1773 & 1767 BASELINE ROAD
OTTAWA, ONTARIO

ARCADIS

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Ottawa ON K1S 5N4 Canada
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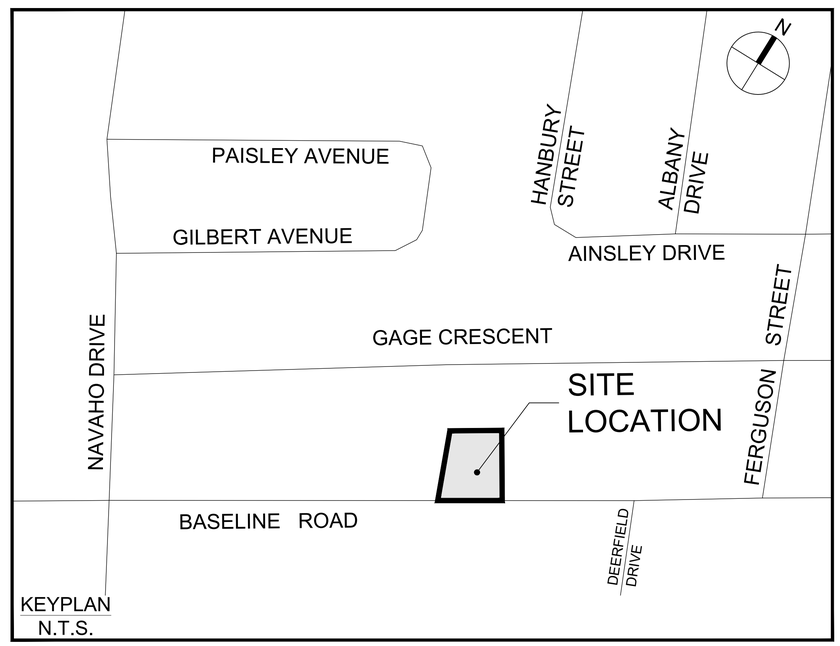
www.arcadis.com



Sheet List Table

Sheet Number	Sheet Title	Sheet Description
C-000	Cover	
C-EXCON	EXISTING CONDITIONS	
C-REM	REMOVALS DRAWING	
C-001	SITE SERVICING PLAN	
C-200	SITE GRADING PLAN	
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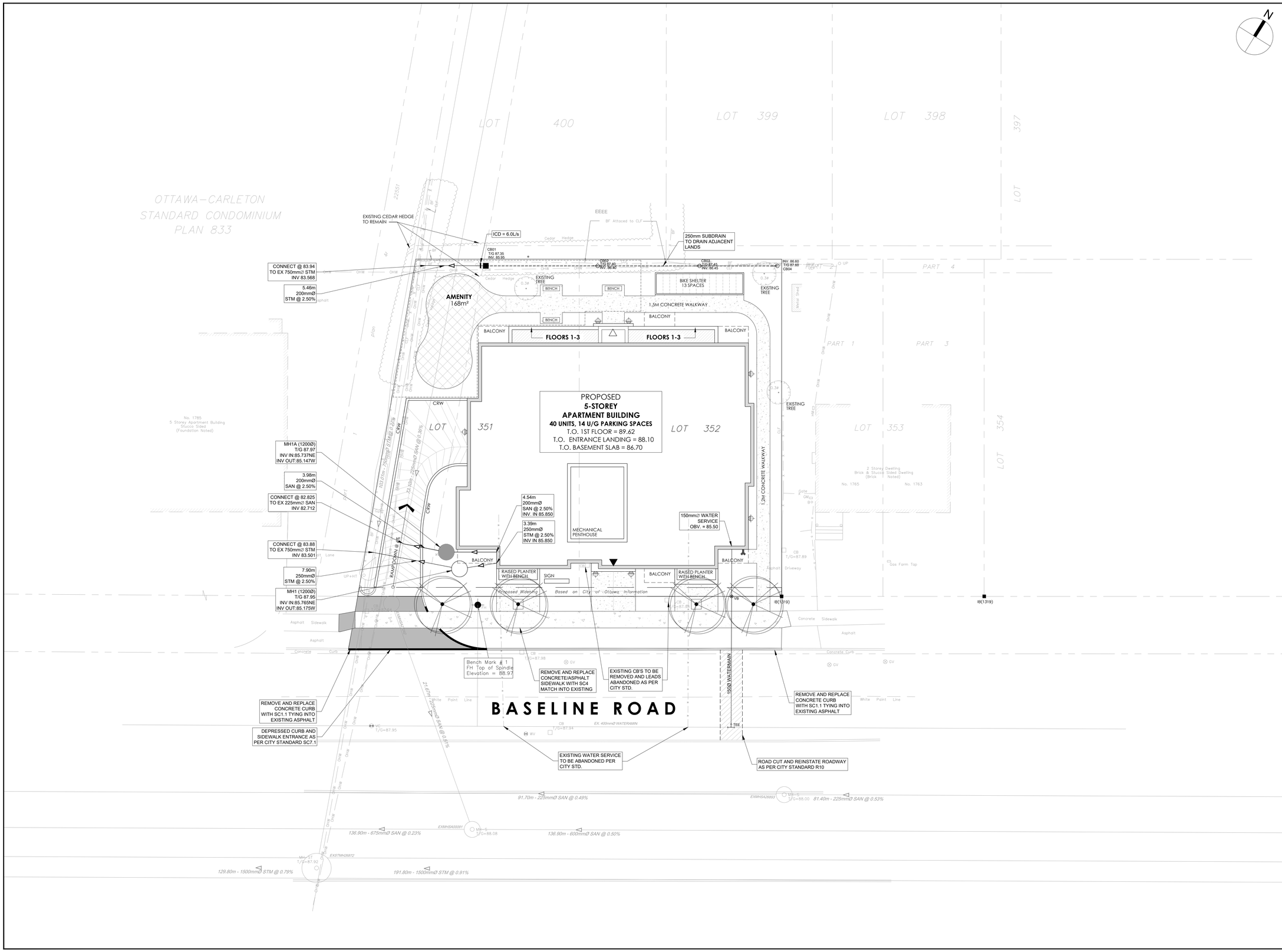
PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

