



- 1. GENERAL NOTES**
- 1.1.1. REFERENCE SPECIFICATIONS**
- 1.1.1.1. OSHA OCCUPATIONAL HEALTH AND SAFETY
  - 1.1.1.2. CSA CANADIAN STANDARD ASSOCIATION
  - 1.1.1.3. MTO MINISTÈRE DE TRANSPORTS DU QUÉBEC
  - 1.1.1.4. NBC NATIONAL BUILDING CODE OF CANADA (2022)
  - 1.1.1.5. ASTM AMERICAN SOCIETY OF TESTING AND MATERIALS
  - 1.1.1.6. ASCE AMERICAN SOCIETY OF CIVIL ENGINEERS
  - 1.1.1.7. ROAD DESIGN STANDARDS
    - 1.1.1.7.1. TAC TRANSPORTATION ASSOCIATION OF CANADA - MANUAL OF GEOMETRIC DESIGN GUIDE FOR CANADIAN ROADS
    - 1.1.1.7.2. Q2-9.01 DESIGN CODE OF A STORMWATER MANAGEMENT SYSTEM ELIGIBLE FOR A DECLARATION OF COMPLIANCE, ENVIRONMENTAL QUALITY ACT
    - 1.1.1.7.3. CHELSEA RELATIF À LA MISE EN PLACE DE TRAVAUX MUNICIPAUX
    - 1.1.1.7.4. BY-LAW NUMBER 637-05 TITLED "RESPECTING SUBDIVISIONS" EFFECTIVE 20 APRIL 2020
    - 1.1.1.7.5. MTO TOME 1 THROUGH TOME 7
- 1.1.2. DIMENSION**
- 1.1.2.1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED
- 1.1.3. BENCHMARKS AND SURVEY**
- 1.1.3.1. COORDINATES USED IN THIS DRAWING ARE NAD 83 (EPSG 32189) AND ARE BASED ON GEODETIC ELEVATION
- 1.1.3.2. ELEVATIONS ARE BASED ON LIDAR PROVIDED BY OPENFORÉ
- 1.1.4. REFERENCED REPORTS**
- 1.1.4.1. GEOTECHNICAL REPORT TITLED "GEOTECHNICAL INVESTIGATION REPORT" BY ASI DATED 16 OCTOBER 2013.
- 1.1.4.1.1. UPDATED IN MEMO TITLED "ROUTE 105 DEVELOPMENT PROJECT" BY ASI DATED 5 JULY 2019
  - 1.1.4.1.2. UPDATED IN DETAILED MEMO TITLED "STABILITY ASSESSMENT OF NORTHERN PART OF PROPOSED SUBDIVISION" BY SAEL DATED 23 AUGUST 2021.
  - 1.1.4.2. PUMPING TEST MEMO TITLED "ASSESSMENT OF WELL PUMPING TEST BY SHEPARD" BY ASI DATED 15 JANUARY 2021. SEPTIC AND DRAINING WATER NOTES
  - 1.1.4.2.1. ALL SEPTIC SYSTEMS LOCATIONS ARE BASED ON THE PUMPING REPORT, SEPTIC REPORT, AND GEOTECHNICAL REPORT WHICH SHOWS A TYPICAL SEPTIC SYSTEM THAT WOULD SATISFY THE LISTED BY LAWS
  - 1.1.4.2.2. POLISHING FIELDS MAY EXTEND BEYOND THE APPROVED CONSTRUCTION LINE BUT MUST BE APPROVED BY SAEL GEOTECHNICAL ENGINEER.
- 1.1.4.3. ROAD FEASIBILITY STUDY TITLED "ROAD FEASIBILITY STUDY" BY ASI DATED 1 FEBRUARY 2021. ROAD DESIGN NOTES
- 1.1.4.4. ROAD DESIGN REPORT TITLED "ROAD DESIGN REPORT" BY SAEL DATED 23 APRIL 2024.
- 1.1.4.5. SEPTIC SYSTEMS ASSESSMENT REPORT TITLED "SEPTIC SYSTEMS ASSESSMENT REPORT" BY ASI DATED 21 JANUARY 2021.
- 1.1.4.6. SITE LIGHTING BY OTHER
- 1.1.4.7. STORMWATER DESIGN REPORT TITLED "STORMWATER DESIGN OF RTE 105 SUBDIVISION" BY SAEL DATED 23 APRIL 2024.
- 1.1.4.8. CHARACTERIZATION FORESTIÈRE, PROJET: CHELSEA, LOT #3 389 672 BY NOVA SILVA DATED 18 MARCH 2024
- 2. LOT PLAN DESIGN AND DEVELOPMENT GUIDELINES**
- 2.1.1.1. THE SUBDIVISION DESIGN IS SENSITIVE TO THE EXISTING NATURAL AND BUILT ENVIRONMENT OF THE MUNICIPALITY OF CHELSEA. THIS INCLUDES CONSIDERATION OF TOPOGRAPHY, VEGETATION, EXISTING WATERBODIES, HISTORIC STRUCTURE AND SURROUNDING LAND USES.
- 2.1.1.2. PROPOSED LOT PLANS ARE BASED UPON A SINGLE HOUSE FOOTPRINT OF APPROXIMATELY 225M<sup>2</sup>. HOUSES ARE TO HAVE A BASEMENT AND BE TWO STOREYS TALL. ABOVE GROUND SWIMMING POOLS ARE ALLOWED WITHIN THE CONSTRUCTION LIMIT. UNLESS EXPLICITLY NOTED, CONSTRUCTION OUTSIDE THE NOTED CONSTRUCTION LIMIT IS TO BE LIMITED TO SEPTIC SYSTEMS.
