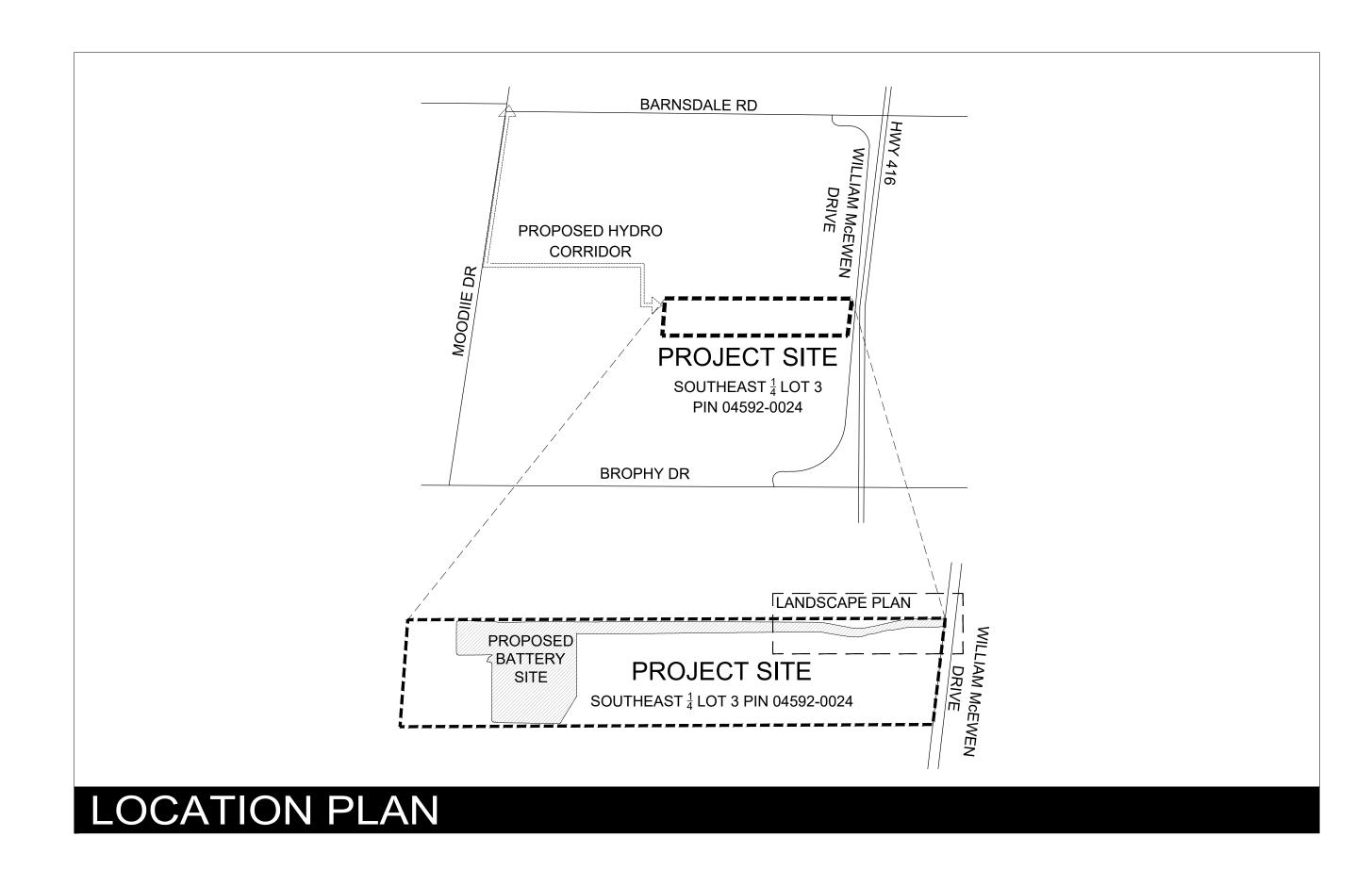


# TRAIL ROAD BESS

4186 WILLIAM MCEWEN DR, OTTAWA

Project Number: 160402099

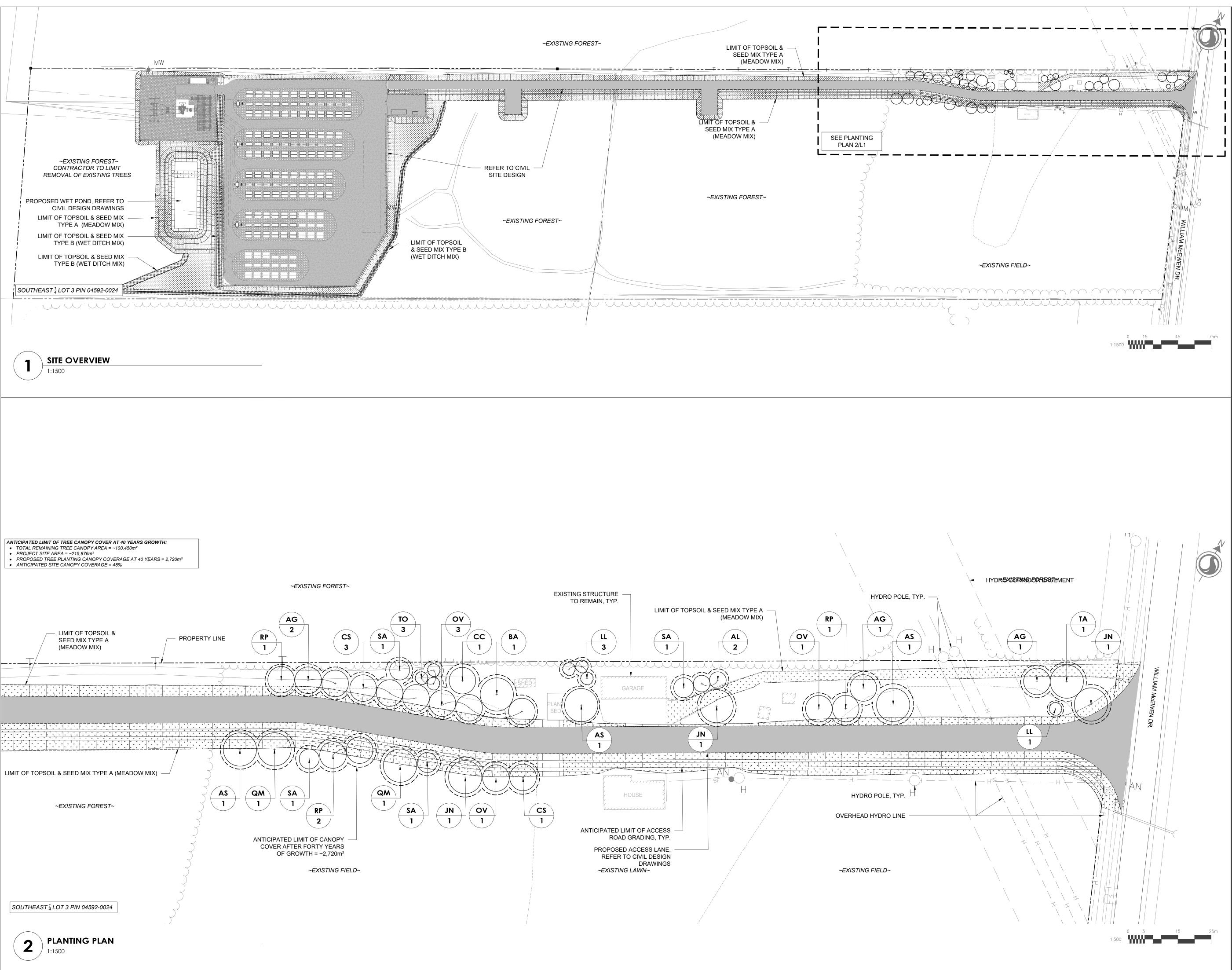
ISSUED FOR CITY REVIEW - 25.10.30



# LIST OF DRAWINGS

# LANDSCAPE DRAWINGS:

- LANDSCAPE DETAILS & NOTES



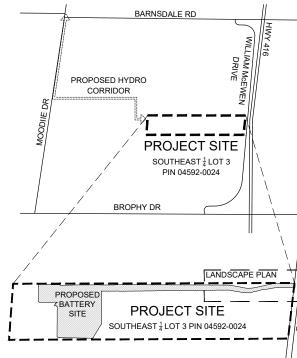


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# Key Plan



PROPOSED DECIDUOUS TREE

PROPOSED CONIFEROUS TREE

EDGE OF EXISTING FORESTED AREA

ANTICIPATED LIMIT OF CANOPY

