

PROPERTY INFORMATION:

PLAN OF SURVEY	BLOCK 140 REGISTERED PLAN4M-1 544
CITY OF OTTAWA	CITY OF OTTAWA
SURVEYOR	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROPOSED SITE PERMEABLE SURFACES:

SITE AREA (m²)	1 0890.9
PERMEABLE AREA (m²)	3 100.0
PERCENTAGE PERMEABLE AREA (%)	28.5%

ESTIMATED 40 YEAR CANOPY PROJECTION:

SITE AREA (m²)	1 0890.9
CANOPY AREA WITHOUT OVERLAPS (m²)	1 717.8
CANOPY AREA PERCENTAGE (%)	15.8%

GENERAL NOTES:

- LANDSCAPE ARCHITECT AND/OR LANDSCAPE CONSULTANT HEREIN REFERS TO URBANTYPOLOGY INC.
- ALL PLANS IN METRIC UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROTECT ALL EXISTING ROADS, RIGHT OF WAYS, SIDEWALKS, CURBS, AND OTHER SITE ELEMENTS DURING CONSTRUCTION. AREAS DAMAGED DURING CONSTRUCTION TO BE REINSTATED AT CONTRACTORS OWN EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION. SHOULD CONFLICTS WITH SERVICES BE FOUND, CONTRACTOR TO NOTIFY LANDSCAPE CONSULTANT IMMEDIATELY. DAMAGE TO ANY SERVICES, BOTH ON AND OFF PROJECT SITE, TO BE REPAIRED AT CONTRACTORS OWN COST.
- ALL PLANT MATERIAL TO HAVE A 2 YEAR WARRANTY, FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL PLANT MATERIAL SHALL BE NURSERY STOCK GROWN IN SAME HARDINESS ZONE AS PROJECT SITE.
- DECIDUOUS TREES TO HAVE MIN. 1 800mm CLEAR STEM ABOVE GRADE.
- PROPOSED PLANT SUBSTITUTION REQUESTS ARE REQUIRED TO BE SUBMITTED TO THE LANDSCAPE CONSULTANT FOR REVIEW PRIOR TO SOURCING. PROPOSED SUBSTITUTIONS TO DEMONSTRATE EQUIVALENT CHARACTERISTICS.
- 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 ENGINEERING DRAWINGS.
- THE CITY WILL BE NOTIFIED IF ANY TREES CANNOT BE LOCATED OR PLANTED DUE TO CONFLICTS WITH UTILITIES OR DRIVEWAYS.
- PRIVACY, POST RAIL, AND CHAIN LINK FENCES ARE TO BE LOCATED 150MM ON PRIVATE PROPERTY UNLESS OTHERWISE SPECIFIED.

REMOVALS AND PROTECTION NOTES:

- CONTRACTOR TO USE HYDROVAC AND HAND PRUNING TO ENSURE SUITABLE CONDITIONS FOR ROOT PRUNING.
- ROOTS OR BRANCHES THAT EXTEND BEYOND PRESCRIBED TREE PROTECTION ZONE SHOULD BE PRUNED BY A QUALIFIED ARBORIST (ISA CERTIFIED OR EQUIVALENT) OR OTHER TREE PROFESSIONAL AS APPROVED BY THE CITY OF OTTAWA. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS.
- TREES SHALL BE INSPECTED BY THE LANDSCAPE CONSULTANT OR CITY FORESTER REGULARLY FOR DAMAGE INCURRED DURING CONSTRUCTION TO ENSURE APPROPRIATE PRUNING OR OTHER MEASURES ARE IMPLEMENTED.
- TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR WILL BE REMOVED AND REPLACED WITH TREES OF AN EQUIVALENT SIZE AND SPECIES AS APPROVED BY THE LANDSCAPE ARCHITECT OR CITY OF OTTAWA.
- ALL DISTURBED AREAS TO BE RESTORED TO FINISHED CONDITION WITH 150MM TOPSOIL AND SOD OR SEED AS INDICATED.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW REMOVAL WITH LANDSCAPE ARCHITECT AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
- IF CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES IS SPECIFIED, FOLLOW APPROPRIATE DETAILS AS DIRECTED BY LANDSCAPE ARCHITECT.
- INSTALL TREE PROTECTION FENCE TO SATISFACTION OF THE LANDSCAPE CONSULTANT. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT OR UPON WRITTEN AUTHORIZATION FROM THE LANDSCAPE CONSULTANT.

