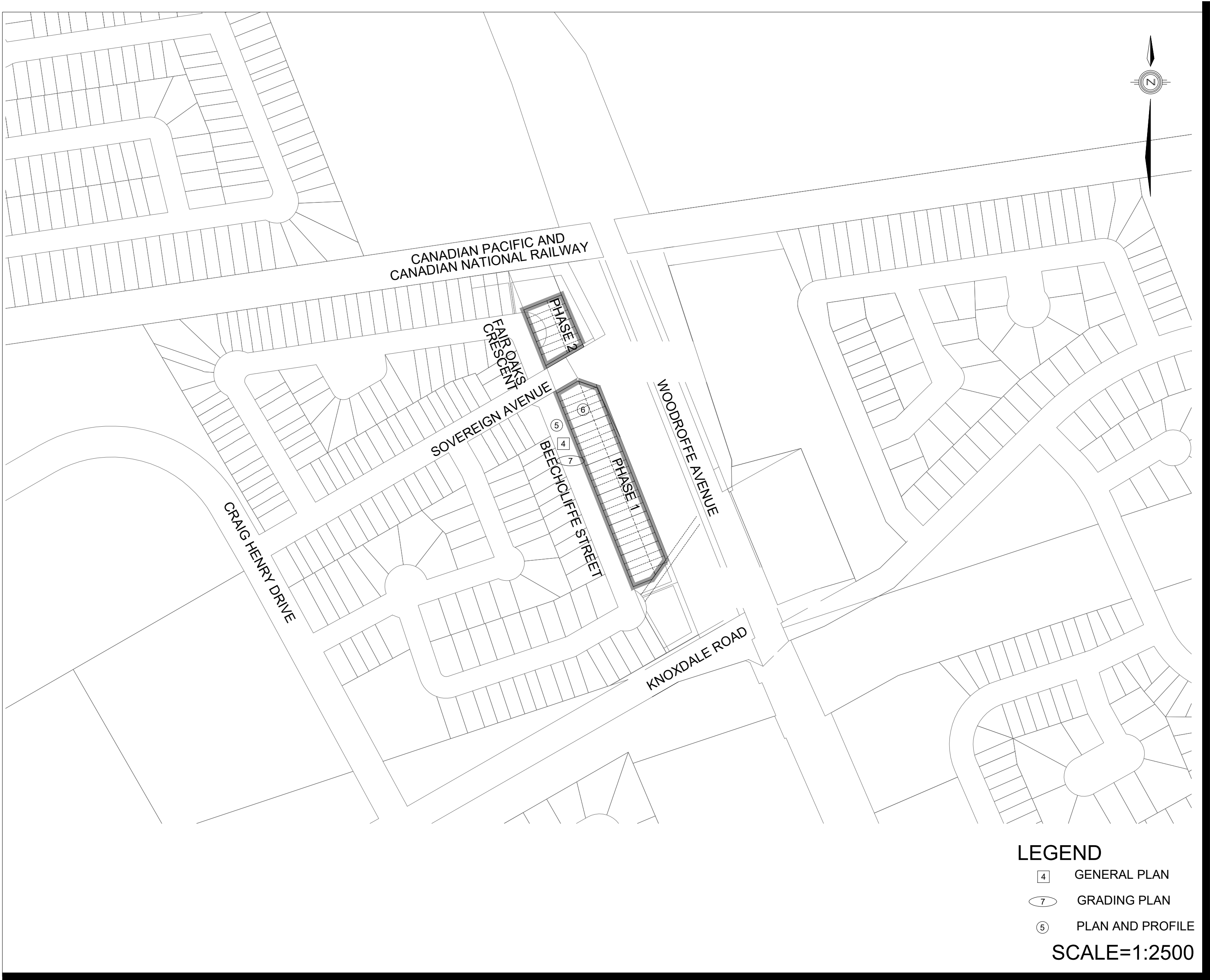


# 40 BEECHCLIFFE STREET

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Sheet Number	Sheet Title	Sheet Description
0	TITLE PAGE	
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2	DETAILS	
3	EXISTING CONDITIONS AND REMOVALS	
4	GENERAL PLAN	
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6	STORAGE PIPES	STA. 0+000.000 TO STA. 0+269.779
7	GRADING PLAN	
8	SANITARY DRAINAGE PLAN	
9	STORM DRAINAGE PLAN	
10	100 YEAR STATIC PONDING AREA AND ICD PLAN	
11	EROSION AND SEDIMENT CONTROL PLAN STAGE 1	
12	EROSION AND SEDIMENT CONTROL PLAN STAGE 2	



