

WETLAND SEED MIX

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PNS

SMI

AEG

PNL

MO

BOWING

OPEN SPACE - DIR. ZONING R

RURAL GENERAL INDUSTRIAL - RG

AREA SEED MIX

TA

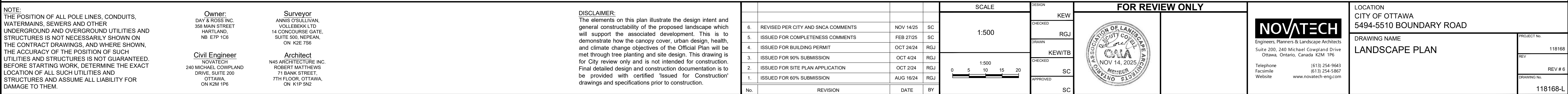
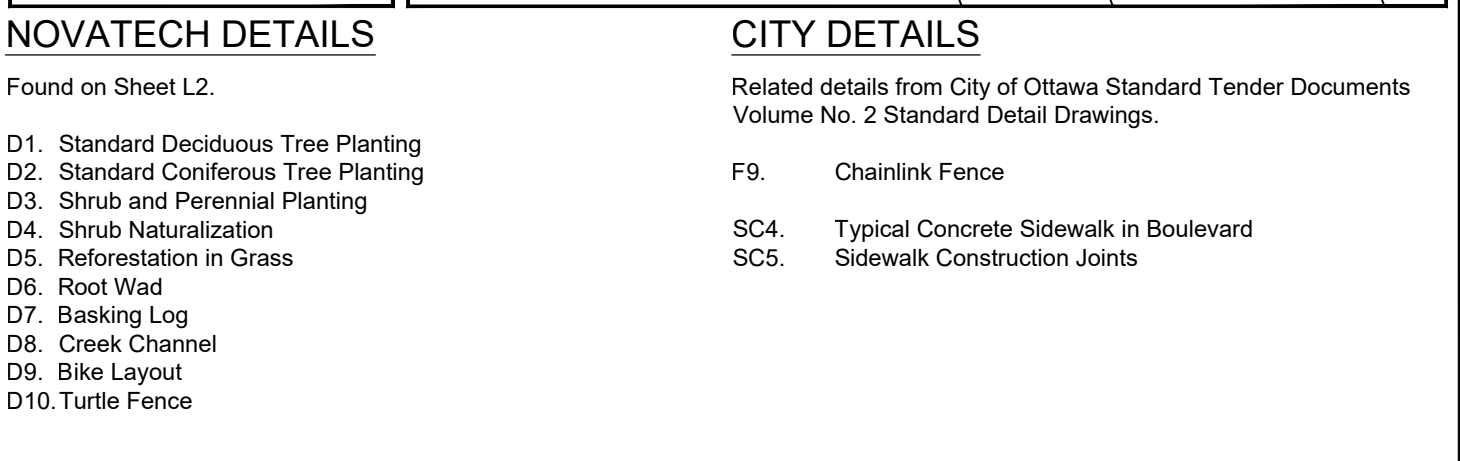
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CROSS DOCK