- 2.1.1.3. BUILDING PLACEMENT, ORIENTATION, ARCHITECTURE, AND ALL NEW CONSTRUCTION AESTHETICS TO RESPECT CHELSEA GUIDELINES
- 2.1.1.4. WHERE POSSIBLE, HOUSES AND NEW CONSTRUCTION ARE TO DRAIN TOWARD ROAD SIDE DITCH.
- 2.1.1.5. WELLS ARE TO BE DESIGNED AS WATERTIGHT, WITH A MINIMUM BUFFER TO SEPTIC SYSTEMS OF 30.0M. THIS MAY BE REDUCED AT THE DISCRETION OF THE SPECIALIZED SEPTIC ENGINEER SYSTEM CAPABILITIES. THE WATER TREATMENT SYSTEM MAY BE INSTALLED OUTSIDE OF THE CONSTRUCTION LIMIT PROVIDED THE NOTE REGARDING STOCKPILING AND BUILDING UP IS OBSERVED IS RESPECTED. SHOULD STOCKPILING/REGRAVING BE REQUIRED, DESIGN ENGINEER TO BE NOTIFIED.
- 2.1.1.6. MINIMAL SITE DISTURBANCE IS TO BE ENSURED. CLEARING OF LARGE SWATHES OF TREES SHOULD PROMPT A HYDRAULIC DESIGN REVIEW. A MAXIMUM OF 400M<sup>2</sup> OF DEVELOPED AREA IS ASSUMED PER LOT. ADDITIONAL DEVELOPMENT SHOULD BE CONTROLLED LOCALLY USING LID TECHNOLOGIES. LID IMPLEMENTATION PLAN TO BE VERIFIED AT TIME OF CONSTRUCTION OF EACH LOT.
- 2.1.1.7. LOT OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT MUNICIPAL AUTHORITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES
- 2.1.1.8. THE SUBDIVISION IS TO BE SERVICED BY WELL AND SEPTIC SYSTEMS. NO CONNECTIONS TO EXISTING INFRASTRUCTURE ARE REQUIRED.
- 2.1.1.9. OVER AND FLOW CHANNELS ARE TO BE MAINTAINED BY THE LOT OWNER TO ENSURE ADEQUATE HYDRAULIC CONNECTIVITY TO THE DRY STORAGE PONDS.
- 2.1.1.10. DISCHARGE OUTLETS SHOWN ON PLANS ARE TO BE INSPECTED TWICE A YEAR TO ENSURE CLEAR PASSAGE OF WATER AND DISCHARGE OF DRY STORAGE SYSTEMS.
- 2.1.1.11. ALL STORMWATER MANAGEMENT SYSTEMS ARE DESIGNED BASED ON THE REFERENCED STORMWATER MANAGEMENT DESIGN GUIDE FROM NOTE 1.1.4.7
- 2.1.1.12. ROAD DESIGN IS BASED ON MTO TOME 1 THROUGH TOME 7 AND LOCAL CHELSEA ROAD DESIGN FOR LOW FLOW ROAD
- 2.1.1.13. RIGHT-OF-WAY STANDARD IS TO BE 15.0M, AND ALL ROADWAYS DITCHES ARE TO BE MAINTAINED AND OWNED BY THE MUNICIPALITY OF CHELSEA. ALL STORMWATER MANAGEMENT SYSTEMS ARE TO BE MAINTAINED AS PER REFERENCE 1.1.4.7
- 2.1.1.14. STOCKPILING AND ADDITIONAL GRADING ABOVE EXISTING CONDITION IS NOT PERMITTED ON THE LOTS WITHOUT THE APPROVAL OF THE DESIGN ENGINEER
- 2.1.1.15. THIS SUBDIVISION DESIGN AND ITS VARIOUS COMPONENTS ARE FOR CONCEPTUAL APPROVAL ONLY. DIMENSIONS AND LOCATIONS OF VARIOUS ELEMENTS MAY BE CHANGED BY OWNERS AT THE DISCRETION OF CHELSEA BUILDING OFFICIALS AND SAEL ENGINEER PRIOR TO CONSTRUCTION.
- 3. SIGNAGE AND BARRIERS**
- 3.1.1. ROAD SIGNAGE
- 3.1.1.1. ROAD SIGNAGE IS TO BE PER ROAD SIGNAGE PLAN ON SH17
- 3.1.1.2. ROAD SIGNAGE IS TO BE PLACED A MINIMUM OF 1.0M AWAY FROM PAVED EDGE
- 3.1.1.3. UNDERSIDE OF SIGNAGE TO BE A MINIMUM 2.2 M FROM PAVED SURFACE
- 3.1.1.4. ALL SIGNAGE TO BE AS PER TOME 5
- 3.1.2. DRY STORAGE SIGNAGE
- 3.1.2.1. WARNINGS FOR HIGH WATER LEVEL TO BE PLACED AROUND AREAS DESIGNATED FOR DRY STORAGE. SEE SIGNAGE PLAN FOR DETAILED LOCATIONS
- 3.1.2.2. SIGNAGE FOR DRY STORAGE MAY BE REPLACED WITHIN VEGETATIVE BARRIERS IF REQUIRED
- 3.1.3. SAFETY FEATURES
- 3.1.3.1. VEGETATIVE BARRIERS
- 3.1.3.1.1. WHERE WATER DEPTH IS DESIGNED AT LESS THAN 1.0M, AND THE SIDE SLOPE IS LESS THAN 3H:1V, VEGETATIVE BARRIERS ARE CONSIDERED ADEQUATE
- 3.1.3.1.2. VEGETATIVE BARRIERS ARE TO BE DESIGNED BY OTHERS BUT SHOULD INCLUDE EMERGENT SPECIES OF VEGETATION TO DETER ACCESS.



