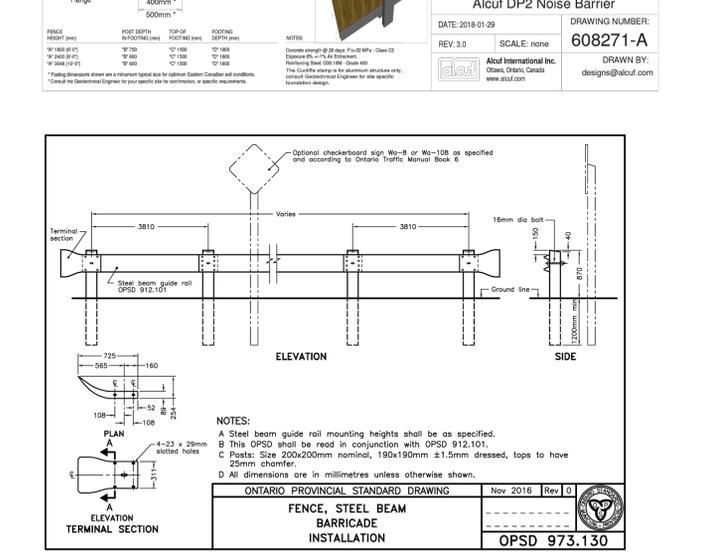
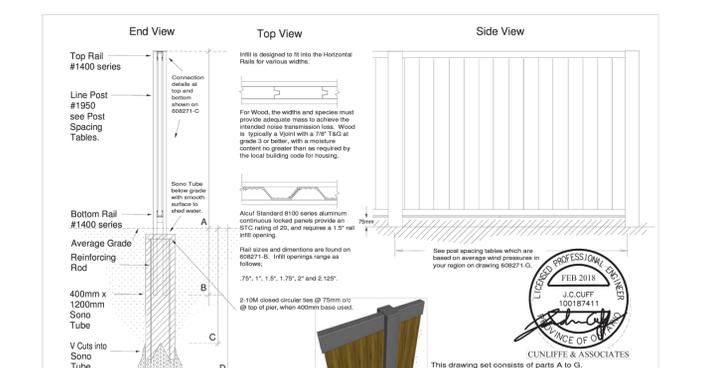
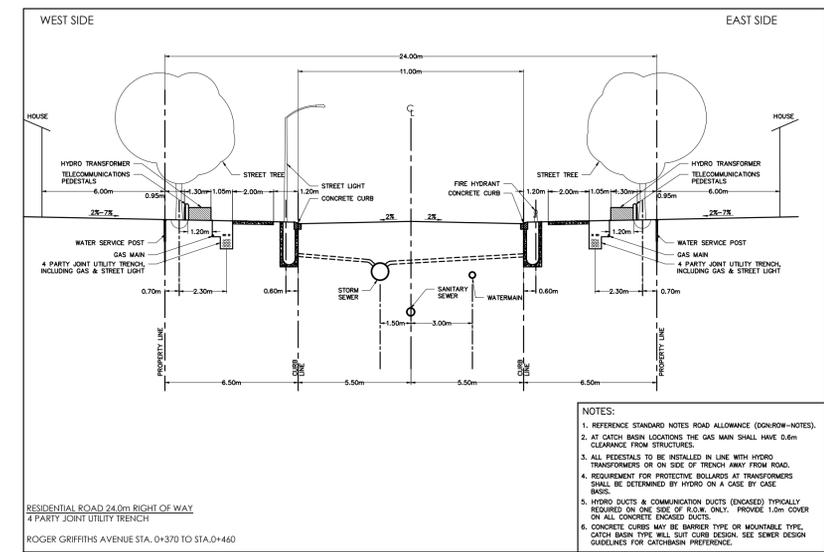
