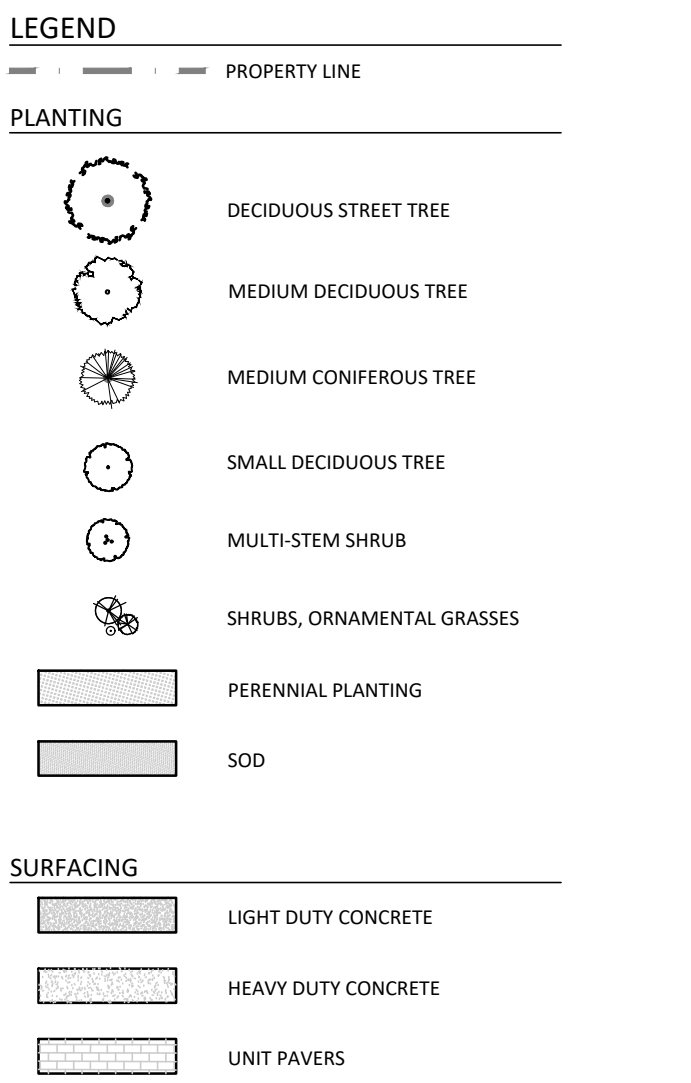
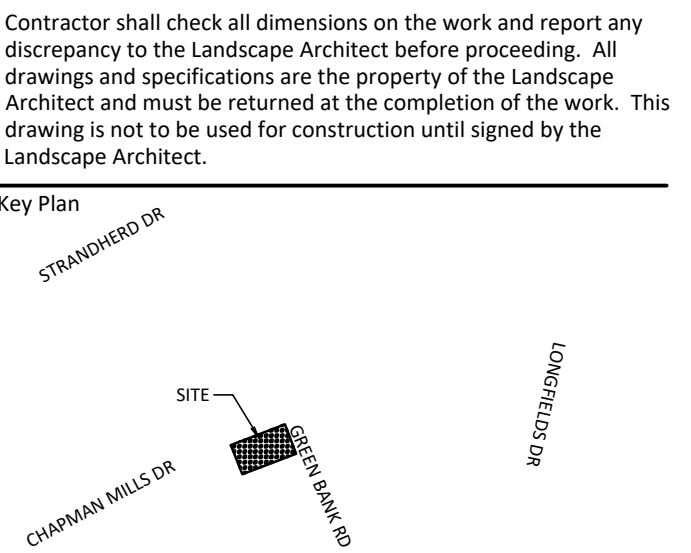


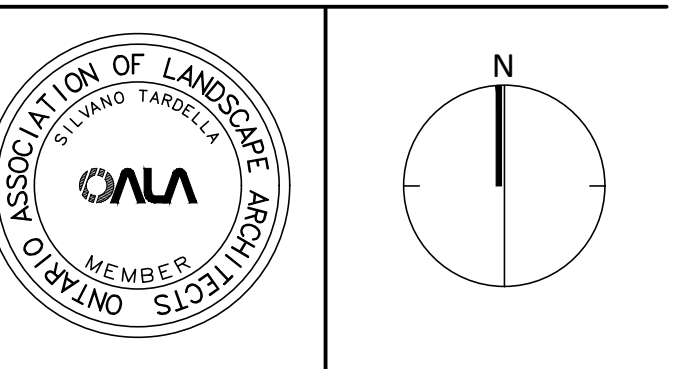
- GENERAL NOTES:**
- ACER RUBRUM, CELTIS OCCIDENTALIS, AND QUERCUS RUBRA TO BE SPRING DUG SPECIMENS AND PLANTED IN THE SPRING ONLY.
  - THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THIS DRAWING. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED CLIP AND CITY CROSS SECTIONS.
  - CONTRACTOR SHALL ENSURE THAT ALL UTILITY LOCATIONS ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
  - LOCATION OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT & CITY OF OTTAWA PRIOR TO THE EXCAVATION OF PITS.
  - ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
  - TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
  - PLACE SOD ON A MINIMUM 150mm TOPSOIL.
  - CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CITY OF OTTAWA.
  - 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.
  - ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE CITY OF OTTAWA.
  - PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
  - PLANTINGS TO BE STAKED FOR APPROVAL PRIOR TO CONSTRUCTION.
  - 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.
  - STREET TREE REQUIREMENT BASED ON DRAFT CONDITIONS FOR FINAL APPROVAL:
    - 1 TREE PER EXTERIOR TOWNHOUSE (CORNER) LOT
    - 3 TREES PER 5 MULTIPLE-UNITS TOWNHOUSE
    - 4 TREES PER 8 MULTIPLE-UNITS TOWNHOUSE
    - 5 TREES PER 10 MULTIPLE-UNITS TOWNHOUSE
- TOTAL NUMBER OF TREES REQUIRED: 43  
 NUMBER OF STREET TREES SHOWN ON PLAN: 6  
 TOTAL NUMBER OF TREES ON PLAN: 25  
 DIFFERENCE: -18

- TREE PLANTING IN MARINE CLAY SOILS**
- THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.7 OF PATERSON GROUP'S GEOTECHNICAL INVESTIGATION, DATED SEPTEMBER 24, 2019.
- THIS LANDSCAPE PLAN CONFORMS WITH THE TREE-TO-FOUNDATION SETBACK, SOIL VOLUME, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), BASED ON THE FINDINGS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT BY PATERSON GROUP (REPORT PG5036-1 DATED SEPTEMBER 24, 2019).
  - 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).
  - THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PLANTING TREES.
  - CITY OF OTTAWA: GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017): 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 2.1M 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 25M<sup>3</sup> OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. A MEDIUM SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 30M<sup>3</sup> 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 = 30M<sup>3</sup>). 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.



No.	Description	Date
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6	Issued for Revised Submission	08/19/2024
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4	Issued for Revised Submission	07/03/2024
3	Revised for Pre-Consult Review	06/28/2024
2	Issued for Pre-Consult Review	05/23/2024
1	Issued for Client Review	03/28/2024

Revision  
City Approval Stamp



**SOUTH NEPEAN TOWN CENTRE**  
BLOCK 3/ PHASE 5

Title: LAYOUT PLAN

Date: 2024-05-23 | Sheet: L01

Scale: 1:250

Drawn: JE

Checked: SC

Job No.: 20-215

PLAN #19189

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	NATIVE
<b>SHRUBS</b>						
Aa	AMELANCHIER ALNIFOLIA	SASKATOON BERRY	12	7 GAL	POT (MULTI)	Y
Cv	CHIONANTHUS VIRGINICUS	FRINGETREE	14	7 GAL	POT (MULTI)	Y
Ca	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	20	7 GAL	POT (MULTI)	Y
Hv	HAMMAMELIS VIRGINIANA	WITCH HAZEL	22	7 GAL	POT (MULTI)	Y
Ap	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEY	16	3 GAL	POT	Y
Vd	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	11	3 GAL	POT	Y
Js	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	12	3 GAL	POT	Y
Sa	SYMPHORICARPUS ALBUS	SNOWBERRY	21	3 GAL	POT	Y
Po	PHYSOCARPUS OPULOLIFOLIUS 'DIABOLO'	'DIABOLO' NINEBARK	16	3 GAL	POT	Y
<b>ORNAMENTAL GRASSES</b>						
sh	SPOROBOLUS HETEROLEPSIS	PRARIE DROPSSEED	1296	7 GAL	POT	Y
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1046	7 GAL	POT	Y
cl	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1285	7 GAL	POT	Y
<b>PERENNIALS</b>						
ac	ANEMONE CANADENSIS	CANADIAN ANEMONE	1041	2 GAL	POT	Y
cp	CAREX PENNSYLVANICA	FOX SEDGE	1041	2 GAL	POT	Y
hm	HEUCHERA MACRORHIZA 'AUTUMN BRIDGE'	CORAL BELLS	1041	2 GAL	POT	Y

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	NATIVE
<b>DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)</b>						
BL	BETULA LENTA	CHERRY BIRCH	2	50mm	B&B	Y
CO	CELTIS OCCIDENTALIS	NORTHERN HACKBERRY	4	50mm	B&B	Y
GT	GLEDITSIA TRIACANTHOS	HONEY LOCUST	5	50mm	B&B	Y
OV	OSTRYA VIRGINIANA	IRONWOOD	2	50mm	B&B	Y
<b>CONIFEROUS TREES - MEDIUM (8-14M)</b>						
TO	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	3	50mm	B&B	Y
<b>DECIDUOUS TREES - SMALL (6-8M HEIGHT)</b>						
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	1	50mm	B&B	Y
CE	CERCIS CANADENSIS	EASTERN REDBUD	2	50mm	B&B	Y

**SOIL VOLUME STANDARDS**

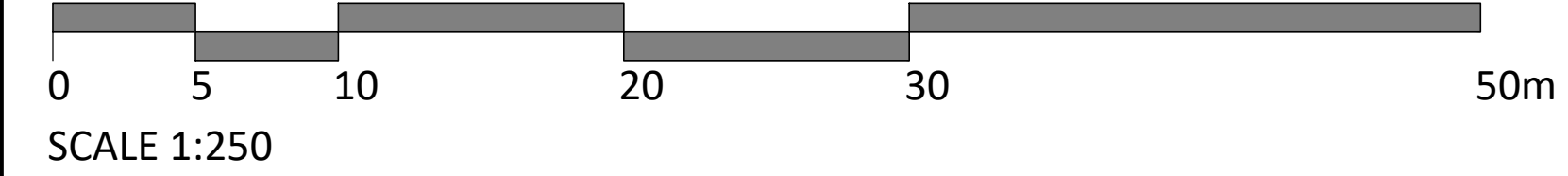
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (m <sup>3</sup> )	MULTIPLE TREE SOIL VOLUME (m <sup>3</sup> /TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

