

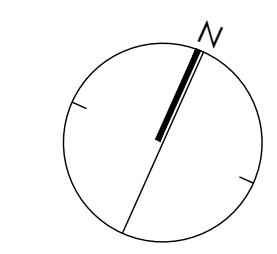
# RICHCRAFT

## RICHCRAFT TRAILEDGE PHASE 5

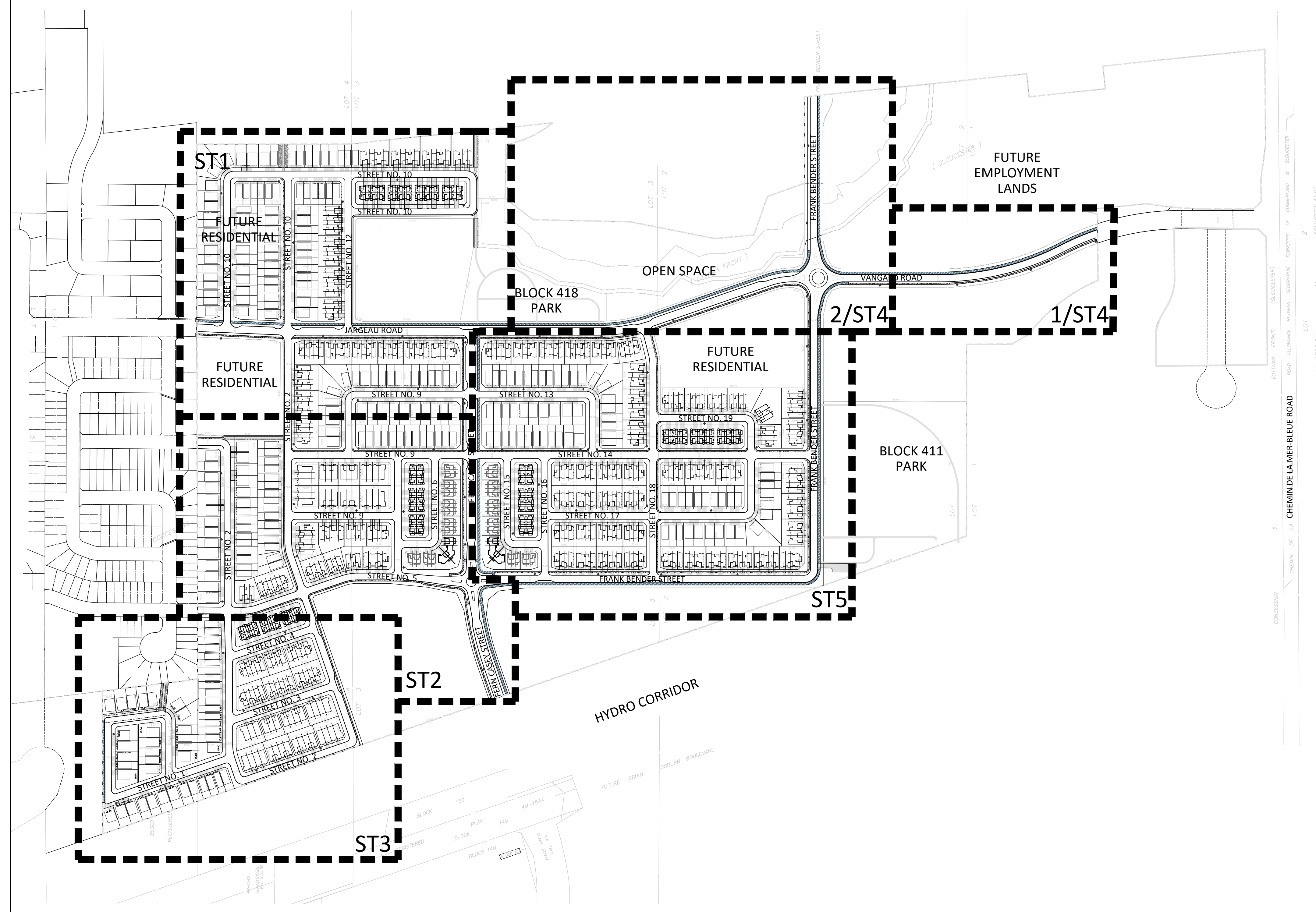


### LIST OF DRAWINGS:

- ST1 - PRELIMINARY STREETScape PLAN
- ST2 - PRELIMINARY STREETScape PLAN
- ST3 - PRELIMINARY STREETScape PLAN
- ST4 - PRELIMINARY STREETScape PLAN
- ST5 - PRELIMINARY STREETScape PLAN
- D-01 - ROW CROSS-SECTIONS
- D-02 - ROW CROSS-SECTIONS
- D-03 - DETAILS, SOIL VOLUME DEMONSTRATION
- D-04 - SOIL VOLUME DEMONSTRATION
- D-05 - SOIL VOLUME DEMONSTRATION
- D-06 - SOIL VOLUME DEMONSTRATION



KEYMAP  
1:3000



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Key Plan

**LEGEND**

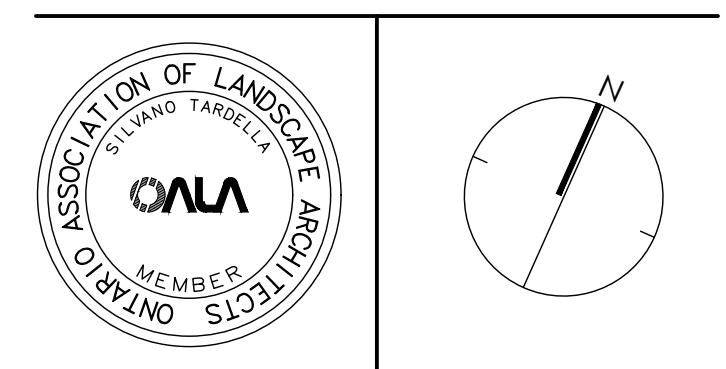
- PHASE LINE
- CHAIN LINK FENCE
- POST AND RAIL FENCE
- PLANTING**
- AR DECIDUOUS STREET TREE
- SOD
- SURFACING**
- C.I.P. CONCRETE
- ASPHALT PAVING
- MULTI-USE PATH
- DENOTES RESIDENTIAL (EXCLUDES MULTI-BLOCKS)
- UTILITIES**
- FIRE HYDRANT

Note: All Fire Hydrant and Driveway Locations Are Conceptual and Subject to Change

No.	Description	Date
6	Re-issued for Fourth Submission	JAN 27/26
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3	Issued for Client Review	JUNE 12/25
2	Revised as per city comments	SEPT. 08/22
1	Issued for Client Review	MAY 07/21

Revision

City Approval Stamp

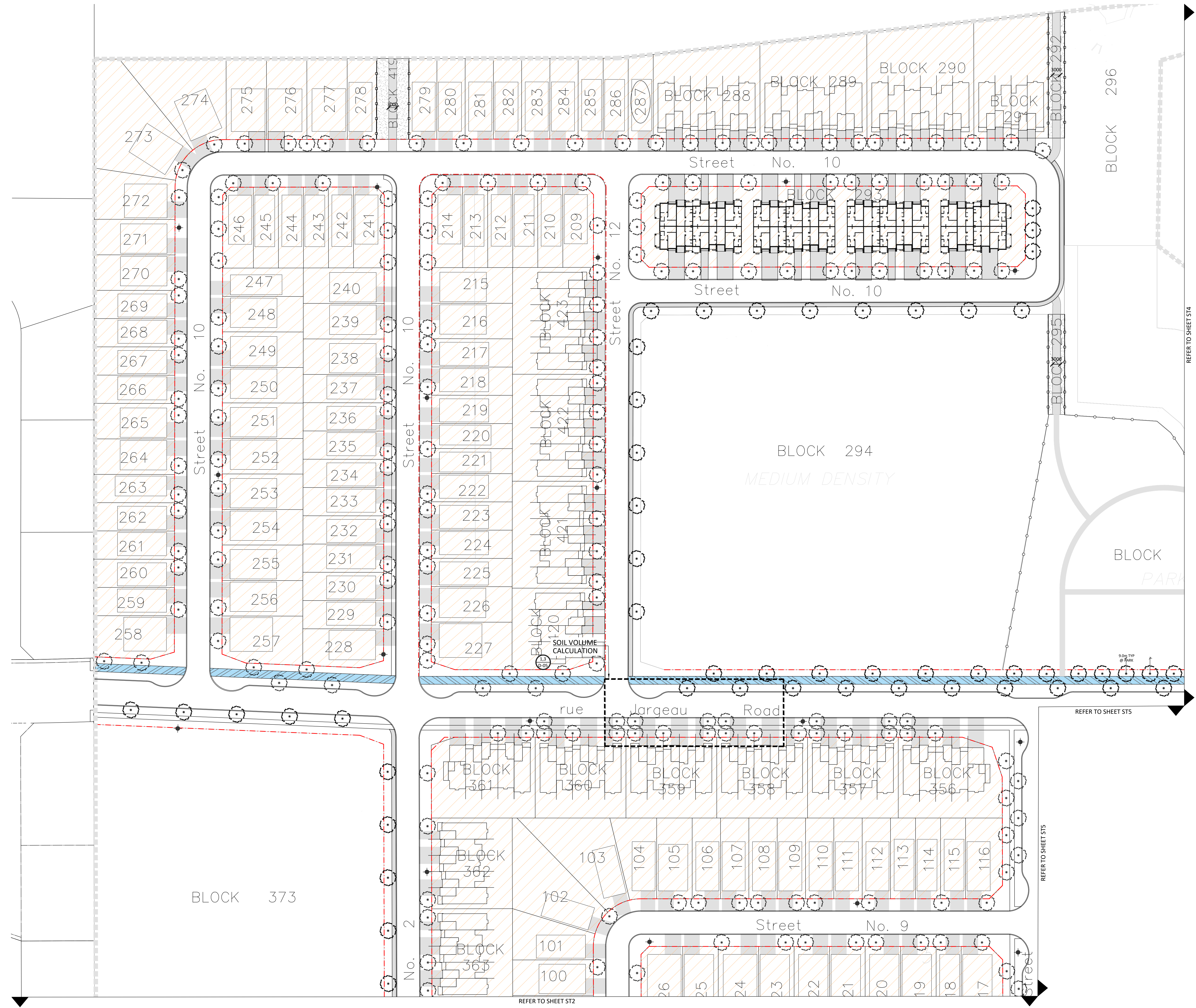


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**Trailsedge Phase 5**  
Orleans, ON

Title  
Preliminary Streetscape Plan

Date	June 2025	Sheet	<b>ST1</b>
Scale	1:650		
Drawn	MB		
Checked	MK		
Job No.	21-116		

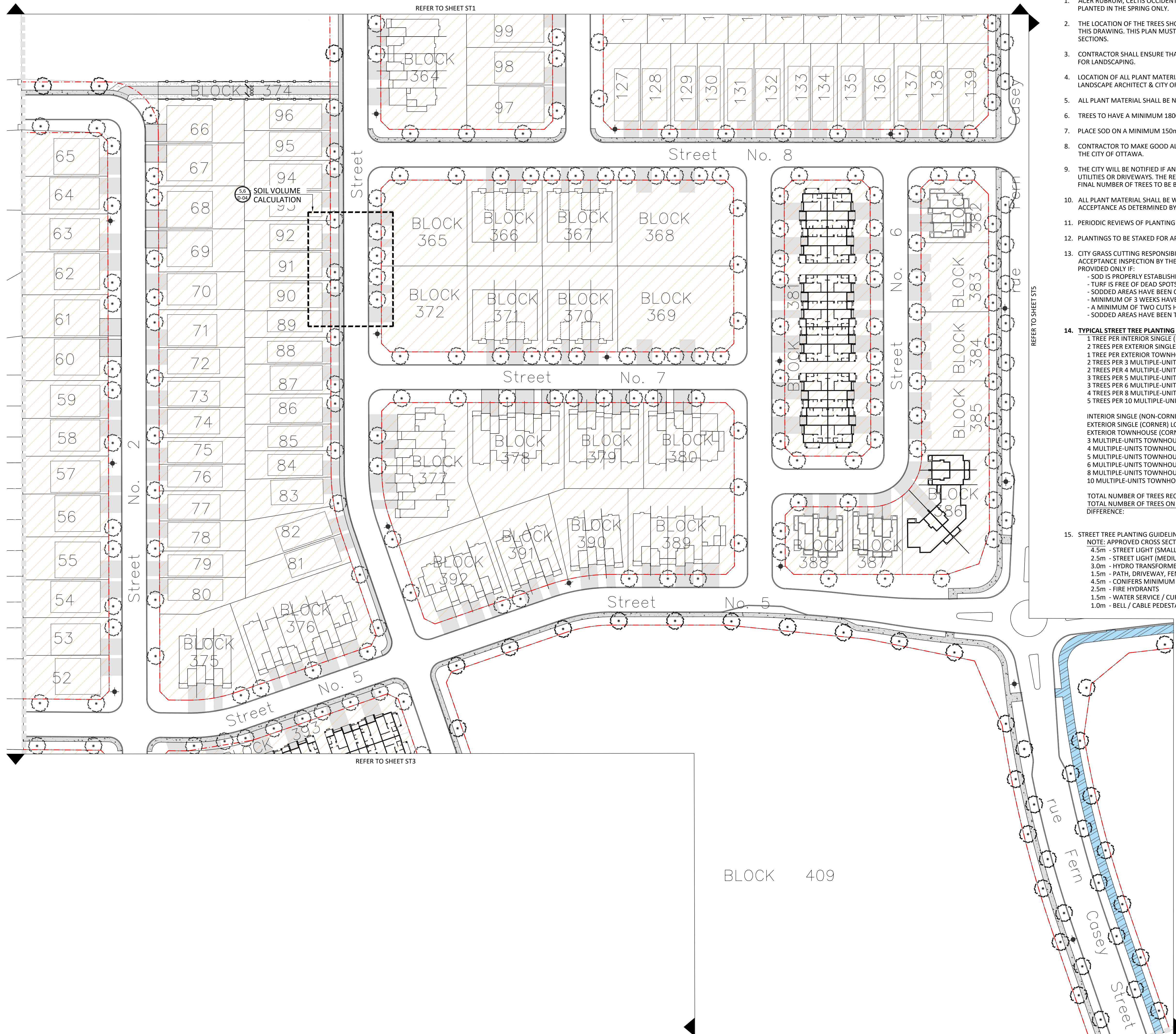


REFER TO SHEET ST4

REFER TO SHEET ST5

REFER TO SHEET ST5

REFER TO SHEET ST2



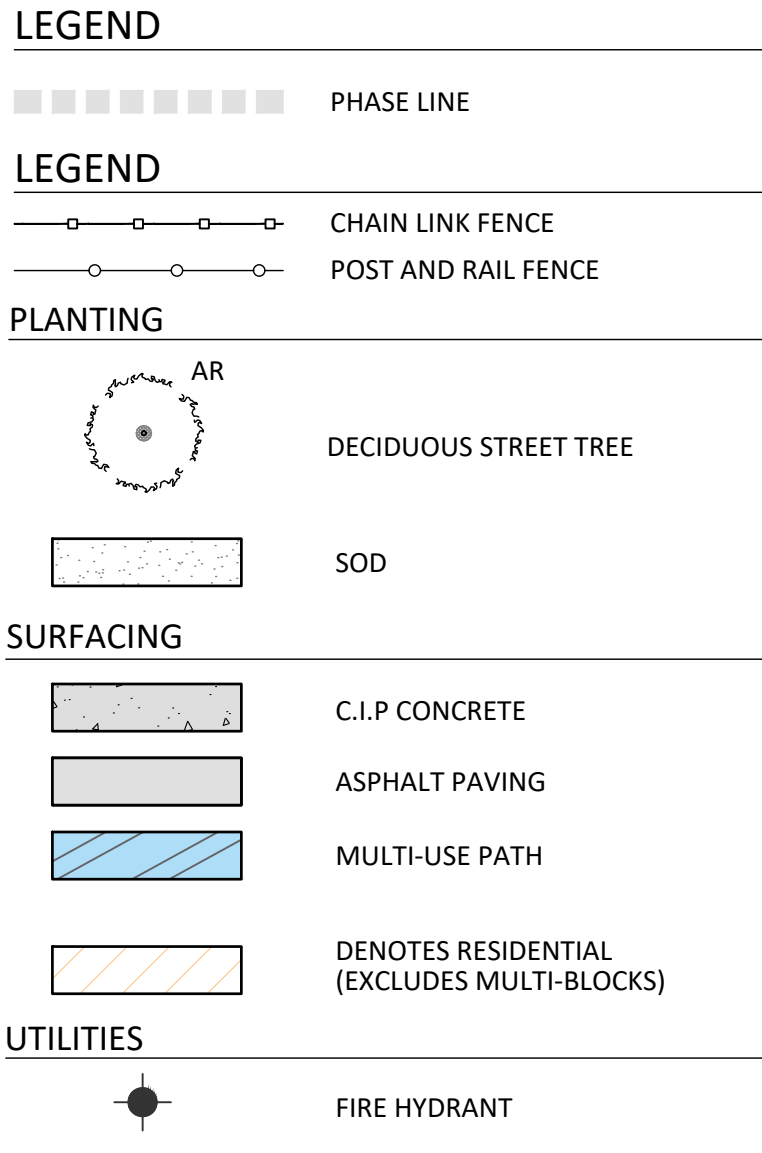
**GENERAL NOTES:**

- ACER RUBRUM, CELTIS OCCIDENTALIS, AND QUERCUS RUBRA TO BE SPRING DUG SPECIMENS AND PLANTED IN THE SPRING ONLY.
- THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THIS DRAWING. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED CUP AND CITY CROSS SECTIONS.
- CONTRACTOR SHALL ENSURE THAT ALL UTILITY LOCATIONS ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
- LOCATION OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT & CITY OF OTTAWA PRIOR TO THE EXCAVATION OF PITS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- PLACE SOD ON A MINIMUM 150mm TOPSOIL.
- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CITY OF OTTAWA.
- THE CITY WILL BE NOTIFIED IF ANY TREES CANNOT BE LOCATED OR PLANTED DUE TO CONFLICTS WITH UTILITIES OR DRIVEWAYS. THE REQUIRED TREES NOT PLANTED ARE SUBJECT TO TREE BANKING. THE FINAL NUMBER OF TREES TO BE BANKED WILL BE PROVIDED TO THE CITY FOLLOWING ALL PLANTINGS.
- ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE CITY OF OTTAWA.
- PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
- PLANTINGS TO BE STAKED FOR APPROVAL PRIOR TO CONSTRUCTION
- CITY GRASS CUTTING RESPONSIBILITIES FOR SODDED AREAS SHALL BEGIN FOLLOWING PERFORMANCE ACCEPTANCE INSPECTION BY THE LANDSCAPE ARCHITECT AND THE CITY. ACCEPTANCE WILL BE PROVIDED ONLY IF:
  - SOD IS PROPERLY ESTABLISHED.
  - TURF IS FREE OF DEAD SPOTS AND WEEDS.
  - SODDED AREAS HAVE BEEN CUT WITHIN 24 HOURS PRIOR TO ACCEPTANCE INSPECTION.
  - MINIMUM OF 3 WEEKS HAVE ELAPSED FOLLOWING LAYING OF SOD.
  - A MINIMUM OF TWO CUTS HAVE TAKEN PLACE.
  - SODDED AREAS HAVE BEEN TOP-DRESSED, SEEDED AND AERATED
- TYPICAL STREET TREE PLANTING REQUIREMENTS FOR RESIDENTIAL LOTS (EXCLUDES MULTIBLOCKS)**
  - 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
  - 4 TREES PER 8 MULTIPLE-UNITS TOWNHOUSE
  - 5 TREES PER 10 MULTIPLE-UNITS TOWNHOUSE