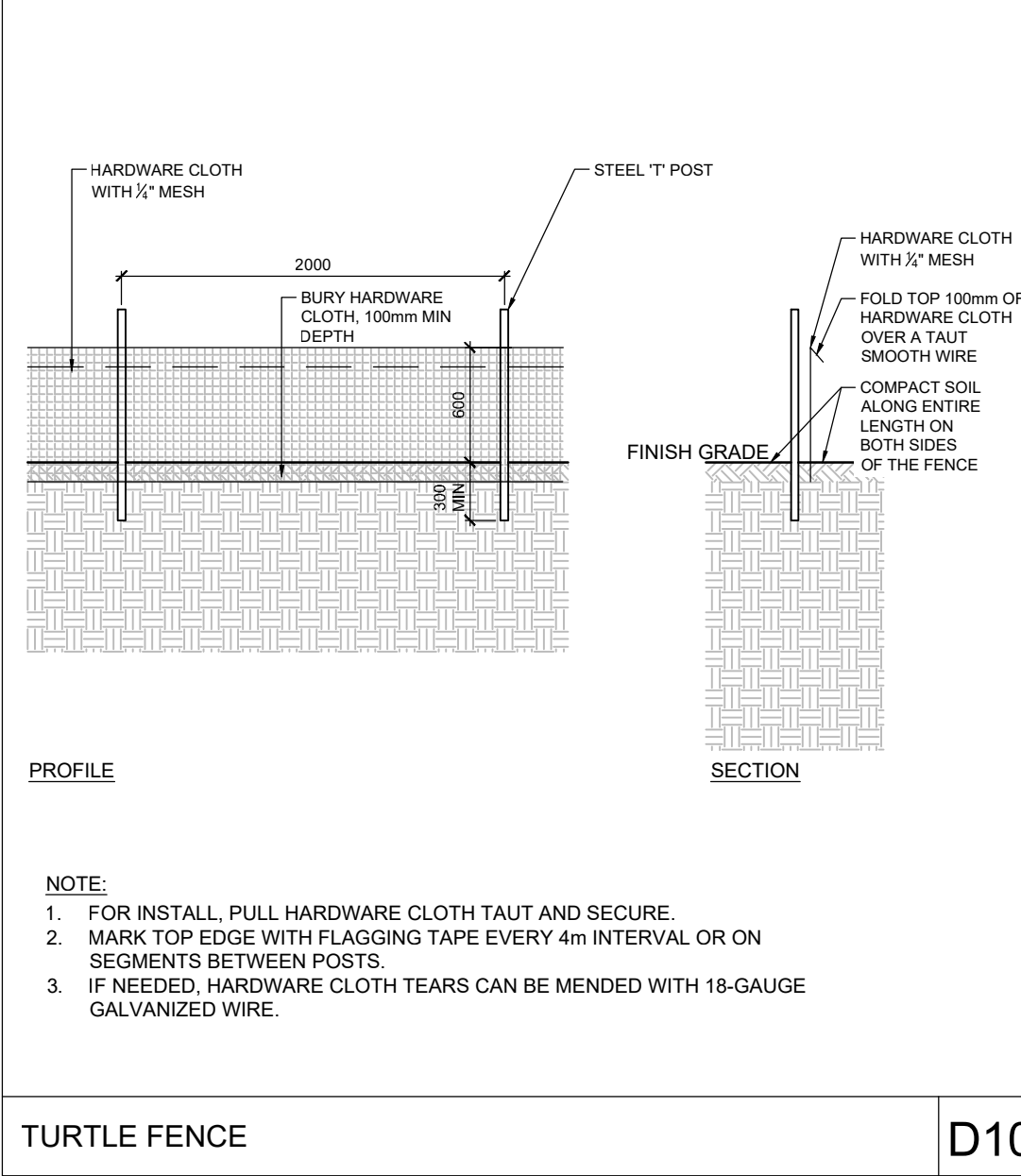
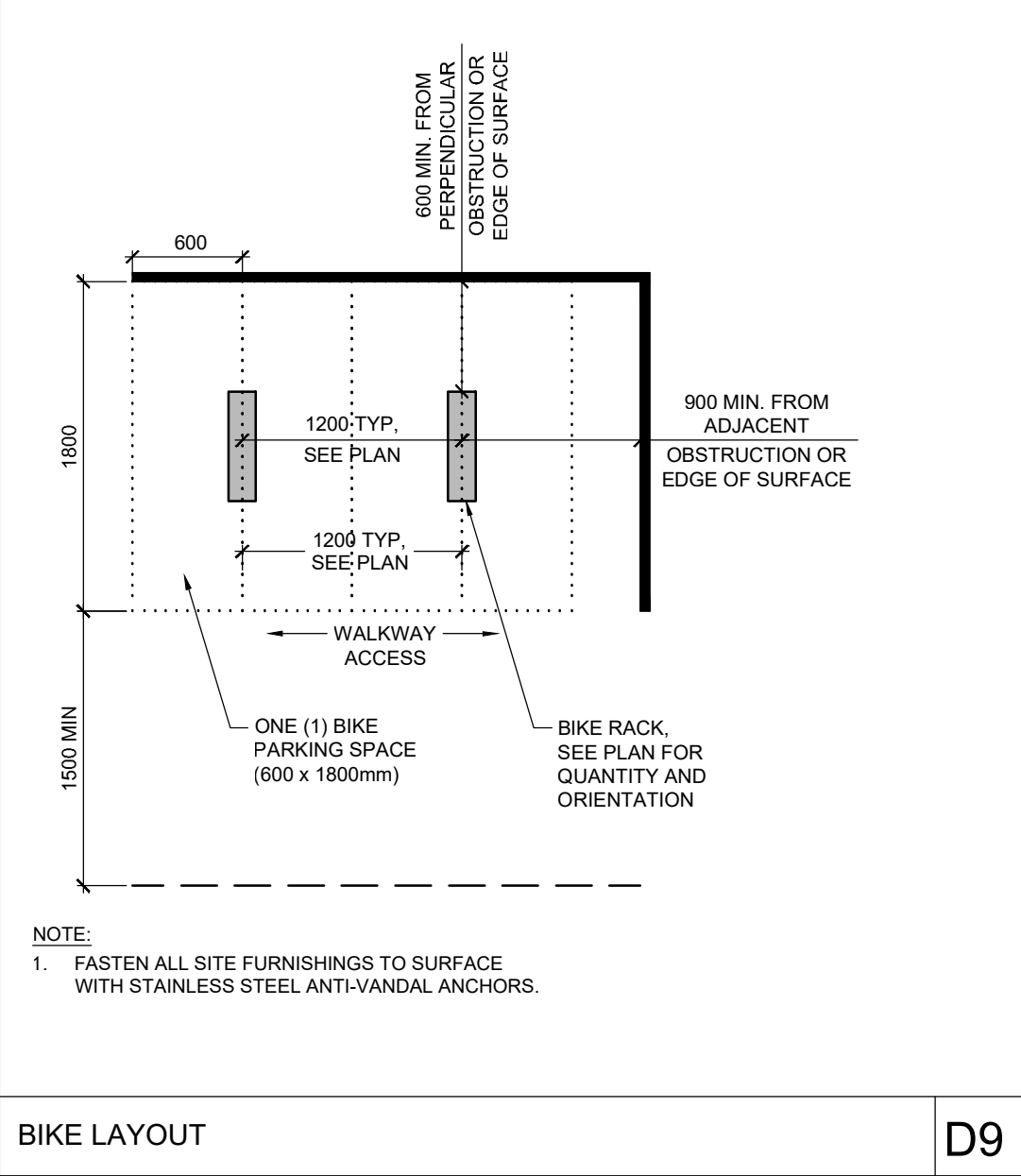
