

CAIVAN STITTSVILLE WEST

CAIVAN
COMMUNITIES

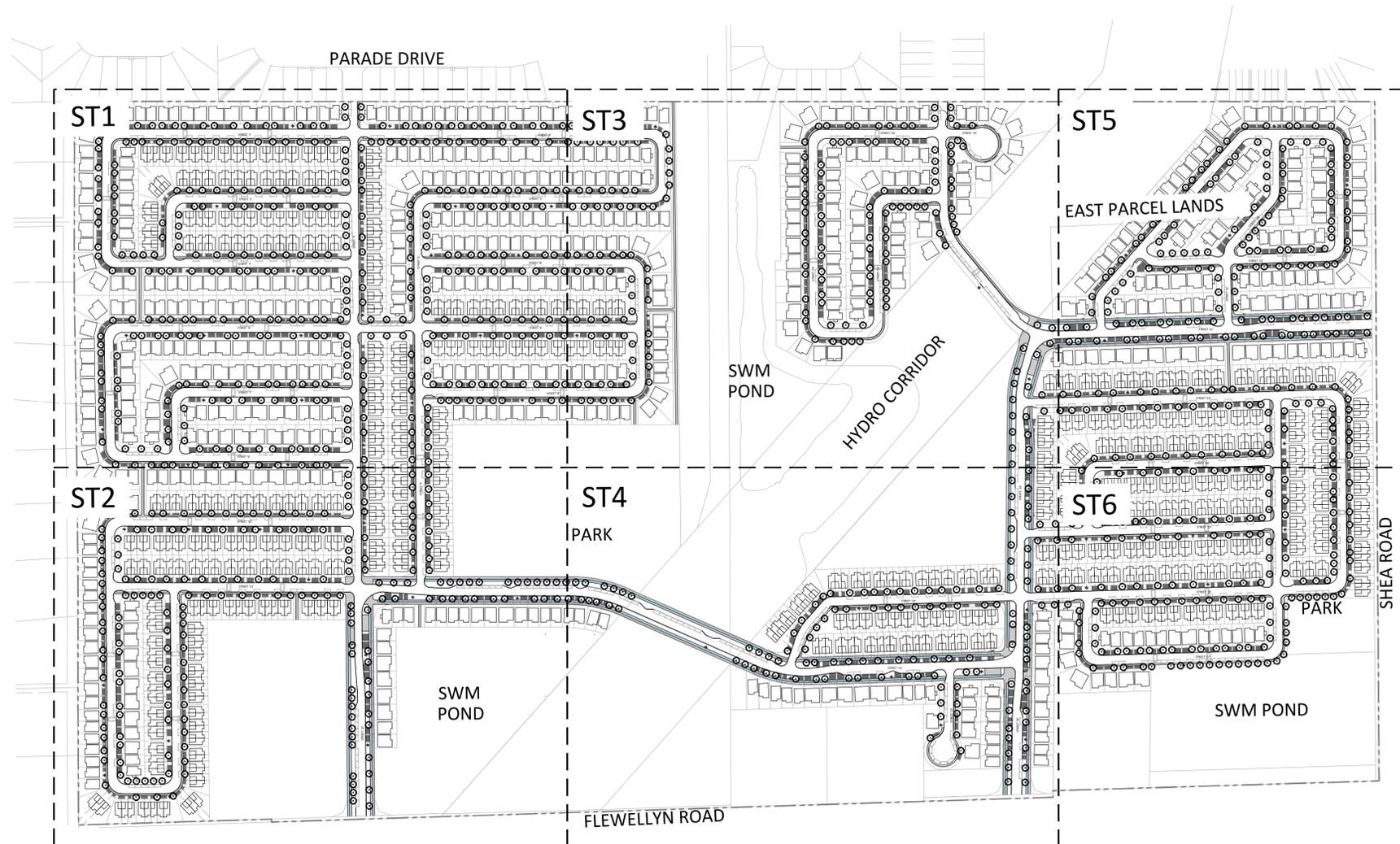
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LIST OF DRAWINGS:

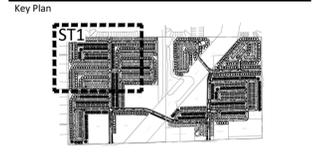
- ST1 - PRELIMINARY STREETSCAPE PLAN
- ST2 - PRELIMINARY STREETSCAPE PLAN
- ST3 - PRELIMINARY STREETSCAPE PLAN
- ST4 - PRELIMINARY STREETSCAPE PLAN
- ST5 - PRELIMINARY STREETSCAPE PLAN
- ST6 - PRELIMINARY STREETSCAPE PLAN
- D1 - DETAILS
- D2 - ROW DETAILS
- D3 - ROW DETAILS



