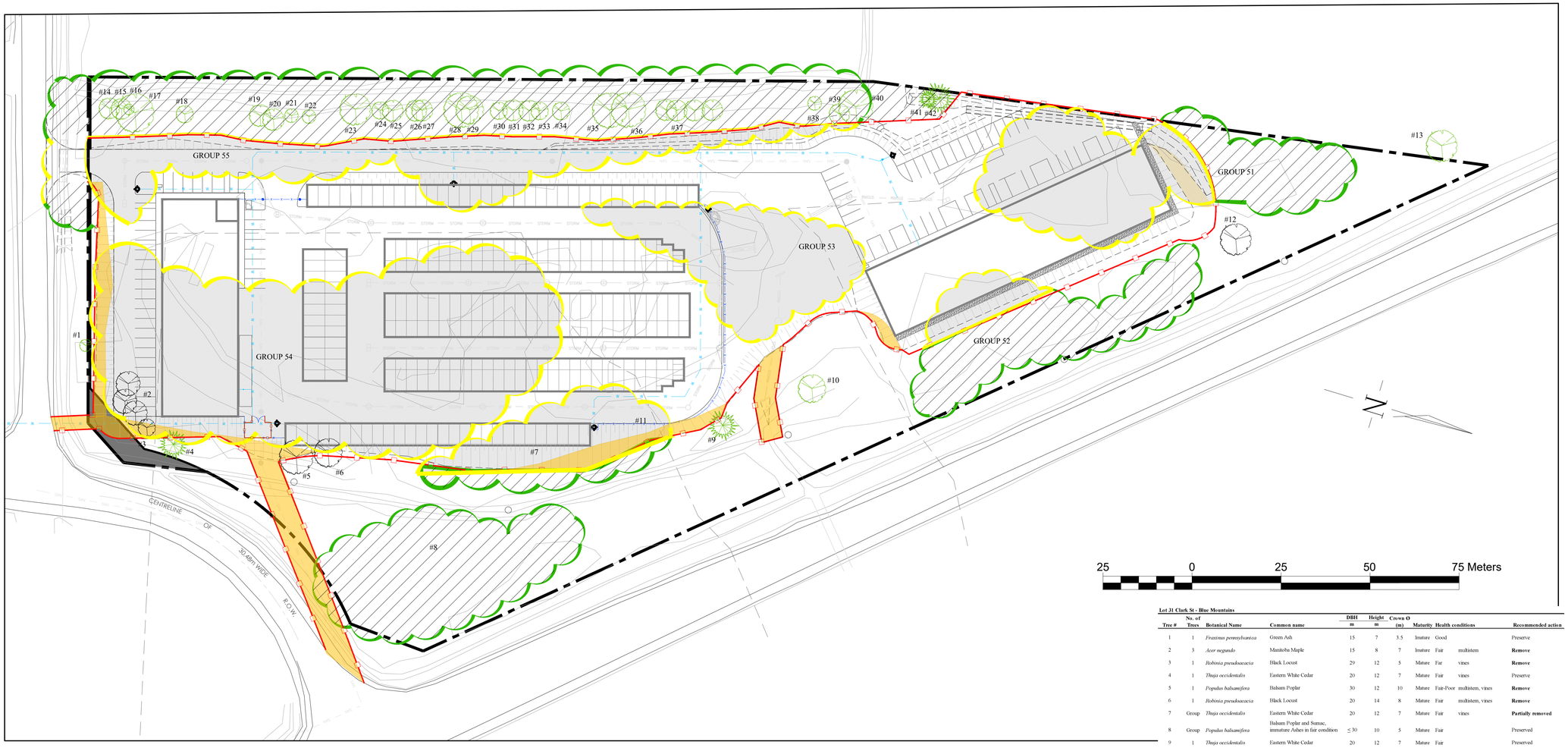

TREE INVENTORY/ PRESERVATION PLAN

1 : 600

Lot 31 Clark St - Blue Mountains

Tree #	No. of Trees	Botanical Name	Common name	DBH m	Height m	Crown Ø (m)	Maturity	Health conditions		Recommended action
1	1	*Fraxinus pennsylvanica*	Green Ash	15	7	3.5	Imature	Good		Preserve
2	3	*Acer negundo*	Manitoba Maple	15	8	7	Imature	Fair	multistem	**Remove**
3	1	*Robinia pseudoacacia*	Black Locust	29	12	5	Mature	Fair	vines	**Remove**
4	1	*Thuja occidentalis*	Eastern White Cedar	20	12	7	Mature	Fair	vines	Preserve
5	1	*Populus balsamifera*	Balsam Poplar	30	12	10	Mature	Fair-Poor	multistem, vines	**Remove**
6	1	*Robinia pseudoacacia*	Black Locust	20	14	8	Mature	Fair	multistem, vines	**Remove**
7	Group	*Thuja occidentalis*	Eastern White Cedar	20	12	7	Mature	Fair	vines	**Partially removed**
8	Group	*Populus balsamifera*	Balsam Poplar and Sumac, immature Ashes in fair condition	≤ 30	10	5	Mature	Fair		Preserved
9	1	*Thuja occidentalis*	Eastern White Cedar	20	12	7	Mature	Fair		Preserved
10	1	*Fraxinus pennsylvanica*	Green Ash	50	14	8	Mature	Good		Preserved
11	Group	*Thuja occidentalis*	Eastern White Cedar	20	12	7	Mature	Fair		**Partially removed**
12	1	*Fraxinus pennsylvanica*	Green Ash	35	14	9	Mature	Fair	Forked at base	**Remove**
13	1	*Acer negundo*	Manitoba Maple	40	8	6	Mature	Dying		Preserved
14	1	*Populus balsamifera*	Balsam Poplar	26	12	6	Mature	Fair		Preserved
15	1	*Fraxinus pennsylvanica*	Green Ash	26	12	6	Mature	Fair		Preserved
16	1	*Fraxinus pennsylvanica*	Green Ash	14	12	3	Imature	Fair	Top Canopy	Preserved
17	1	*Fraxinus pennsylvanica*	Green Ash	32	16	11	Mature	Fair		Preserved
18	1	*Populus balsamifera*	Balsam Poplar	32	12	5	Mature	Fair	Top Canopy, Vines	Preserved
19	1	*Fraxinus pennsylvanica*	Green Ash with Immature Aspens	16	10	6	Imature	Fair		Preserved
20	1	*Fraxinus pennsylvanica*	Green Ash	19	10	6	Imature	Fair		Preserved
21	1	*Fraxinus pennsylvanica*	Green Ash	33	12	4	Mature	Fair -Poor	Ash borer	Preserved
22	1	*Fraxinus pennsylvanica*	Green Ash	33	12	4	Mature	Fair-Poor	Ash borer	Preserved
23	1	*Fraxinus pennsylvanica*	Green Ash	28	16	9	Mature	Fair	Vines	Preserved
24	1	*Fraxinus pennsylvanica*	Green Ash	22	12	5	Mature	Fair	Vines	Preserved
25	1	*Fraxinus pennsylvanica*	Green Ash	2x15	12	6	Mature	Fair vines	Forked at base	Preserved
26	2	*Fraxinus pennsylvanica*	Green Ash	14	12	6	Imature	Fair vines	Vines	Preserved
27	2	*Fraxinus pennsylvanica*	Green Ash	10	12	6	Imature	Fair	1 forked a base, vines	Preserved
28	1	*Fraxinus pennsylvanica*	Green Ash	33	16	10	Mature	Fair poor	Ash borer, vines, forked at 1.6m	Preserved
29	1	*Fraxinus pennsylvanica*	Green Ash	23	14	8	Mature	Fair poor	Ash borer, vines, forked at base	Preserved
30	1	*Fraxinus pennsylvanica*	Green Ash	17	11	5	Imature	Fair		Preserved
31	1	*Fraxinus pennsylvanica*	Green Ash	14	12	6	Imature	Fair		Preserved
32	1	*Fraxinus pennsylvanica*	Green Ash	14	12	6	Imature	Fair		Preserved
33	1	*Fraxinus pennsylvanica*	Green Ash	16	12	5	Imature	Fair	Vines	Preserved
34	1	*Fraxinus pennsylvanica*	Green Ash	16	10	5	Imature	Poor		Preserved
35	1	*Fraxinus pennsylvanica*	Green Ash	2x20	14	10	Mature	Poor-Fair	Forked at base	Preserved
36	1	*Fraxinus pennsylvanica*	Green Ash	20	12	6	Mature			Preserved
37	4	*Fraxinus pennsylvanica*	Green Ash	20	12	6	Mature	Fair		Preserved
38	1	*Fraxinus pennsylvanica*	Green Ash	19	10	4	Imature	Fair		Preserved
39	1	*Fraxinus pennsylvanica*	Green Ash	28	10	6	Mature	Poor		Preserved
40	1	*Fraxinus pennsylvanica*	Green Ash	27	14	10	Mature	Fair-Poor	Forked at 0.8m	Preserved
41	3	*Thuja occidentalis*	Eastern White Cedar	20	10	5	Mature	Fair-Poor		Preserved
42	1	*Thuja occidentalis*	Eastern White Cedar	43	14	9	Mature	Fair		Preserved

SUBJECT LANDS.

EXISTING TREES ON SUBJECT SITE TO BE REMOVED. REFER TO TREE INVENTORY LIST.

EXISTING TREES ON SUBJECT SITE TO BE PRESERVED. REFER TO TREE INVENTORY LIST.

SILTATION FENCE. REFER TO ENGINEERING DRAWINGS.

10m SETBACK FROM EX. WATERCOURSE (REFER TO E.I.S. STUDY BY ROOTS ENVIRONMENTAL, AUG. 2022)

TREE REMOVAL AREA.

TREE GROUP TO BE REMOVED.

TREE GROUP TO BE PRESERVED.

TREE REMOVAL IN THE BUFFER ZONE SUBJECT TO RESTORATION AREA.

