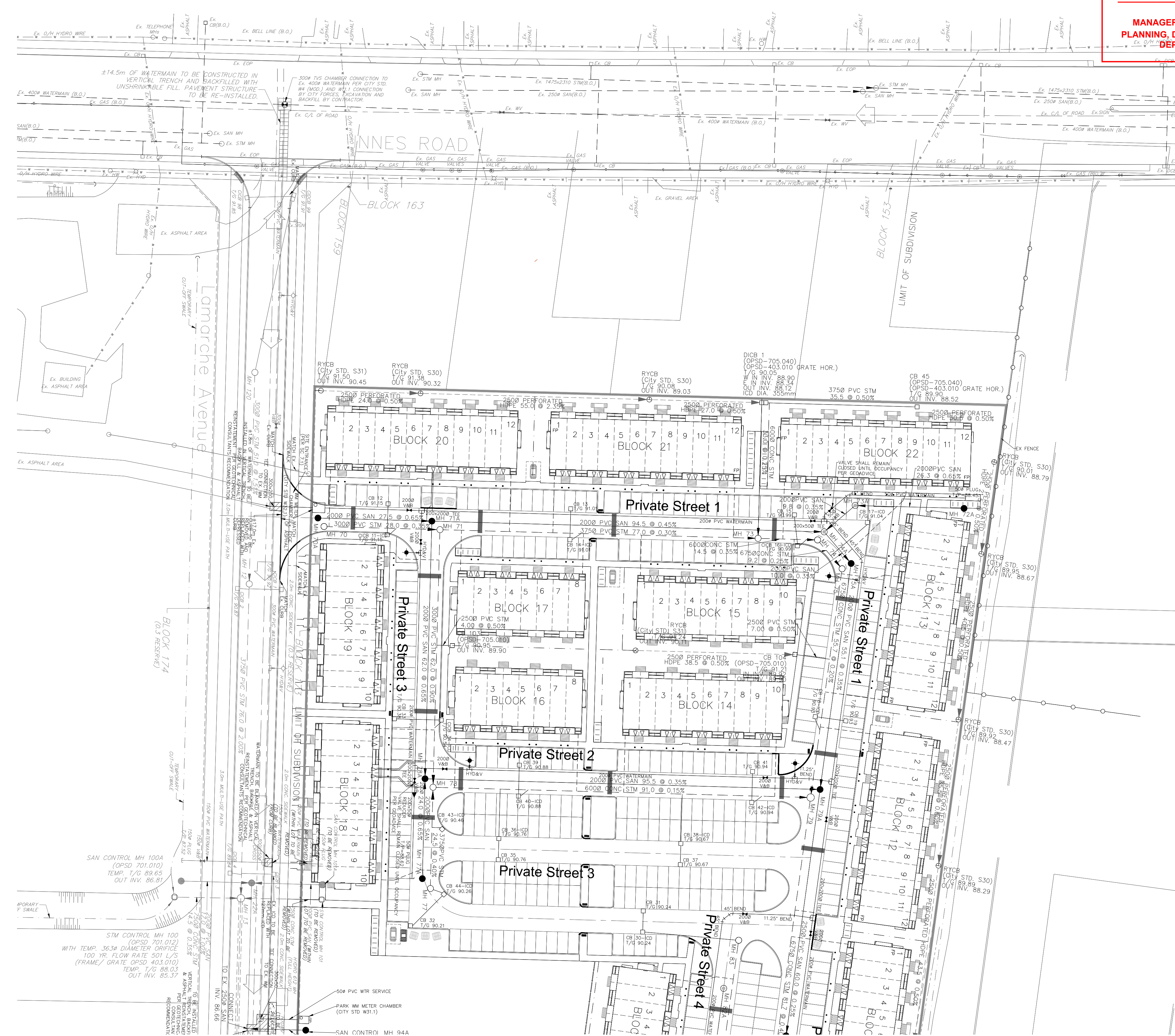


John Seigny

JOHN SEIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By seignyjo at 12:34 pm, Sep 11, 2025