SMALL MEDIUM/CONIFER SINGLE

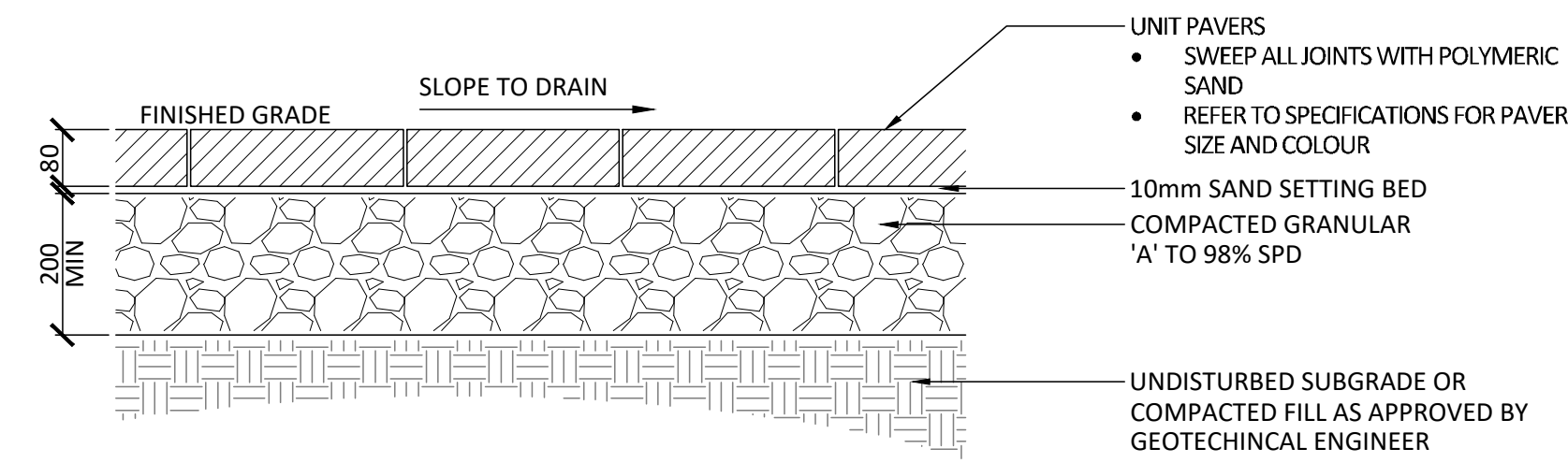
\*SOIL VOLUME CALCULATION BASED ON 1.5m DEPTH

**APPROVED**  
By Lily Xu at 3:42 pm, Oct 21, 2024

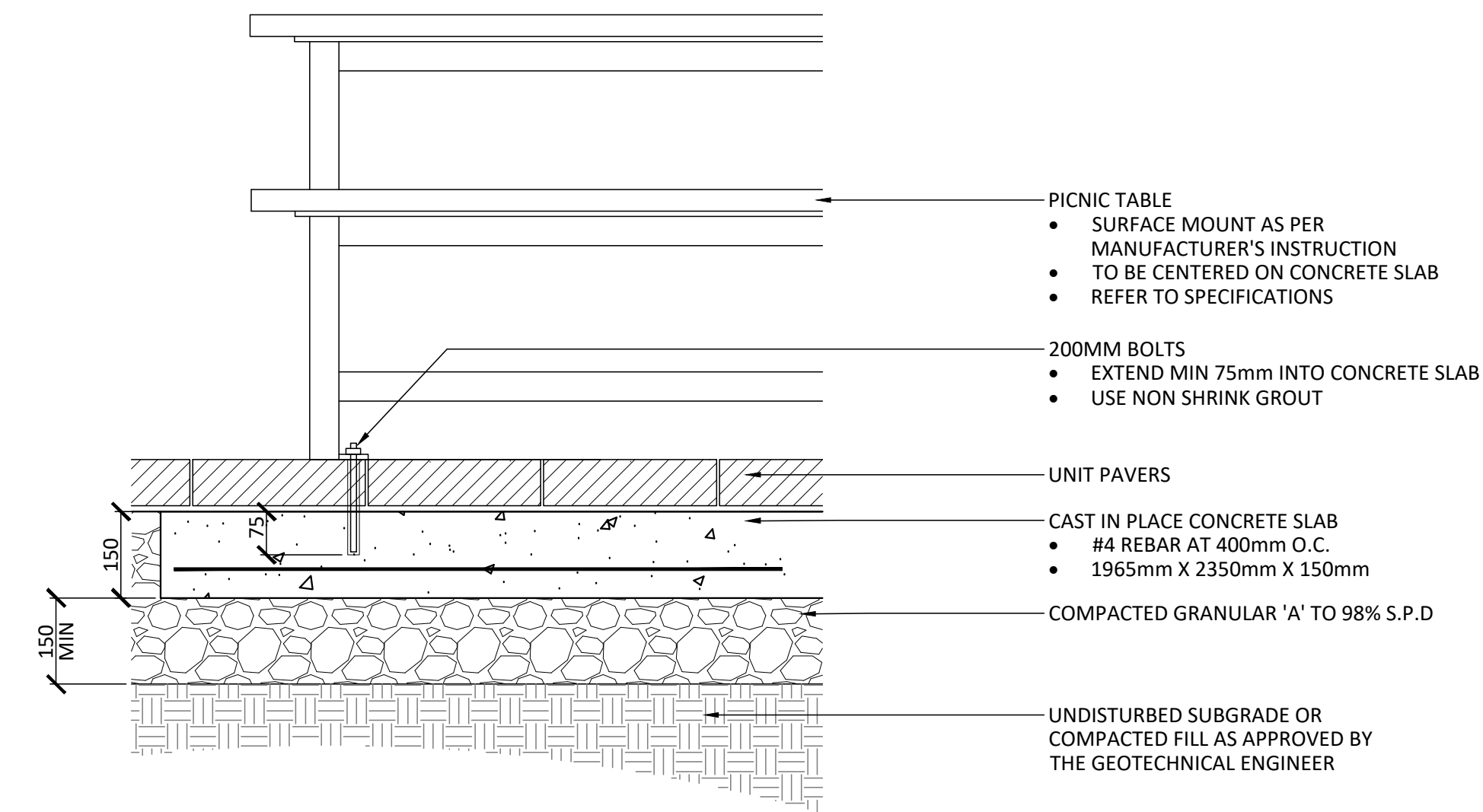
*Lily Xu*  
LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT, AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA



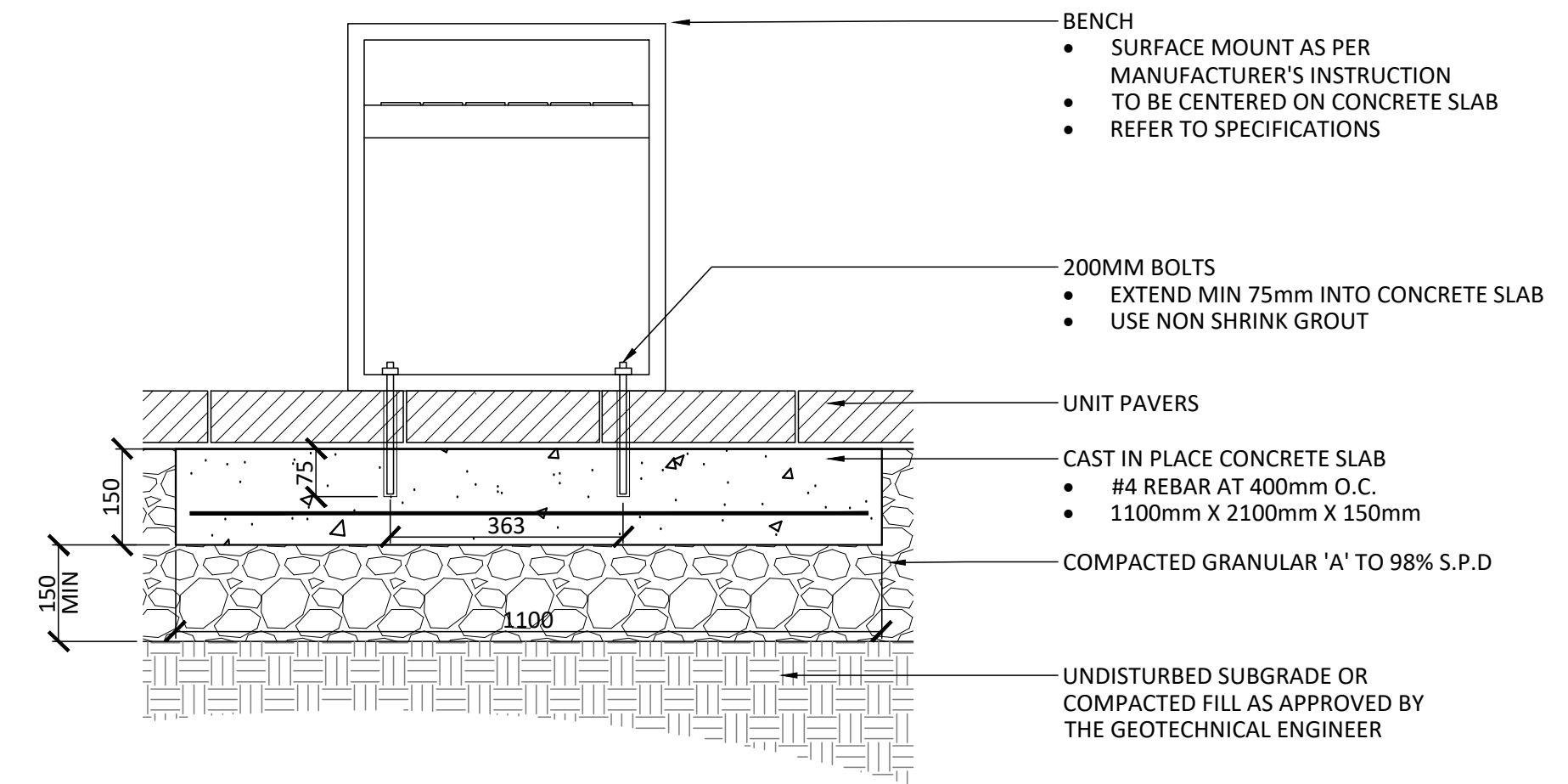




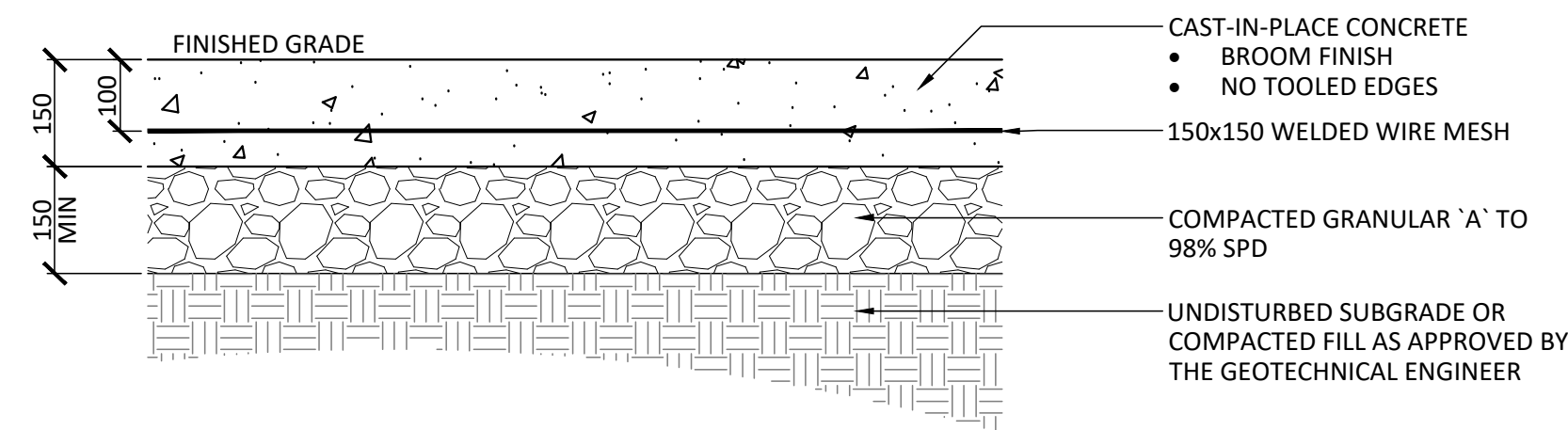
**1** UNIT PAVING  
1:10



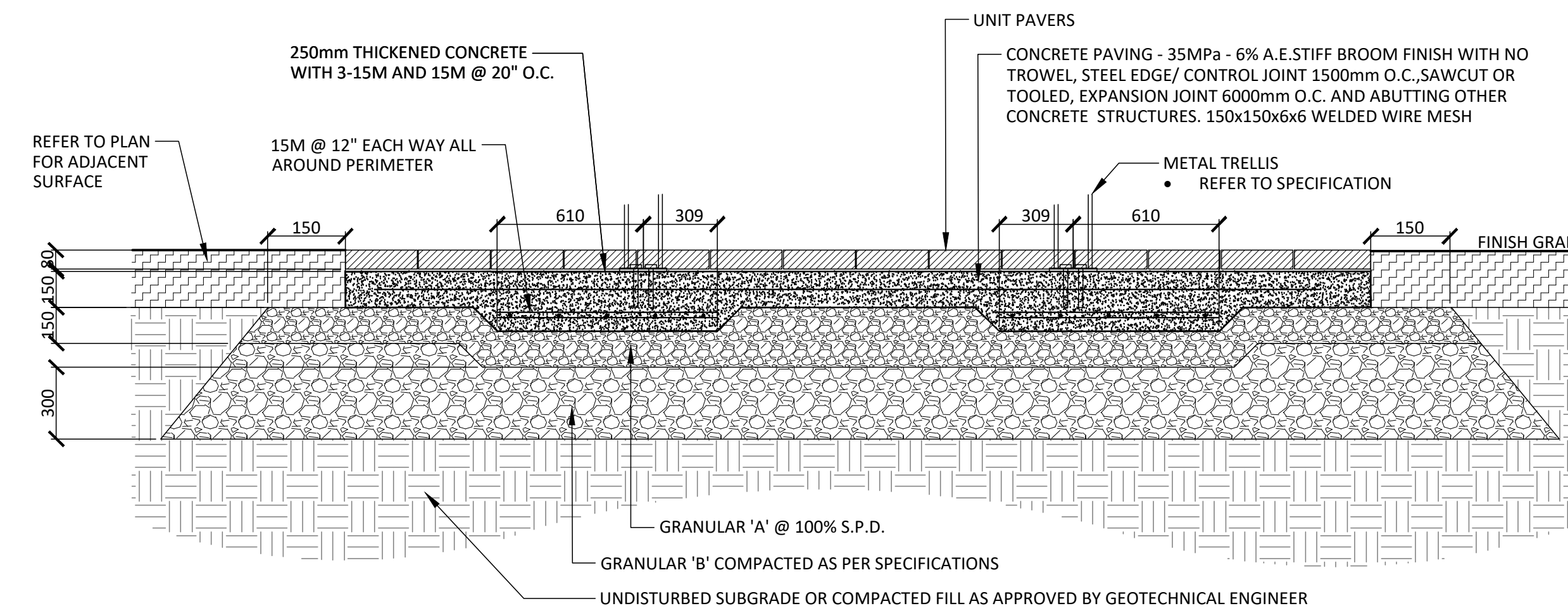
**5** PICNIC TABLE  
1:10



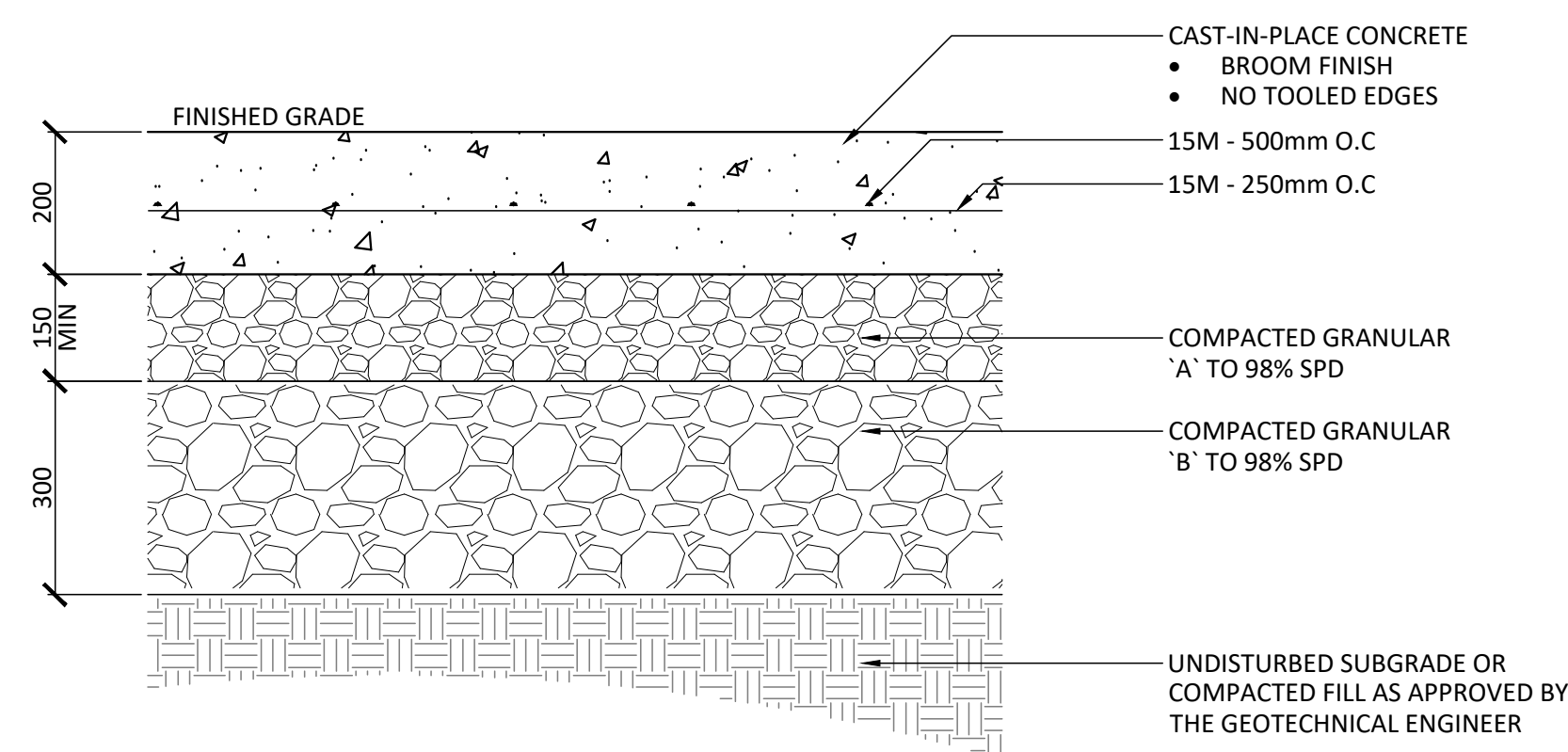
**6** BENCH  
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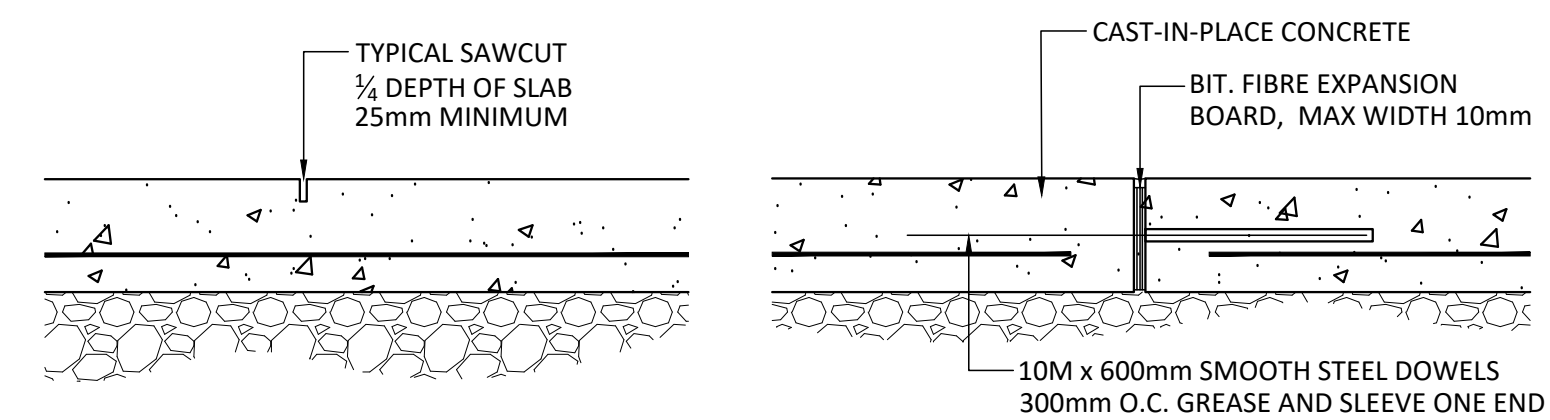
**2** LIGHT DUTY CONCRETE  
1:10



**7** METAL TRELLIS FOOTING  
1:20



**3** HEAVY DUTY CONCRETE  
1:10



**CONTROL JOINT (CJ)**

NOTES:

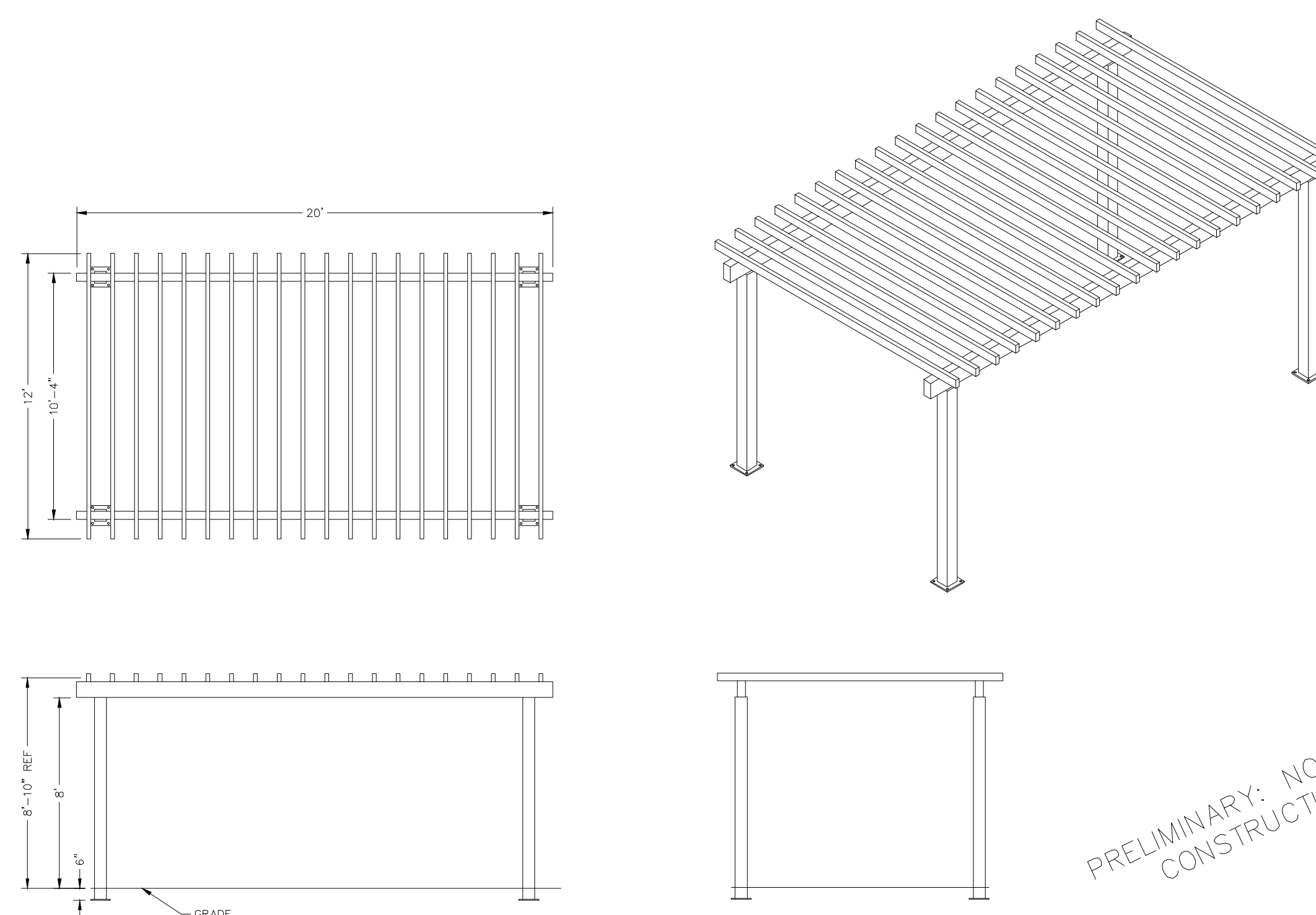
- REFER TO DRAWINGS FOR JOINT LAYOUT
- SAWCUT WITHIN 48 HOURS OF POUR
- NO TOOLED EDGES

