

KEY PLAN

1:5000

Street 19
16.5m ROW

Street 7
14.0m ROW

Street 3
22.0m ROW

GENERAL NOTES

PLANS ARE INTENDED TO SHOW POTENTIAL TREE LOCATIONS. PLANS ARE NOT FOR CONSTRUCTION.

SURFACE UTILITIES (LIGHTS, HYDRO KIOSKS, BELL AND CABLE PEDESTALS) ARE NOT SHOWN AND WILL BE DEVELOPED WITH THE COMPOSITE UTILITY PLAN.

LOCATIONS OF BUILDING ENVELOPES, DRIVEWAYS AND SERVICE LATERALS ARE APPROXIMATE AND WILL BE FINALIZED WITH THE COMPOSITE UTILITY PLAN.

WATER SERVICE POSTS ARE SHOWN AT 0.5m FROM EDGE OF DRIVEWAY.

THE LOCATION OF THE TREES SHOWN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THIS DRAWING. TREE LOCATIONS ARE BASED ON APPROVED ROW CROSS SECTIONS.

STANDARD UTILITY SETBACKS FOR STREET TREES:

- 4.5M - STREET LIGHT
- 2.5M - STREET LIGHT (SMALL TREE <7m MATURE HT.)
- 3.0M - HYDRO TRANSFORMER
- 1.5M - DRIVEWAY, FENCE, SOUND WALL
- 4.5M - CONIFERS MIN. SETBACK FROM PAVED AREAS
- 2.5M - FIRE HYDRANTS
- 1.5M - WATER SERVICE / CURB STOP
- 1.0M - BELL / CABLE PEDESTALS

SAMPLE PLANT LIST - STREET TREES

KEY	BOTANICAL NAME	COMMON NAME	MATURE SPREAD (m)
LARGE CANOPY DECIDUOUS TREES			
As	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	13m
Cc	CORYLUS SOLONNA	TURKISH HAZEL	8m
Co	CELTIS OCCIDENTALIS	HACKBERRY	19m
Gb	GINKGO BLOBA	GINKGO	11m
Gs	QUERCUS TRIACANTHOS	SHADEMASTER HONEYLOCUST	10m
Qp	QUERCUS PALUSTRIS	PIN OAK	13m
Qr	QUERCUS RUBRA	RED OAK	15m
Tc	TILIA CORDATA	LITTLE LEAF LINDEN	10m
SMALL CANOPY DECIDUOUS TREES			
Pc	PYRUS CALLERYANA	ORNAMENTAL PEAR	3m
Sr	SYRINGA RETICULATA	JAPANESE LILAC	3m
Ac	AMERLANCHIER CANADENSIS	SERVICEBERRY	3m
Msp	MALUS SP.	CRABAPPLE SP.	4m
CONIFEROUS TREES			
Pb	PICEA P. 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	4m
Pg	PICEA GLAUCA	WHITE SPRUCE	4m

TREE COUNT

UNITS	TREES
Single Homes	
Interior: 468	468
Exterior: 67	134
Townhomes	
Interior: 99	99
Exterior: 8	16

Trees required: 717
Large Canopy Trees shown: 795
Small Canopy Trees shown: 123

STREET TREES REQUIRED BASED ON 1 TREE PER INTERIOR UNIT AND 2 TREES PER EXTERIOR UNIT

GEOTECHNICAL NOTE REGARDING TREES:

Based on the groundwater table elevations, which are anticipated to be ultimately at or just slightly below the founding levels (at least in those portions of the site underlain by cohesive soils), it is not expected that the roots of most street tree species would extend significantly beneath structure footings (since the roots cannot survive prolonged periods of inundation). As such, soil shrinkage below building foundations resulting from tree water-demand is considered to be a relatively low-risk issue for this site. Note that water tolerant plants such as Red Maple should be avoided in areas with moderate or high soil plasticity. For additional information on groundwater depths refer to: Basement Depths, Proposed Development, Richmond Village Western Development Lands, Ottawa, Ontario, Golder Associates, November 4, 2013.

TYPICAL SERVICE CONNECTIONS

TYPICAL SERVICE CONNECTION (SINGLE FAMILY)

N.T.S.

TOWNHOUSE SERVING

N.T.S.