CONTRACT NO. 30297182

ISSUED FOR SPA - 2025-12-18
CITY FILE No. D07-#### CITY PLAN No.####



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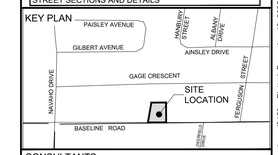
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2025-12-18

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

KEY PLAN



CONSULTANTS

1:150 0 1.5 4.5 7.5m

SEAL

LICENSED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2025/12/18
PROVINCE OF ONTARIO

PRIME CONSULTANT

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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

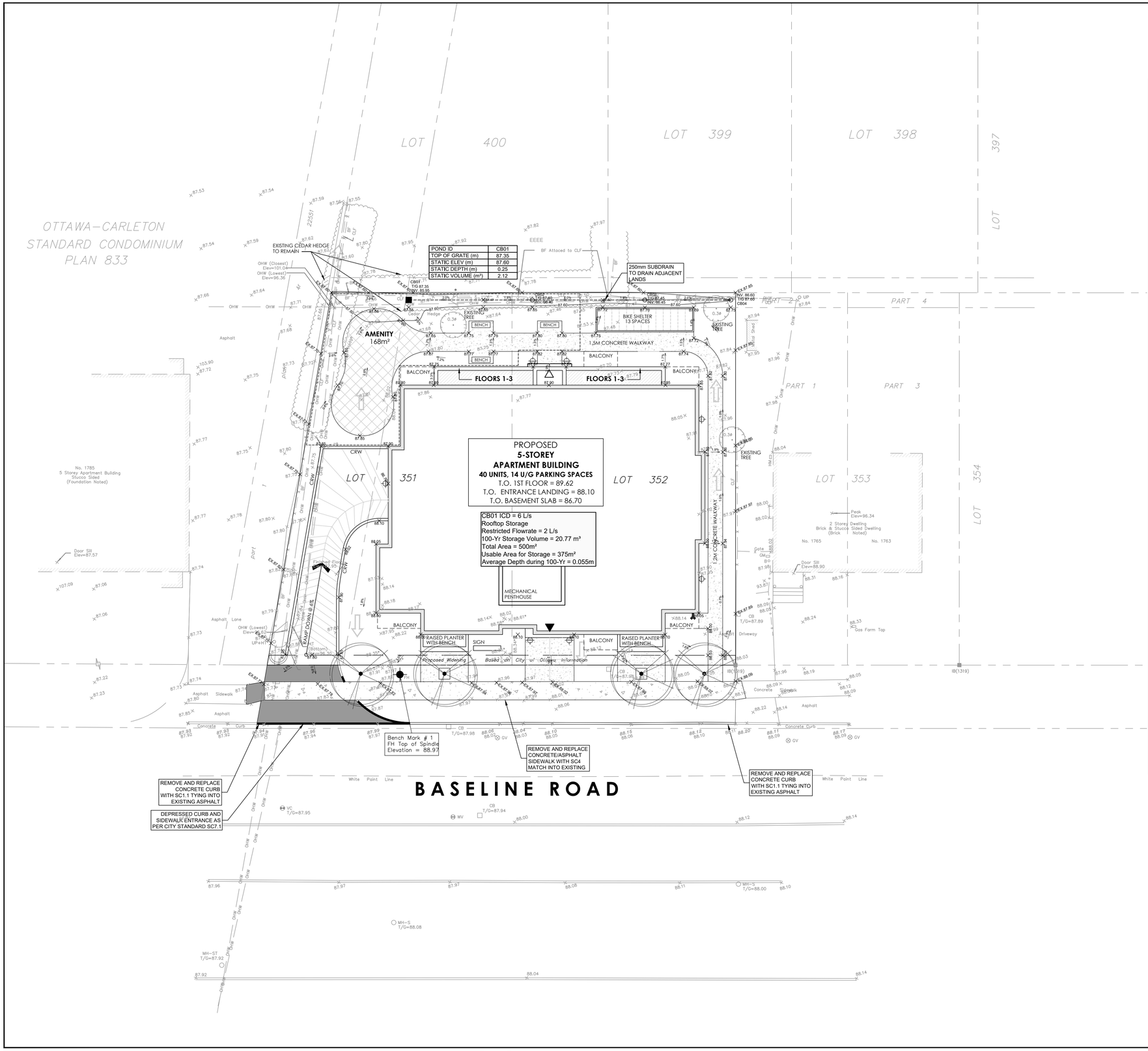
SHEET NUMBER	ISSUE
C-001	1

SCALE CHECK 1 in 10mm

XXXXX

D07-XX-XX-XXXX

File Location: J:\9999_Proposals\Proposals\2024 Proposals\1 - Land Engineering Proposals\EP-2024-032 - 1773 & 1767 Baseline Road\Design Files\Layouts\C-001 SITE SERVICING PLAN.dwg Last Saved: December 18, 2025, by siumacd150 Plotted: December 18, 2025 3:12:31 PM by Siuma, Don



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 obverts, or hydraulic grade line)
- MINIMUM GARAGE GRADE
- WU — WALKUP UNIT
- WO — WALKOUT UNIT
- NS — NON-STANDARD FOUNDATION (Frost cover not provided for standard unit)
- HB — HIGHBACK UNIT (1.5m frost cover on footings)
- NOISE BARRIER LOCATION
- NOISE BARRIER GATE
- RIP-RAP
- TOWN HOUSE SPLITS
- 2hr FIREWALL — 2 hr FIREWALL

Denotes	"	Survey Monument Planted
	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CP	"	Concrete Pin
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebekk 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	"	Bollard
CLF	"	Chain Link Fence
BF	"	Board Fence
RWS	"	Stone Retaining Wall
ø	"	Diameter
65.00	"	Location of Elevations
85.00	"	Top of Concrete Curb Elevation
85.00	"	Top of Stone Retaining Wall Elevation
C/L	"	Centreline
	"	Deciduous Tree

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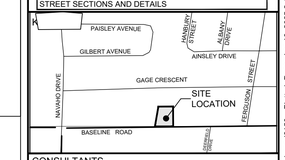

CONSULTANTS

1:1000 0 10 30 50m

SEAL

LICENSED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2025/12/18
PROVINCE OF ONTARIO

PRIME CONSULTANT

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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.**