KEYMAP
NTS



Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



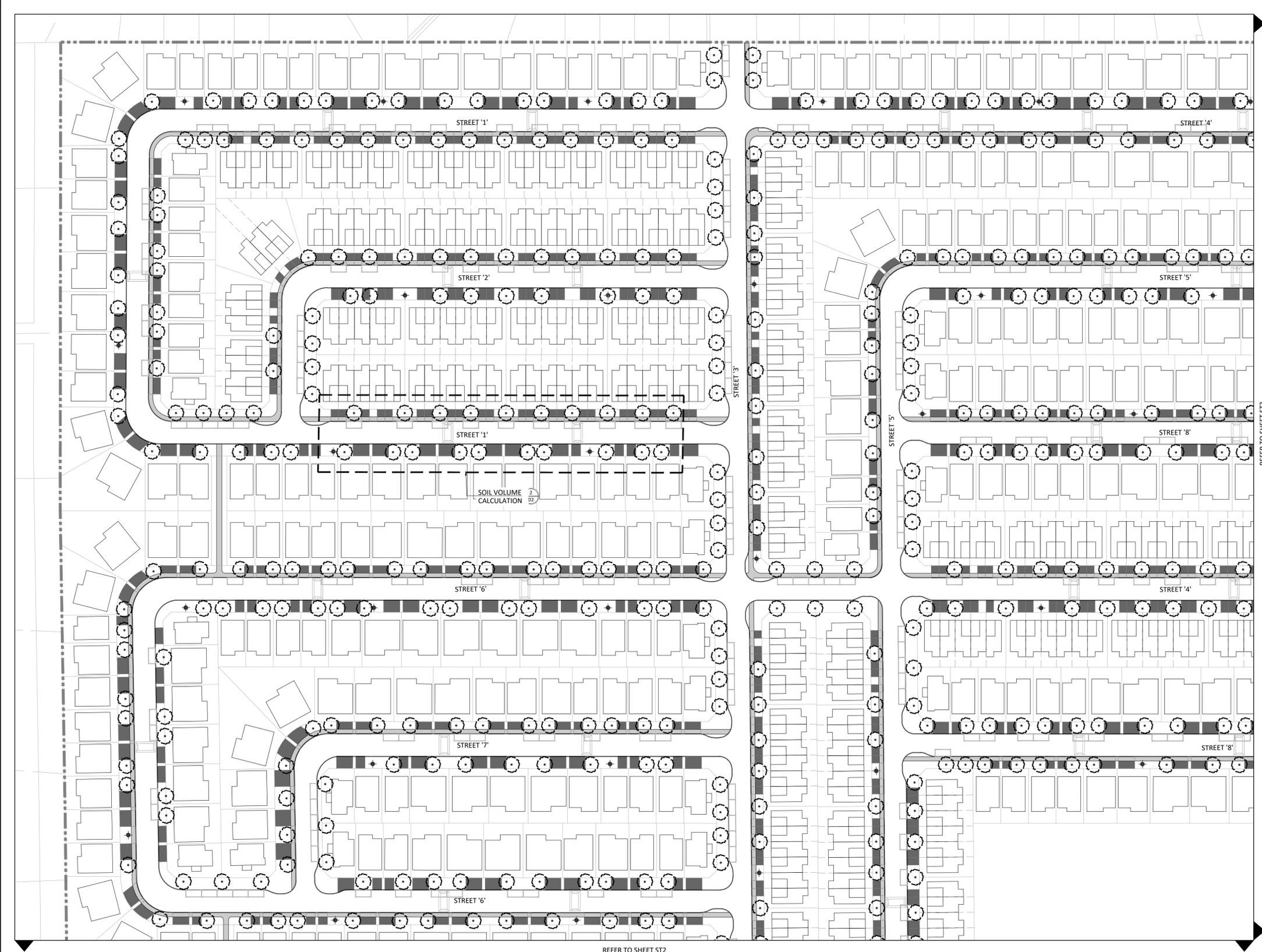
LEGEND

--- PROPERTY LINE

PLANTING

- DECIDUOUS STREET TREE
- ASPHALT DRIVEWAY
- SIDEWALK
- CYCLE TRACK
- FIRE HYDRANT

*NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL



REFER TO SHEETS

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m ²)	CROWN AREA PER TREE USED FOR CALC. (m ²)	SITE CANOPY COVER
MEDIUM/LARGE (1268)	35-250*	±138	***CANOPY (W. OVERLAP): 164,152 m ²
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 501 250m ²
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA. UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS			
***NOTES:			TOTAL PERCENT COVER: 32%

- CANOPY COVERAGE BASED ON AVERAGE EXPECTED MATURE DIAMETER OF ~12.5m, AREA OF ~138m² (COMBINATION OF MEDIUM AND LARGE SIZE TREES).
- CALCULATION ACCOUNTS FOR CANOPY OVERLAP BETWEEN TREES AND EXCLUDES CANOPY OVERLAP TO NON-RESIDENTIAL LANDS.
- GRAPHICS ARE NOT TO SCALE.

TYPICAL STREET TREE PLANTING REQUIREMENTS

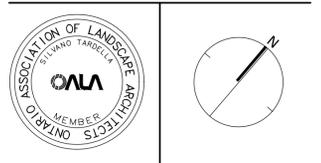
- 1 TREE PER INTERIOR SINGLE (NON-CORNER) LOTS
- 2 TREES PER EXTERIOR SINGLE (CORNER) LOTS
- 1 TREE PER EXTERIOR TOWNHOUSE (CORNER) LOT
- 2 TREES PER 3 MULTIPLE-UNITS TOWNHOUSE
- 2 TREES PER 4 MULTIPLE-UNITS TOWNHOUSE
- 3 TREES PER 5 MULTIPLE-UNITS TOWNHOUSE
- 3 TREES PER 6 MULTIPLE-UNITS TOWNHOUSE

INTERIOR SINGLE (NON-CORNER) LOTS (605):	605 TREES
EXTERIOR SINGLE (CORNER) LOTS (65):	130 TREES
EXTERIOR TOWNHOUSE (CORNER) LOT (44):	44 TREES
3 MULTIPLE-UNITS TOWNHOUSE (24):	48 TREES
4 MULTIPLE-UNITS TOWNHOUSE (12):	24 TREES
5 MULTIPLE-UNITS TOWNHOUSE (85):	255 TREES
6 MULTIPLE-UNITS TOWNHOUSE (54):	162 TREES
TOTAL NUMBER OF TREES REQUIRED:	1,268
TOTAL NUMBER OF TREES ON PLAN:	1,268
DIFFERENCE:	00

*PRELIMINARY - STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AND SITE PLAN CONTROL APPLICATIONS.

No.	Description	Date
8	Issued for Preliminary Streetscape Resubmission	Jan. 23/26
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3	Issued for Preliminary Streetscape Resubmission	Aug. 9/24
2	Issued for Preliminary Streetscape Resubmission	Aug. 2/24
1	Issued for Preliminary Streetscape Submission	July. 18/24

Revision
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STITTSVILLE WEST

Title
PRELIMINARY STREETScape PLAN

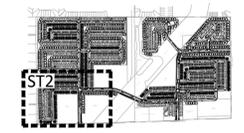
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Scale	1:750		
Drawn	NM		
Checked	SE		
Job No.	21-273		

REFER TO SHEET ST2

SOIL VOLUME CALCULATION 2/22

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Key Plan

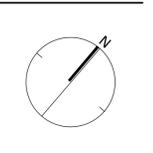


LEGEND

- PROPERTY LINE
 - PLANTING**
 - XX DECIDUOUS STREET TREE
 - ▬ ASPHALT DRIVEWAY
 - ▬ SIDEWALK
 - ▬ CYCLE TRACK
 - FIRE HYDRANT
- *NOTE: FIRE HYDRANT AND DRIVEWAY LOCATIONS ARE CONCEPTUAL

