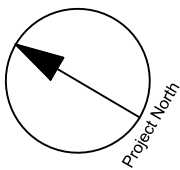
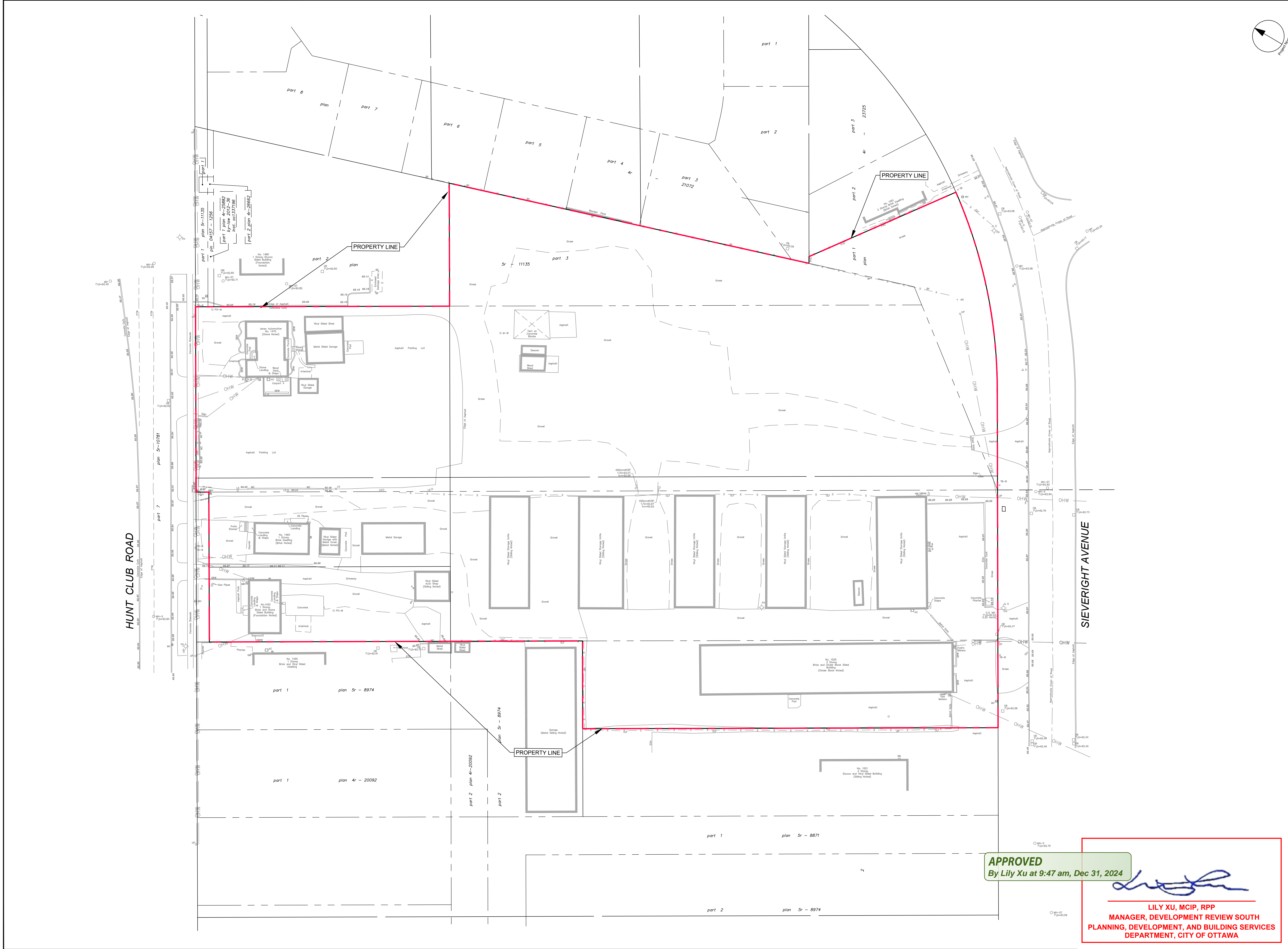


**19174 D07-12-24-0068**



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Formerly B Group Professional Services (Canada) Inc.

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-04-18
2	REVISED PER CITY COMMENTS	2024-07-19
3	REVISED PER CITY COMMENTS	2024-08-13
4	REVISED PER NEW SITE PLAN	2024-10-23

NOT FOR CONSTRUCTION

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

KEY PLAN

SITE

1:400

0 4 8 12 20m

0 4 8 12 20m

SEAL

PRIME CONSULTANT

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

PROJECT

LARGA BAFFIN

1452-1470 HUNT CLUB RD.  
1525-1545 SEIVERIGHT AVE.

PROJECT NO:

126884

DRAWN BY:

D.D.

CHECKED BY:

A.B.

PROJECT MGR:

D.G.Y.

APPROVED BY:

D.G.Y.

