



LIST OF DRAWINGS

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- L2.1 LANDSCAPE DETAILS 2

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TRAILS EDGE - BLOCK 140



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PROPERTY INFORMATION:

PLAN OF SURVEY	BLOCK 140 REGISTERED PLAN4M-1544
CITY OF OTTAWA	CITY OF OTTAWA
SURVEYOR	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROPOSED SITE PERMEABLE SURFACES:

SITE AREA (m²)	27311.7
PERMEABLE AREA (m²)	7135.1
PERCENTAGE PERMEABLE AREA (%)	26.1%

ESTIMATED 40 YEAR CANOPY PROJECTION:

SITE AREA (m²)	27311.7
CANOPY AREA WITHOUT OVERLAPS (m²)	2623.6
CANOPY AREA PERCENTAGE (%)	9.6%

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. 1800mm 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.

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.

SUMMARY OF PRESENT SOILS:

NON-MARINE CLAY	NO
LOW TO MEDIUM SENSITIVITY SILTY CLAY	YES
HIGH SENSITIVITY SILTY CLAY	YES

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), AND
- GEOTECHNICAL REPORT BY:
 - SECTION 6.8, PATERSON GROUP (REPORT PG2392-3 REVISION 2, DATED NOVEMBER 10, 2025).

TREE CONSERVATION REPORT:

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (cm)	OWNERSHIP	CONDITION	COMMENTS	ARBORIST RECOMMENDATION	REMOVAL REASON
1					MISSING			
2	PRUNUS SP.	CHERRY SP.	6	CITY	POOR	ASYMMETRICAL CANOPY, SINGLE STEM, PRUNED CENTRAL LEADER, NUMEROUS EPICORMIC SPROUTS.	REMOVE	CITY REQUEST
3					MISSING			
4	SYRINGA RETICULATA	JAPANESE TREE LILAC	3@ 5	CITY	POOR	ASYMMETRICAL CANOPY, MULTI STEM, PRUNED CENTRAL LEADER, SEVERE DAMAGE TO BARK AT TRUNK FLARE.	REMOVE	CONFLICT WITH PROP. WALKWAY
5	PRUNUS SP	CHERRY SP.	12	CITY	GOOD	SYMMETRICAL CANOPY.	REMAIN	N/A
6					MISSING		REMAIN	N/A
7	SYRINGA RETICULATA	JAPANESE TREE LILAC	7	CITY	GOOD	SYMMETRICAL CANOPY, DAMAGE TO BARK AT TRUNK FLARE.	REMAIN	N/A
8	PRUNUS SP	CHERRY SP.	5	CITY	POOR	CENTRAL LEADER HAS BEEN CUT TO APPROX 0.9M ABOVE GRADE, NUMEROUS EPICORMIC SPROUTS.	REMOVE	CITY REQUEST
9					MISSING			
10					MISSING			
11					MISSING			
12					MISSING			
13					MISSING			
14					MISSING			
15	PICEA GLAUCA	WHITE SPRUCE	11	CITY	MODERATE	SYMMETRICAL CANOPY, SINGLE STEM, <10% DIEBACK OF CANOPY.	REMAIN	N/A
16	PICEA GLAUCA	WHITE SPRUCE	7	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM, CORRECTED LEAN	REMAIN	N/A
17	PICEA GLAUCA	WHITE SPRUCE	4	CITY	POOR	SYMMETRICAL CANOPY, SINGLE STEM, CENTRAL LEADER HAS BEEN CUT TO APPROX 0.6M ABOVE GRADE.	REMAIN	N/A
18	PICEA GLAUCA	WHITE SPRUCE	11	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
19	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
20	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
21	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
22	PICEA PUNGENS	COLORADO SPRUCE	11	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM, <5% DIEBACK OF CANOPY.	REMAIN	N/A
23	PICEA PUNGENS	COLORADO SPRUCE	10	CITY	MODERATE	SYMMETRICAL CANOPY, SINGLE STEM, <20% DIEBACK OF CANOPY.	REMAIN	N/A
24	PICEA PUNGENS	COLORADO SPRUCE	13	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
25	PICEA GLAUCA	WHITE SPRUCE	10	CITY	MODERATE	SYMMETRICAL CANOPY, SINGLE STEM, <10% DIEBACK OF CANOPY.	REMAIN	N/A
26					MISSING			

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	(I) 25m³ SINGLE TREE (J) 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)		

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) - N/A	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

PLAN VIEW

3D VIEW

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

TREE PROTECTION REQUIREMENTS:

- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
- UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTRIGGERS -
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR ROPE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY;
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
- TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC- STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ AND INSTALLATION MUST MINIMIZE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
- THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC.). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
- IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CITY/TREESBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MARCH 2021

DRAWING NO.: 1 of 1

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	8 MEDIUM	302.9	454.4	240	189.3%	304.0
2	1 SMALL 8 MEDIUM	313.9	470.9	265	177.7%	257.9
3	5 MEDIUM	255.3	383.0	150	255.3%	186.0
4	3 MEDIUM	194.5	291.8	90	324.2%	109.0
5	4 MEDIUM	145.8	218.7	120	182.3%	110.6
6	1 LARGE 2 MEDIUM	203.6	305.4	90	339.3%	135.3
7	2 SMALL 4 MEDIUM	132.5	198.8	170	116.9%	184.2
8	3 MEDIUM	110.6	165.9	90	184.3%	114.0
9	1 MEDIUM	38.5	57.8	30	192.5%	38.0
10	7 SMALL 3 MEDIUM	431.0	646.5	265	244.0%	236.7
11	2 SMALL	70.9	106.4	50	212.7%	36.3
12	3 SMALL 2 MEDIUM	203.9	305.9	135	226.6%	128.7
13	1 MEDIUM	63.6	95.4	30	318.0%	38.0
14	3 MEDIUM	152.3	228.5	90	253.8%	114.0
15	1 SMALL	79	118.5	30	395.0%	20.0
16	9 SMALL 6 MEDIUM	216.4	324.6	405	80.1%	306.9
17	1 MEDIUM	42.8	64.2	30	214.0%	38.0
18	6 MEDIUM	309.3	464.0	180	257.8%	228.0
19	1 MEDIUM	19.7	29.6	30	98.5%	38.0
20	1 SMALL	45	67.5	30	225.0%	20.0
21	1 SMALL	75	112.5	30	375.0%	20.0
22	1 SMALL	40	60.0	30	200.0%	20.0
TOTAL	89 TREES	3266.8	4900.2	2460.0	199.2%	2623.6