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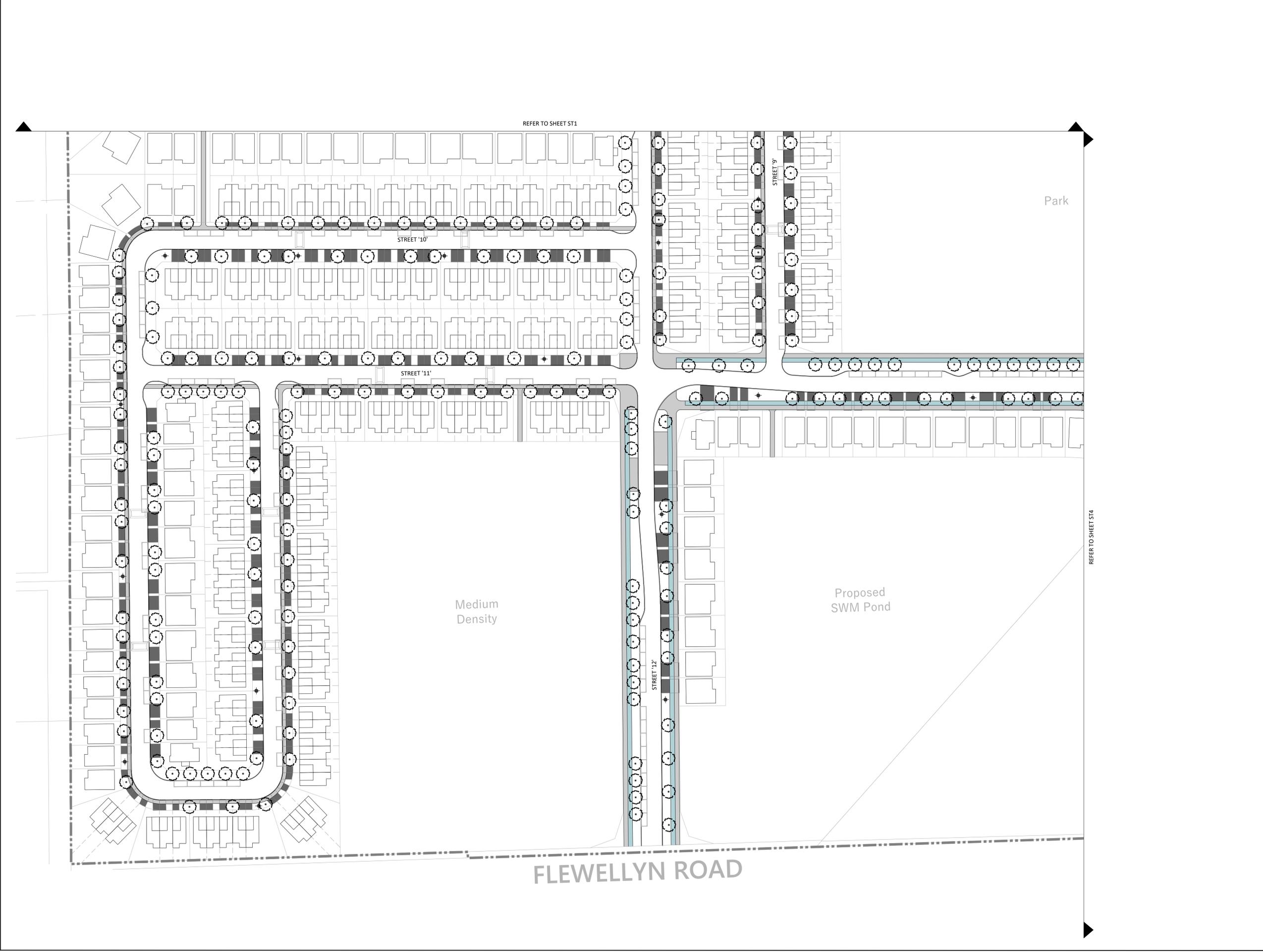


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PRELIMINARY STREETScape PLAN

Date	2024-06-20	Sheet	ST2
Scale	1:750		
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REFER TO SHEET ST1

