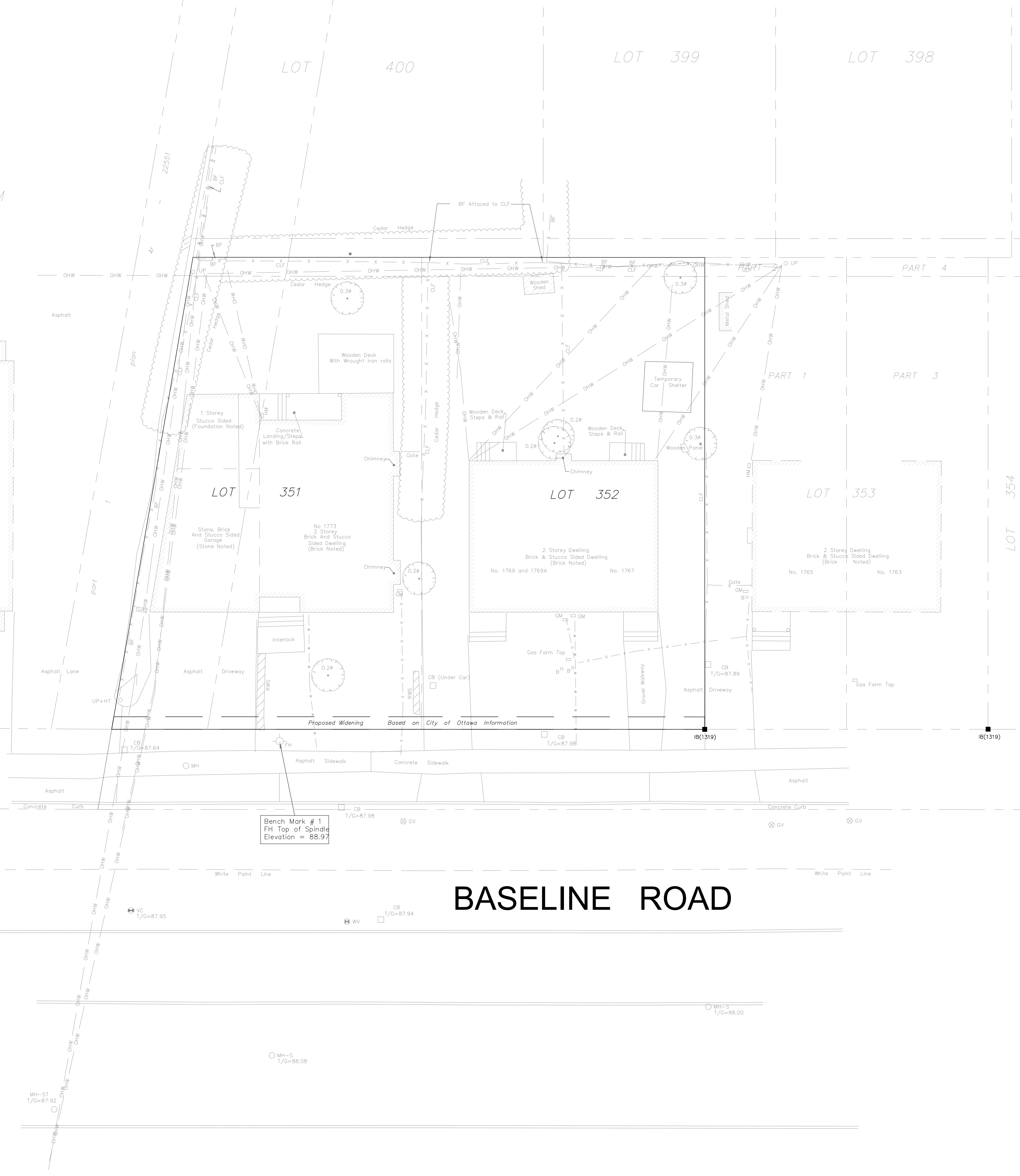
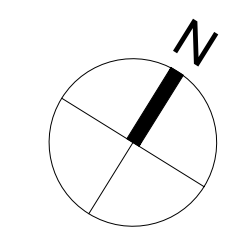


OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833



No. 1785
5 Storey Apartment Building
Stucco Sided
(Foundation Noted)

Bench Mark # 1
FH Top of Spindle
Elevation = 88.97

BASELINE ROAD

CLIENT

PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

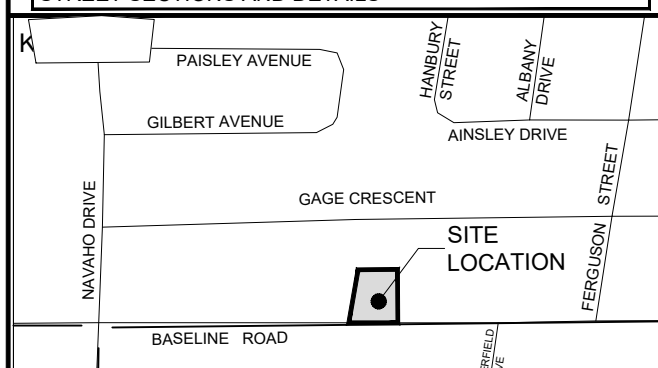
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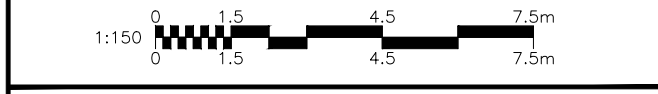
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18
2	REVISED AS PER NEW SITE PLAN	2026-02-20
3	REVISED AS PER CITY COMMENTS	2026-04-30

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



SEAL

LICENCED PROFESSIONAL ENGINEER
S. F. LABADIE
100214983
2026/04/30
PROVINCE OF ONTARIO

PRIME CONSULTANT

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

PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

PROJECT NO:
30297182
DRAWN BY: D.P.S. CHECKED BY: D.G.Y.
PROJECT MGR: D.G.Y. APPROVED BY: S.E.L.

