Plan

95 ROYDON PLACE

123 ROYDON PLACE

WEST HUNT CLUB ROAD

ROYDON PLACE

32 trees removed

REMOVE

1 — TREE CONSERVATION REPORT AND LANDSCAPE PLAN
L.1 SCALE 1:300

`0  5  10  15  20m`

LEGEND

- EXTENT OF CRZ
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- GROUP OF EXISTING TREES TO BE REMOVED
- 30m3 SOIL VOLUME AT A 1.5m DEPTH
- PROPOSED DECIDUOUS TREE
- TREE PROTECTION FENCE
- PROPOSED SOD
- PROPOSED RIVERSTONE

PROPOSED PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
BW	3	Tilia americana	Basswood	50mm cal.	B&B	Native species. Proposed on private property
FM	3	Acer x freemanii	Freeman's Maple	50mm cal.	B&B	Native species. Proposed on private property
GB	3	Ginkgo biloba	Maidenhair Tree	50mm cal.	B&B	Non-native non-invasive species. Proposed on private property. Male tree
HB	4	Celtis occidentalis	Hackberry	50mm cal.	B&B	Native species. Proposed on private property
RM	3	Acer rubrum	Red Maple	50mm cal.	B&B	Native species. Proposed on private property
SM	3	Acer saccharum	Sugar Maple	50mm cal.	B&B	Native species. Proposed on private property

40-YEAR CANOPY COVER CALCULATION

14,655m² site area

9 large coniferous trees to remain (79m2 ea.) , 11 medium deciduous trees to remain (79m2 ea.) and 13 large deciduous trees to remain (154m2 ea.) and 19 large deciduous trees are proposed (154m2 ea.)