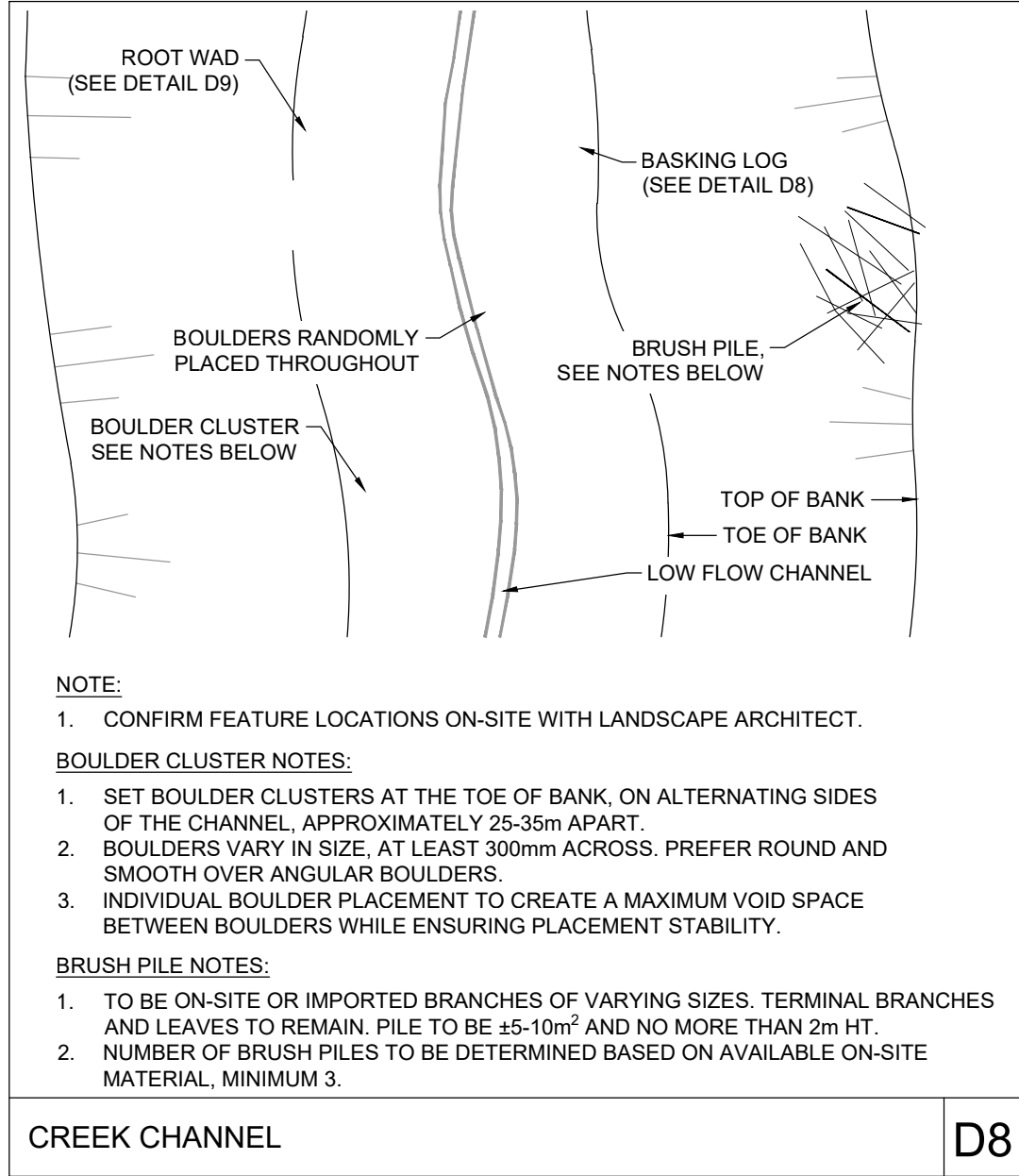
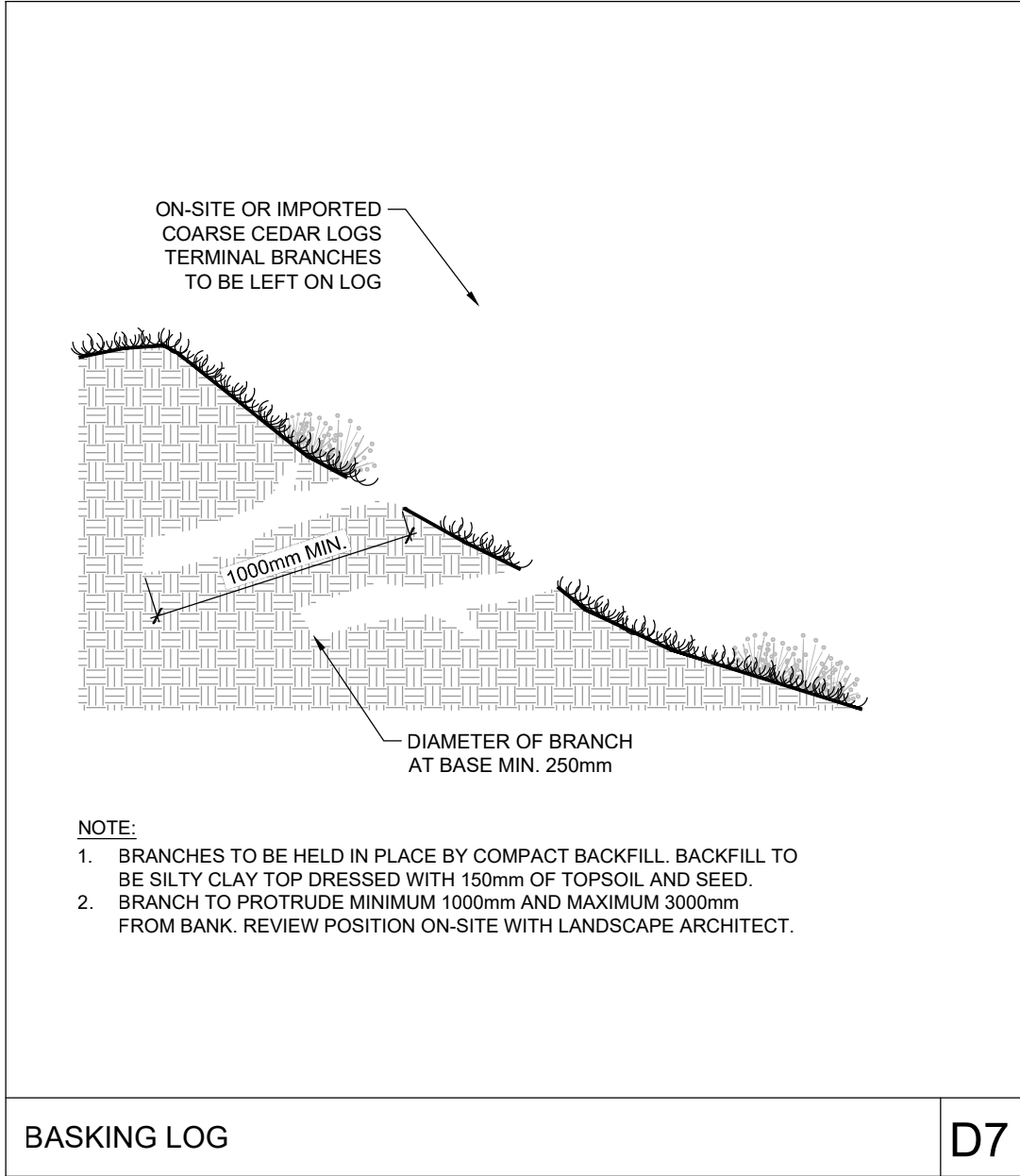
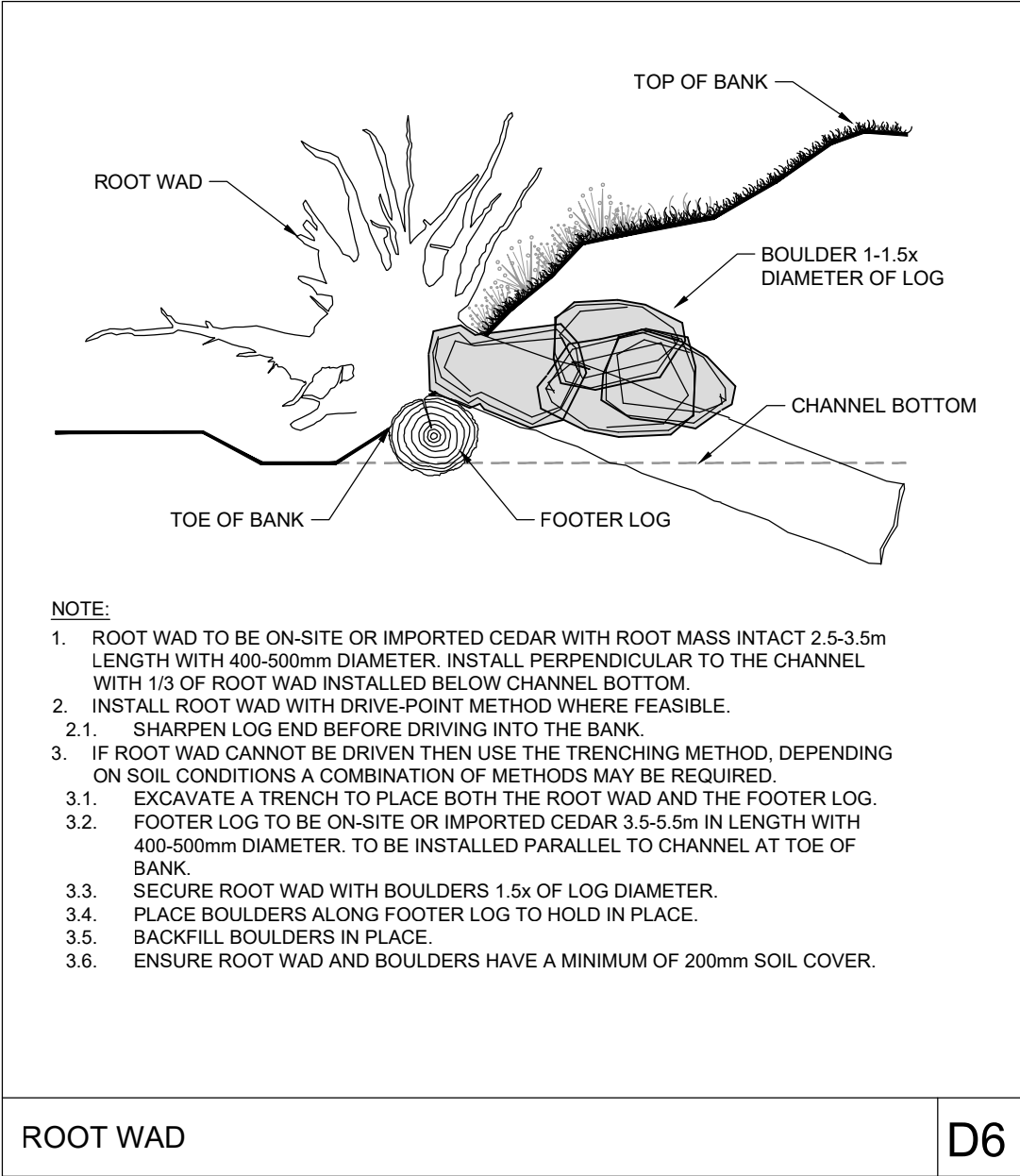
