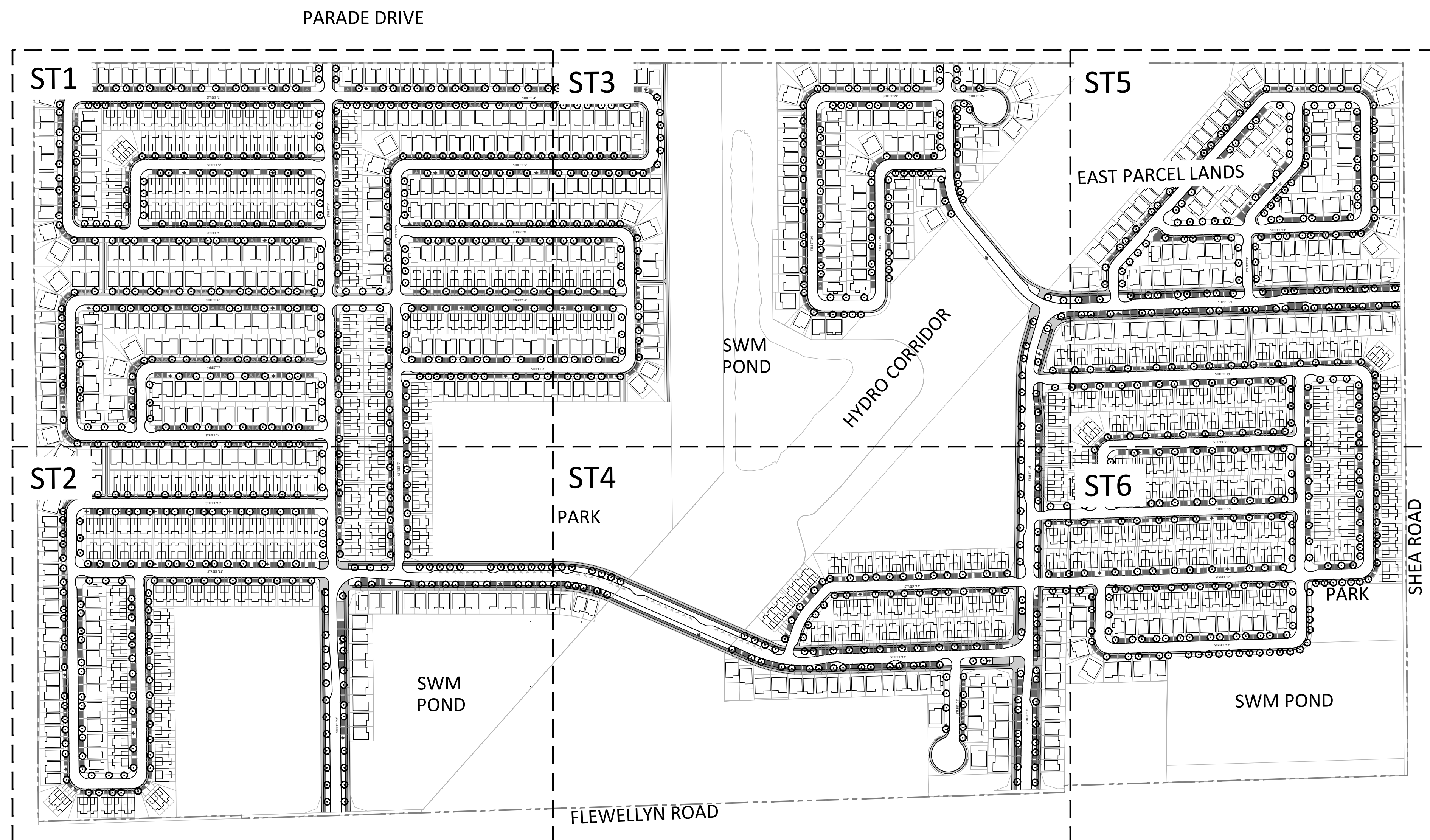




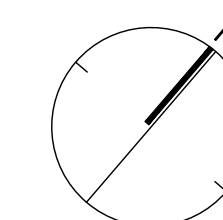
CAIVAN STITTSVILLE WEST

CAIVAN
COMMUNITIES

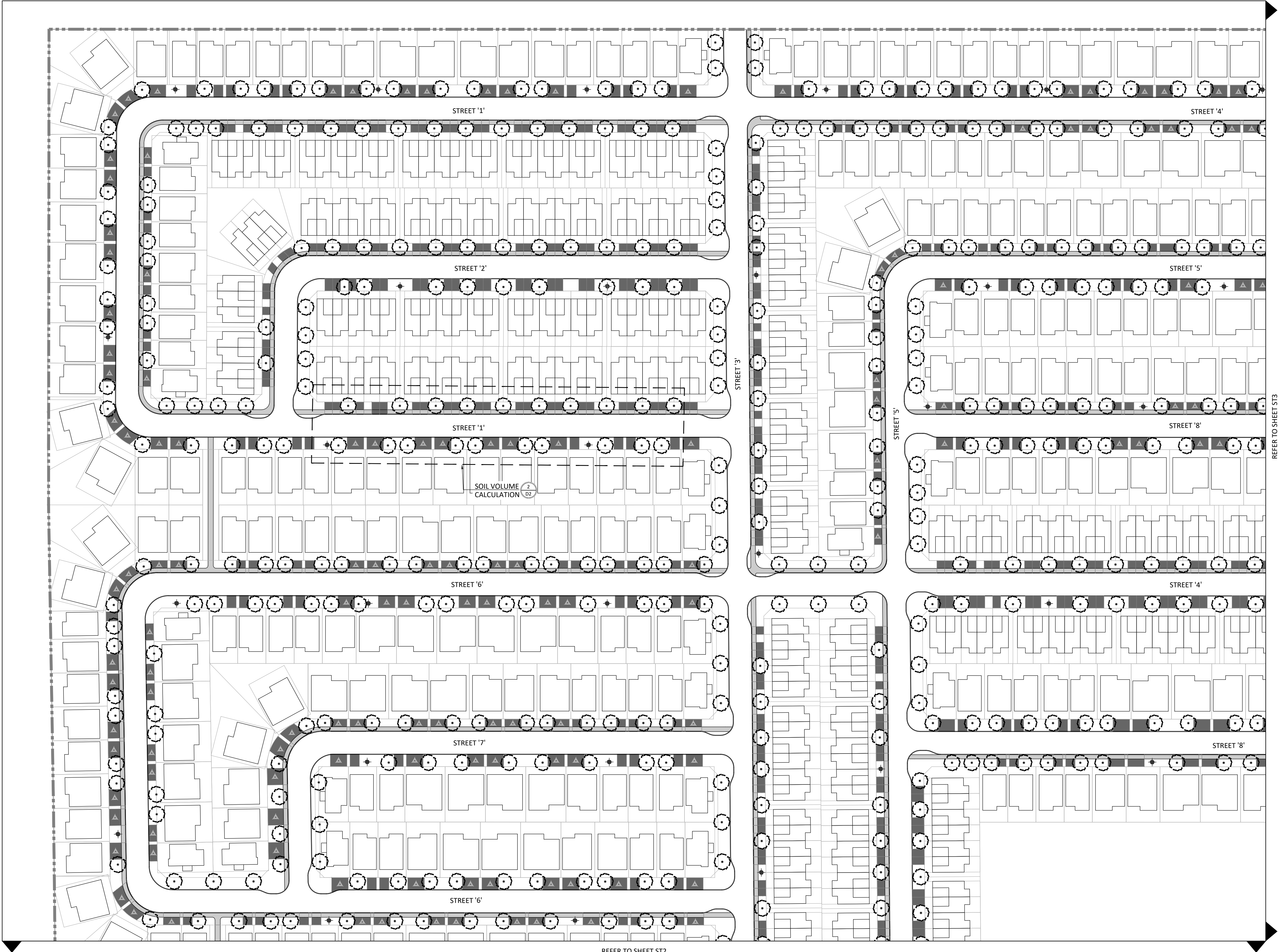
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LIST OF DRAWINGS:

- ST1 - PRELIMINARY STREETSCAPE PLAN
- ST2 - PRELIMINARY STREETSCAPE PLAN
- ST3 - PRELIMINARY STREETSCAPE PLAN
- ST4 - PRELIMINARY STREETSCAPE PLAN
- ST5 - PRELIMINARY STREETSCAPE PLAN
- ST6 - PRELIMINARY STREETSCAPE PLAN
- D1 - DETAILS
- D2 - ROW DETAILS
- D3 - ROW DETAILS



KEYMAP
NTS



REFER TO SHEET ST3

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
MEDIUM/LARGE (1271)	35-250*	±138	***CANOPY (W. OVERLAP): 164,152 m²
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 501 250m²
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF), US FOREST SERVICE, FARRAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS			TOTAL PERCENT COVER: 32%

- ***NOTES:
- CANOPY COVERAGE BASED ON AVERAGE EXPECTED MATURE DIAMETER OF ~12.5m, AREA OF ~138m² (COMBINATION OF MEDIUM AND LARGE SIZE TREES).
 - CALCULATION ACCOUNTS FOR CANOPY OVERLAP BETWEEN TREES AND EXCLUDES CANOPY OVERLAP TO NON-RESIDENTIAL LANDS.
 - GRAPHICS ARE NOT TO SCALE.

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

- TYPICAL STREET TREE PLANTING REQUIREMENTS