LEGEND

Tree group #	Canopy cover, %	Species	Common Name	Freq. %	Maturity	Recommended action
Group 51	85	*Thuja occidentalis*	Eastern White Cedar	40	Mature	**Partially removed**
		Populus balsamifera	Balsam Poplar	30	Immature	
		Fraxinus pennsylvanica	Green Ash	10	Mature	
		Prunus vulgaris	Chokecherry	5	Immature	
Group 52	90	*Thuja occidentalis*	Eastern White Cedar	80	Mature	**Partially removed**
		Fraxinus pennsylvanica	Green Ash	10	Mature	
Group 53	30	*Thuja occidentalis*	Eastern White Cedar	45	Mature	**Removed**
		Fraxinus pennsylvanica	Green Ash	10	Mature	
		Populus balsamifera	Balsam Poplar	5	Immature	
		Rhus typhirus	Sumac	dominant in understorey		
Group 54 and Group 55	60	*Robinia pseudoacacia*	Black Locust	25	Mature	**54 Removed, 55 Partially removed**
		Fraxinus pennsylvanica	Green Ash	20	Mature	
		Populus balsamifera	Balsam Poplar	10	Mature	
		Salix sp.	Willows sp.	5	Immature	

KEY MAP N.T.S.

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES INCLUDING ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION OR INSTALLATIONS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ANY ACCOMPANYING DOCUMENTATION RELATING TO THE LANDSCAPE PLAN AND/OR PRESERVATION PLAN SUCH AS TENDER DOCUMENTS AND CHANGE NOTICES ARE TO BE ENDORSED BY J.D.B. ASSOCIATES LIMITED PRIOR TO THE BEGINNING OF ANY SITE WORKS. IN THE EVENT THAT OF A DISCREPANCY THE DRAWING SHALL BE ASSUMED CORRECT.

IT IS THE RESPONSIBILITY OF THE PERSON OR PERSONS RESPONSIBLE FOR THE CONSTRUCTED WORKS TO NOTIFY THE LANDSCAPE ARCHITECT WHEN PREPARED FOR ANY REQUIRED INSPECTIONS AND SIGN OFFS.

SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	December 6th, 2022	SIT
2.	AS PER TOWN COMMENTS	December 27th, 2023	SIT
3.	AS PER TOWN COMMENTS	May 28th, 2024	SIT
4.	AS PER TOWN COMMENTS	August 1st, 2024	SIT

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THIS DRAWING IS NOT TO BE SCALED.

BASE PLAN REVISED: MARCH, 2022

Client info:
IPS- INNOVATIVE PLANNING SOLUTIONS

647 Welham Road, Unit 9A, Barrie, ON, L4N 0B7

ACCEPTED BY:

DATE

LANDSCAPE ARCHITECTS STAMP
STAMP AND SIGNATURE NOT VALID IF REPRODUCED

JDB ASSOCIATES LTD.
Urban Designers
Landscape Architects
Arborists
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Barrie, Ontario
L4N 5W4
Fax: 705-722-5660
Tel: 705-722-6278

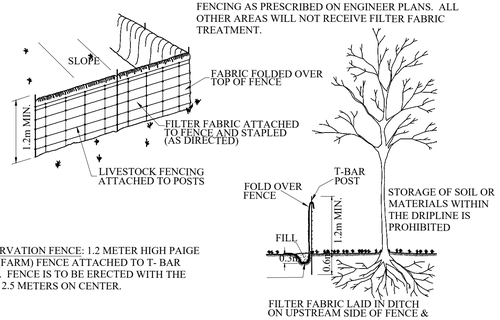
LOT 31 CLARK ST

Town of the Blue Mountains, ON

TREE INVENTORY/ PRESERVATION PLAN

SCALE: 1 : 600	DESIGNED BY: IT	REVIEWED BY: NB
TOWN FILE No.	OUR FILE REF. # 14-22	TP-1

NOTE: FILTER FABRIC TO BE USED ONLY IN COORDINATION WITH THE SILT AND SEDIMENT CONTROL FENCING AS PRESCRIBED ON ENGINEER PLANS. ALL OTHER AREAS WILL NOT RECEIVE FILTER FABRIC TREATMENT.



PRESERVATION FENCE: 1.2 METER HIGH PAIGE WIRE (FARM) FENCE ATTACHED TO T- BAR POSTS. FENCE IS TO BE ERECTED WITH THE POSTS 2.5 METERS ON CENTER.

D1 - TREE PRESERVATION / SNAKE FENCE (REFER TO SNAKE FENCE NOTES)

THE DRIP LINE OF VEGETATION IS CONSIDERED THE LIMIT OF PRESERVATION.

NOTES

CHANGES OR MODIFICATIONS TO THE LIMIT OF PRESERVATION MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT AND MUST BE PROVIDED PRIOR TO ANY WORK TO OR WITHIN THE PRESERVATION ZONE.

TREE LIMBS THAT WILL INTERFERE WITH CONSTRUCTION OR SITE ACCESS MUST BE REMOVED USING STANDARD HORTICULTURAL PRACTICES.

"DRIP LINE" IS DEFINED AS THE PERIMETER EXTENT OF THE CROWN OR CANOPY.

FOR FURTHER INFORMATION REFER TO TREE PROTECTION & PRESERVATION NOTES AND SPECIFICATIONS.

CLEARING AND GRUBBING WITHIN THE PRESERVATION ZONE MAY ONLY BE DONE UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.

NO CLEARING OR GRUBBING IS PERMITTED WITHIN THE ENVIRONMENTAL PROTECTION AREA.

D2 - LIMIT OF TREE PRESERVATION DETAIL

KEY MAP N.T.S.

GENERAL NOTES

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IT IS THE RESPONSIBILITY OF THE PERSON OR PERSONS RESPONSIBLE FOR THE CONSTRUCTED WORKS TO NOTIFY THE LANDSCAPE ARCHITECT WHEN PREPARED FOR ANY REQUIRED INSPECTIONS AND SIGN OFFS.

SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APRVD.
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2.	AS PER TOWN COMMENTS	December 27th, 2023	SIT
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THE INTENT OF TREE PRESERVATION AND PROTECTION IS TO PROVIDE AN INVENTORY OF EXISTING TREES ON SITE. IT IS NOT A SURVEY AND THEREFORE THE EXACT LOCATION OF EXISTING TREES MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.

ALL TREES TO BE PRESERVED SHALL BE INDICATED AND MARKED AS SUCH ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE SITE DEVELOPMENT.

AS PART OF THE CLEARING AND GRUBBING, TREES LOCATED AT THE EDGES OF STANDS ABUTTING RESIDENTIAL ARE ARE TO BE PRUNED OF DEAD AND DISEASED LIMBS. PRUNING TO BE COMPLETED IN ACCORDANCE TO ACCEPTED HORTICULTURAL PRACTICES AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

IN THE EVENT THAT A TREE THAT HAS BEEN DESIGNATED FOR PRESERVATION IS DAMAGED OR REMOVED WITHOUT PRIOR WRITTEN PERMISSION FROM THE TOWN, THE LAND OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF SAID TREE WITH TREES OF EQUAL CALIPER VALUE AND COMPARABLE SPECIES, TO THE SATISFACTION OF THE THE TOWN AND THE LANDSCAPE ARCHITECT.

SPECIFICATIONS FOR PRESERVATION & PROTECTION

PRIOR THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, ALL TREES OR BLOCKS OF TREES THAT HAVE BEEN DESIGNATED FOR PRESERVATION, AS INDICATED ON THE ACCOMPANYING PLAN SHALL BE FULLY PROTECTED BY THE ERECTION OF HOARDING OUTSIDE OF OR AT THE DRIP LINE (SEE DETAIL). AREAS WITHIN THE HOARDING SHALL BE CLEARED AND GRUBBED ONLY UNDER THE WRITTEN DIRECTION AND SUPERVISION OF THE LANDSCAPE ARCHITECT.

EQUIPMENT OR VEHICLES SHALL NOT BE PARKED, REPAIRED OR REFUELED WITHIN TREE PROTECTION ZONE, CONSTRUCTION MATERIALS SHALL NOT BE STORED AND EARTH MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE AREA OF ANY TREE NOT DESIGNATED FOR REMOVAL.

ANY TREES NOT DESIGNATED FOR REMOVAL SHALL NOT HAVE RIGGING CABLES ATTACHED OR WRAPPED AROUND THEM NOR SHALL ANY CONTAMINANTS BE DUMPED WITHIN THE PROTECTIVE AREAS. FURTHER, NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF THE TREES TO BE PRESERVED.

THE CONTRACTOR OR LAND OWNER SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO TREES OR SHRUBS THAT ARE NOT DESIGNATED FOR REMOVAL AS PER THE ACCOMPANYING PLAN.

UNLESS THE CONTRACT WORK SPECIFICALLY REQUIRES WORK WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, EQUIPMENT SHALL NOT BE OPERATED WITHIN THAT DRIP LINE AREA. WHEN CONTRACT WORK MUST BE COMPLETED WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, OPERATION OF EQUIPMENT WITHIN THAT DRIP LINE SHALL BE KEPT TO THE MINIMUM AMOUNT REQUIRED TO COMPLETE THE WORKS. PRIOR TO THE COMMENCEMENT OF SUCH WORKS THE LANDSCAPE ARCHITECT MUST BE GIVEN WRITTEN NOTIFICATION AND WILL SUBSEQUENTLY BE REQUIRED TO INSPECT SAID WORKS.

THE CONTRACTOR'S OPERATION SHALL IN NO WAY CAUSE DAMAGE TO THE TRUNK OR BRANCHES OF TREES NOT DESIGNATED FOR REMOVAL.

THE CONTRACTOR'S OPERATION SHALL NOT CAUSE FLOODING OR SEDIMENT DEPOSITS IN AREAS WHERE TREES ARE NOT DESIGNATED FOR REMOVAL.

IN THE EVENT THAT IT IS NECESSARY TO REMOVE LIMBS OR PORTIONS OF TREES NOT DESIGNATED FOR REMOVAL, WRITTEN APPROVAL AND DIRECTION MUST BE GIVEN BY THE LANDSCAPE ARCHITECT PRIOR TO ANY WORKS. THE REMOVALS MUST BE EXECUTED CAREFULLY AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND TECHNIQUES.

