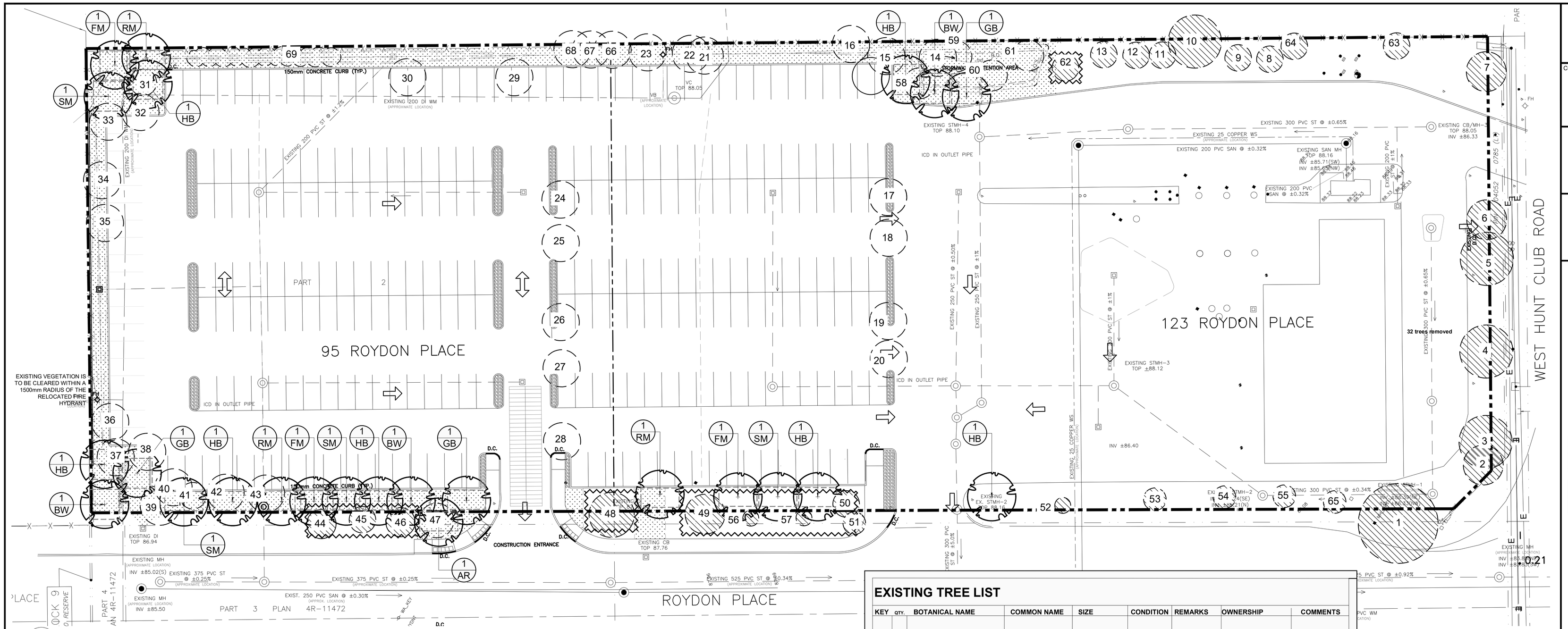


1 TREE CONSERVATION REPORT AND LANDSCAPE PLAN
L.1 SCALE 1:300

PROPOSED PLANT LIST (QTY. / KEY)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
AR	1	Acer rubrum	Red Maple	50mm cal.	B&B	Native species. Proposed on City property
BW	3	Tilia americana	Basswood	50mm cal.	B&B	Native species. Proposed on private property
FM	3	Acer x freemanii	Freeman's Maple	50mm cal.	B&B	Native species. Proposed on private property
GB	3	Ginkgo biloba	Maidenhair Tree	50mm cal.	B&B	Non-native non invasive species. Proposed on private property. Male tree
HB	7	Celtis occidentalis	Hackberry	50mm cal.	B&B	Native species. Proposed on private property
RM	3	Acer rubrum	Red Maple	50mm cal.	B&B	Native species. Proposed on private property
SM	4	Acer saccharum	Sugar Maple	50mm cal.	B&B	Native species. Proposed on private property

