

GENERAL NOTES:

- 1) THE PROPOSED LOSS OF TURF/ TREE AREA FOR THIS DEVELOPMENT WILL BE APPROXIMATELY 326 m2.
- APPROXIMATELY 326 m2 TO BE COVERED WITH NEW HARD SURFACE

THERE IS A ROW OF SEVEN TREES ALONG THE NORTHERN PROPERTY LINE THAT WILL BE REMOVED TO ACCOMMODATE THE PROPOSED BUILDING. A PORTION OF THE SOFT LANDSCAPE IS REQUIRED TO BE REMOVED. THIS IS NECESSITATED BY THE NATURE AND SCALE OF THE PROPOSED USE. THIS WILL HAVE IMPACT ON THE DRAINAGE OF THE SITE, PLEASE REFER TO THE CIVIL LOT GRADING AND DRAINAGE PLAN.

REMOVAL OF SEVEN TREES APPROVED BY ADJACENT LANDOWNER LORENZO NICOLINI, NICOLINI CONSTRUCTION; AS PER EMAIL DATED JUNE 02, 2015.

- 2) THE DEVELOPMENT SITE IS NOT CONSIDERED OF PRIMARY OR SUPPORTING SIGNIFICANCE AS NATURAL LANDS IN THE GREENSPACE MASTER PLAN. DUE TO THE LOW ENVIRONMENTAL VALUE OF THE SITE, IT IS NOT EXPECTED THAT FURTHER DISTURBANCE WILL SIGNIFICANTLY IMPACT THE ECOLOGICAL FUNCTION OF THE SURROUNDING AREA.

SITE DESCRIPTION:

THE SITE IS CURRENTLY SITTING VACANT. IT IS THE FORMER AND FUTURE SITE FOR AN AUTO COLLISION CENTER, AND TIRE RETAILER. THE SITE IS RELATIVELY LEVEL WITH NO MAJOR GRADE CHANGES. ANTICIPATED ACTIVITIES ON SITE ARE THE STORAGE OF TIRES, AND EQUIPMENT ASSOCIATED WITH THE TIRE RETAILER. A MAJOR PORTION OF THE SITE IS ALSO USED FOR PARKING. THERE IS ONE (1) GROUPING OF SEVEN (7) TREES ALONG THE NORTHERN PROPERTY LINE. THE AREA SURROUNDING THIS SITE IS COMMERCIAL/LIGHT INDUSTRIAL.

ADDITIONAL INFORMATION:

OWNER:
GERRY BENSON
700 EDUCATION ROAD
CORNWALL, ONTARIO
K6H 6B8

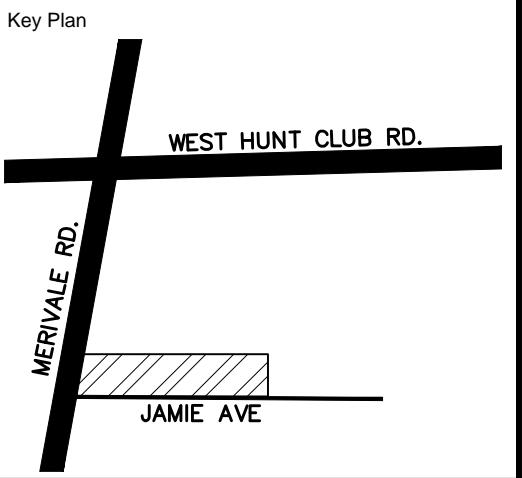
APPLICANT:
HOLZMAN CONSULTANTS INC.
1076 CASTLE HILL CRES.
OTTAWA, ONTARIO
K2C 2A8

AUTHOR:
SHANNON HARBERS,
OALA CSLA

CSW LANDSCAPE
ARCHITECTS LTD.
1960 SCOTT STREET,
SUITE 200
OTTAWA, ONTARIO
K1Z 8L8

MUNICIPAL ADDRESS:
1871 MERIVALE ROAD
OTTAWA, ONTARIO
K2G 1E3

**CURRENT OFFICIAL PLAN
AND ZONING DESIGNATION:**
AM10



LEGEND:

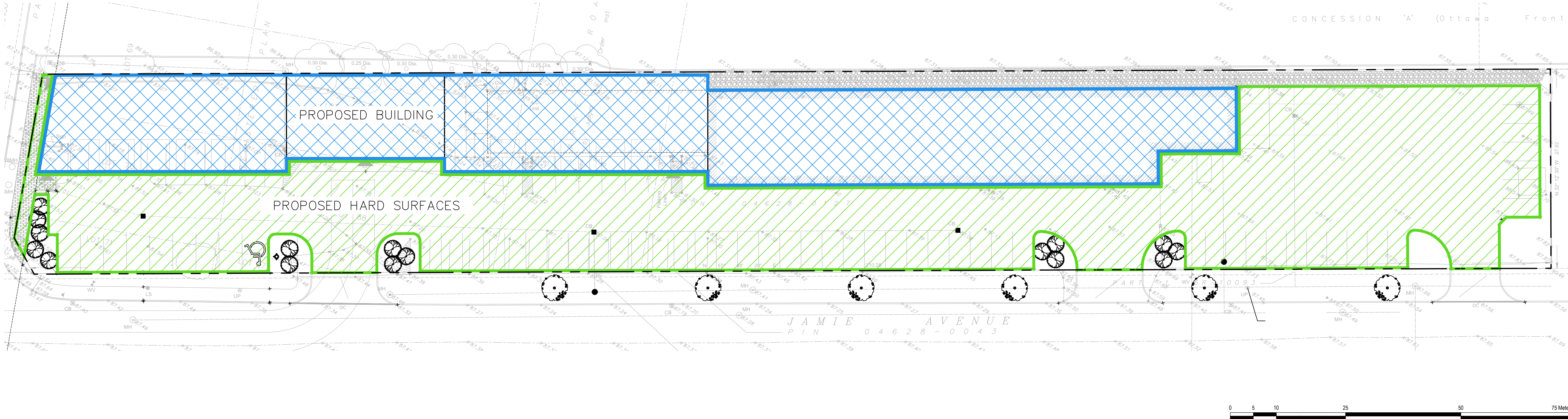
- EXISTING TREES TO BE REMOVED
- PROPOSED TREES
- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED HARD SURFACES

Tree No.	Botanical Name	Common Name	Caliper (cm)	Condition	High Quality Tree	High Quality Tree	Comments	To Be Preserved
1	Acer platanoides	Norway Maple	30	Dead	No	No	This tree is dead, many branches have died and fallen. This tree is a hazard.	No
2	Acer platanoides	Norway Maple	32.5	Dead	No	No	This tree is dead, many branches have died and fallen. This tree is a hazard.	No
3	Acer platanoides	Norway Maple	33	Poor	No	No	Central leader of tree is dead, there is approximately 40% die back in the canopy.	No
4	Acer platanoides	Norway Maple	32	Poor	No	No	Central leader of tree is dead, there is approximately 40% die back in the canopy.	No
5	Acer platanoides	Norway Maple	31	Moderate	No	No	Tree is in moderate condition.	No
6	Acer platanoides	Norway Maple	30	Moderate	No	No	Tree is showing approximately 20% die back in the canopy.	No
7	Acer platanoides	Norway Maple	31	Moderate	No	No	Tree is showing approximately 10% die back in the canopy, and some rot appearing at branch unions.	No

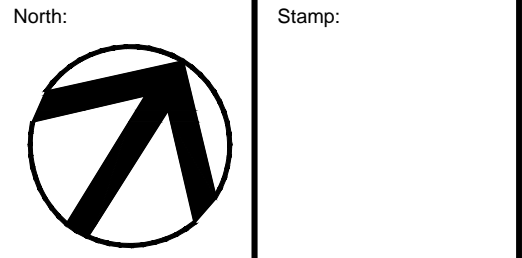
TREE INVENTORY PLAN – AERIAL PHOTOGRAPHY:



TREE INVENTORY PLAN – PROPOSED DEVELOPMENT:



No.	Revision	Date
4	ISSUED FOR SITE PLAN APPROVAL	17 APR 2017
3	ISSUED AS PER REVISIONS	07 JULY 2015
2	ISSUED AS PER REVISIONS	20 MAY 2015
1	ISSUED FOR SITE PLAN APPROVAL	03 DEC 2014



Landscape Architecture
Urban Design
Site Planning
Recreation and Park Planning
Project Management

CSW

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- All measurements in millimeters unless specified otherwise. Do not scale drawing. All drawings to be read in conjunction with written specifications.
- Copyright reserved. This drawing is the exclusive property of CSW Landscape Architects Ltd. and shall not be used without the consent thereof.
- This Drawing may not be used for construction until signed by the landscape architect. It is the responsibility of the contractor to:
 - check and verify all dimensions on site;
 - report all errors and/or omissions to the landscape architect;
 - comply with all pertinent codes and by-laws;
 - check and verify locations of all underground services with all local utilities prior to any digging.

Project:
**MERIVALE AND JAMIE
AUTO GARAGE**
1871 MERIVALE ROAD
OTTAWA, ONTARIO

Drawing:
**TREE CONSERVATION
REPORT**

Scale:	1:300	Date:	09 SEP, 2014
Design By:	SH	Drawn By:	SH
Project Number:	1887-02	Sheet Number:	TCR 01