**EXPANSION JOINT (EJ)**

NOTES:

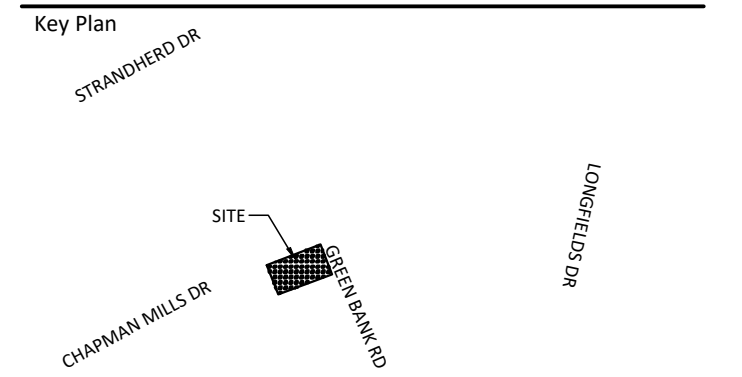
- REFER TO DRAWINGS FOR JOINT LAYOUT
- NO TOOLED EDGES
- NO CAULKED JOINTS

**4** CONCRETE JOINTING  
1:10



**8** METAL TRELLIS  
1:60

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**LEGEND**

PROPERTY LINE

**PLANTING**

- DECIDUOUS STREET TREE
- MEDIUM DECIDUOUS TREE
- MEDIUM CONIFEROUS TREE
- SMALL DECIDUOUS TREE
- MULTI-STEM SHRUB
- SHRUBS, ORNAMENTAL GRASSES
- PERENNIAL PLANTING
- SOD

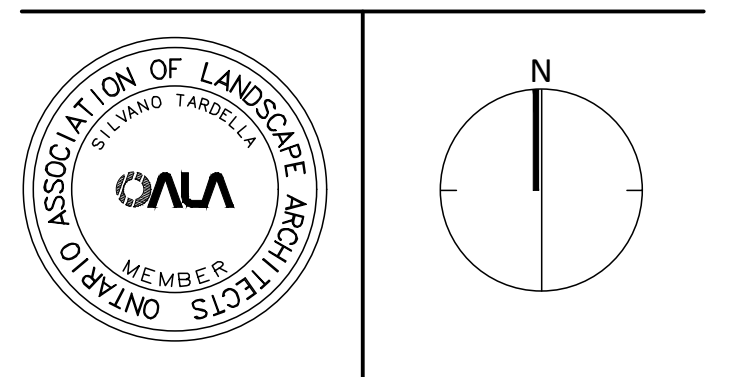
**SURFACING**

- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
- UNIT PAVERS

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2	Issued for Pre-Consult Review	05/23/2024
1	Issued for Client Review	03/28/2024
No.	Description	Date

