



CAIVAN
COMMUNITIES

MATTAMY LIMITED / CAIVAN COMMUNITIES
SOUTH NEPEAN TOWN CENTRE

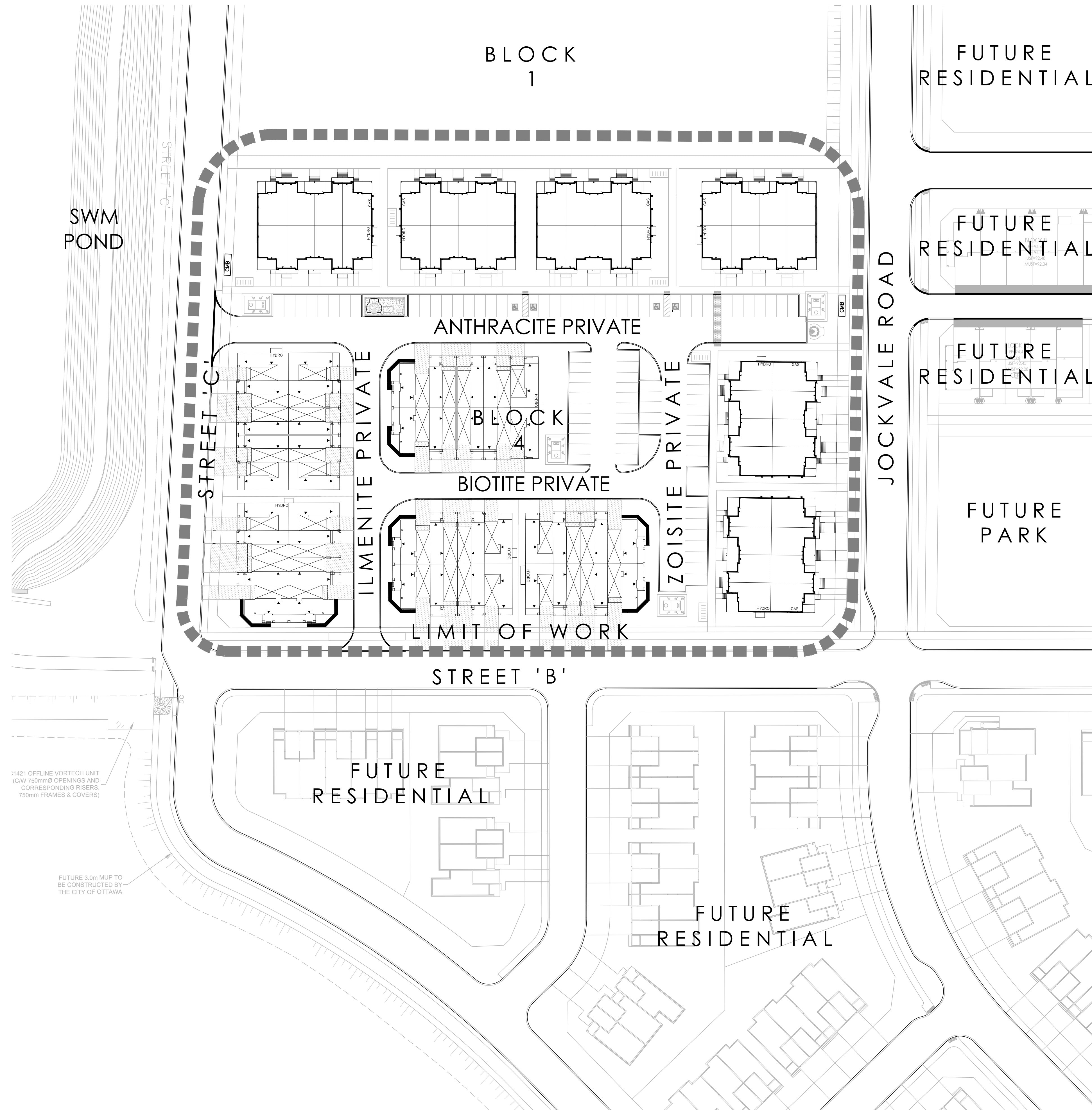
BLOCK 4
3288 GREENBANK ROAD



NAK
design strategies

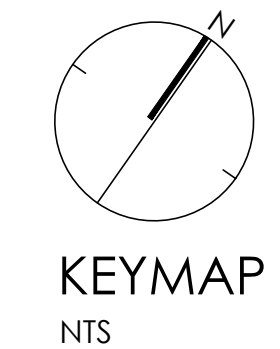
LIST OF DRAWINGS:

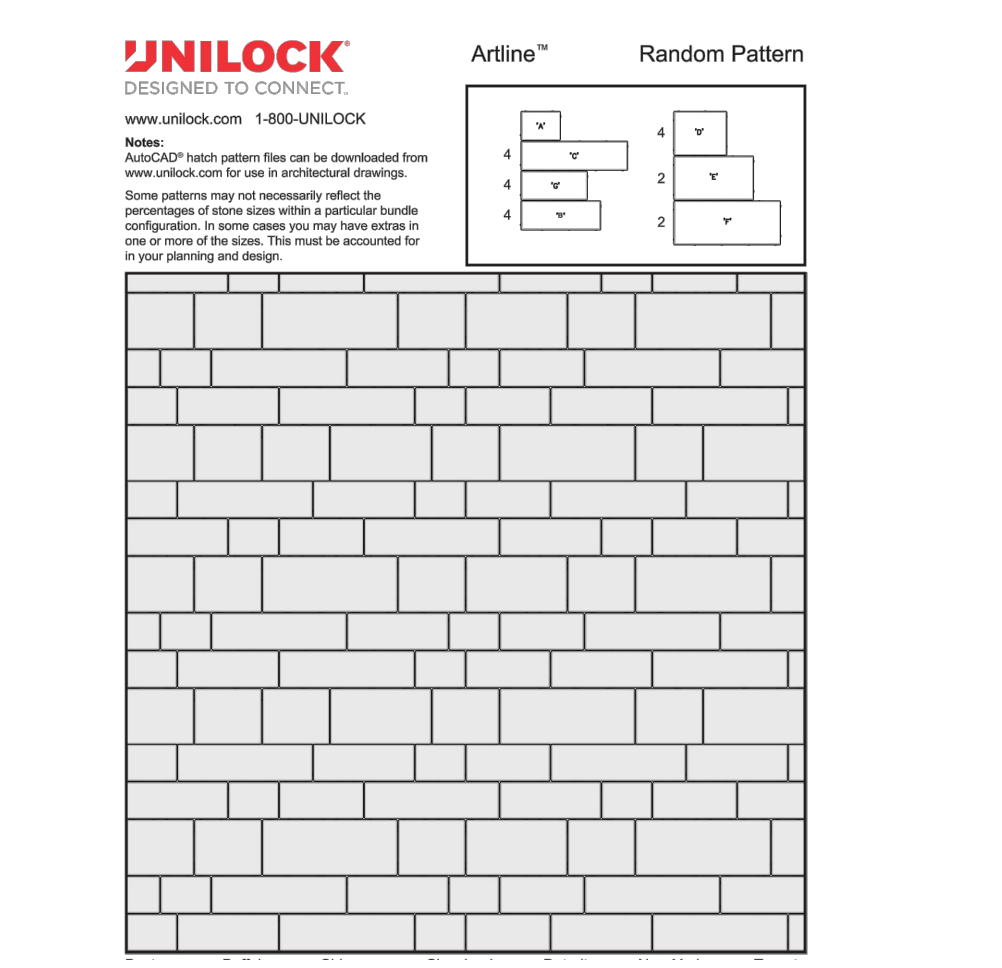
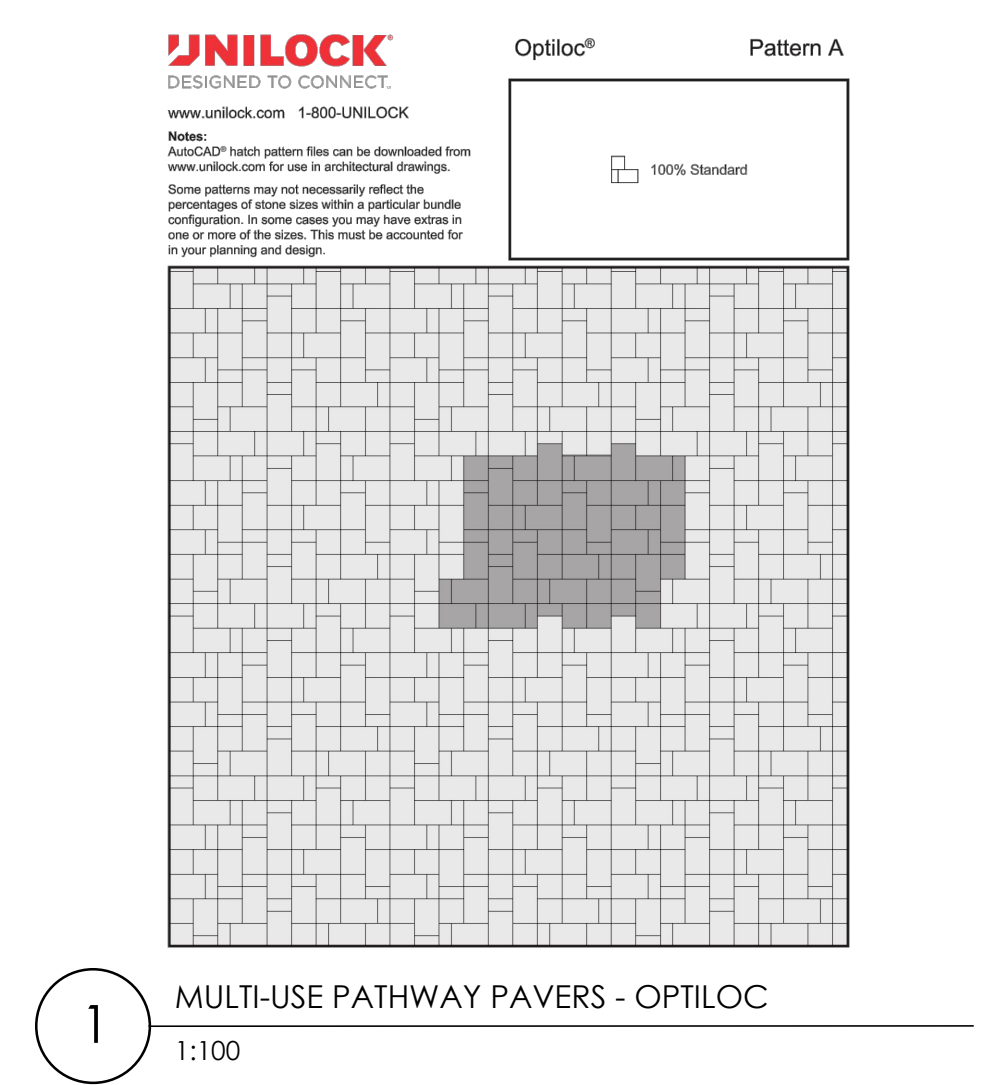
- L-01 - LANDSCAPE PLAN
- L-02 - LANDSCAPE PLAN
- D-01 - DETAILS
- D-02 - ROW & SOIL VOLUME



:1421 OFFLINE VORTECH UNIT
(C/W 750mmØ OPENINGS AND
CORRESPONDING RISERS,
750mm FRAMES & COVERS)

FUTURE 3.0m MUP TO
BE CONSTRUCTED BY
THE CITY OF OTTAWA





APPROVED
By Lily Xu at 9:43 am, Mar 17, 2021

Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

GENERAL NOTES:

- ACER RUBRUM AND CELTIS OCCIDENTALIS 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 (REFERS TO ROW TREES ONLY).
- ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE CITY OF OTTAWA.
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- 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
 - *NOTE REFERS ONLY TO ROW SODDING
- STREET TREE PLANTING GUIDELINE

NOTE: APPROVED CROSS SECTIONS SHALL TAKE PRECEDENCE

 - 4.5m - STREET LIGHT
 - 2.5m - STREET LIGHT (SMALL TREE <7m MATURE HT.)
 - 3.0m - HYDRO TRANSFORMER
 - 1.5m - PATH, DRIVEWAY, FENCE, SOUND WALL
 - 4.5m - CONCRETE MINIMUM SETBACK FROM CURB
 - 2.5m - FIRE HYDRANTS
 - 1.5m - WATER SERVICE / CURB STOP
 - 1.2m - BELL / CABLE PEDESTALS

TREE PLANTING IN MARINE CLAY SOILS

- 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.
- 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).
- 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 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 BACKFILLS 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).
- 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.