MINIMUM TREE PLANTING SETBACKS

CITY OF OTTAWA STANDARD ROW CROSS SECTIONS SHALL TAKE PRECEDENCE, WHERE NOT OTHERWISE DEFINED BY CODES OR BYLAWS. MINIMUM SETBACKS ARE AS FOLLOWS:	
STREET LIGHTS (LARGE TREES)	4.5m
STREET LIGHTS (SMALL TREES)	2.5m
HYDRO TRANSFORMERS	3.0m
PUBLIC STREETS	2.5m
SIDEWALKS, DRIVEWAYS, FENCES, NOISE BARRIERS	1.5m
FOR CONIFERS FROM PAVED SURFACES	4.5m
FIRE HYDRANTS	2.5m
UNDERGROUND SERVICES & UTILITIES	1.5m
TELECOM / CABLE PEDESTALS	1.0m

SUMMARY OF PRESENT SOILS:

NOT MARINE CLAY	YES
LOW TO MEDIUM SENSITIVITY SILTY CLAY	NO
HIGH SENSITIVITY SILTY CLAY	NO

TREE PLANTING IN MARINE CLAY SOILS:

THE LANDSCAPE ARCHITECT INTENDS, BELIEVES AND HAS MADE REASONABLE EFFORT TO CONFORM WITH THE TREE-TO-FOUNDATION SETBACKS, SOIL VOLUMES, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN:

- THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017).

SOIL VOLUME TARGETS:

TREE SIZE	SOIL VOLUMES TARGETS	GRAPHIC
SMALL	(A) 20m³ SINGLE TREE (B) 9m³ MULTIPLE GROUPED TREES (C) 25m³ IN SENSITIVE MARINE CLAY	
MEDIUM	(D) 25m³ SINGLE TREE (E) 15m³ MULTIPLE GROUPED TREES (F) 30m³ IN SENSITIVE MARINE CLAY	
LARGE	(G) 30m³ SINGLE TREE (H) 18m³ MULTIPLE GROUPED TREES	
CONIFER	(D) 25m³ SINGLE TREE (E) 15m³ MULTIPLE GROUPED TREES	
SOIL VOLUMES TARGETS ARE PROJECTED AT: 1.0m DEPTH IN NON-MARINE CLAY SOILS, AND 1.5m DEPTH IN SENSITIVE MARINE CLAY SOILS		

ESTIMATED 40 YR. CANOPY PROJECTIONS:

TREE SIZE	AVERAGED TREE CANOPY AREA (m²) -USED FOR VALIDATION INFO.	GRAPHIC
SMALL	20.0m² CANOPY / TREE	
MEDIUM	38.0m² CANOPY / TREE	
LARGE	64.0m² CANOPY / TREE	
CONIFER	20.0m² CANOPY / TREE	
TREE CANOPY AREA USED FOR VALIDATION PURPOSES ARE PER: "CITY OF OAKVILLE, DEVELOPMENT APPLICATION GUIDELINES, 2057 CANOPY COVER PLAN AND CANOPY CALCULATION CHART, (FEB 2025)		

TREE CONSERVATION REPORT:

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (cm)	OWNERSHIP	CONDITION	COMMENTS	ARBORIST RECOMMENDATION	REMOVAL REASON
NO TREES CURRENTLY ON SITE. TREE CONSERVATION REPORT NOT REQUIRED.								

SOIL VOLUME AND CANOPY COVER BY PLAN REGION:

AREA NO.	TREE QUANTITIES	PROVIDED SOIL AREA (m²)	PROVIDED SOIL VOLUME (m³)	OTTAWA TARGET SOIL VOLUME FOR LISTED TREES (m³)	PERCENTAGE SOIL VOLUME PROVIDED VS TARGET	ESTIMATED 40YR. CANOPY PROJECTION
EX.	SUM OF TREES SIZES	VALUE A	VALUE B = VALUE A X SOIL DEPTH	VALUE C	VALUE B / VALUE C X 100%	SUM OF CANOPY AREAS - OVERLAPS
1	2 SMALL	133.7	133.7	18	742.8%	40.0
2	6 SMALL 1 MEDIUM	418.2	418.2	69	606.1%	156.2
3	8 LARGE 12 CONIFER	514.4	514.4	324	158.8%	727.1
4	2 LARGE	43.8	43.8	36	121.7%	116.5
5	2 LARGE	43.8	43.8	36	121.7%	115.2
6	2 LARGE	43.8	43.8	36	121.7%	115.2
7	1 LARGE	34.3	34.3	30	114.3%	64.0
8	1 LARGE	133.0	133.0	30	443.3%	64.0
9	3 CONIFER	162.4	162.4	45	360.9%	51.6
10	6 LARGE 1 CONIFER	534.0	534.0	123	434.1%	311.8
11	2 CONIFER	114.4	114.4	30	381.3%	
TOTAL	52 TREES	2175.8	2175.8	777.0	280.0%	1761.6

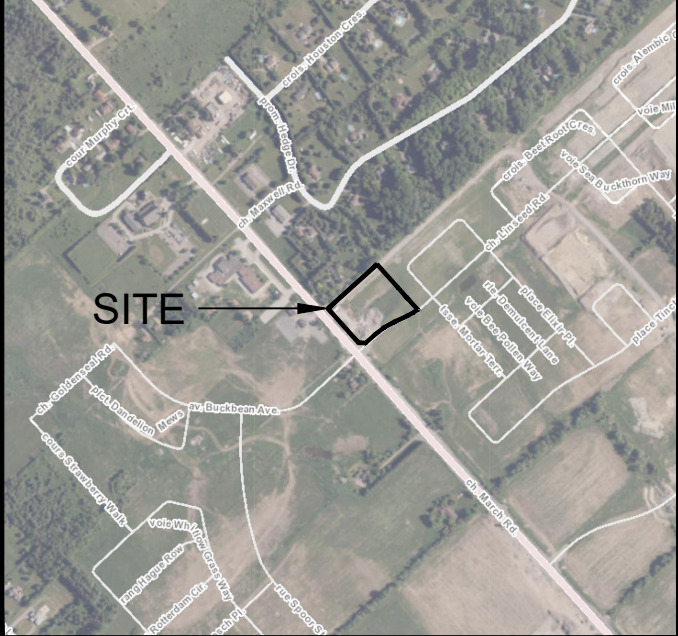
TREE LIST

SYM	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	INSTALL NOTES	COMMENTS
LARGE DECIDUOUS TREES (ABOVE 15m HEIGHT)						
AS	ACER SACCHARUM	SUGAR MAPLE	2	70mm CAL		PRIVATE OWNERSHIP, NATIVE SPECIES
CC	CARYA CORDIFORMIS	BITTERNUT HICKORY	4	70mm CAL		PRIVATE OWNERSHIP, NATIVE SPECIES
GB	GINKGO BILOBA	GINKGO TREE	8	70mm CAL		PRIVATE OWNERSHIP
QR	QUERCUS RUBRA	RED OAK	4	70mm CAL		PRIVATE OWNERSHIP, NATIVE SPECIES
UA	ULMUS AMERICANA	AMERICAN ELM	3	70mm CAL		PRIVATE OWNERSHIP, NATIVE SPECIES
MEDIUM DECIDUOUS TREES (8 TO 15m HEIGHT)						
CO	CELTIS OCCIDENTALIS	HACKBERRY	1	50mm CAL.	B4B / W.B.	PUBLIC (1) OWNERSHIP, NATIVE SPECIES
SMALL DECIDUOUS TREES (5 TO 8m HEIGHT)						
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	3	50mm CAL.	B4B / W.B.	PUBLIC OWNERSHIP, NATIVE SPECIES
MP	MALUS PRAIRIE FIRE	PRAIRIE FIRE CRABAPPLE	3	50mm CAL.	B4B / W.B.	PUBLIC OWNERSHIP
SR	SYRINGA RETICULATA	JAPANESE LILAC	2	50mm CAL.	B4B / W.B.	PUBLIC OWNERSHIP
CONIFEROUS TREES						
PP	PICEA PUNGENS	COLORADO SPRUCE	14	1800mm HT	B4B / W.B.	PRIVATE OWNERSHIP
PG	PICEA GLAUCA	WHITE SPRUCE	4	1800mm HT	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES

SHRUBS, PERENNIALS, GRASSES

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING
JH	183	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	COMPACT ANDORRA JUNIPER	3 GAL.	40	150	150cm
PO	59	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	3 GAL.	100	100	75cm
PC	75	PHYSOCARPUS OPULIFOLIUS 'COPPERTINA'	COPPERTINA NINEBACK	2 GAL.	100	100	75cm
SJ	22	SPIRAEA ALBA	MEADOWSWEET	2 GAL.	125	125	100cm
WF	46	WEIGELA FLORIDA 'LITTLE PRINCE'	LITTLE PRINCE WEIGELA	2 GAL.	30	100	105cm
SP	17	SYMPHORICARPOS 'PINKY PROMISE'	PINKY PROMISE SNOWBERRY	2 GAL.	70	70	60cm
CK	16	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	2 GAL.	175	200	180cm
VA	22	VIBURNUM ACERFOLIUM	MAPLELEAF VIBURNUM	3 GAL.	150	100	80cm
RO	19	RUBUS ODORATUS	FLOWERING RASPBERRY	2 GAL.	150	150	130cm
DL	8	DIERVILLA LONICERA	BUSH HONEYSUCKLE	3 GAL.	90	100	90cm
CA	265	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GAL.	100	60	55cm
SS	120	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2 GAL.	100	50	55cm

KEY PLAN:



Urbantypology
UNIT 10-163 STERLING ROAD
TORONTO ON CANADA, M6R 2B2
PH: 437-700-5446
UNIT 101-45 SPENCER STREET
OTTAWA ON CANADA, K1T 2P5
C: 613-867-3042 / P: 343-882-4918

02 REISSUED FOR SPA 2025-12-18
01 ISSUED FOR SPA 2025-11-10
NO.: REVISION: DATE:

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• VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

PROJECT:
**NORTHWOODS
PHASE 6**
LOCATION:
**1020 & 1070 MARCH RD
OTTAWA, ON**

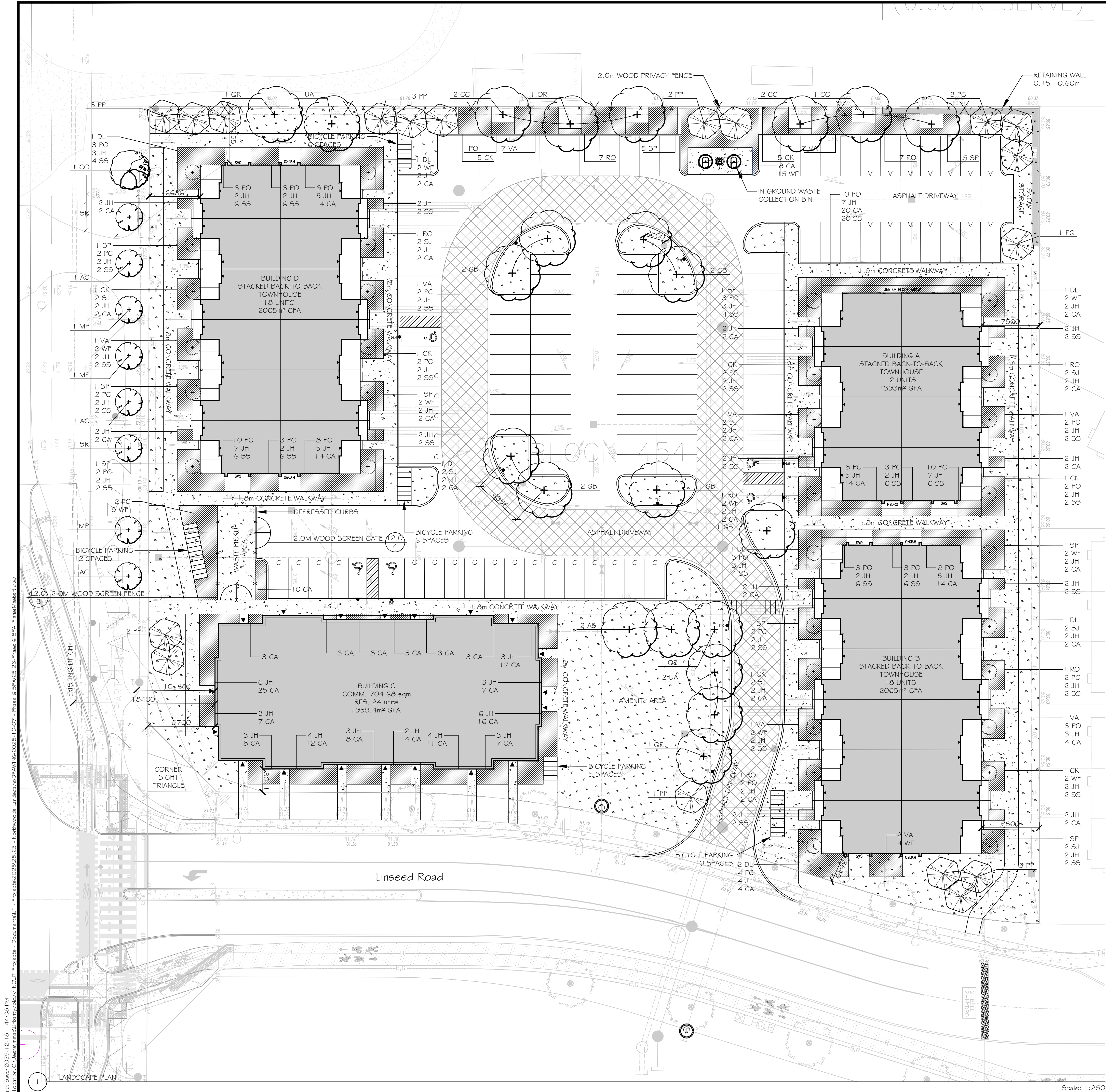
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**NOTES AND
SCHEDULES**