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C-000

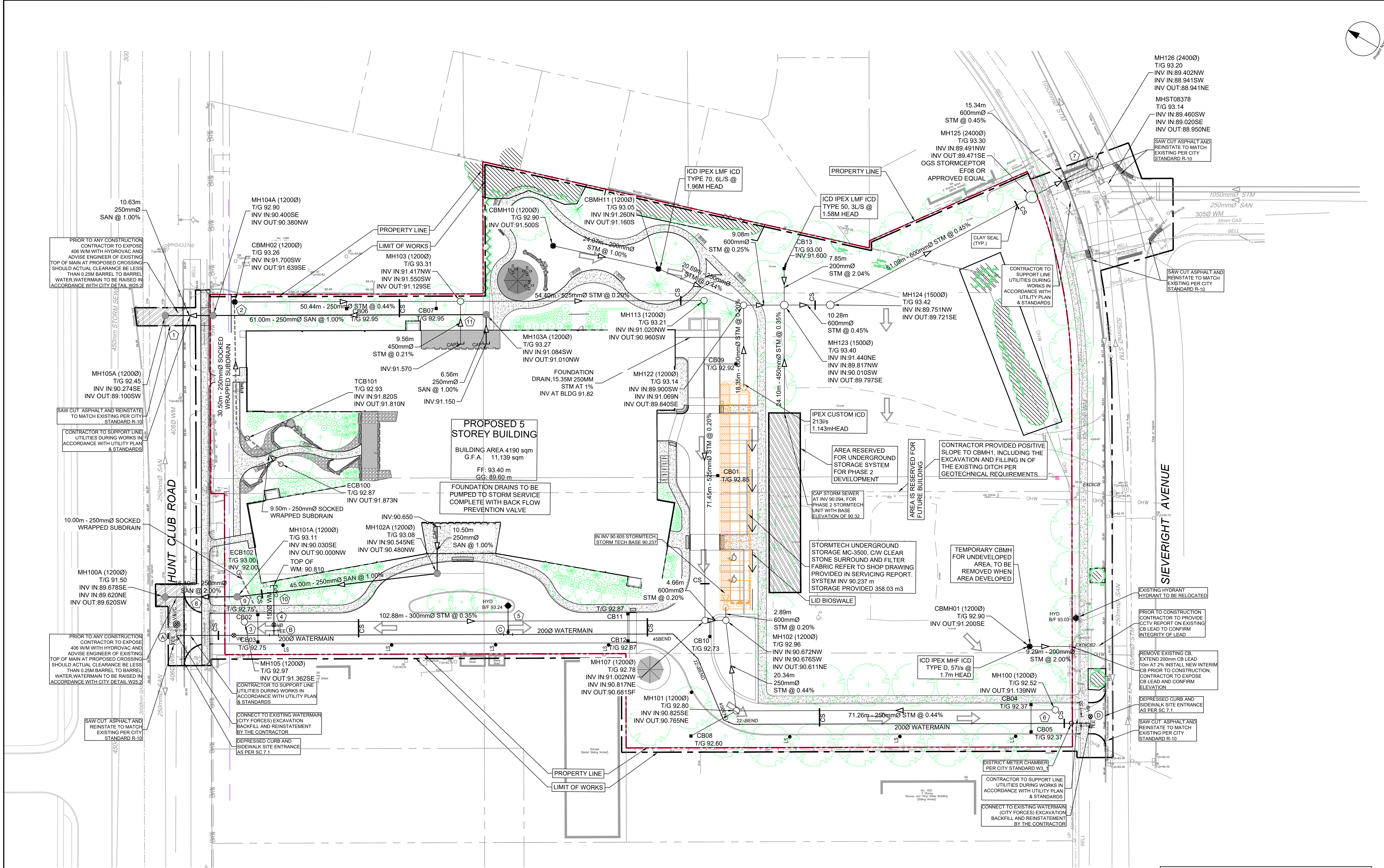
ISSUE

4

**APPROVED**  
By Lily Xu at 9:47 am, Dec 31, 2024

**LILY XU, MCIP, RPP**  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT, AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA





**APPROVED**  
By Lily Xu at 9:47 am, Dec 31, 2024

  
**LILY XU, MCIP, RPP**  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT, AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

WATERMAIN SCHEDULE					
	Station	Description	Finished Grade	Top of Watermain	Watermain Cover
A	0+000.00	TEE CONNECT TO EXISTING 406mmØ	92.840	90.340	2.50
	0+010.81		92.953	90.453	2.50
	0+012.80	VB	92.885	90.385	2.50
	0+021.75	BUILDING TEE	92.844	90.344	2.50
	0+074.07	HYDRANT TEE	93.054	90.554	2.50
B	0+110.90	45 BEND	92.904	90.404	2.50
	0+118.76	22.5 BEND	92.876	90.376	2.50
	0+133.59	45 BEND	92.707	90.207	2.50
	0+136.09	22.5 BEND	92.706	90.206	2.50
	0+211.45	DISTRICT METER CHAMBER	92.619	90.119	2.50
D	0+215.73	TEE CONNECT TO EXISTING 305mmØ	92.534	90.034	2.50

CROSSING SCHEDULE	
1	EX 406 WM Ø 0.53m CLEARANCE OVER 250Ø SAN
2	250Ø STM 0.95m CLEARANCE OVER 250Ø SAN
3	200Ø STM 1.10m CLEARANCE OVER 200Ø WM
4	300Ø STM 1.21m CLEARANCE OVER 200Ø WM
5	300Ø STM 0.60m CLEARANCE OVER 200Ø WM
6	250Ø STM 1.00m CLEARANCE OVER 200Ø WM
7	300Ø WM 0.5m CLEARANCE OVER 800Ø STM
8	EX 406 WM Ø 0.30m CLEARANCE OVER 250Ø SAN
9	250Ø STM 1.65m CLEARANCE OVER 250Ø SAN
10	150Ø WM 0.3m CLEARANCE OVER 250Ø SAN
11	450Ø STM 0.30m CLEARANCE OVER 250Ø SAN

CLIENT

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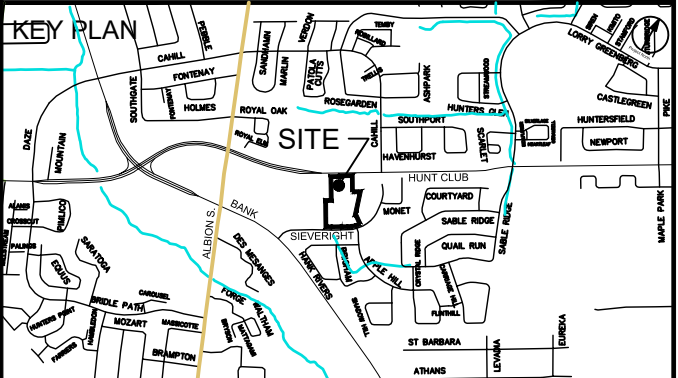
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ISSUES

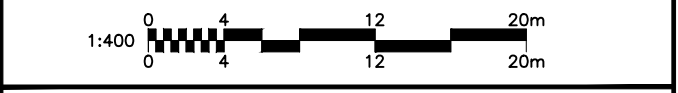
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-04-18
2	REVISED PER CITY COMMENTS	2024-07-03
3	REVISED PER CITY COMMENTS	2024-08-13
4	REVISED PER CITY COMMENTS	2024-08-29
5	REVISED PER NEW SITE PLAN	2024-10-23

KEY PLAN




SCALE

1:400



SEAL



CONFIRM PRIME CONSULTANT

**ARCADIS**

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

PROJECT

**LARGA BAFFIN**

1452-1470 HUNT CLUB RD.  
1525-1545 SEIVERIGHT AVE.

PROJECT NO:  
126884

DRAWN BY:  
D.D.

PROJECT MGR:  
D.G.Y.

