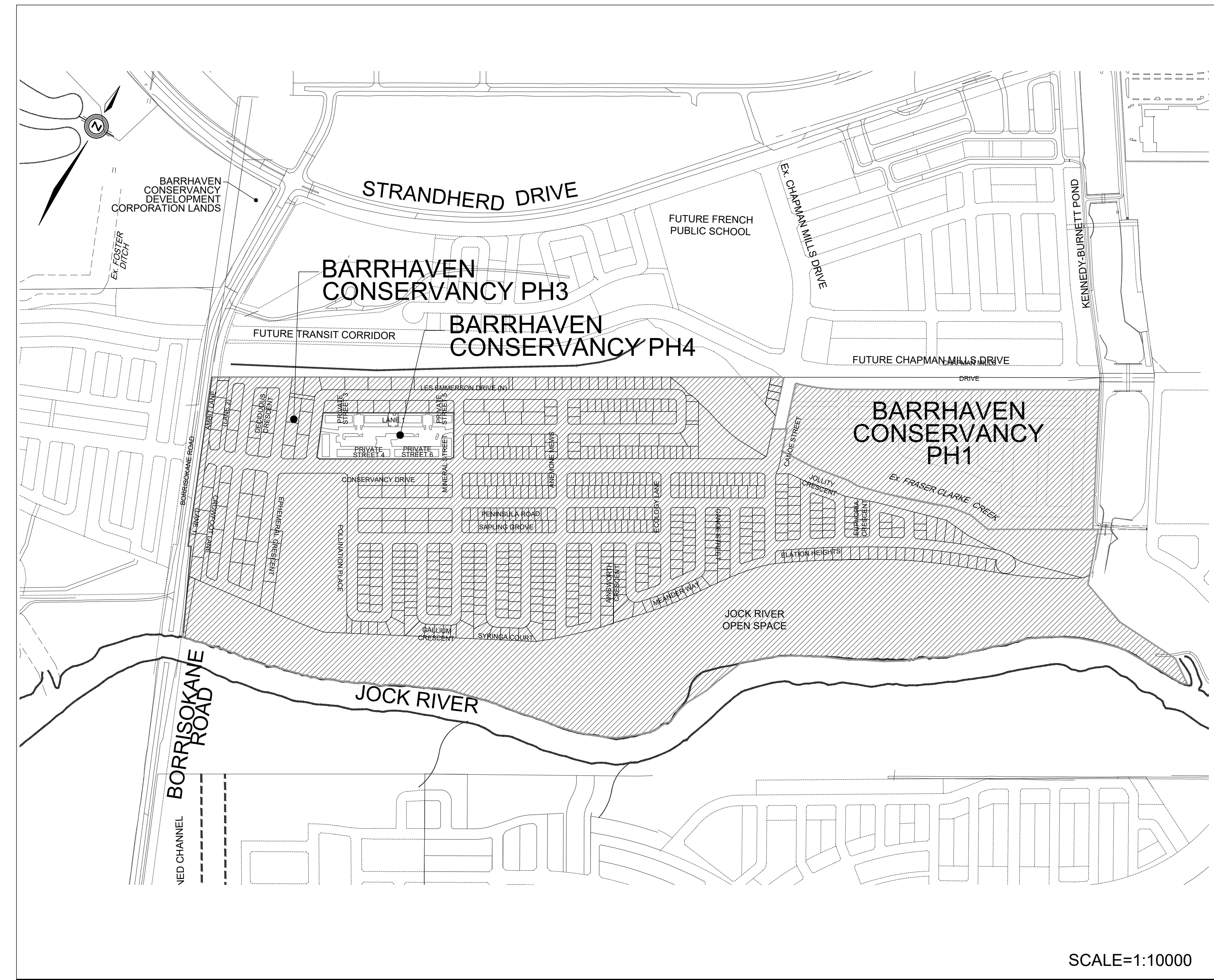


# BCDC EAST STACKED CONDO SITE PLAN

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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 OPSS 410 AND OPSS 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 OPSS 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 OPSS 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.

**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. S33. 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 COMPRESSION 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, OPSS 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 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)

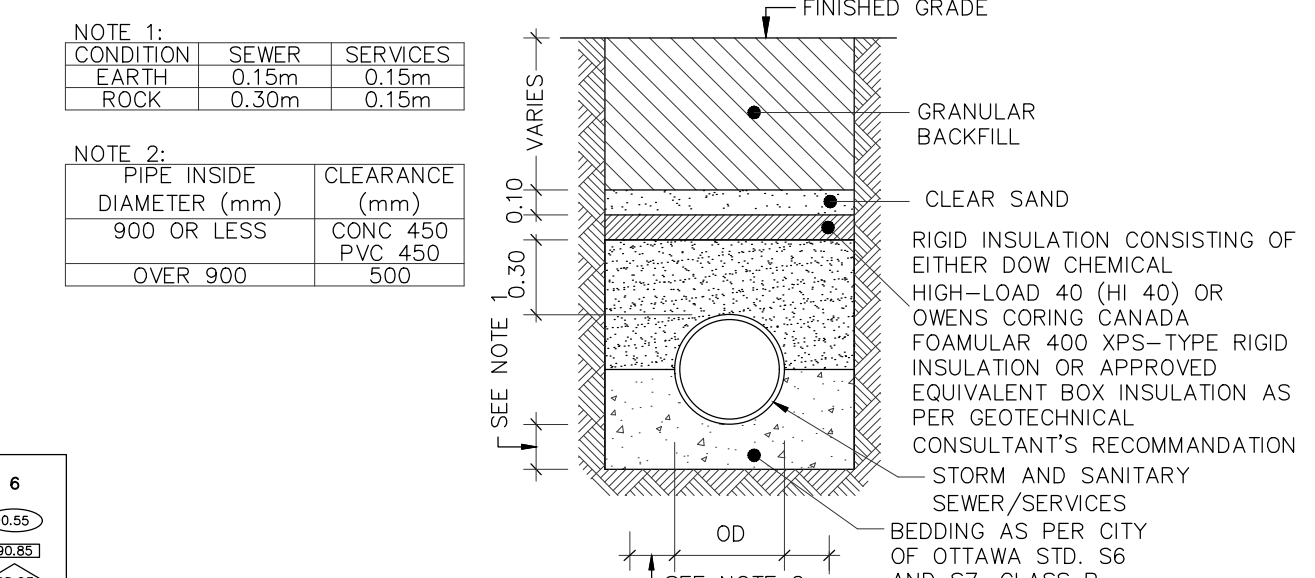
INFORMATION PRESENTED ON THESE DRAWINGS HAS BEEN INTERPOLATED FROM THE GEOTECHNICAL REPORTS AND ACCURACY IS NOT GUARANTEED. CONTRACTORS ARE ADVISED TO READ THE GEOTECHNICAL REPORTS AND ASSUME THEIR OWN CONCLUSIONS.

**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.

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) / 12
1.25	96	100	
1.30	92	100	
1.35	88	100	
1.40	83	100	
1.45	79	100	
1.50	75	75	
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	

where: Ti = Thickness of Insulation (mm), 50mm min.  
H = H Depth of Cover above OD (mm)



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

**NOT FOR CONSTRUCTION**

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

**LEGAL INFORMATION**  
SITE CONCEPT PLAN PROVIDED BY G4A ARCHITECTS, PROJECT No. 24006-SPI, RECEIVED ON NOVEMBER 25, 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
2	W.L.	25-01-17	2nd SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION

**CITY OF OTTAWA**

PROJECT No. 24-1398

**W. LIU**  
1001679332  
25-0-17  
LICENSED PROFESSIONAL ENGINEER  
PROVINCE OF ONTARIO

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

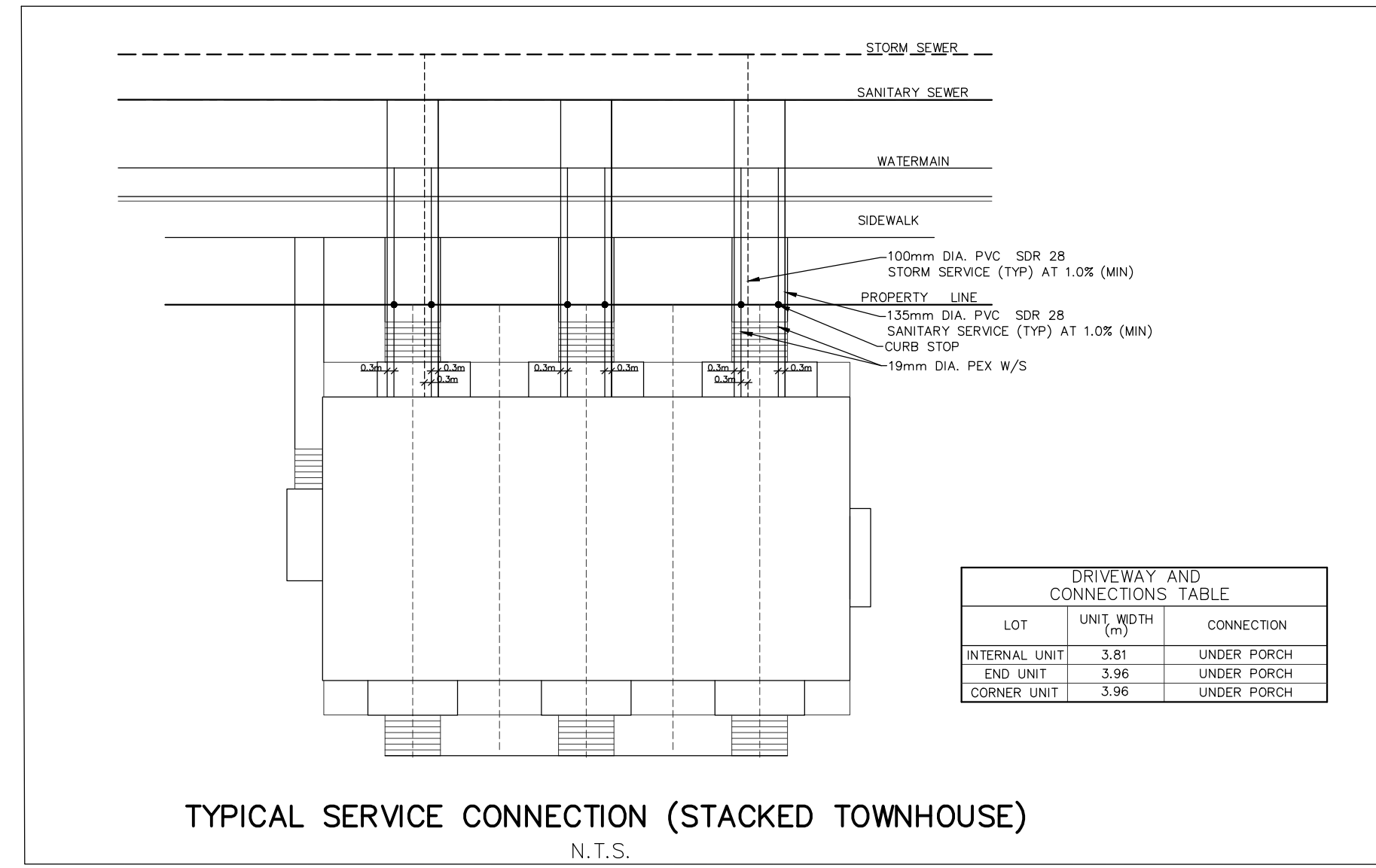
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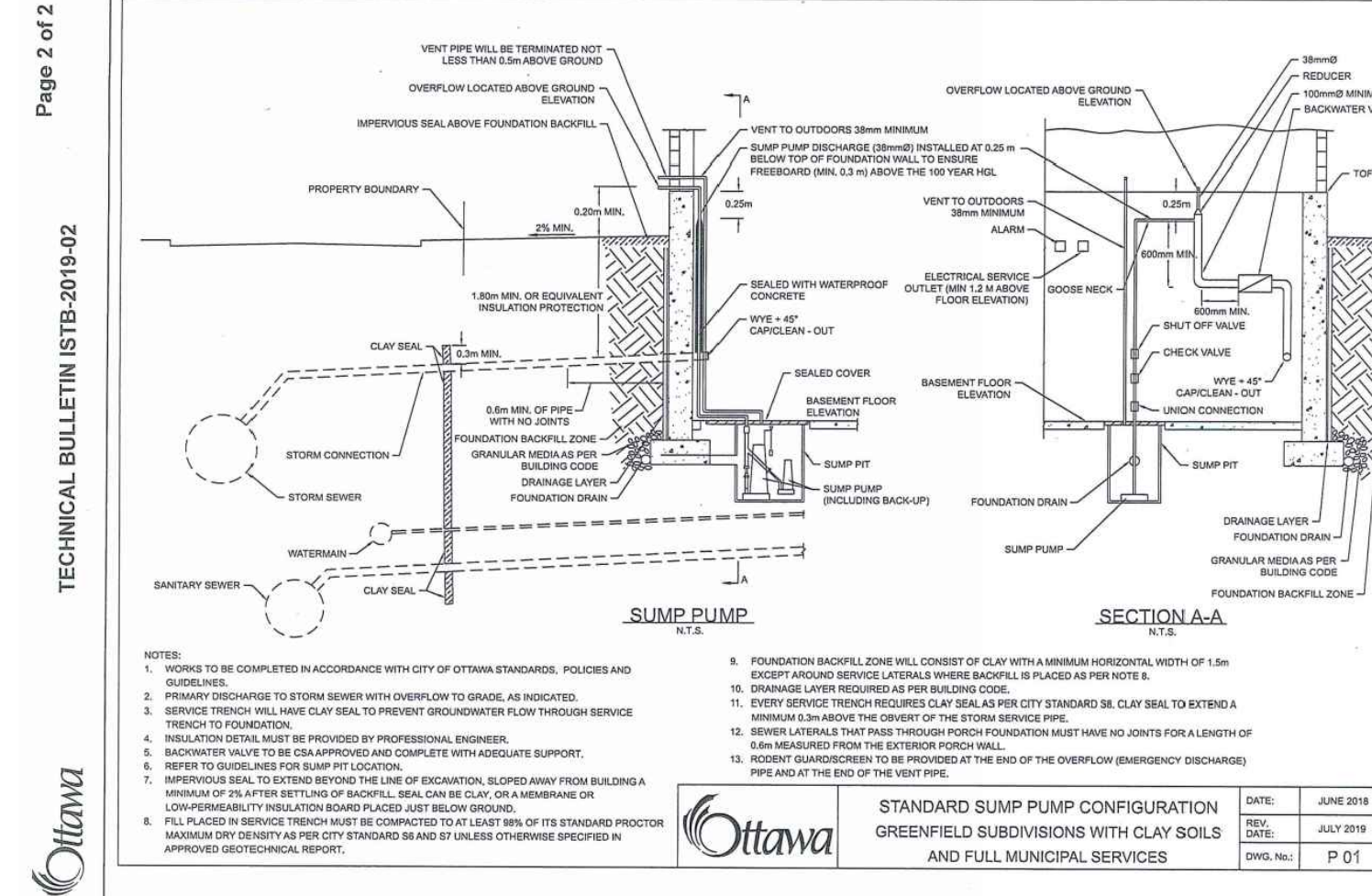
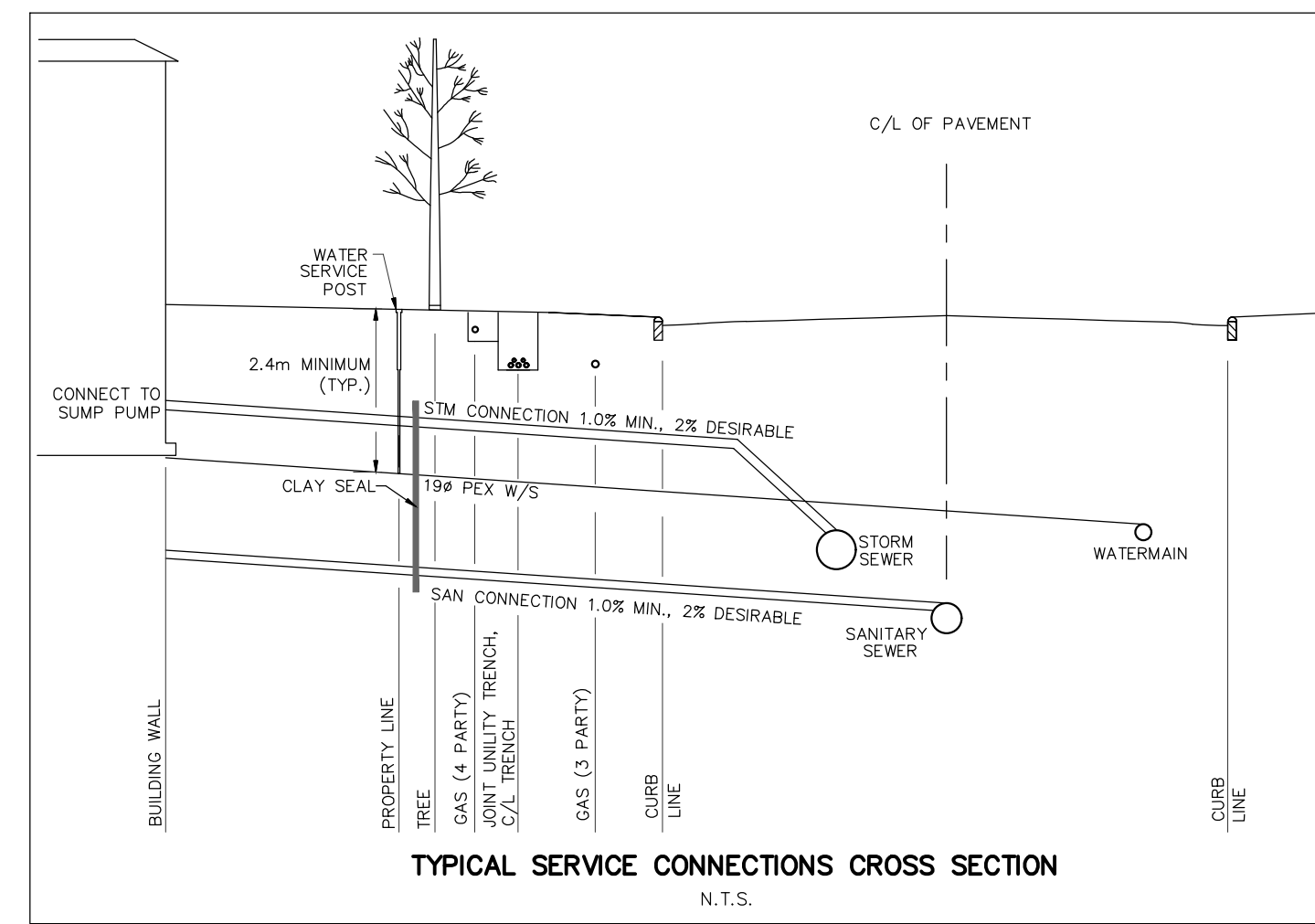
**GENERAL NOTES**

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

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



CATCHBASIN ID	OUTLET PIPE			TOP OF GRATE	GRATING COVER	INVERT			ICD DIA. (mm)	RELEASE RATE AT MAX. ALLOWABLE PONDING (L/S)	JFSA ID
	DIA. (mm)	TYPE	LENGTH (m)			INLET	OUTLET	CHAMBER INLET			
CB 362	200	PVC	6.10	1.38	93.12	S19 PERFORATED	-	91.74	-	-	#N/A
CB 363	250	PVC	7.56	1.49	93.12	S19 PERFORATED	91.68	91.63	91.55	-	#N/A
CB 364	250	PVC	12.23	1.49	92.97	S19 PERFORATED	91.53	91.48	91.36	-	#N/A
CB 365	200	PVC	6.10	1.38	92.97	S19 PERFORATED	-	91.59	-	-	#N/A
CB 366	200	PVC	4.15	1.38	92.86	S19 PERFORATED	-	91.48	91.44	-	#N/A
CB 367	250	PVC	4.73	1.47	92.86	S19 PERFORATED	91.44	91.39	91.34	-	#N/A
CB 368	200	PVC	6.10	1.38	92.99	S19 PERFORATED	-	91.61	91.55	-	#N/A
CB 369	250	PVC	4.00	1.49	92.99	S19 PERFORATED	91.55	91.50	91.46	-	#N/A
CB 370	250	PVC	1.95	1.48	93.03	S19 PERFORATED	91.60	91.55	91.53	-	#N/A
CB 371	200	PVC	5.10	1.38	93.03	S19 PERFORATED	-	91.65	-	-	#N/A
CB 372	200	PVC	5.10	1.38	93.10	S19 PERFORATED	-	91.72	-	-	#N/A
CB 373	250	PVC	8.03	1.48	93.10	S19 PERFORATED	91.67	91.62	91.54	-	#N/A
CB 374	250	PVC	16.10	1.46	92.95	S19 PERFORATED	91.54	91.49	91.32	-	#N/A
CB 375	200	PVC	5.42	1.38	92.97	S19 PERFORATED	-	91.59	-	-	#N/A
CB 376	200	PVC	3.60	1.38	93.09	S19 PERFORATED	-	91.71	91.67	-	#N/A
CB 377	200	PVC	4.17	1.38	93.09	S19 PERFORATED	-	91.71	91.67	-	#N/A
CB 378	200	PVC	2.30	1.38	93.04	S19 PERFORATED	-	91.66	91.64	-	#N/A
CB 379	200	PVC	3.14	1.38	93.04	S19 PERFORATED	-	91.66	91.63	-	#N/A
CB 380	200	PVC	6.10	1.38	93.07	S19 PERFORATED	-	91.69	-	-	#N/A
CB 381	200	PVC	15.39	1.38	92.83	S19 PERFORATED	-	91.45	91.30	-	#N/A
CB 383	250	PVC	20.38	1.49	93.07	S19 PERFORATED	91.63	91.58	91.38	-	#N/A
CB 384	200	PVC	10.96	1.38	93.04	S19 PERFORATED	-	91.66	91.55	-	#N/A
CB 385	200	PVC	14.85	1.38	93.07	S19 PERFORATED	-	91.69	91.54	-	#N/A
CB 386	200	PVC	2.60	1.38	93.09	S19 PERFORATED	-	91.71	91.68	-	#N/A
CB 387	200	PVC	2.89	1.38	92.99	S19 PERFORATED	-	91.61	91.58	-	#N/A



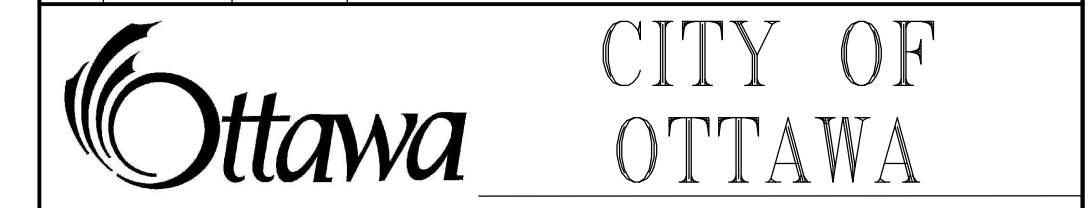
**NOT FOR CONSTRUCTION**

**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 CONCEPT PLAN PROVIDED BY Q4A ARCHITECTS, PROJECT No. 24006-SP1,  
 RECEIVED ON NOVEMBER 25, 2024.