NO GRADING SHALL TAKE PLACE WITHIN THE PRESERVATION ZONE.

D3 - NOTES FOR PRESERVATION AND PROTECTION

1. PROTECTION AREA IS INITIALLY IDENTIFIED IN THE FIELD BY A LICENSED ONTARIO SURVEYOR. THIS LINE APPROXIMATELY ESTABLISHES THE LIMITS OF TREE PRESERVATION SUBJECT TO AN ON-SITE MEETING WITH TOWN OF BLUE MOUNTAINS PARKS PLANNING STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST.

2. THE LANDSCAPE ARCHITECT/ARBORIST AND THE TOWN OF BLUE MOUNTAINS PARKS PLANNING STAFF MEET TO REVIEW THE SURVEYED LINE PRIOR TO ANY TREE REMOVAL OCCURRING, AND TO ADJUST THE LINE WHERE APPROPRIATE TO REFLECT THE ACTUAL NATURE OF A TREED AREA AS OPPOSED TO A STRAIGHT CUT LINE.

3. TREES THAT ARE SUSCEPTIBLE TO FALLING ONTO PRIVATE PROPERTY OR MUNICIPAL PROPERTY FROM WITHIN THE TREE PRESERVATION ZONE WILL BE IDENTIFIED FOR REMOVAL. REMOVAL WILL TAKE PLACE AS PRESCRIBED IN ITEM #6 BELOW.

4. ONCE THE SITE VISIT HAS CONCLUDED, THEN TREE PRESERVATION FENCING WILL BE ERECTED ALONG THE AGREED TREE PRESERVATION LINE.

5. FULL TREE REMOVAL OUTSIDE OF THE TREED AREAS MAY OCCUR ONCE THE PRESERVATION FENCING HAS BEEN ERECTED AND ALL REQUIRED TREE REMOVAL PERMITTING IS ISSUED.

6. TREES ARE TO BE FELLED IN SUCH A MANNER AS TO NOT DISTURB VEGETATION TO REMAIN. NO MACHINERY OR EQUIPMENT SHALL BE OPERATED OR STORED WITHIN THE DRIPLINE OF PROTECTED TREES.

7. STUMP REMOVALS ARE TO BE IMPLEMENTED AS TO NOT TO DISTURB THE GROUND WITHIN THE TREE PRESERVATION ZONE.

8. ONCE TREE REMOVAL HAS OCCURRED, AND PRIOR TO THE ISSUANCE OF THE UNDERGROUND CERTIFICATE, A RE-INSPECTION OF THE TREE PRESERVATION AREAS MUST OCCUR WITH TOWN OF BLUE MOUNTAINS STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST. ANY ADDITIONAL TREES TO BE REMOVED WILL BE NOTED BY THE TOWN OF BLUE MOUNTAINS PARKS PLANNING STAFF AND LANDSCAPE ARCHITECT/ ARBORIST.

9. ALL TREES ON ADJACENT PRIVATE LAND SHALL RECEIVE DRIPLINE PROTECTION.

TREE PRESERVATION PROCESS

NOTE:
NO TREE CUTTING SHALL OCCUR BETWEEN APRIL 1st AND OCTOBER 31st UNLESS CLEARANCE FROM M.N.R. AND M.E.C.P. IS PROVIDED.

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THIS DRAWING IS NOT TO BE SCALED.

BASE PLAN REVISED: MARCH, 2022

Client info:
IPS- INNOVATIVE PLANNING SOLUTIONS

647 Welham Road, Unit 9A, Barrie, ON, L4N 0B7

ACCEPTED BY:

DATE

LANDSCAPE ARCHITECTS STAMP
STAMP AND SIGNATURE VOID IF REPRODUCED

JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4

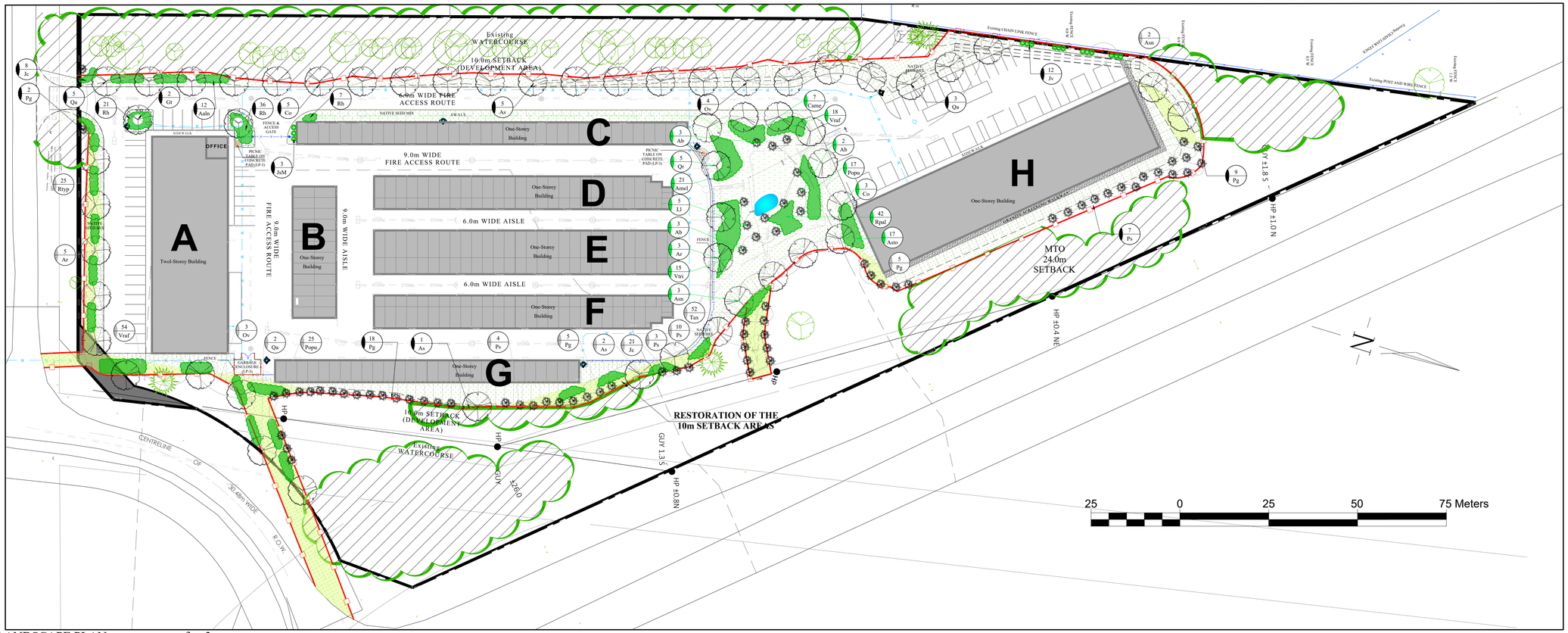
Fax: 705-722-5660
Tel: 705-722-6278

LOT 31 CLARK ST

Town of the Blue Mountains, ON

TREE PRESERVATION DETAILS

SCALE: NTS	DESIGNED BY: IT	REVIEWED BY: NB
TOWN FILE No.	OUR FILE REF. # 14-22	TP-2



LANDSCAPE PLAN - tree canopy after 3 years

1 : 600

CODE	QNTY	COMMON NAME	BOTANICAL NAME	SIZE	FORM	SPACING	DETAIL	NOTES
DECIDUOUS TREES								
As	6	SUGAR MAPLE	Acer saccharum	60 mm	W.B.	9.0 m o/c	D-1	Full Form/ Fall prunning only
Co	5	COMMON HACKBERRY	Celtis occidentalis	60 mm	W.B.	9.0 m o/c	D-1	Full Form
Gt	2	SHADEMASTER HONEYLOCUST	Gleditsia triacanthos var. inermis 'Shademaster'	60 mm	W.B.	9.0 m o/c	D-1	Full Form
Ov	4	IRONWOOD	Ostrya virginiana	60 mm	W.B.	7.0 m o/c	D-1	Full Form/ Spring plant only
Qa	8	WHITE OAK	Quercus alba	60 mm	W.B.	15.0 m o/c	D-1	Spring planting/ Soil pH<7.5
CONIFEROUS TREES								
Pg	29	WHITE SPRUCE	Picea glauca	200cm	w.b.	5m o/c	D-2	Full form / Do not cut leader
Jv	12	EASTERN RED CEDAR	Juniperus virginiana	200cm	w.b.	2.5m o/c	D-2	Full form / Do not cut leader
Ps	7	EASTERN WHITE PINE	Pinus strobus	150 cm	w.b.	6m o/c	D-2	Full form / Do not cut leader
SHRUBS								
Aaln	12	SERVICE-BERRY	*Amelanchier alnifolia*	60 cm	3 gal	1.8m o/c	D-3	Full form / Container grown
Jc	8	CANADIAN JUNIPER	Juniperus communis var. depressa	40cm	3 gal	1.5m o/c	D-2	Full form / Container grown
JsM	3	MOFFET JUNIPER	Juniperus scopulorum 'Moffettii'	150cm	w.b.	1.5 m o/c	D-3	Full form / Container grown
NATIVE PERENNIALS								
Rh	64	BLACK EYED SUSAN	Rudbeckia hirta	1 gal	pot	0.90 m o/c	n/a	Full form / Container grown

