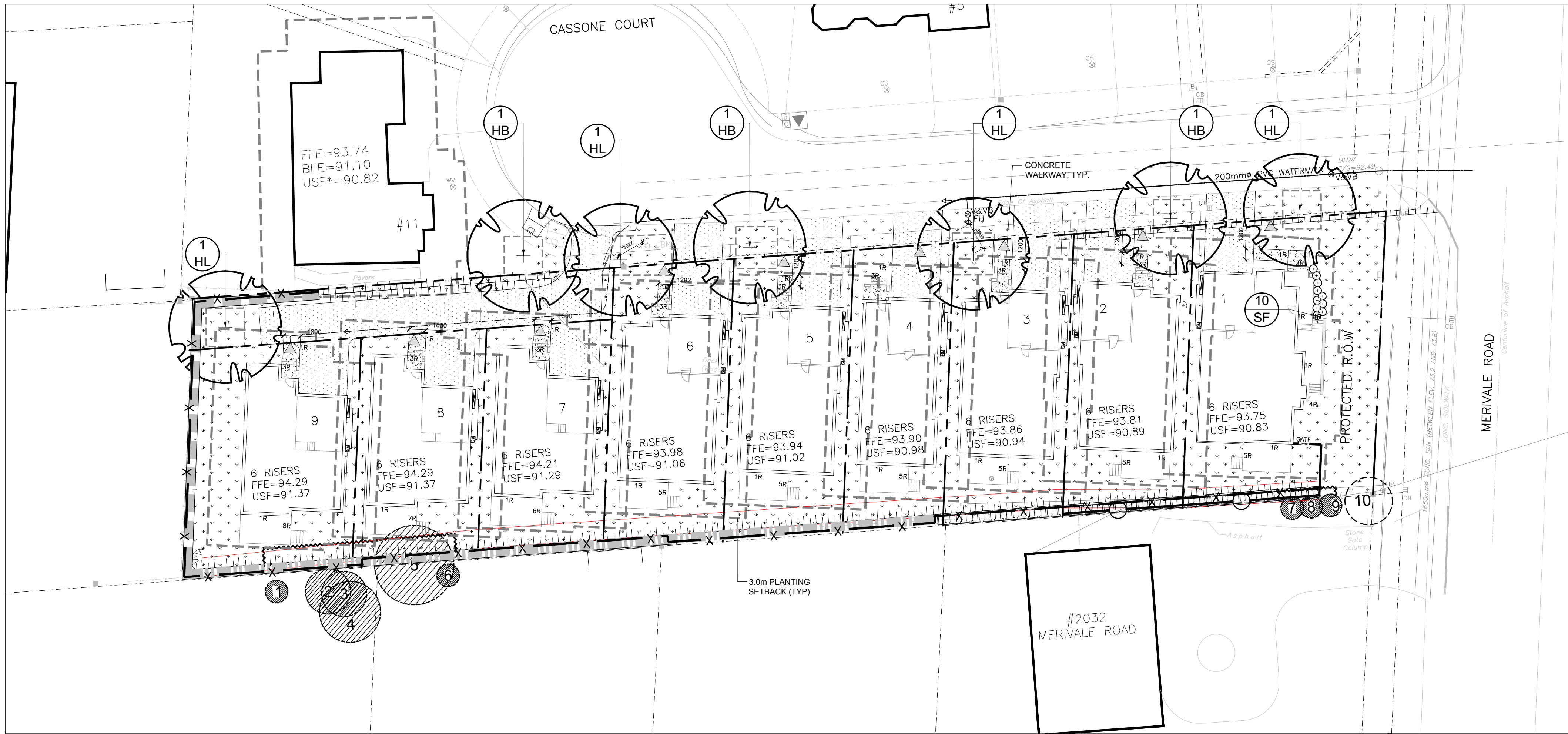
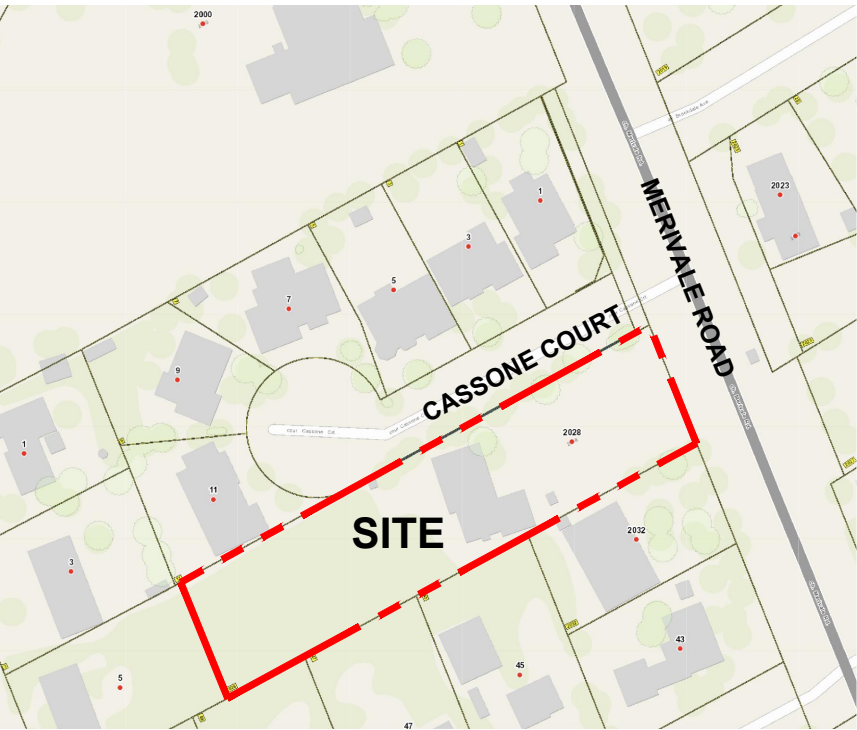