N

Date: Nov 5, 2013

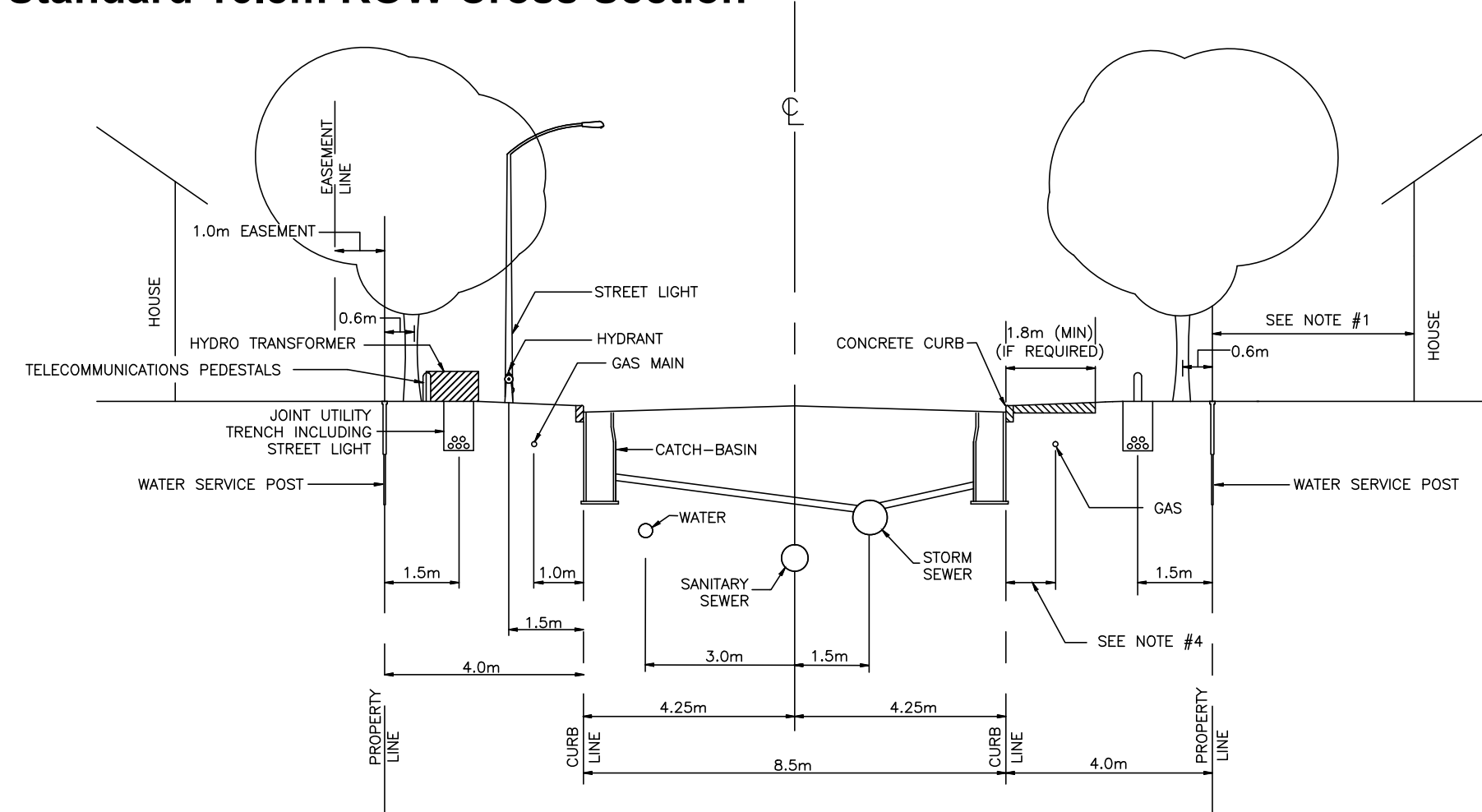
Scale: as shown

Job No. 13-168