SHEET TITLE
EXISTING CONDITIONS

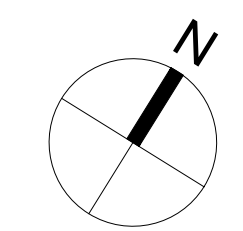
SHEET NUMBER
C-EXCON ISSUE
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 SCALE CHECK
 PLAN No. 19442
 FILE No. D07-12-25-0169

OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833



○	REMOVAL	▨	DRY GRIND EXISTING ASPHALT AVERAGE DEPTH 50mm
⊙	ADJUST MANHOLE VALVES	▨	FULL DEPTH ASPHALT REMOVAL
⊕	ADJUST CATCH BASIN	▨	AREA TO BE CLEARED AND GRUBBED
⊗	ADJUSTMENT BY BELL OR HYDRO APPROVED CONTRACTOR	▨	REMOVAL OF BUILDINGS, FOUNDATIONS, SEPTIC SYSTEM AND WELL
✕	REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB RETURNS	▨	REMOVALS OF CONCRETE/ ASPHALT SIDEWALK
⊖	PLUG		



CLIENT
PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

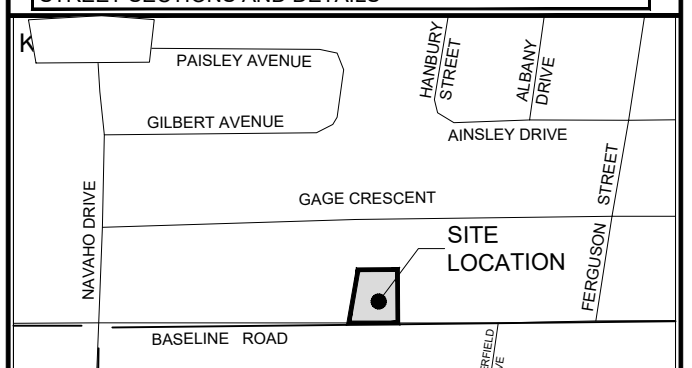
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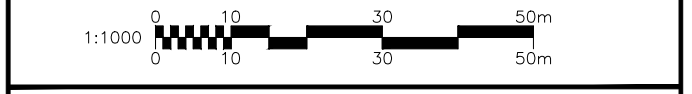
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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS



CONSULTANTS



SEAL

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tel 613 225 1311
www.arcadis.com

PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

PROJECT NO:
30297182
DRAWN BY:
D.P.S.
PROJECT MGR:
D.G.Y.

CHECKED BY:
D.G.Y.
APPROVED BY:
S.E.L.

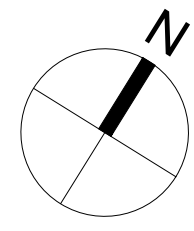
SHEET TITLE
REMOVALS DRAWING

SHEET NUMBER
C-REM

ISSUE
3

BASELINE ROAD

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 SCALE CHECK
 PLAN No. 19442
 FILE No. D07-12-25-0169



OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833

SERVICING LEGEND

- MH118A SANITARY MANHOLE
- 200mmØ SAN SANITARY SEWER
- MH109 STORM MANHOLE
- 825mmØ STM STORM SEWER - LESS THAN 8000
- 2000 WATERMAIN WATERMAIN
- CB01 BARRIER CURB
- CB02 REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
- CB04 REAR YARD "TEE" CATCHBASIN (3000) C/W TOP OF GRATE AND INVERT OUT
- CB04 REAR YARD "END" CATCHBASIN (3000) C/W TOP OF GRATE AND INVERT OUT
- PERFORATED REAR YARD SUBDRAIN
- VB VALVE AND VALVE BOX
- SIAMSESE CONNECTION (IF REQUIRED)
- METER (IF REQUIRED)
- RM REMOTE METER (IF REQUIRED)

NOTES :

1. ALL MATERIALS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA STANDARD DRAWINGS & SPECIFICATIONS OR OPS/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 RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ADJACENT LAND OWNER. THE OWNER, THE OWNERS REPRESENTATIVES AND/OR THE AUTHORITY HAVING JURISDICTION OVER ALL EXISTING SERVICES AND UTILITIES PRIOR TO CONSTRUCTION.
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 ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE OWNER TO CONTACT THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE. WORK MUST BE NOTIFIED IMMEDIATELY, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG7446-1 PREPARED BY PATERSON GROUP.
9. FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS, OSULLIVAN, VOLLEBEK LTD. BENCHMARK ASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY M. DAVID BLAKELY ARCHITECT INC.
11. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
12. ROADWAY SECTIONS REQUIRING GRADE RAISE TO PROPOSED SUB GRADE LEVEL TO BE FILLED WITH ACCEPTABLE NATIVE EARTH BORROW OR IMPORTED OPSS SELECTED SUBGRADE MATERIAL IF NATIVE MATERIAL IS DEFICIENT AS PER RECOMMENDATION OF GEOTECHNICAL ENGINEER.
13. IN AREAS WHERE EXISTING GROUND IS BELOW THE PROPOSED ELEVATION OF SEWER AND WATERMANS, GRADE RAISING AND FILLING IS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. AS PER CITY GUIDELINES ALL WATERMANS IN FILL AREAS ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.
14. 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 INSTALLED 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.
15. CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING CLEAN ALL ROADS WHICH BECOME COVERED IN DUST, DEBRIS AND/OR MUD AS A RESULT OF ITS CONSTRUCTION OPERATIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
17. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
18. UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
- SANITARY SEWER TO BE PVC DR18
- PERFORATED STORM SEWERS IN REAR YARDS AND LANDSCAPE AREAS TO BE HDPE
- STORM SEWERS 375mm DIAMETER AND LESS TO BE PVC DR35
- STORM SEWERS 450mm DIAMETER AND GREATER TO BE CONCRETE, CLASS AS PER OPSD 807.010 OR 807.020, OR HIGHER.
FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
19. ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
20. 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.
21. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, C/W 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
22. ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
23. ALL CATCHBASINS SHALL HAVE A 600mm SUMP. ALL CATCHBASIN MANHOLES, AND ALL STORM MANHOLES WITH OUTLETTING PIPE SIZES LESS THAN 900mm, SHALL HAVE A 300mm SUMP.
24. ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
25. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
26. EACH BUILDING SHALL BE EQUIPPED WITH A SANITARY AND STORM SEWER BACKWATER VALVE AND CLEAN-OUT ON ITS PRIMARY SERVICE, AS PER ONTARIO BUILDING CODE REQUIREMENTS (BY OTHERS).
27. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
28. 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.