PLANT LIST A - ROW STREET TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT (mm)
MEDIUM DECIDUOUS TREES (10-15m)					
CO	3	CELTIS OCCIDENTALIS	HACKBERRY	50	B&B
PC	3	PYRUS CALLERYANA	ORNAMENTAL PEAR	50	B&B
SH	9	SORBUS X HYBRIDA	MOUNTAIN-ASH	50	B&B
TM	9	TILIA MONGOLICA	MONGOLIAN LINDEN	50	B&B
MA	6	MAACKIA AMURENSIS	AMUR MAACKIA	50	B&B
	30				

PLANT LIST B - BLOCK 4 PLANTING

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT (mm)	SPREAD(m) HEIGHT(m)
SMALL DECIDUOUS TREES (<7m)						
AC	3	AMELANCHIER CANADENSIS	SERVICEBERRY	50	B&B	
MEDIUM DECIDUOUS TREES (10-15m)						
CO	3	CELTIS OCCIDENTALIS	HACKBERRY	50	B&B	
TREE FORM SHRUBS						
AI	9	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	50	B&B	6 6
Ea	17	EUCONYMIUS ALATUS	BURNING BUSH	125cm	TOPGRAFT	6 10
Hg	25	HYDRANGEA PANICULATA 'GRANDIFLORA'	PEE GEE HYDRANGEA	50	B&B	5 8
	50					
DECIDUOUS SHRUBS						
Cs	66	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	3	GAL.	
Po	49	PHYSOCARPUS OPIULIFOLIUS	COMMON NINEBARB	3	GAL.	
Sm	86	SYRINGA MEYERI 'PALIBI'	DWARF KOREAN LILAC	3	GAL.	
Vd	78	VIBURNUM DENTATUM	ARROWWOOD	3	GAL.	
	279					
CONIFEROUS SHRUBS						
Ja	60	JUNIPERUS SABINA	SABINA JUNIPER	3	GAL.	
Js	42	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	200cm	WB.	
	102					
GRASSES						
ag	374	ANDROPOGON GERARDII	BIG BLUE STEM	1	GAL.	
pv	251	PANICUM VIRGATUM	SWITCH GRASS	1	GAL.	
	627					

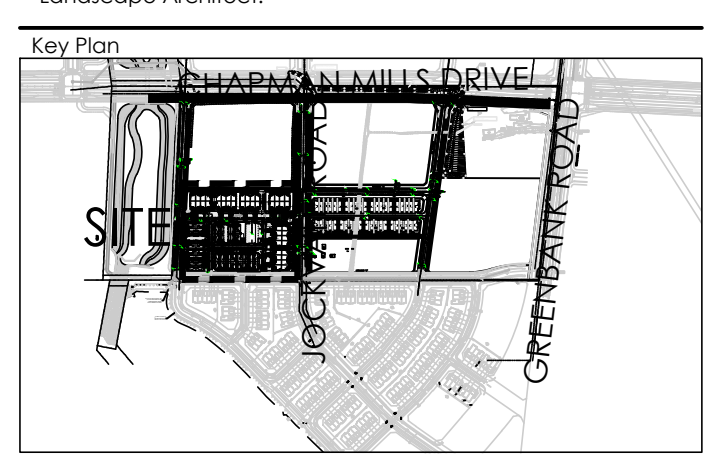
PLANT LIST C - AMENITY AREA PLANTING

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL (mm)	ROOT (mm)	SPREAD(m) HEIGHT(m)
SMALL DECIDUOUS TREES (<7m)						
SR	5	SYRINGA RETICULATA	JAPANESE LILAC	50	B&B	
TREE FORM SHRUBS						
AI	3	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	50	B&B	6 6
Ea	3	HYDRANGEA PANICULATA 'GRANDIFLORA'	PEE GEE HYDRANGEA	50	B&B	5 8
GRASSES						
TS	10	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1	GAL.	0.4 1

SITE INFORMATION

SITE PLAN	PROVIDED BY KORSIAK URBAN PLANNING DATED MARCH 19, 2020
COMPOSITE UTILITY PLAN	CUP PROVIDED BY STANTEC/PROJ. NO. 164041085/DATED APRIL 2020
GEOTECHNICAL STUDY	GEOTECHNICAL INVESTIGATION REPORT PROPOSED RESIDENTIAL DEVELOPMENT 3288 GREENBANK ROAD BY PATERSON GROUP REPORT NO. P522743-2 DATED MARCH 6, 2019
CITY FILE NUMBER	D07-12-20-0058

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LEGEND

- PROPERTY LINE
- LIMIT OF WORK

FENCING

- GARBAGE ENCLOSURE GATE
- 2.0M HIGH OPAQUE SCREEN

PLANTING

- LARGE DECIDUOUS TREE (>14m)
- MEDIUM DECIDUOUS TREE (<14m)
- ORNAMENTAL / SMALL TREE (<7m)
- SHRUB (TREE FORM)
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ORNAMENTAL GRASSES
- SODDING

SURFACING

- CONCRETE SIDEWALK
- ASPHALT PAVING (BY OTHERS)
- CONCRETE PAVING
- UNIT PAVING - WALKWAYS
- UNIT PAVING - MULTI-USE PATHWAY - DRIVEWAY BAND

SITE FURNISHINGS

- BIKE RACK
- BENCH
- PLANTER

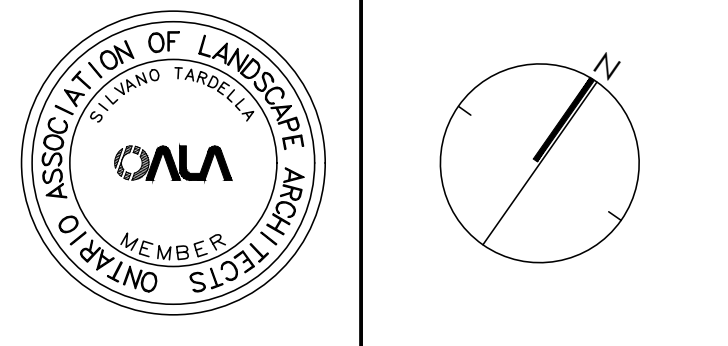
DETAIL KEY

- DETAIL NO.
- SHEET NO.

PLANTING KEY

- TREE SPECIES
- SHRUB SPECIES
- QUANTITY

4	Issued for Fourth Submission	Nov. 25/20
3	Issued for Third Submission	Oct. 20/20
2	Issued for Second Submission	Aug. 17/20
1	Issued for First Submission	Apr. 21/20
No.	Description	Date



NAK
design strategies
1285 WELLINGTON STREET WEST, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 F 613.237.4423 NAKDESIGNSTRATEGIES.COM

BLOCK 4 SOUTH NEPEAN TOWN CENTRE

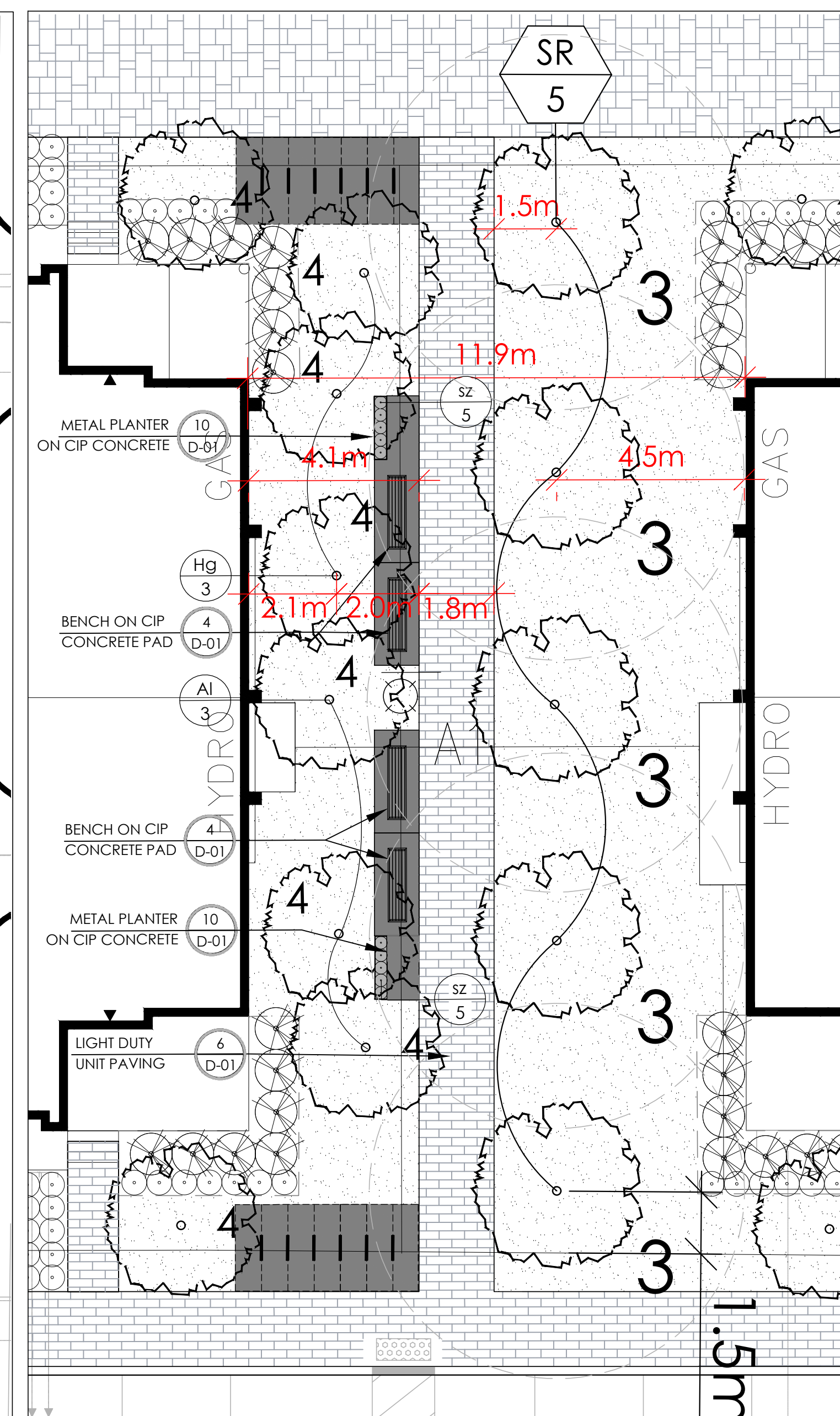
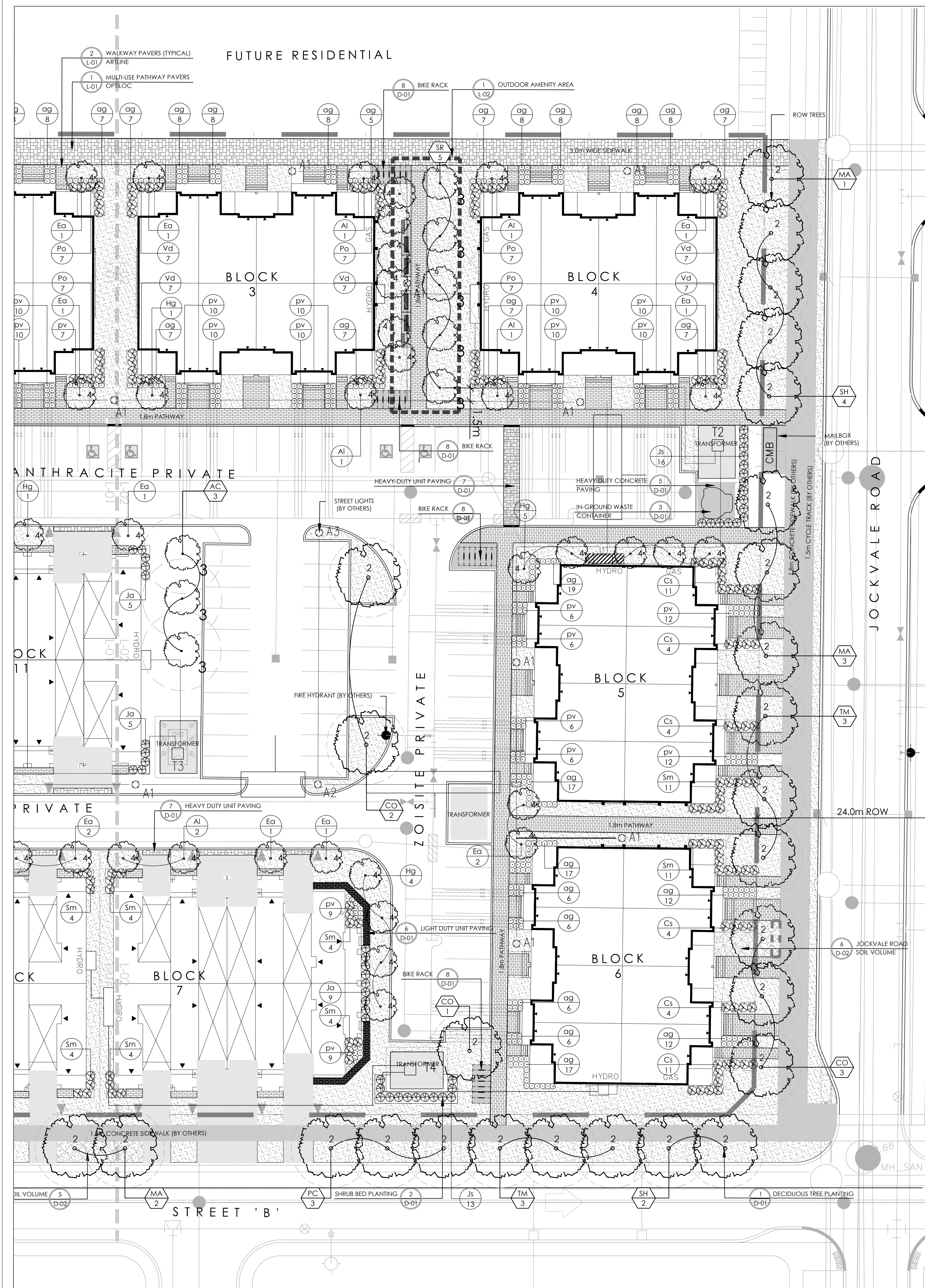
Title LANDSCAPE PLAN