=6,508m² canopy cover =44.4% canopy cover

*Medium deciduous tree calculated at 10m spread, large deciduous trees calculated at 14m spread, large coniferous trees calculated at 10m spread.
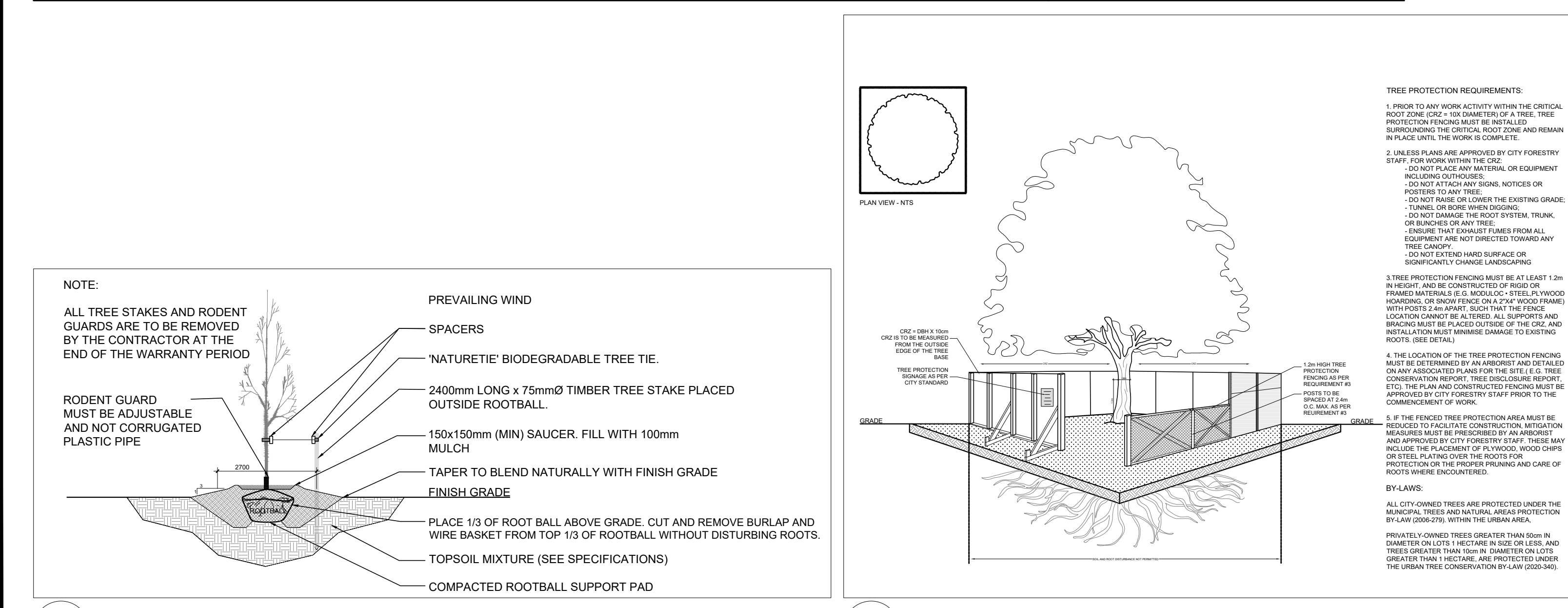
EXISTING TREE LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	1	Eleangus angustifolia	Russian Olive	380,400mm DBH	GOOD	To remain	City of Ottawa	100% canopy
2	1	Celtis occidentalis	Hackberry	190mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
3	1	Celtis occidentalis	Hackberry	340mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
4	1	Gleditsia triacanthos	Honey Locust	390mm DBH	GOOD	To remain	123 Roydon Place	60% canopy
5	1	Gleditsia triacanthos	Honey Locust	370mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
6	1	Gleditsia triacanthos	Honey Locust	300mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
7	1	Acer negundo	Manitoba Maple	4x250-350mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
8	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
9	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
10	1	Populus deltoides	Eastern Cottonwood	400mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
11	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
12	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
13	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
14	1	Picea pungens	Colorado Spruce	120mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
15	1	Picea pungens	Colorado Spruce	120mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
16	1	Acer negundo	Manitoba Maple	400mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
17	1	Quercus macrocarpa	Bur Oak	110mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
18	1	Quercus macrocarpa	Bur Oak	120mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
19	1	Quercus macrocarpa	Bur Oak	130mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
20	1	Quercus macrocarpa	Bur Oak	130mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
21	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
22	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
23	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
24	1	Gleditsia triacanthos	Honey Locust	100mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
25	1	Gleditsia triacanthos	Honey Locust	130mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
26	1	Gleditsia triacanthos	Honey Locust	150mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
27	1	Gleditsia triacanthos	Honey Locust	160mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
28	1	Gleditsia triacanthos	Honey Locust	140mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
29	1	Tilia americana	Basswood	270mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
30	1	Tilia americana	Basswood	280mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
31	1	Pinus nigra	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
32	1	Pinus nigra	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
33	1	Picea pungens	Colorado Spruce	260mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
34	1	Pinus nigra	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
35	1	Pinus nigra	Austrian Pine	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
36	1	Pinus nigra	Austrian Pine	330mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
37	1	Pinus nigra	Austrian Pine	300mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
38	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
39	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
40	1	Pinus strobus	White Pine	100mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
41	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To remain	95 Roydon Place	100% canopy
42	1	Celtis occidentalis	Hackberry	270mm DBH	GOOD	To remain	95 Roydon Place	100% canopy
43	1	Celtis occidentalis	Hackberry	200mm DBH	GOOD	To remain	City of Ottawa	100% canopy
44	1	Gleditsia triacanthos	Honey Locust	250mm DBH	GOOD	To remain	City of Ottawa	100% canopy
45	1	Gleditsia triacanthos	Honey Locust	240mm DBH	GOOD	To remain	City of Ottawa	100% canopy
46	1	Gleditsia triacanthos	Honey Locust	260mm DBH	GOOD	To remain	City of Ottawa	100% canopy
47	1	Gleditsia triacanthos	Honey Locust	300mm DBH	GOOD	To remain	City of Ottawa	100% canopy
48	1	Gleditsia triacanthos	Honey Locust	400mm DBH	GOOD	To remain	City of Ottawa	100% canopy
49	1	Gleditsia triacanthos	Honey Locust	310mm DBH	GOOD	To remain	City of Ottawa	100% canopy
50	1	Picea pungens	Colorado Spruce	200mm DBH	GOOD	To remain	123 Roydon Place	100% canopy
51	1	Gleditsia triacanthos	Honey Locust	100mm DBH	GOOD	To remain	City of Ottawa	100% canopy
52	1	Acer x freemanii	Freeman's Maple	170mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
53	1	Celtis occidentalis	Hackberry	180mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
54	1	Celtis occidentalis	Hackberry	220mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
55	1	Celtis occidentalis	Hackberry	230mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
56	1	Tilia americana	Basswood	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
57	1	Acer saccharum	Sugar Maple	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
58	1	Picea glauca	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
59	1	Picea glauca	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
60	1	Picea glauca	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
61	1	Picea glauca	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
62	1	Picea glauca	White Spruce	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
63	1	Acer x freemanii	Freeman's Maple	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
64	1	Acer negundo	Manitoba Maple	14x50-100mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
65	1	Tilia cordata	Littleleaf Linden	50mm DBH	GOOD	To be removed	123 Roydon Place	100% canopy
66	1	Rhus typhina	Staghorn Sumac	8x50-110mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
67	1	Rhus typhina	Staghorn Sumac	160mm DBH	GOOD	To be removed	95 Roydon Place	100% canopy
68	1	Rhus typhina	Staghorn Sumac	5x50-120mm DBH	FAIR-GOOD	To be removed	95 Roydon Place	0-100% canopy
69	1	Rhus typhina	Staghorn Sumac	50-130mm DBH	DEAD-GOOD	To be removed	95 Roydon Place	0-100% canopy

