

4816 BANK STREET



333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
www.arcadis.com

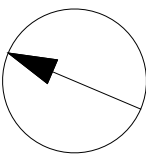


Sheet List Table	
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--	Cover
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C-010	NOTES-LEGEND
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PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

CONTRACT NO. 147743



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Arcadis Professional Services (Canada) Inc.
formerly B Group Professional Services (Canada) Inc.

ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION 1 ISSUED FOR SPA	2025-05-14
2	SUBMISSION No. 1 TO CITY	2025-09-18

SEE 010 FOR NOTES, LEGEND, CB TABLE AND DETAILS



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PROJECT
4816 BANK STREET

PROJECT NO:
147743

DRAWN BY:
D.D.

CHECKED BY:
M.P.

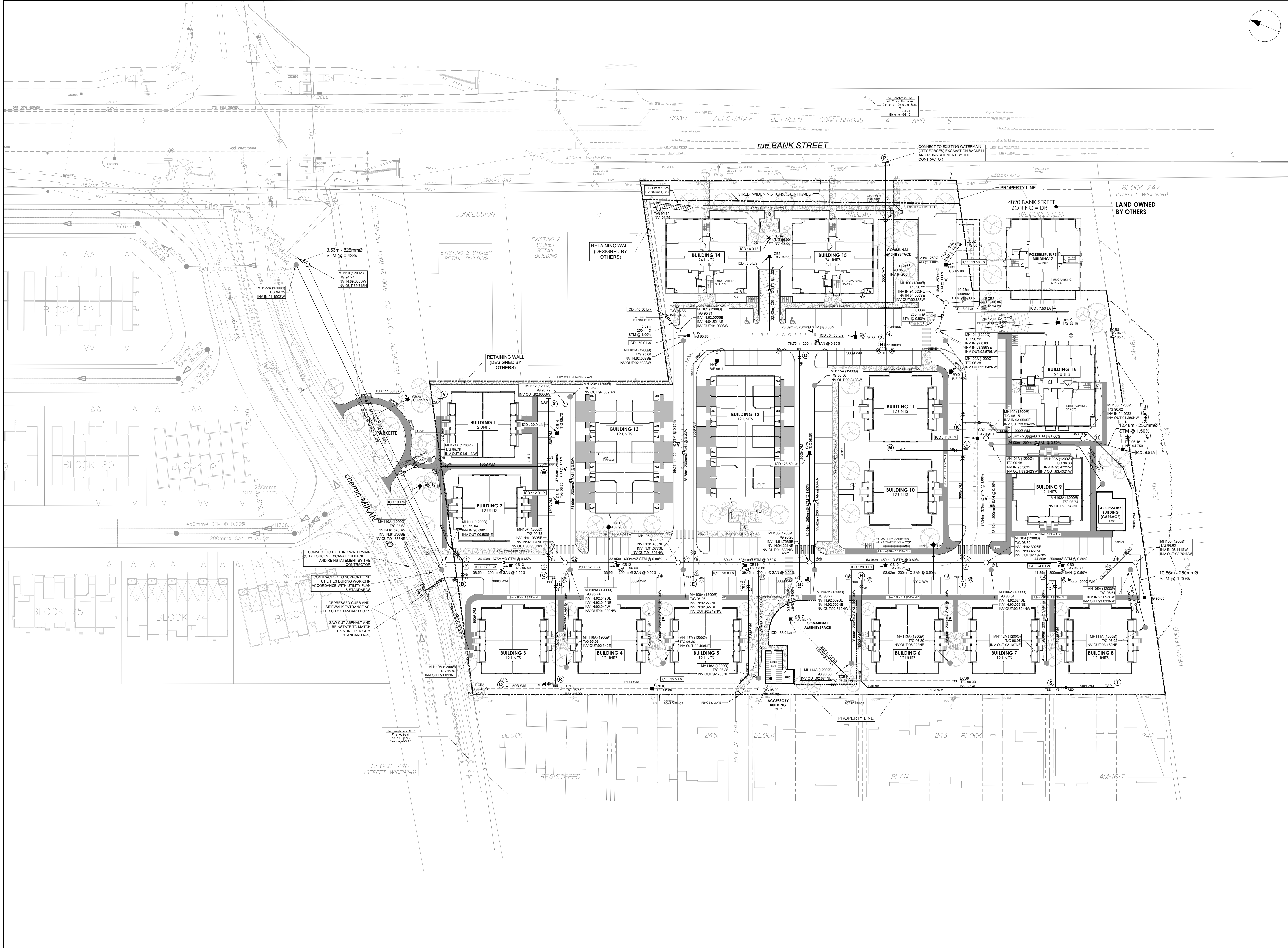
PROJECT MGR:
S.E.L.

APPROVED BY:
S.E.L.

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
C-000

ISSUE
2



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S.E.L.

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M.P.

APPROVED BY:
S.E.L.

SHEET TITLE

SITE PLAN SERVICING

SHEET NUMBER

C-001

ISSUE

2

The diagram illustrates various cross-sections of a road and their corresponding labels. The labels are listed on the right side of the diagram, and the corresponding cross-sections are shown on the left side.

- LIMIT OF CONSTRUCTION**: A horizontal line with a dashed line above it.
- PHASING LINE**: A horizontal line with a dashed line above it.
- BARRIER CURB**: A horizontal line with a dashed line above it.
- MOUNTABLE CURB**: A horizontal line with a dashed line above it.
- DEPRESSED BARRIER CURB**: A horizontal line with a dashed line above it.
- CONCRETE SIDEWALK**: A cross-section showing a concrete sidewalk with a dashed line above it.
- ASPHALT SIDEWALK**: A cross-section showing an asphalt sidewalk with a dashed line above it.
- ASPHALT SIDEWALK / PATHWAY**: A cross-section showing an asphalt sidewalk / pathway with a dashed line above it.
- BUS STOP CONCRETE / ASPHALT**: A cross-section showing a bus stop concrete / asphalt with a dashed line above it.
- TREES**: A cross-section showing trees with a dashed line above it.
- COMMUNITY MAILBOXES ON CONCRETE PADS**: A cross-section showing community mailboxes on concrete pads with a dashed line above it.