SHEET TITLE  
**GENERAL PLAN OF SERVICES**

SHEET NUMBER

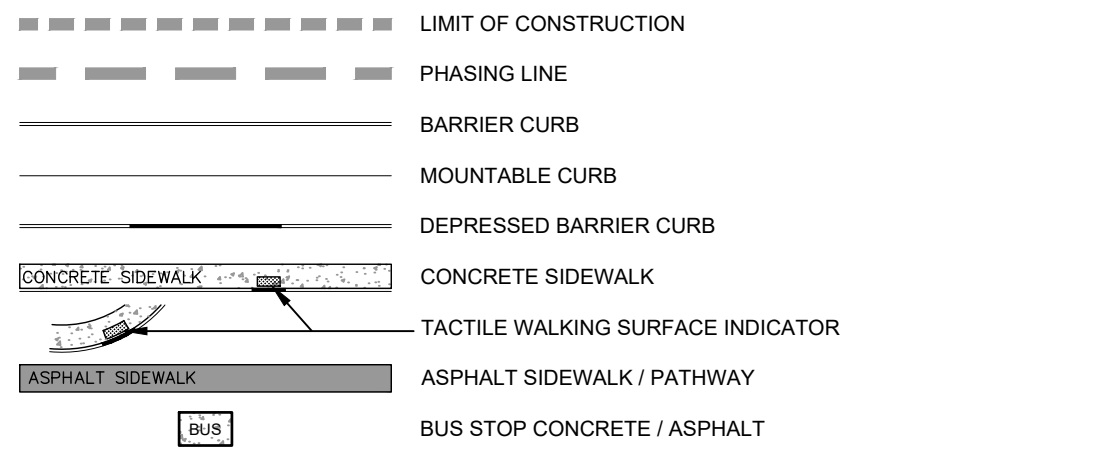
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ISSUE

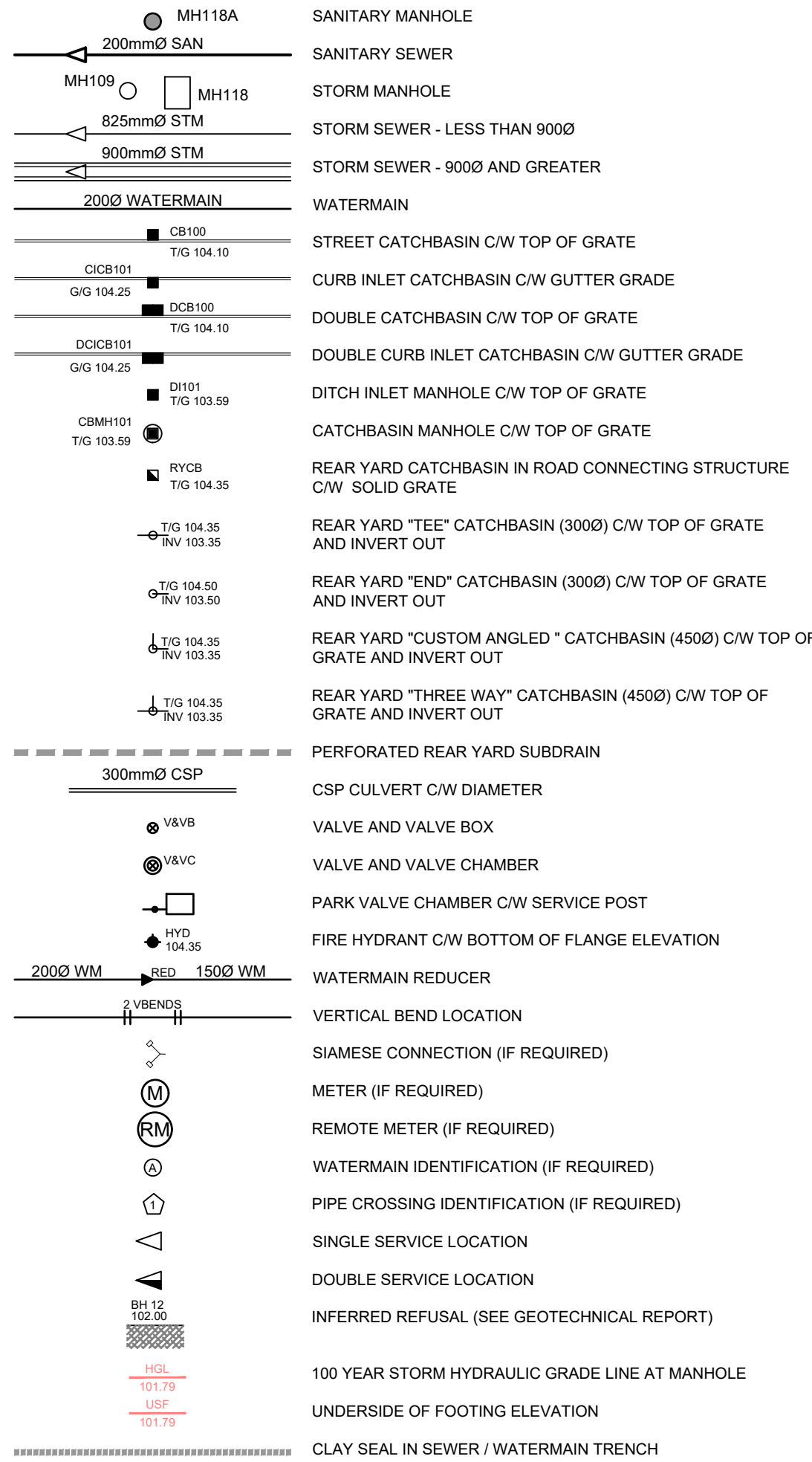
**5**



GENERAL LEGEND



SERVICING LEGEND



Notes & Legend (ANNIS, O'SULLIVAN, VOLLEBEKK LTD.)

Denotes			Survey Monument Planted
			Survey Monument Found
SIB			Standard Iron Bar
SSIB			Short Standard Iron Bar
IB			Iron Bar
CP			Concrete Pin
(WT)			Witness
Acc.			Accepted
(AOG)			Annis O'Sullivan Vollebekk Ltd.
(P1)			(AOG) Plan of Survey dated September 17, 2020
			Deciduous Tree
			Coniferous Tree
			Shrub
FH			Fire Hydrant
WV			Water Valve
SP			Water Stand Post
MH-ST			Maintenance Hole (Storm Sewer)
MH-S			Maintenance Hole (Sanitary)
MH			Maintenance Hole (Unidentified)
VC			Valve Chamber (Watermain)
OHW			Overhead Wires
CB			Catch Basin
CBi			Catch Basin Inlet
CSP			Corrugated Steel Pipe
M-W			Monitoring Well
V-P			Vent Pipe
GV			Gas Valve
GM			Gas Meter
HM			Hydro Meter
HB			Handhole
TB-B			Bell Terminal Box
TB			Unidentified Terminal Box
B			Bollard
S			Sign
HT			Hydro Transformer
LW			Lowest Wire
CW			Closest Wire
MC			Moveable Curb
CBRW			Concrete Block Retaining Wall
SRW			Stone Retaining Wall
EA			Edge of Asphalt
T/G			Top of Grate
T/P			Top of Pipe
Elev			Elevation
Fdn			Foundation
DH			Deciduous Hedge
PTW			White Paint Lines
PVC			Plastic Fence
CLF			Chain Link Fence
BF			Board Fence
P&W			Post and Wire
Gate			Gate
PO-W			Wood Pole
PO-M			Metal Pole
UP			Utility Pole
AN			Anchor
LS			Light Standard
MB			Mail Box
W			Well Cap
AC			Air Conditioner
D			Diameter
+85.00			Location of Elevations
+88.00			Top of Concrete Curb Elevation
+85.00			Top of Wall Elevation
C/L			Centreline
			Property Line

