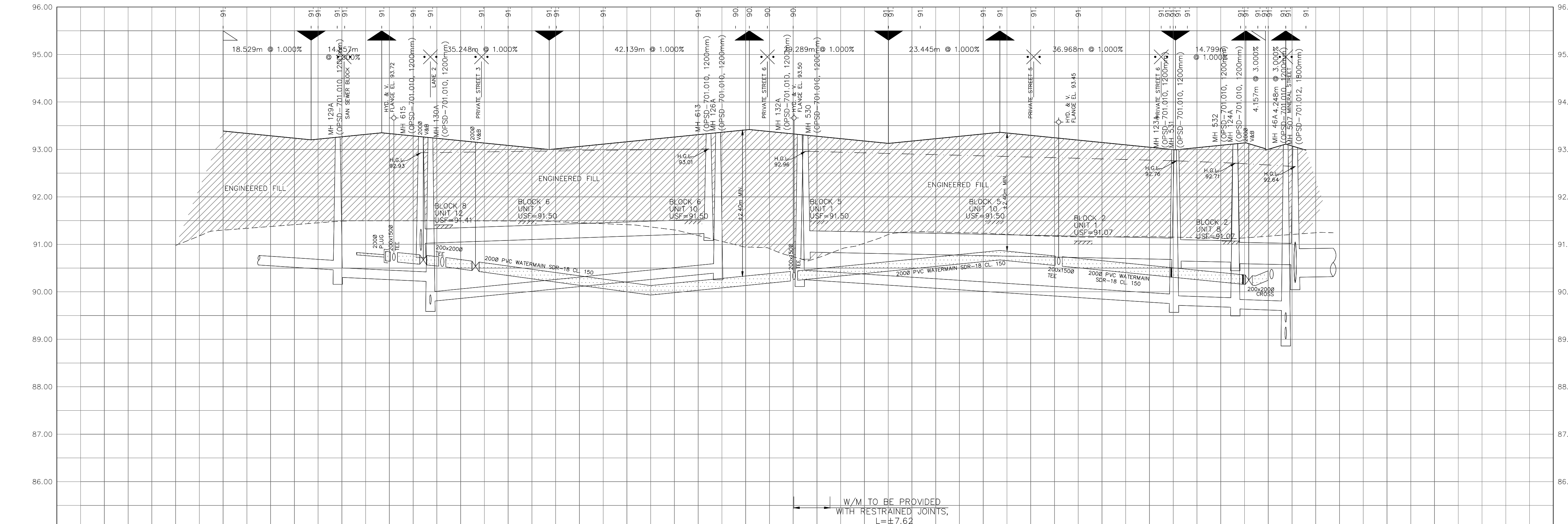
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LEGEND

- CROSS
- 45° BEND
- LATERAL
- HYDRANT, VALVE & VB
- TEE
- VALVE & VC
- VALVE & HB
- 22.5° BEND
- 11.25° BEND
- REDUCER
- CAP
- SANITARY MAINTENANCE HOLE
- CAP
- STREET CATCHBASIN & LEAD
- STREET CATCHBASIN WITH CLOSED LID & LEAD
- 3 FORM MAINTENANCE HOLE
- CURB INLET CATCHBASIN & LEAD
- CATCHBASIN/ MAINTENANCE HOLE
- INTERCONNECTED CATCH BASIN & LEADS
- WATER BOX
- SINGLE SERVICE LOCATION
- TEE CATCHBASIN
- PERFORATED PIPE
- ELBOW CATCHBASIN
- DITCH AND CULVERT
- 36.0m-250P INFILTRATION TRENCH (TYP.). SEE DETAIL ON DRAWING 4.
- BIKE RACK
- EARTHIN (DWG. 3 FOR DETAILS)
- HYDRO TRANSFORMER
- STREET LIGHT STANDARD
- CONCRETE SIDEWALK
- CURB & DEPRESSED CURB
- ASPHALT SIDEWALK
- CONCRETE FENCE (1.5m UNLESS OTHERWISE NOTED)
- NOISE BARRIER (2.2m)
- WOODEN POST AND RAIL FENCE
- CONSTRUCTION FENCE POST AND RAIL FENCE
- 22.5° BEND
- PHASING LIMITS
- PROPERTY BOUNDARY
- BOREHOLE (BH)
- TEST PIT (TP)
- AUGER HOLE (AH)
- MONITORING WELL LOCATION
- CONCEPTUAL WELL LOCATION
- TOP OF FOUNDATION ELEVATION
- FINISHED FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- NUMBER OF RISERS
- UNITS REQUIRING PRESSURE
- ROUNDING VALVES
- WALKOUT UNITS
- SUB ON GRADE
- OVERLAND FLOW DIRECTION
- EXTERNAL OVERLAND FLOW DIRECTION
- EMERGENCY OVERLAND FLOW DIRECTION
- TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. 306, SC7.1, SC7.2, SC7.3)
- PREVIOUS PHASES
- CLAY SEAL (REFER TO GENERAL NOTES, No. 18 ON DWG. NO. 1, AND GEOTECHNICAL CONSULTANT'S SPECIFICATIONS)
- EXISTING SANITARY MAINTENANCE HOLE
- EXISTING STORM MAINTENANCE HOLE
- GROUNDWATER LEVEL PER PATTERSON GROUP DWG. P25036-10
- RETAINING WALL (SEE NOTES ON DWG. AND STRUCTURAL DWG'S FOR DETAIL)

