



Key Plan  
Scale: 1:5000

**LEGEND**

CROSS	→	SANITARY MAINTENANCE HOLE - (WATERTIGHT LID PER OPSD 401.030)	→	ASPHALT SIDEWALK
45° BEND	→	SANITARY MAINTENANCE HOLE - LATERAL	→	BLACK VINYL COATED CHAINLINK FENCE (1.5m UNLESS OTHERWISE NOTED)
HYDRANT, VALVE & VB	→	CAP	→	NOISE BARRIER
TEE	→	PREVIOUS PHASES/FUTURE PHASES	→	WOODEN POST AND RAIL FENCE
VALVE & VC	→	RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL)	→	CONSTRUCTION FENCE
VALVE & VB	→	SINGLE SERVICE LOCATION (ST, SAN & WM)	→	POST AND RAIL FENCE
22.5° BEND	→	CURB STOP	→	PHASING LIMITS
REDUCER	→	SINGLE SERVICE LOCATION (ST, SAN & WM)	→	PROPERTY BOUNDARY
CAP	→	STREET CATCHBASIN & LEAD	→	OVERLAND FLOW DIRECTION
STREET CATCHBASIN & LEAD	→	STREET CATCHBASIN WITH CLOSED LID & LEAD	→	EXTERNAL OVERLAND FLOW DIRECTION
STORM MAINTENANCE HOLE	→	CURB INLET CATCH-BASIN & LEAD	→	EMERGENCY OVERLAND FLOW DIRECTION
CURB INLET CATCH-BASIN & LEAD	→	CATCHBASIN/MAINTENANCE HOLE INTERCONNECTED	→	TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SC6, SC7, SC7.1, SC7.2, SC7.3)
CATCHBASIN/MAINTENANCE HOLE INTERCONNECTED	→	CATCH BASIN & LEADS	→	CLAY SEAL (REFER TO GENERAL NOTES, No. 18, ON DWG. No. 1, AND GEOTECHNICAL CONSULTANT'S SPECIFICATIONS)
CATCH BASIN & LEADS	→	TEE CATCHBASIN	→	EXISTING SANITARY MAINTENANCE HOLE
TEE CATCHBASIN	→	PERFORATED PIPE	→	EXISTING STORM MAINTENANCE HOLE
PERFORATED PIPE	→	ELBOW CATCHBASIN	→	MAINTENANCE HOLE
ELBOW CATCHBASIN	→		→	BIKE RACK
				EARTHBIN (DWG. 3 FOR DETAILS)

- NOTES:**
- ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING 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
  - FOR R/CB LAYOUT & TYPICAL EASEMENT DETAIL REFER TO DRAWING No. 4
  - 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 HOUSE CONNECTIONS INSTALLED UNDER DRIVEWAYS, SLEEVE SHALL BE USED UNDER THE GARAGE SLAB
  - FOR CATCHBASIN AND ICD DATA, REFER TO DWG. No. 3 FOR DETAILS

**NOT FOR CONSTRUCTION**

**TOPOGRAPHIC INFORMATION**  
 TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED  
 PROJECT No. 16-10-116-00, SURVEYS DATED NOVEMBER 30, 2017.  
 PROJECT No. 16-10-116-00\_PH2, SURVEYS DATED SEPTEMBER 27, 2019.  
 PROJECT No. 22-10-030-01, SURVEYS DATED JUNE 21, 2023.

**SITE PLAN INFORMATION**  
 SITE PLAN PROVIDED BY Q4 ARCHITECTS, DATED ON AUGUST 6, 2024.

**ELEVATION NOTE**  
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM SITE BENCHMARK NCC CONTROL POINT 001196530229.  
**ELEVATION = 86.12 m**

No.	BY	DATE	DESCRIPTION
1	S.L.M.	2024-08-30	1st SUBMISSION



PROJECT No. 24-1403

CAIVAN (ORLEANS VILLAGE 2) LTD.      ORLEANS VILLAGE PHASE 4



GENERAL PLAN

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DRAWN BY:	C.P.B.	CHECKED BY:	S.L.M.	SHEET NO.
DESIGNED BY:	C.P.B.	CHECKED BY:	S.L.M.	5 OF 25
SCALE:	1:500	DATE:	AUGUST 2024	

CITY PLAN No. ###  
CITY FILE No. ###

DWG # 6