

NOTES:

1. THE STANDARDS INDICATE MINIMUM DIMENSIONS THAT ARE TO BE INCORPORATED INTO THE DESIGN OF ANY NEW DEVELOPMENT INVOLVING NEW AND EXISTING STREETS. ANY VARIATION TO THIS DESIGN WILL REQUIRE APPROVAL OF THE CITY OF OTTAWA.

2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH APPLICABLE CITY STANDARDS.

3. ALL COMPOSITE UTILITY PLANS MUST ADHERE TO THE CITY OF OTTAWA'S STANDARD LOCATION OF UTILITY PLANT DRAWING IN ORDER TO RECEIVE APPROVAL THROUGH THE SITE PLAN CONTROL AND SUBDIVISION APPROVALS PROCESS.

4. TYPICAL CROSS SECTION BOULEVARD WIDTH SHALL BE MAINTAINED WHEN CONSTRUCTING COLLECTOR-DRIVE AND CORNER LOTS REGARDLESS OF ROAD WAY GEOMETRY.

5. WATERMAIN AND HYDRANTS TO BE INSTALLED ON SOUTH AND EAST SIDE OF R.O.W. WHEN POSSIBLE.

6. SANITARY AND STORM SEWERS MAY BE INSTALLED ON THE STREET CONTINUING TO ACCOMMODATE LARGE SIZE SEWER PIPES AND STILL MAINTAIN THE CLEARANCES REQUIRED TO WATERMANS.

7. THE USE IN-ROAD CATCH BASINS INSTEAD OF CURB INLET CATCH BASINS SHALL BE APPROVED BY AN AUTHORIZED CITY REPRESENTATIVE.

8. THE USE OF BARRIER CURB AND MOUNTABLE CURB SHALL BE APPROVED BY AN AUTHORIZED CITY REPRESENTATIVE. MOUNTABLE CURB SHALL BE SPECIFIED FOR TYPICAL TOWNHOUSE DEVELOPMENTS.

9. BUILDING SEWERS AND WATER SERVICES ARE TO BE CONSTRUCTED AT LOCATIONS IN ACCORDANCE WITH CITY STANDARDS. SANITARY AND STORM SERVICE CONNECTIONS WILL BE EXTENDED A MINIMUM OF 2.0m BEYOND THE PROPERTY LINE TO ALLOW FOR FUTURE CONNECTION. WATER SERVICE PIPE MATERIAL SHALL BE Laid IN ONE CONTINUOUS PIPE LENGTH (i.e. SPURRING AND JOINTING SHALL NOT BE PERMITTED FROM HOUSE FACE OF THE BUILDING TO THE CURBSTOP AND FROM THE CURBSTOP TO THE MAIN / COMBINATION STOP.

11. 1.5m CLEARANCE TO BE MAINTAINED AROUND WATER SERVICE POST.

12. REFER TO UCC PROCEDURE MANUAL FOR UTILITY SPECIFICATION CONCERNING PLANT INSTALLATIONS.

13. TRANSFORMERS AND PEDESTALS SHALL BE LOCATED BETWEEN TOWNHOUSE BUILDING BLOCKS RATHER THAN ENCUMBERING AND/ OR PREVENTING THE INSTALLATION OF ROAD ALLOWANCE TREES.

14. ALL PEDESTALS TO BE INSTALLED IN LINE WITH HYDRO TRANSFORMERS OR ON HOUSE SIDE OF TRENCH.

15. THE BASE OF A HYDRO TRANSFORMER MUST BE LOCATED A MINIMUM OF 2.0m FROM THE EDGE OF A DRIVEWAY. REQUIREMENTS FOR PROTECTIVE BOLLARDS AT TRANSFORMERS SHALL BE DETERMINED BY HYDRO OR HYDRO ONE ON A CASE BY CASE BASIS.

17. SERVICE LATERALS MUST BE LOCATED A MINIMUM OF 3.0m FROM THE BASE OF A HYDRO TRANSFORMER.

18. STREET LIGHT CABLE SHALL BE PLACED IN JOINT USE TRENCH.

19. STREET LIGHT CABLE SHALL BE AT SAME OFFSET AS STREET LIGHTS WHEN JOINT USE TRENCH NOT CONSTRUCTED.

20. TRAFFIC DUCT ALTERNATIVE PLACEMENT LOCATIONS ARE:

1) JOINT USE TRENCH (LEFT) LOCATION OR

2) SAME OFFSET AS STREETLIGHT POLES IN A SEPARATE TRENCH.