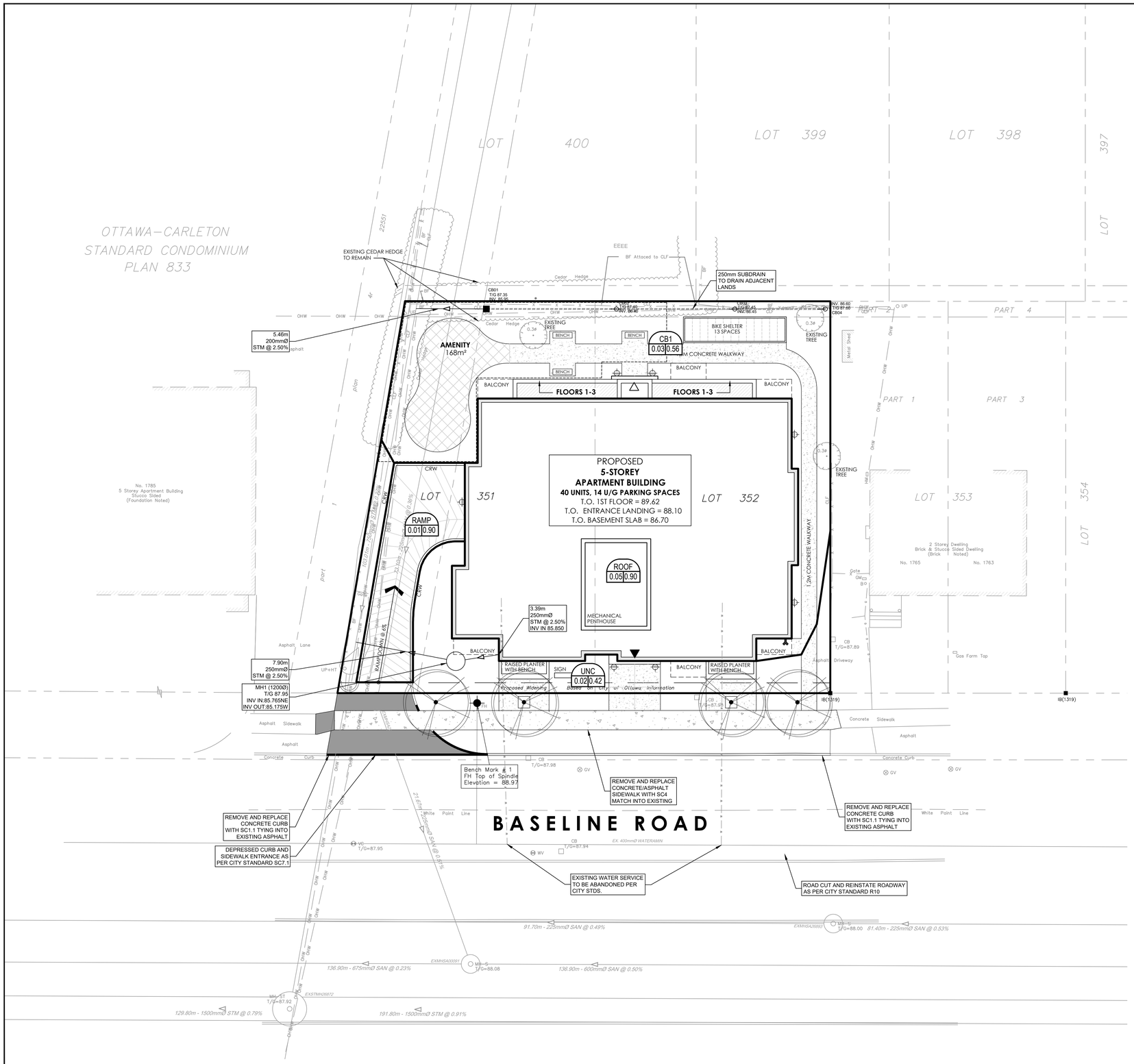
SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER	ISSUE
C-200	1

File Location: J:\9999_Proposals\Proposals\2024 Proposals\1 - Land Engineering Proposals\EP-2024-032 - 1773 & 1767 Baseline Road\Design Files\Layouts\C-200 SITE GRADING PLAN.dwg Last Saved: December 14, 2025, by siumad3150 Plotted: December 18, 2025 2:15:38 PM by Siuma, Don

D07-XX-XX-XXXX

SCALE CHECK 1 in 10mm XXXXX



LEGEND :

CB1 — AREA NUMBER

0.03 | 0.56 — RUNOFF COEFFICIENT

AREA IN HECTARES

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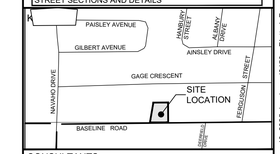

CONSULTANTS

1:150 0 1.5 4.5 7.5m

SEAL

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2025/12/18
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PROJECT MGR: **D.G.Y.**	APPROVED BY: **S.E.L.**