- 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

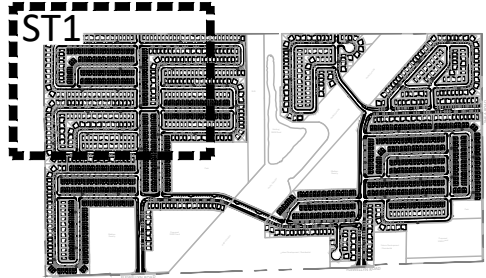
INTERIOR SINGLE (NON-CORNER) LOTS (607): 607 TREES
EXTERIOR SINGLE (CORNER) LOTS (65): 130 TREES
EXTERIOR TOWNHOUSE (CORNER) LOT (44): 44 TREES
3 MULTIPLE-UNITS TOWNHOUSE (24): 48 TREES
4 MULTIPLE-UNITS TOWNHOUSE (12): 24 TREES
5 MULTIPLE-UNITS TOWNHOUSE (84): 252 TREES
6 MULTIPLE-UNITS TOWNHOUSE (55): 165 TREES

TOTAL NUMBER OF TREES REQUIRED: 1,270
NUMBER OF STREET TREES SHOWN ON PLAN: 1,271
NUMBER OF WALKWAY BLOCK TREES: 00
TOTAL NUMBER OF TREES ON PLAN: 1,271
DIFFERENCE: + 01

*PRELIMINARY - STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AND SITE PLAN CONTROL APPLICATIONS.

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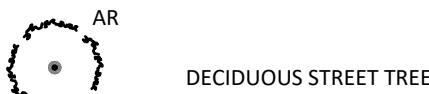
Key Plan



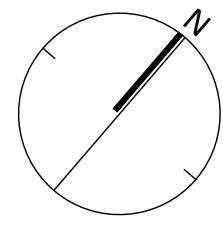
LEGEND

--- PROPERTY LINE
--- EAST PARCEL LANDS BOUNDARY

PLANTING



7	Issued for Preliminary Streetscape Resubmission	Oct. 31/25
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No.	Description	Date
Revision		
City Approval Stamp		



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Project

STITTSTVILLE WEST

Title

PRELIMINARY STREETScape PLAN

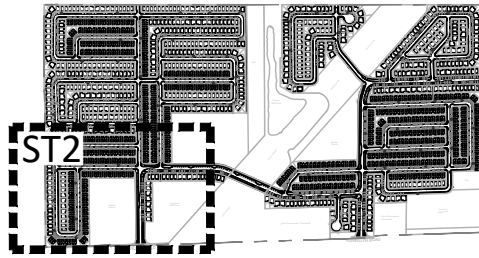
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Drawn NM
Checked SE
Job No. 21-273

