4624 SPRATT ROAD

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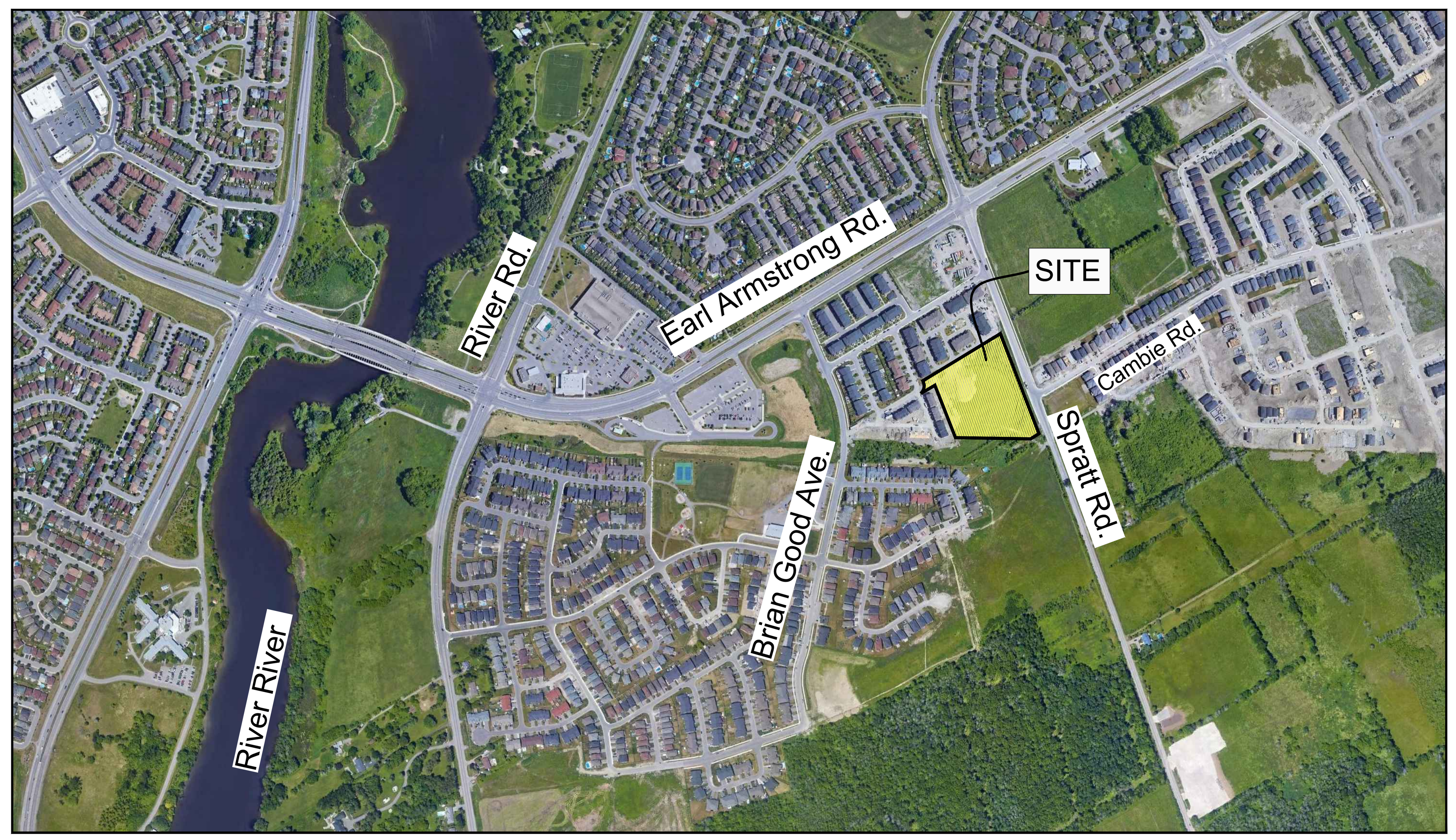

KEYPLAN
N.T.S.

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Sheet Number	Sheet Title
--	COVER
C-000	EXISTING CONDITIONS
C-001	SERVICING PLAN
C-010	NOTES AND LEGEND
C-200	GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-900	EROSION - SEDIMENT PLAN