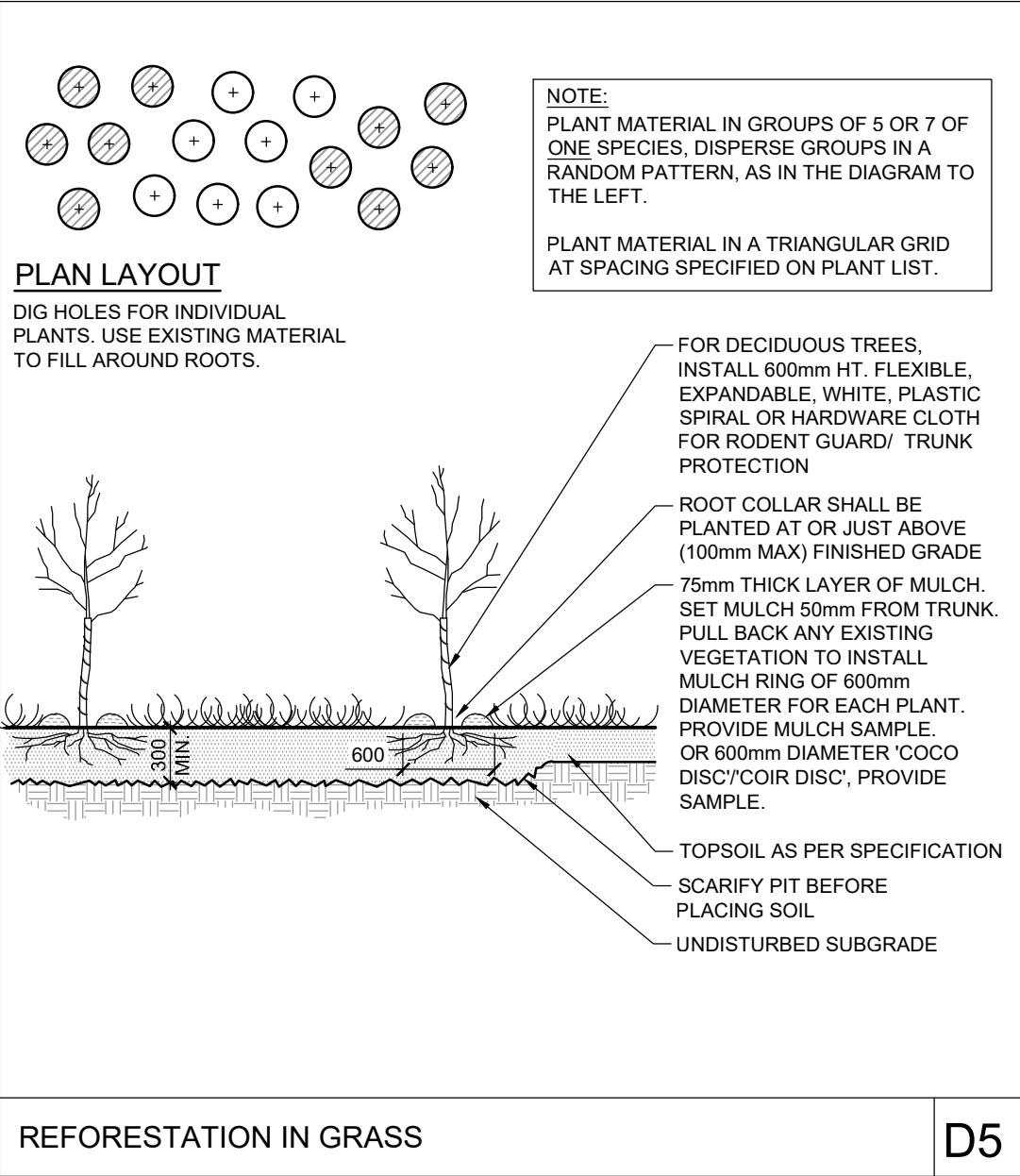
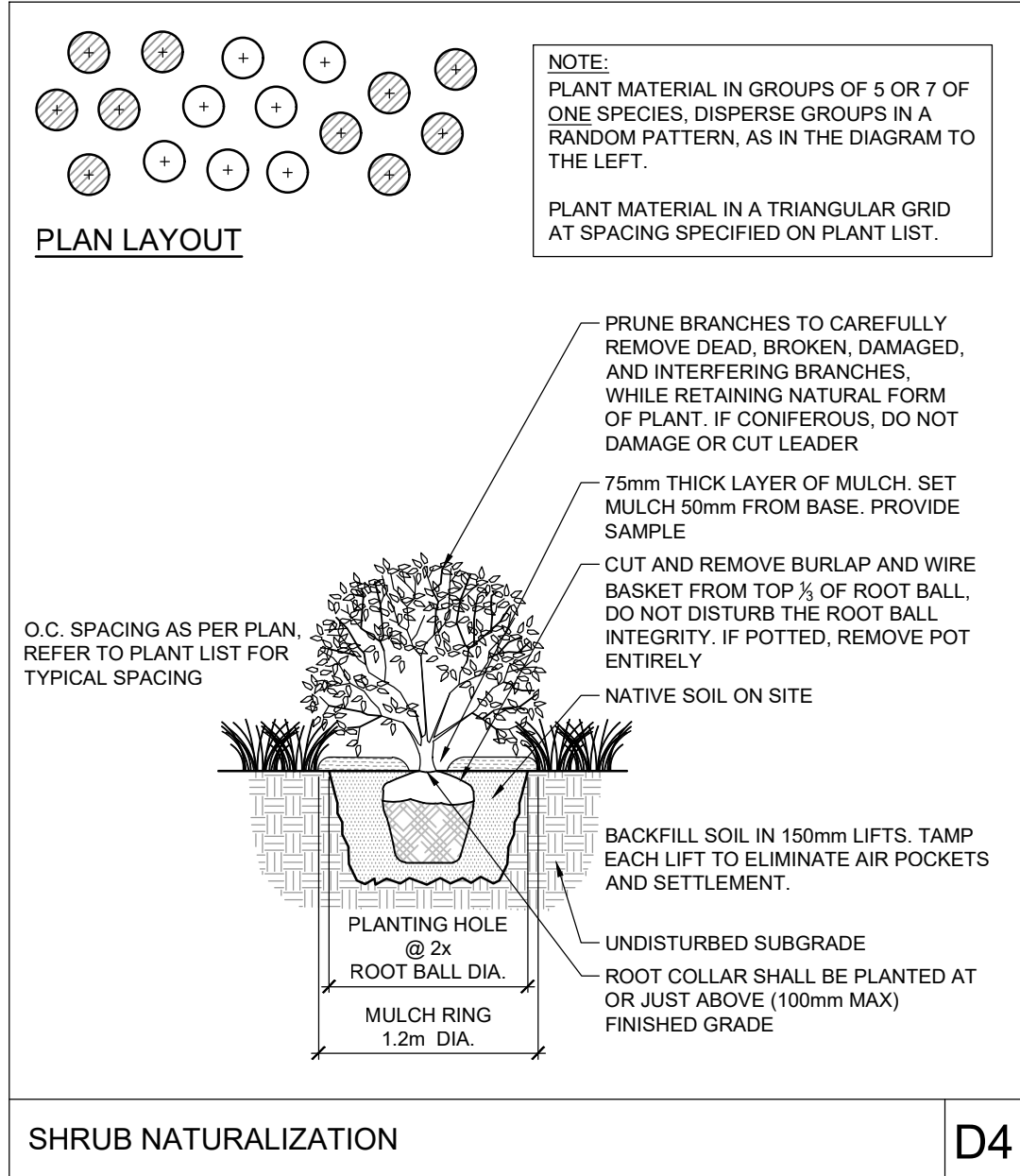