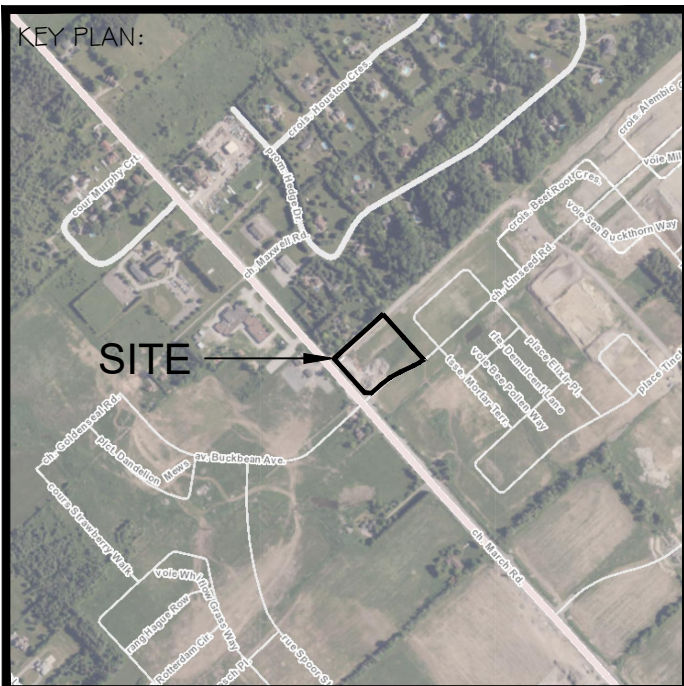
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- LEGEND:
- PROPERTY LINE
 - BUILDING
 - TOPSOIL AND SOD
 - SHRUB PLANTING
 - CURB CUT
 - BARRIER FREE PARKING
 - BARRIER FREE PARKING SIGN
 - BUILDING ENTRANCE
 - VISITOR PARKING
 - COMMERCIAL PARKING
 - FIRE ROUTE
 - FIRE ROUTE SIGN
 - PROPOSED FIRE HYDRANT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM SEWER MANHOLE
 - PROPOSED CATCHBASIN MANHOLE
 - PROPOSED CATCHBASIN
 - LARGE DECIDUOUS TREE
 - MEDIUM DECIDUOUS TREE
 - SMALL DECIDUOUS TREE
 - CONIFEROUS TREE