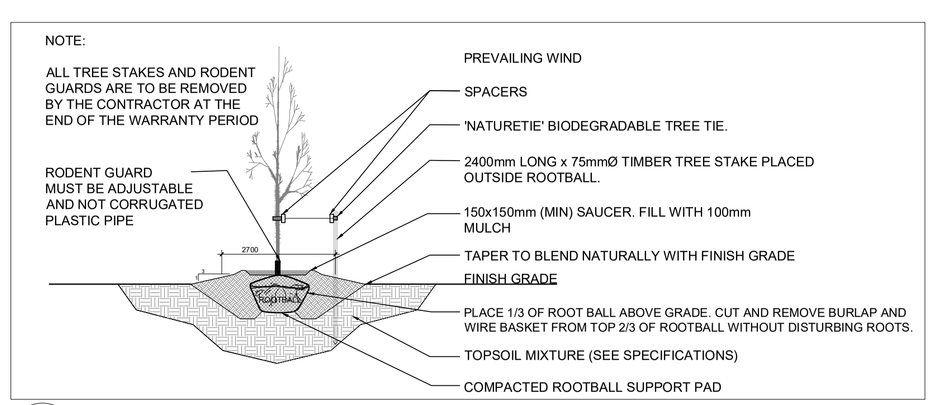
40-YEAR CANOPY COVER CALCULATION

14,655m² site area

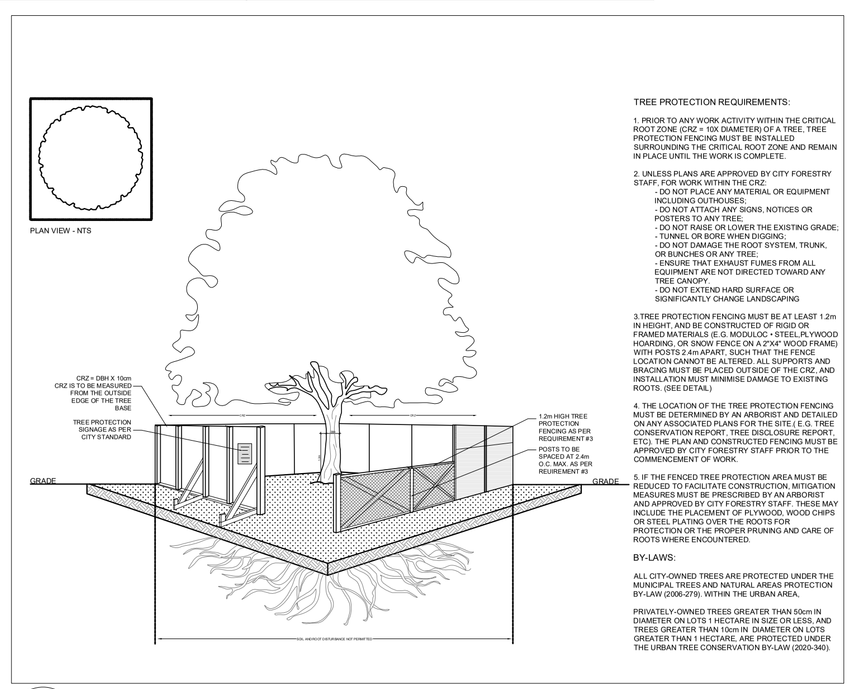
7 large coniferous trees to remain (79m2 ea.) , 10 medium deciduous trees to remain (79m2 ea.) , 10 large deciduous trees to remain (154m2 ea.) and 24 large deciduous trees are proposed (154m2 ea.)

