

KEY MAP 🕀

TOWN OF CALEDON **PLANNING** RECEIVED

**April 13,2023** 

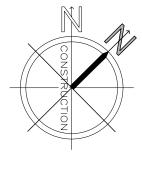


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Barry R. Murphy, O.A.L.A. C.S.L.A. DATE

JUL.15.22	ISSUED FOR SPA	
JUL.13.22	166UED FOR COORD	
2022.06.27	199UED FOR REVIEW	
DATE	DESCRIPTION	,

PLOTTING INFORMATION: PLOTTED DATE = JUL.15.22 PLOTTED SCALE = 1:1

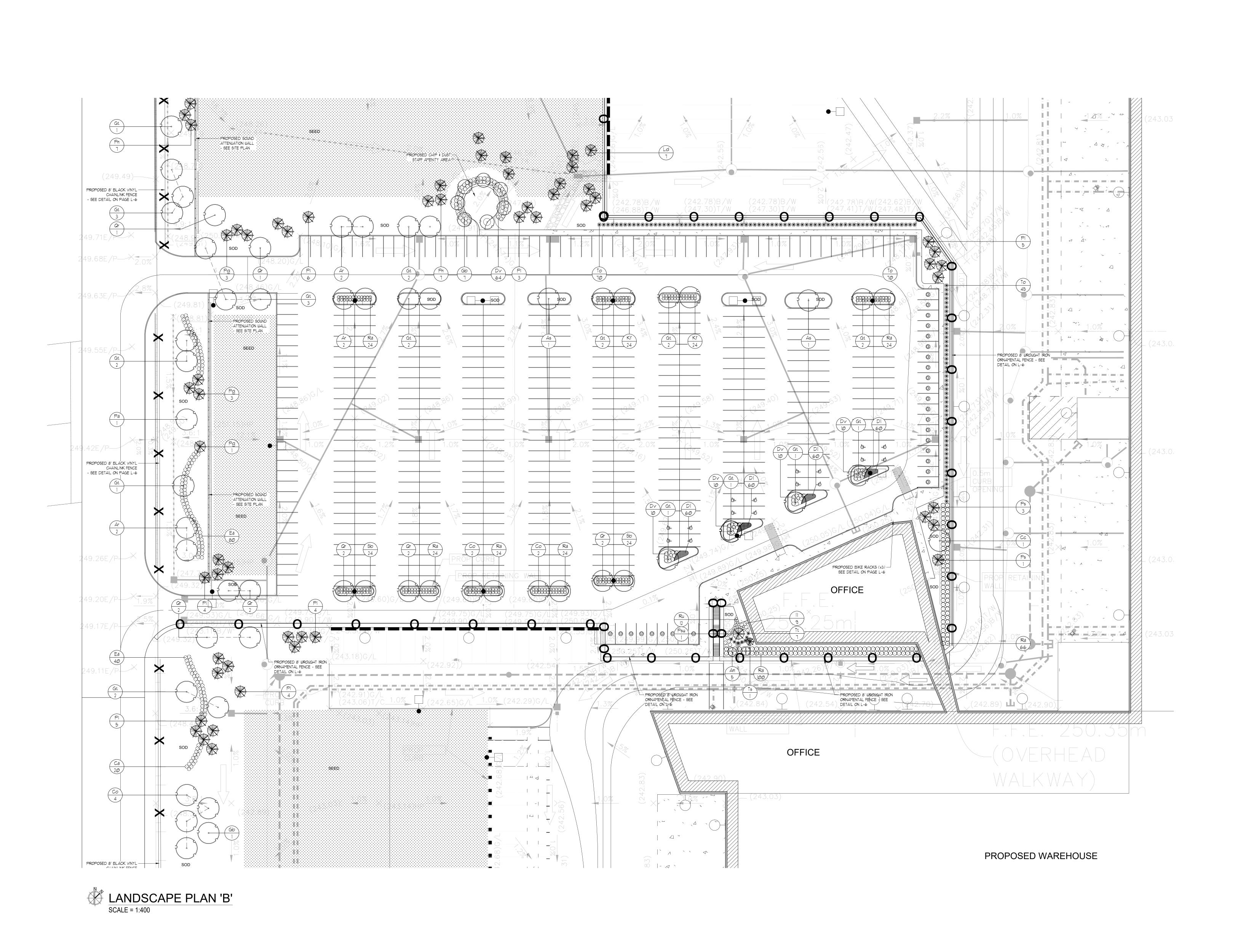


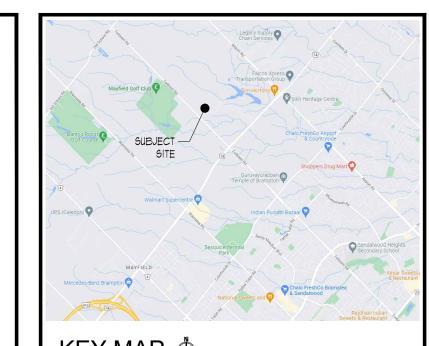


DC KENTUCKY TULLAMORE LANDS TORBRAM ROAD CALEDON, ONTARIO

LANDSCAPE PLAN 'A'