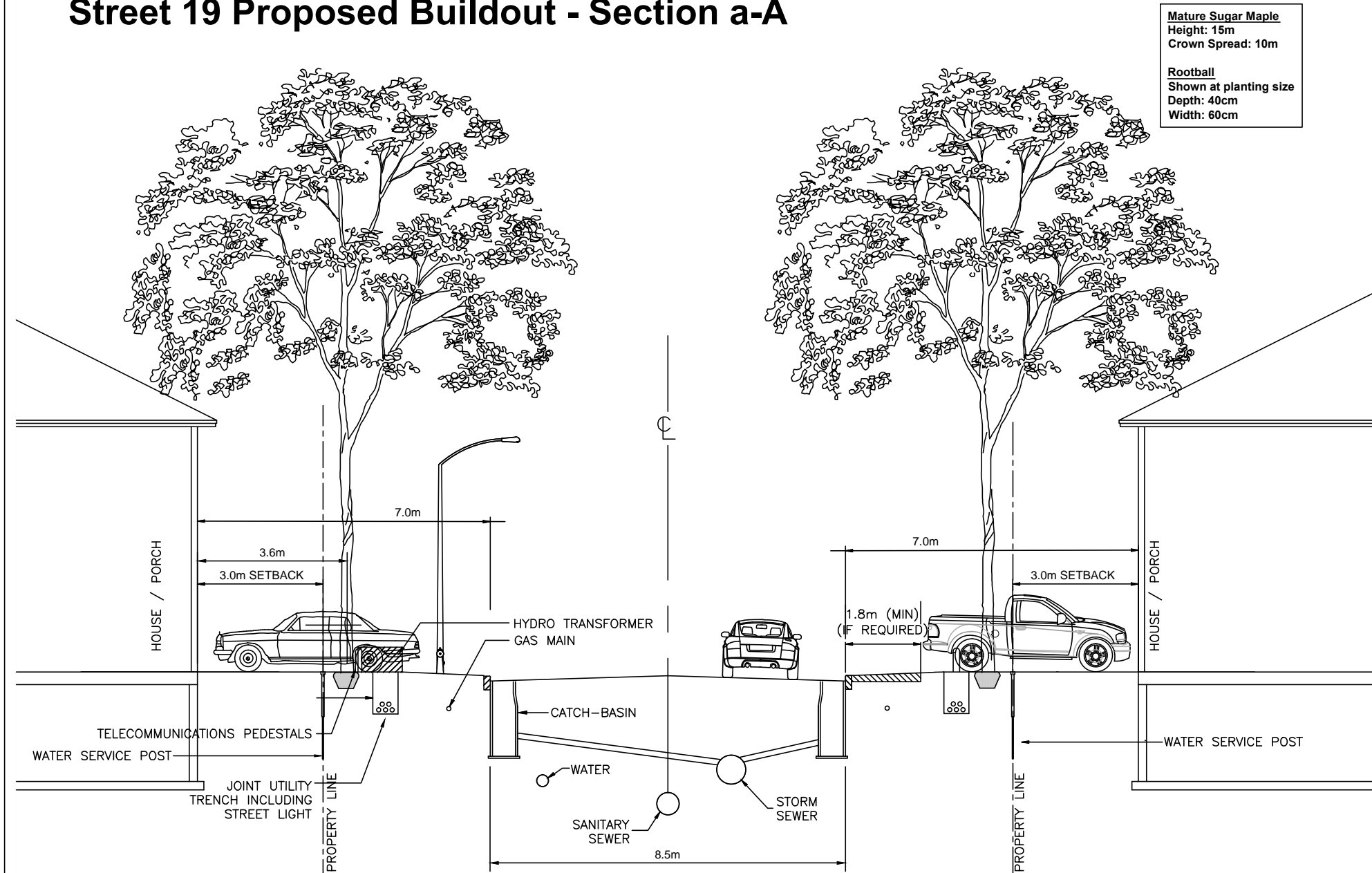
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