Date	NOV. 2020	Sheet	
Scale	1:250	Drawn	TM
Checked	DE, JH	Job No.	19-282

L-01

Plan number: 18168

D07-12-20-0058



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PLANT LIST A - ROW STREET TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT (mm)		
MEDIUM DECIDUOUS TREES (10-15m)							
CO	3	CELTIS OCCIDENTALIS	HACKBERRY	50	B&B		
PC	3	PRUNUS CALLERIANA	ORIENTAL PEAR	50	B&B		
SH	9	SORBUS X HYBRIDA	MOUNTAIN-ASH	50	B&B		
TM	9	TILIA MONGOLICA	MONGOLIAN LINDEN	50	B&B		
MA	30	MAACKIA AMURENSIS	AMUR MAACKIA	50	B&B		
PLANT LIST B - BLOCK 4 PLANTING							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT (mm)	SPREAD(m)	HEIGHT(m)
SMALL DECIDUOUS TREES (<7m)							
AC	3	AMELANCHIER CANADENSIS	SERVICEBERRY	50	B&B		
MEDIUM DECIDUOUS TREES (10-15m)							
CO	3	CELTIS OCCIDENTALIS	HACKBERRY	50	B&B		
TREE FORM SHRUBS							
AI	9	AMELANCHIER LAEVIS	ALLEGHENTY SERVICEBERRY	50	B&B	6	6
Ea	17	EUONYMUS ALATUS	BURNING BUSH	125cm	TOPGRAFT	6	10
Hg	25	HYDRANGEA PANICULATA 'GRANDIFLORA'	PEE GEE HYDRANGEA	50	B&B	5	8
DECIDUOUS SHRUBS							
Cs	66	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD			3	GAL
Po	49	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBAR			3	GAL
Sm	86	SYRINGA MEYERI 'PALBIN'	DWARF KOREAN LILAC			3	GAL
Vd	279	VIBURNUM DENTATUM	ARROWWOOD			3	GAL
CONIFEROUS SHRUBS							
Ja	60	JUNIPERUS SABINA	SABINA JUNIPER			3	GAL
Jc	42	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER			200cm	WB.
GRASSES							
ag	376	ANDROPOGON GERARDII	BIG BLUE STEM SWITCH GRASS			1	GAL.
pv	627	PANICUM VIRGATUM	SWITCH GRASS			1	GAL.
PLANT LIST C - AMENITY AREA PLANTING							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL (mm)	ROOT (mm)	SPREAD(m)	HEIGHT(m)
SMALL DECIDUOUS TREES (<7m)							
SR	5	SYRINGA RETICULATA	JAPANESE LILAC	50	B&B		
TREE FORM SHRUBS							
AI	3	AMELANCHIER LAEVIS	ALLEGHENTY SERVICEBERRY	50	B&B	6	6
Hg	3	HYDRANGEA PANICULATA 'GRANDIFLORA'	PEE GEE HYDRANGEA	50	B&B	5	8
GRASSES							
sz	10	SCHIZACHYRIUM SCOPARIMUM	LITTLE BLUESTEM		PT	0.4	1

APPROVED
By Lily Xu at 9:44 am, Mar 17, 2021

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
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SITE INFORMATION

SITE PLAN	PROVIDED BY KORSIAK URBAN PLANNING DATED MARCH 19, 2020
COMPOSITE UTILITY PLAN	CUP PROVIDED BY STANTEC/PROJ. NO. 146401085/DATED APRIL 2020
GEOTECHNICAL STUDY	GEOTECHNICAL INVESTIGATION REPORT PROPOSED RESIDENTIAL DEVELOPMENT 3288 GREENBANK ROAD BY PATERSON GROUP REPORT NO. PG2743-2 DATED MARCH 6, 2019
CITY FILE NUMBER	D07-12-20-0058

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Key Plan

LEGEND

PROPERTY LINE

LIMIT OF WORK

FENCING

GARBAGE ENCLOSURE GATE

2.0M HIGH OPAQUE SCREEN

PLANTING

LARGE DECIDUOUS TREE (>14m)

MEDIUM DECIDUOUS TREE (<14m)

ORNAMENTAL / SMALL TREE (<7m)

SHRUB (TREE FORM)

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ORNAMENTAL GRASSES

SODDING

SURFACING

CONCRETE SIDEWALK

ASPHALT PAVING (BY OTHERS)

CONCRETE PAVING

UNIT PAVING - WALKWAYS

UNIT PAVING - MULTI-USE PATHWAY - DRIVEWAY BAND

SITE FURNISHINGS

BIKE RACK

BENCH

PLANTER

DETAIL KEY

1 - DETAIL NO.

D1 - SHEET NO.