SITE PLAN PLANT LIST. REFER TO DETAILS AND NOTES ON LP-2

DECIDUOUS TREES								
Ar	3	RED MAPLE	Acer rubrum	60 mm	W.B.	9.0 m o/c	D-1	Full Form/ Fall prunning only
Asn	3	SILVER MAPLE	Acer saccharinum	60 mm	W.B.	9.0 m o/c	D-1	Full Form/ Fall prunning only
Co	3	COMMON HACKBERRY	Celtis occidentalis	60 mm	W.B.	9.0 m o/c	D-1	Full Form
Qr	5	RED OAK	Quercus rubra	60 mm	W.B.	9.0 m o/c	D-1	Spring planting/ Soil pH<7.5
CONIFEROUS TREES								
Ab	8	BALSAM FIR	Abies balsamea	200cm	w.b.	6m o/c	D-2	Full form / Do not cut leader
Ll	5	AMERICAN LARCH	Larix laricina	200cm	w.b.	8.0m o/c	D-2	Full form / Do not cut leader
NATIVE SHRUBS								
Amel	21	BLACK CHOKEBERRY	*Aronia melanocarpa*	60 cm	3 gal	1.2m o/c	D-3	Full form / Container grown
Asto	17	RUNNING JUNEBERRY	*Amelanchier stolonifera*	60 cm	3 gal	1.8m o/c	D-3	Full form / Container grown
Came	7	AMERICAN HAZELNUT	*Corylus americana*	60 cm	3 gal	2.5m o/c	D-3	Full form / Container grown
Popu	17	COMMON NINEBARK	*Physocarpus opulifolius*	60 cm	3 gal	1.8m o/c	D-3	Full form / Container grown
Rpal	42	SWAMP ROSE	*Rosa palustris*	60 cm	3 gal	1.0m o/c	D-3	Full form / Container grown
Vraf	18	DOWNY ARROW-WOOD	*Viburnum rafinesquianum*	60 cm	3 gal	1.5m o/c	D-3	Full form / Container grown
Vtri	15	HIGH BUSH CRANBERRY	*Viburnum trilobum*	60 cm	3 gal	2.5m o/c	D-3	Full form / Container grown

SWM POND PLANT LIST. REFER TO DETAILS AND NOTES ON LP-2

DECIDUOUS TREES								
Ar	5	RED MAPLE	Acer rubrum	45 mm	W.B.	9.0 m o/c	D-1	Full Form/ Fall prunning only
As	2	SUGAR MAPLE	Acer saccharum	45 mm	W.B.	9.0 m o/c	D-1	Full Form/ Fall prunning only
Asn	2	SILVER MAPLE	Acer saccharinum	60 mm	W.B.	9.0 m o/c	D-1	Full Form/ Fall prunning only
Ov	3	IRONWOOD	Ostrya virginiana	45 mm	W.B.	7.0 m o/c	D-1	Full Form/ Spring plant only
Qa	2	WHITE OAK	Quercus alba	45 mm	W.B.	15.0 m o/c	D-1	Spring planting/ Soil pH<7.5
CONIFEROUS TREES								
Pg	10	WHITE SPRUCE	Picea glauca	150 cm	w.b.	5m o/c	D-2	Full form / Do not cut leader
Ps	17	EASTERN WHITE PINE	Pinus strobus	150 cm	w.b.	6m o/c	D-2	Full form / Do not cut leader
NATIVE SHRUBS								
Jc	21	CANADIAN JUNIPER	Juniperus communis var. depressa	40cm	3 gal	1.5m o/c	D-2	Full form / Container grown
Popu	25	COMMON NINEBARK	*Physocarpus opulifolius*	50cm	3 gal	1.8m o/c	D-3	Full form / Container grown
Rtyp	25	STAGHORN SUMAC	*Rhus typhina*	80cm	3 gal	2.5m o/c	D-3	Full form / Container grown
Tax	52	AMERICAN YEW	Taxus canadensis	40cm	2 gal	1.0 m o/c	D-3	Full form / Container grown
Vraf	54	DOWNY ARROW-WOOD	*Viburnum rafinesquianum*	50 cm	3 gal	1.5m o/c	D-3	Full form / Container grown

RESTORATION PLANT LIST. REFER TO DETAILS AND NOTES ON LP-2

SUBJECT LANDS.

DECIDUOUS TREES (LP-2)

CONIFERS (LP-2)

EXISTING TREES ON SUBJECT SITE TO BE PRESERVED. REFER TO TREE INVENTORY LIST.

SECURITY FENCE (LP-3)

GARBAGE ENCLOSURE FENCE (LP-3)

PRESERVATION AREA

SOD AREA

NATIVE SEED MIX (LP-2)

PLANT BED WITH COMMERCIAL ALUMINUM PERMALOC PROLINE LANDSCAPE EDGING MIN. 6" DEPTH.

SITE PLAN PLANT LABEL

SWM POND PLANT LABEL

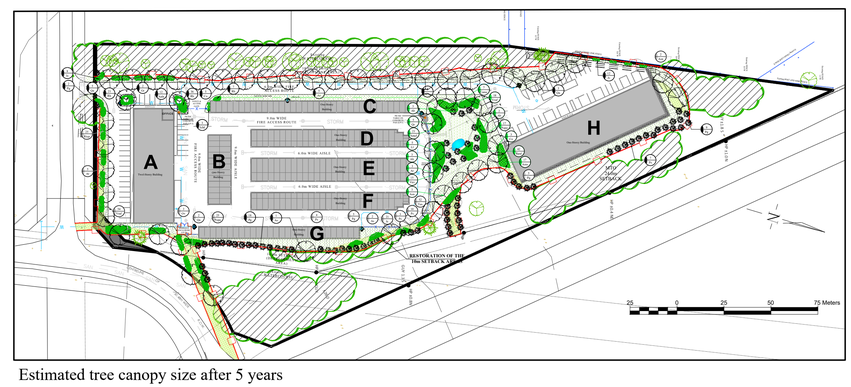
RESTORATION PLANT LABEL

PRESERVED TREE CANOPY

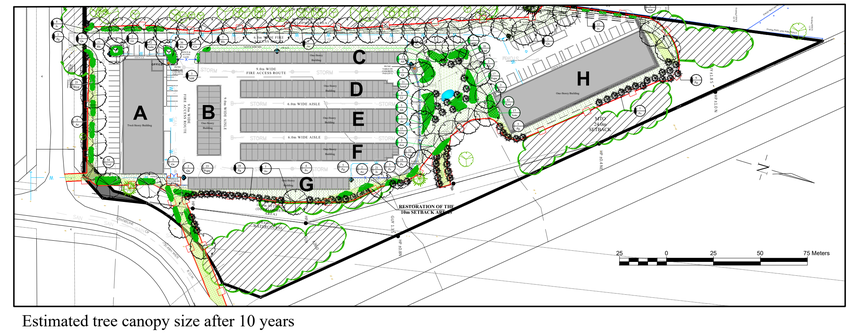
RESTORATION AREA

PICNIC TABLE ON CONCRETE PAD (LP-3)

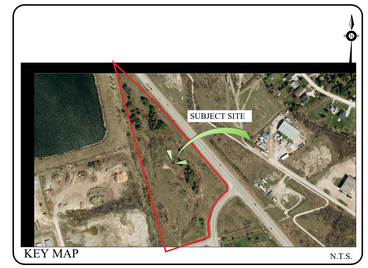
GENERAL LEGEND



Estimated tree canopy size after 5 years



Estimated tree canopy size after 10 years



KEY MAP

N.T.S.

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SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	December 6th, 2022	SIT
2.	AS PER TOWN COMMENTS	December 27th, 2023	SIT
3.	AS PER TOWN COMMENTS	May 28th, 2024	SIT
4.	AS PER TOWN COMMENTS	August 1st, 2024	SIT

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DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE.
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THIS DRAWING IS NOT TO BE SCALED.

BASE PLAN REVISED: MARCH, 2022

Client info:
IPS- INNOVATIVE PLANNING SOLUTIONS

647 Welham Road, Unit 9A, Barrie, ON, L4N 0B7

ACCEPTED BY:

DATE

LANDSCAPE ARCHITECTS STAMP

STAMP AND SIGNATURE VOID IF REPRODUCED

JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4

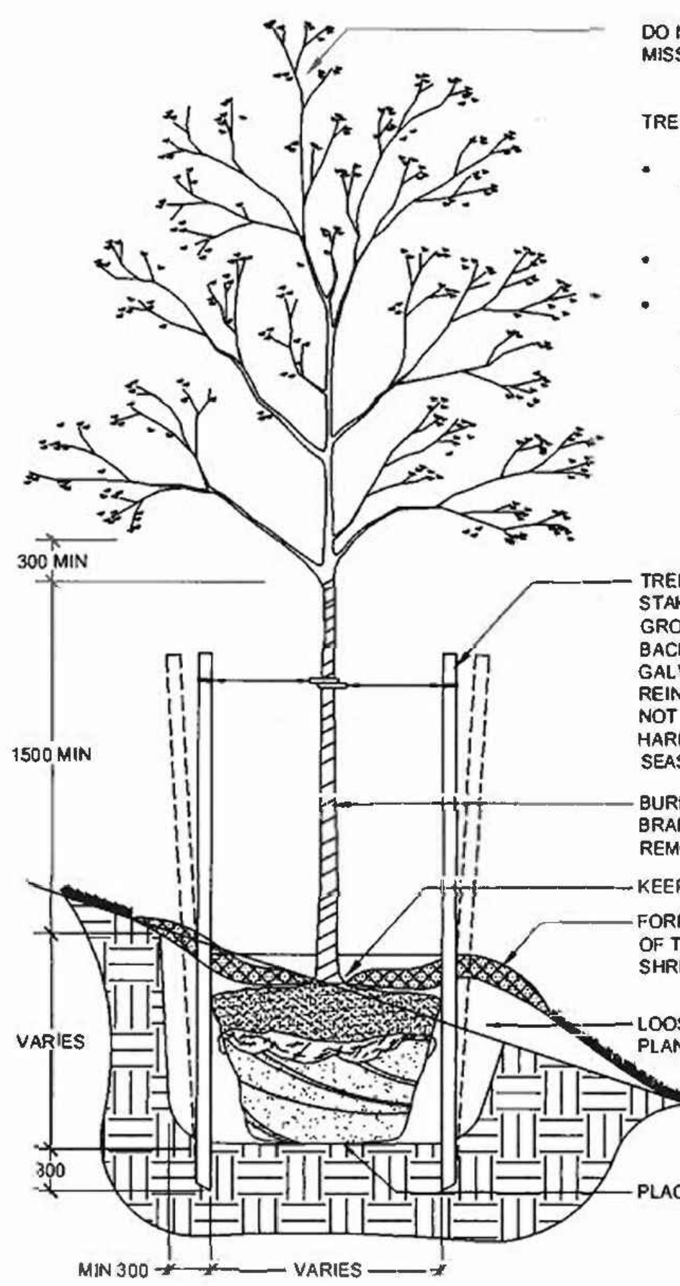
Fax: 705-722-5660
Tel. 705-722-6278

LOT 31 CLARK ST

Town of the Blue Mountains, ON

LANDSCAPE/ RESTORATION PLANTING PLAN

SCALE: As shown	DESIGNED BY: IT	REVIEWED BY: NB
TOWN FILE No.	OUR FILE REF. # 14-22	LP-1



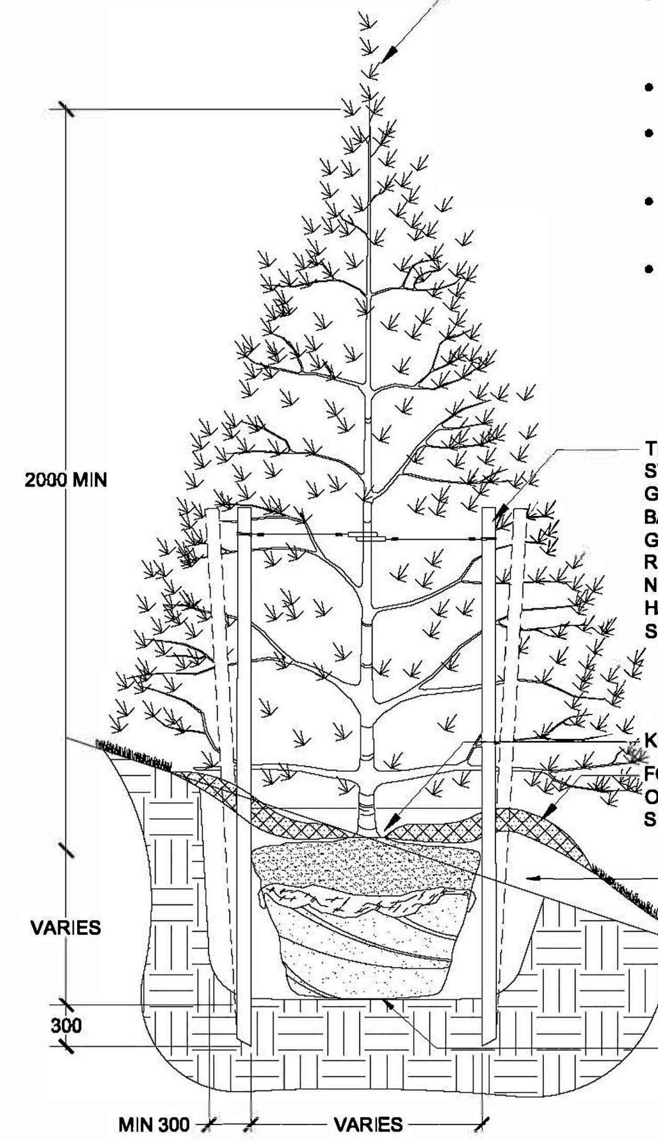
TREE CROWN NOTES:

- REMOVE AT TIME OF PLANTING ANY DEAD, BROKEN OR DAMAGED LIMBS INCLUDING INTERFERING BRANCHES, DOUBLE LEADERS AND NARROW BRANCH UNIONS
- REMOVE ALL LABELS AND TAGS AT TIME OF PLANTING
- TREES ARE TO BE PLANTED PLUM AND HAVE BOTH FULL FORM AND HEALTHY CANOPY STRUCTURE. ANY TREES WHICH DO NOT MEET THIS CRITERIA AND/OR HAVE WEAK BRANCHING STRUCTURE, DO NOT HAVE STRAIGHT TRUNKS OR HAVE UNBALANCED CROWNS WILL NOT BE ACCEPTED

1. ALL CALIPER TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BALL.
2. CUT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm OF THE ROOT BALL AT THE TIME OF PLANTING.
3. EXCAVATION TO BE BACKFILLED WITH IMPORTED FRIABLE SCREENED TOPSOIL WHICH IS TO BE FIRMLY COMPACTED TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.
4. EXPOSED SOIL SHALL BE RE-SODDED OR IN A RESTORATION ENVIRONMENT SEEDED WITH A SIMCOE COUNTY NATIVE SEED MIX AND ANNUAL RYE NURSE CROP.
5. ALL TWINE AND BURLAP MUST BE BIODEGRADABLE (UNTREATED).
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

DECIDUOUS TREE PLANTING ON SLOPE

D-1



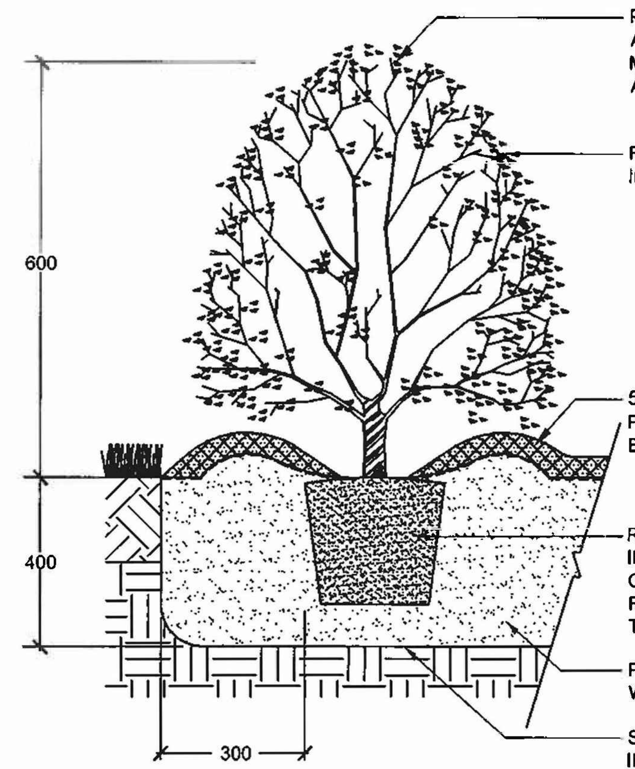
TREE CROWN NOTES:

- REMOVE AT TIME OF PLANTING ANY DEAD, BROKEN OR DAMAGED LIMBS INCLUDING INTERFERING BRANCHES, DOUBLE LEADERS AND NARROW BRANCH UNIONS
- REMOVE ALL LABELS AND TAGS AT TIME OF PLANTING
- BINDING AND TIES MUST BE REMOVED IMMEDIATELY FOLLOWING THE INSTALLATION OF THE TREE
- TREE HEIGHT IS MEASURED FROM THE FIRST WHORL AND NOT THE TOP OF LEADER
- TREES ARE TO BE PLANTED PLUM AND HAVE BOTH FULL FORM AND HEALTHY CANOPY STRUCTURE. ANY TREES WHICH DO NOT MEET THIS CRITERIA AND/OR HAVE WEAK BRANCHING STRUCTURE, DO NOT HAVE STRAIGHT TRUNKS OR HAVE UNBALANCED CROWNS WILL NOT BE ACCEPTED

1. ALL CONIFEROUS TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BALL
2. CUT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm OF THE ROOT BALL AT THE TIME OF PLANTING
3. EXCAVATION TO BE BACKFILLED WITH IMPORTED FRIABLE SCREENED TOPSOIL WHICH IS TO BE FIRMLY COMPACTED TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT
4. EXPOSED SOIL SHALL BE RE-SODDED OR IN A RESTORATION ENVIRONMENT SEEDED WITH A SIMCOE COUNTY NATIVE SEED MIX AND ANNUAL RYE NURSE CROP
5. ALL TWINE AND BURLAP MUST BE BIODEGRADABLE (UNTREATED)
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED

CONIFEROUS TREE PLANTING ON SLOPE

D-2



1. PLANTING METHOD ILLUSTRATED APPLIES TO CONTAINER / POTTED MATERIAL ONLY.
2. PLANTING DETAIL DOES NOT SPECIFICALLY RELATE TO ANY PARTICULAR SPECIES AND SHALL BE APPLIED TO BOTH DECIDUOUS AND CONIFEROUS POTTED MATERIAL.
3. SET SHRUBS 50mm HIGHER THAN GRADE TO ALLOW FOR SETTLEMENT.
4. ALL SHRUB PLANTING IS TO OCCUR IN CONTINUOUS MULCHED PLANTING BEDS WITH WEED CONTROL /FILTER FABRIC.
5. DO NOT COVER THE BASE OF SHRUB WITH MULCH.
6. ALL SOIL SHALL BE ADEQUATELY COMPACTED TO PREVENT AIR POCKETS AND SETTLEMENT.
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

CONTAINER GROWN SHRUB PLANTING DETAIL

D-3

SHORELINE ZONE

NO-MOW ZONE
APPROXIMATELY 837 sq/m (+10%) (+/- MEASUREMENTS TO BE TAKEN ON SITE)

#7107 - SEASONALLY FLOODED ANNUAL/PERENNIAL MIXTURE
5% NODDING BUR MARIGOLD (Biddens ceruna)
22% FOX SEDGE (Carex vulpinoidea)
25% CANADA WILD RYE (Elymus canadensis)
25% SWITCHGRASS (Panicum virgatum)
23% FOWL MEADOWGRASS (Poa palustris)

SEEDING RATE - 30kg PER HECTARE
SUPPLIED BY - OSC SEEDS 1-519-886-0557
ANNUAL RYE NURSE CROP TO BE APPLIED AT TIME OF SEASONALLY FLOODED ANNUAL/PERENNIAL MIXTURE AT A RATE OF 12kg PER HECTARE. REFER TO TERRASEEDING NOTES AND MULCH APPLICATION SPECIFICATIONS IN THIS BOX FOR FURTHER DETAILS.

