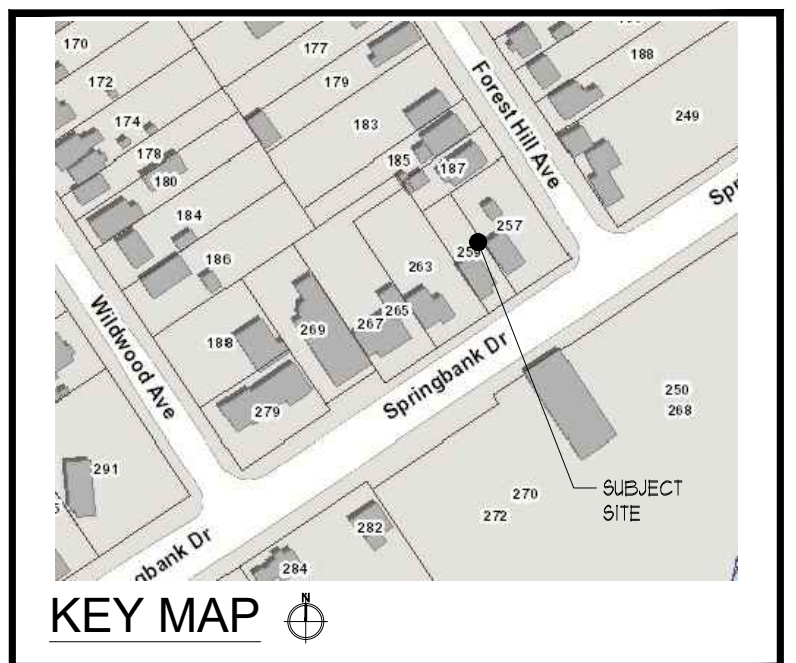


TREES AND VEG UNITS RECOMMENDED FOR REMOVAL
TREES (50), VEGETATION UNITS (4)

GENERAL INFORMATION		SIZE	HEALTH	RECOMMENDATION							
ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (CM) +/- APPROX	HEIGHT (M) +/- APPROX	SPERMATOPHYTES	COMMENTS	PROPOSED ACTION	RATIONALE	CONSENT AND PRESERVATION REQUIREMENTS	
1	<i>Celtis occidentalis</i>	Hackberry	subject site	-10	3	3	poor	poor stem, low crown, elevated at base compared to subject site, low branched	Remove	condition and proximity to proposed parking field	
2	<i>Aster sp.</i>	Manitoba Maple	subject site	-20.5	12	4	poor	Multistem 3, crown primary on top of grade, not at primary union, on dense epimorphic growth canopy 10m high	Remove	condition and proximity to proposed parking field	
3	<i>Alnus alba</i>	Norway Spruce	subject site	-12	1	4	poor	Severed, stem at 20' of canopy, exposed roots, branched to grade, thin crown	Remove	construction impacts	
4	<i>Alnus alba</i>	Norway Spruce	subject site	-10	4	4	poor	The crown branched to grade, canopy does not extend into subject site	Remove	construction impacts	
5	<i>Aster sp.</i>	Manitoba Maple	subject site	89	8	4	poor	poor crown, large canopy, stem trunk, epimorphic through crown and from base, branched	Remove	condition and construction	
6	<i>Agilops nigra</i>	Black Walnut	subject site	56	5	5	poor	straight trunk, full form, asphalt driveway built up against SW side of tree	Remove	condition of building	
7	<i>Celtis occidentalis</i>	Hackberry	subject site	11.0	4	4	poor	Multistem 2, completely grown through in the line from canopy trunk growing immediately beside tree	Remove	condition of building	
8	<i>Celtis occidentalis</i>	Hackberry	subject site	9	25	4	poor	tree western roots under asphalt, damaged	Remove	condition of building	
9	<i>Thuja occidentalis</i>	White Cedar	subject site	12	25	5	poor	Severed, foundation planting for existing building	Remove	condition of building	
10	<i>Thuja occidentalis</i>	White Cedar	subject site	-50	3	5	poor	Severed, foundation planting for existing building	Remove	condition of building	
11	<i>Ulmus americana</i>	Slender Elm	subject site	26.0	5	5	poor	Multistem 2, open high crown	Remove	condition of parking field	
12	<i>Aster sp.</i>	Manitoba Maple	subject site	52.32, 28.16, 14.1	8	4	poor	Multistem 5, wide canopy base, 2 1/2' tall dead and rotting stems, epimorphic growth through crown and from base, many stems on 6' tall angles	Remove	condition and construction of parking field	
13	<i>Alnus alba</i>	Norway Spruce	subject site	-45	5	5	poor	stem wound, behind existing building, limited stem	Remove	condition of building	
14	<i>Thuja occidentalis</i>	White Cedar	subject site	-25	25	5	poor	foundation planting for existing building	Remove	condition of parking field	
15	<i>Thuja occidentalis</i>	White Cedar	subject site	-25	25	5	poor	foundation planting for existing building	Remove	condition of parking field	
16	<i>Thuja occidentalis</i>	White Cedar	subject site	-25	3	5	poor	foundation planting for existing building	Remove	condition of parking field	
17	<i>Prunus sp.</i>	Ornamental cherry	subject site	18.4	4	4	poor	included bank of primary union, primary area at the top of grade	Remove	condition with proposed driveway	
18	<i>Celtis occidentalis</i>	Hackberry	subject site	20	3	5	poor	tree wound, exposed trunk but no damage, full form	Remove	condition with proposed driveway	
19	<i>Aster sp.</i>	Manitoba Maple	subject site	81	7	4	poor	large low scaffold branch, canopy in full form, epimorphic growth through crown and from base, many stems on 6' tall angles, epimorphic growth raised grade on base, the canopy	Remove	condition and construction impacts	Consent from City required
20	<i>Aster sp.</i>	Manitoba Maple	subject site	5	1	5	poor	poorly planted stem tree, not on city owned tree mapping, old canopy	Remove	condition with proposed driveway	Consent from City required
21	<i>Ulmus americana</i>	Slender Elm	subject site	33.30, 21.18, 11.2	7	5	poor	Multistem 3, exposed roots, on dense epimorphic growth	Remove	condition with proposed driveway	Consent from City required
22	<i>Thuja occidentalis</i>	White Cedar	subject site	-22	4	5	poor	part hedge with tree 23.8.25	Remove	condition with proposed driveway	Consent from City required
23	<i>Thuja occidentalis</i>	White Cedar	subject site	29	4	5	poor	part hedge with tree 23.8.25	Remove	condition with proposed driveway	Consent from City required
24	<i>Thuja occidentalis</i>	White Cedar	subject site	26	4	5	poor	part hedge with tree 23.8.25, lean south based tree	Remove	condition with proposed driveway	Consent from City required
25	<i>Thuja occidentalis</i>	White Cedar	subject site	56	5	5	poor	part hedge with tree 23.8.25, on dense epimorphic growth, exposed roots, multi leader, damaged	Remove	condition with proposed driveway	Consent from City required
26	<i>Thuja occidentalis</i>	White Cedar	subject site	34	5	5	poor	part hedge with tree 23.8.25, on dense epimorphic growth, exposed roots	Remove	condition with proposed driveway	Consent from City required
27	<i>Thuja occidentalis</i>	White Cedar	subject site	39	5	4	poor	part hedge with tree 23.8.25	Remove	condition with proposed driveway	Consent from City required
28	<i>Thuja occidentalis</i>	White Cedar	subject site	-36.8	5	4	poor	Multistem 1, included bank of primary union, the crown	Remove	condition with proposed driveway	Consent from City required
29	<i>Thuja occidentalis</i>	White Cedar	subject site	31	4	5	poor	multiple leaders, south end of hedge (tree 23.8.25)	Remove	condition with proposed driveway	Consent from City required
30	<i>Thuja occidentalis</i>	White Cedar	subject site	16.5, 12.4	4	5	poor	Multistem 3	Remove	condition with proposed driveway	Consent from City required
31	<i>Thuja occidentalis</i>	White Cedar	subject site	15.1, 10.5, 5.1	4	4	poor	Multistem 5	Remove	condition with proposed driveway	Consent from City required
32	<i>Thuja occidentalis</i>	White Cedar	subject site	16.5, 10.5, 5.1	4	4	poor	Multistem 5	Remove	condition with proposed driveway	Consent from City required
33	<i>Thuja occidentalis</i>	White Cedar	subject site	16.5, 10.5, 5.1	4	4	poor	Multistem 4	Remove	condition with proposed driveway	Consent from City required
34	<i>Thuja occidentalis</i>	White Cedar	subject site	11.5, 10.5, 5.1	4	4	poor	Multistem 4, west end of hedge (tree 23.8.25)	Remove	condition with proposed driveway	Consent from City required
35	<i>Agilops nigra</i>	Black Walnut	subject site	82	9	5	poor	0.5m slope, significant canopy with wound, exposed trunk, large specimen	Remove	condition with proposed driveway	Consent from City required
36	<i>Celtis occidentalis</i>	Hackberry	subject site	11	3	5	poor	space crown, low branched	Remove	condition with proposed driveway	Consent from City required
37	<i>Alnus alba</i>	Norway Spruce	subject site	31	35	4	poor	space crown, branched to grade	Remove	condition with proposed driveway	Consent from City required
38	<i>Thuja occidentalis</i>	White Cedar	subject site	16.5, 10.5, 5.1	6	5	poor	Multistem 4, 4.5 and 9.0 degree lean south, healthy living branches in the ground, with exposed canopy epimorphic growth, emerging from lateral trunk	Remove	condition with proposed driveway	Consent from City required
39	<i>Aster sp.</i>	Manitoba Maple	subject site	40	6	4	poor	0.5 degree lean south over fence, significant trunk roots, dead wood, crown and stem, 50% of crown south of fence	Remove	condition with proposed driveway	Consent from City required
40	<i>Aster sp.</i>	Manitoba Maple	subject site	50	5	4	poor	lean red, unbalanced crown, entire crown south of fence, epimorphic growth, dead wood	Remove	condition with proposed driveway	Consent from City required
41	<i>Fraxinus sp.</i>	Ash tree	subject site	11	2	3	poor	straight trunk, no evidence of Emerald Ash Borer	Remove	condition with proposed driveway	Consent from City required
42	<i>Agilops nigra</i>	Black Walnut	subject site	19	3	5	poor	0.5m slope, exposed	Remove	condition with proposed driveway	Consent from City required
43	<i>Agilops nigra</i>	Black Walnut	subject site	21	4	5	poor	0.5m slope, exposed	Remove	condition with proposed driveway	Consent from City required
44	<i>Celtis occidentalis</i>	Hackberry	subject site	-50	5	5	poor	West of fence, growing on and/or through concrete retaining wall, structural roots visible within subject site, straight trunk, full form	Remove	condition with proposed driveway	Consent from City required
45	<i>Celtis occidentalis</i>	Hackberry	subject site	-28.8	6	5	poor	West of fence, growing on and/or through concrete retaining wall, structural roots visible within subject site, no structural roots, visible within subject site	Remove	condition with proposed driveway	Consent from City required
46	<i>Celtis occidentalis</i>	Hackberry	subject site	-8	5	5	poor	West of fence, root growing into rock wall, straight trunk, no visible large roots, extending into subject site	Remove	condition with proposed driveway	Consent from City required
47	<i>Agilops nigra</i>	Black Walnut	subject site	-22	5	5	poor	West of fence, root growing into rock wall, straight trunk, no visible large roots, extending into subject site	Remove	condition with proposed driveway	Consent from City required
48	<i>Celtis occidentalis</i>	Hackberry	subject site	21	5	5	poor	West of fence, root growing into rock wall, straight trunk, no visible large roots, extending into subject site	Remove	condition with proposed driveway	Consent from City required
49	<i>Agilops nigra</i>	Black Walnut	subject site	19	5	5	poor	Roots intertwined with tree #48, on slope	Remove	condition with proposed driveway	Consent from City required
50	<i>Celtis occidentalis</i>	Hackberry	subject site	25.24	5	5	poor	Multistem 7, with included bank at primary union, primary union just above grade, on dense epimorphic growth crown, limited visual access to tree	Remove	condition with proposed driveway	Consent from City required
51	<i>Aster sp.</i>	Manitoba Maple	subject site	-40	6	4	poor	Multistem 2, west of fence, canopy extending into subject site, on slope, no fence and epimorphic growth, base epimorphic growth crown, limited visual access to tree	Remove	condition with proposed driveway	Consent from City required
52	<i>Thuja occidentalis</i>	White Cedar	subject site	11	3	5	poor	0.5 individual, typical crown covered concrete ledge hedge, 1m vertical leaning west	Remove	condition with proposed driveway	Consent from City required
53	<i>Thuja occidentalis</i>	White Cedar	subject site	8	2	5	poor	0.5 individual, along ex. Ontario fence	Remove	condition with proposed driveway	Consent from City required
54	<i>Aster sp.</i>	Manitoba Maple	subject site	3	0	4	poor	0.5 individual, scabby hedge oak along property line, some multistem	Remove	condition with proposed driveway	Consent from City required
55	<i>Thuja occidentalis</i>	White Cedar	subject site	5	10	2	poor	0.5 individual, scabby form	Remove	condition with proposed driveway	Consent from City required
56	<i>Thuja occidentalis</i>	White Cedar	subject site	-8	1	5	poor	0.5 individual, located on or immediately beside property line	Remove	condition with proposed driveway	Consent from City required