COVER AFTER FORTY YEARS ---- PROPERTY LINE

SEED MIX TYPE A (MEADOW MIX) 

SEED MIX TYPE B (WET DITCH MIX) 2,750m<sup>2</sup> (WITH 150MM TOPSOIL)

- REFER TO TREE CONSERVATION REPORT BY HATCH AND DATED MARCH 19, 2025 FOR DETAILS ON TREE REMOVALS, POTENTIAL IMPACTS TO TREES, AND VEGETATION AREAS TO BE RETAINED / PROTECTED. a. PROPOSED TREE PLANTING SHOWN REPRESENTS COMPENSATION PLANTING FOR TREE REMOVALS
  - EIGHTEEN ANTICIPATED TREE REMOVALS ARE PROPOSED TO BE COMPENSATED AT A 2:1 RATIO. FIVE ADDITIONAL TREES POTENTIALLY IMPACTED BY CONSTRUCTION ARE PROPOSED TO BE COMPENSATED AT A 1:1 RATIO. REFER TO

WITHIN THE PROPOSED RIGHT OF WAY HYDRO

TRANSMISSION CORRIDOR AND 4186 WILLIAM

# 2. REFER TO DRAWING L2 FOR SEEDING NOTES.

PLANTING SCHEDULE.

3	ISSUED FOR CITY REVIEW	BL	ILL	25.10.30
2	ISSUED FOR CITY REVIEW	BL	ILL	25.07.25
1	ISSUED FOR SITE PLAN REVIEW	TA/BL	ILL	25.05.13
Re	evision	Ву	Appd.	YY.MM.DE
File	Name: XR-160402099-L-Planting.dwg	 ————		25.05.07

