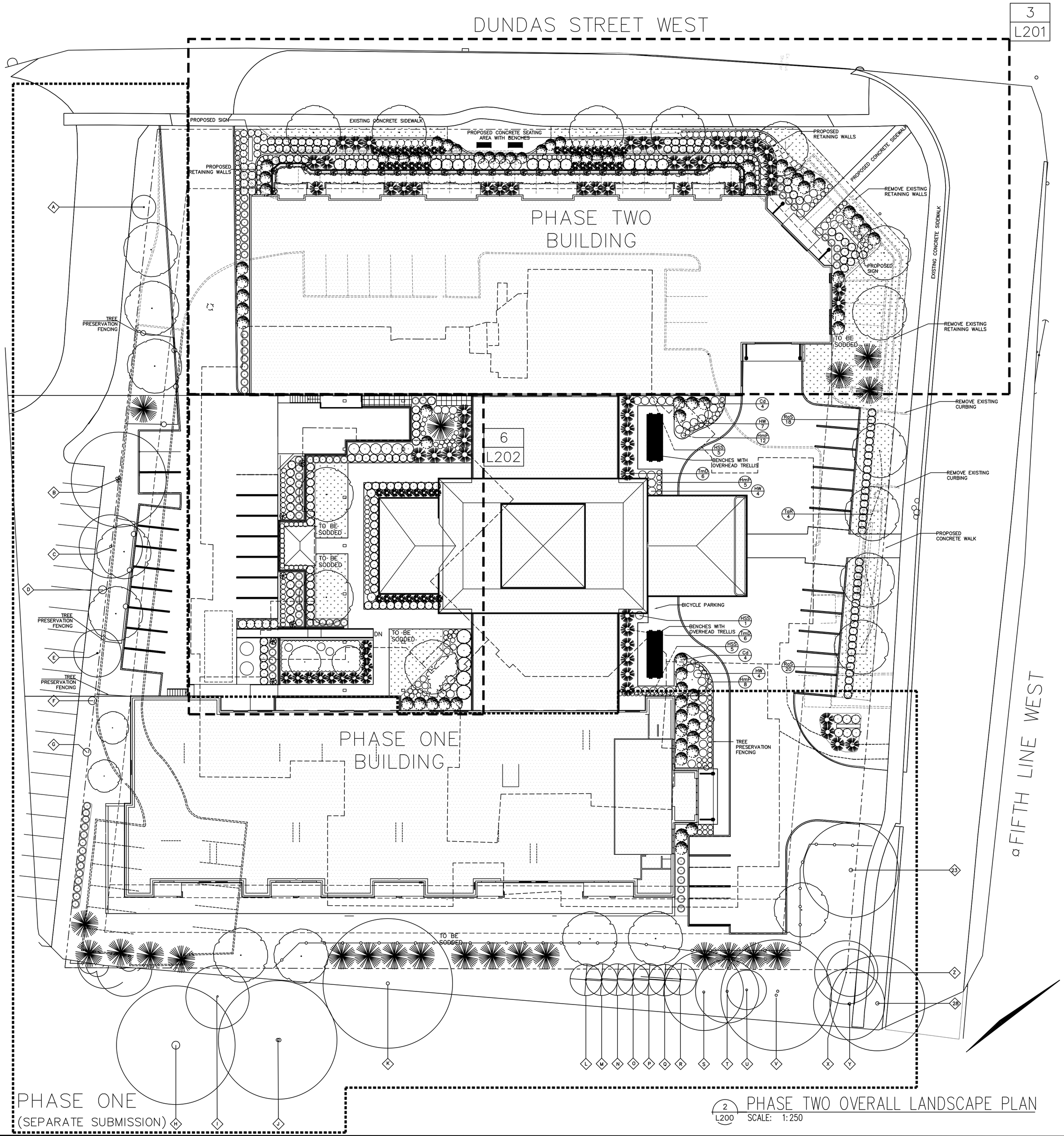


2 L200 PHASE TWO OVERALL LANDSCAPE PLAN
SCALE: 1:250

LANDSCAPE NOTES

PLANT MATERIAL:

- ALL PLANT MATERIAL SHALL BE NURSERY GROWN IN ACCORDANCE WITH C.N.T.A. SPECIFICATIONS AND GUARANTEED FOR TWO YEARS FROM DATE OF INSTALLATION.
- WATER PLANT MATERIAL ONCE A WEEK FOR FIRST 4 WEEKS AND THEN SUFFICIENTLY THEREAFTER TO MAINTAIN OPTIMUM GROWING CONDITIONS UNTIL FINAL ACCEPTANCE (TWO YEARS FROM INSTALLATION).
- KEEP SOIL, WITHIN CONFINES OF PLANTING SAUCER AROUND TREES AND PLANTING BEDS, FREE FROM WEEDS. UNTIL FINAL ACCEPTANCE.
- ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH DETAILS.
- THE CONTRACTOR IS TO ENSURE THAT NO OPEN TREE PITS ARE LEFT UNATTENDED ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN WATER FOR WATERING PLANT MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND SERVICES AND UTILITIES STAKED OUT PRIOR TO PLANTING.
- NO PLANTING TO BE PERMITTED WITHIN A DRAINAGE SWALE.
- ALL SHRUBS TO BE INSTALLED IN CONTINUOUS PLANTING BEDS.

SODDING & SEEDING:

- PROVIDE TOPSOIL 150MM DEEP IN ALL AREAS TO BE SODDED.
- ALL SOD TO CONFORM TO THE CANADIAN NURSERY SOD GROWERS' SPECIFICATIONS.
- SOD SHALL BE NO. 1 GRADE NURSERY GROWN, 60% KENTUCKY BLUEGRASS, 30% FESCUE AND 10% PERENNIAL RYEGRASS.
- ALL EXISTING TURF TO BE RETURNED TO ORIGINAL CONDITION WHEN CONSTRUCTION IS COMPLETE.
- MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE (ONE YEAR FROM INSTALLATION).
- WATER SOD SUFFICIENTLY TO MAINTAIN SOIL UNDER SOD CONTINUALLY MOIST TO DEPTH OF 75MM.
- FERTILIZE SODDED AREAS ONE MONTH AFTER SODDING WITH 2:1:1 RATIO FERTILIZER SPREAD EVENLY AT RATE OF 1 KG OF NITROGEN/100M2 AND WATER IN WELL.
- MAINTAIN SODDED AREAS WEED FREE.

TREE PROTECTION:

- A SNOW FENCE IS TO BE ERECTED AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION AREA TO THE "DRIP LINE".
- NO HEAVY EQUIPMENT IS TO BE OPERATED WITHIN THE PROTECTED AREA OF TREES TO BE SAVED.
- WHERE POSSIBLE, NO EXCAVATION SHOULD BE CARRIED OUT WITHIN THE DRIP LINES OF THE TREES TO BE SAVED.
- FLOODING WITHIN THE PROTECTED AREA IS TO BE AVOIDED.
- ANY EXISTING TREES WHICH ARE DAMAGED DURING CONSTRUCTION ARE TO BE PRUNED TO AN ACCEPTABLE CONDITION OR REPLACED WITH A TREE OF THE SAME SPECIES.

FINAL ACCEPTANCE:

- FINAL ACCEPTANCE WILL BE PROVIDED BY THE URBAN FORESTER AFTER RECEIPT OF A RECOMMENDATION FROM THE LANDSCAPE ARCHITECT INDICATING SURVIVAL OF TREES AND COMPLETION OF PHYSICAL WORKS AFTER TWO GROWING SEASON GUARANTEE PERIOD.
- ALL STAKES AND TIES ARE TO BE REMOVED PRIOR TO FINAL ACCEPTANCE
- INSPECTIONS WILL BE UNDERTAKEN BETWEEN MAY 1 & SEPT. 1

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- ORNAMENTAL GRASS
- PERENNIALS
- Fa / 2 — PLANT CODE / PLANT QUANTITY
- SODDED AREA
- PATIO AREA
- 16 — EXISTING DECIDUOUS TREE TO BE RETAINED
- 17 — EXISTING CONIFEROUS TREE TO BE RETAINED

OWNER'S NOTE:

WE AGREE TO IMPLEMENT THE APPROVED SITE AND LANDSCAPE PLANS WITHIN 18 MONTHS AFTER THE EXECUTION OF THE SITE PLAN UNDERTAKING AND WILL RETAIN THE LANDSCAPE ARCHITECT TO MAKE PERIODIC INSPECTIONS. UPON COMPLETION OF THE WORKS WE WILL FORWARD TO THE CITY OF MISSISSAUGA A COPY OF THE COMPLETION CERTIFICATE FROM THE LANDSCAPE ARCHITECT AND THE APPLICABLE APPLICATION FEE.