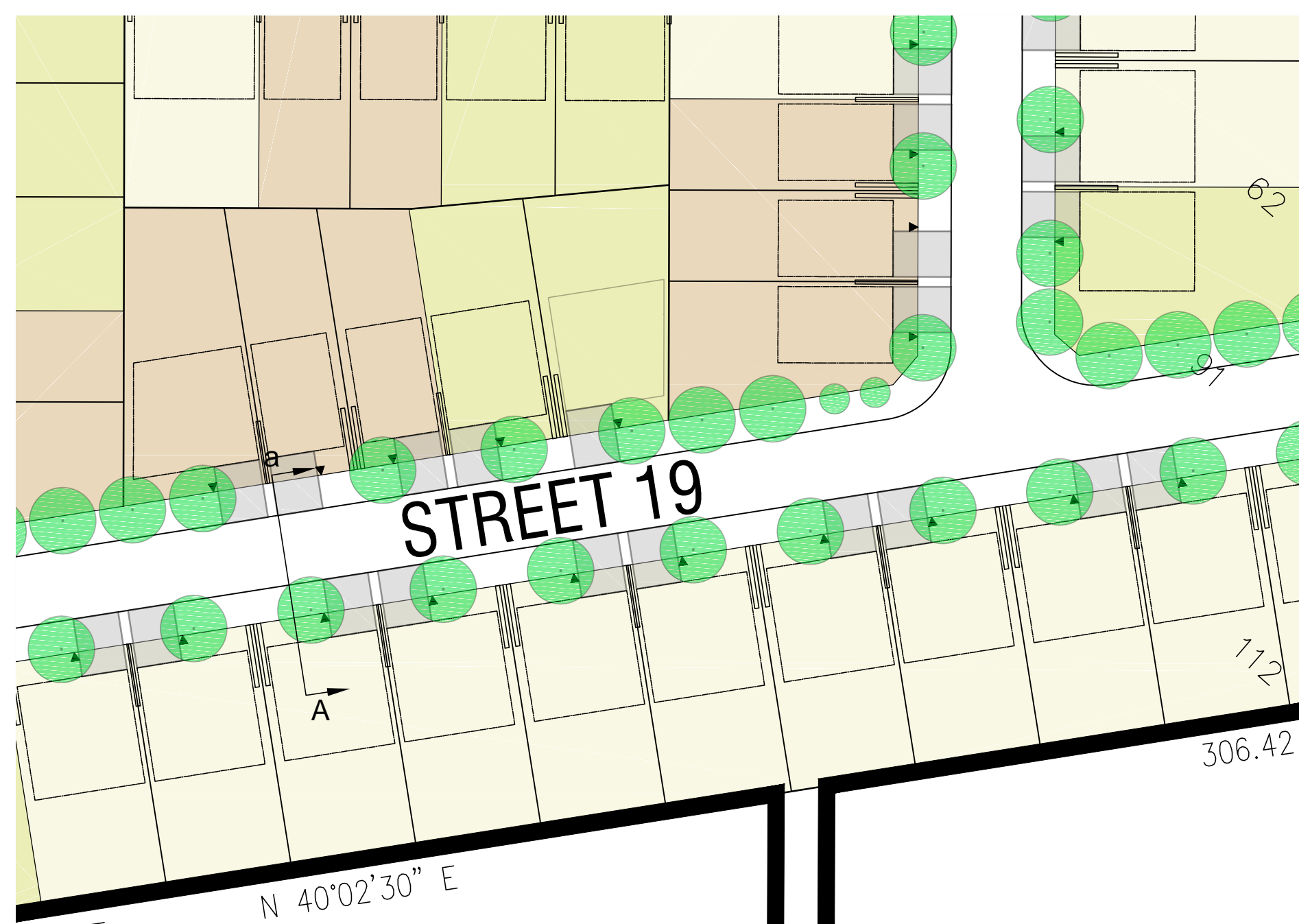
Standard 16.5m ROW Cross Section



