

TOPOGRAPHICAL PLAN OF SURVEY OF
PART OF LOT 11
CONCESSION 3 (RIDEAU FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

FLAGSTAFF DRIVE

TYPICAL PLANTING BLOCK - DECIDUOUS (DEC.)

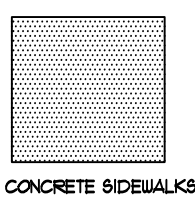
LEGEND

- SERVICEBERRY 2 m O.C.
- BLUE BEECH
- ⊙ YELLOW BIRCH
- ⊙ RED MAPLE
- ⊙ BURR OAK
- ⊙ SNOUBERRY 1 m O.C.

TYPICAL PLANTING BLOCK - CONIFEROUS (CON.)

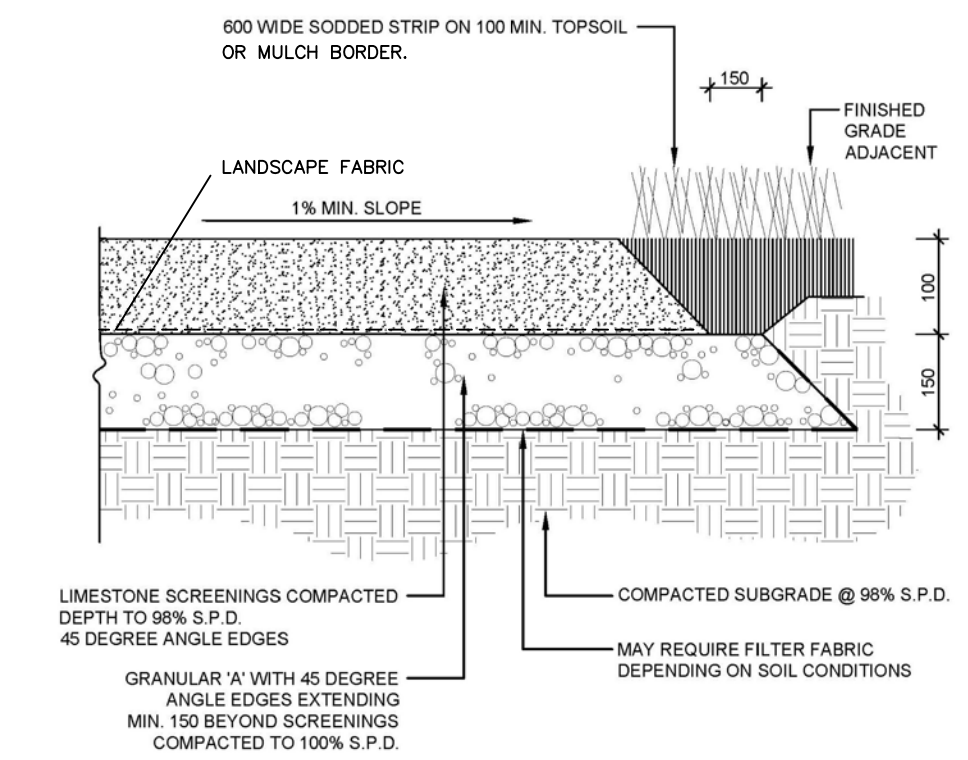
LEGEND

- △ TAMARACK
- ⊙ EASTERN WHITE CEDAR



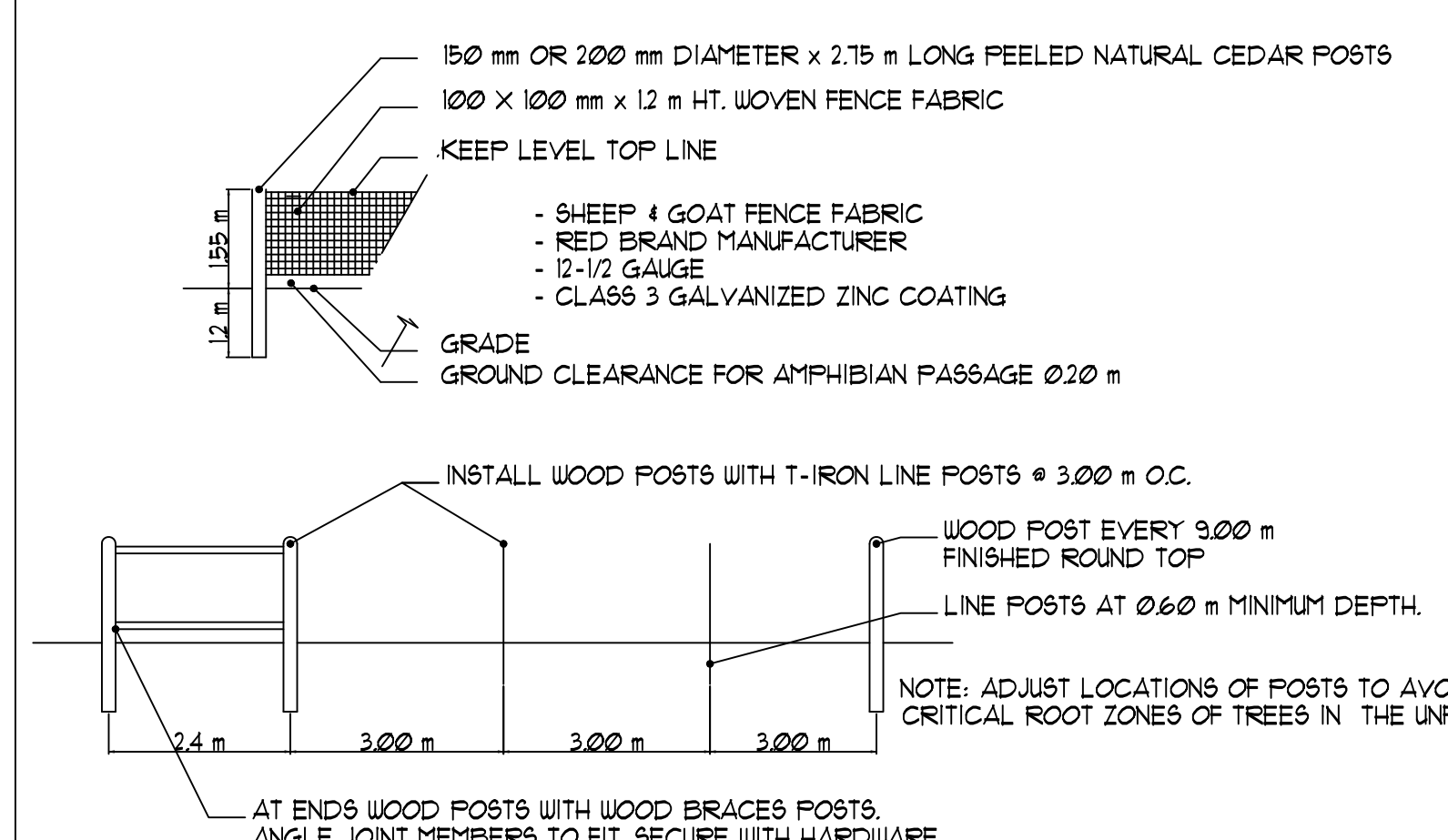
GENERAL NOTES:

- LANDSCAPE BUFFER TO BE MULCHED WITH APPROVED MATERIAL.
- SUBMIT SAMPLE IN ADVANCE FOR APPROVAL



NOTE:
 1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
STONEDUST PATH DETAIL (PP-06) (CITY OF OTTAWA)

POSTS & FENCE DETAIL



GENERAL NOTES:

- INSTALL WITH POST SURFACE 50 mm INSIDE PROPERTY LINE AND WITH FENCE FABRIC TO INSIDE.
- USE SUITABLE GALVANIZED METAL FASTENERS
- BUILD WIRE MESH BOUNDARY FENCE AND, ATTACH AND SUBSEQUENT REMOVAL OF TEMPORARY SILT CONTROL FENCE FABRIC TO MAINTAIN INTEGRITY OF THE NEW PERMANENT BOUNDARY FENCE

PROTECTION OF EXISTING TREES & VEGETATION AREAS

1. Trees, individual or groups, and areas of existing vegetation have been identified on this plan. Report any discrepancies to the landscape consultant immediately and prior to commencing work.
2. Prior to commencement of construction on site, erect temporary barrier fences around protected trees and areas. At minimum, fences to be located beyond outer edge of tree canopies, i.e. drip line plus 1 metre. Any variation shall be subject to approval.
3. Temporary barrier shall be preservation hoarding as per City of Ottawa detail.
4. The existing grade within the protected root zone area shall remain undisturbed during construction, and storage of materials or equipment shall be prohibited. No soil or debris shall be placed over root systems of trees and plants within protective fencing. No contaminants shall be dumped, drained or flushed over feeder roots e.g. exhaust of standing vehicles, watering down of concrete trucks, etc. At time of site grading and related site work, remove barrier fence and all related accessories. Disposal shall remain the responsibility of the Contractor.
5. After construction of building footings and when trees are in full and mature leaf, assess trees and prune out dead wood. Where necessary, trees shall be pruned and shaped to restore overall balance between roots and top growth, and to restore appearance of the tree. A meeting with the landscape consultant is required prior to trimming operations. Trim limbs away from building and utility lines, and prune lower branches on selected trees to clear minimum 1800mm above grade for sight lines, near paths and path junctions. Dispose of debris as part of this contract. Woody material free of disease and insect infestation may be chipped and stored on site for use as mulch on paths and shrub beds.
6. At time of site grading, use small machine to smooth surface at base of trees and over root zone to facilitate lawn cutting in areas designated as lawn. Minimized disturbance to roots and in particular fibrous feeder roots. Ensure positive drainage. Grades within root zone not to alter more than 50mm from existing. Fill deeper depressions with sandy topsoil. Refer landscape plan for sodding and planting instructions. If grades around trees to be protected are deemed to require substantial change, precautions such as dry walling, retaining walls and root feeding shall be undertaken as directed.
7. Leave site in tidy condition.
8. Protected trees shall be reassessed after construction by a tree management professional. All trees that have died or have been damaged beyond repair shall be removed and replaced by the General Contractor and/or Owner.

GENERAL LANDSCAPING NOTES

Verify servicing and locate utilities prior to excavation. Confirm site readiness and advise landscape architecture consultant of installation schedule. Verify listed quantities with plan. Report discrepancies immediately. Ensure soil mixture including topsoil is suitable for work. Mark out locations of trees for approval prior to planting. Set out shrubs and ground covers for approval prior to planting. All tree saucers, planters and shrub beds to be mulched. Any rejected material shall be replaced immediately. Ensure adequate watering of plantings to first winter dormancy. Temporary staking to be removed by landscape contractor following acceptance at one year warranty review. Protect existing trees and natural areas to remain. Where there is a discrepancy between drawings and Municipal specifications, the Municipal specifications shall prevail.