	SANITARY MANHOLE
	SANITARY SEWER
	STORM MANHOLE
	STORM SEWER - LESS THAN 900Ø
	STORM SEWER - 900Ø AND GREATER
	WATERMAIN
	STREET CATCHBASIN C/W TOP OF GRADE
	CURB INLET CATCHBASIN C/W GUTTER GRADE
	DOUBLE CATCHBASIN C/W TOP OF GRADE
	DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
	DITCH INLET MANHOLE C/W TOP OF GRADE
	CATCHBASIN MANHOLE C/W TOP OF GRADE
	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRADE
	REAR YARD "TEE" CATCHBASIN (3000Ø) C/W TOP OF GRADE AND INVERT OUT
	REAR YARD "END" CATCHBASIN (3000Ø) C/W TOP OF GRADE AND INVERT OUT
	REAR YARD "CUSTOM ANGLED " CATCHBASIN (4500Ø) C/W TOP OF GRADE AND INVERT OUT
	REAR YARD "THREE WAY" CATCHBASIN (4500Ø) C/W TOP OF GRADE AND INVERT OUT
	PERFORATED REAR YARD SUBDRAIN
	CSP CULVERT C/W DIAMETER
	VALVE AND VALVE BOX
	VALVE AND VALVE CHAMBER
	PARK VALVE CHAMBER C/W SERVICE POST
	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
	WATERMAIN REDUCER
	VERTICAL BEND LOCATION
	SIAMESE CONNECTION (IF REQUIRED)
	METER (IF REQUIRED)
	REMOTE METER (IF REQUIRED)
	WATERMAIN IDENTIFICATION (IF REQUIRED)
	PIPE CROSSING IDENTIFICATION (IF REQUIRED)
	FOUNDATION STORM CONNECTION LOCATION
	WATER/SANITARY CONNECTION LOCATION
	INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
	UNDERSIDE OF FOOTING ELEVATION
	CLAY SEAL IN SEWER/ WATERMAIN TRENCH

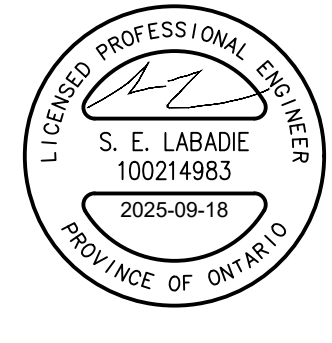
	Station	Description	Finished Grade	Top of Waterain	As Built Watermain
A	+0+00.00	TEE	95.530	93.130	
	+0+01.50	11 25 BEND	95.766	93.365	
	+0+07.05	22 5 BEND	95.765	93.365	
	+0+10.01	V&VC	95.818	93.418	
B	+0+12.24	TEE	95.837	93.437	
C	+0+38.09	TEE	95.694	93.294	
D	+0+40.00	TEE	95.717	93.317	
E	+0+50.94	V&VC	95.739	93.339	
	+0+55.16	HYDRANT TEE	95.693	93.293	
	+0+81.54	TEE	96.033	93.633	
	+0+84.04	V&VC	96.084	93.684	
F	+0+98.19	TEE	95.950	93.550	
G	+0+113.49	TEE	96.119	93.719	
H	+0+120.99	V&VC	96.176	93.776	
	+0+132.04	TEE	96.304	93.994	
	+0+134.54	V&VC	96.360	93.960	
	+0+153.73	HYDRANT TEE	96.380	93.980	
I	+0+162.41	TEE	96.438	94.038	
	+0+164.91	TEE	96.458	94.058	
J	+0+180.30	TEE	96.401	94.001	
	+0+192.85	V&VC	96.409	94.009	
	+0+195.15	REDUCER	96.422	94.022	
	+0+203.97	45 BEND	96.475	94.075	
	+0+217.24	45 BEND	96.759	94.359	
	+0+234.92	22 5 BEND	96.498	94.098	
	+0+241.76	22 5 BEND	96.411	94.011	
	+0+257.14	45 BEND	96.650	94.260	
	+0+284.21	45 BEND	96.227	93.827	
	+0+288.30	45 BEND	96.197	93.797	
	+0+290.80	VB	96.157	93.757	
K	+0+295.82	TEE	96.205	93.805	
E	+0+00.00	TEE	96.033	93.633	
	+0+08.22	V&VC	96.048	93.648	
	+0+64.76	45 BEND	95.881	93.481	
	+0+70.45	45 BEND	95.833	93.433	
	+0+73.57	HYDRANT TEE	95.977	93.577	
	+0+92.00	V&VC	95.943	93.543	
O	+0+98.37	TEE	95.920	93.520	
	+0+122.17	V&VC	95.946	93.546	
N	+0+124.17	TEE	95.963	93.563	
	+0+126.17	V&VC	95.994	93.594	
	+0+140.64	45 BEND	96.395	93.995	
	+0+147.37	HYDRANT TEE	96.516	94.116	
	+0+149.99	45 BEND	96.470	94.070	
	+0+162.51	V&VC	96.219	93.819	
K	+0+165.01	TEE	96.205	93.805	
L	+0+173.28	TEE	96.193	93.793	
	+0+175.78	V&VC	96.213	93.813	
	+0+205.38	V&VC	96.456	94.056	
I	+0+212.16	TEE	96.438	94.038	
B	+0+00.00	TEE	95.837	93.437	
	+0+01.62	VB	95.793	93.393	
	+0+06.13	45 BEND	95.668	93.268	
	+0+11.88	22 5 BEND	95.885	93.485	
U	+0+131.68	22 5 BEND	95.833	93.433	
	+0+036.29	TEE	95.806	93.406	
	+0+038.29	VB	95.803	93.403	
	+0+46.42	TEE	95.790	93.390	
V	+0+56.65	CAP	95.775	93.375	
D	+0+00.00	TEE	95.703	93.303	
	+0+02.00	VB	95.725	93.325	
R	+0+31.27	TEE	95.717	93.317	
Q	+0+00.00	CAP	95.722	93.322	
	+0+10.97	REDUCER	95.751	93.351	
	+0+12.91	VB	95.727	93.327	
R	+0+14.91	TEE	95.702	93.302	
	+0+69.98	45 BEND	96.115	93.715	
	+0+74.12	45 BEND	96.278	93.878	
	+0+100.46	VB	95.996	93.596	
F	+0+102.46	TEE	95.950	93.550	
H	+0+00.00	TEE	96.394	93.994	
	+0+02.00	VB	96.415	94.015	
	+0+30.39	45 BEND	96.324	93.924	
	+0+33.16	45 BEND	96.762	94.362	
S	+0+80.51	TEE	97.604	95.204	
	+0+87.50	VB			

