

RICHCRAFT TRAILSEDGE RENTAL BLOCKS 193 & 194 SITE PLAN



D1 D2 D3 D4D5

GENERAL NOTES:

- 2. THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NO BE SCALED FROM THIS DRAWING. THIS PLAN MUST BE READ IN CONJUNCTION WITH T APPROVED CUP, GRADING AND SITE PLAN.
- 3. CONTRACTOR SHALL ENSURE THAT ALL UTILITY LOCATIONS ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
- VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO THE EXCAVATION OF PITS.
- 4. LOCATION OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND 5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED. 6. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- 7. PLACE SOD ON A MINIMUM 150mm TOPSOIL.
- 8. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CITY OF OTTAWA. 9. THE CITY WILL BE NOTIFIED IF ANY TREES CANNOT BE LOCATED OR PLANTED DUE TO CONFLICTS WITH UTILITIES OR DRIVEWAYS. THE REQUIRED TREES NOT PLANTED ARE SUBJECT TO TREE BANKING. THE FINAL NUMBER OF TREES TO BE BANKED WILL BE
- PROVIDED TO THE CITY FOLLOWING ALL PLANTINGS.
- 11. PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
- 12. PLANTINGS TO BE STAKED FOR APPROVAL PRIOR TO CONSTRUCTION 13. CITY GRASS CUTTING RESPONSIBILITIES FOR SODDED AREAS SHALL BEGIN FOLLOWING PERFORMANCE ACCEPTANCE INSPECTION BY THE LANDSCAPE ARCHITECT AND THE CITY. ACCEPTANCE WILL BE PROVIDED ONLY IF: SOD IS PROPERLY ESTABLISHED. TURF IS FREE OF DEAD SPOTS AND WEEDS. SODDED AREAS HAVE BEEN CUT WITHIN 24 HOURS PRIOR TO ACCEPTANCE INSPECTION. MINIMUM OF 3 WEEKS HAVE ELAPSED FOLLOWING LAYING OF SOD.
- A MINIMUM OF TWO CUTS HAVE TAKEN PLACE. - SODDED AREAS HAVE BEEN TOP-DRESSED, SEEDED AND AERATED 14. STREET TREE PLANTING GUIDELINE NOTE: APPROVED CROSS SECTIONS SHALL TAKE PRECEDENCE 4.5m - STREET LIGHT 2.5m - STREET LIGHT (SMALL TREE <7m MATURE HT.) 3.0m - HYDRO TRANSFORMER 1.5m - PATH, DRIVEWAY, FENCE, SOUND WALL 4.5m - CONIFERS MINIMUM SETBACK FROM CURB 2.5m - FIRE HYDRANTS
 - 1.5m WATER SERVICE / CURB STOP 1.0m - BELL / CABLE PEDESTALS









LIST OF DRAWINGS:

- LANDSCAPE PLAN
- DETAILS
- DETAILS
- DETAILS
- DETAILS
- **CROSS SECTIONS**

. CELTIS OCCIDENTALIS TO BE SPRING DUG SPECIMENS AND PLANTED IN THE SPRING

- 10. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL PERFORMANCE AS DETERMINED BY THE CITY OF OTTAWA.

