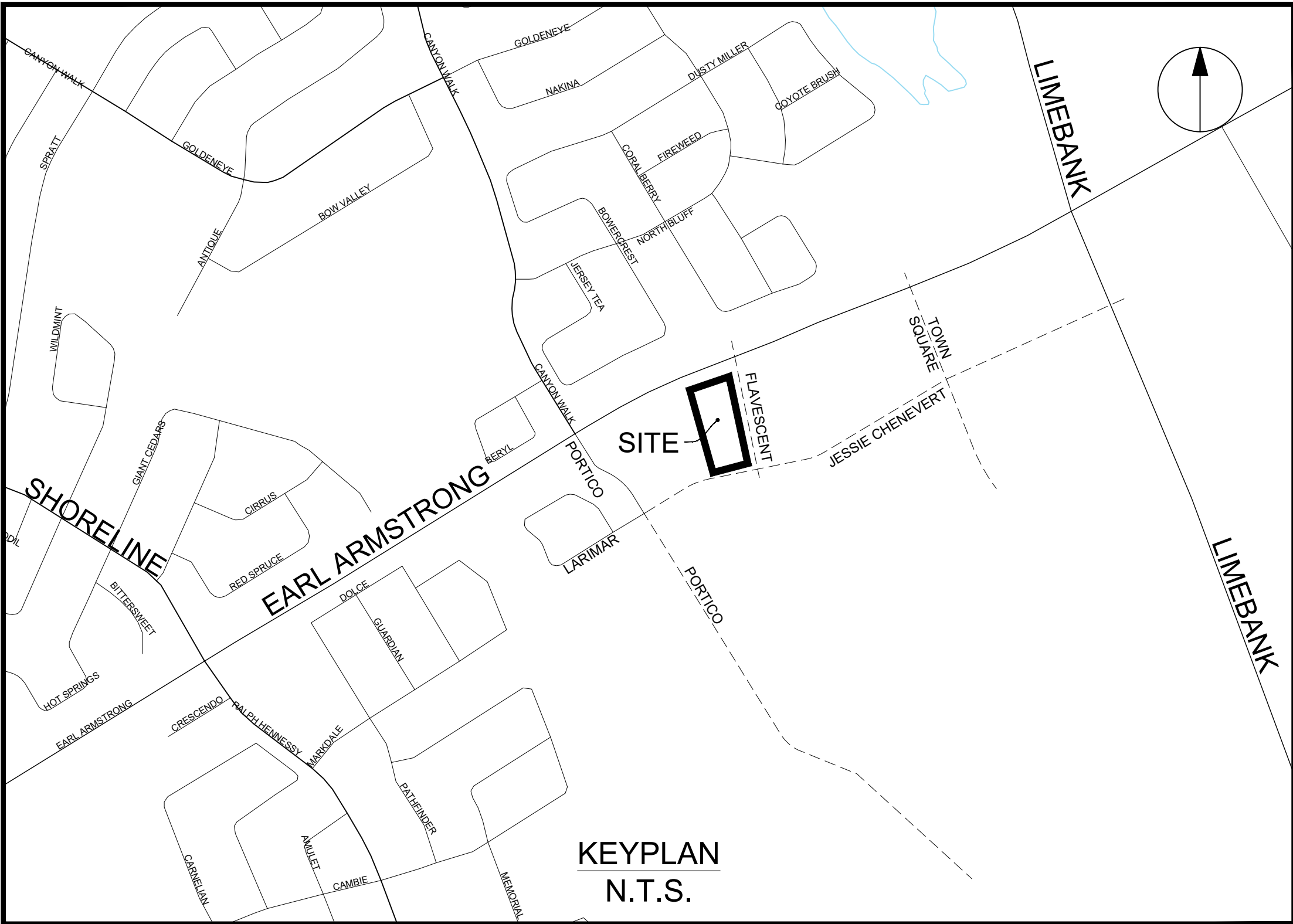


2604 JESSIE CHENEVERT WALK

BLOCK 2 - PHASE 7 RIVERSIDE SOUTH



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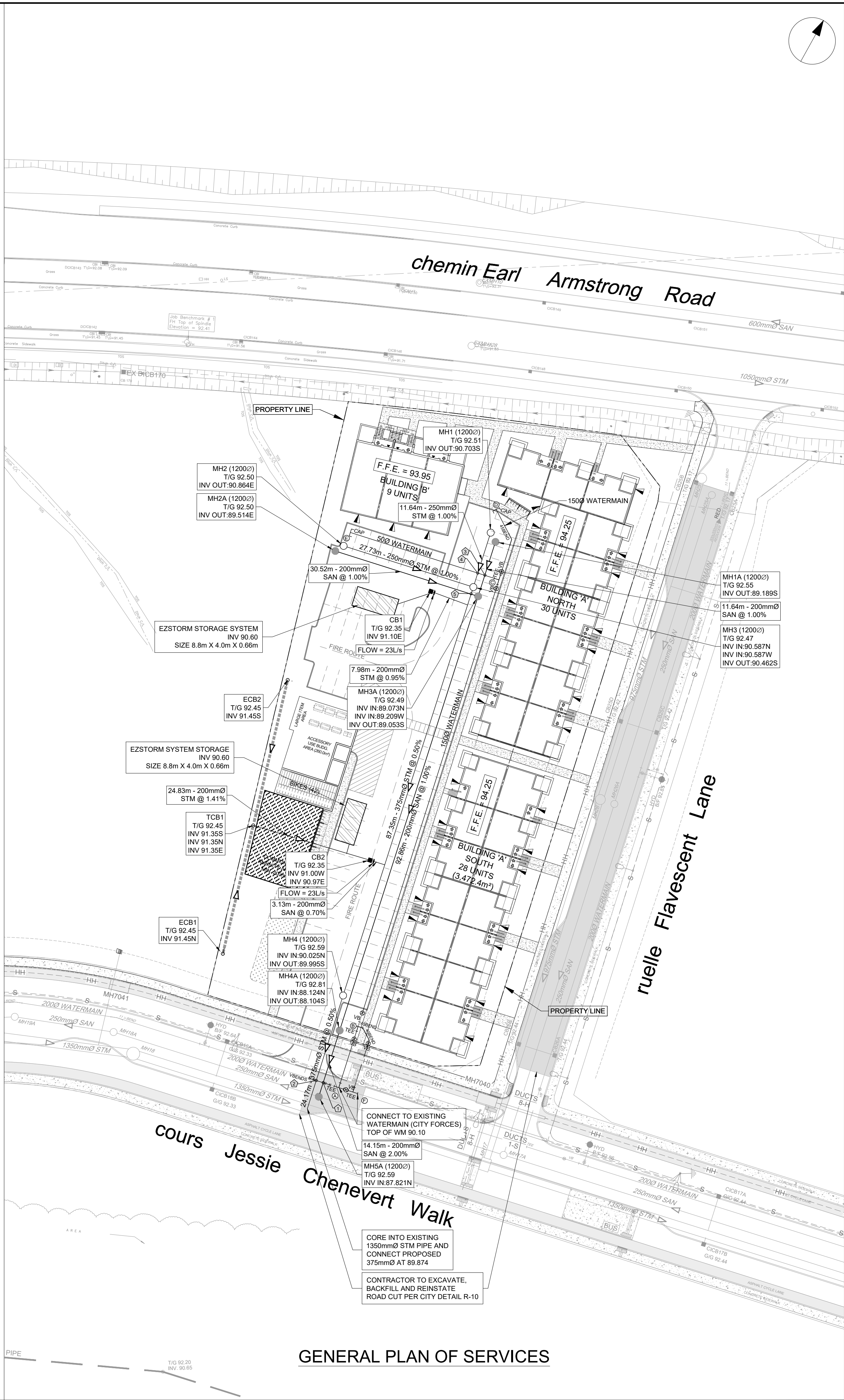
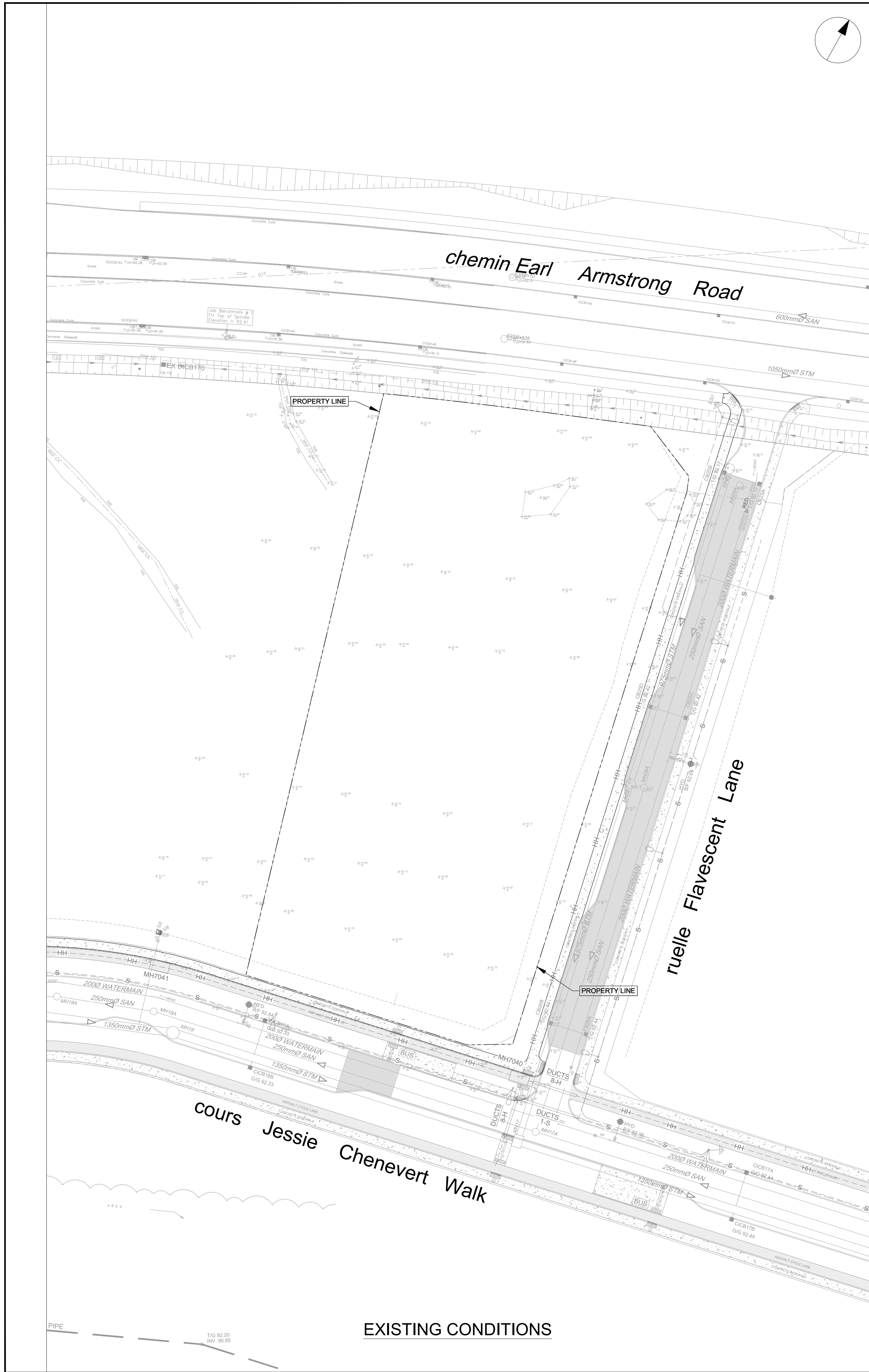


Sheet List Table	
Sheet Number	Sheet Title
--	Cover
C-001	EXISTING CONDITIONS - GENERAL PAN OF SERVICES
C-010	NOTES AND LEGEND
C-200	GRADING PLAN
C-400	SANITARY DRAINAGE PLAN
C-500	STORM DRAINAGE PLAN
C-900	EROSION - SEDIMENT PLAN



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3	-	-
4	-	-

NOT FOR CONSTRUCTION

SEE 010 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN

CONSULTANTS

SEAL



PROJECT

2604 JESSIE CHENEVERT WALK

PROJECT NO:

30339828

DRAWN BY:

C.C.D.D.

PROJECT MGR:

S.E.L.

CHECKED BY:

T.R.B.

APPROVED BY:

S.E.L.