CONSTRUCTION IMPACT MITIGATION RECOMMENDATIONS

- PRE-CONSTRUCTION RECOMMENDATIONS**
- PRIOR TO ANY CONSTRUCTION ACTIVITY, TREE PRESERVATION FENCING IS TO BE INSTALLED AS PER THE ATTACHED TREE PRESERVATION DRAWINGS AND DETAIL.
 - WHERE HIGH QUALITY SPECIMENS ARE TO BE PRESERVED ADJACENT TO AREAS SUBJECT TO INTENSIVE CONSTRUCTION ACTIVITIES, THESE TREES ARE TO HAVE ADDITIONAL PROTECTION MEASURES IMPLEMENTED TO PROTECT THEIR TRUNKS FROM MECHANICAL DAMAGE. THESE MEASURES MAY INCLUDE SURROUNDING THE TRUNK WITH WOOD FLANKS. TREES THAT REQUIRE ADDITIONAL PROTECTION WILL BE CLEARLY IDENTIFIED ON THE TREE PRESERVATION PLAN WITH DETAILED INFORMATION ON SPECIFIC PROTECTION MEASURES.
 - TREES APPROVED FOR REMOVAL ARE TO BE CLEARLY INDICATED IN THE FIELD (MARKED WITH SPRAY PAINT OR OTHER AGREED UPON METHOD) BY THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL OPERATIONS. ALL REMOVALS TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST.
 - IN ACCORDANCE WITH THE MIGRATORY BIRDS CONVENTION ACT, 1994 AND TO COINCIDE WITH THE APPROPRIATE BAT TIMING WINDOWS, ALL REMOVALS MUST TAKE PLACE BETWEEN OCTOBER 1ST AND MARCH 31ST TO AVOID DISTURBING NESTING MIGRATORY BIRDS AND BATS. IF TREES, BRANCHES OR GROUND VEGETATION REMOVAL OCCURS BETWEEN APRIL 1ST AND SEPTEMBER 30TH, A BIOLOGIST IS REQUIRED TO COMPLETE A SEARCH FOR NESTS / BAT HABITAT POTENTIAL. (IN THE EVENT THAT A SNAG TREE NEEDS TO BE REMOVED) AND ONCE CLEARED, THE CONTRACTOR HAS 48 HOURS TO REMOVE. IF REMOVAL DOES NOT OCCUR WITHIN 48 HOURS, ANOTHER SEARCH WILL BE REQUIRED.
 - CARE SHOULD BE TAKEN DURING THE FELLING OPERATION TO AVOID DAMAGING THE BRANCHES, STEMS, TRUNKS, AND ROOTS OF NEARBY TREES TO BE PRESERVED, WHERE POSSIBLE, ALL TREES ARE TO BE FELLED TOWARDS THE CONSTRUCTION ZONE TO MINIMIZE IMPACTS ON ADJACENT VEGETATION. ALL REMOVALS TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST.
 - IT IS RECOMMENDED THAT THE EXISTING GROUND-LAYER VEGETATION AT THE BASE OF TREES TO BE PRESERVED REMAIN INTACT WITHIN THE CRITICAL ROOT ZONE SO AS NOT TO DISTURB THE SOIL AROUND THE BASE OF THE EXISTING TREES.
 - FINAL SITE GRADING PLANS SHOULD ENSURE THAT THE EXISTING SOIL MOISTURE CONDITIONS ARE MAINTAINED.
 - SOME TREES MAY BE CANDIDATES FOR PRE-CONSTRUCTION ROOT PRUNING TO HELP REDUCE STRESS AND PREPARE THE TREE FOR NEARBY CONSTRUCTION ACTIVITY. THESE TREES ARE TO BE IDENTIFIED ON THE TREE PRESERVATION PLAN ALONG WITH ROOT PRUNING SPECIFICATIONS. TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST. RECOMMENDATIONS RELATED TO THE CONSTRUCTION PROCESS
- POST-CONSTRUCTION RECOMMENDATIONS**
- TREE PRESERVATION FENCING IS TO BE MAINTAINED IN GOOD CONDITION AND EFFECTIVE FOR THE DURATION OF CONSTRUCTION UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE OR AS PER THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT.
 - TREE PRESERVATION FENCING IS TO REMAIN INTACT AS PER THE TREE PRESERVATION DRAWINGS, AND CAN ONLY BE TEMPORARILY REMOVED WITH THE EXPRESS WRITTEN CONSENT FROM THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT. SHOULD TREE PRESERVATION FENCING BE TEMPORARILY REMOVED OR MOVED, IT IS TO BE REINSTATED AS PER THE TREE PRESERVATION PLANS AS SOON AS POSSIBLE.
 - NO CONSTRUCTION, EXCAVATION, ADDING OF FILL, STOCKPILING OF CONSTRUCTION MATERIAL, OR HEAVY EQUIPMENT IS PERMITTED WITHIN THE CRITICAL ROOT ZONE WITHIN THE TREE PRESERVATION FENCING.
 - WHEN EXCAVATION NEAR A TREE IS REQUIRED, AND IT IS ANTICIPATED THAT ROOTS WILL BE SEVERED AND EXPOSED, DURATION OF EXPOSURE IS TO BE MINIMIZED TO PREVENT ROOT DESICCATION.
 - DURING THE EXCAVATION PROCESS, ROOTS 25MM OR LARGER THAT ARE SEVERED AND EXPOSED SHOULD BE HAND PRUNED TO LEAVE A CLEAN CUT SURFACE. TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST. EXPOSED SEVERED ROOTS THAT CANNOT BE COVERED IN SOIL ON THE SAME DAY AS THE CUTS ARE MADE ARE TO BE KEPT MOIST. EXPOSED ROOTS ARE TO BE KEPT MOIST BY COVERING THEM WITH WATER SOAKED BURLAP OR ANY OTHER MEANS AVAILABLE TO PREVENT THEM FROM DRYING OUT. ADEQUATE MOISTURE LEVELS ARE TO BE MAINTAINED UNTIL SUCH TIME AS TOPSOIL HAS BEEN REPLACED SATISFACTORILY OR AS OTHERWISE DIRECTED BY THE CONTRACT ADMINISTRATOR.
 - AVOID IDLING HEAVY EQUIPMENT UNDER OR WITHIN CLOSE PROXIMITY TO TREES TO BE PRESERVED TO PREVENT CANOPY DAMAGE FROM EXPOSURE TO THE HEAT OF THE EXHAUST.
 - BROKEN BRANCHES ON TREES WITHIN THE SUBJECT SITE TO BE PRESERVED SHOULD BE CLEANLY CUT AS SOON AS POSSIBLE AFTER THE DAMAGE HAS OCCURRED, TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST. SHOULD BRANCHES ON CITY OWNED TREES BE DAMAGED BY OR DURING CONSTRUCTION, THE CONTRACTOR IS TO NOTIFY THE LOCAL MUNICIPAL FORESTRY OR URBAN FORESTRY DEPARTMENT AS SOON AS POSSIBLE. NO PERSONS OTHER THAN CITY STAFF OR THE CITY'S DESIGNATED CONTRACTOR MAY PERSONALLY WORK ON ANY CITY TREE.
 - OPEN TRENCHING WITHIN A CRITICAL ROOT ZONE IS PROHIBITED. ALTERNATIVE EXCAVATION METHODS SUCH AS HORIZONTAL BORING AND VACUUM EXCAVATION ARE REQUIRED WHERE PROPOSED SERVICES OR INSTALLATION REQUIREMENTS CONFLICT WITH CRITICAL ROOT ZONES. IF, DURING CONSTRUCTION, THERE IS CONCERN REGARDING THE FEASIBILITY OF EMPLOYING TRENCHLESS EXCAVATION METHODS, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY AND CONSULT WITH THE CONTRACT ADMINISTRATOR, CONSULTING ENGINEER AND CONSULTING ARBORIST TO FIND A SOLUTION.
 - FORM NEW CONCRETE SIDEWALKS, IF PROPOSED, WITH FIBRE EXPANSION MATERIAL IN PLACE OF WOOD FORMS WHERE THE TRUNK FLARE OF A TREE CONFLICTS WITH (IS IN DIRECT CONTACT WITH) EXISTING CONCRETE SIDEWALKS.
 - SIDEWALKS TO BE REPLACED THAT ARE IN CLOSE PROXIMITY TO TREES SHOULD REMAIN IN PLACE AS LONG AS POSSIBLE OR UNTIL THE REPLACEMENT SIDEWALKS ARE READY TO BE INSTALLED. EXISTING AGGREGATE BASE MATERIAL TO BE LEFT IN PLACE IF SUITABLE.
 - REGULAR COMMUNICATION WITH THE SITE SUPERVISOR AND REGULAR MONITORING OF THE SITE BY THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT IS RECOMMENDED TO ENSURE PROPER PROCEDURES ARE FOLLOWED AND PROTECTION BARRIERS ARE MAINTAINED. IT IS THE RESPONSIBILITY OF THE SITE SUPERVISOR TO PROMPTLY CONTACT THE PROJECT ARBORIST IF ANY CONCERNS OR QUESTIONS ARISE REGARDING TREES.
 - WATERING OF PRESERVED TREES MAY BE REQUIRED DURING CONSTRUCTION. WATERING DETAILS INCLUDING FREQUENCY, TIMING, METHOD, AND VOLUME WILL BE DETERMINED BY THE CONSULTING ARBORIST AND THE CONTRACT ADMINISTRATOR.
- POST-CONSTRUCTION RECOMMENDATIONS**
- AVOID DISCHARGING RAIN WATER LEADERS ADJACENT TO RETAINED TREES AS THIS MAY RESULT IN AN OVERLY MOIST ENVIRONMENT WHICH CAN CAUSE ROOT ROT.
 - AFTER ALL WORK IS COMPLETED, TREE PRESERVATION FENCES AND ANY OTHER IMPACT MITIGATION PARAPHERNALIA CAN BE REMOVED UNDER THE DIRECTION OF THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT.
 - A FINAL REVIEW MUST BE UNDERTAKEN BY THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT TO ENSURE THAT ALL MITIGATION MEASURES AS DESCRIBED ABOVE HAVE BEEN MET.
 - POST CONSTRUCTION MONITORING OF TREES MAY BE REQUIRED. MONITORING SCHEDULE TO BE DETERMINED WITH DESIGN TEAM AND CITY CONSENSUS.