TREE OWNERSHIP SUMMARY:

77 TREES = PRIVATE OWNERSHIP

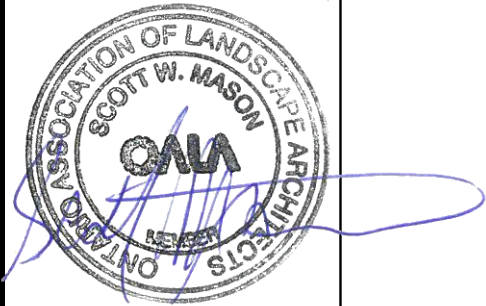
12 TREES = CITY TREES

TREE LIST

SYM	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	INSTALL NOTES	COMMENTS
LARGE DECIDUOUS TREES (ABOVE 15m HEIGHT)						
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	1	500mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
MEDIUM DECIDUOUS TREES (8 TO 15m HEIGHT)						
AG	AESCULUS GLABRA	OHIO BUCKEYE	10	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
AU	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	2	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE CULTIVAR
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	12	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
OV	Ostrya virginiana	HOP HORNBEEAM	15	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
PT	POPULUS TREMULOIDES	TREMBLING ASPEN	12	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
SMALL DECIDUOUS TREES (5 TO 8m HEIGHT)						
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	13	50mm CAL.	B4B / W.B.	REFER TO PLAN FOR OWNERSHIP, NATIVE SPECIES
CC	CERCIS CANADENSIS	EASTERN REDBUD	1	175cm HT.	W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
MR	MALUS ROYALTY	ROYALTY CRABAPPLE	6	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
COLUMNAR TREES						
AR	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
QO	QUERCUS ROBUR 'FASTIGIATA'	COLUMNNAR OAK	3	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
CONIFEROUS TREES						
PP	PICEA PUNGENS	COLORADO SPRUCE	4	1800mm HT.	B4B / W.B.	REFER TO PLAN FOR OWNERSHIP, NATIVE SPECIES
PS	PINUS STROBUS	WHITE PINE	4	1800mm HT.	B4B / W.B.	PRIVATE OWNERSHIP

SHRUB LIST

SHRUBS						
RR	ROSA RUGOSA	RUGOSA ROSE	--	500mm HT.	POT. 600mm O.C.	
PO	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABOLO NINEBARK	--	800mm HT.	POT. 1200mm O.C.	
PM	PINUS MUGO	MUGO PINE	--	600mm 5PR.	POT. 900mm O.C.	
SB	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	--	500mm HT.	POT. 600mm O.C.	
SS	SORBARIA SORBIFOLIA	FALSE SPIREA	--	500mm HT.	POT. 900mm O.C.	
ORNAMENTAL GRASS						
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOREST REED GRASS	--	600mm HT.	POT. 600mm O.C.	
PERENNIALS						
H5	HEMEROCALLIS 'SPECIES'	MIXED DAYLILIES	--	1 GAL. POT.	POT. 400mm O.C.	
NF	NEPETA FAASGENII	CAT MINT 'CATS MEADOW'	--	1 GAL. POT.	POT. 400mm O.C.	
RF	RUBCKEJA FULDGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	--	1 GAL. POT.	POT. 400mm O.C.	



Urbantypology

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C: 613-887-3562 / F: 343-882-498

06	REISSUED FOR SITE PLAN CONTROL	22 JUN. 2026
05	REISSUED FOR SITE PLAN CONTROL	22 MAY. 2026
04	REISSUED FOR SITE PLAN CONTROL	17 NOV. 2025
03	REISSUED FOR SITE PLAN CONTROL	25 APR. 2025
02	REISSUED FOR SITE PLAN CONTROL	31 MAR. 2025
01	ISSUED FOR SITE PLAN CONTROL	05 DEC. 2024

NO.: REVISION: DATE:

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- COMPLY WITH ALL PERTINENT CODES, BYLAWS AND LAWS.
- VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORKS.

PROJECT:

TRAILS EDGE -
BLOCK 140

LOCATION:
298 AXIS WAY
OTTAWA, ON

DRAWN: SS START DATE:
CHECKED: SM 11 NOV, 2024

DRAWING:

NOTES AND
SCHEDULES

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PROJECT NUMBER: 24.45

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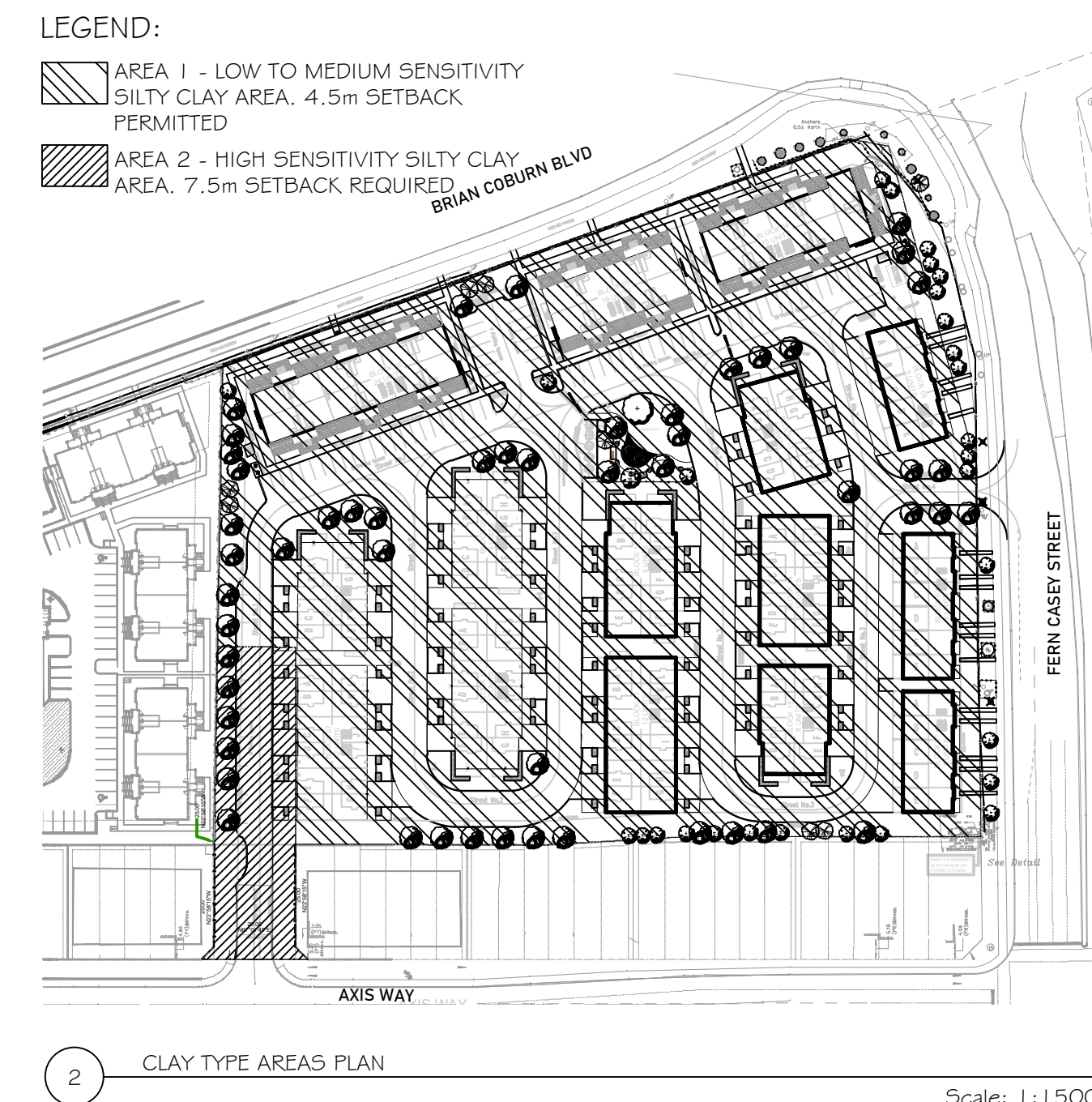
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Project: 2024-45 - Minto Ottawa - Trails Edge