Pipe Interference Table			
Crossing No	PIPE 1	PIPE 2	Clearance
1	WTR Bottom 93.124	STM Top 91.511	1.612
2	WTR Bottom 93.184	SAN Top 92.033	1.151
3	WTR Bottom 93.235	SAN Top 92.985	0.250
4	WTR Bottom 93.254	STM Top 93.004	0.250
5	WTR Bottom 93.105	STM Top 91.679	1.425
6	WTR Bottom 93.113	SAN Top 92.163	0.950
7	WTR Bottom 93.708	SAN Top 92.067	0.741
8	WTR Bottom 93.714	STM Top 92.668	1.046
9	WTR Bottom 93.300	SAN Top 92.543	0.757
10	WTR Bottom 93.304	STM Top 92.027	1.277
11	STM Bottom 94.622	WTR Top 94.192	0.430
12	WTR Bottom 93.828	SAN Top 93.210	0.618
13	WTR Bottom 93.896	STM Top 92.967	0.929
14	WTR Bottom 93.653	SAN Top 93.144	0.509
15	WTR Bottom 93.626	SAN Top 92.979	0.648
16	WTR Bottom 93.438	SAN Top 92.830	0.608
17	WTR Bottom 93.645	SAN Top 92.671	2.974
18	WTR Bottom 93.205	SAN Top 92.425	0.780
19	WTR Bottom 92.996	SAN Top 92.285	0.711
20	SAN Bottom 91.515	STM Top 91.093	0.421
21	SAN Bottom 93.058	STM Top 92.661	0.397
22	SAN Bottom 92.054	STM Top 91.737	0.317
23	SAN Bottom 92.600	STM Top 92.313	0.287
24	SAN Bottom 92.280	STM Top 92.003	0.277

Thickness (mm)	Material Description
40	Wear Course – Superpave 12.5 Asphaltic Concrete
50	Binder Course – Superpave 19.0 Asphaltic Concrete
150	BASE – OPSS Granular A Crushed Stone
450	SUBBASE – OPSS Granular B Type II

SUBGRADE – Either fill, in situ soils or OPSS Granular B Type I or II material placed over in situ soil or bedrock.

Thickness (mm)	Material Description
50	Wear Course – Superpave 12.5 Asphaltic Concrete
150	BASE – OPSS Granular A Crushed Stone
300	SUBBASE – OPSS Granular B Type II
SUBGRADE – Either fill, in situ soils or OPSS Granular B Type I or II material placed over in situ soil or bedrock.	

- | | | |
|--|-----------------------------|------------------------|
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| No. | DESCRIPTION | DATE |
| 1 | SUBMISSION 1 ISSUED FOR SPA | 2025-05-14 |
| 2 | SUBMISSION No. 1 TO CITY | 2025-09-18 |
| SEE 010 FOR NOTES, LEGEND, CB TABLE AND DETAILS | | |
|  | | |
| SEAL | | |
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| PROJECT | | |
| 4816 BANK STREET | | |
| PROJECT NO:
147743 | | |
| DRAWN BY:
D.D. | | CHECKED BY:
M.P. |
| PROJECT MGR:
S.E.L. | | APPROVED BY:
S.E.L. |
| SHEET TITLE | | |
| NOTES & LEGEND | | |
| SHEET NUMBER | | ISSUE |
| C-010 | | 2 |



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NOT FOR CONSTRUCTION

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PROJECT

4816 BANK STREET

PROJECT NO:
147743

DRAWN BY:
D.D.

PROJECT MGR:
S.E.L.

CHECKED BY:
M.P.