Permit-Seal

Client/Project **EVOLUGEN** 

> TRAIL ROAD BESS 4186 WILLIAM MCEWEN DR, OTTAWA

LANDSCAPE PLAN

Project No. 160402099	Scale AS NOTED	
Drawing No.	Sheet	Revision
L1	1 of 2	3

### PLANTING SCHEDULE ECIDUOUS TREES - REFER TO DETAIL 1/L2 AILABLE SO BOTANICAL NAME COMMON NAME DESCRIPTION / NOTES **MATURE HEIGHT** OLUME / TRI Ohio buckeye 8.000 native (Ontario), full sun, partial sun/shade, attracts birds, fall foliage Medium (7.5m-14m) More than 30 Aesculus glabra 6,000 Min. native (Ontario), treeform, full sun, partial sun/shade, attracts birds, edible fruit, fall foliage, colourful flowers |Small (up to 7.5m) Allegheny Serviceberry 2500 Amelanchier laevis 145 More than 30 Acer saccharum Sugar Maple 10,000 Min. native (Ontario), drought tolerant, full sun, fall foliage \_arge (14m or higher) More than 30 Betula alleghaniensis Yellow Birch 8.000 50 native (Ontario), full sun, partial sun/shade, fall foliage Medium (7.5m-14m) More than 30 8.000 native (Ontario), partial sun/shade, full sun, attracts birds, fall foliage Carpinus caroliniana Musclewood 50 Medium (7.5m-14m) More than 30 Catalpa speciosa Northern Catalpa 8.000 50 W.B. native (Ontario) Medium (7.5m-14m) More than 30 Black Walnut 10,000 Min. Inative (Ontario), salt tolerant, drought tolerant, full sun, edible fruit, fall foliage Large (14m or higher) More than 30 Juglans nigra OV 8.000 50 native (Ontario), drought tolerant, full sun, partial sun/shade, full shade, attracts birds, fall foliage Medium (7.5m-14m) More than 30 Ostrya virginiana Ironwood Bur Oak 8,000 native (Ontario), drought tolerant, low maintenance, full sun, fall foliage Medium (7.5m-14m) More than 30 Quercus macrocarpa Robinia pseudoacacia 8.000 50 W.B. native (Ontario), drought tolerant Medium (7.5m-14m) More than 30 Black Locust 6,000 Min. W.N. native (Ontario) Medium (7.5m-14m) More than 30 Sorbus americana American Mountainash 10,000 Min. native (Ontario), drought tolerant, full sun, partial sun/shade, attracts butterflies, fragrant Basswood More than 30 Tilia americana Large (14m or higher) NIFEROUS TREES - REFER TO DETAIL 2/L2 /AILABLE SO **BOTANICAL NAME COMMON NAME** OLUME / TR **DESCRIPTION / NOTES**

native (Ontario)

native (Ontario), full sun, fall foliage, low maintenance

SEED MIX TYPE A: N	MEADOW NATIVE SEED MI	X (19,280m <sup>2</sup> )		
native species, attracts pol	inators, low maintenace, flowering			
sow at 500g/180m2				
BOTANICAL NAME	COMMON NAME	COMPOSITION		
Poa palustris	Fowl Bluegrass	10%		
Solidago juncea	Early Goldenrod	5%		
Desmodium canadense	Showy Tick Trefoil	5%		
Monarda fistulosa	Wild Bergamot	5%		
Panicum virgatum	Switchgrass	15%		
Penstemon digitalis	Fox glove/Beardtongue	10%		
Rudbeckia hirta	Black Eyed Susan	10%		
Schizachyrium scoparium	Little Bluestem	15%		
Sorghastum nutans	Indiangrass	15%		
Verbena urticifolia	White Vervain	10%		
SEED MIX TYPE B: V	VET DITCH NATIVE SEED	MIX (2.750m <sup>2</sup> )		
	ance, shade tolerant, wet tolerant	(=,		
sow at 500g/180m2				
BOTANICAL NAME	COMMON NAME	COMPOSITION		
Carex vulpinoidea	Fox Sedge	40%		
Elymus viginicus	Virginia Wild Rye	30%		
Poa paulustris	Fowl Bluegrass	30%		

