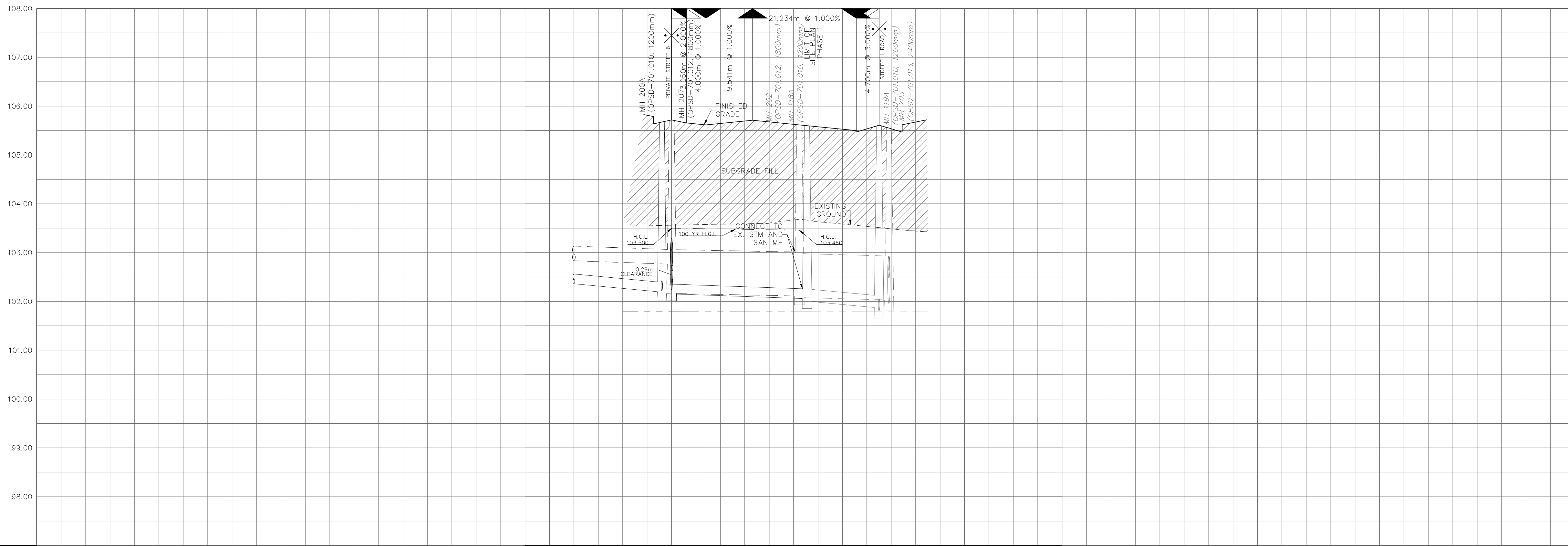