INTERIOR SINGLE (NON-CORNER) LOTS (253): 253 TREES  
 EXTERIOR SINGLE (CORNER) LOTS (34): 68 TREES  
 EXTERIOR TOWNHOUSE (CORNER) LOT (57): 57 TREES  
 3 MULTIPLE-UNITS TOWNHOUSE (18): 36 TREES  
 4 MULTIPLE-UNITS TOWNHOUSE (45): 90 TREES  
 5 MULTIPLE-UNITS TOWNHOUSE (33): 99 TREES  
 6 MULTIPLE-UNITS TOWNHOUSE (12): 36 TREES  
 8 MULTIPLE-UNITS TOWNHOUSE (8): 32 TREES  
 10 MULTIPLE-UNITS TOWNHOUSE (8): 40 TREES

TOTAL NUMBER OF TREES REQUIRED: 711  
 TOTAL NUMBER OF TREES ON PLAN: 813  
 DIFFERENCE: +102
- STREET TREE PLANTING GUIDELINE**  
 NOTE: APPROVED CROSS SECTIONS SHALL TAKE PRECEDENCE
  - 4.5m - STREET LIGHT (SMALL TREE <7m MATURE HT.)
  - 2.5m - STREET LIGHT (MEDIUM/LARGE TREE >7m MATURE HT.)
  - 3.0m - HYDRO TRANSFORMER
  - 1.5m - PATH, DRIVEWAY, FENCE, SOUND WALL
  - 4.5m - CONIFERS MINIMUM SETBACK FROM CURB
  - 2.5m - FIRE HYDRANTS
  - 1.5m - WATER SERVICE / CURB STOP
  - 1.0m - BELL / CABLE PEDESTALS

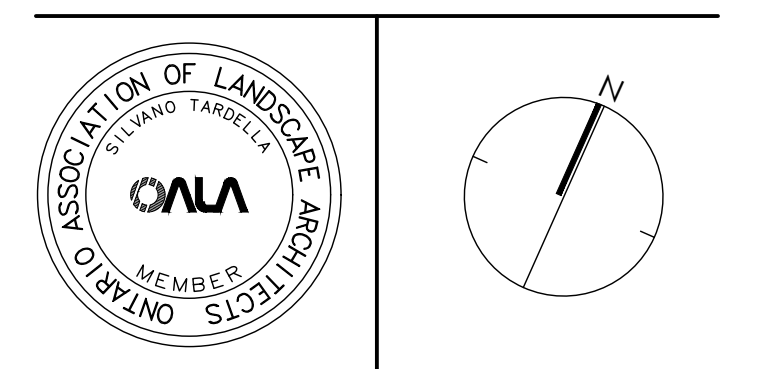
Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until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



Note: All Fire Hydrant and Driveway Locations Are Conceptual and Subject to Change

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Revision  
City Approval Stamp



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**Trailsedge Phase 5**  
 Orleans, ON

Title  
**Preliminary Streetscape Plan**

Date	June 2025	Sheet	<b>ST2</b>
Scale	1:650		
Drawn	MB		
Checked	MK		
Job No.	21-116		

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Key Plan

LEGEND

- PHASE LINE
- CHAIN LINK FENCE
- POST AND RAIL FENCE

PLANTING

- AR DECIDUOUS STREET TREE
- SOD

SURFACING

- C.I.P CONCRETE
- ASPHALT PAVING
- MULTI-USE PATH
- DENOTES RESIDENTIAL (EXCLUDES MULTI-BLOCKS)

UTILITIES

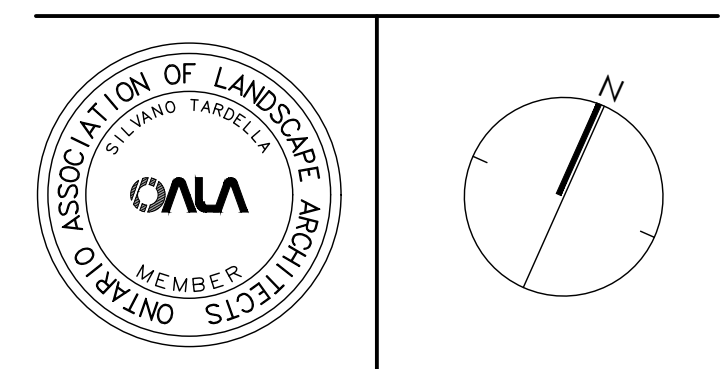
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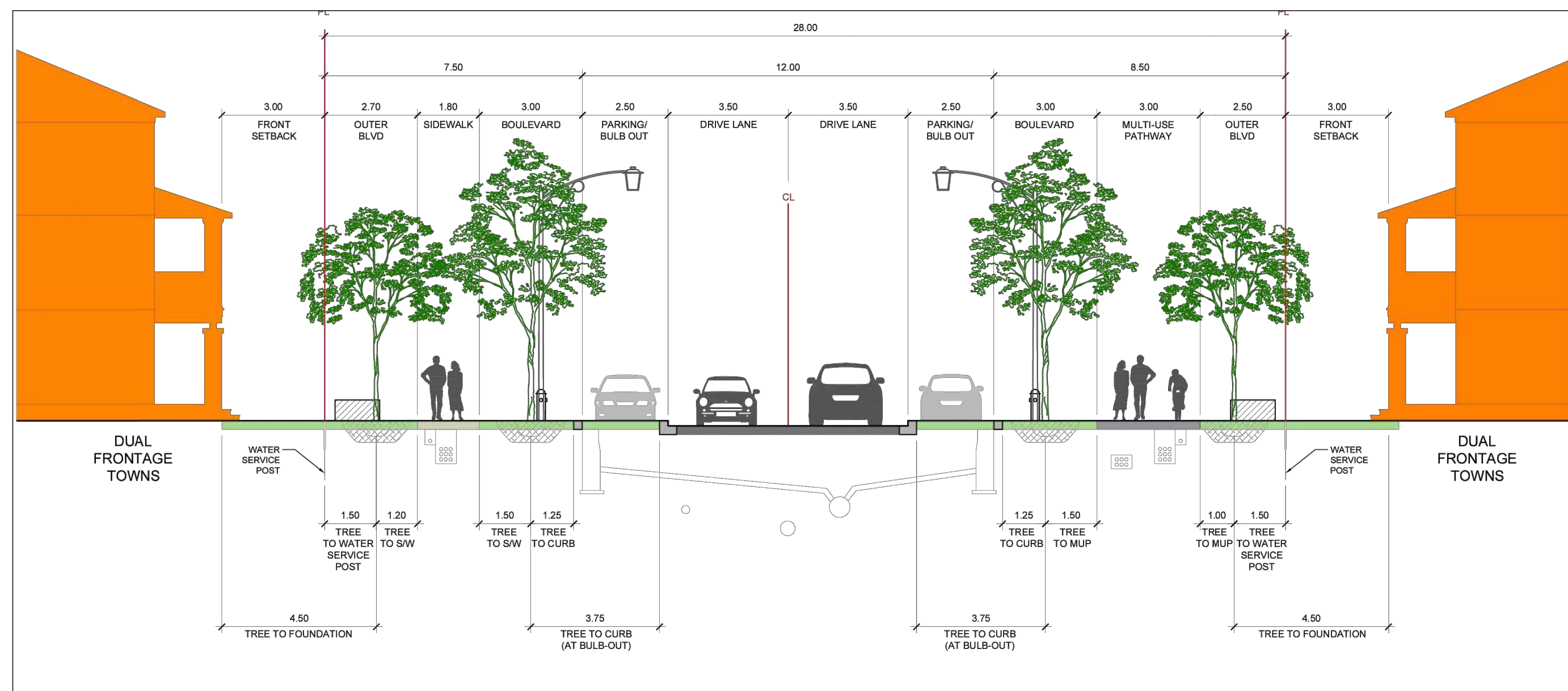
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Scale	1:650		
Drawn	MB		
Checked	MK		
Job No.	21-116		



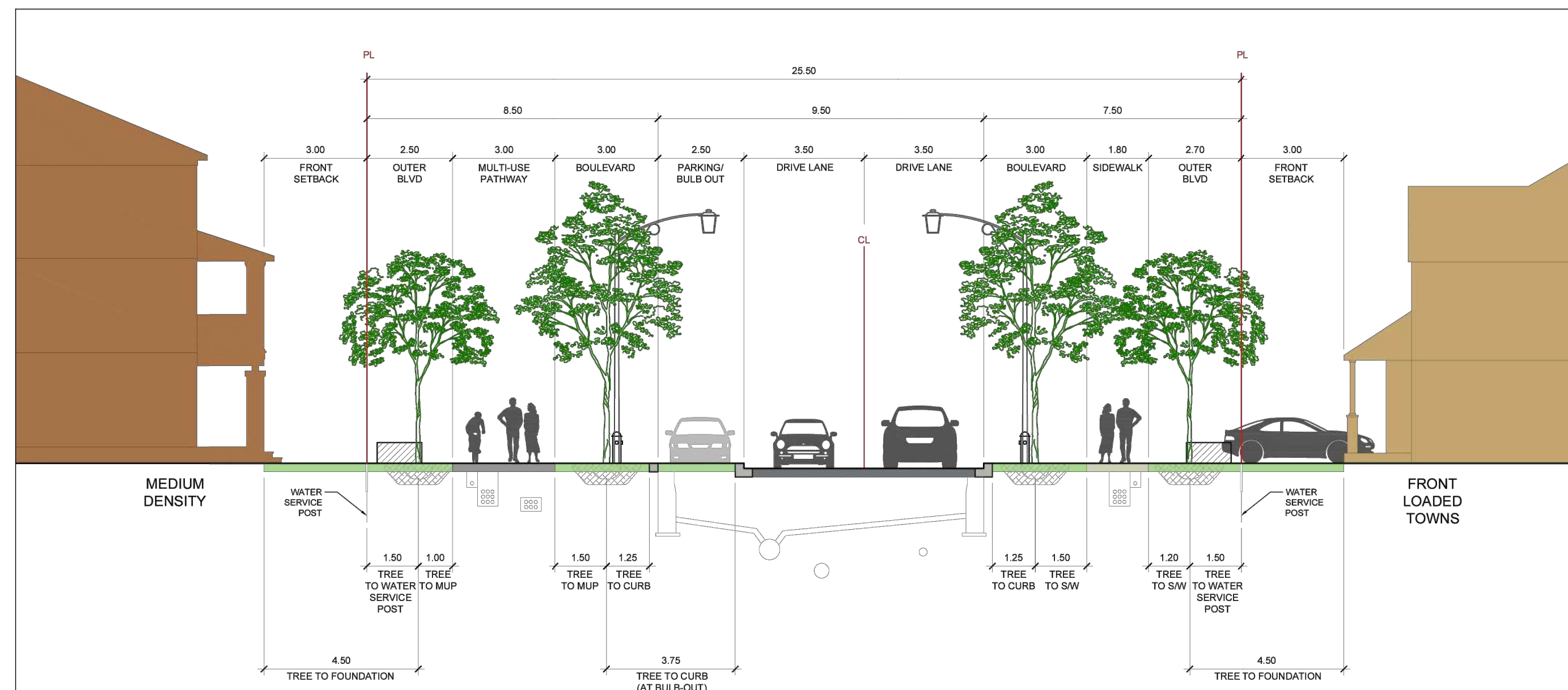




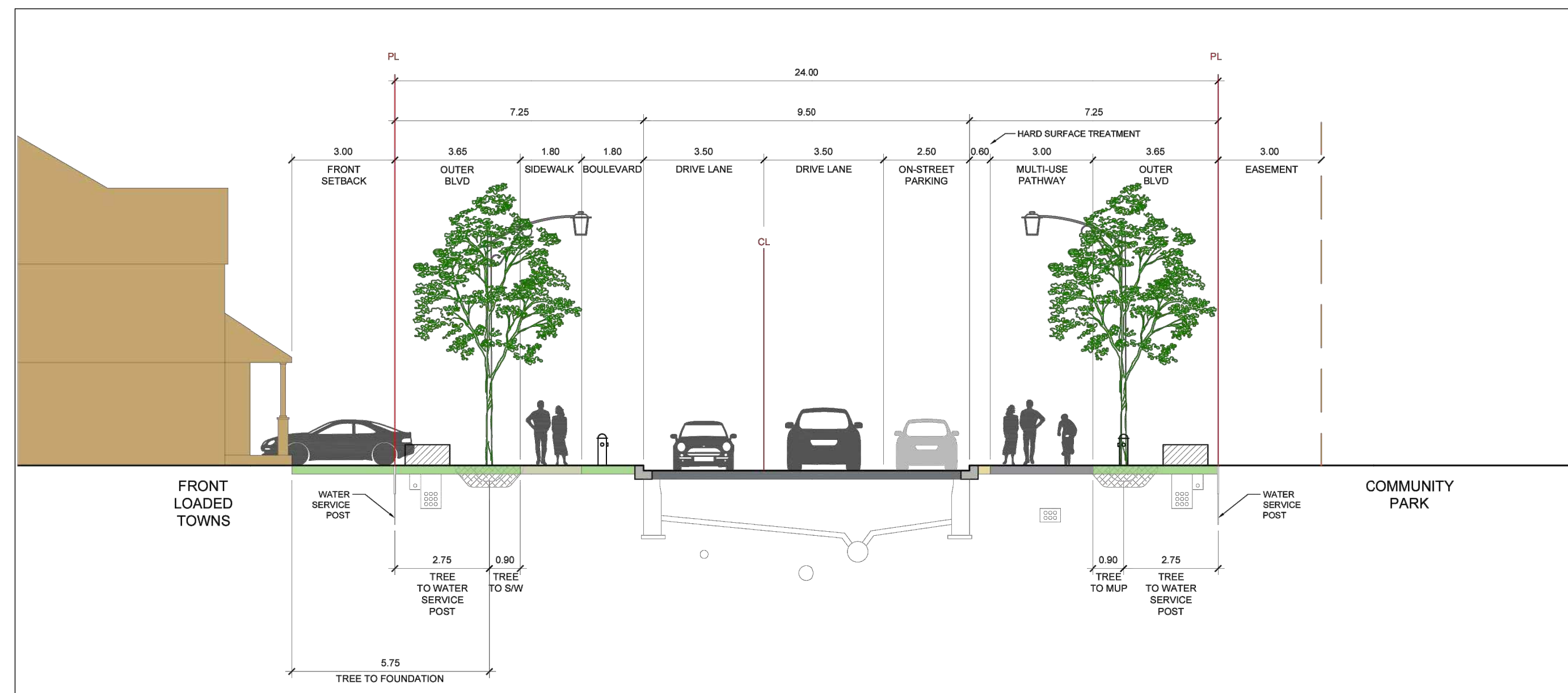
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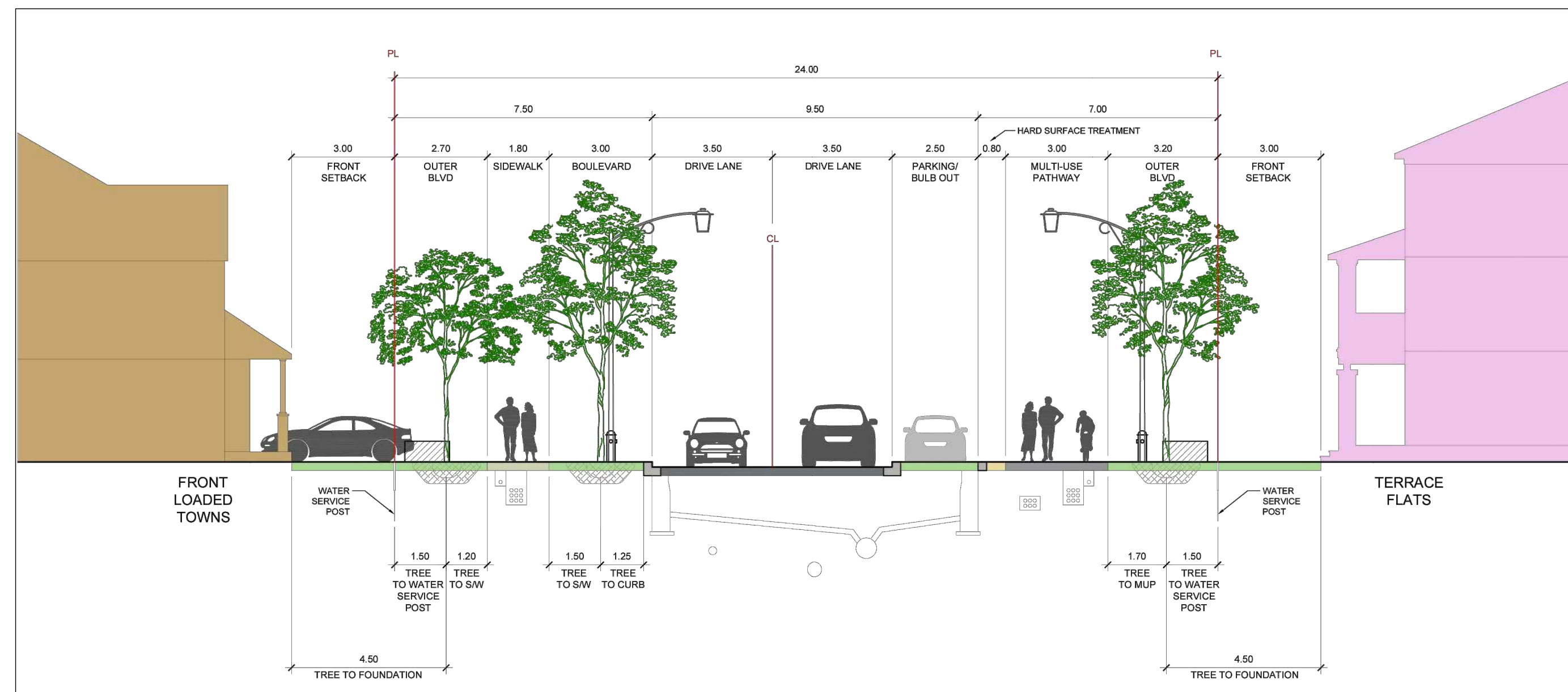
1 28m FERN CASEY STREET CROSS SECTION  
N.T.S.



