

KEY MAP N.T.S.

GENERAL NOTES

- ALL WORKMANSHIP WILL BE TO THE STANDARDS OF LANDSCAPE ONTARIO.
- ALL PLANT MATERIAL TO BE NO. 1 GRADE NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK, 9TH EDITION, 2017, BY THE CANADIAN NURSERY TRADES ASSOCIATION.
- BACKFILL WILL CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE CLASS NATIVE TO THE SITE. TOPSOIL TO BE TESTED FOR NUTRIENT VALUE, AND AMENDED FOR OPTIMAL GROWTH AS PER THE RECOMMENDATIONS OF THE SOIL TEST.
- CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNERS ACCEPTANCE OF PROJECT.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
- PLANTING MAY BE ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES/SERVICES.
- ALL MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SPREAD MULCH TO A MINIMUM OF 100mm COMPACTED DEPTH ON ALL TREE PITS AND PLANTING BEDS.
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- SUBMIT A WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1st TO JULY 15th SHALL BE GUARANTEED UNTIL JULY 15th THE FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15th TO DECEMBER 31st SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIODS LISTED ABOVE SHALL APPLY TO ALL "NURSERY GROWN" PLANTS.
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- EXISTING CONDITIONS PLAN AS PER VAN HARTEN SURVEYING INC.
- DRAFT PLAN INFORMATION AS PER ASTRID J. CLOS PLANNING CONSULTANTS.
- SITE GRADING AND SERVICING INFORMATION AS PER MTE.
- SITE LIGHTING BY OTHERS.