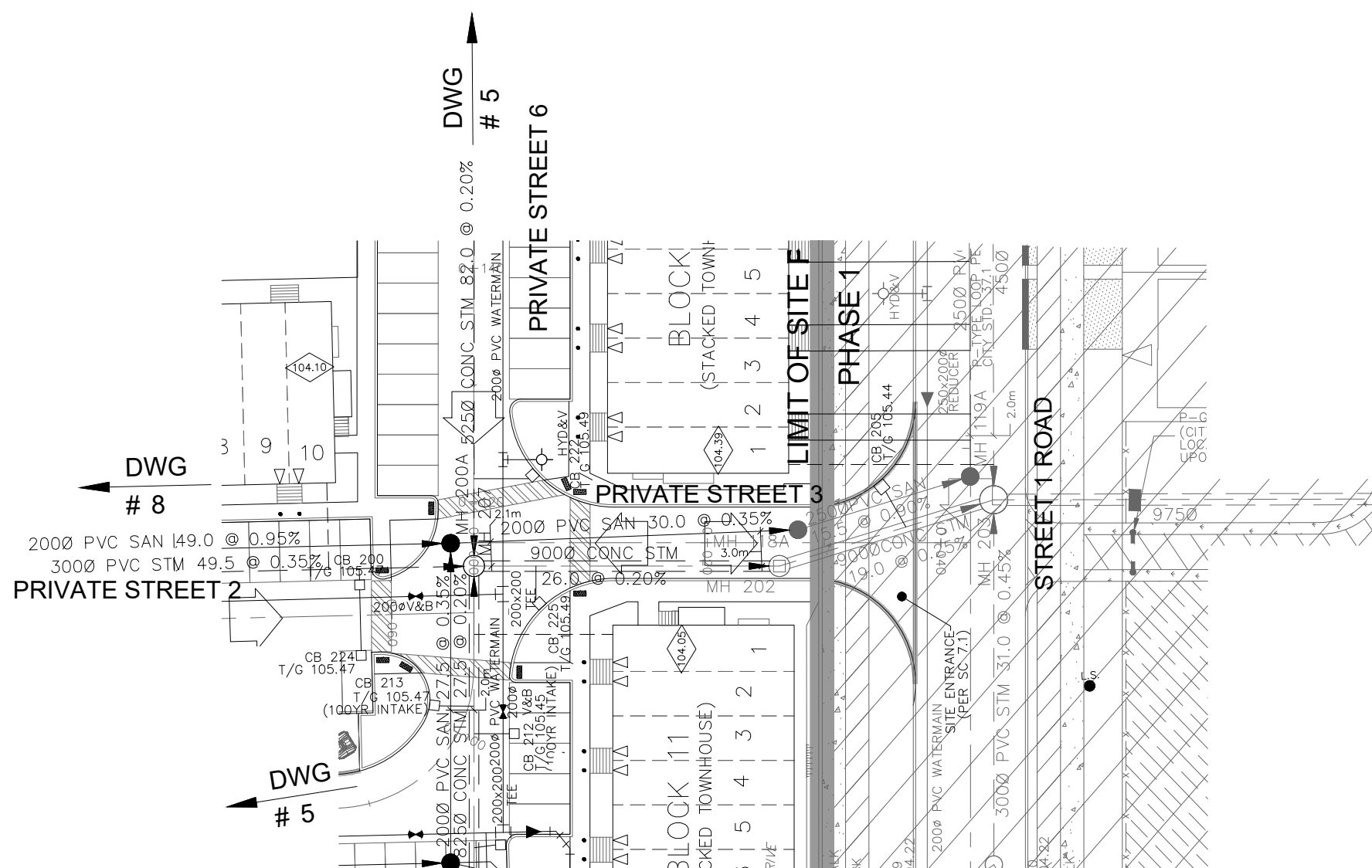
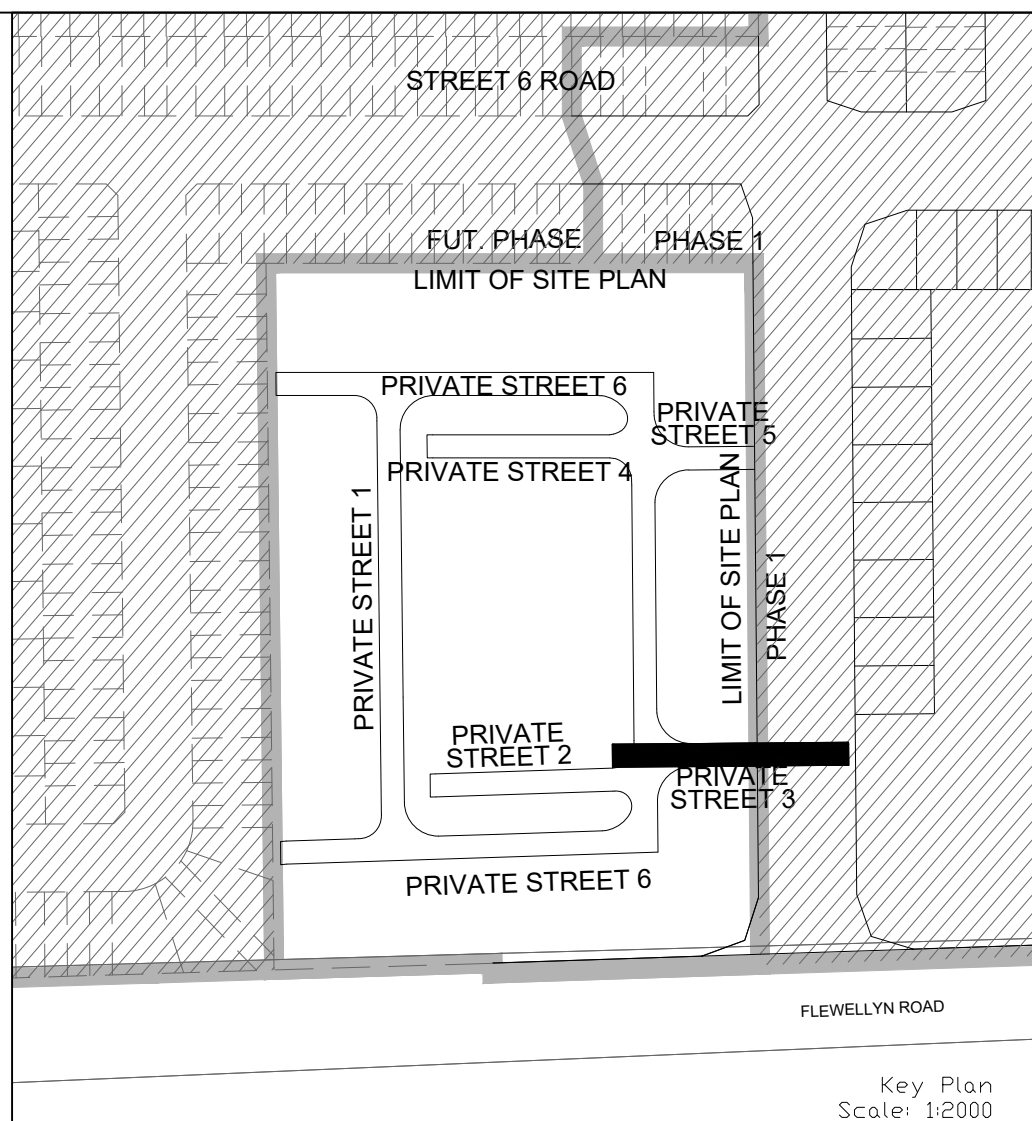
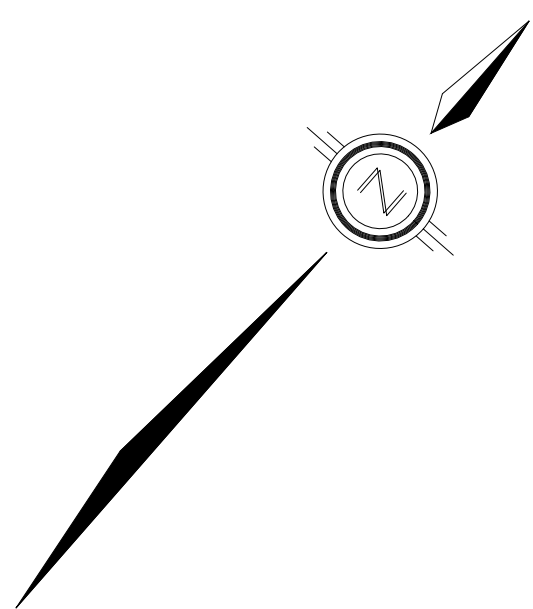