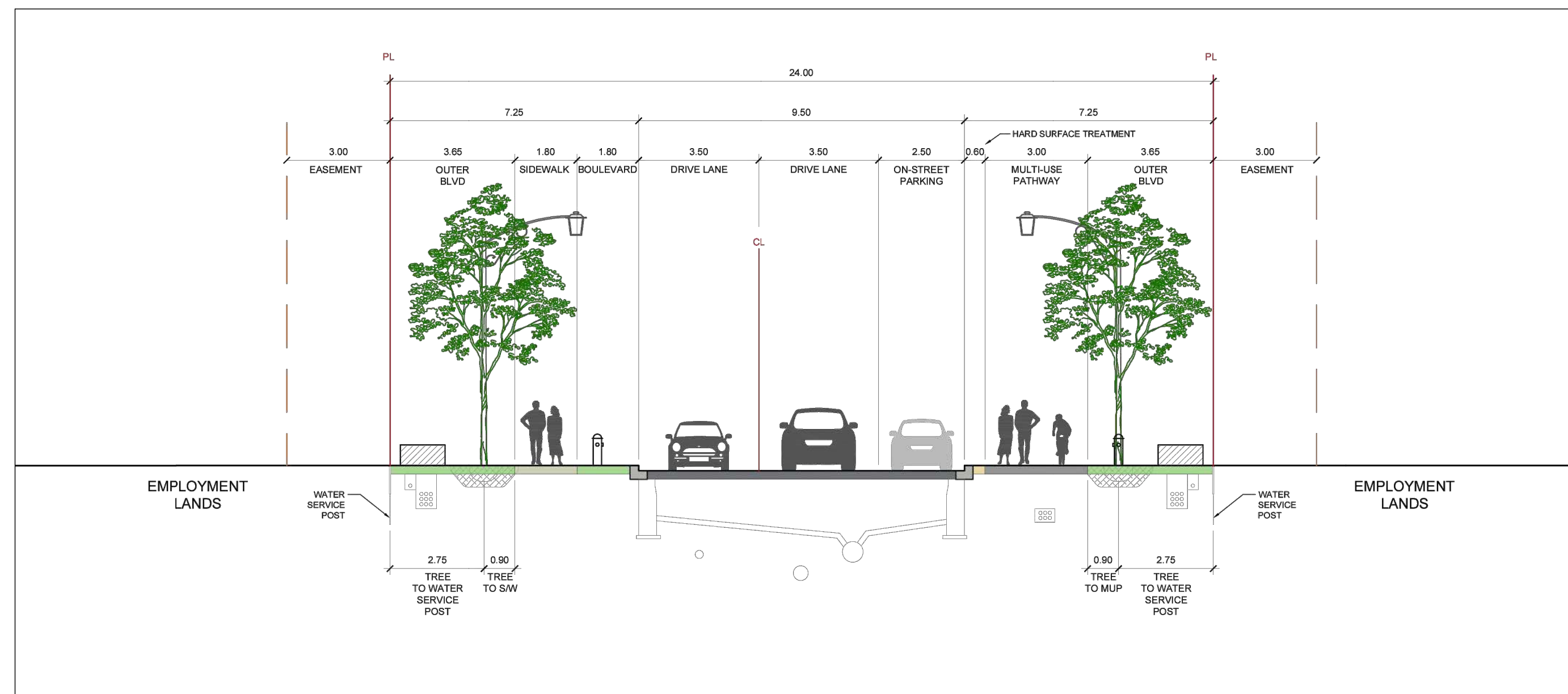
2 25.5m JARGEAU ROAD CROSS SECTION  
N.T.S.



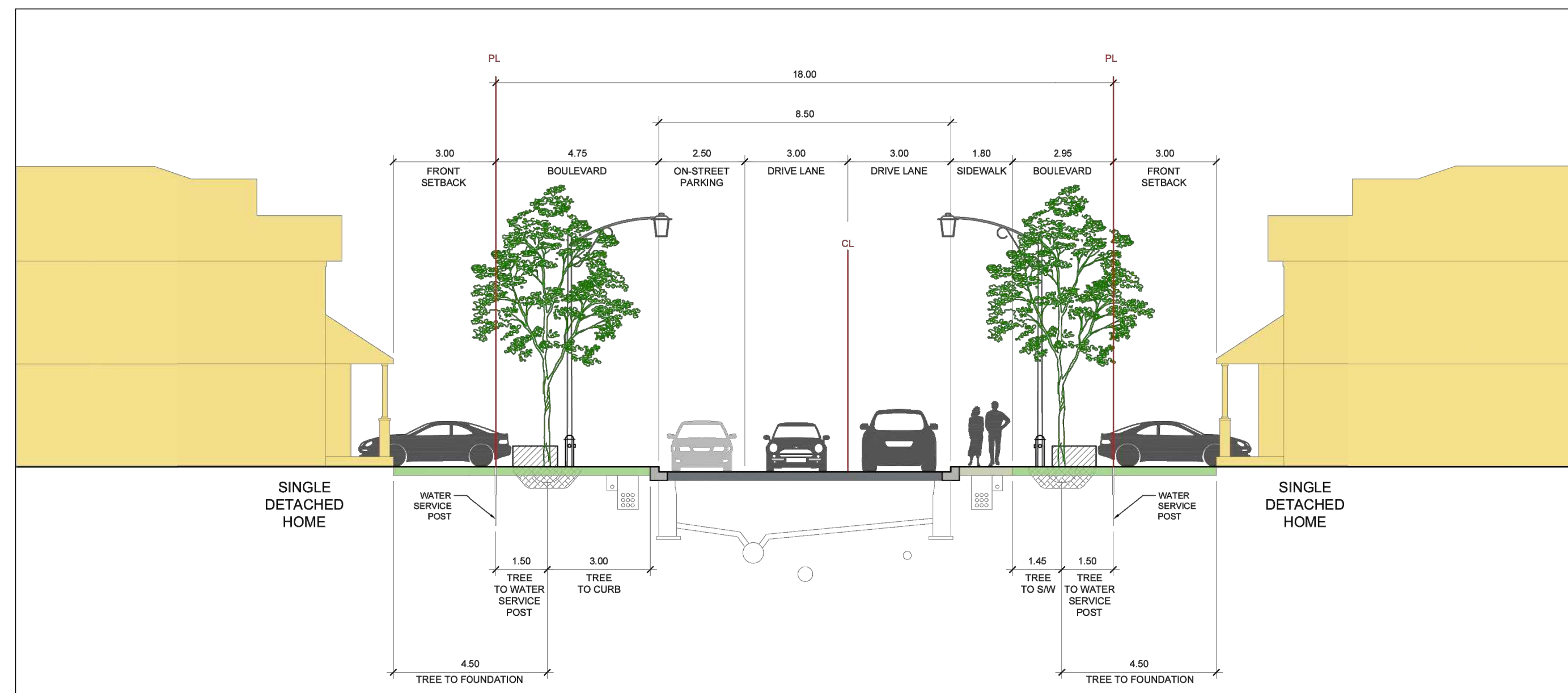
3 24m FRANK BENDER STREET (NORTH-SOUTH) CROSS SECTION  
N.T.S.



4 24m FRANK BENDER STREET (EAST-WEST) CROSS SECTION  
N.T.S.



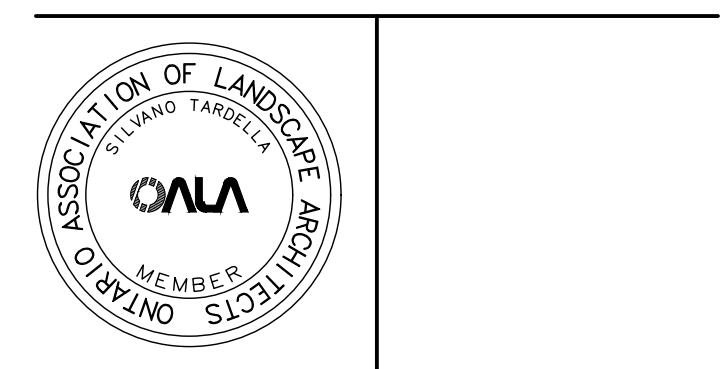
5 24m VANGUARD DRIVE CROSS SECTION  
N.T.S.



6 18m CROSS SECTION with SIDEWALK  
N.T.S.

-		
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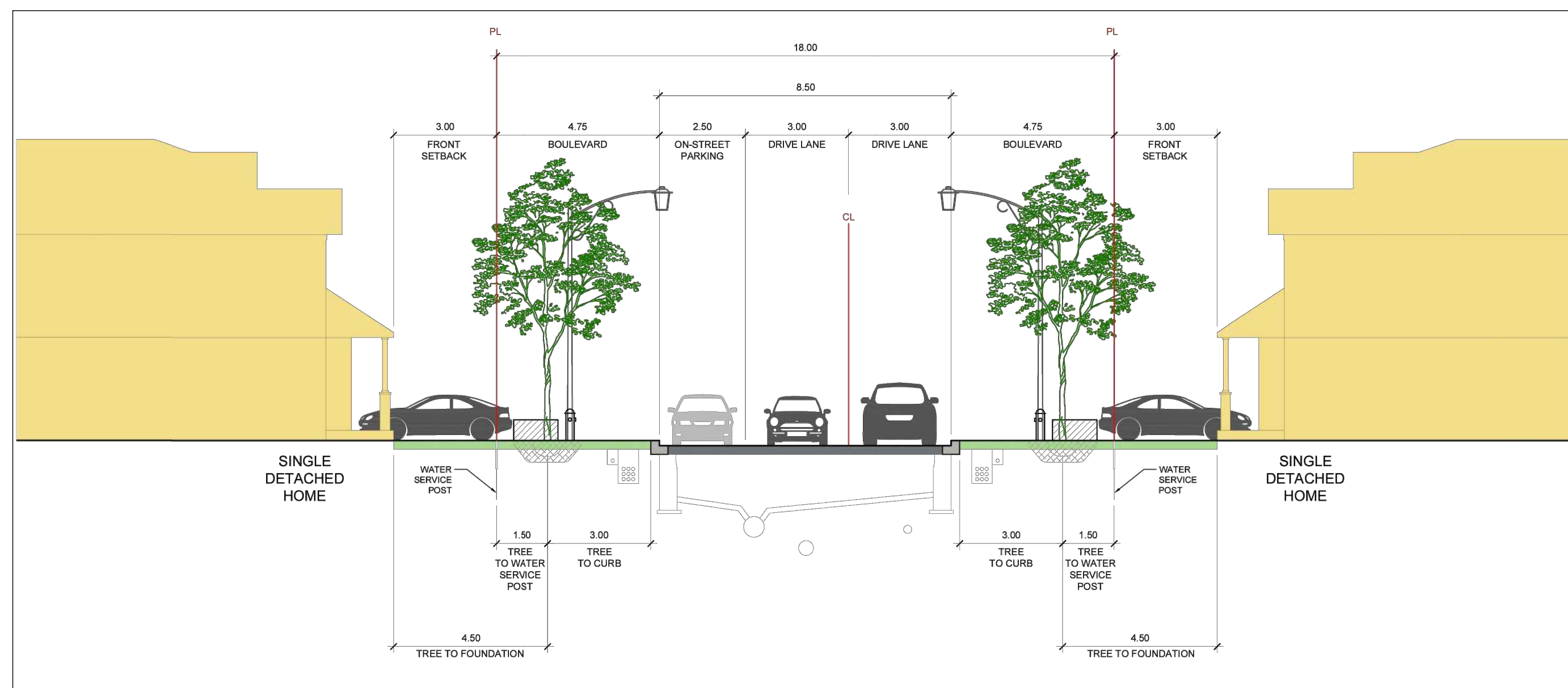
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Project

Trailsedge Phase 5  
Orleans, ON

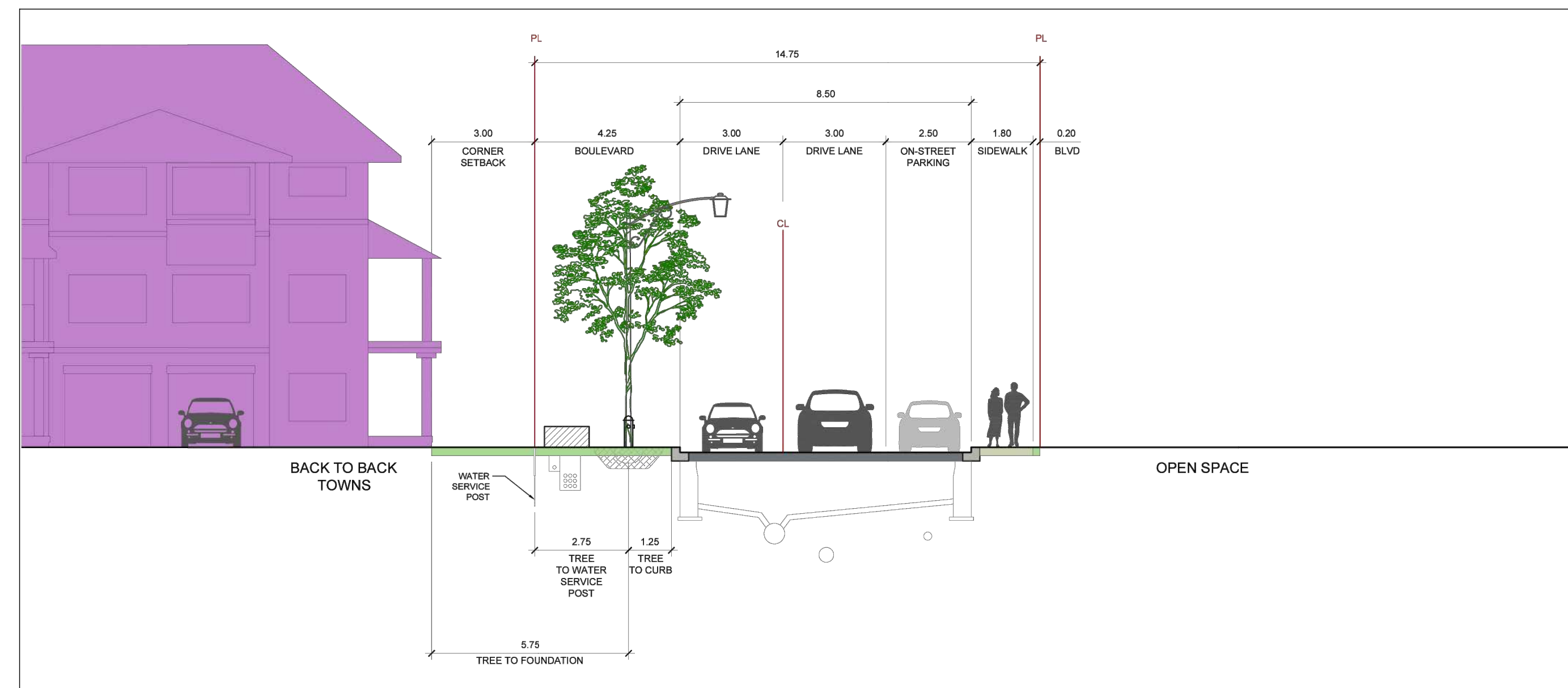
Title  
ROW Cross Sections

Date June 2025  
Scale N.T.S.  
Drawn MB  
Checked MK  
Job No. 21-116  
Sheet  
D-01