Sheet

ST1

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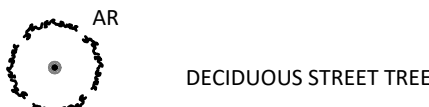
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LEGEND

--- PROPERTY LINE
--- EAST PARCEL LANDS BOUNDARY

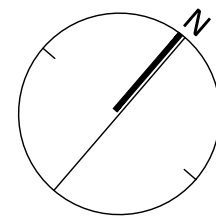
PLANTING



DECIDUOUS STREET TREE

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Title
PRELIMINARY STREETScape PLAN

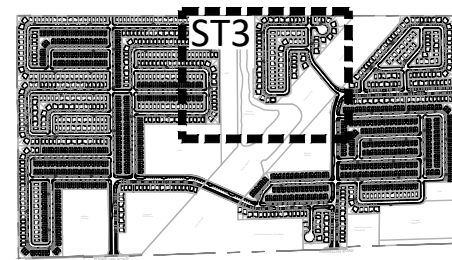
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Job No. 21-273

Sheet
ST2



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Key Plan



LEGEND

--- PROPERTY LINE
--- EAST PARCEL LANDS BOUNDARY

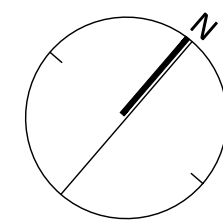
PLANTING

AR
DECIDUOUS STREET TREE

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Revision

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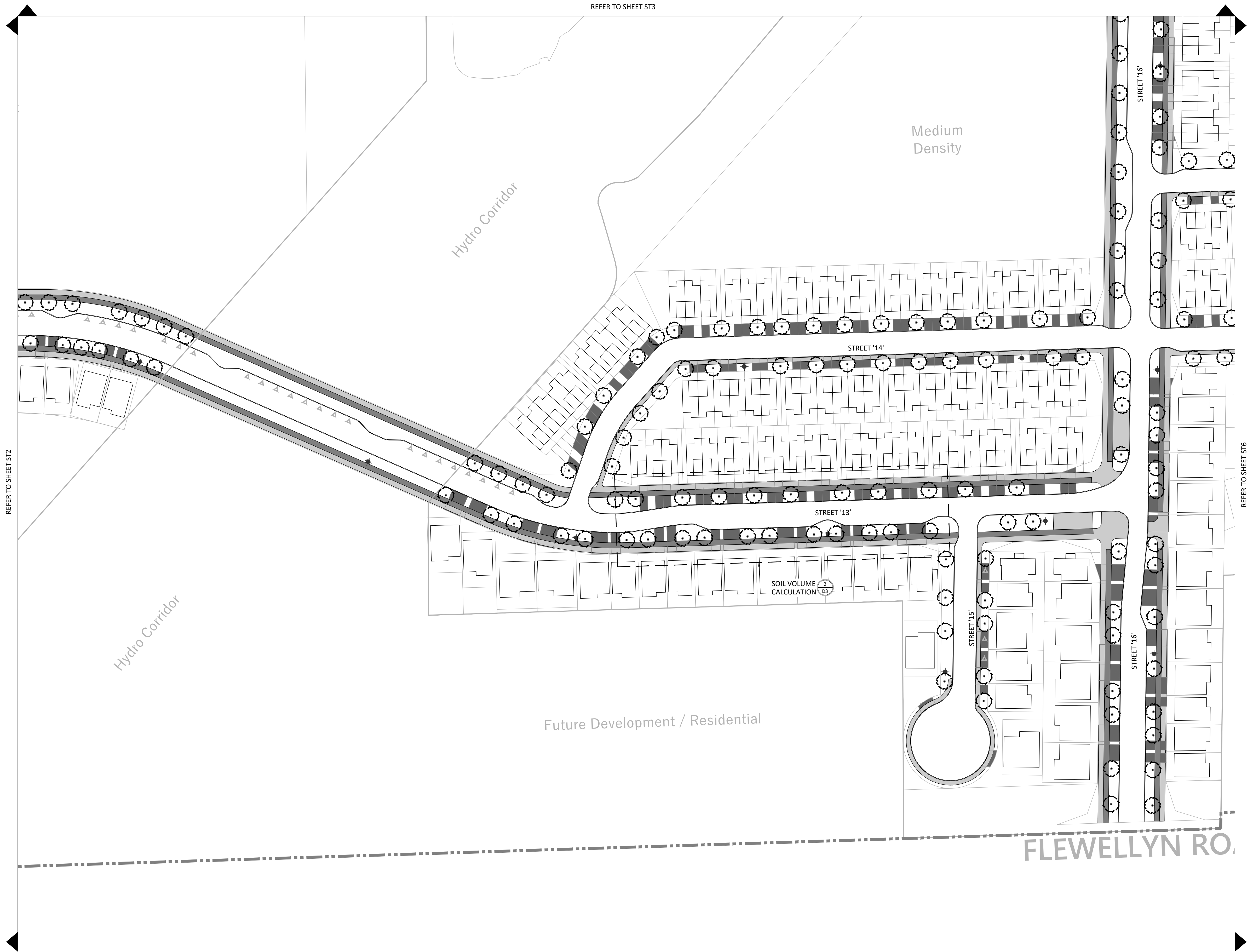
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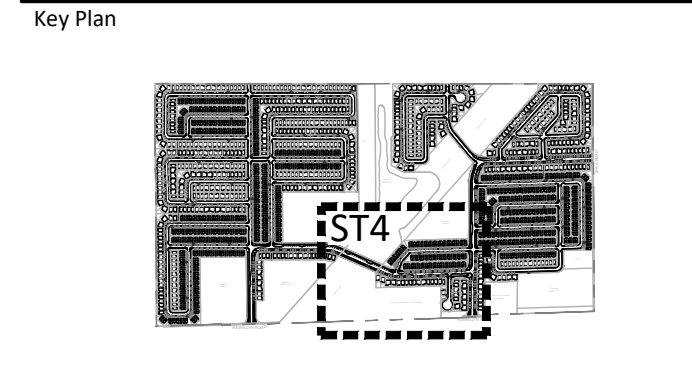
STITTSVILLE WEST