CITY OF OTTAWA

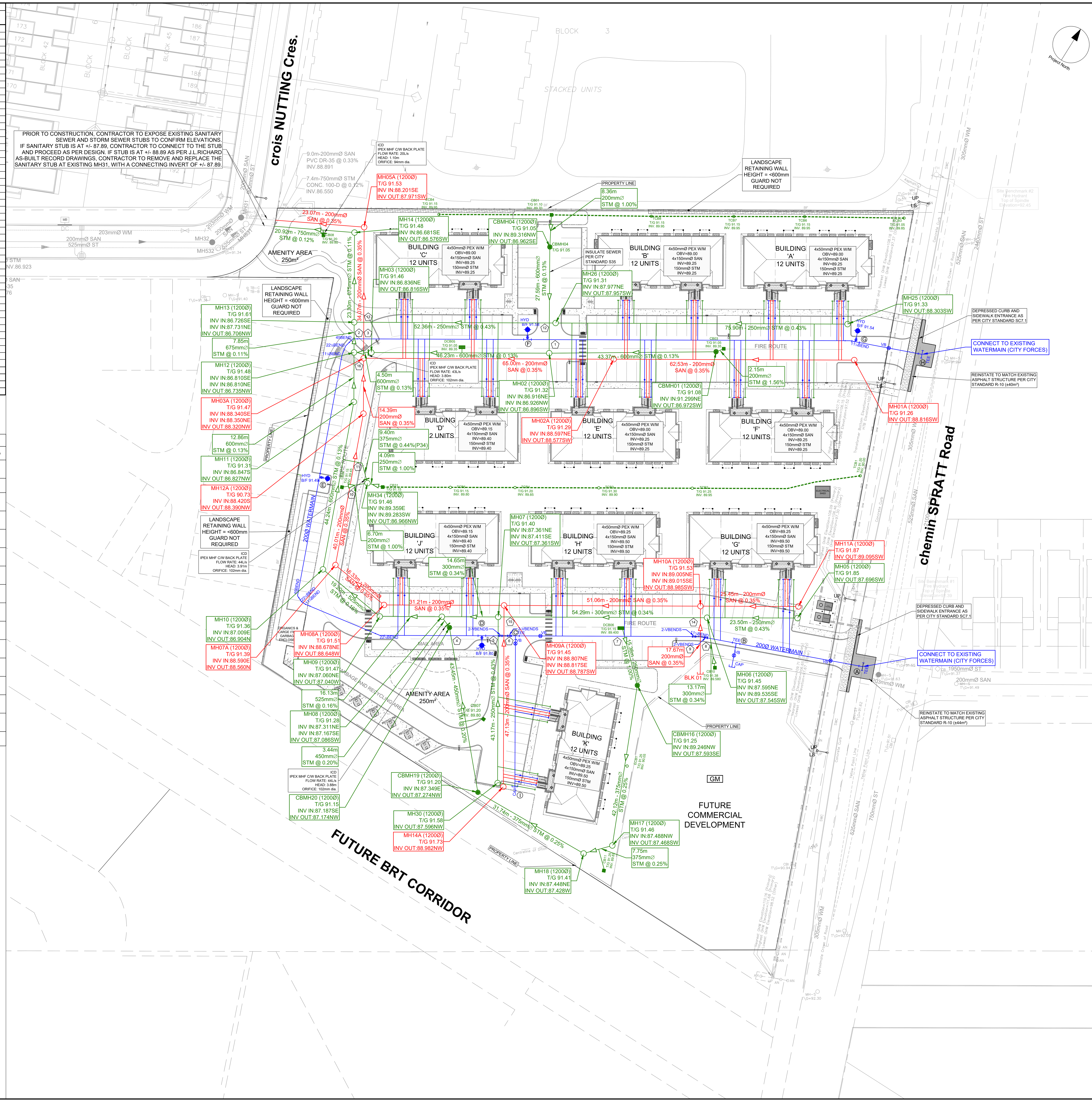
CONTRACT NO. 30260954

ISSUED FOR SITEPLAN APPROVAL 2025-11-13
CITY PLAN No.18727 CITY FILE No. D07-12-22-0021

	Station	Description	Finished Grade	Top of Waterain	As Built Waterain
WATERMAIN SCHEDULE					
A	0+000	TEE	±91.53	±89.126	
	0+008.52	VB	91.67	89.267	
	0+020.00		91.60	89.202	
B	0+033.44	TEE	91.53	89.126	
	0+040.00		91.49	89.089	
	0+041.31	VBEND	91.48	89.080	
	0+042.01	VBEND	91.48	88.450	
	0+043.01	11 BEND	91.47	88.450	
	0+044.01	VBEND	91.47	88.450	
	0+044.71	VBEND	91.47	89.050	
	0+060.00		91.25	88.846	
	0+063.20		91.20	88.803	
	0+080.00		91.46	89.061	
	0+084.50		91.53	89.130	
C	0+090.98	TEE	91.45	89.049	
	0+092.28	VBEND	91.43	89.032	
	0+092.98	VBEND	91.42	88.340	
	0+094.48	VBEND	91.40	88.340	
	0+095.18	VBEND	91.39	88.994	
D	0+099.71	HYD TEE	91.34	88.935	
	0+120.00		91.38	88.978	
	0+126.25	11 BEND	91.39	88.992	
	0+138.72		91.47	89.072	
	0+147.15	11 BEND	91.51	89.112	
	0+148.40	11 BEND	91.51	89.110	
	0+150.25	45 BEND	91.51	89.114	
	0+160.00		91.45	89.052	
	0+177.53	45 BEND	91.34	88.941	
E	0+181.63	HYD TEE	91.33	88.926	
	0+182.80		91.32	88.922	
	0+200.00		91.42	89.020	
	0+213.99	11 BEND	91.50	89.100	
	0+216.49	22 BEND	91.53	89.131	
	0+219.04	45 BEND	91.65	89.246	
	0+226.45		91.47	89.074	
	0+240.00		91.25	88.852	
	0+247.44		91.13	88.730	
	0+260.00		91.27	88.872	
F	0+264.46	HYD TEE	91.32	88.922	
	0+275.53		91.38	88.982	
	0+280.00		91.35	88.950	
	0+300.00		91.21	88.809	
	0+315.47		91.10	88.699	
	0+320.00		91.12	88.724	
	0+340.00		91.23	88.833	
	0+348.26	11 BEND	91.28	88.879	
G	0+349.77	HYD TEE	91.29	88.890	
	0+358.54	VB	91.35	88.952	
H	0+367.33	TEE	±91.17	±88.772	
I	0+000	CAP	91.74	89.341	
	0+037.23	VB	91.51	89.111	
C	0+039.23	TEE	91.45	89.049	

PIPE INTERFERENCE TABLE

Note	Crossing No.	PIPE 1	PIPE 2	Clearance
	1	WTR Bottom 88.73	STM Top 87.63	1.10
	2	WTR Bottom 89.01	STM Top 87.51	1.50
	3	WTR Bottom 88.95	SAN Top 88.51	0.45
	4	WTR Bottom 88.73	STM Top 87.72	1.00
	5	WTR Bottom 88.76	STM Top 87.72	1.05
WATERMAIN CROSSING BELOW PER W25 C/W INSULATION PER W22	6	SAN Bottom 88.84	WTR Top 88.34	0.50
	7	STM Bottom 89.37	WTR Top 88.81	0.56
	8	STM Bottom 89.54	WTR Top 89.09	0.46
WATERMAIN CROSSING BELOW PER W25 C/W INSULATION PER W22	9	SAN Bottom 89.04	WTR Top 88.54	0.50
	10	STM Bottom 89.32	SAN Top 88.69	0.63
	11	SAN Bottom 88.46	STM Top 87.67	0.79
	12	STM Bottom 87.92	STM Top 87.63	0.28
	13	SAN Bottom 88.28	STM Top 88.03	0.25
	14	SAN Bottom 89.02	STM Top 87.85	1.17
	15	SAN Bottom 88.82	STM Top 87.67	1.15
	17	SAN Bottom 88.31	STM Top 87.51	0.80



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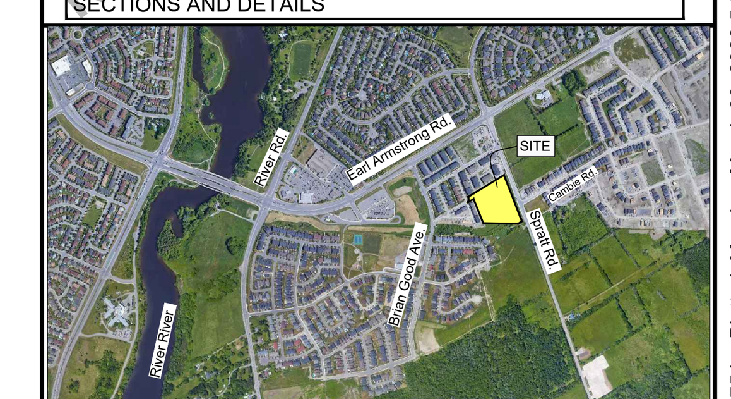
ISSUES

No.	DESCRIPTION	DATE
5	SUBMISSION No.1 FOR ITY REVIEW	2026-03-30
6		
7		
8		

NOT FOR CONSTRUCTION

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



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SEAL

LICENSED PROFESSIONAL ENGINEER
D. Yannoulopoulos
2026-03-30
PROVINCE OF ONTARIO

ARCADIS

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

PROJECT

4624 SPRATT ROAD

4624 SPRATT ROAD

PROJECT NO:
30260954

DRAWN BY:	CHECKED BY:
EH/DD	A.S.
PROJECT MGR:	APPROVED BY:
R.M.	R.M.