SHEET TITLE

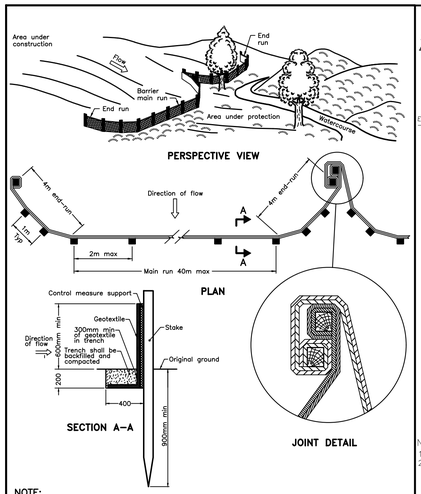
SITE STORM DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
C-500	1

File Location: J:\9999_Proposals\Proposals\2024 Proposals\1 - Land Engineering Proposals\EP-2024-032 - 1773 & 1767 Baseline Road\Design Files\Layouts\C-500 SITE STORM DRAINAGE AREA PLAN.dwg Last Saved: December 18, 2025, by siurnad3150 Plotted: December 18, 2025 2:21:02 PM by Siurna, Don

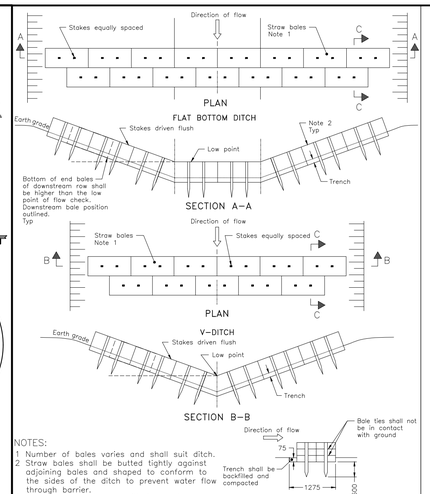
D07-XX-XX-XXXX

SCALE CHECK 1 in XXXXX 10mm



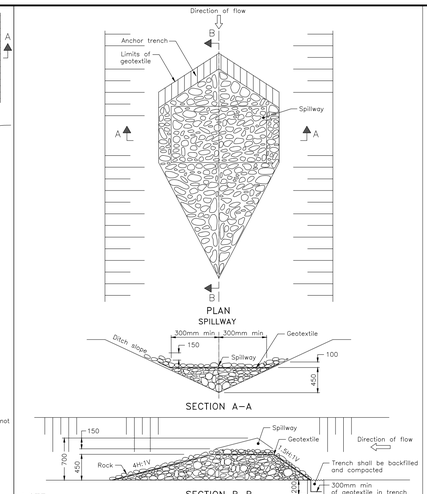
NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev 3
HEAVY–DUTY SILT FENCE BARRIER		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	Nov 2021	Rev 3
STRAW BALE FLOW CHECK DAM		OPSD 219.180



