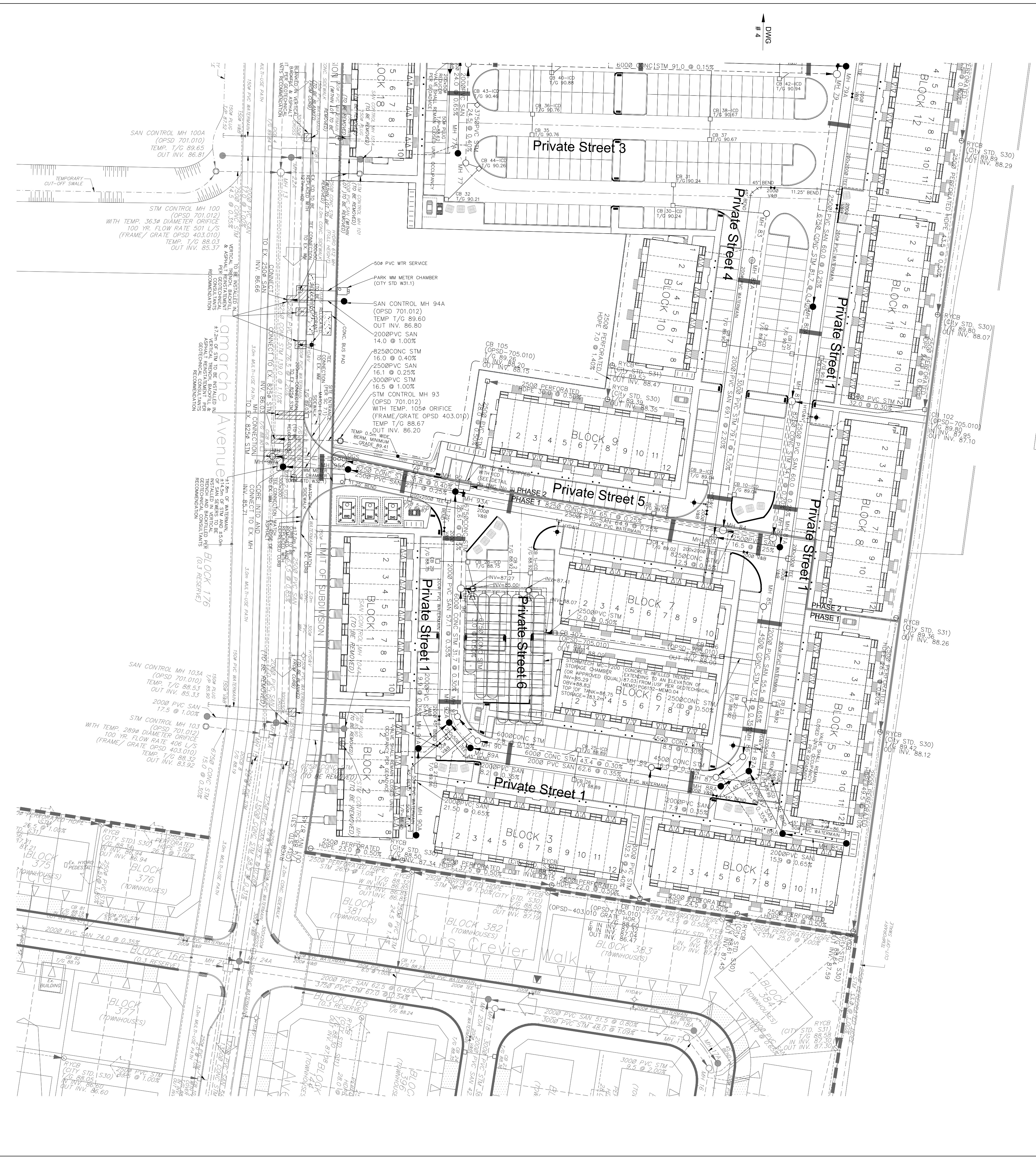