Notes & Legend

- MH-S Denotes Maintenance Hole (Sanitary)
- VC Valve Chamber (Watermain)
- G Underground Gas
- W Underground Water
- OHW Overhead Wires
- UP Utility Pole
- CB Catch Basin
- FH Fire Hydrant
- WV Water Valve
- GV Gas Valve
- GM Gas Meter
- HM Hydro Meter
- B Bollard
- CLF Chain Link Fence
- BF Board Fence
- RWS Stone Retaining Wall
- DT Deciduous Tree

CLIENT
PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

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SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

KEY PLAN
Map showing site location at the intersection of Baseline Road and 1773/1767 Baseline Road, near Gage Crescent and various streets including Parsley Avenue, Gilbert Avenue, and Anselmy Drive.

CONSULTANTS

SEAL
Professional Engineer Seal for S. E. Labadie, License No. 100214983, Province of Ontario, dated 2026/04/30.

PRIME CONSULTANT
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333 Preston Street - Suite 500
Ottawa ON K1S 5N4 Canada
tel 613 225 1311
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PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

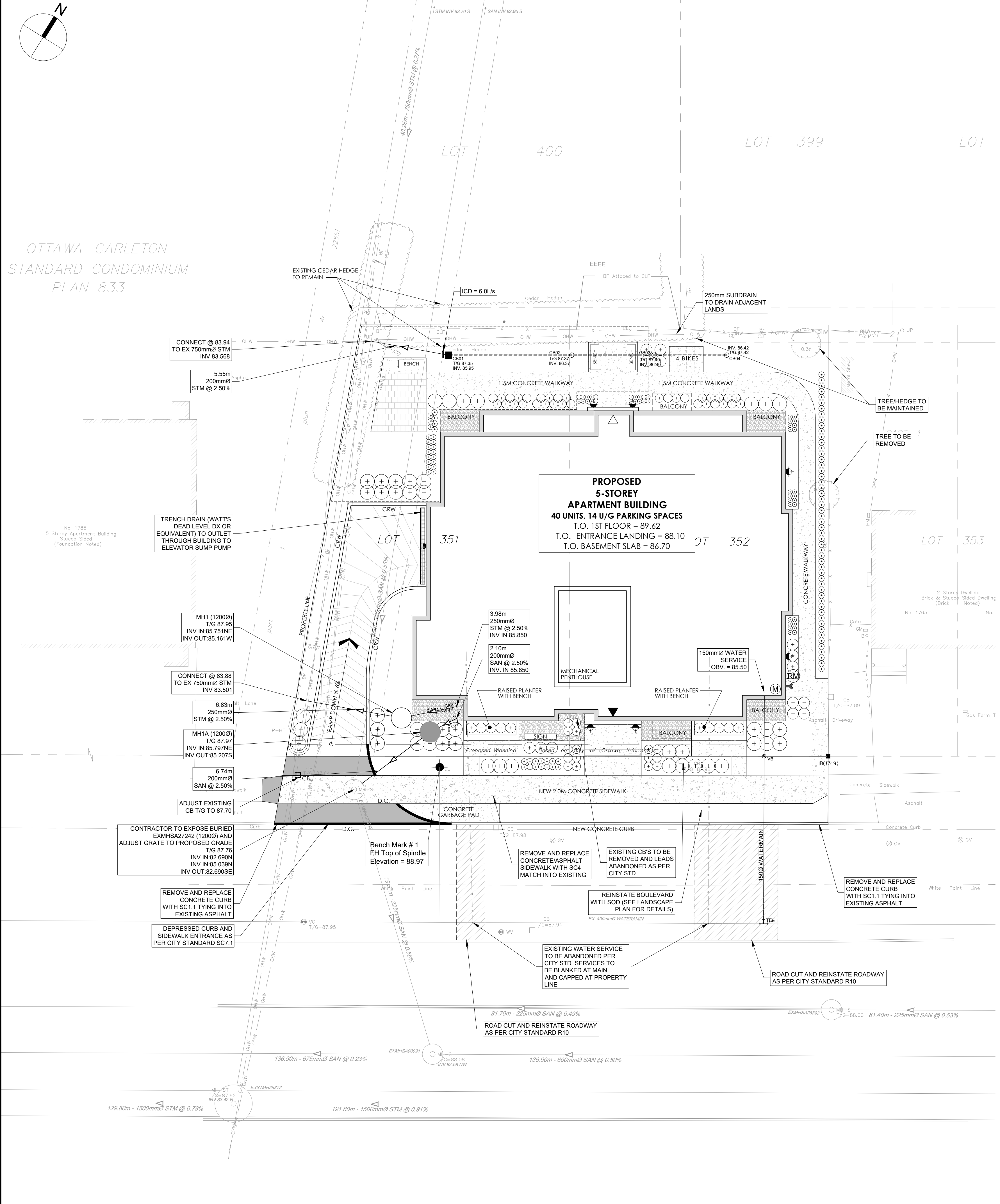
PROJECT NO: 30297182

DRAWN BY: D.P.S. **CHECKED BY:** D.G.Y.