Park

Medium Density

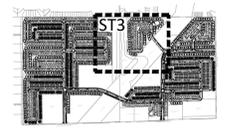
Proposed SWM Pond

FLEWELLYN ROAD

REFER TO SHEET ST4

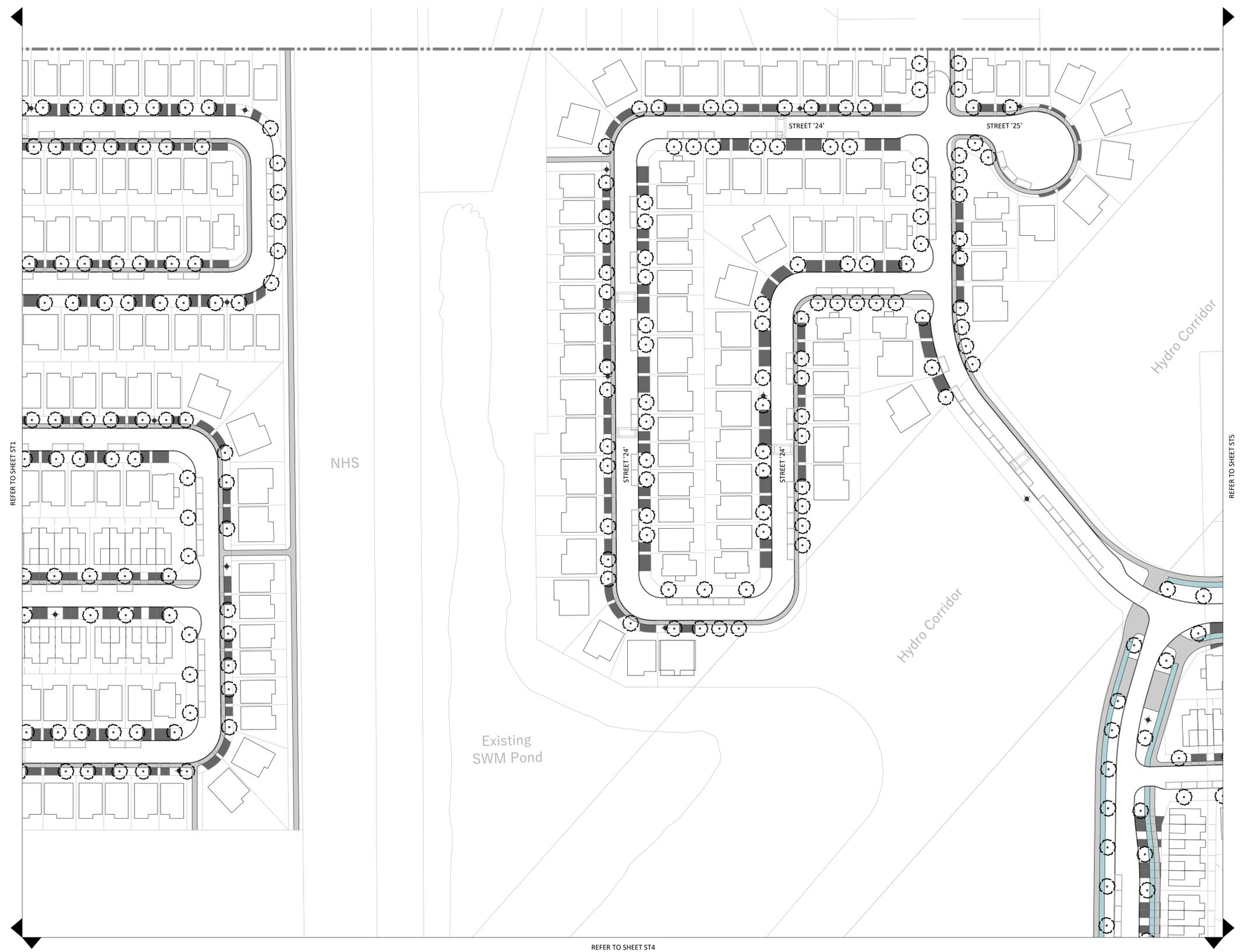
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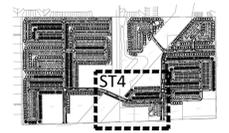
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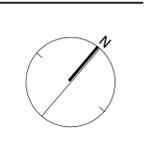
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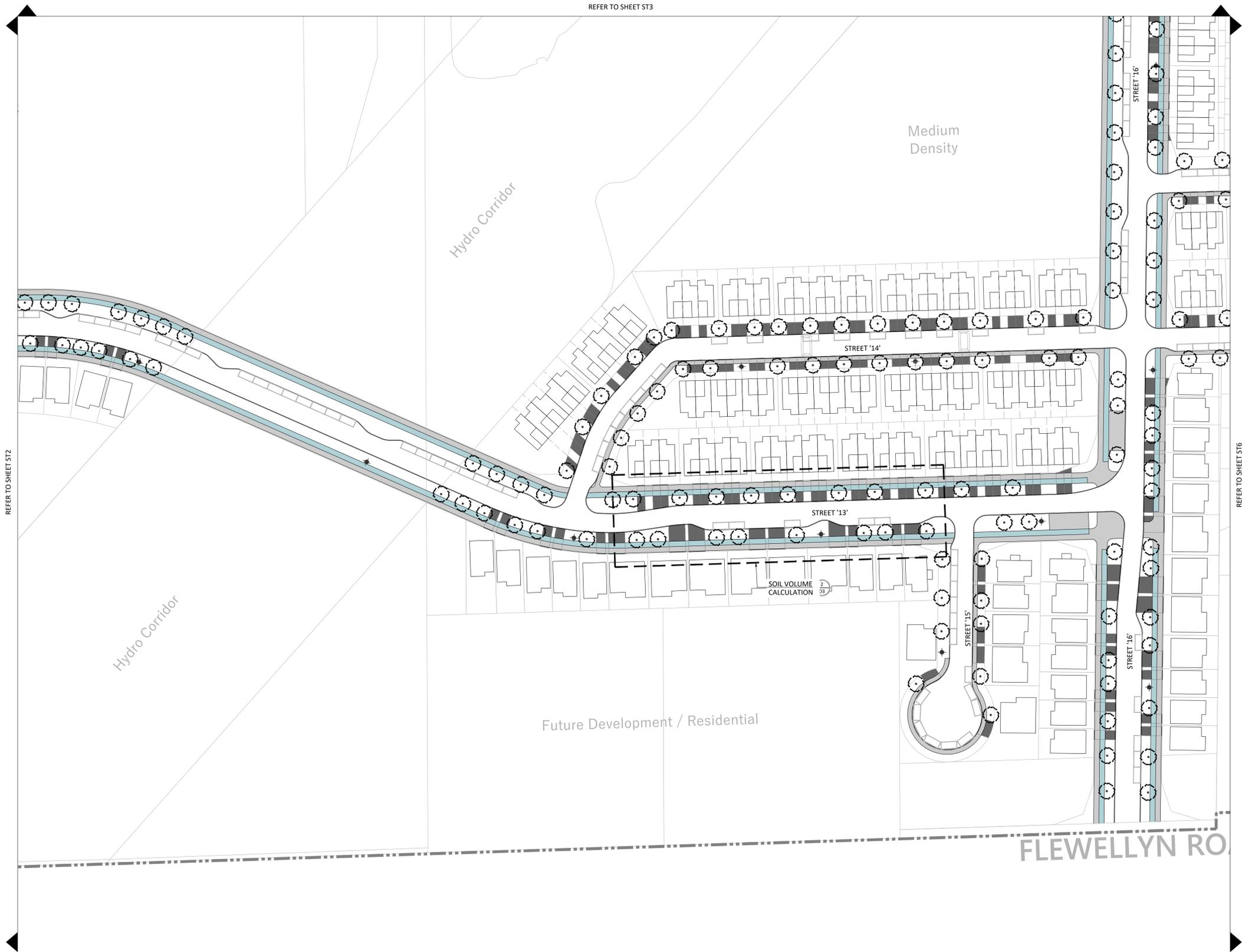


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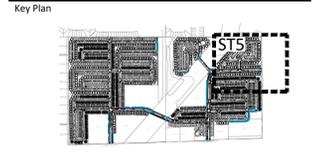
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PRELIMINARY STREETScape PLAN

Date	2024-06-20	Sheet	ST4
Scale	1:750		
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Job No.	21-273		