Revision

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Project

**SOUTH NEPEAN TOWN CENTRE**  
BLOCK 3

Title

**DETAILS**

Date 2024-05-23 Sheet

Scale AS NOTED

Drawn JE

Checked SC

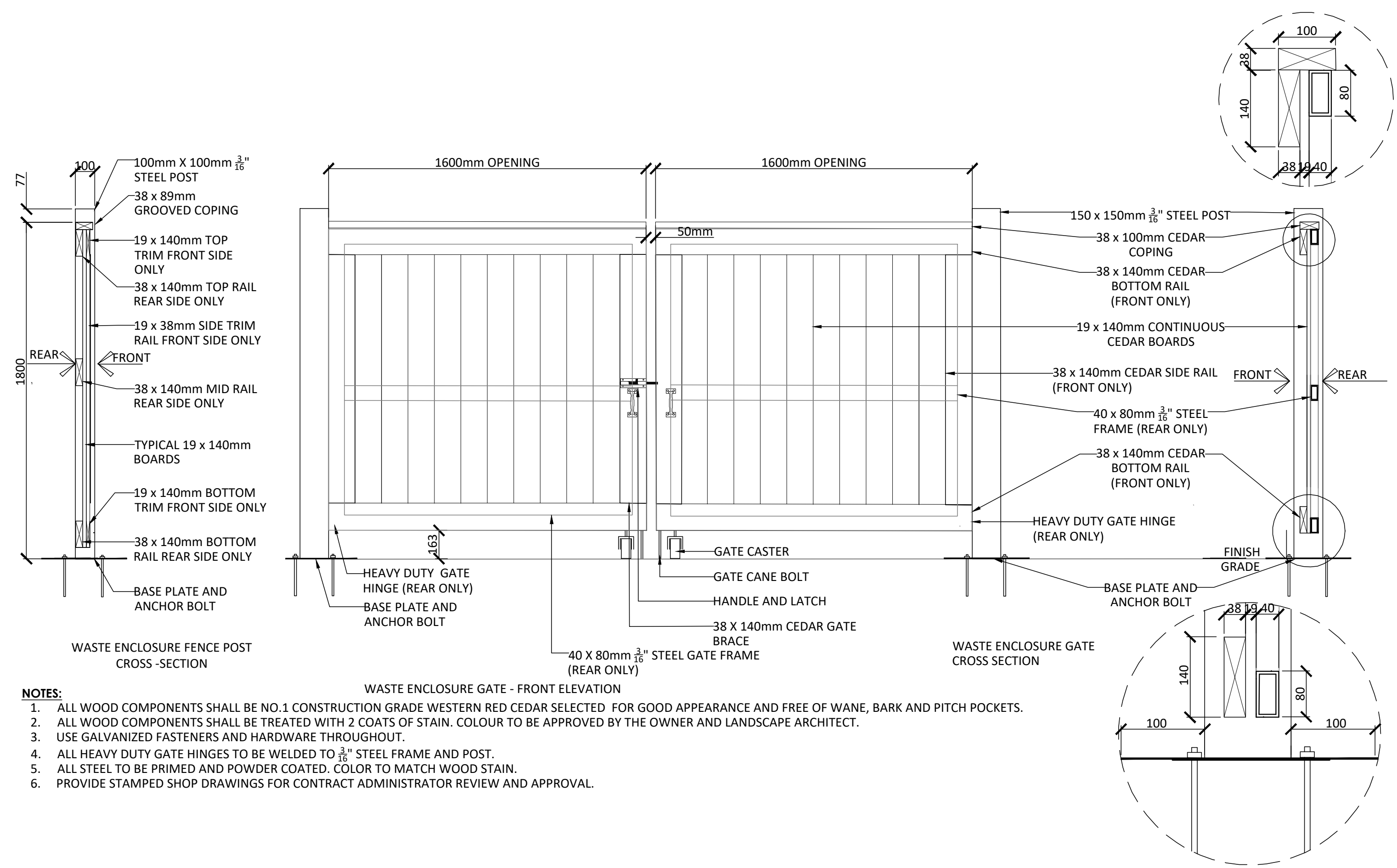
Job No. 20-215

**L02**

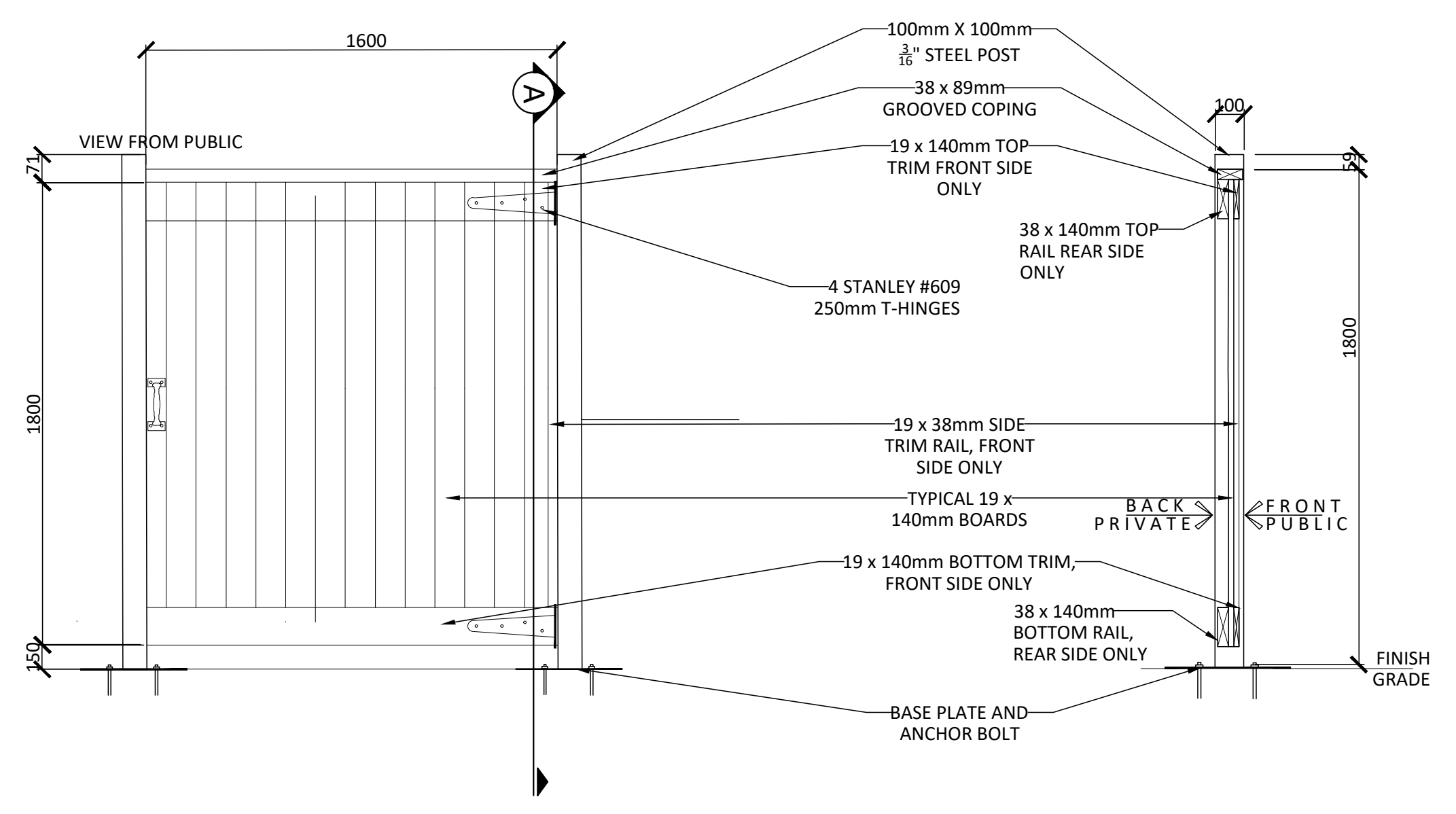
PRELIMINARY: NOT FOR CONSTRUCTION



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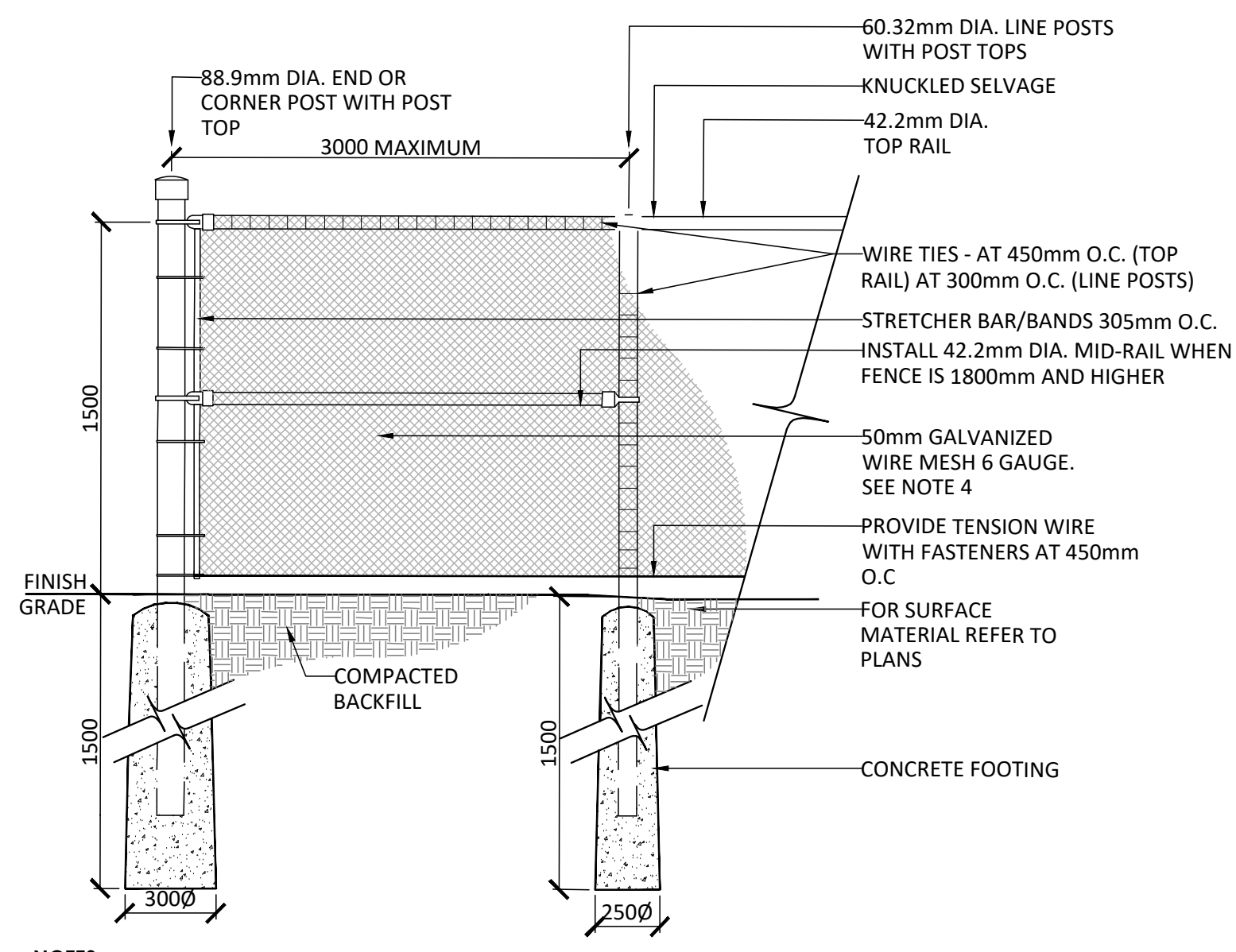


- NOTES:**
1. ALL WOOD COMPONENTS SHALL BE NO.1 CONSTRUCTION GRADE WESTERN RED CEDAR SELECTED FOR GOOD APPEARANCE AND FREE OF WANE, BARK AND PITCH POCKETS.
  2. ALL WOOD COMPONENTS SHALL BE TREATED WITH 2 COATS OF STAIN. COLOUR TO BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT.
  3. USE GALVANIZED FASTENERS AND HARDWARE THROUGHOUT.
  4. ALL HEAVY DUTY GATE HINGES TO BE WELDED TO 3/4" STEEL FRAME AND POST.
  5. ALL STEEL TO BE PRIMED AND POWDER COATED. COLOR TO MATCH WOOD STAIN.
  6. PROVIDE STAMPED SHOP DRAWINGS FOR CONTRACT ADMINISTRATOR REVIEW AND APPROVAL.



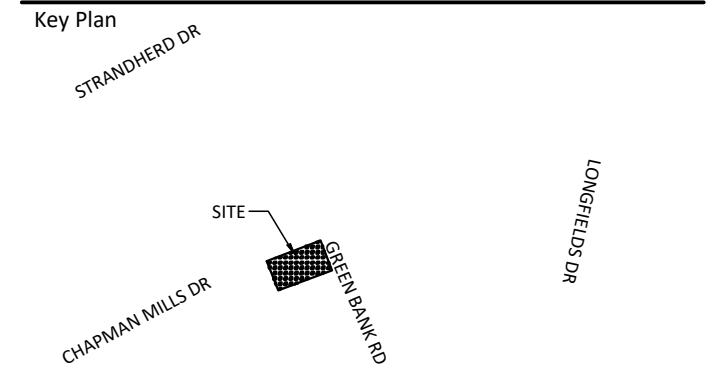
- NOTES:**
1. ALL WOOD COMPONENTS SHALL BE NO.1 GRADE WESTERN RED CEDAR, EXCEPT FOR THE PRESSURE-TREATED SKIRT RAIL.
  2. ALL WOOD COMPONENTS SHALL BE TREATED WITH 2 COATS OF STAIN. COLOUR TO BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT.
  3. USE GALVANIZED FASTENERS AND HARDWARE THROUGHOUT.
  4. ALL HEAVY DUTY GATE HINGES TO BE WELDED TO 3/4" STEEL FRAME AND POST.
  5. PROVIDE STAMPED SHOP DRAWINGS FOR CONTRACT ADMINISTRATOR REVIEW AND APPROVAL.

**1** 2.0m HT. WASTE ENCLOSURE FENCE WITH ACCESS GATES  
1:20



- NOTES:**
1. IF FENCE IS TO BE BLACK VINYL, THE FENCE SHOULD BE 9 GAUGE GALVANIZED WIRE CORE WITH BLACK VINYL COATING TO PROVIDE A TOTAL OF 6 GAUGE THICKNESS
  2. POSTS, RAILS AND ALL OTHER HARDWARE SHOULD BE ELECTROSTATIC PAINTED
  3. CONCRETE FOOTING SHALL BE CSA 30MPa CLASS F-1

**2** PRIVATE WASTE ENCLOSURE FENCE WITH ACCESS GATE  
1:20



**LEGEND**

PROPERTY LINE

**PLANTING**

- DECIDUOUS STREET TREE
- MEDIUM DECIDUOUS TREE
- MEDIUM CONIFEROUS TREE
- SMALL DECIDUOUS TREE
- MULTI-STEM SHRUB
- SHRUBS, ORNAMENTAL GRASSES
- PERENNIAL PLANTING
- SOD

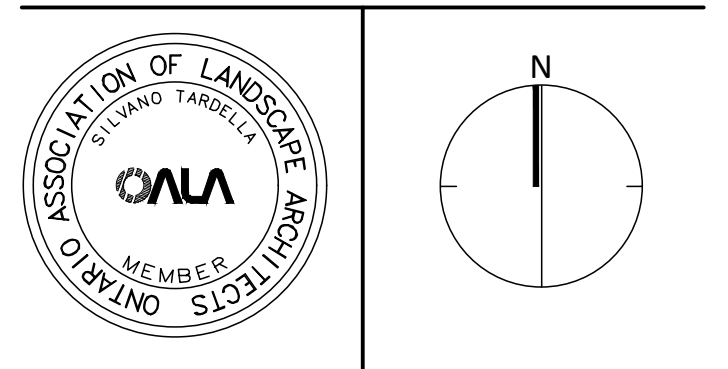
**SURFACING**

- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
- UNIT PAVERS

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Revision

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**SOUTH NEPEAN TOWN CENTRE**  
BLOCK 3

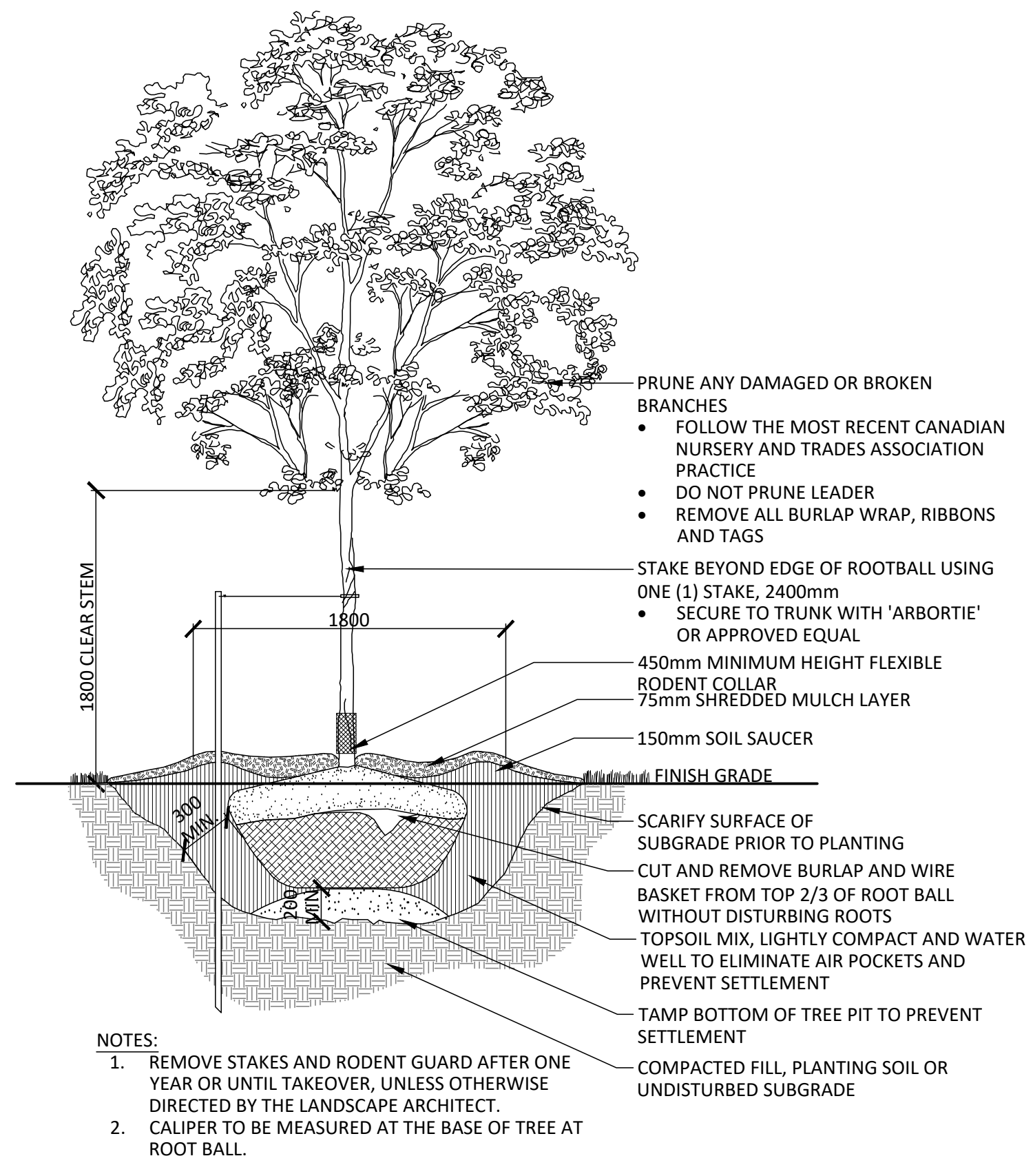
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DETAILS

