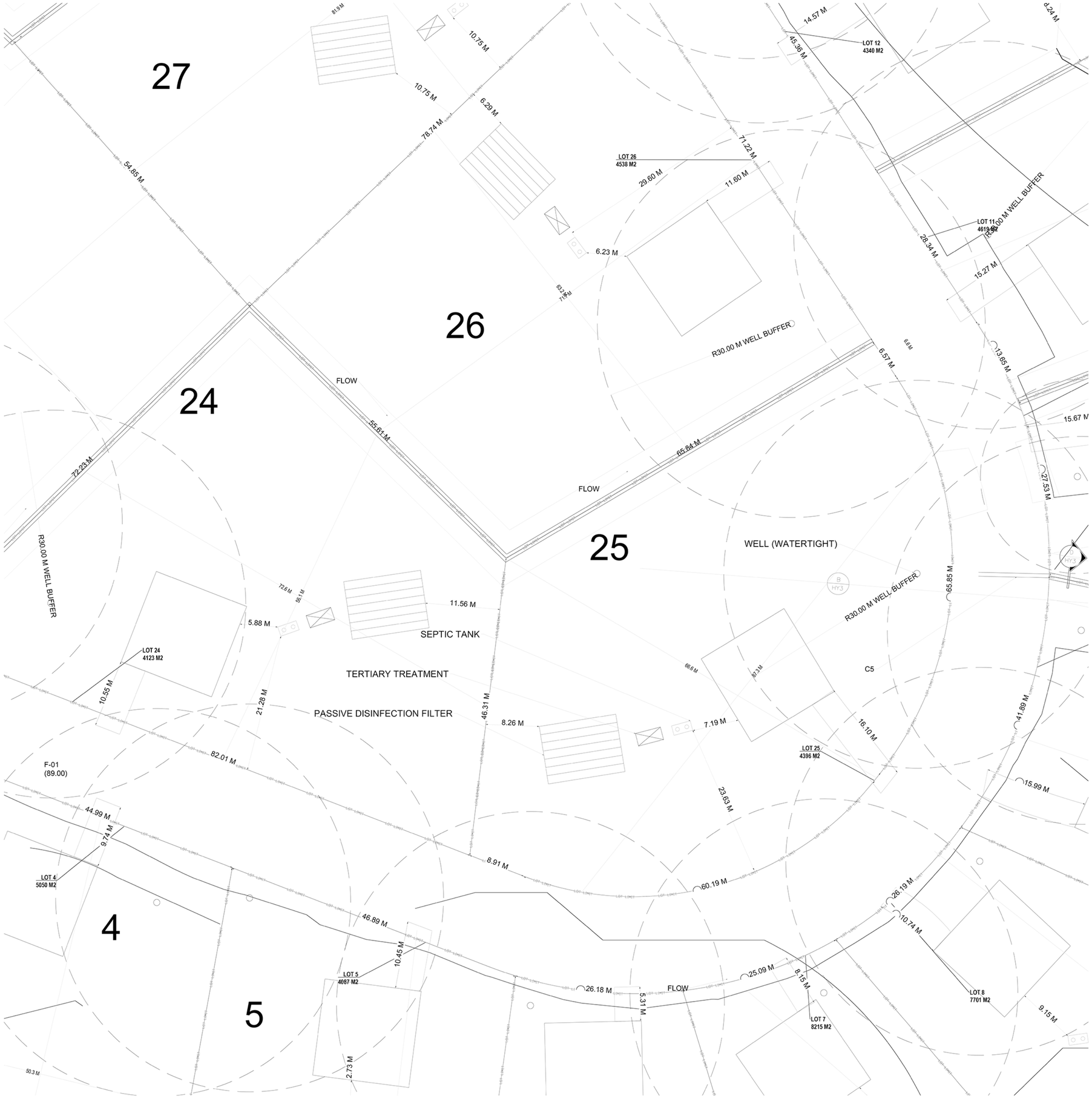

RL25 SAMPLE LOT PLAN

C RL25 5:1

1. GENERAL NOTES
1.1.1. REFERENCE SPECIFICATIONS
1.1.1.1. OHSA — OCCUPATIONAL HEALTH AND SAFETY
1.1.1.2. CSA — CANADIAN STANDARD ASSOCIATION
1.1.1.3. MTQ — MINISTERE DE TRANSPORTS DU QUEBEC
1.1.1.4. NBCC — 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 GEOMETRC 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. ENVIRONMENT QUALITY ACT
1.1.1.7.3. 949-15 CHELSEA RELATIF A 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. MTQ TOMES 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 MTM ZONE 9 (EPSG 32189) AND ARE BASED ON GEODETIC ELEVATION
1.1.3.2. ELEVATIONS ARE BASED ON LIDAR PROVIDED BY OPENFORET
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 SACL DATED 23 AUGUST 2021.
1.1.4.2. PUMPING TEST MEMO TITLED "ASSESSMENT OF WELL PUMPING TEST BY SHERMONT" BY ASI DATED 15 JANUARY 2021. SEPTIC AND DRINKING 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 BYLAWS
1.1.4.2.2. POLISHING FIELDS MAY EXTEND BEYOND THE APPROVED CONSTRUCTION LINE BUT MUST BE APPROVED BY SACL 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 SACL 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 SACL DATED 23 APRIL 2024.
1.1.4.8. CARACTARACTERISATION FORESTIÈRE, PROJECT: CHELSEA, LOT #3 389 672" BY NOVA SYLVA 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 WATER BODIES, HISTORIC STRUCTURE AND SURROUNDING LAND USES.
2.1.1.2. PROPOSED LOT PLANS ARE BASED UPON A SINGLE HOUSE FOOTPRINT OF APPROXIMATELY 225M2. HOUSES ARE TO HAVE A BASEMENT AND BE TWO STORIES 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 CAPACBILITIES
2.1.1.6. MINIMAL SITE DISTURBANCE IS TO BE ENSURED, CLEARING OF LARGE SWATHES OF TREES SHOULD PROMPT A HYDAULIC DESIGN REVIEW. A MAXIMUM OF 400M2 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 AHORITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES
2.1.1.8. THE SUBDIVISON IS TO BE SERVICED BY WELL AND SEPTIC SYSTEMS, NO CONNECTIONS TO EXISTING INFRASTRUCTURE ARE REQUIRED