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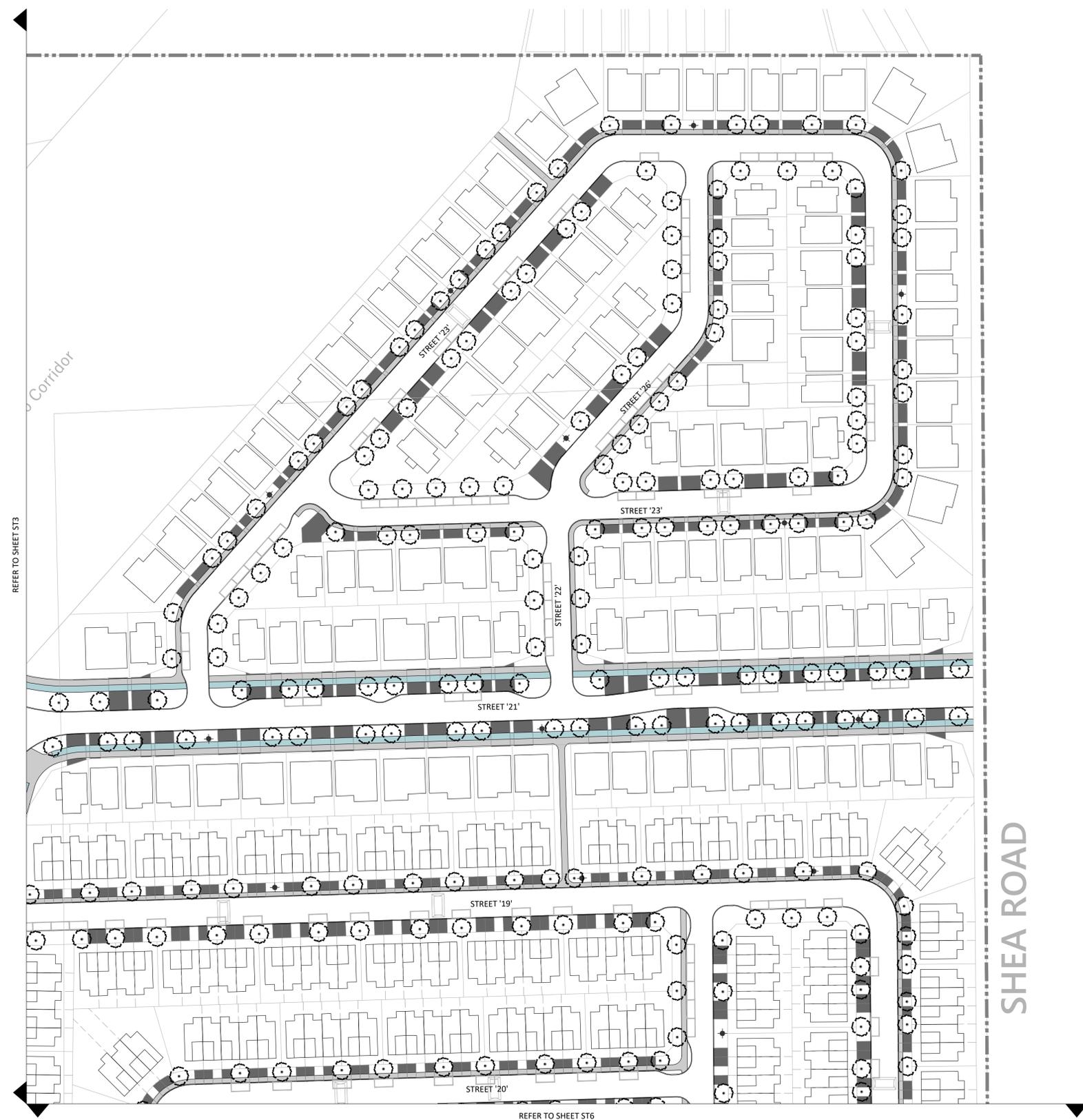
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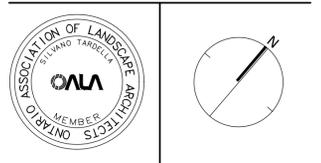
REFER TO SHEET ST3

REFER TO SHEET ST6

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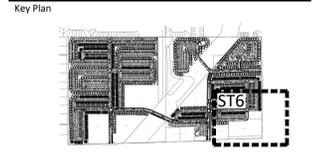
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Title
PRELIMINARY STREETScape PLAN

Date	2024-06-20	Sheet	ST5
Scale	1:750		
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Job No.	21-273		

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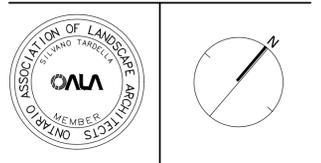
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PLANTING