**ELEVATION NOTE**  
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM  
 AND ARE REFERRED TO THE PUBLISHED BENCH MARK No. 001186403710. ELEVATION=71.724m

No.	BY	DATE	DESCRIPTION
2	W.L.	25-01-17	2nd SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION



PROJECT No. 24-1398

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

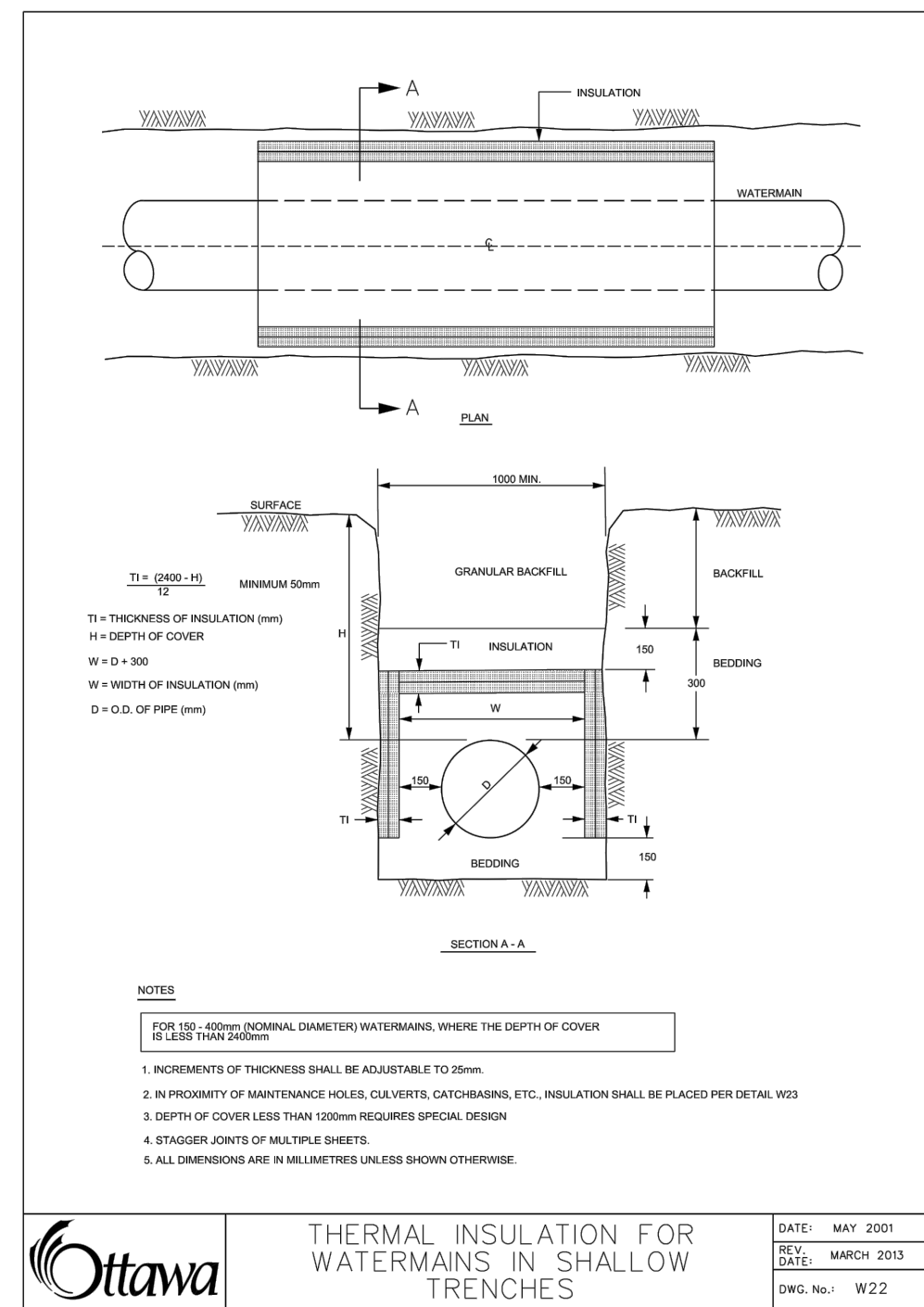
BCDC EAST STACKED CONDO SITE PLAN

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

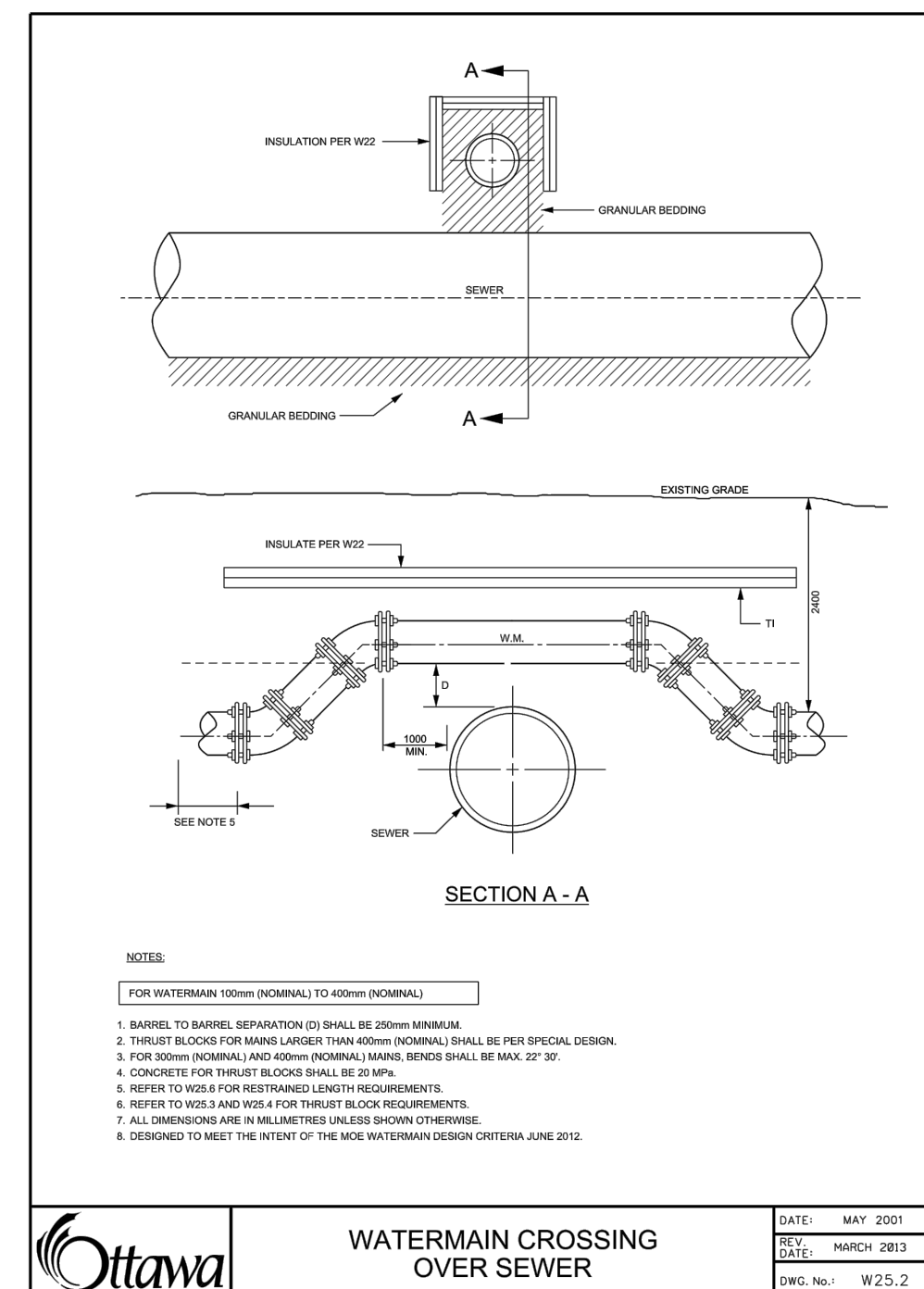
DETAILS AND TABLE

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

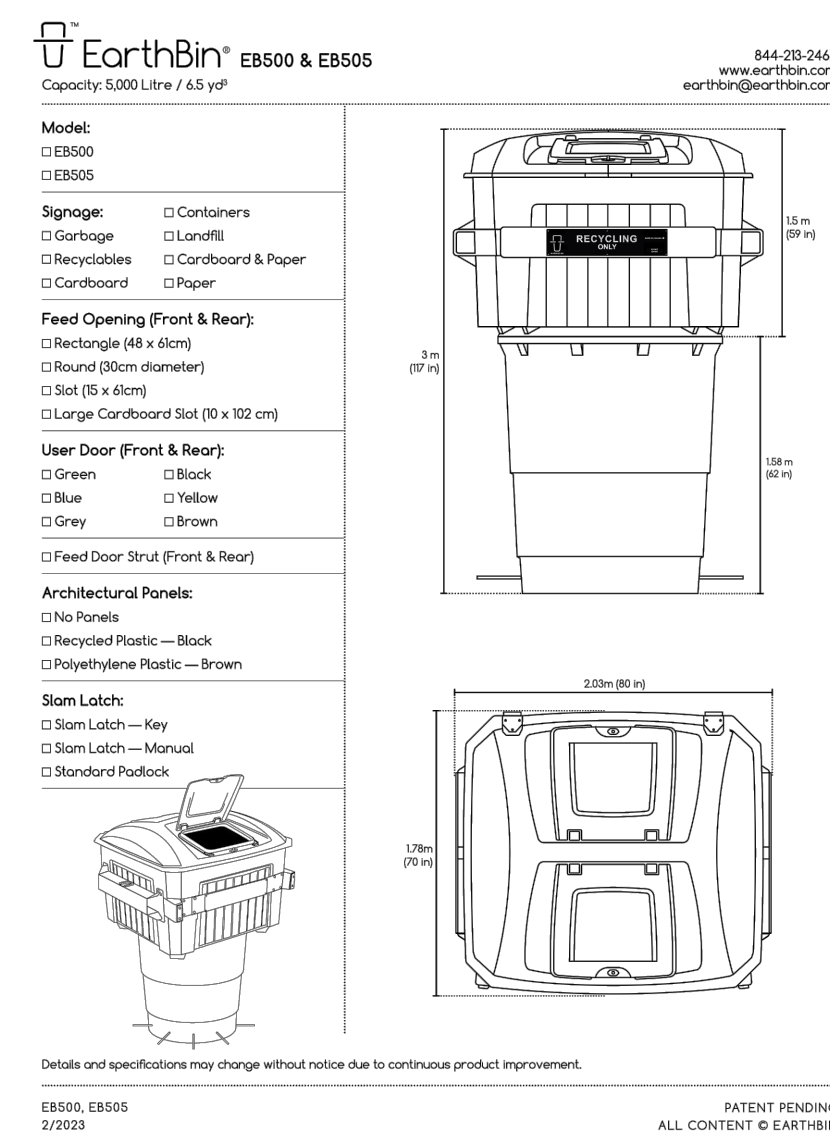
CITY PLAN No. XXXXX  
 CITY FILE No. \_D07-XX-XX-XX-XXXX



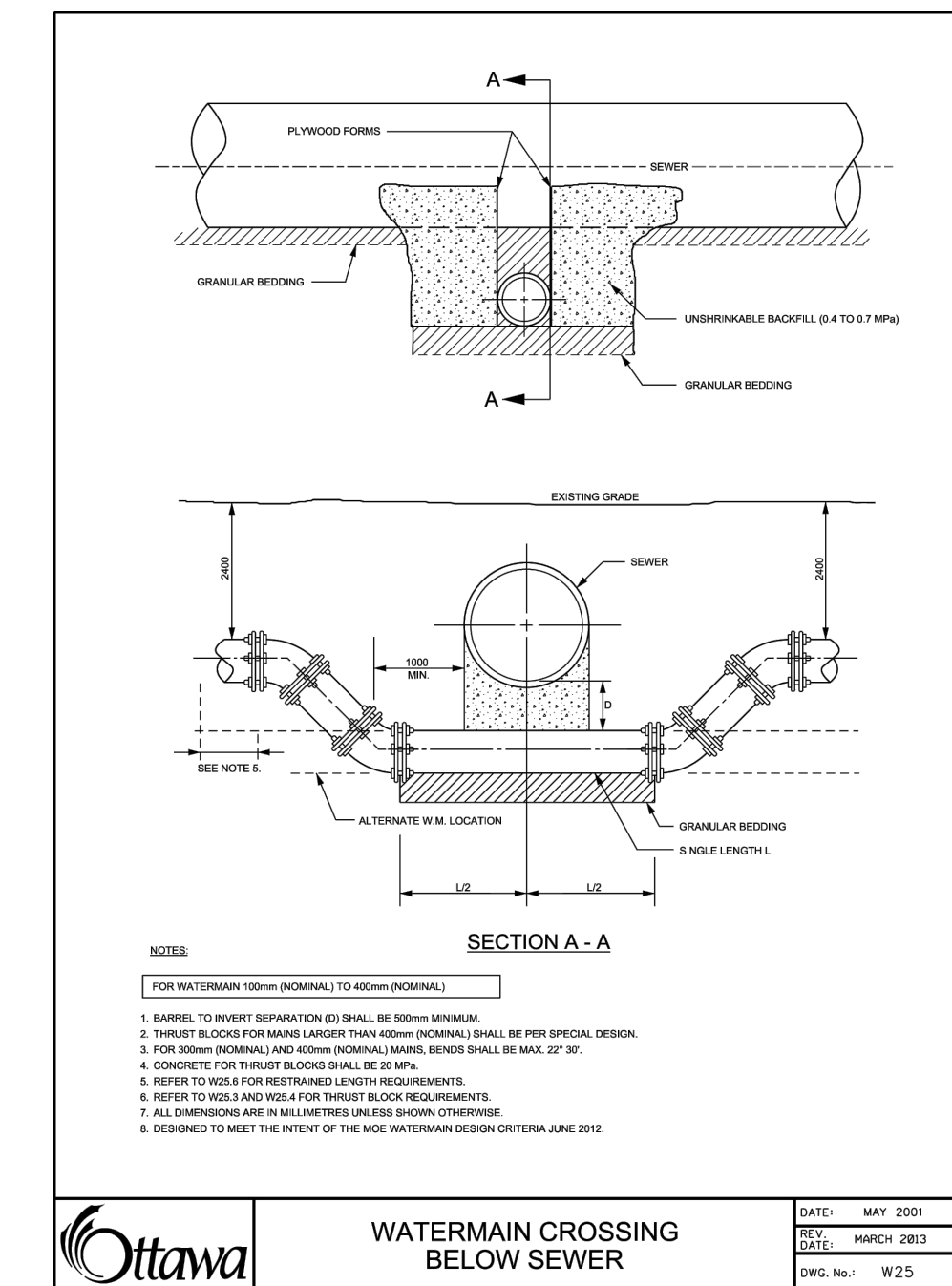
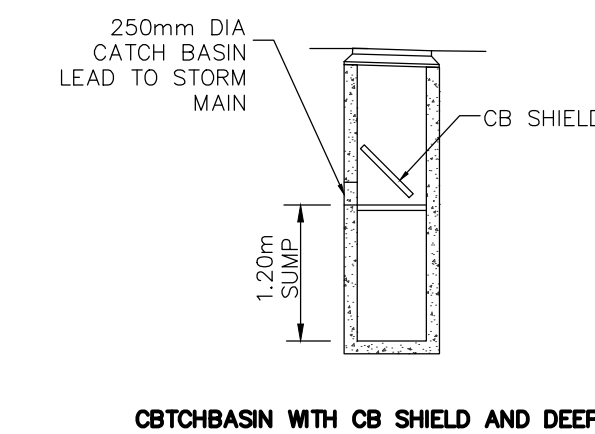
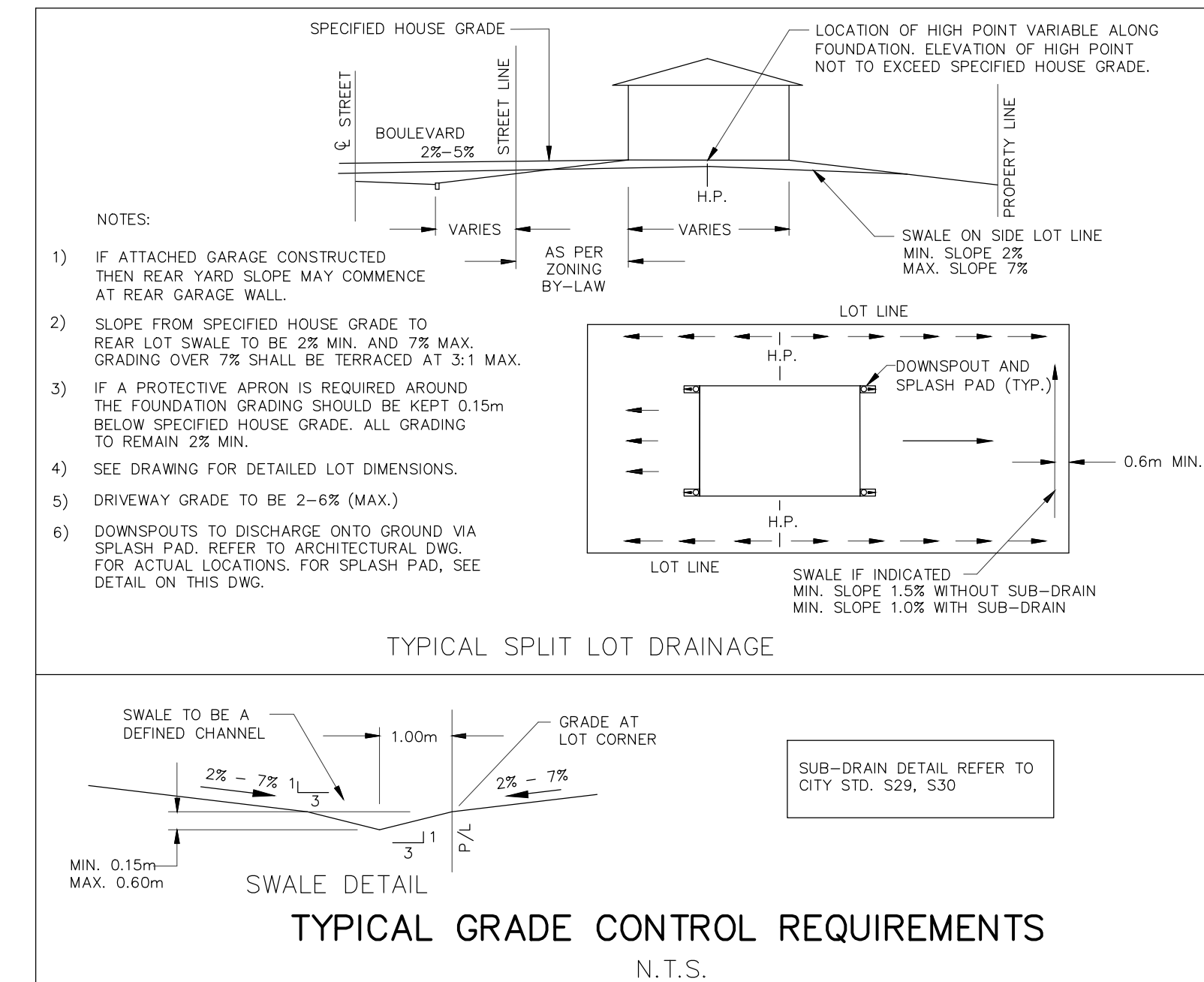
**Ottawa** THERMAL INSULATION FOR WATERMAINS IN SHALLOW TRENCHES  
 DATE: MAY 2001  
 DATE: MARCH 2013  
 DWG. No.: W22



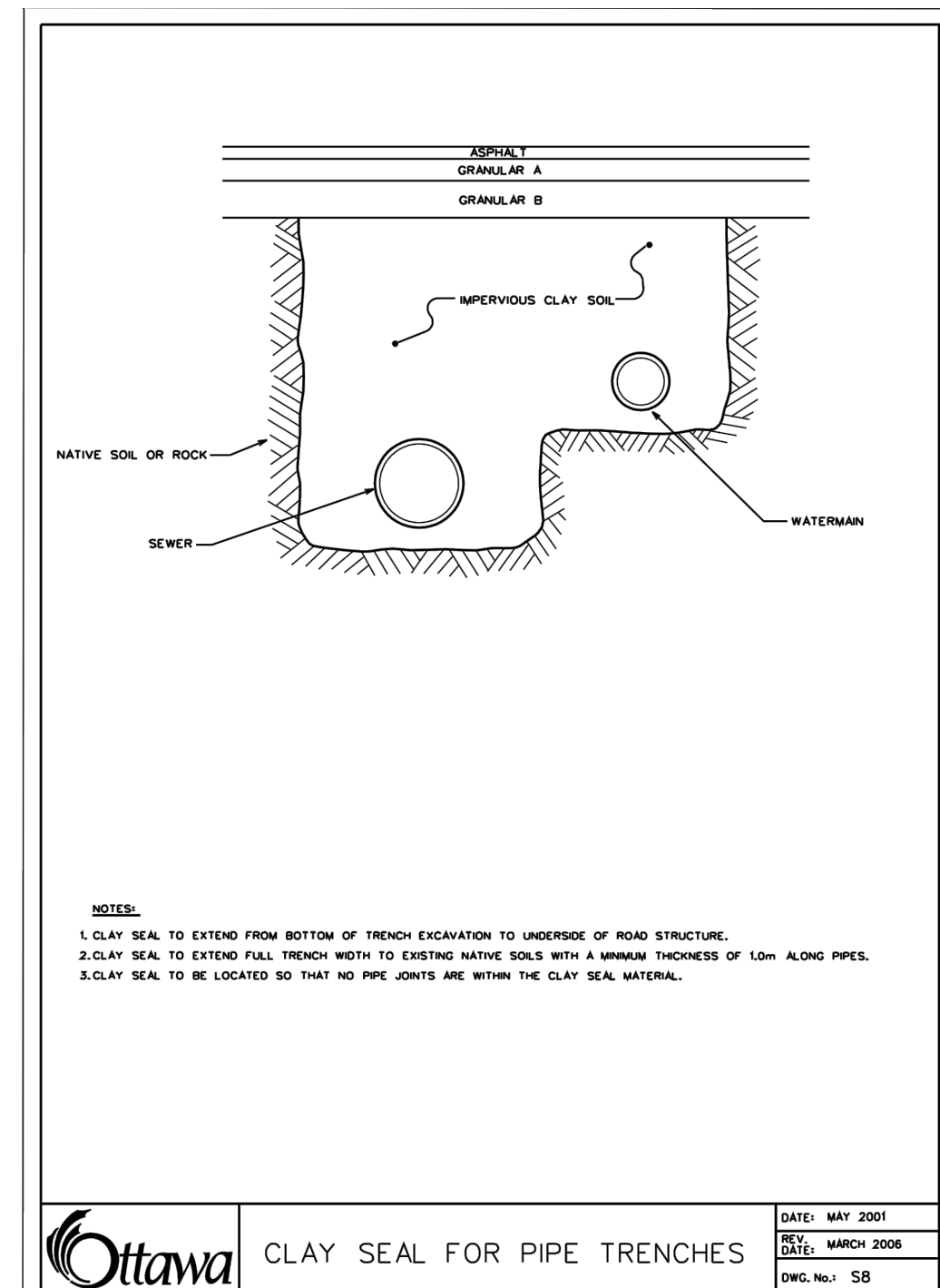
**Ottawa** WATERMAIN CROSSING OVER SEWER  
 DATE: MAY 2001  
 DATE: MARCH 2003  
 DWG. No.: W25.2