APPROVED BY:
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SHEET TITLE

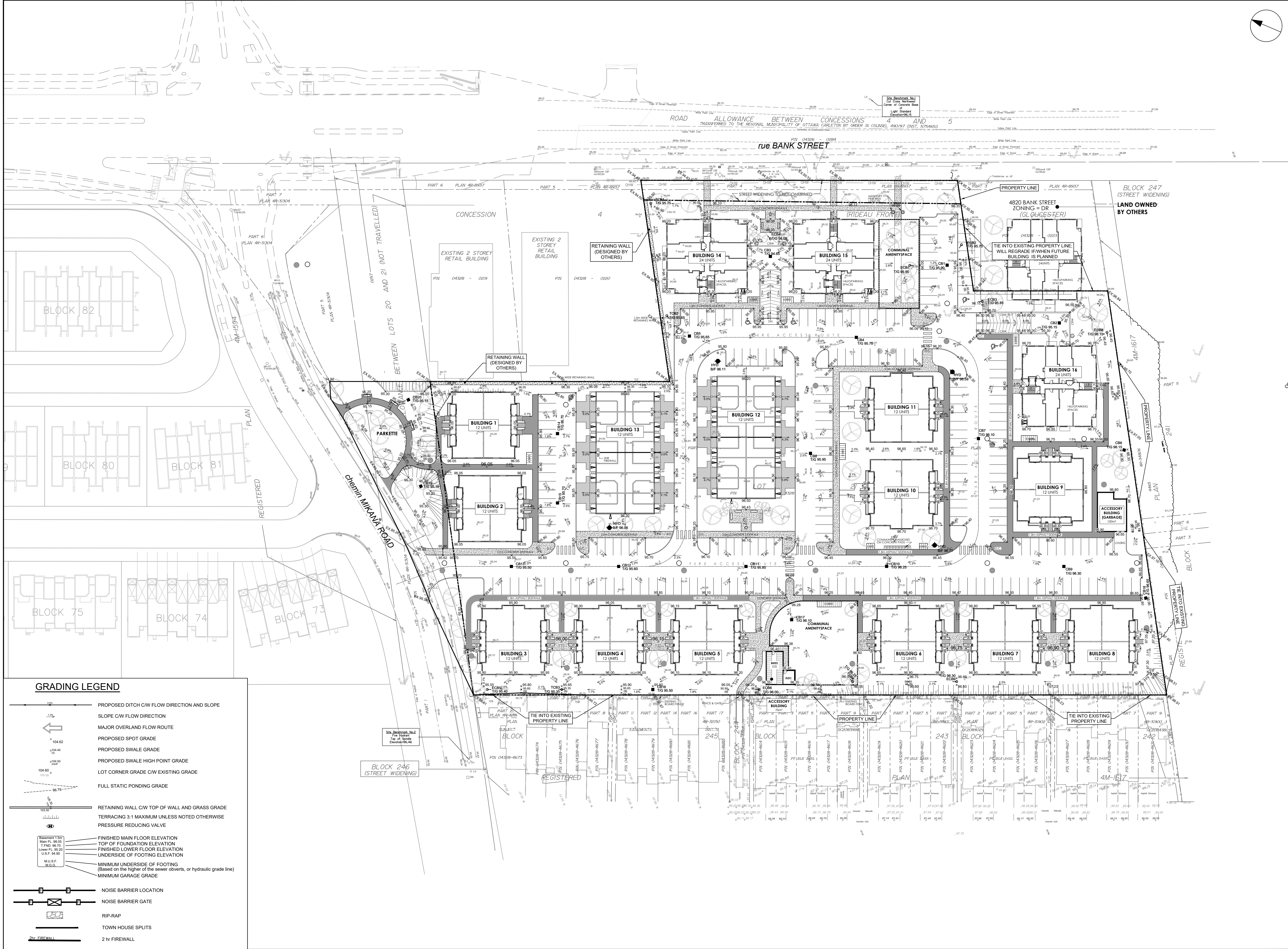
REMOVALS PLAN

SHEET NUMBER

C-020

ISSUE

2



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1:500 0 5 10 15 20m

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PROJECT

4816 BANK STREET

PROJECT NO: 147743	CHECKED BY: M.P.
DRAWN BY: D.D.	APPROVED BY: S.E.L.

PROJECT MGR:
S.E.L.

SHEET TITLE

SITE PLAN GRADING

SHEET NUMBER	ISSUE
C-200	2

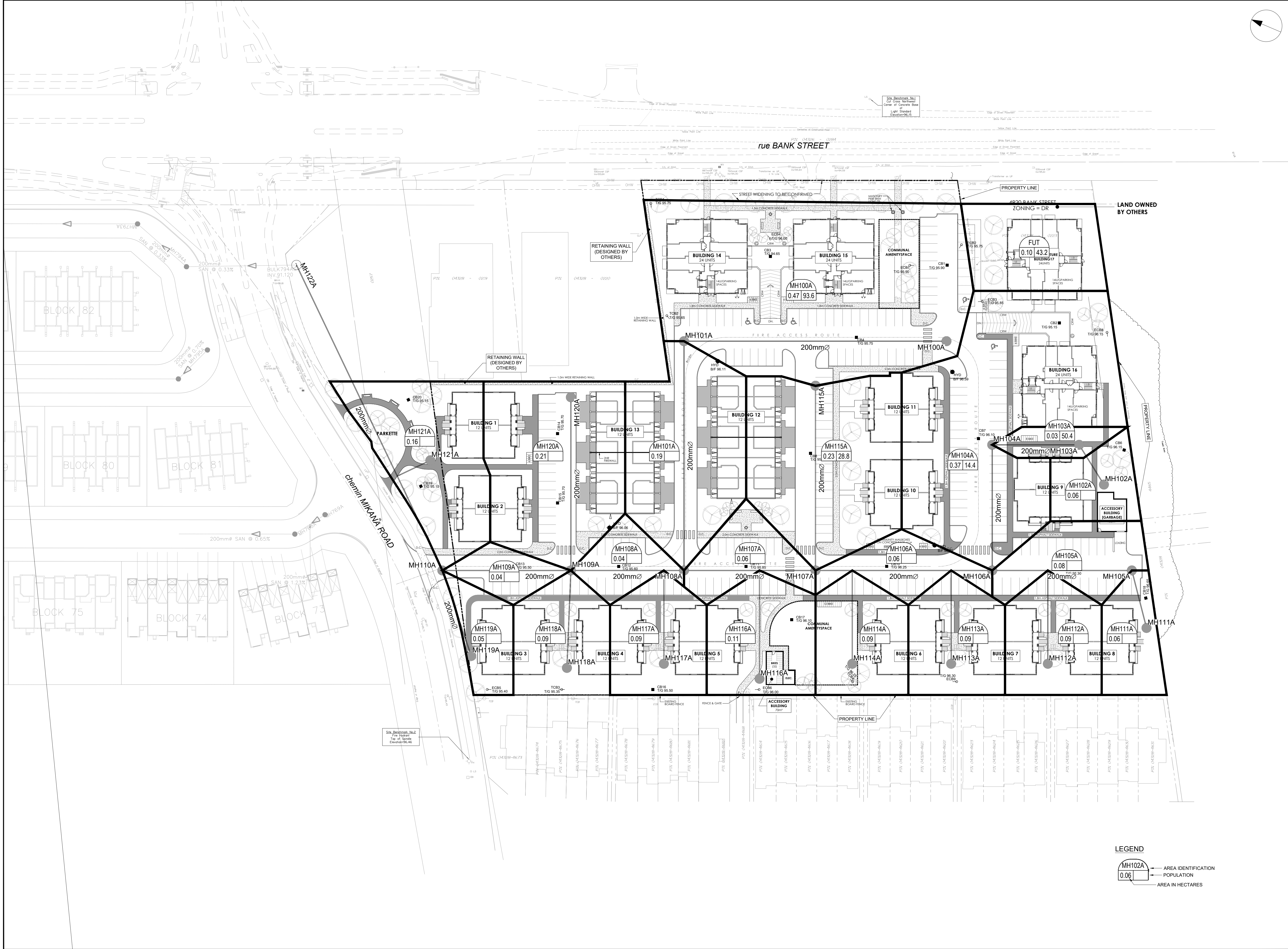
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Printed: September 18, 2025, 4:39:20 PM by Dore, Denis