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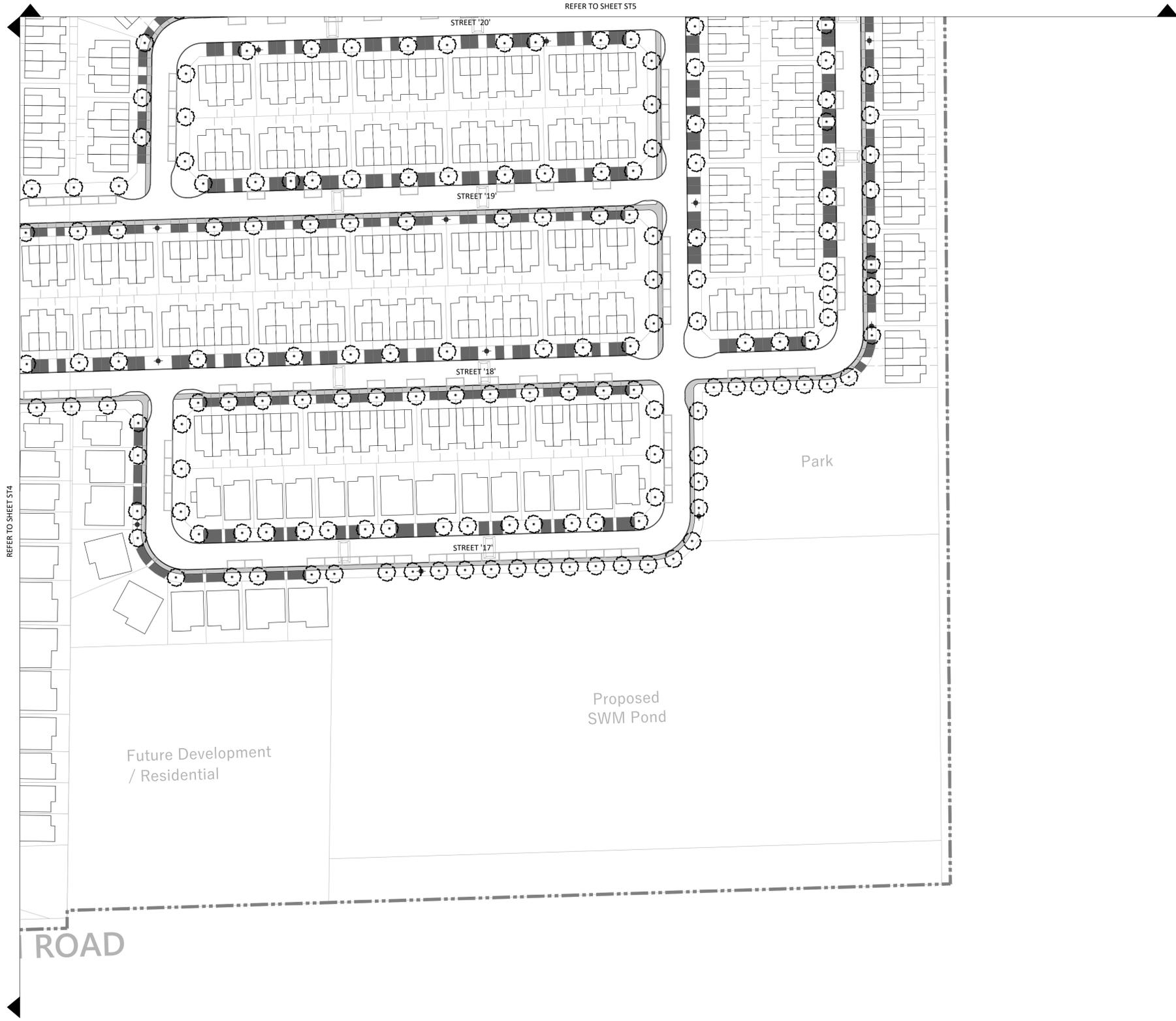
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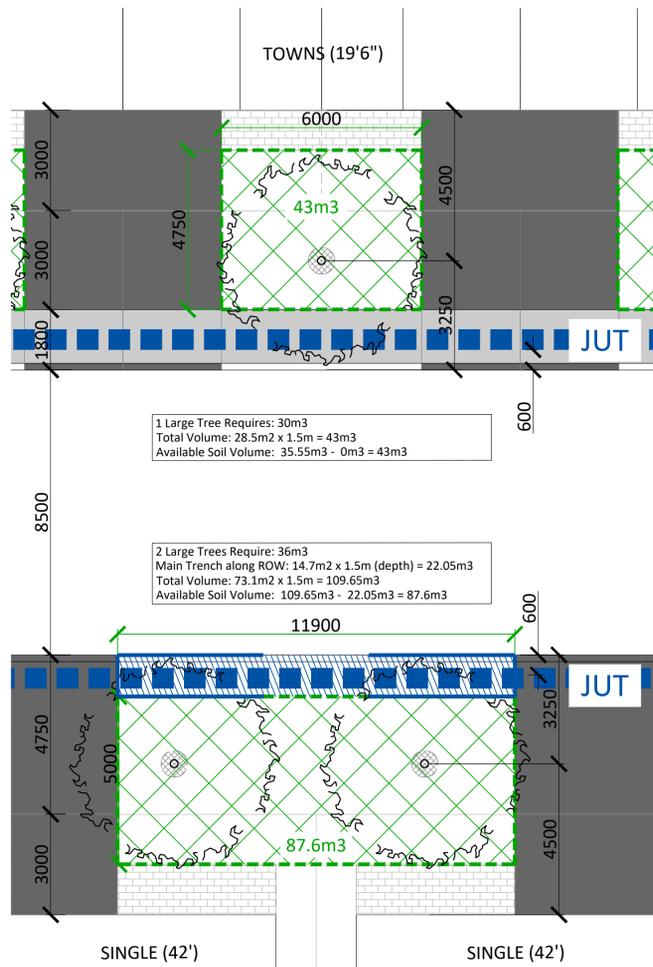
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PRELIMINARY STREETScape PLAN

Date	2024-06-20	Sheet	ST6
Scale	1:750		
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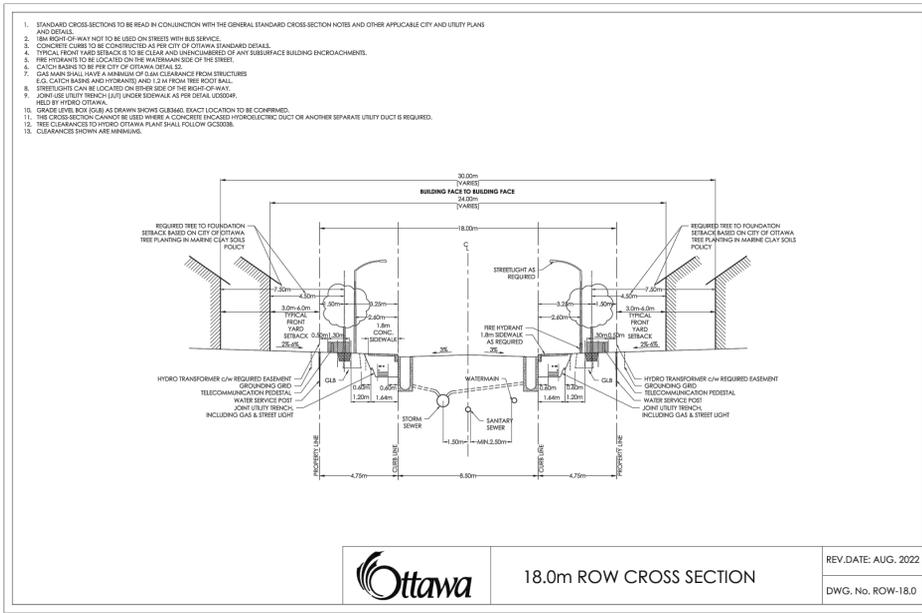




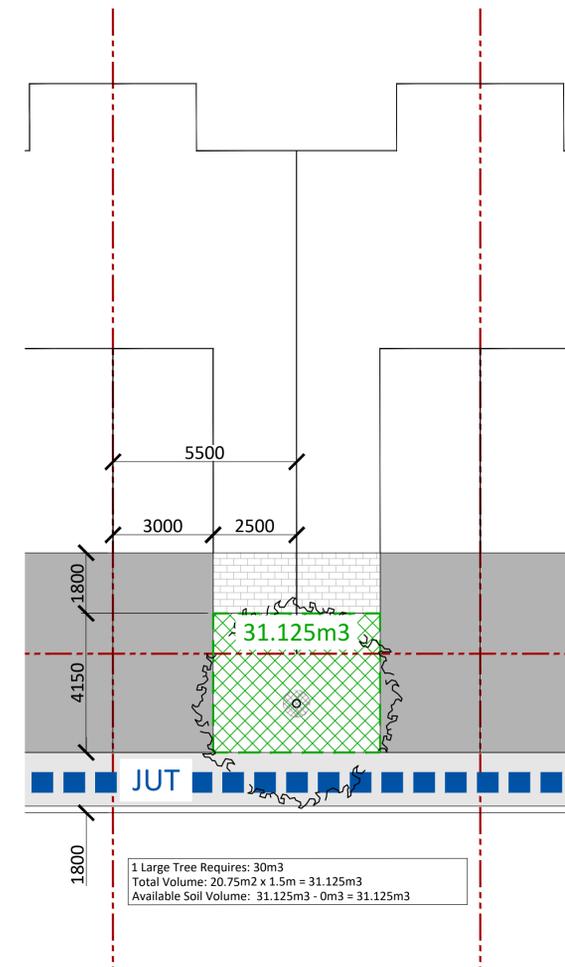
1 SOIL VOLUME CALCULATION - TOWNS AND SINGLE (42') (SCALE 1:100)
18M ROW - STREET 1

