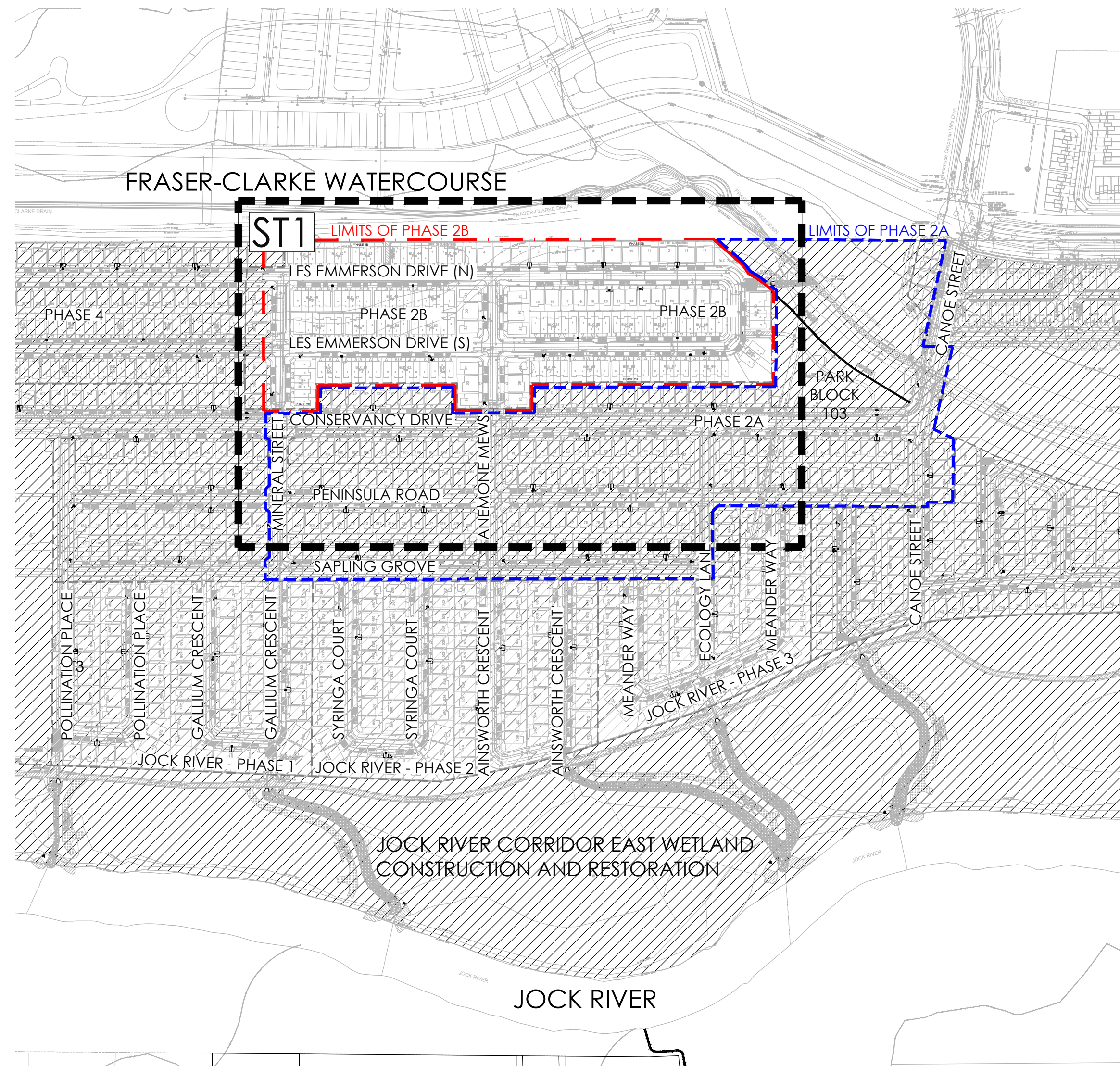




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CAIVAN COMMUNITIES