AS PER GEOTECHNICAL REPORT



NOT FOR CONSTRUCTION

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TOP OF WATERMAIN	SANITARY INVERT	STORM INVERT	PROPOSED GRADES	CENTERLINE CHAINAGE
0+000.000-93.387				
0+018.520-93.202	2000 PVC SAN 17.5 @ 0.65% SDR-35		93.202	0+018.520
0+020.000-93.217			93.217	0+020.000
0+024.114-93.273	2000 PVC SAN 26.5 @ 0.35% SDR-35		93.273	0+024.114
0+025.551-93.273			93.273	0+025.551
0+035.956-93.350			93.350	0+035.956
0+035.956-93.284			93.284	0+035.956
0+040.000-93.268			93.268	0+040.000
0+041.635-93.248			93.248	0+041.635
0+043.534-93.248			93.248	0+043.534
0+046.134-93.153			93.153	0+046.134
0+053.357-93.140			93.140	0+053.357
0+054.369-93.084			93.084	0+054.369
0+060.000-93.084			93.084	0+060.000
0+068.634-92.998			92.998	0+068.634
0+070.164-93.013			93.013	0+070.164
0+080.000-93.112			93.112	0+080.000
0+100.000-93.312			93.312	0+100.000
0+102.189-93.334			93.334	0+102.189
0+104.189-93.354			93.354	0+104.189
0+107.864-93.390			93.390	0+107.864
0+110.773-93.419			93.419	0+110.773
0+114.573-93.381			93.381	0+114.573
0+120.000-93.377			93.377	0+120.000
0+121.397-93.377			93.377	0+121.397
0+122.605-93.301			93.301	0+122.605
0+140.000-93.126			93.126	0+140.000
0+146.758-93.193			93.193	0+146.758
0+160.000-93.326			93.326	0+160.000
0+163.507-93.361			93.361	0+163.507
0+170.625-93.290			93.290	0+170.625
0+175.890-93.196			93.196	0+175.890
0+180.000-93.196			93.196	0+180.000
0+197.469-93.001			93.001	0+197.469
0+200.000-93.001			93.001	0+200.000
0+202.570-93.001			93.001	0+202.570
0+211.081-93.117			93.117	0+211.081
0+213.081-93.117			93.117	0+213.081
0+217.614-93.061			93.061	0+217.614
0+219.614-93.061			93.061	0+219.614
0+220.000-93.061			93.061	0+220.000
0+220.776-93.112			93.112	0+220.776
0+225.669-93.098			93.098	0+225.669
0+227.931-93.037			93.037	0+227.931
0+240.000-93.037			93.037	0+240.000