SHEET TITLE

GENERAL PLAN OF SERVICES

SHEET NUMBER C-001

ISSUE 1

CITY PLAN No. 18727 CITY FILE No. D07-12-22-0021

Plotted: Monday, March 30, 2026 5:32:11 PM by aceuser

GENERAL LEGEND

- LIMIT OF CONSTRUCTION
- PHASING LINE
- BARRIER CURB
- MOUNTABLE CURB
- DEPRESSED BARRIER CURB
- 1.8m WIDE CONCRETE CROSS WALK WITH TWSI AND TRANSITIONS
- CONCRETE SIDEWALK WITH TWSI AND TRANSITIONS
- ASPHALT SIDEWALK — ASPHALT SIDEWALK / PATHWAY
- BUS — BUS STOP CONCRETE / ASPHALT

SERVICING LEGEND

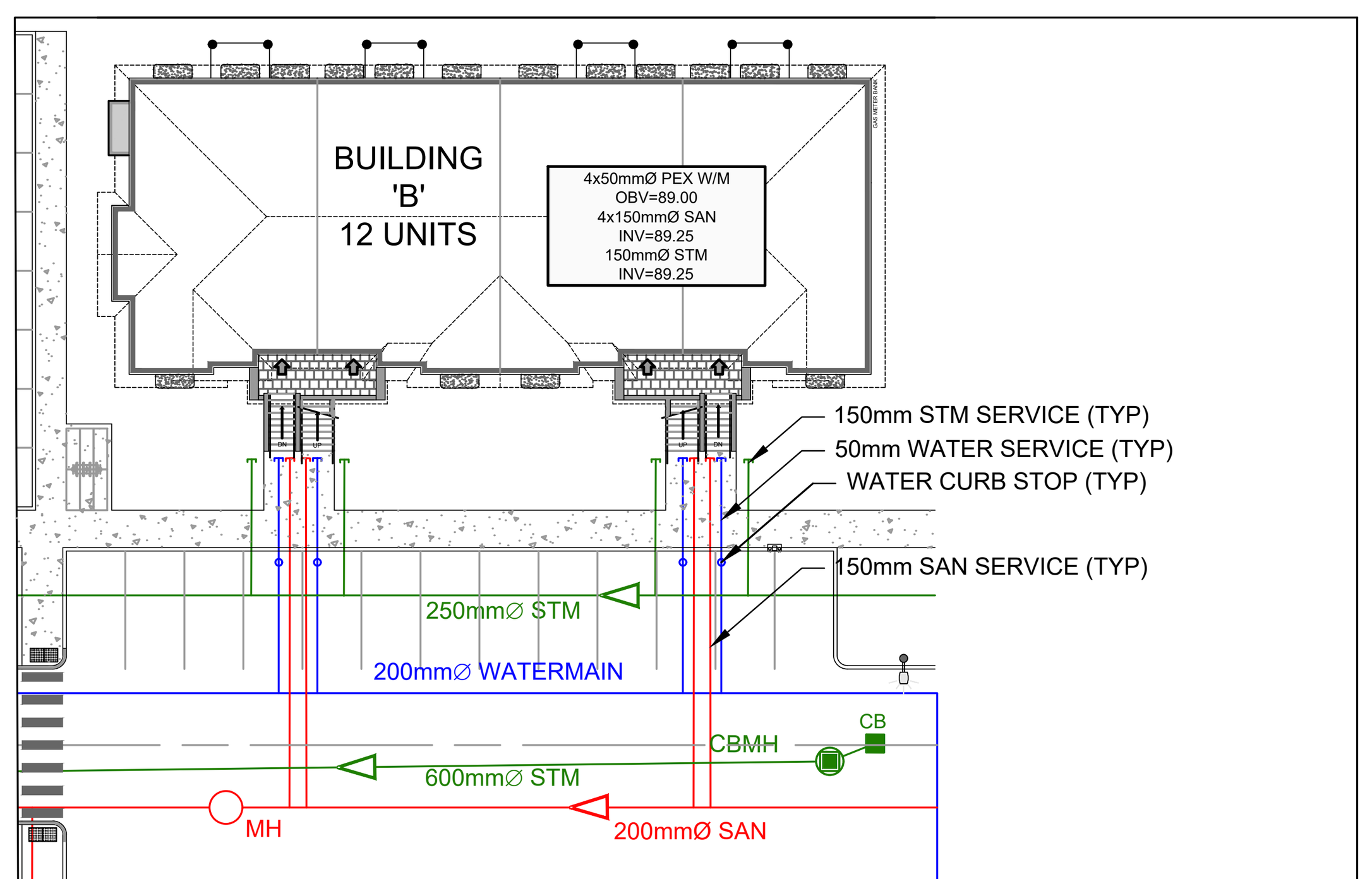
Symbol	Description
MH118A	SANITARY MANHOLE
200mmØ SAN	SANITARY SEWER
MH109 / MH118	STORM MANHOLE
825mmØ STM	STORM SEWER - LESS THAN 900Ø
900mmØ STM	STORM SEWER - 900Ø AND GREATER
200Ø WATERMAIN	WATERMAIN
CB100 T/G 104.10	STREET CATCHBASIN C/W TOP OF GRATE
CICB101 G/G 104.25	CURB INLET CATCHBASIN C/W GUTTER GRADE
DCB100 T/G 104.10	DOUBLE CATCHBASIN C/W TOP OF GRATE
DCICB101 G/G 104.25	DOUBLE CURB INLET CATCHBASIN C/W GUTTER GRADE
DI101 T/G 103.59	DITCH INLET MANHOLE C/W TOP OF GRATE
CBMH101 T/G 103.59	CATCHBASIN MANHOLE C/W TOP OF GRATE
RYCB T/G 104.35	REAR YARD CATCHBASIN IN ROAD CONNECTING STRUCTURE C/W SOLID GRATE
T/G 104.35 INV 103.35	REAR YARD "TEE" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
T/G 104.50 INV 103.50	REAR YARD "END" CATCHBASIN (300Ø) C/W TOP OF GRATE AND INVERT OUT
T/G 104.35 INV 103.35	REAR YARD "CUSTOM ANGLED " CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
T/G 104.35 INV 103.35	REAR YARD "THREE WAY" CATCHBASIN (450Ø) C/W TOP OF GRATE AND INVERT OUT
	PERFORATED REAR YARD SUBDRAIN
300mmØ CSP	CSP CULVERT C/W DIAMETER
VB	VALVE AND VALVE BOX
V&VC	VALVE AND VALVE CHAMBER
	PARK VALVE CHAMBER C/W SERVICE POST
HYD 104.35	FIRE HYDRANT C/W BOTTOM OF FLANGE ELEVATION
200Ø WM RED 150Ø WM	WATERMAIN REDUCER
2 VBENDS	VERTICAL BEND LOCATION
	SIAMESE CONNECTION (IF REQUIRED)
M	METER (IF REQUIRED)
RM	REMOTE METER (IF REQUIRED)
A	WATERMAIN IDENTIFICATION (IF REQUIRED)
1	PIPE CROSSING IDENTIFICATION (IF REQUIRED)
BH 12 102.00	INFERRED REFUSAL (SEE GEOTECHNICAL REPORT)
HGL 101.79	100 YEAR STORM HYDRAULIC GRADE LINE AT MANHOLE
USF 101.79	UNDERSIDE OF FOOTING ELEVATION
	CLAY SEAL IN SEWER / WATERMAIN TRENCH