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

PROJECT No. 24-1416

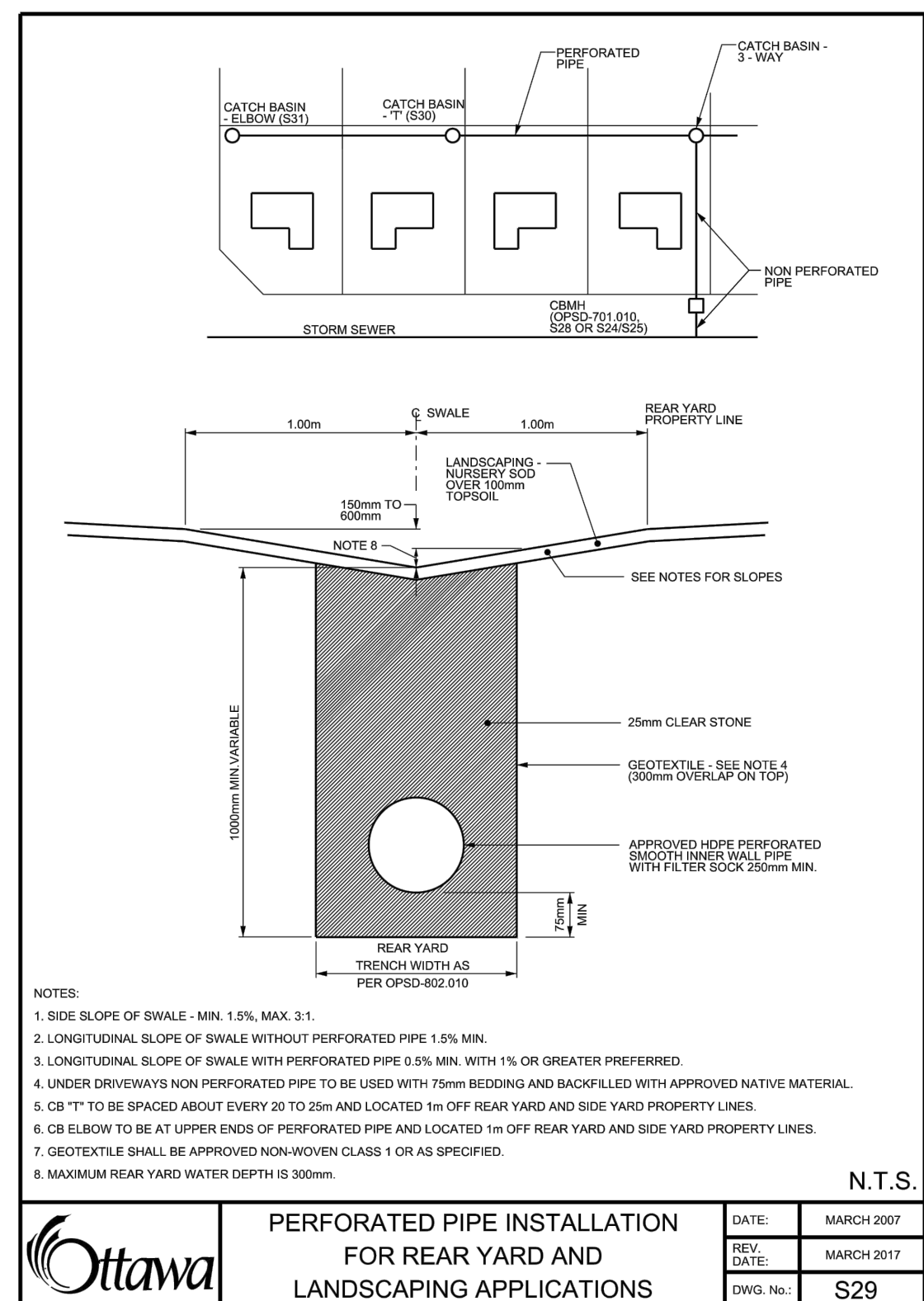
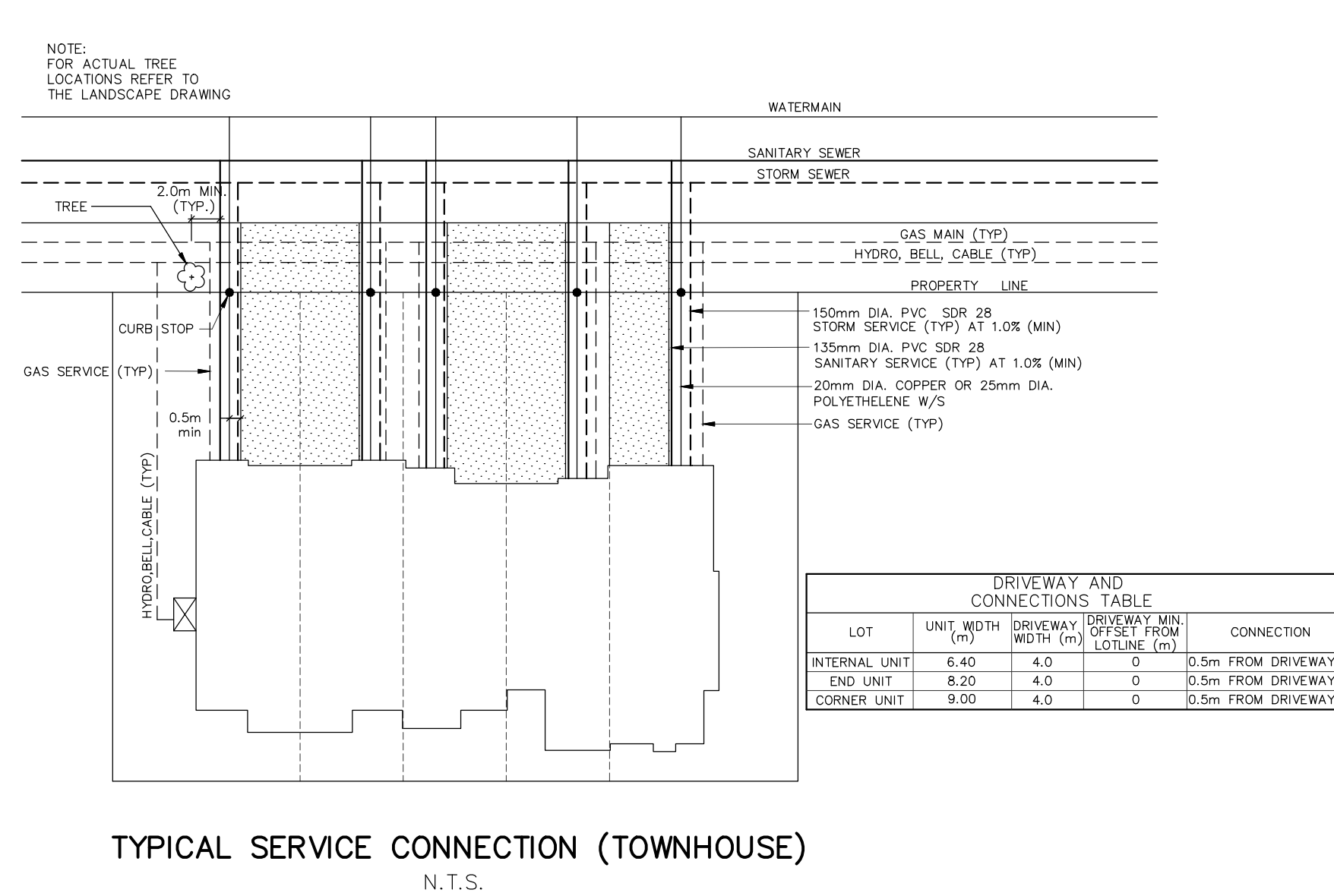
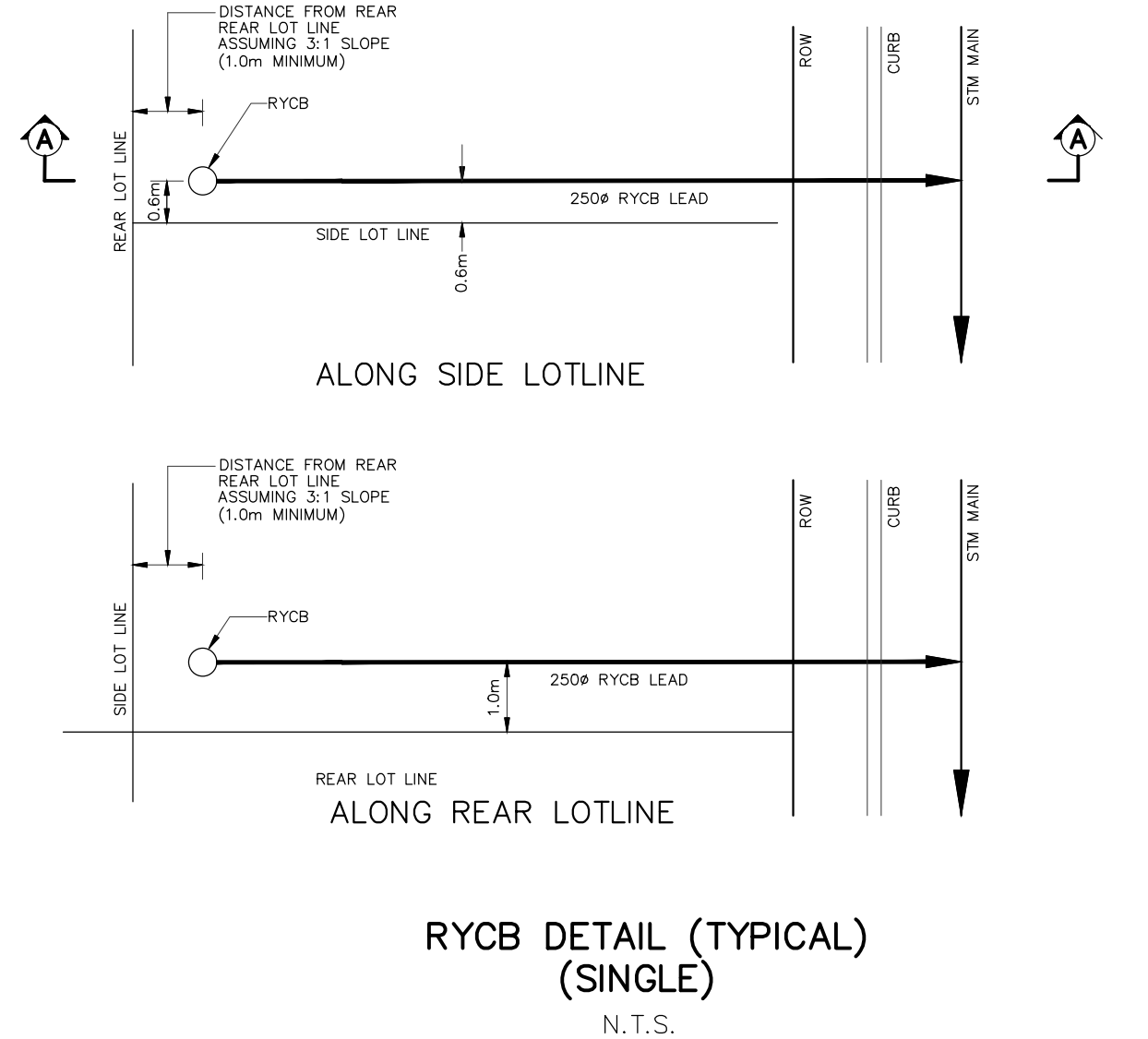
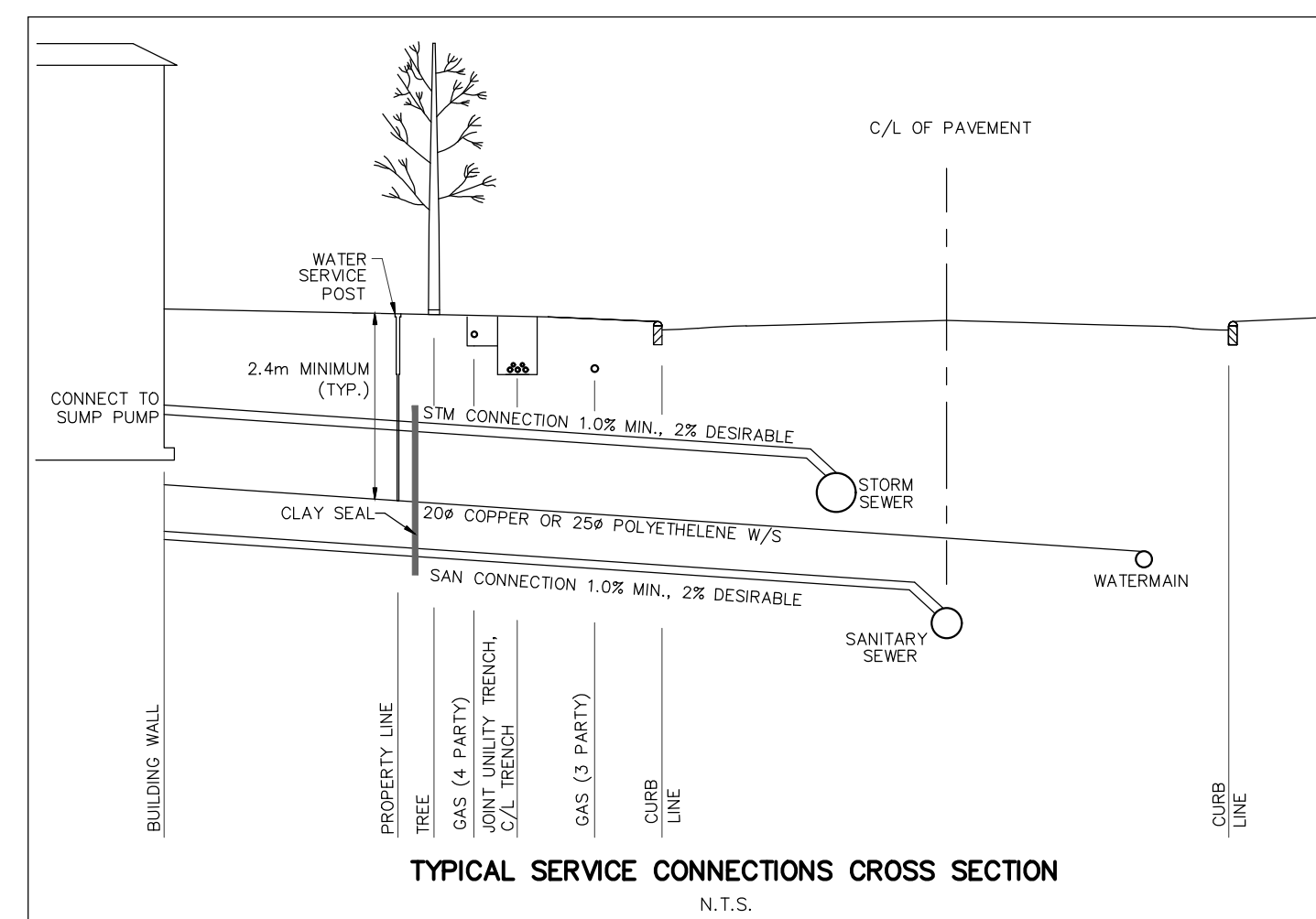
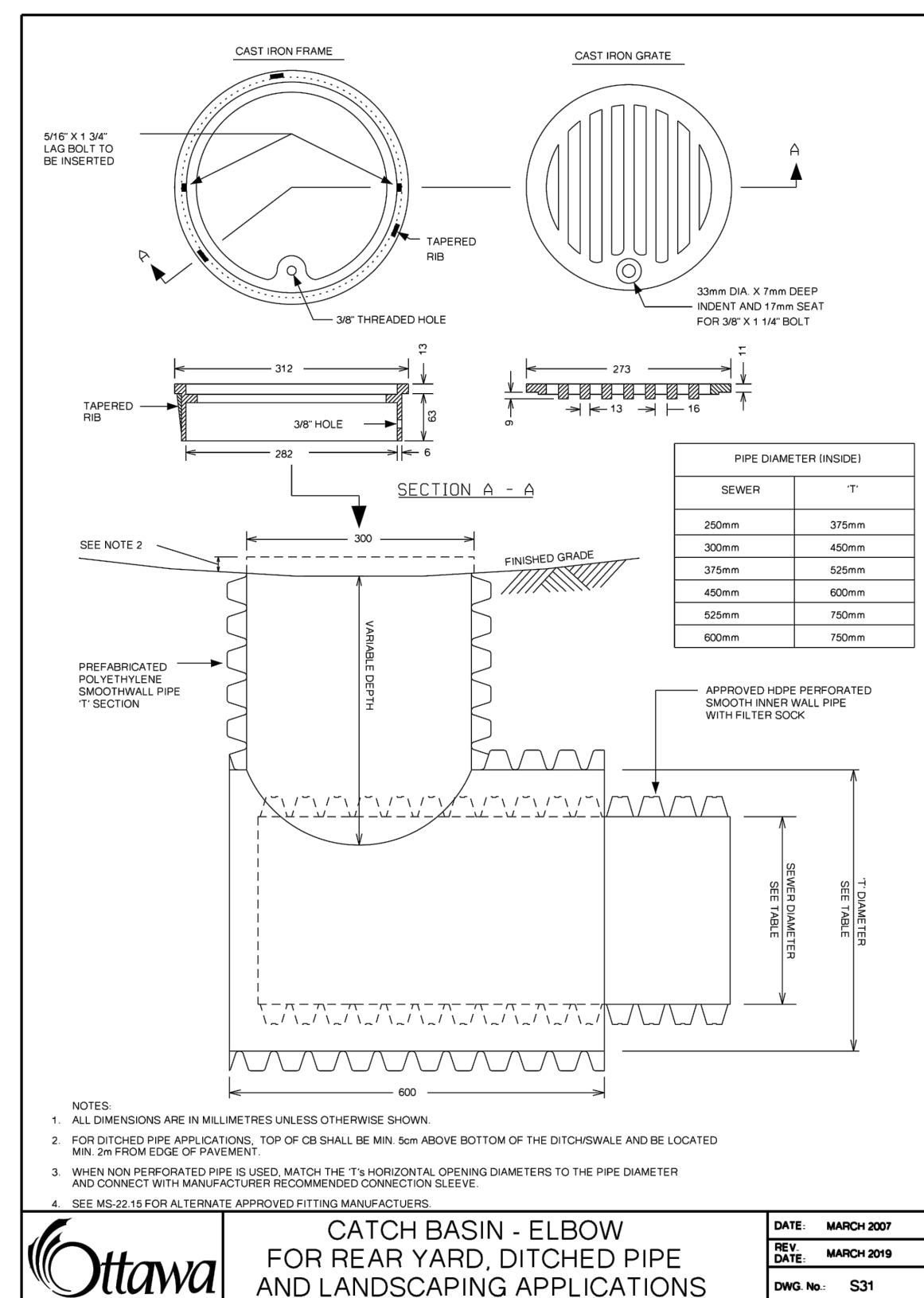
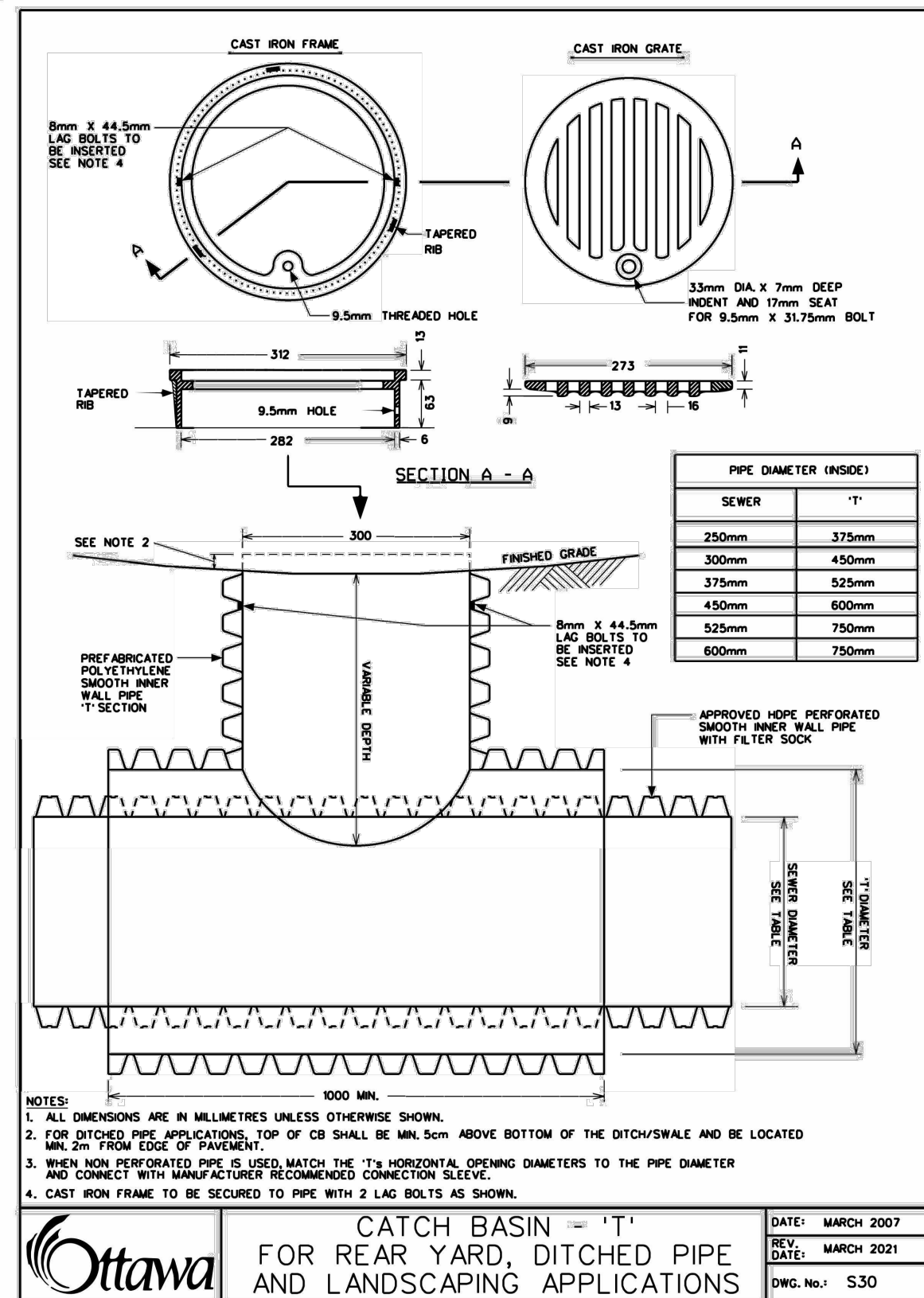
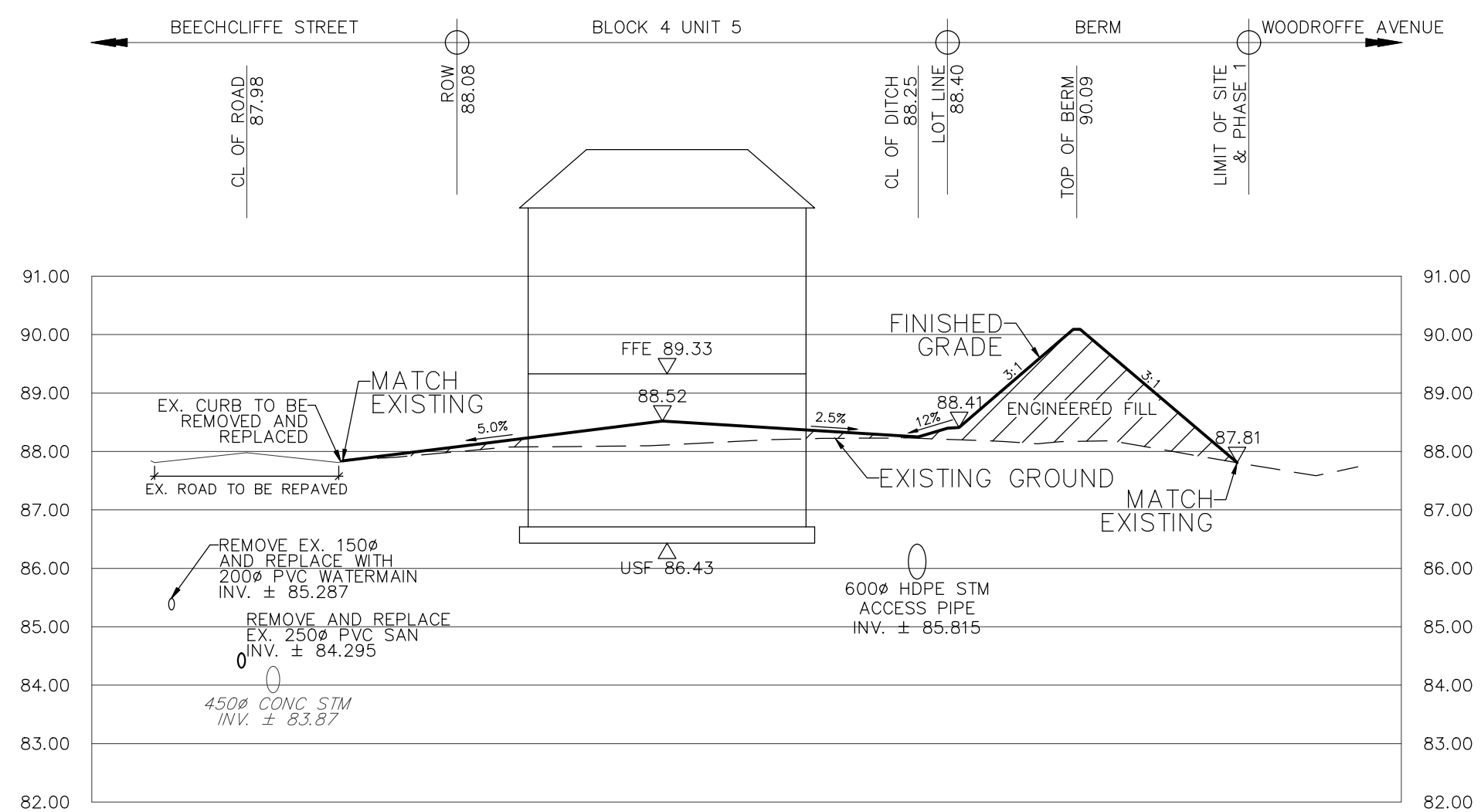
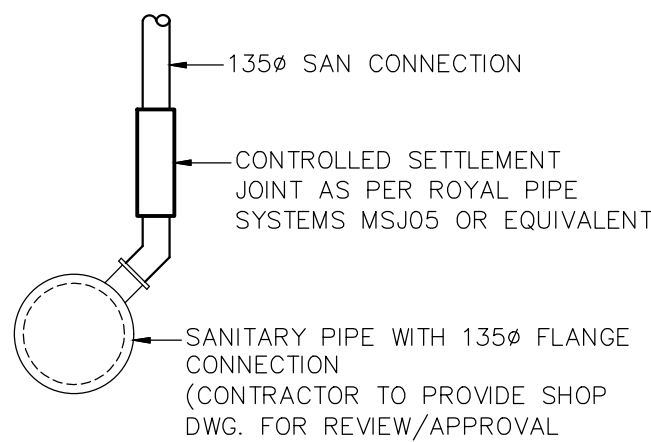
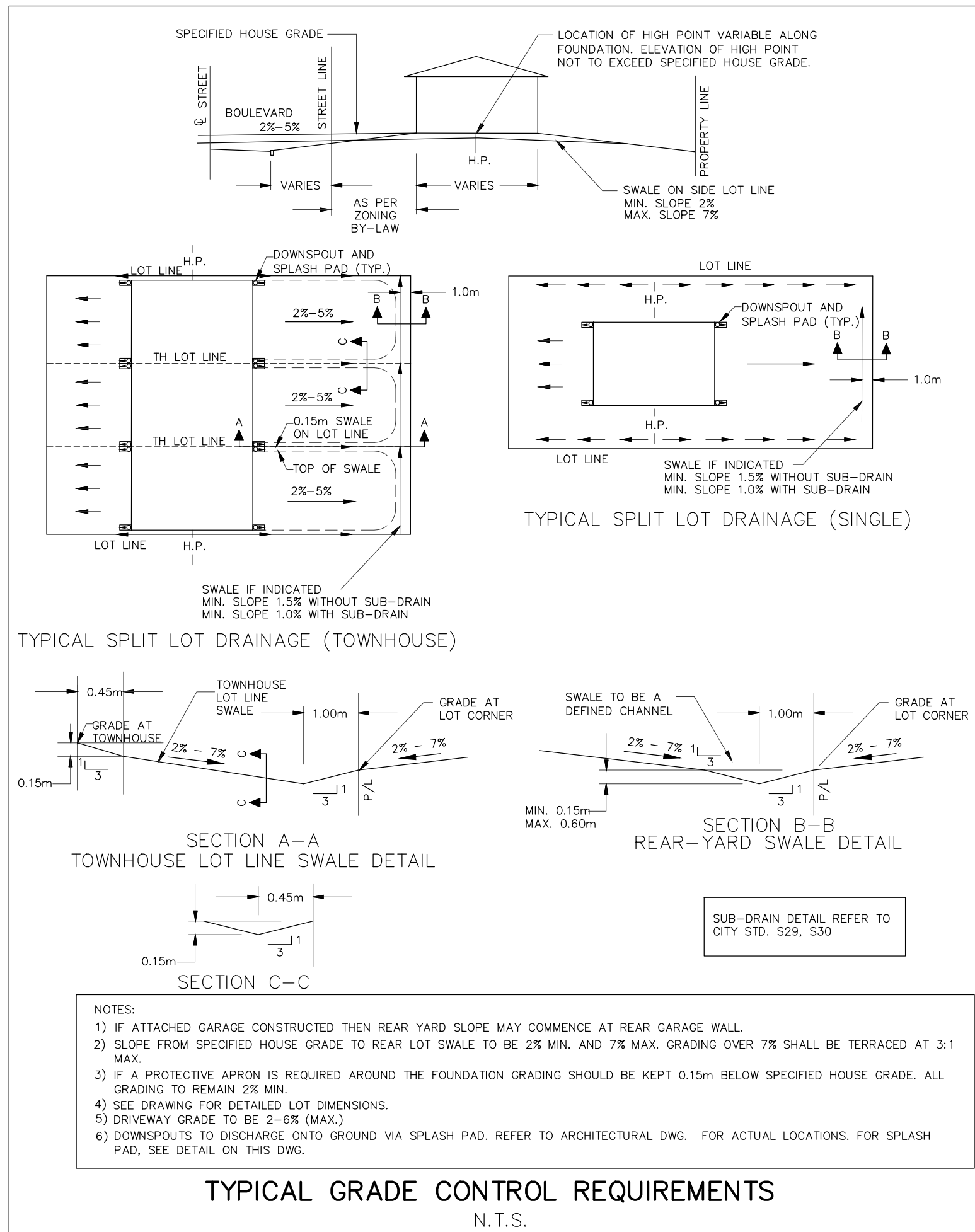
CITY OF OTTAWA

