

CLARIDGE
HOMES

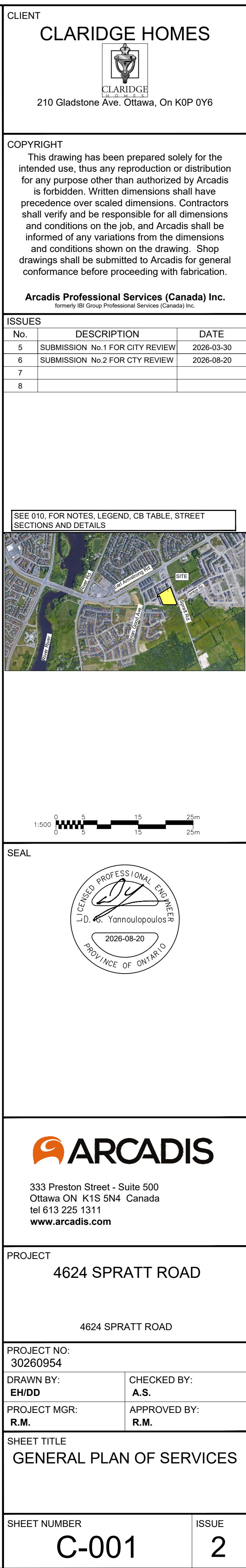


KEYPLAN
N.T.S.

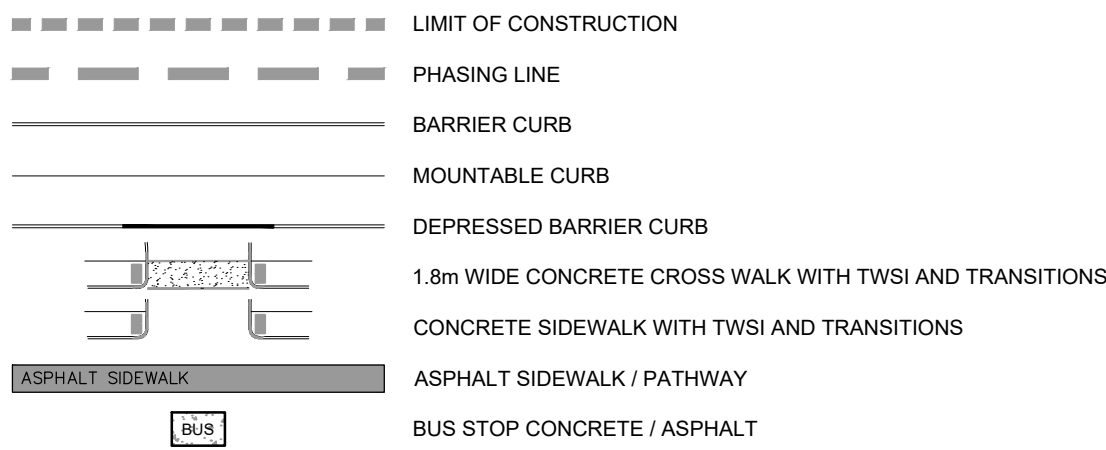
Sheet List Table	
Sheet Number	Sheet Title
--	COVER
C-000	EXISTING CONDITIONS
C-001	SERVICING PLAN
C-010	NOTES AND LEGEND
C-200	GRADING PLAN
C-400	SANITARY DRAINAGE AREA PLAN
C-500	STORM DRAINAGE AREA PLAN
C-600	PONDING PLAN
C-900	EROSION - SEDIMENT PLAN