Title
PRELIMINARY STREETScape PLAN

Date	2024-06-20	Sheet
Scale	1:750	ST3
Drawn	NM	
Checked	SE	
Job No.	21-273	



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LEGEND

--- -- PROPERTY LINE

--- -- EAST PARCEL LANDS BOUNDARY

PLANTING

AR DECIDUOUS STREET TREE

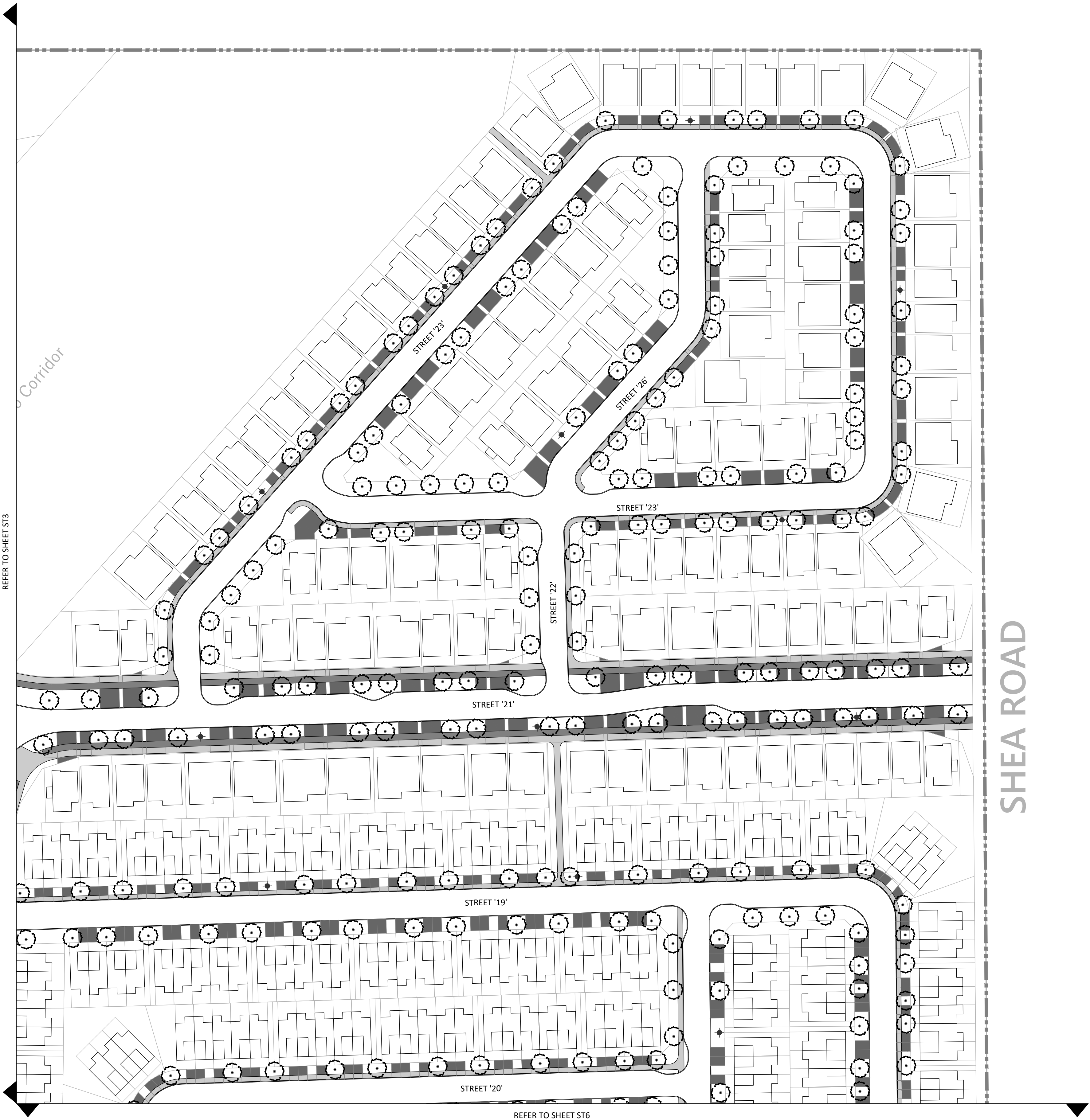
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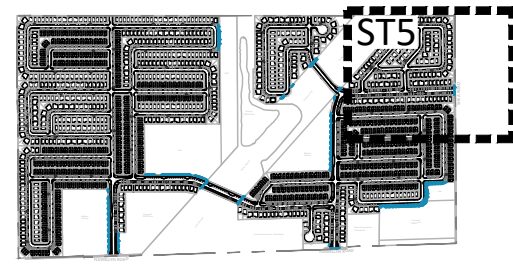
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STITTSVILLE WEST		
Title		
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Date	2024-06-20	Sheet
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Drawn	NM	
Checked	SE	
Job No.	21-273	



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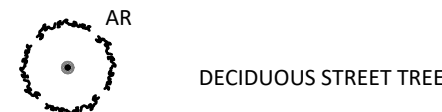
Key Plan