- LEGEND:**
- SITE BOUNDARY
 - GEOTECHNICAL AREAS
 - 4.5m FOUNDATION SETBACK FOR TREE PLANTING- LOW TO MEDIUM SENSITIVITY SILTY CLAY AREA, PER GEOTECHNICAL REPORT
 - 7.5m FOUNDATION SETBACK FOR TREE PLANTING- HIGH SENSITIVITY SILTY CLAY AREA, PER GEOTECHNICAL REPORT
 - 7.5m FOUNDATION SETBACK FOR TREE PLANTING - HIGH SENSITIVITY SILTY CLAY AREA, FROM ADJACENT DEVELOPMENT
 - OVERHEAD UTILITY SETBACKS
 - 2.5m FIRE HYDRANTS AND STREET LIGHT (SMALL) SETBACK
 - TREE PROTECTION
 - CRITICAL ROOT ZONE
 - EXISTING TREE
 - TREE CONSERVATION REPORT NUM.
 - PERMEABLE SURFACING
 - SOIL VOLUME AREAS WITH OUTLINE
 - 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
 - UNIT PAVING
 - TREE TO BE REMOVED

- LEGEND:**
- AREA 1 - LOW TO MEDIUM SENSITIVITY SILTY CLAY AREA. 4.5m SETBACK PERMITTED
 - AREA 2 - HIGH SENSITIVITY SILTY CLAY AREA. 7.5m SETBACK REQUIRED



Urbantypology
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• COMPLY WITH ALL PERTINENT CODES, BYLAWS AND LAWS;
• VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORKS.

PROJECT:
TRAILS EDGE - BLOCK 140
LOCATION:
298 AXIS WAY
OTTAWA, ON

DRAWN: SS
CHECKED: SM
START DATE:
11 NOV, 2024

DRAWING:
VALIDATING INFO. PLAN

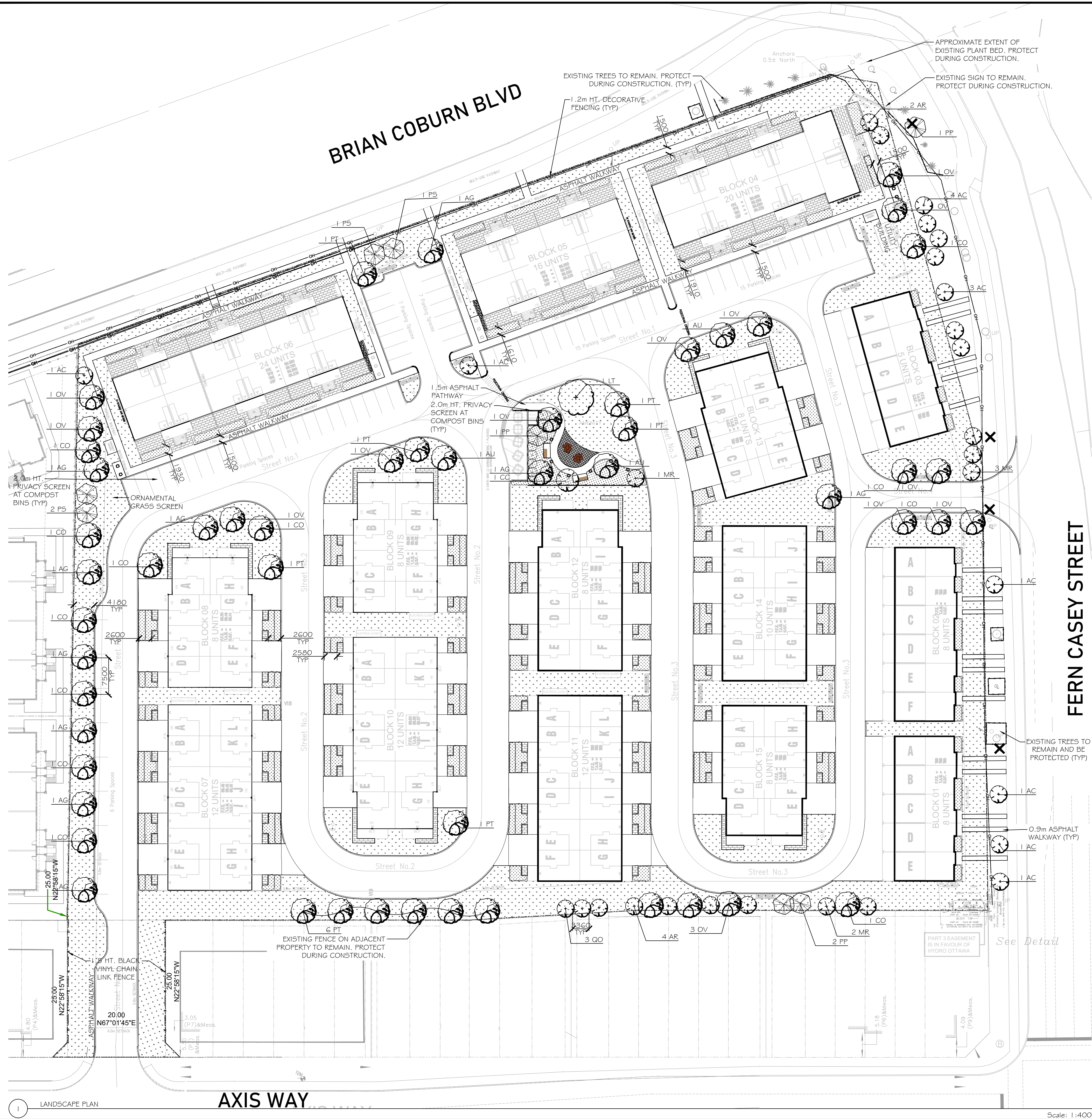
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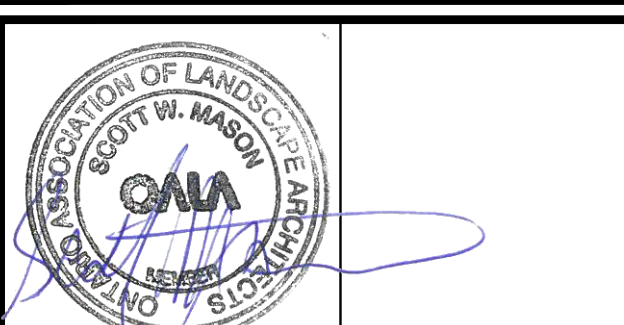
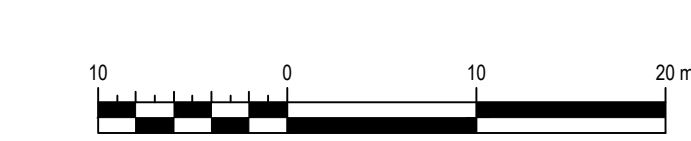
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D07-12-24-0164