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m ³ /TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

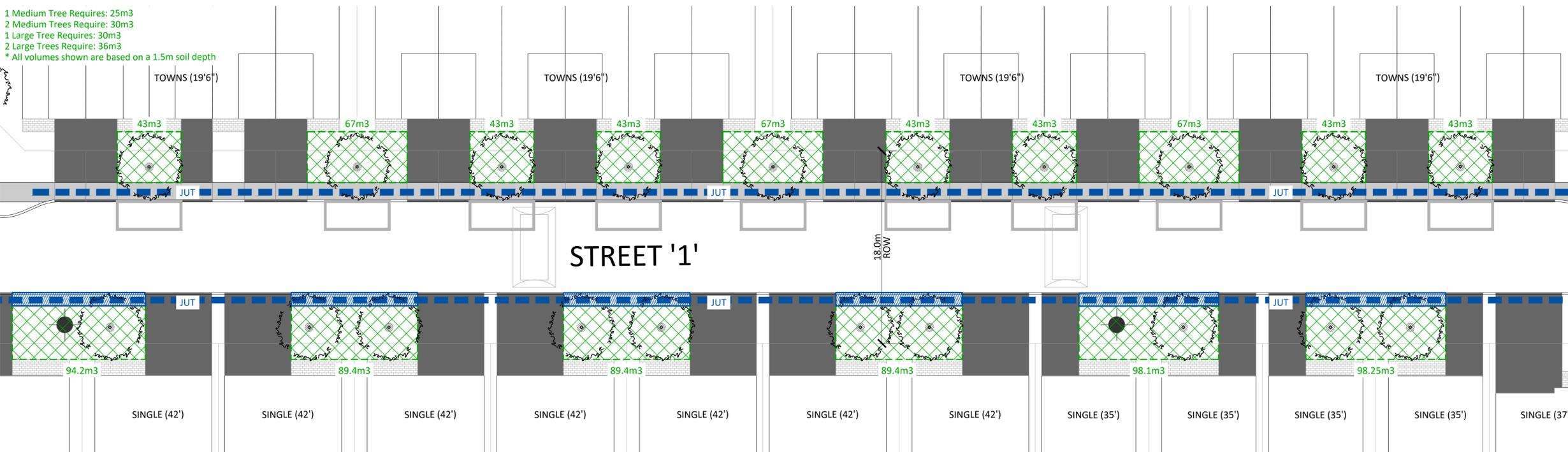
NOTES:
• SOIL VOLUMES BASED ON 1.5m SOIL DEPTH



3 STANDARD ROW CROSS SECTION
N.T.S.



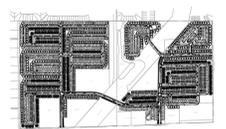
4 SOIL VOLUME CALCULATION - REQUESTED ZONING RELIEF EXAMPLE (SCALE 1:100)
18M ROW



2 SOIL VOLUME CALCULATION (SCALE 1:200)
18M ROW - STREET 1

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Key Plan



LEGEND

- DECIDUOUS STREET TREE
- SOIL VOLUME AREA
- JUT
- ASPHALT DRIVEWAY
- UNIT PAVING
- SIDEWALK
- CYCLE TRACK
- FIRE HYDRANT

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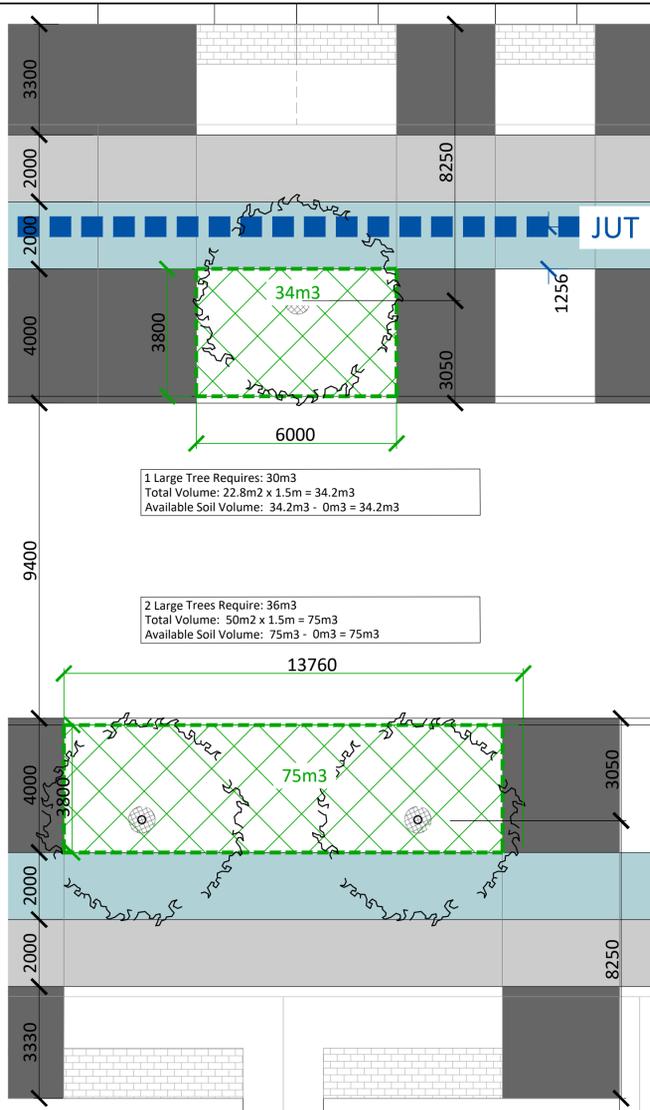
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Title
SOIL VOLUME EXAMPLES