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

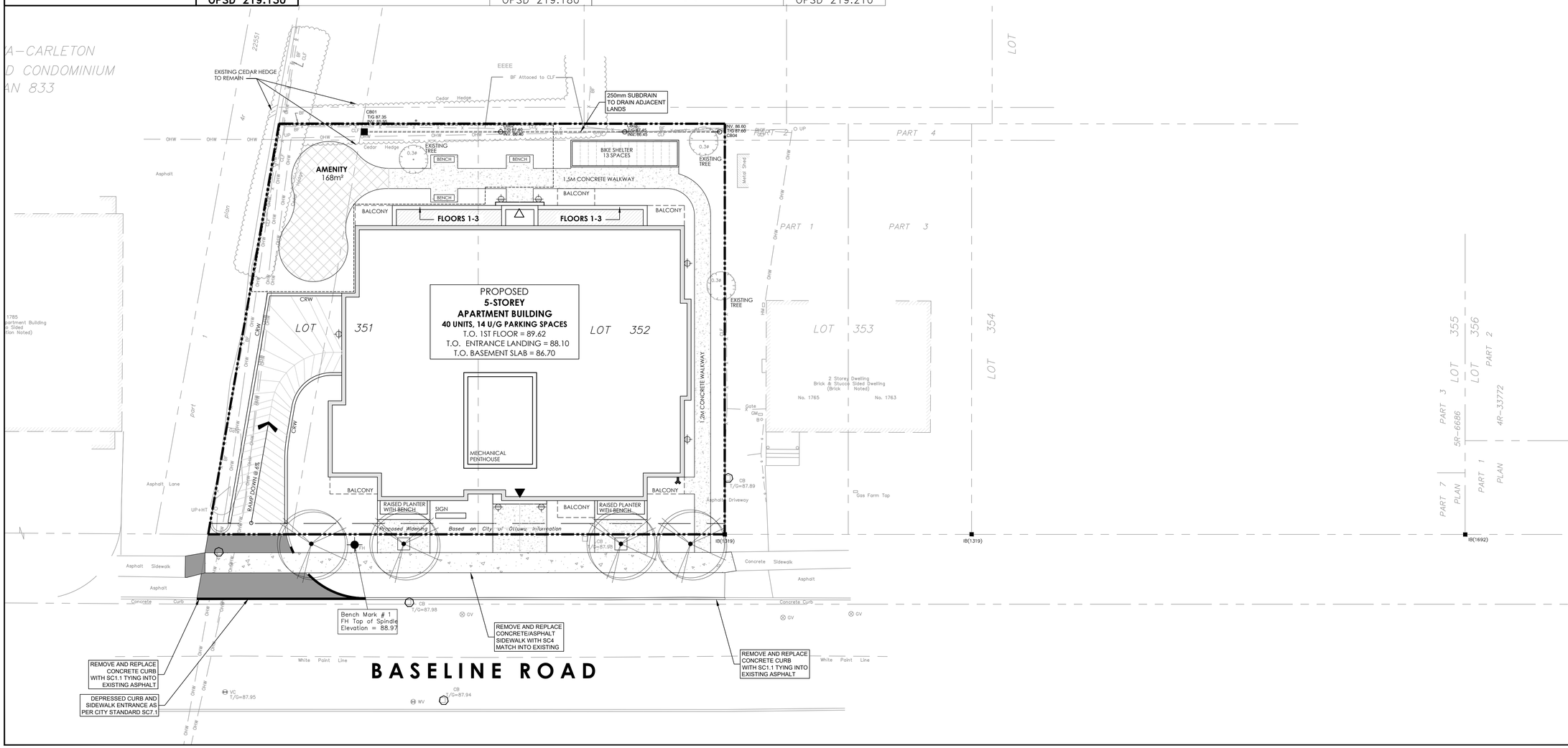
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2022	Rev 3
TEMPORARY ROCK FLOW CHECK DAM V–DITCH		OPSD 219.210

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 CATHBASINS 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 CATHCBASINS 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 (15.0m × 7.6m)



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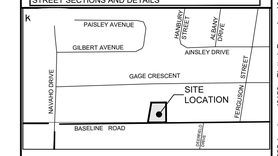

1:150 0 1.5 4.5 7.5m

SEAL

LICENSED PROFESSIONAL ENGINEER
S. E. LABADIE
100214983
2025/12/18
PROVINCE OF ONTARIO

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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.

