

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS FOR SEPARATE PHASE
- PROPOSED POTENTIAL LOCATION FOR DECIDUOUS TREE

GENERAL

1. Read and interpret this drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
2. 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.
3. It is essential to use the plans and details in conjunction with the specifications and notes.
4. Do not scale drawings. Work to dimensions only.
5. Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
6. Reinstatement 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.

TREE PLANTING IN SENSITIVE CLAY

1. The landscape plans have been developed in accordance with the Geotechnical Report: Geotechnical Investigation, Proposed Residential Development, Terry Fox Drive at Cope Drive - Ottawa, prepared by Paterson Group, April 2, 2019.
2. The following City of Ottawa clay soils guideline applies: Guidelines for Tree Planting in Sensitive Marine Clay Soils (2017).
3. The soil volumes provided are sufficient for a reasonable chance of tree survival. Unless otherwise noted, all new trees on City property meet the minimum soil volume requirements of the following, based on a depth of 1.5m below finished grade, and subtracting the volume of utility trenches.
 - a. Small tree (mature height up to 7.5m) - 25m³/ minimum soil volume provided.
 - b. Medium tree (mature height 7.5-14m) - 30m³/ minimum soil volume provided.

PLANTING

1. 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.
2. 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.
3. Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
4. Plant locations are schematic / approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.
5. 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.
6. Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
7. In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
8. Approved topsoil depths are as follows:
 - a. Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - b. Sod/Seed Areas - 100mm depth.
 - c. Reforestation - 300mm depth.
9. 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.
10. Install a 1.2m sod strip adjacent to all hard surfaces. Note, sod is not typically graphically shown on plans.
11. Apply the following mineral fertilizer unless soil tests show other requirements:
 - a. Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
 - b. Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
12. Where applicable, for any plant areas with a mix of species/cultivars notes, Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Coniferous Trees						
EPI	5	<i>Picea pungens 'Seseli Fastigiata'</i>	Columnar Blue Spruce	200cm H	WB	As Shown
Deciduous Trees						
AFCM	5	<i>Acer x freemanii 'Celtam'</i>	Celebration Maple	50mm Cal	WB	As Shown
ARF	3	<i>Acer rubrum 'Autumn Flame'</i>	Autumn Flame Red Maple	50mm Cal	WB	As Shown
GTI	8	<i>Gleditsia triacanthos var. inermis 'Impicola'</i>	Imperial Honeylocust	50mm Cal	WB	As Shown
OM	4	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown
SAM	10	<i>Sorbus aucuparia 'Michred'</i>	Cardinal Royal Mountain Ash	50mm Cal	WB	As Shown
SRI	3	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	50mm Cal	WB	As Shown
TCC	2	<i>Tilia cordata 'Corzam'</i>	Corinthian Linden	50mm Cal	WB	As Shown
TOG	8	<i>Tilia cordata 'Glenleven'</i>	Glenleven Linden	50mm Cal	WB	As Shown
UNH	6	<i>Ulmus x 'New Horizon'</i>	New Horizon Elm	50mm Cal	WB	As Shown

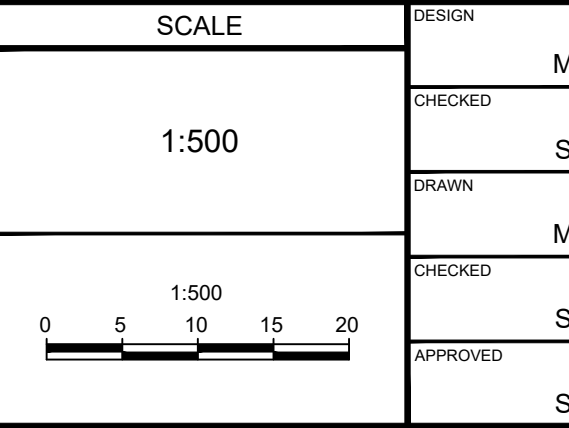
MONAHAN DRAIN REFORESTATION - SEE SHEETS 117198-L-R1 AND 117198-L-R2

MATCH LINE - SEE SHEET 117198-L2

PRELIMINARY

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 OF 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.