LEGEND

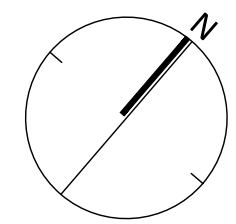
--- PROPERTY LINE
--- EAST PARCEL LANDS BOUNDARY

PLANTING



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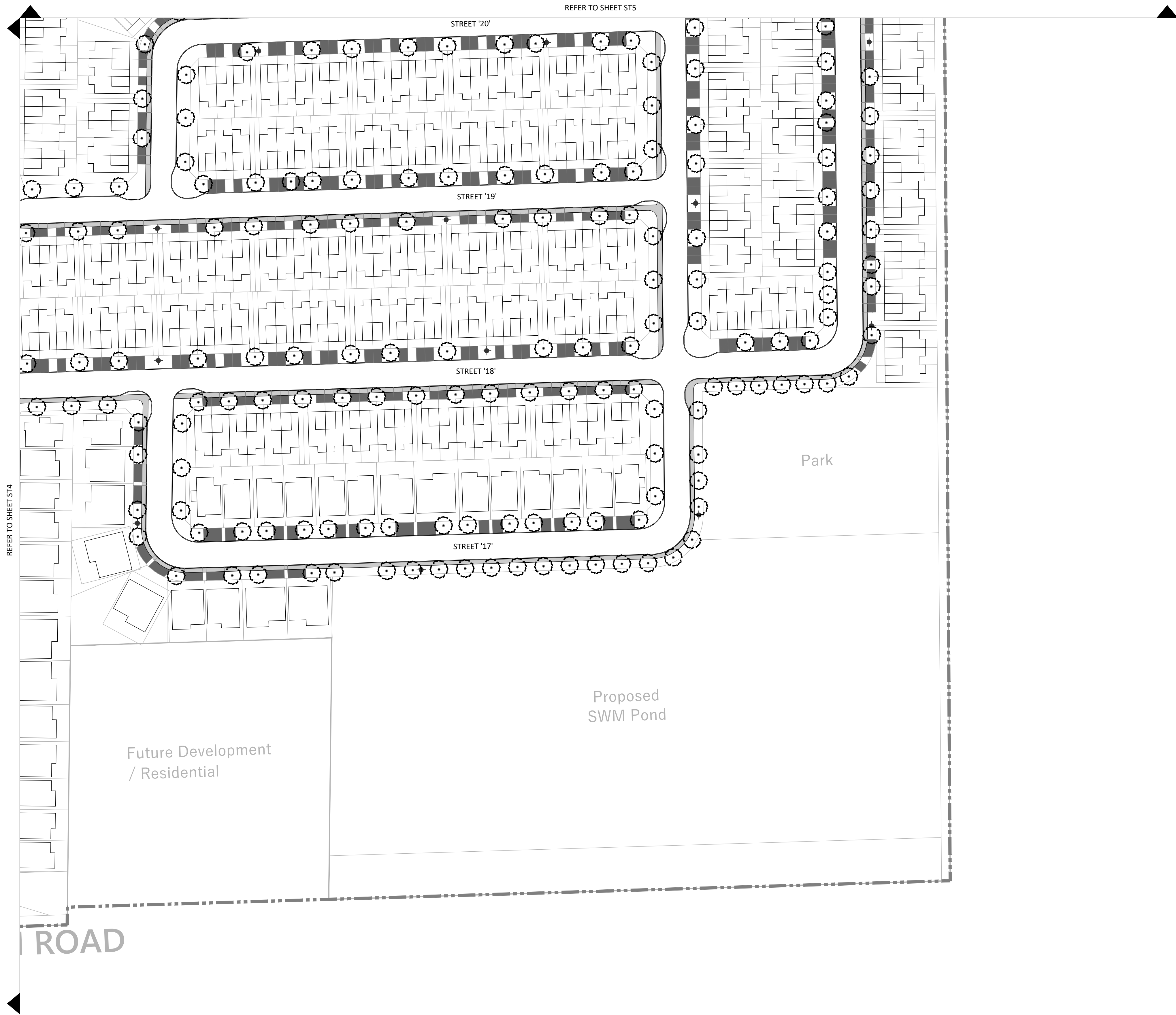
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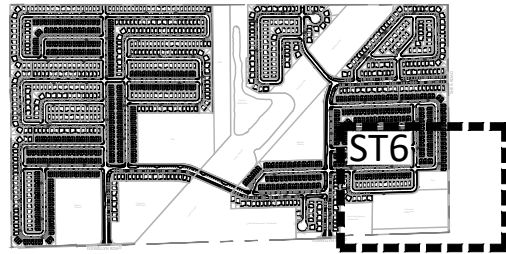
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PRELIMINARY STREETScape PLAN

Date	2024-06-20	Sheet
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Drawn	NM	
Checked	SE	
Job No.	21-273	



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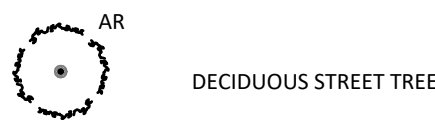
Key Plan