DATE:	SCALE:	DRAWING No.
JUNE 2019	AS NOTED	
DRAWN:	CHECKED BY:	
RKLA Inc.	B.RM.	
PROJECT No.		
22-209	PLE SPA	





KEY MAP 🕀



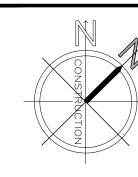
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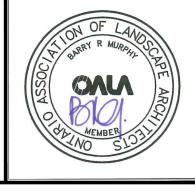
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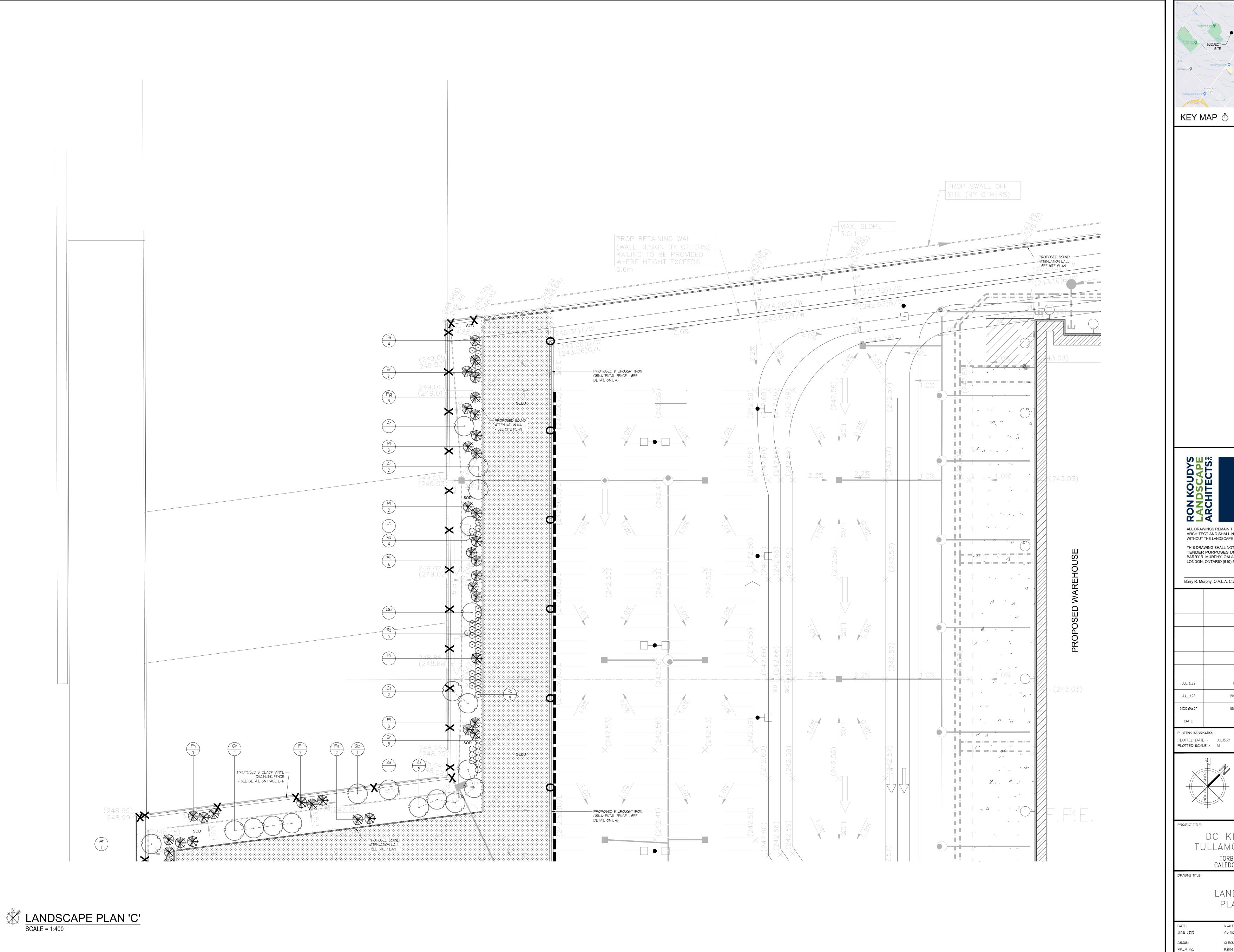
PROJECT TITLE

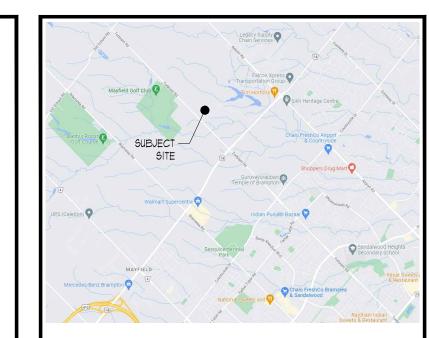
DC KENTUCKY
TULLAMORE LANDS
TORBRAM ROAD
CALEDON, ONTARIO

DRAWING TITLE:

LANDSCAPE PLAN 'B'

DATE:	SCALE:	DRAWING No.
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DRAWN: RKLA Inc.	CHECKED BY: B.R.M.	L-3
PROJECT No. 22-209	DLe SPA	



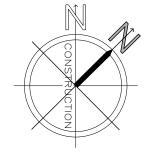


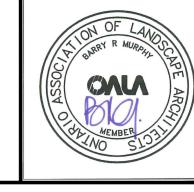


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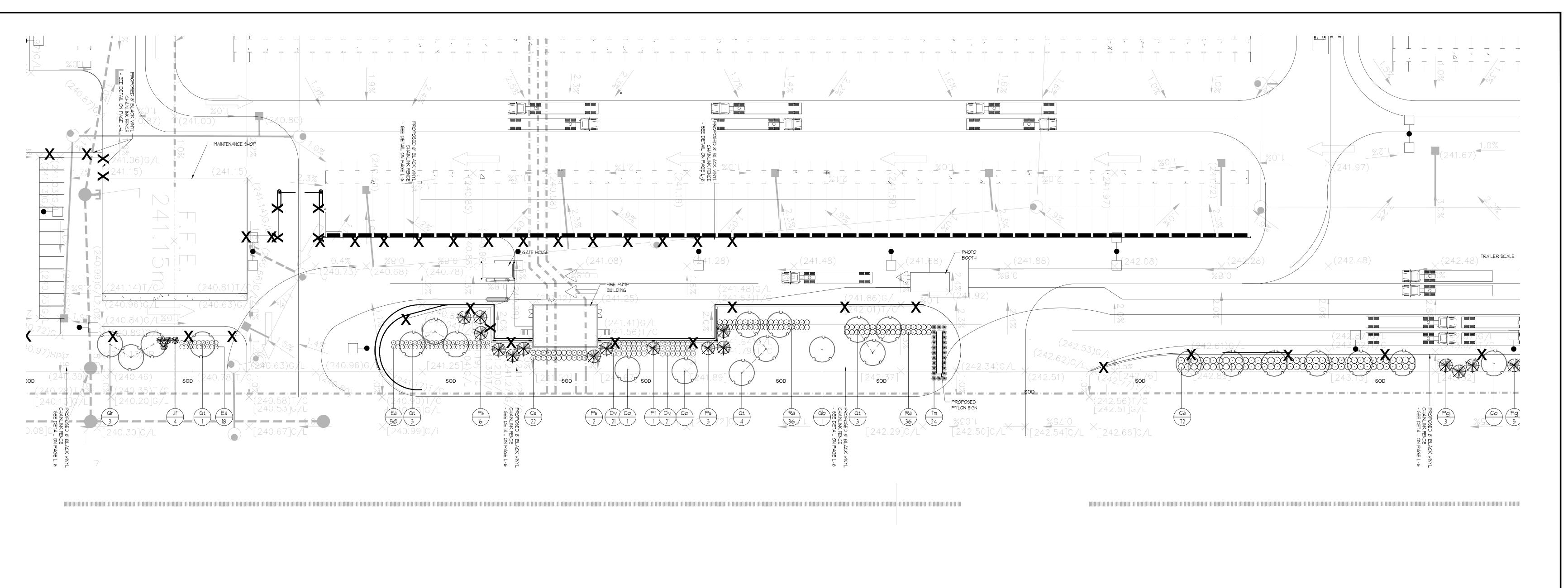


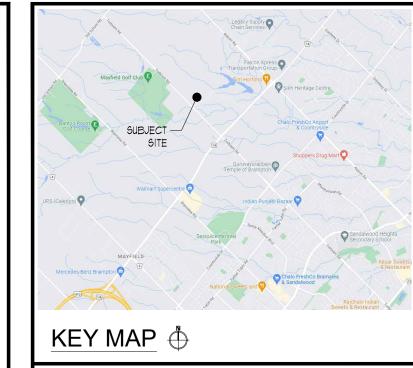


DC KENTUCKY TULLAMORE LANDS TORBRAM ROAD CALEDON, ONTARIO

LANDSCAPE PLAN 'C'