CONSERVANCY EAST
STREETSCAPE PHASE 2B



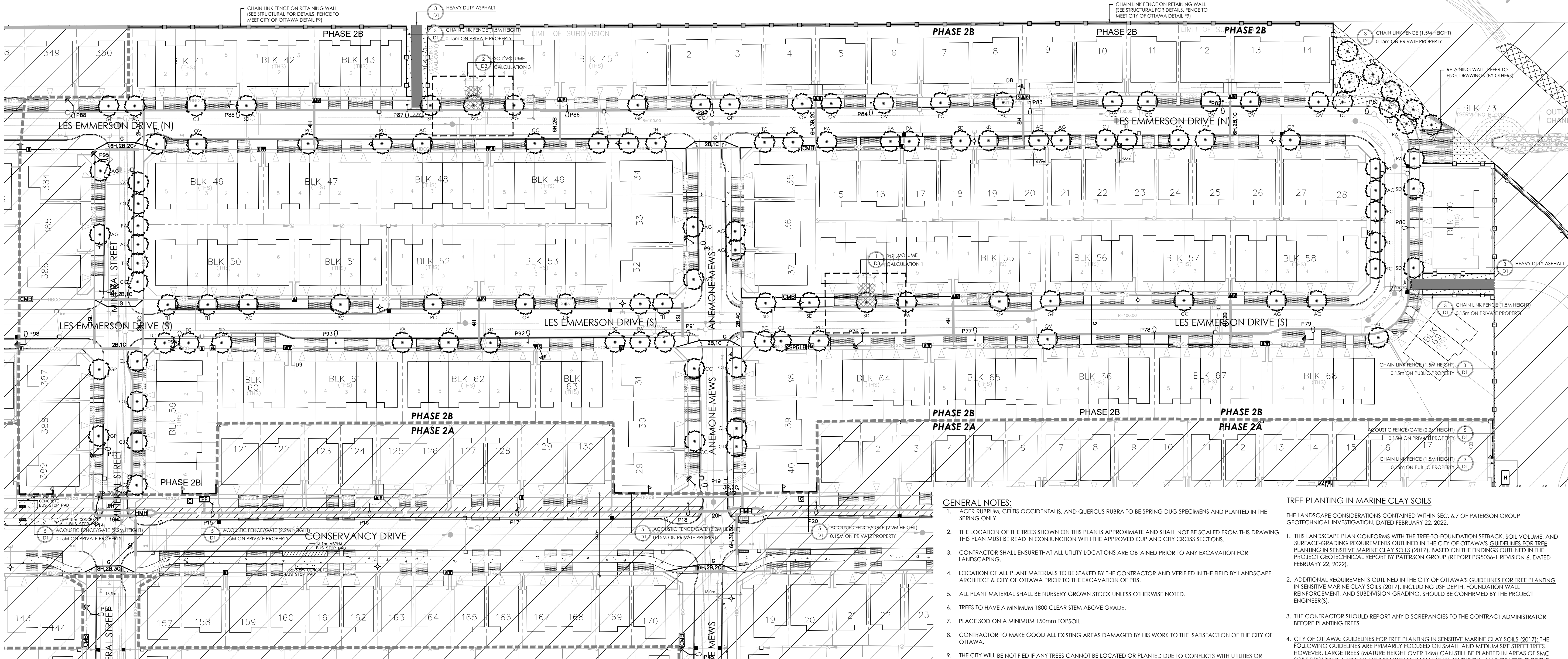
LIST OF DRAWINGS:

- ST1 - STREETSCAPE PLAN
- D1 - DETAILS
- D2 - ROW CROSS - SECTIONS
- D3 - SOIL CALCULATIONS

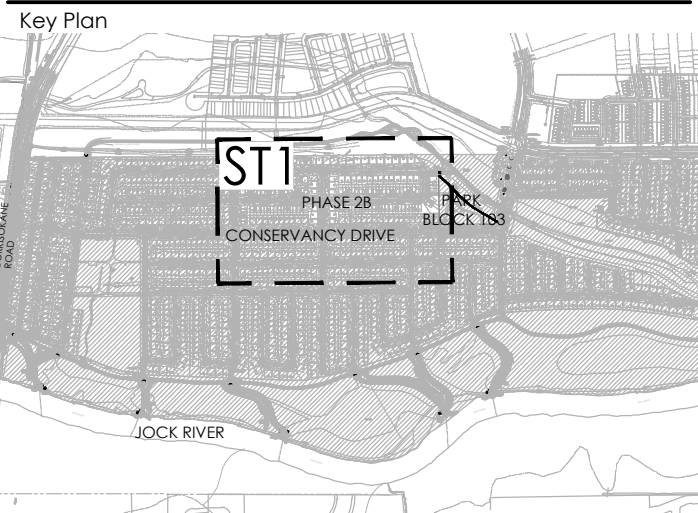
FRASER-CLARKE DRAIN

FRASER-CLARKE DRAIN

-R-CLARKE DRAIN



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SCALE 1:15000

LEGEND	
	PROPERTY LINE
	PHASE LINE
FENCING	
	ACOUSTIC FENCE WITH GATE LOCATED 0.3M ON PRIVATE PROPERTY
	CHAIN LINK FENCE
PLANTING	
	LARGE DECIDUOUS STREET TREE (>15m HEIGHT)
	MEDIUM DECIDUOUS STREET TREE (7.5m TO 15m HEIGHT)
	SODDING
UTILITIES	
	PROPOSED HYDRO TRANSFORMER
	PROPOSED CABLE PEDESTAL
	PROPOSED BELL PEDESTAL
	CURB STOP
	PROPOSED BELL CABINET
	COMMUNITY MAIL BOX LOCATION
	PROPOSED STREET LIGHT
	FIRE HYDRANT
	EXISTING HYDRO POLE

GENERAL NOTES:

1. ACER RUBRUM, CELTIS OCCIDENTALIS, AND QUERCUS RUBRA TO BE SPRING DUG SPECIMENS AND PLANTED IN THE SPRING ONLY.
2. 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.
3. CONTRACTOR SHALL ENSURE THAT ALL UTILITY LOCATIONS ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
4. 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.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
6. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
7. PLACE SOD ON A MINIMUM 150mm TOPSOIL.
8. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CITY OF OTTAWA.
9. 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.
10. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE CITY OF OTTAWA.
11. PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
12. PLANTINGS TO BE STAKED FOR APPROVAL PRIOR TO CONSTRUCTION
13. 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

14. STREET TREE REQUIREMENT BASED ON DRAFT CONDITIONS FOR FINAL APPROVAL:
- 1 TREE PER INTERIOR (NON-CORNER) LOTS
 - 2 TREES PER EXTERIOR (CORNER) LOTS

STREET TREE REQUIREMENT PH2B:	
• INTERIOR (NON-CORNERS) SINGLE LOTS (33):	33
• EXTERIOR (CORNERS) SINGLE LOTS (7):	14
• 3-UNITS TOWNHOUSE (5):	15
• 4-UNITS TOWNHOUSE (7):	28
• 5-UNITS TOWNHOUSE (11):	55
• 6-UNITS TOWNHOUSE (7):	42
TOTAL NUMBER OF TREES REQUIRED:	187
NUMBER OF STREET TREES SHOWN ON PLAN:	114
DIFFERENCE	-73

STREET TREE REQUIREMENT PH2A:	
• INTERIOR (NON-CORNERS) SINGLE LOTS (134):	134
• EXTERIOR (CORNERS) SINGLE LOTS (20):	40
TOTAL NUMBER OF TREES REQUIRED:	174
NUMBER OF STREET TREES SHOWN ON PLAN:	+78
DIFFERENCE	

NOTE TREE COUNTS AND ANY NECESSARY COMPENSATION REQUIREMENTS WILL BE UPDATED AT FINAL PLAN SUBMISSION. TREE COUNTS SHOWN CORRELATE TO THE CURRENT PHASE 2A/2B EXTENTS ONLY.

15. STREET TREE PLANTING GUIDELINE
- NOTE: APPROVED CROSS SECTIONS SHALL TAKE PRECEDENCE
- 4.5m - STREET LIGHT (SMALL TREE <7m MATURE HT.)
 - 2.5m - STREET LIGHT
 - 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

TREE PLANTING IN MARINE CLAY SOILS

THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.7 OF PATERSON GROUP GEOTECHNICAL INVESTIGATION, DATED FEBRUARY 22, 2022.