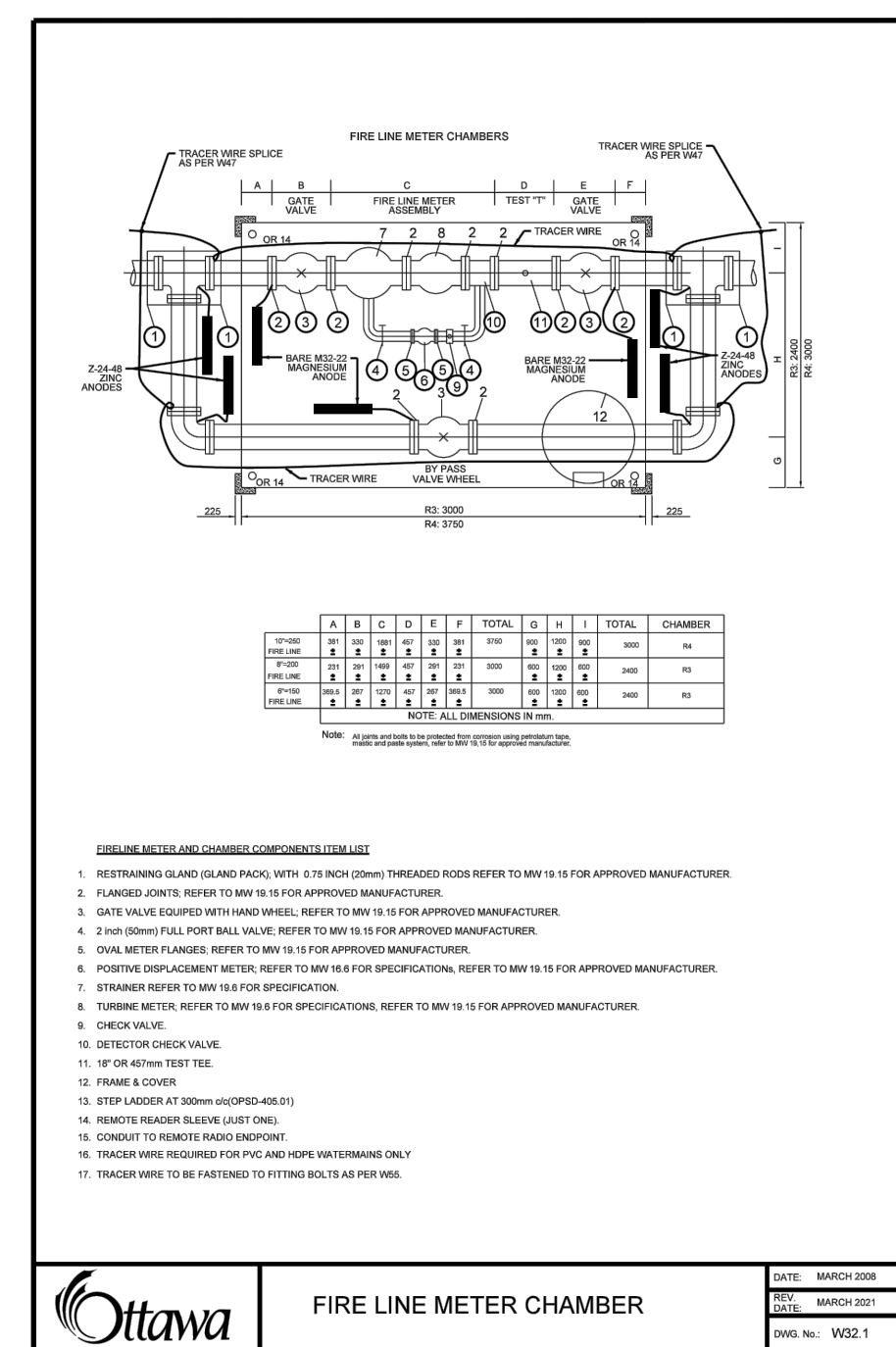
Details and specifications may change without notice due to continuous product improvement.  
 (SEE) EB500  
 (SEE) EB505  
 PATENT PENDING  
 ALL CONTENT © EARTHBIN



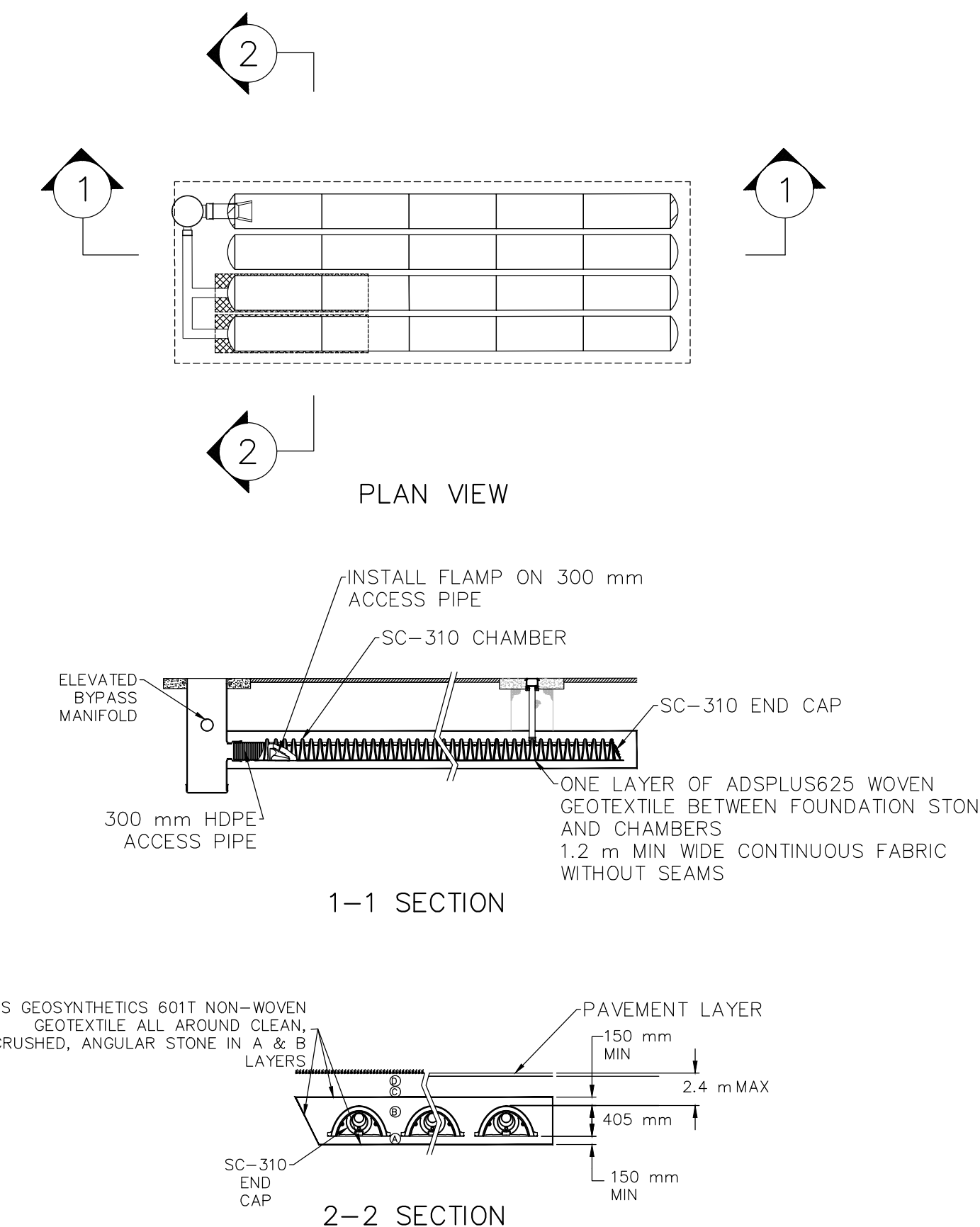
**Ottawa** WATERMAIN CROSSING BELOW SEWER  
 DATE: MAY 2001  
 DATE: MARCH 2003  
 DWG. No.: W25



**Ottawa** CLAY SEAL FOR PIPE TRENCHES  
 DATE: MAY 2001  
 DATE: MARCH 2006  
 DWG. No.: SB



**Ottawa** FIRE LINE METER CHAMBER  
 DATE: MARCH 2006  
 DATE: MARCH 2006  
 DWG. No.: W22.1



**LID CHAMBER DETAILS AND SECTIONS**  
 SCALE: N.T.S.

**LID CHAMBER INFO TABLE**

Chamber ID	Units (SC 310)	TOP OF GRATE	CHAMBER INV	CHAMBER OBV	CHAMBER HEIGHT	CHAMBER COVER DEPTH	PERIMETER STONE THICKNESS	OUTLET PIPE INV @ CHAMBER	OUTLET PIPE SIZE (mm)	OUTLET PIPE LENGTH	OUTLET PIPE SLOPE (%)	OUTLET PIPE INV @ MAIN PIPE	Provided Volume (cu.m)	Footprint (m <sup>2</sup> )	Groundwater Elevation (m)
C1	20	93.12	91.37	91.77	0.405	1.20	0.15	91.92	300	7.5	1.0	91.85	21.5	58.0	90.94
C2	4	93.09	91.34	91.74	0.405	1.20	0.15	91.89	300	6.0	1.0	91.83	5.5	15.7	90.94
C3	20	93.05	91.30	91.70	0.405	1.20	0.15	91.85	300	2.5	1.0	91.83	21.5	58.0	90.94
C4	24	93.05	91.30	91.70	0.405	1.20	0.15	91.85	300	7.5	1.0	91.78	25.3	67.8	90.94
C5	4	93.17	91.42	91.82	0.405	1.20	0.15	91.97	300	5.0	1.0	91.92	5.5	15.7	90.94
C6	16	93.11	91.26	91.66	0.405	1.30	0.15	91.81	300	2.0	1.0	91.79	17.7	48.2	90.94

**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 CONCEPT PLAN PROVIDED BY G4A ARCHITECTS, PROJECT No. 24006-SP1,  
 RECEIVED ON NOVEMBER 25, 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
2	W.L.	25-01-17	2nd SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION

**Ottawa** CITY OF OTTAWA

PROJECT No. 24-1398

**PROFESSIONAL ENGINEER**  
 W. LIU  
 100167932  
 25-01-17  
 PROVINCE OF ONTARIO

**BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION**

**BCDC EAST STACKED CONDO SITE PLAN**

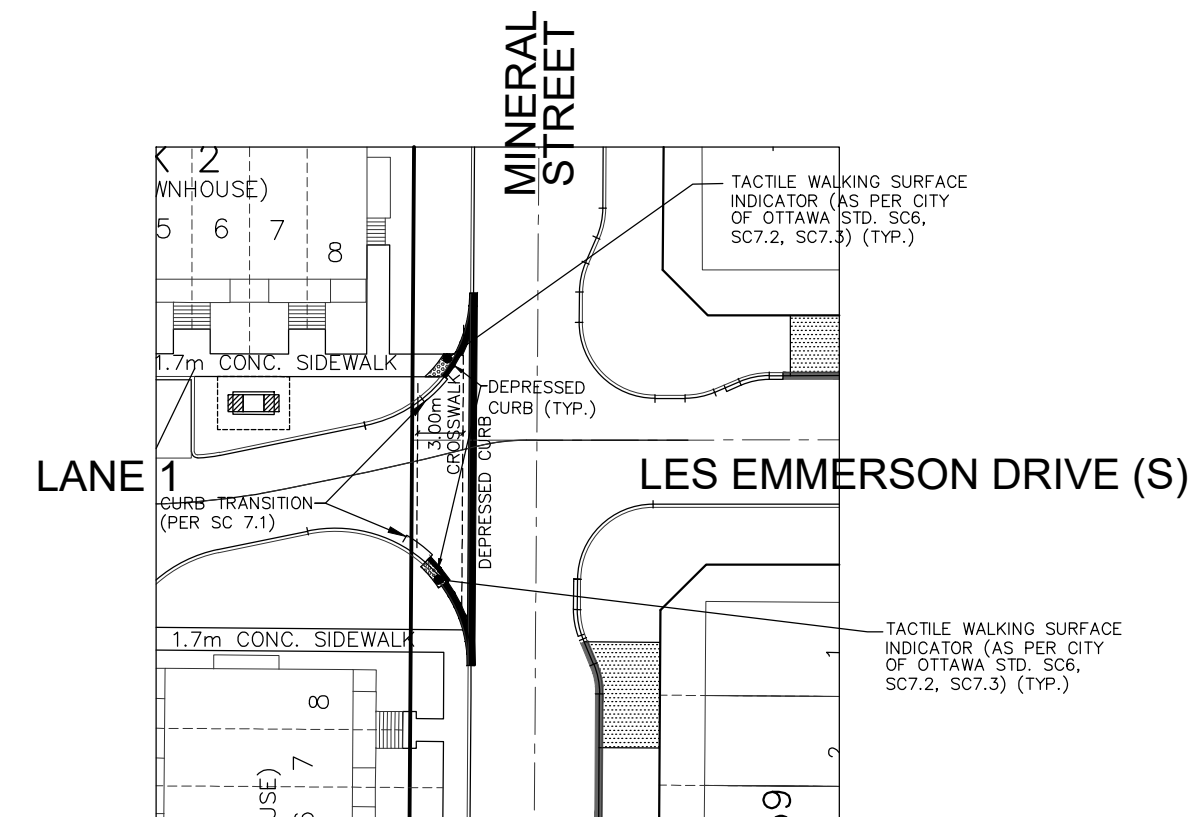
**DSEL**

120 Iher 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: W.L. SHEET NO.  
 DESIGNED BY: W.L. 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**  
 Mineral Street at LANE 1  
 Les Emmerson Drive (N) at LANE 1  
 SCALE 1:400

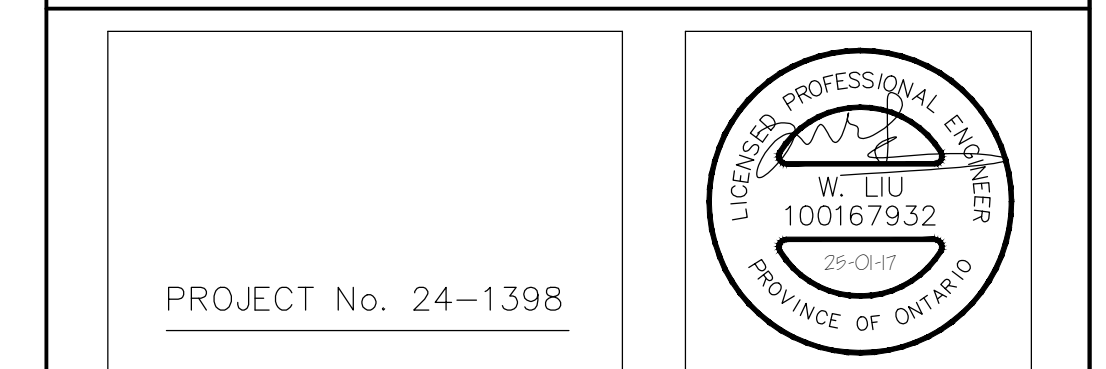
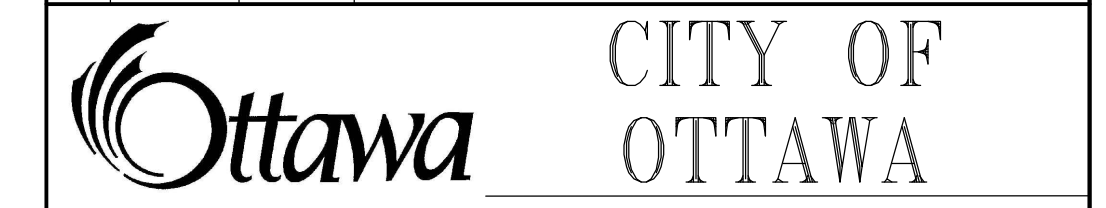
**NOT FOR CONSTRUCTION**

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

**LEGAL INFORMATION**  
 SITE CONCEPT PLAN PROVIDED BY O4A ARCHITECTS, PROJECT No. 24006-SPI,  
 RECEIVED ON NOVEMBER 23, 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
2	W.L.	25-01-17	2nd SUBMISSION
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  
 Stittsville, ON K2S 1E9  
 Tel: (613) 836-0856  
 Fax: (613) 836-7153  
 www.DSEL.ca

**TWSI DETAILS**

DATE: MAY 2021  
 REV: MARCH 2022  
 DWG. No.: SC7

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

**CURB RETURN AT A PRIVATE OR COMMERCIAL ENTRANCE - UNCONTROLLED INTERSECTION**

**CURB RETURN AT A PRIVATE OR COMMERCIAL ENTRANCE WITH BOULEVARD - UNCONTROLLED INTERSECTION**

**NOTES:**

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

DATE: MARCH 2007  
 REV: MARCH 2021  
 DWG. No.: SC7.1

**PEDESTRIAN CURB RAMP AT INTERSECTION WITH BOULEVARD AND ADJACENT SIDEWALK**

**NOTES:**

- CURB RAMP WIDTH MATCH SIDEWALK WIDTH. BE A MINIMUM OF 1.5m WIDE.
- FOR TRANSITION AREA, MAXIMUM SLOPE OF 2%.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
- 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.
- SUBJECT TO AVOIDANCE OF MEDIANS, CROSSWALK LINES TO CENTRED ON THE CURB RAMP.
- APPROVED 610 x WIDTH OF CURB RAMP (1500 MIN.) TACTILE WALKING SURFACE INDICATOR (TWSI), RADIUS TO MATCH CURB. DRAIN GROOVES AS PER SC7.
- FOR CURB RAMPS SLOPE OF 2% TO 5% MAXIMUM 8%.
- FOR RETROFIT APPLICATIONS ONLY.
- FOR MONOLITHIC SIDEWALK, TWSI SHALL BE 300 TO 350mm BACK FROM CURB FACE.
- FOR 150 TO 200mm GAP FOR MONOLITHIC SIDEWALK, TWSI SHALL BE 300 TO 350mm BACK FROM CURB SURFACE.
- REFER TO R15 AND R15.1 FOR RAISED CROSSWALK AND R15.2 AT-GRADE CONCRETE CROSSWALK.

N.T.S.

DATE: MARCH 2007  
 REV: MARCH 2022  
 DWG. No.: SC7.2

**PEDESTRIAN CURB RAMP WITHOUT BOULEVARD**

**NOTES:**

- DOUBLE RAMP WIDTH SHOULD MATCH SIDEWALK WIDTH. BE A MINIMUM OF 1.5m WIDE AND PERMIT WHEELCHAIRS TO ENTER CROSSING AT RIGHT ANGLES.
- APPROVED 610 x WIDTH OF CURB RAMP (1500 MIN.) TACTILE WALKING SURFACE INDICATOR, RADIUS TO MATCH CURB.
- 150 TO 200 GAP.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
- FOR TRANSITION AREA, MAXIMUM SLOPE OF 2%.
- 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.
- FOR CURB RAMPS SLOPE OF 2% TO 5% MAXIMUM 8%.
- REFER TO R15 AND R15.1 FOR RAISED CROSSWALK AND R15.2 FOR AT-GRADE CONCRETE CROSSWALK. LINES TO CENTRED ON THE CURB RAMP.
- FOR RETROFIT APPLICATIONS ONLY.
- FOR MONOLITHIC SIDEWALK, TWSI SHALL BE 300 TO 350mm BACK FROM CURB FACE.

N.T.S.

DATE: MAY 2021  
 REV: MARCH 2022  
 DWG. No.: SC6

**PEDESTRIAN CURB RAMP WITH BOULEVARD**

**NOTES:**

- CURB RAMP WIDTH MATCH SIDEWALK WIDTH. BE A MINIMUM OF 1.5m WIDE.
- FOR CURB RAMPS SLOPE OF 2% TO 5% MAXIMUM 8%.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
- 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.
- SUBJECT TO AVOIDANCE OF MEDIANS, CROSSWALK LINES TO CENTRED ON THE CURB RAMP.
- APPROVED 610 x WIDTH OF CURB RAMP (1500 MIN.) TACTILE WALKING SURFACE INDICATOR (TWSI), RADIUS TO MATCH CURB. ALL TWSI'S SHALL HAVE 6mm WIDE AND 6mm DEEP DRAIN GROOVES AT CORNERS BETWEEN TWSI AND CURB. PANEL JOINTS MAY BE ADAPTED FOR USE IF TOUCHING.
- TOP OF TWSI SHALL BE ALIGNED AND LEVEL WITH ADJACENT SURFACE.
- 150 TO 200 GAP FOR MONOLITHIC SIDEWALK, TWSI SHALL BE 300 TO 350mm BACK FROM CURB SURFACE.
- REFER TO R15 AND R15.1 FOR RAISED CROSSWALK AND R15.2 AT-GRADE CONCRETE CROSSWALK.