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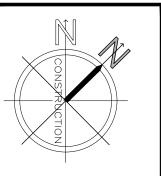
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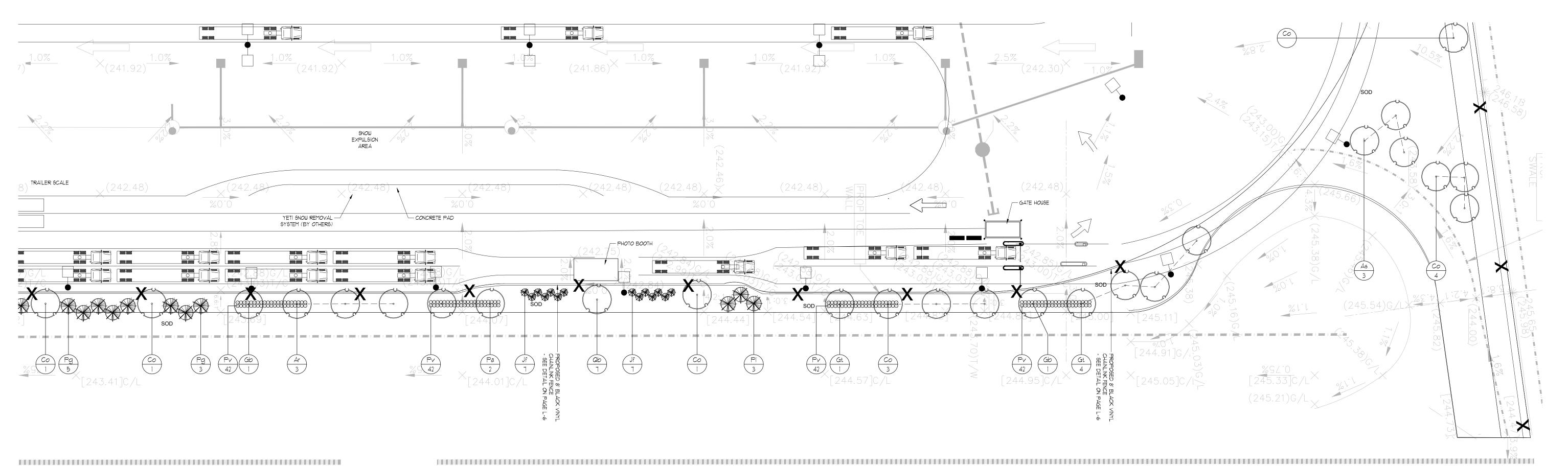
DC KENTUCKY
TULLAMORE LANDS
TORBRAM ROAD
CALEDON, ONTARIO

DRAWING TITLE

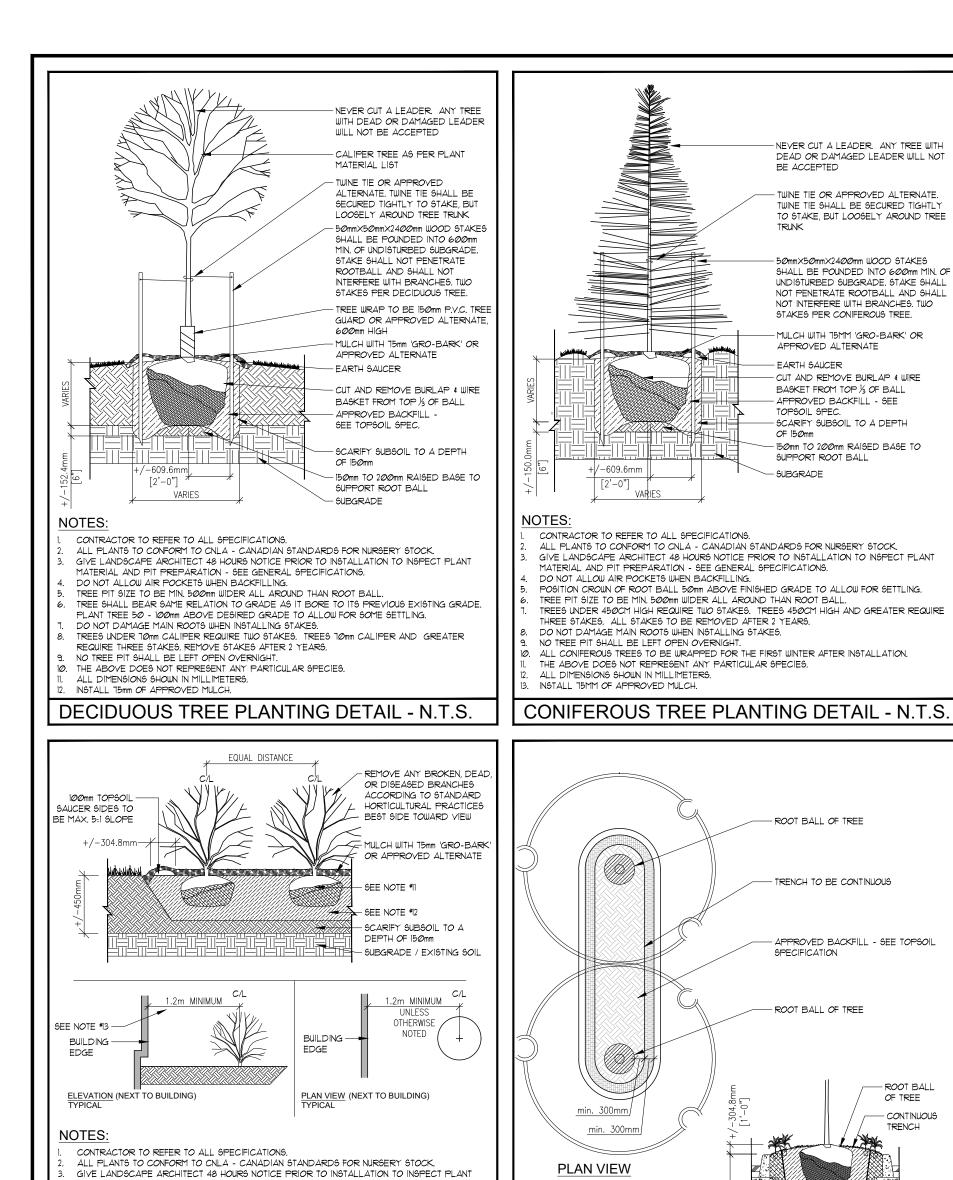
LANDSCAPE PLAN 'D&E'