Last Saved: September 18, 2025, by dore6754

Version: 1

D07-XX-XX-XXXX



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SHEET TITLE

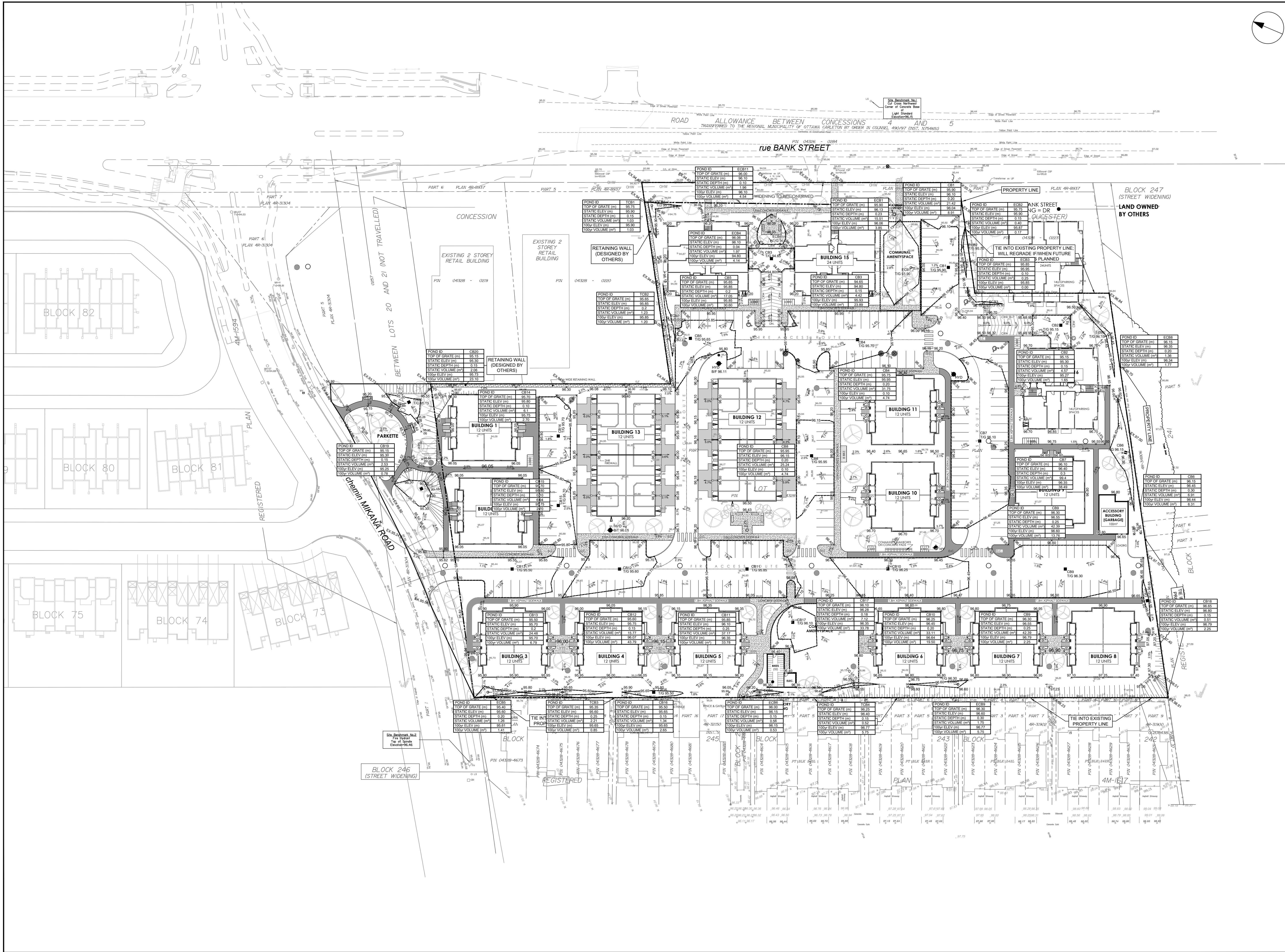
SANITARY DRAINAGE PLAN

SHEET NUMBER

C-400

ISSUE

2



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PROJECT

4816 BANK STREET

PROJECT NO: 147743	
DRAWN BY: D.D.	CHECKED BY: M.P.
PROJECT MGR: S.E.L.	APPROVED BY: S.E.L.

