

- LEGEND**
- EXISTING TREES
 - PROPOSED DECIDUOUS TREE
 - PROPOSED SOD WITH MIN. 150mm DEPTH TOPSOIL
 - PROPOSED CONCRETE PAVING
 - PROPOSED CONCRETE PATIO PAVING
 - PROPOSED DEVELOPMENT LIMIT

NOT FOR CONSTRUCTION

LANDSCAPE SPECIFICATIONS

- GENERAL**
- CONTRACTOR TO CHECK ALL QUANTITIES.
 - REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 - THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTALS OF THE PLANT LIST.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT. PROPERTY LINES TO BE VERIFIED PRIOR TO INITIATING ANY CONSTRUCTION.
 - REFER TO ENGINEERING DRAWINGS FOR DETAILING OF ASPHALT, CURBS, LIGHTING, ETC.
 - REFER TO ENGINEERING DRAWINGS FOR DETAILING OF ASPHALT, CURBS, LIGHTING, ETC.
 - ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN STANDARDS, CRITERIA AND SPECIFICATIONS OF THE TOWN OF EAST GUILMBURY.
 - CONTRACTOR TO MAKE GOOD ALL DAMAGED AREAS TO LANDSCAPE ARCHITECT'S APPROVAL.
 - LAYOUT OF TREES TO BE STAKED BY CONTRACTOR, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE TREES. IN GENERAL, TREES TO BE 3.0m MIN. FROM LIGHT STANDARDS, HYDRANTS, UTILITY POLES TRANSFORMERS AND OTHER FEATURES, UNLESS DIRECTED OTHERWISE.
 - PLANTS SHALL BE TRUE TO NAME, SIZE AND ROOT CONDITIONS AND CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING ALL UTILITIES ON SITE PRIOR TO ANY EXCAVATION OR INSTALLATION OF PLANT MATERIAL. THE CONTRACTOR SHALL CONTACT THE CONSULTANT OR ANY POTENTIAL CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR TO PROTECT ALL AREAS TO RECEIVE NEW PLANTINGS FROM COMPACTION, (IE. NO EQUIPMENT OR STOCKPILED MATERIALS IN THE AREA.)

- PREPARATION AND INSTALLATION**
- PREPARE PLANTING BEDS PRIOR TO ARRIVAL OF PLANT MATERIAL ON SITE.
 - EXCAVATE PER PLANTING DETAILS.
 - PREPARE PLANTING SOIL BY EVENLY MIXING:
 - PLANTING SOIL TO BE A MIXTURE OF:
 - 6 PARTS GOOD QUALITY TOPSOIL
 - 2 PARTS WELL ROTTED HORSE OR COW MANURE
 - 1 PART PEAT MOSS
 - 0.5% NPKS BONE MEAL PER CUBIC METRE OF SOIL
 - PLANTING SOIL IS TO BE THOROUGHLY MIXED TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.

- DELIVERY AND INSPECTION**
- SPRAY ALL PLANT MATERIAL WITH ANTI-DESICCANT PRIOR TO TRANSPORT.
 - KEEP ALL ROOTS AND ROOTBALLS MOIST PRIOR TO PLANTING.
 - OBTAIN LANDSCAPE ARCHITECT'S APPROVAL ON ALL PLANT MATERIAL AT SOURCE OR UPON DELIVERY. PRIOR TO COMMENCEMENT OF PLANTING WORK.
 - APPROVAL OF PLANT MATERIAL PRIOR TO PLANTING SHALL NOT IMPAIR THE RIGHT OF THE LANDSCAPE ARCHITECT TO REJECT PLANTS AFTER PLANTING, WHICH HAVE BEEN DAMAGED, OR WHICH IN ANY WAY DO NOT CONFORM TO THE SPECIFICATIONS.
 - SUBSTITUTIONS OF SIZE, OR WITH OTHER PLANT MATERIAL, WILL ONLY BE ALLOWED WITH THE WRITTEN APPROVAL OF THE CONSULTANT.
 - ALL MATERIAL MUST CONFORM TO THE SIZES SHOWN ON THE PLANT LIST, EXCEPT WHERE LARGER PLANT MATERIAL IS USED WHEN APPROVED BY THE CONSULTANT. USE OF LARGER PLANTS WILL NOT INCREASE THE CONTRACT PRICE. UNDERSED MATERIAL WILL BE REJECTED.
 - ALL TREES AND SHRUBS SHALL CONFORM TO THE PRESENT STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION FOR SIZE AND SPECIES.
 - PLANTS ARE TO BE NURSERY GROWN UNDER PROPER CULTURAL CONDITIONS, IN PARTICULAR WITH RESPECT TO SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
 - TREES ARE TO HAVE STRAIGHT STURDY TRUNKS.
 - TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
 - DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES NOT LESS THAN 1.8m ABOVE THE GROUND.