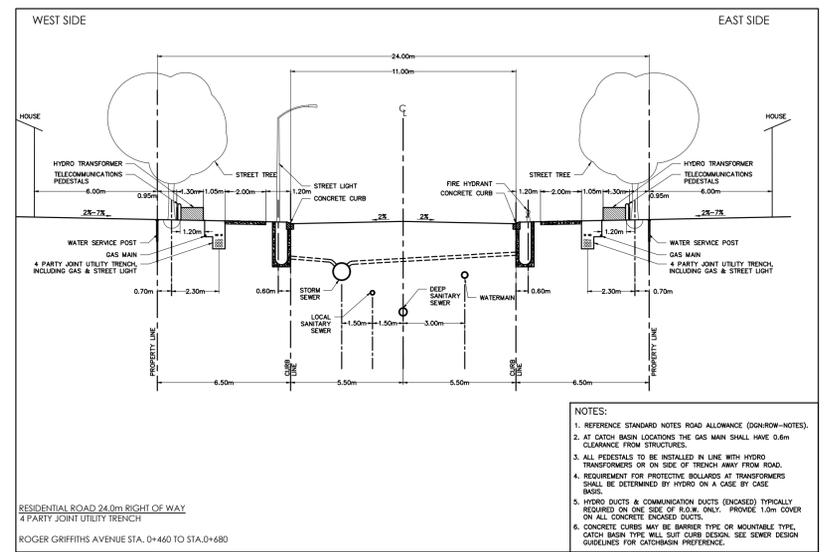
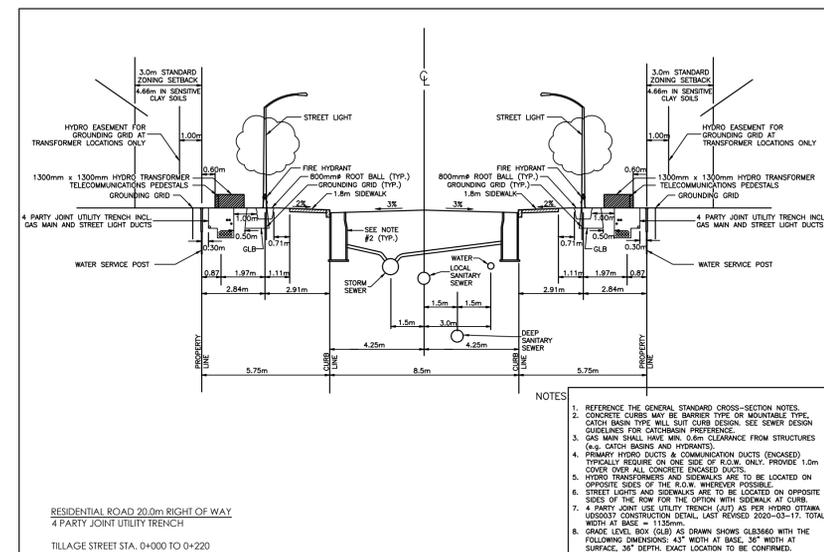