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- LEGEND:**
- SITE BOUNDARY
 - TOP SOIL AND SOD
 - PRIVACY SCREEN (2/L2.1)
 - DECORATIVE FENCE (5/2.1)
 - CHAIN LINK FENCE
 - TREE PROTECTION
 - UNIT PAVING (3/L2.0)
 - MAINTENANCE EDGE (5/L2.0)
 - CONCRETE RAISERS (5/L2.0)
 - 2 BIKE CAPACITY RACK (4/L2.1) X 40
 - ACCESSIBLE BENCH
 - SEATING (1/L2.1) ON CONCRETE PAD (2/L2.1)
 - LARGE DECIDUOUS TREE (NOT APPLICABLE)
 - MEDIUM DECIDUOUS TREE
 - COLUMNAR/SMALL TREE
 - CONIFEROUS TREE
 - TREE TAG
 - EXISTING TREE
 - SHRUB / PERENNIALS
 - MANHOLE
 - FIRE HYDRANT
 - SANITATION / ELECTRICAL LINES
 - WALL MOUNTED/POLE FIXTURE
 - EXISTING ROAD SIGN
 - TREE TO BE REMOVED



Urbantypology

UNIT 10-163 STERLING ROAD
TORONTO, ON, CANADA, M6R 2B2
PH: 416.709.5446

UNIT A - 430 PARKDALE AVENUE
OTTAWA, ON, CANADA, K1T 5H1
C: 613.887.3542 / F: 613.882.4995

06	REISSUED FOR SITE PLAN CONTROL	22 JUN, 2026
05	REISSUED FOR SITE PLAN CONTROL	22 MAY, 2026
04	REISSUED FOR SITE PLAN CONTROL	17 NOV, 2025
03	REISSUED FOR SITE PLAN CONTROL	25 APR, 2025
02	REISSUED FOR SITE PLAN CONTROL	31 MAR, 2025
01	ISSUED FOR SITE PLAN CONTROL	05 DEC, 2024

NO.: REVISION: DATE:

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

PROJECT:
TRAILS EDGE - BLOCK 140

LOCATION:
298 AXIS WAY
OTTAWA, ON

DRAWN: SS START DATE:
CHECKED: SM 11 NOV, 2024

DRAWING:
LANDSCAPE PLAN

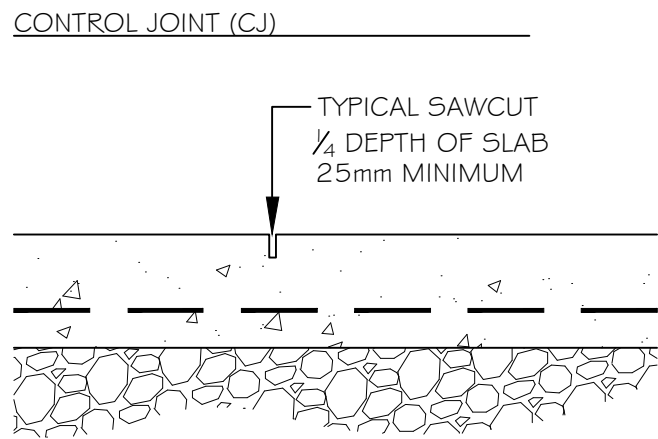
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NORTH: SHEET NO.:

L1.2

D07-12-24-0164

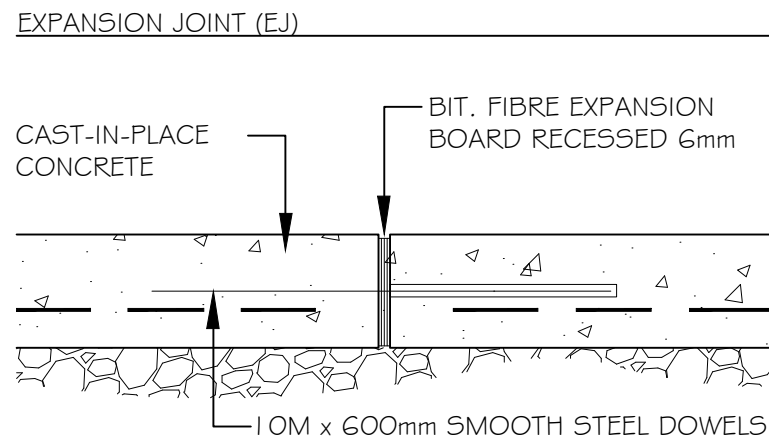
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- NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
 2. SAWCUT WITHIN 48 HOURS OF POUR
 3. NO TOOLED EDGES
 4. FINISH - LIGHT BROOM