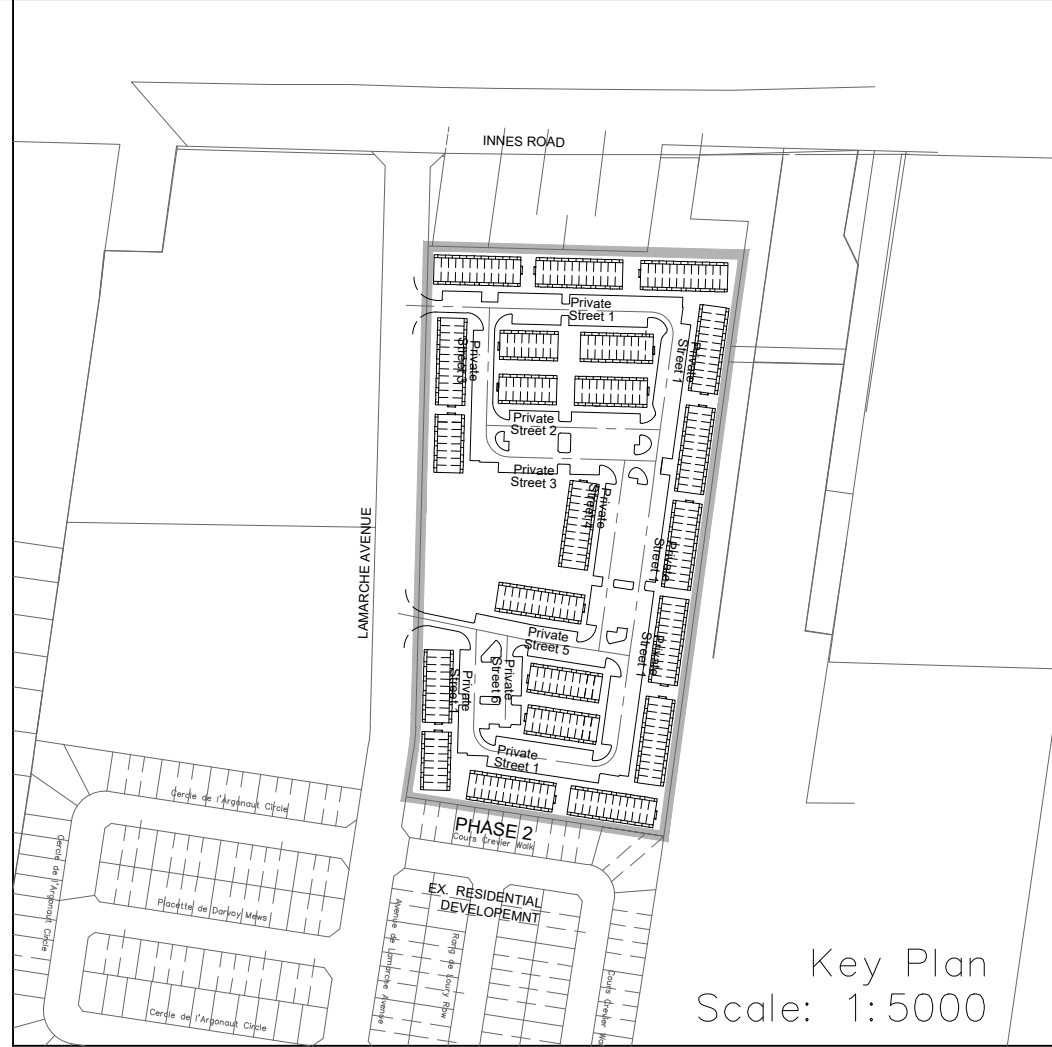