TREE PLANTING

Select specimen to suit location, setting plant in some level and orientation it grew, i.e. north side of trunk facing north. Set nursery grown plants in planting pit and make minor adjustment to place plant for best appearance from main views. Set tree plumb in pit and coordinate installation to remove rope and wire basket as pit is backfilled, clipping the basket away in pieces without disturbing the tree. Remove at least half burlap covering and fold down remaining burlap to bury in pit. Ensure soil of rootball is moistened to keep rootball from breaking apart during planting. Stake tree to hold in place, refer above, scarify pit bottom and sides. Backfill pit with planting mixture in beds and for individual pits, a mixture of 2 parts soil with 1 part soil specified amendment. Tamp in 150mm layers; water thoroughly to saturate pit and surrounding soil; it is imperative the wire basket be removed and planting technique ensure the establishment of the tree. Stake securely with 2 T-irons set plumb and at equal height. Tie tree to stakes with #9 gauge galvanized wire enclosed in 2-ply rubber hose encircling tree so that no wire is in direct contact with the tree. Ensure wire is securely attached to stakes and twist wire ends to eliminate exposed cuts. Do not pierce root ball with stakes. For deciduous trees, tie tree about height of first main branch. For coniferous trees, tie tree about half height of tree. Trees planted in exposed locations or on slopes may require three stakes. 100mm layer approved mulch such as shredded leaf litter or screened composted manure or dark coloured shredded wood. Burlap wrapping shall be removed for inspection of trunk, and replaced. Install for length of trunk to first main branch. In addition, for trees not planted in beds, provide an approved plastic mowing guard, such as a 200mm length big 'o' boot. For trees which may be susceptible to rodent damage, an approved plastic guard shall be required instead, refer to plant list. Create saucer at base of tree with most edge of perimeter of saucer. Neatly tool edge of mulched saucer to create 1m diameter circles at base of tree. Trim only injured plant parts; retaining natural shape. Ensure binding in branches is removed. Damaged or poorly structured plants are unacceptable for use on site. All damage including those to bark, unhealed wounds and splits in trunk bark is cause for rejection of tree.

SODDING AND SEEDING

After rough grading is complete and topsoil has been spread and finish graded to depth specified in contract or, a minimum 100mm compacted depth (which ever is more), inspect site readiness for sodding. Dampen soil surface to minimize dust. Respect governing regulations with respect to pollution control. Apply any required fertilizer as determined by contract soil testing report into top 100mm topsoil. Roll to consolidate topsoil, remove smooth and firm against deep footprints. Just prior to sodding or seeding, machine rake soil to scarify surface and eliminate minor irregularities. Sod shall be #1 nursery sod for lawns, uniformly thick and freshly cut. Cultivar blend consistent throughout. Do not use peat based sod supplied with plastic mesh. Lay sod within 36 hours of cutting, store in shade and keep cool until installed. Sod must be set with light joints which are not visible upon completion. Do not overlap edges. Water sod within one hour of installation to thoroughly saturate sod and top 150mm of soil. Apply water by sprinkler method or similar temporary irrigation method which applies water in a manner which does not displace sod or soil. After sod has dried sufficiently, roll sodded area to ensure a good bond between sod and soil and to remove minor irregularities in the lawn surface. Peg lawn pieces on slopes where necessary. Do not use metal pegs. All sodded and seeded areas are subject to a one year warranty from date of acceptance. Unless noted otherwise, areas are to be sodded. Seed as specified on drawings. Refer also to Golder Associates Report on Stormwater Management dated April 2017 for erosion and sediment control measures during construction.

SHRUB & GROUND COVER PLANTING

PLANTING BEDS AND SOIL MIXTURE
 Shrubs and ground covers, to be contained in a continuous bed. Planting beds to be neatly set out and tool edged to create a smooth line with lawn. Generally, shrubs to be set out for approval prior to planting, and, shrubs set in a line or hedge pattern to be set evenly spaced from edge of planting bed or walkway or curb, minimum 60cm. Soil mixture for planting beds and tree pits to be horticultural quality topsoil free of weeds and grass roots. May be available from stockpile. Topsoil to be blended with aged screened soil amendment such as commercially prepared leaf litter or barkyard manure, 2 parts topsoil and 1 part soil amendment. Prepare planting beds to 45cm depth, crown beds, meet walkway 50mm below finish edge of walk. Remove all containers, plant and create a saucer at the base of each plant to facilitate watering. Water each plant thoroughly prior to placement of mulch. Install approved dark coloured mulch to a depth of 100mm in beds. Provide mulch sample for approval. See such notes on planting details.

