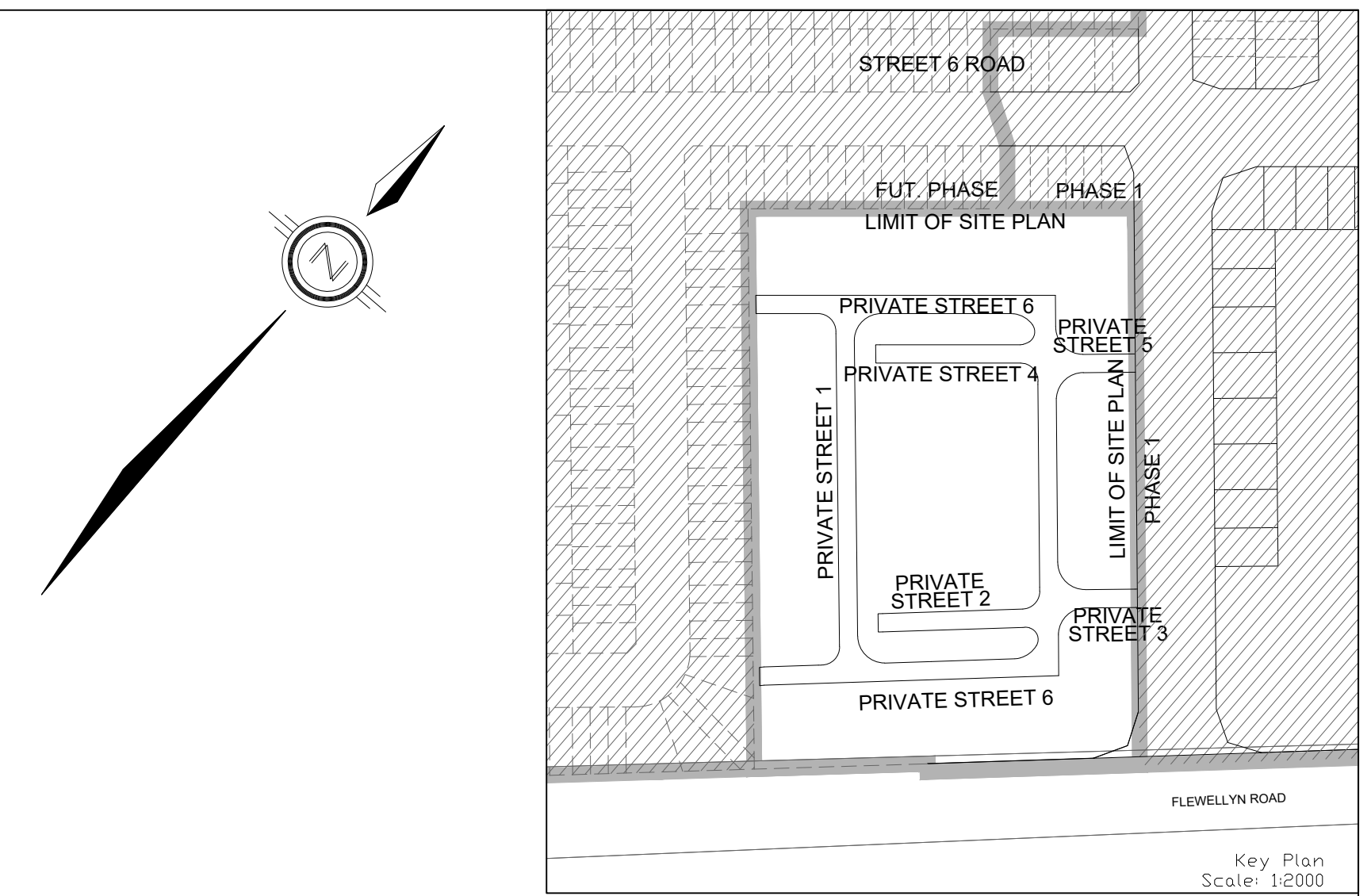




LEGEND

- 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 STORM MAINTENANCE HOLE
- CURB INLET CATCH-BASIN & LEAD
- CATCHBASIN MAINTENANCE HOLE INTERCONNECTED CATCH BASIN & LEADS
- TEE CATCHBASIN
- PERFORATED PIPE
- ELBOW CATCHBASIN

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. 2
- 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 DATA, REFER TO DWG. No. 2 FOR DETAILS

Sanitary Maintenance Hole
(WATERTIGHT LID PER OPSD 401.030)

Sanitary Maintenance Hole

CAP
RETAINING WALL (SEE NOTES ON DWG. 1 AND STRUCTURAL DWG'S FOR DETAILS)

SINGLE SERVICE LOCATION (SAN & WM)
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)

ASPHALT SIDEWALK
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) SPECIFICATIONS)

EXISTING OR FUTURE
SANITARY MAINTENANCE HOLE
EXISTING OR FUTURE STORM MAINTENANCE HOLE
ORGANIC BIN
GARBAGE BIN

EXISTING OR FUTURE PHASES OF MAGNOLIA SUBDIVISION

NOT FOR CONSTRUCTION

TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY J.D. BARNES LIMITED
PROJECT No. 23-10-060-01, SURVEYS RECEIVED ON NOVEMBER 4, 2025.

ELEVATION NOTE
ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC RELATED TO CGVD28:76 VERTICAL DATUM

LEGAL INFORMATION
SITE PLAN: PC2025-0260
PART 2 PLAN 5R-11035 AND PART 1 PLAN 4R-34545
PROVIDED BY G4A ARCHITECTS, PROJECT No. 25026, RECEIVED ON SEPTEMBER 18, 2026.

No.	BY	DATE	DESCRIPTION
2.	M.S.	26-10-02	2nd SUBMISSION
1.	W.L.	26-01-30	1st SUBMISSION

CITY OF OTTAWA

PROJECT No. 25-1494

CAIVAN (STITTSVILLE) INC.

MAGNOLIA STACKED TOWNS

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: M.S. & A.S.	CHECKED BY: S.L.M.	SHEET No.
DESIGNED BY: M.S. & W.L.	CHECKED BY: C.M.	4
SCALE: 1:500	DATE: JANUARY 2026	