PLANTING KEY

XX - TREE SPECIES

XX - SHRUB SPECIES

2 - QUANTITY

4 - QUANTITY

4 Issued for Fourth Submission Nov. 25/20

3 Issued for Third Submission Oct. 20/20

2 Issued for Second Submission Aug. 17/20

1 Issued for First Submission Apr. 21/20

No. Description Date

Revision

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO

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Project

BLOCK 4
SOUTH NEPEAN TOWN CENTRE

Title

LANDSCAPE PLAN

Date NOV. 2020 Sheet

Scale 1:250

Drawn EJ

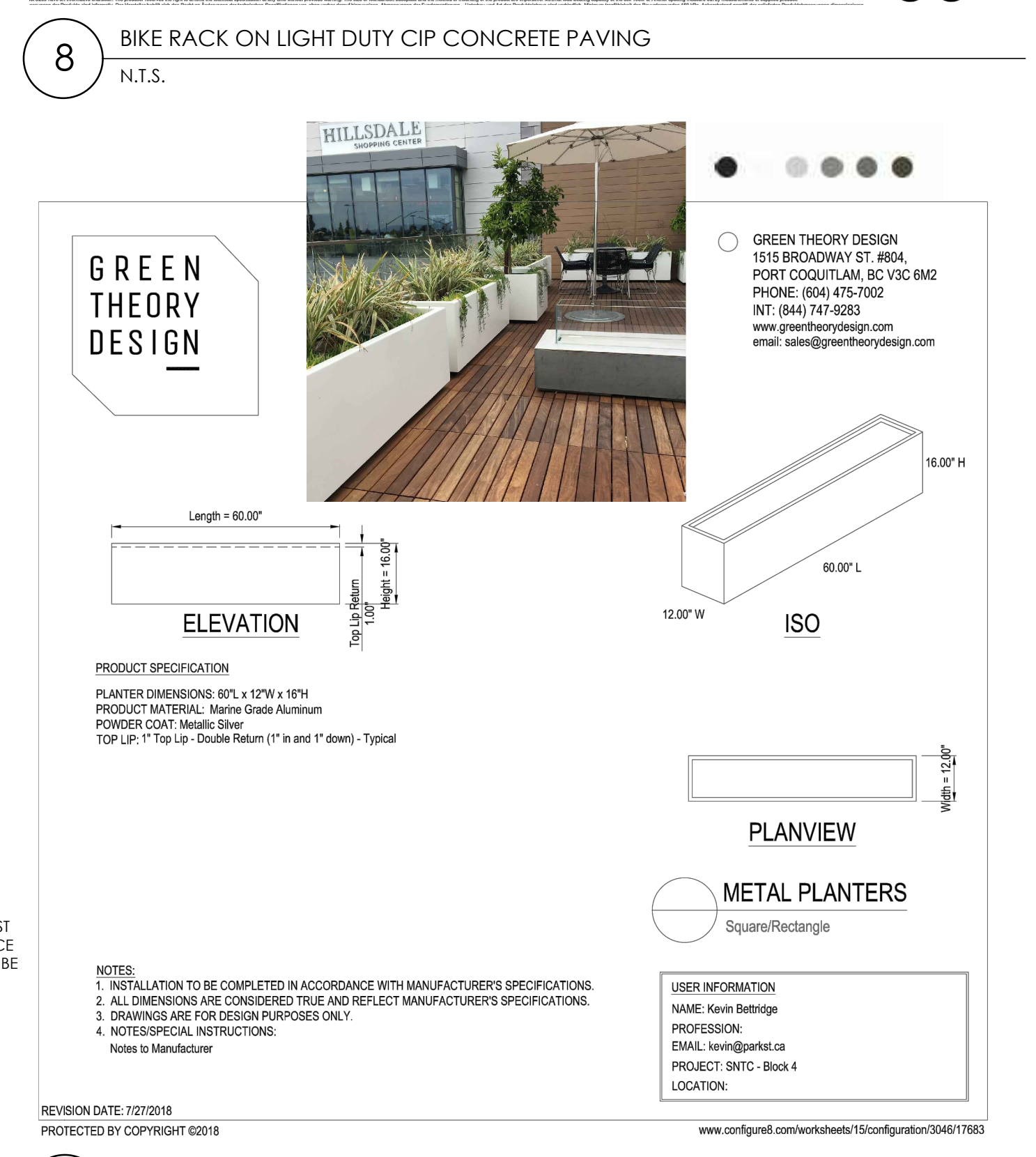
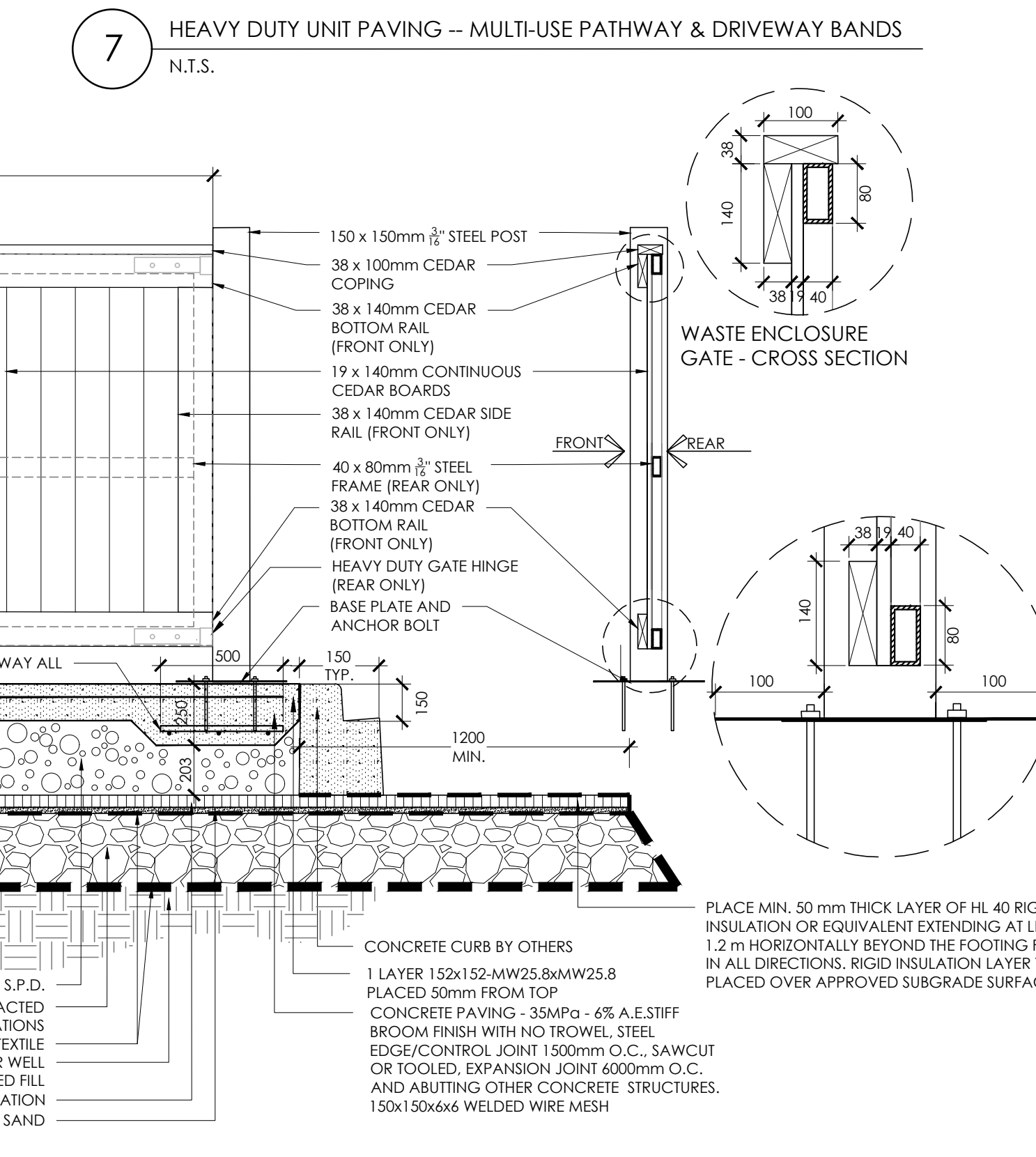
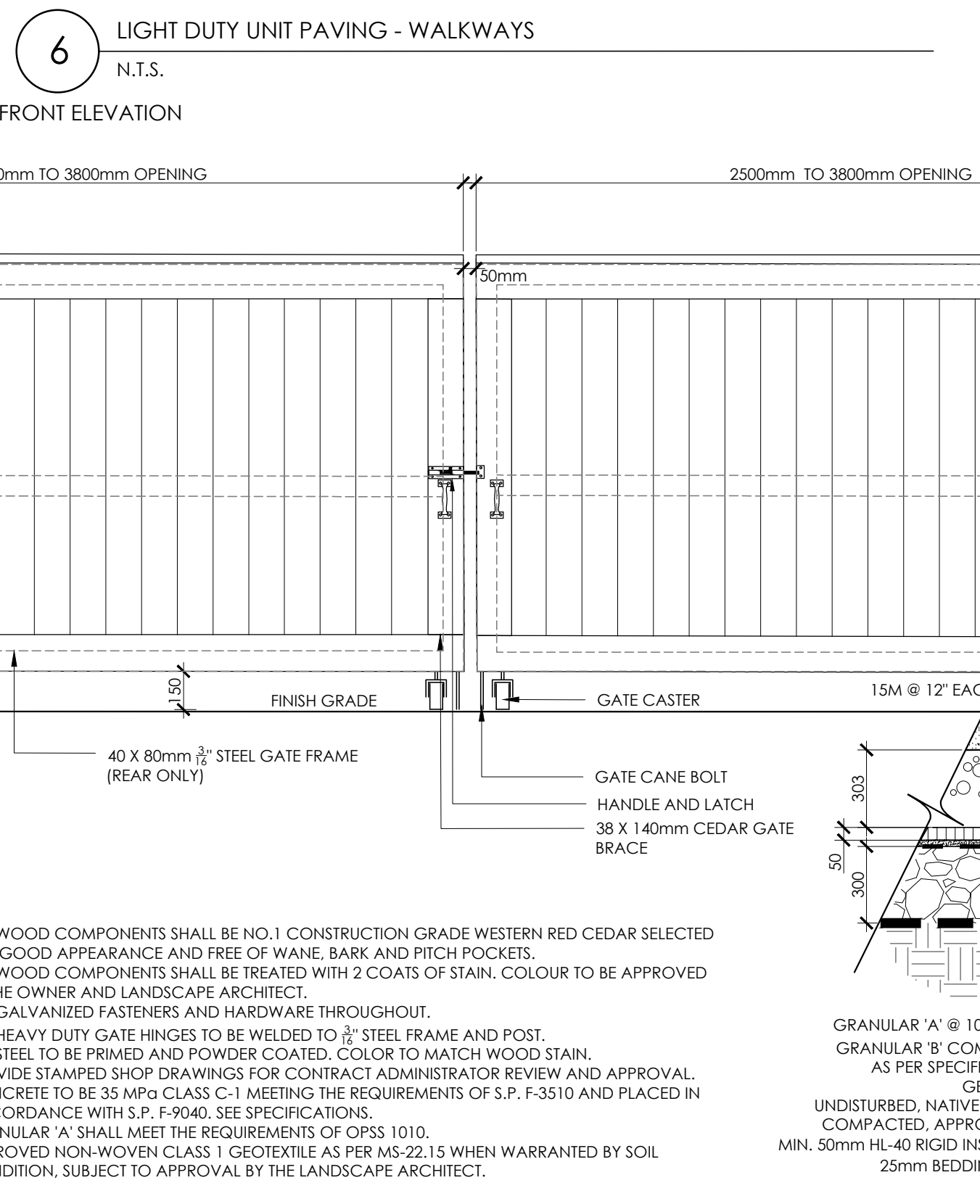
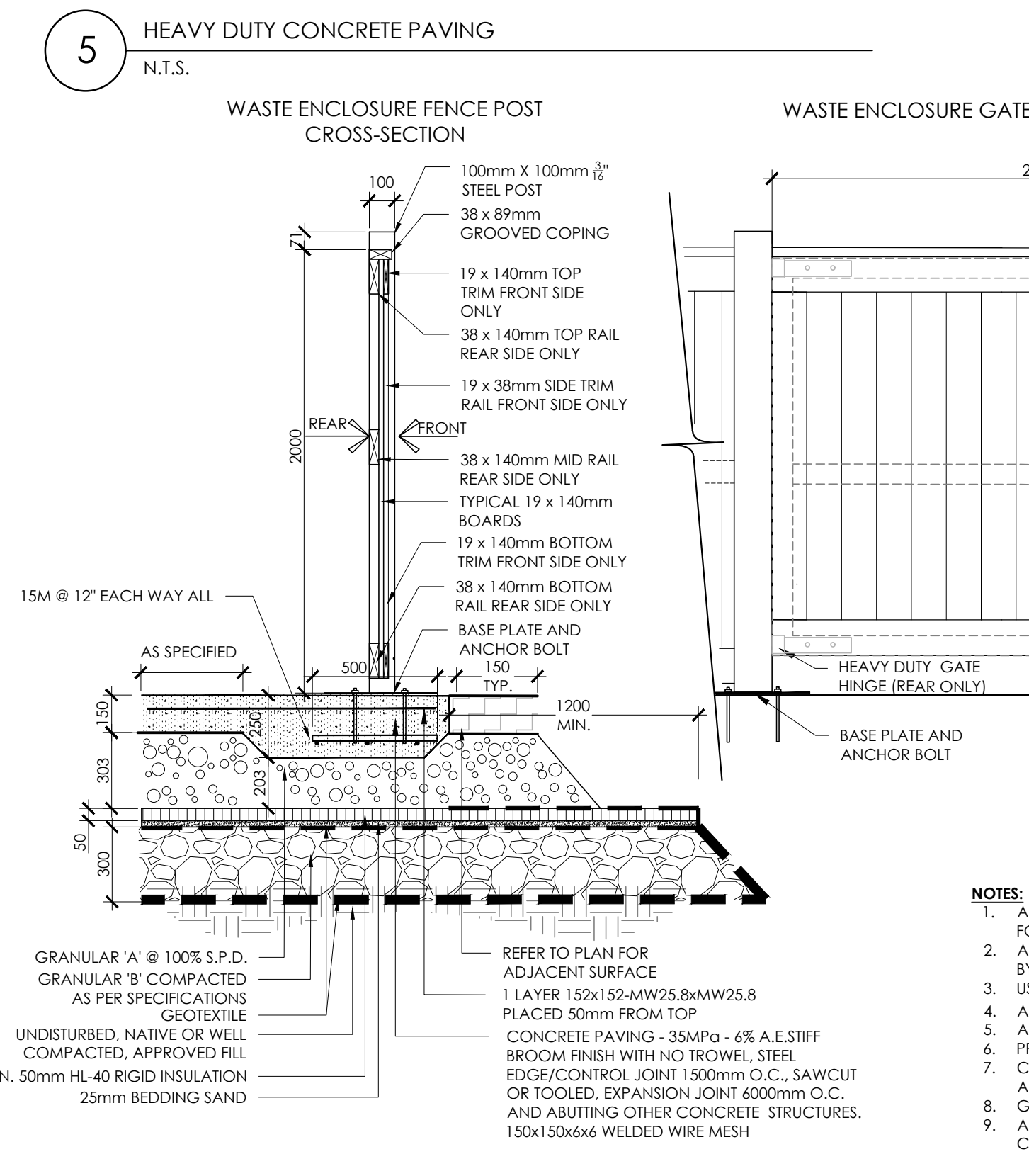
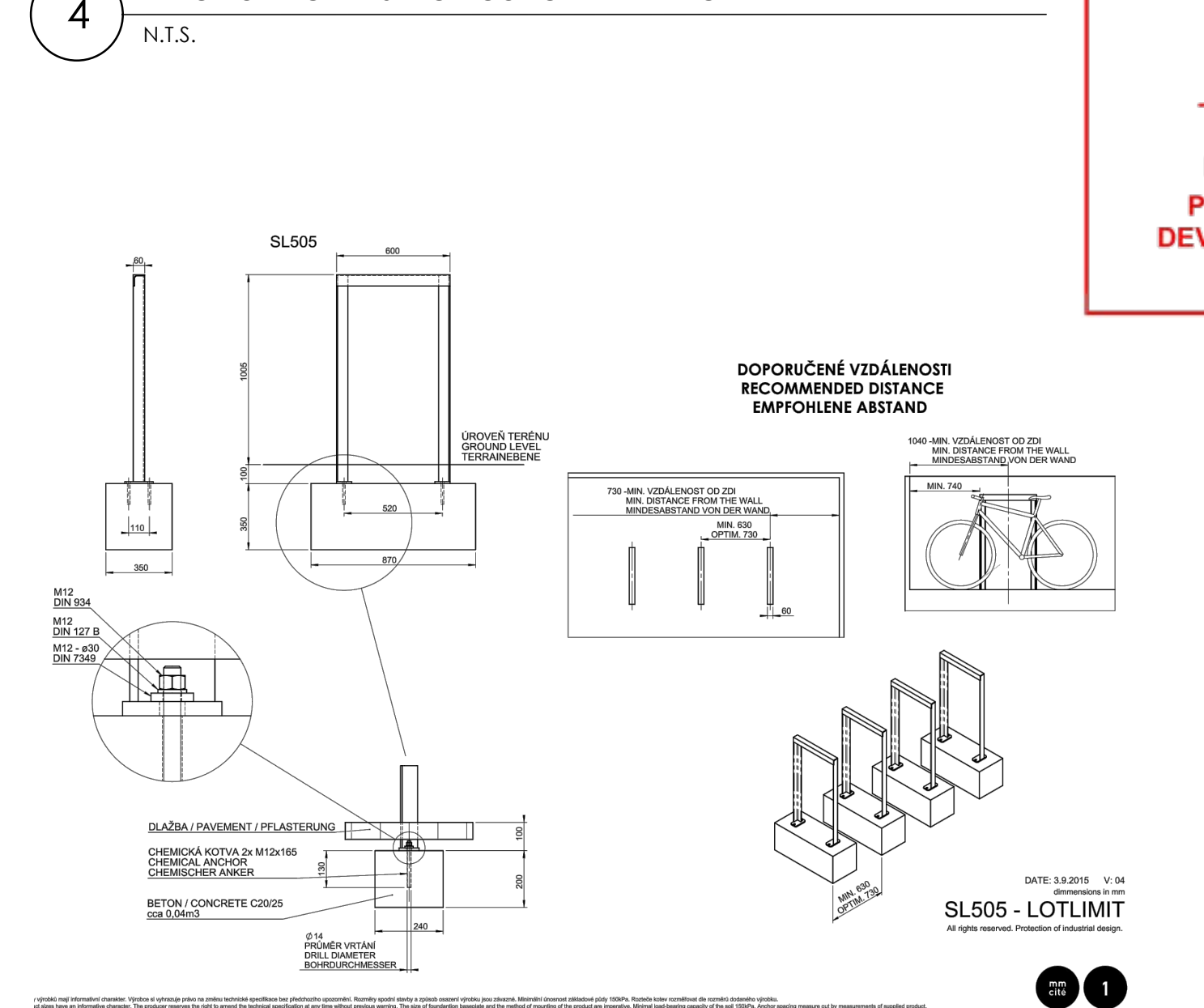