Larix laricina

Thuja occidentalis

Eastern larch

Eastern White Cedar

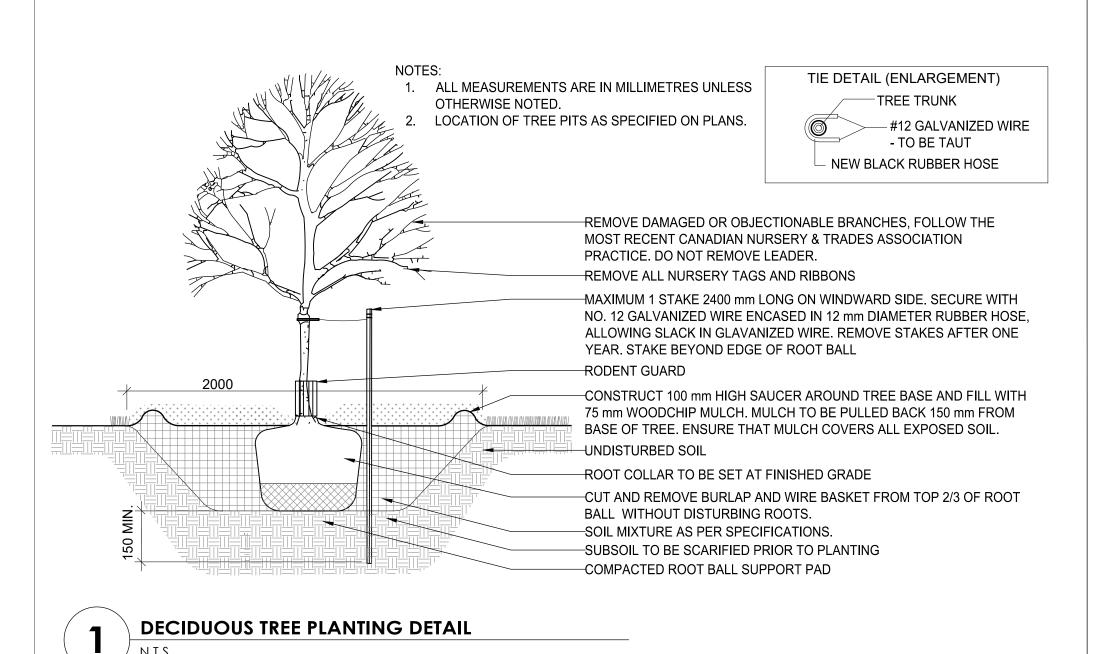
4,500 Min.

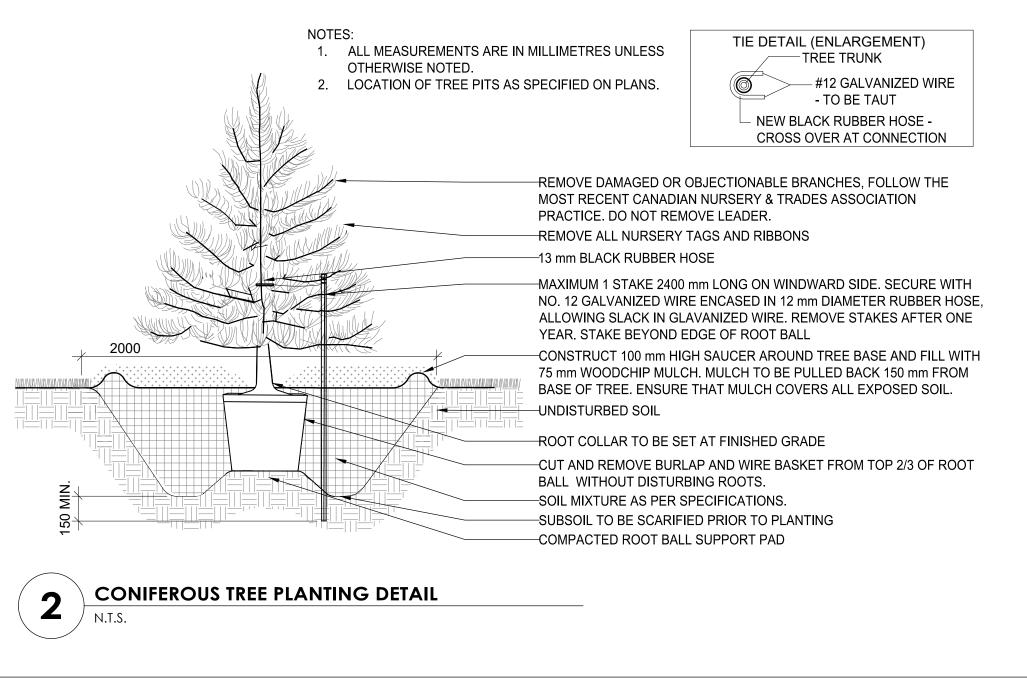
4,500 Min.

2000

2000

W.B.





