

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 DRAWINGS 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-STREET 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 SIDE CURB 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 (A 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. 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:

21.

1) JOINT USE TRENCH (A) LOCATION OR

22.

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

23.

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

24.

TRAFFIC ELECTRICAL DUCTS SHALL BE PLACED IN JOINT USE DUCT BANKS.

25.

TRAFFIC HANDRAILS MAY BE LOCATED IN THE BOULEVARD AREA ADJACENT TO THE SIDEWALK.

26.

USE OF THE FOUR PART-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.

27.

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

28.

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

29.

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

30.

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

31.

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

32.

PRESCRIBED ORDER OF INSTALLATION:

33.

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.

34.

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

Ottawa

STANDARD NOTES

ROAD ALLOWANCE

DATE: --

REV. MARCH 2009

DRG. No.: ROW-NOTES

SECTION-8.0m CONDO R.O.W.
RESIDENTIAL ROAD 6.0m PAVEMENT - 3-PHASE HYDRO

PRIVATE ROAD 1 (STA 0+000.000 TO STA 0+086.458), (STA 0+120.999 TO STA 0+220.000)
PRIVATE ROAD 2 (STA 0+000.000 TO STA 0+085.185), (STA 0+145.233 TO STA 0+178.790)
(STA 0+213.287 TO STA 0+240.000)
PRIVATE ROAD 3 (STA 0+000.000 TO STA 0+100.000)

SECTION-VARIED WIDTH CONDO R.O.W.
RESIDENTIAL VARIED PAVEMENT WIDTH

PRIVATE ROAD 1 (STA 0+086.458 TO STA 0+120.999)
PRIVATE ROAD 2 (STA 0+085.185 TO STA 0+145.233), (STA 0+178.790 TO STA 0+213.287)

NOT FOR CONSTRUCTION

1	S.L.M.	22-01-13	1st SUBMISSION
No.	BY	DATE	DESCRIPTION
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, RECEIVED DECEMBER 13, 2021.			
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	
DSEL 120 Iber Road Unit 103 Stittsville, Ontario, K2S 1E9 Tel. (613) 836-0856 Fax. (613) 836-7183 www.DSEL.ca S. L. MERRICK 100186523 22-01-13 PROVINCE OF ONTARIO Job # 21-1241			
Ottawa 110 Laurier Ave W Ottawa, Ontario, K1P 1J1 Tel. (613) 580-2400 www.Ottawa.ca © DSEL			
STANDARD ROADWAY CROSS SECTIONS			
DRAWN BY: G.G.G.		CHECKED BY: S.L.M.	
DESIGNED BY: G.G.G.		CHECKED BY: S.L.M.	
SCALE: AS SHOWN		PROJECT No. 21-1261 SHEET No. 2	

CITY FILE No. D07-XX-XX-XXXX CITY PLAN No. XXXXXX