- GENERAL NOTES:**
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
 - The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
 - The contractor is to reinstate all areas and items damaged as a result of construction activity.
 - The contractor is to comply with all pertinent codes and by-laws.
 - The contractor is to maintain a positive surface run-off throughout the entire construction period.
 - The Landscape Architect is not responsible for subsurface conditions.
 - The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
 - The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
 - Minimum distances for selected deciduous trees are as follows:
 - Building Foundations 4.5m
 - Sidewalks 1.5m
 - Public Streets 2.5m
 - Underground Infrastructure 1.5m
 - All trees within 1m of underground utility trenches are to be excavated by hand.
 - Remove all protective wrapping from tree trunks after installation.
 - Staking of trees shall only be performed if necessary.
 - Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.



KEY PLAN: NTS

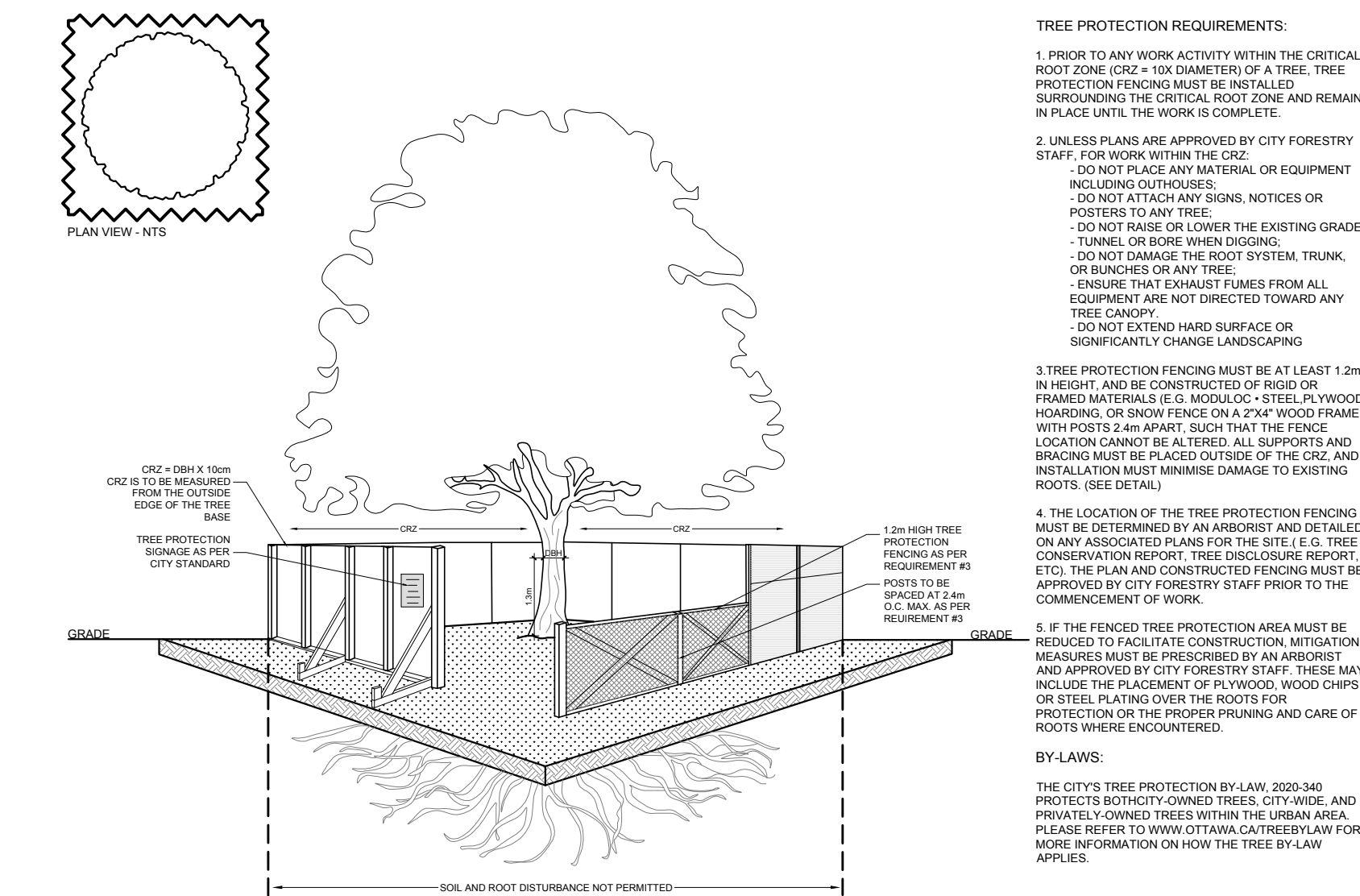
1 TREE CONSERVATION REPORT AND LANDSCAPE PLAN
L.1 SCALE 1:300

EXISTING TREE LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP
1	1	<i>Tsuga canadensis</i>	Eastern Hemlock	150mm DBH	POOR	To remain	49 Pineglen Crescent
2	1	<i>Tsuga canadensis</i>	Eastern Hemlock	200mm DBH	POOR	To remain	49 Pineglen Crescent
3	1	<i>Tsuga canadensis</i>	Eastern Hemlock	200mm DBH	POOR	To remain	49 Pineglen Crescent
4	1	<i>Acer rubrum</i>	Red Maple	3x200-300mm DBH	FAIR	To remain	49 Pineglen Crescent
5	1	<i>Tsuga canadensis</i>	Eastern Hemlock	350mm DBH	POOR	To remain	47 Pineglen Crescent
6	1	<i>Tsuga canadensis</i>	Eastern Hemlock	100mm DBH	FAIR	To remain	47 Pineglen Crescent
7	1	<i>Picea pungens</i>	Colorado Spruce	150mm DBH	GOOD	To remain	2032 Merivale Road
8	1	<i>Thuja occidentalis</i>	Eastern White Cedar	200mm DBH	GOOD	To remain	2032 Merivale Road
9	1	<i>Picea pungens</i>	Colorado Spruce	150mm DBH	GOOD	To remain	2032 Merivale Road
10	1	<i>Thuja occidentalis</i>	Eastern White Cedar	300mm DBH	GOOD	To be removed	2032 Merivale Road