CITY OF OTTAWA

CITY PLAN No. XXXXX

PROJECT No. 24-1398

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

BCDC EAST STACKED CONDO SITE PLAN

LANE 1

STA. 0+0.000 TO STA. 0+233.684

DRAWN BY: M.S. CHECKED BY: X.W. SHEET NO. 6 OF 15

DESIGNED BY: X.W. CHECKED BY: C.M. DATE: AUGUST 2024

SCALE: 1:500

PROFESSIONAL ENGINEER X. WEI 100531124 24-08-20 PROVINCE OF ONTARIO

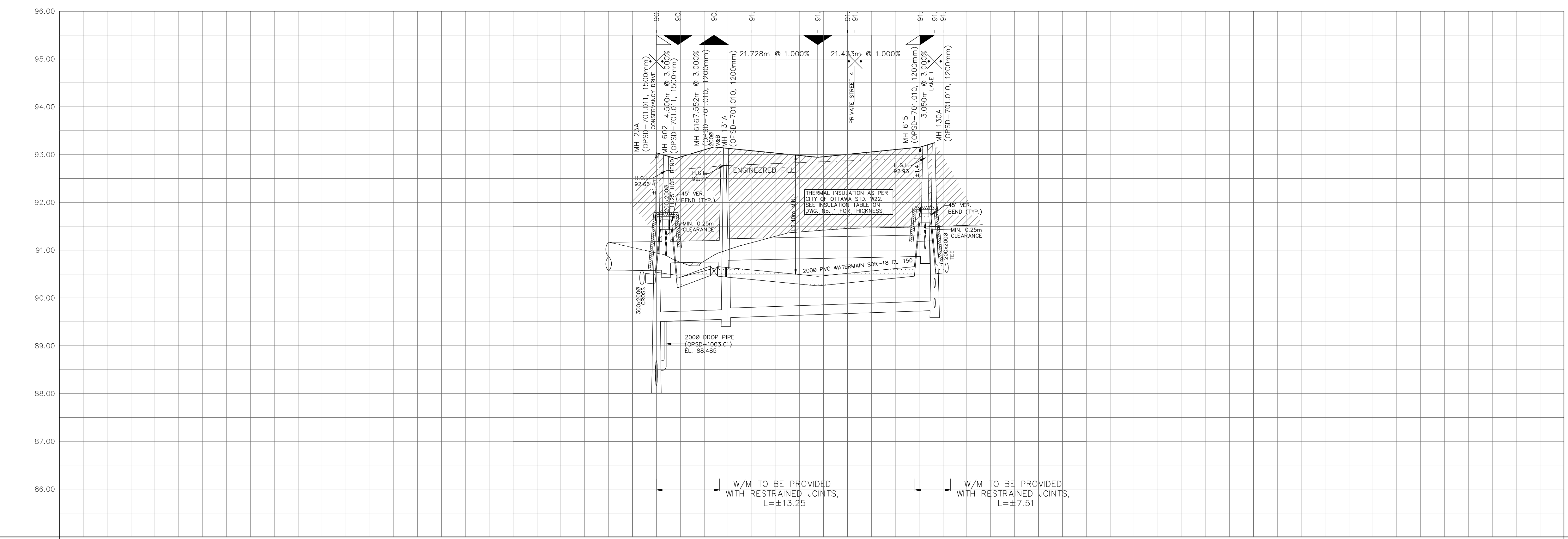
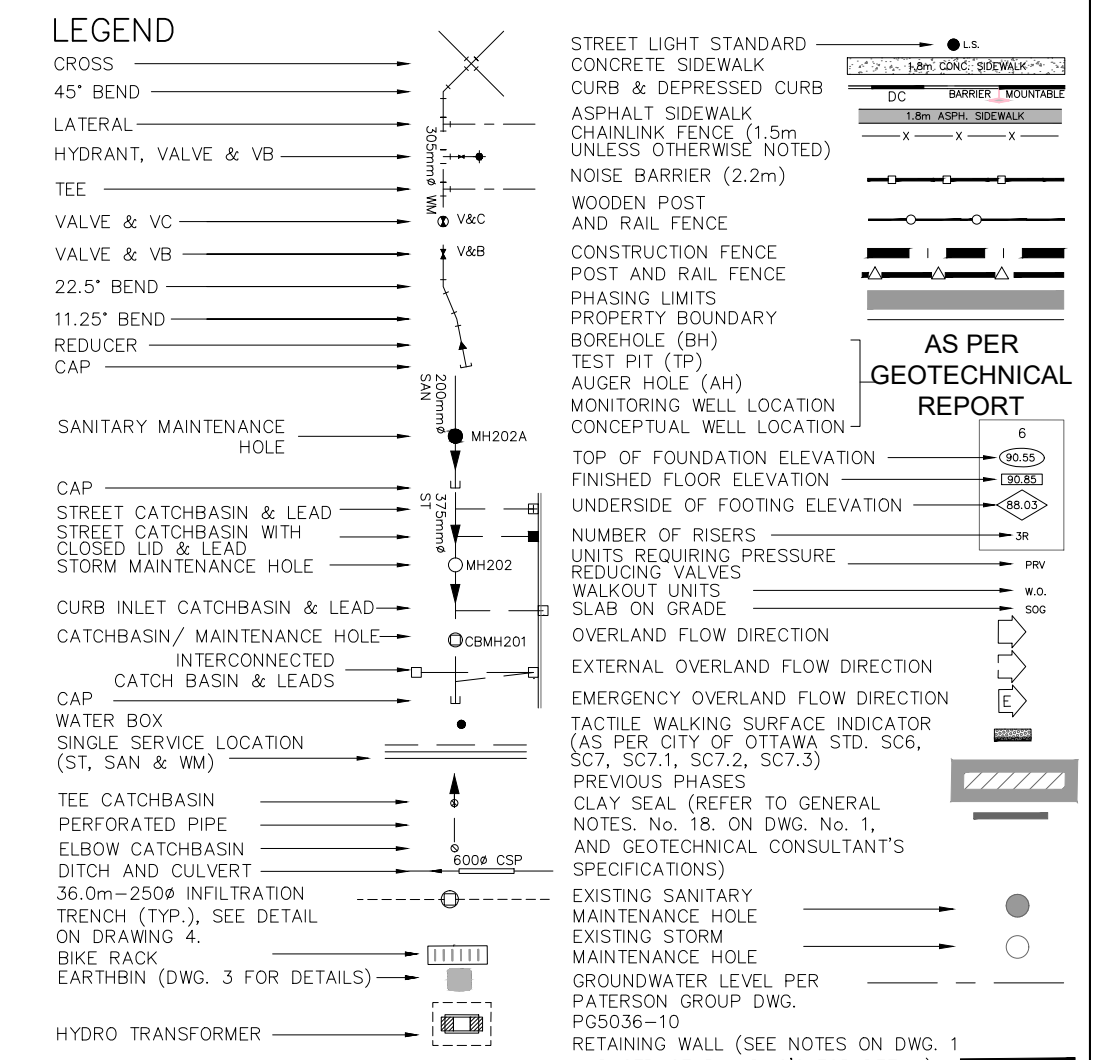
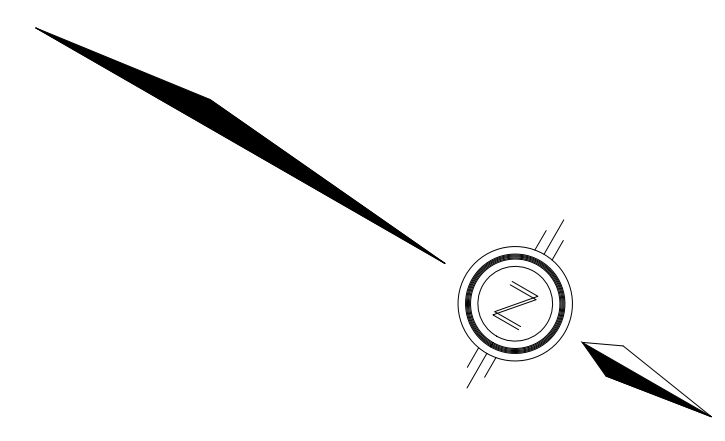
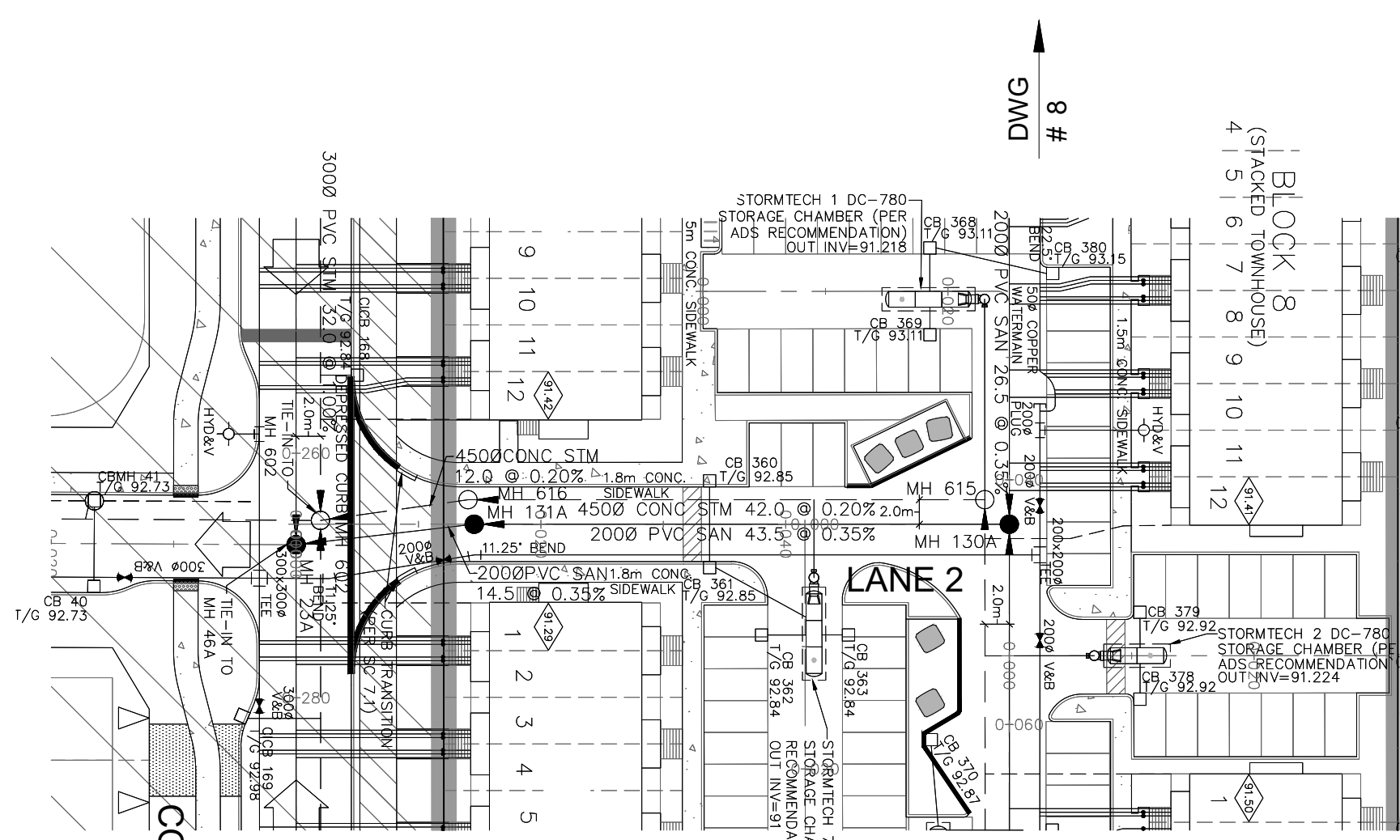
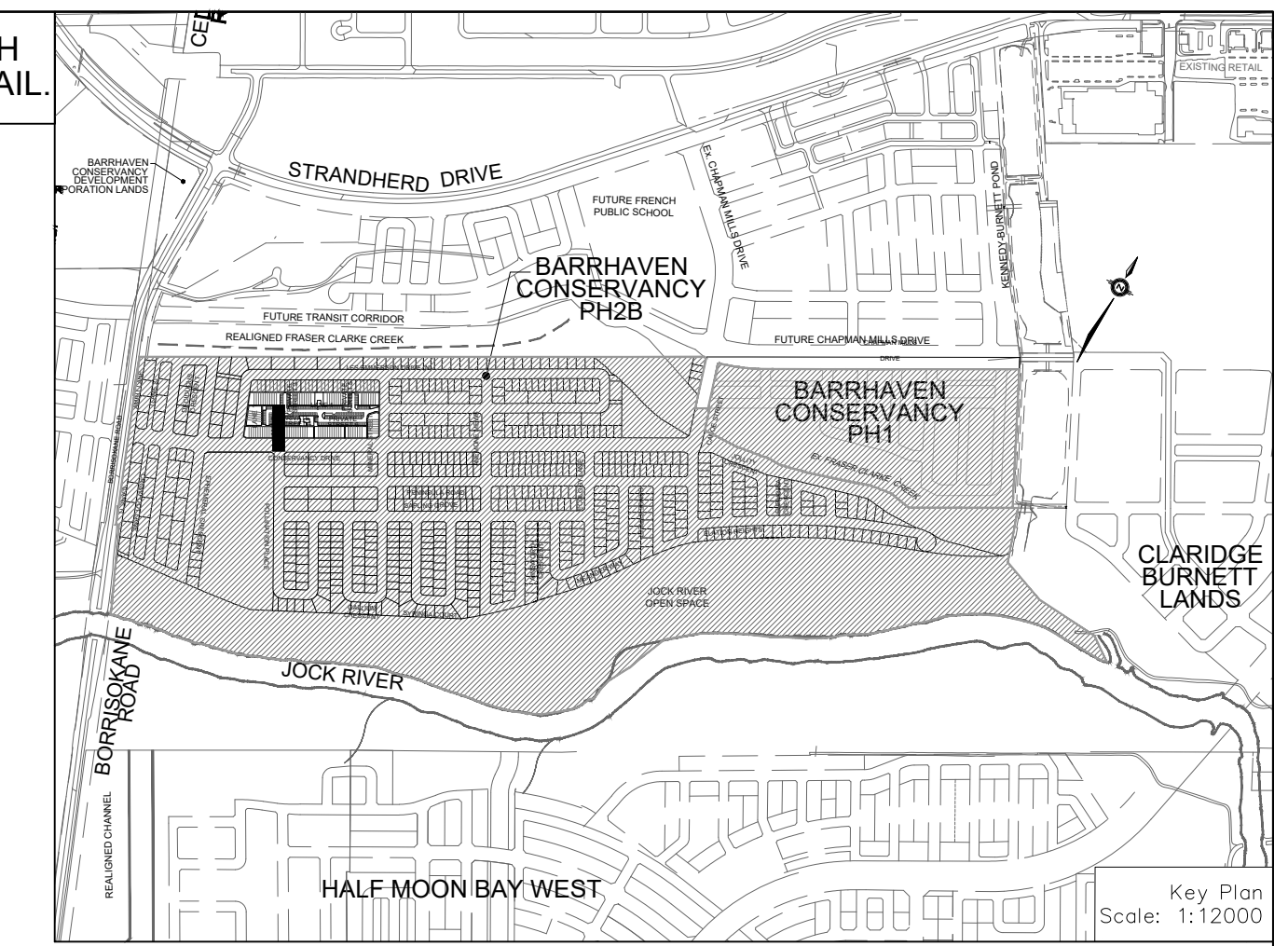
PAVEMENT DESIGN