SHEET TITLE

SITE PONDING PLAN

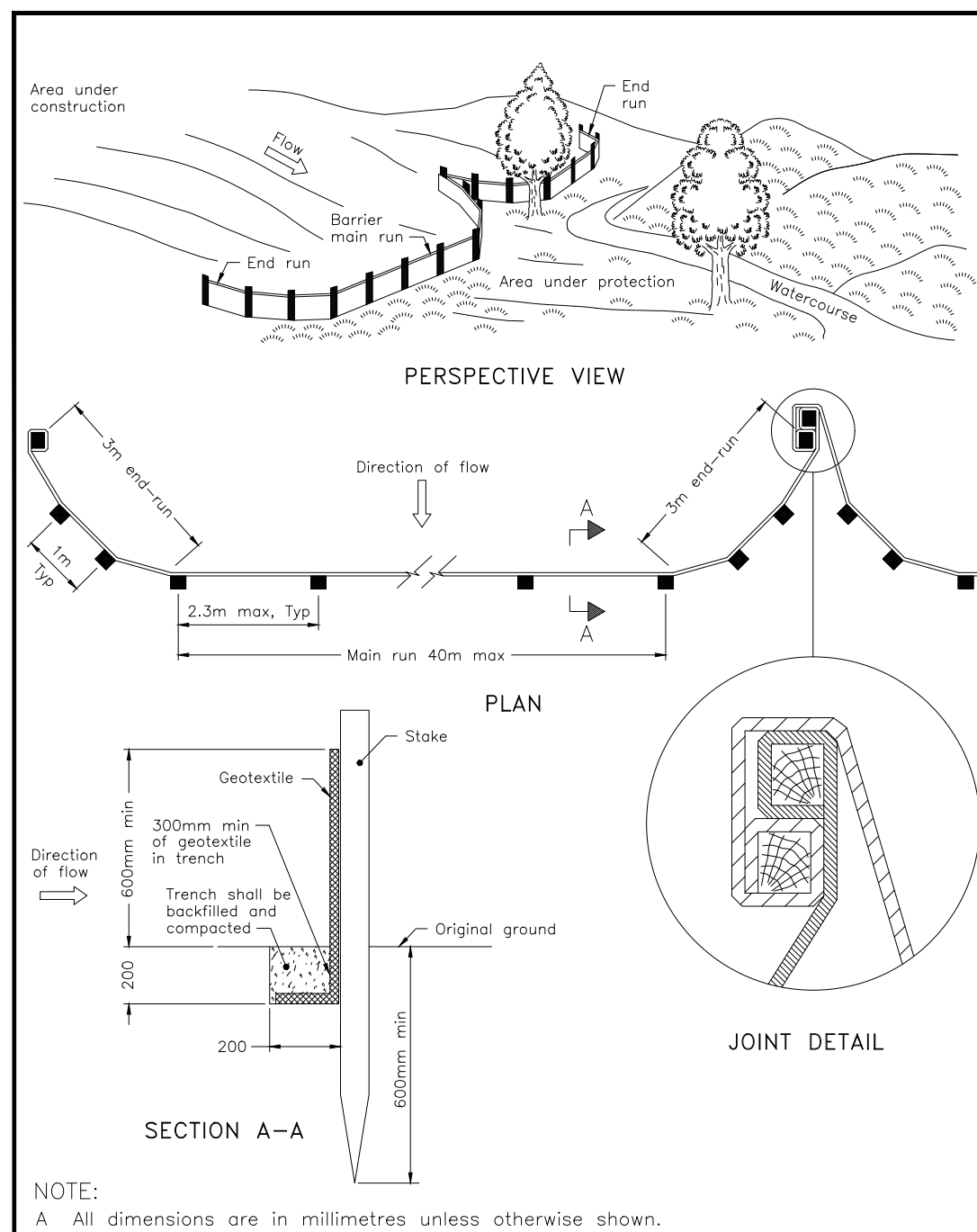
SHEET NUMBER	ISSUE
C-600	2

FILE LOCATION: C:\Users\doried754\Documents\754\4816Bank Street - Spatial\Project Files\10_WIP\04_Civil\Sheets\C-600 SITE PONDING PLAN.dwg

1"=100'