RON KOUJDYS LANDSCAPE ARCHITECTS INC.

ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUJDYS, O.A.L.A. C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

Ronald H. Koujdy, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
APR/24/2023	REISSUED FOR SPA	1.
2022/07/06	ISSUED FOR SPA	6.
2022/06/14	ISSUED FOR REVIEW	5.
2021/01/13	ISSUED FOR REZONING	4.
2020/02/21	ISSUED FOR REVIEW	3.
2020/02/10	ISSUED FOR REVIEW	2.
2020/03/30	ISSUED FOR COORDINATION	1.

ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO

RONALD H. KOUJDYS

DATE: 2023.04.14
 PLOTTED DATE: 11
 PLOTTED SCALE: 1/1

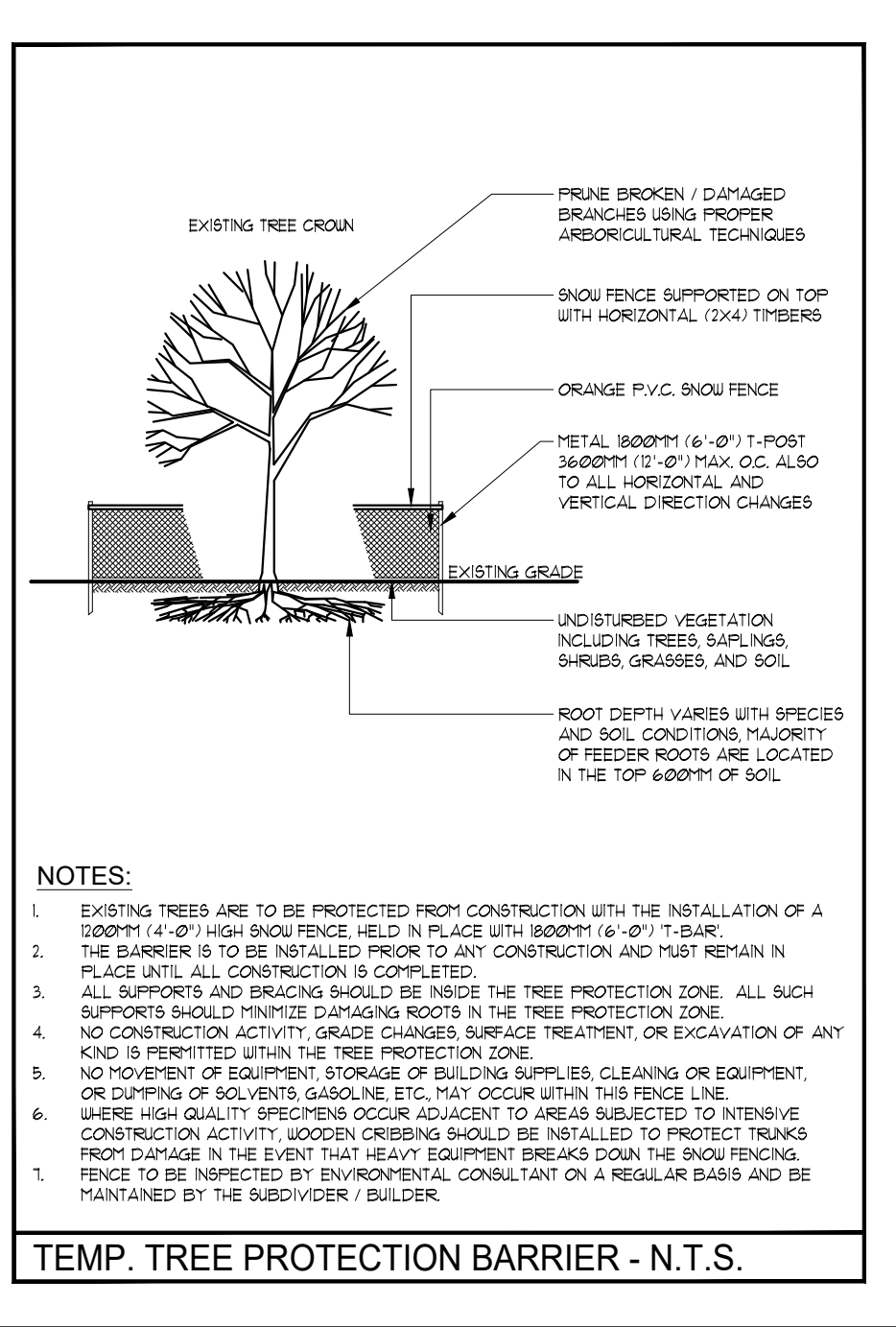
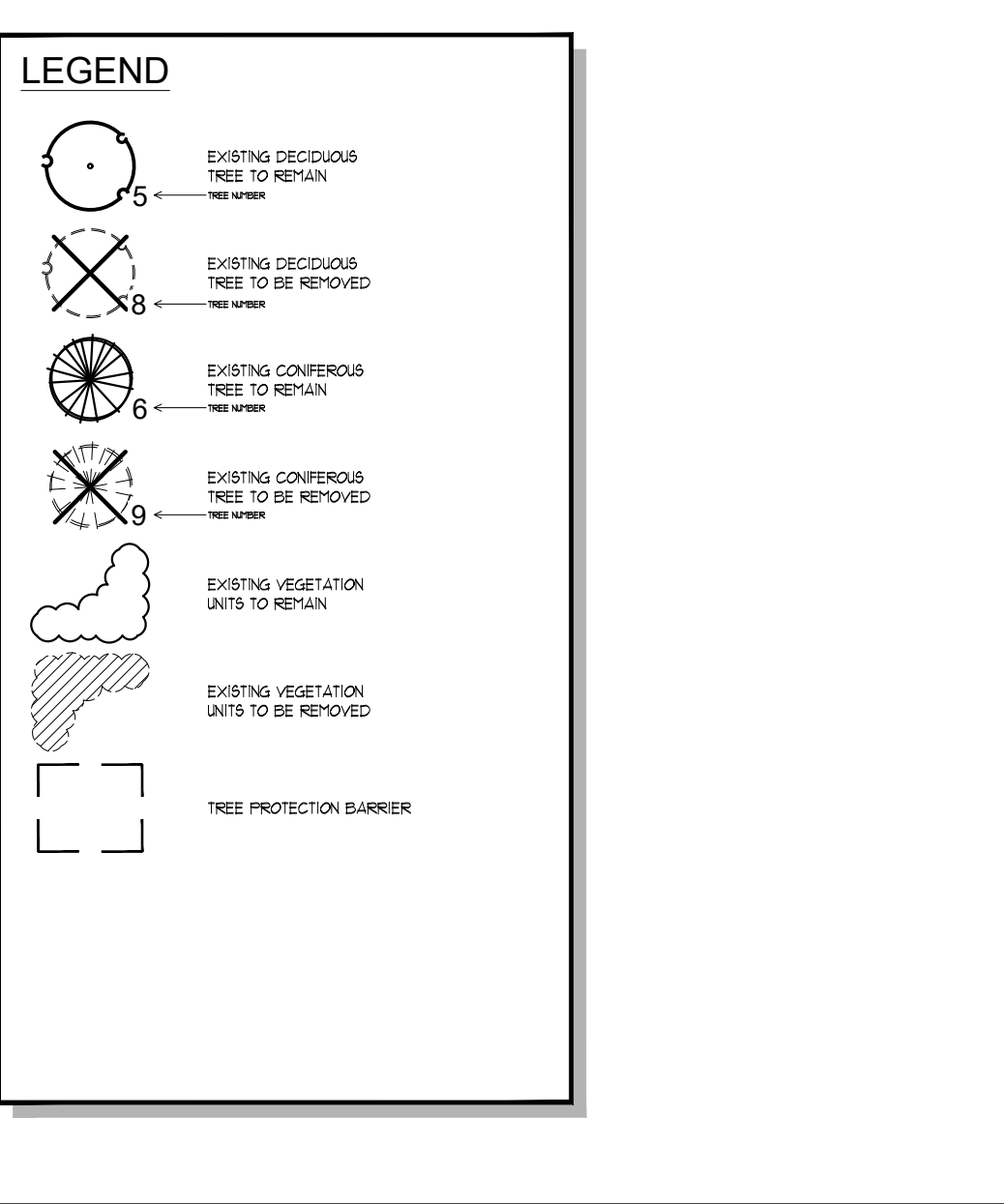
PROJECT TITLE: 257 - 259 SPRINGBANK DRIVE LONDON, ONTARIO

TREE PRESERVATION PLAN

DATE: JANUARY 2020 SCALE: AS NOTED DRAWING No. T-1

DRAWN: RKL INC. CHECKED BY: RHL PROJECT No. 19-271Ln

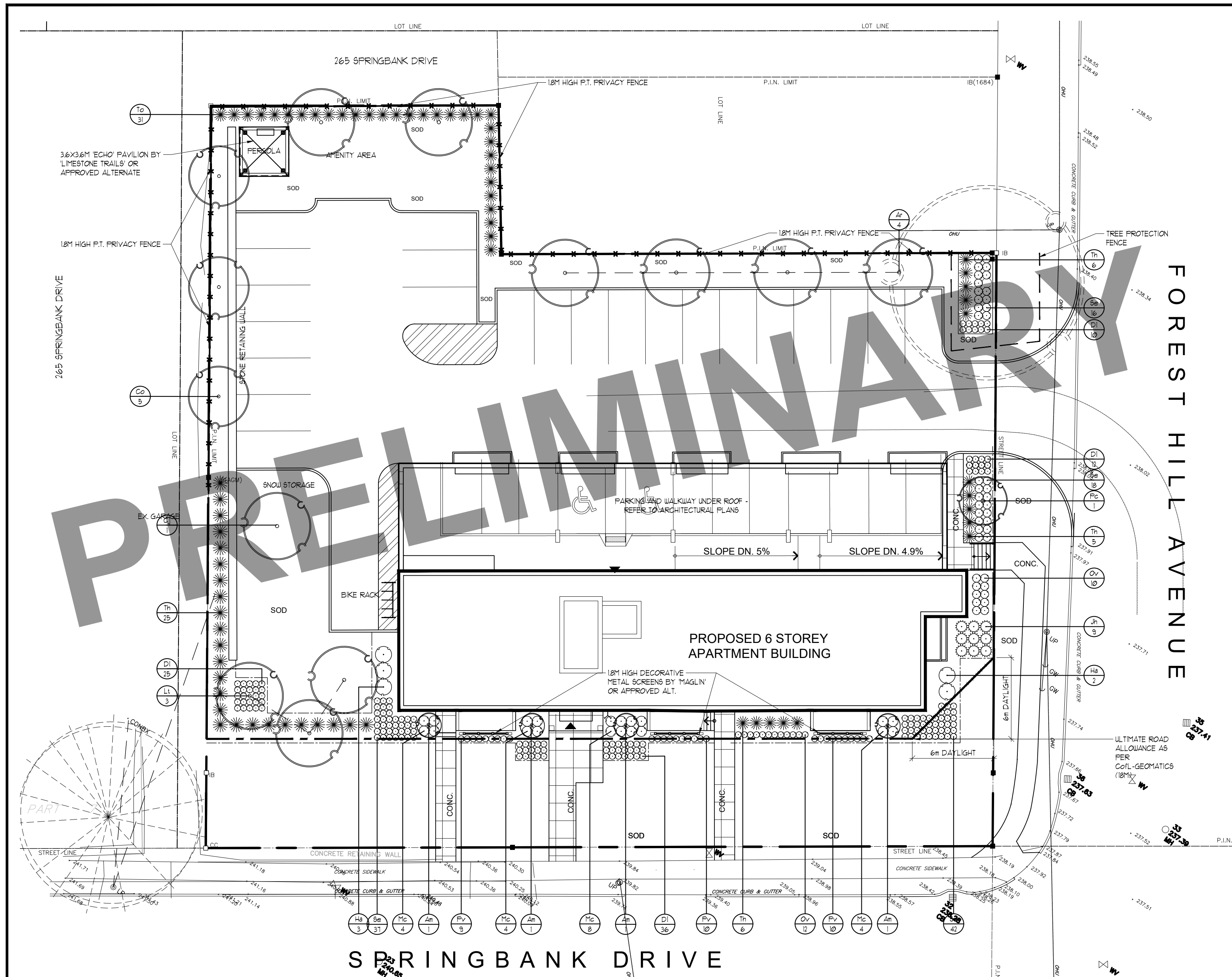
TREE PRESERVATION PLAN
 SCALE = 1:200



REFER TO TREE ASSESSMENT REPORT FOR ADDITIONAL INFORMATION

NOTE THAT CONSENT FROM ADJACENT NEIGHBOURS FOR REMOVAL OF BOUNDARY TREES AND/OR TREES BEYOND THE SUBJECT SITE IS REQUIRED FOR THIS DEVELOPMENT

NOTE THAT CONSENT FROM THE CITY OF LONDON IS REQUIRED FOR THE REMOVAL OF TREES WITHIN THE CITY ROW



GENERAL PLANTING SPECIFICATIONS:

1. BASE INFORMATION SUPPLIED BY WASYLKO ARCHITECT INC.
2. ENGINEERING INFORMATION SUPPLIED BY THE CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS.
3. CONTRACTORS ARE RESPONSIBLE FOR REVIEW OF ALL SPECIFICATIONS AND RELATED DRAWINGS WITH SELECTED SUB-CONTRACTORS AS THEY PERTAIN TO WORK AS OUTLINED ON LANDSCAPE ARCHITECTURAL WORKING DRAWINGS AND SPECIFICATIONS.
4. REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS ERRORS AND/OR OMISSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL MAINTAIN LANDSCAPED AREAS UNTIL OWNER ACCEPTANCE OF PROJECT. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR SITE WORK COMPLETION CERTIFICATE AS WELL AS THE COMPLETION OF THE ACCEPTANCE OF PROJECT.
6. ALL WORKMANSHIP IS GUARANTEED FOR ONE YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN ON FINAL ACCEPTANCE OF PROJECT.
7. ALL WORKMANSHIP TO COMPLY WITH THE CANADIAN NURSERY STANDARDS.
8. ALL NURSERY STOCK TO BE 1 NURSERY GROWN AND MUST COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S 'CANADIAN NURSERY STOCK STANDARD' LATEST EDITION.
9. ALL LANDSCAPING IS TO BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING THE OCCUPANCY OF THE SITE. DEVELOPMENT UNLESS OTHERWISE STATED.
10. CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST NOTIFY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK.