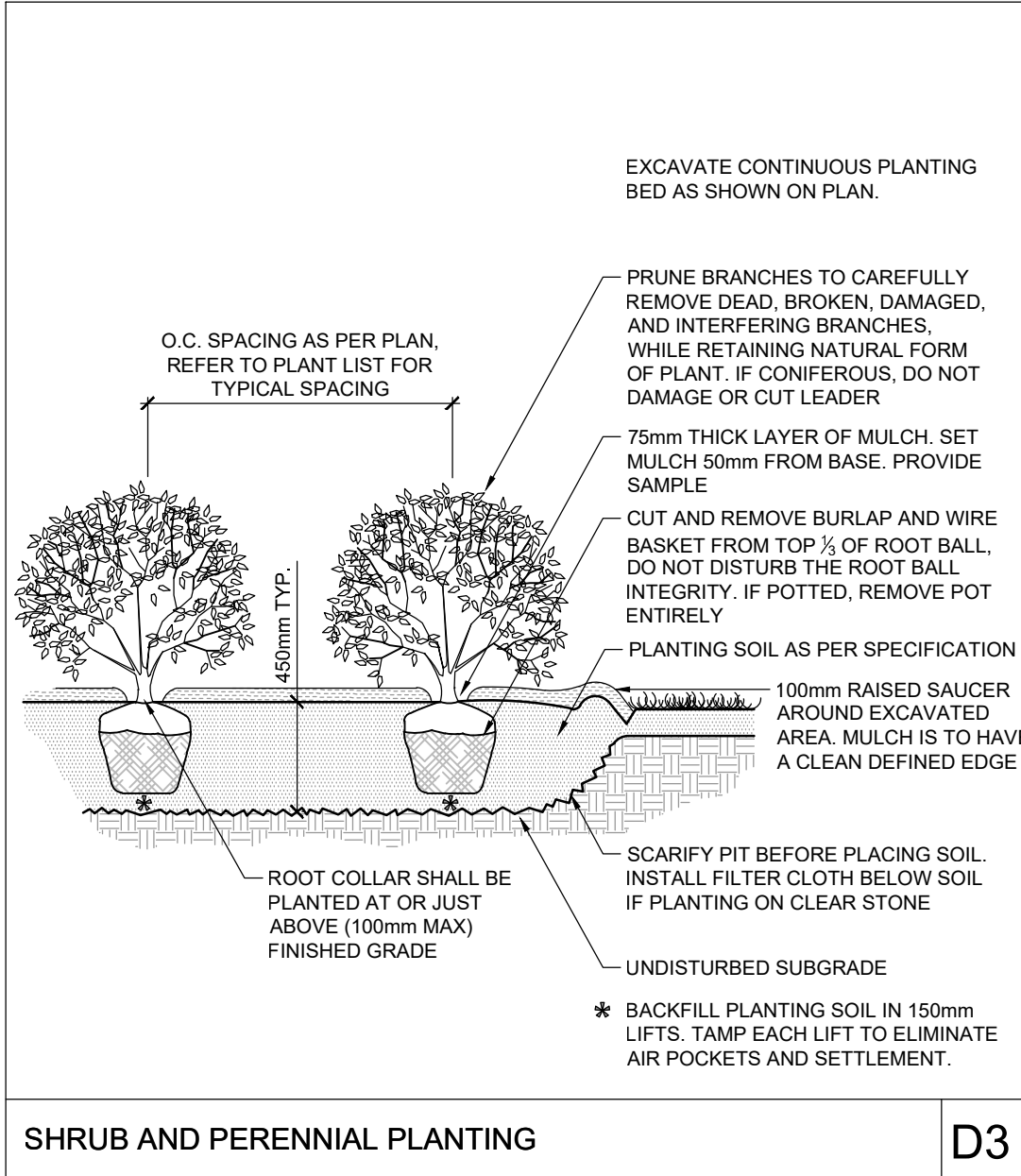
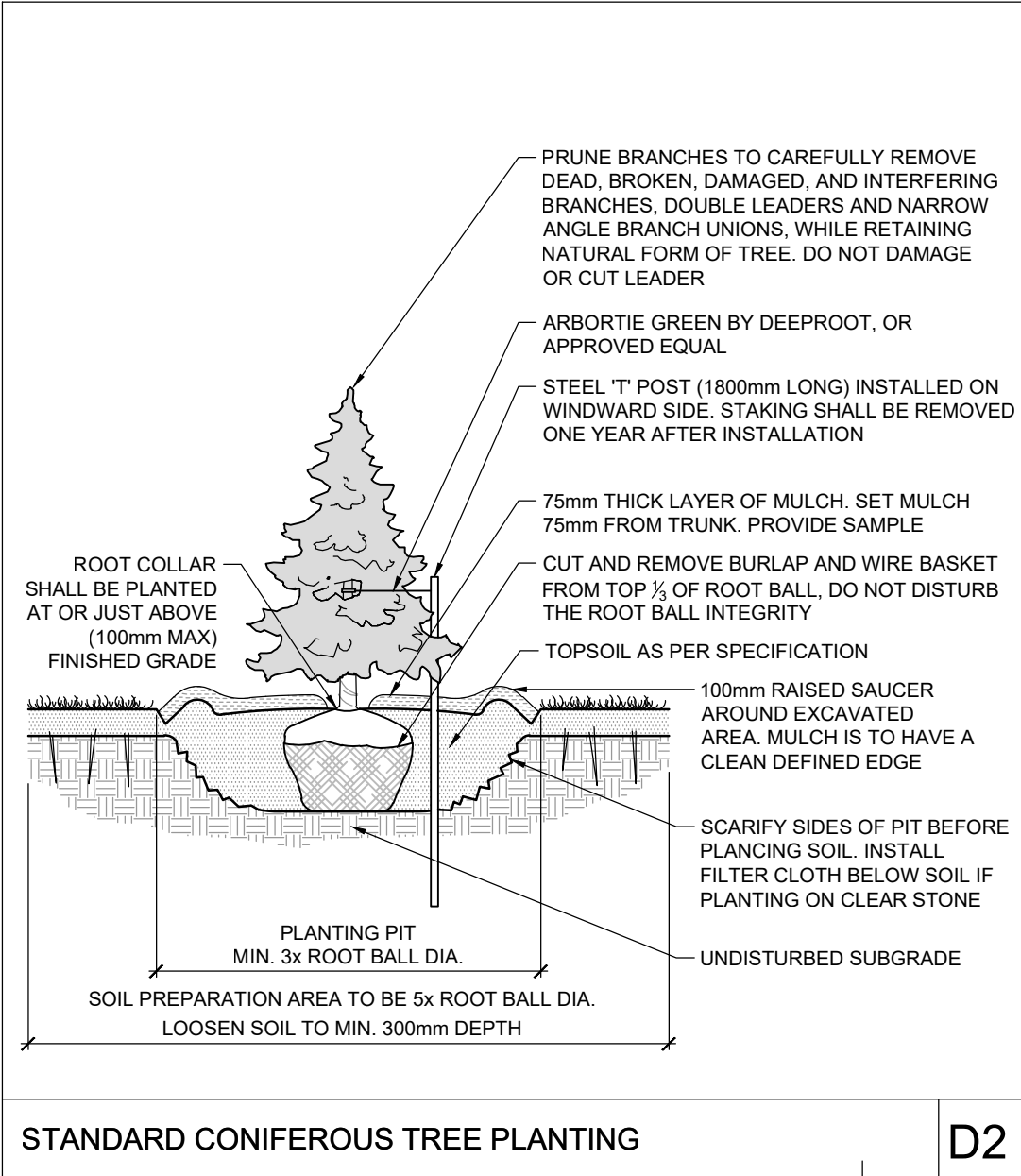