HABITAT FOR  
HUMANITY









## NOT FOR CONSTRUCTION

**TOPOGRAPHIC INFORMATION**  
TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA.  
PROJECT 40 BEECHCLIFFE STREET, SURVEY DATED JANUARY 2025.  
ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD.  
PROJECT No. 25159-25, SURVEY DATED MAY 2025 AND JUNE 2025.  
**LEGAL INFORMATION**  
REGISTERED PLAN PROVIDED BY AOV LTD., PROJECT No. 25159-25, RECEIVED ON MAY 12, 2025.  
**ELEVATION NOTE**  
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE GVD28 GEODETIC DATUM. SITE BENCH MARK ON TOP OF FH SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFFE STREET. ELEVATION=88.966m

1	W.L.	25-06-20	1st SUBMISSION
No.	BY	DATE	DESCRIPTION

**CITY OF OTTAWA**

PROJECT No. 24-1416

**HABITAT FOR HUMANITY**

**40 BEECHCLIFFE STREET**

**DSEL**

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

**DETAILS**

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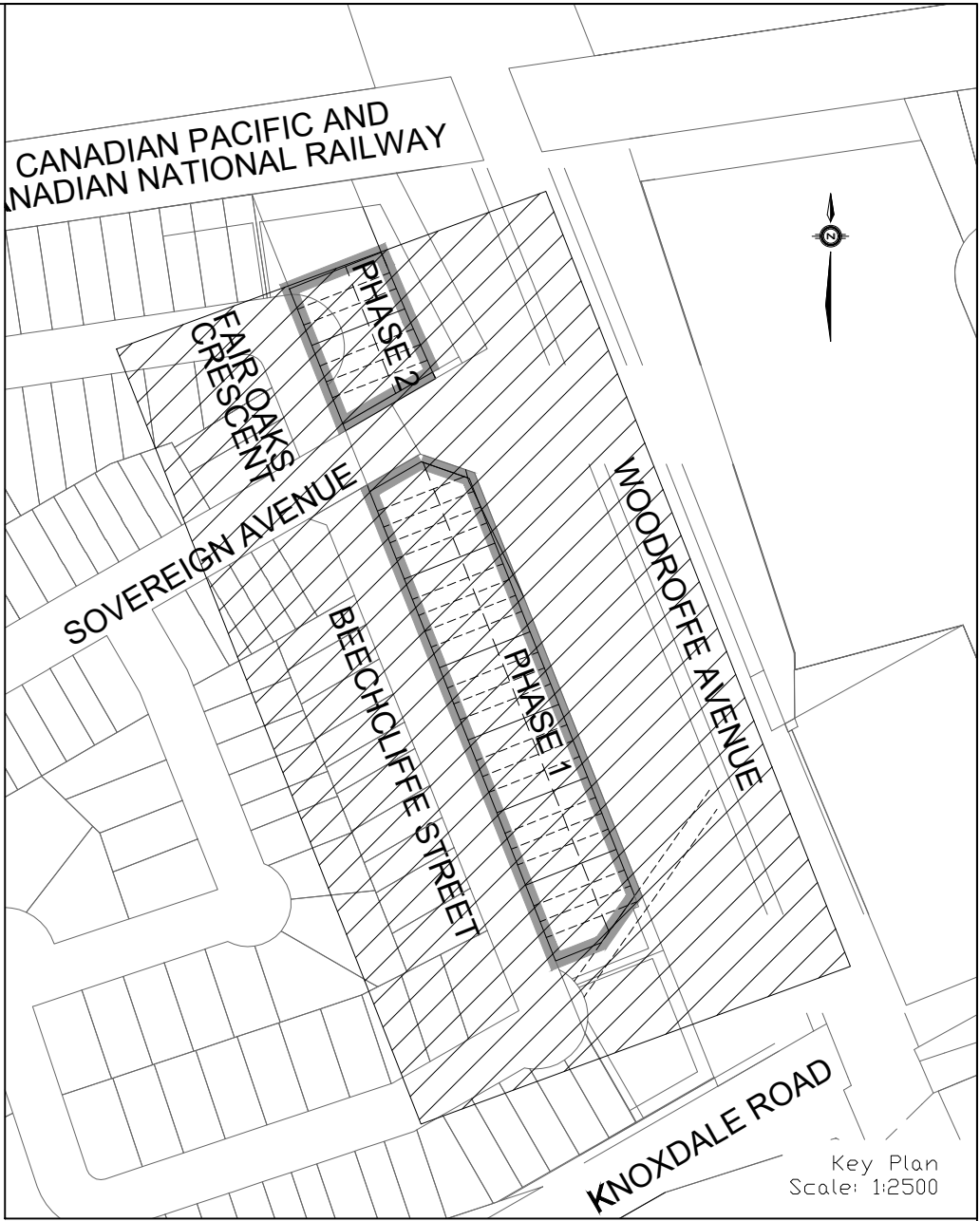
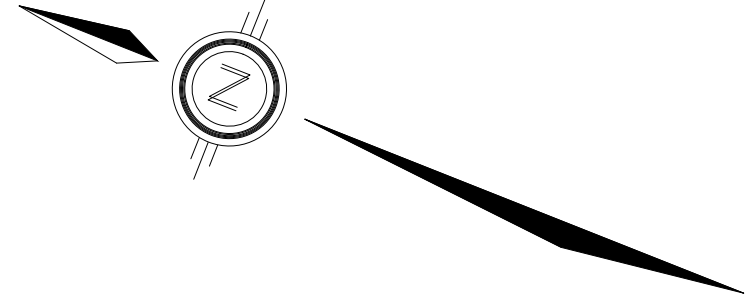
DRAWN BY: A.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: A.S.	CHECKED BY:	2 OF 12
SCALE: 1:500	DATE: JUNE 2025	

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



CONTRACTOR TO VERIFY THE PRECISE LOCATIONS AND INVERT ELEVATIONS OF EX. UNDERGROUND SERVICES AND EX. UTILITIES PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR TO LOCATE EXISTING SERVING INFRASTRUCTURE AND REMOVE OR REPLACE PER THIS DRAWING AND DWG. 4 AND 5.