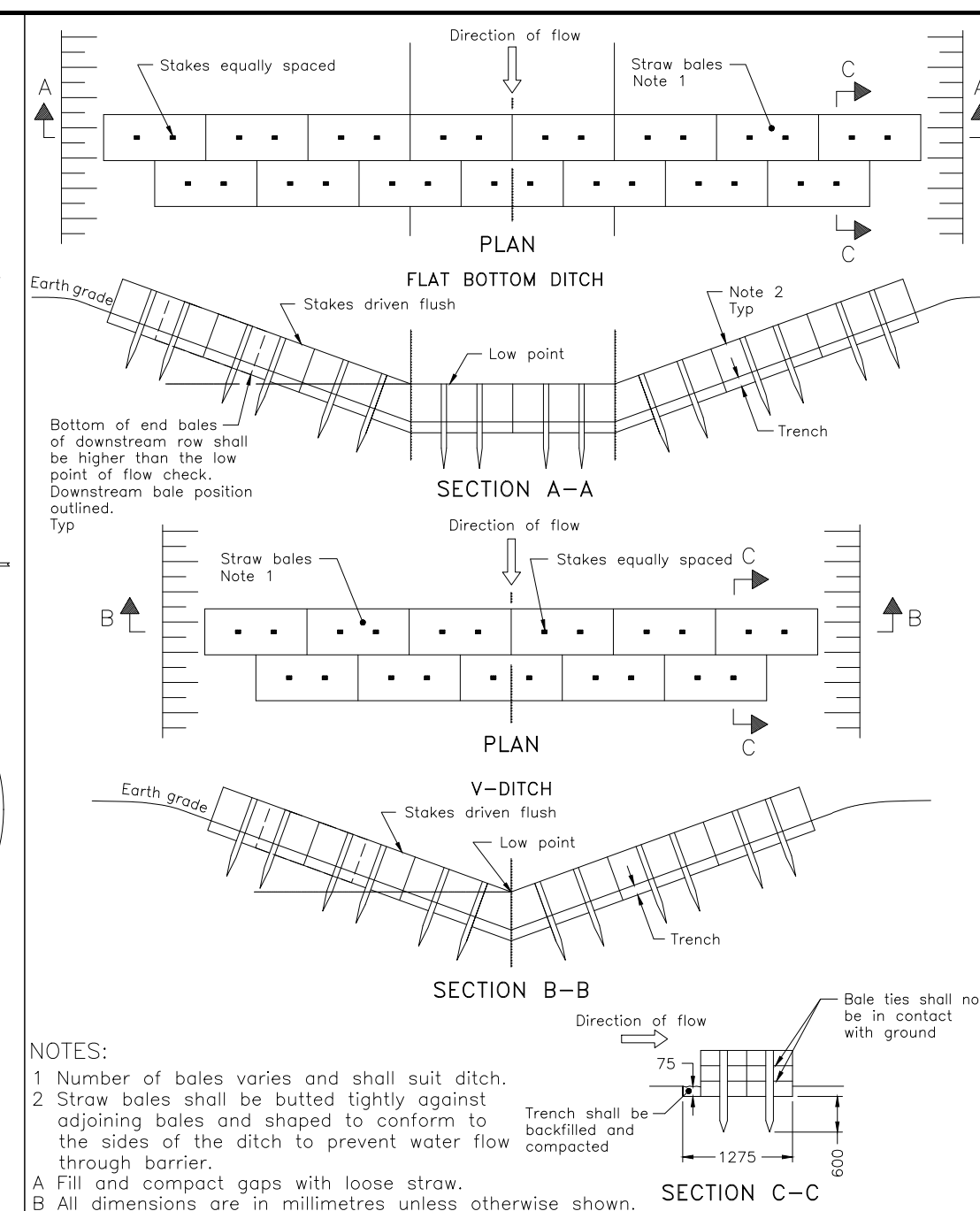
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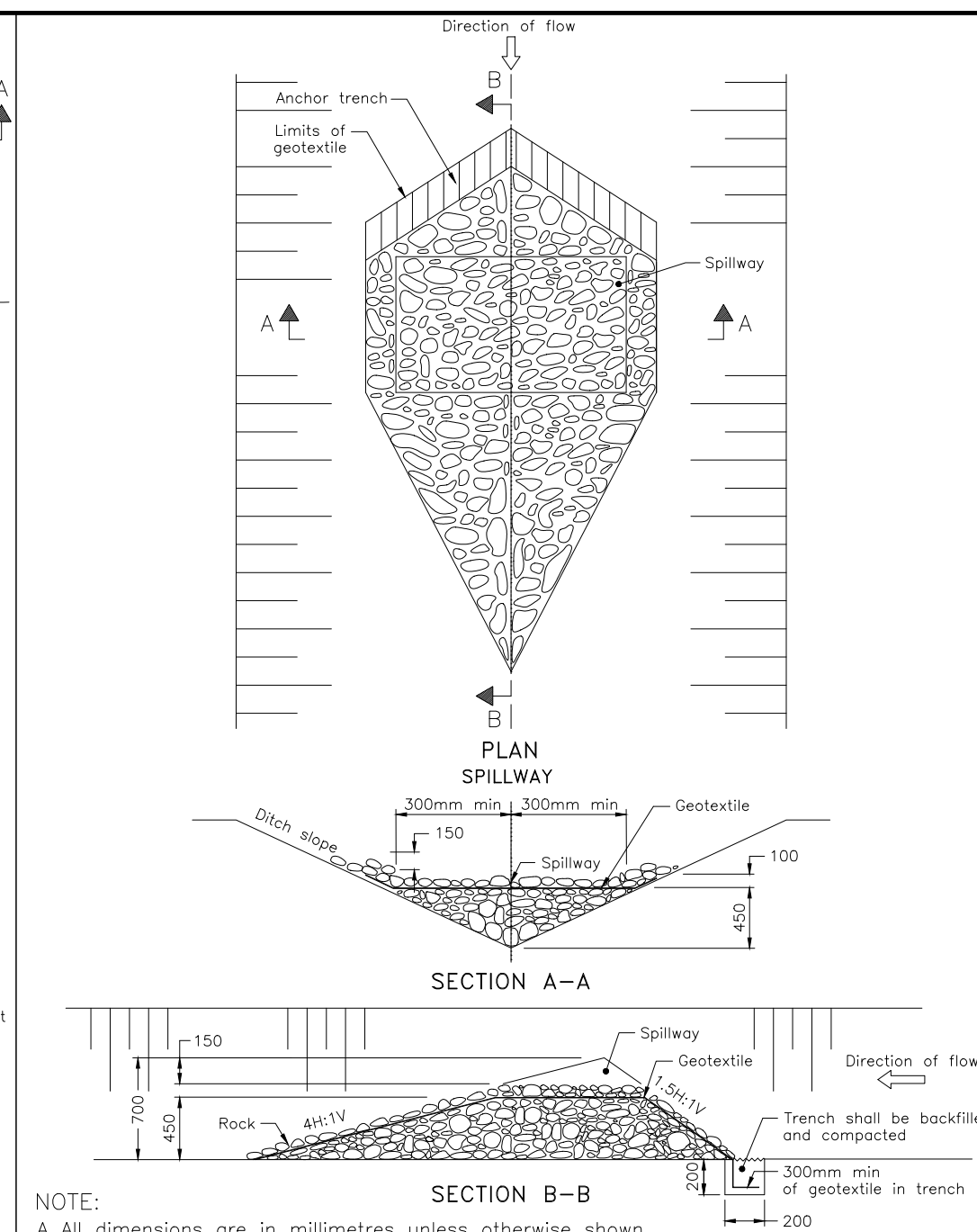
NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
LIGHT-DUTY
SILT FENCE BARRIER
OPSD 219.110