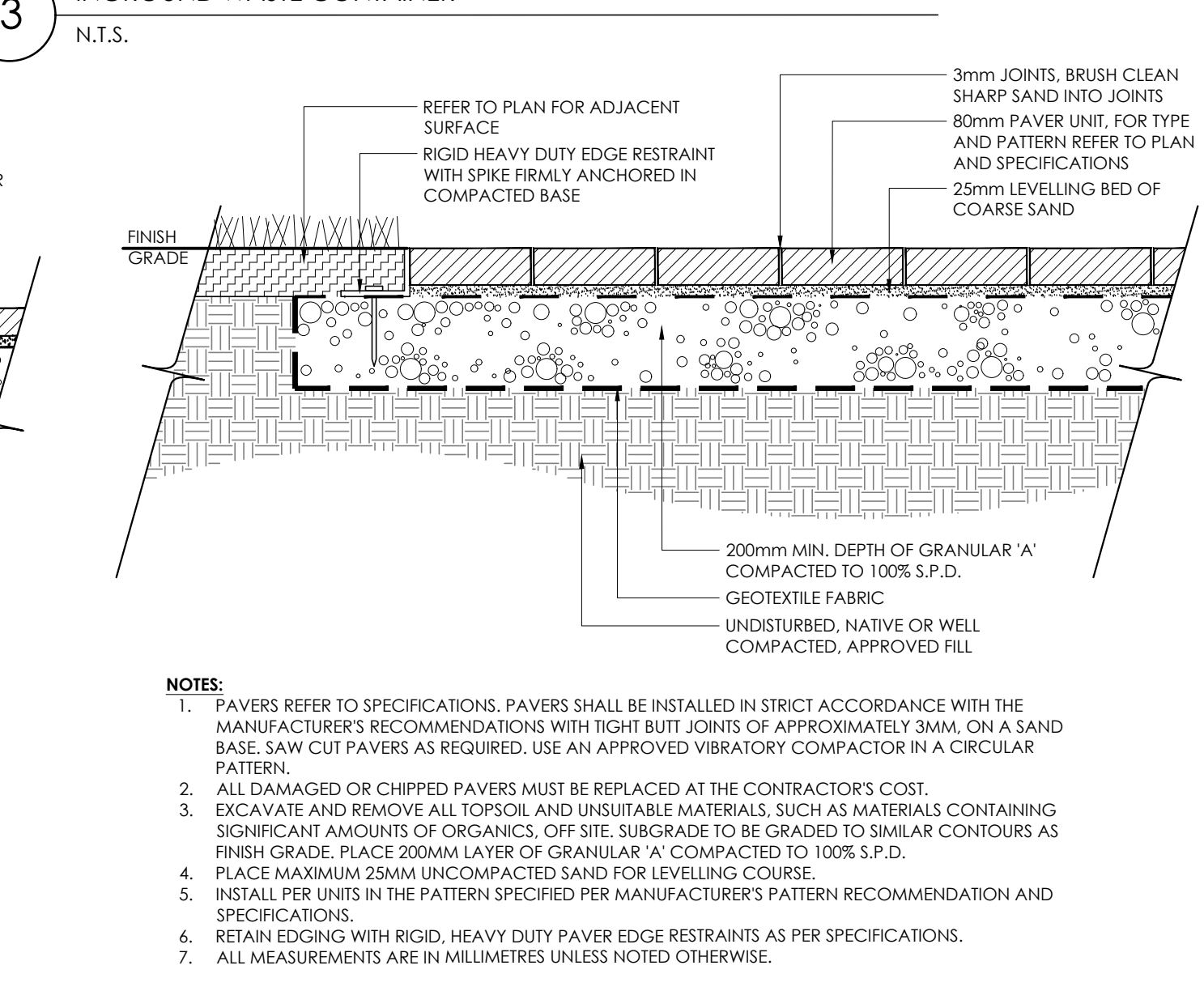
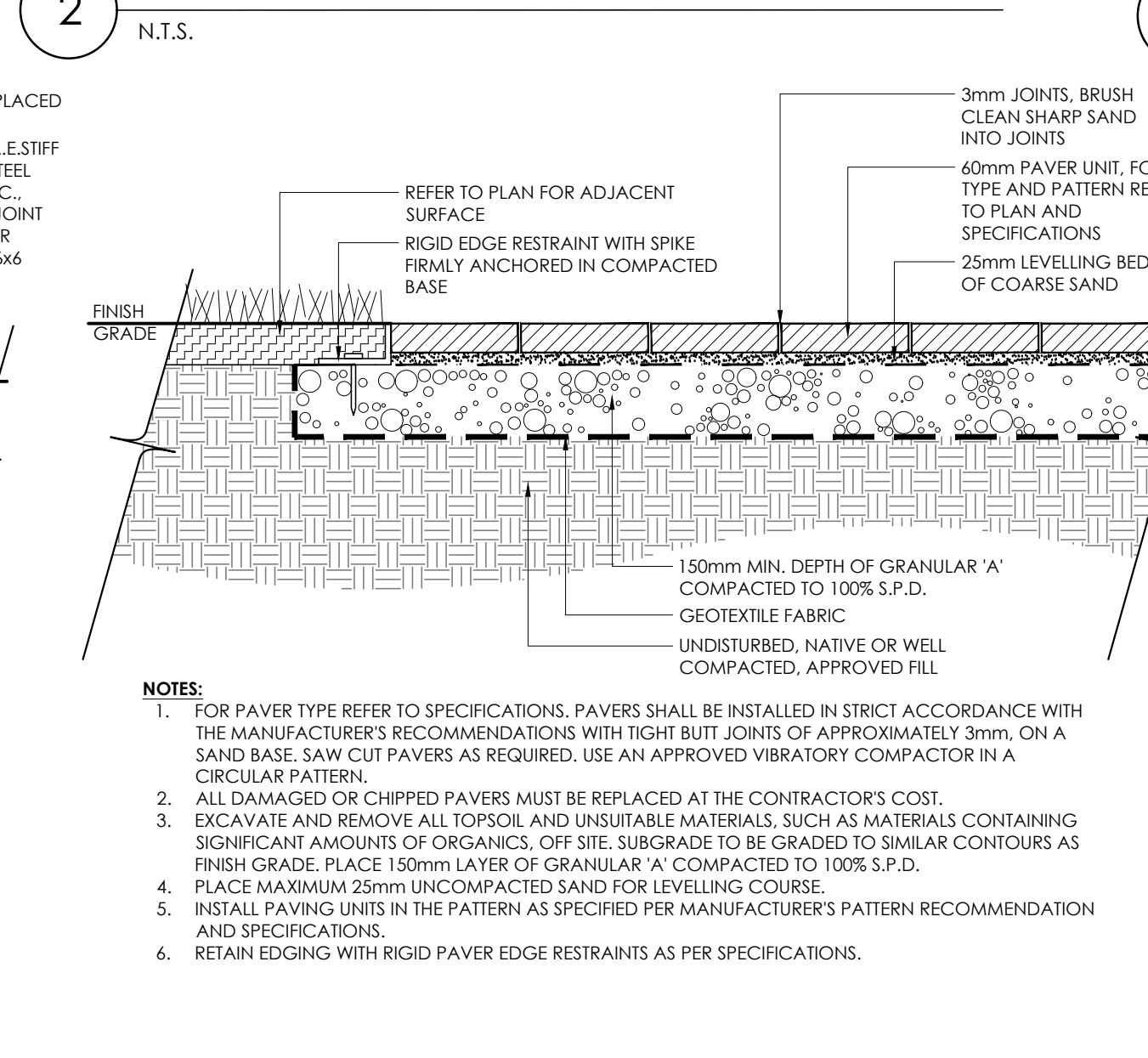
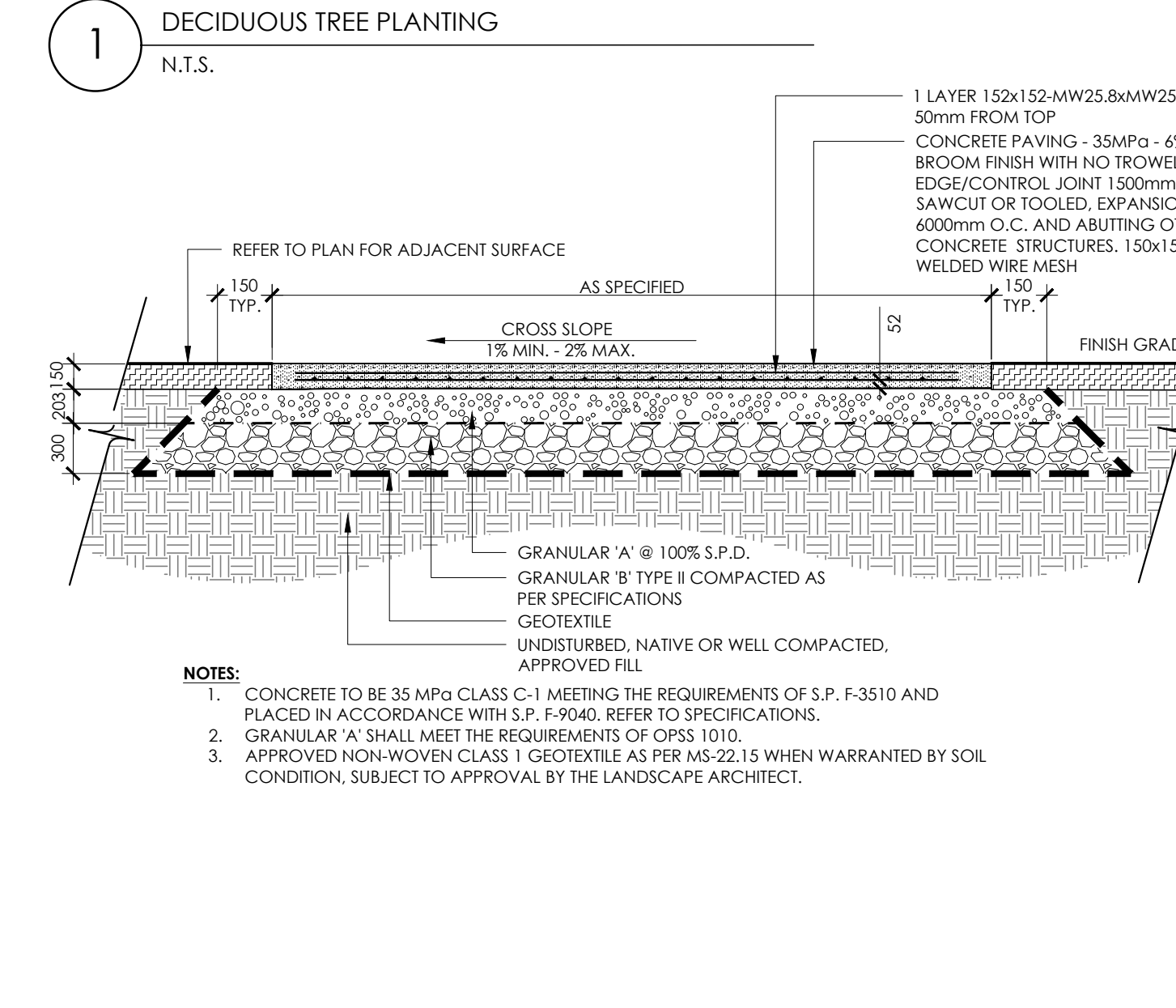
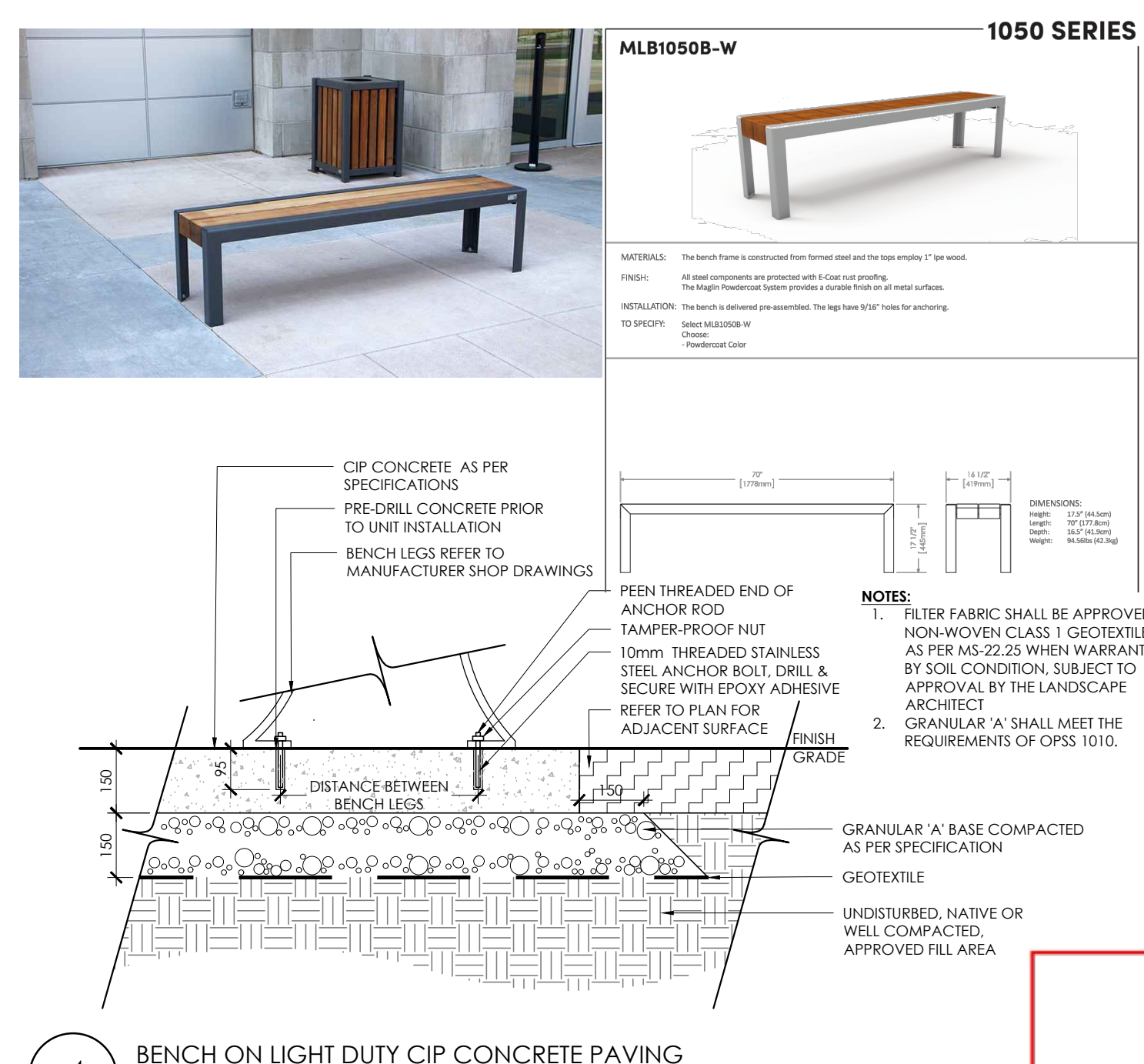
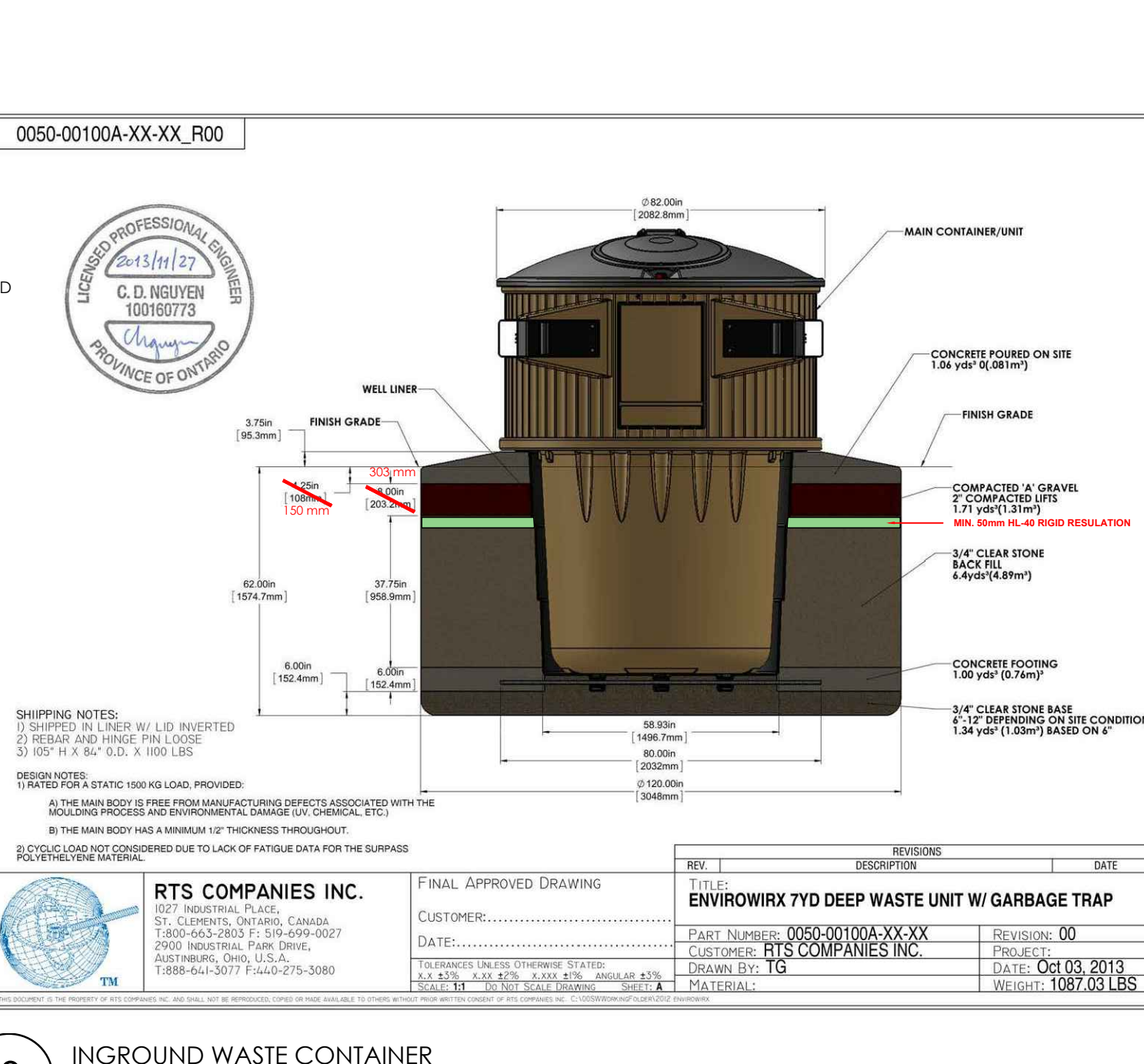
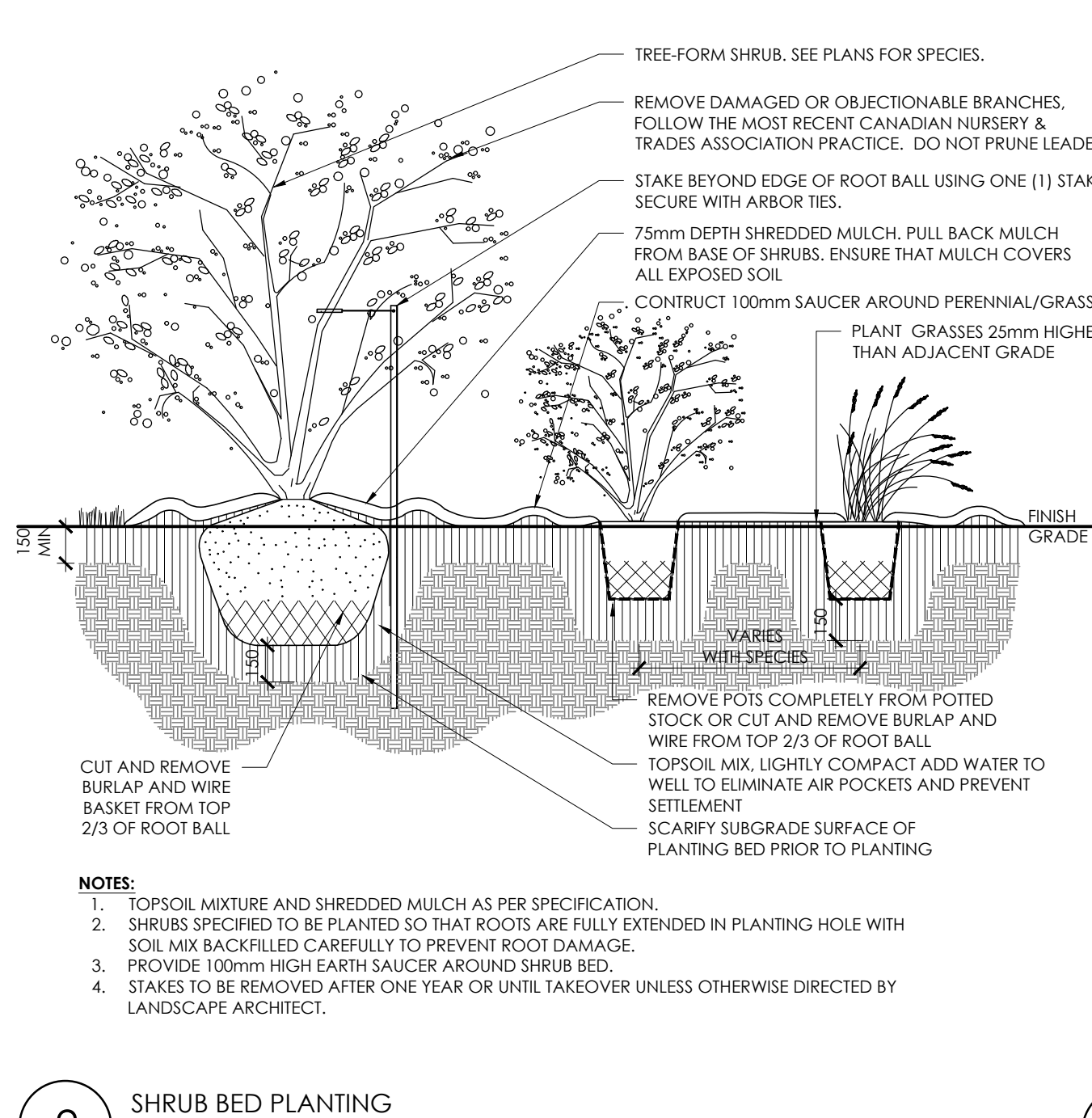
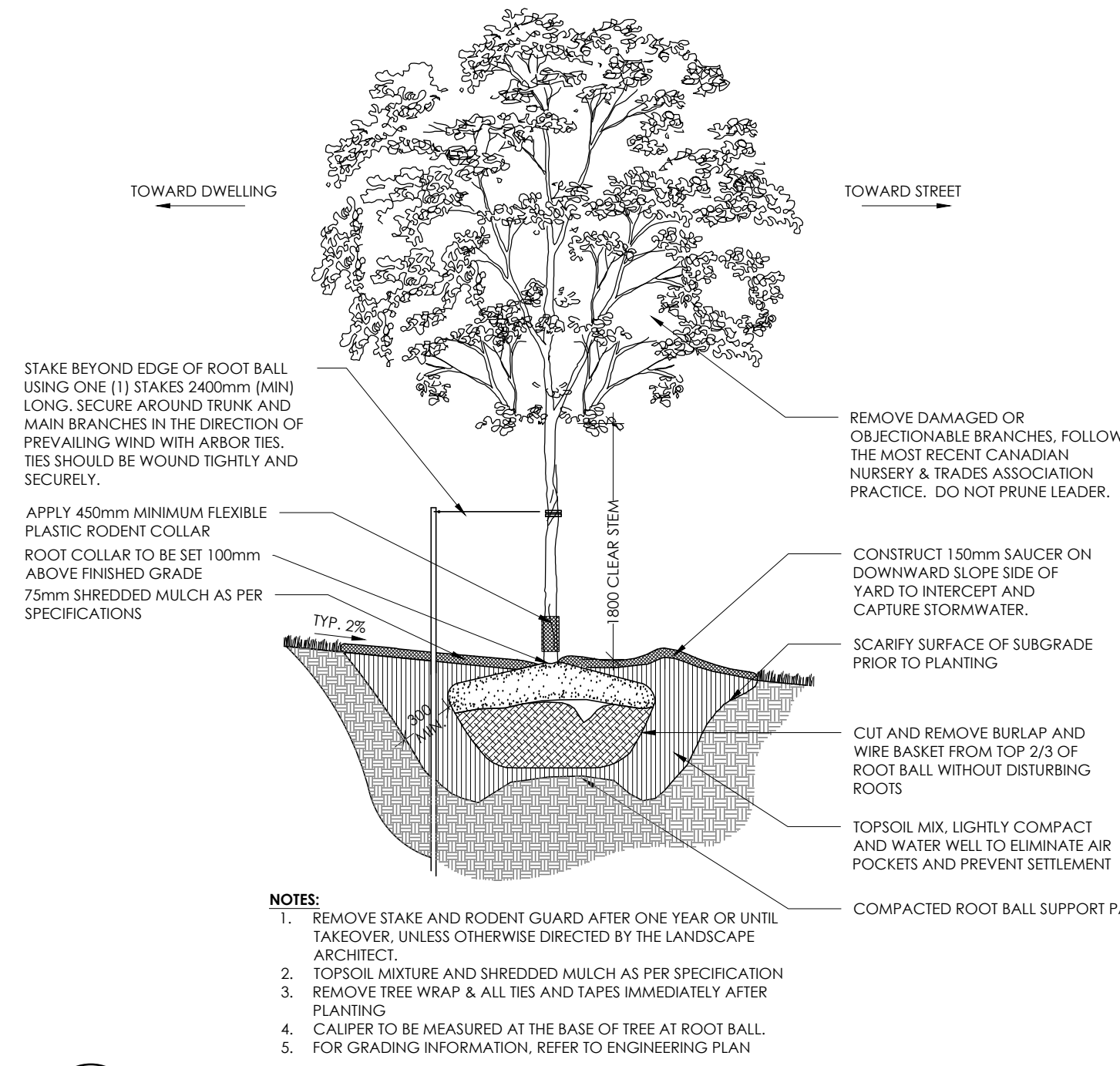
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Job No. 19-282