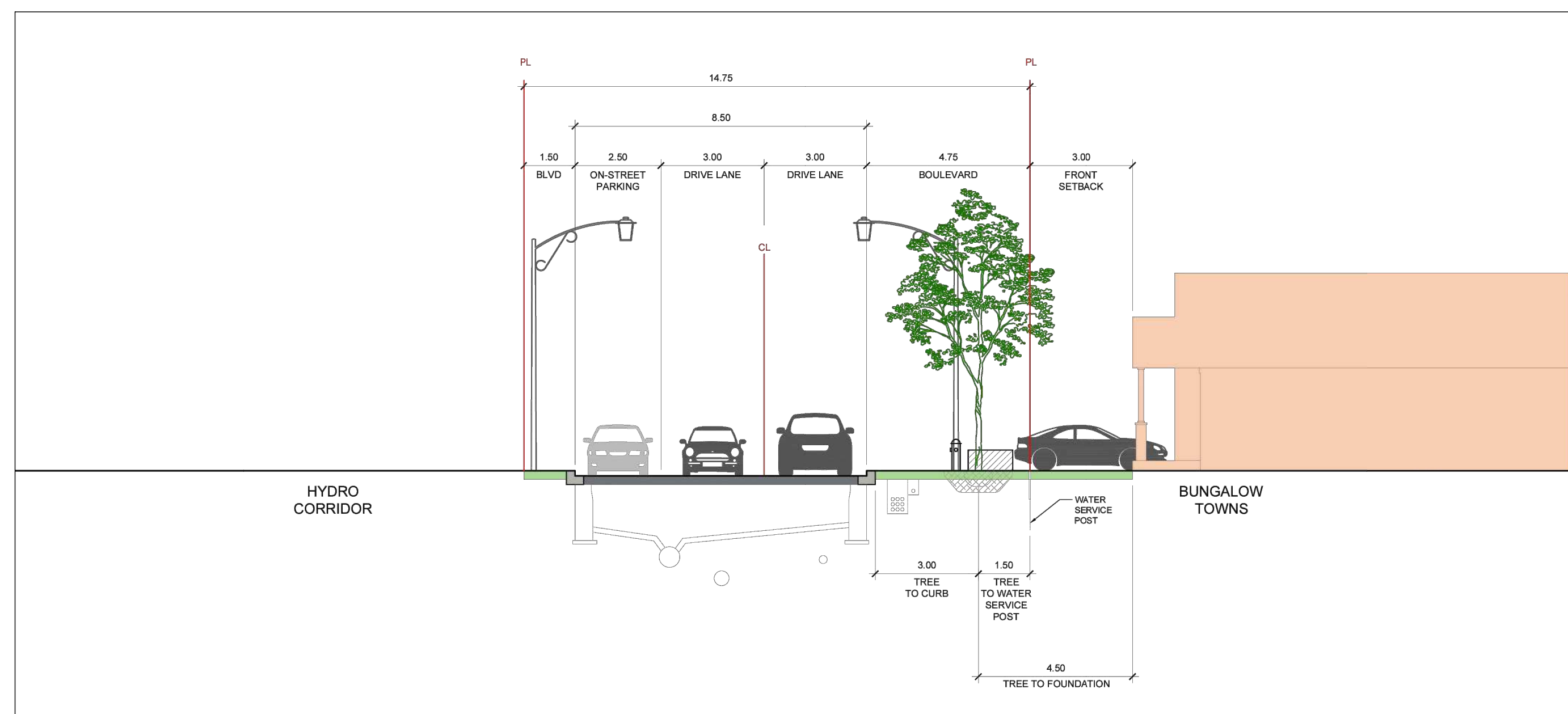
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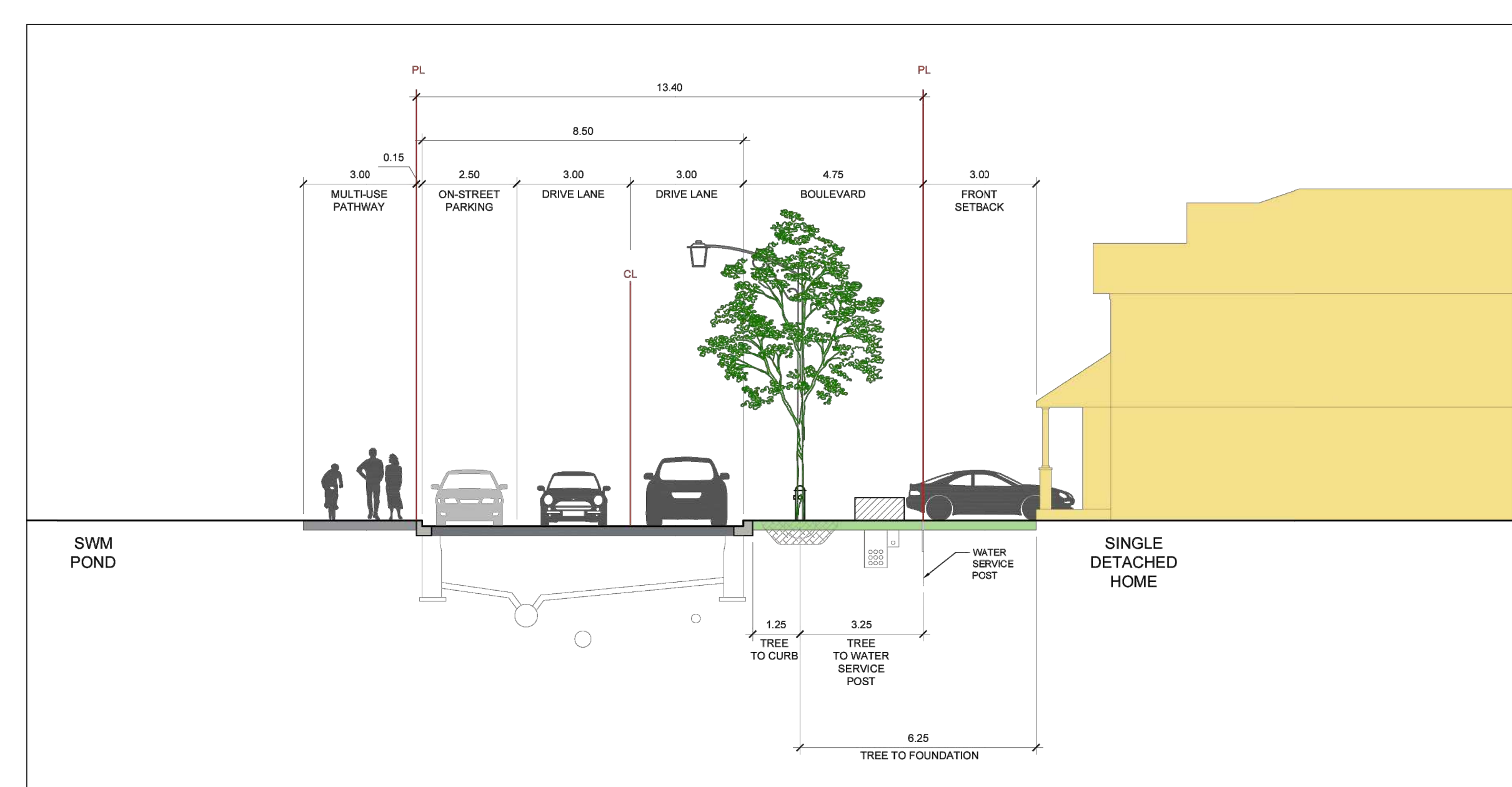
7 18m CROSS SECTION without SIDEWALK  
N.T.S.



8 14.75m WINDOW STREET CROSS SECTION with SIDEWALK  
N.T.S.



9 14.75m WINDOW STREET CROSS SECTION without SIDEWALK  
N.T.S.

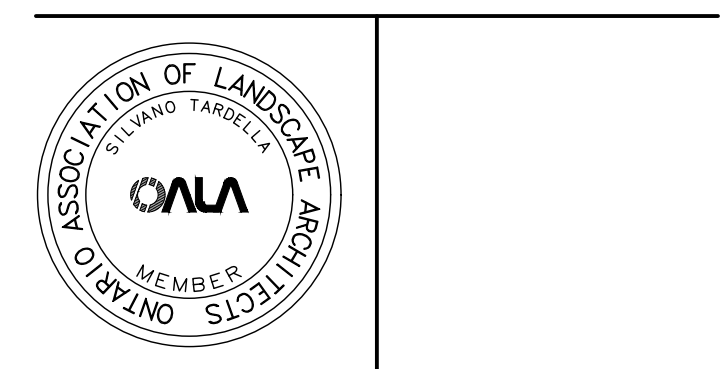


10 13.40m WINDOW STREET CROSS SECTION  
N.T.S.

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Trailsedge Phase 5  
Orleans, ON

Title  
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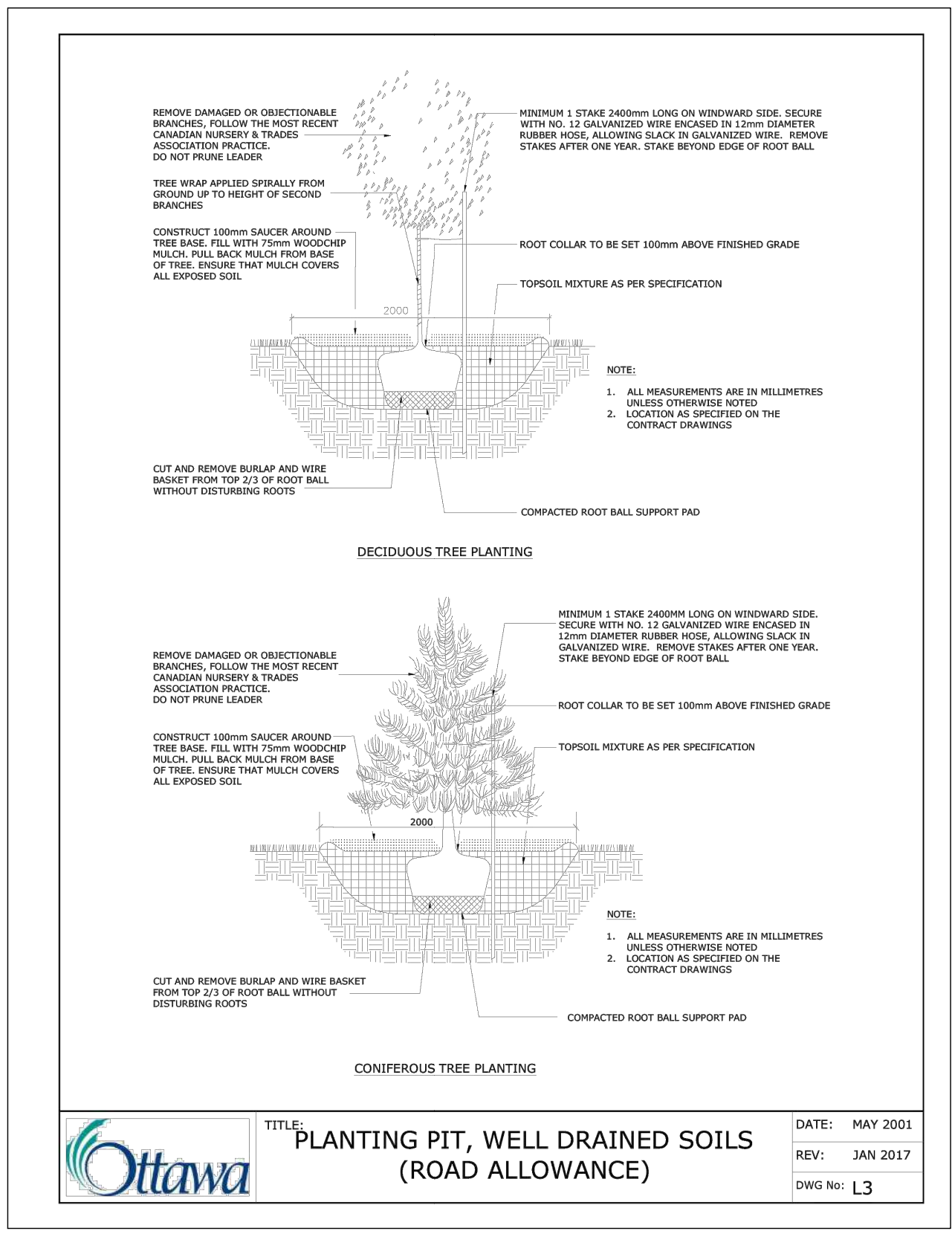
Date June 2025  
Scale N.T.S.  
Drawn MB  
Checked MK  
Job No. 21-116

Sheet  
D-02

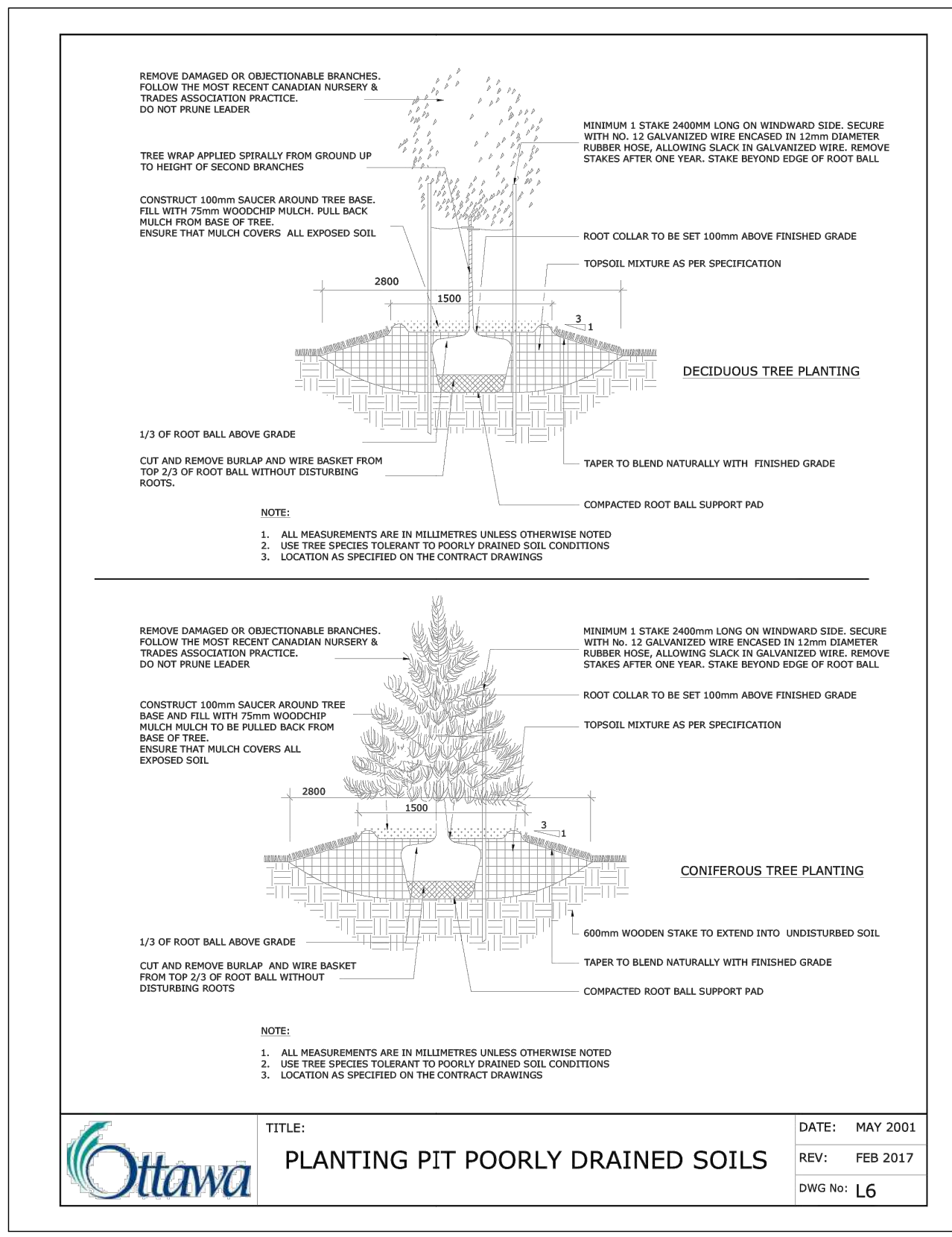
**TREE PLANTING IN MARINE CLAY SOILS**

THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 5.3 OF PATERSON GROUP'S GEOTECHNICAL RECOMMENDATIONS, DATED APRIL 24, 2025.

- THIS LANDSCAPE PLAN CONFORMS WITH THE TREE-TO-FOUNDATION SETBACK, SOIL VOLUME, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), BASED ON THE FINDINGS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT BY PATERSON GROUP (REPORT PG3130-MEMO.10 APRIL 24, 2025).
- ADDITIONAL REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), INCLUDING USE DEPTH, FOUNDATION WALL REINFORCEMENT, AND SUBDIVISION GRADING, SHOULD BE CONFIRMED BY THE PROJECT ENGINEER(S).
- THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PLANTING TREES.
- CITY OF OTTAWA: GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017): THE FOLLOWING GUIDELINES ARE PRIMARILY FOCUSED ON SMALL AND MEDIUM SIZE STREET TREES. HOWEVER, LARGE TREES (MATURE HEIGHT OVER 14M) CAN STILL BE PLANTED IN AREAS OF SMC SOILS PROVIDED A TREE TO FOUNDATION SETBACK EQUAL TO THE FULL MATURE HEIGHT OF THE TREE CAN BE PROVIDED (E.G. IN A PARK OR OTHER GREEN SPACE). FOR STREET TREES IN THE ROAD RIGHT-OF-WAY WHERE SMC SOILS HAVE BEEN IDENTIFIED, THE TREE TO FOUNDATION SETBACKS MAY BE REDUCED TO 4.5M FOR SMALL (MATURE TREE HEIGHT UP TO 7.5M) AND MEDIUM SIZE TREES (MATURE TREE HEIGHT 7.5M-14M) PROVIDED ALL OF THE FOLLOWING SIX CONDITIONS ARE MET:
  - THE MODIFIED PLASTICITY INDEX OF THE SOIL BETWEEN THE UNDERSIDE OF FOOTING (USF) AND A DEPTH OF 3.5M GENERALLY DOES NOT EXCEED 40%. THIS CORRESPONDS TO SOILS WITH LOW/MEDIUM POTENTIAL FOR SOIL VOLUME CHANGE. CLAY SOILS THAT EXCEED THE 40% PLASTICITY INDEX ARE CONSIDERED TO HAVE HIGH POTENTIAL FOR SOIL VOLUME CHANGE. FOR THESE WORST-CASE SOILS, THE SETBACKS AND TREE PLANTING RESTRICTIONS REMAIN UNCHANGED FROM THE 2005 CLAY SOILS POLICY (TREE SETBACK MUST EQUAL THE MATURE HEIGHT OF THE TREE - I.E. 7.5M SETBACK FOR SMALL TREES).
  - THE USF IS 2.1M OR GREATER BELOW THE LOWEST FINISHED GRADE. NOTE: THIS FOOTING LEVEL MUST BE SATISFIED FOR FOOTINGS WITHIN 10M OF THE TREE, AS MEASURED FROM THE CENTRE OF THE TREE TRUNK, AND VERIFIED BY MEANS OF THE GRADING PLAN AS INDICATED IN THE PROCEDURAL CHANGES BELOW.
  - A SMALL SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 25M<sup>3</sup> OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. A MEDIUM SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 30M<sup>3</sup> OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE DEVELOPER WILL ENSURE THE SOIL IS GENERALLY UNCOMPACTED WHEN BACKFILLING IN STREET TREE PLANTING LOCATIONS.
    - THE SOIL VOLUME CALCULATION MUST BE BASED ON A DEPTH OF 1.5M BELOW FINISHED GRADE (E.G. 5M LENGTH X 4M WIDTH AT SURFACE X 1.5M DEPTH = 30M<sup>3</sup>). IT MAY INCLUDE LANDS IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY, BUT MUST SUBTRACT THE VOLUME OF SHALLOW UTILITY TRENCHES (I.E. VOLUME OF SHALLOW UTILITY TRENCHES CANNOT COUNT TOWARDS MINIMUM SOIL VOLUME).
  - THE TREE SPECIES MUST BE SMALL TO MEDIUM SIZE, AS CONFIRMED BY A LANDSCAPE ARCHITECT IN THE LANDSCAPE PLAN.
  - THE FOUNDATION WALLS ARE TO BE REINFORCED AT LEAST NOMINALLY (MINIMUM OF TWO UPPER AND TWO LOWER 15M BARS IN THE FOUNDATION WALL) TO PROVIDE DUCTILITY AS DESCRIBED IN THE GEOTECHNICAL REPORT.
  - GRADING SURROUNDING THE TREE MUST PROMOTE DRAINING TO THE TREE ROOT ZONE (IN SUCH A MANNER AS NOT TO BE DETRIMENTAL TO THE TREE), AS NOTED ON THE SUBDIVISION GRADING PLAN.