21. OPTIONAL LOCATION FOR THE TRAFFIC COMMUNICATIONS DUCT IS A TRENCH LOCATED AT THE SAME OFFSET AS THE STREETLIGHT POLES.

22. TRAFFIC ELECTRICAL DUCTS SHALL BE PLACED IN JOINT USE DUCT BANKS. TRAFFIC HANDRAILS MAY BE LOCATED IN THE BOULEVARD AREA ADJACENT TO THE SIDEWALK.

23. USE OF THE FOUR PARTY-UTILITY TRENCH WILL BE CONSIDERED AS AN OPTION, BUT REQUIRES THE AGREEMENT OF ALL UTILITIES PRIOR TO THE DEVELOPMENT OF THE COMPOSITE UTILITY PLAN, AND MUST BE IN CONFORMANCE WITH THE GUIDELINES ESTABLISHED BY THE OTTAWA UTILITY COORDINATING COMMITTEE.

24. THE DEVELOPER SHALL SUPPLY AND INSTALL DUCTS FOR UTILITY CROSSINGS AT INTERSECTIONS.

25. ONE TREE PER LOT TYPICAL, 2 TREES ON CORNER LOT WITH ONE OF THE TREES ON THE STREET SIDE OF THE LOT.

26. SPECIFIC TREE SPECIES SHALL BE SELECTED FOR SOIL TYPES AND AVAILABLE SPACES FOR PLANTINGS.

27. TREE PLANTING LOCATION AND TREE SPECIES WILL REQUIRE THE APPROVAL OF THE CITY.

28. TREE PLANTING SHALL BE HAND EXCAVATED FOR THOSE LOCATIONS WITH LESS THAN 1 METRE CLEARANCE TO THE JUT.

29. PRESCRIBED ORDER OF INSTALLATION:

SEWERS AND WATERMANS, HYDRANTS, WATER, STORM AND SANITARY SERVICE LATERALS, UTILITY STRUCTURES, BASE COURSE ASPHALT, JOINT USE UTILITY TRENCH, GAS MAIN, UTILITY LOT SERVICES, STREET LIGHTING, AND THEN TREES.

30. PRESCRIBED ORDER OF INSTALLATION MAY VARY DEPENDING UPON CIRCUMSTANCES AS APPROVED BY AN AUTHORIZED CITY REPRESENTATIVE.

STANDARD NOTES
ROAD ALLOWANCE

DATE: --

REV. MARCH 2009

DRG. No.: ROW-NOTES

SIWASH PRIVATE (STA 0+000.000 TO STA 0+082.500), (STA 0+121.530 TO STA 0+223.790)
RAWAH PRIVATE (STA 0+000.000 TO STA 0+087.939), (STA 0+143.079 TO STA 0+180.269)
(STA 0+231.461 TO STA 0+312.960)

SIWASH PRIVATE (STA 0+082.501 TO STA 0+121.529)
RAWAH PRIVATE (STA 0+087.940 TO STA 0+143.080), (STA 0+180.270 TO STA 0+231.460)

APPROVED
By Allison Hamlin at 7:53 pm, Jan 25, 2023

Allison Hamlin

ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

5	S.L.M.	22-12-19	ISSUED FOR CWN
4	S.L.M.	22-12-08	ISSUED FOR CWN
3	S.L.M.	22-09-02	3rd SUBMISSION
2	S.L.M.	22-06-10	2nd SUBMISSION

No.	BY	DATE	DESCRIPTION
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TOPOGRAPHIC INFORMATION
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. PROJECT No. 22111-21 RECEIVED JUNE 24, 2021

LEGAL INFORMATION
CALCULATED M-PLAN PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., PROJECT No. 22111-21, DATED NOVEMBER 29, 2022.

BENCH MARK
SITE BENCHMARK #1, FIRE HYDRANT TOP OF SPINDLE
ELEVATION = 109.78m
SITE BENCHMARK #2, CP IN ASPHALT
ELEVATION = 109.03

TAMARACK HOMES
BOBOLINK RIDGE BLOCK 343

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STANDARD ROADWAY CROSS SECTIONS

DRAWN BY: G.G.G.

CHECKED BY: S.L.M.

PROJECT No. 21-1261

DESIGNED BY: G.G.G.

CHECKED BY: S.L.M.

SHEET No. 2

SCALE: AS SHOWN

CITY FILE No. D07-12-21-0230 CITY PLAN No. 18642