REVISIONS

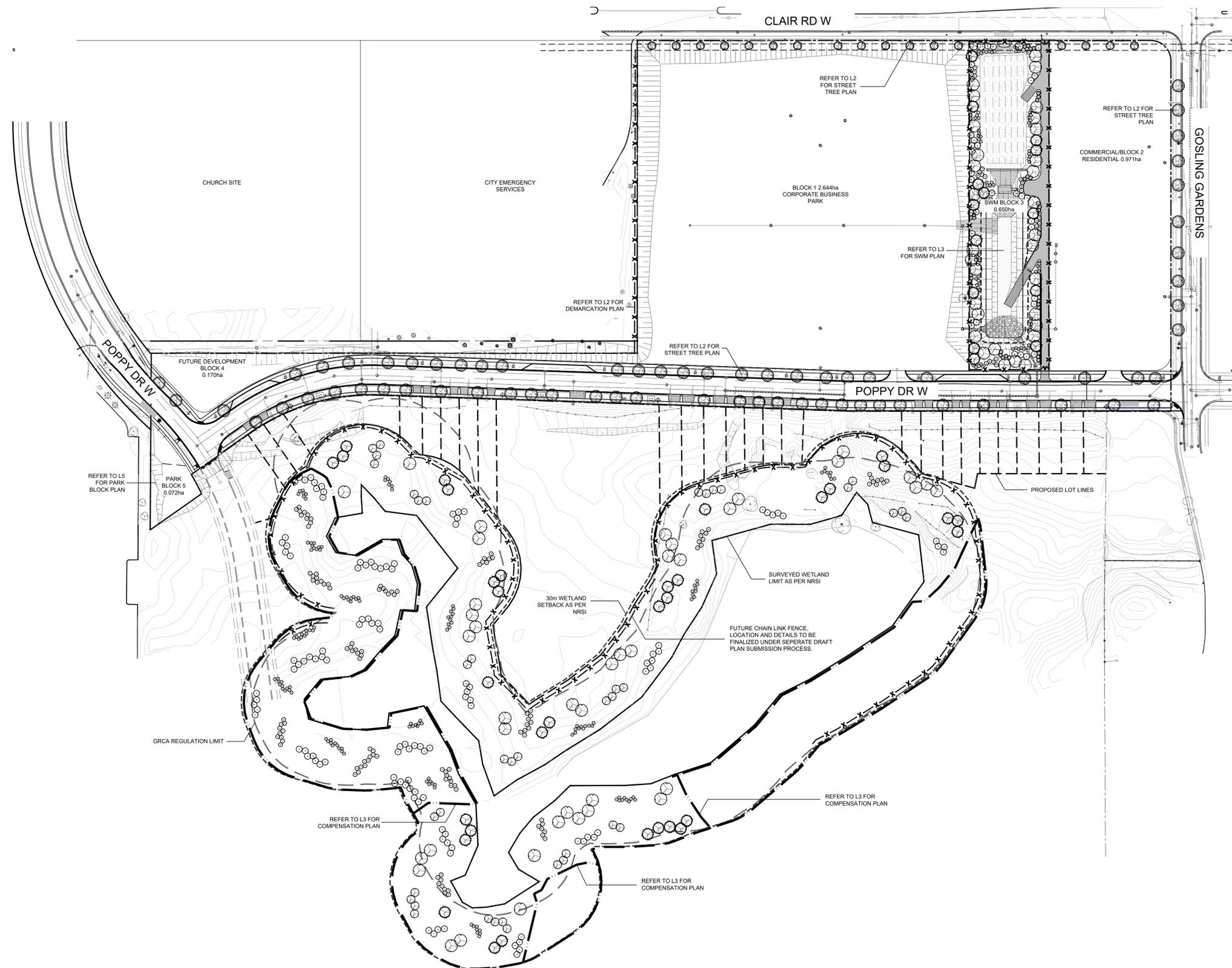
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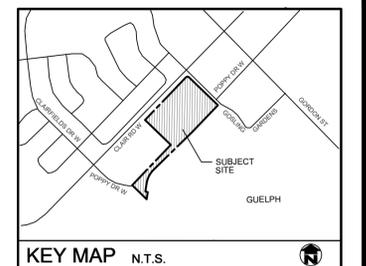
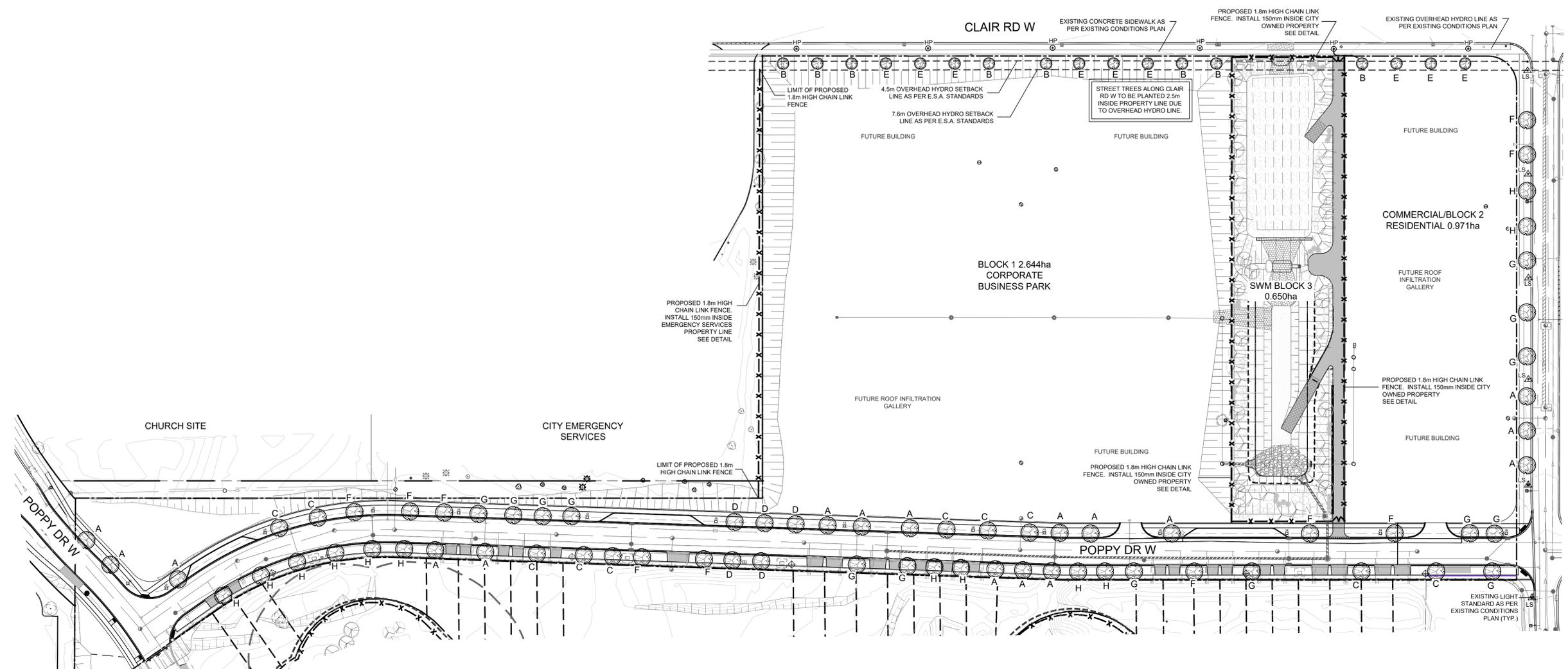
PROPOSED SUBDIVISION
132 Clair Road West
City of Guelph