- GRADING**
1. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
 2. ALL GRADING TO BE IN ACCORDANCE WITH SITE ENGINEERS DRAWINGS.
 3. SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25MM) AND COMPACTED TO 85% S.P.D.
 4. ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (150MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO LAIRN CONDITIONS.
 5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE SUBGRADE.
 6. DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SWALES.
 7. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL LET CONDITIONS.

- TOPSOIL**
1. AT THE CONTRACTOR'S EXPENSE A SOIL TEST IS TO BE COMPLETED BY A REPUTABLE LABORATORY. THE SOIL TEST IS TO BE COMPLETED AND IF NECESSARY RECOMMENDATIONS FROM THE LABORATORY ARE TO BE INCLUDED THE RESULTS OF SOIL TESTS AND RECOMMENDATIONS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL ONE WEEK PRIOR TO WORK COMMENCING.
 2. TOPSOIL FOR PLANTING BEDS IS TO BE A FERTILE, FRABLE, NATURAL LOAM TO A MINIMUM DEPTH OF 8" (400MM) AND A MINIMUM DEPTH OF 4" (100MM) FOR TURF AREAS - UNLESS OTHERWISE STATED - TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 3% ORGANIC MATTER FOR SANDY LOAM TO A MAXIMUM OF 8% AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. FREE OF SUBSOIL, CONTAMINATION, ROOTS AND STONES OVER 50MM DIAMETER. FREES OF WEEDS, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND HAVING A PH RANGING FROM 6.0 TO 7.0.

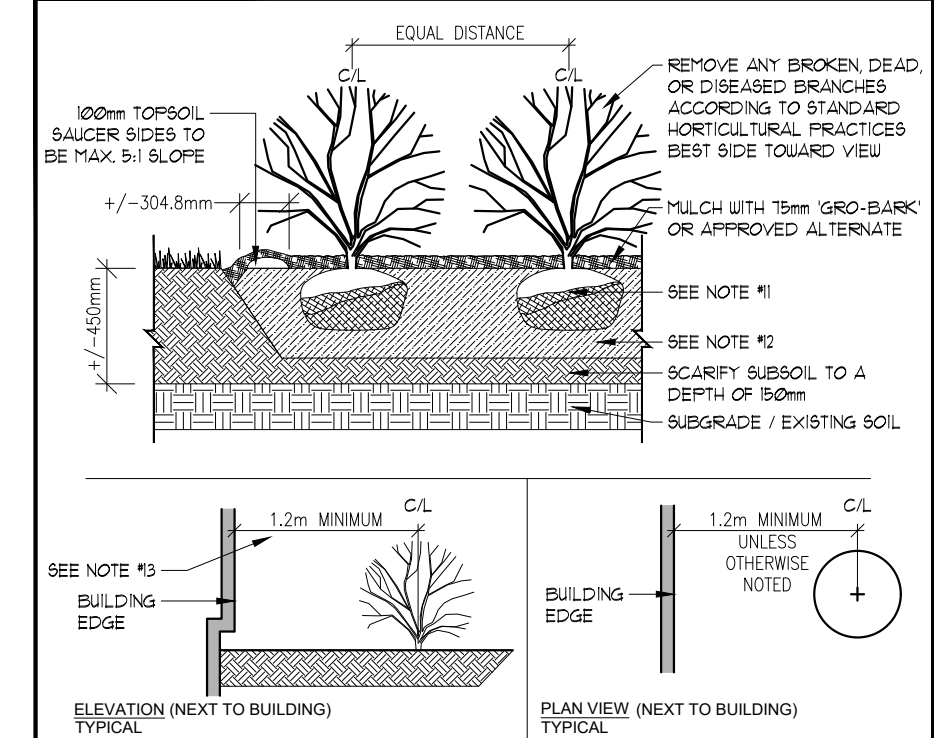
- MULCH**
1. ALL TREES, SHRUBS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO INSTALL 3" (75MM) OF GRAB-BARK MEDIUM MULCH IN ALL AREAS.
 3. ALTERNATIVES MAY BE ACCEPTED - CONTRACTOR TO PROVIDE 3 SAMPLES FOR WRITTEN APPROVAL TO THE LANDSCAPE ARCHITECT.

- PLANT MATERIALS**
1. CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWING(S) AND PLANT MATERIAL LIST(S). REPORT ALL DISCREPANCIES AT TENDERING PROCESS.
 2. SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT.
 3. PLANTINGS MAY BE ADJUSTED TO FIT STRUCTURES AND ADJUSTMENTS ARE TO BE MADE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ADJUSTMENTS TO PLANTING WITHOUT CONSENT OF LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER MAY NOT MEET INTENT OF DESIGN AND/OR MUNICIPAL APPROVALS. PLANT MATERIAL THAT HAS TO BE RELOCATED AS A RESULT WILL BE AT THE COST OF THE CONTRACTOR.
 4. LANDSCAPE ARCHITECT TO INSPECT ALL PLANT MATERIAL ON SITE OR AT ITS SOURCE PRIOR TO INSTALLATION. CONTRACTOR IS TO GIVE LANDSCAPE ARCHITECT 48 HRS NOTICE FOR INSPECTION.
 5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF ADVERSE WEATHER MAY IMPACT THE HEALTH OF THE PLANT MATERIALS AT THE TIME OF PLANTING. IF TEMPERATURE PRESCRIPTION:

1. SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 8" (400MM) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVER NIGHT.
2. ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A 4" DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAILS). EARTH SAUCERS TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OF 2" (50MM).
3. ALL BURIAL SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING.
4. EVERGREENS ARE TO UNRIPED THE FIRST WINTER AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
5. ALL SHRUBS PLANTED WITHIN 8' OF SALTED ROADWAYS, PARKING AND SIDEWALKS TO BE PROTECTED WITH BILT FENCING THROUGHOUT THE FIRST WINTER AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR (OPTIONAL).
6. DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SWALES.
7. DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SWALES.
8. CONTRACTOR IS TO REMOVE ALL STAKES AND GUY WIRES AFTER 1 FULL GROWING SEASON.