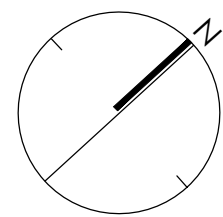
1. THIS LANDSCAPE PLAN CONFORMS WITH THE TREE-TO-FOUNDATION SETBACK, SOIL VOLUME, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), BASED ON THE FINDINGS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT BY PATERSON GROUP (REPORT PG5036-1 REVISION 6, DATED FEBRUARY 22, 2022).
2. ADDITIONAL REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), INCLUDING USF DEPTH, FOUNDATION WALL REINFORCEMENT, AND SUBDIVISION GRADING, SHOULD BE CONFIRMED BY THE PROJECT ENGINEER(S).
3. THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PLANTING TREES.
4. 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:
 1. 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).
 2. THE USF IS 2.1M OR GREATER BELOW THE LOWEST FINISHED GRADE. NOTE: THIS FOOTING LEVEL MUST BE SATISFIED FOR FOOTINGS WITHIN 1.0M 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.
 3. A SMALL SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 25M³ OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. A MEDIUM SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 30M³ 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.

NOTE: 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 = 30M³). 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).
4. THE TREE SPECIES MUST BE SMALL TO MEDIUM SIZE, AS CONFIRMED BY A LANDSCAPE ARCHITECT IN THE LANDSCAPE PLAN.
5. 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.
6. GRADING SURROUNDING THE TREE MUST PROMOTE DRAINAGE TO THE TREE ROOT ZONE (IN SUCH A MANNER AS NOT TO BE DETRIMENTAL TO THE TREE), AS NOTED ON THE SUBDIVISION GRADING PLAN.

KEY	QTY	BOTANICAL NAME	COMMON NAME	MATURE HT. (M)	SIZE	REMARKS
DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)						
AC	10	ACER RUBRUM 'REDPOINT'	REDPOINT RED MAPLE	14	50mm	B&B
AG	10	AESCULUS GLABRA	OHIO BUCKEYE	12	50mm	B&B
CJ	10	CORYLUS COLURNA	TURKISH HAZEL	14	50mm	B&B
CC	10	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	14	50mm	B&B
GP	11	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	14	50mm	B&B
OY	10	OSTRYA VIRGINIANA	IRONWOOD	12	50mm	B&B
PA	10	PHLEODENDRON AMURENSE	AMUR CORKTREE	14	50mm	B&B
PD	10	PYRUS CALLERYANA	ORNAMENTAL PEAR	13	50mm	B&B
SC	11	SORBUS DECORA	SHOWY MOUNTAINASH	10	50mm	B&B
TC	12	TILIA CORDATA CORINTHIAN	CORINTHIAN LINDEN	14	50mm	B&B
TH	12	TILIA X HARVEST GOLD	HARVEST GOLD LINDEN	13	50mm	B&B

No.	Description	Date
16	Re-issued for Ph 2B Second Submission	2024-08-29
15	Issued for Ph 2B Second Submission	2024-08-12
14	Issued for CUP Coordination	2024-06-25
13	Issued for Ph 2B Submission	2024-05-15
12	Revised Submission REV 2	2023-10-23
11	Issued for Revised Submission	2023-10-18
10	Issued for Client Review	2023-10-05
9	Revised for CUP Update	2023-07-26
8	Re-issued for Second Submission	2023-07-18
7	Re-issued for Second Submission	2023-06-29
6	Re-issued for Second Submission	2023-03-24
5	Issued for Second Submission	2023-02-28
4	Issued for Revised First Submission	2023-02-09
3	Issued for Revised First Submission	2023-01-10
2	Issued for CUP Coordination	2022-12-13
1	Issued for First Submission	2022-09-30

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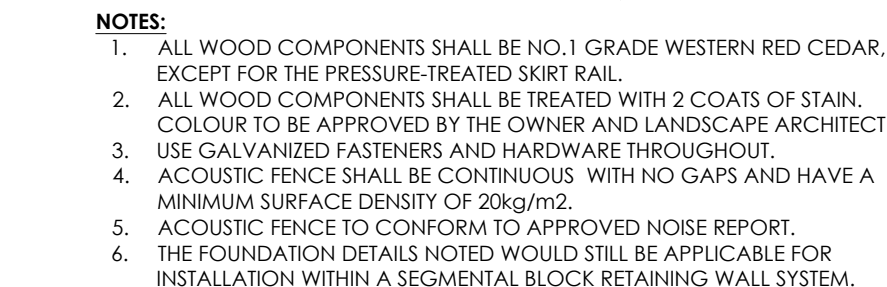
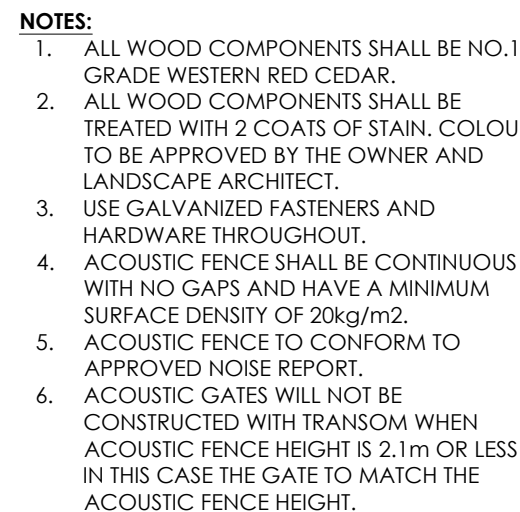
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Phase 2B