- tree planting in marine clay soii
- THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.8 OF PATERSON GROUP'S OTECHNICAL INVESTIGATION, DATED 24 JULY 2020 HAVE BEEN IMPLEMENTE
- 1. THIS LANDSCAPE PLAN CONFORMS WITH THE TREE-TO-FOUNDATION SETBACK, SOIL VOLUME, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), BASED ON THE FINDINGS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT.
- 2. ADDITIONAL REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), INCLUDING USF DEPTH, FOUNDATION WALL REINFORCEMENT, AND SUBDIVISION GRADING, SHOULD BE CONFIRMED BY THE PROJECT ENGINEER(S).
- 3. THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PLANTING TREES.
- 4. <u>CITY OF OTTAWA: GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017):</u> THE FOLLOWING GUIDELINES ARE PRIMARILY FOCUSED ON SMALL AND MEDIUM SIZE STREET TREES. HOWEVER, LARGE TREES (MATURE HEIGHT OVER 14M) CAN STILL BE PLANTED IN AREAS OF SMC SOILS PROVIDED A TREE TO FOUNDATION SETBACK EQUAL TO THE FULL MATURE HEIGHT OF THE TREE CAN BE PROVIDED (E.G. IN A PARK OR OTHER GREEN SPACE). FOR STREET TREES IN THE ROAD RIGHT-OF-WAY WHERE SMC SOILS HAVE BEEN IDENTIFIED, THE TREE TO FOUNDATION SETBACKS MAY BE REDUCED TO 4.5M FOR SMALL (MATURE TREE HEIGHT UP TO 7.5M) AND MEDIUM SIZE TREES (MATURE TREE HEIGHT 7.5M-14M) PROVIDED ALL OF THE FOLLOWING SIX CONDITIONS ARE MET:
- THE MODIFIED PLASTICITY INDEX OF THE SOIL BETWEEN THE UNDERSIDE OF FOOTING (USF) AND A DEPTH OF 3.5M GENERALLY DOES NOT EXCEED 40%. THIS CORRESPONDS TO SOILS WITH LOW/MEDIUM POTENTIAL FOR SOIL VOLUME CHANGE. CLAY SOILS THAT EXCEED THE 40% PLASTICITY INDEX ARE CONSIDERED TO HAVE HIGH POTENTIAL FOR SOIL VOLUME CHANGE. FOR THESE WORST-CASE SOILS, THE SETBACKS AND TREE PLANTING RESTRICTIONS REMAIN UNCHANGED FROM THE 2005 CLAY SOILS POLICY (TREE SETBACK MUST EQUAL THE MATURE HEIGHT OF THE TREE - I.E. 7.5M SETBACK FOR SMALL TREES).
- THE USF IS 2.1 M OR GREATER BELOW THE LOWEST FINISHED GRADE. NOTE: THIS FOOTING LEVEL MUST BE SATISFIED FOR FOOTINGS WITHIN 10M OF THE TREE, AS MEASURED FROM THE CENTRE OF THE TREE TRUNK, AND VERIFIED BY MEANS OF THE GRADING PLAN AS INDICATED IN THE PROCEDURAL CHANGES BELOW. • A SMALL SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 25M3 OF AVAILABLE SOIL
- VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. A MEDIUM SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 30M3 OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE DEVELOPER WILL ENSURE THE SOIL IS GENERALLY UNCOMPACTED WHEN BACKFILLING IN STREET TREE PLANTING LOCATIONS.
- THE SOIL VOLUME CALCULATION MUST BE BASED ON A DEPTH OF 1.5M BELOW FINISHED GRADE (E.G. 5M LENGTH X 4M WIDTH AT SURFACE X 1.5M DEPTH = 30M3). IT MAY INCLUDE LANDS IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY, BUT MUST SUBTRACT THE VOLUME OF SHALLOW UTILITY TRENCHES (I.E. VOLUME OF SHALLOW UTILITY TRENCHES CANNOT COUNT TOWARDS MINIMUM SOIL VOLUME). • THE TREE SPECIES MUST BE SMALL TO MEDIUM SIZE, AS CONFIRMED BY A LANDSCAPE
- ARCHITECT IN THE LANDSCAPE PLAN. THE FOUNDATION WALLS ARE TO BE REINFORCED AT LEAST NOMINALLY (MINIMUM OF TWO UPPER AND TWO LOWER 15M BARS IN THE FOUNDATION WALL) TO PROVIDE DUCTILITY AS DESCRIBED IN THE GEOTECHNICAL REPORT.
- GRADING SURROUNDING THE TREE MUST PROMOTE DRAINING TO THE TREE ROOT ZONE (IN SUCH A MANNER AS NOT TO BE DETRIMENTAL TO THE TREE), AS NOTED ON THE SUBDIVISION GRADING PLAN.



10. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE

OTTAWA.

DATE OF SUBSTANTIAL PERFORMANCE AS DETERMINED BY THE CITY OF

DEPTH OF 3.5M GENERALLY DOES NOT EXCEED 40%. THIS CORRESPONDS TO SOILS WITH LOW/MEDIUM POTENTIAL FOR SOIL VOLUME CHANGE. CLAY SOILS THAT EXCEED THE 40% PLASTICITY INDEX ARE CONSIDERED TO HAVE HIGH POTENTIAL FOR SOIL VOLUME CHANGE. FOR



MULTIPLE TREE

SOIL VOLUME

CAL/HT. ROOT

60

B&B

B&B

B&B

B&B

B&B

B&B

B&B

125cm HT. PT

125cm HT. PT

125cm HT. PT

125cm HT. PT

(m3/TREE)