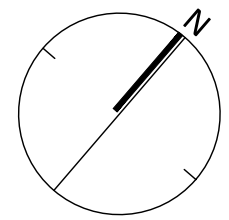
LEGEND

--- PROPERTY LINE
--- EAST PARCEL LANDS BOUNDARY

PLANTING



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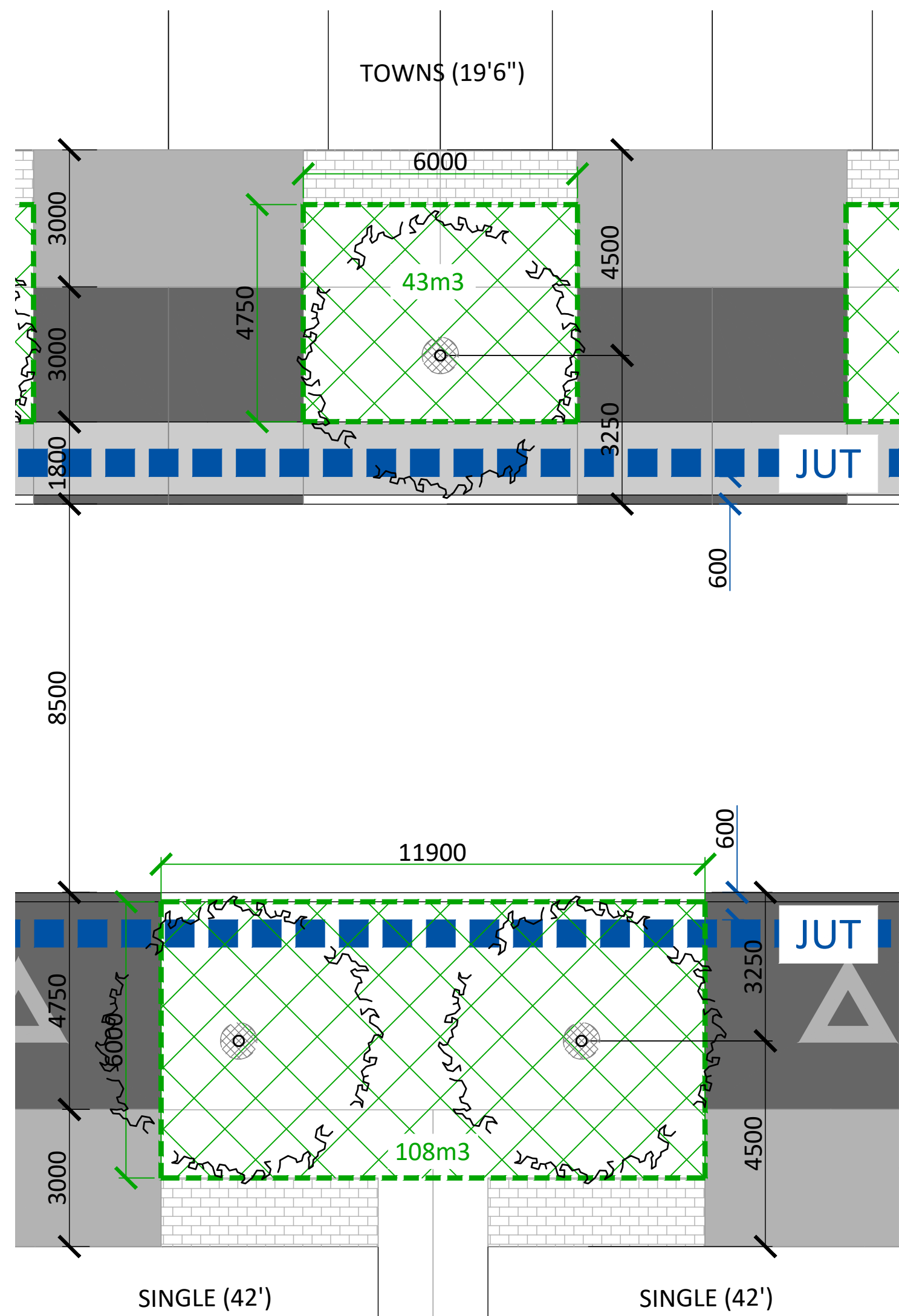
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Project

STITTSVILLE WEST

Title
PRELIMINARY STREETScape PLAN

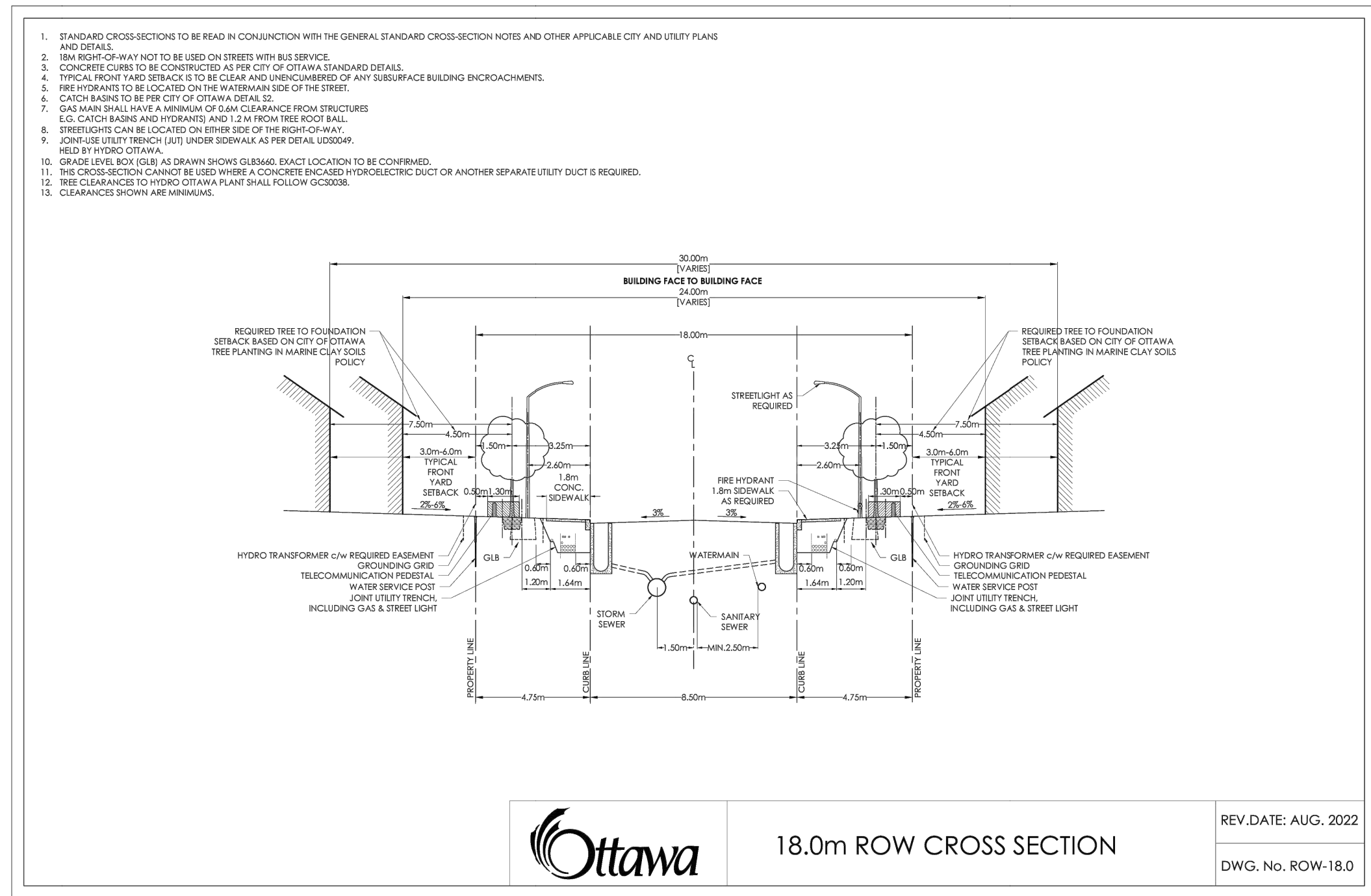
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Checked	SE	
Job No.	21-273	