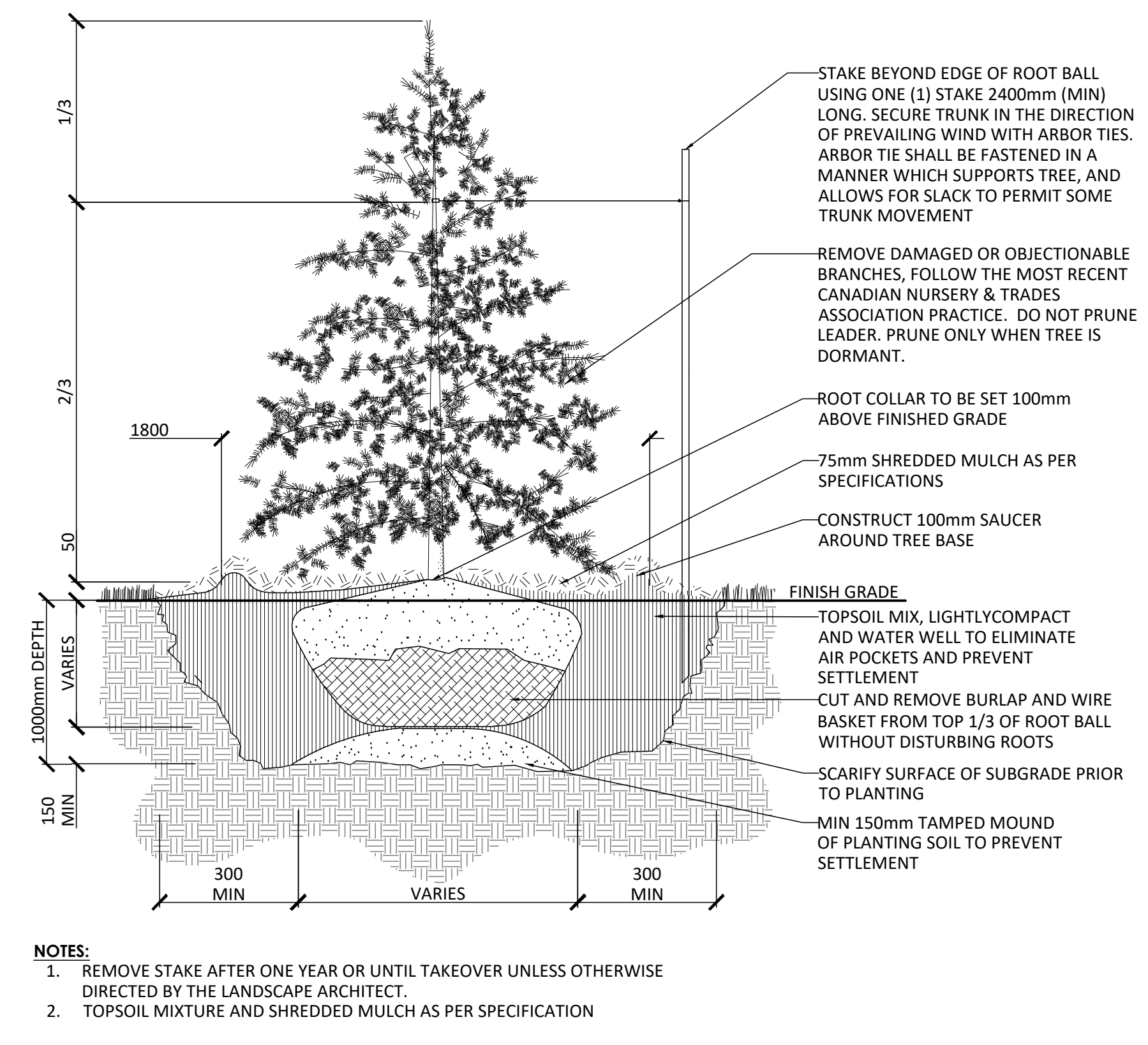
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Scale	AS NOTED		
Drawn	JE		
Checked	SC		
Job No.	20-215		



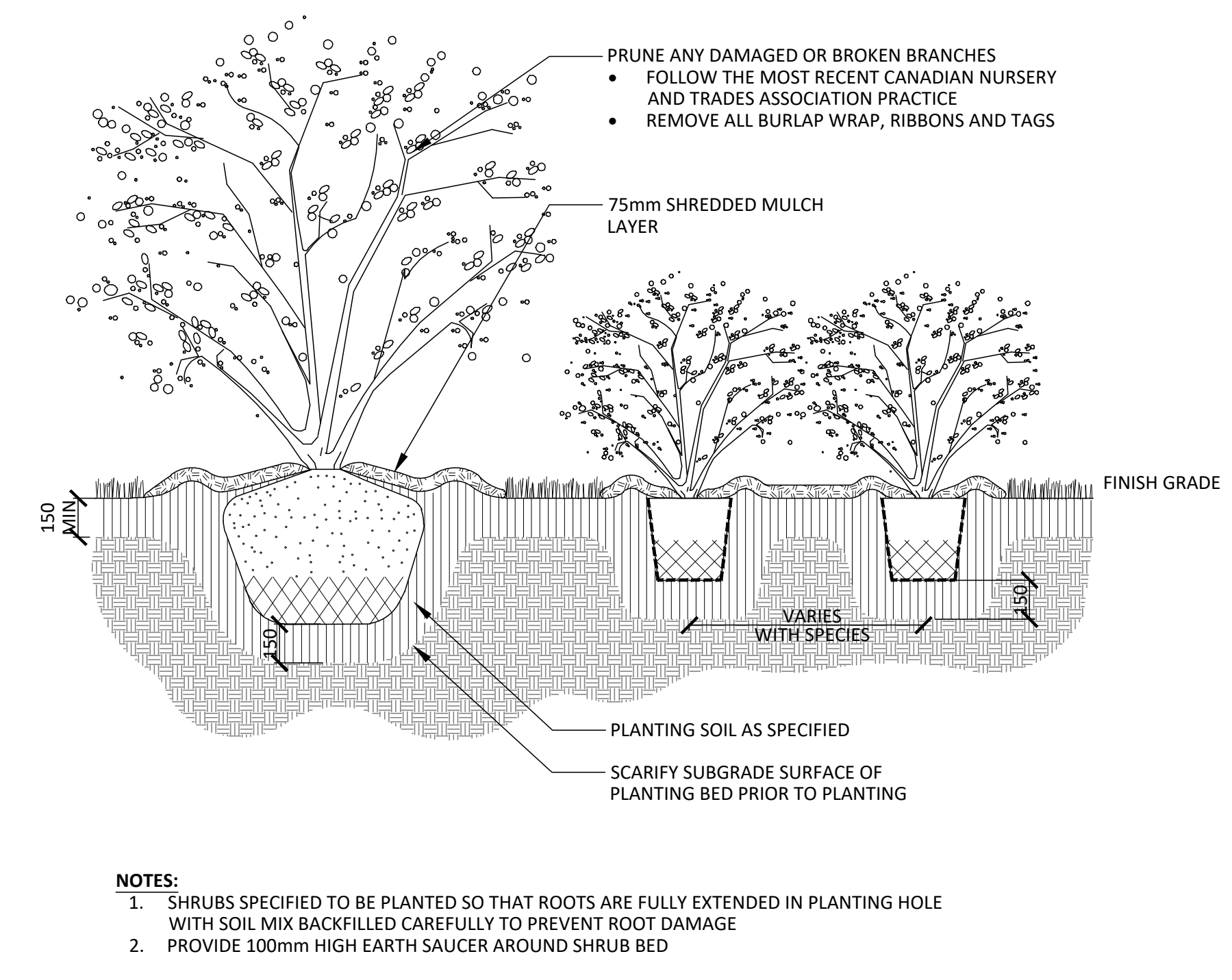
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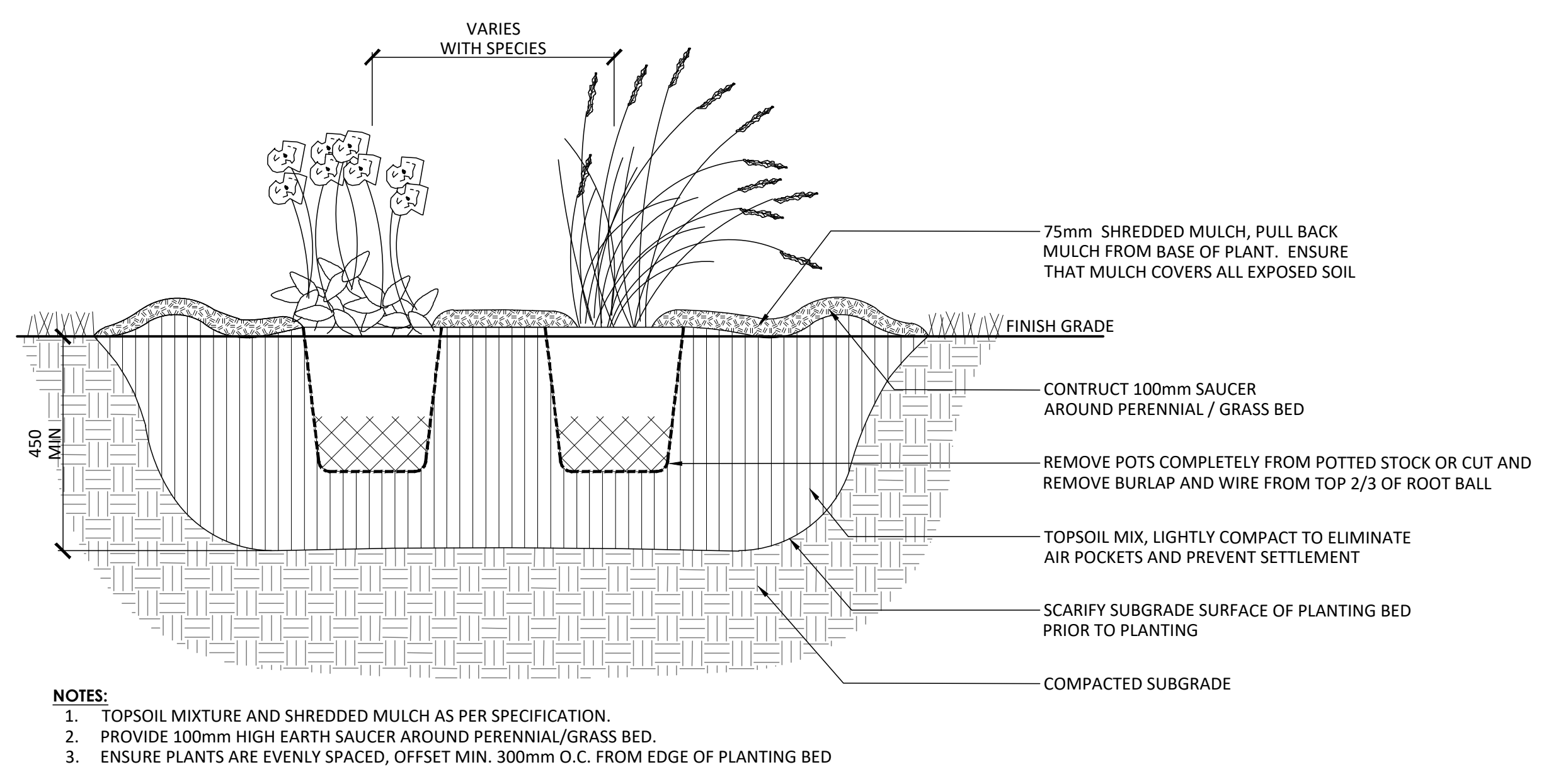
**1** DECIDUOUS TREE PLANTING  
1:30