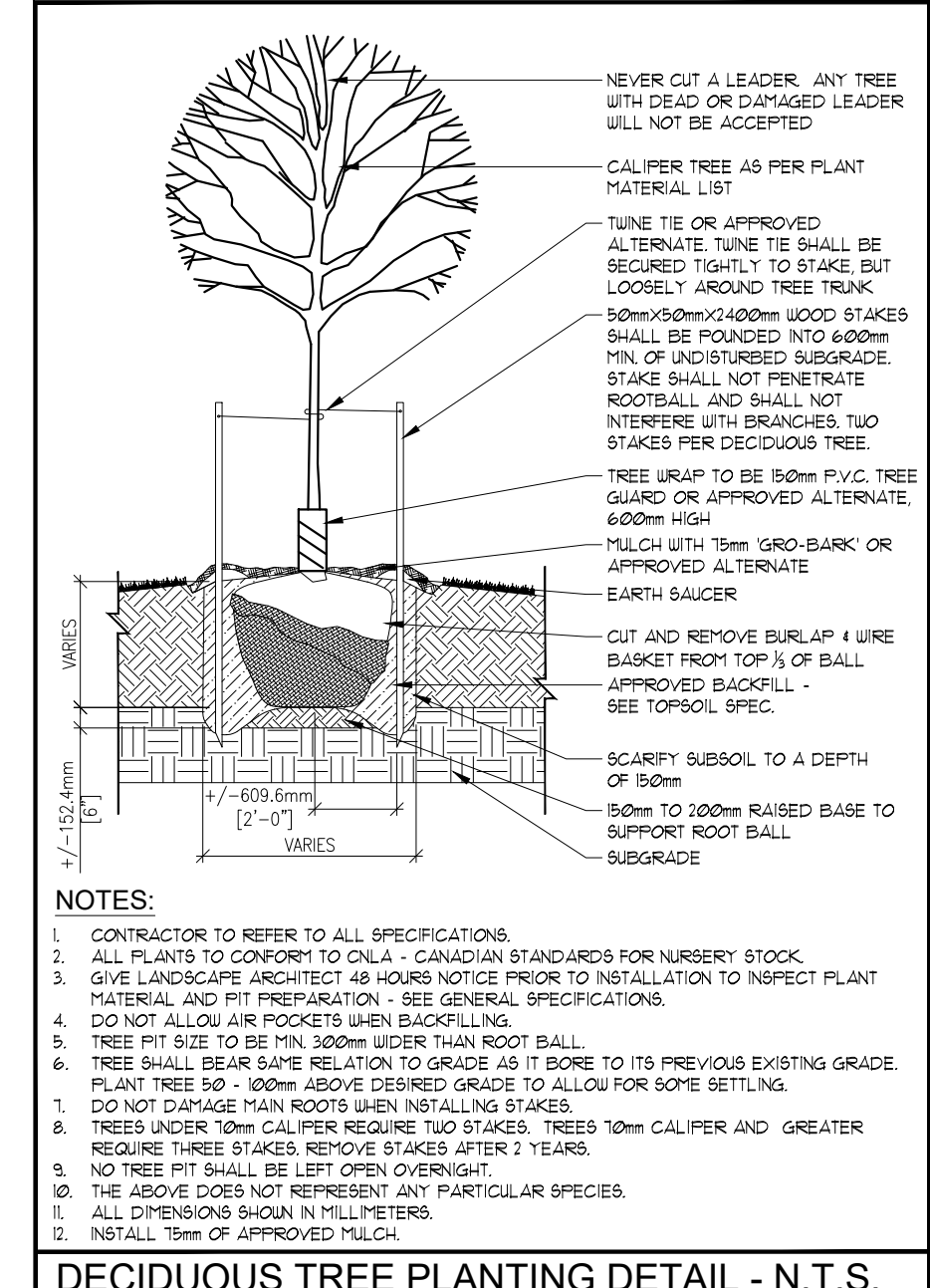
- SOIL**
1. ALL LANDSCAPED AREAS TO BE SOODED TO THE STREET CURB (S) UNLESS OTHERWISE STATED.
 2. CONTRACTOR TO ENSURE (WHERE APPLICABLE) ALL PLANTING BEDS ADJACENT TO TRAFFIC ISLANDS, INTERIOR SITE CURBING AND SIDEWALKS HAVING A 3'0" (900MM) SOOD MAINTENANCE STRIP INSTALLED.
 3. ANY SOODING OR WORKS ON LANDS ADJUTING THE PROPERTY FROM THE LOT LINES AND CURBING SHALL BE COMPLETED OR REPAIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND/OR REGIONAL MUNICIPALITY UNLESS OTHERWISE STATED.
 4. SOOD SHALL BE CERTIFIED 1 CULTIVATED TURF GRASS GROWN AND SOLD IN ACCORDANCE WITH THE CLASSIFICATIONS OF THE NURSERY SOOD GROWERS ASSOCIATION OF ONTARIO. AT THE OF SALE IT SHALL HAVE A STRONG FIBROUS ROOT SYSTEM AND SHALL BE CUT IN PIECES APPROXIMATELY ONE SOOD (1800 MM) IN AREA WITH THE SOOD PORTION BEING 3/4" IN HEIGHT.
 5. SOOD TO BE FERTILIZED AT THE APPROPRIATE RATES AS INDICATED BY SOIL TESTS COMPLETED BY A REPUTABLE SOILS LABORATORY.
 6. UPON INSTALLATION AREAS SHOULD BE WATERED SO AS TO SATURATE SOOD AND THE UPPER 4" (100MM) OF BACKFILL TOPSOIL. AFTER SOOD AND SOIL HAVE DRIED SUFFICIENTLY TO PREVENT DAMAGE, IT SHALL BE ROLLED WITH A ROLLER PROVIDING 1500 LBS (68KG) PRESSURE PER SQFT.
 7. CONTRACTOR TO REPAIR ALL DAMAGED AREAS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND AN CLIENT.

- WATERING**
1. DURING THE WARRANTY PERIOD, BETWEEN MAY 15 AND SEPTEMBER 15 OF EACH YEAR, WATERING OF ALL PLANTS SHALL BE CARRIED OUT NO LESS THAN 6 TIMES PER YEAR, IN ACCORDANCE WITH THE WATERING SCHEDULE TO BE DETERMINED BY THE OWNER UNLESS OTHERWISE STATED ON THE DRAWINGS. CRITICAL WATERING MONTHS ARE JUNE, JULY & AUGUST.
 2. IF NO AUTOMATED IRRIGATION SYSTEM HAS BEEN PROVIDED FOR WATERING OPERATIONS, CONTRACTOR TO PROVIDE WATER TO THE SITE IF HOSE BIBS WITHIN THE BUILDING ENVIRONMENT ARE NOT AVAILABLE.
 3. MANUAL WATERING SHOULD ENSURE DEEP WATERING OF TREES, SHRUBS, GROUND COVERS AND GRASSSED AREAS. WATERING OF GRASSSED AREAS TO COMMENCE ON A REGULAR BASIS AND CONTINUE WITH INTENSITY DEPENDING ON AMOUNT OF SUNFALL. NEW SOOD THAT HAS BEEN LAID SHOULD BE KEPT MOIST FOR 4 TO 5 WEEKS OR UNTIL IT HAS FIRMLY ROOTED INTO THE EXISTING SOIL.
 4. ALL CONIFEROUS TREES SHALL BE WATERED IN LATE FALL, JUST PRIOR TO FREEZE-UP.
 5. WATER SHALL BE APPLIED SO THAT THE WASHING OF THE SOIL OR DISLOGGING OF MULCH OR TREE GUARDS DOES NOT OCCUR. DAMAGE SHALL BE IMMEDIATELY REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.



- NOTES:**
1. CONTRACTOR TO REFER TO ALL SPECIFICATIONS.
 2. ALL PLANTS TO CONFORM TO O.N.L.A. - CANADIAN STANDARDS FOR NURSERY STOCK.
 3. GIVE LANDSCAPE ARCHITECT 48 HOURS NOTICE PRIOR TO INSTALLATION TO INSPECT PLANT MATERIAL AND FIT PREPARATION - SEE GENERAL SPECIFICATIONS.
 4. DO NOT ALLOW AIR PROCKETS WHEN BACKFILLING.
 5. PLANTING METHOD ILLUSTRATED SHALL APPLY TO BARE ROOT STOCK AND BALLED STOCK. SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS.
 6. THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.
 7. ALL DIMENSIONS SHOWN IN MILLIMETERS.
 8. INSTALL 10mm OF APPROVED MULCH.
 9. REEL BACK TOP 1/3 OF BURIAL DO NOT REMOVE CUT AND REMOVE ALL ROPE FROM TOP HALF OF ROOT BALL (B45 PLANT MATERIALS). REMOVE PLANTS FROM PLASTIC CONTAINERS (CONTAINER GROWN MATERIALS).
 10. PREPARED TOPSOIL TO BE 80% NATIVE TOPSOIL, FREE OF STONES, LUMPS OF CLAY GREATER THAN 10mm (3/8") AND ALL ROOTS OR OTHER FOREIGN MATERIALS AND WITH 80% TRIPLE MIX. MAX 1/3 OF PLANTING BED DEPTH MAY BE ABOVE GRADE WHERE SOILS ARE HEAVY.
 11. COMPACTED TOPSOIL TO BE TAMPED TO MINIMUM SETTLEMENT.
 12. ALL SHRUBS TO BE PLANTED A MINIMUM OF 150mm CENTER ALWAY FROM ALL BUILDING EDGES UNLESS OTHERWISE NOTED.

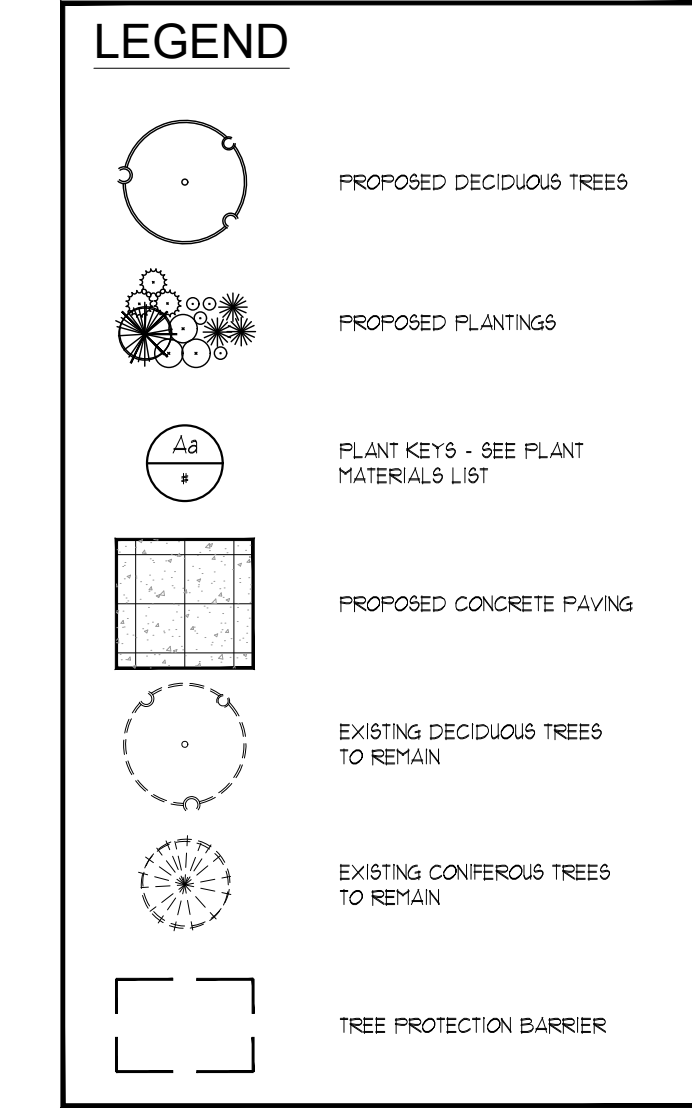
SHRUB PLANTING DETAIL - N.T.S.