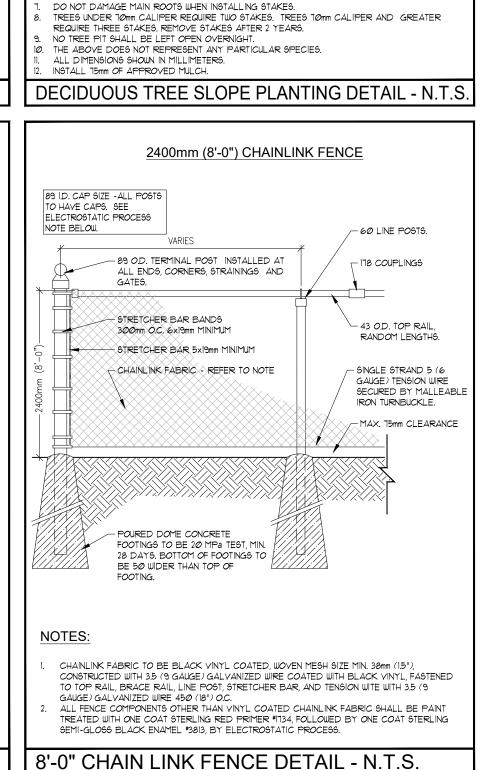
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PROJECT No. 22-209	9Le SPA	











CONTRACTOR TO REFER TO ALL SPECIFICATIONS.

MATERIAL AND PIT PREPARATION - SEE GENERAL SPECIFICATIONS

DO NOT ALLOW AIR POCKETS WHEN BACKFILLING. TREE PIT SIZE TO BE MIN. 500mm WIDER ALL AROUND THAN ROOT BALL.

ALL PLANTS TO CONFORM TO CNLA - CANADIAN STANDARDS FOR NURSERY STOCK.

PLANT TREE 50 - 100mm ABOVE DESIRED GRADE TO ALLOW FOR SOME SETTLING.

GIVE LANDSCAPE ARCHITECT 48 HOURS NOTICE PRIOR TO INSTALLATION TO INSPECT PLANT

TREE SHALL BEAR SAME RELATION TO GRADE AS IT BORE TO ITS PREVIOUS EXISTING GRADE.

- NEVER CUT A LEADER ANY TREE

CALIPER TREE AS PER PLANT

50mm×50mm×2400mm WOOD STAKE

SHALL BE POUNDED INTO 600mm

MIN. OF UNDISTURBED SUBGRADE.

STAKE SHALL NOT PENETRATE

NTERFERE WITH BRANCHES. TWO

STAKES PER DECIDUOUS TREE.

TREE WRAP TO BE 150mm PVC. T

GUARD OR APPROVED ALTERNATE,

MULCH WITH 15MM 'GRO-BARK' OR

CUT AND REMOVE BURLAP & WIRE

APPROVED ALTERNATE

APPROVED BACKFILL

- SEE TOPSOIL SPEC.