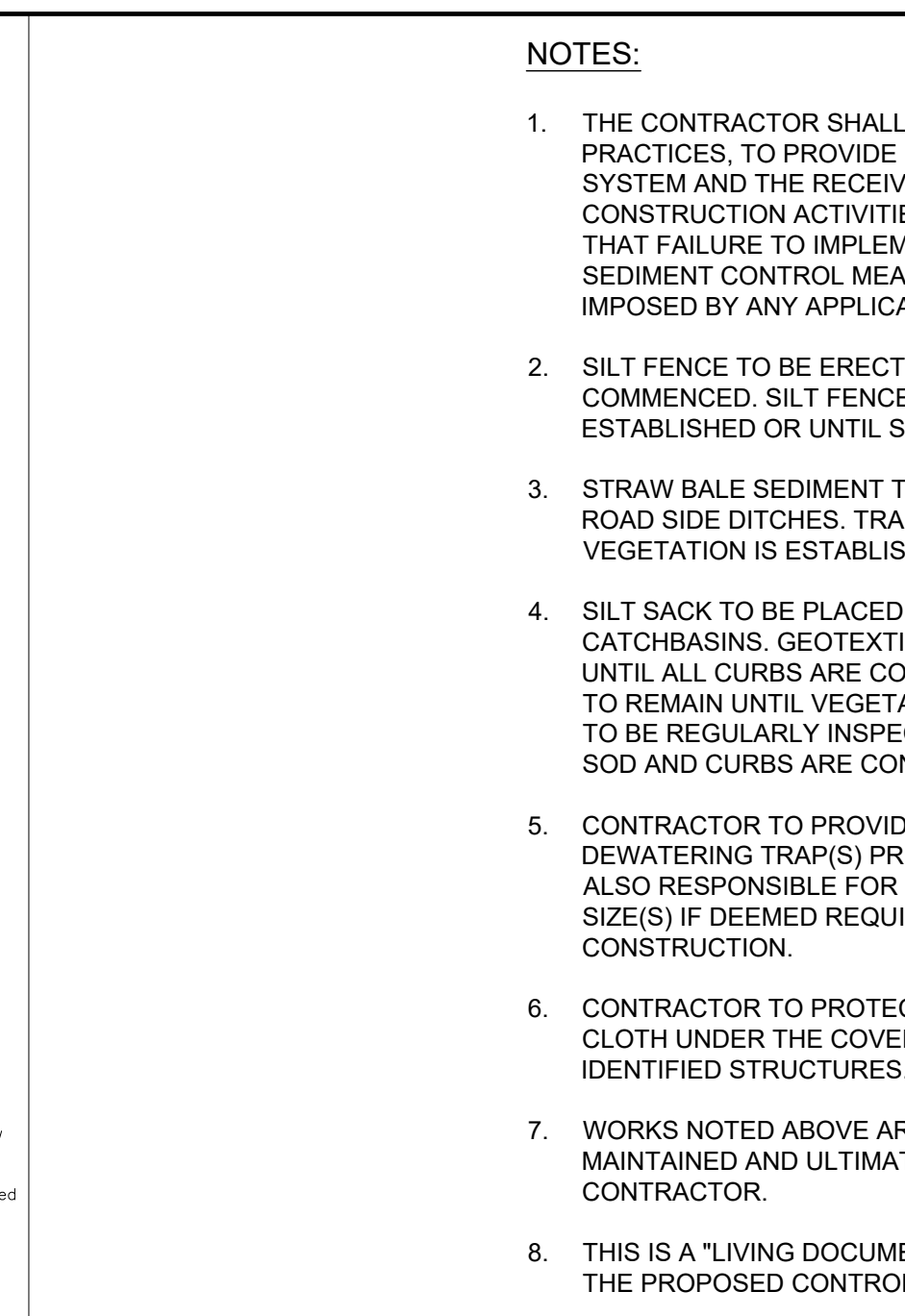
NOTES:
1 Number of bales varies and shall suit ditch.
2 Straw bales shall be butted tightly against adjoining bales and shaped to conform to the sides of the ditch to prevent water flow through barrier.
A Fill and compact gaps with loose straw.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
STRAW BALE FLOW CHECK DAM
OPSD 219.110



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
TEMPORARY
ROCK FLOW CHECK DAM
V-DITCH
OPSD 219.180



NOTE:
A All dimensions are in millimetres unless otherwise shown.

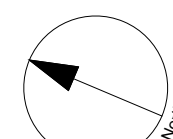
ONTARIO PROVINCIAL STANDARD DRAWING
TEMPORARY
ROCK FLOW CHECK DAM
V-DITCH
OPSD 219.210

NOTES:

- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
- SILT FENCE TO BE ERECTED PRIOR TO EARTH WORKS BEING COMMENCED. SILT FENCE TO BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL START OF SUBSEQUENT PHASE.
- STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
- SILT SACK TO BE PLACED AND MAINTAINED UNDER COVER OF ALL CATCHBASINS. GEOTEXTILE SILT SACK IN STREET C&S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. GEOTEXTILE FABRIC IN RYCBs TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED, AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
- CONTRACTOR TO PROVIDE DETAILS ON LOCATION(S) AND DESIGN OF DEWATERING TRAP(S) PRIOR TO COMMENCING WORK. CONTRACTOR ALSO RESPONSIBLE FOR MAINTAINING TRAP(S) AND ADJUSTING SIZE(S) IF DEEMED REQUIRED BY THE ENGINEER DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING CATCHBASINS WITH FILTER CLOTH UNDER THE COVERS TO TRAP SEDIMENTATION. REFER TO IDENTIFIED STRUCTURES.
- WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
- THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

LEGEND:

- LIGHT DUTY SILT FENCE AS PER OPSD-219.110
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- SILT SACK PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH



CLIENT



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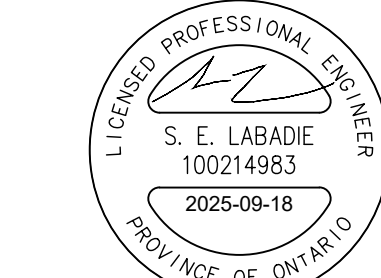
ISSUES		
No.	DESCRIPTION	DATE
1	SUBMISSION 1 ISSUED FOR SPA	2025-05-14
2	SUBMISSION No. 1 TO CITY	2025-09-18

SEE 010 FOR NOTES, LEGEND, CB TABLE AND DETAILS



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PROJECT
4816 BANK STREET

PROJECT NO:
147743

DRAWN BY:
D.D.

PROJECT MGR:
S.E.L.

SHEET TITLE
EROSION - SEDIMENT PLAN

SHEET NUMBER
C-900

ISSUE
2