



- 1. GENERAL NOTES**
- 1.1.1. GENERAL REFERENCES**
- 1.1.1.1. CHSA OCCUPATIONAL HEALTH AND SAFETY CANADIAN STANDARD ASSOCIATION
 - 1.1.1.2. CSA MINISTRE DE TRANSPORTS DU QUEBEC
 - 1.1.1.3. MTO NATIONAL BUILDING CODE OF CANADA (2022)
 - 1.1.1.4. NBCC AMERICAN SOCIETY OF TESTING AND MATERIALS
 - 1.1.1.5. ASTM AMERICAN SOCIETY OF CIVIL ENGINEERS
 - 1.1.1.6. ASCE
 - 1.1.1.7. ROAD DESIGN STANDARDS TRANSPORTATION ASSOCIATION OF CANADA - MANUAL OF GEOMETRIC DESIGN GUIDE FOR CANADIAN ROADS
 - 1.1.1.7.1. TAC TRANSPORTATION ASSOCIATION OF CANADA - MANUAL OF GEOMETRIC DESIGN GUIDE FOR CANADIAN ROADS
 - 1.1.1.7.2. Q2-01 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 LAWNUMBER 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
 - 1.1.2.2. BENCH MARKS AND SURVEY
 - 1.1.2.3. COORDINATES USED IN THIS DRAWING ARE IN MTR ZONE 9 (EPSG 32189) AND ARE BASED ON GEODETIC ELEVATION
- 1.1.3. ELEVATIONS ARE BASED ON LIDAR PROVIDED BY OPENFRET**
- 1.1.4. REFERENCES 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 SYSTEM 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 TIELDS 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 SYSTEM ASSESSMENT REPORT TITLED "SEPTIC SYSTEM 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. CHARACTERIZATION FORESTIERE, PROJECT: CHELSEA, LOT #3 389 672" BY NOVA SYLVADATED 18 MARCH 2024
- 2. LOT PLANS 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 BUILDINGS, HISTORIC STRUCTURE AND SURROUNDING LAND USES.
 - 2.1.1.2. PROPOSED LOT PLANS ARE BASED UPON A SINGLE HOUSE FOOTPRINT OF APPROXIMATELY 2200 M². 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 CAPACITIES
 - 2.1.1.6. MINIMAL SITE DISTURBANCE IS TO BE ENSURED. CLEARING OF LARGE SWATHS OF TREES SHOULD PROMPT A RIGOROUS DESIGN REVIEW. A MAXIMUM OF 400M² OF DEVELOPED AREA IS ASSAUMED 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. 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 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 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 TOME 7
 - 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 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.



LEGEND - PLAN

Line Location	Type
Property (Open Area)	Sub-Station 2 (R)
Property	Street Surface
MG-112 DR W/0.06	Centre
Flow Location	Right Edge
Right Road Edge	Left Edge
Right Road Edge	Right Edge
Left Road Edge	Left Edge
End of the Slope (Left)	End of the Slope (Right)

LEGEND - PROFILE

Profile Location	Profile Name
Flow Location	Public Right-of-Way
Flow Edge	Public Right-of-Way
Flow Edge	Centre
Flow Edge	Bridge Abutment
Flow Type	Finished Channel
Left Road Edge	End of the Slope (Right)
Left Road Edge	Infrastructure (Vale Line)
End of the Slope (Left)	Road Center Profile
Right Road Edge	Proposed Profile

LEGEND - SUBDIVISION PLAN

Shape (Dashed Line)	Subdivision
Construction Limit	Property Limit
Right of Way	Road C.L.
Natural Feature	Gateway Barrier
Highway 105	

NO	DATE	REVISIONS	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	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

NO	DATE	REVISIONS	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	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	

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 GRADING 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.

Client

CHELSEA DEVELOPMENT
1201 BOULEVARD ST. JOSEPH
GATINEAU, QC
J2Z 3J6

Job Title

HWY 105 DEVELOPMENT

CHELSEA, QUEBEC

Sheet Title

LOT #6

Scale

North

SCIENTIFIC APPLIED CONCEPTS LTD
5500 CANTON ROAD, UNIT 105, GLOUCESTER, ON N1Y 2T2
WWW.SACL.CANADA.COM | INFO@SACL.CANADA.COM

Scale: NTS

Designed By: D.A.

Drawn By: D.A. & H.A.

Reviewed By: M.N. & H.S.

Job No: 2106037

Sheet No: RL6