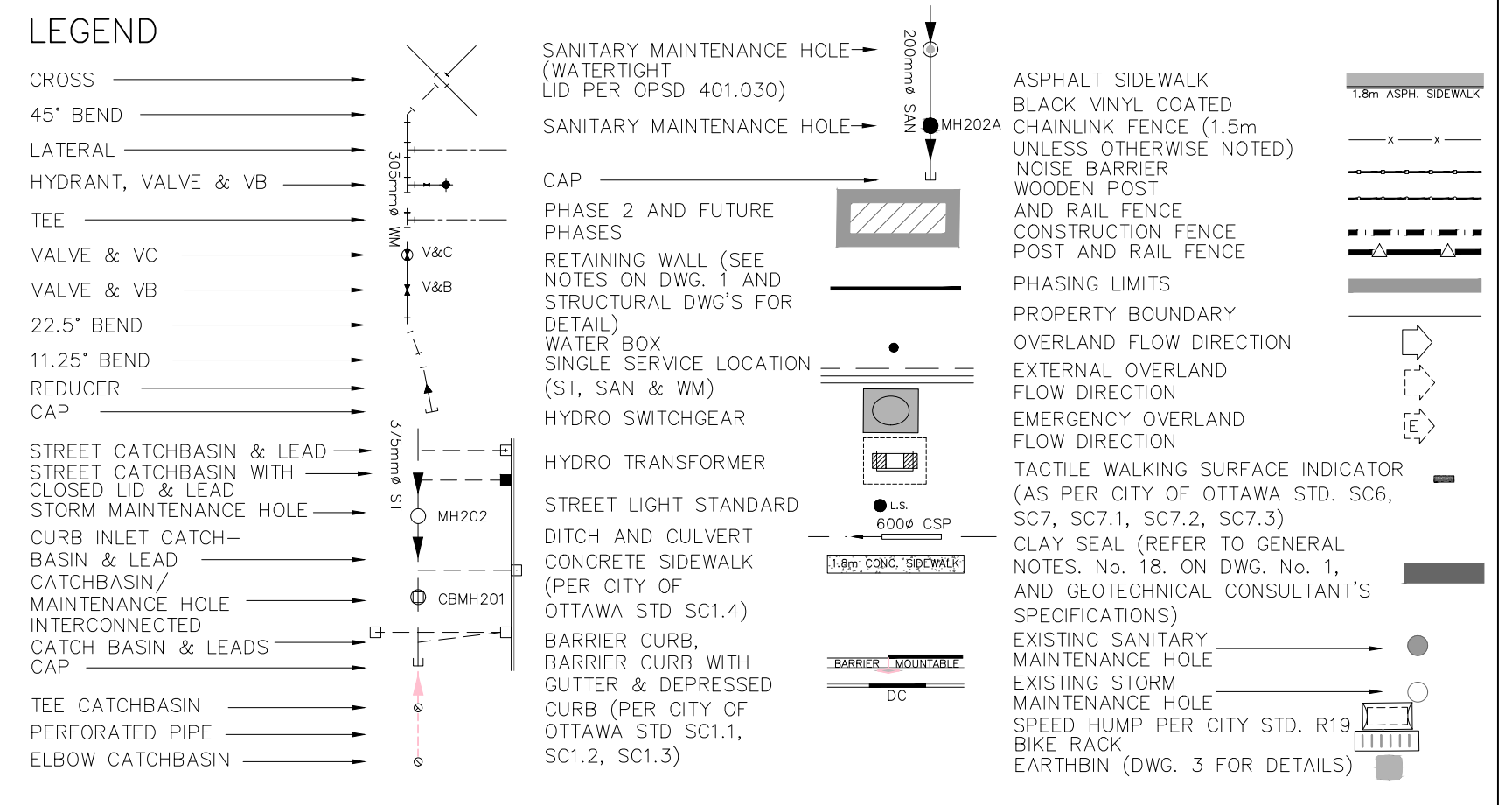
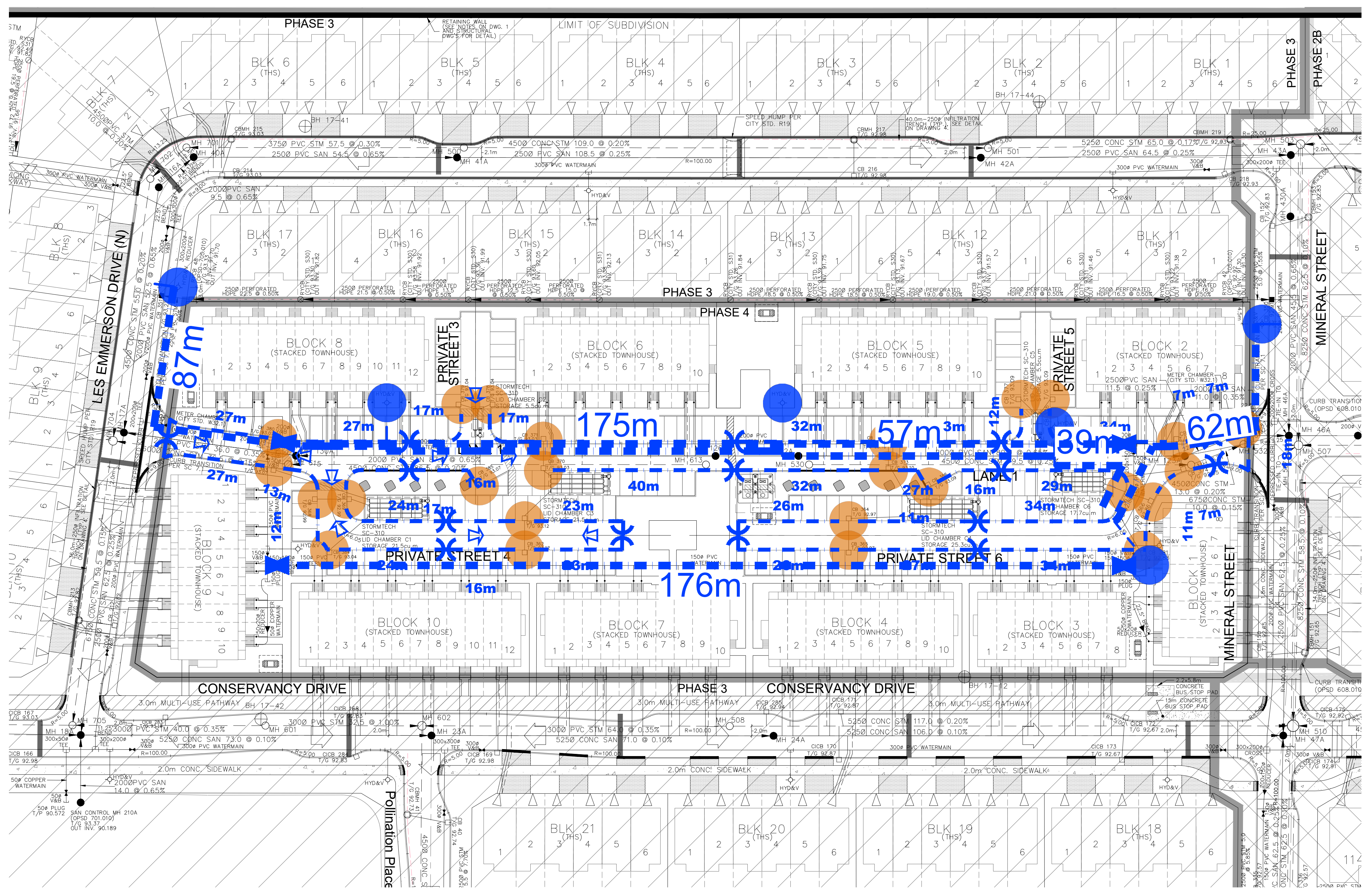
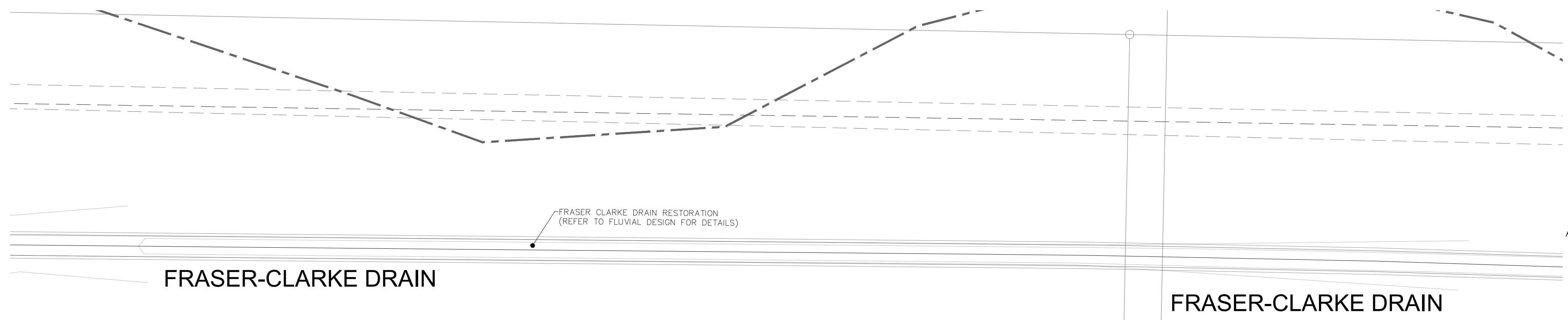
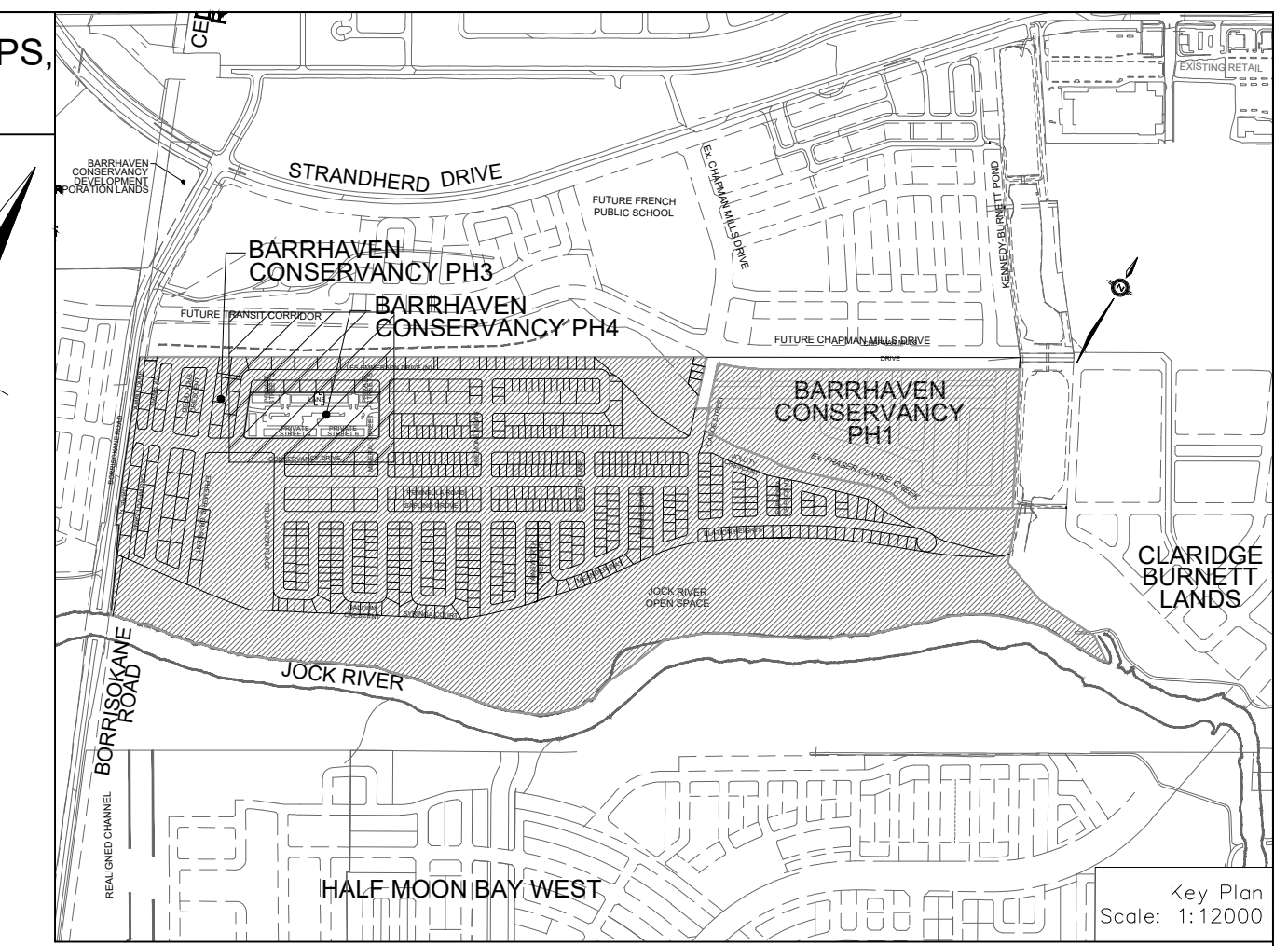
N.T.S.

DATE: MAY 2021  
 REV: MARCH 2022  
 DWG. No.: SC7

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



ALL UNITS WITH STORM CONNECTIONS 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 CONCEPT PLAN PROVIDED BY O4A ARCHITECTS, PROJECT No. 24006-SP1, RECEIVED ON NOVEMBER 25, 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:
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 ABOVE GROUND FEATURES, E.G. MH/CHAMBER COVERS, PEDESTALS, SHRUBS ETC. WITHIN LOTS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED.
  4. ALL EXISTING POST & WIRE FENCE, CULVERTS, UTILITY WIRE / POLES, TREES, ETC. TO BE REMOVED, UNLESS OTHERWISE NOTED.
  5. PERMISSION REQUIRED FOR REMOVAL OF EXISTING TREES ON EXTERNAL LANDS WHERE APPLICABLE.
  6. PERMISSION REQUIRED FOR WORK ON ADJACENT LANDS.
  7. 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 ENGINEER'S RECOMMENDATION.
  8. FOR WATERMAIN CROSSING BELOW AND ABOVE SEWERS, REFER TO CITY STD. W25 AND W25-2, RESPECTIVELY, WHERE APPLICABLE.
  9. 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.
  10. FOR WATERMAIN STUBS, 2.4m MIN. COVER TO BE PROVIDED.
  11. THE COVER OF EX. MH, CB, CHAMBER AND OTHER ABOVEGROUND FEATURES TO BE ADJUSTED TO SUIT THE NEW FINISHED GRADE, WHERE APPLICABLE.
  12. 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.
  13. FOR SERVICE INSTALLATION AT SEWER CROSSING, REFER TO CITY STD. W38 FOR DETAIL.
  14. FOR CATCHBASIN DATA, REFER TO DWG. No. 2 FOR DETAILS.

**Ottawa CITY OF OTTAWA**

PROJECT No. 24-1398

**BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION**

**BCDC EAST STACKED CONDO SITE PLAN**

**DSEL**

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

GENERAL PLAN

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

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



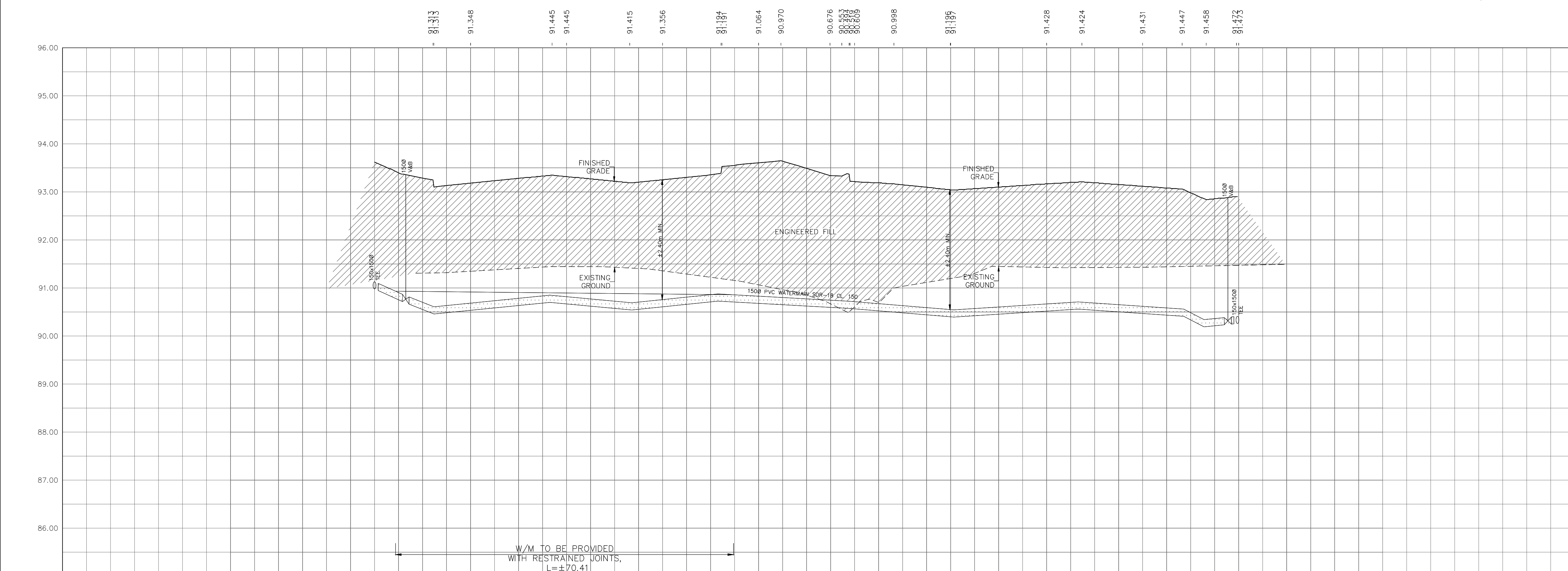
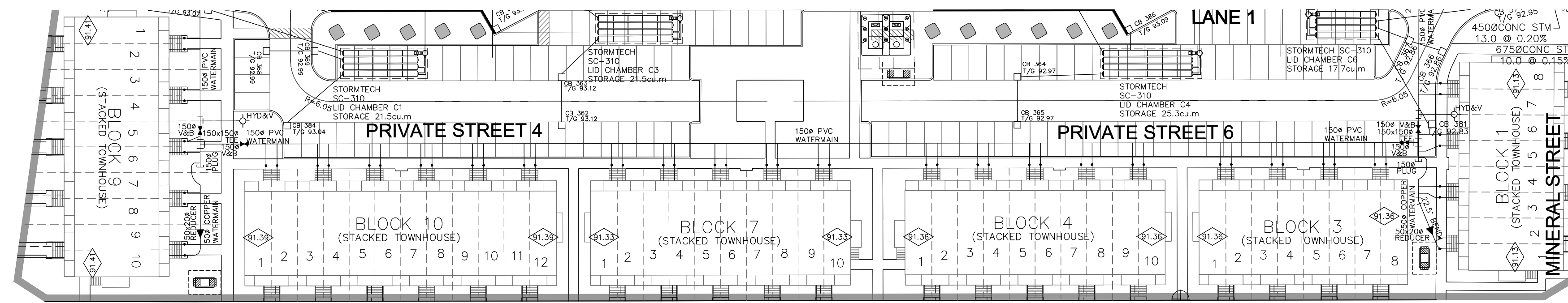
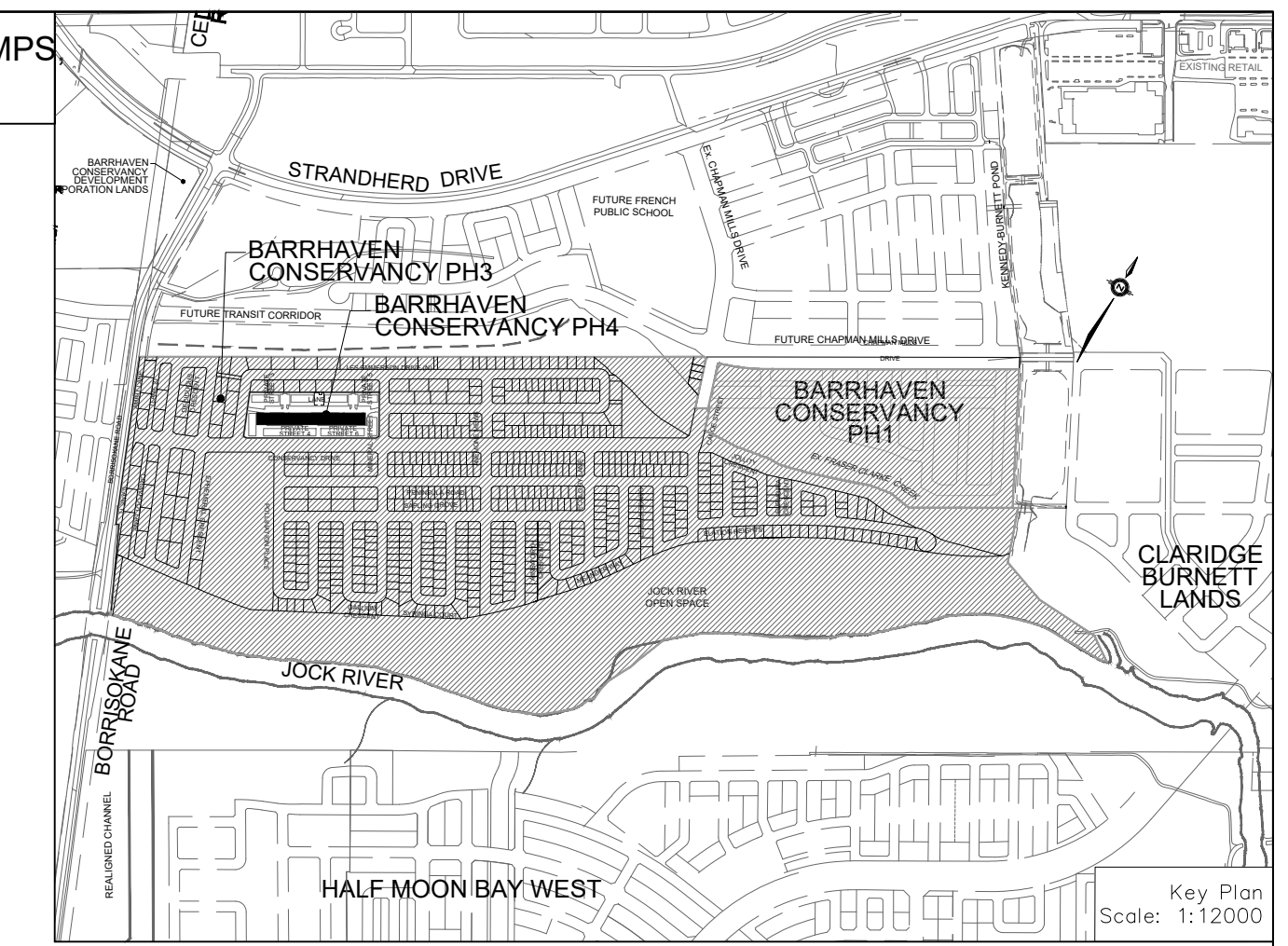
**PAVEMENT DESIGN**

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. 2 FOR DETAILS

ALL UNITS WITH STORM CONNECTIONS ARE TO BE PROVIDED WITH SUMP PUMPS UNLESS OTHERWISE NOTED. SEE DWG. 3 FOR SUMP PUMP DETAIL.



Stationing	TOP OF WATERMAIN	SANITARY INVERT	STORM INVERT	PROPOSED GRADES	CENTERLINE CHAINAGE
0+000.000	90.5130	88.650	88.650	93.250	0+000.000
0+006.250	90.760	89.260	89.260	93.260	0+006.250
0+012.500	90.685	89.350	89.350	93.350	0+012.500
0+020.000	90.850	89.320	89.320	93.320	0+020.000
0+036.274	90.818	89.190	89.190	93.190	0+036.274
0+040.000	90.692	89.262	89.262	93.262	0+040.000
0+053.160	90.758	89.330	89.330	93.330	0+053.160
0+060.000	90.877	89.605	89.605	93.605	0+060.000
0+072.356	90.829	89.650	89.650	93.650	0+072.356
0+080.000	90.676	89.340	89.340	93.340	0+080.000
0+084.657	90.675	89.170	89.170	93.170	0+084.657
0+094.869	90.592	89.080	89.080	93.080	0+094.869
0+108.188	90.668	89.164	89.164	93.164	0+108.188
0+120.863	90.710	89.210	89.210	93.210	0+120.863
0+140.000	90.618	89.119	89.119	93.119	0+140.000
0+168.217	90.560	89.060	89.060	93.060	0+168.217
0+173.234	90.341	89.840	89.840	92.840	0+173.234
0+177.75	90.410	89.900	89.900	92.900	0+177.75
0+200.000					0+200.000

**LEGEND**

- CROSS
- 45° BEND
- LATERAL
- HYDRANT, VALVE & VB
- TEE
- VALVE & VC
- VALVE & VB
- 22.5° BEND
- 11.25° BEND
- REDUCER
- CAP
- SANITARY MAINTENANCE HOLE
- CAP
- STREET CATCHBASIN & LEAD
- STREET CATCHBASIN WITH CLOSED LID & LEAD
- 3' STORM MAINTENANCE HOLE
- CURB INLET CATCHBASIN & LEAD
- CATCHBASIN/ MAINTENANCE HOLE- INTERCONNECTED
- CATCH BASIN & LEADS
- WATER BOX
- SINGLE SERVICE LOCATION (ST, SAN & WM)
- TEE CATCHBASIN
- PERFORATED PIPE
- ELBOW CATCHBASIN
- DITCH AND CULVERT
- 36.0m-250P INFILTRATION TRENCH (TYP.), SEE DETAIL ON DRAWING 4.
- BIKE RACK
- EARTHBIN (DWG. 3 FOR DETAILS)
- HYDRO TRANSFORMER
- STREET LIGHT STANDARD
- CONCRETE SIDEWALK
- CURB & DEPRESSED CURB
- ASPHALT SIDEWALK
- CHAINING FENCE (1.5m UNLESS OTHERWISE NOTED)
- NOISE BARRIER (2.2m)
- WOODEN POST AND RAIL FENCE
- POST AND RAIL FENCE
- CONSTRUCTION FENCE
- PROPERTY BOUNDARY
- PHASING LIMITS
- 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
- RELIVING 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. SOC. 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 PATERSON GROUP DWG. P25036-10
- 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 CONCEPT PLAN PROVIDED BY O4A ARCHITECTS, PROJECT No. 24006-SPI, RECEIVED ON NOVEMBER 25, 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
2	W.L.	25-01-17	2nd SUBMISSION
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

**PRIVATE STREET 4 & 6 WATERMAIN LOOP**

© DSEL

DRAWN BY: M.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: W.L.	CHECKED BY: C.M.	7 OF 15
SCALE: H=1:500/V=1:50	DATE: AUGUST 2024	

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

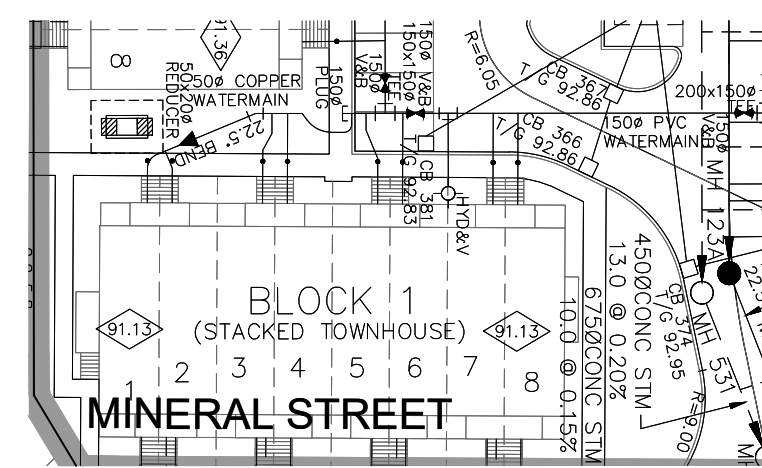
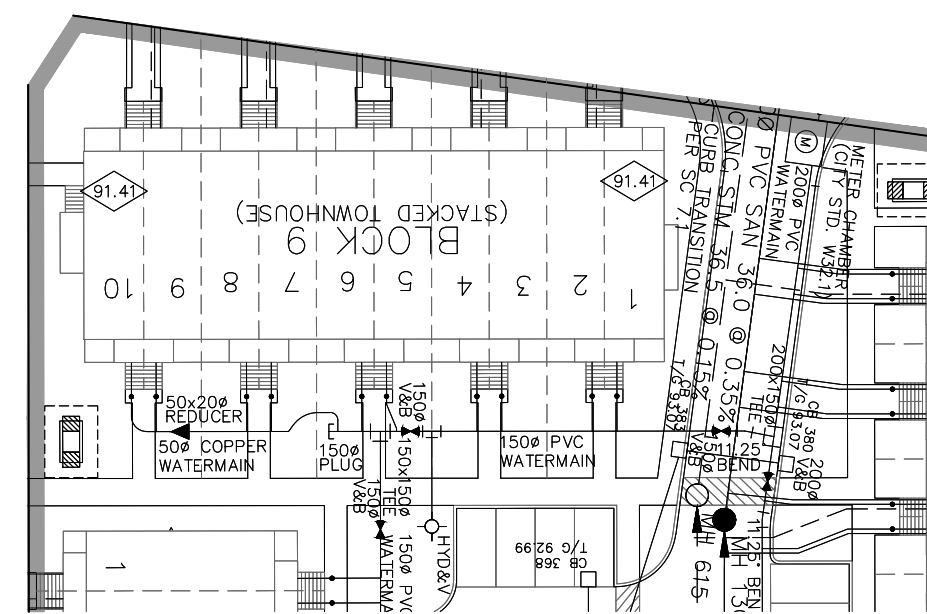