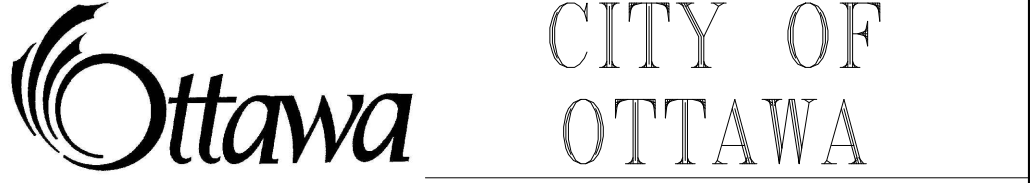
LEGEND

- PHASING LIMITS
- PROPERTY BOUNDARY
- REMOVE AND REPLACE ROAD PAVEMENT
- REMOVE AND REPLACE CURB
- REMOVE/RELOCATE/REPLACE PIPES OR UTILITIES

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION  
TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA, PROJECT 40 BEECHCLIFFE STREET, SURVEY DATED JANUARY 2025.  
ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD, PROJECT No. 25159-25, SURVEY DATED MAY 2025 AND JUNE 2025.  
LEGAL INFORMATION  
REGISTERED PLAN PROVIDED BY AOV LTD., PROJECT No. 25159-25, RECEIVED ON MAY 14, 2025.  
ELEVATION NOTE  
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. SITE BENCH MARK ON TOP OF FRI SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFFE STREET. ELEVATION=88.966m

1	W.L.	25-06-20	1st SUBMISSION
No.	BY	DATE	DESCRIPTION



PROJECT No. 24-1416

HABITAT FOR HUMANITY 40 BEECHCLIFFE STREET

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

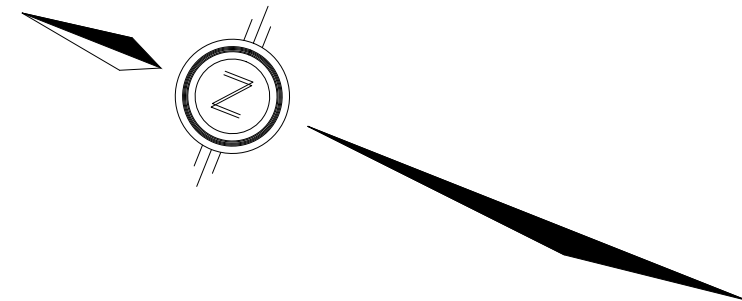
EXISTING CONDITIONS AND REMOVALS

DRAWN BY: A.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: A.S.	CHECKED BY:	3 OF 12
SCALE: 1:500	DATE: JUNE 2025	

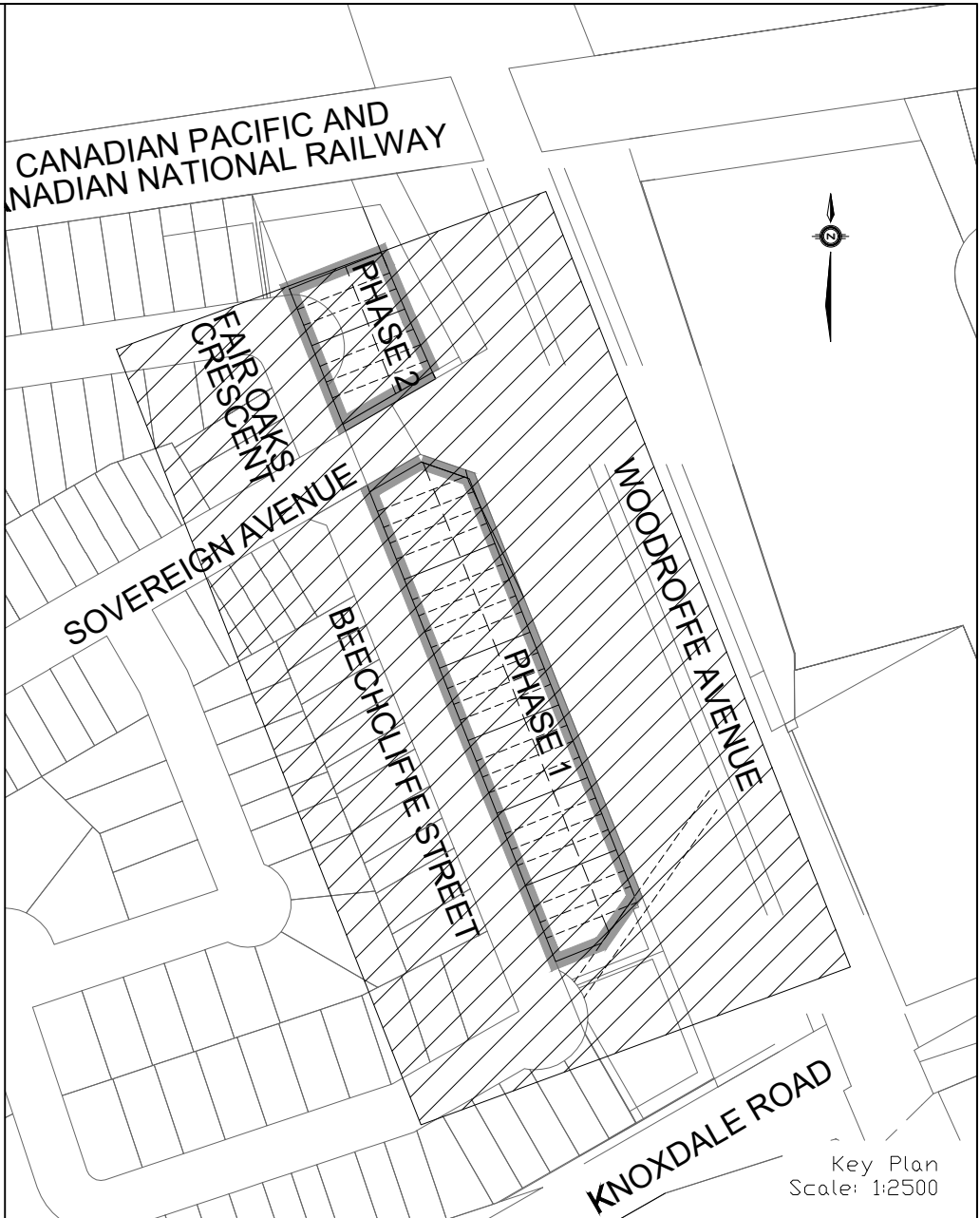
CITY PLAN No. XXXXX  
CITY FILE No. \_D07-XX-XX-XX-XXXX



CONTRACTOR TO LOCATE EXISTING  
SERVICING INFRASTRUCTURE AND  
REMOVE OR REPLACE PER THIS  
DRAWING AND DWG. 3 AND 5.



WOODROFFE AVENUE



LEGEND

- CROSS
- 45° BEND
- LATERAL
- HYDRANT, VALVE & VB
- TEE
- VALVE & VC
- VALVE & VB
- 22.5° BEND
- 11.25° BEND
- REDUCER
- CAP
- STREET CATCHBASIN & LEAD
- STREET CATCHBASIN WITH CLOSED LID & LEAD
- STORM MAINTENANCE HOLE
- CURB INLET CATCH-BASIN & LEAD
- CATCHBASIN/MAINTENANCE HOLE INTERCONNECTED
- CATCH BASIN & LEADS
- PERFORATED PIPE
- ELBOW CATCHBASIN
- SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER OPSD 401.030)
- SANITARY MAINTENANCE HOLE
- CAP
- PHASE 2 AND FUTURE PHASES
- RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL)
- WATER BOX
- SINGLE SERVICE LOCATION (ST, SAN & WM)
- HYDRO SWITCHGEAR
- HYDRO TRANSFORMER
- STREET LIGHT STANDARD
- DITCH AND CULVERT
- CONCRETE SIDEWALK (PER CITY OF OTTAWA STD SC1.4)
- BARRIER CURB
- BARRIER CURB WITH GUTTER & DEPRESSED CURB (PER CITY OF OTTAWA STD SC1.1, SC1.2, SC1.3)
- NOISE BARRIER (1.85m HIGH UNLESS OTHERWISE NOTED)
- PHASING LIMITS
- PROPERTY BOUNDARY
- OVERLAND FLOW DIRECTION
- EXTERNAL OVERLAND FLOW DIRECTION
- EMERGENCY OVERLAND FLOW DIRECTION
- TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SC6, SC7, SC7.1, SC7.2, SC7.3)
- 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
- SPEED HUMP PER CITY STD. R19
- BIKE RACK
- EARTHBRN (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
- 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 W26.2, 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

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA, PROJECT 40 BEECHCLIFFE STREET, SURVEY DATED JANUARY 2025. ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD., PROJECT No. 25159-25, SURVEY DATED MAY 2025 AND JUNE 2025.

LEGAL INFORMATION  
REGISTERED PLAN PROVIDED BY AOV LTD., PROJECT No. 25159-25, RECEIVED ON MAY 2025

ELEVATION NOTE  
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. SITE BENCH MARK ON TOP OF FM SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFFE STREET. ELEVATION=88.966m

No.	BY	DATE	DESCRIPTION
1	W.L.	25-06-20	1st SUBMISSION

CITY OF OTTAWA

PROJECT No. 24-1416

HABITAT FOR HUMANITY 40 BEECHCLIFFE STREET

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

GENERAL PLAN

DRAWN BY: A.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: A.S.	CHECKED BY:	4 OF 12
SCALE: 1:500	DATE: JUNE 2025	

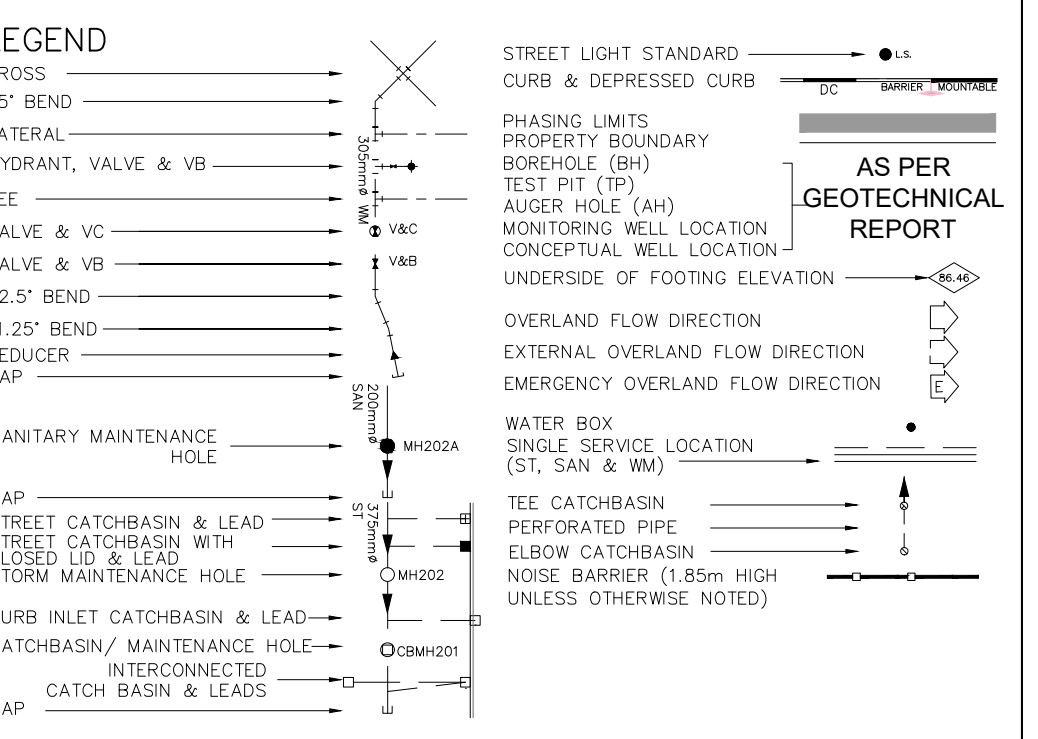
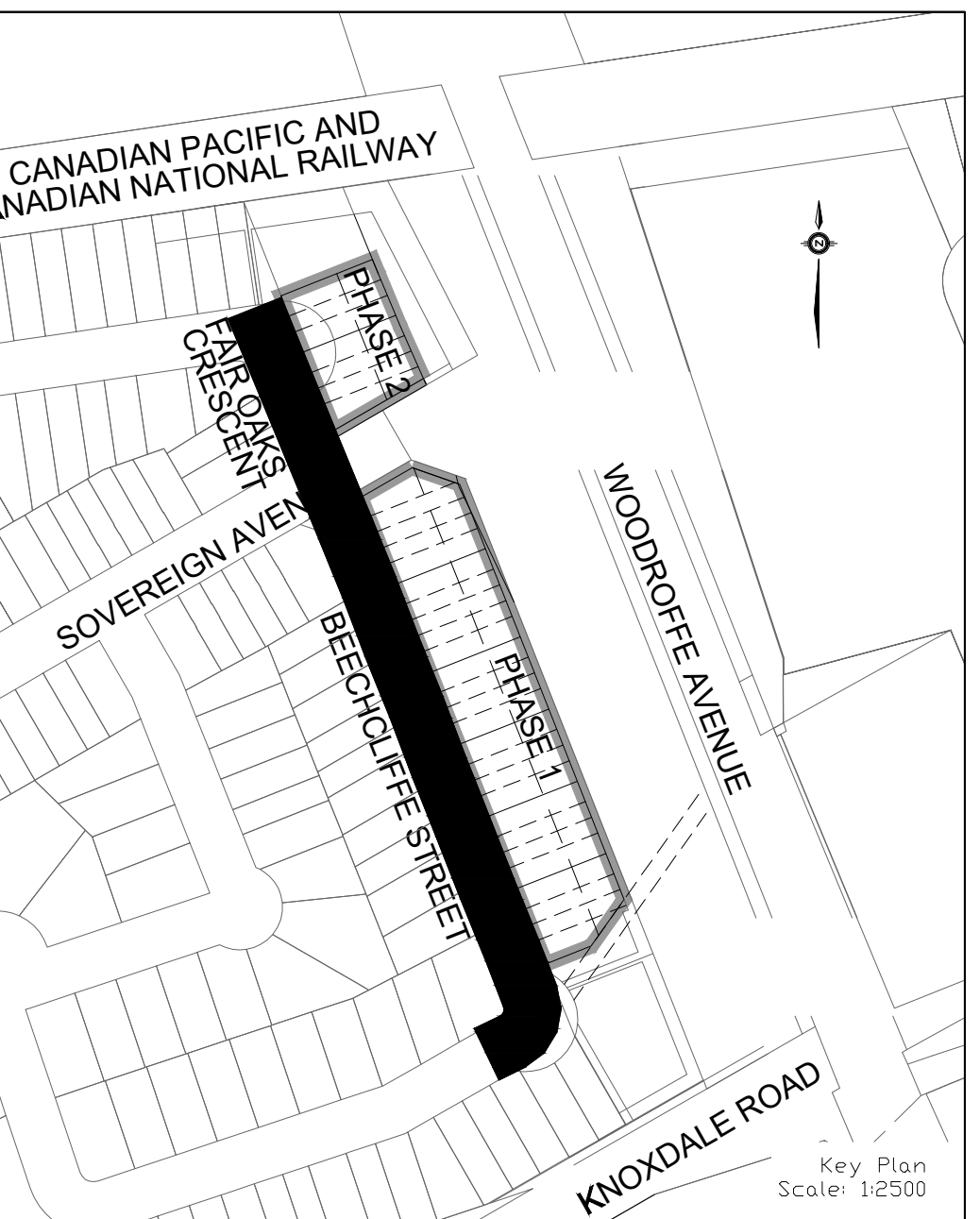
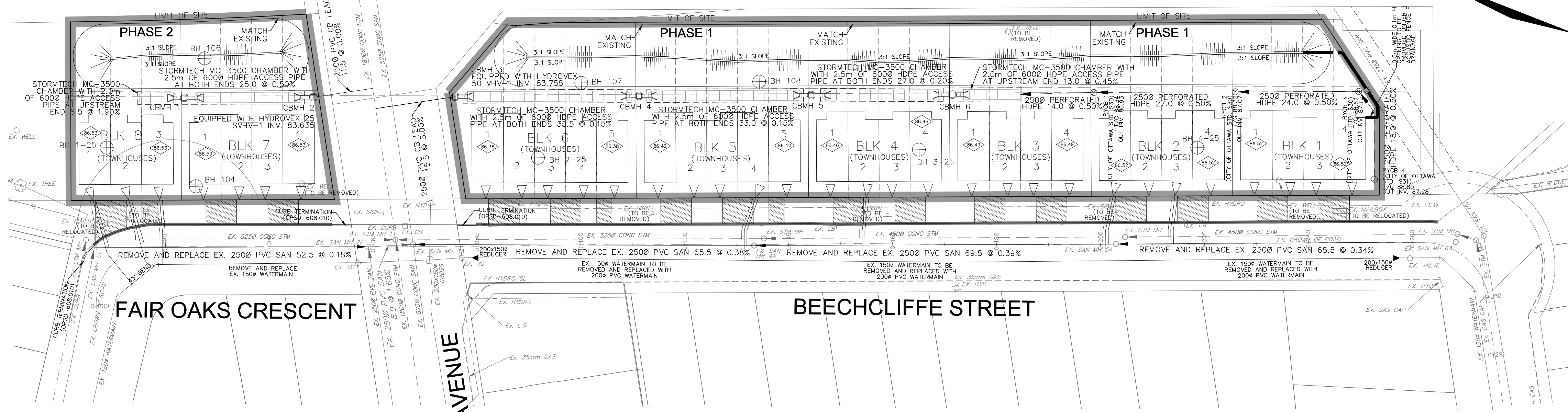
CITY PLAN No. XXXXX  
CITY FILE No. \_D07-XX-XX-XXXX