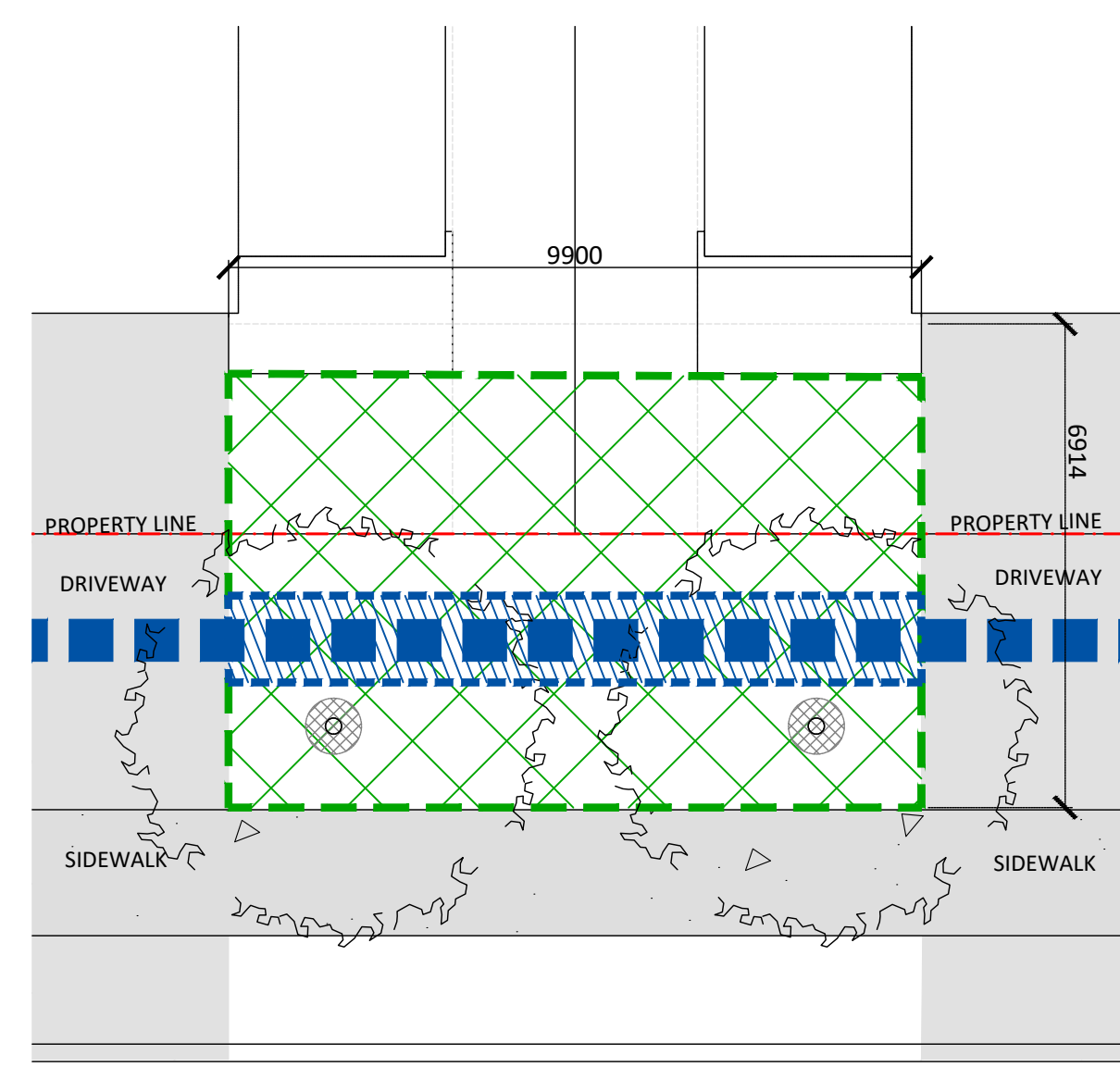
**7** DECIDUOUS TREE PLANTING  
N.T.S.



**8** CONIFEROUS TREE PLANTING  
N.T.S.

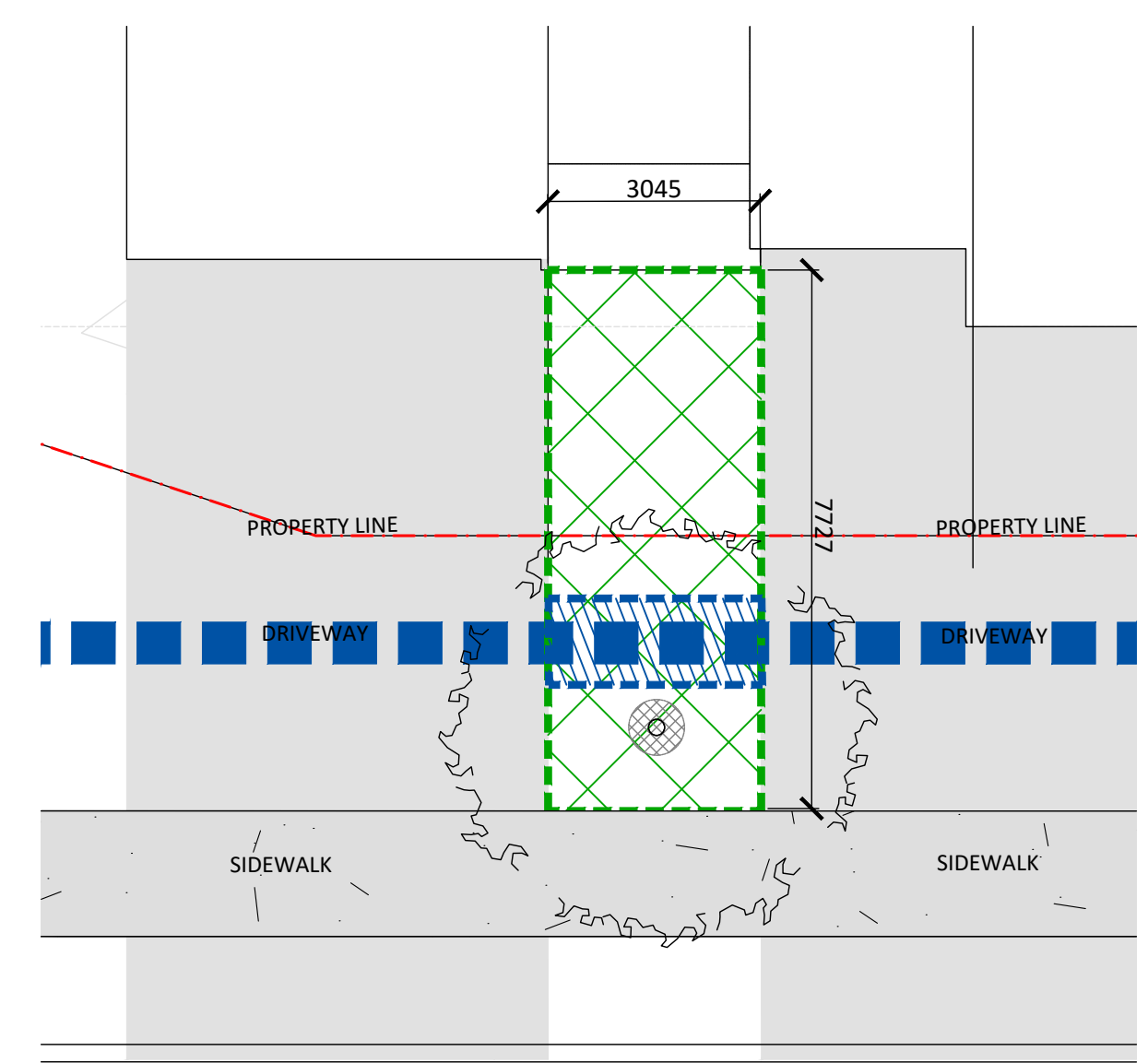
TREE SOIL VOLUMES*			
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (m <sup>3</sup> )	MULTIPLE TREE SOIL VOLUME (m <sup>3</sup> )	SINGLE TREE SOIL VOLUME (m <sup>3</sup> ) (CLAY SOILS)
SMALL	20	12	25
MEDIUM	25	15	30
LARGE	30	18	35

\*SOIL VOLUME BASED ON 1.5M SOIL DEPTH



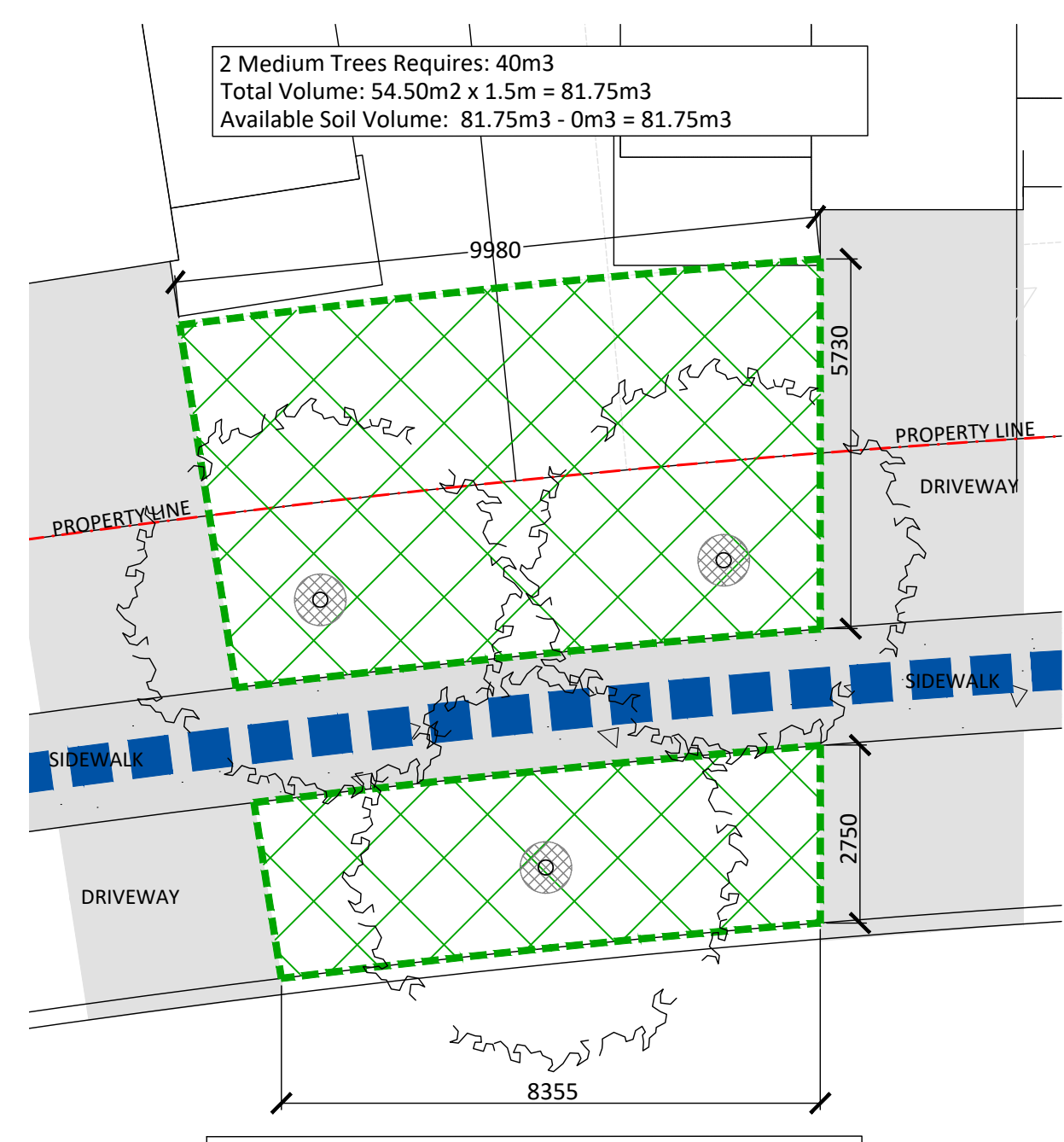
2 Medium Trees Requires: 40m<sup>3</sup>  
Main Trench along ROW: 12.2m<sup>2</sup> x 1.5m (depth) = 18.3m<sup>3</sup>  
Total Volume: 61.1m<sup>2</sup> x 1.5m = 91.65m<sup>3</sup>  
Available Soil Volume: 91.65m<sup>3</sup> - 18.3m<sup>3</sup> = 73.35m<sup>3</sup>

**9** SOIL VOLUME CALCULATION (SCALE 1:100)  
24m ROW - FRANK BENDER STREET (NORTH - SOUTH)



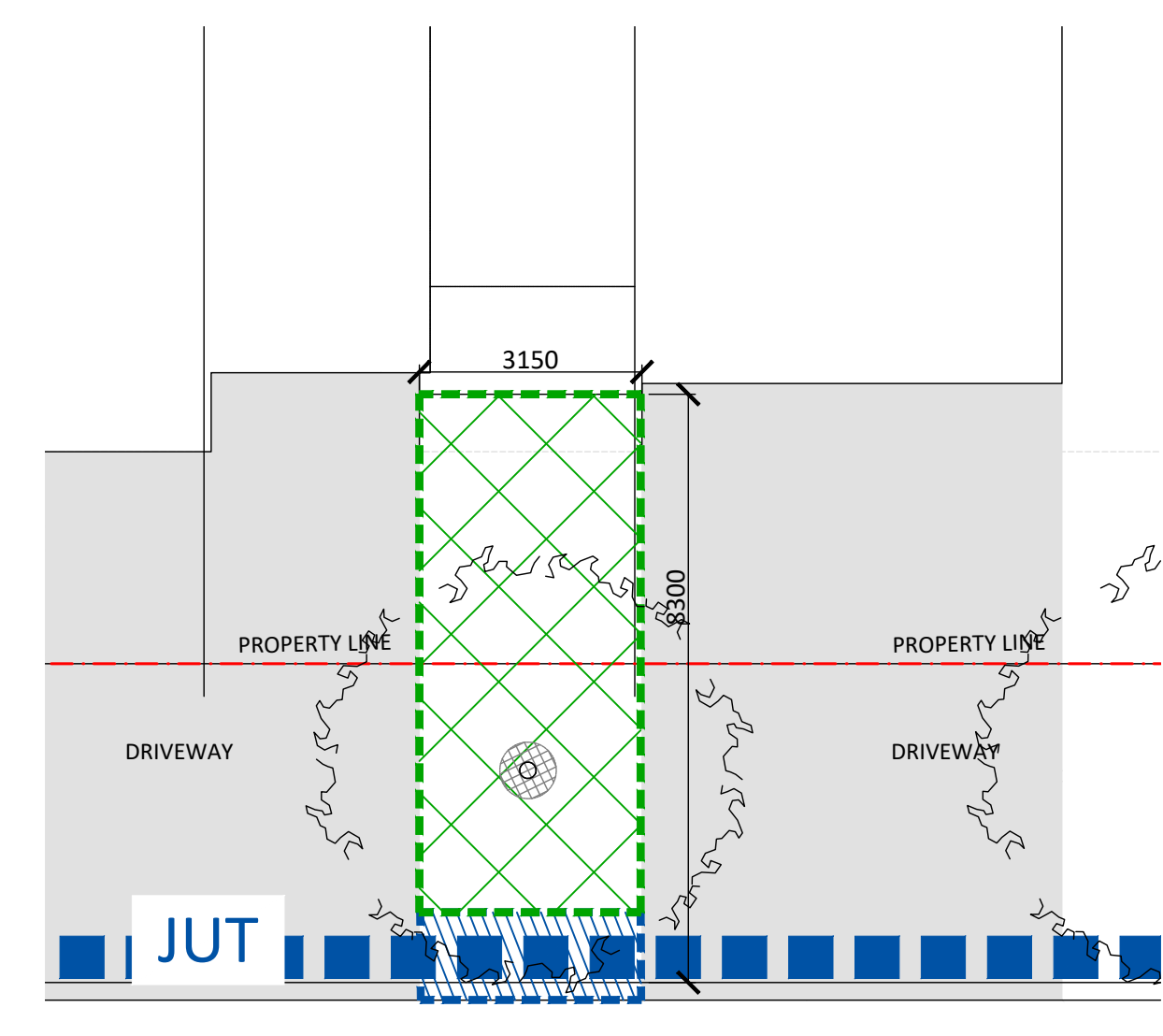
1 Med Tree Requires: 30m<sup>3</sup>  
Main Trench along ROW: 3.6m<sup>2</sup> x 1.5m (depth) = 5.4m<sup>3</sup>  
Total Volume: 23.73m<sup>2</sup> x 1.5m = 35.55m<sup>3</sup>  
Available Soil Volume: 35.55m<sup>3</sup> - 5.4m<sup>3</sup> = 30.1m<sup>3</sup>