ACCESS LANES & HEAVY DUTY TRUCK PARKING
40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE
50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE
150mm OPSS GRANULAR A CRUSHED STONE
450mm OPSS GRANULAR B TYPE II
SUBGRADE

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

1. ANY DISTURBED AREA DURING CONSTRUCTION TO BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION OVER THE CRITICAL AREAS.
2. LOCATIONS AND INVERT ELEVATIONS OF EX. UNDERGROUND SERVICES AND UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. ALL EXISTING TREES, SHRUBS ETC., WITHIN BLOCKS & ROADS TO REMAIN. REMOVE ALL OTHERS. NOTE: PERMISSION REQUIRED FOR WORK ON ADJACENT LANDS.
4. TOP SOIL TO BE STORED, 2.4m MIN. COVER TO BE PROVIDED.
5. ANY DISTURBED MATERIAL EXPOSED DURING SUBGRADE LEVEL WITHIN A BUILDING FOOTPRINT TO BE SUB-EXCAVATED AND BACKFILLED WITH SUBGRADE MATERIAL. CONSULT ALL PROJECT GEOTECHNICAL ENGINEERS RECOMMENDATION.
6. FOR ALL OTHER DATA, REFER TO DWG. NO. 2 FOR DETAILS

[illegible]

LEGEND

CROSS

45° BEND

HYDRANT, VALVE & VB

TEE

VALVE & VC

VALVE & VB

22.5° BEND

11.25° BEND

REDUCER

CAP

SANITARY MAINTENANCE HOLE

(WATER TIGHT LID PER OPSD 401.030)

SANITARY MAINTENANCE HOLE

STREET CATCHBASIN & LEAD

STREET CATCHBASIN WITH PERFORATED PIPE

STORM MAINTENANCE HOLE

CURBS INLET CATCHBASIN & LEAD

CATCHBASIN / MAINTENANCE HOLE-INTERCONNECTED CATCH BASIN & LEADS

CAP, SINGLE SERVICE LOCATION (ST, SAN & WW)

TEE CATCHBASIN

PERFORATED PIPE

ELBOW

DITCH AND CULVERT

EXISTING OR FUTURE SANITARY MAINTENANCE HOLE

EXISTING OR FUTURE STORM MAINTENANCE HOLE

HYDRO TRANSFORMER

STREET LIGHT STANDARD

CONCRETE SIDEWALK

CURBS & DEPRESSED CURB

ASPHALT SIDEWALK

PHASING LINES

PROPERTY BOUNDARY

ROUGHEN (BOHE)

TEST PIT (TP)

AUGER HOLE (AH)

LOT/BLOCK NUMBER

UNDERSIDE OF FOOTING ELEVATION

OVERLAND FLOW DIRECTION

EXTERNAL OVERLAND FLOW DIRECTION

EMERGENCY OVERLAND FLOW DIRECTION

TACTILE WATCHWAY SURFACE INDICATOR

CITY OF OTTAWA SPEC. 506, SPEC. 507.1, SPEC. 507.2, SPEC. 507.3

CLAY SURFACE TO GENERAL NOTES

18" ON, DWG. NO. 1 & 1A

SPECIFICATIONS

RETAINMENT (SEE NOTES ON DWG. 1 AND STRUCTURAL DWGS FOR DETAILS)

BEDROCK CONTOUR

GARBAGE BIN

ORGANIC BIN

THERMAL INSULATION AS PER CITY OF OTTAWA SPEC. W22

SEE INSULATION TABLE ON DWG. NO. 1 THICKNESS

EXISTING OR FUTURE PHASES OF WATKINIA SUBDIVISION

AS PER GEOTECHNICAL REPORT

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 GEODEIC RELATED TO CGVD28:78 VERTICAL DATUM

LEGAL INFORMATION

SITE PLAN: PC2025-0260
PART 2 PLAN 5R-11035 AND PART 1 PLAN 4R-34545
PROVIDED BY Q4A ARCHITECTS, PROJECT No. 25026, RECEIVED ON SEPTEMBER 18,
2026.

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



CAIVAN (STITTSVILLE) INC.		MAGNOLIA STACKED TOWNS	
		120 Iber Road, Unit 103 Stittsville, ON K2S 1E9 Tel. (613) 836-0556 Fax. (613) 836-7183 www.DSEL.ca	
PRIVATE STREET 3		© DSEL	
STA. 0+000.000 TO STA. 0+52.535			
DRAWN BY: M.S. & A.S. DESIGNED BY: M.S. & W.L. SCALE: H=1:500/ V=1:50		CHECKED BY: S.L.M. CHECKED BY: C.M. DATE: JANUARY 2006	
		SHEET NO. 9	