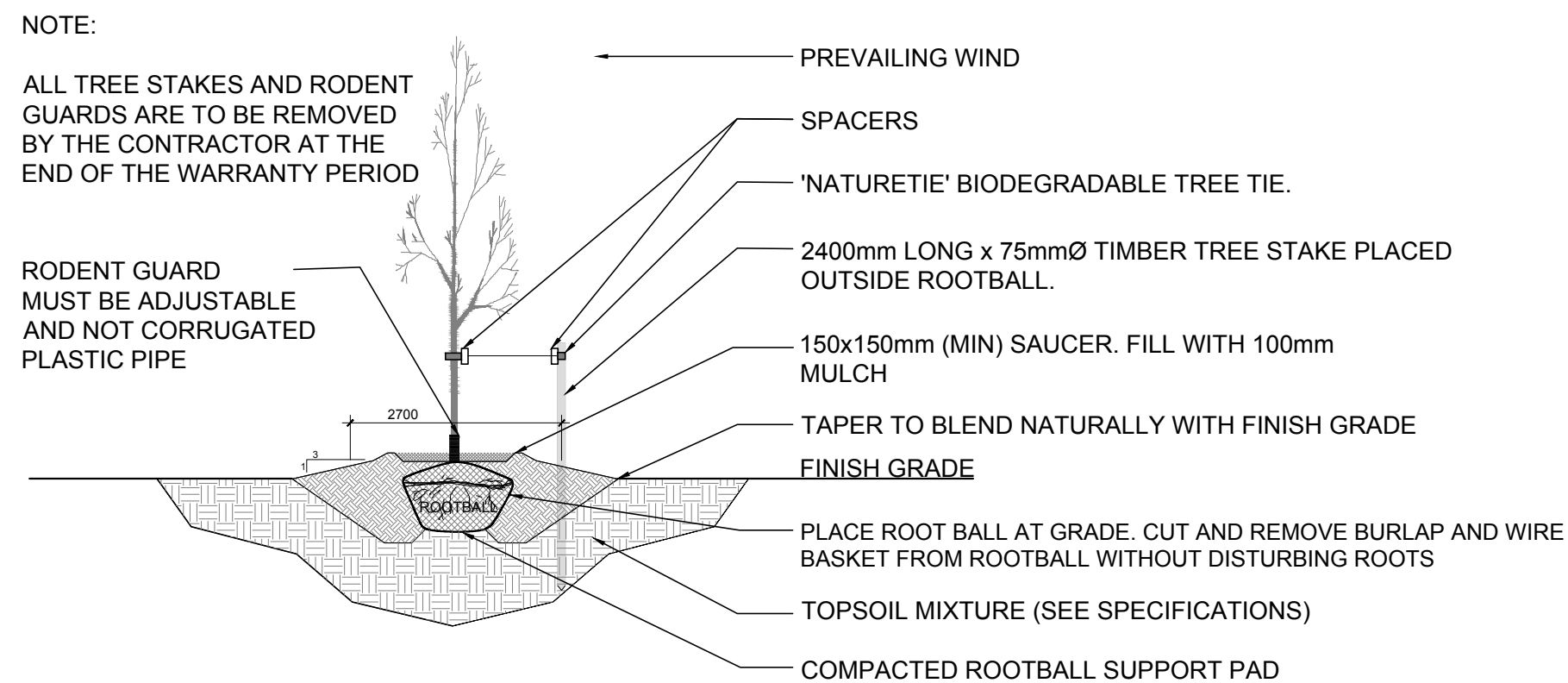
SURVEYOR'S REAL PROPERTY REPORT - PART 1
TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 24
CONCESSION 1 (RIDEAU FRONT)
CITY OF OTTAWA
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS
AUG 30, 2024

40 YEAR CANOPY CALCULATION:
-3,685m2 site area
-7 medium trees proposed (79m2 ea)
=553m2 canopy cover =15% canopy cover
Medium trees calculated at 10m spread.