Medium (7.5m-14m)

Large (14m or higher)

More than 30

More than 30

## LANDSCAPE NOTES

- 1. REFER TO ENGINEERING DRAWINGS FOR PROPOSED GRADING, SITE SERVICING, AND FENCING LOCATION.
- 2. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY HATCH AND DATED APRIL 2, 2025, FOR DETAILS ON SOILS. BOREHOLES INVESTIGATIONS HAVE BEEN COMPLETED IN THE FORESTED AREA OF THE PROPERTY ONLY. THERE ARE NO STRUCTURES AND BUILDINGS IN PROXIMITY OF NEW TREES AND AS SUCH THE 2017 TREE PLANTING IN SENSITIVE MARINE CLAY GUILDELINES ARE NOT APPLICABLE.

3. EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE

- PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION. 4. CONTRACTOR TO LOCATE AND STAKE ALL UTILITIES PRIOR TO ANY WORK ON THE SITE AND TO OBTAIN CLEARANCE FROM ALL APPLICABLE UTILITIES. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES. REPORT CONFLICTS AND ANY
- DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTION. 5. NO TREES SHALL BE PLANTED ON PROPERTY / LOT LINES OR WITHIN DRAINAGE EASEMENTS.

6. NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES.

- 7. MAINTAIN A MINIMUM DISTANCE OF 1500mm BETWEEN TREE PLANTING AND ALL UNDERGROUND UTILITIES OR USE ROOT BARRIERS WHERE ROOT BALL OF TREE IS WITHIN 1000mm OF UNDERGROUND UTILITIES.
- 8. MAINTAIN A MINIMUM DISTANCE OF 4500mm BETWEEN TREE PLANTING AND ALL BUILDINGS.
- 9. MAINTAIN A MINIMUM DISTANCE OF 4000mm BETWEEN TREE PLANTING AND ALL HYDRO TRANSFORMERS.
- 10. MAINTAIN A MINIMUM DISTANCE OF 2000mm FROM THE ROAD CURB FOR DECIDUOUS
- TREES AND 5000mm FOR CONIFEROUS TREES. 11. MAINTAIN A MINIMUM DISTANCE OF 2000mm BETWEEN TREE PLANTING AND FIRE
- HYDRANTS. 12. MAINTAIN A MINIMUM DISTANCE OF 2500mm BETWEEN TREE PLANTING AND STREET
- LIGHTS. 13. MAINTAIN A MINIMUM OF 2000mm BETWEEN DECIDUOUS TREE PLANTING AND SIDEWALKS, PATHWAYS, AND DRIVEWAYS.
- 14. MAINTAIN A MINIMUM OF 4500mm BETWEEN CONIFEROUS TREE PLANTING AND SIDEWALKS, PATHWAYS, AND DRIVEWAYS.
- 15. MINIMUM DISTANCE BETWEEN DECIDUOUS TREES SHOULD BE AS FOLLOWS: -- 7.5m FOR LARGE GROWING TREES
- 4m FOR SMALL GROWING TREES 16. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF PLANTING PRIOR TO
- PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
- 17. CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- 18. DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. 19. PLANT MATERIAL QUALITY STANDARDS:
- 19.1. ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION AND THE CANADIAN STANDARDS FOR NURSERY STOCK AS TO SPECIES, SIZE AND CONDITION.
- 19.2. PLANT MATERIAL COLLECTED FROM WILD SOURCES ARE NOT ACCEPTABLE. 19.3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS APPROPRIATE TO SPECIES,
- DISEASE OR DAMAGE FROM POOR HANDLING DURING TRANSPORT, ON SITE STORAGE, INSTALLATION OR MAINTENANCE
- 19.4. ANY PLANTS THAT DO NOT CONFORM TO THESE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
- 20. THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ANY AREAS DAMAGED BY THE WORK.
- 21. SEED SHALL BE INSTALLED IN ALL DISTURBED AREAS AND AS PER OPSS 804. SEED SHALL BE A LOW MAINTENANCE LAWN MIXTURE #7104 BY OSC SEEDS OR APPROVED EQUIVALENT. SEEDING SHALL BE INSTALLED MECHANICALLY WITH MULCH OVER 150mm
- OF TOPSOIL. DISTURBED AREAS INCLUDE THOSE AREAS OUTSIDE THE PROPERTY. 22. PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
- 23. UPON THE COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USEABLE AT ALL
- 24. ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE
- 25. THE CONTRACTOR SHALL REMOVE ALL TREE STAKES AND TREE SUPPORTS PRIOR TO ASSUMPTION BY THE OWNER.
- 26. AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS SHALL BE CULTIVATED, FREE OR WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.