- NOTES:**
1. CONTRACTOR TO REFER TO ALL SPECIFICATIONS.
 2. ALL PLANTS TO CONFORM TO O.N.L.A. - CANADIAN STANDARDS FOR NURSERY STOCK.
 3. GIVE LANDSCAPE ARCHITECT 48 HOURS NOTICE PRIOR TO INSTALLATION TO INSPECT PLANT MATERIAL AND FIT PREPARATION - SEE GENERAL SPECIFICATIONS.
 4. DO NOT ALLOW AIR PROCKETS WHEN BACKFILLING.
 5. TREE FIT SIZE TO BE MIN. 300mm WIDER THAN ROOT BALL.
 6. TREE SHALL BEAR SAME RELATION TO GRADE AS IT BORE TO ITS PREVIOUS EXISTING GRADE. PLANT TREE 50 - 100mm ABOVE DESIRED GRADE TO ALLOW FOR SOME SETTLING.
 7. TREE SHALL BEAR SAME RELATION TO GRADE AS IT BORE TO ITS PREVIOUS EXISTING GRADE. PLANT TREE 50 - 100mm ABOVE DESIRED GRADE TO ALLOW FOR SOME SETTLING.
 8. TREES UNDER 10mm CALIPER REQUIRE TWO STAKES. TREES 10mm CALIPER AND GREATER REQUIRE THREE STAKES. REMOVE STAKES AFTER 2 YEARS.
 9. NO TREE FIT SHALL BE LEFT OPEN OVERNIGHT.
 10. THE ABOVE DOES NOT REPRESENT ANY PARTICULAR SPECIES.
 11. ALL DIMENSIONS SHOWN IN MILLIMETERS.
 12. INSTALL 10mm OF APPROVED MULCH.

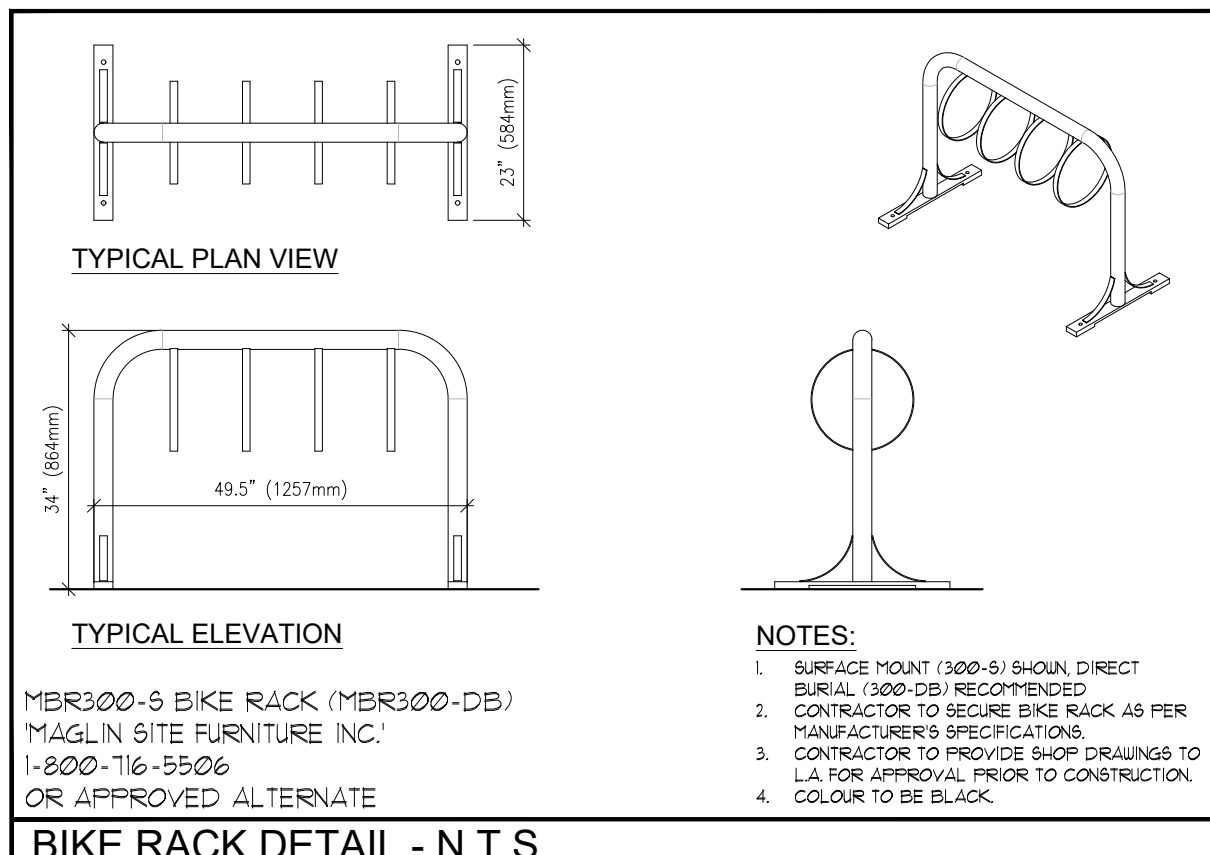
DECIDUOUS TREE PLANTING DETAIL - N.T.S.