40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
 50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
 150mm OPSS GRANULAR A CRUSHED STONE
 400mm OPSS GRANULAR B TYPE II

NOTES:

1. ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR TO VERIFY THE PRECISE LOCATIONS AND INVERT ELEVATIONS OF EX. UNDERGROUND SERVICES AND EX. UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. ALL EXISTING TREES, SHRUBS ETC. WITHIN LOTS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED.
4. PERMISSION REQUIRED FOR WORK ON ADJACENT LANDS.
5. FOR WATERMAIN STUBS, 2.4m MIN. COVER TO BE PROVIDED.
6. ANY DISTURBED MATERIAL ENCOUNTERED BELOW THE SUBGRADE LEVEL WITHIN A BUILDING FOOTPRINT TO BE SUB-EXCAVATED AND BACKFILLED WITH COMPACTED ENGINEERED FILL AS PER GEOTECHNICAL ENGINEERS RECOMMENDATION.
7. FOR CATCHBASIN DATA, REFER TO DWG. No. 3 FOR DETAILS.

ALL END UNITS ON INDIVIDUAL TOWNHOUSE BLOKS ARE TO BE PROVIDED WITH SUMP PUMPS, UNLESS OTHERWISE NOTED. SEE DWG. 3 FOR SUMP PUMP DETAIL.



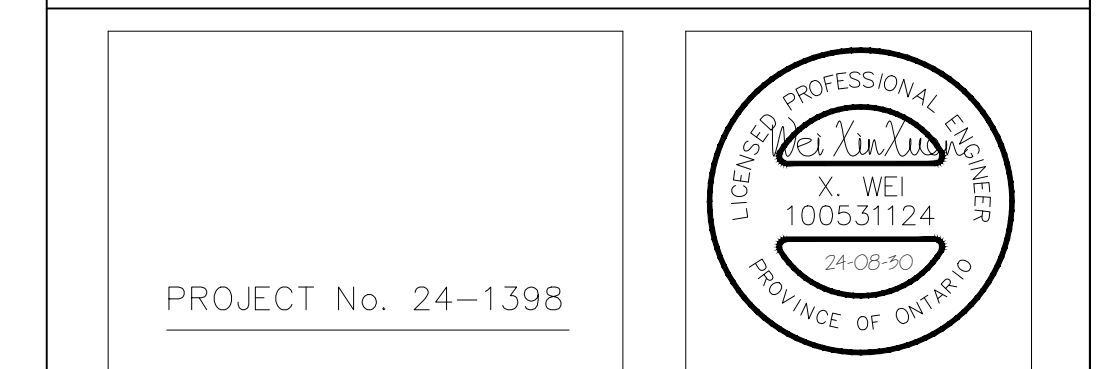
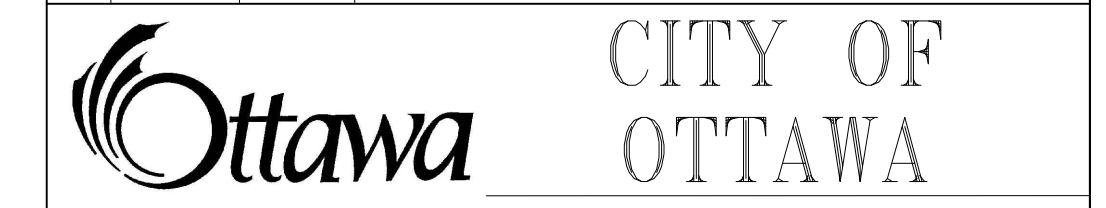
NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
 TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED, PROJECT No. 16-10-127-00, SURVEY DATED APRIL 10, 2018.

LEGAL INFORMATION
 SITE PLAN DRAFT PLAN PROVIDED BY Q4A ARCHITECTS, PROJECT No. 24006-SPI, RECEIVED ON AUGUST 27, 2024.