Title
STREETSCAPE

Date MAY 2024
Scale 1:500
Drawn NM
CheckedSE
Job No. 22-004

Sheet

ST1

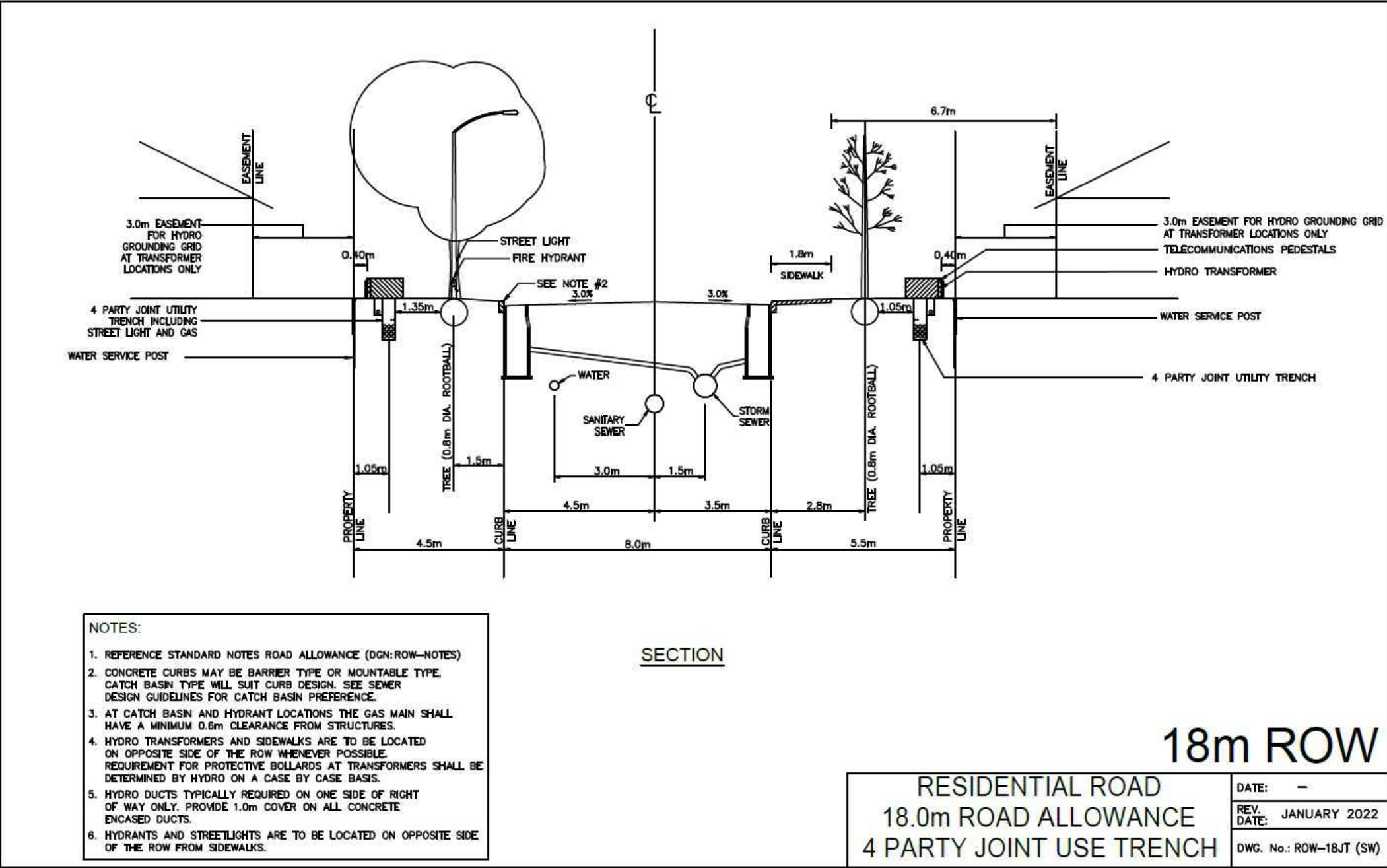
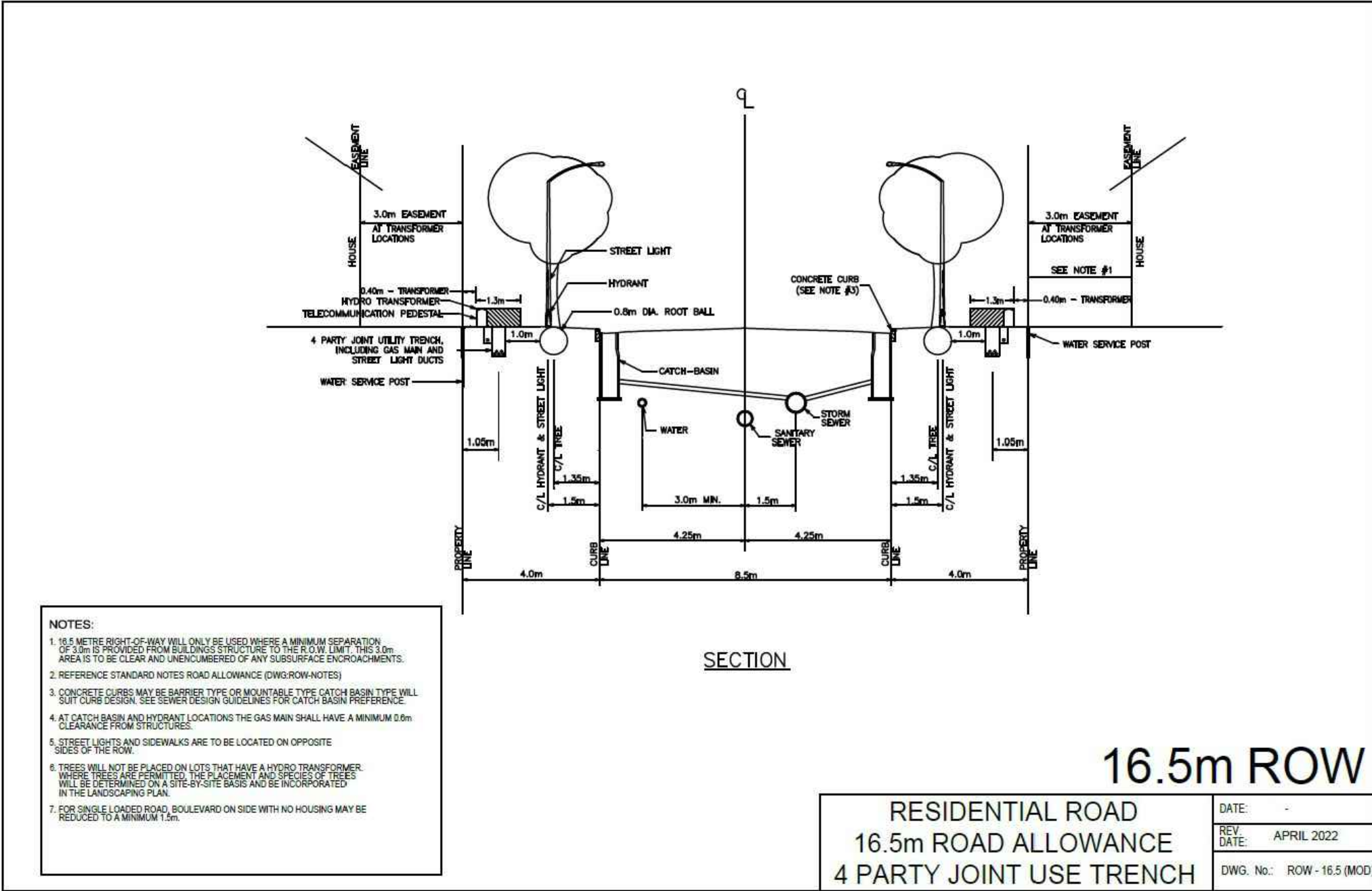