A.O.V. LEGEND

Symbol		Description
FH	"	Fire Hydrant
MH–ST	"	Maintenance Hole (Storm Sewer)
MH–S	"	Maintenance Hole (Sanitary)
MH	"	Maintenance Hole (Unidentified)
OHW	"	Overhead Wires
CB	"	Catch Basin
CBI	"	Catch Basin Inlet
CSP	"	Corrugated Steel Pipe
TB–B	"	Bell Terminal Box
TB–C	"	Cable Terminal Box
S	"	Sign
BF	"	Board Fence
RF	"	Rail Fence
SWC	"	Concrete Sidewalk
HTB	"	Hydro Transformer Bolt
UP	"	Utility Pole
AN	"	Anchor
LS	"	Light Standard
+65.00	"	Location of Elevations
+65.00*	"	Top of Concrete Curb Elevation

CATCHBASIN/CATCHBASIN MANHOLE/DITCH INLET DATA

STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	ELEVATION			OUTLET PIPE	
				TOP OF GRATE	INVERT		DIAMETER	TYPE
					INLET	OUTLET	(mm)	
CB10	offsite	OPSD 705.010	S19	91.38		89.58	300	PVC DR35
DCB06	MH05	OPSD 705.010	S19	91.15		89.40	250	PVC DR35
CBMH16	CBMH16	OPSD 701.010	S28.1	91.25		87.59	375	PVC DR35
CB11	CB11	OPSD 705.010	S19	91.25		89.85	200	PVC DR35
CBMH19	CBMH19	OPSD 701.010	S28.1	91.20		87.27	450	CONC
CB07	MH30	OPSD 705.010	S19	91.20		89.80	200	PVC DR35
CBMH20	CBMH20	OPSD 701.010	S28.1	91.15		87.17	450	PVC DR35
CB04	MH10	OPSD 705.010	S19	91.15		89.45	200	PVC DR35
CB31	MH34	OPSD 705.010	S19	91.15		89.70	250	PVC DR35
CB03	CBMH01	OPSD 705.010	S19	91.05		89.35	200	PVC DR35
CBMH01	CBMH01	OPSD 701.010	S28.1	91.07		86.97	600	CONC
CB01	CB01	OPSD 705.010	S19	91.10		89.70	200	PVC DR35
CBMH04	CBMH04	OPSD 701.010	S28.1	91.05		86.96	600	CONC
DCB05	MH02	OPSD 705.010	S19	91.05		89.35	200	PVC DR35
CB08	MH14	OPSD 705.010	S19	91.20		89.80	200	PVC DR35



TYPICAL UNIT SERVICING
NTS

NOTES :

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 SHOW 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 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 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.

8. FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL REPORT NO.PG5641-REV.1 PREPARED BY PATERSON GROUP.

   MAIN DRIVE AISLE/FIRE ROUTE: (690mm)
   40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
   50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
   150mm - OPSS GRANULAR "A" CRUSHED STONE
   450mm - OPSS GRANULAR "B" TYPE II

   PARKING AREA: (540mm)
   40mm - SUPERPAVE 12.5 ASPHALTIC CONCRETE
   50mm - SUPERPAVE 19.0 ASPHALTIC CONCRETE
   150mm - OPSS GRANULAR "A" CRUSHED STONE
   300mm - OPSS GRANULAR "B" TYPE II

9. FOR GEODETIC **BENCHMARK** AND GEOMETRIC LAYOUT OF STREET AND LOTS, REFER TO TOPOGRAPHICAL SURVEY AND PLAN OF SUBDIVISION PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. BENCHMARK BASED ON CAN--NET VIRTUAL REFERENCE SYSTEM NETWORK.

10. FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY RLA ARCHITECTURE.

11. FOR NOISE ATTENUATION PLAN REFER TO N-1 PREPARED BY ARCADIS.

12. THESE DRAWINGS ARE NOT TO BE SCALED OR USED FOR LAYOUT PURPOSES

13. 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.

14. 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 ARE TO BE TIED WITH RESTRAINING JOINTS AND THRUST BLOCKS.

15. 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.

16. 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.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL BEDDING OR ADDITIONAL STRENGTH PIPE SHOULD THE MAXIMUM OPSD TRENCH WIDTH BE EXCEEDED.

18. ALL PIPE, CULVERTS, STRUCTURES REFER TO NOMINAL INSIDE DIMENSIONS.

19. SHOULD CLAY SEALS BE REQUIRED, THEY SHALL BE INSTALLED AS PER THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT.

20. UNLESS SPECIFICALLY NOTED OTHERWISE, PIPE MATERIALS SHALL BE AS FOLLOWS;
    -WATERMAINS 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.

21. ALL CONNECTIONS TO EXISTING WATERMAINS ARE TO BE COMPLETED BY CITY FORCES. CONTRACTOR IS TO EXCAVATE, BACKFILL, COMPACT AND REINSTATE.

22. 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.

23. ALL FIRE HYDRANTS AS PER CITY STANDARD W19, c/w 150mmØ LEAD UNLESS OTHERWISE SPECIFIED.

24. ALL STUBBED SEWERS SHALL HAVE PRE-MANUFACTURED CAPS INSTALLED.

25. 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.

26. ALL SANITARY MANHOLES IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.

27. ALL LEADS FOR STREET CATCHBASIN'S AND CURB INLET CATCHBASIN'S 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.

28. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL STREET CATCHBASINS SHALL BE INSTALLED WITH TWO - 3.0m MINIMUM SUBDRAINS INSTALLED LONGITUDINALLY, 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.

29. INLET CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMPLETING THE ROAD BASE (GRANULAR A).

30. ALL SEWER SERVICE LATERALS WITH MAINLINE CONNECTIONS DEEPER THAN 5.0m REQUIRE A CONTROLLED SETTLEMENT JOINT.

31. 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).

32. THE SUBGRADE OF ALL STRUCTURES, PIPE, ROADS, SIDEWALKS, WALKWAYS, AND BUILDINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

33. 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.

34. ALL RETAINING WALLS GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.

35. ALL RETAINING WALLS GREATER THAN 0.6m IN HEIGHT REQUIRE A GUARD. ANY GUARD ON A RETAINING WALL GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY THE QUALIFIED STRUCTURAL ENGINEER RESPONSIBLE FOR THE WALL DESIGN.

36. UPON COMPLETION OF THE RETAINING WALL, THE CONTRACTOR SHALL REQUEST A CONFORMANCE CERTIFICATE FROM THE QUALIFIED ENGINEER RESPONSIBLE FOR THE WALL DESIGN.