Notes to the contractor.

- a. No grading, structures, retaining walls, construction or site/construction access are permitted on or by the UNA #57.
- b. The placement of unapproved materials or structures within UNA #57 is not permitted at any stage of development. This includes, but is not limited to, topsoil stockpiling, construction trailers and vehicles, construction materials and debris, sales/promotional trailers and signage.
- c. The contractor is responsible for maintaining park and tree preservation hoarding in an approved and functioning condition as required by the City of Ottawa through all phases of construction.
- d. Inform the Identified City Dept. of the Construction Schedule as it pertains to the municipally owned parkland, its protective hoarding, clean ups, reinstatement and issues affecting parkland use, construction and maintenance. It is the responsibility of the applicant to arrange for City of Ottawa inspections and approvals as required.
- e. Remove construction related debris or litter that has migrated or has the potential to migrate into the adjacent municipally owned by UNA #57.
- f. 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 City of Ottawa. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding.

SITE PLAN STATISTICS

SITE PLAN = PARTS 2, 4, 5
 SITE AREA = 13923 M²
 BUILDING AREA = 29135 M² (20.9%)
 PARKING AREA = 4566 M² (32.8%)
 SIDEWALKS AREA = 871 M² (6.25%)
 LANDSCAPE AREA = 55705 M² (40%)
 PARKING REQUIRED = 110 SPACES + LOADING
 PARKING PROVIDED = 135 SPACES + 1 LOADING

SP PROJECT NUMBER

No.	Revisions	Date
4	Issue for SPA comments	06-05-24
3	Issue for SPA comments	05-02-24
2	Issue for SPA comments	30-10-23
1	Issue for SPA	28-06-23

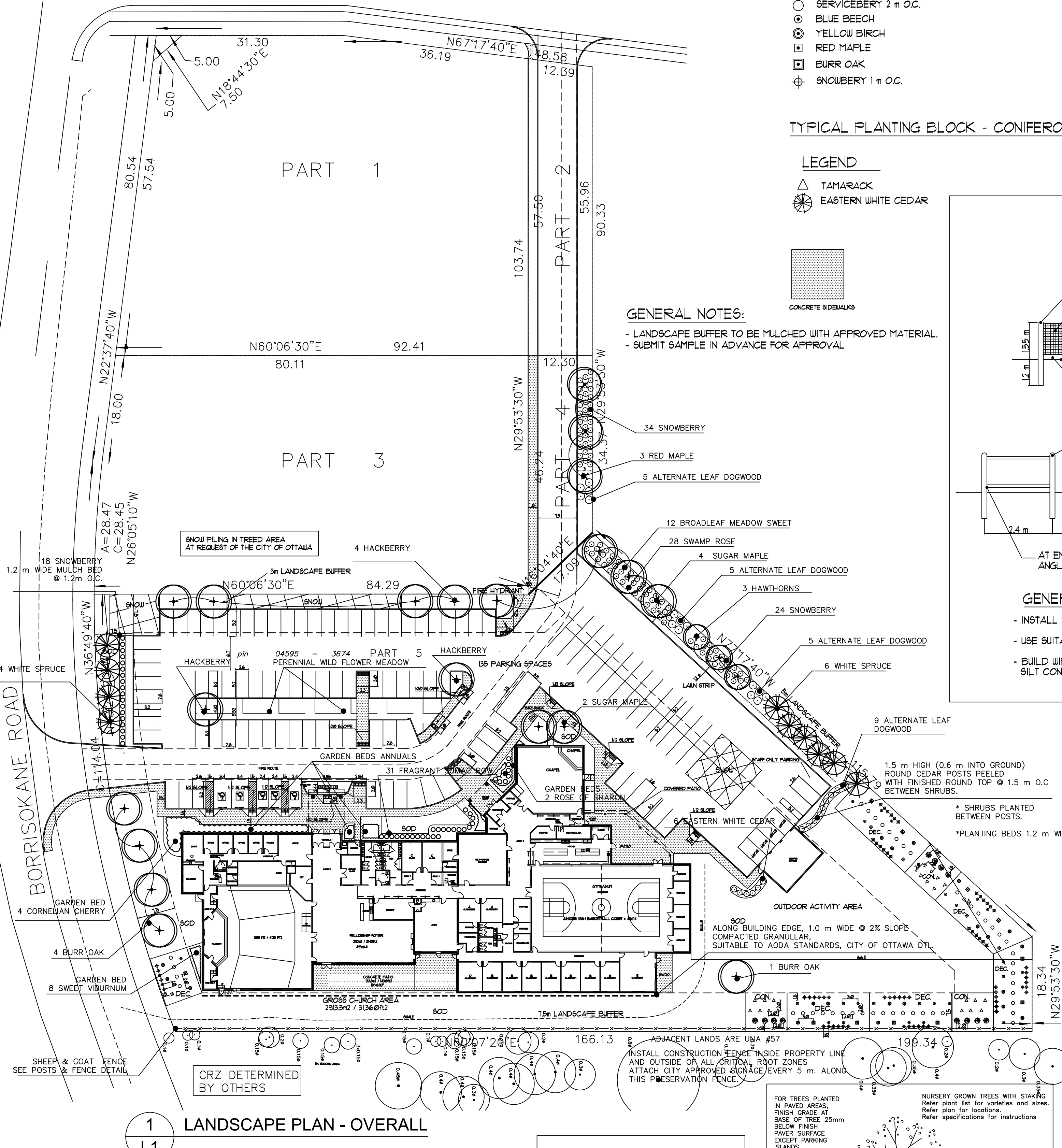
All dimensions to be checked and verified on the job. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. Only latest approved drawings to be used for construction.