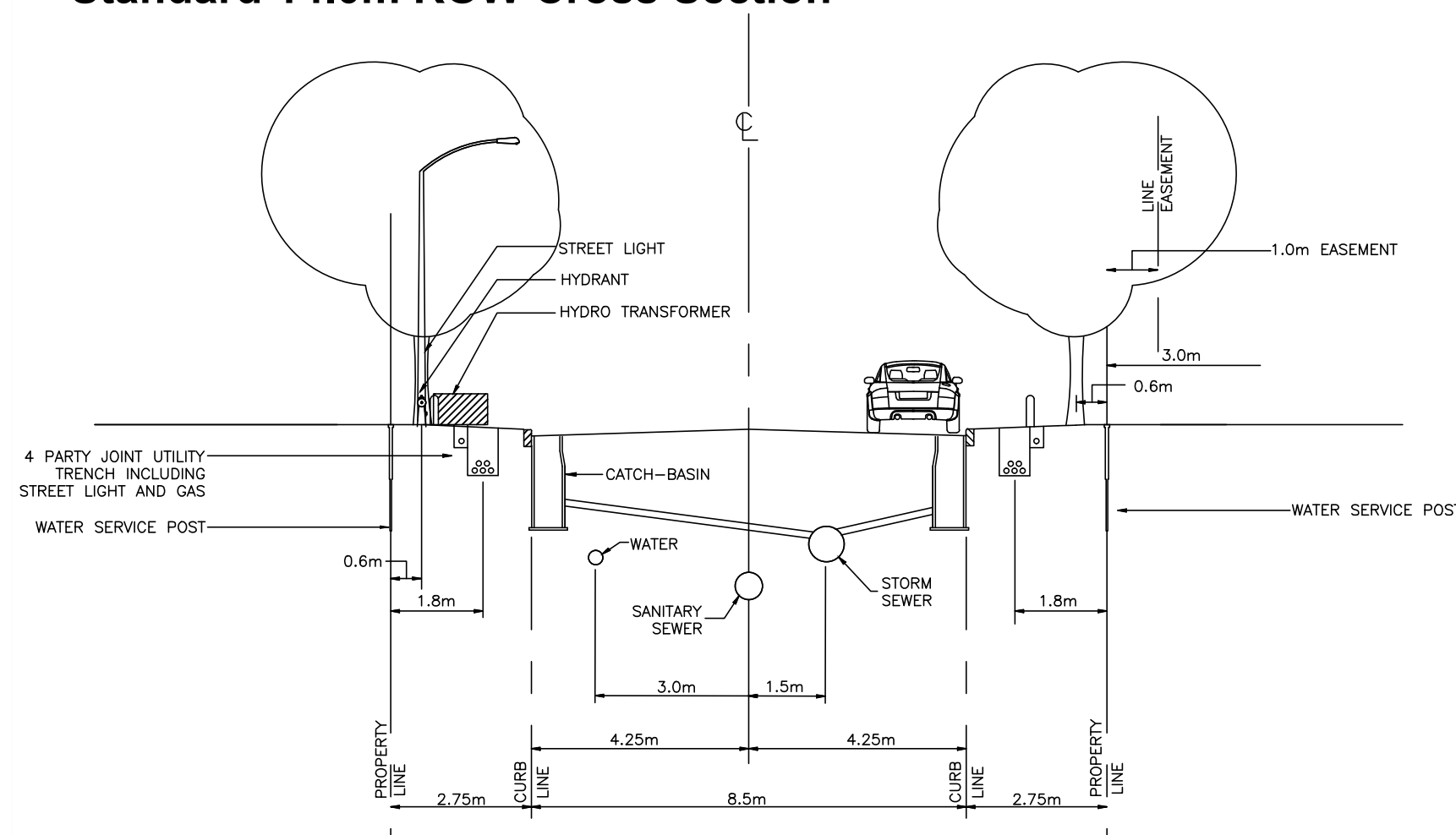
Street 19 Proposed Buildout - Section a-A