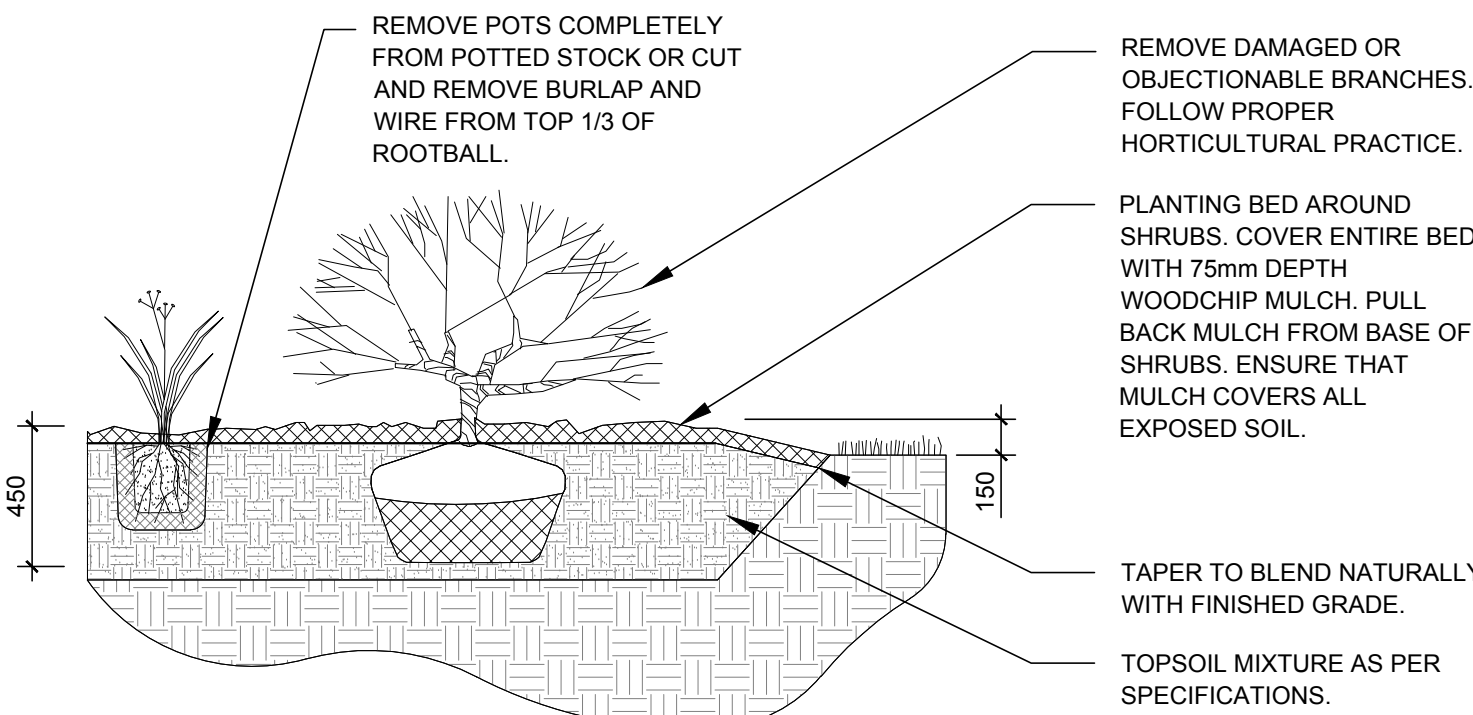
PROPOSED PLANT LIST						QTY.
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	KEY
TREES						
* HB	3	<i>Celtis occidentalis</i>	Hackberry	50mm cal.	B&B	
* HL	4	<i>Gleditsia triacanthos</i>	Honey Locust	50mm cal.	B&B	
SHRUBS						
* SF	10	<i>Sorbaria sorbifolia</i> 'Sem'	Sem False Spirea	600mm ht.	Potted	
*NATIVE TO ONTARIO. 4 TREES ARE PROPOSED ON CITY OF OTTAWA PROPERTY AND 3 TREES ARE PROPOSED ON PRIVATE PROPERTY						



2 TREE PROTECTION FENCE
L.1 SCALE : NTS



3 DECIDUOUS TREE PLANTING
L.1 SCALE : NTS



4 SHRUB PLANTING
L.1 SCALE : NTS

CLIENT

PEGASUS DEVELOPMENTS
1914 Merivale Road,
Ottawa ON K2G 1E8

CONSULTANTS

SURVEYORS:
Fairhall Moffatt & Woodland
L.L.L.P.
Ottawa Land Surveyors
Surveying and Land Information Services
100-800 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B8
TEL: (613) 881-2880 FAX: (613) 881-1485
www.fmw.on.ca

ARCHITECTS:
M. David Blakely Architect Inc.
2200 Prince of Wales Dr., Suite 101
Ottawa, Ontario K2G 2G9