LANDSCAPE PLAN
SCALE = 1:200

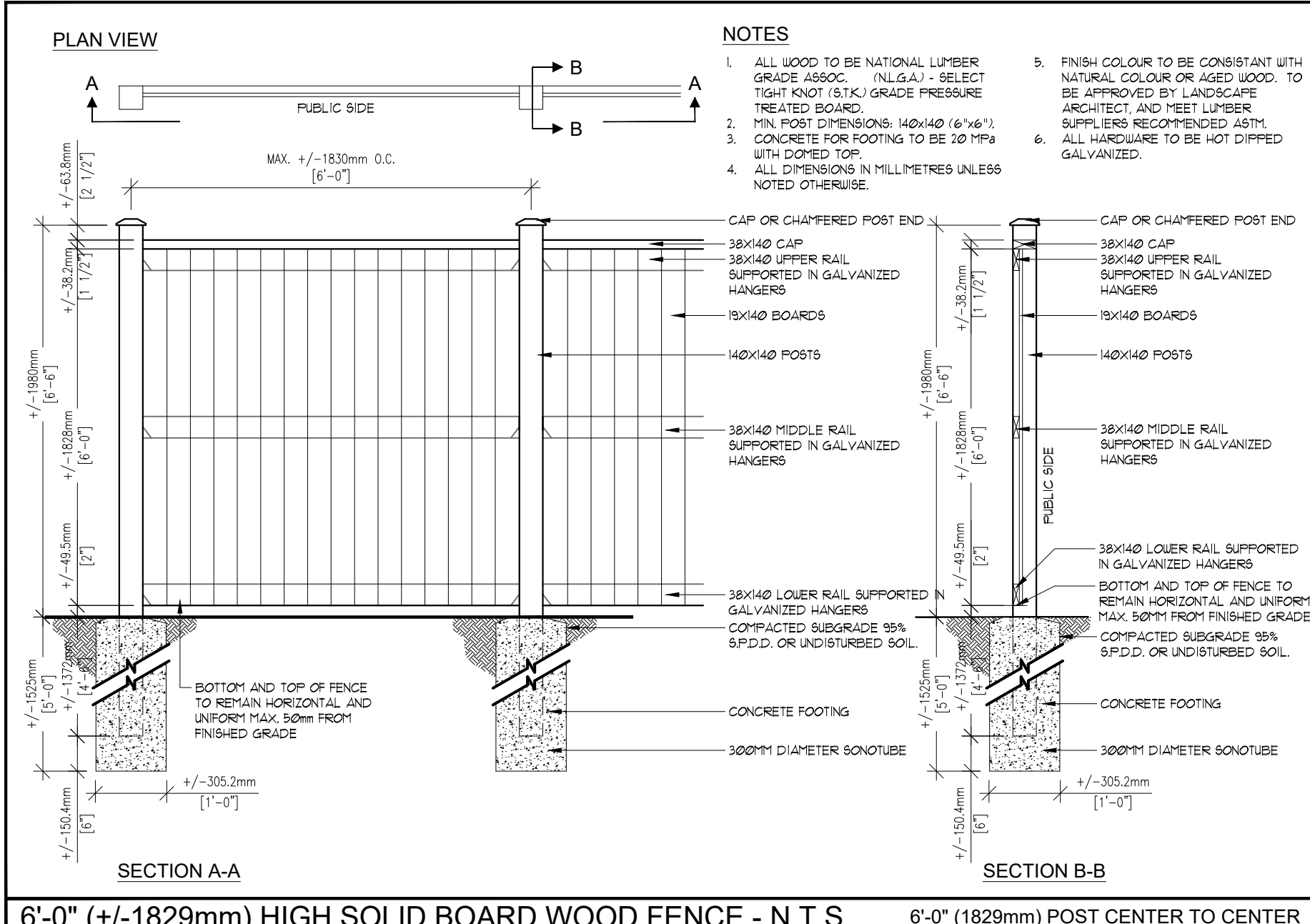


PLANT MATERIAL

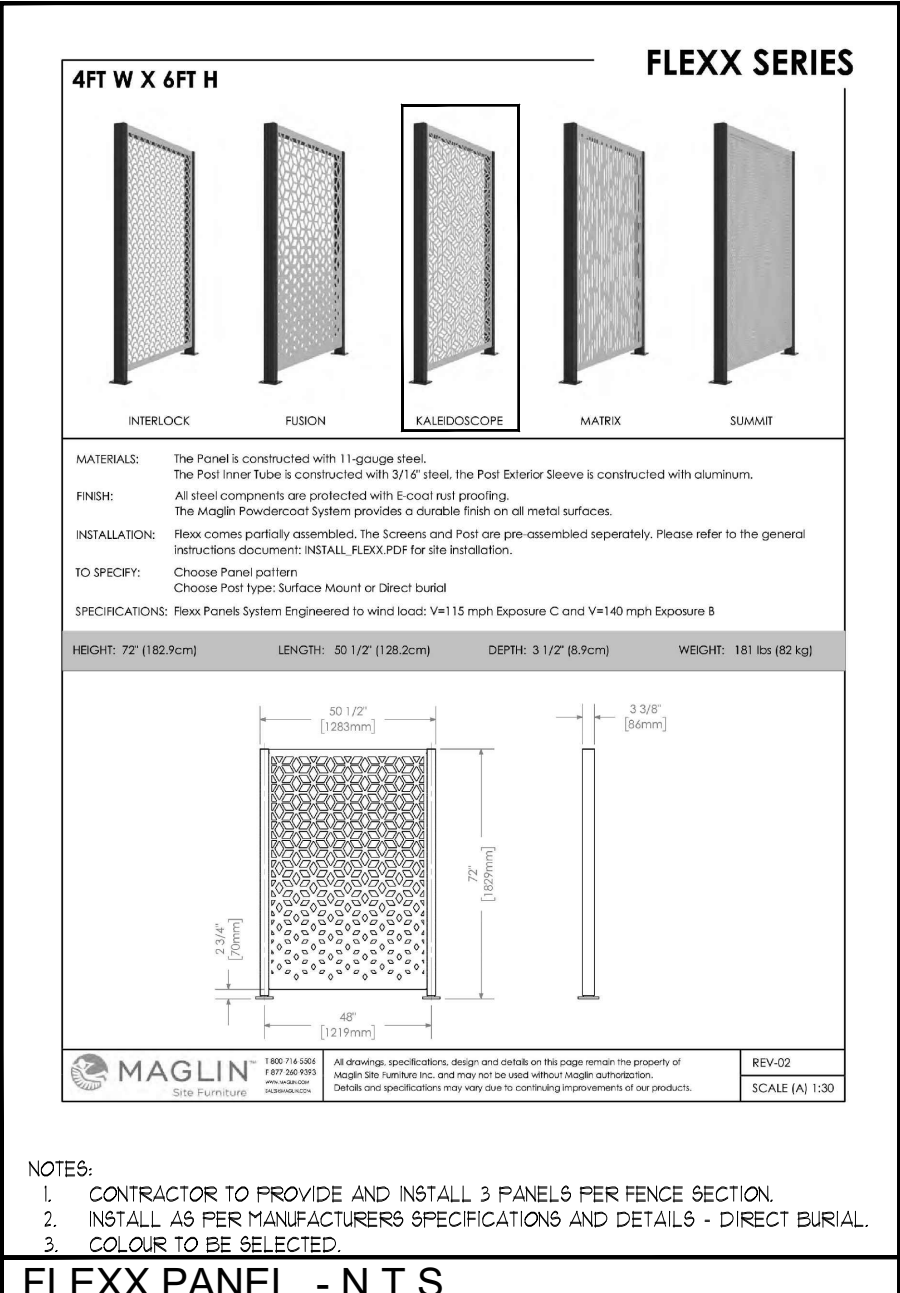
KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
Am	MULTI-STEM SERVICEBERRY	<i>Amenanther canadensis</i> multi-stem	4	150cm	FOT
R	RED MAPLE	<i>Acer rubrum</i> Sunset	1	60cmcal	UB
CJ	KATSURBA TREE	<i>Cercidiphyllum japonicum</i>	1	60cmcal	UB
Co	HACKBERRY TREE	<i>Celtis occidentalis</i>	5	60cmcal	UB
DI	ROBY RETURNS DAYLILY	<i>Hemerocallis 'Roby Returns'</i>	83	2y/1gal	FOT
Ha	ANNABELLE HYDRANGEA	<i>Hydrangea arborescens 'Annabelle'</i>	5	2y/1gal	FOT
Jn	PRINCE OF WALES JUNIPER	<i>Juniperus horizontalis 'Prince of Wales'</i>	9	60cm	FOT
Ll	TULIP TREE	<i>Liriodendron tulipifera</i>	3	60cmcal	UB
Mc	PINK MULHY GRASS	<i>Muhlenbergia capillaris 'Pink'</i>	20	2y/1gal	FOT
Ov	BLUE OAT GRASS	<i>Hellioctenon sempervirens</i>	22	2y/1gal	FOT
Pe	CHANTICLEER PEAR	<i>Pyrus calleryana 'Chanticleer'</i>	1	60cmcal	UB
Pv	LITTLE SPIRE RUSSIAN SAGE	<i>Perovskia atriplicifolia 'Little Spire'</i>	29	2y/1gal	FOT
Se	AUTUMN JOY SEDUM	<i>Sedum spectabile 'Autumn Joy'</i>	13	2y/1gal	FOT
Th	HICK'S YEW	<i>Taxus x media 'Hicksii'</i>	42	60cm	FOT
To	BLACK CEDAR	<i>Thuja occidentalis 'Nigra'</i>	31	150cm	FOT



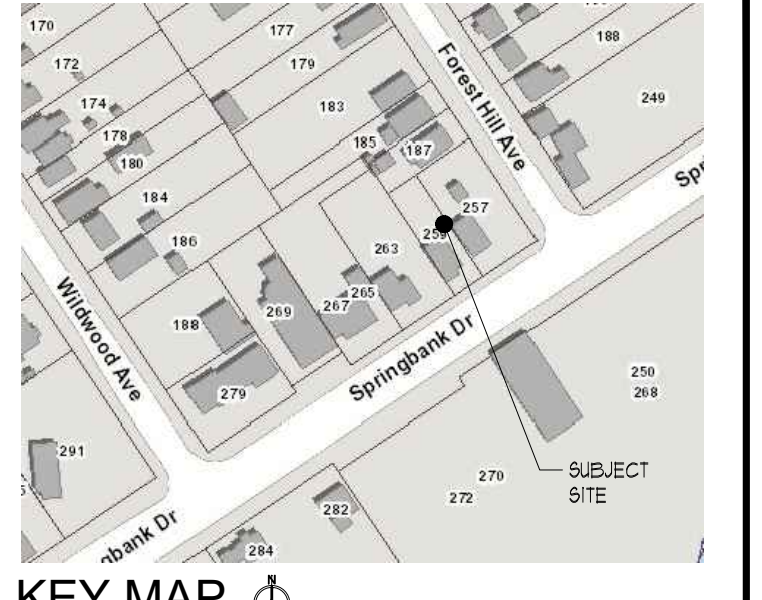
BIKE RACK DETAIL - N.T.S.



6'-0" (+/-1829mm) HIGH SOLID BOARD WOOD FENCE - N.T.S.



FLEXX PANEL - N.T.S.



KEY MAP



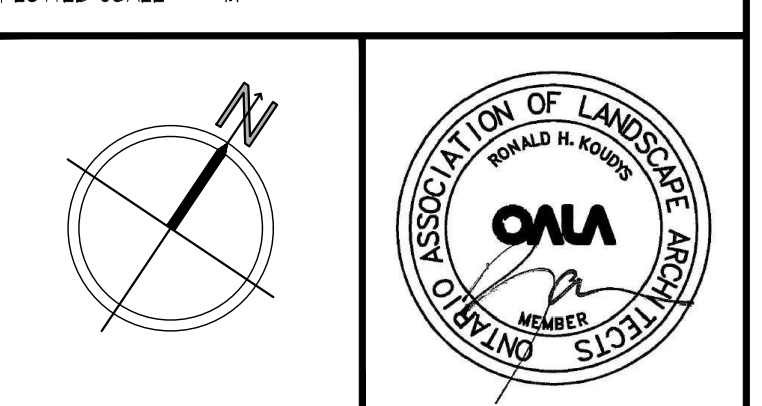
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Ronald H. Koudys, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
APR/4/2013	REISSUED FOR SPA	1.
2012.07.06	ISSUED FOR SPA	6.
2012.06.14	ISSUED FOR REVIEW	5.
2011.01.13	ISSUED FOR REZONING	4.
2010.02.21	ISSUED FOR REVIEW	3.
2010.02.10	ISSUED FOR REVIEW	2.
2010.03.10	ISSUED FOR COORDINATION	1.

PLOTTING INFORMATION:
PLOTTED DATE = 2013.04.14
PLOTTED SCALE = 1:1



PROJECT TITLE:
**257 - 259
SPRINGBANK DRIVE
LONDON, ONTARIO**

DRAWING TITLE:
**PRELIMINARY
LANDSCAPE
PLAN**

PRELIMINARY

DATE:	SCALE:	DRAWING No.
JANUARY 2010	AS NOTED	
DRAWN:	CHECKED BY:	
RKL Inc.	RHK	
PROJECT No.		L-1
		19-271Ln