John Seigny
JOHN SEIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

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



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
CAP

TEE CATCHBASIN
PERFORATED PIPE AND SWALE
ELBOW CATCHBASIN
PROPOSED SWALE
UNITS REQUIRING FROST
PROTECTION DETAIL (AS PER
GEOTECHNICAL ENGINEER)

SANITARY MAINTENANCE HOLE-
(WATERTIGHT
LID PER OPSD 401.030)
SANITARY MAINTENANCE HOLE-
(NOT WATERTIGHT)

CAP
PREVIOUS PHASES/
FUTURE PHASES
RETAINING WALL (SEE
NOTES ON DWG. 1 AND
STRUCTURAL DWG'S FOR
DETAIL)
SINGLE SERVICE LOCATION
(ST, SAN & WM)
CURB STOP
SINGLE SERVICE LOCATION
(ST, SAN & WM)
HYDRO SWITCHGEAR
HYDRO TRANSFORMER
STREET LIGHT STANDARD
CONCRETE SIDEWALK
(PER CITY OF
OTTAWA STD SC1.4)
BARRIER CURB,
BARRIER CURB WITH
OUTLET & DEPRESSION
CURB (PER CITY OF
OTTAWA STD SC1.1,
SC1.2, SC1.3)
TRANSFORMER

ASPHALT SIDEWALK
BLACK VINYL COATED
CHAINLINK FENCE (1.5m
UNLESS OTHERWISE NOTED)
NOISE BARRIER
WOODEN POST
AND RAIL FENCE
CONSTRUCTION FENCE
POST AND RAIL FENCE
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
BIKE RACK
EARTH-BIN (DWG. 3 FOR DETAILS)

- NOTES:**
- ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO THE ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES, HAVING JURISDICTION
 - CONTRACTOR TO VERIFY THE PRECISE LOCATIONS AND INVERT ELEVATIONS OF EX. UNDERGROUND SERVICES AND EX. UTILITIES PRIOR TO STARTING CONSTRUCTION
 - ALL EXISTING ABOVE GROUND FEATURES, E.G. MH/CHAMBER COVERS, PEDESTALS, HYDRO AND LIGHT POLES, ETC. AFFECTED BY THE DEVELOPMENT TO BE ADJUSTED TO SUIT TO THE SATISFACTION OF PARTIES AFFECTED
 - ALL EXISTING BUILDING, SHED, POST & WIRE FENCE, CHAIN LINK FENCE, TREE, UTILITY WIRE, POLE, CULVERT AND POOL WITHIN LOTS AND BLOCKS TO BE REMOVED, UNLESS OTHERWISE NOTED
 - ALL EXISTING POST & WIRE FENCE, CULVERTS, UTILITY WIRE / POLES, TREES, SHRUBS ETC. WITHIN LOTS, BLOCKS AND ROADS TO BE REMOVED, UNLESS OTHERWISE NOTED
 - PERMISSION REQUIRED FOR REMOVAL OF EXISTING TREES ON EXTERNAL LANDS WHERE APPLICABLE
 - PERMISSION REQUIRED FOR WORK ON ADJACENT LANDS
 - FOR R/CB LAYOUT & TYPICAL EASEMENT DETAIL REFER TO DRAWING No. 4
 - ANY DISTURBED MATERIAL ENCOUNTERED BELOW THE SUBGRADE LEVEL WITHIN A BUILDING FOOTPRINT TO BE SUB-EXCAVATED AND BACKFILLED WITH COMPACTED ENGINEERED FILL AS PER GEOTECHNICAL ENGINEERS RECOMMENDATION.
 - FOR WATERMAIN CROSSING BELOW AND ABOVE SEWERS, REFER TO CITY STD. W25 AND W25.2, RESPECTIVELY, WHERE APPLICABLE
 - ALL WATERMAIN CONNECTIONS AND DECOMMISSIONING OF EXISTING WATERMAINS 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 STUDIES, 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 GARBAGE BINS. GEOTECHNICAL RECOMMENDATIONS FOR MATERIAL BETWEEN GARBAGE 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_PH2, SURVEYS DATED SEPTEMBER 27, 2019.
PROJECT No. 22-10-030-01, SURVEYS DATED JUNE 21, 2023.

SITE PLAN INFORMATION
SITE PLAN PROVIDED BY Q4 ARCHITECTS, DATED ON 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 Iber Road, Unit 103
Suttons Bay, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
www.DSEL.ca

© DSEL

DRAWN BY: C.P.B.		CHECKED BY: S.L.M.		SHEET NO.	
DESIGNED BY: C.P.B.		CHECKED BY: S.L.M.		5 OF 24	
SCALE: 1:500		DATE: AUGUST 2024			