SUPPORT ROOT BALL

OF 150mm

- SUBGRADE

- LINE OF ORIGINAL SLOPE

BASKET FROM TOP 1/3 OF BALL

- SCARIFY SUBSOIL TO A DEPTH

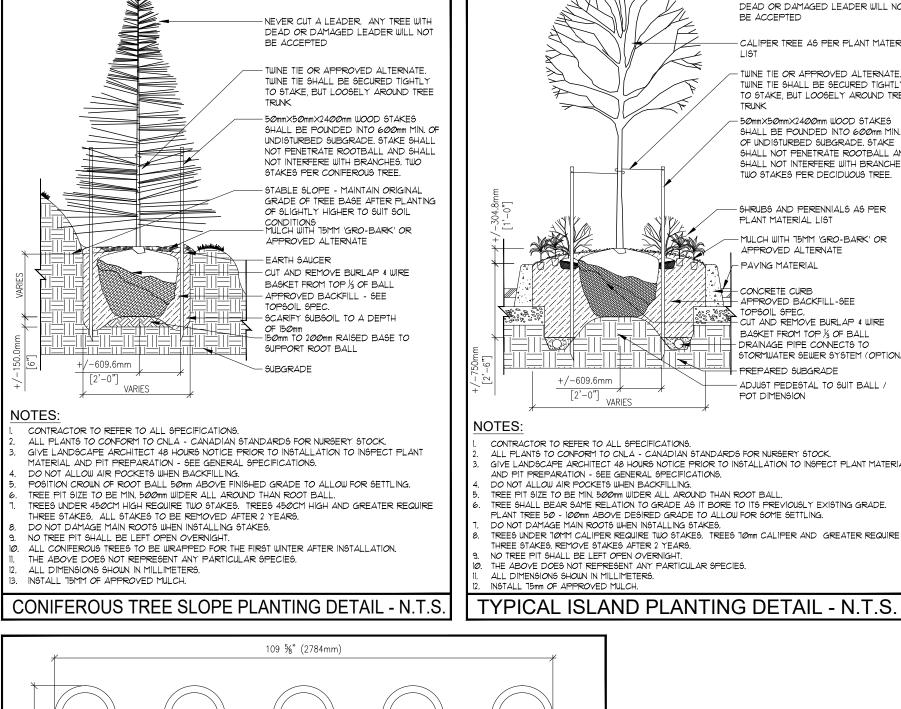
- 150mm TO 200mm RAISED BASE TO

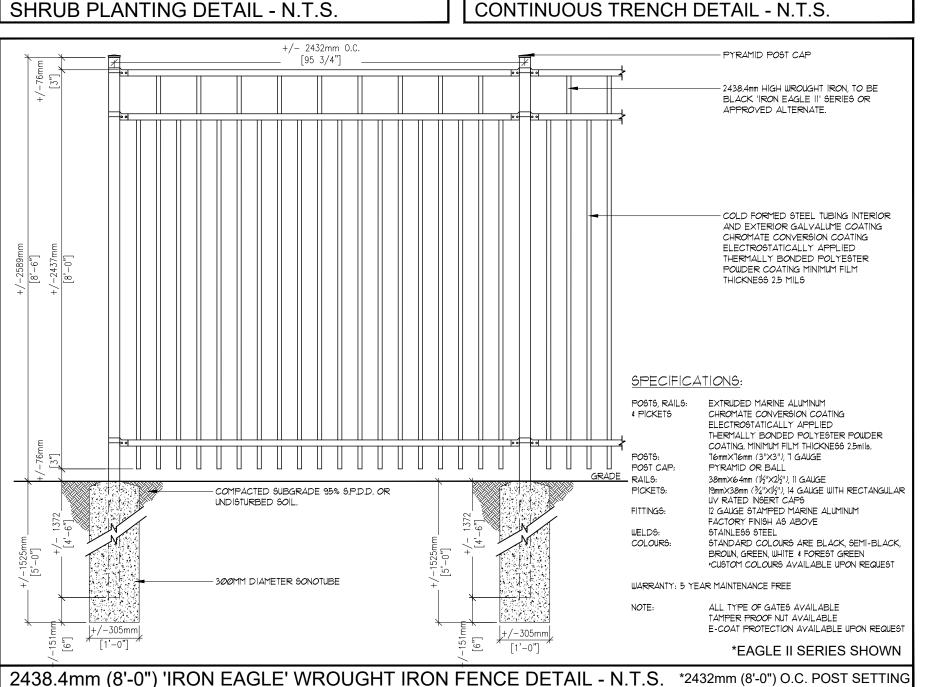
ROOTBALL AND SHALL NOT

WILL NOT BE ACCEPTED

MATERIAL LIST

WITH DEAD OR DAMAGED LEADER





**PLAN VIEW** 

TRENCH TO BE CONTINUOUS

+/-300mm

VARIES

DRAINAGE PIPE CONNECTS [12"]

TO STORMWATER SEWER

SEE ISLAND PLANTING DETAIL FOR CROSSECTION

SYSTEM (OPTIONAL)

TRENCH SIZE TO BE MIN. 500mm WIDER ALL AROUND THAN ROOT BALL.

ENSURE MINIMUM 300mm BETWEEN TRENCH AND EDGE OF CURB.

MATERIAL AND PIT PREPARATION - SEE GENERAL SPECIFICATIONS.

SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BED. THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.

COMPACTED TOPSOIL TO BE TAMPED TO MINIMIZE SETTLEMENT.

ALL DIMENSIONS SHOWN IN MILLIMETERS.

NSTALL 15MM OF APPROVED MULCH.

(CONTAINER GROWN MATERIALS)

UNLESS OTHERWISE NOTED.

DO NOT ALLOW AIR POCKETS WHEN BACKFILLING. POSITION CROWN OF ROOT BALL 50MM ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.

OF ROOT BALL (B&B PLANT MATERIALS), REMOVE PLANTS FROM PLASTIC CONTAINERS

PLANTING METHOD ILLUSTRATED SHALL APPLY TO BARE ROOT STOCK AND BALLED STOCK.