NB - ALL DISTURBED AREAS TO BE TERRASEEDED

UPLAND PLANTING ZONE

NO-MOW ZONE (INCLUDING ACCESS ROAD)
APPROXIMATELY 5,500 sq/m (+10%) (+/- MEASUREMENTS TO BE TAKEN ON SITE)

SIMCOE COUNTY NATIVE UPLAND MIXTURE
2% NEW ENGLAND ASTER (Aster novae-anglaie)
12% BLACK EYED SUSAN (Rudbeckia hirta)
20% SAND DROPSEED (Sporobolus crytandrus)
20% CANADA WILD RYE (Elymus candadensis)
4% CANADA GOLDEN ROD (Solidago canadensis)
5% COMMON MILKWEED (Asclepias syriaca)
1% WILD BERGAMONTE (Monarda Fistulosa)
1% SMOOTH BLUE ASTER (Aster laevis)
15% LITTLE BLUE STEM (Andropogon scoparius)
20% INDIANGRASS (Sorghastrum nutans)

SEEDING RATE - 30kg PER HECTARE
SUPPLIED BY - OSC SEEDS 1-519-886-0557
ANNUAL RYE NURSE CROP TO BE APPLIED AT TIME OF NATIVE UPLAND PLANTING MIXTURE AT A RATE OF 12kg PER HECTARE. REFER TO TERRASEEDING NOTES AND MULCH APPLICATION SPECIFICATIONS IN THIS BOX FOR FURTHER DETAILS.

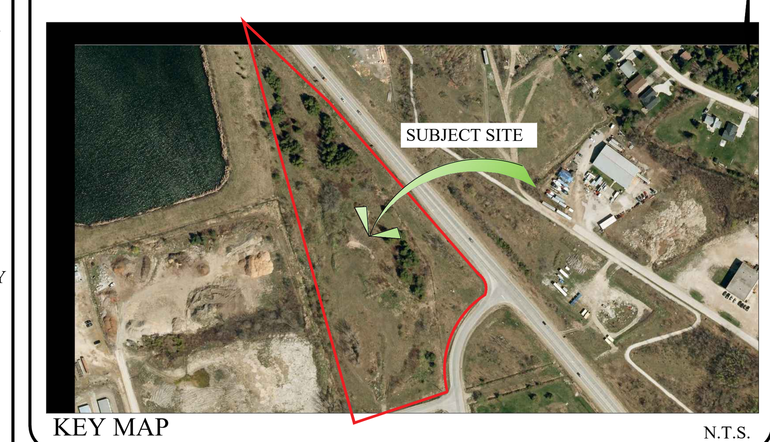
TERRASEEDING APPLICATION SPECIFICATIONS

ECOBLANKET OR TERRASEEDING TACTIFIER / FLEXGUARD HYDROMULCH SHALL BE APPLIED AS PER MANUFACTURER SPECIFICATIONS. SEE NOTES ON THIS PAGE.

TOP SOIL:

IN THE SWM POND AREA TOPSOIL SHALL BE PROVIDED TO A MINIMUM DEPTH OF 0.45m FOR TERRESTRIAL AREAS EXCEPT THE ACCESS ROAD BASE (5cm) AND MINIMUM 0.35m FOR TEMPORARY UNDERWATER AREAS.
TOPSOIL QUALITY SHALL BE AS PER OPSS 570. IT SHALL BE TESTED BY AN INDEPENDENT LABORATORY PRIOR TO INSTALLATION.

SEEDING AND TOP SOIL NOTES



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THIS DRAWING IS NOT TO BE SCALED.

SITE CONDITIONS

1. VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO SERVICES, EXISTING VEGETATION OR ANY OTHER FEATURES TO BE RETAINED.
3. FOR ALL AREAS OF DISTURBANCE: NATIVE TOPSOIL IS TO BE STRIPPED, STOCK PILED, LABORATORY TESTED AND REPLACED AS PER TOPSOIL REQUIREMENTS.

PLANT MATERIAL REQUIREMENTS

4. PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ARE MINIMUM SIZES +/- NURSERY GROWN AND UNIFORM SPECIMENS. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECTS.
5. DECIDUOUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND WELL BRANCHED 1.5M ABOVE GRADE UNLESS OTHERWISE STATED.
6. CONIFEROUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND DENSELY BRANCHED TO WITHIN 0.3m OF THE GROUND.
7. ALL PLANTING MATERIAL AND OPERATIONS TO MEET OR EXCEED THE HORTICULTURAL STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE HORTICULTURAL TRADES ASSOCIATION. ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY STOCK. UNSATISFACTORY STOCK WILL BE REFUSED ON THE SITE.
8. SOD TO BE CANADA NO.1 NURSERY SOD, MEETING ONTARIO SOD GROWERS ASSOCIATION STANDARDS. ALL SOD AREAS TO RECEIVE 200MM DEPTH OF TOPSOIL UNLESS OTHERWISE INDICATED.

PLANTING NOTES

9. LOCATIONS FOR PLANT MATERIAL AND PLANTING BEDS ARE TO BE MARKED OR STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT AND MUNICIPAL STAFF PRIOR TO INSTALLATION.
10. ALL PLANT MATERIAL WHICH ARE SPECIFIED BY O.C. (ON CENTER SPACING) ARE TO BE PLANTED AS NOTED IN THE PLANT SCHEDULE.
11. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND DRAWING, THE DRAWING WILL BE ASSUMED TO BE CORRECT.
12. ALL MASS PLANTINGS OF SHRUBS SHALL BE IN CONTINUOUS BEDS AND MULCHED AS SPECIFIED.
13. ALL TREE PITS SHALL INCLUDE TREATMENT WITH MICORRHIZAL FUNGI OF THE WALLS BEFORE PLANTING (2L OF "MIKE" OR SIMILAR PRODUCT SHALL BE USED FOR EACH 60MM CALIPER TREE)
14. ALL TREES ARE TO BE STAKED OR GUY WIRED ACCORDING TO DETAILS PROVIDED. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT.
15. REMOVE BURLAP AND ROPE FROM THE TOP 1/3 OF ROOT BALLS.
16. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN THE TREES IN A HEALTHY CONDITION.
17. ALL PLANT MATERIALS WHICH CAN NOT BE PLANTED IMMEDIATELY UPON ARRIVAL ON SITE SHALL BE PROPERLY HEELED IN OR WELL PROTECTED WITH SOIL OR SIMILAR MATERIALS TO PREVENT DRYING OUT AND SHALL BE KEPT MOIST UNTIL COMMENCEMENT OF PLANTING.
18. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT. ALL OPEN PITS SHALL BE ADEQUATELY PROTECTED BY BARRIERS OR FILLED IN WITH SOIL PRIOR TO THE END OF EACH PLANTING DAY.
19. ALL NEW WORK TO BLEND NEATLY AND SMOOTHLY WITH EXISTING CONDITIONS.

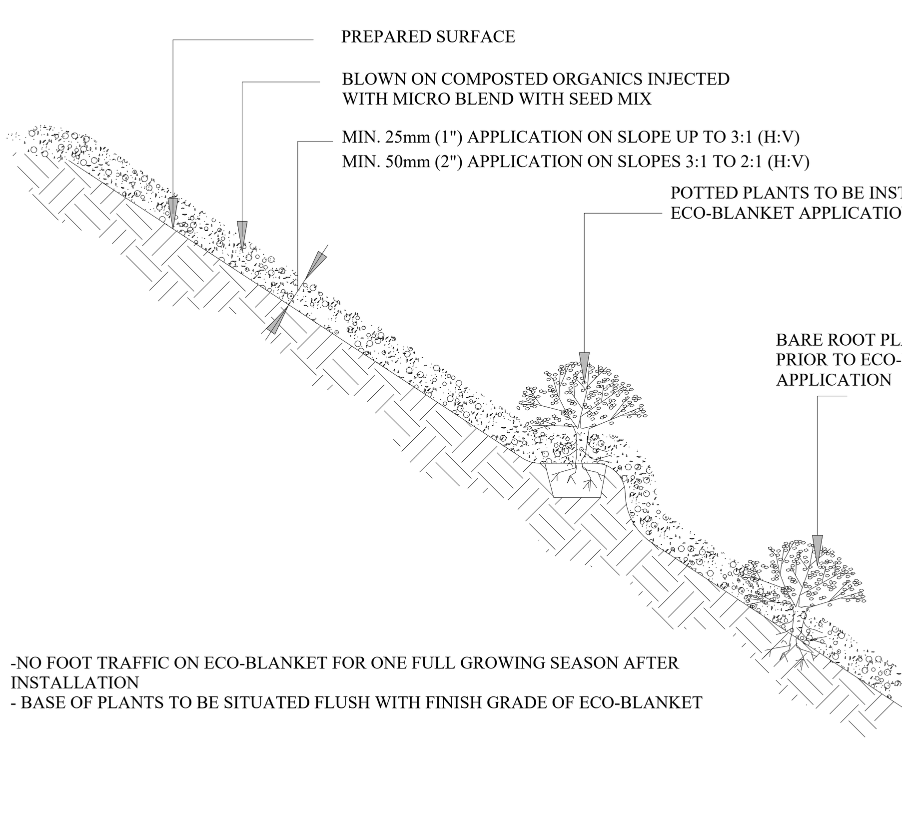
INSPECTION AND WARRANTY

1. GIVE TIMELY NOTICE TO THE LANDSCAPE ARCHITECT FOR THE REQUIRED START UP SITE INSPECTION TO REVIEW SITE CONDITIONS AND SCHEDULE FOLLOW UP INSTALLATIONS.
2. INSTALLATION OF PLANT MATERIAL PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS, WHETHER INSTALLED OR NOT, WHICH DO NOT CONFORM TO THE SPECIFICATIONS AND/OR SITE DRAWING. REMOVE ALL REJECTED PLANTS FROM THE SITE IMMEDIATELY. DO NOT REMOVE ANY LABELS FROM PLANTS UNTIL PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIAL AND WORKMANSHIP WILL BE INSPECTED AND IS UNDER WARRANTY FOR A MINIMUM OF TWO YEAR FROM DATE OF WRITTEN ACCEPTANCE. ALL PLANT MATERIAL MUST BE IN A HEALTHY, VIGOROUS GROWING CONDITION SATISFACTORY TO THE CONTRACT ADMINISTRATOR AT THE END OF THE WARRANTY PERIOD OR BE REPLACED AT THE CONTRACTORS EXPENSE.
5. FINAL ACCEPTANCE OF THE PROJECT WILL BE CARRIED OUT UPON COMPLETION OF ALL WORK INCLUDED IN THE CONTRACT.