CONTRACT NO. 30260954

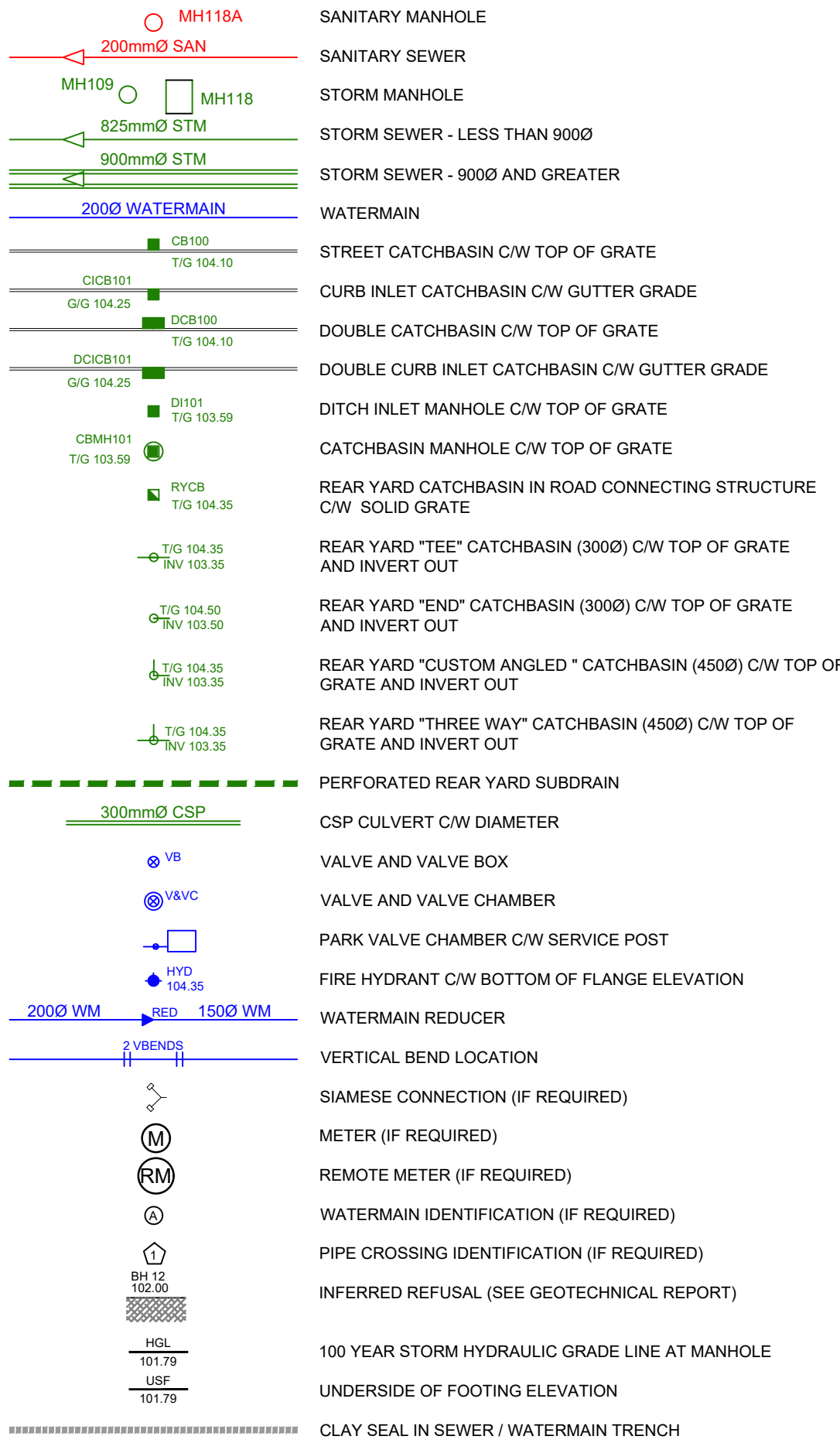
Pipe Interference Table			
Crossing No.	PIPE 1	PIPE 2	Clearance
1	SAN Bottom 58.56	STM Top 57.95	0.61
2	WTR Bottom 58.57	STM Top 57.93	0.64
3	STM Bottom 59.52	WTR Top 57.64	1.88
4	STM Bottom 59.48	WTR Top 58.34	0.54
5	STM Bottom 59.50	WTR Top 58.86	0.64
6	WTR Bottom 58.59	STM Top 58.06	0.53
7	SAN Bottom 58.49	STM Top 58.03	0.46
8	STM Bottom 59.37	WTR Top 58.91	0.56
9	SAN Bottom 58.58	STM Top 58.08	0.50
10	WTR Bottom 59.39	STM Top 58.10	1.29
11	SAN Bottom 57.99	STM Top 57.43	0.56
12	WTR Bottom 58.94	STM Top 57.51	1.43
13	SAN Bottom 58.16	STM Top 57.50	0.25
14	WTR Bottom 59.59	SAN Top 59.06	0.53
15	WTR Bottom 59.39	SAN Top 58.85	0.54
16	WTR Bottom 58.97	SAN Top 58.30	0.67