THIS PLAN IS FOR APPROVAL AND TENDERING PURPOSES ONLY, NOT FOR

CONSTRUCTION. THIS PLAN SHALL BE READ IN CONJUNCTION WITH

DRAWINGS PREPARED BY HYDRO OTTAWA, BELL CANADA, ROGERS

LANDSCAPE PLA	1

Date	NOV 2021	Sheet	
Scale	1:500		
Drawn	ls, sh		101
Checked	d jh		
Job No.	20-135		



DECIDUOUS SHRUBS				(mm)	
Ck Cs Po Sj	101 21 4 47 173	CORNUS SERICEA 'KELSEYI' CORNUS SERICEA 'FARROW' PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' SPIRAEA JAPONICA 'MAGIC CARPET'	KELSEYI DOGWOOD ARCTIC FIRE DOGWOOD DART'S GOLD NINEBARK MAGIC CARPET SPIREA	3 GAL. 3 GAL. 3 GAL. 3 GAL.	PT. PT. PT. PT.
<u>CONI</u> Ja Pa	FEROUS S 46 <u>2</u> 48	<u>HRUBS</u> JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' PINUS ARISTATA 'FORMAL FORM'	PRINCE OF WALES JUNIPER BRISTILECONE PINE SP.	3 GAL. 3 GAL.	PT. PT.
<u>GRAS</u> ca ss ht	<u>SES AND 1</u> 109 97 <u>58</u> 264	<u>PERENNIALS</u> CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' SCHIZACHYRIUM SCOPARIUM HYLOTELEPHIUM TELEPHIUM 'AUTUMN JOY'	Karl foerster reed grass Little bluestem grass Autumn Joy stonecrop	2 GAL. 2 GAL. 1 GAL.	PT. PT. PT.



Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect. Key Plan FUTURE RANDKLUFT TERRACE AMENITY AREA FERN CASEY STREET LEGEND PROPERTY LINE FENCING _______ DECORATIVE FENCE GATEWAY COLUMN ENTRY FEATURE WALL LANTING EXISTING STREET TREE ROW TREE MEDIUM DECIDUOUS TREE (7.5m TO 14m HEIGHT) Ø SMALL TREE (<7.5m HEIGHT) \odot SHRUB (TREE FORM) \ast CONIFEROUS STREET TREE DECIDUOUS/CONIFEROUS SHRUB **X X** ORNAMENTAL GRASSES \odot LANDSCAPE BOULDER sodding

8	Issued for 4th Submission	Nov. 12/21	
7	Re-Issued for 3rd Submission	Sept. 16/21	
6	Issued for 3rd Submission	July 16/21	
5	Issued for 2nd Submission	Apr. 23/21	
4	Re-Issued for 1st Submission with Cross Sections	Jan. 27/21	
3	Issued for 1st Submission	Dec. 14/20	
2	Issued for Client Review	Nov. 20/20	
1	Issued for Client Review	Aug. 12/20	
No.	Description	Date	
Revi	sion		
City	City Approval Stamp		



Job No. 20-135

PLA	NT LIST	-AMENITY AREA			
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT.	ROOT
				(mm)	
MEDI	UM DECID	DUOUS TREES			
7.5m	TO 15m N	1ATURE HEIGHT			
AR	3	ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE MAPLE	60	B&B
CS	4	CATALPA SPECIOSA	NORTHERN CATALPA	60	B&B
CC	2	CORYLUS COLURNA	TURKISH HAZEL	60	B&B
GB	5	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	60	B&B
	14				
DECII	duous sh	RUBS			
Ac	6	Amelanchier canadensis	SERVICEBERRY (TREE FORM)	125cm HT.	PT.
Cs	38	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	3 GAL.	PT.
	44				
GRAS	<u>SSES</u>				
са	11	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	2 GAL.	PT.
SS	29	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2 GAL.	PT.
	40				



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4. PRUNE BRANCHES TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES. DO NOT PRUNE LEADERS.

- 5. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT. 6. IF CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES IS CALLED
- FOR, FOLLOW APPROPRIATE DETAILS AS DIRECTED BY LANDSCAPE ARCHITECT. 7. IF TREES ARE BEING AFFECTED BY CONSTRUCTION, A WATER AND FERTILIZING

TREE PROTECTION FENCE

PROGRAM WILL BE REQUIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.





GATEWAY ENTRY FEATURE 5 N.T.S.

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C	Drawn	ls
C	Checkec	l jh
J	ob No.	20-135

Sheet



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