PROJECT MGR: D.G.Y. **APPROVED BY:** S.E.L.

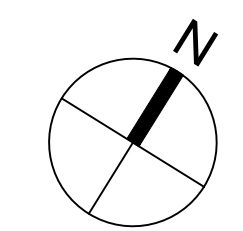
SHEET TITLE
SITE SERVICING PLAN

SHEET NUMBER C-001 **ISSUE** 3



File Location: C:\Users\slumad319\OneDrive\Documents\Projects\1773 Baseline Road Redevelopment\Project Files\04_WIP\04_CIVIL\Sheets\C-001_Site Servicing Plan.dwg
 Last Saved: April 29, 2026, 3:34:50 PM by Slumad, Don
 Plotted: April 29, 2026, 3:34:50 PM by Slumad, Don
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 PLAN No. 19442
 FILE No. D07-12-25-0169

OTTAWA-CARLETON
STANDARD CONDOMINIUM
PLAN 833



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CONSULTANTS

Denotes	Survey Monument Planted
SM	Survey Monument Found
SIB	Standard Iron Bar
SSIB	Short Standard Iron Bar
IB	Iron Bar
CP	Concrete Pin
(WT)	Witness
(AOG)	Anns, O'Sullivan, Vollebek Ltd.
Meas.	Measured
Prop.	Proportioned
(P1)	Registered Plan 372115
(P2)	(AOG) Plan, November 15, 1990
(P3)	Plan 4R-22510
(P4)	Plan 4R-8091
○ MH-S	Maintenance Hole (Sanitary)
○ VC	Valve Chamber (Watermain)
— G —	Underground Gas
— W —	Underground Water
— OHW —	Overhead Wires
○ UP	Utility Pole
□ CB	Catch Basin
○ FH	Fire Hydrant
○ WV	Water Valve
○ GV	Gas Valve
○ GM	Gas Meter
○ HM	Hydro Meter
○ B	Boltard
○ CLF	Chain Link Fence
BF	Board Fence
RWS	Stone Retaining Wall
○	Diameter
○	Location of Elevations
○	Top of Concrete Curb Elevation
○	Top of Stone Retaining Wall Elevation
○	Centreline
○	Deciduous Tree

SEAL

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PROJECT
1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

PROJECT NO:
30297182

DRAWN BY: D.P.S. **CHECKED BY:** D.G.Y.

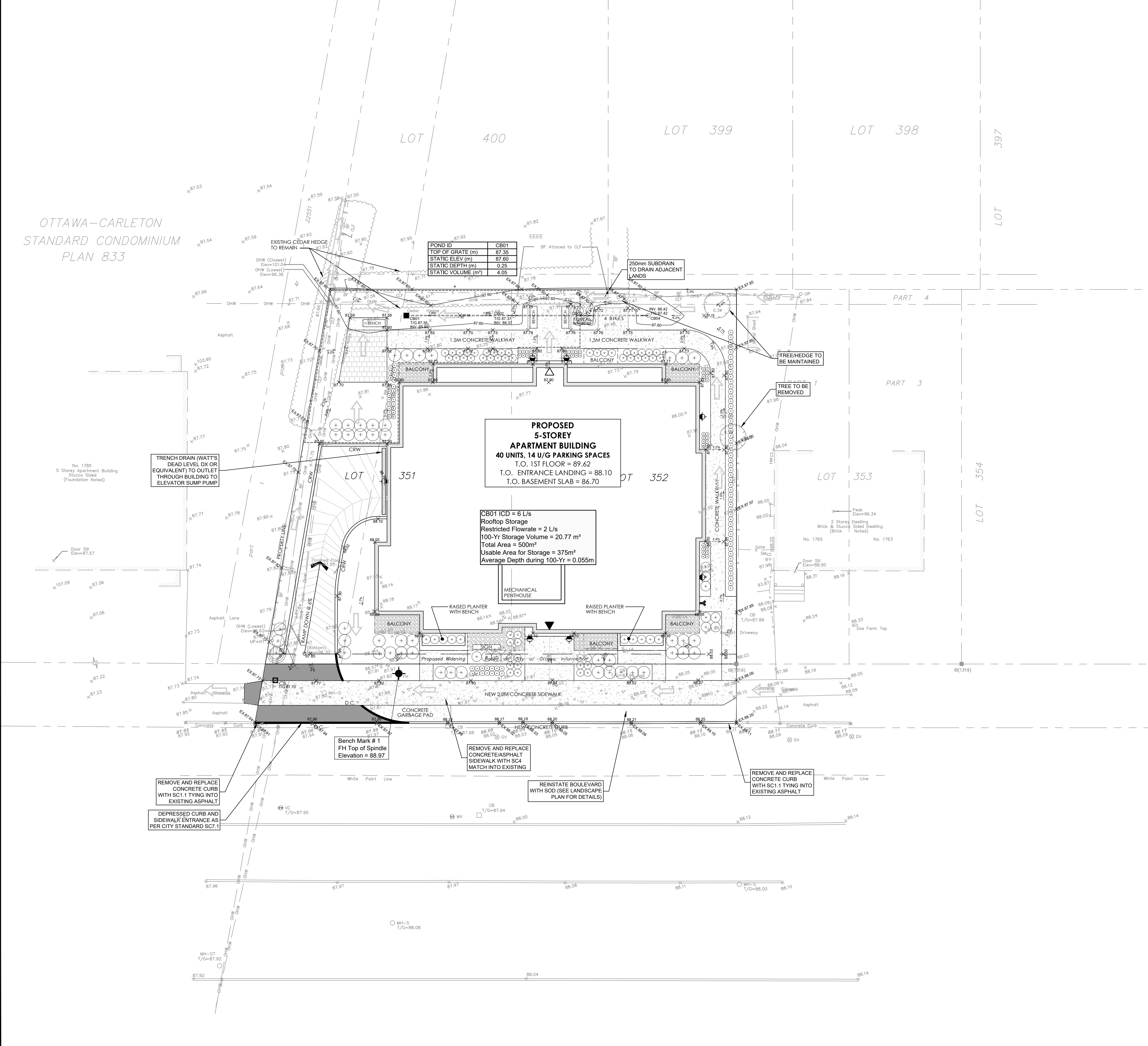
PROJECT MGR: D.G.Y. **APPROVED BY:** S.E.L.