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No.	Description	Date



Date	JANUARY 2023	Sheet	D1
Scale	N.T.S.		
Drawn	JC		
Checked	MK		
Job No.	22-004		

D1



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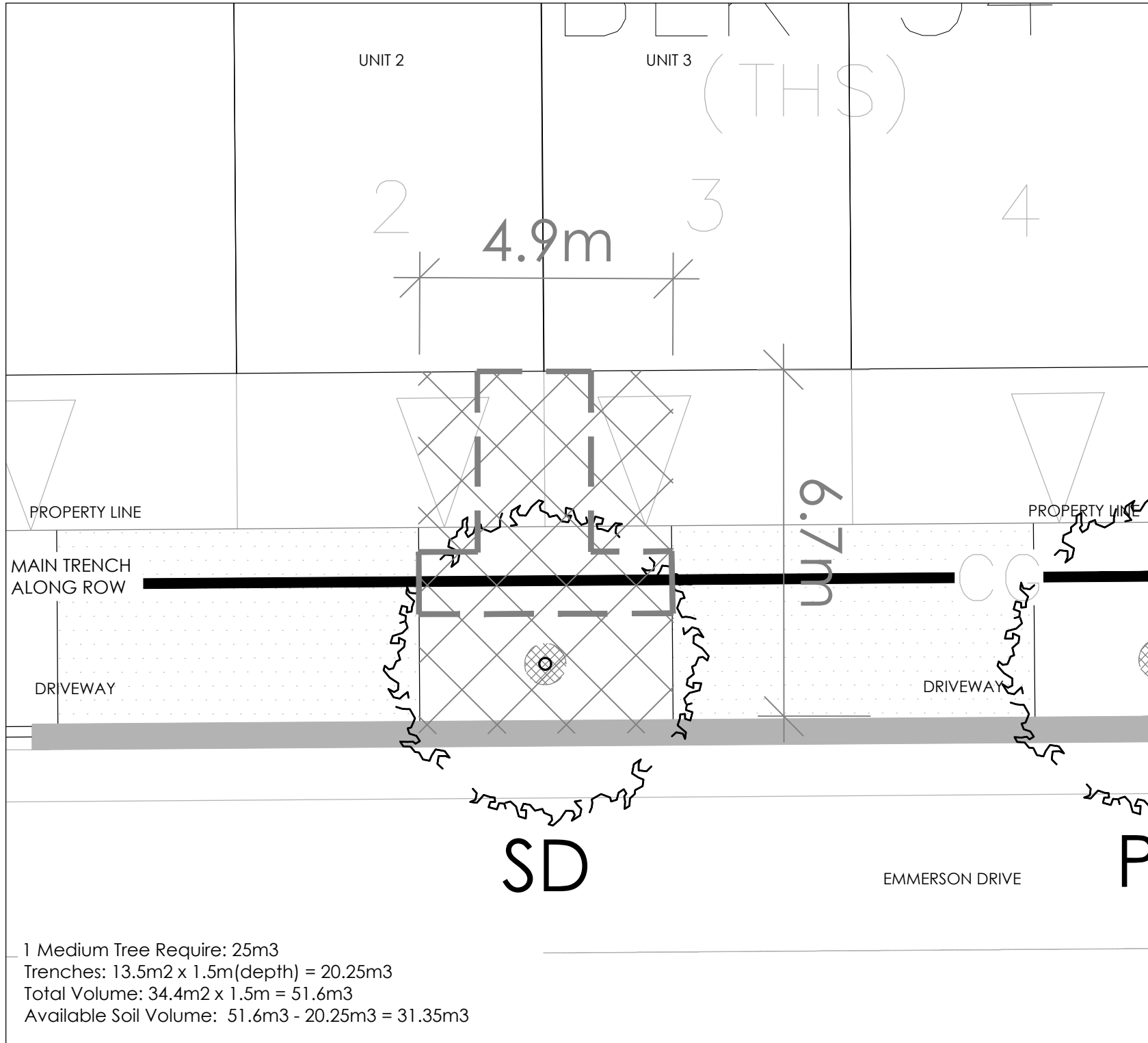
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Phase 2B