TOPSOIL REQUIREMENTS (LANDSCAPING AREAS)

6. PROVIDE MINIMUM SOIL VOLUME PER TREE AT 0.45m DEPTH FOR STREET TREES (OR ABOVE UTILITIES) AND MAX. 0.9m IN OTHER AREAS:
   - 18 m^3 FOR LARGE TREES
   - 12 m^3 FOR SMALL TREES
7. PREPARED SOIL MIXTURE FOR EACH TREE PITS AND SHRUBS SHALL CONSIST OF HIGH QUALITY SOIL:
   - SIX PARTS OF FERTILE LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5* OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS
   - ONE PART COARSE PULVERIZED CANADIAN PEAT MOSS
   - ONE PART OF WELL-ROTTED FARM MANURE
8. PREPARED SOIL MIXTURE FOR SOD AREAS SHALL CONSIST OF MIN. 20cm HIGH QUALITY SOIL:
   - SIX PARTS OF FERTILE LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5* OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS

PLANTING NOTES (REFER TO "SEEDING AND TOPSOIL NOTES" ON THIS PAGE FOR THE SWM POND AREA)



-NO FOOT TRAFFIC ON ECO-BLANKET FOR ONE FULL GROWING SEASON AFTER INSTALLATION
- BASE OF PLANTS TO BE SITUATED FLUSH WITH FINISH GRADE OF ECO-BLANKET

1.0 Description:
This work shall consist of furnishing, constructing and maintaining an EcoBlanket(to Rexius specifications. EcoBlanket is a ground cover (surface blanket) of the Rexius specified compost/mulch (Erosion Blend) combined with a special additive (Microblend) constructed with a pneumatic blower to control and reduce soil erosion. An EcoBlanket stabilizes the soil, prevents splash, sheet and rill erosion, and removes suspended soil particles and contaminants from water moving off the site and into adjacent waterways or storm water conveyance systems.
1.1. This EcoBlanket must be applied by Landsource Organix Ltd., 100 Britannia Road East, Hornby, Ontario L0P 1E0, tollfree 1 877 548 8558 (toll free fax 1 877 548 8559) or equivalent certified EcoBlanket installer.
1.2. Materials must be applied using a pneumatic blower unit complete with a supplemental granular injection system capable of installing at least 15 cubic meters per hour.
1.3. Contractor must have at least 3 years of proven experience in successfully installing EcoBlanketsTM.

2.0 Material:
The EcoBlanket filtering material consists of the Rexius Erosion Blend of compost and mulch materials, according to the Rexius particle sizing specifications, in combination with the Rexius Microblend additive.
2.1. Particle size must meet exact specifications of the Rexius EcoBlanket Erosion Blend material supplied by a certified supplier/installer.
2.2. The compost portion of EcoBlanket shall be derived from well-decomposed organic matter source produced by controlled aerobic (biological) decomposition that has been sanitized through the generation of heat and stabilized to the point that it is appropriate for this particular application. Compost material shall be processed through proper thermophilic composting, meeting the Canadian Council of Ministers of the Environment's (CCME) definition for a 'process to further reduce pathogens' (PFRP). The compost portion shall meet the chemical, physical and biological properties (as outlined in the chart on reverse). These and all other required properties for the performance of the EcoBlanket are included in the Rexius EcoBlanket Manufacture Guidelines followed by certified suppliers/installers.
2.3. Rexius Microblend additive shall be injected into Erosion Blend material at time of EcoBlanket construction.
2.4. A proof of certification as an EcoBlanket supplier shall be submitted to the Landscape Architect for approval prior to installation. Test results for EcoBlanket performance shall be made available upon request.
2.5. Where seeding or planting is planned, Erosion Blend material must meet Rexius' minimum specification requirements for seeding purposes.

3.0 Construction:
3.1. The EcoBlanket shall be placed as shown on the plans or as directed by the Landscape Architect.
3.2. On areas with slopes 3:1 to 2:1 (H:V) the EcoBlanket shall be uniformly applied directly at the soil surface with a pneumatic blower as specified by Rexius. EcoBlanket shall be applied at a depth of 50 mm minimum and approximately 90 cm over the top of the slope, or overlap it into existing vegetation. On areas with slopes up to 3:1(H:V) the EcoBlanket shall be applied at a depth of 25mm minimum. In extreme conditions and where specified by the Engineer/Landscape Architect., EcoBerms shall be added and constructed at the top of the slope in parallel intervals down the profile of the slope (6 metres to 9 metres apart) if necessary. (The Engineer/Landscape Architect shall specify berm requirements)
3.3. Rexius Microblend shall be applied/injected at a minimum rate of 615 kgs. per hectare (or as specified by Rexius), to be confirmed by inspector/project manager.
3.4. EcoBlanket application depth may be modified based on specific site (e.g., soil characteristics, existing vegetation) and climatic conditions, as well as particular project related requirements. The severity of slope grade, as well as slope length will also influence the addition of EcoBerms and number of EcoBerm placements in combination with the EcoBlanket.
3.5. If temporary or long-term vegetation is required, Erosion Blend material may be injected with seed during application. The Engineer/Landscape Architect shall specify seed requirements and the compost/mulch component shall abide by the minimum standards set by Rexius for seeding.
3.6. Where vegetation is to be established, slightly roughen (scarify) slopes and remove large clods, rocks, stumps, roots larger than 50 mm in diameter and debris on slopes. This soil preparation step may be eliminated where approved by the Landscape Architect/Designer, or where seeding or planting is not planned. Where practical, track (compact) perpendicular to contours on the slope using a bulldozer before applying EcoBlanket injected with seed.
3.7. Do not use EcoBlankets in areas of concentrated flow (ie. ditches, streams, etc.)
3.8. Unless otherwise allowed by Landscape Architect, seeding shall be performed within the local region's seeding deadlines.

4.0 Maintenance:
The Contractor shall maintain the EcoBlanket in a functional condition at all times. Contractor shall make periodic inspections of the EcoBlanket for effectiveness and shall immediately correct all deficiencies. Where deficiencies exist, additional EcoBlanket material shall be installed immediately to required depth.

5.0 Method of Measurement:
EcoBlanket shall be measured by the square metre, complete in place.

6.0 Performance:
6.1. Place EcoBlankets on denuded areas immediately or as directed by Landscape Architect. EcoBerms and/or temporary or permanent vegetation shall be applied/established when necessary, along with other appropriate structural measures and controls, for additional erosion and sediment control.
6.2. The work specified in this Section consists of designing, providing, and maintaining erosion and sedimentation controls as necessary. All existing and foreseeable future conditions that affect the work inside and outside the site limits must be acknowledged as the Contractor's responsibility.
6.3. Contractor is responsible for providing effective sediment control measures based on performance. Contractor may, with approval from the Landscape Architect, work outside the minimum construction requirements to establish a working erosion control system.

Parameters1,4 Reported as (units of measure) EcoBlanket to be Vegetated EcoBlanket to be left Un-vegetated
PH2 pH units 5.0 - 8.5 N/A
Soluble Salt Concentration2 (electrical conductivity) ds/m (mmhos/cm) Maximum 5 N/A
Stability3 Carbon Dioxide Evolution Rate mg CO2-C per g OM per day < 8 N/A
Physical Contaminants (man-made inerts) % dry weight basis < 1 < 1

1. Recommended test methodologies are provided in Test Methods for the Examination of Composting and Compost (SCC through BNQ)
2. Each specific plant species requires a specific pH range. Each plant also has a salinity tolerance rating, and maximum tolerable quantities are known. When specifying the establishment of any plant or turf species, it is important to understand their pH and soluble salt requirements, and how they relate to the compost in use.
3. Stability/Maturity rating is an area of compost science that is still evolving, and as such, other various test methodscould be considered. Also, never base compost quality conclusions on the result of a single stability/maturity test.
4. Landscape Architect may modify the allowable compost specification ranges based on specific field conditions and plant requirements.

ECOBLANKET SPECIFICATIONS AND DETAIL

DETAIL ADAPTED FROM LANDSOURCE ORGANIX EcoBlanket (tel.:1-877-548-8558)

BASE PLAN REVISED: MARCH, 2022

Client info:
IPS- INNOVATIVE PLANNING SOLUTIONS

647 Welham Road, Unit 9A, Barrie, ON, L4N 0B7

ACCEPTED BY:

DATE

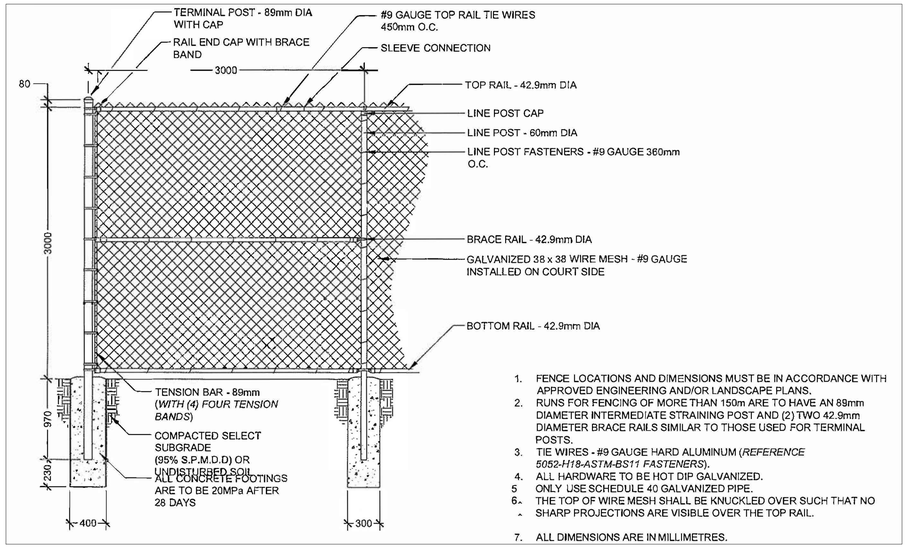
LANDSCAPE ARCHITECTS STAMP
STAMP AND SIGNATURE VOID IF REPRODUCED

JDB ASSOCIATES LTD.
Urban Designers
Landscape Architects
Arborists
274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4
Fax: 705-722-5660
Tel: 705-722-6278