ELEVATION NOTE
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE REFERRED TO THE PUBLISHED BENCH MARK No. 0018640310. ELEVATION=71.724m

No.	BY	DATE	DESCRIPTION
1	X.W.	24-08-30	1st SUBMISSION



BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION
BCDC EAST STACKED CONDO SITE PLAN



LANE 2
 STA. 0+0.000 TO STA. 0+068.263

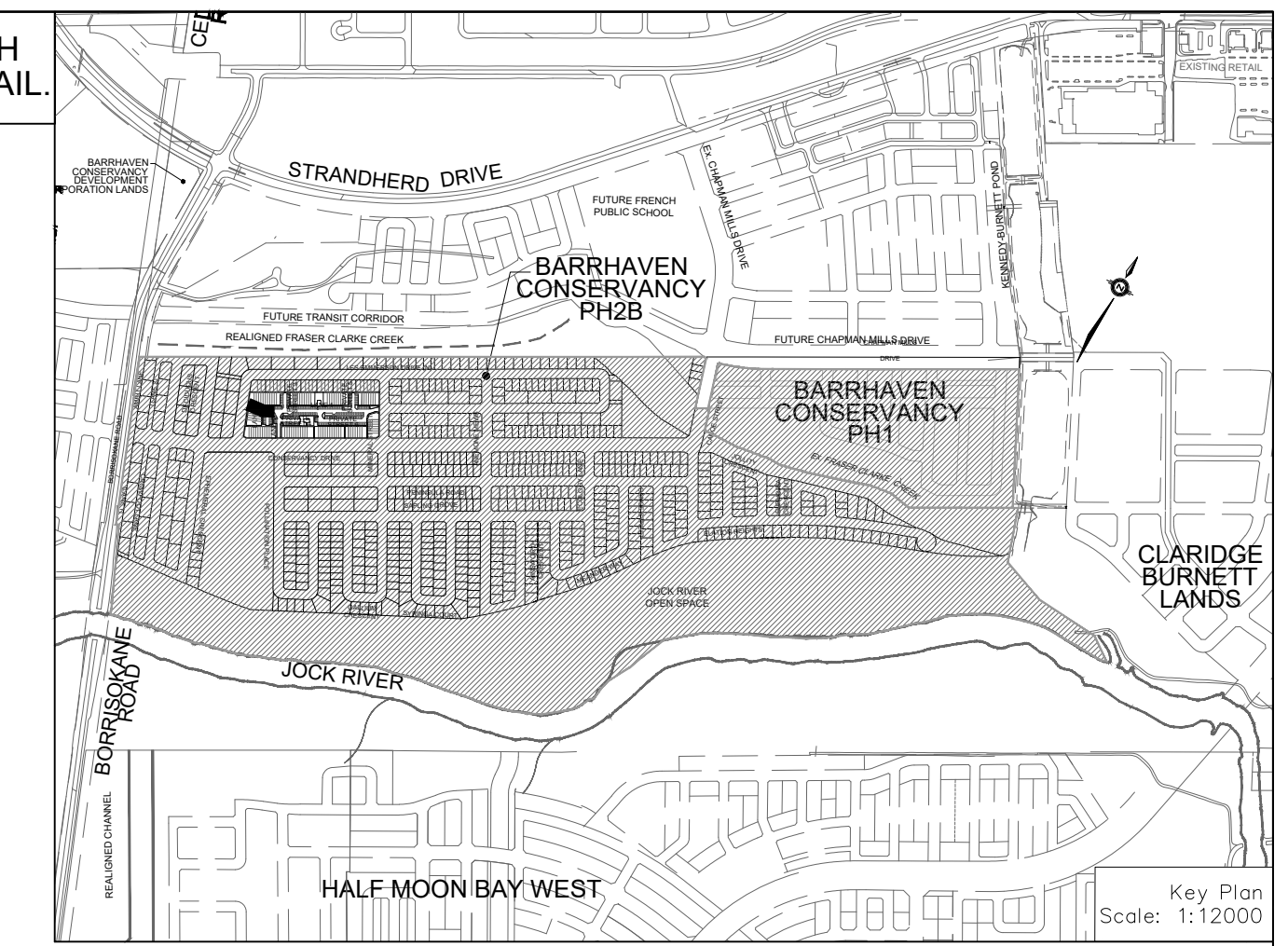
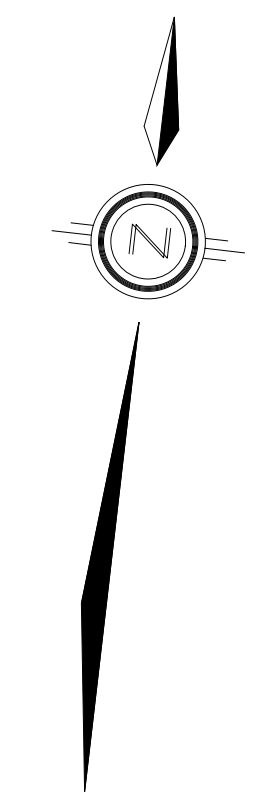
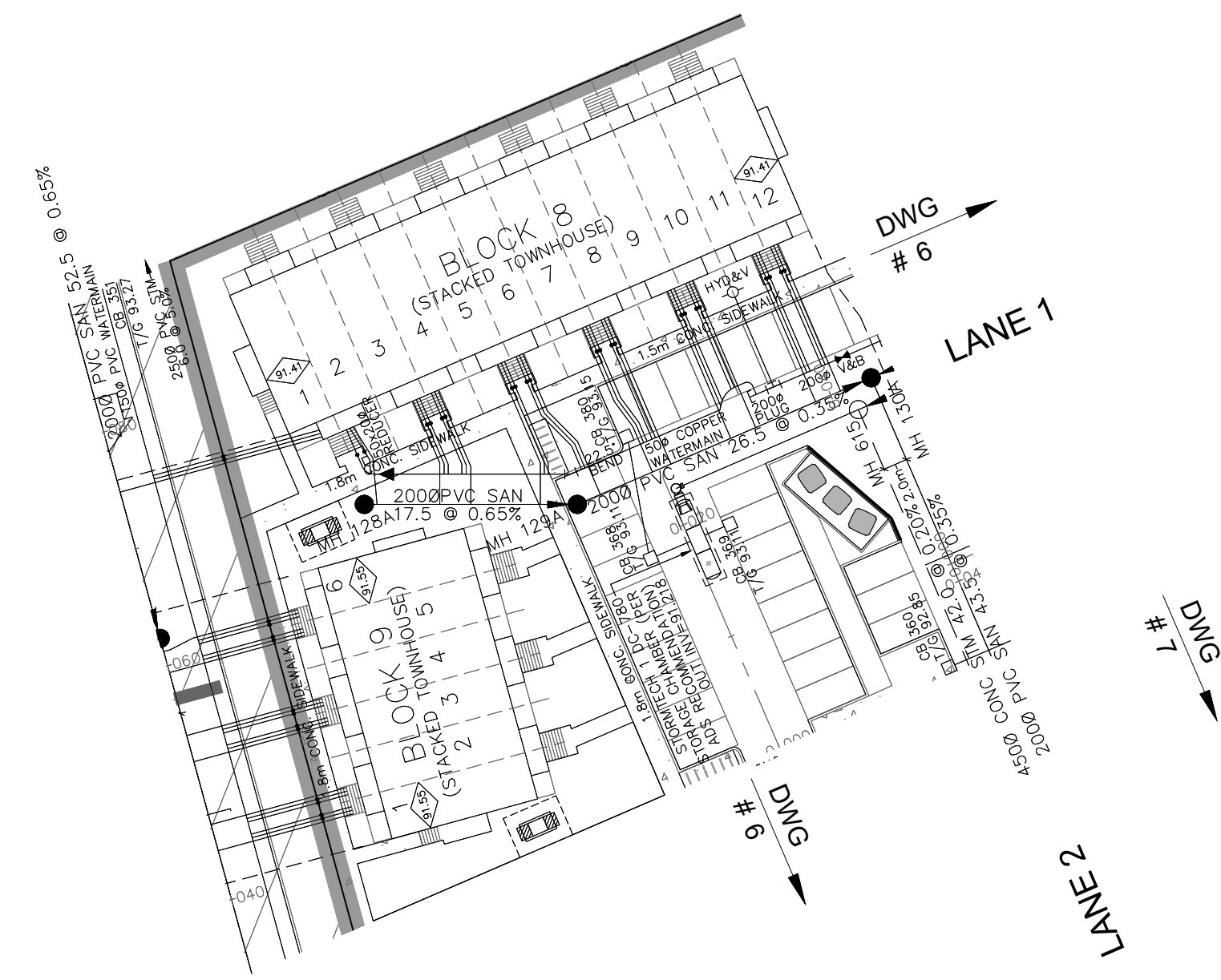
DRAWN BY: M.S.	CHECKED BY: X.W.	SHEET NO.
DESIGNED BY: X.W.	CHECKED BY: C.M.	7 OF 15
SCALE: 1:500	DATE: AUGUST 2024	