CLIENT

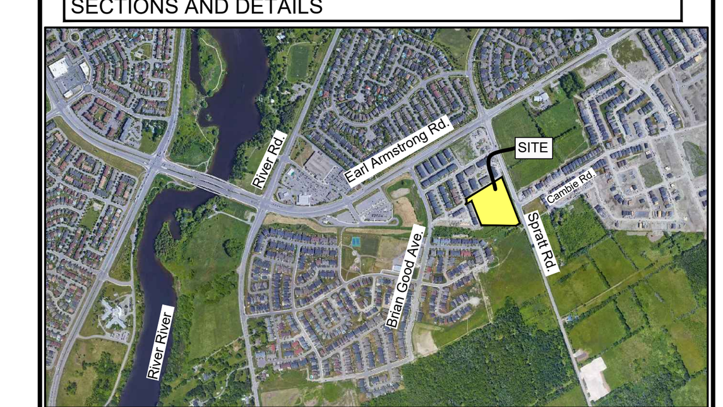
CLARIDGE HOMES

210 Gladstone Ave. Ottawa, On. K0P 0Y6

ISSUES

No.	DESCRIPTION	DATE
5	SUBMISSION No.1 FOR ITY REVIEW	2026-03-30
6		
7		
8		

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



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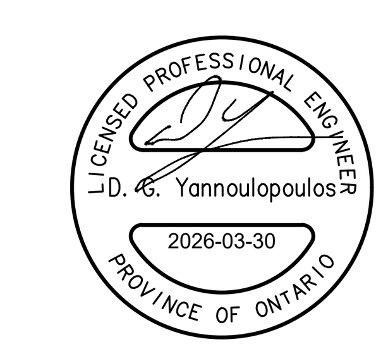

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PROJECT

4624 SPRATT ROAD

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PROJECT NO: 30260954	
DRAWN BY: **EH/DD**	CHECKED BY: **A.S.**
PROJECT MGR: **R.M.**	APPROVED BY: **R.M.**

SHEET TITLE

NOTES & LEGEND

SHEET NUMBER	ISSUE
C-010	1

SCALE CHECK 1 in 10mm

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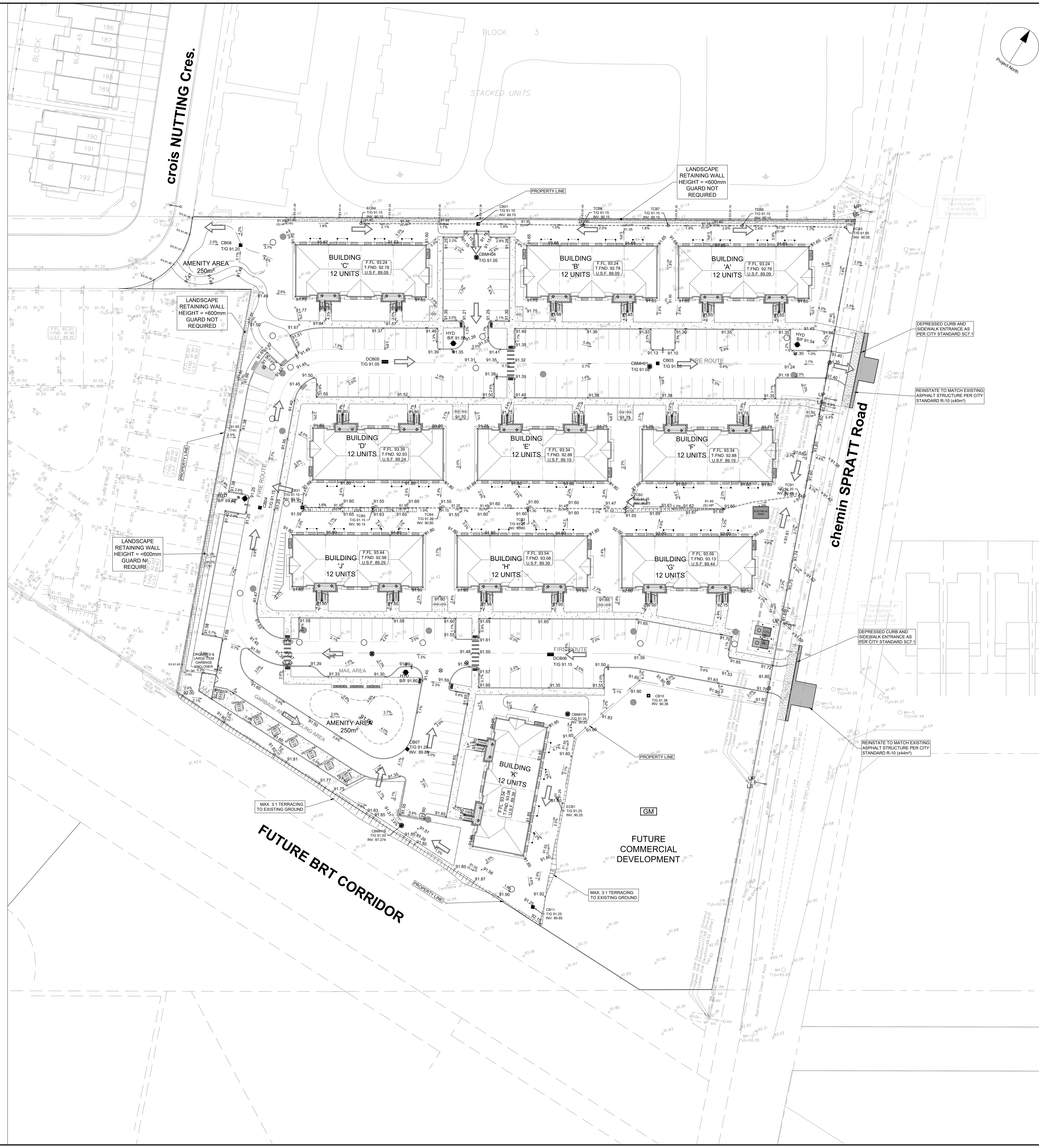
CITY PLAN No. 18727 CITY FILE No. D07-12-22-0021

PONDING LEGEND

2.0%	PROPOSED DITCH C/W FLOW DIRECTION AND SLOPE
2.0%	SLOPE C/W FLOW DIRECTION
	MAJOR OVERLAND FLOW ROUTE
91.75	PROPOSED SPOT GRADE
91.25 (S)	PROPOSED SWALE GRADE
91.30 (S)HP	PROPOSED SWALE HIGH POINT GRADE
91.45	RETAINING WALL C/W TOP OF WALL
	TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE



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ISSUES

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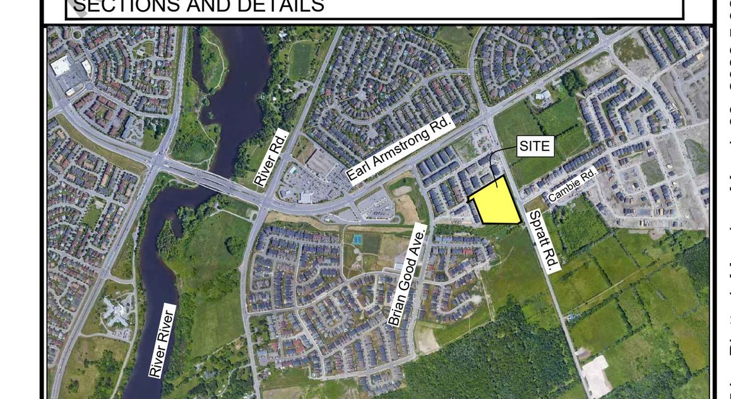

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SEAL

LICENSED PROFESSIONAL ENGINEER D. Yannoulopoulos 2026-03-30 PROVINCE OF ONTARIO

ARCADIS

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PROJECT

4624 SPRATT ROAD

4624 SPRATT ROAD

PROJECT NO: 30260954	
DRAWN BY: EH/DD	CHECKED BY: A.S.
PROJECT MGR: R.M.	APPROVED BY: R.M.