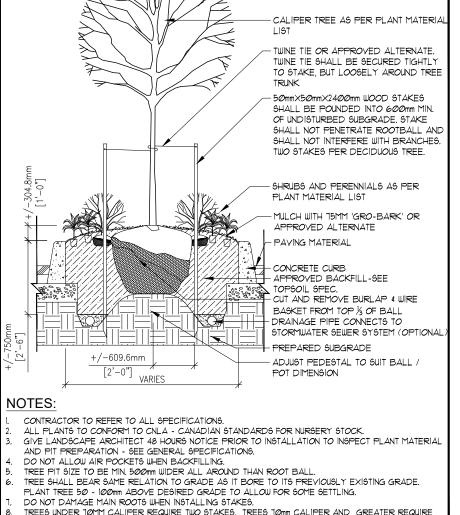
PEEL BACK TOP 1/3 OF BURLAP, DO NOT REMOVE. CUT AND REMOVE ALL ROPE FROM TOP HALF

PREPARED TOPSOIL TO BE 50% NATIVE TOPSOIL, FREE OF STONES, LUMPS OF CLAY GREATER

MIX: MAX. 1/3 OF PLANTING BED DEPTH MAY BE ABOVE GRADE WHERE SOILS ARE HEAVILY

ALL SHRUBS TO BE PLANTED A MINIMUM OF 12m ON CENTER AWAY FROM ALL BUILDING EDGES

THAN 25mm (IINCH) AND ALL ROOTS OR OTHER EXTRANEOUS MATERIAL, AMEND WITH 50% TRIPLE



TREES UNDER TØMM CALIPER REQUIRE TWO STAKES. TREES TØmm CALIPER AND GREATER REQUIRE TYPICAL ISLAND PLANTING DETAIL - N.T.S.

TYPICAL ELEVATION DIRECT BURIAL (400-DB) SHOWN, SURFACE MOUNT (400-5) ALSO AVAILABLE. CONTRACTOR TO SECURE BIKE RACK AS PER MBR400-11-DB BIKE RACK 'MAGLIN SITE FURNITURE INC.' IANUFACTURER'S SPECIFICATIONS. 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO 1-800-716-5506 L.A. FOR APPROVAL PRIOR TO CONSTRUCTION. 4. COLOUR TO BE BLACK. OR APPROVED ALTERNATE l BIKE RACK DETAIL - N.T.S.

## **GENERAL PLANTING SPECIFICATIONS:**

- BASE INFORMATION SUPPLIED BY STENDLE + REICH
- ENGINEERING INFORMATION SUPPLIED BY ODAN DETECH CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS. 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.
- 5. REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS, ERRORS AND/OR OMISSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. 6. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS UNTIL OWNER ACCEPTANCE OF PROJECT. CONTRACTOR TO NOTIFY LANDSCAPE
- ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR A SITE WORK COMPLETION CERTIFICATE AS WELL AS THE COMMENCEMENT OF THE ALL WORKMANSHIP TO BE WARRANTIED FOR ONE YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN ON FINAL ACCEPTANCE OF PROJECT. 8. ALL WORKMANSHIP TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.
- 9. ALL NURSERY STOCK TO BE #1 NURSERY GROWN AND MUST COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S "CANADIAN NURSERY STOCK STANDARD", LATEST EDITION. 10. 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. I. CONTRACTOR 16 RESPONGIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK.

## CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS. ALL GRADING TO BE IN ACCORDANCE WITH SITE ENGINEERS DRAWINGS.

- SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN I" (25MM) AND COMPACTED TO 85% S.P.D. 4. ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (150 MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN
- 5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE SUBBASE. 6. DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SWALES.
- NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL WET CONDITIONS.

DETERMINED BY THE LANDSCAPE ARCHITECT. AND HAVING A 6H RANGING FROM 6.0 TO 1.0.

TOPSOIL

I. AT THE CONTRACTORS EXPENSE A SOIL TEST IS TO BE COMPLETED BY A REPUTABLE LABORATORY. THE SOIL TEST IS TO BE COMPLETED

II. AT THE CONTRACTORS 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. TOPSOIL FOR PLANTING BEDS IS TO BE A FERTILE, FRIABLE, NATURAL LOAM TO A MINIMUM DEPTH OF 18" (450MM), AND A MINIMUM DEPTH OF 4" (100MM) FOR TURF AREAS - UNLESS OTHERWISE STATED - TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY

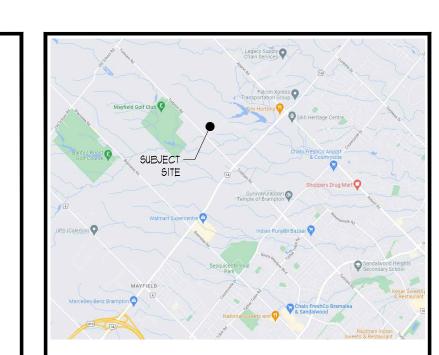
LOAMS AND NOT LESS THAN 2% ORGANIC MATTER! FOR SANDY LOAM TO A MAXIMUM OF 15%, AND CAPABLE OF SUSTAINING VIGOROUS