GENERAL NOTES:

1. It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.

2. The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.

3. The contractor is to reinstate all areas and items damaged as a result of construction activity.

4. The contractor is to comply with all pertinent codes and by-laws.

5. The contractor is to maintain a positive surface run-off throughout the entire construction period.

6. The Landscape Architect is not responsible for subsurface conditions.

7. The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.

8. The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.

9. Minimum distances for selected deciduous trees are as follows:
   - Building Foundations 7.5m
   - Sidewalks 1.5m
   - Public Streets 2.5m
   - Underground Infrastructure 1.5m

10. All trees within 1m of underground utility trenches are to be excavated by hand.

11. Remove all protective wrapping from tree trunks after installation.

12. Staking of trees shall only be performed if necessary.

13. Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

LEGAL DESCRIPTION:

PART 2 (PIN 04052-0783 LT)
PART 4 (PIN 04052-0786 LT) PARTIAL
BOTH PER PLAN 4R-25465

PLAN OF SURVEY PROVIDED FROM J.D. BARNES, LTD. PLAN SUBMISSION FORM V-100376 ENCAPSULATING PT. LOT 29 "CONCESSION A (RIDEAU FRONT)" IN THE GEOGRAPHIC TOWNSHIP OF NEPEAN (CITY OF OTTAWA) COMPLETED JUNE 11TH, 2025

TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.

2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
   - DO NOT PLACE ANY MATERIAL OR EQUIPMENT INCLUDING OUTHOUSES;
   - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
   - DO NOT RAISE OR LOWER THE EXISTING GRADE;
   - TUNNEL OR BORE WHEN DIGGING;
   - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OF ANY TREE;
   - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY;
   - DO NOT DUMP ANY WASTE OR SIGNIFICANTLY CHANGE LANDSCAPING.

3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2m IN HEIGHT, AND BE 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 MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL).

4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (I.E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.

5. 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. TREE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING OR CARE OF TREE WHEN ENCOUNTERED.

BY-LAWS:

ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279), WITHIN THE URBAN AREA.

PRIVATELY-OWNED TREES GREATER THAN 50cm IN DIAMETER ON LOTS 1 HECTARE IN SIZE OR LESS, AND TREES GREATER THAN 10cm IN DIAMETER ON LOTS GREATER THAN 1 HECTARE, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2020-340).

NOTE:

ALL TREE STAKES AND RODENT GUARDS ARE TO BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTY PERIOD

2 — DECIDUOUS TREE PLANTING
L.1 SCALE: NTS

- PREVAILING WIND
- SPACERS
- 'NATURETIE' BIODEGRADABLE TREE TIE.
- 2400mm LONG x 75mmØ TIMBER TREE STAKE PLACED OUTSIDE ROOTBALL
- 150x150mm (MIN) SAUCER. FILL WITH 100mm MULCH
- TAPER TO BLEND NATURALLY WITH FINISH GRADE
- FINISH GRADE
- PLACE 1/3 OF ROOT BALL ABOVE GRADE. CUT AND REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL WITHOUT DISTURBING ROOTS.
- TOPSOIL MIXTURE (SEE SPECIFICATIONS)
- COMPACTED ROOTBALL SUPPORT PAD
- RODENT GUARD MUST BE ADJUSTABLE AND NOT CORRUGATED PLASTIC PIPE

3 — TREE PROTECTION FENCE
L.1 SCALE: NTS