ANY REVISIONS TO THE SITE AND LANDSCAPE PLANS WILL BE SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENT, CITY OF MISSISSAUGA FOR REVIEW AND APPROVAL, PRIOR TO THE COMMENCEMENT OF THE WORKS.

WE HEREBY AUTHORIZE THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES TO ENTER UPON OUR LAND TO CARRY OUT INSPECTIONS FROM TIME TO TIME AND AGREE TO INDEMNIFY THE CITY, ITS AUTHORIZED AGENTS AND SAVE THEM HARMLESS FROM ANY AND ALL ACTIONS ARISING OUT OF THE EXERCISE BY THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES OF THE RIGHTS HEREBY GIVEN TO THEM. WE UNDERTAKE TO NOTIFY THE CITY FORTHWITH OF ANY CHANGE OF OWNERSHIP OF THE SAID LANDS.

SIGNATURE OF OWNER: _____

NAME OF OWNER: _____

ADDRESS: _____

DATE: _____

EXISTING TREE PRESERVATION

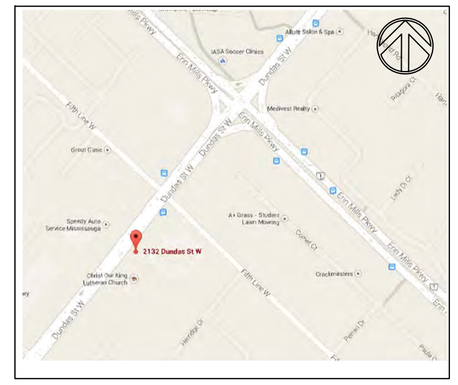
THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE URBAN FORESTRY SECTION. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS. SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, FORESTRY STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.

OWNER'S SIGNATURE _____

OSC 7118 – BANK SEED MIXTURE
30% CANADA BLUE GRASS (POA COMPRESSA)
25% CANADA WILD RYE (ELYMUS CANADENSIS)
25% FOX SEDGE (CAREX VULPINOIDEA)
10% BLACK EYED SUSAN (RUDBECKIA HIRTA)
8% NEW ENGLAND ASTER (ASTER NOVAE–ANGLAE)
1% CANADA BLUE JOINT (CALAMAGROSTIS CANADENSIS)
1% CANADA GOLDEN ROD (SOLIDAGO CANADENSIS)
SEED AT A RATE OF 250G/90M2. SEED ANNUAL RYEGRASS AS A NURSE CROP FOR EROSION CONTROL AT 250G/90M2. IDEALLY, SOWING SHOULD TAKE PLACE IN THE FALL BETWEEN OCT 15TH AND LATE NOVEMBER.

PLANT LIST PHASE TWO FIFTH LINE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTBALL	SPACING
		DECIDUOUS TREES				
TaR	4	Tilia americana 'Redmond'	REDMOND LINDEN	20MM CAL	B&B/WB	10.0 M
		DECIDUOUS SHRUBS		180CM		
Cd	8	Cotoneaster dammeri	BEARBERRY COTONEASTER	60CM	POT	1.8 M
RaS	38	Ribes alpinum 'Schmidt'	SCHMIDT ALPINE CURRANT	60CM	POT	1.0 M
		CONIFEROUS SHRUBS				
TmD	12	Taxus x media 'Densiformis'	DENSE YEW	60CM	POT	1.8 M
		PERENNIALS				
HmP	25	Heuchera micrantha 'Palace Purple'	PALACE PURPLE CORALBELLS	1 GAL	POT	0.6 M
HSS	11	Hosta 'Sum & Substance'	SUM & SUBSTANCE HOSTA	1 GAL	POT	1.0 M
HW	15	Hosta 'Whirlwind'	WHIRLWIND HOSTA	1 GAL	POT	1.0 M



KEY PLAN Scale: n.t.s.

No.	Date	Description
3	09 JAN 17	SUBMIT FOR OPA & ZBA APPLICATION
2	23 DEC 16	SUBMIT FOR SITE PLAN APPROVAL
1	07 OCT 16	SUBMIT TO COMMITTEE OF ADJUSTMENT

Revisions:

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SIFTON PROPERTIES LIMITED
THE ERINVIEW
2132 DUNDAS STREET WEST
MISSISSAUGA, ONTARIO

PHASE TWO OVERALL LANDSCAPE PLAN

Scale: 1:250

Date: 07 MAR 2016

Drawing Number: L200