**10** SOIL VOLUME CALCULATION (SCALE 1:100)  
24m ROW - FRANK BENDER STREET (NORTH - SOUTH)



2 Medium Trees Requires: 40m<sup>3</sup>  
Total Volume: 54.50m<sup>2</sup> x 1.5m = 81.75m<sup>3</sup>  
Available Soil Volume: 81.75m<sup>3</sup> - 0m<sup>3</sup> = 81.75m<sup>3</sup>

**11** SOIL VOLUME CALCULATION (SCALE 1:100)  
25.5m ROW - JARGEAU ROAD



1 Medium Tree Requires: 30m<sup>3</sup>  
Total Volume: 23.09m<sup>2</sup> x 1.5m = 34.63  
Available Soil Volume: 28.13m<sup>3</sup> - 0m<sup>3</sup> = 28.13m<sup>3</sup>

**12** SOIL VOLUME CALCULATION (SCALE 1:100)  
18m ROW without SIDEWALK - STREET 3

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No.	Description	Date
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3	Issued for Client Review	JUNE 12/25
2	Revised as per city comments	SEPT. 08/22
1	Issued for Client Review	MAY 07/21



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Trailside Phase 5  
Orleans, ON

Title: Details, Soil Volume Demonstration

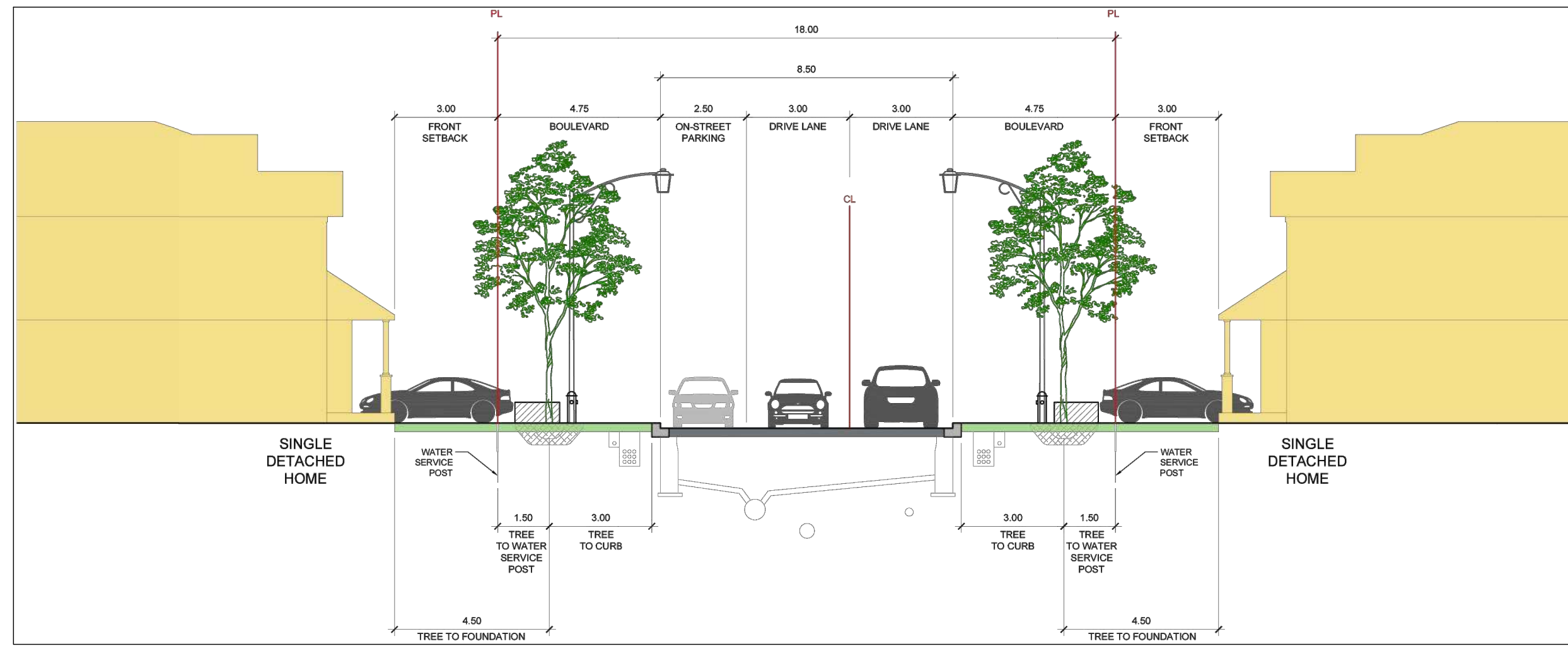
Date	June 2025	Sheet	
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Job No.	21-116		

**D-03**

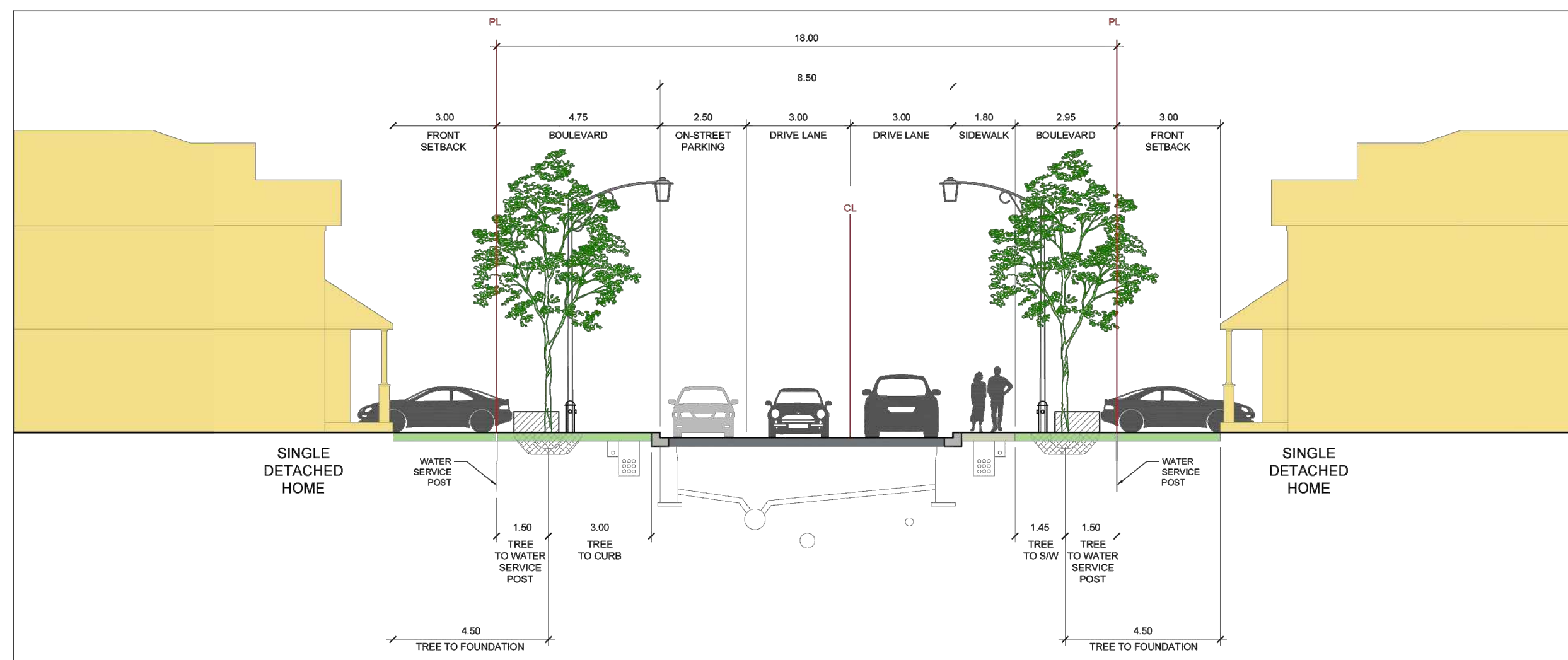
TREE SOIL VOLUMES*			
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (m³)	MULTIPLE TREE SOIL VOLUME (m³)	SINGLE TREE SOIL VOLUME (m³) (CLAY SOILS)
SMALL	20	12	25
MEDIUM	25	15	30
LARGE	30	18	35

\*SOIL VOLUME BASED ON 1.5M SOIL DEPTH

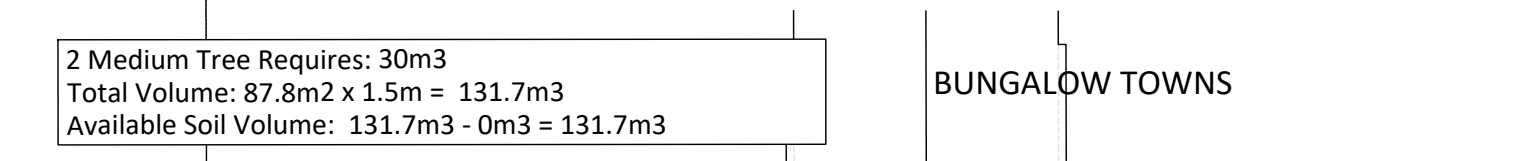
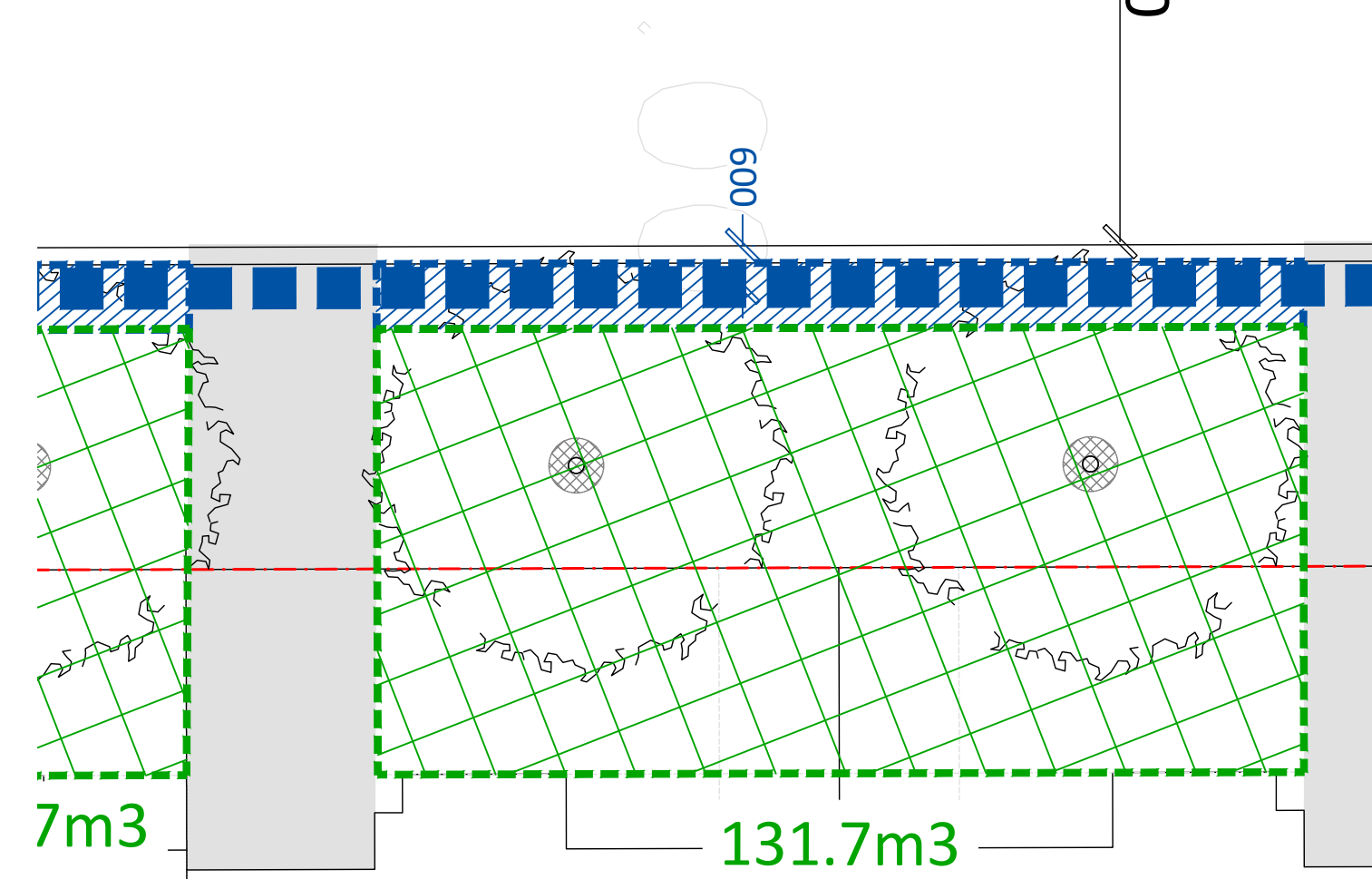
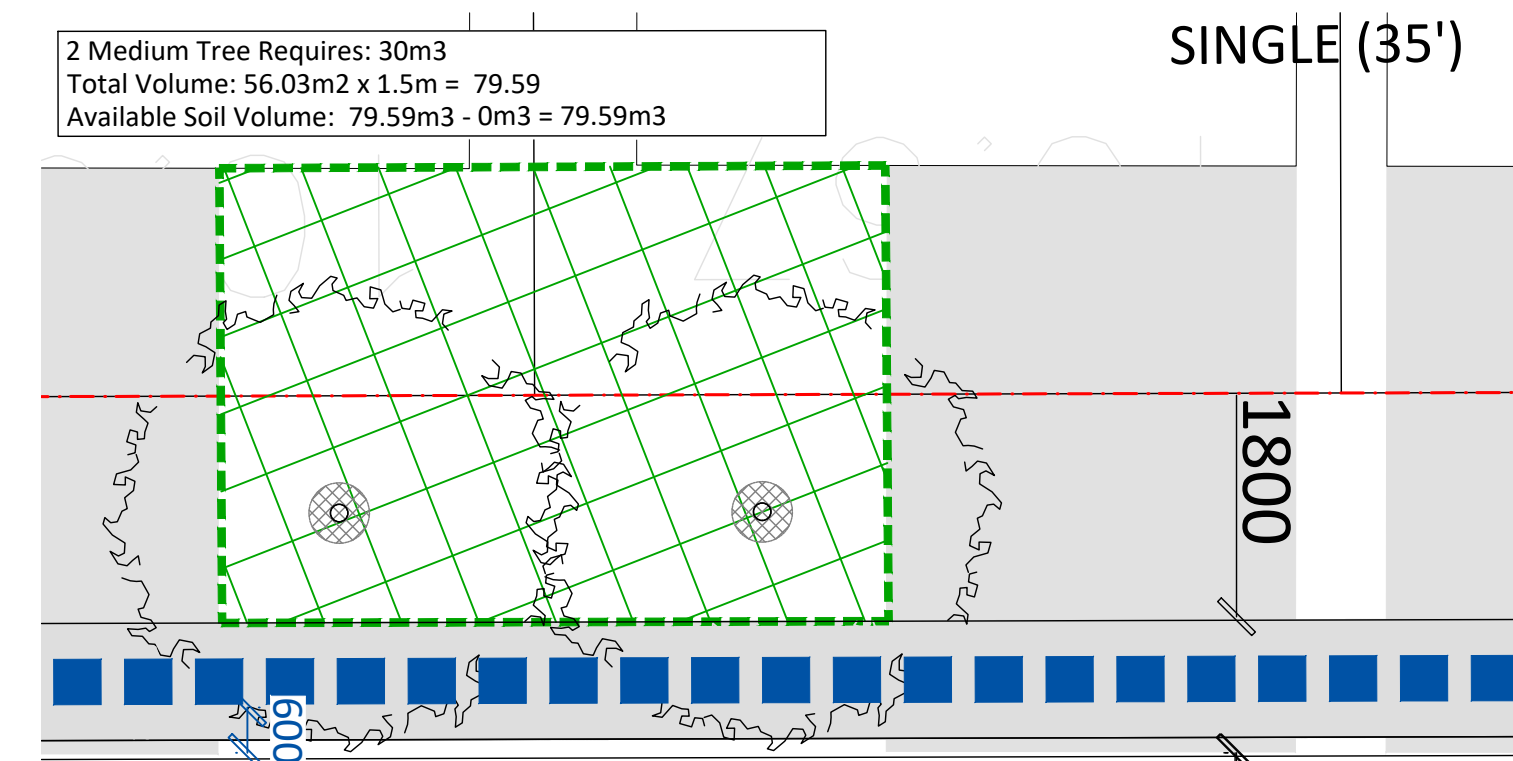
- 1 Medium Tree Requires: 25m3
- 2 Medium Trees Require: 30m3
- 1 Large Tree Requires: 30m3
- 2 Large Trees Require: 36m3