SHEET TITLE

EXISTING CONDITIONS - GENERAL PAN OF SERVICES

SHEET NUMBER

C-001

ISSUE

1

The diagram illustrates various cross-sections of a road shoulder and their corresponding labels. The labels are as follows:

- LIMIT OF CONSTRUCTION
- PHASING LINE
- BARRIER CURB
- MOUNTABLE CURB
- DEPRESSED BARRIER CURB
- CONCRETE SIDEWALK
- TACTILE WALKING SURFACE INDICATOR
- ASPHALT SIDEWALK / PATHWAY
- BUS STOP CONCRETE / ASPHALT

	MH118A	SANITARY MANHOLE
	200mmØ SAN	SANITARY SEWER
	MH109	STORM MANHOLE
	825mmØ STM	STORM SEWER - LESS THAN 900Ø
	900mmØ STM	STORM SEWER - 900Ø AND GREATER
	200Ø WATERMAIN	WATERMAIN
	CB100	STREET CATCHBASIN C/W TOP OF GRADE
	GIG 104.25	CURB INLET CATCHBASIN C/W GUTTER GRADE
	DCB100	DOUBLE CATCHBASIN C/W TOP OF GRADE
	DCB100	DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
	DCB101	DITCH INLET MANHOLE C/W TOP OF GRADE
	GIG 104.25	CATCHBASIN MANHOLE C/W TOP OF GRADE
	CBM101	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRADE
	TIG 103.59	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRADE AND INVERT OUT
	RYCB	REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRADE AND INVERT OUT
	TIG 104.35	REAR YARD "CUSTOM ANGLED " CATCHBASIN (450Ø) C/W TOP OF GRADE AND INVERT OUT
	TIG 104.35	REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRADE AND INVERT OUT
	TIG 104.35	PERFORATED REAR YARD SUBDRAIN
	300mmØ CSP	CSP CULVERT C/W DIAMETER
	VB	VALVE AND VALVE BOX
	VAVC	VALVE AND VALVE CHAMBER
	VAVC	PARK VALVE CHAMBER C/W SERVICE POST
	HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
	200Ø WM	WATERMAIN REDUCER
	2 VBENDS	VERTICAL BEND LOCATION
	150Ø WM	SIAMSE CONNECTION (IF REQUIRED)
	2 VBENDS	METER (IF REQUIRED)
	2 VBENDS	REMOTE METER (IF REQUIRED)
	2 VBENDS	WATERMAIN IDENTIFICATION (IF REQUIRED)
	2 VBENDS	PIPE CROSSING IDENTIFICATION (IF REQUIRED)
	2 VBENDS	SINGLE SERVICE LOCATION
	2 VBENDS	DOUBLE SERVICE LOCATION
	2 VBENDS	SINGLE SERVICE LOCATION (REQUIRES FOUNDATION SLEEVE)
	2 VBENDS	INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
	2 VBENDS	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
	2 VBENDS	UNDERSIDE OF FOOTING ELEVATION
	2 VBENDS	CLAY SEAL IN SEWER / WATERMAIN TRENCH

	"	Maintenance Hole (Storm Sewer)		"	Fire Hydrant
	"	Maintenance Hole (Sanitary)		"	Water Valve
	"	Maintenance Hole (Traffic)		"	Handhole
	"	Maintenance Hole (Hydro)		"	Diameter
	"	Valve Chamber (Watermain)	+ 65.00	"	Location of Elevations
	"	Overhead Wires	+ 65.00*	"	Top of Concrete Curb Elevation
	"	Utility Pole	C/L	"	Centreline
	"	Anchor		"	Property Line
HT	"	Hydro Transformer Mounted on Utility Pole		"	Proposed Property Line per Draft Plan of Subdivision Concept Plan March 26, 2024.
	"	Light Standard	TOS	"	Top of Slope
	"	Catch Basin	BOS	"	Bottom of Slope
	"	Catch Basin Inlet		"	Traffic Light
	"	Ditch Inlet			

	Station	Description	Finished Grade	Top of Watermain	Watermain Cover	As Built Watermain
A	0+00.00	CONNECT TO EXISTING 200Ø WM	92.518	90.118	2.400	90.10
	0+04.02		92.890	90.200	2.400	
B	0+09.95	PROPERTY LINE	92.850	90.450	2.400	
	0+10.36	VB	92.840	90.440	2.400	
	0+13.06	150x150 TEE	92.800	90.400	2.400	
	0+15.93	VB	92.760	90.360	2.400	
	0+24.02		92.540	90.140	2.400	
	0+34.02		92.530	90.130	2.400	
	0+44.02		92.530	90.130	2.400	
	0+54.02		92.550	90.150	2.400	
	0+64.02		92.540	90.140	2.400	
	0+74.02		92.630	90.230	2.400	
C	0+84.02		92.570	90.170	2.400	
	0+94.02		92.540	90.140	2.400	
	0+104.02		92.540	90.140	2.400	
	0+106.61	VB	92.540	90.140	2.400	
	0+108.50	150x150 TEE	92.540	90.140	2.400	
	0+110.26	VB	92.540	90.140	2.400	
	0+114.02		92.540	90.140	2.400	
	0+117.14	45 BEND	92.550	90.150	2.400	
	0+124.02	CAP	92.700	90.300	2.400	
	D	0+00.00	150x150 TEE	92.890	90.490	2.400
0+01.02		VB	92.810	90.410	2.400	
0+03.84		45 BEND	92.890	90.490	2.400	
0+04.54		45 BEND	92.880	90.480	2.400	
0+04.95		PROPERTY LINE	92.870	90.470	2.400	
F	0+04.91	CONNECT TO EXISTING 200Ø WM	92.540	90.140	2.400	90.10
C	0+00.00	CAP	92.490	90.090	2.400	
	0+010.00		92.450	90.050	2.400	
	0+019.00		92.430	90.030	2.400	
E	0+030.00		92.510	90.110	2.400	
	0+031.76	150x150 TEE	92.540	90.140	2.400	

Crossing No.	PPIC 1	PPIC 2	Clearance
1	WTR Bottom 90.79	SWP Top 88.08	2.70
2	WTR Bottom 90.79	STM Top 90.29	0.50
3	SWP Bottom 89.11	WTR Top 87.80	1.31
4	STM Bottom 90.61	WTR Top 87.81	2.80
5	STM Bottom 90.64	SWP Top 89.43	1.01