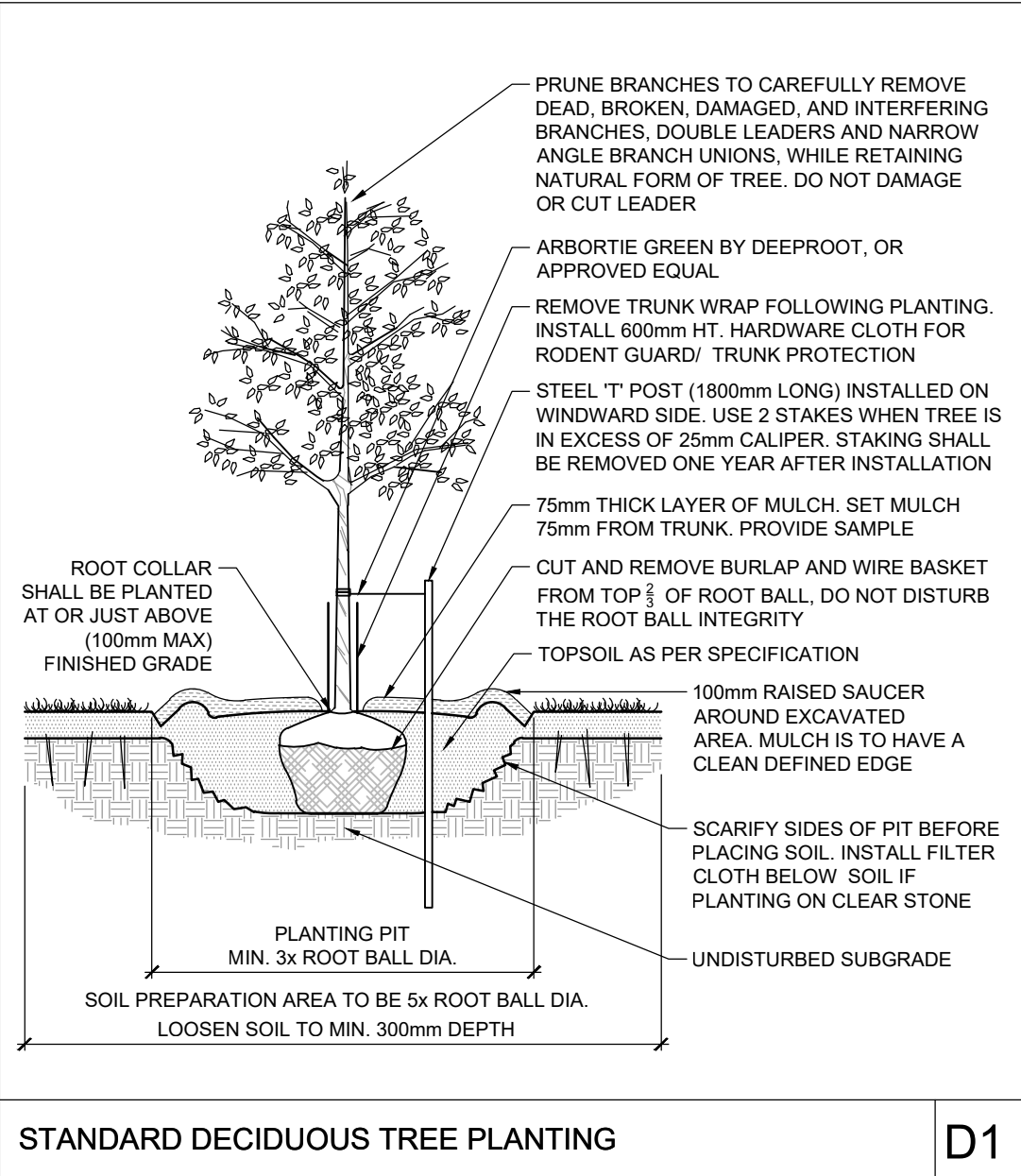
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TRACTORS PARKING