UTILITY NOTES :

- 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.
- THE POSITION OF UNDERGROUND AND ABOVEGROUND 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.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- THE COMPOSITE UTILITY PLAN HAS BEEN REVIEWED BY ARCADIS FOR CONFORMITY TO THE DESIGN CONCEPT FOR THE DEVELOPMENT AND FOR GENERAL ARRANGEMENT ONLY AND AS SUCH SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN EITHER LAYOUT OR WORKMANSHIP.
- THIS DRAWING IS A COMPILATION OF OTHER UTILITY DESIGNS AND DOES NOT INDICATE IN ANY WAY THAT THE PARTY SIGNING THIS DRAWING HAS DESIGNED OR APPROVED THE RESPECTIVE UTILITY PLANTS INDICATED ON THIS DRAWING. THE DRAWING WAS PREPARED TO BE USED AS REFERENCE ONLY AS PER REQUIREMENTS OF THE CITY OF OTTAWA. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE IT HAS REVIEWED THE CURRENT AND EXISTING DESIGNS BY HYDRO, STREET LIGHTING, BELL, CANADA POST, O.C. TRANSPQ, CABLE TV AND ANY OTHER PARTIES INCLUDED BUT NOT MENTIONED AND COMPLETE THE INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE STAKEHOLDER UTILITY DESIGNS.
- CONTRACTOR TO ADVISE ENGINEER IN WRITING OF ANY DISCREPANCIES IN THE HYDRO, BELL, ROGERS, ENBRIDGE, AND STREETLIGHT DRAWINGS, AND THE CUP AHEAD OF INSTALLATION.
- HYDRO INSPECTOR IS TO BE NOTIFIED AND PRESENT AHEAD OF HYDRO INSTALLATION.
- BELL AND ROGERS VAULT EASEMENT SIZE AND LOCATION ARE AS SHOWN ON THE CUP. ANY LOCATION DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IN WRITING AHEAD OF INSTALLATION.
- BELL AND ROGERS VAULTS ARE TO BE PLACED TO THE EXTENT POSSIBLE IN THE RIGHT OF WAY RESPECTING THE REQUIRED CLEARANCES FROM DUCTS IN THE JOINT UTILITY TRENCH. IF VAULTS ARE ON PRIVATE PROPERTY THEY MUST BE PLACED WITHIN THE EASEMENT. VERIFY VAULT CORNERS PRIOR TO FINAL INSTALLATION AND FIBRE LINE PLACEMENT. VAULTS INSTALLED IN THE WRONG LOCATION OR OUTSIDE THE EASEMENTS WILL BE RELOCATED AT THE COST OF BELL AND ROGERS.
- UTILITY EASEMENTS ARE TO BE STAKED - ALL 4 CORNERS WITH PROPOSED FINAL GRADES MARKED ON THE STAKES.
- STREETLIGHTS ARE TO BE INSTALLED AT THE OFFSETS FROM FACE OF CURB SHOWN ON THE APPROVED ROAD SECTIONS FOR THE PROJECT.
- CAD FILES OF THE CUP PROVIDED BY THE ENGINEER ARE AS A COURTESY ONLY TO ASSIST THE CONTRACTOR. LAYOUT OF THE UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND LEGAL SURVEYOR.

NOTES :

- 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.
- THE POSITION OF UNDERGROUND AND ABOVEGROUND 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.
- THE CONTRACTOR SHALL REPORT ALL CONFLICTS, DISCOVERIES OF ERROR AND DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND ASSUME RESPONSIBILITY FOR ALL UTILITIES WHETHER OR NOT SHOWN ON THESE DRAWINGS.
- 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 AT THE EXPENSE OF THE CONTRACTOR.
- 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.
- 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. MUST BE NOTIFIED IMMEDIATE, AND WORK WITHIN THE AREA SHALL BE CEASED UNTIL FURTHER NOTICE.
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT PG5499-1 PREPARED BY PATERSON GROUP.  
**ACCESS LANES AND RAMP**
  - 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 soil or OPSS Granular B Type I or II material placed over in situ soil or fill.**CAR ONLY PARKING AREAS**
  - 50 Wear Course - HL 3 or Superpave 12.5 Asphaltic Concrete
  - 150 BASE - OPSS Granular A Crushed Stone
  - 300 SUBBASE - OPSS Granular B Type II
  - SUBGRADE - Either fill, in situ soil or OPSS Granular B Type I or II material placed over in situ soil or fill.
- FOR GEODETIC BENCHMARK AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY AOV BENCHMARK BASED ON CAN-NET VIRTUAL REFERENCE SYSTEM NETWORK.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY DTAH.
- THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES.
- 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.
- 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.
- 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 ESTABLISH OR UNTIL THE START OF A SUBSEQUENT PHASE.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.
- ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.
- SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS:
  - WATERMANS TO BE PVC DR18
  - SANITARY SEWER TO BE PVC DR35
  - 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 807.030 OR HIGHER
  - FOR SHALLOW SEWERS, REFER TO CITY STANDARD S35.
- ALL CONNECTIONS TO EXISTING WATERMANS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.
- 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. WATERMANS ADJACENT TO OPEN STRUCTURES REQUIRES THERMAL INSULATION PER CITY OF OTTAWA STANDARD W23
- ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.
- ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.
- 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.
- ALL SANITARY MANHOLES SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- ALL LEADS FOR STREET CATCHBASINS AND CURB INLET CATCHBASINS CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 2% SLOPE UNLESS NOTED OTHERWISE. ALL LEADS FOR RYCB'S CONNECTED TO MAIN SHALL BE 200mmØ PVC DR35 @ MIN 1% SLOPE UNLESS NOTED OTHERWISE.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0m MINIMUM SUBDRAINS INSTALLED LONGITUINALLY, PARALLEL WITH THE CURB. ALL CATCHBASINS IN ASPHALT AREAS, NOT ADJACENT TO A CURB, SHALL BE INSTALLED WITH FOUR - 3.0m MINIMUM SUBDRAINS INSTALLED ORTHOGONALLY.
- INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).
- ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.
- 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).
- THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 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.
- ALL CURBS TO BE BARRIER TYPE PER CITY STANDARD SC1.1.