1 CONCRETE PAVING JOINTS

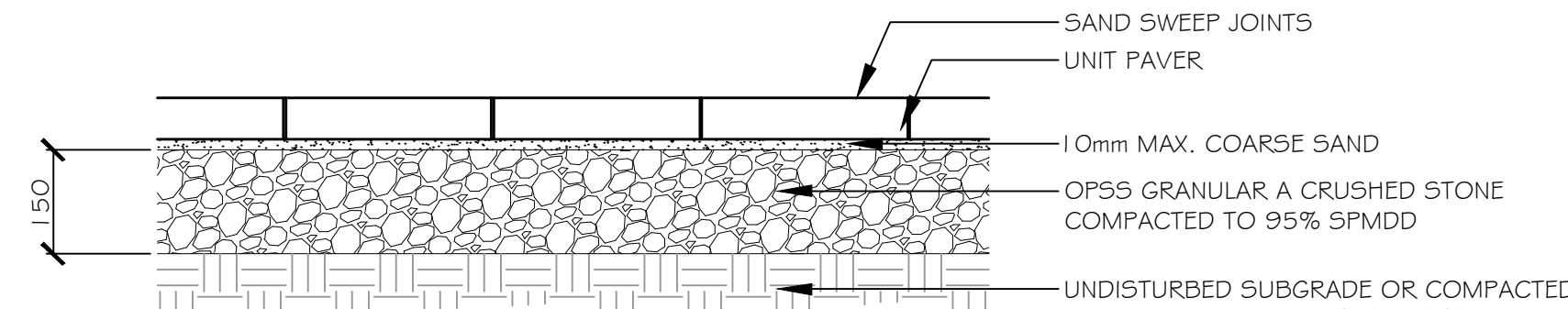
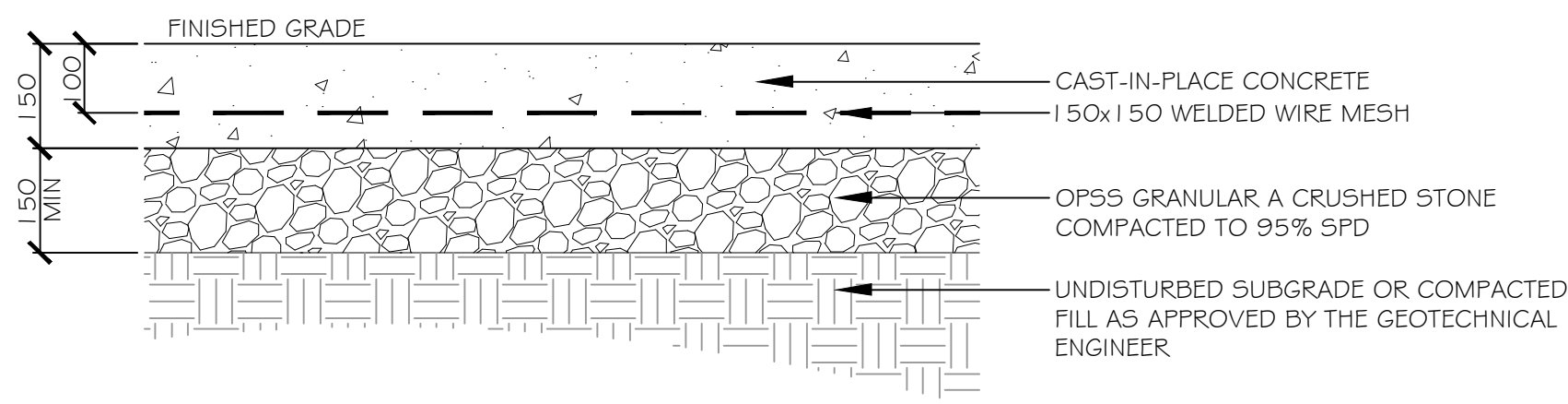
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- NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
 2. ALL STEEL DOWELS TO BE EPOXY - COATED
 3. NO TOOLED EDGES
 4. LIGHT BROOM FINISH