CITY PLAN No. XXXXX
 CITY FILE No. _D07-XX-XX-XX-XXXX

ALL END UNITS ON INDIVIDUAL TOWNHOUSE BLOKS ARE TO BE PROVIDED WITH SUMP PUMPS, UNLESS OTHERWISE NOTED. SEE DWG. 3 FOR SUMP PUMP DETAIL.

NOTES:

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7. FOR CATCHBASIN DATA, REFER TO DWG. No. 3 FOR DETAILS.



LEGEND

CROSS	CONCRETE SIDEWALK	STREET LIGHT STANDARD	CONCRETE CURB & DEPRESSED CURB
45° BEND	ASPHALT SIDEWALK	CHAINS LINK FENCE (1.5m UNLESS OTHERWISE NOTED)	NOISE BARRIER (2.2m)
LATERAL	HYDRANT, VALVE & VB	WOODEN POST AND RAIL FENCE	POST AND RAIL FENCE
TEE	VALVE & VC	CONSTRUCTION FENCE	POST AND RAIL FENCE
VALVE & VB	22.5° BEND	PHASING LIMITS	PROPERTY BOUNDARY
11.25° BEND	REDUCER	TEST PIT (TP)	AUGER HOLE (AH)
CAP	SANITARY MAINTENANCE HOLE	MONITORING WELL LOCATION	CONCEPTUAL WELL LOCATION
WATER BOX	STREET CATCHBASIN & LEAD	TOP OF FOUNDATION ELEVATION	FINISHED FLOOR ELEVATION
SINGLE SERVICE LOCATION (ST, SAN & WM)	STREET CATCHBASIN WITH CLOSED LID & LEAD	UNDERSIDE OF FOOTING ELEVATION	NUMBER OF RISERS
TEE CATCHBASIN	3 FORM MAINTENANCE HOLE	NUMBER OF RISERS	UNITS REQUIRING PRESSURE
PERFORATED PIPE	CURB INLET CATCHBASIN & LEAD	REDUCING VALVES	WALKOUT UNITS
ELBOW CATCHBASIN	CATCHBASIN/ MAINTENANCE HOLE	SLAB ON GRADE	OVERLAND FLOW DIRECTION
DITCH AND CULVERT	INTERCONNECTED CATCH BASIN & LEADS	EXTERNAL OVERLAND FLOW DIRECTION	EMERGENCY OVERLAND FLOW DIRECTION
36.0m-250P INFILTRATION TRENCH (TYP.), SEE DETAIL ON DRAWING 4.	WATER BOX	EMERGENCY OVERLAND FLOW DIRECTION	FACILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SOC. SC7.1, SC7.2, SC7.3)
BIKE RACK	SINGLE SERVICE LOCATION (ST, SAN & WM)	PREVIOUS PHASES	CLAY SEAL (REFER TO GENERAL NOTES, No. 18 ON DWG. No. 1, AND GEOTECHNICAL CONSULTANT'S SPECIFICATIONS)
EARTHBIN (DWG. 3 FOR DETAILS)	HYDRO TRANSFORMER	EXISTING SANITARY MAINTENANCE HOLE	MAINTENANCE HOLE
		EXISTING STORM MAINTENANCE HOLE	GROUNDWATER LEVEL PER PATTERSON GROUP DWG. P20036-10
		RETAINING WALL (SEE NOTES ON DWG. AND STRUCTURAL DWG'S FOR DETAIL)	

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
 TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED, PROJECT No. 16-10-127-00, SURVEY DATED APRIL 10, 2018.