1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPSD/OPSS IF CITY DRAWINGS AND SPECIFICATIONS DO NOT APPLY.
2. THE POSITION OF UNDERGROUND AND ABOVE GROUND SERVICE, UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH SERVICE, UTILITIES AND STRUCTURES IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL LANDS BEYOND THE SITE LIMITS. ANY AREAS BEYOND THE SITE LIMITS, WHICH ARE DISTURBED DURING CONSTRUCTION, SHALL BE REPAIRED AND RETURNED TO ORIGINAL CONDITION. TO THE SATISFACTION OF THE ADJACENT LAND OWNERS. IF THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION AT THE EXPENSE OF THE CONTRACTOR.
6. WHERE NECESSARY, THE CONTRACTOR SHALL IMPLEMENT A TRAFFIC MANAGEMENT PLAN TO THE SATISFACTION OF THE CITY OF OTTAWA. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE LATEST VERSION OF THE M.T.O. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL TEMPORARY TRAFFIC CONTROL MEASURES MUST BE REMOVED UPON THE COMPLETION OF THE WORKS.
7. SHOULD ANY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
8. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY RLA ARCHITECTURE.
9. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES
10. ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSD SELECTED SUBGRADE MATERIAL. IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
11. IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMAINS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, AS PER CITY GUIDELINES ALL WATERMAINS IN FILL AREAS TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
12. THE CONTRACTOR SHALL IMPLEMENT THE EROSION AND SEDIMENT CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY SITE CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN TUNE TO THE SATISFACTION OF THE ENGINEER, OR ANY REGULATORY AGENCY. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED OR UNTIL THE START OF A SUBSEQUENT PHASE.
13. CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DIRT, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIP SHALL THE MAXIMUM OPSD TRENCH WIDTH TO BE EXCEEDED.
15. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
16. SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
17. UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
 - WATERSHEDS TO BE PVC D18
 - SANITARY SEWER TO BE PVC D35
 - PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
 - PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
 - STORM SEWERS 450mm DIAMETER AND LESS TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
 - STORM SEWERS 450mm DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.030, OR HIGHER
 - FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
18. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
19. ANY WATERMAIN WITH LESS THAN 2.4m AND ANY SEWER WITH LESS THAN 2.0m DEPTH OF COVER REQUIRES THERMAL INSULATION AS PER CITY OF OTTAWA STANDARD W22 OR AS APPROVED BY THE ENGINEER.
20. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mm LEAD UNLESS OTHERWISE SPECIFIED.
21. ALL SUBBERD SEWERS SHALL BE PRE-FABRICATED CAST IN PLACE.
22. ALL CATCHBASINS SHALL HAVE A 600mm SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZE LESS THAN 900mm, SHALL HAVE A 300mm SUMP.
23. ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
24. ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200mm PVC D35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200mm PVC D35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
25. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0m MINIMUM SUBGRADE DEPTH TO CURB. ALL CURB INLET CATCHBASINS SHALL BE INSTALLED WITH CURB INLET, NOT ADJACENT TO A CURB. SHALL BE INSTALLED WITH FOUR - 3.0m MINIMUM SUBGRAINS INSTALLED ORTHOGONALLY.
26. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
27. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
28. EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, IF REQUIRED BY ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
29. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
30. TOP COURSE ASPHALT SHALL NOT BE PLACED UNTIL THE FINAL CCTV INSPECTION AND NECESSARY REPAIRS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE ENGINEER AND THE CITY OF OTTAWA.



Urbandale
CORPORATION

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1	ISSUED FOR COORDINATION	2026-06-08
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[illegible]

SEAL



50 rte. FLAVESCENT LANE

APPROVED BY:
S.E.L.

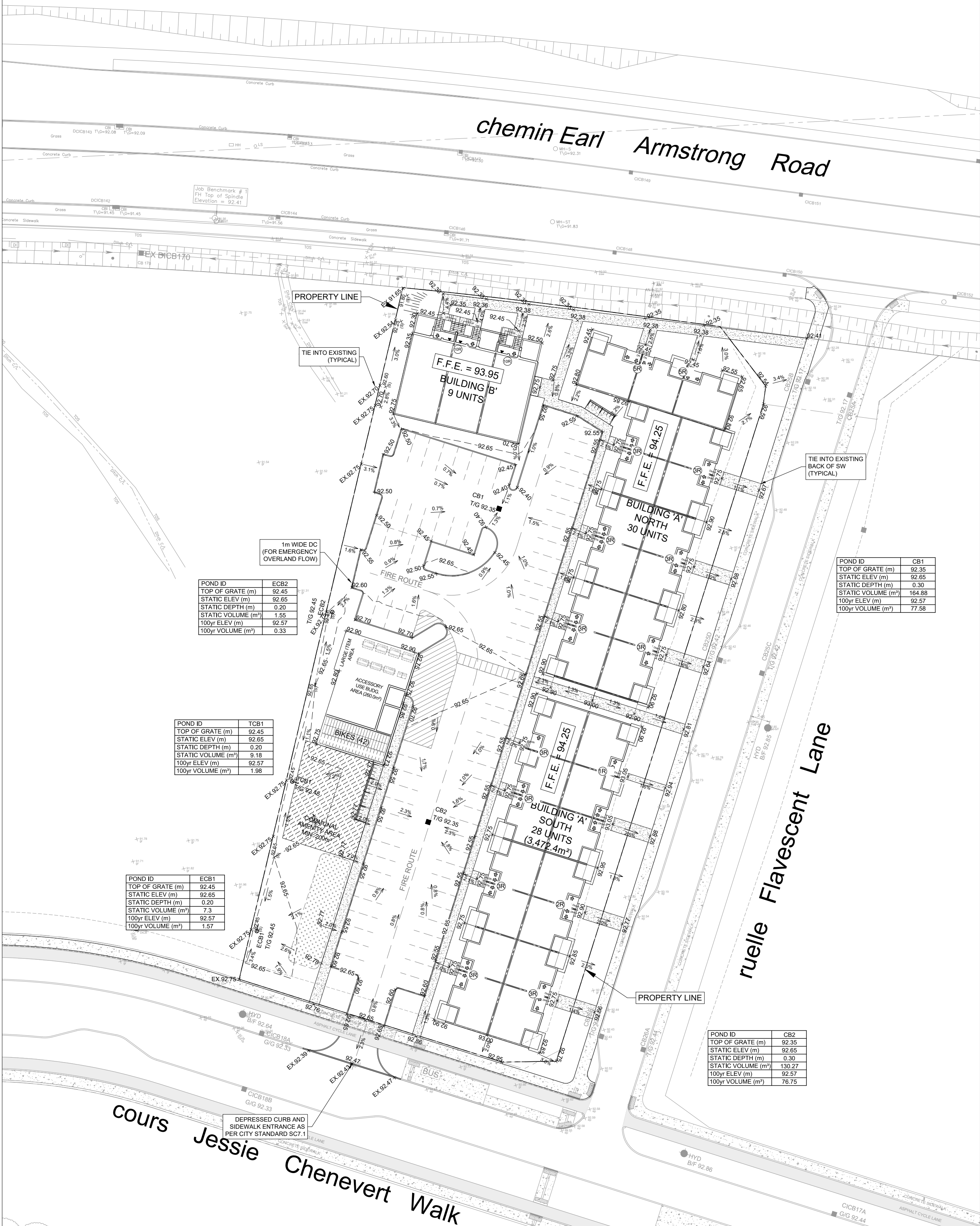
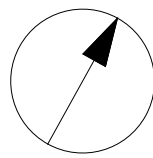
NOTES AND LEGEND