**PAVEMENT DESIGN**

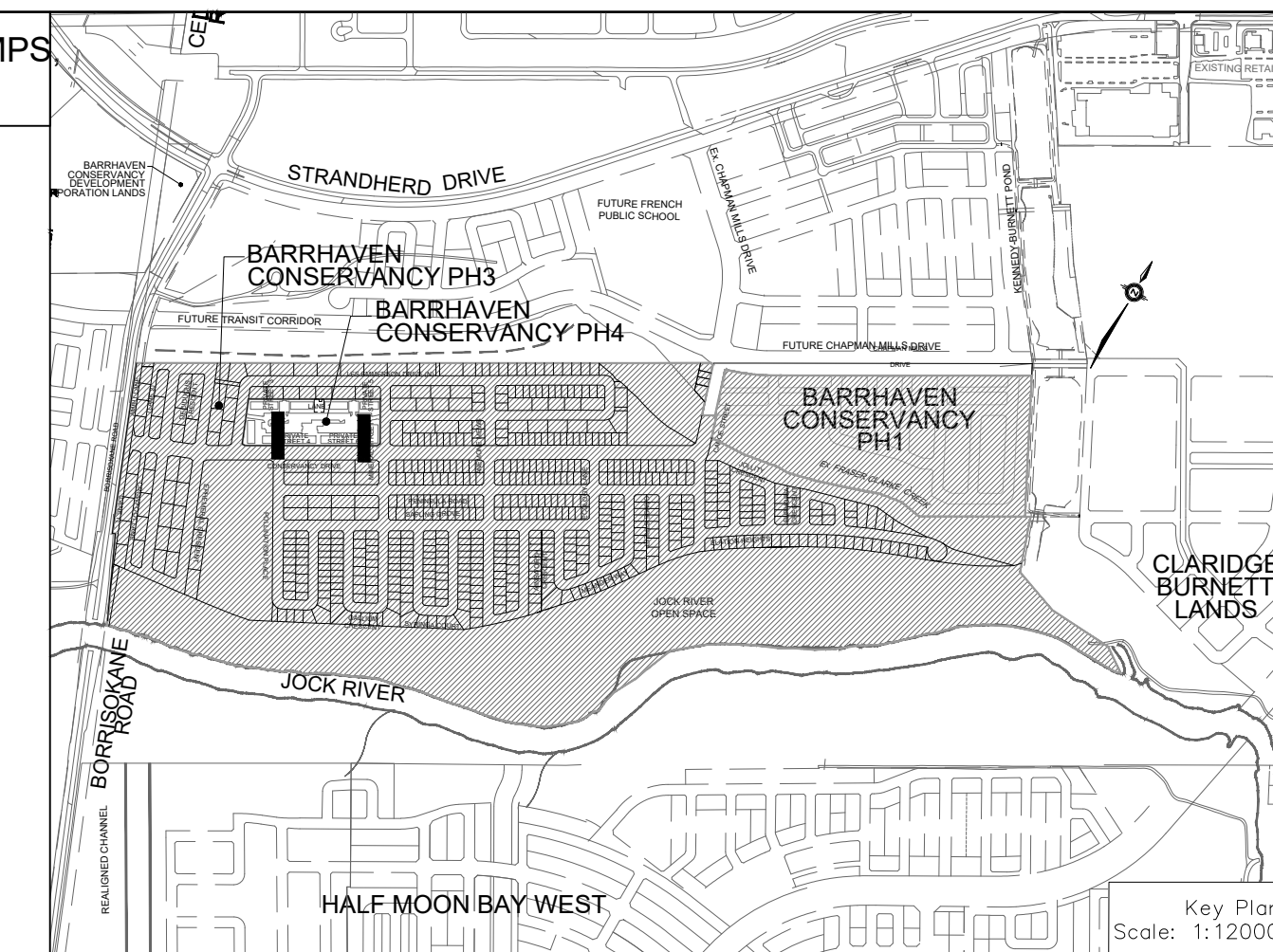
- 40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
- 50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
- 150mm OPSS GRANULAR A CRUSHED STONE
- 400mm OPSS GRANULAR B TYPE II

**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. 2 FOR DETAILS.



ALL UNITS WITH STORM CONNECTIONS ARE TO BE PROVIDED WITH SUMP PUMPS UNLESS OTHERWISE NOTED. SEE DWG. 3 FOR SUMP PUMP DETAIL.



**LEGEND**

CROSS	CONCRETE SIDEWALK	STREET LIGHT STANDARD
45° BEND	CURB & DEPRESSED CURB	ASPHALT SIDEWALK
LATERAL	CHAINS LINK FENCE (1.5m UNLESS OTHERWISE NOTED)	NOISE BARRIER (2.2m)
HYDRANT, VALVE & VB	WOODEN POST AND RAIL FENCE	CONSTRUCTION FENCE POST AND RAIL FENCE
TEE	VALVE & VB	PROPERTY BOUNDARY
VALVE & VC	22.5° BEND	PHASING LIMITS
VALVE & VB	11.25° BEND	TEST PIT (TP)
REDUCER	CAP	AUGER HOLE (AH)
SANITARY MAINTENANCE HOLE	MONITORING WELL LOCATION	CONCEPTUAL WELL LOCATION
CAP	TOP OF FOUNDATION ELEVATION	FINISHED FLOOR ELEVATION
STREET CATCHBASIN & LEAD	UNDERSIDE OF FOOTING ELEVATION	NUMBER OF RISERS
STREET CATCHBASIN WITH CLOSED LID & LEAD	UNITS REQUIRING PRESSURE	REDUCING VALVES
3" STORM MAINTENANCE HOLE	WALKOUT UNITS	SLAB ON GRADE
CURB INLET CATCHBASIN & LEAD	OVERLAND FLOW DIRECTION	EXTERNAL OVERLAND FLOW DIRECTION
CATCHBASIN/ MAINTENANCE HOLE- INTERCONNECTED	CATCH BASIN & LEADS	EMERGENCY OVERLAND FLOW DIRECTION
CAP	WATER BOX	FACILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SOC. SC7.1, SC7.2, SC7.3)
WATER BOX	SINGLE SERVICE LOCATION (ST, SAN & WM)	PREVIOUS PHASES
TEE CATCHBASIN	PERFORATED PIPE	CLAY SEAL (REFER TO GENERAL NOTES, No. 18 ON DWG. No. 1, AND GEOTECHNICAL CONSULTANT'S SPECIFICATIONS)
ELBOW CATCHBASIN	DITCH AND CULVERT	36.0m-250P INFILTRATION TRENCH (TYP.), SEE DETAIL ON DRAWING W-4.
EXISTING SANITARY MAINTENANCE HOLE	EXISTING STORM MAINTENANCE HOLE	EXISTING STORM MAINTENANCE HOLE
EXISTING STORM MAINTENANCE HOLE	GROUNDWATER LEVEL PER PATTERSON GROUP DWG. P05036-10	RETAINING WALL (SEE NOTES ON DWG. AND STRUCTURAL DWG'S FOR DETAIL)
HYDRO TRANSFORMER		

**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 CONCEPT PLAN PROVIDED BY O4A ARCHITECTS, PROJECT No. 24006-SP1, RECEIVED ON NOVEMBER 25, 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
2	W.L.	25-01-17	2nd SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION



**CITY OF OTTAWA**

PROJECT No. 24-1398

**W. LIU**  
100167932  
25-01-17  
PROVINCE OF ONTARIO

**BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION**

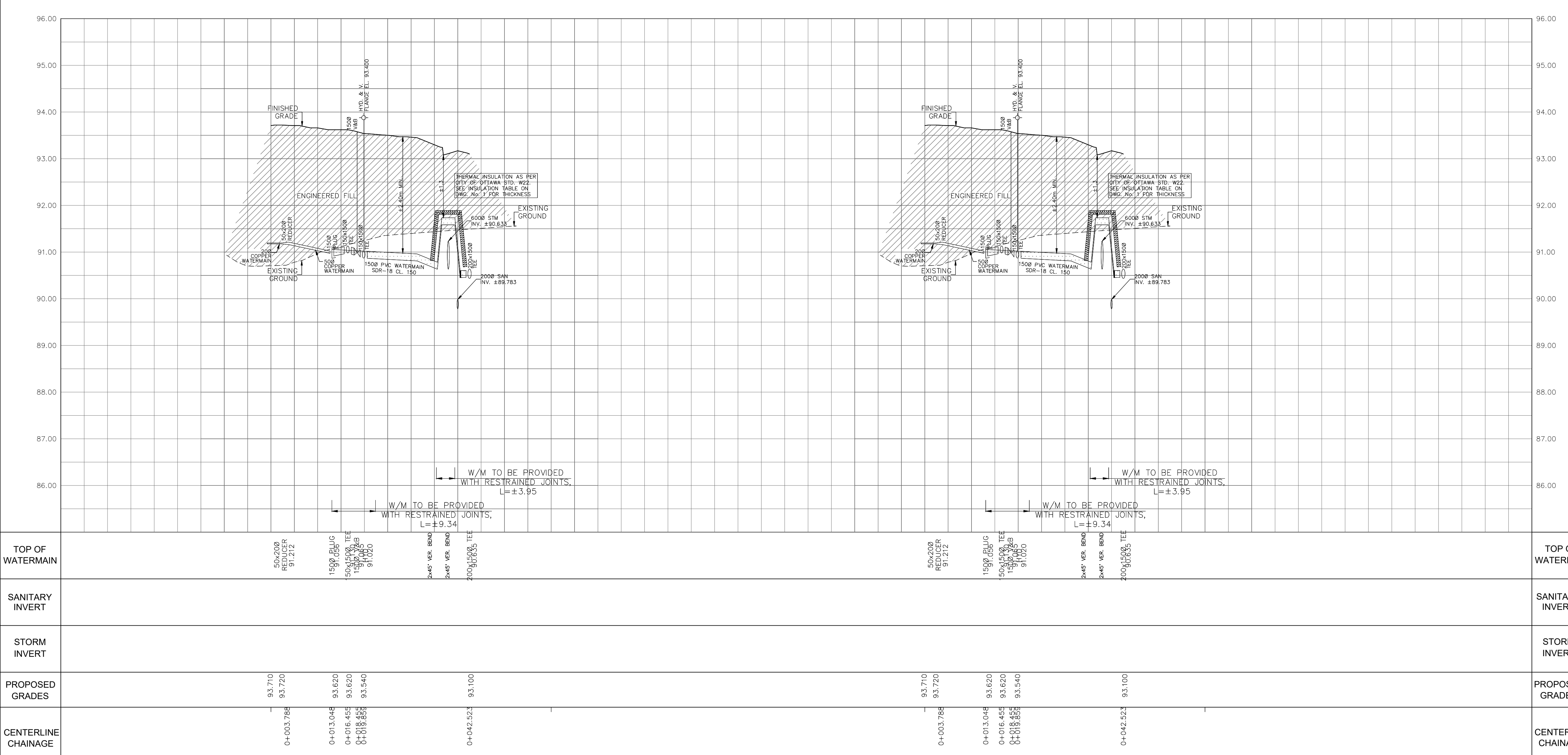
**BCDC EAST STACKED CONDO SITE PLAN**

**DSEL**

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

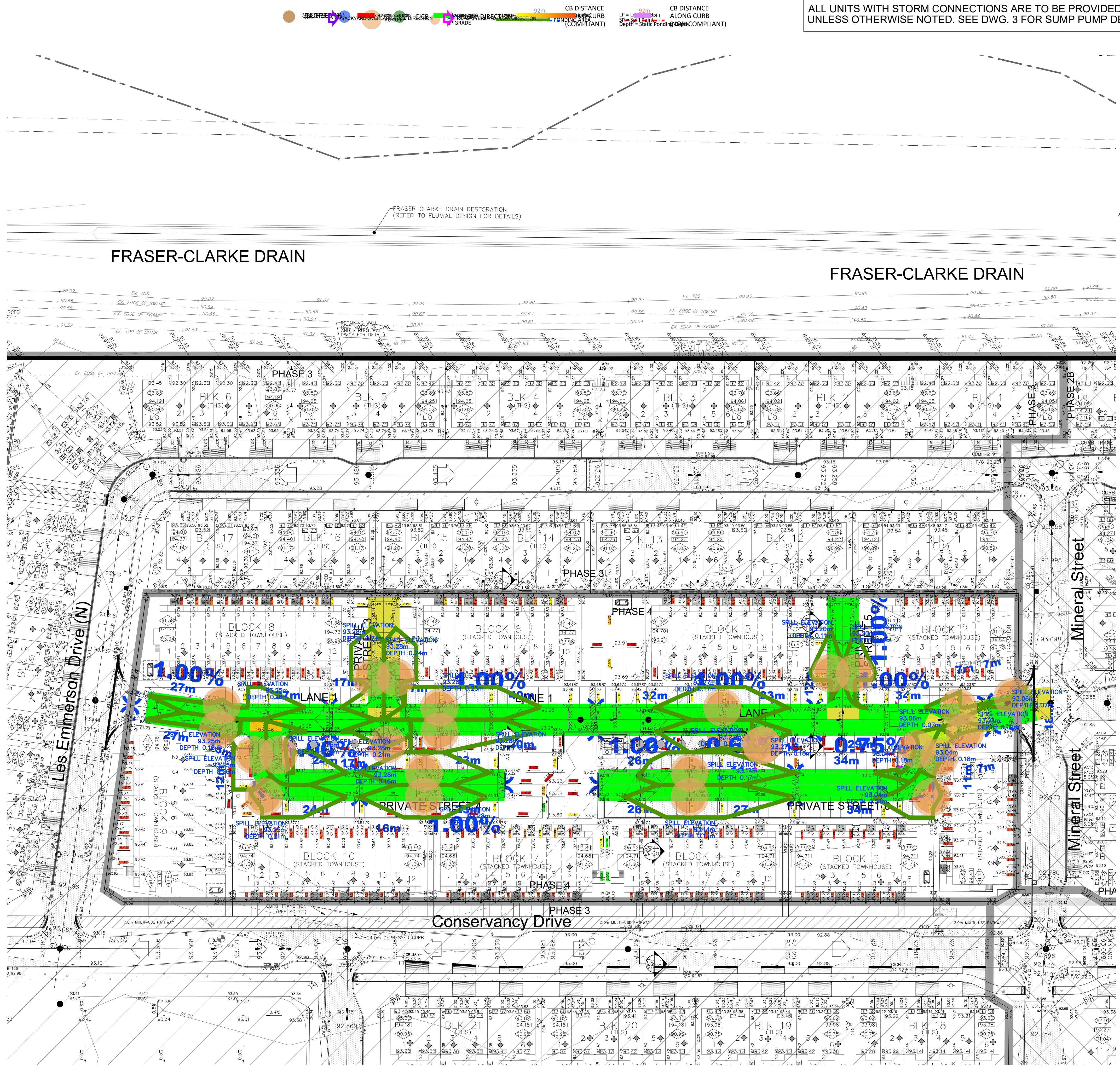
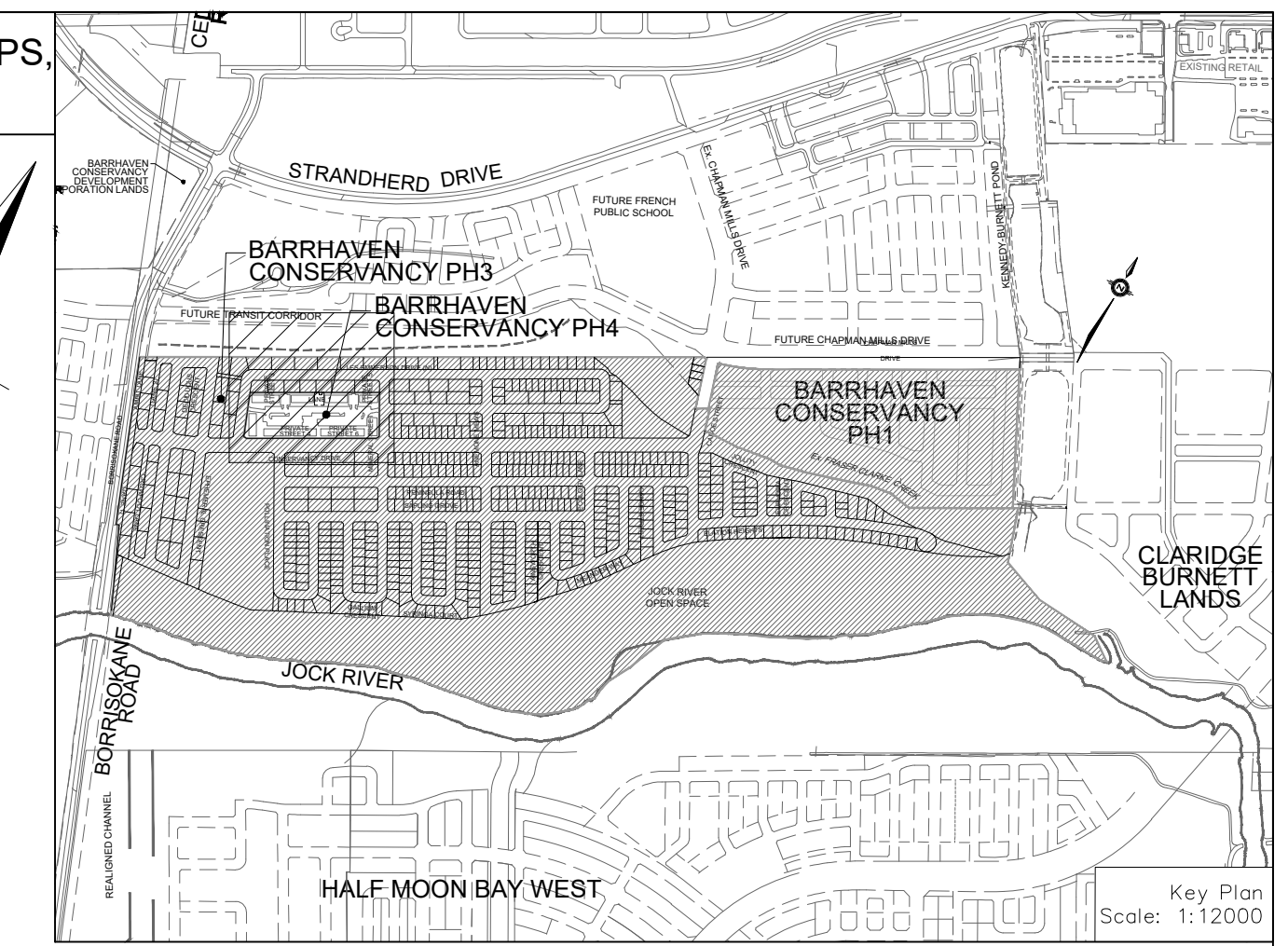
**STREET 4 WATERMAIN & STREET 6 WATERMAIN**

DRAWN BY: M.S.	CHECKED BY: W.L.	SHEET No.
DESIGNED BY: W.L.	CHECKED BY: C.M.	8 OF 15
SCALE: H=1:500/V=1:50	DATE: AUGUST 2024	



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

ALL UNITS WITH STORM CONNECTIONS ARE TO BE PROVIDED WITH SUMP PUMPS, UNLESS OTHERWISE NOTED. SEE DWG. 3 FOR SUMP PUMP DETAIL.



**LEGEND**

PROPOSED ELEVATION	103.45	HYDRO TRANSFORMER	[Symbol]	NOISE BARRIER	[Symbol]
EXISTING ELEVATION	102.73	STREET LIGHT STANDARD	[Symbol]	PROPERTY BOUNDARY	[Symbol]
FUTURE ELEVATION BY NOVATECH	[93.90]	TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. S06)	[Symbol]	3:1 TERRACING MAXIMUM SLOPE	[Symbol]
PROPOSED SWALE GRADE	102.16	RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL)	[Symbol]	PONDING AREA WITH SPILLWAY ELEVATION	[Symbol]
HIGH POINT	102.16	FIREWALL	[Symbol]	250P PVC PERFORATED PIPE (REFER TO QTY STD S29 FOR REAR YARD TRENCH AND PIPE DETAILS ONLY) (SUBDRAIN APPLIED FOR SLOPE LESS THAN 1.5%)	[Symbol]
STREET CATCHBASIN - CLOSED LID	[Symbol]	FOUNDATION SPLIT	[Symbol]	EXISTING SANITARY MAINTENANCE HOLE	[Symbol]
STREET CATCHBASIN WITH CATCHBASIN MANHOLE	[Symbol]	OVERLAND FLOW DIRECTION	[Symbol]	EXISTING STORM MAINTENANCE HOLE	[Symbol]
TEE CATCHBASIN	[Symbol]	EXTERNAL OVERLAND FLOW DIRECTION	[Symbol]	SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER OFSD 401.030)	[Symbol]
ELBOW CATCHBASIN	[Symbol]	EMERGENCY OVERLAND FLOW DIRECTION	[Symbol]	SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER OFSD 401.030)	[Symbol]
HYDRANT, VALVE & VB	[Symbol]	EMERGENCY OVERLAND FLOW DIRECTION	[Symbol]	SANITARY MAINTENANCE HOLE (PER OFSD 401.030)	[Symbol]
VALVE & VC	[Symbol]	EMERGENCY OVERLAND FLOW DIRECTION	[Symbol]	SPILL HUMP PER CITY STD. R19	[Symbol]
VALVE & VB	[Symbol]	EMERGENCY OVERLAND FLOW DIRECTION	[Symbol]	PHASE 2 AND FUTURE PHASES	[Symbol]
BUILDING ENVELOPE	[Symbol]	EMERGENCY OVERLAND FLOW DIRECTION	[Symbol]	BIKE RACK	[Symbol]
TOP OF FOUNDATION (TOP)	[Symbol]	RETAINING WALL AND ELEVATIONS	[Symbol]	EARTHBIN (DWG. 3 FOR DETAILS)	[Symbol]
FINISHED FLOOR ELEVATION (FFE)	[Symbol]	BLACK VINYL COATED CHAINLINK FENCE (1.5m)	[Symbol]		
UNDERSIDE OF FOOTING ELEVATION (USF)	[Symbol]	W.O. SOG	[Symbol]		
ELEVATION (USP)	[Symbol]	HYDRO SWITCHGEAR	[Symbol]		
TOP OF FINISH GRADE	[Symbol]				
ENGINEERED FILL (REFER TO DWG. 1)	[Symbol]				
SLAB ON GRADE	[Symbol]				

**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 CONCEPT PLAN PROVIDED BY O4A ARCHITECTS, PROJECT No. 24006-SPI, RECEIVED ON NOVEMBER 23, 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
2	W.L.	25-01-17	2nd SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION