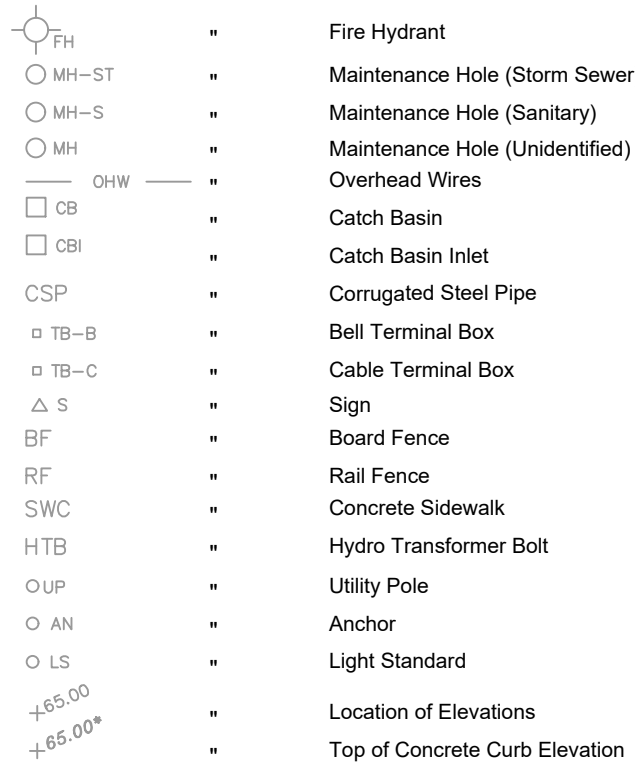
GENERAL LEGEND



SERVICING LEGEND



A.O.V. LEGEND



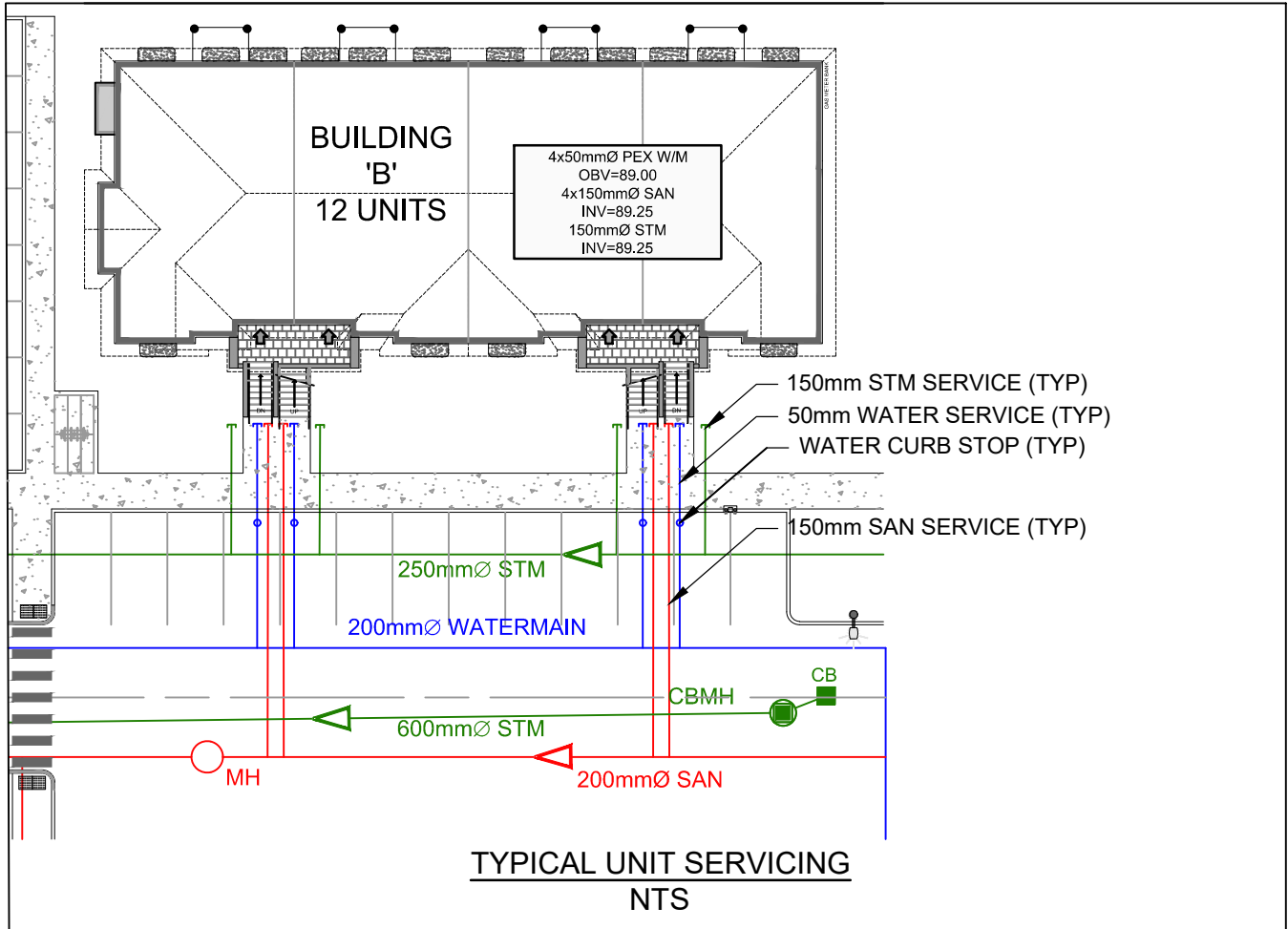
STRUCTURE ID	STORM AREA ID	STRUCTURE	FRAME & COVER	TOP OF GRATE	ELEVATION		OUTLET PIPE	
					INLET	OUTLET	DIAMETER (mm)	TYPE
CB10	offsite	OPSD 705.010	S19	90.90		89.40	300	PVC DR35
DCB06	MH06	OPSD 705.010	S19	91.15		89.40	250	PVC DR35
CBMH16	CBMH16	OPSD 701.010	S28.1	91.25		87.94	375	PVC DR35
CB11	CB11	OPSD 705.010	S19	91.25		89.85	200	PVC DR35
CBMH19	CBMH19	OPSD 701.010	S28.1	91.20		87.62	450	CONC
CB07	MH30	OPSD 705.010	S19	91.20		89.80	200	PVC DR35
CBMH20	MH08	OPSD 701.010	S28.1	91.15		87.51	450	CONC
CB04	MH09	OPSD 705.010	S19	91.20		89.50	200	PVC DR35
CB03	CBMH01	OPSD 705.010	S19	91.05		89.35	200	PVC DR35
CBMH01	CBMH01	OPSD 701.010	S28.1	91.07		86.95	600	CONC
CB01	CB01	OPSD 705.010	S19	91.20		89.80	200	PVC DR35
DCB05	MH02	OPSD 705.010	S19	91.05		89.35	200	PVC DR35
CB08	MH13	OPSD 705.010	S19	91.20		89.80	200	PVC DR35
CB02	CB04	OPSD 705.010	S19	91.10		89.90	200	PVC DR35

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 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.
- 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 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
- 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.
- FOR SITE PLAN INFORMATION, REFER TO SITE PLAN PREPARED BY RLA ARCHITECTURE.
- FOR NOISE ATTENUATION PLAN REFER TO N-1 PREPARED BY ARCADIS.
- 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 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.
- 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.
- 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:
-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.
- ALL CONNECTIONS TO EXISTING WATERMAINS 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.
- 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 IN PONDING AREAS SHALL BE EQUIPPED WITH A WATERTIGHT COVER.
- 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.
- 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.
- 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 RETAINING WALLS GREATER THAN 1.0m IN HEIGHT SHALL BE DESIGNED BY A QUALIFIED STRUCTURAL ENGINEER.
- 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.
- 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