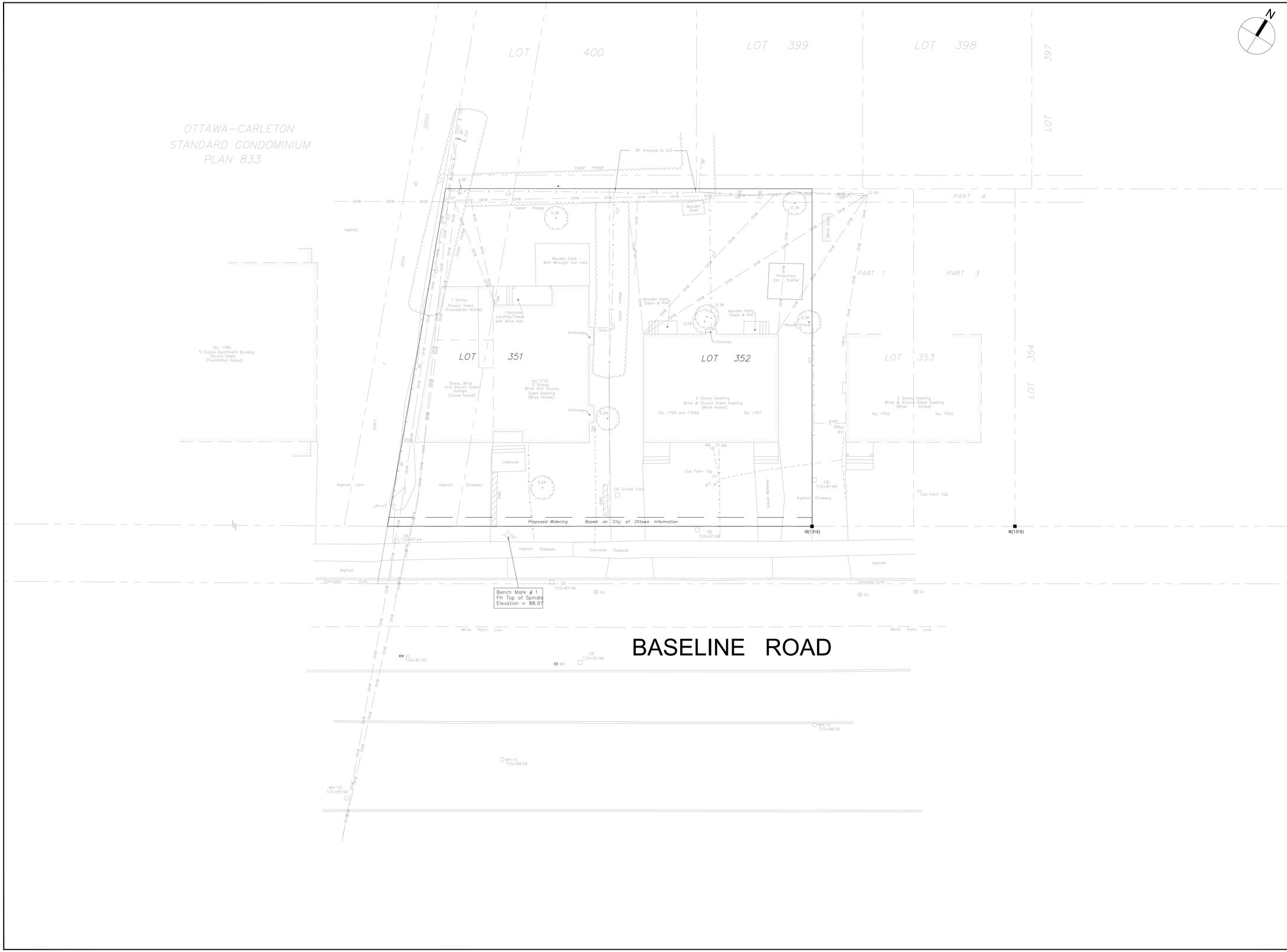
SHEET TITLE
SEDIMENT - EROSION PLAN

SHEET NUMBER	ISSUE
C-900	1

File Location: J:\9999_Proposals\Proposals\2024 Proposals\1 - Land Engineering Proposals\EP-2024-032 - 1773 & 1767 Baseline Road\Design Files\Layouts\C-900 SEDIMENT - EROSION PLAN.dwg Last Saved: December 14, 2025, by siumsd3150 Plotted: December 18, 2025 2:53:30 PM by Siuma, Don

D07-XX-XX-XXXX

SCALE CHECK 1 in XXXXX 10mm



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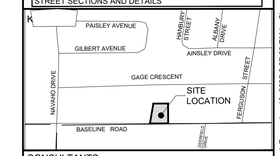

CONSULTANTS

1:150 0 1.5 4.5 7.5m

SEAL

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2025/12/18
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PROJECT NO:
30297182

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

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER	ISSUE
C-EXCON	1

File Location: J:\9999_Proposals\Proposals\2024 Proposals\1 - Land Engineering Proposals\EP-2024-032 - 1773 & 1767 Baseline Road\Design Files\Layouts\C-EXCON.dwg Last Saved: December 14, 2025, by skumad3150 Plotted: December 18, 2025 2:27:36 PM by Sturna, Don

D07-XX-XX-XXXX

SCALE CHECK 50mm
1 in XXXXX

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

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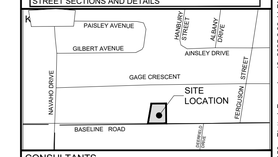

CONSULTANTS

1:1000 0 10 30 50m

SEAL

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100214983
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SHEET TITLE
REMOVALS DRAWING

SHEET NUMBER	ISSUE
C-REM	1

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D07-XX-XX-XXXX

SCALE CHECK 1 in 10mm XXXXX