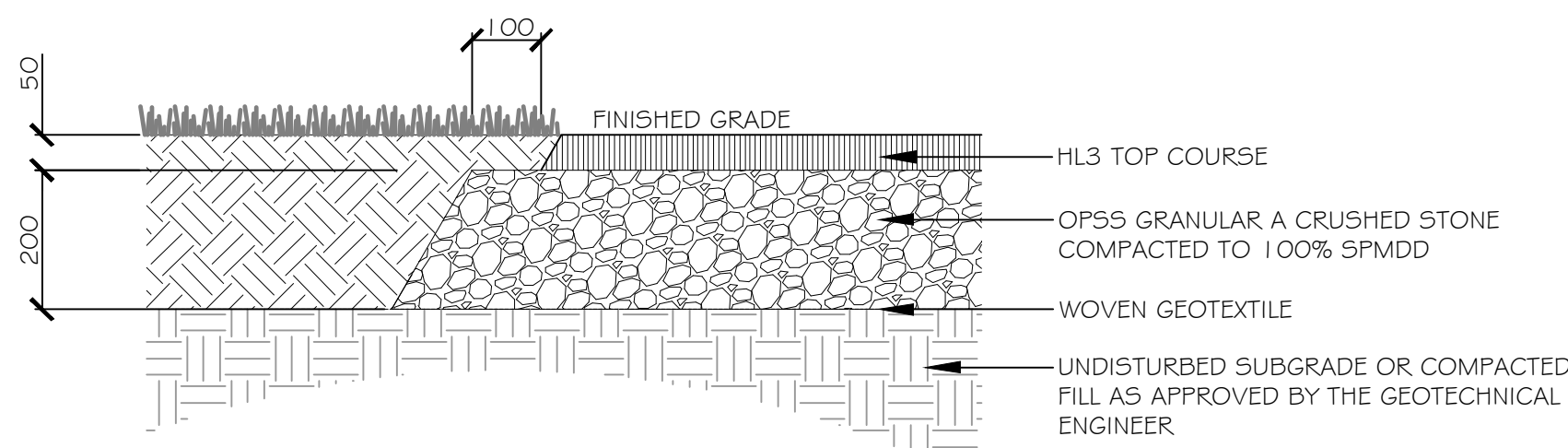
2 CONCRETE PAVING - LIGHT DUTY

Scale: 1:10



3 UNIT PAVING

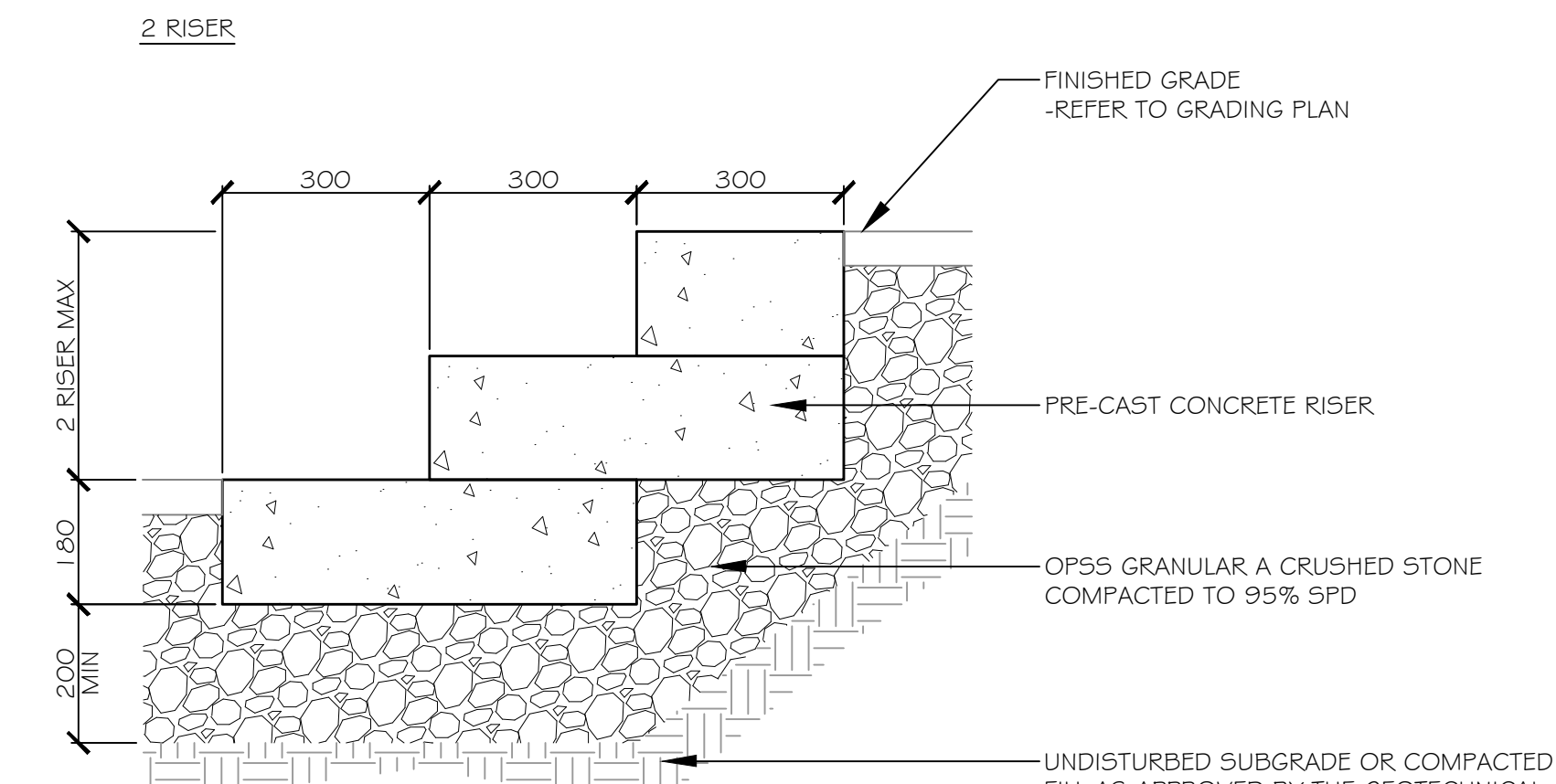
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- NOTES:
1. EXCAVATION AND SUBGRADE CONDITION TO BE REVIEWED BY GEOTECHNICAL ENGINEER