- GUARANTEE AND FINAL INSPECTION**
- AT THE COMPLETION OF PLANTING OPERATIONS, REMOVE ALL SURPLUS MATERIAL FROM THE SITE AT NO EXTRA COST.
 - MAKE GOOD ALL DAMAGE RESULTING FROM PLANTING OPERATIONS AT NO EXTRA COST.
 - PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS FROM THE ISSUE DATE OF THE CERTIFICATE OF TOTAL PERFORMANCE.
 - ALL PLANTS SHALL BE INSPECTED AT THE END OF THE GUARANTEE PERIOD. PLANTS WHICH AT THAT TIME, ARE NOT IN HEALTHY VIGOROUS GROWING CONDITION, TO THE CONSULTANT'S APPROVAL, SHALL BE REPLACED AT NO EXTRA CHARGE.
 - AT TIME OF ASSUMPTION, ALL MATERIAL MUST BE IN HEALTHY VIGOROUS GROWING CONDITION. BEDS AND TREE PITS MUST BE FRESHLY CULTIVATED AND FREE OF WEEDS, RUBBISH AND DEBRIS.

- SOD AND FERTILIZING**
- SOD SHALL BE NO. 1 CERTIFIED CULTIVATED TURF GRASS, 50% MERION AND 50% KENTUCKY BLUE (OR APPROVED EQUAL).
 - ALL SOD SHALL BE GUARANTEED FOR ONE YEAR AFTER PLACEMENT.
 - SODDING SHALL CONFORM TO LANDSCAPE ONTARIO'S GENERAL LANDSCAPE SPECIFICATIONS.
 - TOPSOIL SHALL BE EVENLY SPREAD OVER SUBGRADE AND LOOSELY COMPACTED TO 150mm MINIMUM DEPTH.
 - ALL STONES AND DEBRIS OVER 30mm DIA. SHALL BE REMOVED.
 - TOPSOIL SHALL BE SUPPLEMENTED WITH A 10-6-4 FERTILIZER AND 20% SUPERPHOSPHATE APPLIED AT A RATE OF 5-KG/OS PER 100 SQUARE METRES EACH, PRIOR TO PLACEMENT OF SOD.
 - SOD SHALL BE PLACED WITH STAGGERED BUTT JOINTS, WATERED THOROUGHLY, AND ROLLED WHEN DRY.
 - LAY SOD SECTIONS PERPENDICULAR ON SLOPES GREATER THAN 3:1 AND SECURE WITH WOODEN PEGS. WOODEN PEGS TO BE 17 X 17 X 300mm. PLACE PEGS 3 PER SQUARE METRE, 100mm BELOW TOP EDGE TO PREVENT SHIFTING OF SOD AND DRIVE PEGS FLUSH WITH TOP OF SOD SOIL. PROVIDE A MINIMUM OF 2 STRAKES PER ROLL OF SOD.
 - MANTAIN SODDED AREA FROM THE TIME OF INSTALLATION UNTIL THIRTY (30) CALENDAR DAYS AFTER ALL SODDED AREAS HAVE BEEN INSPECTED BY THE CONSULTANT AND A CERTIFICATE OF COMPLETION IS ISSUED.
 - MAINTENANCE SHALL INCLUDE ALL NECESSARY MEASURES TO ESTABLISH AND MAINTAIN GRASS IN A HEALTHY, VIGOROUS GROWING CONDITION.
 - MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING WORK:
 - A) MOWING AT REGULAR INTERVALS TO MAINTAIN A MAXIMUM HEIGHT OF 60mm. DO NOT CUT MORE THAN 1/3 OF THE GRASS HEIGHT AT ANY ONE MOWING. TRIM AND CLIP EDGES, REMOVE CLIPPINGS AFTER MOWING AND TRIMMING.
 - B) WATERING WHEN REQUIRED IN SUFFICIENT QUANTITIES AND AT A FREQUENCY TO PREVENT SOD FROM DRYING OUT AND TO MAINTAIN SOIL UNDER SOD CONTINUOUSLY MOIST TO A DEPTH OF 75 TO 100mm.
 - C) FERTILIZE SODDED AREAS ONE MONTH AFTER SODDING WITH 2-1-1 RATIO FERTILIZER, SPREAD EVENLY AT A RATE AS PER MANUFACTURER'S INSTRUCTIONS AND WATER IN WELL, WITH A MINIMUM OF 50CM INFILTRATION AS PREVIOUSLY MENTIONED.