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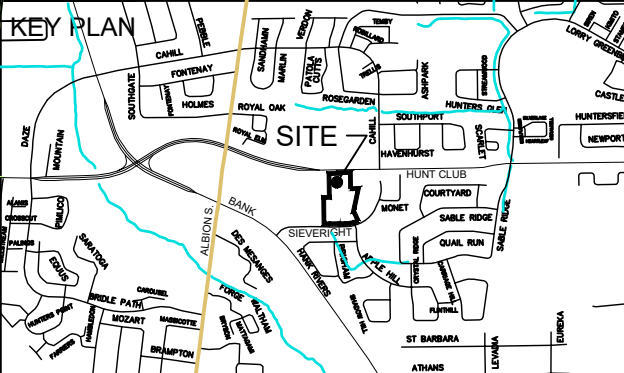
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Arcadis Professional Services (Canada) Inc.  
formerly B1 Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-04-18
2	REVISED PER CITY COMMENTS	2024-07-30
3	REVISED PER CITY COMMENTS	2024-08-13
4	REVISED PER NEW SITE PLAN	2024-10-23

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



SEAL



PRIME CONSULTANT

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

PROJECT

LARGA BAFFIN

1452-1470 HUNT CLUB RD.  
1525-1545 SEIVERIGHT AVE.

PROJECT NO:

126884

DRAWN BY:

D.D.

CHECKED BY:

A.B.

PROJECT MGR:

D.G.Y.

APPROVED BY:

D.G.Y.

SHEET TITLE

NOTES & LEGEND

SHEET NUMBER

C-010

ISSUE

4

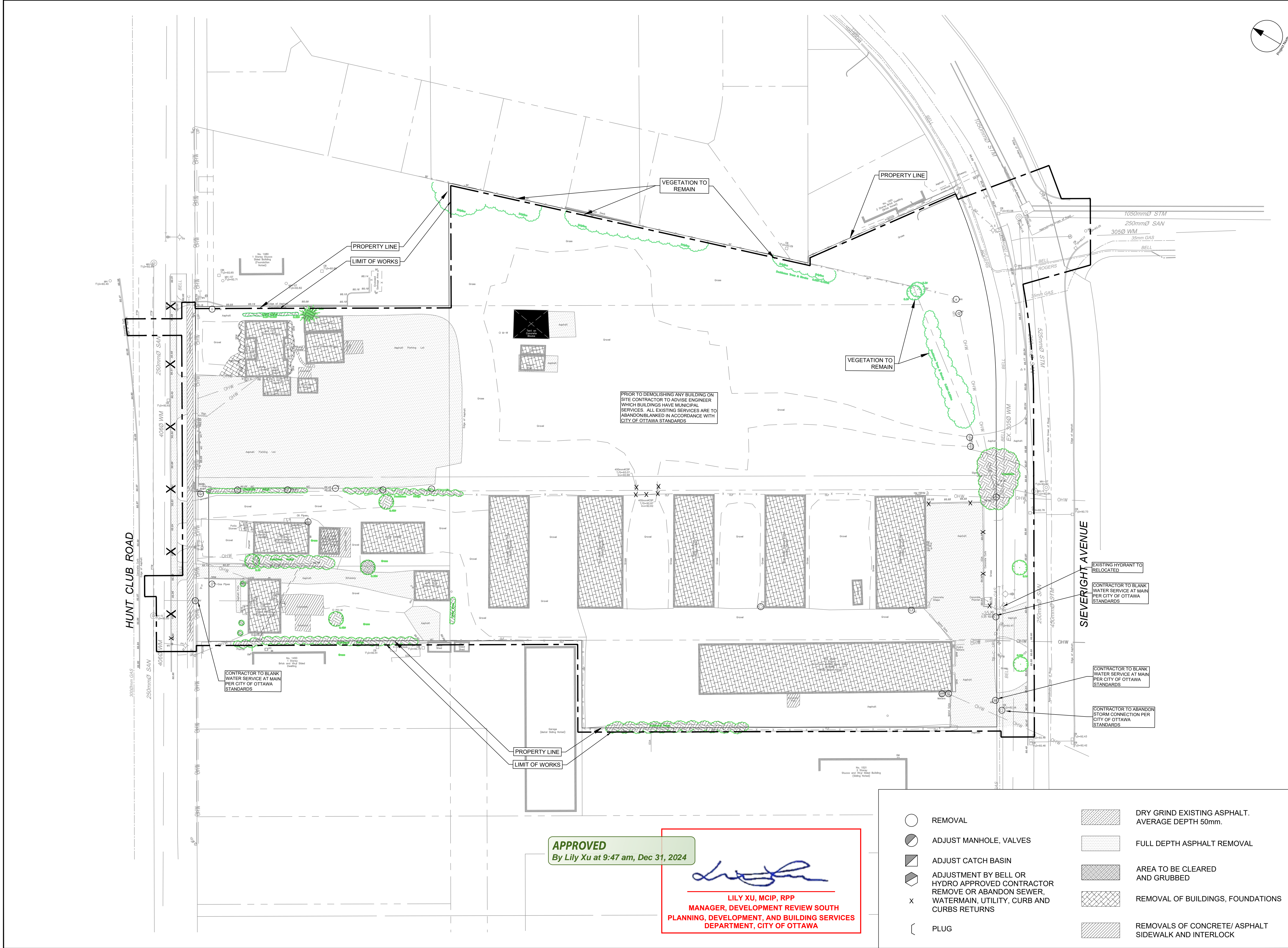
APPROVED

By Lily Xu at 9:47 am, Dec 31, 2024

*[Signature]*

LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT, AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA





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Formerly B Group Professional Services (Canada) Inc.

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-04-18
2	REVISED PER CITY COMMENTS	2024-07-09
3	REVISED PER CITY COMMENTS	2024-08-13
4	REVISED PER NEW SITE PLAN	2024-10-23

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

KEY PLAN

1:400

0 4 8 12 20m

SEAL

LICENCED PROFESSIONAL ENGINEER  
D. D. Yannakopoulos  
2024/10/23  
PROVINCE OF ONTARIO

PRIME CONSULTANT

ARCADIS

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

PROJECT

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1525-1545 SEIVERIGHT AVE.

PROJECT NO:  
126884

DRAWN BY:  
D.D.

PROJECT MGR:  
D.G.Y.

CHECKED BY:  
A.B.

APPROVED BY:  
D.G.Y.