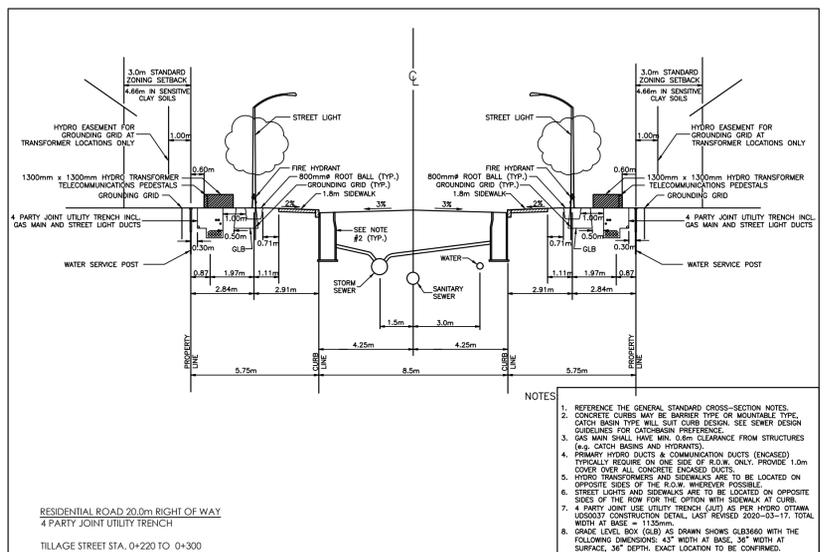
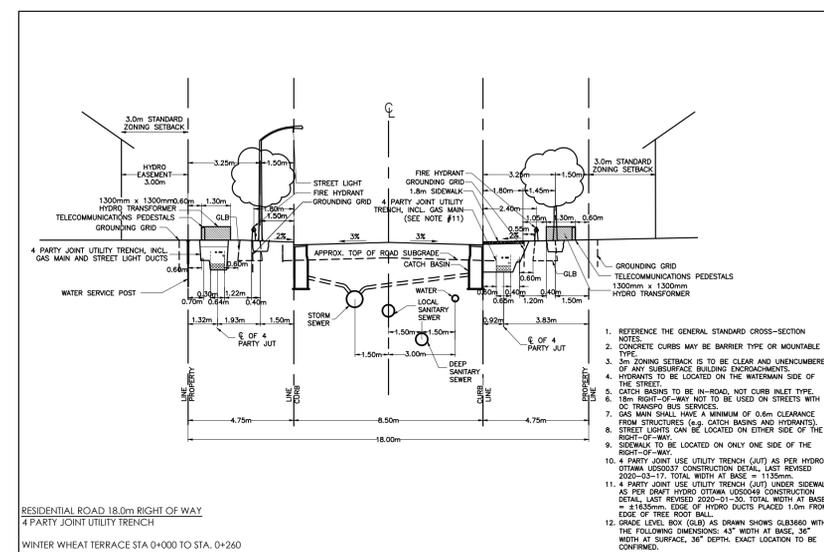
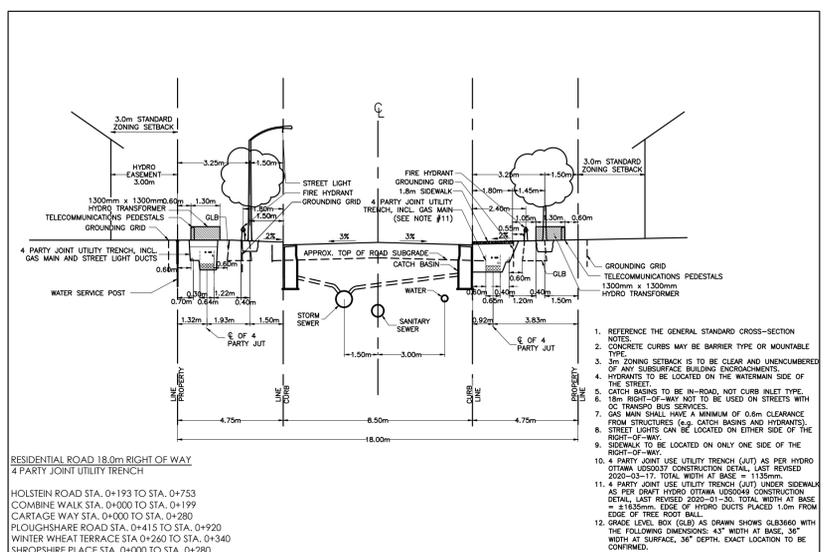