40mm HL-3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE  
50mm HL-8 OR SUPERPAVE 19.0 ASPHALTIC CONCRETE  
150mm OPSS GRANULAR A CRUSHED STONE  
400mm OPSS GRANULAR B TYPE II

1. ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO ORIGINAL OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION
2. CONTRACTOR TO VERIFY THE PRECISE LOCATION AND DEPTHS OF ALL EX. UNDERGROUND SERVICES AND EX. UTILITIES PRIOR TO STARTING CONSTRUCTION
3. ALL TREES, SHRUBS ETC. WITHIN LOTS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED
4. PERMISSION REQUIRED FOR WORK ON LOTS AND
5. FOR WATERMAIN STUBS, 2.4m MIN. COVER TO BE PROVIDED
6. ANY DISTURBED MATERIAL INCURRED BEYOND THE SUBGRADE LEVEL WITHIN A BUILDING FOOTPRINT TO BE SUB-EXCAVATED AND BACKFILLED WITH COMPACTED ENGINEERED FILL AS PER GEOTECHNICAL ENGINEERS RECOMMENDATION

CONTRACTOR TO LOCATE EXISTING  
SERVICING INFRASTRUCTURE AND  
REMOVE OR REPLACE PER THIS  
DRAWING AND DWG. 3 AND 4.




**TOPOGRAPHIC INFORMATION**  
TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA,  
PROJECT 40 BEECHCLIFF STREET, SURVEY DATED JANUARY 2025.  
ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD.,  
PROJECT NO. 25159-25, SURVEY DATED MAY 2025 AND JUNE 2025.

**LEGAL INFORMATION**  
REGISTERED PLAN PLAN PROVIDED BY AOV LTD., PROJECT NO. 25159-25, RECEIVED  
ON MAY 12, 2025.

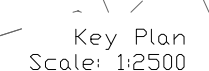
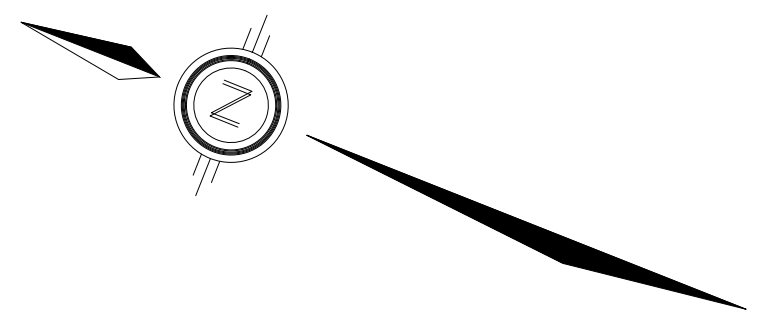
**ELEVATION NOTE**  
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC  
DATUM. ELEVATION BEING SHOWN ON TOP OF FH SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFF  
STREET. ELEVATION= 88.966m

STATION	PROPOSED GRADES	STORM INVERT	SANITARY INVERT	TOP OF WATERMAIN
0+000.00	88.73	84.71	84.75	86.22
0+005.35	88.73	84.71	84.75	86.22
0+008.85	88.73	84.71	84.75	86.22
0+018.16	88.73	84.71	84.75	86.22
0+020.00	88.73	84.71	84.75	86.22
0+045.00	88.73	84.71	84.75	86.22
0+050.37	88.73	84.71	84.75	86.22
0+057.13	88.73	84.71	84.75	86.22
0+060.00	88.73	84.71	84.75	86.22
0+064.33	88.73	84.71	84.75	86.22
0+067.74	88.73	84.71	84.75	86.22
0+070.86	88.73	84.71	84.75	86.22
0+072.00	88.73	84.71	84.75	86.22
0+075.00	88.73	84.71	84.75	86.22
0+078.00	88.73	84.71	84.75	86.22
0+085.07	88.73	84.71	84.75	86.22
0+100.00	88.73	84.71	84.75	86.22
0+108.24	88.73	84.71	84.75	86.22
0+120.00	88.73	84.71	84.75	86.22
0+130.57	88.73	84.71	84.75	86.22
0+133.34	88.73	84.71	84.75	86.22
0+135.27	88.73	84.71	84.75	86.22
0+140.00	88.73	84.71	84.75	86.22
0+153.32	88.73	84.71	84.75	86.22
0+160.00	88.73	84.71	84.75	86.22
0+176.04	88.73	84.71	84.75	86.22
0+180.00	88.73	84.71	84.75	86.22
0+198.25	88.73	84.71	84.75	86.22
0+200.00	88.73	84.71	84.75	86.22
0+203.06	88.73	84.71	84.75	86.22
0+204.72	88.73	84.71	84.75	86.22
0+220.00	88.73	84.71	84.75	86.22
0+221.69	88.73	84.71	84.75	86.22
0+240.00	88.73	84.71	84.75	86.22
0+245.16	88.73	84.71	84.75	86.22
0+248.05	88.73	84.71	84.75	86.22
0+256.34	88.73	84.71	84.75	86.22
0+257.56	88.73	84.71	84.75	86.22
0+259.53	88.73	84.71	84.75	86.22
0+261.61	88.73	84.71	84.75	86.22
0+264.51	88.73	84.71	84.75	86.22
0+270.57	88.73	84.71	84.75	86.22

HABITAT FOR HUMANITY		40 BEECHCLIFFE STREET	
		120 Iber Road, Unit 103 Stittsville, ON K2S 1E9 Tel. (613) 838-0856 Fax. (613) 838-7183 www.DSEL.ca	
		© DSEL <b>BEECHCLIFFE ST &amp; FAIR OAKS</b> <b>CRES</b> STA. 0+000.000 TO STA. 0+291.090	
DRAWN BY: A.S. DESIGNED BY: A.S. SCALE: H=1:500/V=1:50	CHECKED BY: W.L. CHECKED BY: DATE: JUN/ 2025	SHEET NO. 5 OF 12	



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. UTILS. BEFORE THE REMOVAL AND EX. UTILITIES PRIOR TO STARTING CONSTRUCTION
3. ALL EXISTING TREES, SHRUBS ETC. WITHIN CURBS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED
4. PERMISSION REQUIRED FOR WORK ON ADJACENT PROPERTIES
5. FOR PERMANENT STUBS, 2.4m MIN. COVER TO BE PROVIDED
6. ANY DISTURBED MATERIAL EXCAVATED BELOW THE SUBGRADE LEVEL WITHIN A BUILDING FOOTPRINT TO BE SUB-EXCAVATED AND BACKFILLED WITH COMPACTED ENGINEERED FILL AS PER THE TECHNICAL ENGINEERS RECOMMENDATION



- AS PER  
GEOTECHNICAL

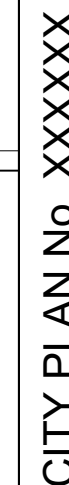



**TOPOGRAPHIC INFORMATION**  
TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA,  
PROJECT 40 BEECHCLIFFE STREET, SURVEY DATED JANUARY 2025.  
ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD.,  
PROJECT No. 25159-D, SURVEY DATED MAY 2025 AND JUNE 2025.

**LEGAL INFORMATION**  
REGISTERED PLAN PROVIDED BY AOV LTD., PROJECT No. 25159-25, RECEIVED  
ON MAY 12, 2025.

**ELEVATION NOTE**  
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC  
DATUM. THE ELEVATION OF THE TOP OF FH SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFFE  
STREET, ELEVATION=88.966m

1	W.L.	25-06-20	1st SUBMISSION
No.	BY	DATE	DESCRIPTION



HABITAT FOR HUMANITY		40 BEECHCLIFFE STREET	
		120 Iber Road, Unit 103 Sittsville, ON K2S 1E9 Tel. (613) 836-0556 Fax. (613) 836-7183 www.DSEL.ca	
		© DSEL	
<h2 style="text-align: center;">STORAGE PIPES</h2>			
<h3 style="text-align: center;">STA. 0+000.000 TO STA. 0+269.779</h3>			
DRAWN BY: A.S.		CHECKED BY: W.L.	
DESIGNED BY: A.S.		CHECKED BY:	
SCALE: H= 1:500/V=1:50		DATE: JUNE 2025	
		<div style="display: flex; justify-content: space-between; align-items: center;"> <div>6</div> <div>OF</div> <div>12</div> </div>	





LEGEND

- PROPOSED ELEVATION 103.45
- EXISTING ELEVATION 102.73
- PROPOSED SWALE GRADE 1.5%
- HIGH POINT 102.16
- STREET CATCHBASIN
- CATCHBASIN MANHOLE
- TEE CATCHBASIN
- ELBOW CATCHBASIN
- HYDRANT, VALVE & VB
- VALVE & VC
- VALVE & VB
- BUILDING ENVELOPE
- TOP OF FOUNDATION (TOF)
- FINISHED FLOOR ELEVATION (FFE)
- UNDERSIDE OF FOOTING ELEVATION (USF)
- FRONT/REAR ENVELOPE ELEVATION
- WALKOUT UNITS
- STREET LIGHT STANDARD
- CURB TRANSITION
- OVERLAND FLOW DIRECTION
- EXTERNAL OVERLAND FLOW DIRECTION
- REAR YARD OVERLAND FLOW DIRECTION
- PHASE LIMITS
- NOISE BARRIER (1.65m HIGH UNLESS OTHERWISE NOTED)
- PROPERTY BOUNDARY
- 3:1 TERRACING MAXIMUM SLOPE
- PONDING AREA WITH SPILLWAY ELEVATION
- 250x PVC PERFORATED PIPE (REFER TO CITY STD S29 FOR REAR YARD TRENCH AND PIPE DETAILS ONLY) (SUBDRAIN APPLIED FOR SLOPE LESS THAN 1.5%)
- EXISTING SANITARY MAINTENANCE HOLE
- EXISTING STORM MAINTENANCE HOLE
- SANITARY MAINTENANCE HOLE

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
- A GEOTECHNICAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO IS TO INSPECT ALL SUBGRADE SURFACES FOR FOOTING AND PAVEMENT STRUCTURES PRIOR TO CONSTRUCTION

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA, PROJECT 40 BEECHCLIFFE STREET, SURVEY DATED JANUARY 2025. ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD. PROJECT No. 25159-25, SURVEY DATED MAY 2025 AND JUNE 2025. LEGAL INFORMATION REGISTERED PLAN PROVIDED BY AOV LTD., PROJECT No. 25159-25, RECEIVED ON MAY 14, 2025. ELEVATION NOTE ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM. SITE BENCH MARK ON TOP OF FH SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFFE STREET. ELEVATION=88.966m