SHEET TITLE

REMOVALS PLAN

SHEET NUMBER

C-020

ISSUE

4

○ REMOVAL

● ADJUST MANHOLE, VALVES

▣ ADJUST CATCH BASIN

⬢ ADJUSTMENT BY BELL OR HYDRO APPROVED CONTRACTOR REMOVE OR ABANDON SEWER, WATERMAIN, UTILITY, CURB AND CURBS RETURNS

x PLUG

▨ DRY GRIND EXISTING ASPHALT. AVERAGE DEPTH 50mm.

▤ FULL DEPTH ASPHALT REMOVAL

▧ AREA TO BE CLEARED AND GRUBBED

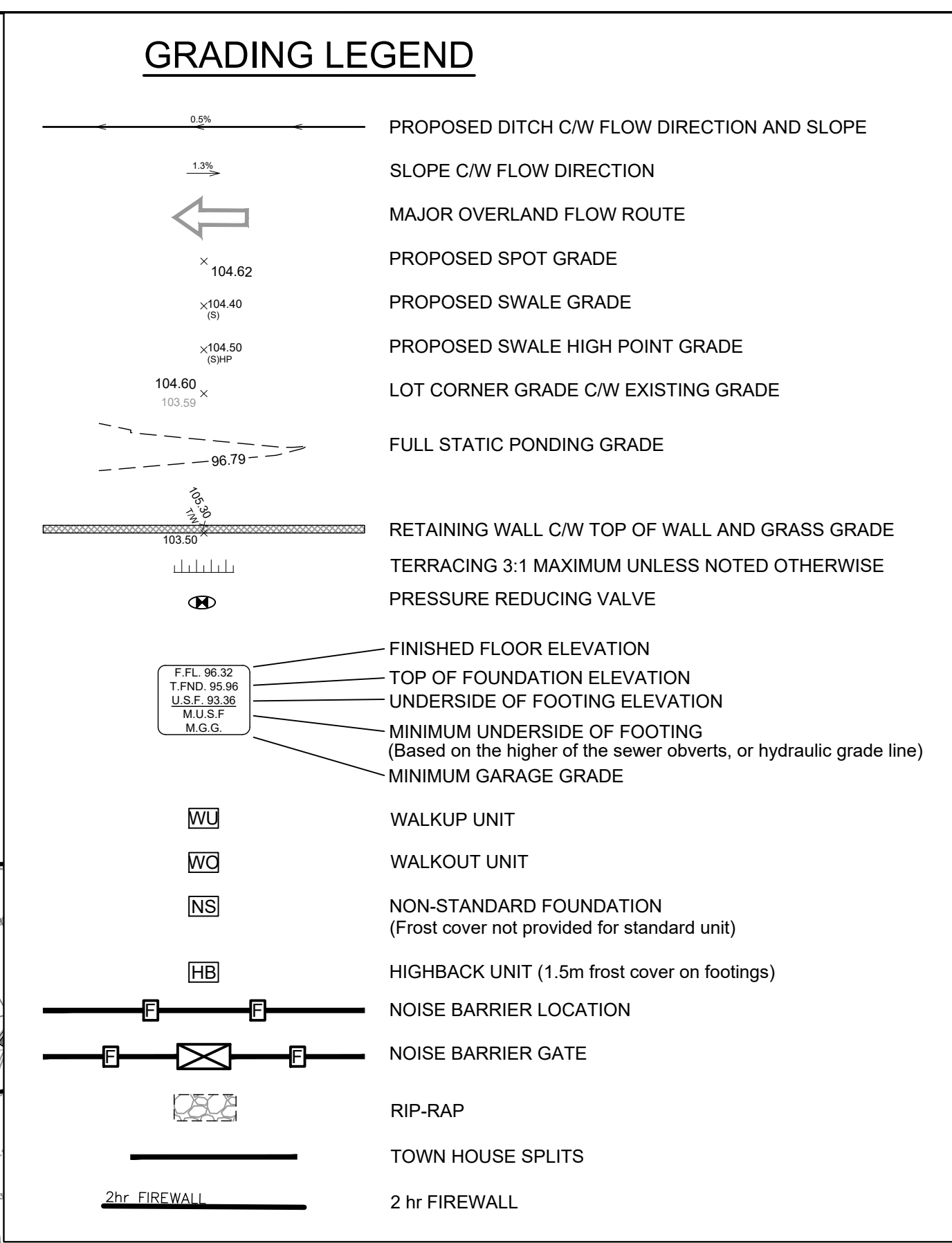
▩ REMOVAL OF BUILDINGS, FOUNDATIONS

▪ REMOVALS OF CONCRETE/ ASPHALT SIDEWALK AND INTERLOCK

APPROVED  
By Lily Xu at 9:47 am, Dec 31, 2024

  
LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT, AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA





**APPROVED**  
By Lily Xu at 9:47 am, Dec 31, 2024



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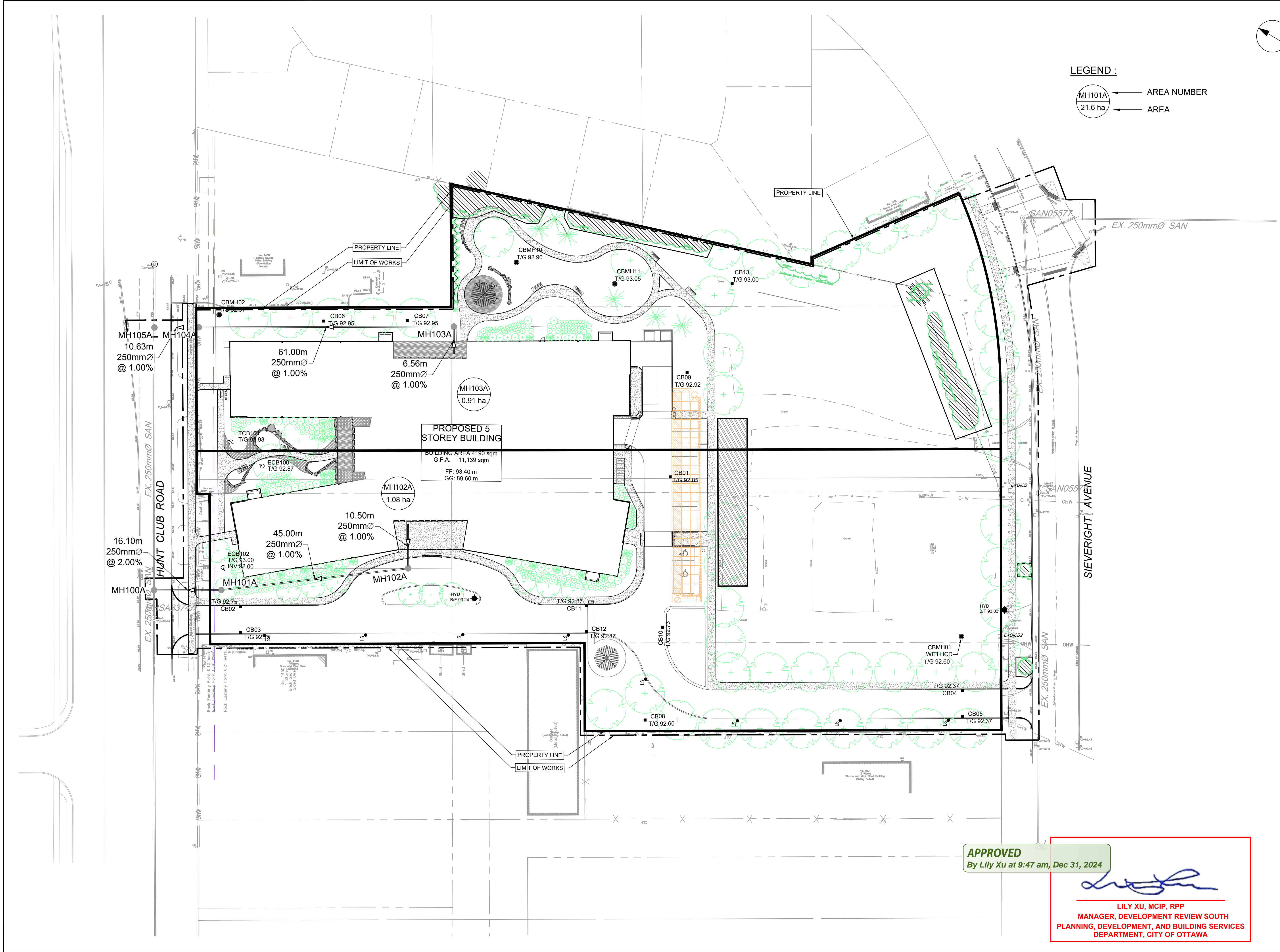
LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT, AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

SHEET NUMBER	ISSUE
C-200	4

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 D07-12-24-0068

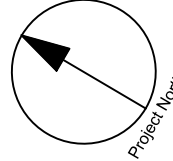
D07-12-24-0068





LEGEND :

- MH101A  
21.6 ha
- AREA NUMBER  
AREA



CLIENT

PHOENIX HOMES

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No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-04-18
2	REVISED PER CITY COMMENTS	2024-07-09
3	REVISED PER CITY COMMENTS	2024-08-13
4	REVISED PER NEW SITE PLAN	2024-10-23

NOT FOR CONSTRUCTION

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

KEY PLAN

1:400

SEAL

CONFIRM PRIME CONSULTANT

**ARCADIS**

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

PROJECT

LARGA BAFFIN

1452-1470 HUNT CLUB RD.  
1525-1545 SEIVERIGHT AVE.

PROJECT NO:  
126884

DRAWN BY:  
D.D.

PROJECT MGR:  
D.G.Y.

CHECKED BY:  
A.B.

APPROVED BY:  
D.G.Y.

SHEET TITLE

SANITARY DRAINAGE AREA PLAN

SHEET NUMBER

C-400

ISSUE

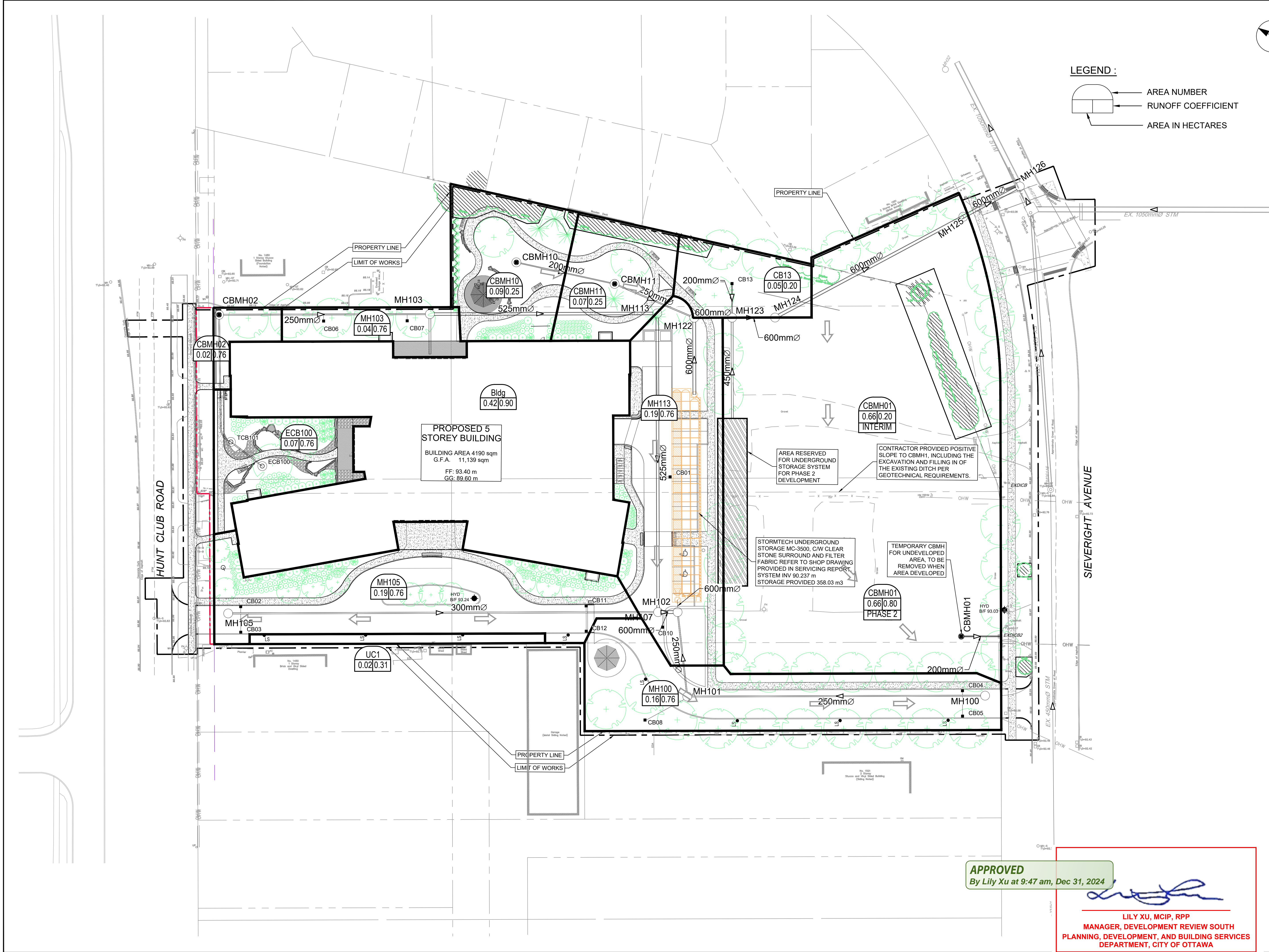
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APPROVED