**CITY OF OTTAWA**

PROJECT No. 24-1398

**BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION**

**BCDC EAST STACKED CONDO SITE PLAN**

PROFESSIONAL ENGINEER  
 W. LIU  
 100167932  
 25-017  
 PROVINCE OF ONTARIO

**DSEL**

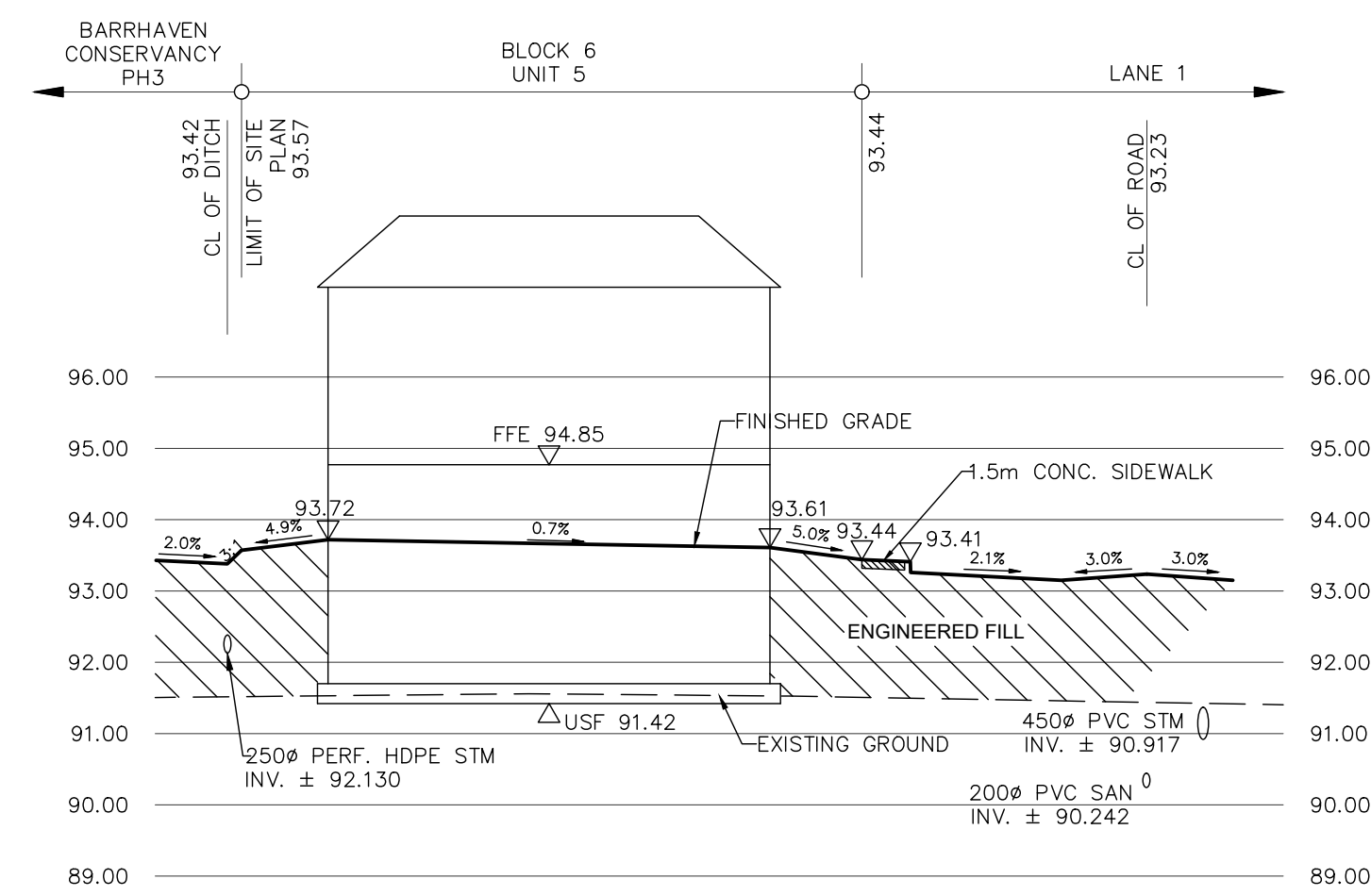
120 Iber Road, Unit 103  
 Stittsville, ON K2S 1E9  
 Tel: (613) 836-0856  
 Fax: (613) 836-7183  
 www.DSEL.ca

**GRADING PLAN**

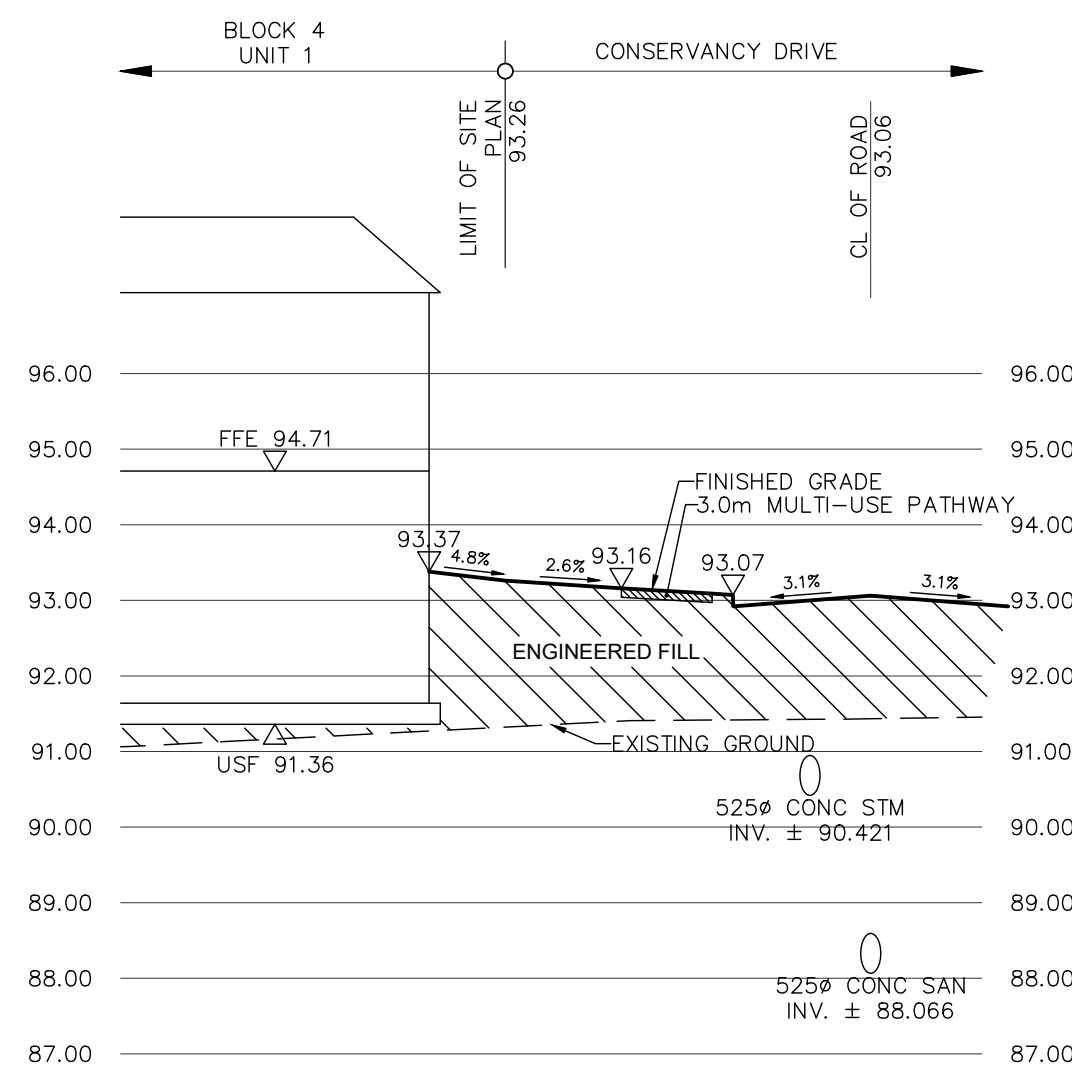
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DRAWN BY: M.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: W.L.	CHECKED BY: C.M.	9 OF 15
SCALE: 1:500	DATE: AUGUST 2024	

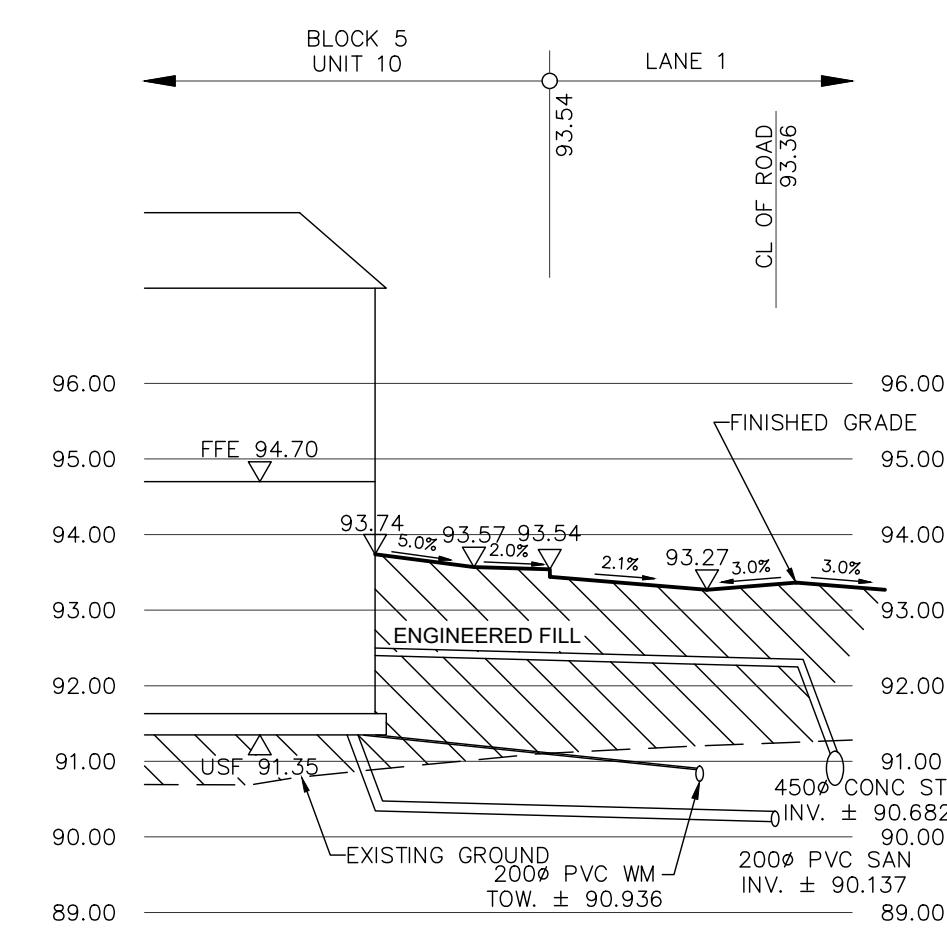
CITY PLAN No. XXXXX  
 CITY FILE No. \_D07-XX-XX-XXXX



SECTION 17-17  
SCALE HOR. 1:250  
VER. 1:100



SECTION 18-18  
SCALE HOR. 1:250  
VER. 1:100



SECTION 19-19  
SCALE HOR. 1:250  
VER. 1:100

**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 CONCEPT PLAN PROVIDED BY O4A ARCHITECTS, PROJECT No. 24006-SP1,  
RECEIVED ON NOVEMBER 28, 2024.

**ELEVATION NOTE**  
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM  
AND ARE REFERRED TO THE PUBLISHED BENCH MARK No. 0011964U3710. ELEVATION=71.724m

No.	BY	DATE	DESCRIPTION
2	W.L.	25-01-17	2nd SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION



PROJECT No. 24-1398

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

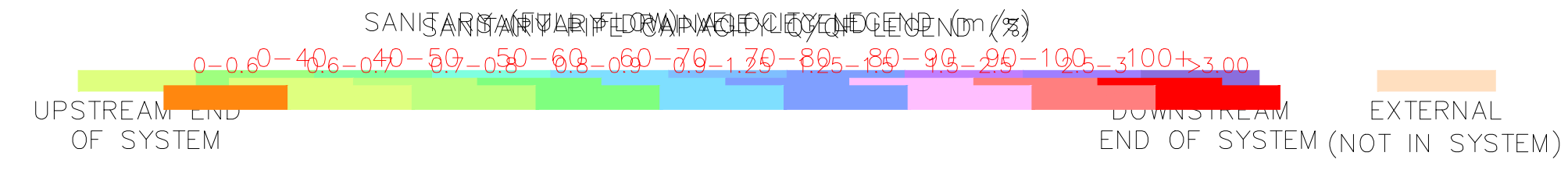
BCDC EAST STACKED CONDO SITE PLAN



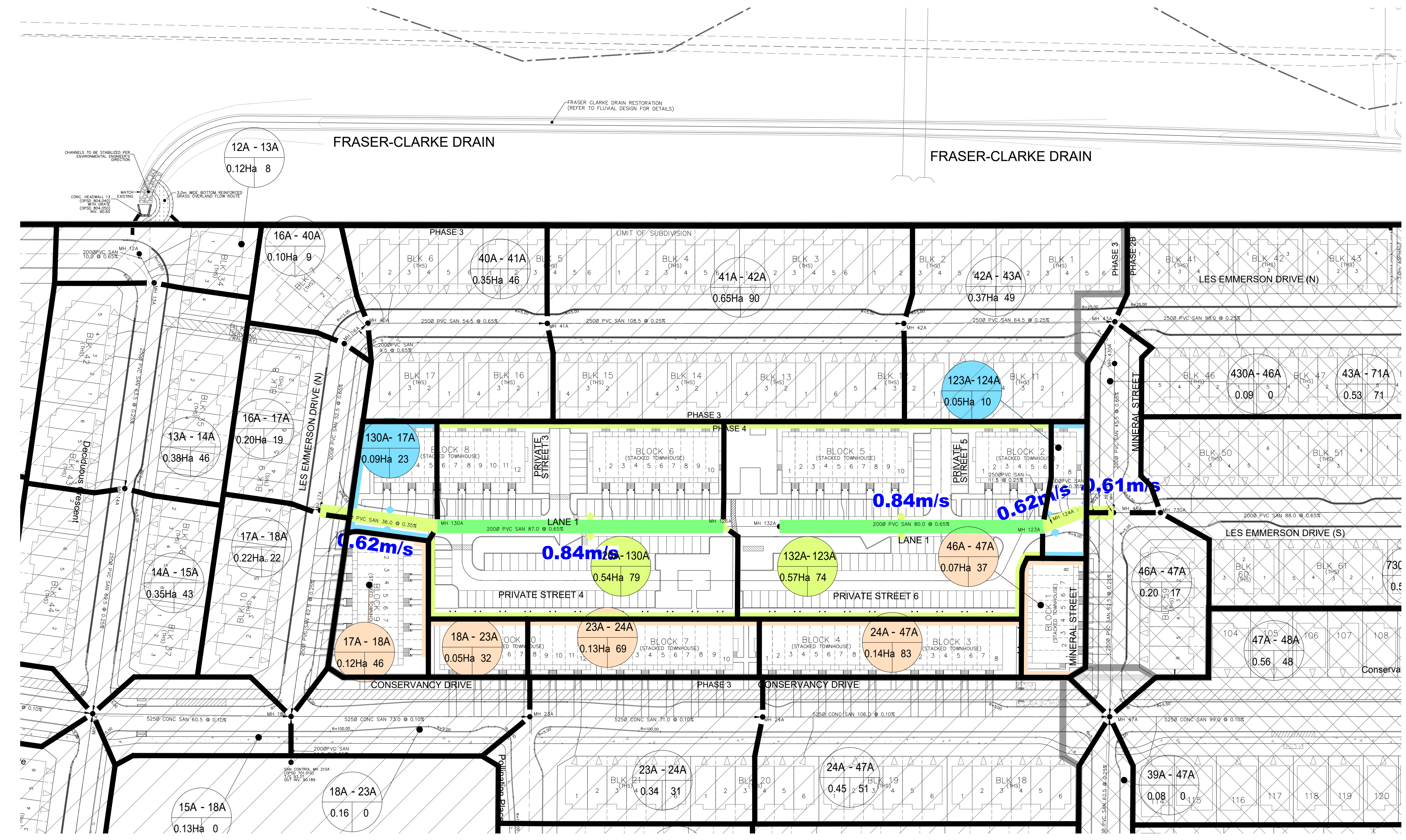
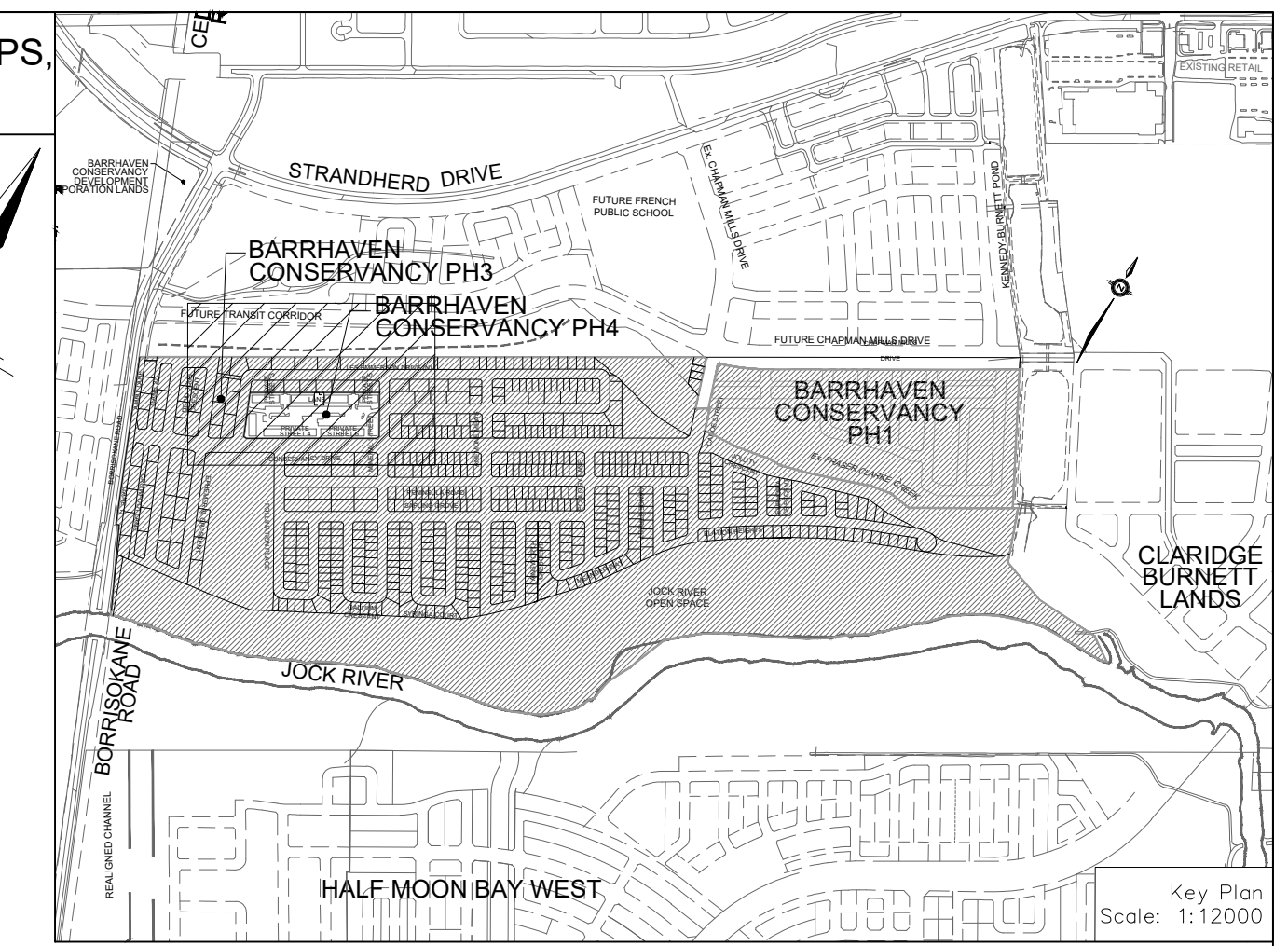
CROSS SECTIONS © DSEL

DRAWN BY: M.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: W.L.	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 UNITS WITH STORM CONNECTIONS 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	SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER OPSD 401.030)	
POPULATION	SANITARY MAINTENANCE HOLE	
UPSTREAM MH TO DOWNSTREAM MH	CAP	
AREA IN OTHER PHASES IN HECTARES	EXISTING SANITARY MAINTENANCE HOLE	
POPULATION		

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 CONCEPT PLAN PROVIDED BY O4A ARCHITECTS, PROJECT No. 24006-SPI, RECEIVED ON NOVEMBER 23, 2024.

ELEVATION NOTE  
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE REFERRED TO THE PUBLISHED BENCH MARK No. 0011864310. ELEVATION=71.724m

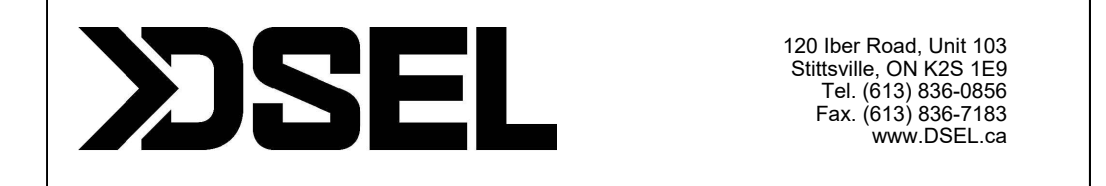
No.	BY	DATE	DESCRIPTION
2	W.L.	25-01-17	2nd SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION



PROJECT No. 24-1398

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

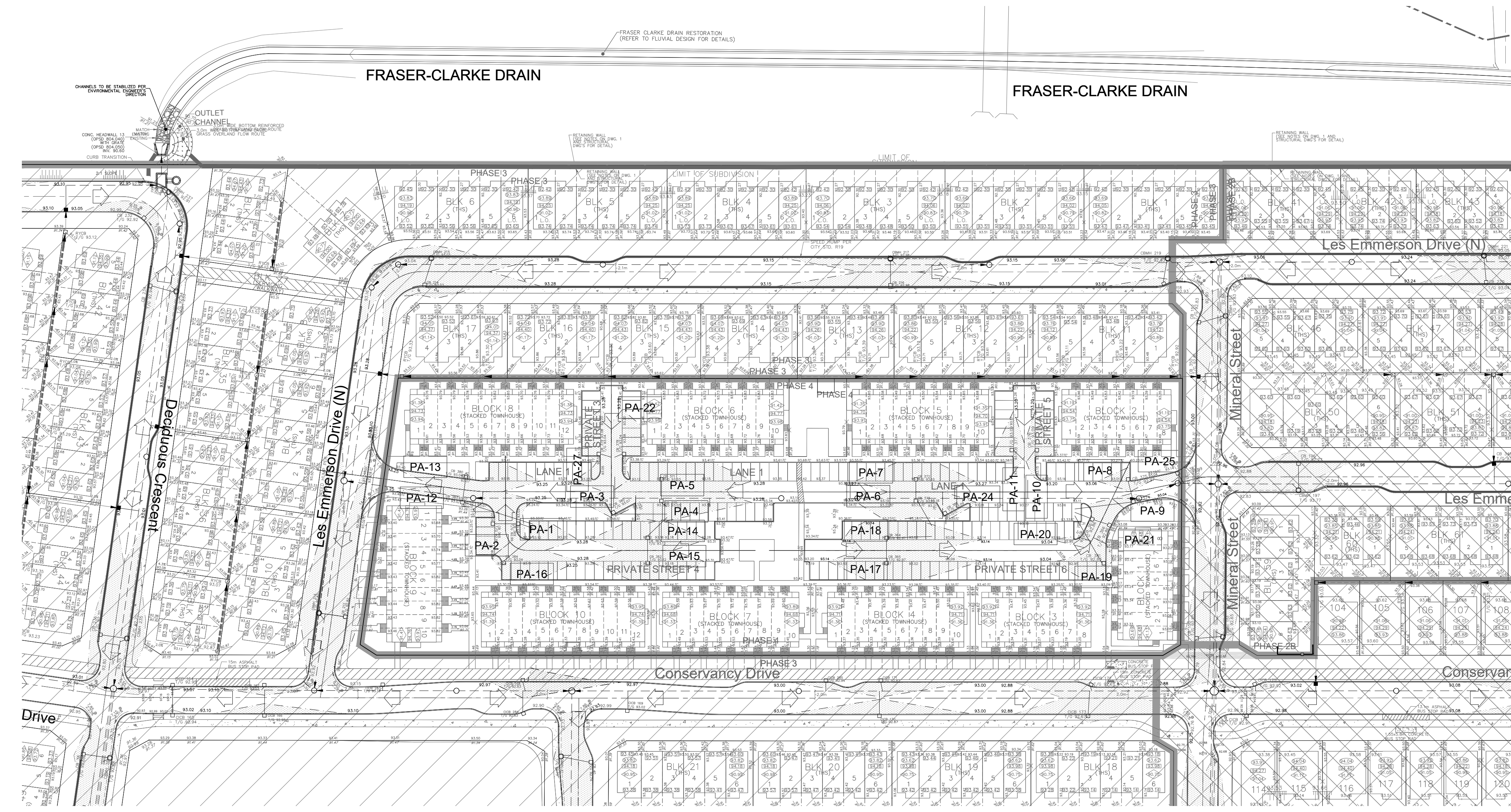
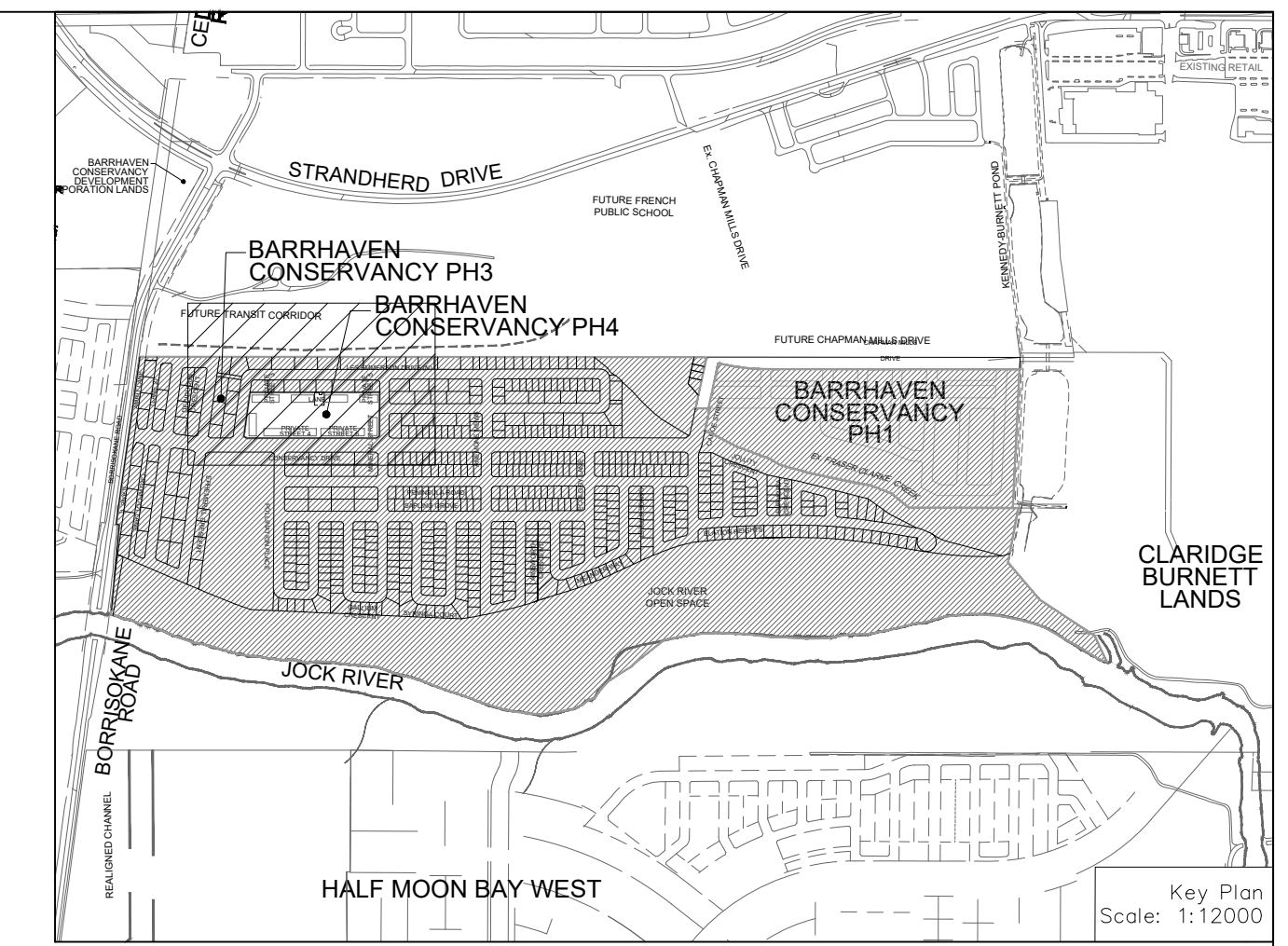
BCDC EAST STACKED CONDO SITE PLAN



SANITARY DRAINAGE PLAN

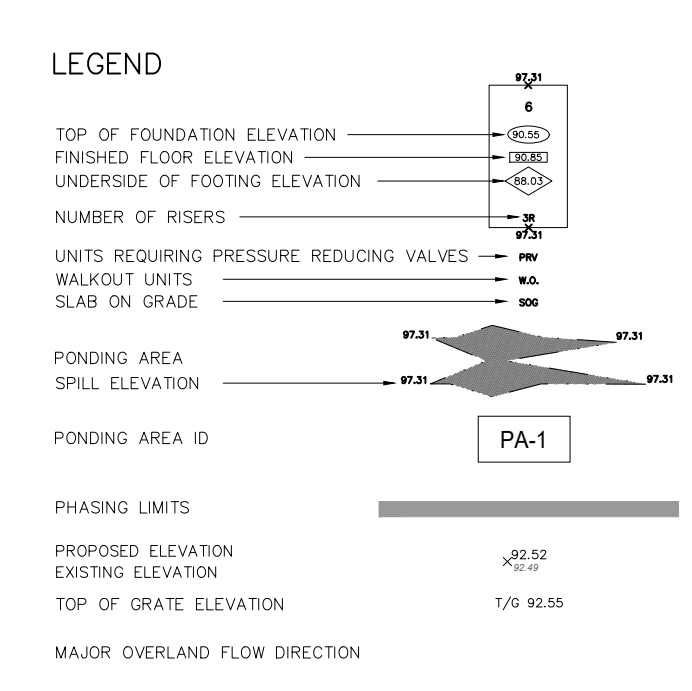
DRAWN BY: M.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: W.L.	CHECKED BY: C.M.	11 OF 15
SCALE: 1:750	DATE: AUGUST 2024	

CITY PLAN No. XXXXX  
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> )	MAXIMUM 100YR + 20% PONDING DEPTH (m)	MAXIMUM 100YR + 20% PONDING VOLUME (m <sup>3</sup> )
PA-1	93.25	92.99	0.26	158.63	22.17	0.24	93.23
PA-2	93.25	92.99	0.26	138.47	19.80	0.24	93.23
PA-3	93.28	93.07	0.21	75.56	4.76	0.13	93.21
PA-4	93.28	93.03	0.25	195.69	24.38	0.17	93.23
PA-5	93.28	93.03	0.25	250.76	28.81	0.17	93.20
PA-6	93.27	93.10	0.17	152.81	7.78	0.12	93.23
PA-7	93.27	93.10	0.17	192.21	9.80	0.17	93.27
PA-8	93.06	92.97	0.09	43.41	1.17	0.12	93.09
PA-9	93.06	92.95	0.11	22.99	0.36	0.21	93.09
PA-10	93.20	93.09	0.11	74.01	2.44	0.04	93.13
PA-11	93.20	93.09	0.11	69.20	2.28	0.04	93.13
PA-12	93.25	93.07	0.18	69.00	1.33	0.16	93.23
PA-13	93.25	93.07	0.18	141.96	7.67	0.16	93.24
PA-14	93.28	93.12	0.16	382.70	8.77	0.15	93.27
PA-15	93.28	93.12	0.16	382.00	8.69	0.15	93.27
PA-16	93.25	93.04	0.21	149.91	9.44	0.19	93.23
PA-17	93.14	92.97	0.17	248.84	12.69	0.19	93.16
PA-18	93.14	92.97	0.17	241.27	12.30	0.19	93.16
PA-19	93.04	92.83	0.21	107.25	6.76	0.26	93.09
PA-20	93.04	92.86	0.18	39.28	1.30	0.23	93.09
PA-21	93.04	92.86	0.18	43.00	2.35	0.23	93.09
PA-22	93.28	93.04	0.24	130.71	9.41	0.18	93.20
PA-23	93.27	93.09	0.18	42.25	2.28	0.09	93.18
PA-24	93.06	92.99	0.07	34.61	0.31	0.04	93.03
PA-25	93.28	93.04	0.24	156.40	11.26	0.18	93.20



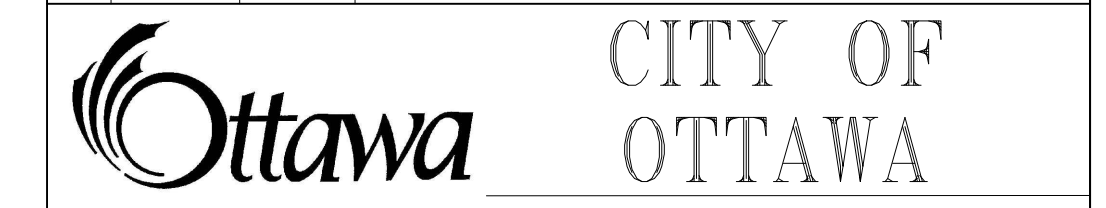
**NOT FOR CONSTRUCTION**

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

**LEGAL INFORMATION**  
SITE CONCEPT PLAN PROVIDED BY O4A ARCHITECTS, PROJECT No. 24006-SP1, RECEIVED ON NOVEMBER 28, 2024.

**ELEVATION NOTE**  
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE REFERRED TO THE PUBLISHED BENCH MARK No. 00118643310, ELEVATION=71.724m

No.	BY	DATE	DESCRIPTION
2	W.L.	25-01-17	2nd SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION



PROJECT No. 24-1398

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION  
BCDC EAST STACKED CONDO SITE PLAN

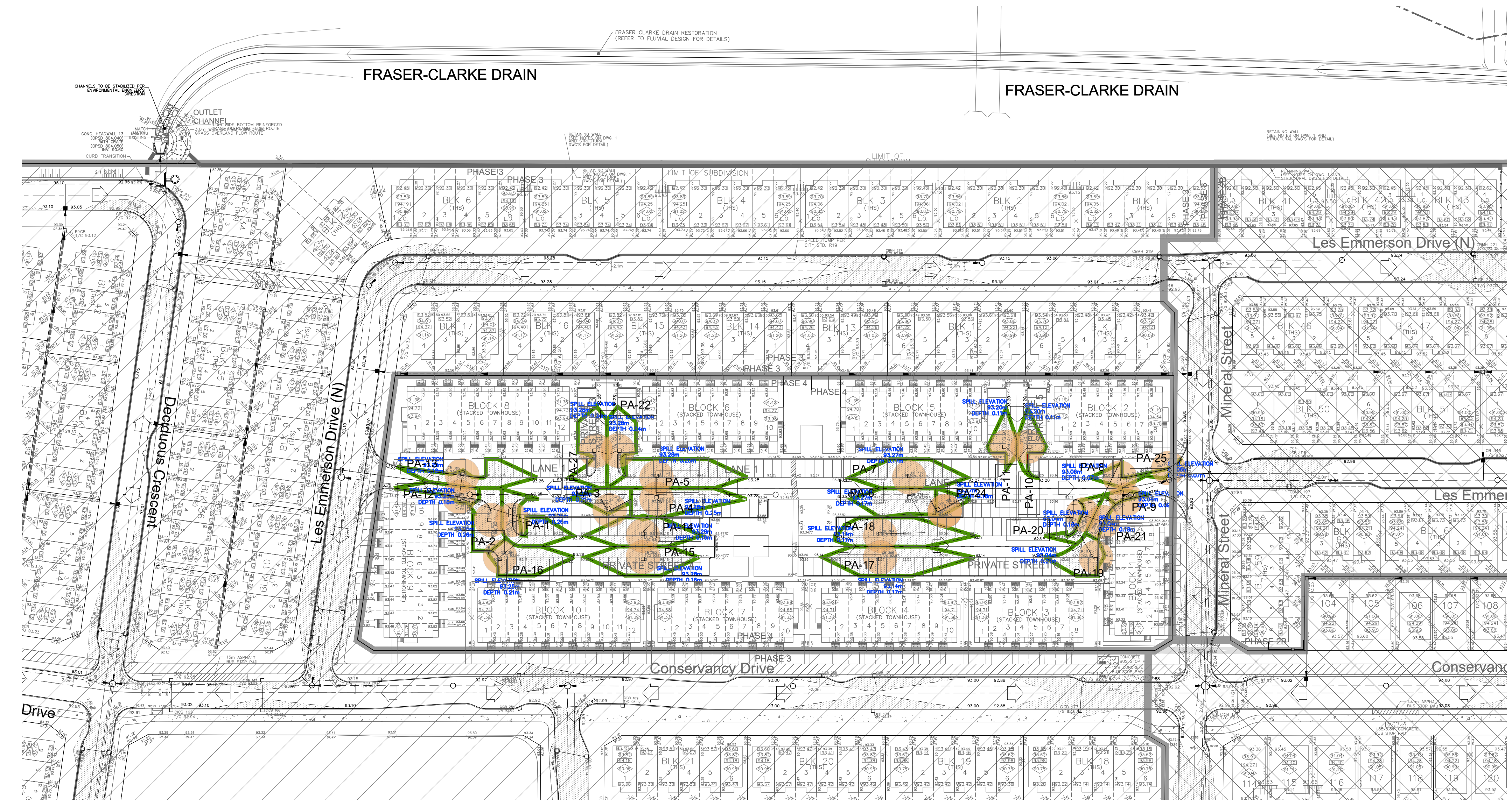
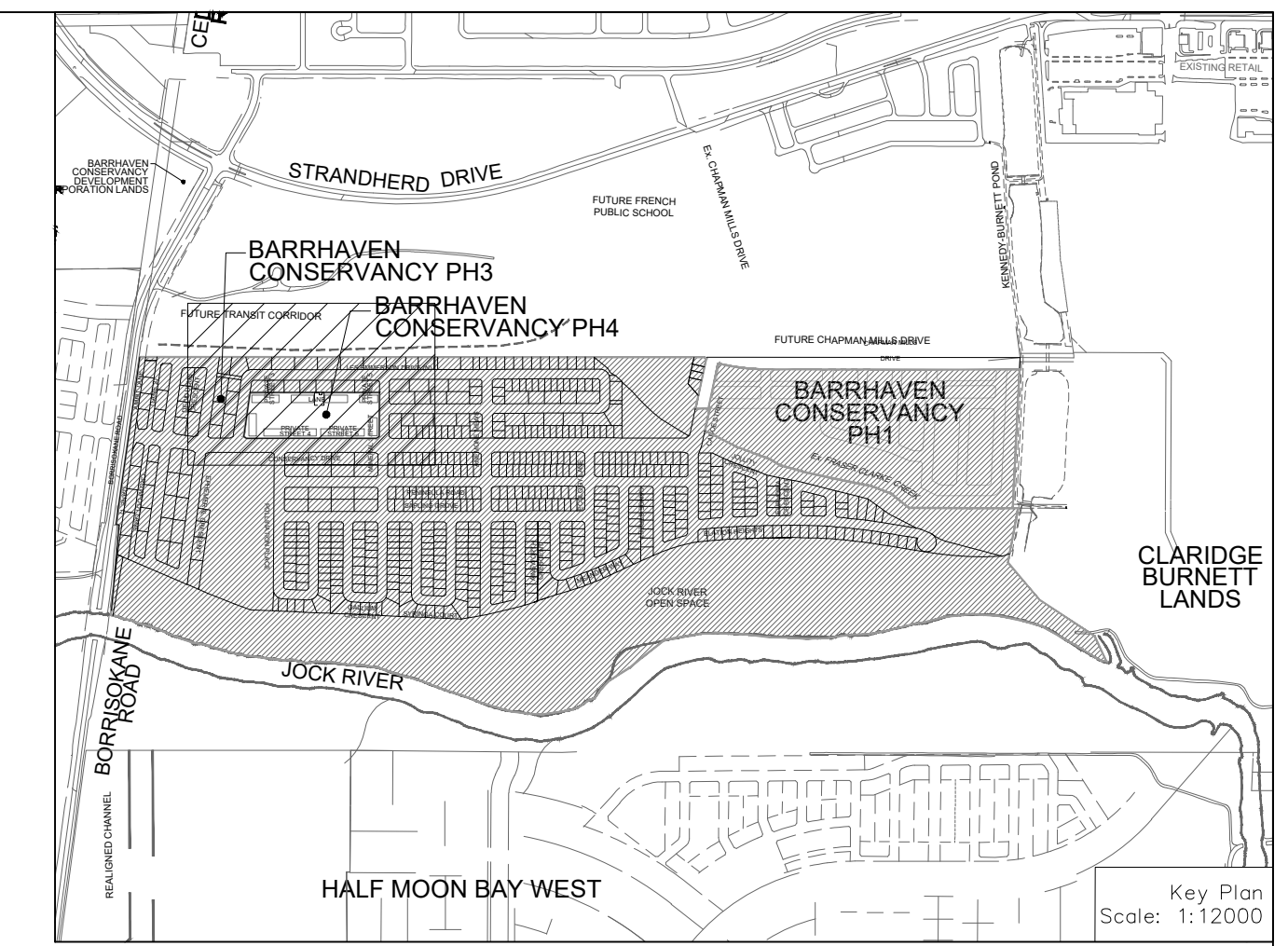


**STATIC PONDING & 100 YEAR + 20% PONDING PLAN**

DRAWN BY:	CHECKED BY:	SHEET NO.
M.S.	W.L.	13 OF 15
DESIGNED BY:	CHECKED BY:	DATE:
W.L.	C.M.	AUGUST 2024

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

● ROAD LP    ● BACKYARD LP GRADE    — PONDING AREA  
 LP = Low Point    SP = Spill Point    Depth = Static Ponding Depth



AREA NUMBER	SPILL ELEVATION (m)	GUTTER ELEVATION (m)	MAXIMUM STATIC PONDING DEPTH (m)	MAXIMUM STATIC PONDING AREA (m²)	MAXIMUM STATIC PONDING VOLUME (m³)	MAXIMUM 100YR + 20% PONDING DEPTH (m)	MAXIMUM 100YR + 20% PONDING VOLUME (m³)
PA-1	93.25	92.99	0.26	158.63	12.17	0.24	93.23
PA-2	93.25	92.99	0.26	18.47	10.80	0.24	93.23
PA-3	93.28	93.07	0.21	75.56	4.76	0.13	93.23
PA-4	93.28	93.03	0.25	195.09	14.38	0.17	93.23
PA-5	93.28	93.03	0.25	250.76	18.81	0.17	93.20
PA-6	93.27	93.10	0.17	152.01	7.78	0.12	93.23
PA-7	93.27	93.10	0.17	192.21	9.80	0.17	93.22
PA-8	93.06	92.97	0.09	43.41	1.17	0.12	93.09
PA-9	93.06	92.95	0.11	22.99	0.36	0.21	93.09
PA-10	93.20	93.09	0.11	74.01	2.44	0.04	93.13
PA-11	93.20	93.09	0.11	69.20	2.28	0.04	93.13
PA-12	93.25	93.07	0.18	69.00	1.13	0.16	93.23
PA-13	93.25	93.07	0.18	141.96	7.67	0.16	93.24
PA-14	93.28	93.12	0.16	182.70	8.77	0.15	93.27
PA-15	93.28	93.12	0.16	182.00	8.69	0.15	93.27
PA-16	93.25	93.04	0.21	149.91	9.44	0.19	93.23
PA-17	93.14	92.97	0.17	248.84	12.09	0.19	93.16
PA-18	93.14	92.97	0.17	241.27	12.10	0.19	93.16
PA-19	93.04	92.83	0.21	107.25	6.76	0.26	93.09
PA-20	93.04	92.86	0.18	39.28	1.30	0.23	93.09
PA-21	93.04	92.86	0.18	43.00	2.35	0.23	93.09
PA-22	93.28	93.04	0.24	130.71	9.41	0.18	93.20
PA-23	93.27	93.09	0.18	42.25	2.28	0.09	93.18
PA-24	93.06	92.99	0.07	14.61	0.11	0.04	93.03
PA-25	93.06	92.99	0.07	14.61	0.11	0.04	93.03
PA-26	93.28	93.04	0.24	156.40	11.26	0.18	93.20
PA-27	93.28	93.04	0.24	156.40	11.26	0.18	93.20

**LEGEND**

- TOP OF FOUNDATION ELEVATION
- FINISHED FLOOR ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- NUMBER OF RISERS
- UNITS REQUIRING PRESSURE REDUCING VALVES
- WALKOUT UNITS
- SLAB ON GRADE
- PONDING AREA
- SPILL ELEVATION
- PONDING AREA ID
- PHASING LIMITS
- PROPOSED ELEVATION
- EXISTING ELEVATION
- TOP OF GRATE ELEVATION
- MAJOR OVERLAND FLOW DIRECTION

**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 CONCEPT PLAN PROVIDED BY O4A ARCHITECTS, PROJECT No. 24006-SP1, RECEIVED ON NOVEMBER 25, 2024.

**ELEVATION NOTE**  
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE REFERRED TO THE PUBLISHED BENCH MARK No. 00118640310, ELEVATION=71.724m

No.	BY	DATE	DESCRIPTION
2	W.L.	25-01-17	2nd SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION



PROJECT No. 24-1398

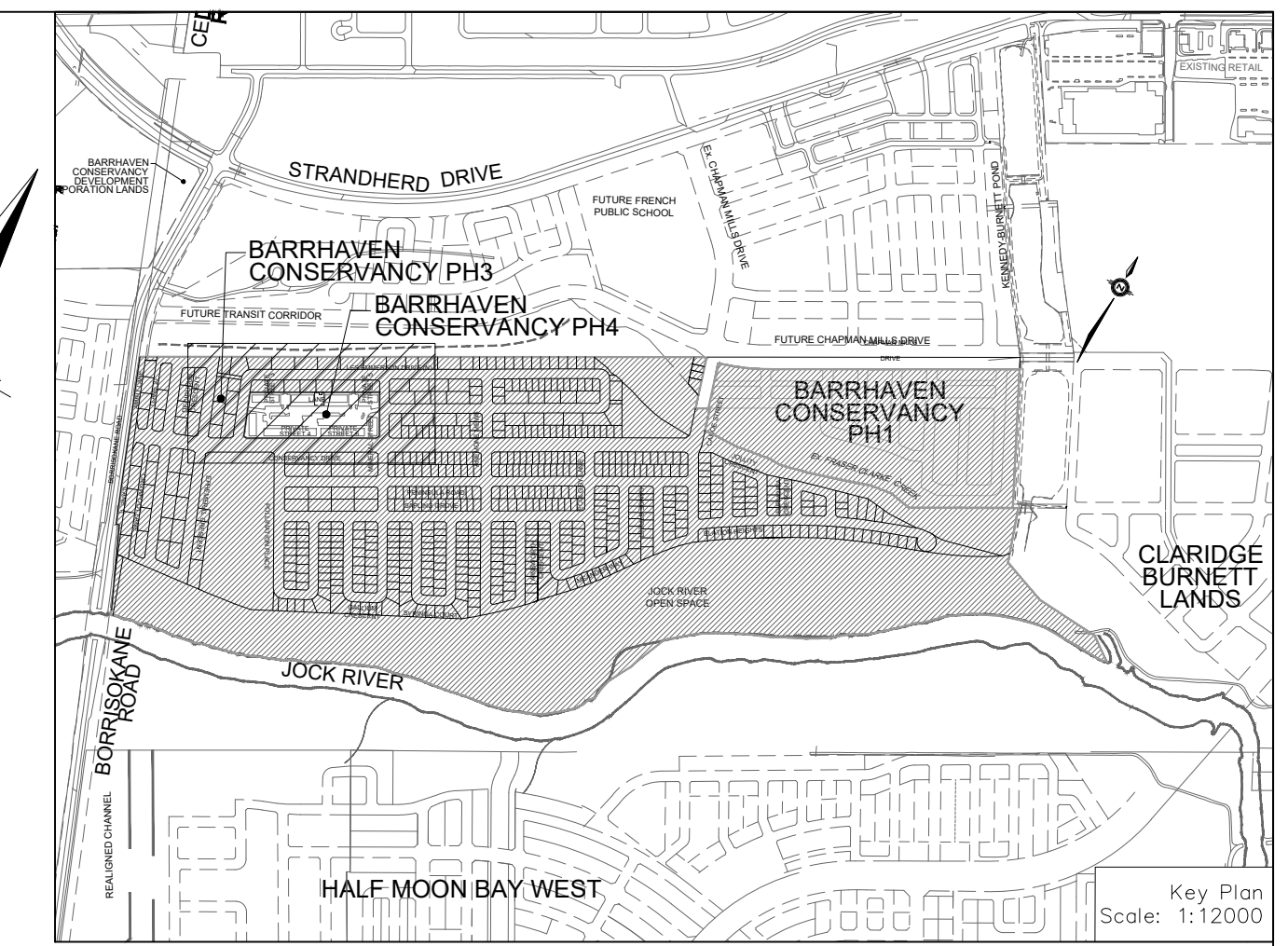
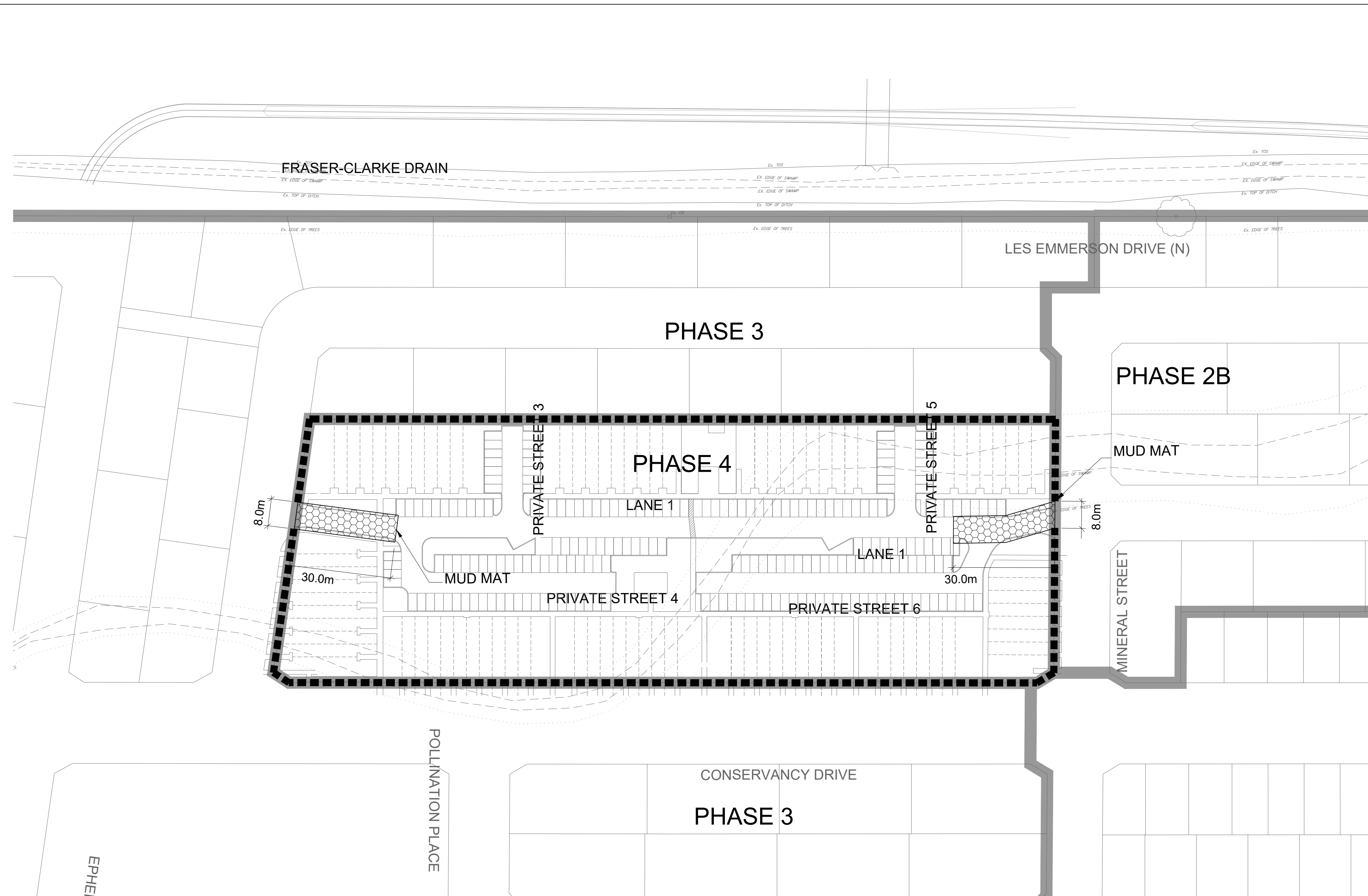
BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION      BDCD EAST STACKED CONDO SITE PLAN



**STATIC PONDING & 100 YEAR + 20% PONDING PLAN**

DRAWN BY:	CHECKED BY:	SHEET NO.
M.S.	W.L.	13 OF 15
DESIGNED BY:	CHECKED BY:	DATE:
W.L.	C.M.	AUGUST 2024

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



**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**

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

**LEGAL INFORMATION**  
 SITE CONCEPT PLAN PROVIDED BY O4A ARCHITECTS, PROJECT No. 24006-SPI, RECEIVED ON NOVEMBER 25, 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
2	W.L.	25-01-17	2nd SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION

**CITY OF OTTAWA**

PROJECT No. 24-1398

**BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION**

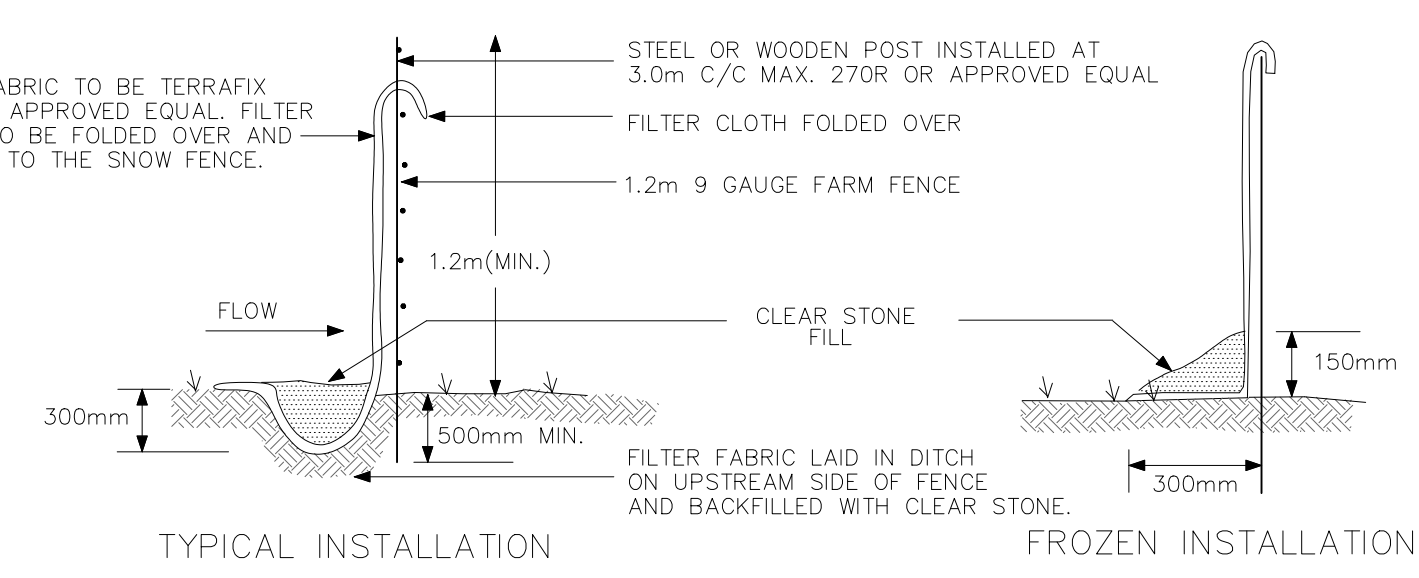
**BCDC EAST STACKED CONDO SITE PLAN**

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



**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.

**SPILLS CONTROL NOTES**

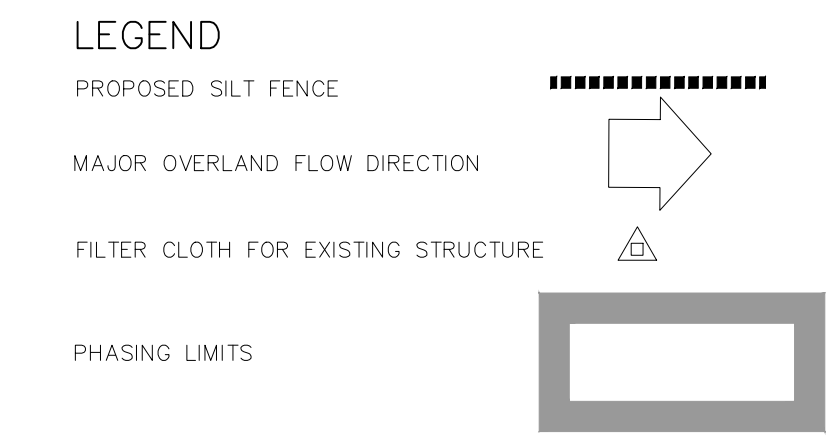
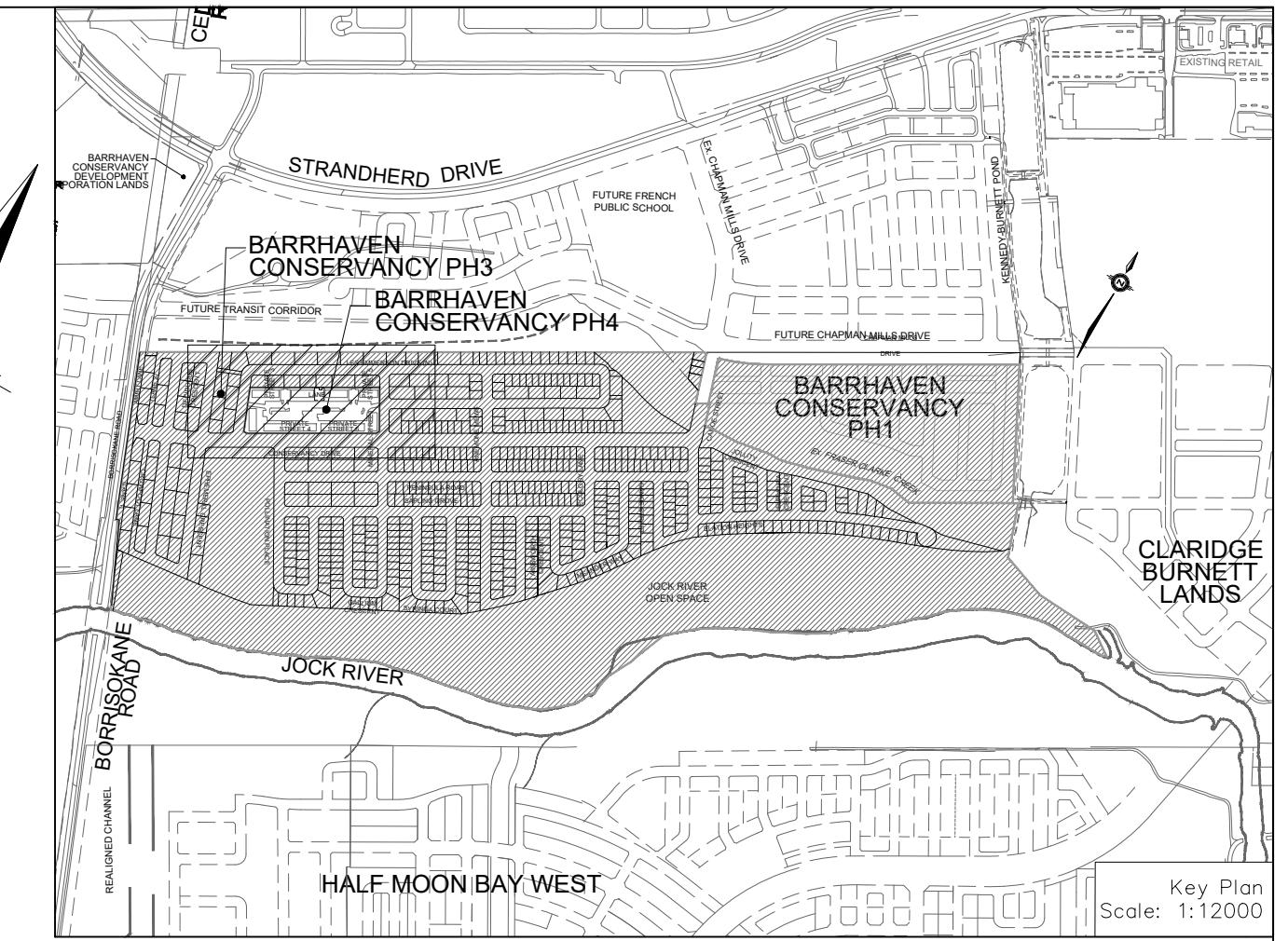
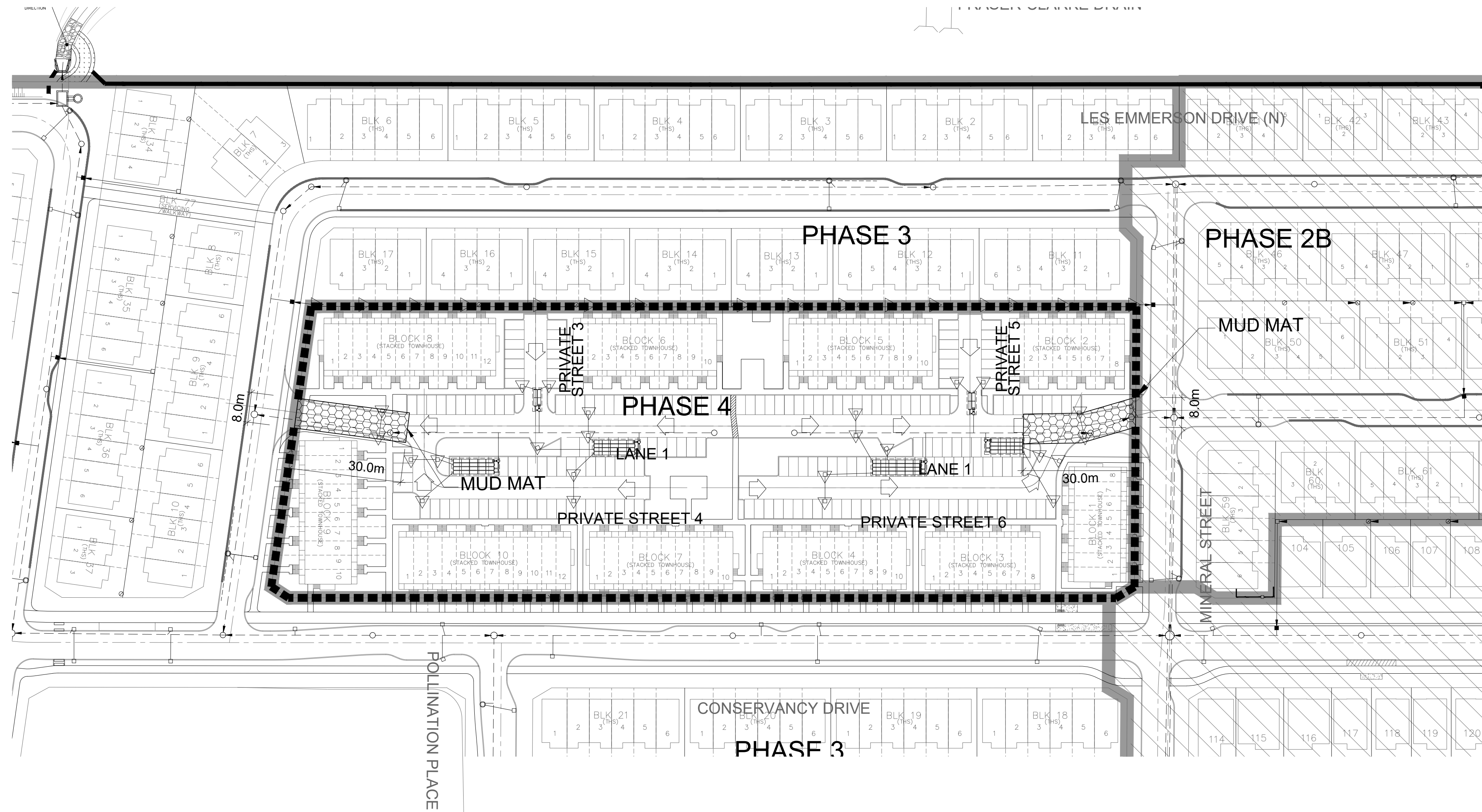
ALL CONSTRUCTION EQUIPMENT SHALL BE REFUELED, MAINTAINED AND STORED NO LESS THAN 30 METERS FROM THE WATERCOURSES, STREAMS, CREEKS, WOODLOTS AND ANY ENVIRONMENTALLY SENSITIVE AREAS, OR AS OTHERWISE SPECIFIED.

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.

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



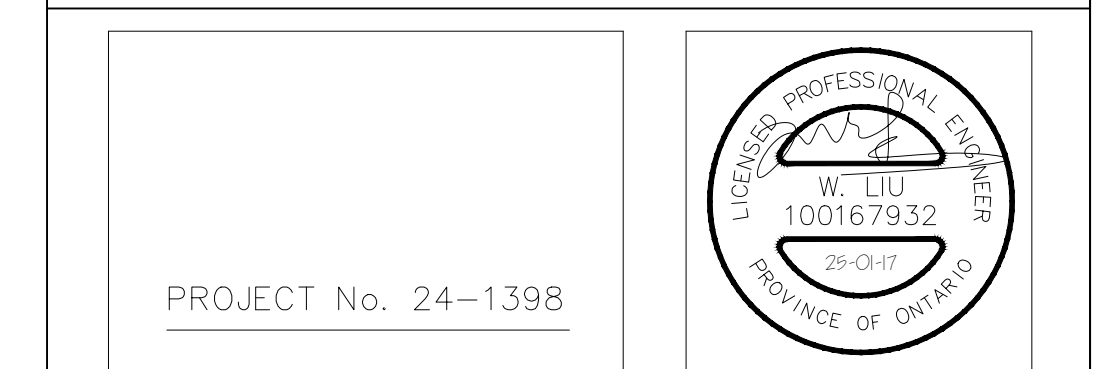
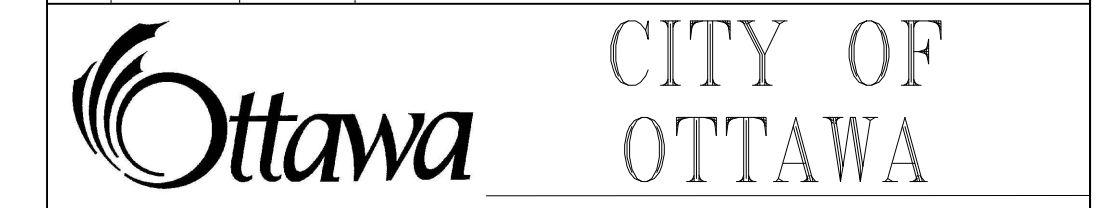
**NOT FOR CONSTRUCTION**

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

**LEGAL INFORMATION**  
 SITE CONCEPT PLAN PROVIDED BY O4A ARCHITECTS, PROJECT No. 24006-SP1, RECEIVED ON NOVEMBER 28, 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

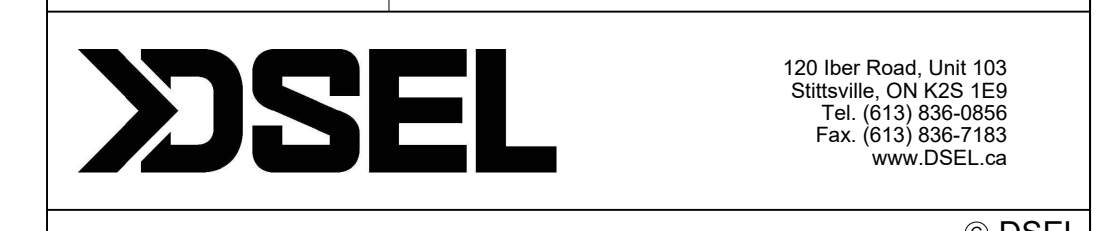
No.	BY	DATE	DESCRIPTION
2	W.L.	25-01-17	2nd SUBMISSION
1	X.W.	24-08-30	1st SUBMISSION



PROJECT No. 24-1398

BARRHAVEN CONSERVANCY DEVELOPMENT CORPORATION

BCDC EAST STACKED CONDO SITE PLAN



**EROSION AND SEDIMENT CONTROL PLAN STAGE 2**

DRAWN BY: M.S.	CHECKED BY: W.L.	SHEET NO.
DESIGNED BY: W.L.	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.

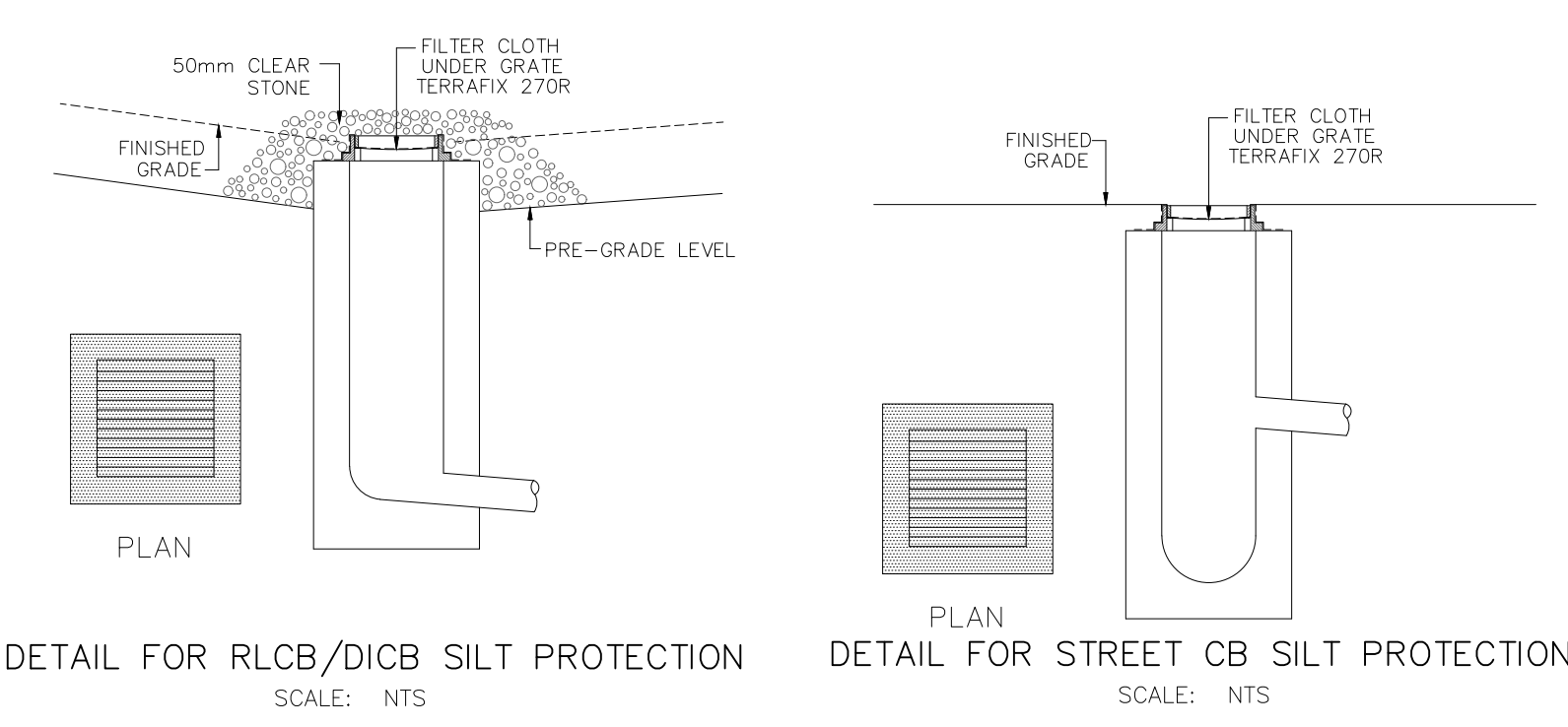
**MONITORING OF SEDIMENT AND EROSION CONTROLS**  
 MONITORING AND REPORTING TO BE COMPLETED IN ACCORDANCE WITH THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS (MECP) AND RIDEAU VALLEY CONSERVATION AUTHORITY (RVCA) APPROVALS.

**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.

**MONITORING OF SEDIMENT AND EROSION CONTROLS**



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