- UTILITIES**
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES ON THE SITE.
 - CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB.
 - REPORTING ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING SERVICES WHEN EXCAVATING.

- NOTE:**
- CHECK ALL QUANTITIES.
 - REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 - THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTALS OF THE PLANT LIST.
 - THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

MINIMUM PROPOSED PLANTING SETBACKS:

- 3.0m FROM FIRE HYDRANTS AND VALVES
- 3.0m FROM HYDRO VAULT
- 3.0m FROM LIGHT POLES
- 1.0m FROM UTILITY PEDESTALS
- 1.0m FROM BURIED PIPES, LINES
- 1.5m FROM DRIVEWAYS
- 1.0m FROM STOP SIGNS

MASTER PLANT LIST

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.
DECIDUOUS TREES								
Qr	-	Quercus rubra	Red Oak	60	-	-	-	BB
Ar	-	Acer rubrum	Red Maple	60	-	-	-	BB
As	-	Acer saccharum	Silver Maple	60	-	-	-	BB
Qr	-	Quercus macrocarpa	Bur Oak	60	-	-	-	BB
Af	-	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	60	-	-	-	BB
Sl	-	Syringa reticulata	Ivory Silk Lilac	45	-	-	-	BB
Tc	-	Tilia cordata	Limeleaf Linden	60	-	-	-	BB
Gl	-	Gleditsia triacanthos	Honeylocust	60	-	-	-	BB

18642 LESLIE ST

EAST GUILMBURY, ONTARIO

18642 LESLIE ST, EAST GUILMBURY, ON, L0G 1V0

LANDSCAPE LAYOUT PLAN

CONSULTANT: L. LANDSCAPE ARCHITECTS

STAMP: [Professional Seal]

SCALE: 1:200

DATE: JANUARY 2024

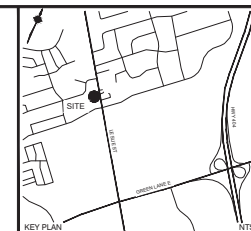
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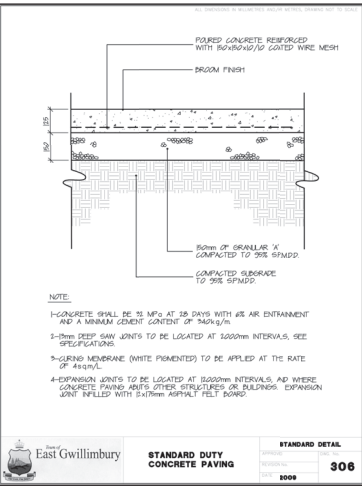
DESIGNED: L.S.N.