1	W.L.	25-06-20	1st SUBMISSION
No.	BY	DATE	DESCRIPTION



CITY OF OTTAWA



PROJECT No. 24-1416

HABITAT FOR HUMANITY 40 BEECHCLIFFE STREET



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

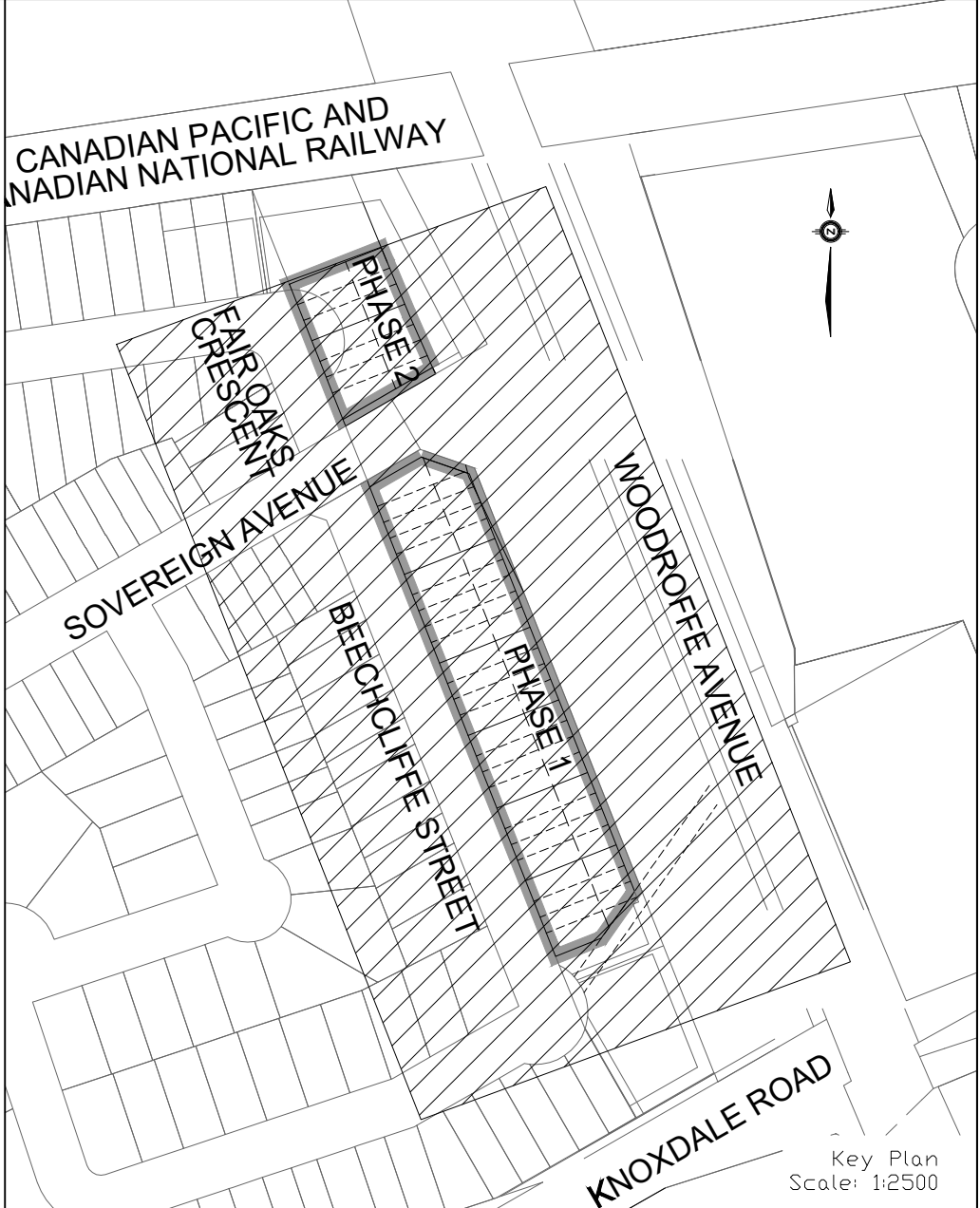
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GRADING PLAN

DRAWN BY: A.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: A.S.	CHECKED BY:	7 OF 12
SCALE: 1:500	DATE: JUNE 2025	

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





**LEGEND**

SANITARY DRAINAGE BOUNDARY

POPULATION PER UNIT  
AREA IN HECTARES  
NUMBER OF UNITS  
POPULATION  
UPSTREAM MH TO DOWNSTREAM MH

EXTERNAL POPULATION PER UNIT  
EXTERNAL AREA IN HECTARES  
EXTERNAL NUMBER OF UNITS  
EXTERNAL POPULATION  
UPSTREAM MH TO DOWNSTREAM MH

EXTERNAL AREA IN HECTARES  
EXTERNAL POPULATION  
EXTERNAL LAND USE  
DOWNSTREAM MH

SANITARY MAINTENANCE HOLE  
CAP  
EXISTING SANITARY MAINTENANCE HOLE

**NOT FOR CONSTRUCTION**

**TOPOGRAPHIC INFORMATION**  
TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA, PROJECT 40 BEECHCLIFFE STREET, SURVEY DATED JANUARY 2025.  
ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD, PROJECT No. 25159-25, SURVEY DATED MAY 2025 AND JUNE 2025.

**LEGAL INFORMATION**  
REGISTERED PLAN PROVIDED BY AOV LTD., PROJECT No. 25159-25, RECEIVED ON MAY 14, 2025.

**ELEVATION NOTE**  
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1	W.L.	25-06-20	1st SUBMISSION
No.	BY	DATE	DESCRIPTION

**CITY OF OTTAWA**

PROJECT No. 24-1416

**W. LIU**  
100167932  
25-06-20  
PROVINCE OF ONTARIO

**HABITAT FOR HUMANITY**

**40 BEECHCLIFFE STREET**

**DSEL**

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

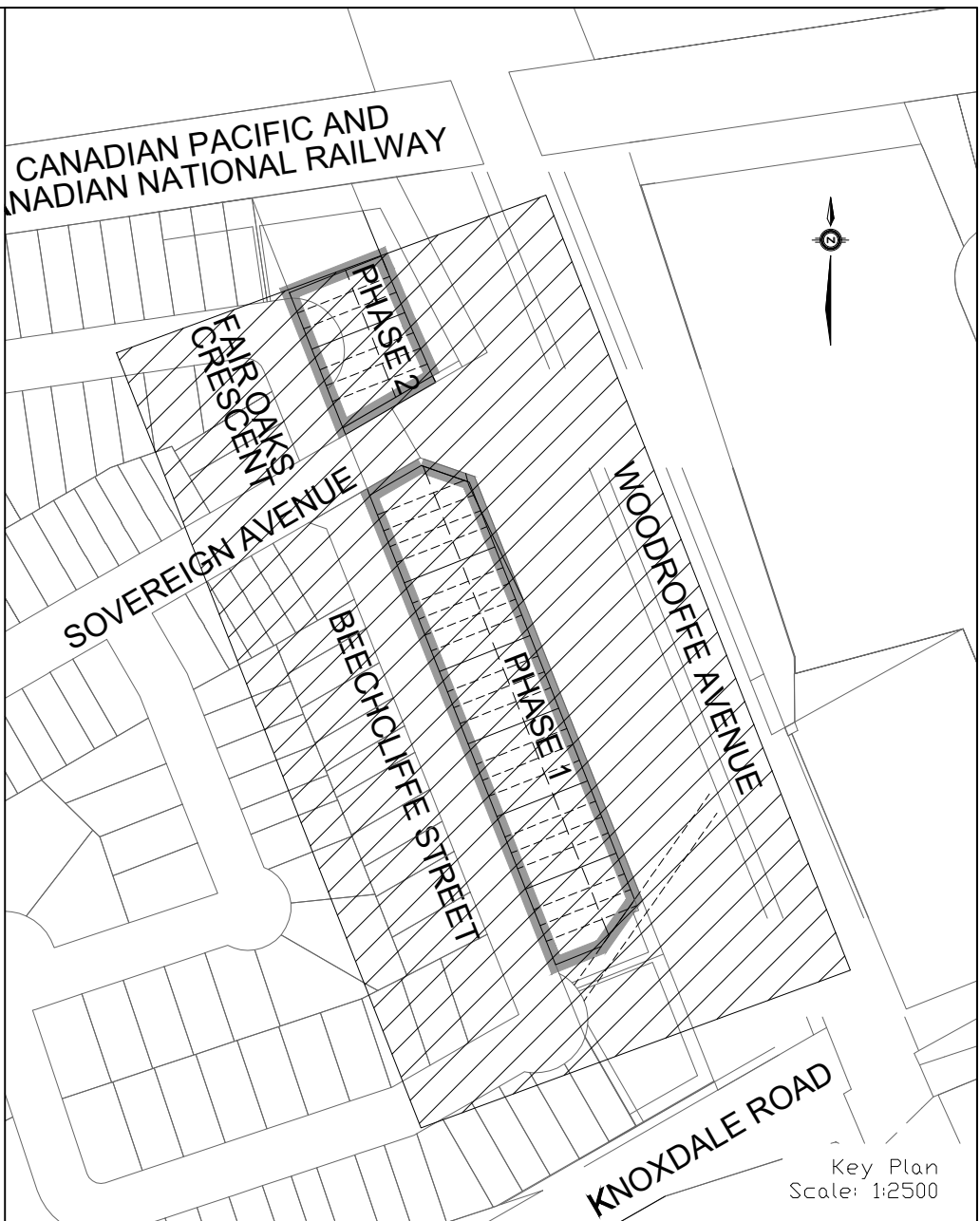
**SANITARY DRAINAGE PLAN**

© DSEL

DRAWN BY: A.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: A.S.	CHECKED BY:	8 OF 12
SCALE: 1:500	DATE: JUNE 2025	

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





**LEGEND**

- STORM DRAINAGE BOUNDARY
- STORM FREQUENCY
- UPSTREAM MH TO DOWNSTREAM MH
- AREA IN HECTARES
- RUNOFF COEFFICIENT
- STREET CATCHBASIN & LEAD
- STREET CATCHBASIN WITH CLOSED LID & LEAD MAINTENANCE HOLE
- CURB INLET CATCHBASIN & LEAD CATCHBASIN/ MAINTENANCE HOLE
- INTERCONNECTED CATCH BASIN & LEADS
- CAD
- OVERLAND FLOW DIRECTION
- EXISTING OVERLAND FLOW DIRECTION
- EXISTING STORM MAINTENANCE HOLE

**TOPOGRAPHIC INFORMATION**  
TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA,  
PROJECT 40 BEECHCLIFF STREET, SURVEY DATED JANUARY 2025.  
ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOY LTD.  
PROJECT NO. 25159-25, SURVEY DATED MAY 2025 AND JUNE 2025.

**LEGAL INFORMATION**  
REGISTERED PLAN PLAN PROVIDED BY AOY LTD., PROJECT NO. 25159-25, RECEIVED  
ON MAY 12, 2025.

**ELEVATION NOTE**  
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC  
DATUM. SITE BENCH MARK ON TOP OF FH SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFF  
STREET. ELEVATION=88.966m