ISSUE

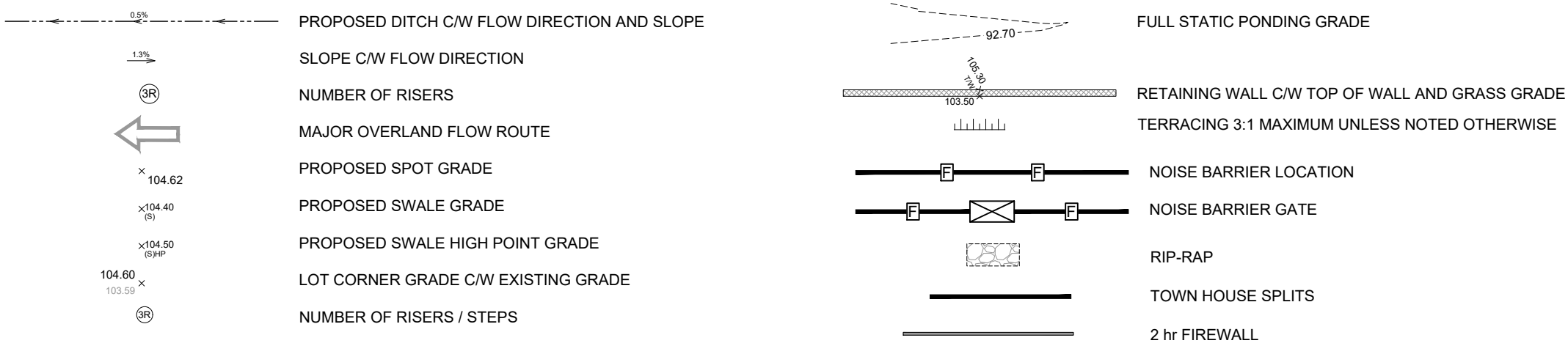
C-010

ISSUE

1



GRADING LEGEND



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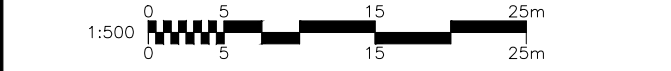
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SEE 010 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



SEAL



PROJECT
2604 JESSIE CHENEVERT
WALK

PROJECT NO:
30339828

DRAWN BY:
C.C./D.D.

CHECKED BY:
T.R.B.

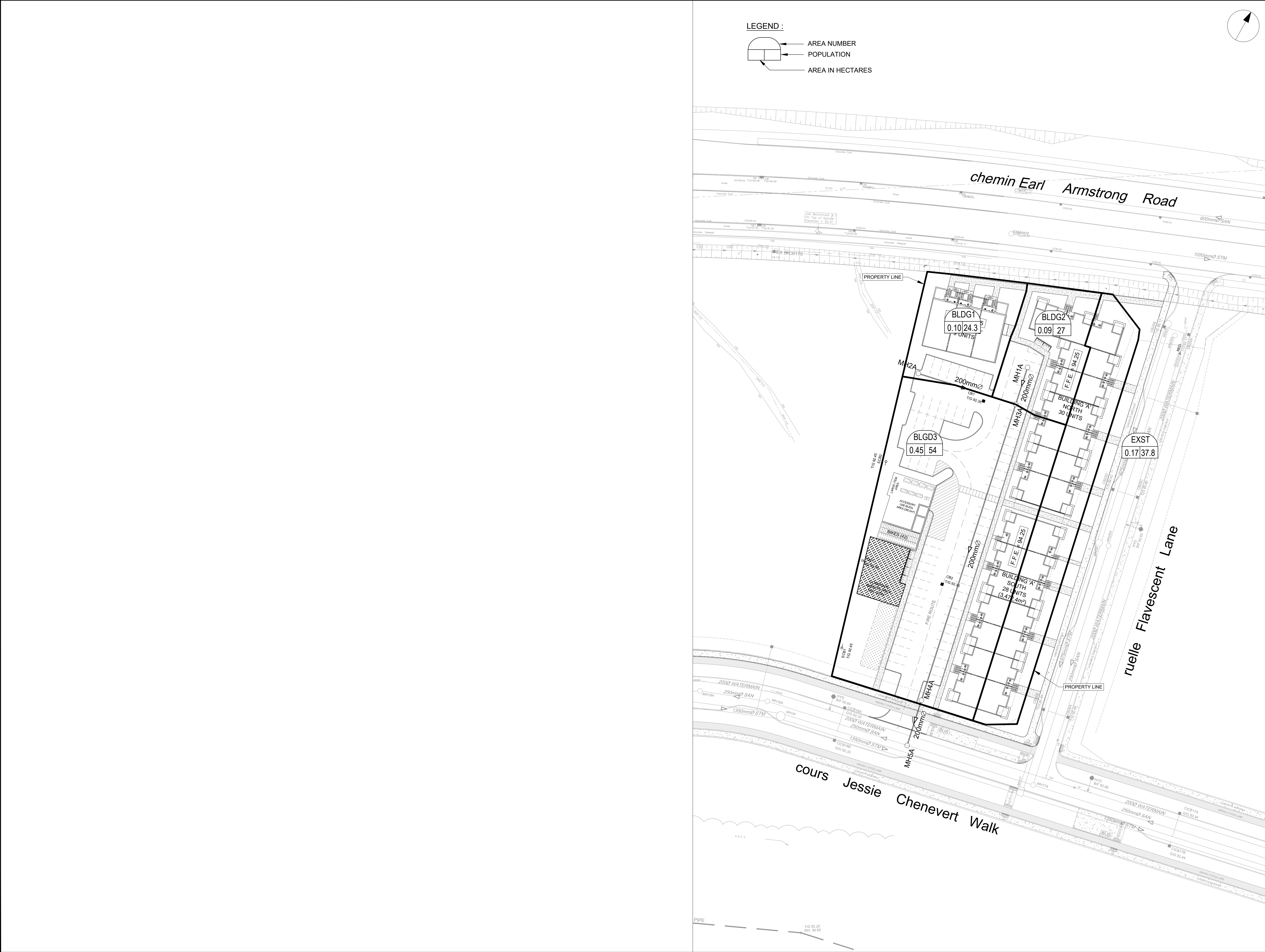
PROJECT MGR:
S.E.L.