MATCH INTO EXISTING TOP OF BANK GRADES







## REALIGNED HEADWATER

- Depth of realigned headwater to be 0.5m to 1m depth of water.

## GENERAL

- Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
- The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
- It is essential to use the plans and details in conjunction with the specifications and notes.
- Do not scale drawings. Work to dimensions only.
- Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
- Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

## PLANTING

- Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
- Use structurally sound plant material with strong fibrous root system free of disease, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
- Plant material substitutions are not be permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
- Plant locations are schematic/ approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.
- The illustrated number of plants shown in the Planting Plan supersedes the estimated number in the Plant List. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
- Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
- In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
- Approved topsoil depths are as follows:
  - Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
  - Sod/ Seed Areas - 100mm depth.
  - Reforestation - 300mm depth.
- Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source are to comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association.
- Apply the following mineral fertilizer unless soil tests show other requirements:
  - Plant Beds (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
  - Sod Areas (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
- Where applicable, for any plant areas with a mix of species/ cultivars notes, Contractor is to cluster plant in groups of 3-5 and evenly distribute trees in the noted area.

## GRADING

- Contractor is to verify accuracy of existing topography and survey and report any discrepancies to the Contract Administrator. Commencement of grading is to constitute acceptance of site conditions; no claims for extras will be entertained thereafter.
- Strip topsoil, organic matter, or deleterious material from all areas of the site designated for hard landscaping, or the construction of structures. Strip topsoil to its full depth, exercising caution not to mix topsoil with subsoil.
- Provide drainage as indicated in grading plan. Round all tops and toes of slopes, smoothly. Compact all areas to 95% standard proctor density unless otherwise noted.
- Contractor to excavate to accommodate hard surface and ensure proper depth of excavation as specified on related drawings, contract details and specifications.
- Match existing grades at limit of work.
- Ensure positive surface drainage of all areas within the limit of work, whether indicated or not, and prevent ponding.
- Refer to geotechnical recommendations (if available) prepared by Geotechnical Engineer for subsurface conditions and construction recommendations. Claims for conditions that could have been ascertained by review of geotechnical report will not be considered.
- The Geotechnical Engineer is to inspect compacted subgrade prior to placement of granular material.
- Sub-excavate and replace any soft areas evident from compaction with suitable material that is frost compatible with the existing soils as recommended by the Geotechnical Engineer.
- Remove from site all excess excavated material unless instructed otherwise by Consultant.
- Slopes, unless otherwise noted:
  - Walkways - maximum 12:1 slope (do not exceed 2% cross slopes).
  - Asphalt and concrete surfaces - minimum 1.0% slope; maximum 5% slope.
  - Sod/ Seed Areas and Plant Beds - minimum 2% slope; maximum 33% slope.
  - Swales - Flat-bottomed per Contract drawings and specification, with maximum side slopes of 3:1 and a minimum slope of 8:1.
- New surfaces are to have smooth, safe, and seamless transition of materials, where construction of proposed surfaces adjoins existing materials. This is applicable for all surfaces soft and hard.

## SEED MIX AND APPLICATION

- For areas steeper than 3:1, Contractor to apply erosion control blanket. Erosion control blanket must be machine woven mats made from natural wood, coco or cotton fiber, or combination depending on manufacturer, with stitching between two photo-degradable natural organic fiber nettings. Submit products for approval by Consultant. OPS8 804 applies except as may be amended and extended herein.

## SEED - WETLAND HABITAT

Seed mix for wetland restoration.

### PICKSEED: WETLAND HABITAT MIX

Seeding Rate: 22-25 kg/ha

Rate	Botanical Name	Common Name
10%	<i>Andropogon gerardii</i>	Big Blue Stem
1%	<i>Asclepias incarnata</i>	Swamp Milkweed
1%	<i>Aster purpureus</i>	Purplestem Aster
3%	<i>Carex crinita</i>	Fringe Sedge
5%	<i>Carex scoparia</i>	Blunt Broom Sedge
2%	<i>Carex stipata</i>	AWL Sedge
23%	<i>Carex vulpinoidea</i>	Fox Sedge
2%	<i>Desmodium canadense</i>	Showy Tick Trefoil
21%	<i>Elymus virginicus</i>	Virginia Wild Rye
2%	<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed
2%	<i>Eupatorium perfoliatum</i>	Boneset
3%	<i>Euthamia graminifolia</i>	Grassleaf Goldenrod
3%	<i>Helenium autumnale</i>	Sneezeweed
2%	<i>Helopsis helianthoides</i>	Ox Eye Sunflower
1%	<i>Monarda fistulosa</i>	Wild Bergamot
5%	<i>Panicum virgatum</i>	Switchgrass
10%	<i>Sorghastrum nutans</i>	Indian Grass
4%	<i>Verberna hastata</i>	Blue Vervain

### SEED - EASTERN ECOTYPE PARKING LOT MIX

Stabilizes slopes greater than 3:1.