1	W.L.	25-06-20	1st SUBMISSION
No.	BY	DATE	DESCRIPTION



HABITAT FOR HUMANITY | 40 BEECHCLIFFE STREET

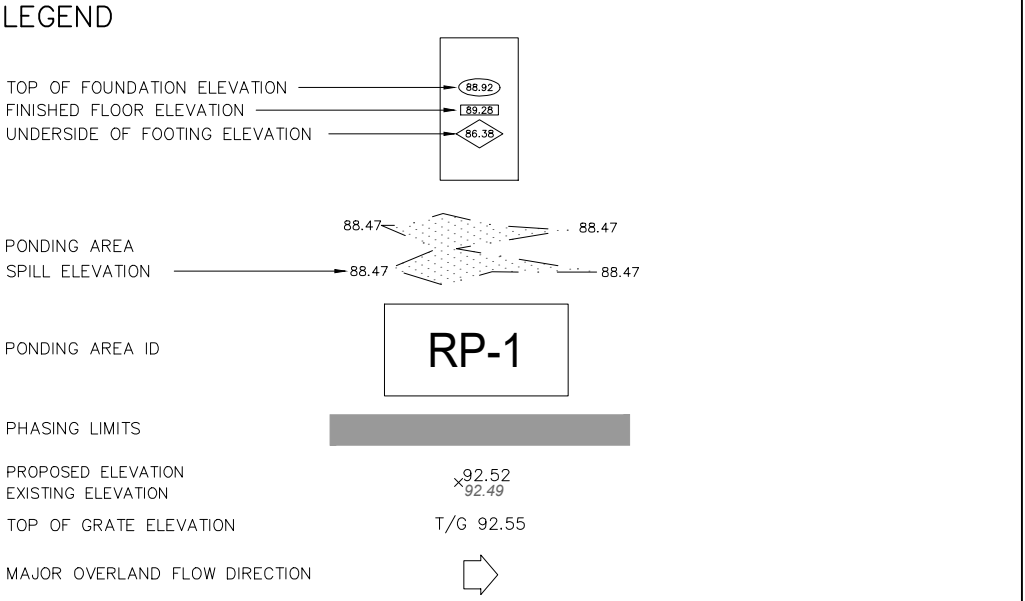
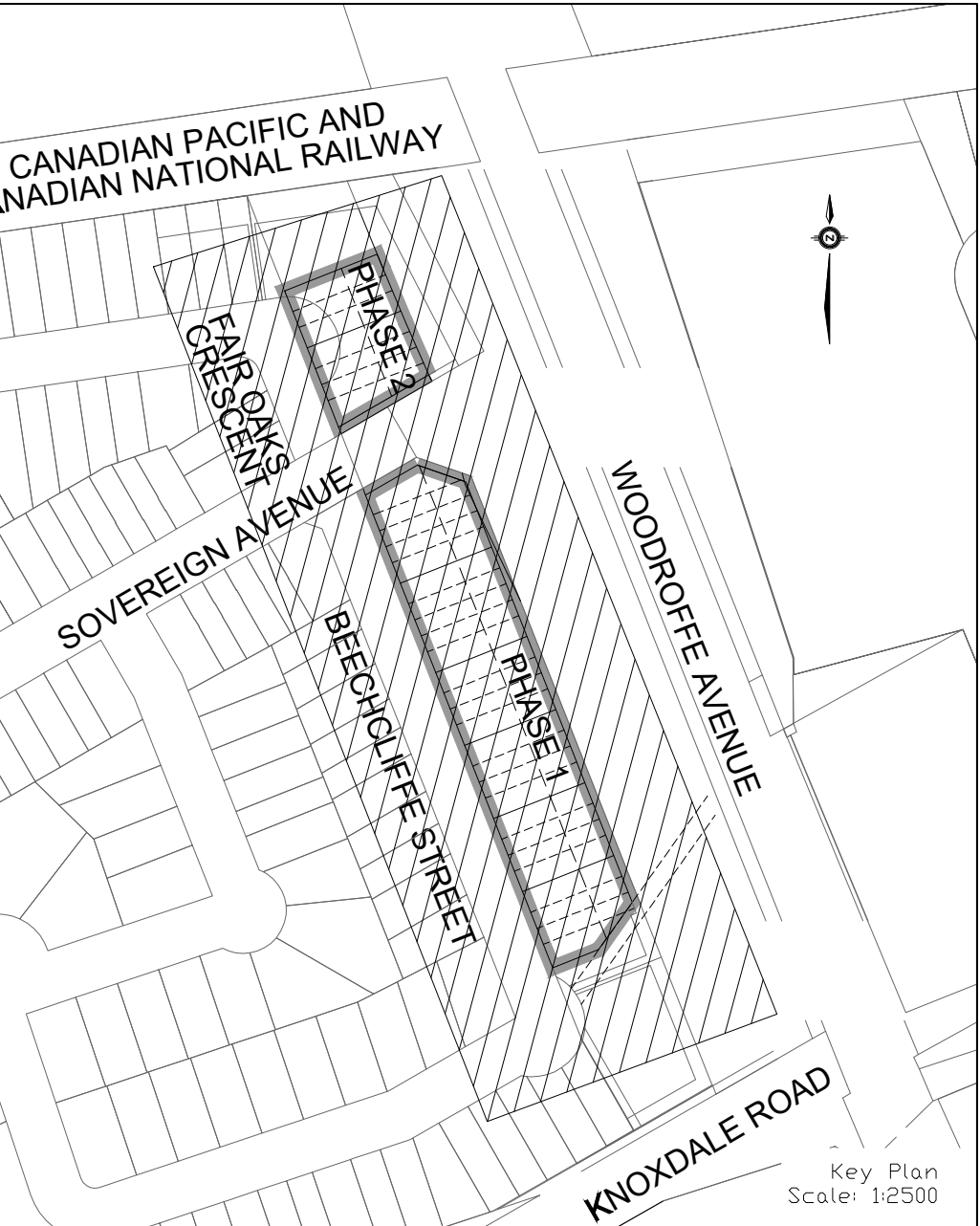


# STORM DRAINAGE PLAN

DRAWN BY: A.S.	CHECKED BY: W.L.	9 OF 12
DESIGNED BY: A.S.	CHECKED BY:	
SCALE: 1:500	DATE: JUNE 2025	

CITY FILE No. D07-XX-XX-XXXX





PONDING VOLUME TABLE						
AREA NUMBER	SPILL ELEVATION (m)	GUTTER ELEVATION (m)	MAXIMUM STATIC PONDING DEPTH (m)	MAXIMUM STATIC PONDING AREA (m <sup>2</sup> )	MAXIMUM STATIC PONDING VOLUME (m <sup>3</sup> )	Volume (round down to 1 decimal) (m <sup>3</sup> )
RP1	88.55	88.31	0.24	36.51	2.63	2.6
RP2	88.58	88.34	0.24	35.57	2.56	2.5
RP3	88.51	88.24	0.27	42.29	3.43	3.4
RP4	88.61	88.32	0.29	54.23	4.72	4.7
RP5	88.47	88.19	0.28	48.60	4.08	4.0
RP6	88.44	88.15	0.29	13.52	1.18	1.1
RP7	88.69	88.52	0.17	22.65	1.16	1.1
RP8	88.67	88.37	0.30	12.24	1.10	1.1

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION

PROJECT 40 BEECHCLIFFE STREET, SURVEY DATED JANUARY 2025.

ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD.

PROJECT No. 25159-25, SURVEY DATED MAY 2025 AND JUNE 2025.

LEGAL INFORMATION

REGISTERED PLAN PROVIDED BY AOV LTD., PROJECT No. 25159-25, RECEIVED ON MAY 14, 2025.

ELEVATION NOTE

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1	W.L.	25-06-20	1st SUBMISSION
No.	BY	DATE	DESCRIPTION

CITY OF OTTAWA

PROJECT No. 24-1416

HABITAT FOR HUMANITY

40 BEECHCLIFFE STREET

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

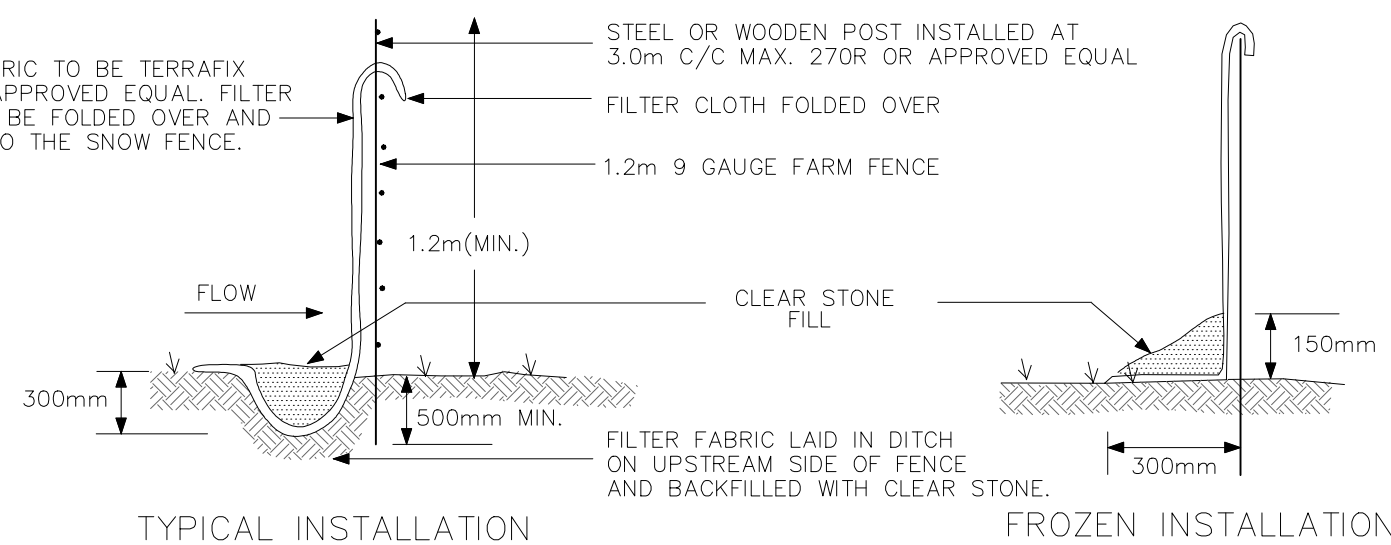
100 YEAR STATIC PONDING AREA

© DSEL

DRAWN BY: A.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: A.S.	CHECKED BY:	10 OF 12
SCALE: 1:500	DATE: JUNE 2025	

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





SILT CONTROL FENCE  
SCALE: N.T.S

**MONITORING OF SEDIMENT AND EROSION CONTROLS**  
MONITORING AND REPORTING TO BE COMPLETED IN ACCORDANCE WITH THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (MECP) 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.

#### 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,
  - REGULAR MONITORING OF THE SEDIMENT CONTROL FENCES BY THE CONTRACTOR TO VERIFY THAT THE FENCES ARE FUNCTIONING AS INTENDED.
  - REMOVAL OF THE EROSION AND SEDIMENT CONTROL DEVICES ONCE THE SITE HAS BEEN STABILIZED.

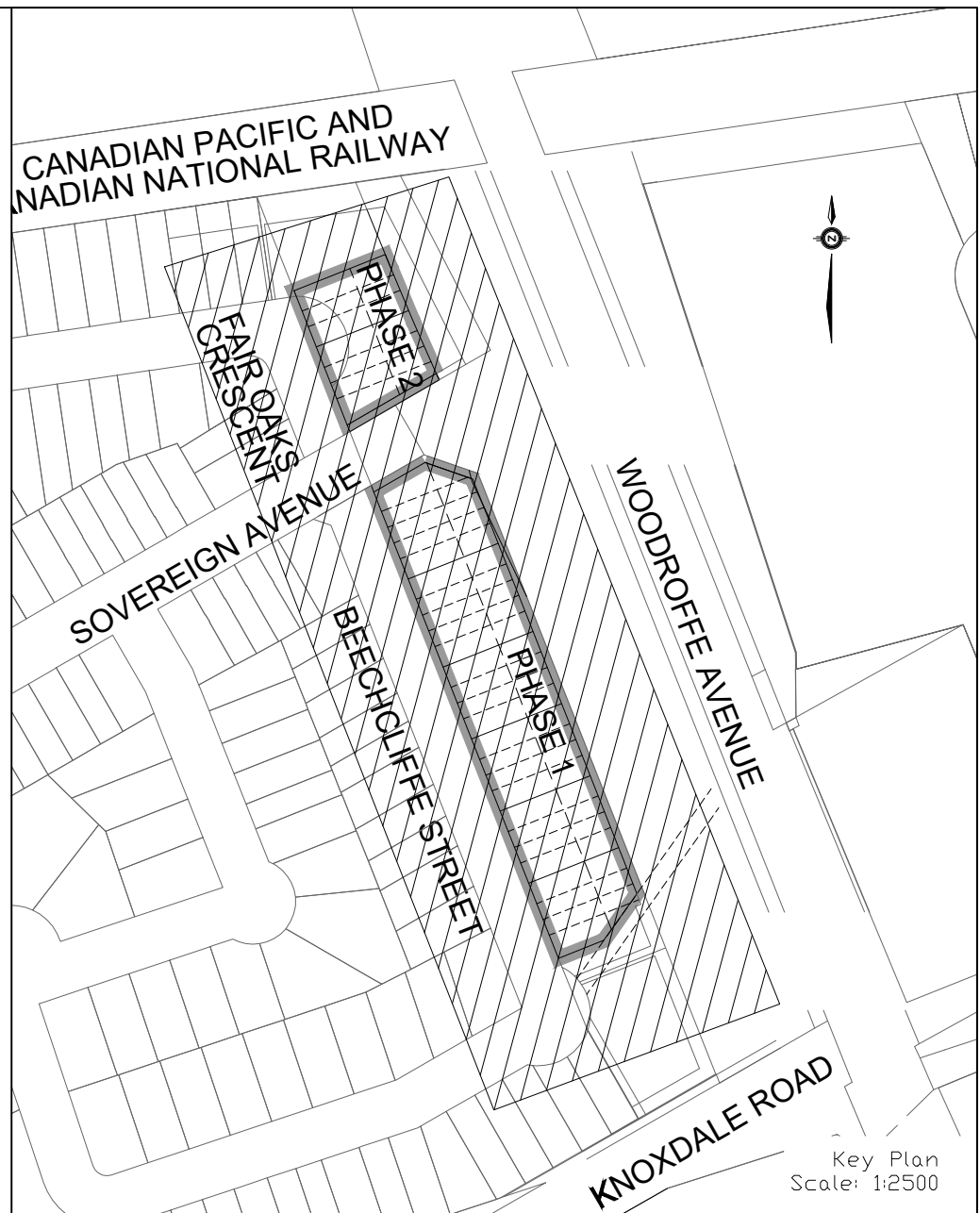
#### SPILLS CONTROL NOTES

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.



#### LEGEND

- PROPOSED SILT FENCE
- MAJOR OVERLAND FLOW DIRECTION
- PHASING LIMITS

#### NOT FOR CONSTRUCTION

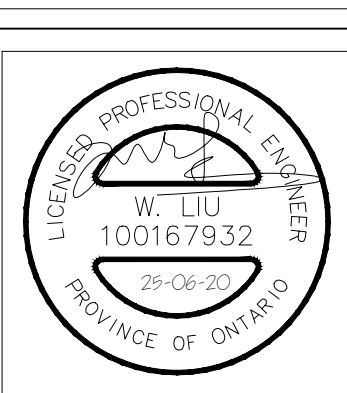
**TOPOGRAPHIC INFORMATION**  
TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA, PROJECT 40 BEECHCLIFFE STREET, SURVEY DATED JANUARY 2025.  
ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD, PROJECT No. 25159-25, SURVEY DATED MAY 2025 AND JUNE 2025.  
**LEGAL INFORMATION**  
REGISTERED PLAN PLAN PROVIDED BY AOV LTD., PROJECT No. 25159-25, RECEIVED ON MAY 14, 2025.  
**ELEVATION NOTE**  
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1 W.L. 25-06-20 1st SUBMISSION