L-02

Plan number: 18168

D07-12-20-0058

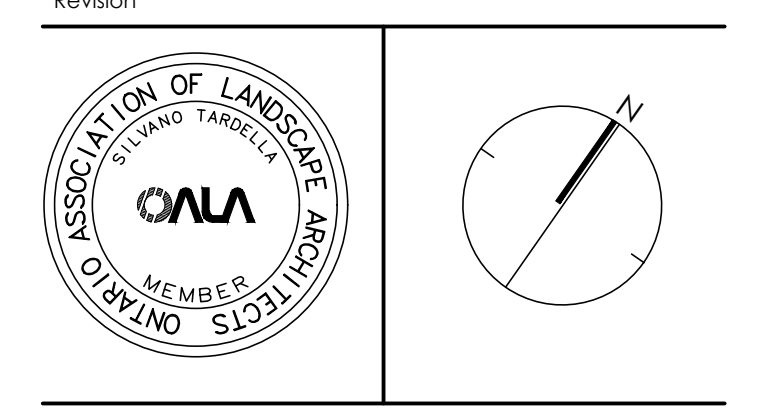


Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until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

APPROVED
By Lily Xu at 9:44 am, Mar 17, 2021

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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No.	Description	Date



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BLOCK 4
SOUTH NEPEAN TOWN CENTRE

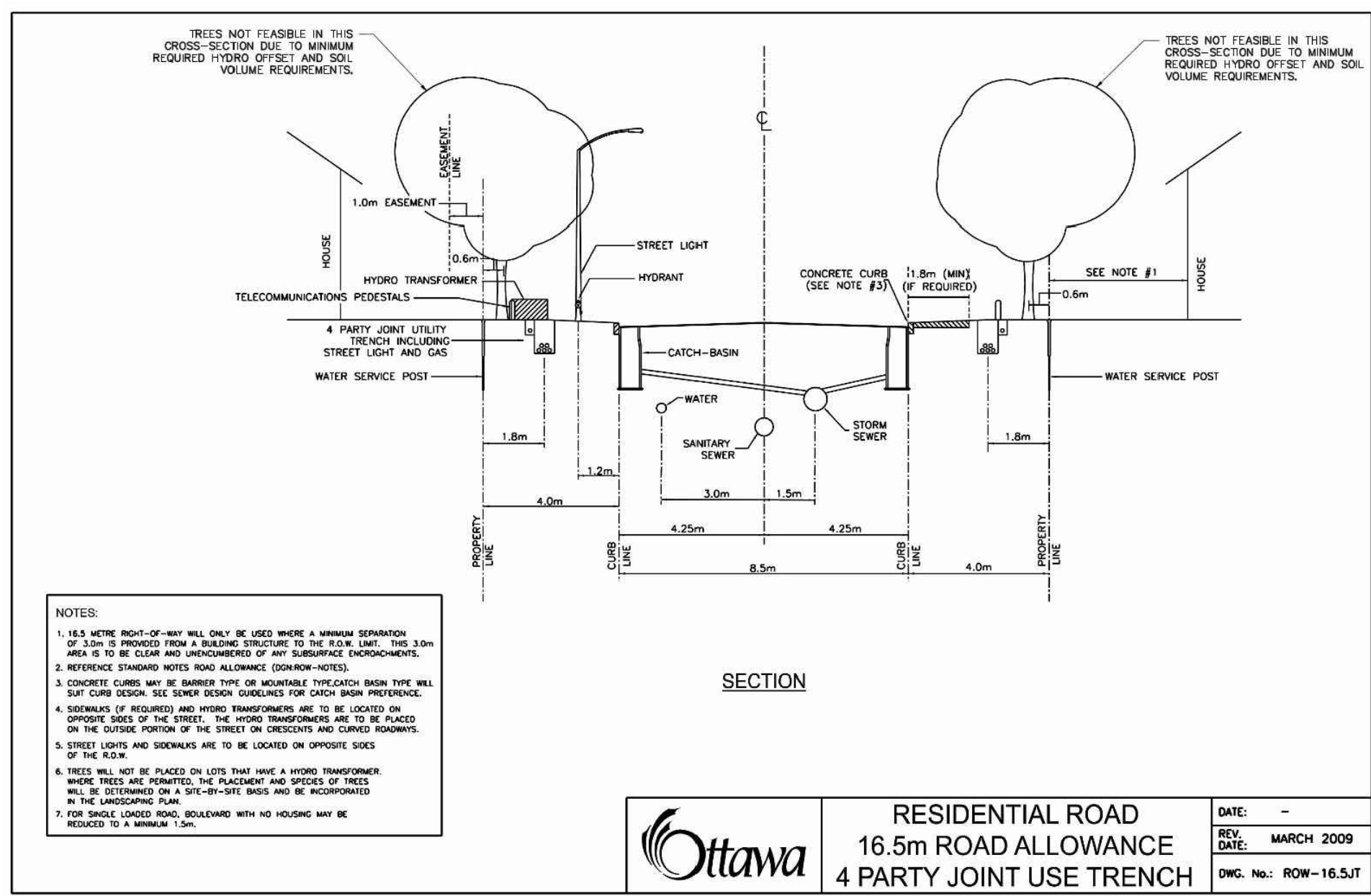
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Date	NOV 2020	Sheet	
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Drawn	EJ		
Checked	DE, JH		
Job No.	19-282		