PLANT GROWTH, FREE OF SUBSOIL CONTAMINATION, ROOTS AND STONES OVER 50MM DIAMETER, REASONABLY FREE OF WEEDS, AS

- 3. IF TOPSOIL IS TO BE STOCKPILED FOR USE ON SITE DEVELOPMENT, AVOID MIXING TOPSOIL WITH SUBSOIL. LIMIT HEIGHT OF STOCKPILE TO 3M TO RETAIN SOIL MICROORGANISMS AND SOIL VIABILITY AND FERTILITY. 4. IF APPLICABLE, ALL WORK IN ANY ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY. ENSURE A MINIMUM OF 100MM TOPSOIL IS INSTALLED IN BOULEVARDS.
- 5. PROTECT THE MUNICIPALITY OWNED ROAD ALLOWANCE(6)/BOULEVARD(6) FROM COMPACTION OR SOIL CONTAMINATION.
- ALL TREEPITS, SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED. CONTRACTOR TO INSTALL 3" (75MM) OF 'GRO-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
  I. CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWING(6) AND PLANT MATERIAL LIST(5), REPORT ALL DISCREPANCIES AT TENDERING PROCESS.
- SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT. PLANTINGS MAY BE ADJUSTED TO SUIT UTILITIES STRUCTURES AND AESTHETIC CONCERNS, 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
- TIME OF PLANTING. IE. TEMPERATURE, PRECIPITATION. 6. ALL TREE PITS SHALL BE AT LEAST 2 FT. (600MM) WIDER THAN BALL OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH SO THAT THE TOP OF BALL IS AT THE SAME LEVEL AS SURROUNDING GRADE. A MINIMUM OF 6" (150MM) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVER NIGHT.
- SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 18" (450MM) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVER NIGHT 8. ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAIL). EARTH SAUCER TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OR 2.5" (63MM).
- 10. ALL EVERGREENS ARE TO WRAPPED THE FIRST WINTER AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR. ALL SHRUBS PLANTED WITHIN Im OF SALTED ROADWAYS, PARKING AND SIDEWALKS TO BE PROTECTED WITH SILT FENCING THROUGHOUT THE FIRST WINTER AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR (OPTIONAL) 2. DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SWALES.
- 13. DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SWALES. 14. CONTRACTOR IS TO REMOVE ALL STAKES AND GUY WIRES AFTER 2 FULL GROWING SEASONS.
- ALL LANDSCAPED AREAS TO BE SODDED TO THE STREET CURB (S) UNLESS OTHERWISE STATED. CONTRACTOR TO ENGURE (WHERE APPLICABLE) ALL PLANTING BEDS ADJACENT TO TRAFFIC ISLANDS, INTERIOR SITE CURBING, AND
- SIDEWALKS HAVE A 3'0"(1.0M) SOD MAINTENANCE STRIP INSTALLED. 3. ANY SODDING OR WORKS ON LANDS ABUTTING THE PROPERTY FROM THE LOTLINES TO SIDEWALK AND CURBING, SHALL BE COMPLETED OR REPAIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND OR REGIONAL MUNICIPALITY UNLESS OTHERWISE STATED. 4. SOD SHALL BE CERTIFIED \* I CULTIVATED TURF GRASS, GROWN AND SOLD IN ACCORDANCE WITH THE CLASSIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. AT TIME OF SALE IT SHALL HAVE A STRONG FIBROUS ROOT SYSTEM AND SHALL BE CUT IN
- PIECES APPROXIMATELY ONE SQ.YD (900 M2) IN AREA WITH THE SOIL PORTION BEING 3/4" IN.(19MM). 5. SOD 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 SOD AND THE UPPER 4" (100MM) OF BACKFILL TOPSOIL. AFTER SOD AND SOIL HAVE DRIED SUFFICIENTLY TO PREVENT DAMAGE, IT SHALL BE ROLLED WITH A ROLLER PROVIDING I 500 LBS. (68KG)
- 1. CONTRACTOR TO REPAIR ALL DAMAGED AREAS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OR CLIENT.
- 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 ENVELOPE ARE NOT AVAILABLE. 3. MANUAL WATERING SHOULD ENSURE DEEP WATERING OF TREES, SHRUBS, GROUND COVERS AND GRASSED AREAS, WATERING OF GRASSED AREAS TO COMMENCE ON A REGULAR BASIS AND CONTINUE WITH INTENSITY DEPENDING ON AMOUNT OF RAINFALL. NEW SOD 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 DISLODGING OF MULCH OR TREE GUARDS DOES NOT OCCUR. DAMAGE SHALL BE IMMEDIATELY REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- ALL LANDSCAPED AREAS TO BE SEEDED TO THE STREET(S) CURB UNLESS OTHERWISE STATED. 2. ANY WORKS ON LANDS ABUTTING THE PROPERTY FROM THE LOTLINES TO SIDEWALK AND CURBING, SHALL BE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND OR REGIONAL MUNICIPALITY. 3. SEED TO BE:
- 20 % KENTUCKY BLUE GRASS 50 % CREEPING RED FESCUE 20 % BARRY OR PINNACLE PERENNIAL RYEGRASS 10 % ANNUAL RYEGRASS

4. SEEDING RATE: 185kg PER Ha (1101bs/Acre)

9. ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING.



KEY MAP 🕀

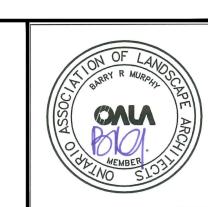


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