Miriam L.R. Mutton
 OALA CSLA
 Landscape Architect
 Cobourg, Ontario
 (905) 372-1151

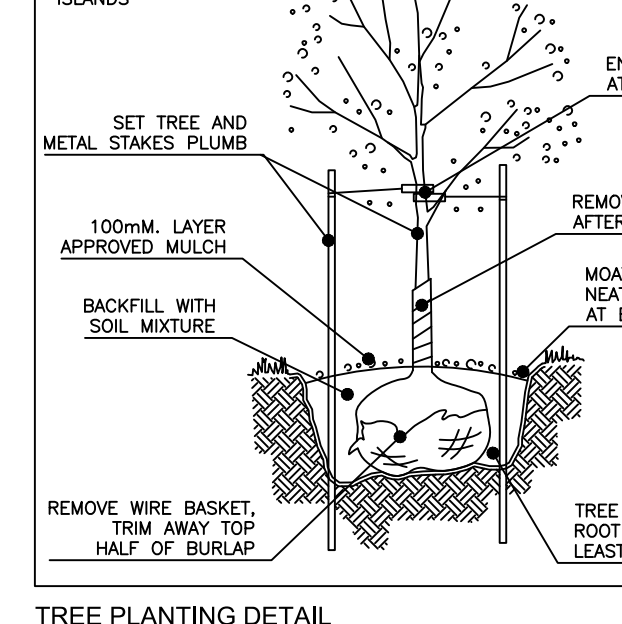
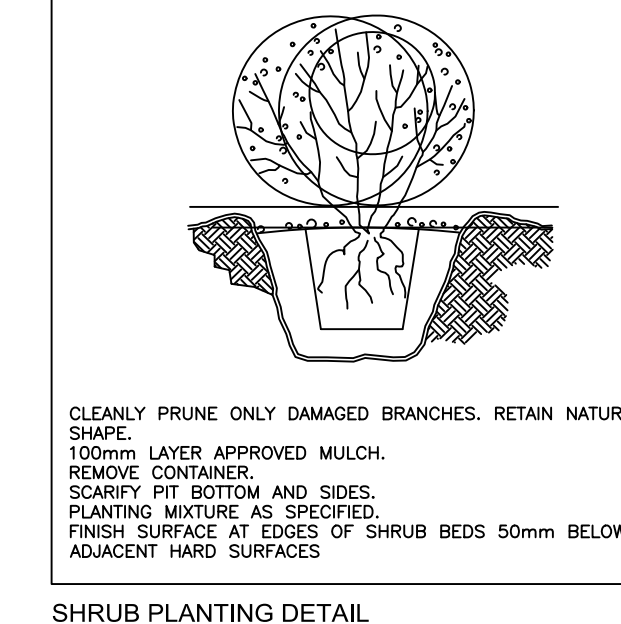
Project
OTTAWA KOREAN COMMUNITY CHURCH
 3555 BORRISOKANE ROAD
 OTTAWA, ONTARIO