- NOTES:**
- THE STANDARDS INDICATE MINIMUM DIMENSIONS THAT ARE TO BE INCORPORATED INTO THE DESIGN OF ANY NEW DEVELOPMENTS INVOLVING NEW AND EXISTING STREETS. ANY VARIATION TO THIS DESIGN WILL REQUIRE APPROVAL OF THE CITY OF OTTAWA.
 - ALL DRAWINGS TO BE READ IN CONJUNCTION WITH APPLICABLE CITY STANDARDS.
 - ALL COMPOSITE UTILITY PLANS MUST ADHERE TO THE CITY OF OTTAWA'S STANDARD LOCATION OF UTILITY PLAN DRAWINGS IN ORDER TO RECEIVE APPROVAL THROUGH THE SITE PLAN CONTROL AND SUBDIVISION APPROVALS PROCESS.
 - TYPICAL CROSS SECTION BOULEVARD WIDTH SHALL BE MAINTAINED WHEN CONSTRUCTING CUL-DE-SACS AND CORNER LOTS REGARDLESS OF ROADWAY GEOMETRY.
 - WATERMAIN AND HYDRANTS TO BE INSTALLED ON SOUTH AND EAST SIDE OF R.O.W. WHEN POSSIBLE.
 - SANITARY AND STORM SEWERS MAY BE INSTALLED OFF THE STREET CENTERLINE TO ACCOMMODATE LARGE SIZE SEWER PIPES AND STILL MAINTAIN CLEARANCES REQUIRED TO WATERMANS.
 - THE USE OF IN-ROAD CATCHBASINS INSTEAD OF CURB INLET CATCHBASINS SHALL BE APPROVED BY AN AUTHORIZED CITY REPRESENTATIVE.
 - 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. SPLICING AND JOINTING SHALL NOT BE PERMITTED) FROM INSIDE FACE OF THE BUILDING TO THE CURBSTOP AND FROM THE CURBSTOP TO THE MAIN/CORPORATION STOP.
 - 1.5m CLEARANCE TO BE MAINTAINED AROUND WATER SERVICE POST.
 - REFER TO UCC PROCEDURE MANUAL FOR UTILITY SPECIFICATION CONCERNING PLANT INSTALLATION.
 - TRANSFORMERS AND PEDESTALS SHALL BE LOCATED BETWEEN TOWNHOUSE BLOCKS RATHER THAN ENCUMBERING AND/OR PREVENTING THE INSTALLATION OF ROAD ALLOWANCE TREES.
 - ALL PEDESTALS TO BE INSTALLED IN LINE WITH HYDRO TRANSFORMERS OR ON HOUSE SIDE OF TRENCH.
 - 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.
 - SERVICE LATERALS MUST BE LOCATED A MINIMUM OF 3.0m FROM THE BASE OF A HYDRO TRANSFORMER.
 - STREET LIGHT CABLE SHALL BE PLACED IN JOINT USE TRENCH. STREET LIGHT CABLE SHALL BE AT SAME OFFSET AS STREET LIGHTS WHEN JOINT USE TRENCH NOT CONSTRUCTED.
 - TRAFFIC DUCT ALTERNATIVE PLACEMENT LOCATIONS ARE:
 - JOINT USE TRENCH (JUT) LOCATION OR
 - SAME OFFSET AS STREETLIGHT POLES IN A SEPARATE TRENCH.
 - OPTIONAL LOCATION FOR THE TRAFFIC COMMUNICATIONS DUCT IS A TRENCH LOCATED AT THE SAME OFFSET AS THE STREETLIGHT POLES.
 - TRAFFIC ELECTRICAL DUCTS SHALL BE PLACED IN JOINT USE DUCT BANKS.
 - TRAFFIC HANDHOLES MAY BE LOCATED IN THE BOULEVARD AREA ADJACENT TO THE SIDEWALK.
 - 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 COORDINATING COMMITTEE.
 - THE DEVELOPER SHALL SUPPLY AND INSTALL DUCTS FOR UTILITY CROSSINGS AT INTERSECTIONS.
 - ONE TREE PER LOT TYPICAL. 2 TREES ON CORNER LOT WITH ONE OF THE TREES ON THE STREET SIDE OF THE LOT.
- SPECIFIC TREES SHALL BE SELECTED FOR SOIL TYPES AND AVAILABLE SPACES FOR PLANTING.
- TREE PLACEMENT LOCATION AND TREE SPECIES WILL REQUIRE THE APPROVAL OF THE CITY.
- TREE PLANTING SHALL BE HAND EXCAVATED FOR THOSE LOCATIONS WITH LESS THAN 1.0m CLEARANCE TO THE JUT.
- PRESCRIBED ORDER OF INSTALLATION:
- SEWERS AND WATERMANS; HYDRANTS; WATER, STORM AND SANITARY SERVICE LATERALS; UTILITY STRUCTURES; BASE COURSE ASPHALT; JOINT USE UTILITY TRENCH; GAS MAINS; UTILITY LOT SERVICES; STREET LIGHTING; AND THEN TREES.
- PRESCRIBED ORDER OF INSTALLATION MAY VARY DEPENDING UPON CIRCUMSTANCES AS APPROVED BY AN AUTHORIZED CITY REPRESENTATIVE.



Revision	By	Appd.	YY.MM.DD	
8	ISSUED FOR APPROVAL	WAJ	SGG	25.09.26
7	REVISED DRAFT PLAN	WAJ	SGG	25.07.10
6	REVISED DRAFT PLAN	WAJ	SGG	23.12.14
5	REVISED AS PER CITY COMMENTS	WAJ	SGG	22.08.23
4	ISSUED FOR TENDER	WAJ	SGG	22.07.22
3	REVISED AS PER CITY COMMENTS	WAJ	SGG	22.05.09
2	REVISED AS PER CITY COMMENTS	WAJ	SGG	21.07.07
1	ISSUED FOR FIRST SUBMISSION	WAJ	SGG	20.11.24

File Name: 160401393-D8
Dwn. Ckcd. Dsgn. YY.MM.DD

Client/Project
**RICHCRAFT HOMES
SECOND REGISTRATION PHASE**

**RICHCRAFT KANATA WEST
1620 MAPLE GROVE ROAD
OTTAWA, ON**

Title
**STANDARD ROADWAY
CROSS SECTIONS**

Project No.	Scale	
160401393	N.T.S.	
Drawing No.	Sheet	Revision
DS-1	34 of 44	8