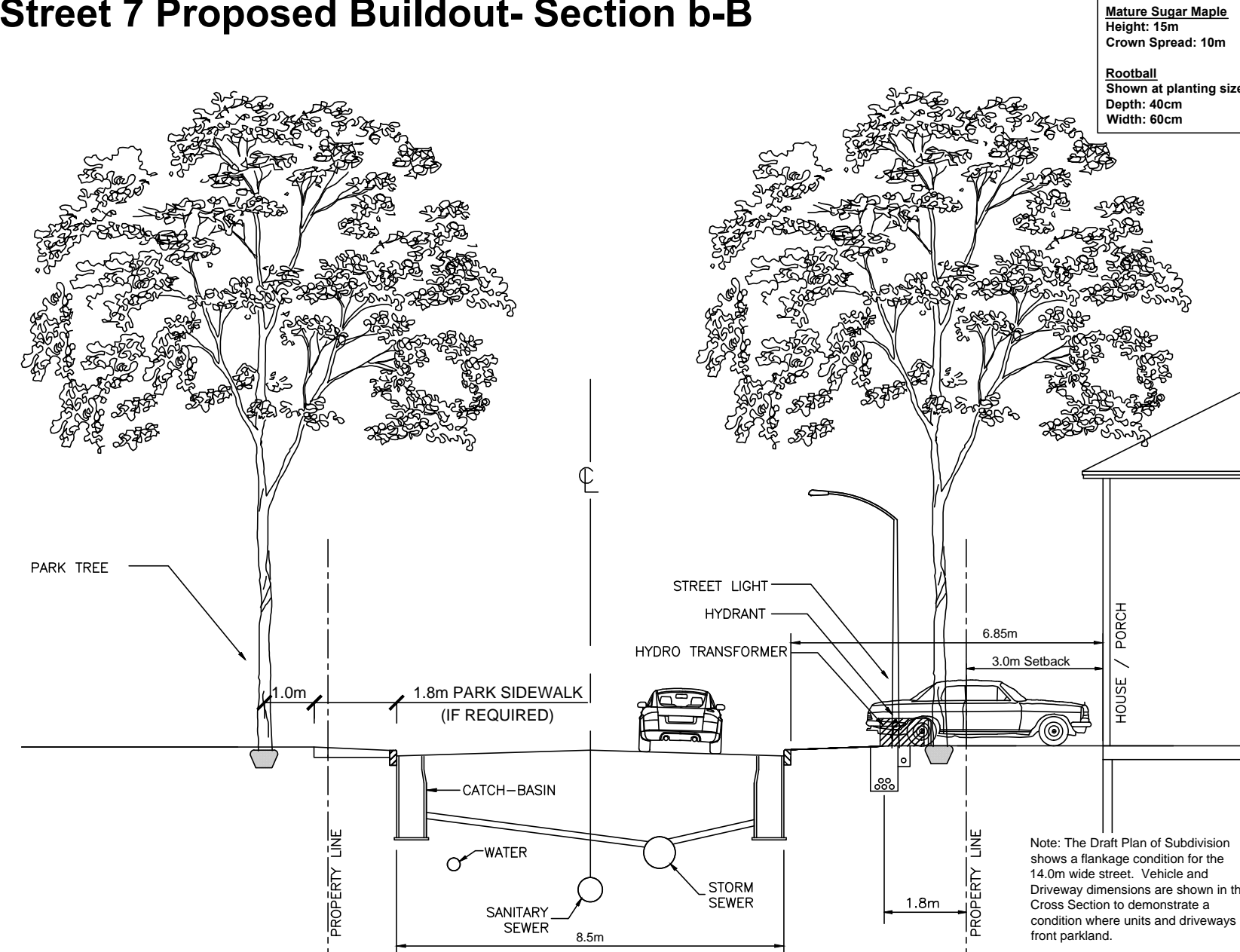
Part Plan "A"