SHEET TITLE

GRADING PLAN

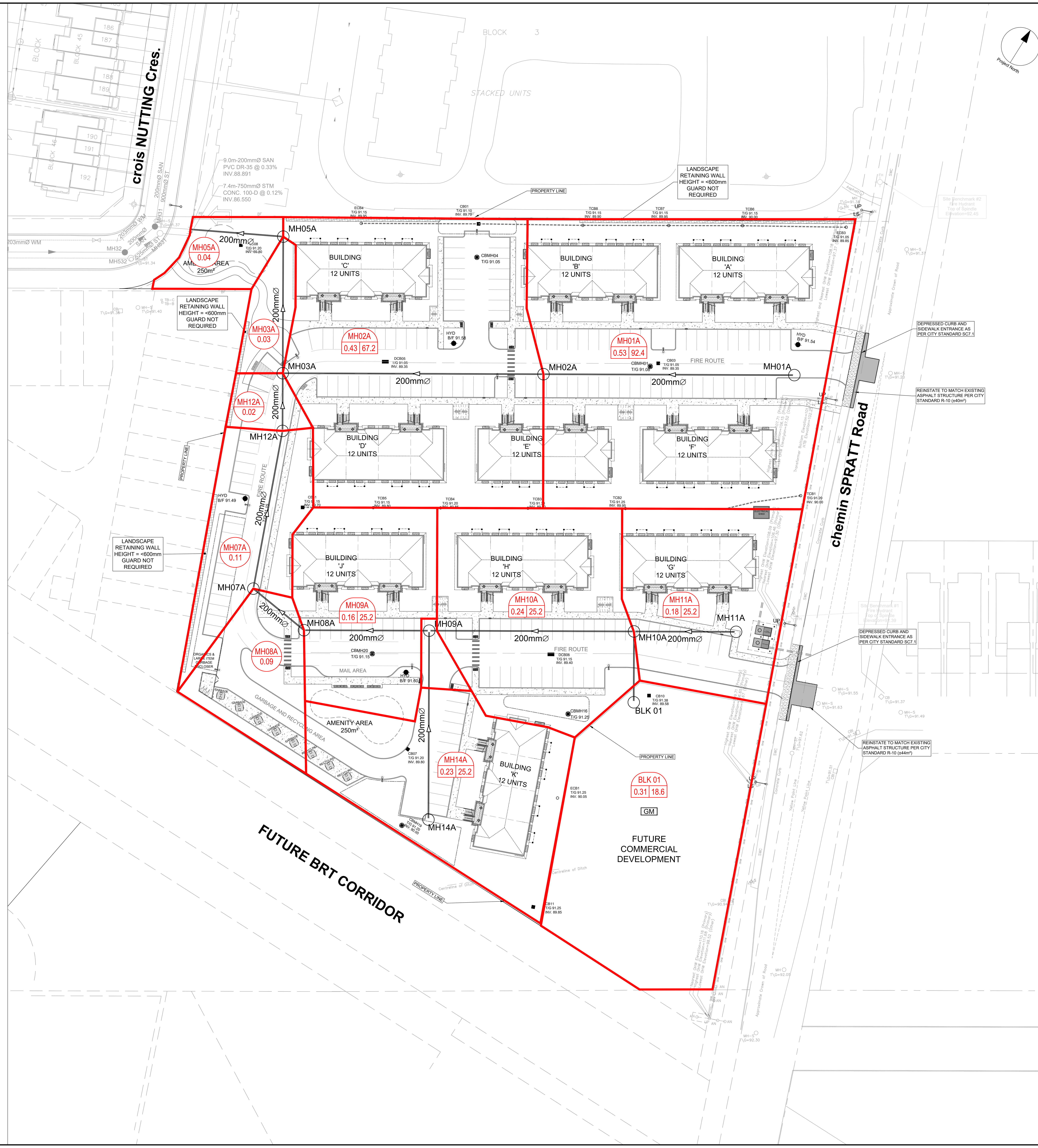
SHEET NUMBER	ISSUE
C-200	1

CITY PLAN No. 18727 CITY FILE No. D07-12-22-0021

Last Saved: March 30, 2026 by dorreis5754 Plotted: Monday, March 30, 2026 5:32:17 PM by acesuser

LEGEND :

MH01A	AREA NUMBER
0.53 / 92.4	POPULATION
	AREA IN HECTARES
MH05A	AREA NUMBER
0.04	POPULATION



CLIENT

CLARIDGE HOMES

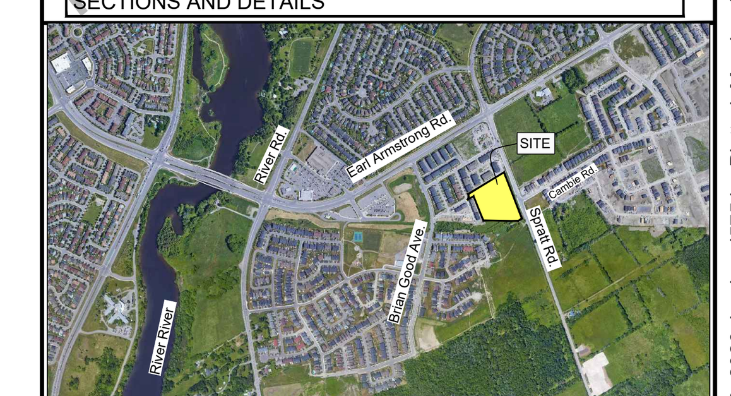
210 Gladstone Ave. Ottawa, On K0P 0Y6

ISSUES

No.	DESCRIPTION	DATE
5	SUBMISSION No.1 FOR ITY REVIEW	2026-03-30
6		
7		
8		

NOT FOR CONSTRUCTION

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



1:500 0 5 15 25m

SEAL

LICENSED PROFESSIONAL ENGINEER
D. G. Yannoulopoulos
2026-03-30
PROVINCE OF ONTARIO