Drawing Title
LANDSCAPE AND TREE PRESERVATION PLAN

Drawn	COA	Project No.
Checked	MM	Drawing No
Date	May 18, 2023	
Scale	1:500	



The following mitigation measures shall be applied during site preparation and construction to minimize potential impacts to the Cambrian Woods UNF:
 • Erect construction fencing 45 cms. inside the southern property line to prevent unnecessary damage to the roots and soils of the UNF during construction works. The fence must be highly visible (orange construction fence) and remain in place until all construction work is completed. Fencing at this location will be situated beyond the critical root zone (CRZ, i.e. 10 x the trunk diameter at breast height) of the trees of the UNF;
 • Do not place any material or equipment within the CRZ of the tree;
 • Do not attach any signs, notices or posters to any tree;
 • Do not raise or lower the existing grade within the CRZ without approval;
 • Do not damage the root system, trunk or branches of any tree;
 • Tunnel or bore when digging within the CRZ of a tree; and
 • Ensure that exhaust fumes from equipment are not directed towards the tree canopy in the UNF.
 Environmental Impact Study and Tree Conservation Report for 3555 Borrisokane Road, Ottawa PA1461 2023-10-02 Kilgour & Associates Ltd. 15



Quantity	Size	Botanical Name	Common Name
DECIDUOUS TREES			
14	50mm cal	Acer rubrum	Red Maple
6	50mm cal	Acer saccharum	Sugar Maple
20	40mm cal	Betula alleghaniensis	Yellow Birch
20	40mm cal	Carpinus caroliniana	Blue Beech
5	45mm cal	Cotoneaster spp.	Native Hawthorn
6	40mm cal	Quercus macrocarpa	Burr Oak
16	50mm cal	Celtis occidentalis	Hickberry
CONIFEROUS TREES			
10	200 cm	Picea glauca	White Spruce
10	150 cm	Larix laricina	Tamarack
10	150 cm	Taxus occidentalis	Eastern White Cedar
DECIDUOUS SHRUBS			
41	120 cm	Aeanthier canadensis	Serviceberry
4	120 cm	Cornus ras	Cornelian Cherry
2	150 cm	Hibiscus syriaca 'Bluebird'	Blue Bird Rose of Sharon
31	40 cm	Rhus aromatica	Fragrant Sumac
242	50 cm	Symphoricarpos albus	Snowberry
24	120 cm	Cornus alternifolia	Alternante Leaf Dogwood
28	120 cm	Rosa palustris	Swamp Rose
0	60 cm	Spiraea latifolia	Broadleaf Meadow Sweet
0	60 cm	Viburnum lentago	Sweet (Nannyberry) Viburnum
CONIFEROUS SHRUBS			
PERENNIALS, plug trays, total 1290 plants			
		Arenaria canadensis	Canada Arenaria
		Tukeya liliifolia	Black Eyed Susan
		Symphoricarpos oolentangensis	Sky Blue Aster
		Talictum pubescens	Tall Meadow Rue