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PHASE 6**

LOCATION:
**1020 & 1070 MARCH RD
OTTAWA, ON**

DRAWN: JH START DATE:
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DRAWING:
LANDSCAPE PLAN

SCALE: 1:250 PAGE SIZE: 24x36

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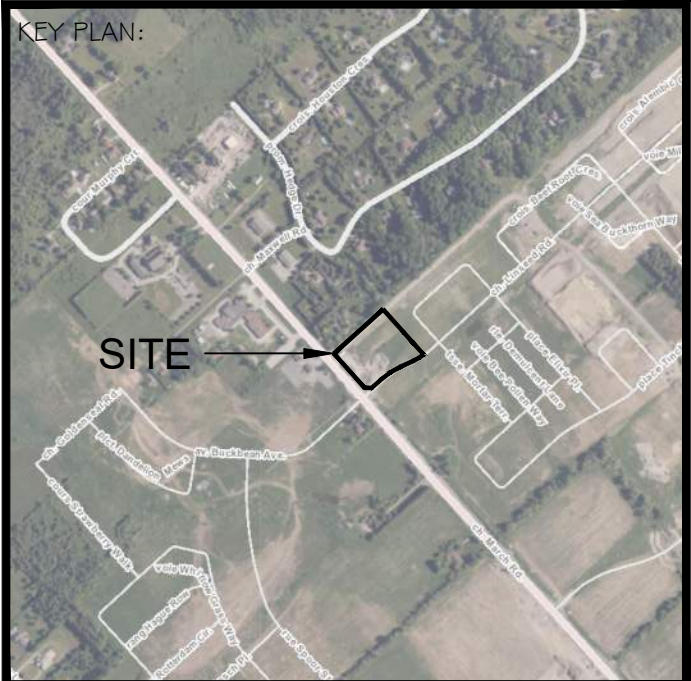
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 SITE BOUNDARY
 SOIL VOLUME AREAS
 OVERHEAD UTILITY SETBACKS
 CANOPY AREAS NO OVERLAP
 LARGE DECIDUOUS TREE WITH 40YR CANOPY OFFSET (NOT APPLICABLE)
 MEDIUM DECIDUOUS TREE WITH 40YR CANOPY OFFSET
 SMALL DECIDUOUS OR COLUMNAR TREE WITH 40YR CANOPY OFFSET
 CONIFEROUS TREE WITH 40YR CANOPY OFFSET



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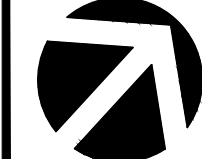
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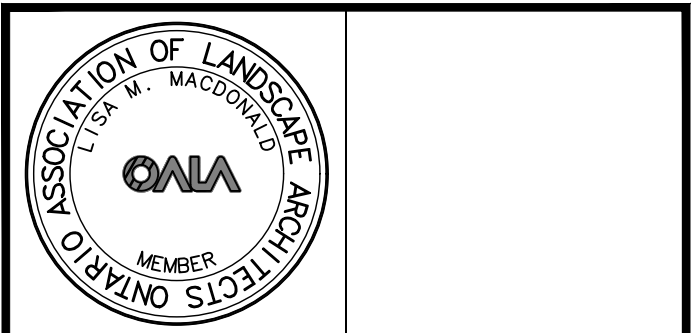
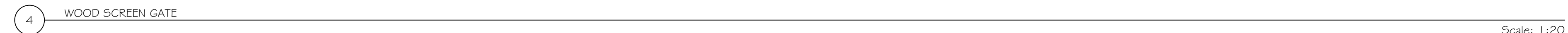
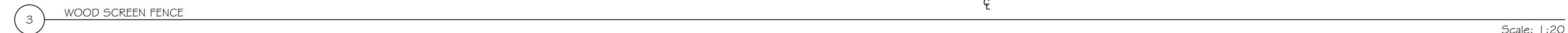
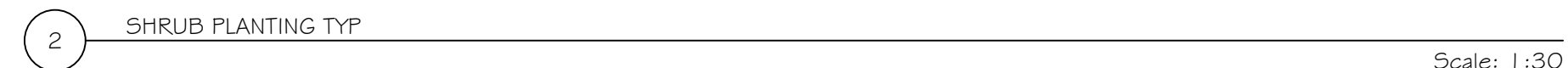
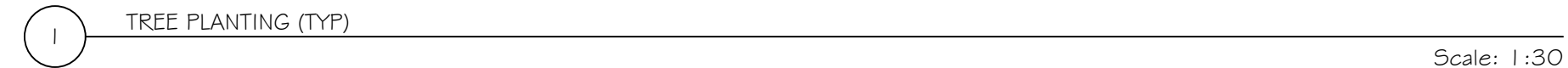
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