2.1.1.9. OVERLAND 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 MTQ 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 SACL 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 MTQ 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. VEGETATED BARRIERS ARE TO BE DESIGNED BY OTHERS BUT SHOULD INCLUDE EMERGENT SPECIES OF VEGETATION TO DETER ACCESS.

KEY PLAN

LEGEND - PLAN

L-line Location	Topo
Pavement (layer three)	Sub horizon 2 (FR)
Template	Stripped Surface
MG-152 OR MG-56	Culverts
P-line Location	ROAD EDGE
RIGHT ROAD EDGE	WATER FLOW
RIGHT SLOPE STAKE	LOT LINES
RIGHT ROAD EDGE	END OF THE SLOPE (RIGHT)
LEFT SLOPE STAKE	
LEFT ROAD EDGE	
END OF THE SLOPE (LEFT)	

LEGEND - PROFILE

Plan L-line Location	Profile Subgrade
Plan P-line Location	Profile Stripped Surface
Plan Hinge Broken	Culverts
Plan Road Edges	Bridge Abutments
Profile Topo	FINISHED GRADE
LEFT SLOPE STAKE	END OF THE SLOPE (RIGHT)
LEFT ROAD EDGE	INFRASTRUCTURE LINE
END OF THE SLOPE (LEFT)	ROAD CENTER PROFILE
RIGHT ROAD EDGE	GROUND LEVEL
RIGHT SLOPE STAKE	

LEGEND - SUBDIVISION PLAN

SLOPE PROFILES EXAMINED	SUBDIVISIONS
CONSTRUCTION LIMIT	PROPERTY LIMIT
RIGHT OF WAY	ROAD C.L.
NATURAL FEATURES	GATINEAU RIVER
HIGHWAY 105	

NO.	DATE	REMARKS
10	08 DECEMBER 2025	ISSUED FOR PERMIT
9	01 OCTOBER 2025	ISSUED FOR PERMIT
8	2 JUNE 2025	ISSUED FOR PERMIT
7	30 JANUARY 2025	ISSUED FOR PERMIT
6	8 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

REVISIONS

LEGEND

##	LOT NUMBERING TEXT
C(X)	CURVE NUMBER
EC	END OF CURVE
BC	BEGINNING OF CURVE
	APPROXIMATE BOREHOLE 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 OVERHEAD 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 CONSTRUED AS INCOMPLETE AND ARE FOR INFORMATION ONLY.

Client

CHELSEA DEVELOPMENT
1261 BOULEVARD ST. JOSEPH
GATINEAU, QC
J8Z 3J6

Job Title

HWY 105 DEVELOPMENT

CHELSEA, QUEBEC

Sheet Title

LOT #25

Seal

North

SCIENTIFIC APPLIED CONCEPTS LTD
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SACL

Scale : NTS	Designed By: D.A.
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Job No : 2106037	Sheet No: RL25