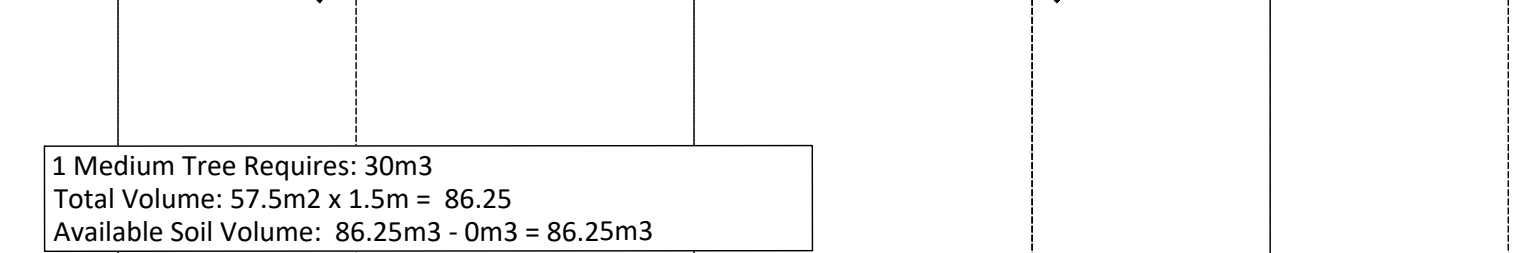
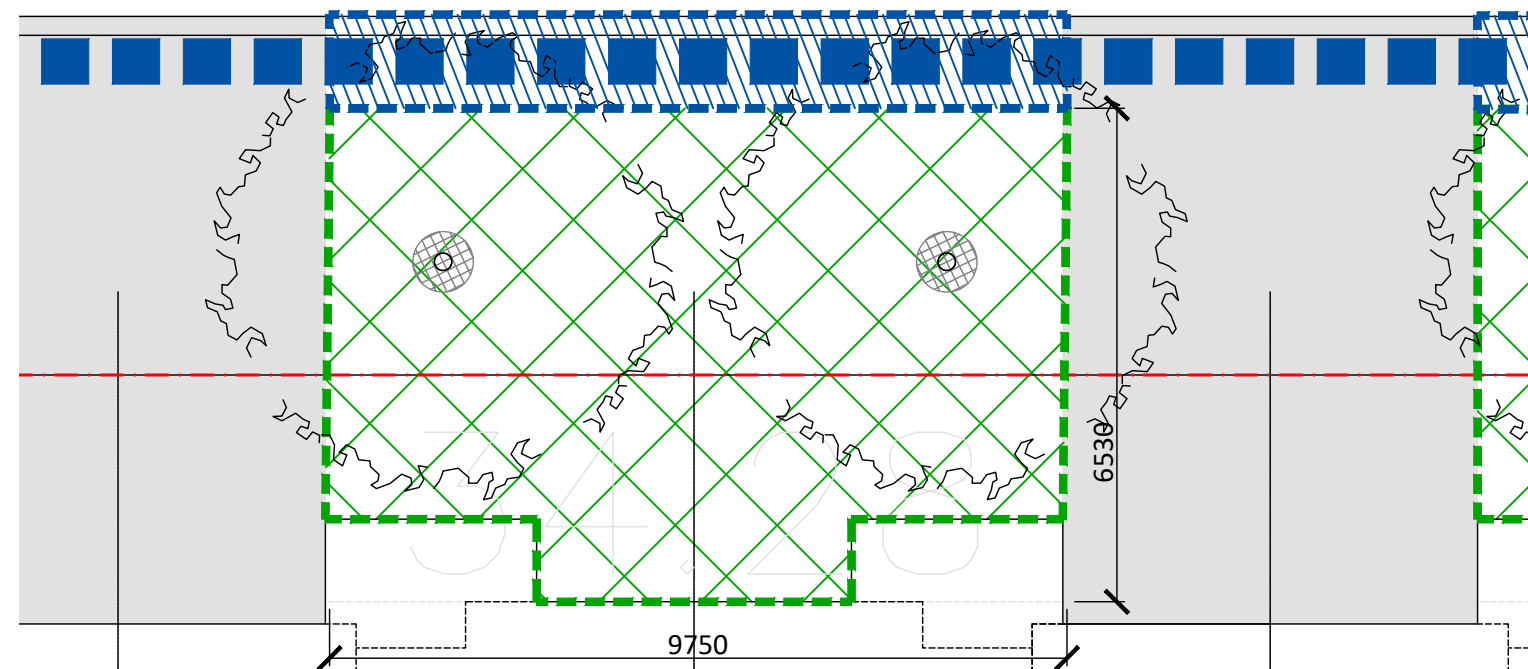
3 18m CROSS SECTION without SIDEWALK  
N.T.S.



4 18m CROSS SECTION with SIDEWALK  
N.T.S.

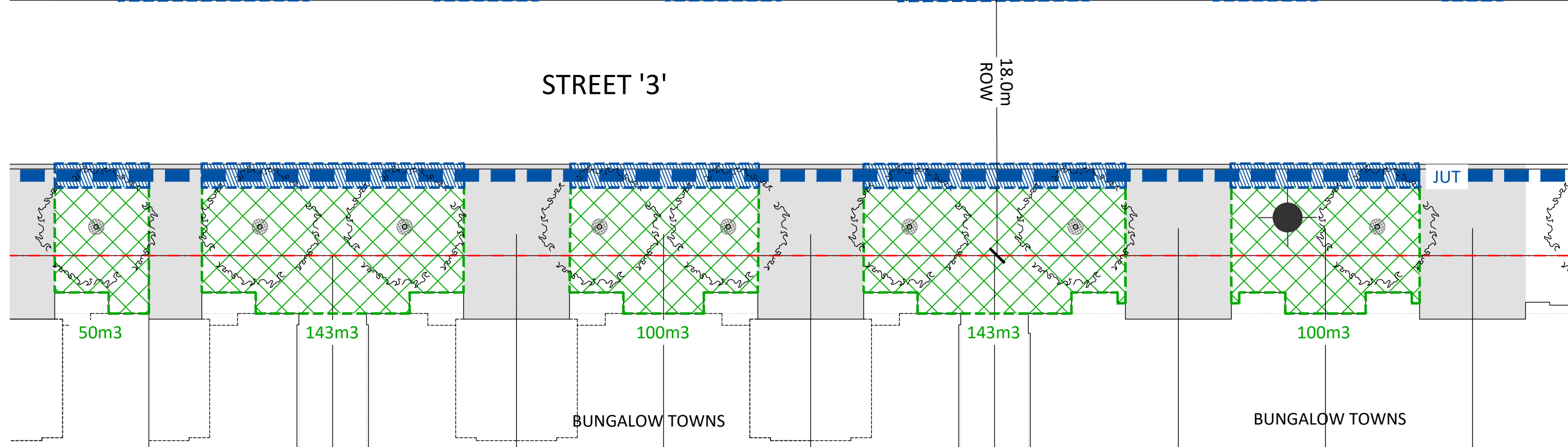
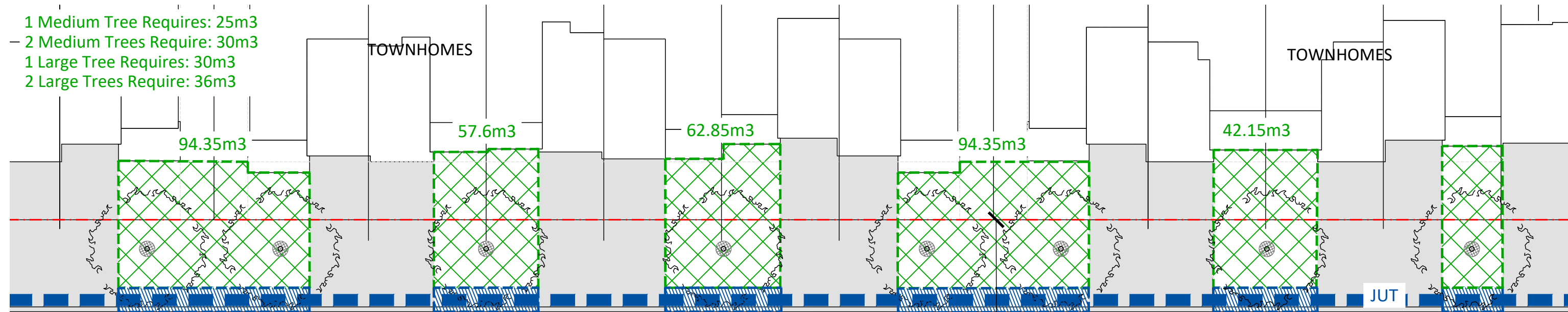


5 SOIL VOLUME CALCULATION - TOWNS AND SINGLES (SCALE 1:100)  
18m ROW - STREET 2

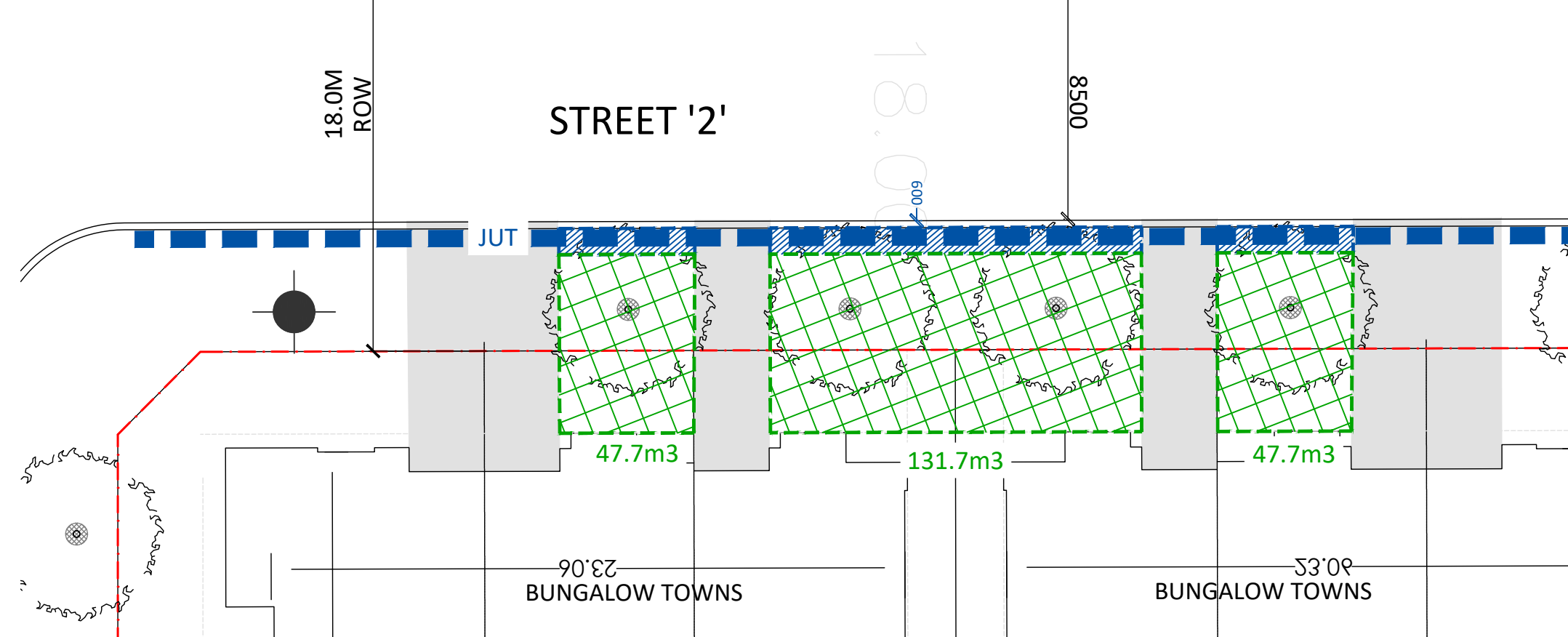
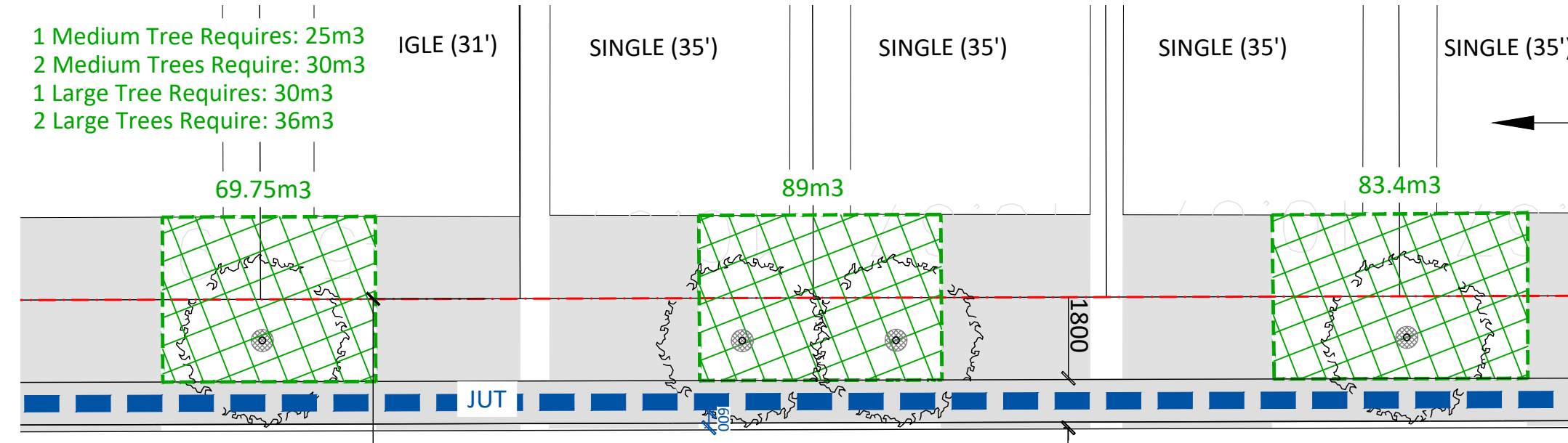


1 SOIL VOLUME CALCULATION - BUNGALOW TOWNS (SCALE 1:100)  
18m ROW - STREET 3

- 1 Medium Tree Requires: 25m3
- 2 Medium Trees Require: 30m3
- 1 Large Tree Requires: 30m3
- 2 Large Trees Require: 36m3



2 SOIL VOLUME CALCULATION (SCALE 1:200)  
18m ROW - STREET 3



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

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Revision  
City Approval Stamp



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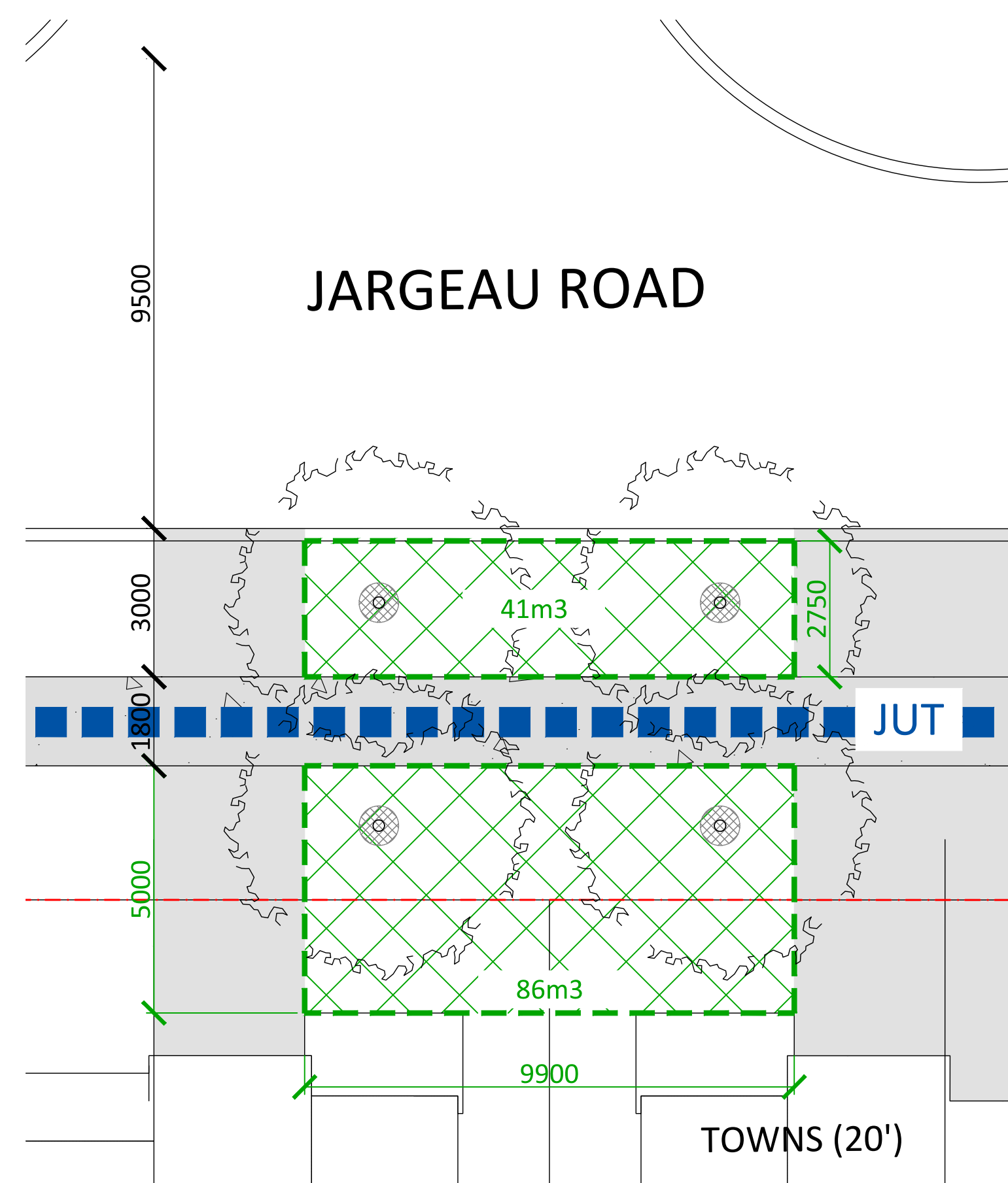
Project  
Trailsedge Phase 5  
Orleans, ON