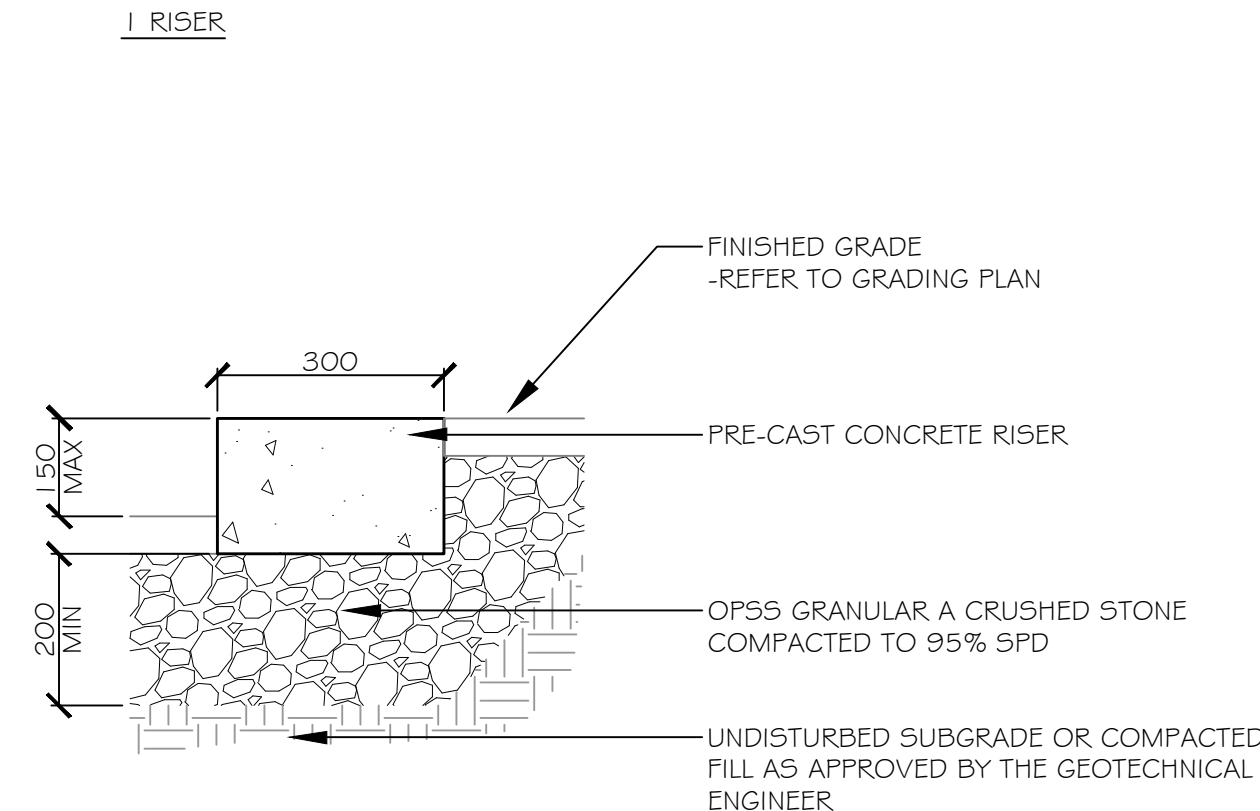
4 ASPHALT PAVING

Scale: 1:10



- NOTES:
- GRANULAR BASE TO BE INSPECTED AND APPROVED BY GEOTECHNICAL ENG.
 - COMPACT GRANULARS TO 98% SPD, BEFORE CONCRETE PLACEMENT.
 - ALL REINFORCING IN STAIRS TO BE 1.5M EPOXY-COATED
 - MAINTAIN 70MM. COVER OVER REINFORCING IN CONCRETE.
 - PRODUCT TO BE TOEMAR 'FORMA' PRE CAST CONCRETE STEP

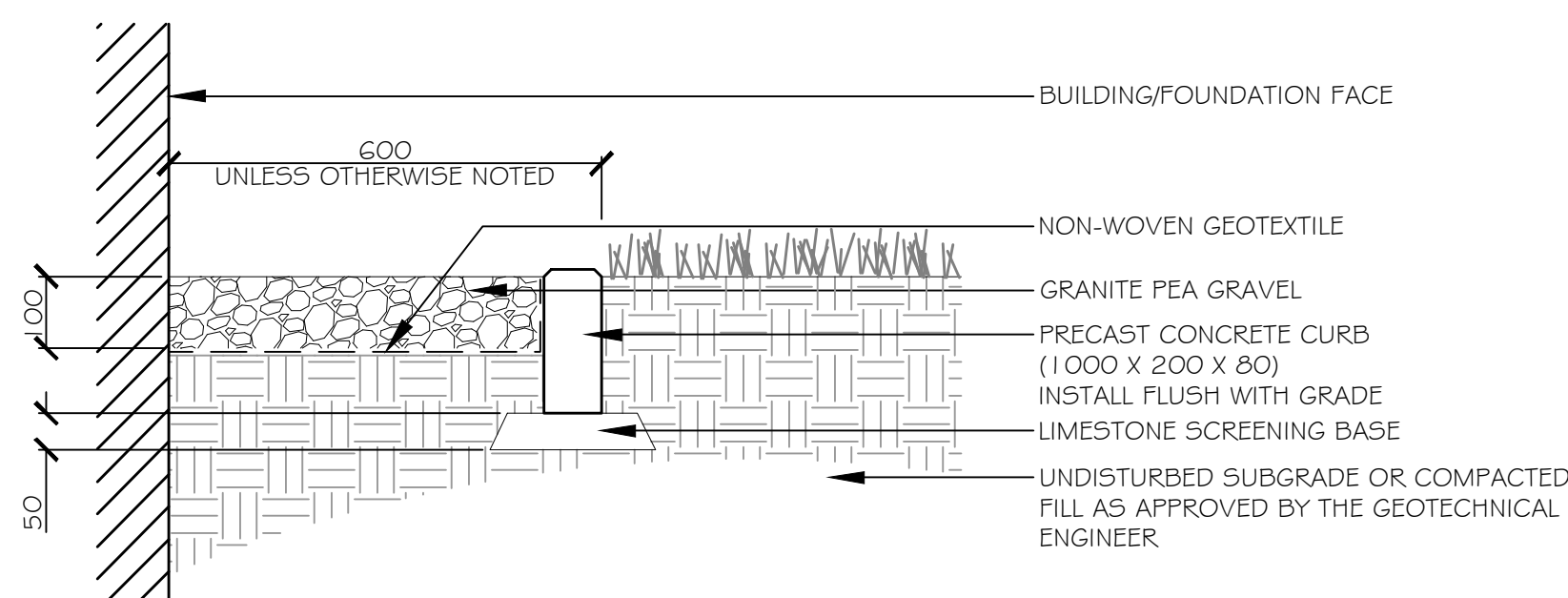
5 CONCRETE RISERS



- NOTES:
- GRANULAR BASE TO BE INSPECTED AND APPROVED BY GEOTECHNICAL ENG.
 - COMPACT GRANULARS TO 98% SPD, BEFORE CONCRETE PLACEMENT.
 - ALL REINFORCING IN STAIRS TO BE 1.5M EPOXY-COATED
 - MAINTAIN 70MM. COVER OVER REINFORCING IN CONCRETE.
 - PRODUCT TO BE TOEMAR 'FORMA' PRE CAST CONCRETE STEP