**LEGEND - PLAN**

Line Location	Type
Placement (Spot) Elevation	Sub-Station 2 (R/S)
Reference	Street Centre Line
MS-132-20-WO-06	Centre
Plan Location	Road Edge
Right Hand Side	Water Flow
Right Hand Side	Lot Lines
Right Hand Side	End of the Slope (Right)
Left Hand Side	End of the Slope (Left)
End of the Slope (Left)	
Right Hand Side	

**LEGEND - PROFILE**

Plan Location	Profile Elevation
Plan Profile Location	Profile Elevation
Plan Slope Marker	Profile Elevation
Plan Road Edge	Profile Elevation
Profile Type	Profile Elevation
Left Hand Side	Profile Elevation
Left Hand Side	Profile Elevation
End of the Slope (Left)	Profile Elevation
Right Hand Side	Profile Elevation

**LEGEND - SUBDIVISION PLAN**

Slope Profile Examined	Subdivision
Construction Limit	Property Limit
Right of Way	Road C.L.
Natural Features	Gateway River
Highway 105	

**REVISIONS**

NO.	DATE	REMARKS
10	08 DECEMBER 2025	ISSUED FOR PERMIT
9	05 OCTOBER 2025	ISSUED FOR PERMIT
8	2 JUNE 2025	ISSUED FOR PERMIT
7	30 JANUARY 2025	ISSUED FOR PERMIT
6	08 OCTOBER 2024	ISSUED FOR CONSTRUCTION
5	28 JUNE 2024	ISSUED FOR PERMIT
4	28 JUNE 2024	ISSUED FOR PERMIT
3	5 JUNE 2024	ISSUED FOR PERMIT
2	11 APRIL 2024	ISSUED FOR PERMIT
1	27 FEB 2024	ISSUED FOR PERMIT

**LEGEND**

##	LOT NUMBERING TEXT
DN	CURVE NUMBER
EC	END OF CURVE
BC	BEGINNING OF CURVE
MP	APPROXIMATE BENCHMARK LOCATION
MP	MONITORING POINT

SERVICE LOCATIONS INDICATED ON SHORING DRAWINGS ARE PROVIDED FOR COORDINATION PURPOSES ONLY.

OTHER SERVICES NOT INDICATED ON THIS DRAWING MAY EXIST.

THE OWNER / GENERAL CONTRACTOR / PROJECT MANAGER SHALL ENSURE THAT ALL THE UNDERGROUND AND OVERGROUND SERVICES BE IDENTIFIED, PROTECTED AND / OR RELOCATED. PRIOR TO PROCEEDING WITH ANY DRILLING OR EXCAVATION WORK. DO NOT EXCAVATE OR DRILL BEFORE ALL SERVICES HAVE BEEN LOCATED.

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

PRINTS ARE NOT TO BE SCALED. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.

DRAWINGS WITHOUT ENGINEER'S SIGNATURE SHALL BE CONSIDERED AS INCOMPLETE AND ARE FOR INFORMATION ONLY.



Job Title  
**HWY 105 DEVELOPMENT**

CHELSEA, QUÉBEC

Sheet Title  
**LOT #16**



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**SACL**

Scale	NTS	Designed By	D.A.
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