ARCADIS

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

PROJECT

4624 SPRATT ROAD

4624 SPRATT ROAD

PROJECT NO: 30260954	
DRAWN BY: **EH/DD**	CHECKED BY: **A.S.**
PROJECT MGR: **R.M.**	APPROVED BY: **R.M.**

SHEET TITLE

SANITARY DRAINAGE AREA PLAN

SHEET NUMBER	ISSUE
C-400	1

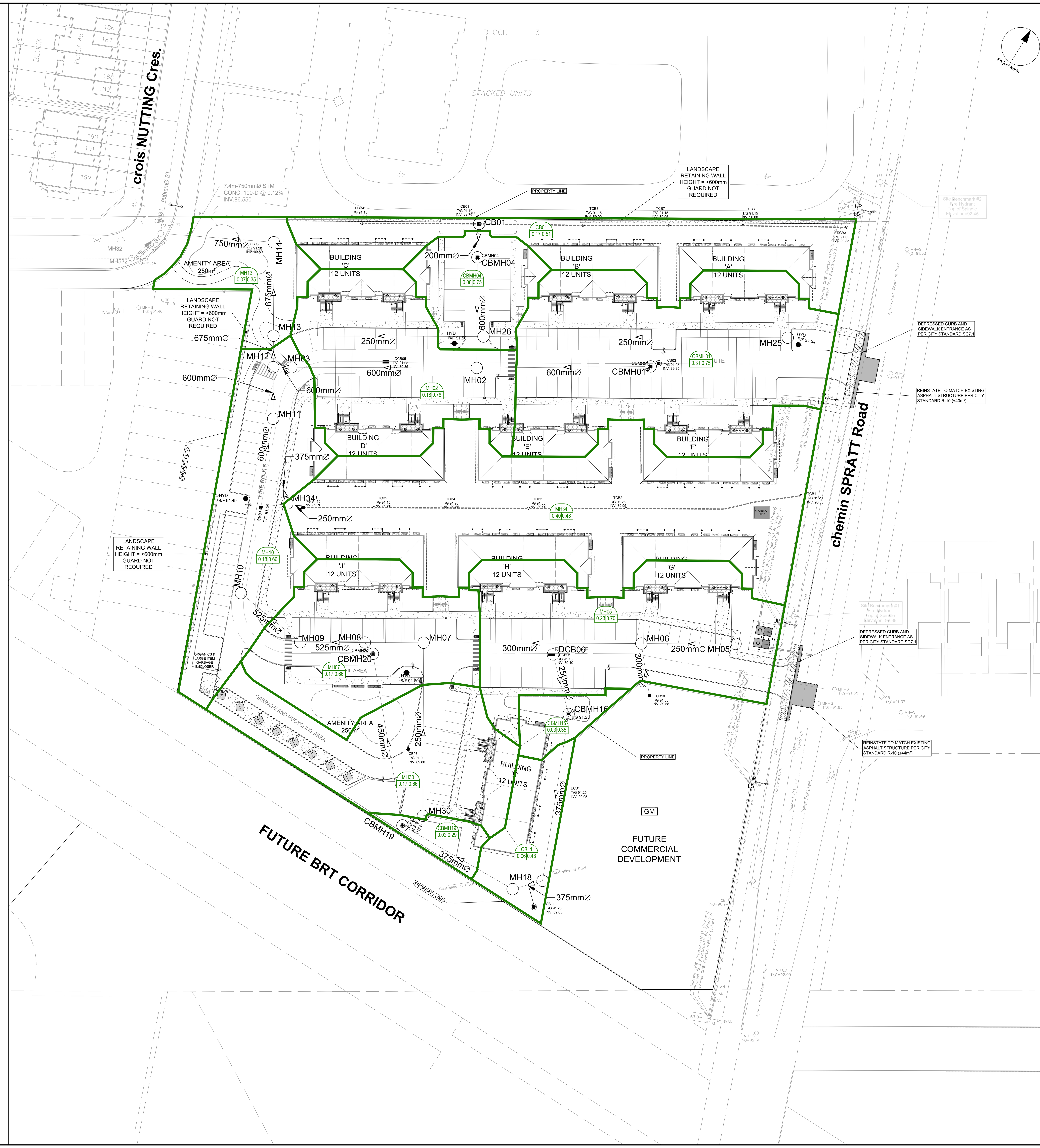
SCALE CHECK 1 in 10mm

CITY PLAN No. 18727 CITY FILE No. D07-12-22-0021

File Location: C:\DARoot\Jobs\6f5c76a4bdd749589ca5183afdb1a835\adskfiles\b.606f45af-c1e6-40ca-8f79-a13c381003ce\Project Files\...\C-400 SANITARY DRAINAGE AREA PLAN.dwg Last Saved: March 30, 2026, by dored5754 Plotted: Monday, March 30, 2026 5:32:21 PM by acesuser

LEGEND :

- CBMH01 — AREA NUMBER
- 0.31 | 0.75 — RUNOFF COEFFICIENT / AREA IN HECTARES



CLIENT
CLARIDGE HOMES
210 Gladstone Ave. Ottawa, On K0P 0Y6

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1:500

SEAL

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PROJECT
4624 SPRATT ROAD

4624 SPRATT ROAD

PROJECT NO: 30260954

DRAWN BY:	CHECKED BY:
EH/DD	A.S.
PROJECT MGR:	APPROVED BY:
R.M.	R.M.

SHEET TITLE
STORMWATER DRAINAGE AREA PLAN

SHEET NUMBER: C-500
ISSUE: 1

CITY PLAN No. 18727 CITY FILE No. D07-12-22-0021

Plotted: Monday, March 30, 2026 5:32:26 PM by acesuser

PONDING 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
- FULL STATIC PONDING GRADE
- RETAINING WALL C/W TOP OF WALL
- TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE

POND ID	CB08
TOP OF GRATE (m)	91.20
STATIC ELEV (m)	91.45
STATIC DEPTH (m)	0.25
STATIC VOLUME (m³)	15.85
100yr ELEV (m)	90.95
100yr + 20% ELEV (m)	91.30

POND ID	ECB4
TOP OF GRATE (m)	91.15
STATIC ELEV (m)	91.40
STATIC DEPTH (m)	0.25
STATIC VOLUME (m³)	2.16
100yr ELEV (m)	91.43
100yr + 20% ELEV (m)	91.50

POND ID	CB01
TOP OF GRATE (m)	91.10
STATIC ELEV (m)	91.35
STATIC DEPTH (m)	0.25
STATIC VOLUME (m³)	4.93
100yr ELEV (m)	91.43
100yr + 20% ELEV (m)	91.50

POND ID	TCB8
TOP OF GRATE (m)	91.15
STATIC ELEV (m)	91.35
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	1.07
100yr ELEV (m)	91.43
100yr + 20% ELEV (m)	91.50

POND ID	TCB7
TOP OF GRATE (m)	91.15
STATIC ELEV (m)	91.35
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	2.39
100yr ELEV (m)	91.43
100yr + 20% ELEV (m)	91.50

POND ID	TCB6
TOP OF GRATE (m)	91.15
STATIC ELEV (m)	91.35
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	0.73
100yr ELEV (m)	91.43
100yr + 20% ELEV (m)	91.50

POND ID	ECB3
TOP OF GRATE (m)	91.05
STATIC ELEV (m)	91.35
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	6.97
100yr ELEV (m)	91.43
100yr + 20% ELEV (m)	91.50

POND ID	CBMH04
TOP OF GRATE (m)	91.05
STATIC ELEV (m)	91.35
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	57.98
100yr ELEV (m)	91.31
100yr + 20% ELEV (m)	91.42

POND ID	CBMH01
TOP OF GRATE (m)	91.05
STATIC ELEV (m)	91.35
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	123.85
100yr ELEV (m)	91.33
100yr + 20% ELEV (m)	91.41

POND ID	CBMH03
TOP OF GRATE (m)	91.05
STATIC ELEV (m)	91.35
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	40.17
100yr ELEV (m)	91.34
100yr + 20% ELEV (m)	91.42

POND ID	TCB3
TOP OF GRATE (m)	91.30
STATIC ELEV (m)	91.45
STATIC DEPTH (m)	0.15
STATIC VOLUME (m³)	0.48
100yr ELEV (m)	91.64
100yr + 20% ELEV (m)	91.70

POND ID	TCB2
TOP OF GRATE (m)	91.25
STATIC ELEV (m)	91.45
STATIC DEPTH (m)	0.20
STATIC VOLUME (m³)	3.31
100yr ELEV (m)	91.64
100yr + 20% ELEV (m)	91.70