### PICKSEED: EASTERN ECOTYPE PK LOT MIX

Seeding Rate: 22-25 kg/ha

Rate	Botanical Name	Common Name
1%	<i>Agrostis perennans</i>	Autumn Bentgrass
15%	<i>Andropogon gerardii</i>	Big Bluestem
25%	<i>Elymus virginicus</i>	Virginia Wild Rye
6%	<i>Panicum virgatum</i>	Switchgrass
35%	<i>Schizachyrium scoparium</i>	Little Bluestem
18%	<i>Sporobolus cryptandrus</i>	Sand Dropseed

### SEED - RETENTION AREA

Used to stabilize soils in retention basins.

### PICKSEED: RETENTION MIX

Seeding Rate: 22-25 kg/ha

Rate	Botanical Name	Common Name
15%	<i>Agrostis hyemalis</i>	Ticklegrass
15%	<i>Agrostis perennans</i>	Autumn Bentgrass
20%	<i>Carex vulpinoidea</i>	Fox Sedge
20%	<i>Elymus virginicus</i>	Virginia Wild Rye
5%	<i>Juncus tenuis</i>	Path Rush
25%	<i>Panicum clandestinum</i>	Deer Tongue

NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OR THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**Owner:**  
DAY & ROSS INC.  
358 MAIN STREET  
HARTLAND,  
MN 577 106

**Civil Engineer**  
NOVATECH  
240 MICHAEL COWPLAND  
DRIVE, SUITE 200  
OTTAWA,  
ON K2M 1P6

**Surveyor**  
ANNIS O'SULLIVAN,  
VOLLEBEKK LTD.  
14 CONCOLRSE GATE  
SUITE 500, NEPEAN,  
ON K2E 1S6

**Architect**  
N45 ARCHITECTURE INC.  
ROBERT MATTHEWS  
71 BANK STREET,  
7TH FLOOR, OTTAWA,  
ON K1P 5K2

## DISCLAIMER:

The elements on this plan illustrate the design intent and general constructability of the proposed landscape which will support the associated development. This is to demonstrate how the canopy cover, urban design, health, and climate change objectives of the Official Plan will be met through tree planting and site design. This drawing is for City Review only and is not intended for construction. Final detailed design and construction documentation is to be provided with certified 'Issued for Construction' drawings and specifications prior to construction.

No	REVISION	DATE	BY
6.	REVISED PER CITY AND SNCA COMMENTS	NOV 14/25	SC
5.	ISSUED FOR COMPLETENESS COMMENTS	FEB 27/25	SC
4.	ISSUED FOR BUILDING PERMIT	OCT 24/24	RGJ
3.	ISSUED FOR 90% SUBMISSION	OCT 4/24	RGJ
2.	ISSUED FOR SITE PLAN APPLICATION	OCT 2/24	RGJ
1.	ISSUED FOR 60% SUBMISSION	AUG 16/24	RGJ

SCALE	DESIGN
	KEW
	RGJ
	KEW/TB
	SC
	SC

## FOR REVIEW ONLY



**NOVATECH**  
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Website www.novatech-eng.com

**LOCATION**  
CITY OF OTTAWA  
5494-5510 BOUNDARY ROAD

**DRAWING NAME**  
**DETAILS**

**PROJECT No:**

118168

**REV**

REV # 6

**DRAWING No:**

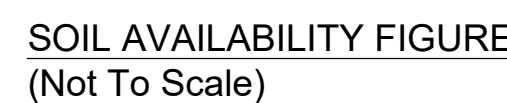
118168-L2



Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed				Total No. of trees	Min. required Soil volume total (cu m)
			Small/Column (25m²)	Medium (30m²)	Large (35m²)	Evergreen (30m²)		
Planting bed 1	30273	45,410	0	9	53	36	98	2715.00
Planting bed 2	2096	3,144	0	2	7	3	12	335.00
Planting bed 3	57	86	1	1		0	2	45.00
Planting bed 4	1239	1,859	1	3	4	0	8	215.00
Planting bed 5	46	69	0	0	0	0	0	0.00

### CANOPY COVER ESTIMATE

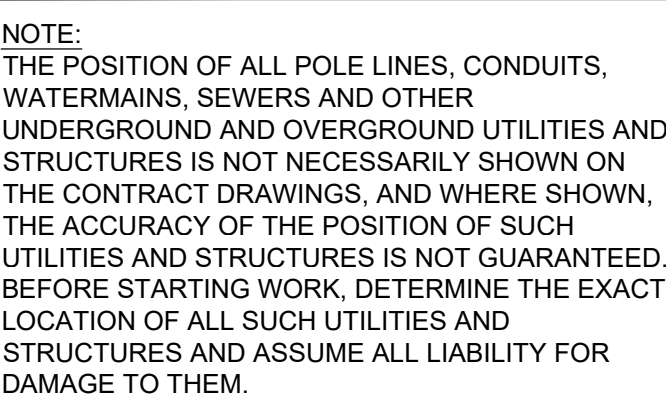
\*NOTE: The canopy cover of reforestation planting is calculated with a 7.5m offset outside of the planting areas in order to account for at-maturity factor.



<div>3-D-1</div> <div>           DETAIL SHEET # _____ NOVATECH DETAIL            E03 L1, L2, ETC. — NUMBER, SEE LIST            FOR CODE         </div>	
	PROPERTY LIMIT
	PROPOSED CONCRETE
	PROPOSED PAVERS
	PARKING AREA SEED MIX
	RETENTION SEED MIX
	WETLAND SEED MIX
	PROPOSED SANDY BUFFER MIX
	PROPOSED WET SOIL SHRUB MIX
	PROPOSED SOIL SHRUB MIX
	PROPOSED REFORESTATION
	PROPOSED SNOW STORAGE AREA
	ESTIMATED CANOPY COVER OF TREES AT MATURITY
	ESTIMATED CANOPY COVER OF REFORESTATION AREA AT MATURITY



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**Civil Engineer**  
NOVATECH  
240 MICHAEL COWPLAND  
DRIVE, SUITE 200  
OTTAWA,  
ON K2M 1P6

**Architect**  
N45 ARCHITECTURE INC.  
ROBERT MATTHEWS  
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1.	ISSUED FOR COMPLETENESS COMMENTS		FEB 27/25		SC
No.	REVISION		DATE		BY

APPROVED

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DRAWING NAME  
SOIL AND CANOPY PLAN

118168-L3