Title  
Soil Volume Demonstration

Date	October 2025	Sheet	
Scale	AS SHOWN		
Drawn	MB		
Checked	MK		
Job No.	21-116		

D-04

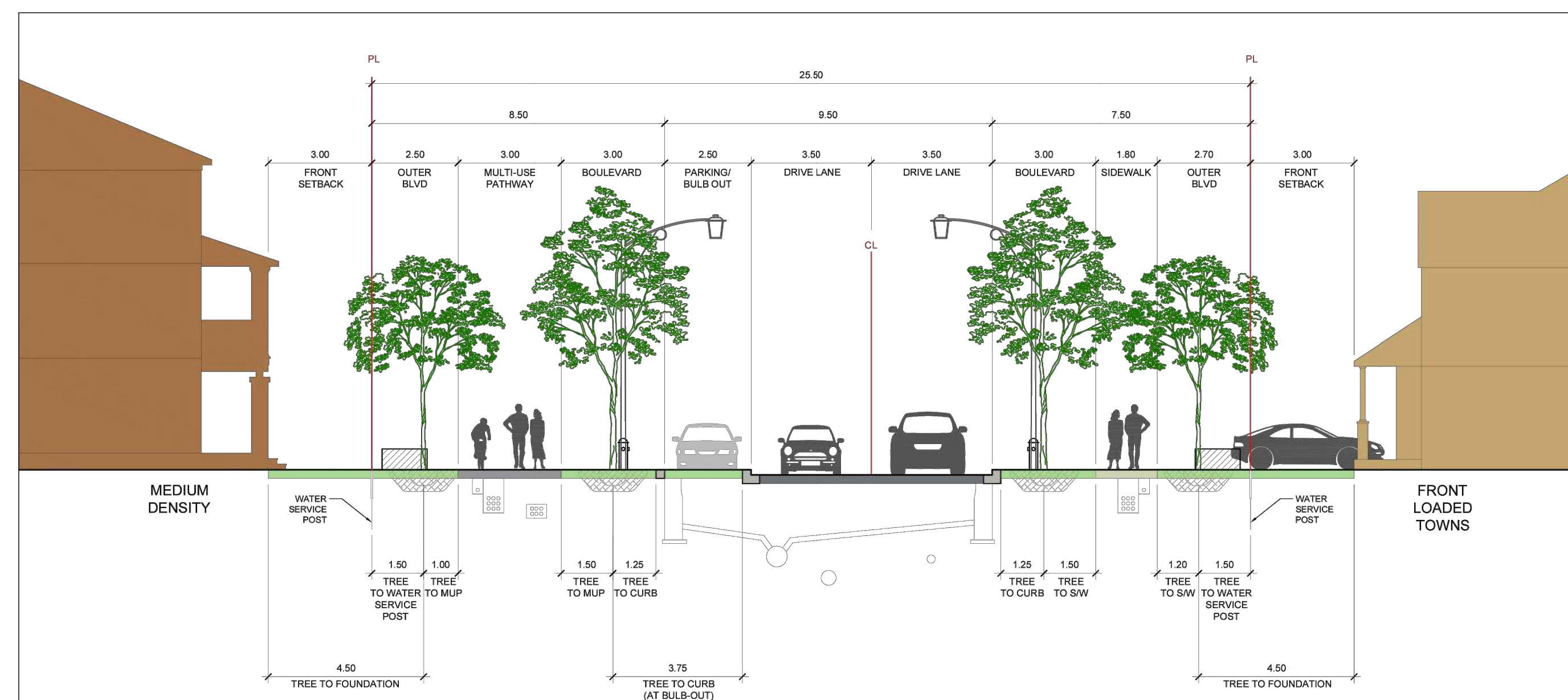
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1 SOIL VOLUME CALCULATION - 5 UNIT TOWNHOUSES (SCALE 1:100)  
25.5m ROW - JARGEAU ROAD

TREE SOIL VOLUMES*			
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (m³)	MULTIPLE TREE SOIL VOLUME (m³)	SINGLE TREE SOIL VOLUME (m³) (CLAY SOILS)
SMALL	20	12	25
MEDIUM	25	15	30
LARGE	30	18	35

\*SOIL VOLUME BASED ON 1.5M SOIL DEPTH

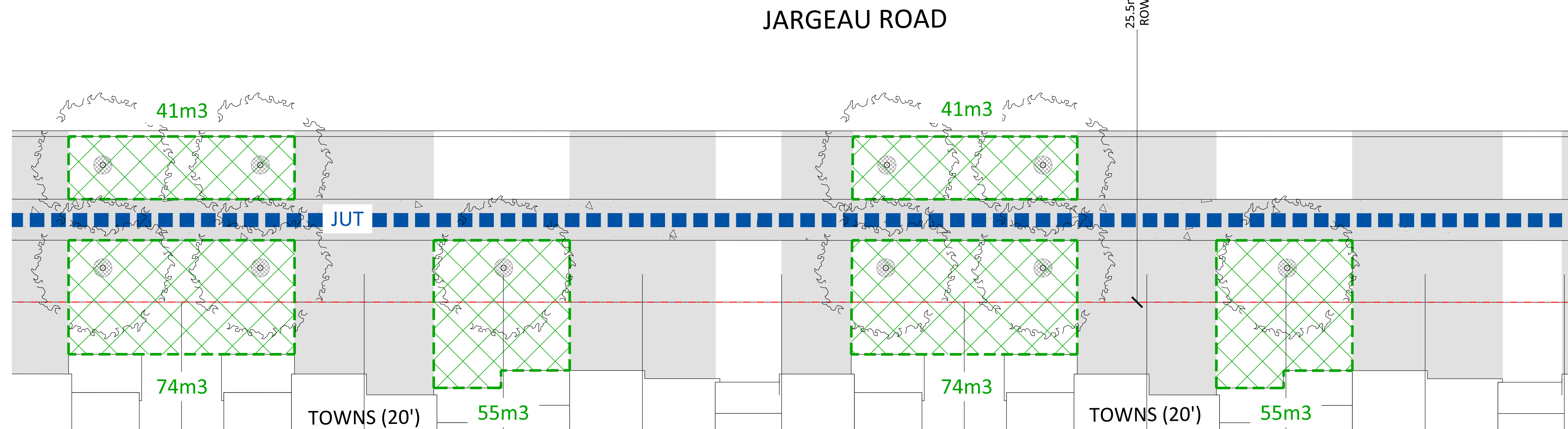


2 25.5m JARGEAU ROAD CROSS SECTION  
N.T.S.

- 1 Medium Tree Requires: 25m³
- 2 Medium Trees Require: 30m³
- 1 Large Tree Requires: 30m³
- 2 Large Trees Require: 36m³



3 SOIL VOLUME CALCULATION (SCALE 1:100)  
25.5m ROW - JARGEAU ROAD



3 SOIL VOLUME CALCULATION (SCALE 1:100)  
25.5m ROW - JARGEAU ROAD

No.	Description	Date
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Revision Description Date

City Approval Stamp



**NAK** design strategies

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Project

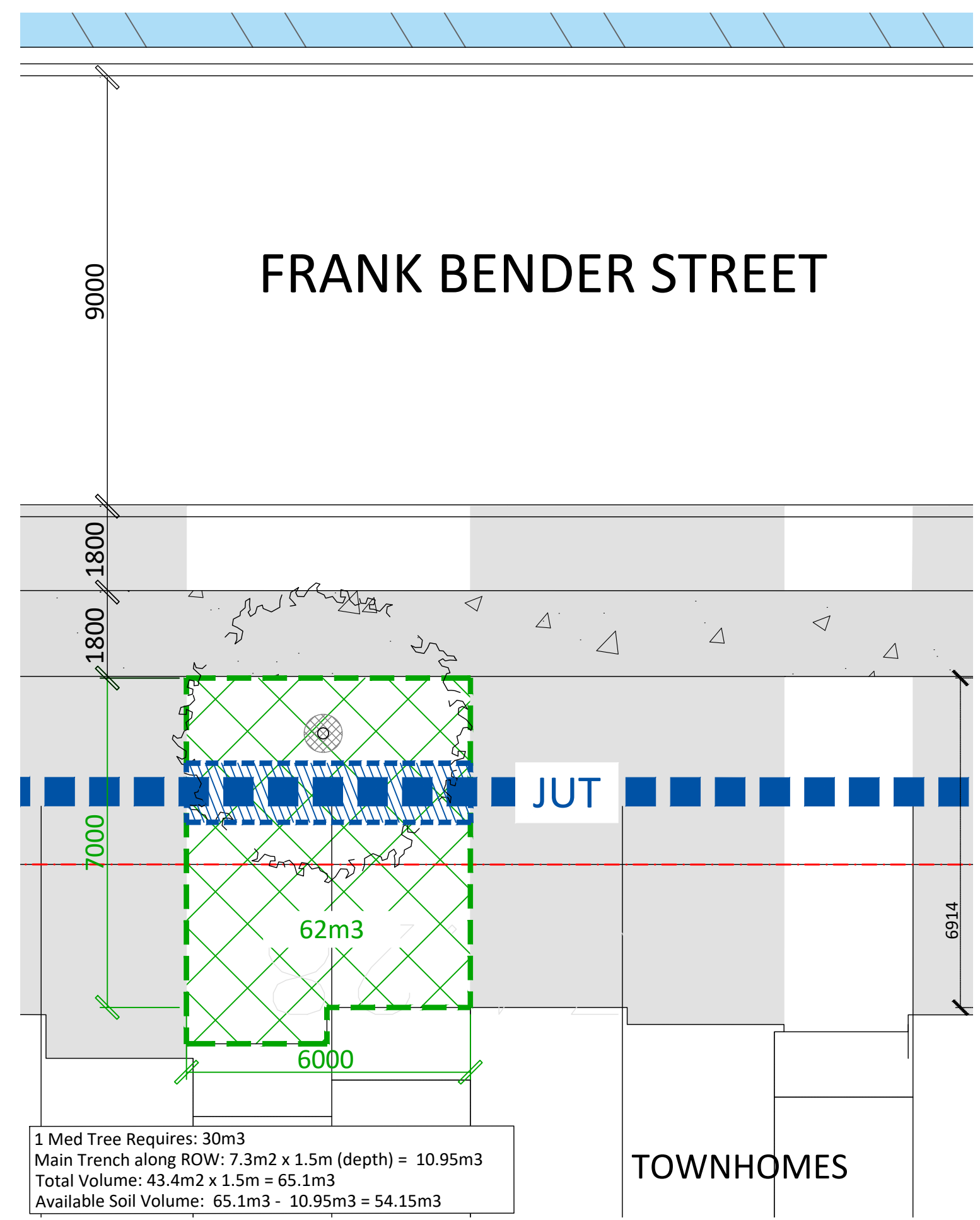
Trailsedge Phase 5  
Orleans, ON

Title  
Soil Volume Demonstration

Date October 2025 Sheet  
Scale AS SHOWN  
Drawn MB  
Checked MK  
Job No. 21-116

D-05

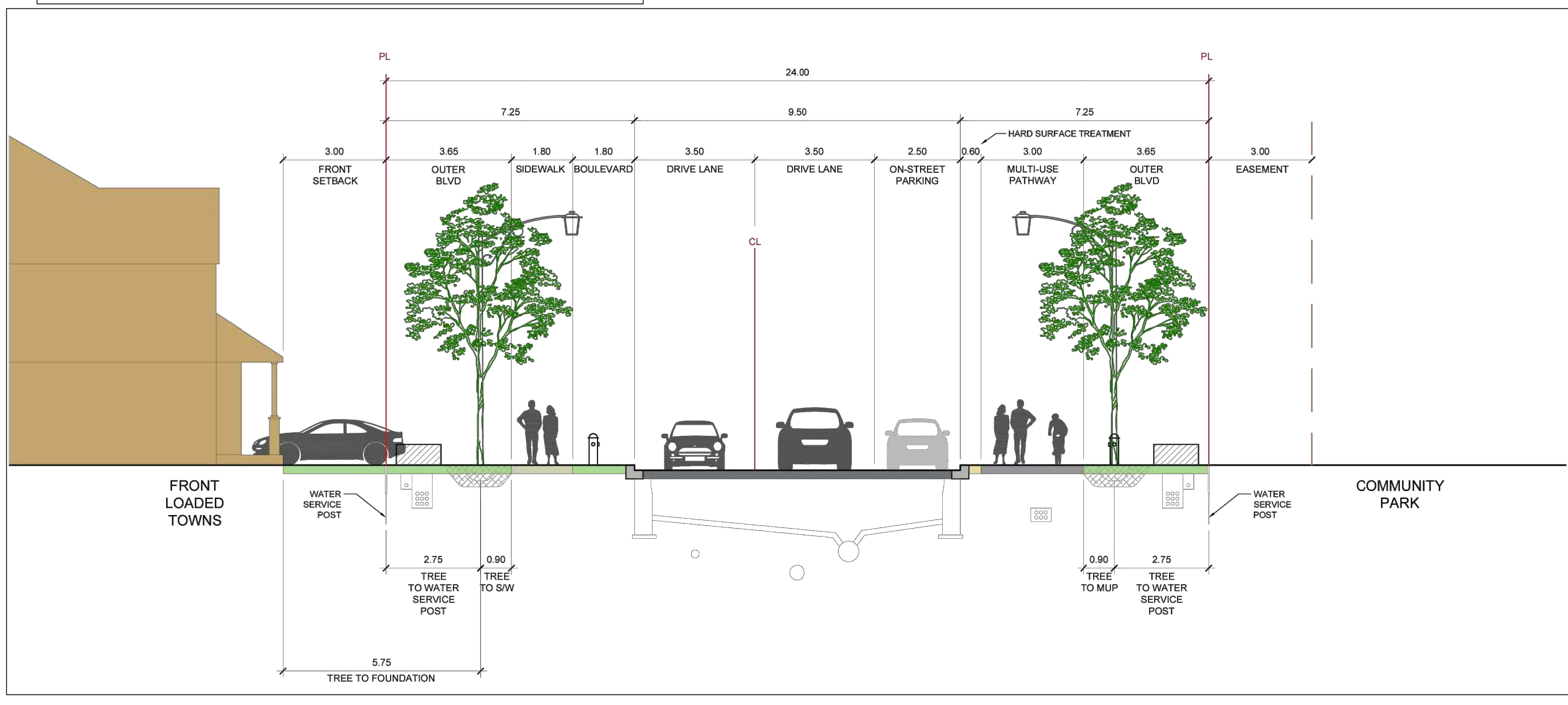
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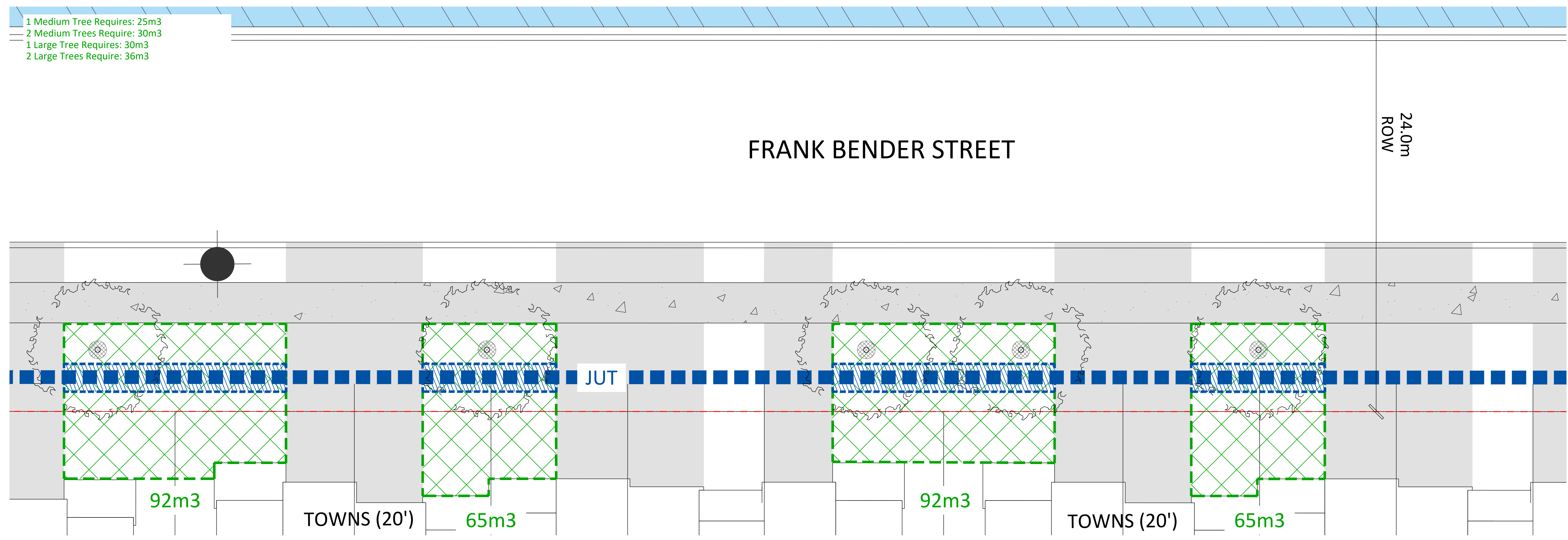
**1** SOIL VOLUME CALCULATION - 5 UNIT TOWNHOUSES (SCALE 1:100)  
24m ROW - FRANK BENDER STREET

TREE SOIL VOLUMES*			
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (m³)	MULTIPLE TREE SOIL VOLUME (m³)	SINGLE TREE SOIL VOLUME (m³) (CLAY SOILS)
SMALL	20	12	25
MEDIUM	25	15	30
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\*SOIL VOLUME BASED ON 1.5M SOIL DEPTH



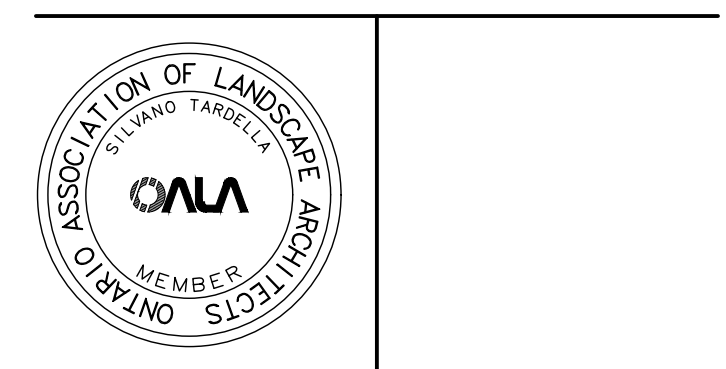
**2** 24m FRANK BENDER STREET (NORTH-SOUTH) CROSS SECTION  
N.T.S.



**3** SOIL VOLUME CALCULATION (SCALE 1:100)  
24m ROW - FRANK BENDER STREET

No.	Description	Date
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Revision  
City Approval Stamp



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Project  
**Trailsedge Phase 5**  
Orleans, ON

Title  
Soil Volume Demonstration

Date: October 2025  
Scale: AS SHOWN  
Drawn: MB  
Checked: MK  
Job No.: 21-116

Sheet  
**D-06**