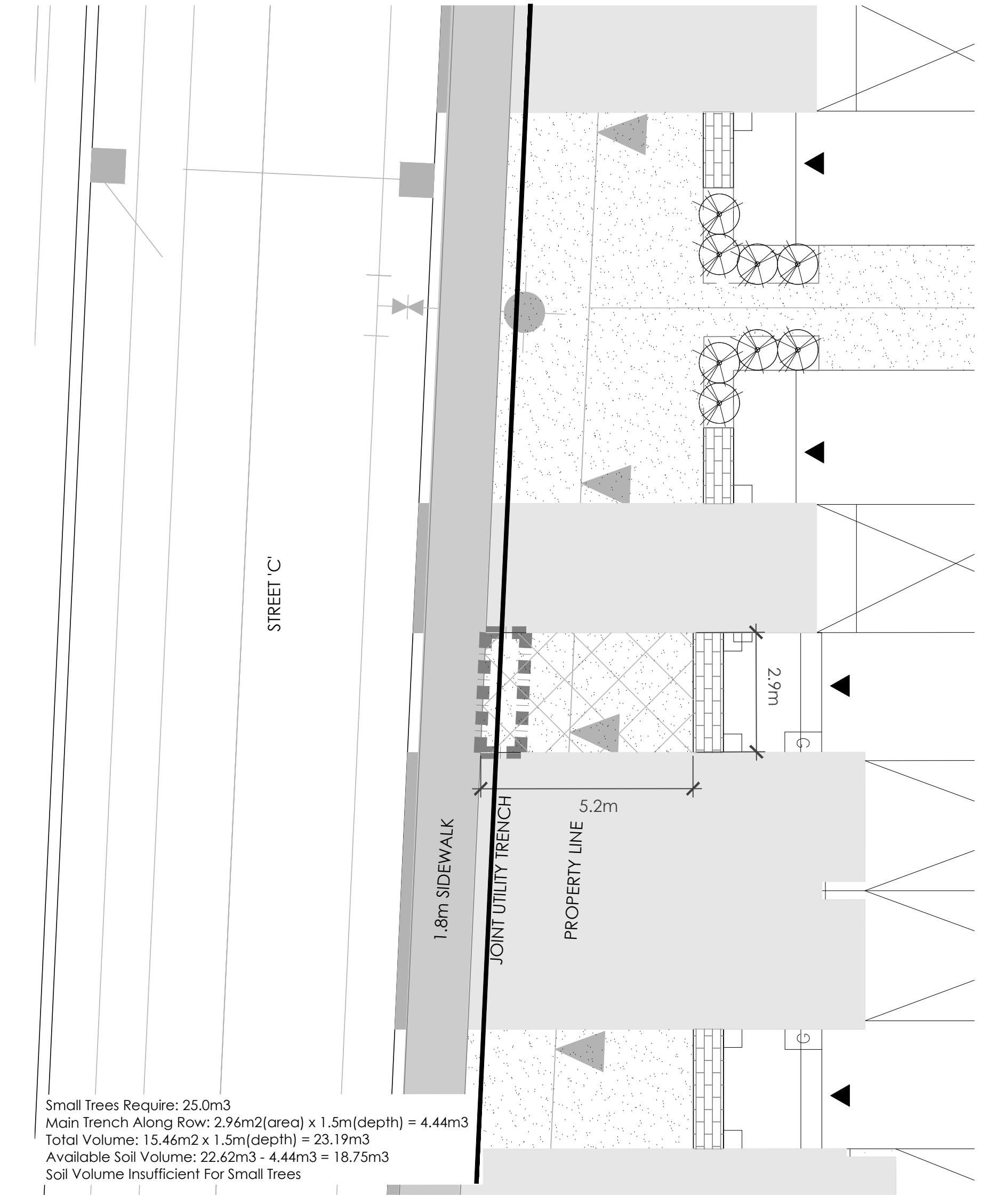
D-01

Plan number: 18168

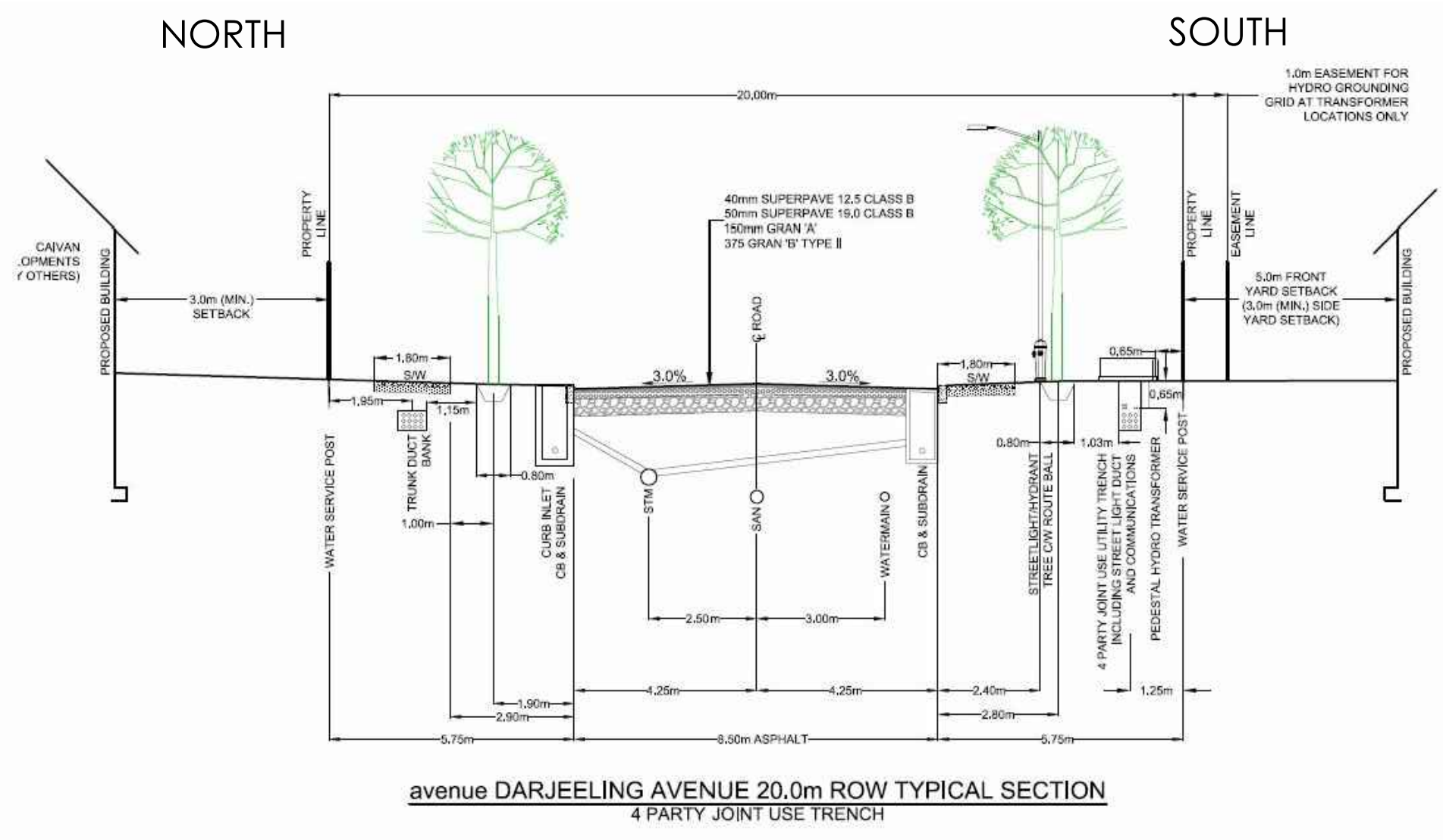
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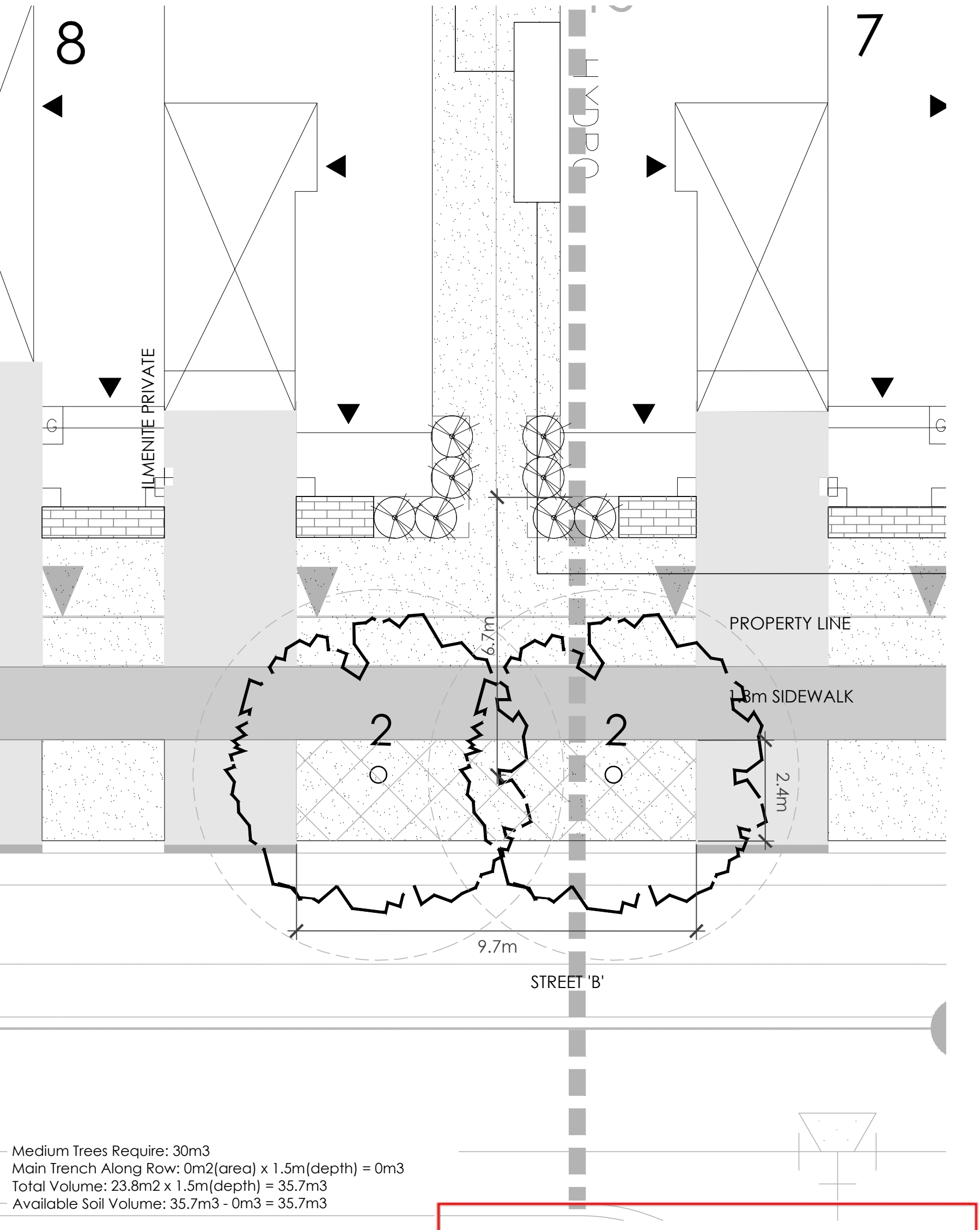
1 14.0m ROW - STREET 'C' (REFER TO NOTE 7)
N.T.S.



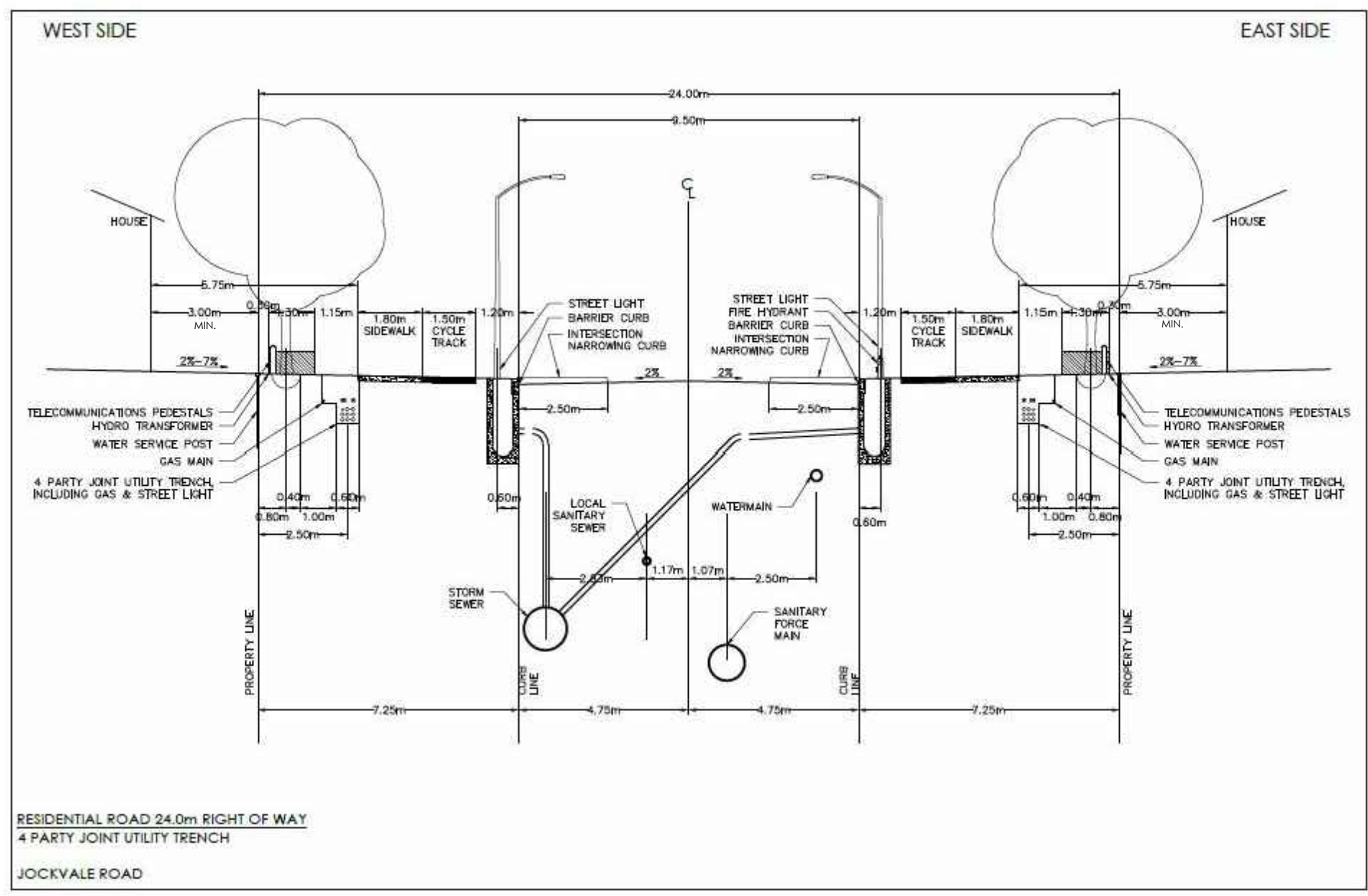
4 STREET 'C' SOIL VOLUME
1:100



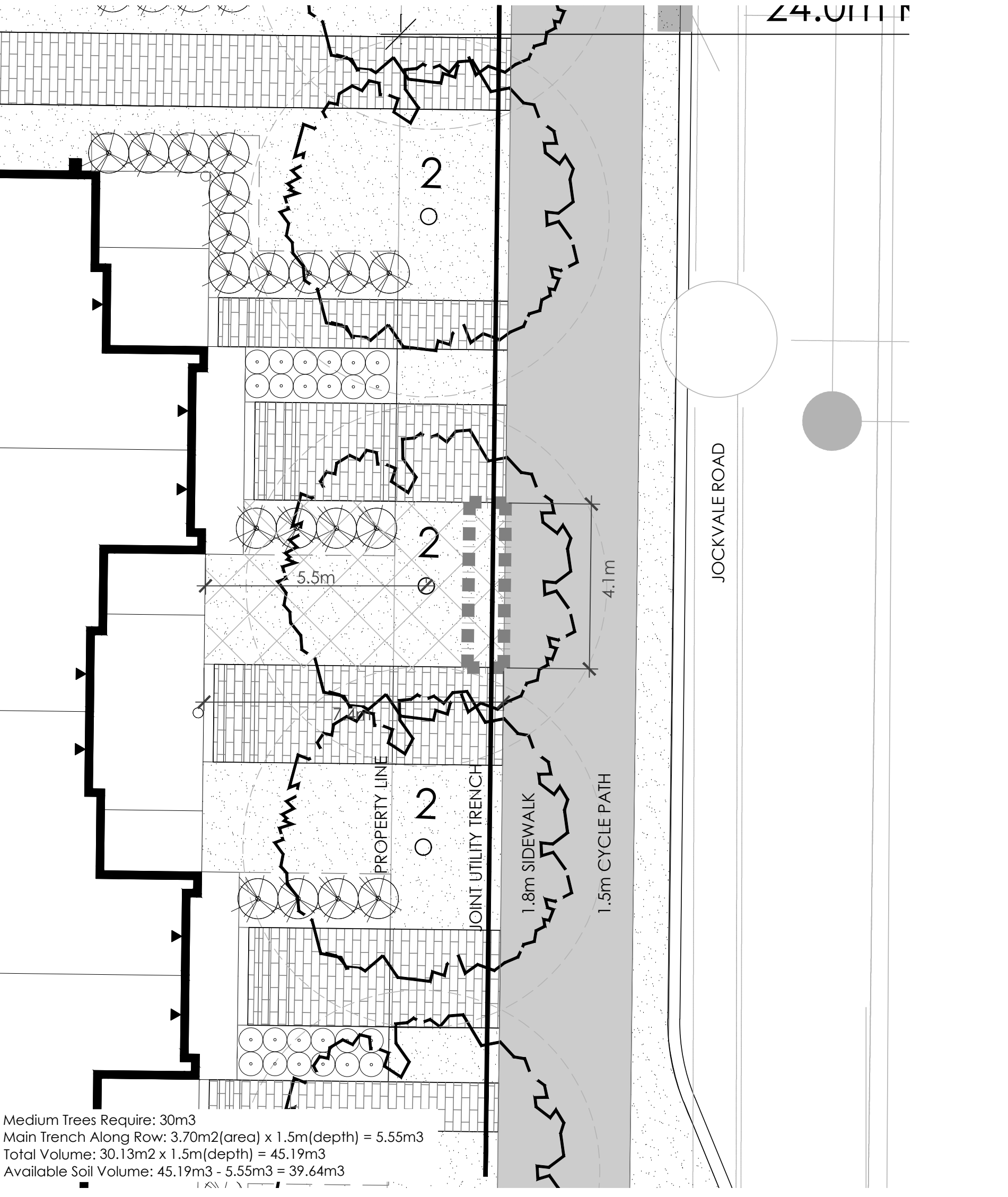
2 20.0m ROW - STREET 'B'
N.T.S.



5 STREET 'B' SOIL VOLUME
1:100



3 24.0m ROW - JOCKVALE ROAD
N.T.S.



6 JOCKVALE ROAD SOIL VOLUME
1:100

Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lily Xu at 9:45 am, Mar 17, 2021

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LEGEND

- PROPERTY LINE
- MAIN AND LATERAL SERVICE TRENCH

PLANTING

- SMALL DECIDUOUS STREET TREE
- MEDIUM DECIDUOUS STREET TREE
- SOIL VOLUME CALCULATION
- DRIVEWAY
- VOLUME OF SHALLOW SERVICE

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ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO MEMBER

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BLOCK 4
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Title

ROW & SOIL VOLUME

Date	Scale	Drawn	Checked	Job No.
NOV. 2020	N.T.S.	EJ	DE, JH	19-282

Sheet

D-02

Plan number: 18168