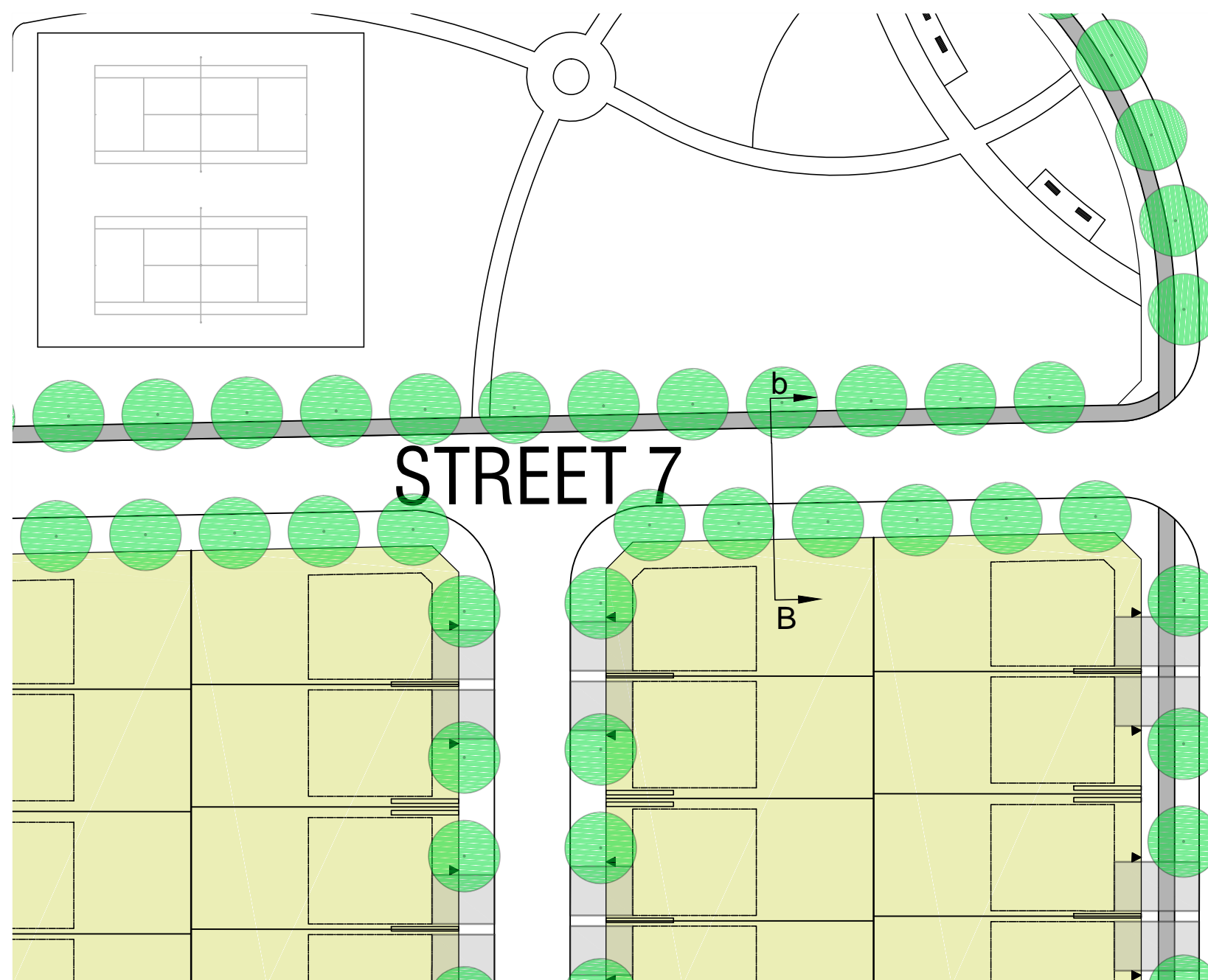
Standard 14.0m ROW Cross Section



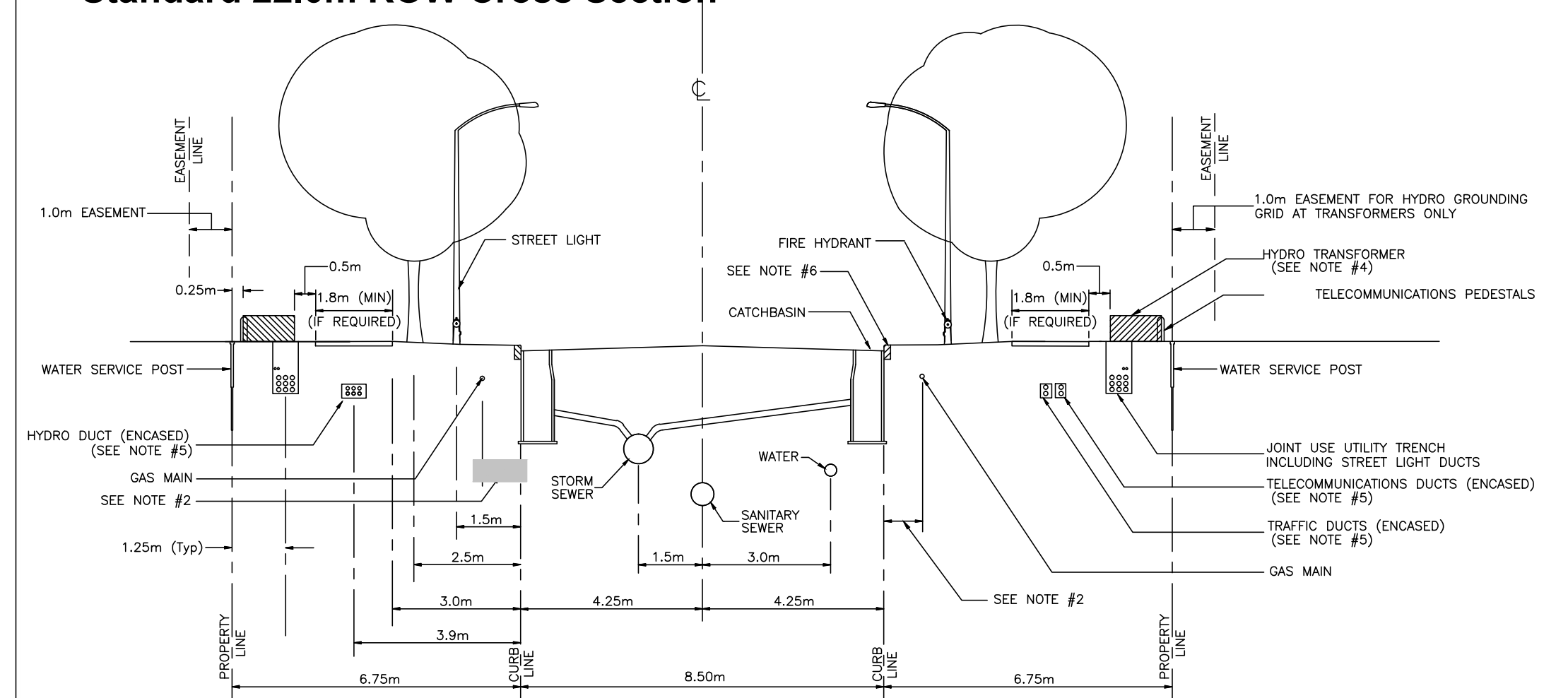
Street 7 Proposed Buildout- Section b-B