LEGAL INFORMATION
 SITE PLAN DRAFT PLAN PROVIDED BY Q4A ARCHITECTS, PROJECT No. 24006-SP1, RECEIVED ON AUGUST 27, 2024.

ELEVATION NOTE
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No.	BY	DATE	DESCRIPTION
1	X.W.	24-08-30	1st SUBMISSION

CITY OF OTTAWA

PROJECT No. 24-1398

CITY PLAN No. XXXXX

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

BCDC EAST STACKED CONDO SITE PLAN

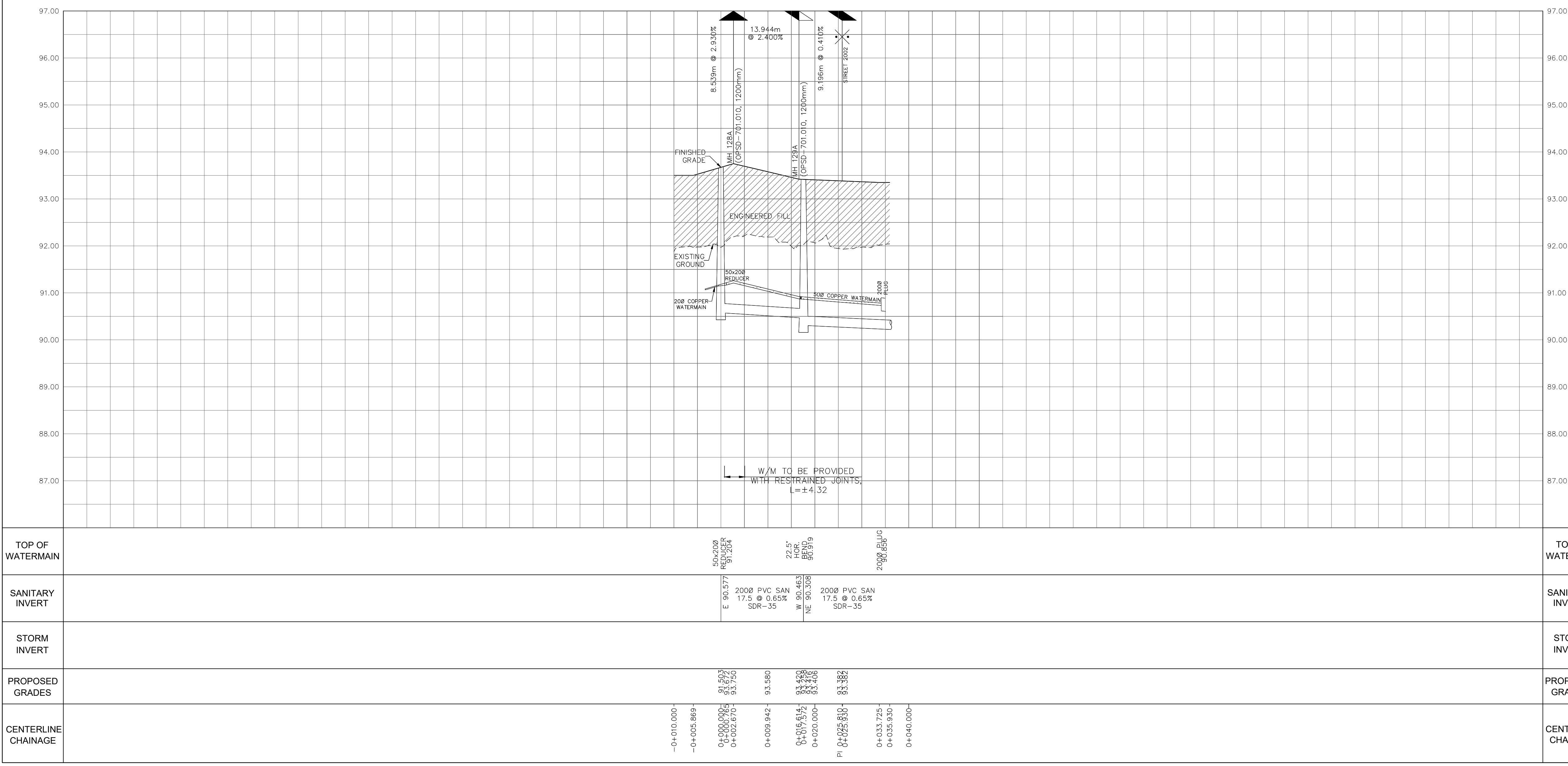
DSEL

120 Iber Road, Unit 103
 Stittsville, ON K2S 1E9
 Tel: (613) 836-0856
 Fax: (613) 836-7183
 www.DSEL.ca

SAN SEWER BLOCK

STA. 0+0.000 TO STA. 0+35.930

DRAWN BY: M.S.	CHECKED BY: X.W.	SHEET NO.
DESIGNED BY: X.W.	CHECKED BY: C.M.	8 OF 15
SCALE: 1:500	DATE: AUGUST 2024	



CITY PLAN No. XXXXX
 CITY FILE No. _D07-XX-XX-XXXX