D1

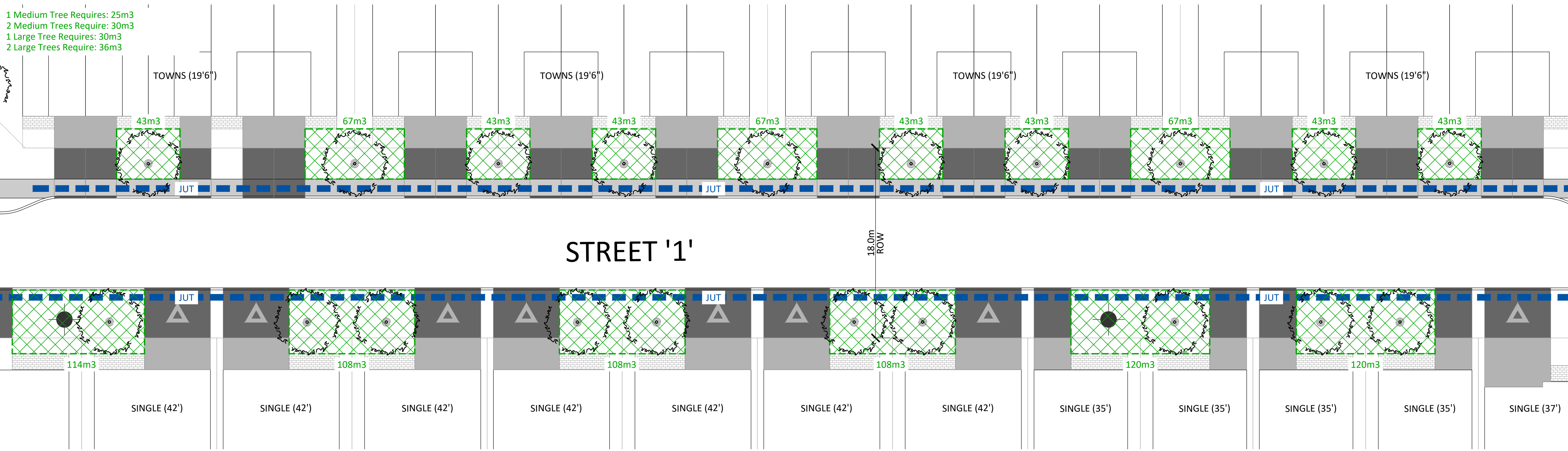


1 SOIL VOLUME CALCULATION - TOWNS AND SINGLE (42') (SCALE 1:100)
18M ROW - STREET 1

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m³/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15



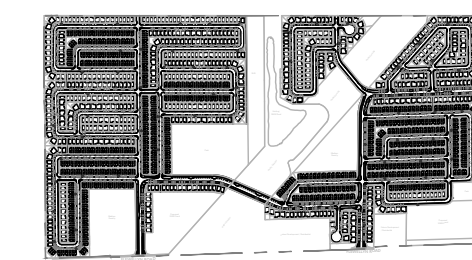
3 STANDARD ROW CROSS SECTION
N.T.S.



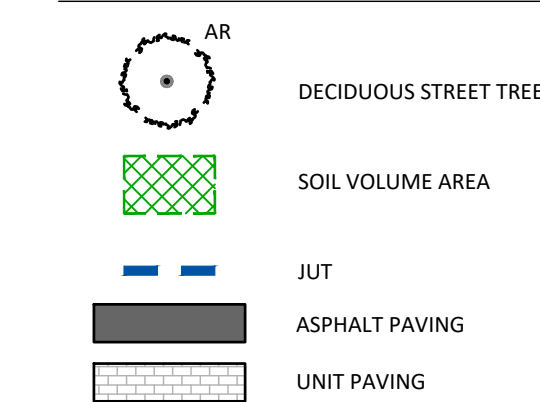
2 SOIL VOLUME CALCULATION (SCALE 1:200)
18M ROW - STREET 1

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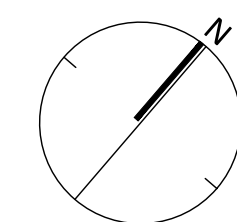
Key Plan