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

ISSUES		
No.	DESCRIPTION	DATE
5	SUBMISSION No.1 FOR CITY REVIEW	2026-03-30
6	SUBMISSION No.2 FOR CTY REVIEW	2026-08-20
7		
8		

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

SEAL

ARCADIS

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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

NOTES & LEGEND

SHEET NUMBER	ISSUE
C-010	2

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

RETAINING WALL C/W TOP OF WALL

TERRACING 3:1 MAXIMUM UNLESS NOTED OTHERWISE



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1:500

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PROJECT

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4624 SPRATT ROAD

PROJECT NO:
30260954

DRAWN BY:
EH/DD

PROJECT MGR:
R.M.

CHECKED BY:
A.S.

APPROVED BY:
R.M.

SHEET TITLE

GRADING PLAN

SHEET NUMBER

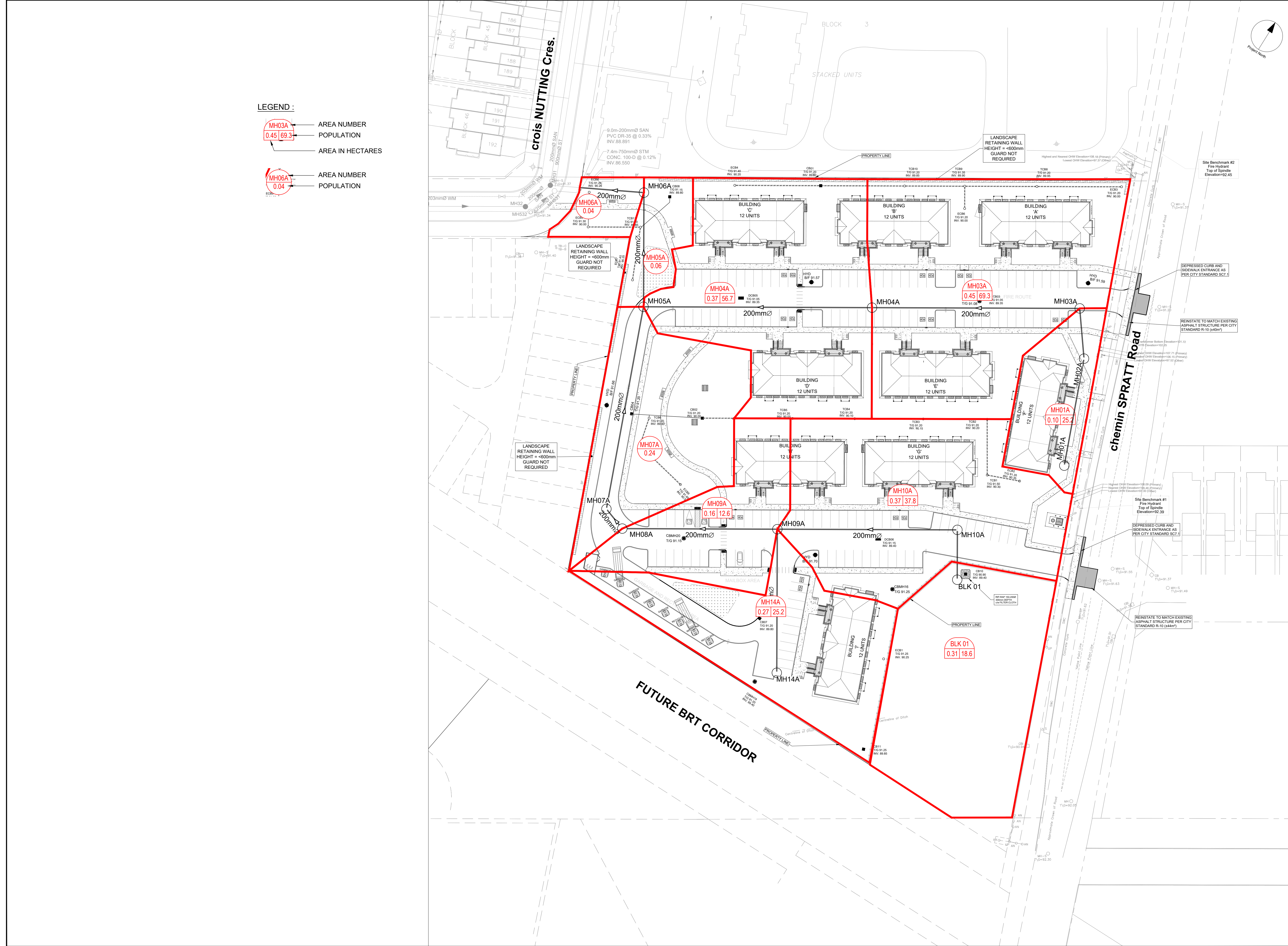
C-200

ISSUE

2

File Location: C:\Users\idone5754\Documents\Arcadis ACC USACA-30260954-4624 Spratt Ref\Project Files\10_WIPO4_CIVIL\Sheets\C-200 GRADING PLAN.dwg Last Saved: August 19, 2026, by done5754 Printed: August 24, 2026 10:25:44 AM by Dore Denis