DRAWN: T.N.

CHECKED: L.S.N.

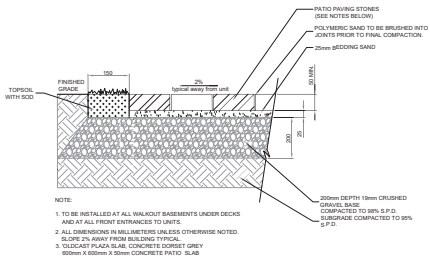
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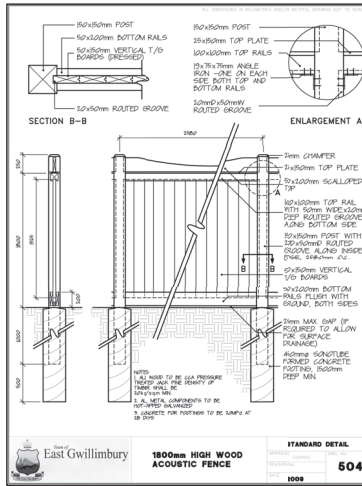
CONCRETE PAVING
SCALE: N.T.S.

1
LD-1



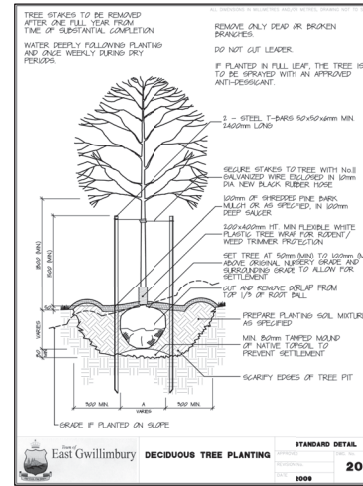
CONCRETE PATIO PAVES
SCALE: N.T.S.

2
LD-1



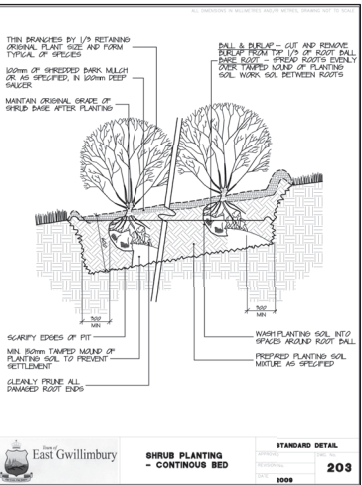
1800mm HIGH WOODEN FENCE
SCALE: N.T.S.

3
LD-1



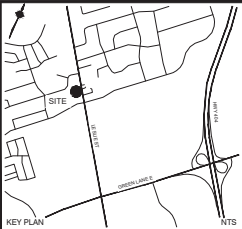
DECIDUOUS TREE PLANTING
SCALE: N.T.S.

4
LD-1



SHRUB PLANTING
SCALE: N.T.S.

5
LD-1



NOT FOR CONSTRUCTION

1	ISSUED FOR OPA/28A	
No.	REVISIONS TO DRAWING	DATE

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

PROJECT TITLE

18642 LESLIE ST

MUNICIPALITY
EAST GWILLIMBURY, ONTARIO

PROJECT ADDRESS
18642 LESLIE ST, EAST GWILLIMBURY, ON, L0G 1V0

SHEET TITLE

LANDSCAPE DETAILS

CONSULTANT



SCALE	N.T.S.	DATE	JANUARY 2024	PROJECT NUMBER	2025011
DESIGNED	L.S.N.	DRAWN	T.N.	CHECKED	L.S.N.
DWG NUMBER	LD-1				