LEGEND



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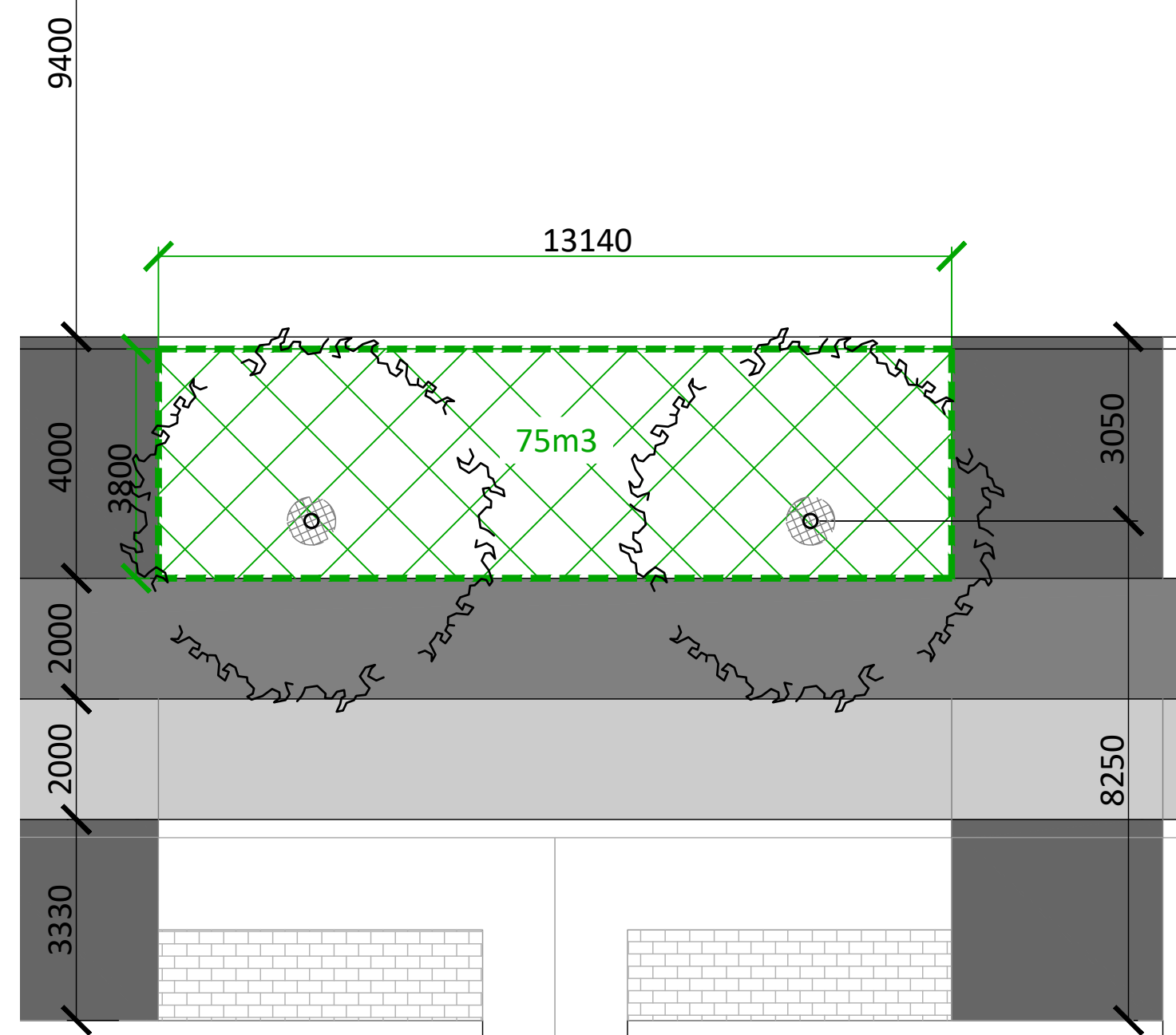
NAK
design strategies

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Project

STITTSVILLE WEST

Title
SOIL VOLUME EXAMPLES

Date	2024-06-20	Sheet
Scale	1:750	D2
Drawn	NM	
Checked	SE	
Job No.	21-273	



NOTES:

1. REFERENCE STANDARD NOTES ROAD ALLOWANCE (DON-ROW-NOTES).
2. AT CATCH BASIN LOCATIONS THE GAS MAIN SHALL HAVE A MINIMUM 0.6m CLEARANCE FROM STRUCTURES.
3. ALL PREDESTALS TO BE INSTALLED IN LINE WITH HYDRO TRANSFORMERS OR ON SIDE OF TRENCH AWAY FROM ROAD.
4. REQUIREMENT FOR PROTECTIVE BOLLARDS AT TRANSFORMERS SHALL BE DETERMINED BY HYDRO ON A CASE BY CASE BASIS.
5. HYDRO DUCTS TYPICALLY REDUCED ON ONE SIDE OF ROW ONLY. PROVIDE 1.0m COVER ON ALL CONCRETE BRAGGED DUCTS.
6. CONCRETE CURBS MAY BE BARRIER TYPE OR MOUNTABLE TYPE, CATCH BASIN TYPE WILL SAT CURB DESIGN. SEE SEWER DESIGN GUIDELINES FOR CATCH BASIN PREFERENCE.
7. TREE SPECIES AND CALIPER SHALL BE DETERMINED IN CONFORMANCE WITH THE GEOTECHNICAL RECOMMENDATIONS AND CURRENT POLICIES IN PLACE AT TIME OF PLANTING

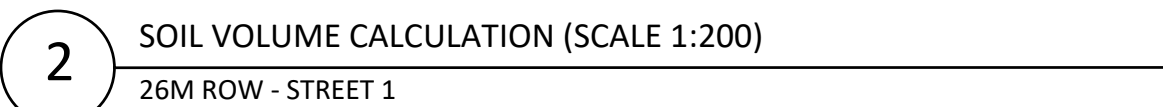
SECTION

RESIDENTIAL ROAD
26.0m ROAD ALLOWANCE
4 PARTY JOINT USE TRENCH

DATE: —
 REV. FEBRUARY 2024
 DATE:
 DWG. No.: ROW-26

1 SOIL VOLUME CALCULATION - TOWNS AND SINGLE (35') (SCALE 1:100)
26M ROW - STREET 13

3 26m ROW CROSS SECTION
N.T.S.



AR
DECIDUOUS STREET TREE

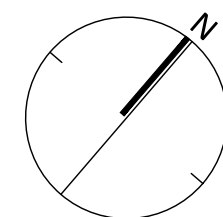
SOIL VOLUME AREA

JUT

ASPHALT PAVING

UNIT PAVING

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STITTSVILLE WEST

D3