APPROVED BY:
S.E.L.

SHEET TITLE
GRADING - PONDING PLAN

SHEET NUMBER
C-200

ISSUE
1



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NOT FOR CONSTRUCTION

SEE 10 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN

CONSULTANTS

SEAL



PROJECT

2604 JESSIE CHENEVERT WALK

PROJECT NO:

30339828

DRAWN BY:

C.C./D.D.

PROJECT MGR:

S.E.L.

CHECKED BY:

T.R.B.

APPROVED BY:

S.E.L.

SHEET TITLE

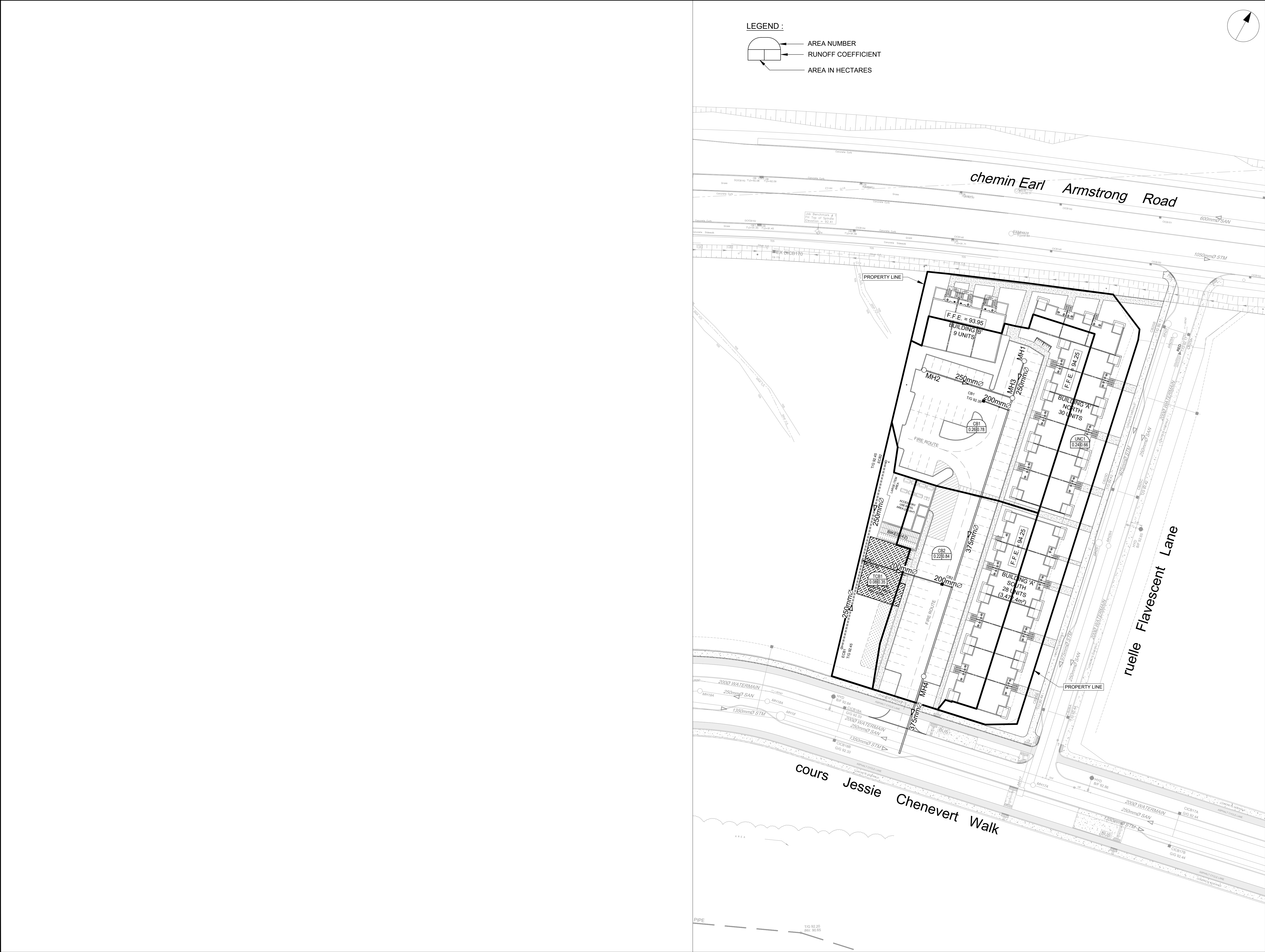
SANITARY DRAINAGE PLAN

SHEET NUMBER

C-400

ISSUE

1



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KEY PLAN

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SEAL



PROJECT

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PROJECT NO:

30339828

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C.C./D.D.

PROJECT MGR:

S.E.L.

CHECKED BY:

T.R.B.

APPROVED BY:

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SHEET TITLE

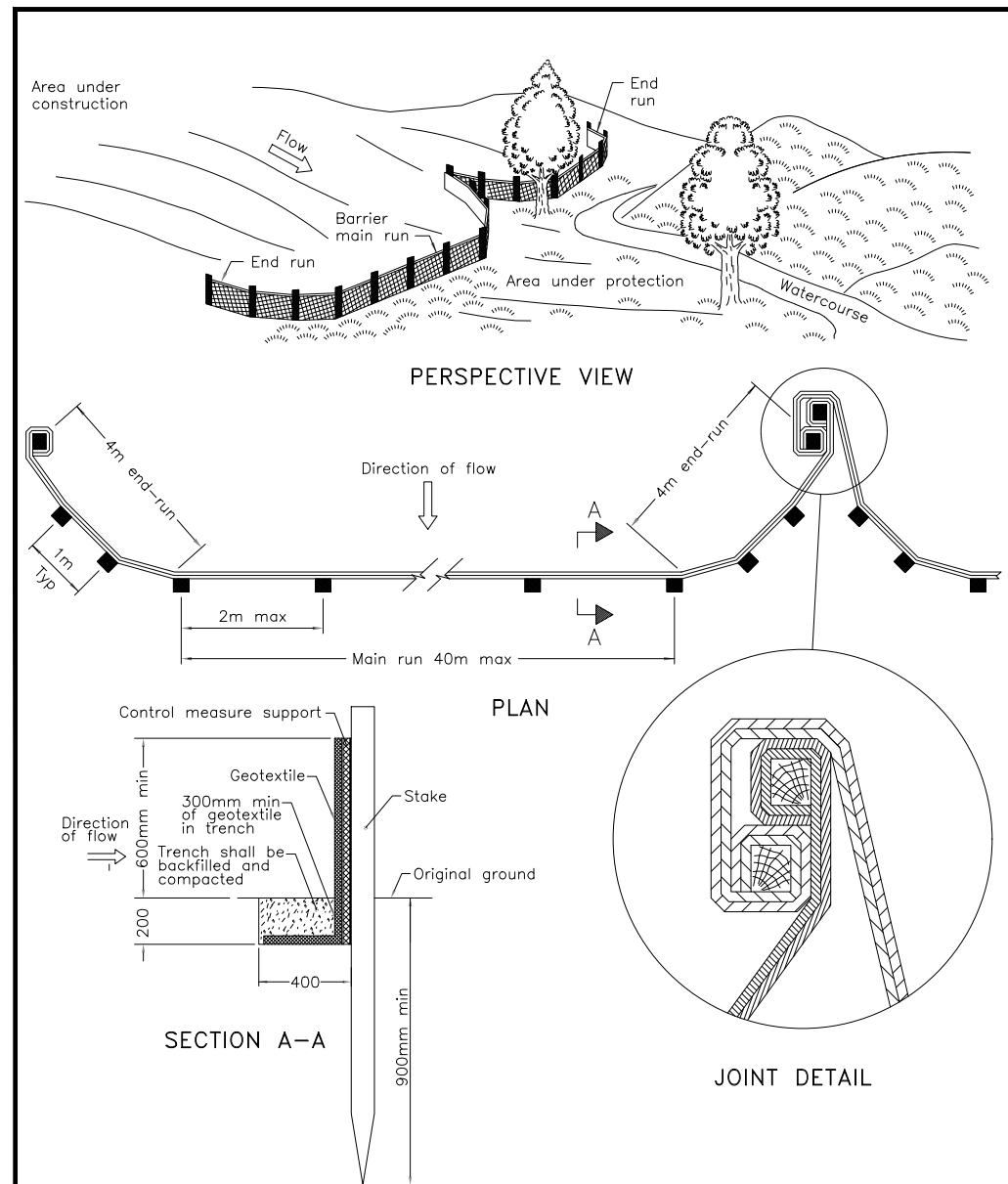
STORM DRAINAGE PLAN

SHEET NUMBER

C-500

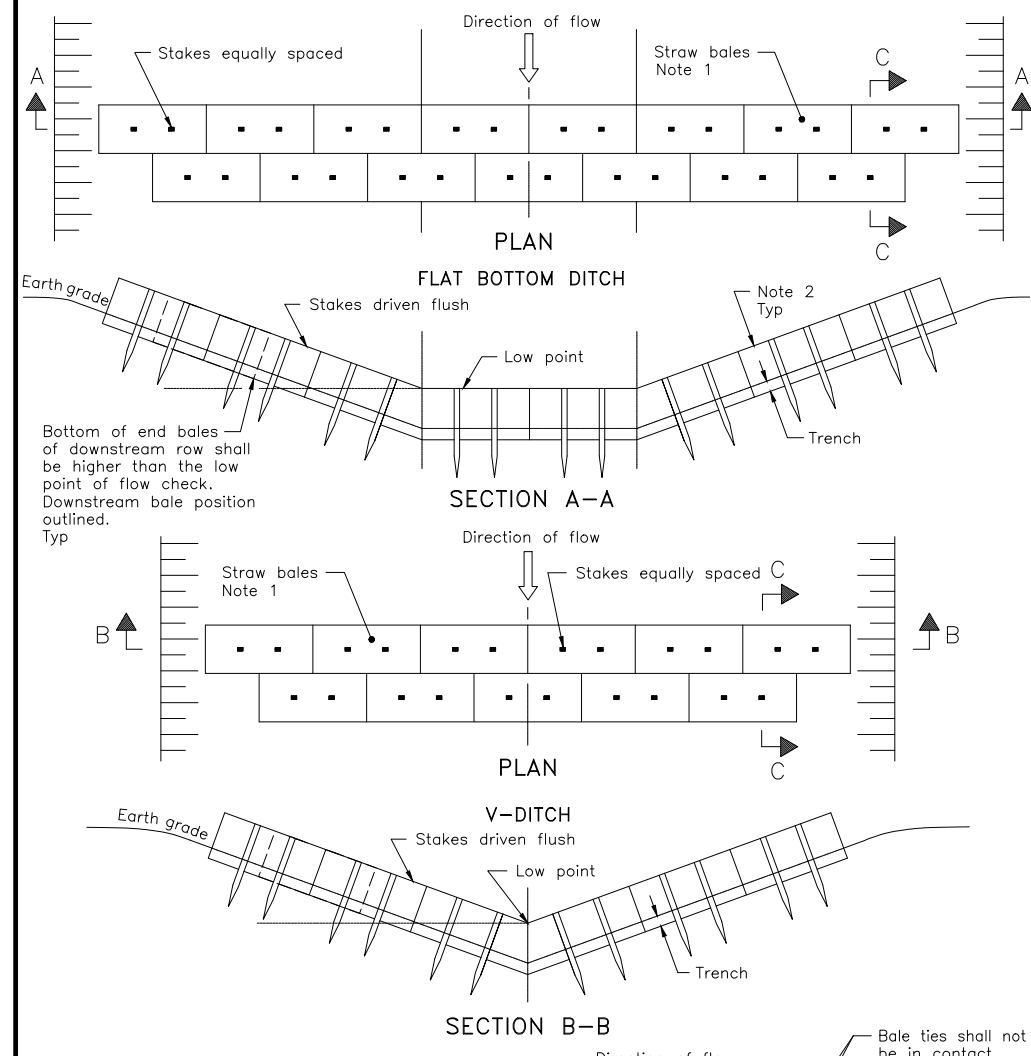
ISSUE

1



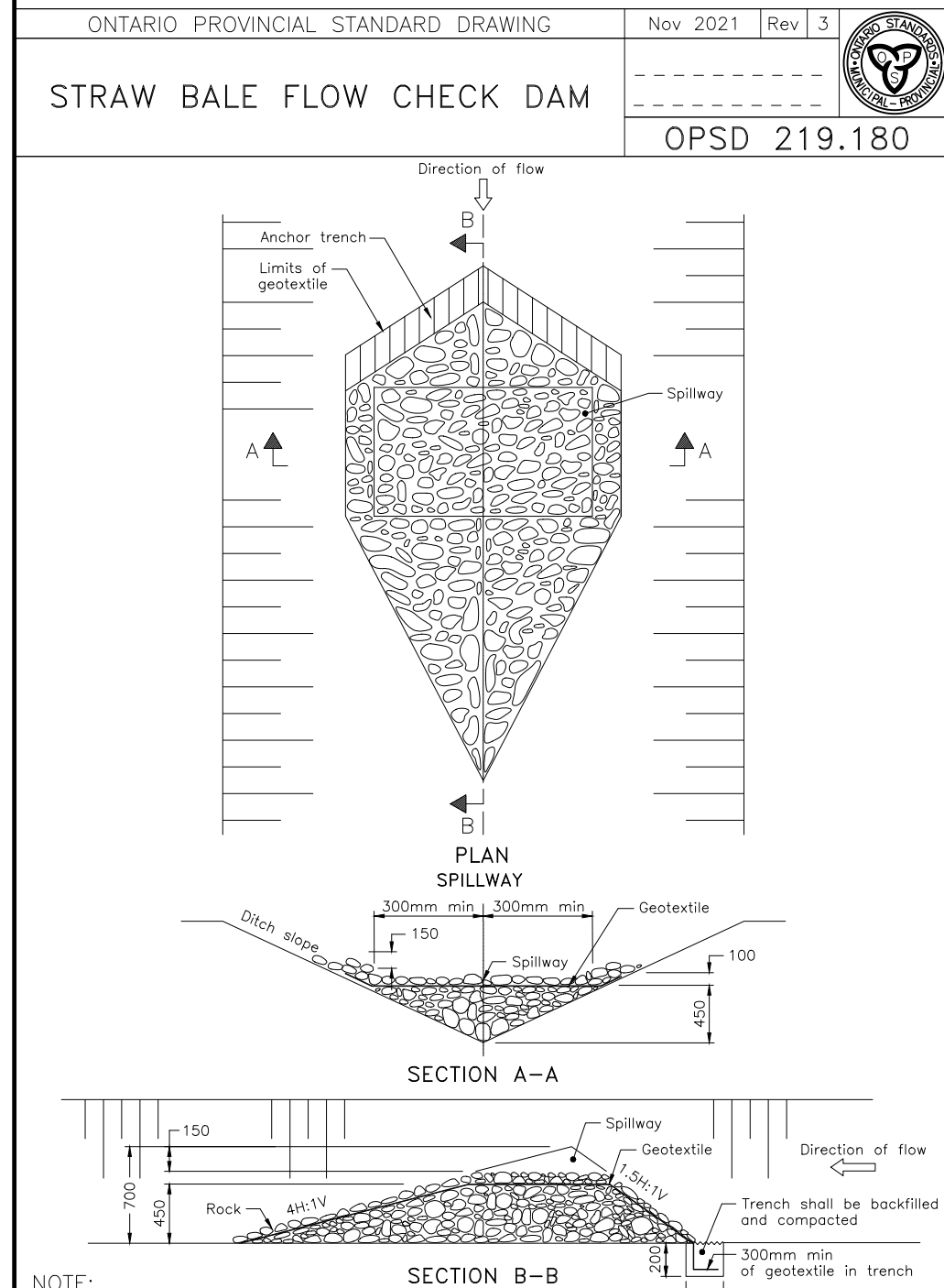
NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING
HEAVY-DUTY
SILT FENCE BARRIER
Nov 2021 Rev 3
OPSD 219.130



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
Nov 2021 Rev 3
OPSD 219.180



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

ONTARIO PROVINCIAL STANDARD DRAWING
TEMPORARY
ROCK FLOW CHECK DAM
V-DITCH
Nov 2022 Rev 3
OPSD 219.210

NOTES:

1. 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.
2. 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.
3. STRAW BALE SEDIMENT TRAPS TO BE CONSTRUCTED IN EXISTING ROAD SIDE DITCHES. TRAPS TO REMAIN AND BE MAINTAINED UNTIL VEGETATION IS ESTABLISHED.
4. FILTER CLOTH TO BE PLACED AND MAINTAINED UNDER COVER OF ALL PROPOSED CATCHBASINS AFTER BASE COURSE, AND EXISTING CATCHBASINS IDENTIFIED OUTSIDE OF CONSTRUCTION LIMIT. FILTER CLOTH IN STREET CB'S TO REMAIN UNTIL ALL CURBS ARE CONSTRUCTED. FILTER CLOTH IN RYCB'S TO REMAIN UNTIL VEGETATION IS ESTABLISHED. ALL CATCHBASINS TO BE REGULARLY INSPECTED AND CLEANED AS NECESSARY, UNTIL SOD AND CURBS ARE CONSTRUCTED.