LEGEND

CROSS	→	SANITARY MAINTENANCE HOLE (WATERTIGHT LID PER OPSD 401.030)	→	ASPHALT SIDEWALK
45° BEND	→	SANITARY MAINTENANCE HOLE (PER CITY OF OTTAWA)	→	BLACK VINYL COATED CHAINLINK FENCE (1.5m UNLESS OTHERWISE NOTED)
LATERAL	→	CAP	→	NOISE BARRIER
HYDRANT, VALVE & VB	→	PREVIOUS PHASES/FUTURE PHASES	→	WOODEN POST AND RAIL FENCE
TEE	→	RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAIL)	→	CONSTRUCTION FENCE
VALVE & VC	→	SINGLE SERVICE LOCATION (ST. SAN & WM)	→	POST AND RAIL FENCE
VALVE & VB	→	CURB STOP	→	PHASING LIMITS
22.5° BEND	→	STREET CATCHBASIN & LEAD	→	PROPERTY BOUNDARY
11.25° BEND	→	STREET CATCHBASIN WITH CLOSED LID & LEAD	→	OVERLAND FLOW DIRECTION
REDUCER	→	STORM MAINTENANCE HOLE	→	EXTERNAL OVERLAND FLOW DIRECTION
CAP	→	CURB INLET CATCH-BASIN & LEAD	→	EMERGENCY OVERLAND FLOW DIRECTION
STREET CATCHBASIN & LEAD	→	INTERCONNECTED CATCHBASIN/MAINTENANCE HOLE	→	TACTILE WALKING SURFACE INDICATOR (AS PER CITY OF OTTAWA STD. SC6, SC7, SC7.1, SC7.2, SC7.3)
STREET CATCHBASIN WITH CLOSED LID & LEAD	→	TEE CATCHBASIN	→	CLAY SEAL (REFER TO GENERAL NOTES, No. 18, ON DWG. No. 1, AND GEOTECHNICAL CONSULTANT'S SPECIFICATIONS)
STORM MAINTENANCE HOLE	→	PERFORATED PIPE AND SWALE	→	EXISTING SANITARY MAINTENANCE HOLE
CURB INLET CATCH-BASIN & LEAD	→	ELBOW CATCH-BASIN	→	EXISTING STORM MAINTENANCE HOLE
INTERCONNECTED CATCHBASIN/MAINTENANCE HOLE	→	PROPOSED SWALE	→	BIKE RACK
TEE CATCHBASIN	→	UNITS REQUIRING FROST PROTECTION DETAIL (AS PER GEOTECHNICAL ENGINEER)	→	EARTHBIN (DWG. 3 FOR DETAILS)
PERFORATED PIPE AND SWALE	→		→	TRANSFORMER
ELBOW CATCH-BASIN	→		→	