No.	REVISION	DATE	BY
4.	REVISED PER ZONING SETBACK UPDATES	AUG 16/23	SC
3.	REVISED PER CHANGES TO LOT FABRIC	AUG 1/23	SC
2.	ISSUED FOR CLIENT REVIEW	DEC 21/22	SC
1.	ISSUED FOR CLIENT REVIEW	NOV 10/22	SC



FOR REVIEW ONLY	DATE	BY
MT		
SC		
MT		
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SC		

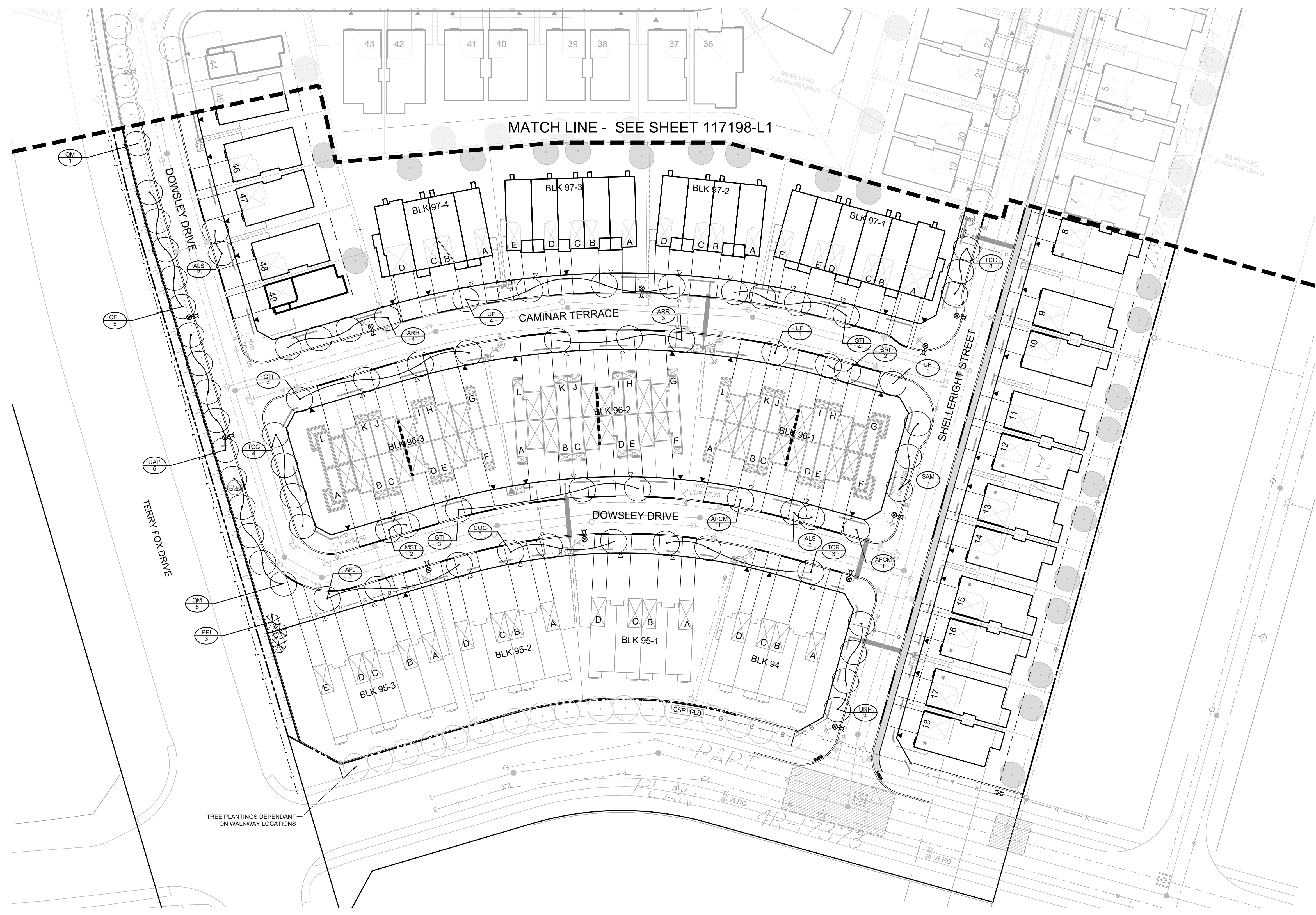
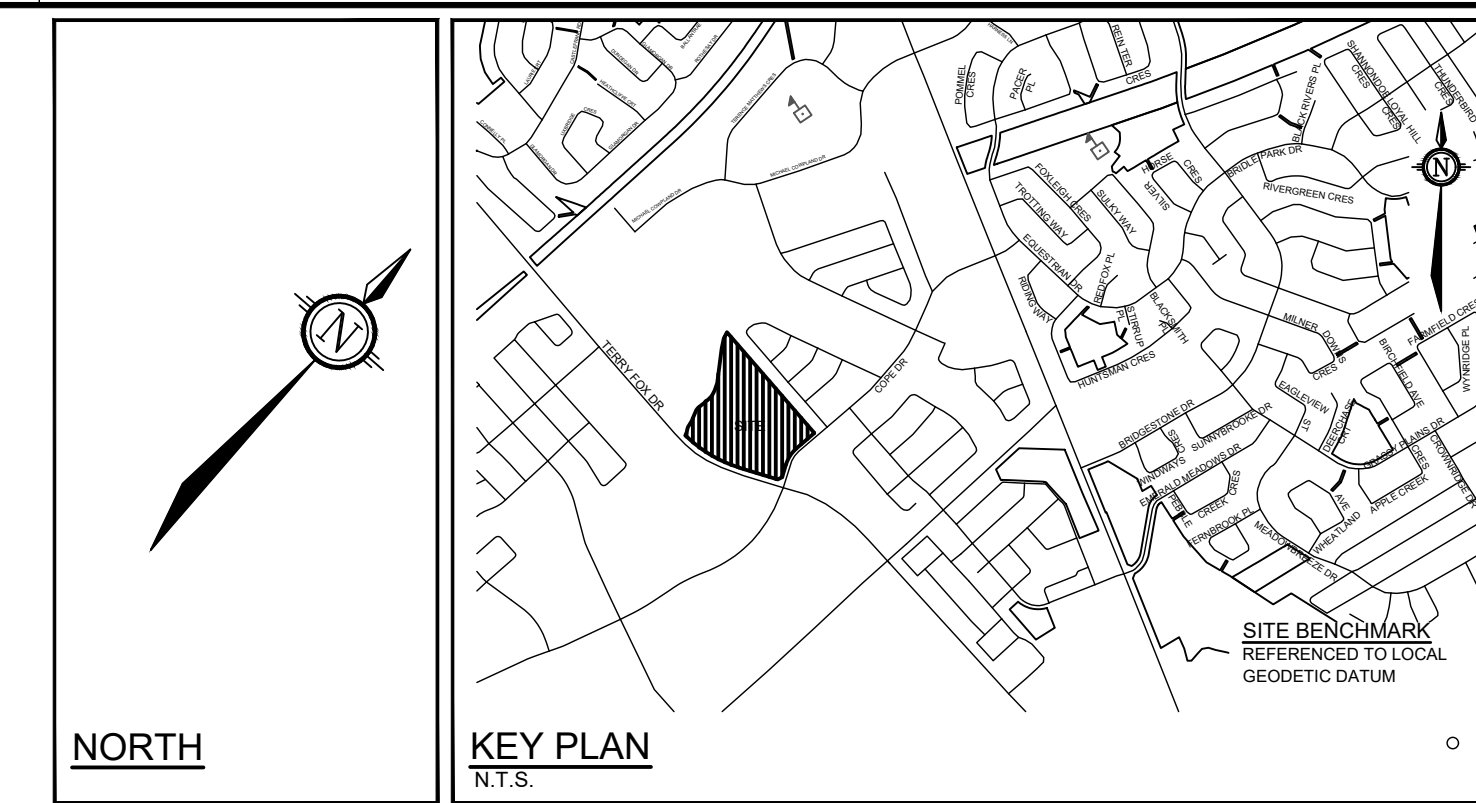
LOCATION: CITY OF OTTAWA, VAN GAAL LANDS - CLARIDGE DEVELOPMENT

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Copland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

DRAWING NAME: STREETScape PLAN

PROJECT No.: 117198-00
REV: 4
DRAWING No.: 117198-L1

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 - a. Small tree (mature height up to 7.5m) - 25m³/ minimum soil volume provided.
 - b. Medium tree (mature height 7.5-14m) - 30m³/ minimum soil volume provided.
 - Where trees share a continuous soil volume space:
 - c. Two (2) small trees - 15m³/ minimum soil volume provided per tree.
 - d. Two (2) medium trees - 18m³/ minimum soil volume provided per tree.