18727 D07-12-26-0026



- LEGEND :
- MH03A
0.45 | 69.3
AREA NUMBER
POPULATION
AREA IN HECTARES
- MH06A
0.04
AREA NUMBER
POPULATION

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CLARIDGE HOMES



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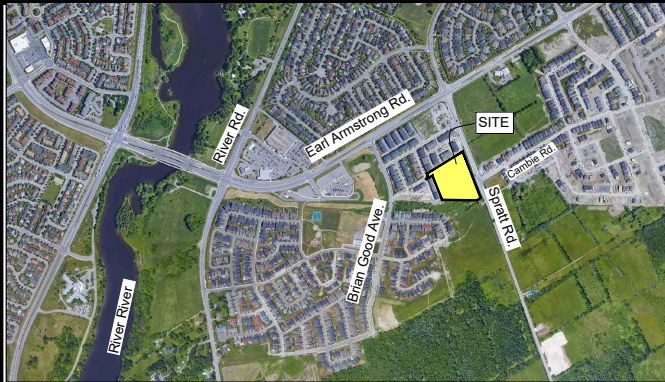
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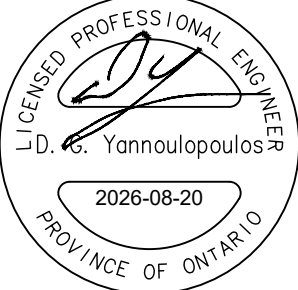
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PROJECT MGR:
R.M.

CHECKED BY:
A.S.

APPROVED BY:
R.M.

SHEET TITLE

SANITARY DRAINAGE AREA PLAN

SHEET NUMBER

C-400

ISSUE

2



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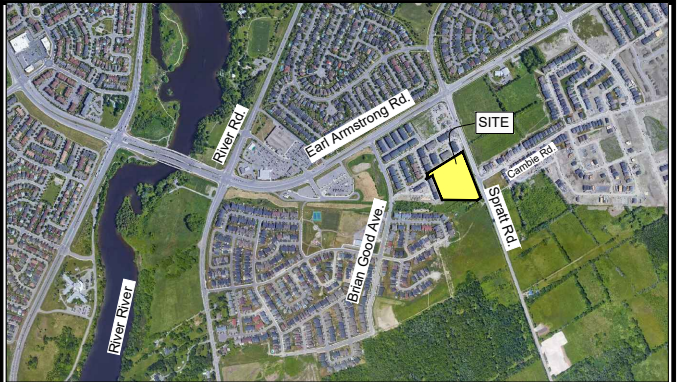
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Formerly IB Group Professional Services (Canada) Inc.

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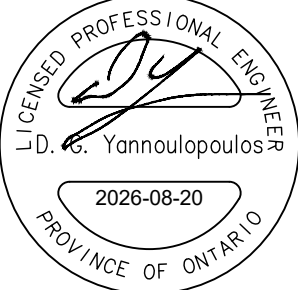
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1:500

0 5 10 15 20m

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30260954

DRAWN BY:
EH/DD

PROJECT MGR:
R.M.

CHECKED BY:
A.S.

APPROVED BY:
R.M.

SHEET TITLE

STORM DRAINAGE AREA PLAN

SHEET NUMBER

C-500

ISSUE

2