- NOTES:**
- ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION
 - CONTRACTOR TO VERIFY THE PRECISE LOCATIONS AND INVERT ELEVATIONS OF EX. UNDERGROUND SERVICES AND EX. UTILITIES PRIOR TO STARTING CONSTRUCTION
 - ALL EXISTING ABOVE GROUND FEATURES, E.G. MH/CHAMBER COVERS, PEDESTALS, HYDRO AND LIGHT POLES, ETC. AFFECTED BY THE DEVELOPMENT TO BE ADJUSTED TO SUIT TO THE SATISFACTION OF PARTIES AFFECTED
 - ALL EXISTING BUILDING, SHED, POST & WIRE FENCE, CHAIN LINK FENCE, TREE, UTILITY WIRE, POLE, CULVERT AND POOL WITHIN LOTS AND BLOCKS TO BE REMOVED, UNLESS OTHERWISE NOTED
 - ALL EXISTING POST & WIRE FENCE, CULVERTS, UTILITY WIRE / POLES, TREES, SHRUBS ETC. WITHIN LOTS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED
 - PERMISSION REQUIRED FOR REMOVAL OF EXISTING TREES ON EXTERNAL LANDS WHERE APPLICABLE
 - PERMISSION REQUIRED FOR WORK ON ADJACENT LANDS
 - FOR R/CB LAYOUT & TYPICAL EASEMENT DETAIL REFER TO DRAWING No. 4
 - ANY DISTURBED MATERIAL ENCOUNTERED BELOW THE SUBGRADE LEVEL WITHIN A BUILDING FOOTPRINT TO BE SUB-EXCAVATED AND BACKFILLED WITH COMPACTED ENGINEERED FILL AS PER GEOTECHNICAL ENGINEERS RECOMMENDATION.
 - FOR WATERMAIN CROSSING BELOW AND ABOVE SEWERS, REFER TO CITY STD. W25 AND W25.2, RESPECTIVELY, WHERE APPLICABLE
 - ALL WATERMAIN CONNECTIONS AND DECOMMISSIONING OF EXISTING WATERMANS TO BE COMPLETED BY CITY FORCES. TRENCH BACKFILL/REINSTATEMENT TO BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY OF OTTAWA
 - FOR WATERMAIN STUBS, 2.4m MIN. COVER TO BE PROVIDED
 - THE COVER OF EX. MH, CB, CHAMBER AND OTHER ABOVEGROUND FEATURES TO BE ADJUSTED TO SUIT THE NEW FINISHED GRADE, WHERE APPLICABLE
 - INSULATION REQUIRED FOR WATERMAIN / WATER SERVICE WHERE THE SEPARATION BETWEEN WATERMAIN / WATER SERVICE AND OTHER SERVICES AND STRUCTURES IS LESS THAN 1.2m AND THE COVER IS LESS THAN 2.4m. REFER TO CITY STD. W23 FOR DETAIL.
 - FOR SERVICE INSTALLATION AT SEWER CROSSING, REFER TO CITY STD. W38 FOR DETAIL.
 - FOR HOUSE CONNECTIONS INSTALLED UNDER DRIVEWAYS, SLEEVE SHALL BE USED UNDER THE GARAGE SLAB
 - FOR CATCHBASIN AND ICD DATA, REFER TO DWG. No. 3 FOR DETAILS
 - SERVICES WILL BE LOCATED UNDER CARBAGE BINS. GEOTECHNICAL RECOMMENDATIONS FOR MATERIAL BETWEEN CARBAGE BINS AND SERVICES TO BE PROVIDED. SERVICES TO BE SLEEVED.

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
 TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED
 PROJECT No. 16-10-116-00, SURVEYS DATED NOVEMBER 30, 2017.
 PROJECT No. 16-10-116-00_P2, SURVEYS DATED SEPTEMBER 27, 2019.
 PROJECT No. 22-10-030-01, SURVEYS DATED JUNE 21, 2023.

SITE PLAN INFORMATION
 SITE PLAN PROVIDED BY Q4 ARCHITECTS, DATED ON JULY 9, 2025.

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

No.	BY	DATE	DESCRIPTION
9	S.L.M.	2025-08-26	8th SUBMISSION
8	S.L.M.	2025-08-14	7th SUBMISSION
7	S.L.M.	2025-07-15	6th SUBMISSION
6	S.L.M.	2025-06-10	5th SUBMISSION
5	S.L.M.	2025-05-28	4th SUBMISSION
4	S.L.M.	2025-05-13	3rd SUBMISSION
3	S.L.M.	2025-04-23	2nd SUBMISSION
2	S.L.M.	2025-04-02	DRAFT - ISSUED FOR ZONING BY-LAW AMENDMENT

CITY OF OTTAWA

PROJECT No. 24-1403

CAIVAN (ORLEANS VILLAGE 2) LTD.

ORLEANS VILLAGE PHASE 4

DSEL

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

GENERAL PLAN

DRAWN BY:	C.P.B.	CHECKED BY:	S.L.M.	SHEET NO.
DESIGNED BY:	C.P.B.	CHECKED BY:	S.L.M.	4 OF 24
SCALE:	1:500	DATE:	AUGUST 2024	

CITY PLAN No. 19046 ZBLA FILE No. D02-02-24-0049 CITY FILE No. D07-12-24-0103