POND ID	CB04
TOP OF GRATE (m)	91.15
STATIC ELEV (m)	91.45
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	82.77
100yr ELEV (m)	91.45
100yr + 20% ELEV (m)	91.49

POND ID	CB31
TOP OF GRATE (m)	91.15
STATIC ELEV (m)	91.45
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	8.13
100yr ELEV (m)	91.64
100yr + 20% ELEV (m)	91.70

POND ID	CBMH20
TOP OF GRATE (m)	91.15
STATIC ELEV (m)	91.45
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	47.29
100yr ELEV (m)	91.46
100yr + 20% ELEV (m)	91.51

POND ID	CB06
TOP OF GRATE (m)	91.15
STATIC ELEV (m)	91.50
STATIC DEPTH (m)	0.35
STATIC VOLUME (m³)	64.23
100yr ELEV (m)	91.48
100yr + 20% ELEV (m)	91.52

POND ID	CB07
TOP OF GRATE (m)	91.20
STATIC ELEV (m)	91.45
STATIC DEPTH (m)	0.25
STATIC VOLUME (m³)	17.81
100yr ELEV (m)	91.48
100yr + 20% ELEV (m)	91.51

POND ID	CBMH16
TOP OF GRATE (m)	91.25
STATIC ELEV (m)	91.53
STATIC DEPTH (m)	0.28
STATIC VOLUME (m³)	4.07
100yr ELEV (m)	91.46
100yr + 20% ELEV (m)	91.50

POND ID	CBMH19
TOP OF GRATE (m)	91.20
STATIC ELEV (m)	91.50
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	7.13
100yr ELEV (m)	91.45
100yr + 20% ELEV (m)	91.49

POND ID	ECB1
TOP OF GRATE (m)	91.25
STATIC ELEV (m)	91.55
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	4.12
100yr ELEV (m)	91.47
100yr + 20% ELEV (m)	91.62

POND ID	CB11
TOP OF GRATE (m)	91.25
STATIC ELEV (m)	91.55
STATIC DEPTH (m)	0.30
STATIC VOLUME (m³)	8.08
100yr ELEV (m)	91.47
100yr + 20% ELEV (m)	91.52

CLIENT

CLARIDGE HOMES

210 Gladstone Ave. Ottawa, On K0P 0Y6

ISSUES

No.	DESCRIPTION	DATE
5	SUBMISSION No.1 FOR ITY REVIEW	2026-03-30
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NOT FOR CONSTRUCTION

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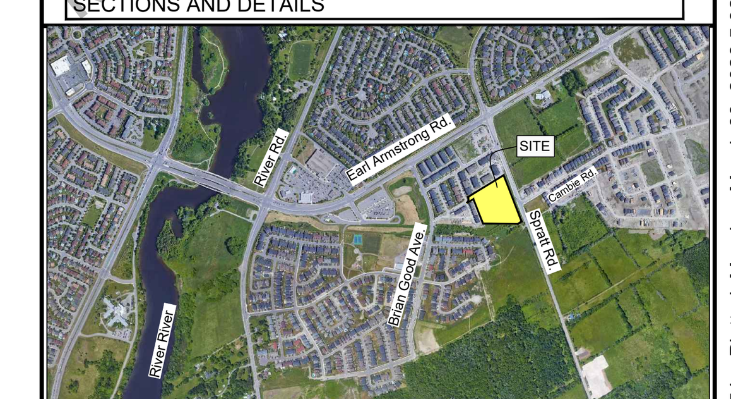

SEAL

LICENSED PROFESSIONAL ENGINEER
D. Yannoulopoulos
2026-03-30
PROVINCE OF ONTARIO

ARCADIS

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PROJECT

4624 SPRATT ROAD

4624 SPRATT ROAD

PROJECT NO:
30260954

DRAWN BY:	CHECKED BY:
EH/DD	A.S.
PROJECT MGR:	APPROVED BY:
R.M.	R.M.

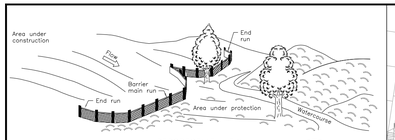
SHEET TITLE

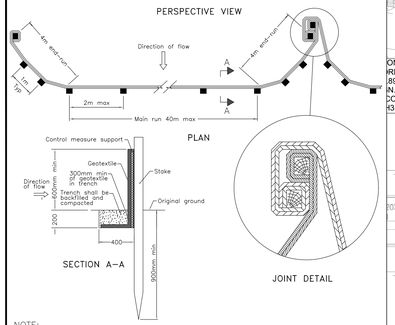
PONDING PLAN

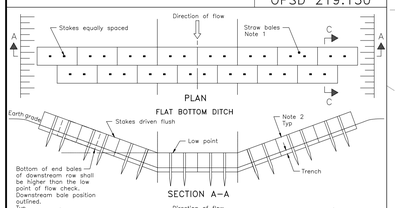
SHEET NUMBER	ISSUE
C-600	1

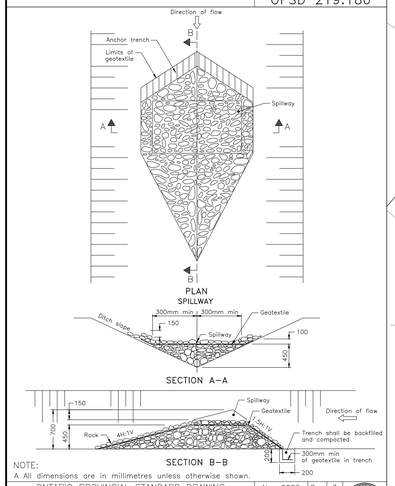
CITY PLAN No. 18727 CITY FILE No. D07-12-22-0021

Plotted: Monday, March 30, 2026 5:32:31 PM by aceuser









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
⬡ CB	FILTER CLOTH PLACED UNDER EXISTING CB COVER
▨ 15.0m × 7.00	TEMPORARY MUD MAT 0.15m THICK 50mm CLEAR STONE ON NON WOVEN FILTER CLOTH

CLIENT

CLARIDGE HOMES

210 Gladstone Ave. Ottawa, On K0P 0Y6

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CONSULTANTS

1:500 0 5 15 25m

SEAL

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4624 SPRATT ROAD

4624 SPRATT ROAD

PROJECT NO:
30260954

DRAWN BY:	CHECKED BY:
EH/DD	**A.S.**
PROJECT MGR:	APPROVED BY:
R.M.	**R.M.**

SHEET TITLE
EROSION - SEDIMENTATION PLAN

SHEET NUMBER
C-900

ISSUE
1

SCALE CHECK
1 in
10mm

CITY PLAN No. 18727 CITY FILE No. D07-12-22-0021

File Location: C:\DARoot\Jobs\6f5c76a4bdd749589ca5183afdb1a835\adskfiles\b.606f45af-c1e6-40ca-8f79-a13c381003ce\Project Files\10_WIP\04_CIVIL\Sheets\C-900 EROSION - SEDIMENT PLAN.dwg   Last Saved: March 30, 2026, by dored5754   Plotted: Monday, March 30, 2026 5:32:35 PM by acesuser