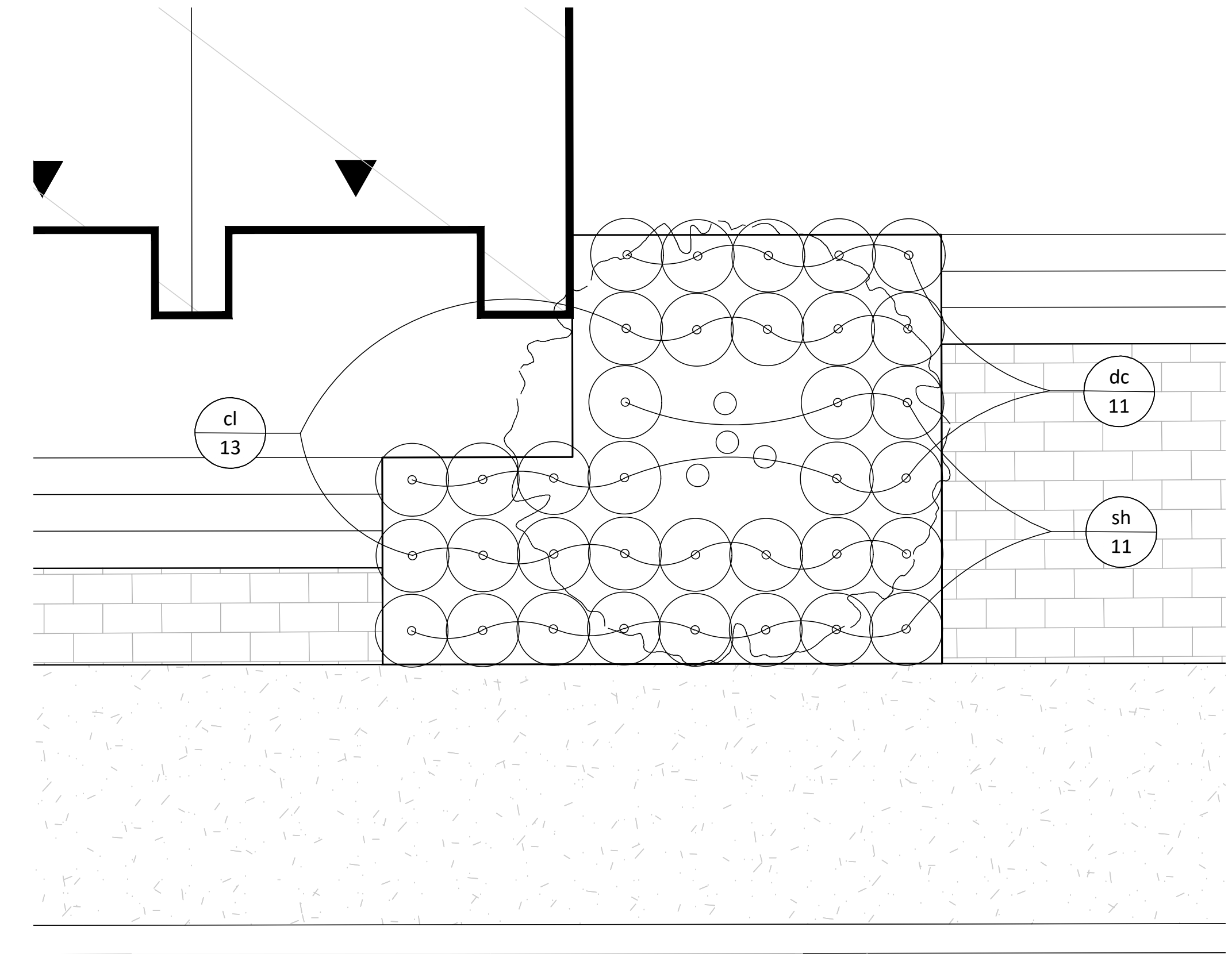
**2** CONIFEROUS TREE PLANTING  
1:30



**3** SHRUB BED PLANTING  
1:20



**4** PERENNIAL AND ORNAMENTAL GRASS PLANTING  
1:10

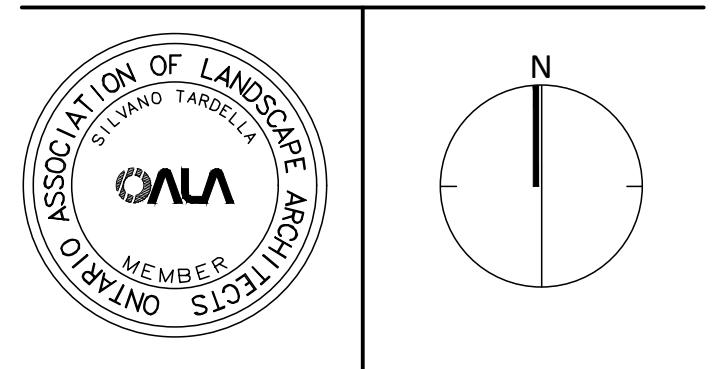


**5** ORNAMENTAL GRASS ENLARGEMENT PLAN - TYPICAL LAYOUT  
1:30

No.	Description	Date
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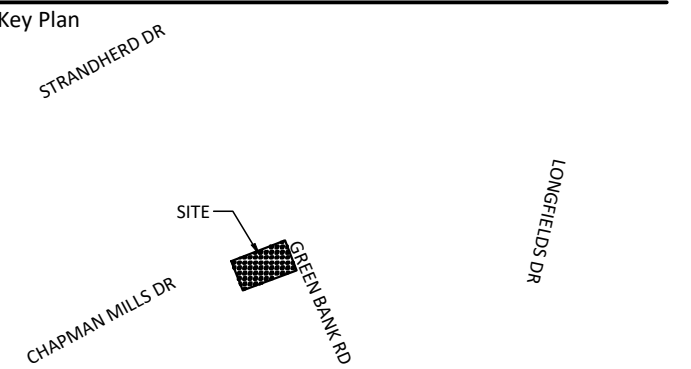
SOUTH NEPEAN TOWN CENTRE  
BLOCK 3

Title	
DETAILS	
Date	2024-05-23
Scale	AS NOTED
Drawn	JE
Checked	SC
Job No.	20-215
Sheet	<b>L04</b>





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.

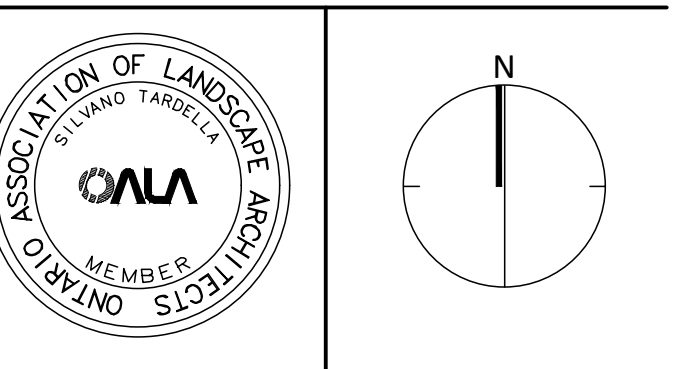


- LEGEND**
- PLANTING**
- DECIDUOUS STREET TREE
  - MEDIUM DECIDUOUS TREE
  - MEDIUM CONIFEROUS TREE
  - SMALL DECIDUOUS TREE
  - MULTI-STEM SHRUB
  - SHRUBS, ORNAMENTAL GRASSES
- SURFACING**
- PERENNIAL PLANTING
  - SOD
- SURFACING**
- LIGHT DUTY CONCRETE
  - HEAVY DUTY CONCRETE
  - UNIT PAVERS

8	Issued for Revised Submission	10/02/2024
7	Issued for Revised Submission	09/20/2024
6	Issued for Revised Submission	08/19/2024
5	Issued for Revised Submission	08/09/2024
4	Issued for Revised Submission	07/03/2024
3	Revised for Pre-Consult Review	06/28/2024
2	Issued for Pre-Consult Review	05/23/2024
1	Issued for Client Review	03/28/2024
No.	Description	Date

Revision

City Approval Stamp



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Project

**SOUTH NEPEAN TOWN CENTRE**  
BLOCK 3/ PHASE 5

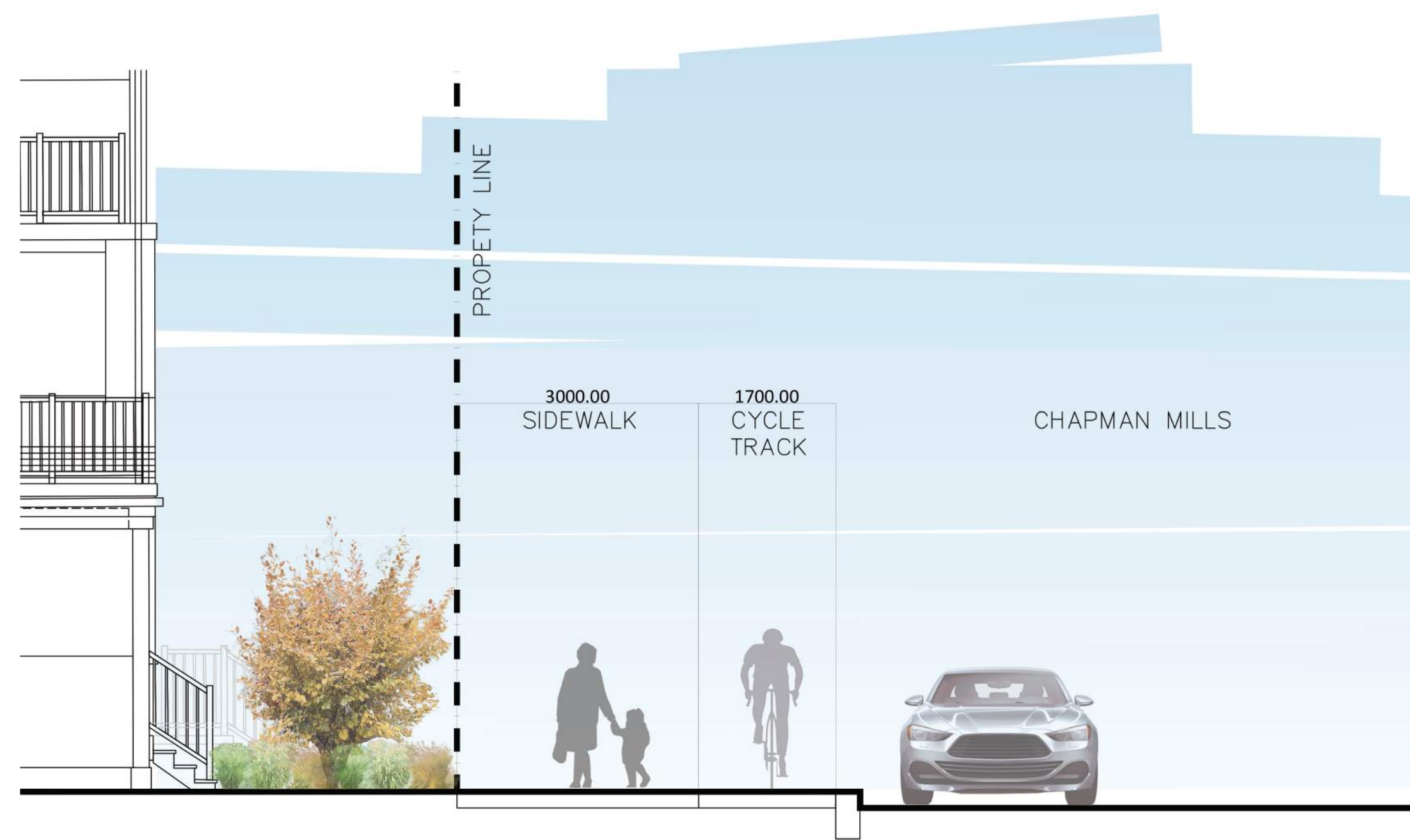
Title  
ENLARGEMENT PLAN - AMENITY SPACES