=6,579m² canopy cover =44.9% canopy cover

***Medium deciduous tree calculated at 10m spread, large deciduous trees calculated at 14m spread, large coniferous trees calculated at 10m spread.**



2 DECIDUOUS TREE PLANTING
L.1 SCALE: NTS



3 TREE PROTECTION FENCE
L.1 SCALE: NTS

EXISTING TREE LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	1	*Eleangus angustifolia*	Russian Olive	380,400mm DBH	GOOD	To remain	City of Ottawa	100% canopy
2	1	*Celtis occidentalis*	Hackberry	190mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
3	1	*Celtis occidentalis*	Hackberry	340mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
4	1	*Gleditsia triacanthos*	Honey Locust	390mm DBH	GOOD	To remain	123 Roydon Place	60% canopy
5	1	*Gleditsia triacanthos*	Honey Locust	370mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
6	1	*Gleditsia triacanthos*	Honey Locust	300mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
7	1	*Acer negundo*	Manitoba Maple	4x250-350mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
8	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
9	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
10	1	*Populus deltoides*	Eastern Cottonwood	400mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
11	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
12	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
13	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
14	1	*Picea pungens*	Colorado Spruce	120mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
15	1	*Picea pungens*	Colorado Spruce	120mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
16	1	*Acer negundo*	Manitoba Maple	400mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
17	1	*Quercus macrocarpa*	Bur Oak	110mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
18	1	*Quercus macrocarpa*	Bur Oak	120mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
19	1	*Quercus macrocarpa*	Bur Oak	130mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
20	1	*Quercus macrocarpa*	Bur Oak	130mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
21	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
22	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
23	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
24	1	*Gleditsia triacanthos*	Honey Locust	100mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
25	1	*Gleditsia triacanthos*	Honey Locust	130mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
26	1	*Gleditsia triacanthos*	Honey Locust	150mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
27	1	*Gleditsia triacanthos*	Honey Locust	160mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
28	1	*Gleditsia triacanthos*	Honey Locust	140mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
29	1	*Tilia americana*	Basswood	270mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
30	1	*Tilia americana*	Basswood	280mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
31	1	*Pinus nigra*	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
32	1	*Pinus nigra*	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
33	1	*Picea pungens*	Colorado Spruce	260mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
34	1	*Pinus nigra*	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
35	1	*Pinus nigra*	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
36	1	*Pinus nigra*	Austrian Pine	330mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
37	1	*Pinus nigra*	Austrian Pine	300mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
38	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
39	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
40	1	*Pinus strobus*	White Pine	100mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
41	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
42	1	*Celtis occidentalis*	Hackberry	270mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
43	1	*Celtis occidentalis*	Hackberry	220mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
44	1	*Gleditsia triacanthos*	Honey Locust	250mm DBH	GOOD	To remain	City of Ottawa	100% canopy
45	1	*Gleditsia triacanthos*	Honey Locust	240mm DBH	GOOD	To remain	City of Ottawa	100% canopy
46	1	*Gleditsia triacanthos*	Honey Locust	260mm DBH	GOOD	To remain	City of Ottawa	100% canopy
47	1	*Gleditsia triacanthos*	Honey Locust	300mm DBH	GOOD	To be removed	City of Ottawa	100% canopy
48	1	*Gleditsia triacanthos*	Honey Locust	400mm DBH	GOOD	To remain	City of Ottawa	100% canopy
49	1	*Gleditsia triacanthos*	Honey Locust	310mm DBH	GOOD	To remain	City of Ottawa	100% canopy
50	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
51	1	*Gleditsia triacanthos*	Honey Locust	100mm DBH	GOOD	To remain	City of Ottawa	100% canopy
52	1	*Acer x freemanii*	Freeman's Maple	170mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
53	1	*Celtis occidentalis*	Hackberry	180mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
54	1	*Celtis occidentalis*	Hackberry	220mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
55	1	*Celtis occidentalis*	Hackberry	230mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
56	1	*Tilia americana*	Basswood	50mm DBH	GOOD	To remain	City of Ottawa	100% canopy
57	1	*Acer saccharum*	Sugar Maple	50mm DBH	GOOD	To remain	City of Ottawa	100% canopy
58	1	*Picea glauca*	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
59	1	*Picea glauca*	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
60	1	*Picea glauca*	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
61	1	*Picea glauca*	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
62	1	*Picea glauca*	White Spruce	50mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
63	1	*Acer x freemanii*	Freeman's Maple	50mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
64	1	*Acer negundo*	Manitoba Maple	14x50-100mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
65	1	*Tilia cordata*	Littleleaf Linden	50mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
66	1	*Rhus typhina*	Staghorn Sumac	8x50-110mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
67	1	*Rhus typhina*	Staghorn Sumac	160mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
68	1	*Rhus typhina*	Staghorn Sumac	5x50-120mm DBH	FAIR-GOOD	To be removed	95 Roydon Place	100% canopy
69	*	*Rhus typhina*	Staghorn Sumac	50-130mm DBH	DEAD-GOOD	To be removed	95 Roydon Place	0-100% canopy