Phone: (613) 226-8811 Fax: (613) 226-7942

CIVIL ENGINEERS:
exp.
100-2650 QUEENSWAY DRIVE,
OTTAWA ON, K2B 8H6
Tel : (613) 888-1899

LEGEND

- PROPOSED CONCRETE WALKWAY
- PROPOSED SOD
- REQUIRED SOIL VOLUME AT A 1.5m DEPTH
- PROPOSED DECIDUOUS TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED SHRUBS

9					
8					
7	REVISED PER NEW CIVIL DRAWING	07/14/2026	ML	JL	
6	ISSUED FOR DISCUSSION AND REVIEW	05/07/2026	ML	JL	
5	ISSUED FOR DISCUSSION AND REVIEW	04/07/2026	ML	JL	
4	REVISED PER CITY COMMENTS	01/13/2026	LC	JL	
3	REVISED PER NEW CIVIL DRAWING	12/18/2025	ML	JL	
2	REVISED PER CITY COMMENTS	10/08/2025	ML	JL	
1	ISSUED FOR SITE PLAN CONTROL	07/17/2025	ML	JL	
No.	Issue	Date	ML	DR	CK

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

PROJECT
CASSONE COURT- RESIDENTIAL INFILL PROJECT
2028 MERIVALE ROAD, OTTAWA ON

DRAWING
TREE CONSERVATION REPORT AND LANDSCAPE PLAN

STAMP

PROJECT NORTH

SCALE
AS SHOWN
START DATE
MARCH 2025
PROJECT NO.
250LY2520
DRAWING NO.
L.1
PLOT SIZE ARCH-D