Date	2024-05-23	Sheet	L05
Scale	1:250		
Drawn	JE		
Checked	SC		
Job No.	20-215		

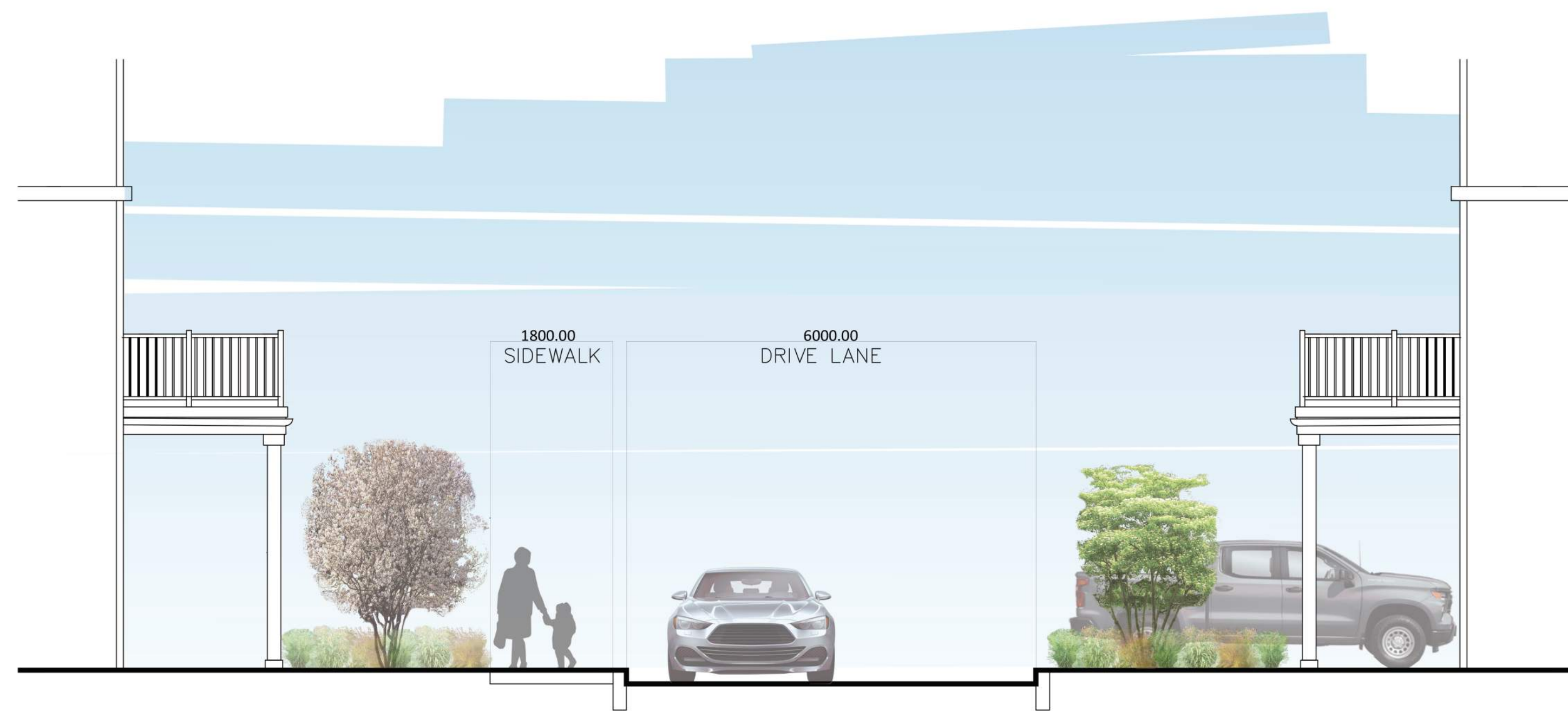
CITY FILE #007-12-24-0053 PLAN #19189



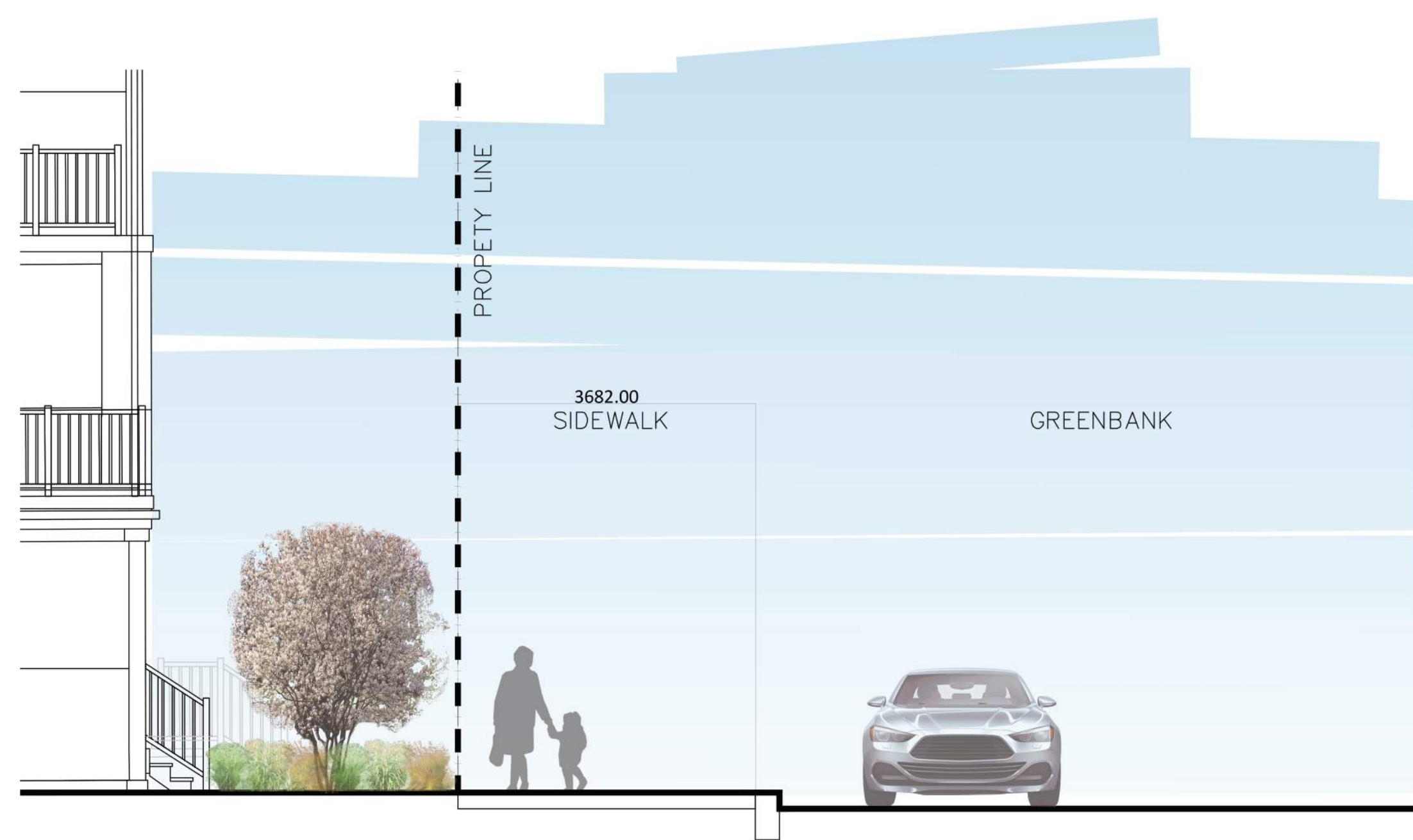
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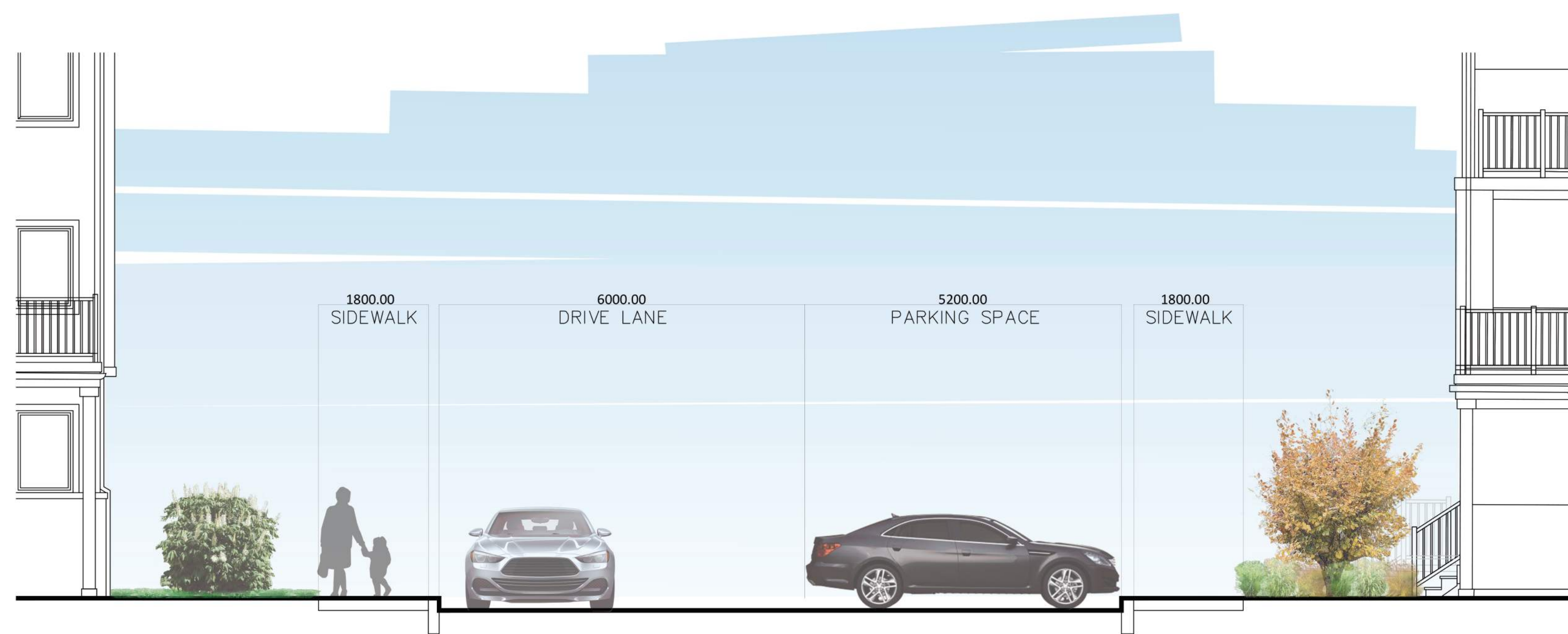
1 CROSS SECTION - BLOCK 3 THROUGH CHAPMAN MILLS  
NTS



3 CROSS SECTION - BLOCK 8 THROUGH BLOCK 7  
NTS



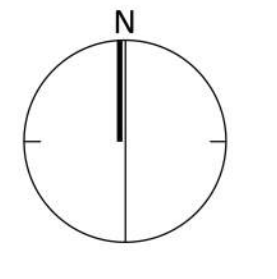
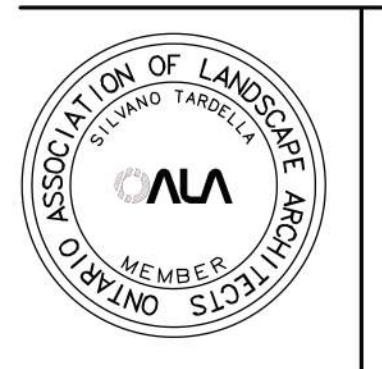
2 CROSS SECTION - BLOCK 5 THROUGH GREENBANK  
NTS



4 CROSS SECTION - BLOCK 7 THROUGH BLOCK 2  
NTS

8	Issued for Revised Submission	10/02/2024
7	Issued for Revised Submission	09/20/2024
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SOUTH NEPEAN TOWN CENTRE  
BLOCK 3

Title  
CROSS SECTIONS

Date	2024-05-23	Sheet	L06
Scale	AS NOTED		
Drawn	JE		
Checked	SC		
Job No.	20-215		