5. 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.
6. WORKS NOTED ABOVE ARE TO BE INSTALLED, INSPECTED, MAINTAINED AND ULTIMATELY REMOVED BY SERVICING CONTRACTOR.
7. THIS IS A "LIVING DOCUMENT" AND MAY BE MODIFIED IN THE EVENT THE PROPOSED CONTROL MEASURES ARE INSUFFICIENT.

LEGEND:

- HEAVY DUTY SILT FENCE AS PER OPSD-219.130
- SNOW FENCE
- STRAW BALE CHECK DAM AS PER OPSD-219.180
- ROCK CHECK DAM AS PER OPSD-219.210
- FILTER CLOTH PLACED UNDER EXISTING CB COVER
- TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH



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No.	DESCRIPTION	DATE
1	ISSUED FOR COORDINATION	2026-06-08
2	SUBMISSION FOR SPA	2026-06-30
3	-	-
4	-	-

SEE 010 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN

CONSULTANTS

SEAL


S. E. LABADIE
100214983
2026/06/30
PROVINCE OF ONTARIO

PROJECT
2604 JESSIE CHENEVERT WALK
50 rte. FLAVESCENT LANE

PROJECT NO:
30339828

DRAWN BY:
C.C./D.D.

CHECKED BY:
T.R.B.

PROJECT MGR:
S.E.L.

APPROVED BY:
S.E.L.

SHEET TITLE
EROSION - SEDIMENT PLAN

SHEET NUMBER
C-900

ISSUE
1