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER **ISSUE**
C-200 3

GRADING LEGEND

- PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
- SLOPE C/W FLOW DIRECTION
- MAJOR OVERLAND FLOW ROUTE
- PROPOSED SPOT GRADE
- PROPOSED SWALE GRADE
- PROPOSED SWALE HIGH POINT GRADE
- LOT CORNER GRADE C/W EXISTING GRADE
- FULL STATIC PONDING GRADE
- RETAINING WALL C/W TOP OF WALL AND GRASS GRADE
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE
- PRESSURE REDUCING VALVE
- FINISHED FLOOR ELEVATION
- TOP OF FOUNDATION ELEVATION
- UNDERSIDE OF FOOTING ELEVATION
- MINIMUM UNDERSIDE OF FOOTING (Based on the higher of the sewer overflows, or hydraulic grade line)
- MINIMUM GARAGE GRADE
- WALKUP UNIT
- WALKOUT UNIT
- NON-STANDARD FOUNDATION (First cover not provided for standard unit)
- HIGHBACK UNIT (1.5m frost cover on footings)
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS
- 2hr FIREWALL



POND ID CB01

TOP OF GRATE (m)	87.35
STATIC ELEV (m)	87.60
STATIC DEPTH (m)	0.25
STATIC VOLUME (m³)	4.05

PROPOSED 5-STORY APARTMENT BUILDING
40 UNITS, 14 U/G PARKING SPACES
T.O. 1ST FLOOR = 89.62
T.O. ENTRANCE LANDING = 88.10
T.O. BASEMENT SLAB = 86.70

CB01 ICD = 6 L/s
Roof top Storage
Restricted Flowrate = 2 L/s
100-Yr Storage Volume = 20.77 m³
Total Area = 500m²
Usable Area for Storage = 375m²
Average Depth during 100-Yr = 0.055m

TRENCH DRAIN (WATT'S DEAD LEVEL DX OR EQUIVALENT) TO OUTLET THROUGH BUILDING TO ELEVATOR SUMP PUMP

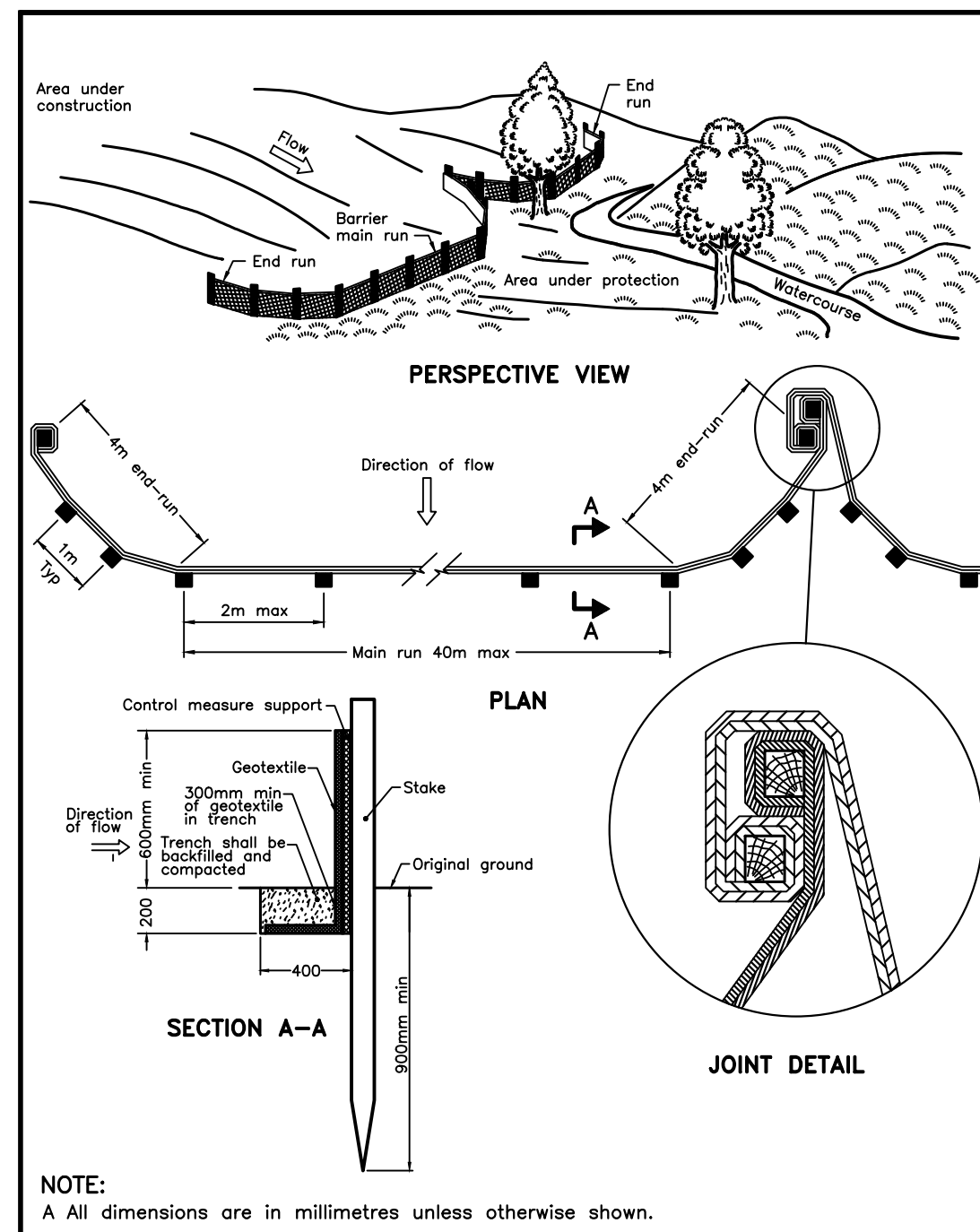
Bench Mark # 1
FH Top of Spindle
Elevation = 88.97