LOT 31 CLARK ST
Town of the Blue Mountains, ON

LANDSCAPE PLAN DETAILS

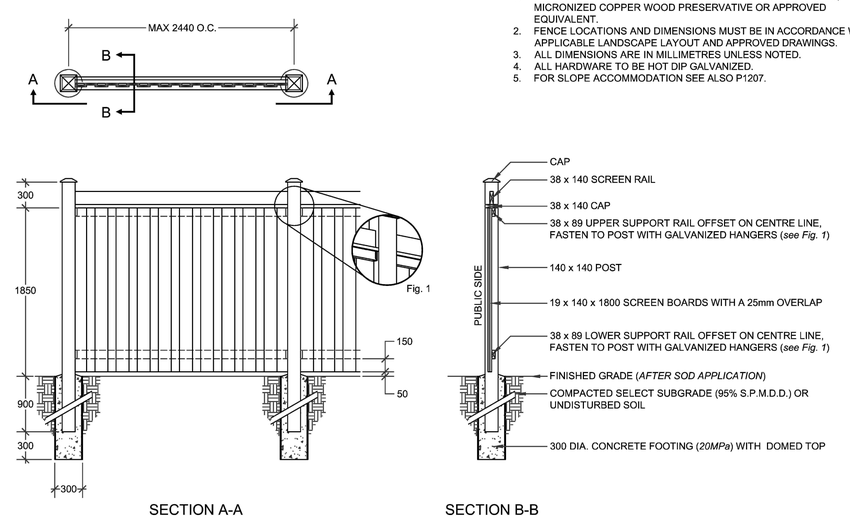
SCALE: NTS	DESIGNED BY: IT	REVIEWED BY: NB
TOWN FILE No.	OUR FILE REF. # 14-22	LP-2



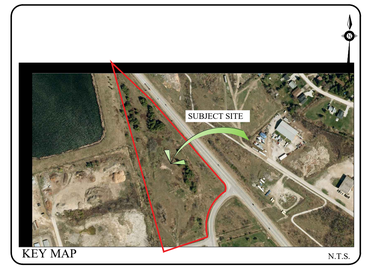
1. FENCE LOCATIONS AND DIMENSIONS MUST BE IN ACCORDANCE WITH APPROVED ENGINEERING AND/OR LANDSCAPE PLANS.
2. RUNS FOR FENCING OF MORE THAN 150m ARE TO HAVE AN 89mm DIAMETER INTERMEDIATE STRAINING POST AND (2) TWO 42.9mm DIAMETER BRACE RAILS SIMILAR TO THOSE USED FOR TERMINAL POSTS.
3. TIE WIRES - #9 GAUGE HARD ALUMINUM (*REFERENCE 5052-H18-ASTM-BS11 FASTENERS*).
4. ALL HARDWARE TO BE HOT DIP GALVANIZED.
5. ONLY USE SCHEDULE 40 GALVANIZED PIPE.
6. THE TOP OF WIRE MESH SHALL BE KNUCKLED OVER SUCH THAT NO SHARP PROJECTIONS ARE VISIBLE OVER THE TOP RAIL.
7. ALL DIMENSIONS ARE IN MILLIMETRES.

SECURITY CHAIN LINK FENCE DETAIL - black vinyl coated

1. ALL LUMBER TO BE PRETREATED WITH AN APPROVED BROWN, MICRONIZED COPPER WOOD PRESERVATIVE OR APPROVED EQUIVALENT.
2. FENCE LOCATIONS AND DIMENSIONS MUST BE IN ACCORDANCE WITH APPLICABLE LANDSCAPE LAYOUT AND APPROVED DRAWINGS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED.
4. ALL HARDWARE TO BE HOT DIP GALVANIZED.
5. FOR SLOPE ACCOMMODATION SEE ALSO P1207.



GARBAGE ENCLOSURE FENCE DETAIL



KEY MAP N.T.S.

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES INCLUDING ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION OR INSTALLATIONS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ANY ACCOMPANYING DOCUMENTATION RELATING TO THE LANDSCAPE PLAN AND/OR PRESERVATION PLAN SUCH AS TENDER DOCUMENTS AND CHANGE NOTICES ARE TO BE ENDORSED BY J.D.B. ASSOCIATES LIMITED PRIOR TO THE BEGINNING OF ANY SITE WORKS. IN THE EVENT THAT OF A DISCREPANCY THE DRAWING SHALL BE ASSUMED CORRECT.

IT IS THE RESPONSIBILITY OF THE PERSON OR PERSONS RESPONSIBLE FOR THE CONSTRUCTED WORKS TO NOTIFY THE LANDSCAPE ARCHITECT WHEN PREPARED FOR ANY REQUIRED INSPECTIONS AND SIGN OFFS.

SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

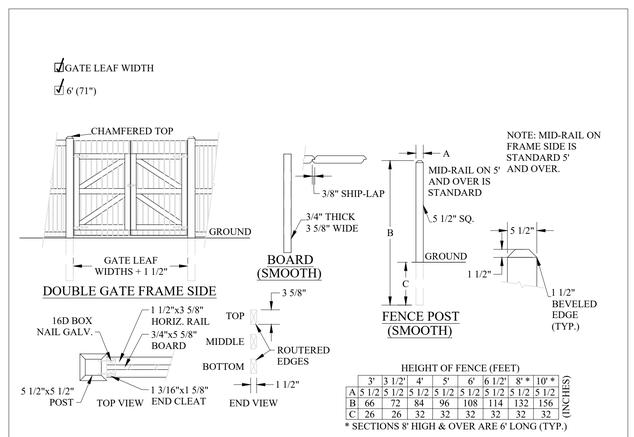
No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	December 6th, 2022	SIT
2.	AS PER TOWN COMMENTS	December 27th, 2023	SIT
3.	AS PER TOWN COMMENTS	May 28th, 2024	SIT
4.	AS PER TOWN COMMENTS	August 1st, 2024	SIT

ADA Hex Recycled Plastic Picnic Table - 46", Cedar

Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.

- Accommodates 1 wheelchair and 4 adults.
- 100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.
- Natural-looking wood material never needs sanding, sealing, painting or staining.
- Durable 2" thick planks predrilled for easy assembly.
- H-6681 Mounting Hardware available.

PICNIC BENCH U-LINE MODEL H-6575 ON CONCRETE PAD (BELOW)



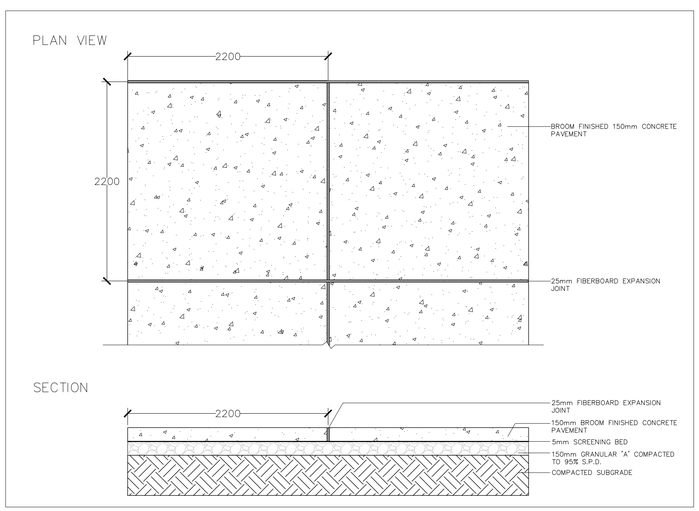
HEIGHT OF FENCE (FEET)

	3'	3 1/2'	4'	5'	6'	6 1/2'	8' *	10' *	(INCHES)
A	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	
B	66	72	84	96	108	114	132	156	
C	26	26	32	32	32	32	32	32	

* SECTIONS 8' HIGH & OVER ARE 6' LONG (TYP.)

GATE DETAIL (typ.) - GATE STYLE TO MATCH THE FENCE STYLE AND SPECS.

SHOP DRAWING TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE CONSTRUCTION



CONCRETE PAD DETAIL (typ.)

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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR VARIATIONS FROM THE SUPPLIED INFORMATION TO THE LANDSCAPE ARCHITECT WITH THE PROJECT. JDB ASSOCIATES LIMITED IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL INFORMATION SHOWN ON THE DRAWING. FOR FURTHER INFORMATION REFER TO APPROPRIATE SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORKS.

THIS DRAWING IS NOT TO BE SCALED.

BASE PLAN REVISED: MARCH, 2022

Client info:
IPS- INNOVATIVE PLANNING SOLUTIONS

647 Welham Road, Unit 9A, Barrie, ON, L4N 0B7

ACCEPTED BY:

DATE

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
OALA
MEMBER

LANDSCAPE ARCHITECTS STAMP
STAMP AND SIGNATURE WHEN APPROVED

JDB ASSOCIATES LTD.
Urban Designers
Landscape Architects
Arborists

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Barrie, Ontario
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Fax: 705-722-5660
Tel: 705-722-6278

LOT 31 CLARK ST

Town of the Blue Mountains, ON

LANDSCAPE/ RESTORATION PLANTING PLAN

SCALE: 1 : 600	DESIGNED BY: IT	REVIEWED BY: NB
TOWN FILE No.	OUR FILE REF. # 14-22	LP-3