By Lily Xu at 9:47 am, Dec 31, 2024

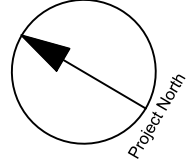
LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT, AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA





**LEGEND :**

- AREA NUMBER
- RUNOFF COEFFICIENT
- AREA IN HECTARES



CLIENT

**PHOENIX HOMES**

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No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-04-18
2	REVISED PER CITY COMMENTS	2024-07-19
3	REVISED PER CITY COMMENTS	2024-08-13
4	REVISED PER NEW SITE PLAN	2024-10-23

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

KEY PLAN

1:400

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PROJECT

**LARGA BAFFIN**

1452-1470 HUNT CLUB RD.  
1525-1545 SEIVERIGHT AVE.

PROJECT NO: 126884	CHECKED BY: A.B.
DRAWN BY: D.D.	APPROVED BY: D.G.Y.
PROJECT MGR: D.G.Y.	

SHEET TITLE

**STORM DRAINAGE AREA PLAN**

SHEET NUMBER	ISSUE
<b>C-500</b>	<b>4</b>

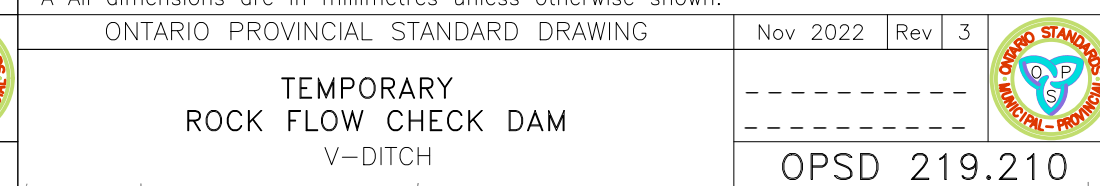
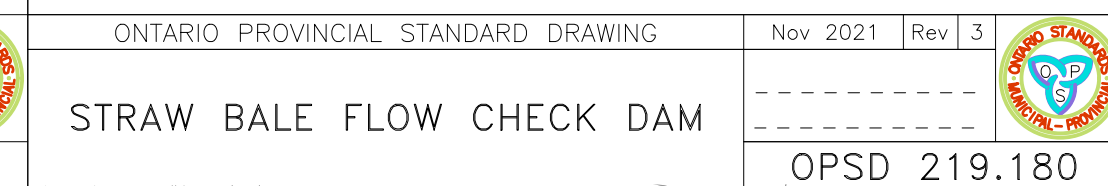
**APPROVED**  
By Lily Xu at 9:47 am, Dec 31, 2024







LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT, AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA









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

**APPROVED**  
By Lily Xu at 9:47 am, Dec 31, 2024

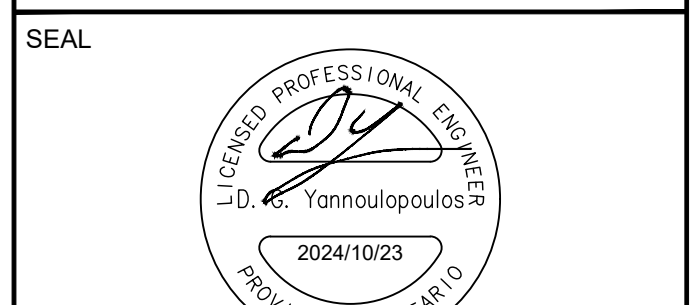
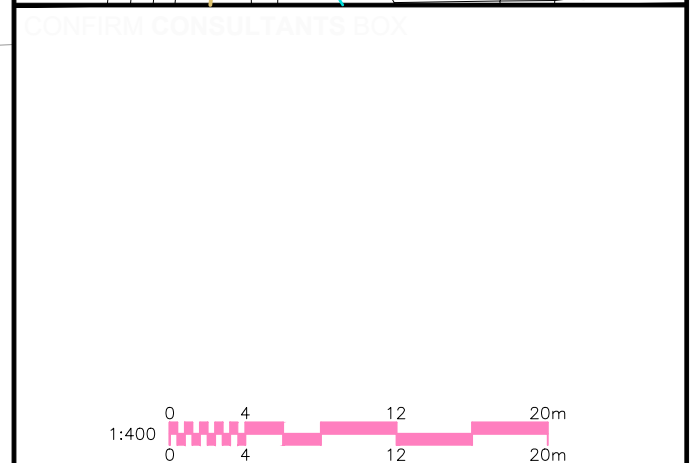
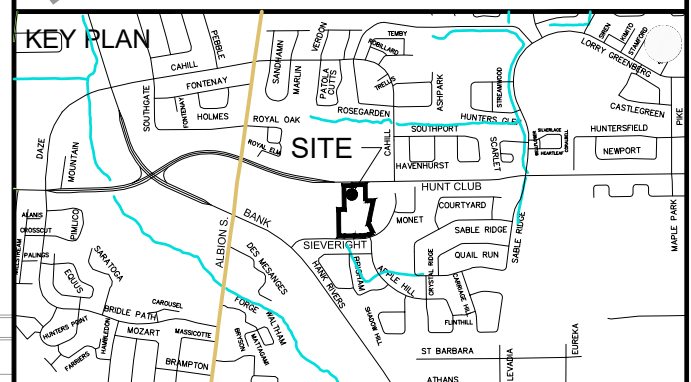
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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024-04-18
2	REVISED PER CITY COMMENTS	2024-07-01
3	REVISED PER CITY COMMENTS	2024-08-13
4	REVISED PER NEW SITE PLAN	2024-10-23

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



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[www.arcadis.com](http://www.arcadis.com)

PROJECT

LARGA BAFFIN

1452-1470 HUNT CLUB RD.  
1525-1545 SEIVERIGHT AVE.

PROJECT NO: 126884
-----------------------

DRAWN BY: <b>D.D.</b>	CHECKED BY: <b>A.B.</b>
--------------------------	----------------------------

PROJECT MGR: D.G.Y.	APPROVED BY: D.G.Y.
SHEET TITLE SEDIMENT - EROSION PLAN	

SHEET NUMBER		ISSUE
C-900		4