REMOVE AND REPLACE CONCRETE CURB WITH SC1.1 TYING INTO EXISTING ASPHALT

DEPRESSED CURB AND SIDEWALK ENTRANCE AS PER CITY STANDARD SC7.1

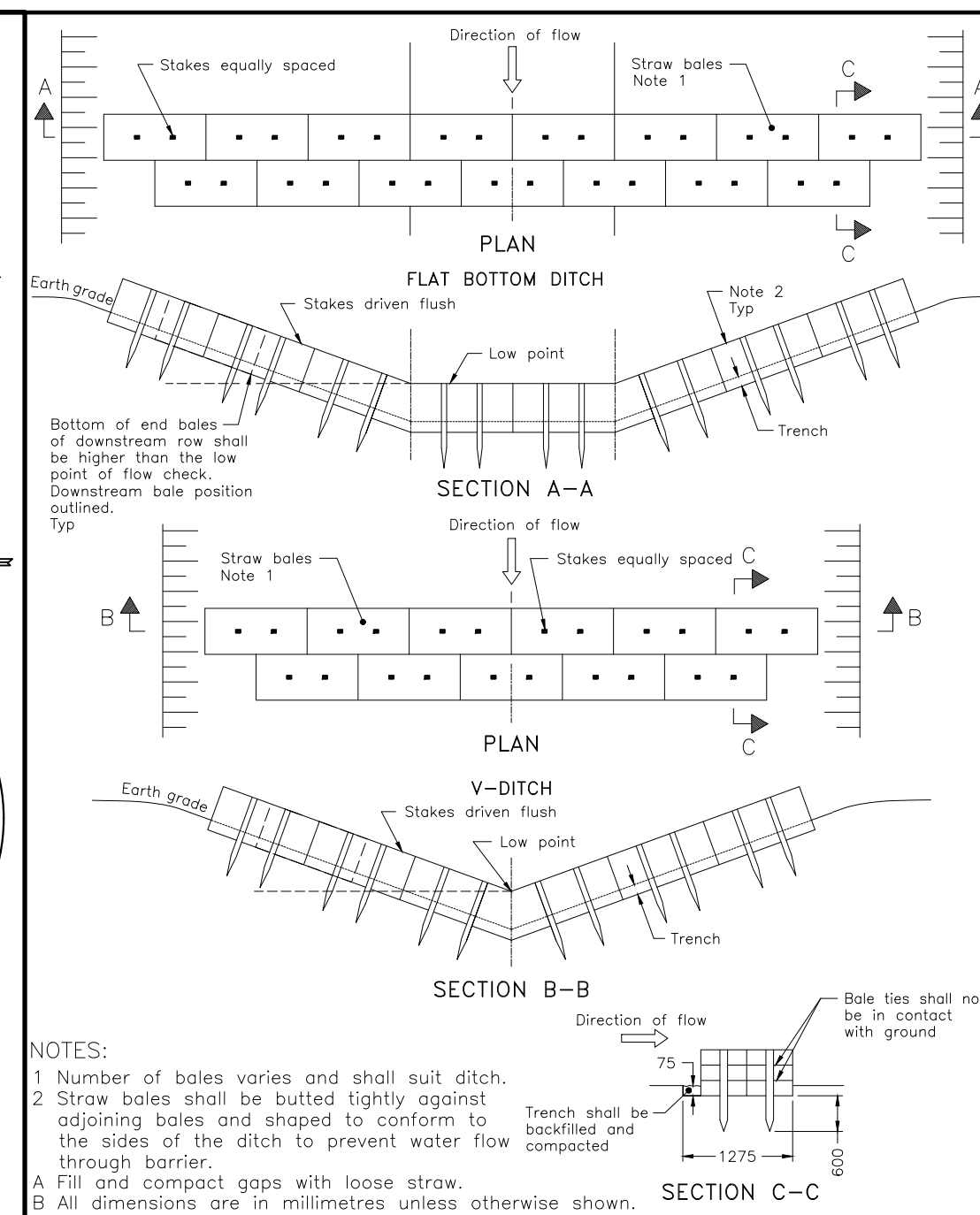
REINSTATE BOULEVARD WITH SOD (SEE LANDSCAPE PLAN FOR DETAILS)