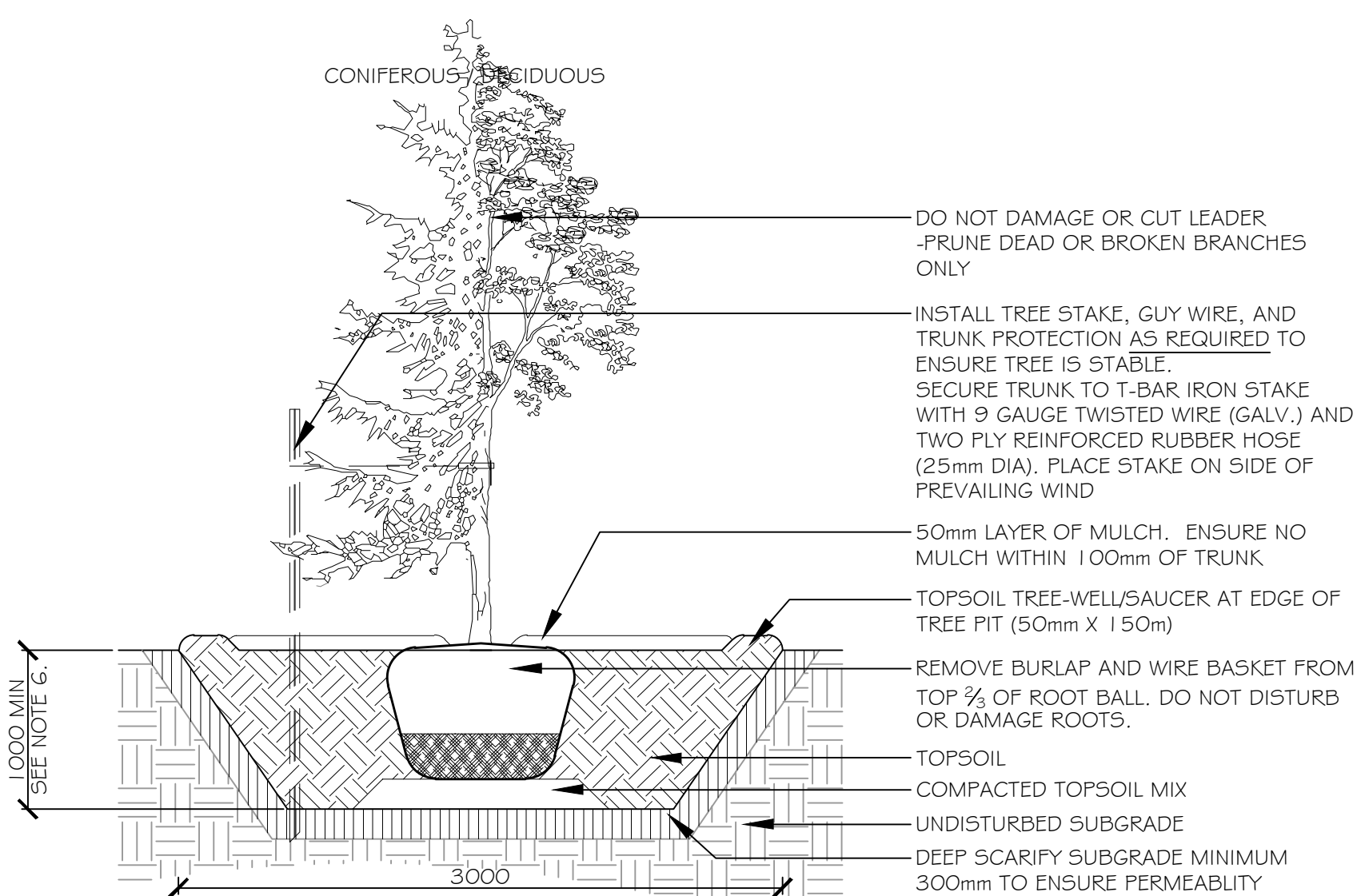
1 RISER

Scale: 1:10



6 MAINTENANCE EDGE

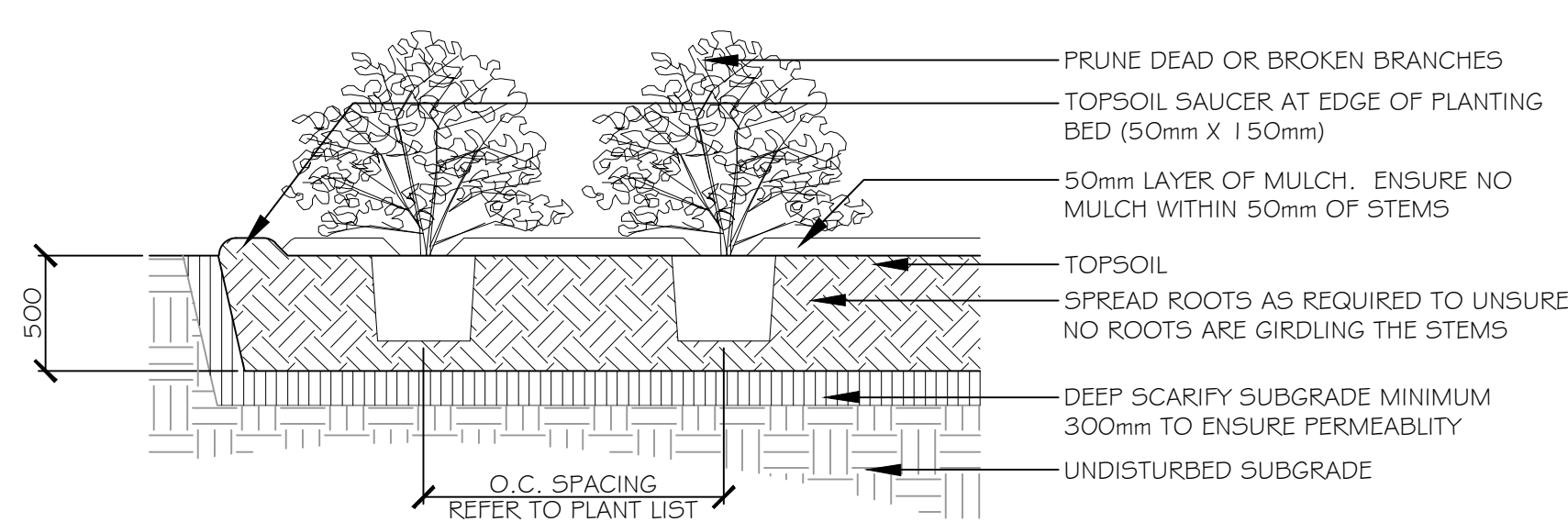
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- NOTES:
1. TREE STAKES ARE GENERALLY TO BE USED FOR CONDITIONS WHERE THE INSTALLED TREE IS UNSTABLE AND/OR BECOMES UNSTABLE
 2. ALLOW 10mm TO 25mm SLACK ON GUY WIRE SUPPORT FOR TREE
 3. TOP OF ROOT BALL TO RETAIN SAME ELEVATION AS GROWING CONDITIONS
 4. REMOVE STAKES ONE YEAR AFTER INSTALL
 5. INSTALL STAKE BEYOND EDGE OF ROOT BALL
 6. PLANTING DEPTH TO BE 1500mm MIN. WITHIN CLAY SOIL SETBACKS

7 TREE PLANTING

Scale: 1:30



- NOTES:
1. TOP OF ROOT BALL TO RETAIN SAME ELEVATION AS GROWING CONDITIONS

8 SHRUB PLANTING

Scale: 1:30



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PROJECT:

TRAILS EDGE - BLOCK 140

LOCATION:
**298 AXIS WAY
OTTAWA, ON**

DRAWN: **SM** START DATE:
CHECKED: **SM** 11 NOV, 2024

DRAWING:
**LANDSCAPE
DETAILS**

SCALE: PAGE SIZE: **24X36**

PROJECT NUMBER: **24.45**

NORTH: SHEET NO.: **L2.0**

D07-12-24-0164