GENERAL NOTES:

1. It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.

2. The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.

3. The contractor is to reinstate all areas and items damaged as a result of construction activity.

4. The contractor is to comply with all pertinent codes and by-laws.

5. The contractor is to maintain a positive surface run-off throughout the entire construction period.

6. The Landscape Architect is not responsible for subsurface conditions.

7. The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.

8. The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.

9. Minimum distances for selected deciduous trees are as follows:
- Building Foundations 7.5m
- Sidewalks 1.5m
- Public Streets 2.5m
- Underground Infrastructure 1.5m

10. All trees within 1m of underground utility trenches are to be excavated by hand.

11. Remove all protective wrapping from tree trunks after installation.

12. Staking of trees shall only be performed if necessary.

13. Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

LEGAL DESCRIPTION:

PART 2 (PIN 04052-0783 LT)
PART 4 (PIN 04052-0786 LT) PARTIAL
BOTH PER PLAN 4R-25465

PLAN OF SURVEY PROVIDED FROM J.D. BARNES, LTD. PLAN SUBMISSION FORM V-100376 ENCAPSULATING PT. LOT 29 "CONCESSION A (RIDEAU FRONT)" IN THE GEOGRAPHIC TOWNSHIP OF NEPEAN (CITY OF OTTAWA) COMPLETED JUNE 11TH, 2025

CLIENT:
COSTCO WHOLESALE
415 W HUNT CLUB ROAD
NEPEAN, ON K2E 1C6
1-800-463-3783

CONSULTANTS
ARCHITECTS:
brian k. clark ARCHITECT
141 Catherine Street, Suite 102
Ottawa, Ontario K2P 1C3
TEL: (613) 238-7412 FAX: 238-1799
Email: bkclarkarchitect@gmail.com

CIVIL ENGINEERS:
D. B. GRAY ENGINEERING INC.
Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermains
700 Long Point Circle 613-425-8044
Ottawa, Ontario d.gray@dbgrayengineering.com

SURVEYORS:
J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING MAPPING GIS
6243 FACE DRIVE, SUITE 103, KANATA, ON K2K2A9
T: (613) 711-7244 F: (613) 254-8019 www.jdbarnes.com

LEGEND
- EXTENT OF CRZ
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- GROUP OF EXISTING TREES TO BE REMOVED
- 30m3 SOIL VOLUME AT A 1.5m DEPTH
- PROPOSED DECIDUOUS TREE
- TREE PROTECTION FENCE
- PROPOSED SOD
- PROPOSED RIVERSTONE

KEY PLAN: NTS

No.	Issue	Date MM/DD/YY	DR	CK
2	REVISED PER CITY COMMENTS	02/09/2026	ML	JL
1	ISSUED FOR SITE PLAN CONTROL	10/31/2025	ML	JL

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942

PROJECT
COSTCO PARKING EXPANSION
95 & 123 ROYDON PLACE, OTTAWA ON

DRAWING
TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP
ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
JAMES B. LENNOX
MEMBER

SCALE: AS SHOWN
START DATE: OCTOBER 2025
PROJECT NO.: 26MIS2601
PROJECT NORTH
DRAWING NO.: L.1
PLOT SIZE ARCH-D

PLAN #19411 File No. D07-12-25-0147