REMOVE AND REPLACE CONCRETE CURB WITH SC1.1 TYING INTO EXISTING ASPHALT



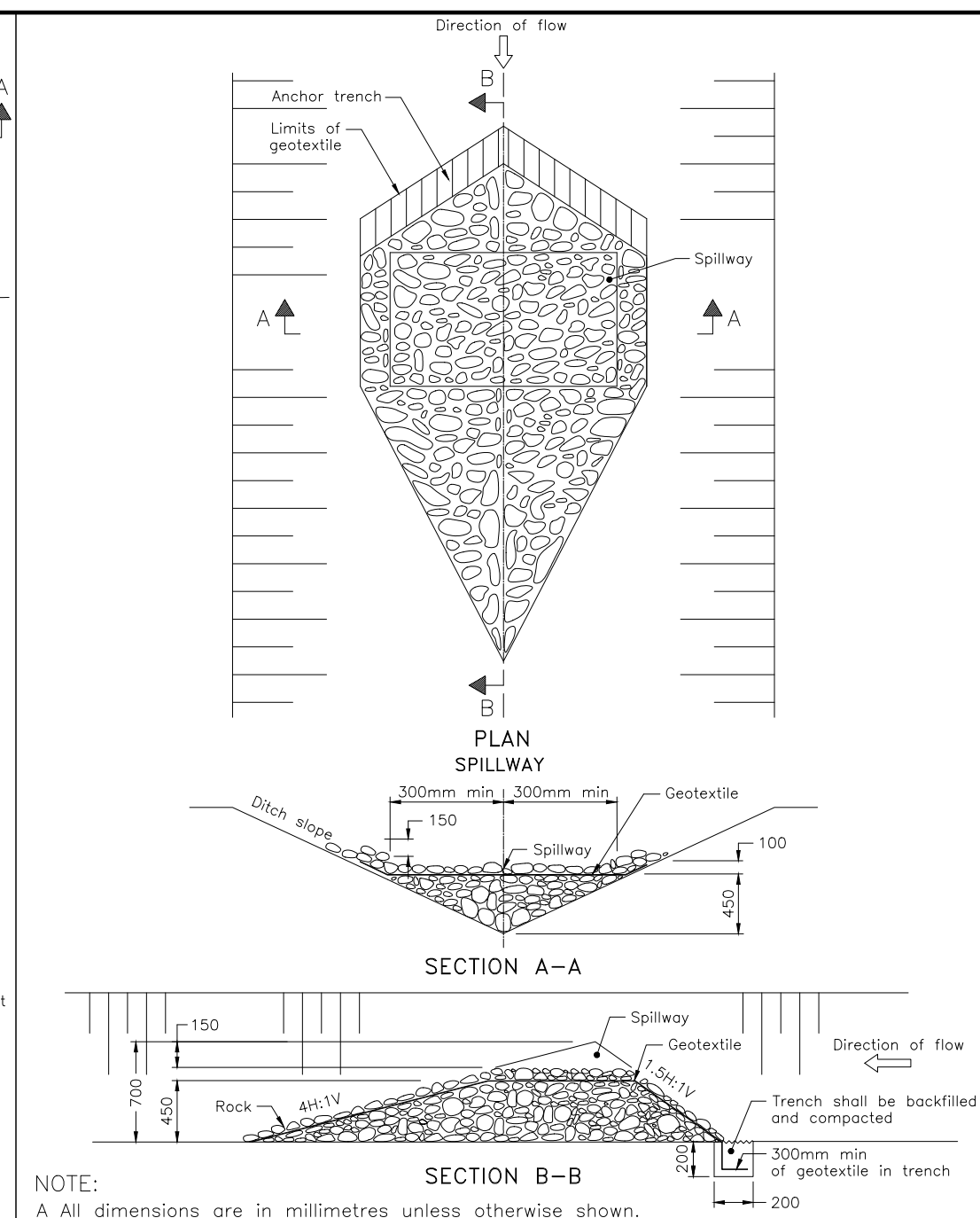
NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3
HEAVY-DUTY SILT FENCE BARRIER
 OPD 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.