No. BY DATE DESCRIPTION

**CITY OF OTTAWA**

PROJECT No. 24-1416



HABITAT FOR HUMANITY 40 BEECHCLIFFE STREET

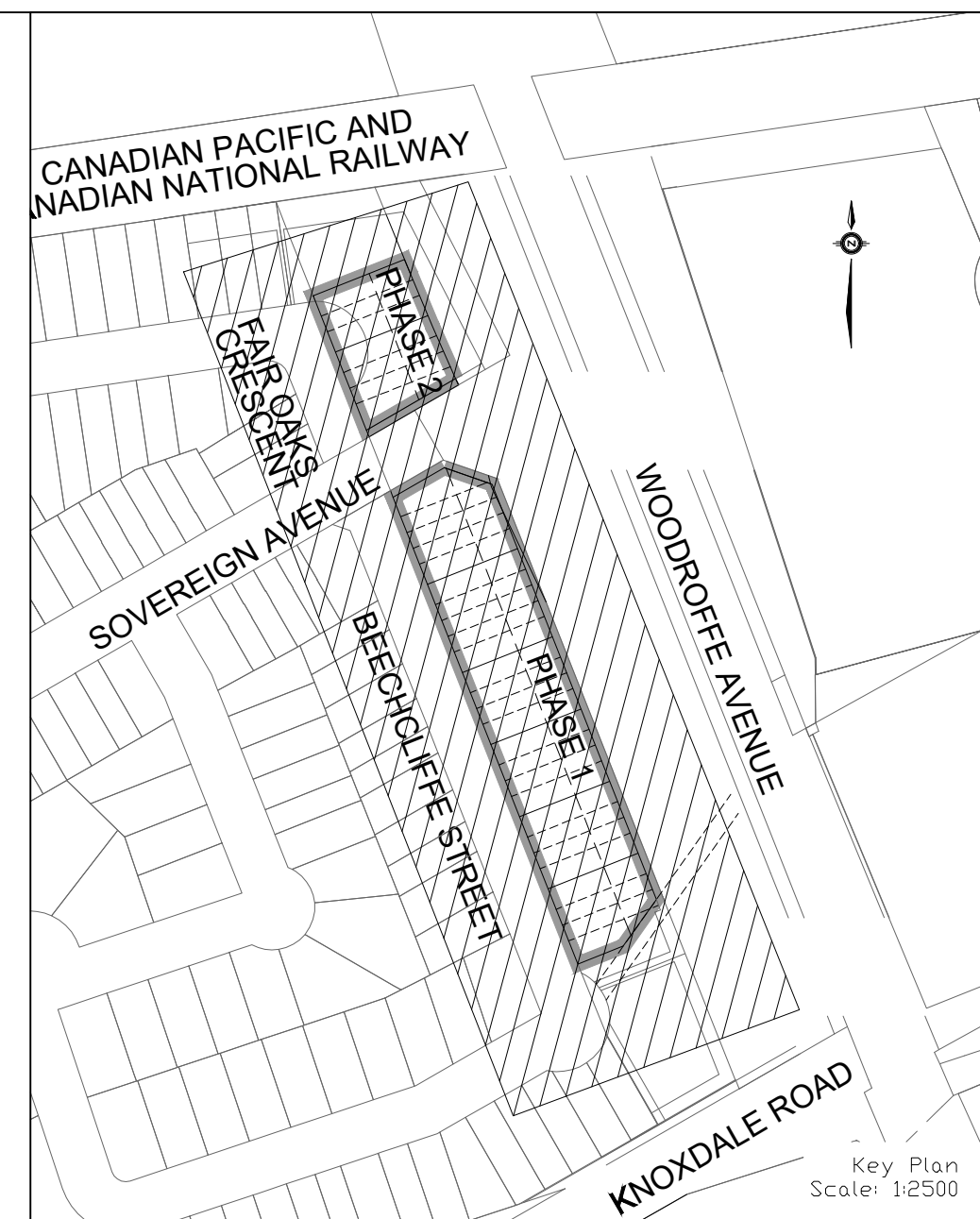
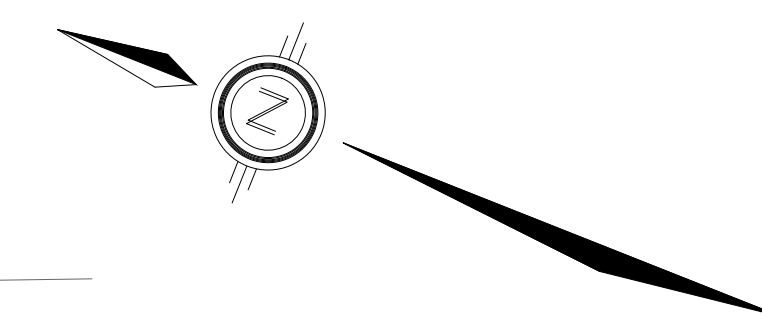
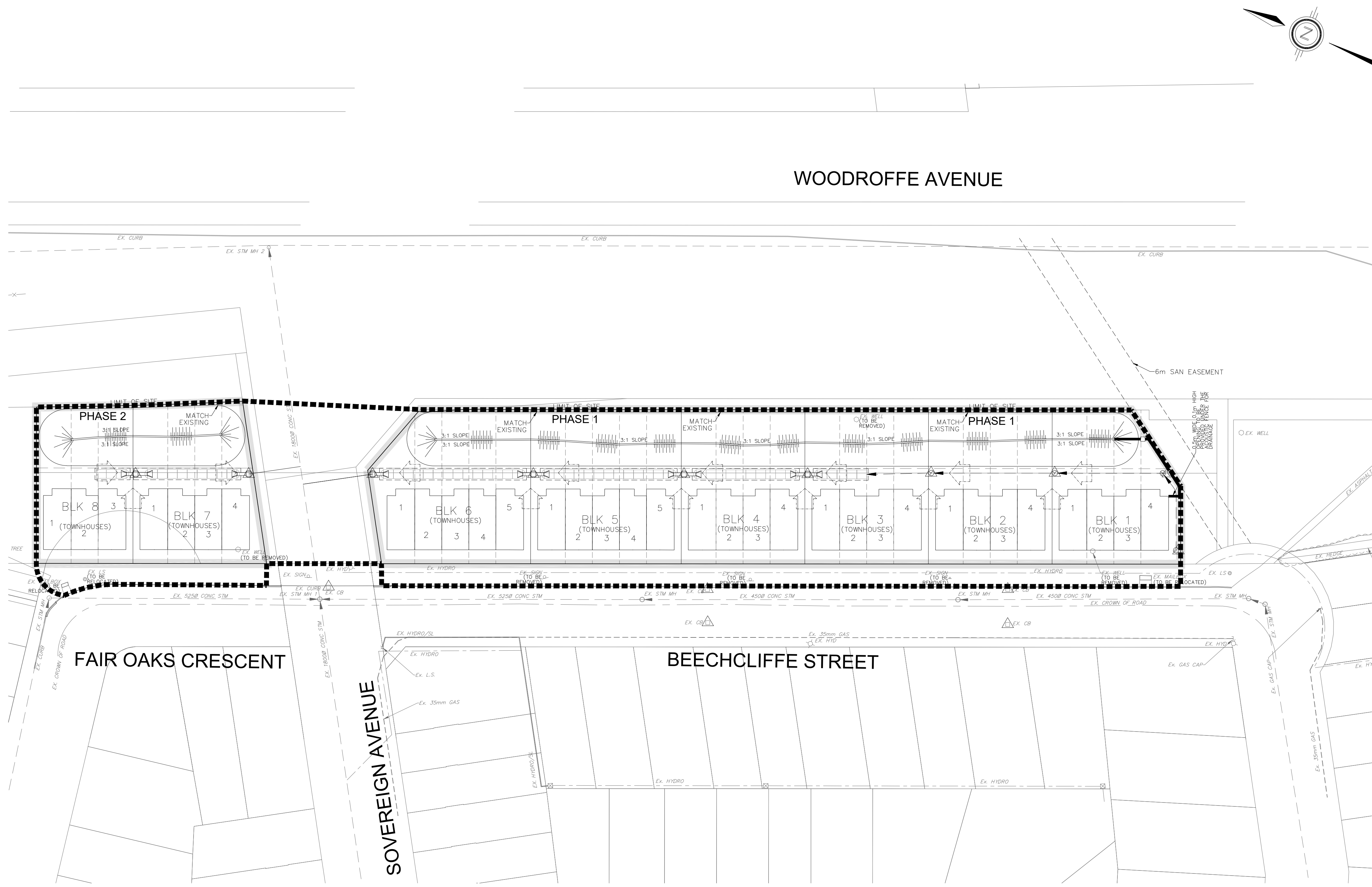
**DSEL** 120 Iber Road, Unit 103  
Stittsville, ON K2S 1E9  
Tel: (613) 836-0856  
Fax: (613) 836-7153  
www.DSEL.ca

**EROSION AND SEDIMENT CONTROL PLAN  
STAGE 1**

DRAWN BY: A.S. CHECKED BY: W.L. SHEET NO.  
DESIGNED BY: A.S. CHECKED BY: 11 OF 12  
SCALE: 1:500 DATE: JUNE 2025

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





**LEGEND**

PROPOSED SILT FENCE

MAJOR OVERLAND FLOW DIRECTION

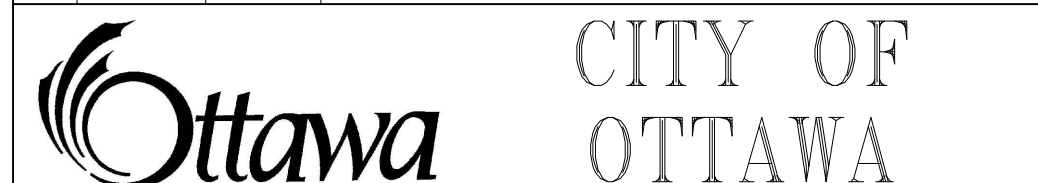
FILTER CLOTH FOR PROPOSED AND EXISTING STRUCTURES

PHASING LIMITS

**NOT FOR CONSTRUCTION**

TOPOGRAPHIC INFORMATION  
TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF OTTAWA,  
PROJECT 40 BEECHCLIFFE STREET, SURVEY DATED JANUARY 2025.  
ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY AOV LTD.  
PROJECT No. 25159-25, SURVEY DATED MAY 2025 AND JUNE 2025.  
LEGAL INFORMATION  
REGISTERED PLAN PROVIDED BY AOV LTD., PROJECT No. 25159-25, RECEIVED  
ON MAY 14, 2025.  
ELEVATION NOTE  
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DATUM. SITE BENCH MARK ON TOP OF PIN SPINDLE FRONTING CIVIC ADDRESS 33 BEECHCLIFFE  
STREET. ELEVATION=88.966m.

1	W.L.	25-06-20	1st SUBMISSION
No.	BY	DATE	DESCRIPTION



PROJECT No. 24-1416

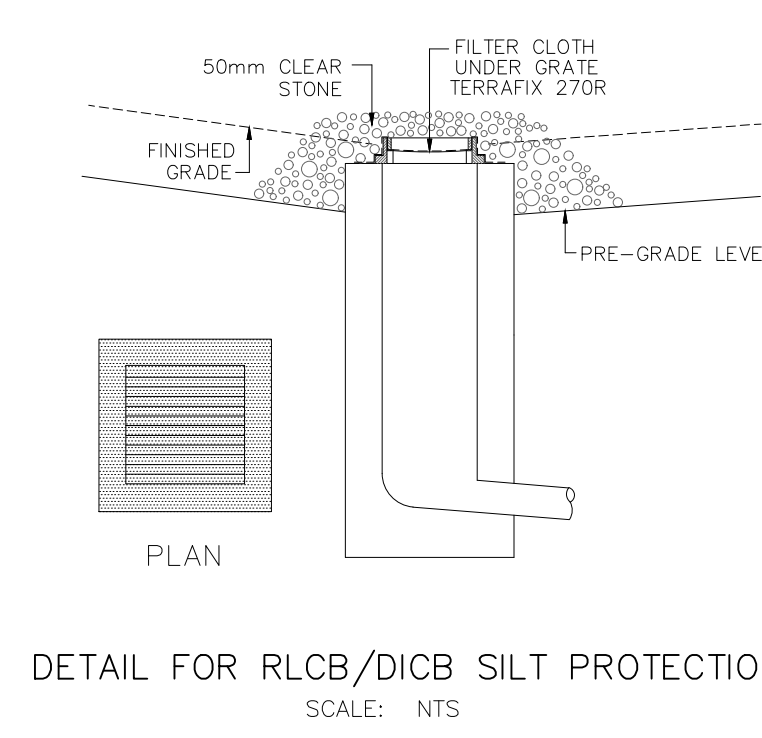
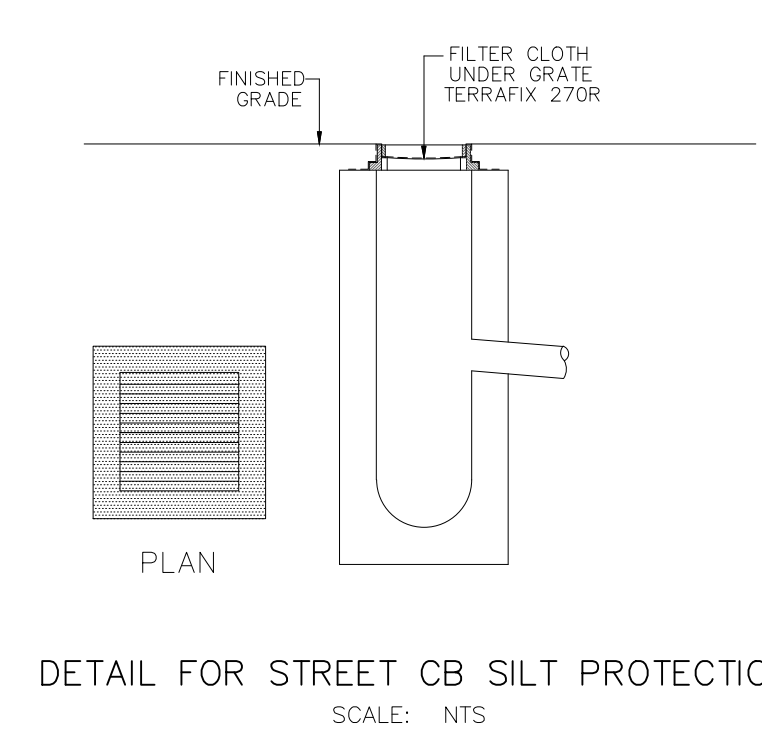
HABITAT FOR HUMANITY

40 BEECHCLIFFE STREET

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

**EROSION AND SEDIMENT CONTROL PLAN  
STAGE 2**

DRAWN BY: A.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: A.S.	CHECKED BY:	12 OF 12
SCALE: 1:500	DATE: JUNE 2025	



**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.

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.

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

MAINTENANCE PROGRAM  
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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.

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