Date	Scale	Drawn	Checked	Job No.	Sheet
2024-06-20	1:750	NM	SE	21-273	D2

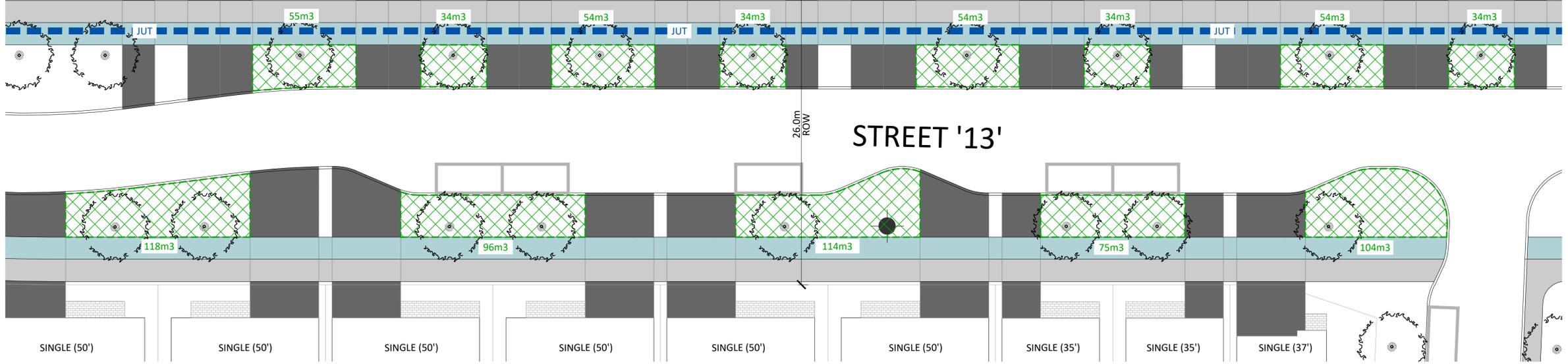


1 Large Tree Requires: 30m³
 Total Volume: 22.8m² x 1.5m = 34.2m³
 Available Soil Volume: 34.2m³ - 0m³ = 34.2m³

2 Large Trees Require: 36m³
 Total Volume: 50m² x 1.5m = 75m³
 Available Soil Volume: 75m³ - 0m³ = 75m³

1 SOIL VOLUME CALCULATION - TOWNS AND SINGLE (35') (SCALE 1:100)
 26M ROW - STREET 13

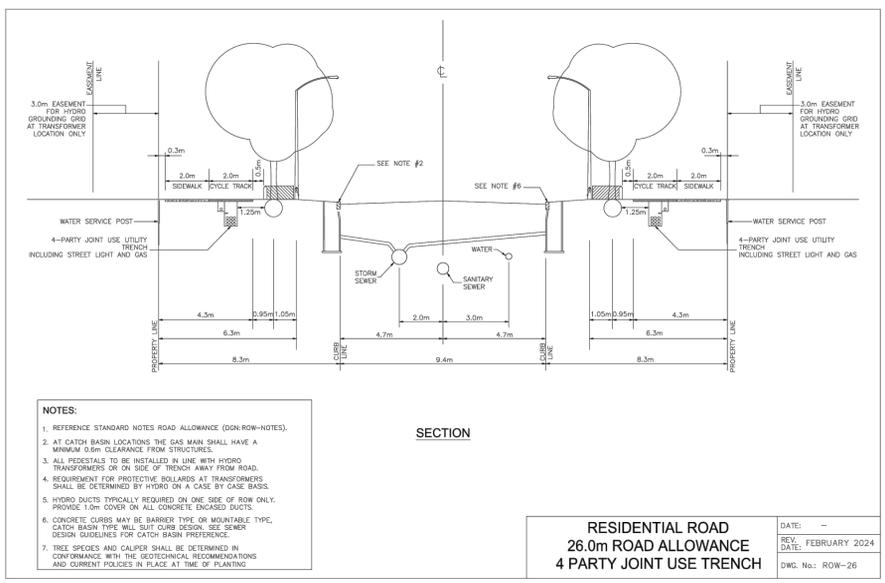
1 Medium Tree Requires: 25m³
 2 Medium Trees Require: 30m³
 1 Large Tree Requires: 30m³
 2 Large Trees Require: 36m³
 * All volumes shown are based on a 1.5m soil depth



2 SOIL VOLUME CALCULATION (SCALE 1:200)
 26M ROW - STREET 1

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m ³ /TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

NOTES:
 • SOIL VOLUMES BASED ON 1.5m SOIL DEPTH



NOTES:
 1. REFERENCE STANDARD NOTES ROAD ALLOWANCE (SOK-ROW-NOTES).
 2. AT CATCH BASIN LOCATIONS THE GAS MAIN SHALL HAVE A MINIMUM 0.6m CLEARANCE FROM STRUCTURES.
 3. ALL PEDESTALS TO BE INSTALLED IN LINE WITH HYDRO TRANSFORMERS OR ON SIDE OF TRENCH AWAY FROM ROAD.
 4. REQUIREMENT FOR PROTECTIVE BOLLARDS AT TRANSFORMERS SHALL BE DETERMINED BY HYDRO ON A CASE BY CASE BASIS.
 5. HYDRO DUCTS TYPICALLY REQUIRED ON ONE SIDE OF ROW ONLY. PROMOTE 1.0m COVER ON ALL CONCRETE ENCASED DUCTS.
 6. CONCRETE CURBS MAY BE BARBER TYPE OR MOUNTABLE TYPE. CATCH BASIN TYPE WILL SUIT CURB DESIGN. SEE SEWER DESIGN GUIDELINES FOR CATCH BASIN PREFERENCE.
 7. TREE SPECIES AND CALIPER SHALL BE DETERMINED IN CONFORMANCE WITH THE GEOTECHNICAL RECOMMENDATIONS AND CURRENT POLICIES IN PLACE AT TIME OF PLANTING.

RESIDENTIAL ROAD
 26.0m ROAD ALLOWANCE
 4 PARTY JOINT USE TRENCH

26.0m ROW WITH 9.4m PAVEMENT

3 26m ROW CROSS SECTION
 N.T.S.

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LEGEND

- AR DECIDUOUS STREET TREE
- SOIL VOLUME AREA
- JUT
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