PLANTING

1. 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.
2. 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.
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 - c. Reforestation - 300mm depth.
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10. Install a 1.2m sod strip adjacent to all hard surfaces. Note, sod is not typically graphically shown on plans.
11. Apply the following mineral fertilizer unless soil tests show other requirements:
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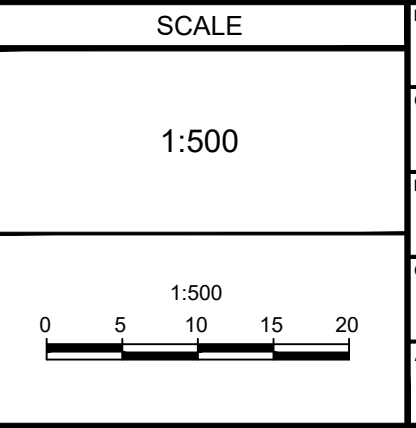
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Coniferous Trees						
CPJ	3	<i>Picea pungens 'Seseli Fastigiata'</i>	Columnar Blue Spruce	200cm H	WB	As Shown
Deciduous Trees						
AFCM	2	<i>Acer x freemanii 'Celtam'</i>	Celebration Maple	50mm Cal	WB	As Shown
AFJ	3	<i>Acer x freemanii 'Jeffersard'</i>	Autumn Blaze Maple	50mm Cal	WB	As Shown
ARR	7	<i>Acer rubrum 'Redspire'</i>	Redspire Red Maple	50mm Cal	WB	As Shown
ALS	4	<i>Amelanchier laevis 'Spring Flurry'</i>	Spring Flurry Serviceberry	50mm Cal	WB	As Shown
CEL	5	<i>Celtis occidentalis</i>	Hackberry	50mm Cal	WB	As Shown
COC	3	<i>Celtis occidentalis 'Chicagoland'</i>	Chicagoland Hackberry	50mm Cal	WB	As Shown
CTI	11	<i>Gleditsia triacanthos var. inermis 'Imperial'</i>	Imperial Honeylocust	50mm Cal	WB	As Shown
MST	2	<i>Malus 'Sugar Tyme'</i>	Sugar Tyme Crabapple	50mm Cal	WB	As Shown
QM	6	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown
SAM	3	<i>Sorbus aucuparia 'Michred'</i>	Cardinal Royal Mountain Ash	50mm Cal	WB	As Shown
SRI	2	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	50mm Cal	WB	As Shown
TCC	3	<i>Tilia cordata 'Corinth'</i>	Corinth Linden	50mm Cal	WB	As Shown
TCG	4	<i>Tilia cordata 'Glenleven'</i>	Glenleven Linden	50mm Cal	WB	As Shown
TCR	3	<i>Tilia cordata 'Ronald'</i>	Ronlin Linden	50mm Cal	WB	As Shown
UAP	5	<i>Ulmus americana 'Princeton'</i>	Princeton Elm	50mm Cal	WB	As Shown
UJF	6	<i>Ulmus americana 'Frontier'</i>	Frontier Elm	50mm Cal	WB	As Shown
UNH	4	<i>Ulmus x 'New Horizon'</i>	New Horizon Elm	50mm Cal	WB	As Shown

NOTE:
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DESIGN	FOR REVIEW ONLY
CHECKED MT	
CHECKED SC	
DRAWN MT	
CHECKED SC	
APPROVED SC	

NOVATECH
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LOCATION
CITY OF OTTAWA
VAN GAAL LANDS - CLARIDGE DEVELOPMENT

DRAWING NAME
STREETSCAPE PLAN

PROJECT No.: 117198-00
REV: REV # 4
DRAWING No.: 117198-L2