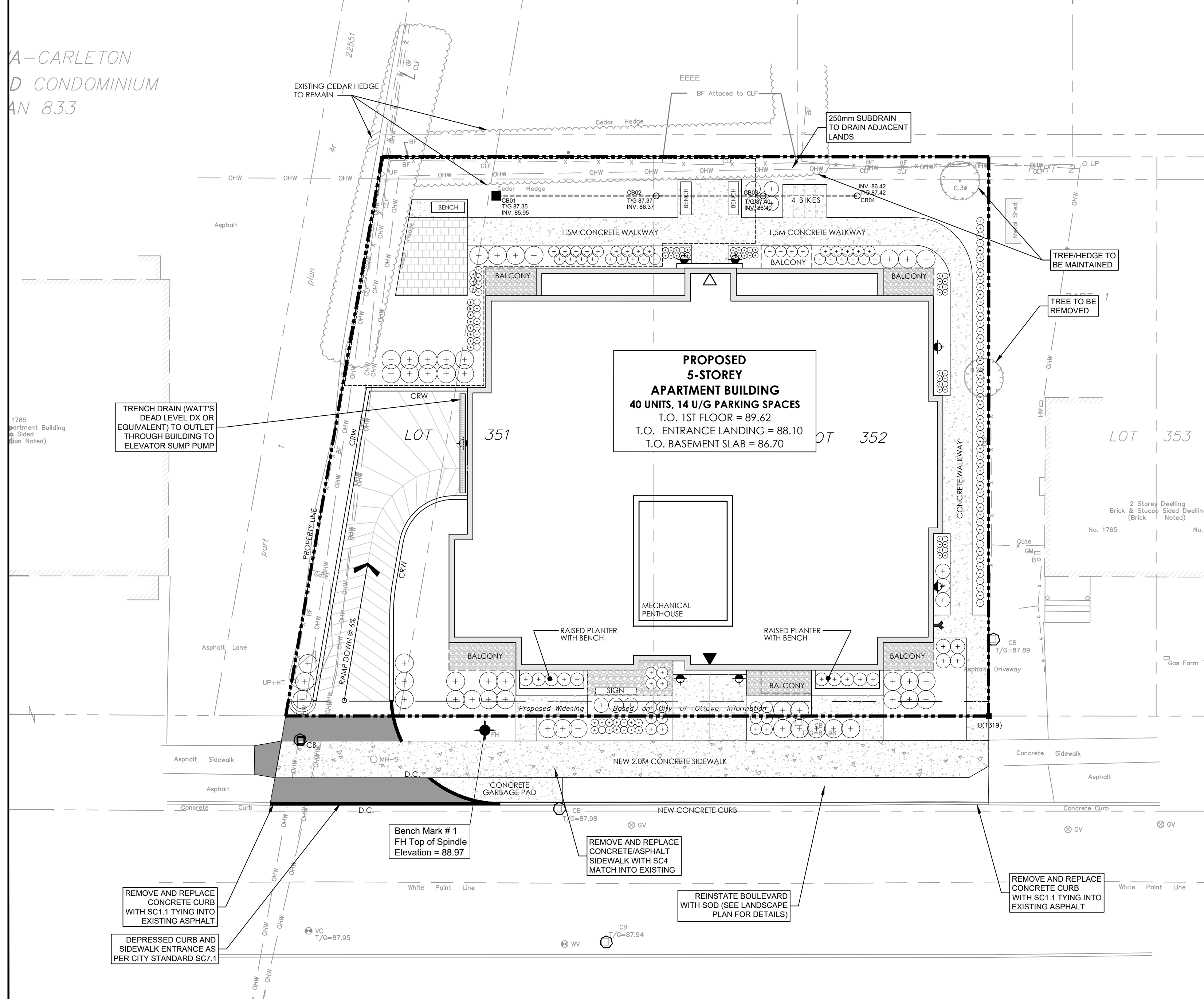
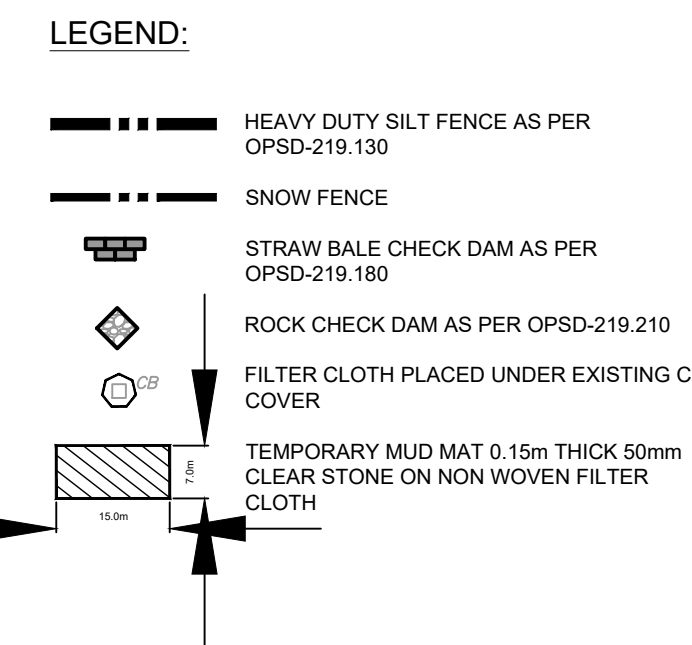
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 Rev 3
STRAW BALE FLOW CHECK DAM
 OPD 219.180



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

ONTARIO PROVINCIAL STANDARD DRAWING Nov 2022 Rev 3
TEMPORARY ROCK FLOW CHECK DAM V-DITCH
 OPD 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.
 - 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 C/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.
 - 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.
 - 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.



CLIENT
PHOENIX HOMES
 18A Bentley Ave Ottawa, ON K2E 6T8

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Arcadis Professional Services (Canada) Inc.
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No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18
2	REVISED AS PER NEW SITE PLAN	2026-02-20
3	REVISED AS PER CITY COMMENTS	2026-04-30

ISSUES

SEE 010, 011, 012 FOR NOTES, LEGEND, CB TABLE, STREET SECTIONS AND DETAILS

1:150

SEAL

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PROJECT
1773 & 1767 BASELINE ROAD OTTAWA, ONTARIO

PROJECT NO:
30297182

DRAWN BY:
D.P.S.

CHECKED BY:
D.G.Y.

PROJECT MGR:
D.G.Y.

APPROVED BY:
S.E.L.

SHEET TITLE
SEDIMENT - EROSION PLAN

SHEET NUMBER
C-900

ISSUE
3

FILE No. D07-12-25-0169
 PLAN No. 19442