# **PLANTING NOTES**

DECIDUOUS SPECIES.

- 1. THE DETAILS ON THIS SHEET DO NOT REPRESENT ANY PARTICULAR SPECIES. 2. TREES AND SHRUBS AS INDICATED IN THE DETAILS REPRESENT BOTH CONIFEROUS AND
- 3. MATERIAL PLANTED IN GROUP SHALL BE SET IN CONTINUOUS PLANTING BEDS.
- 4. CENTRE LINE OF SHRUBS SHALL NOT BE CLOSER THAN 2.4M FROM BUILDING FACE TO PROTECT BUILDING FOOTINGS AND INSULATION.
- 5. PRUNING TO SUIT SPECIES PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT
- 6. FIRMLY COMPACT BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS OR PREVENT SETTLEMENT.
- TOPSOIL:
- 7.1. SOIL TEXTURE BASED ON THE CANADIAN SYSTEM OF SOIL CLASSIFICATION TO
  - CONSIST OF: 7.1.1. CLAY: 14-20%
  - 7.1.2. SILT: 0-35%
  - 7.1.3. SAND: 45-70%
  - 7.1.4. ORGANIC MATERIAL: 4-10% 7.1.5. PH: 6-8
- 7.2. SPREAD TOPSOIL TO FOLLOWING MINIMUM DEPTHS AFTER SETTLEMENTS UNLESS
  - OTHERWISE NOTED ON DETAILS: 7.2.1. 300MM FOR PERENNIALS
- 7.2.2. 500MM FOR SHRUB BEDS
- 7.2.3. 1000MM FOR TREE PLANTING 8. MULCH:
- 8.1. MULCH SHALL BE SHREDDED WOOD VARYING IN SIZE FROM 25-125MM IN LENGTH
- FROM CONIFEROUS TREES. 9. SEED SHALL BE INSTALLED IN ALL DISTURBED AREAS. SEED MIXES TYPE AND DISTRIBUTION AREAS SHALL BE AS SHOWN ON PLAN OR APPROVED EQUIVALENT. SEEDING SHALL BE INSTALLED MECHANICALLY WITH MULCH OVER 150mm OF TOPSOIL. DISTURBED
- AREAS INCLUDE THOSE AREAS OUTSIDE THE PROPERTY. SEED MIXES SHALL INCLUDE NATIVE WET DITCH MIX TYPE 8220 AND NATIVE MEADOW MIX TYPE 8135 PROVIDED BY ONTARIO SEED COMPANY OR APPROVED EQUAL (WWW.OSCSEEDS.COM / 1-800-465-5849).



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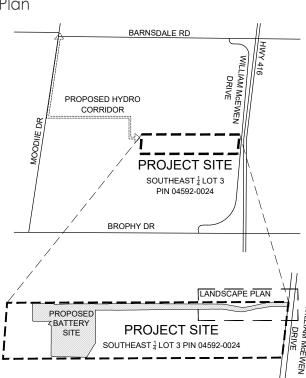
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Key Plan



Legend

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2	ISSUED FOR CITY REVIEW  ISSUED FOR CITY REVIEW		BL BL	ILL ILL	25.10.30
1	ISSUED FOR SITE PLAN REVIEW		TA/BL	ILL	25.05.13
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Permit-Seal



Client/Project EVOLUGEN

> TRAIL ROAD BESS 4186 WILLIAM MCEWEN DR, OTTAWA

LANDSCAPE DETAILS & NOTES

Project No. 160402099	Scale AS NOTED	
Drawing No.	Sheet	Revision
L2	2 of 2	3