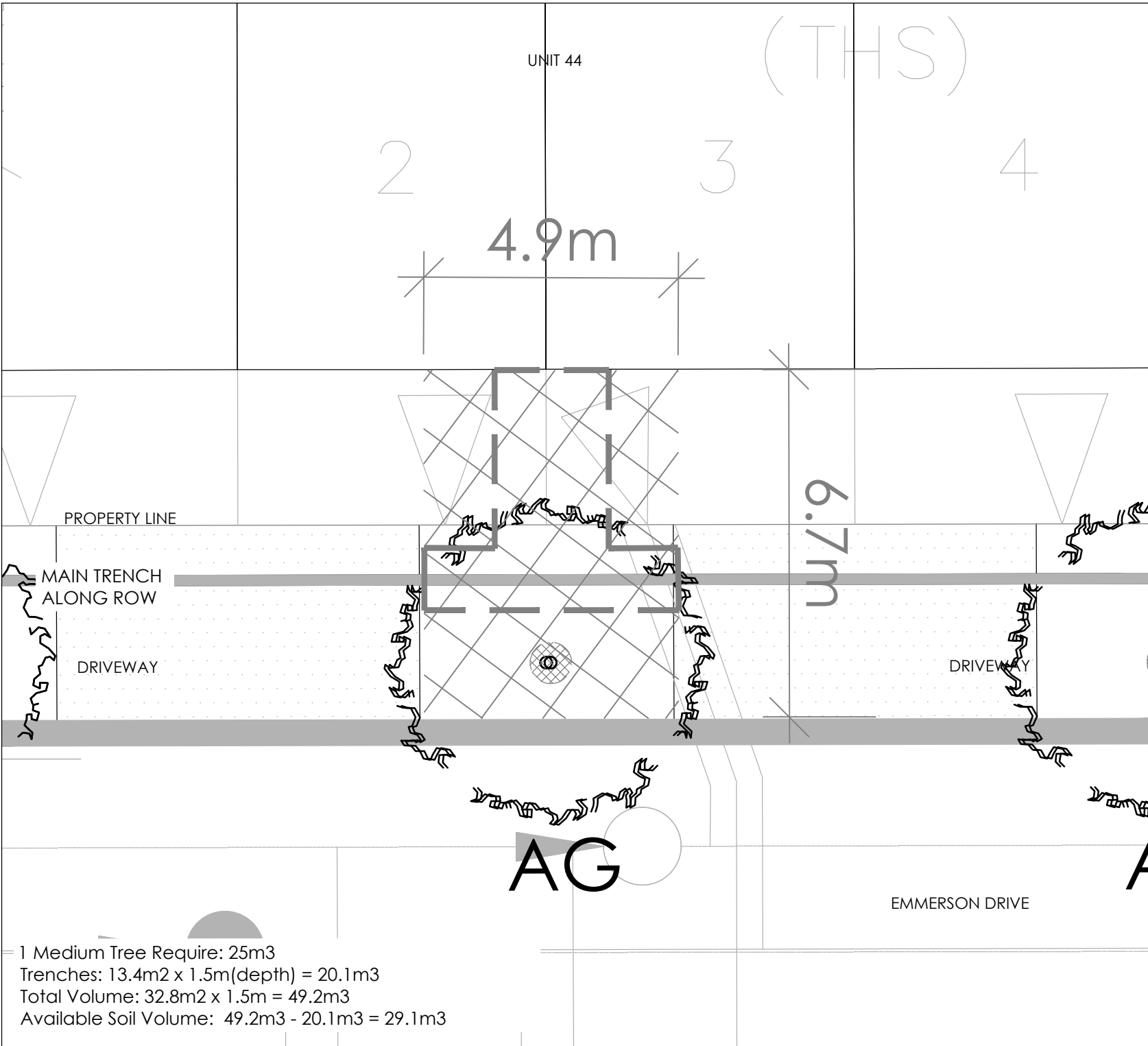
ROW CROSS-SECTIONS

Date: JANUARY 2023	Sheet
Scale: N.T.S.	
Drawn: JC/NM	
Checked: MK	
Job No.: 22-004	

D2



1 SOIL VOLUME CALCULATION 1 (SCALE 1:100)
UNITS 2,3 - 16.5M ROW - EMMERSON DRIVE



2 SOIL VOLUME CALCULATION 2 (SCALE 1:100)
UNIT 44 - 16.5M ROW - EMMERSON DRIVE

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Title

SOIL VOLUME CALCULATIONS

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Scale	N.T.S.		
Drawn	NM		D3
Checked	SE		
Job No.	22-004		