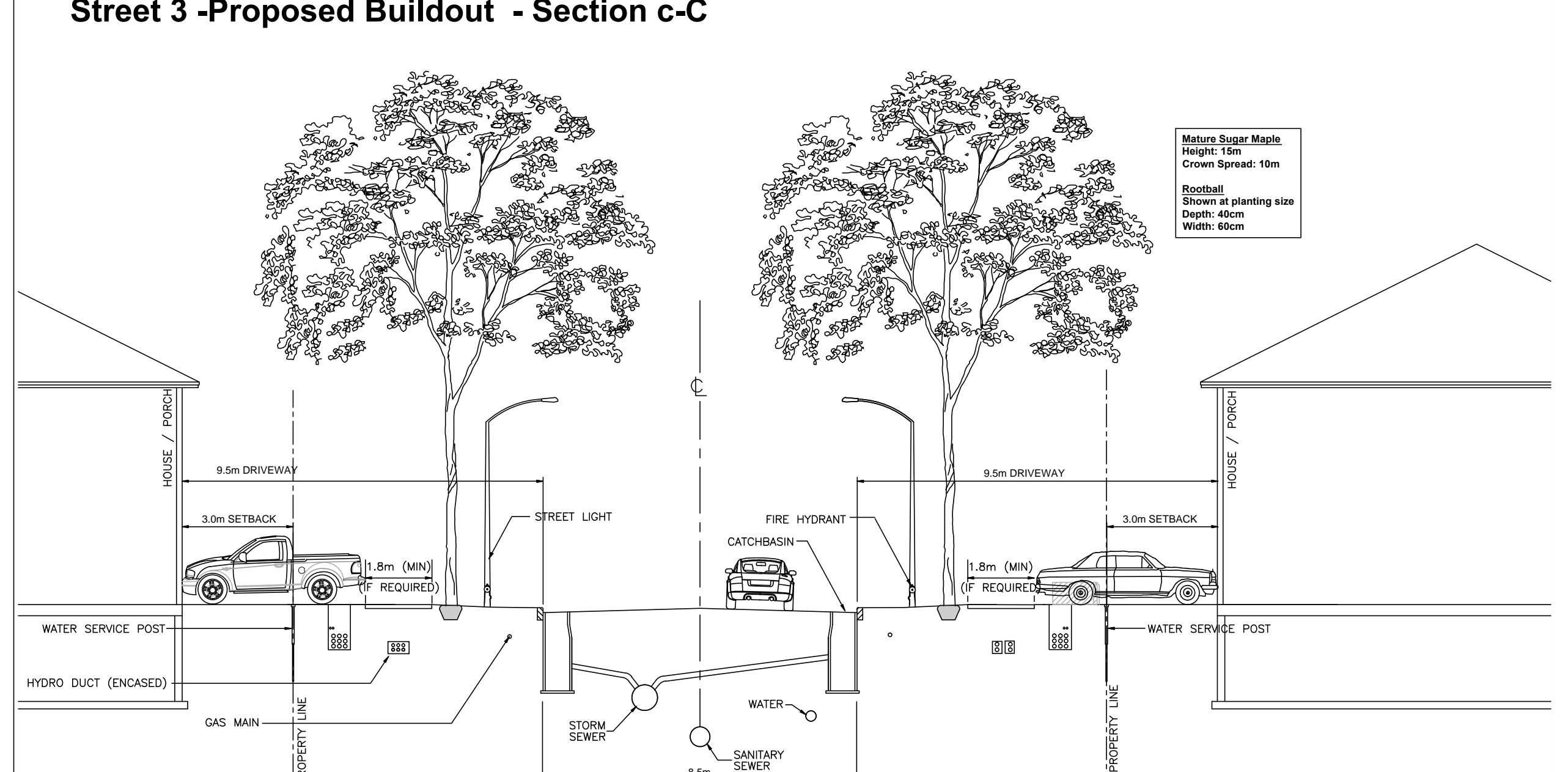
Part Plan "B"



Standard 22.0m ROW Cross Section



Street 3 -Proposed Buildout - Section c-C



Part Plan "C"