Layout Plan



PROJECT NO: 2022-35	DRAWN BY: CMH
SCALE: 1:1000	DESIGNED BY: CMH
SHEET:	APPROVED BY: AWH
L1	PLOT DATE: May 28, 2025





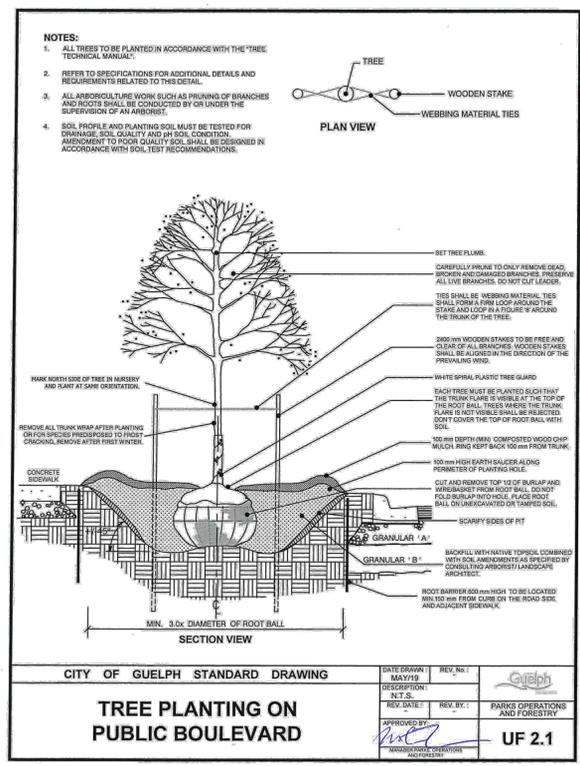
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NOTE:
TREE PLANTING TO COMPLY WITH CITY OF GUELPH'S TREE TECHNICAL MANUAL, SECTION 7 - TREE ESTABLISHMENT GUIDELINES AND STANDARDS.

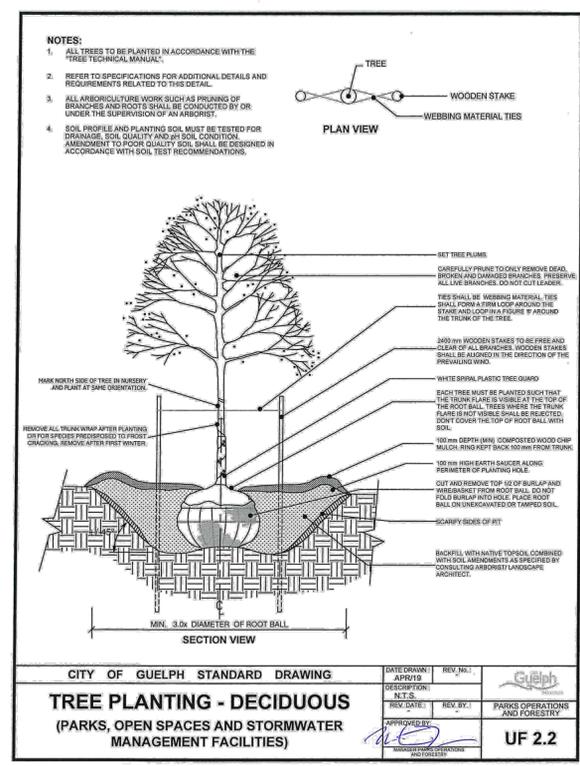
STREET TREE PLANT MATERIAL LIST

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
A	17	Acer x freemanii	Freeman's Maple	60mm cal.	W.B.
B	8	Cercidiphyllum japonicum 'Hanna's Heart'	Hanna's Heart Katsura	60mm cal.	W.B.
C	10	Celtis occidentalis	Hackberry	60mm cal.	W.B.
D	5	Gymnocladus dioica	Kentucky Coffee Tree	60mm cal.	W.B.
E	9	Carpinus caroliniana	Blue Beech	60mm cal.	W.B.
F	10	Tilia cordata	Littleleaf Linden	60mm cal.	W.B.
G	13	Gleditsia triacanthos	Honey Locust	60mm cal.	W.B.
H	12	Zelkova serrata	Japanese Zelkova	60mm cal.	W.B.

- #### STREET TREE PLANTING NOTES:
- ONLY PLANTING STOCK WHICH MEETS THE LATEST SIZE AND QUALITY STANDARDS OUTLINED BY CANADIAN NURSERY LANDSCAPE ASSOCIATION IN THE CANADIAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, SHALL BE ESTABLISHED.
 - PLANTING STOCK SHALL BE OF UNIFORM HIGH QUALITY, TRUE TO NAME AND TYPE, AND REPRESENTATIVE OF ITS SPECIES, VARIETY AND/OR CULTIVAR.
 - PLANTING STOCK SHALL HAVE BEEN NURSERY GROWN FOR A MINIMUM OF 2 YEARS IN CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE CITY OF GUELPH. THE TREE ESTABLISHMENT CONTRACTOR SHALL PROVIDE A LIST OF THE PROPOSED SOURCES OF NURSERY STOCK TO THE CITY OF GUELPH UPON REQUEST. WHEN AVAILABLE, THE CITY OF GUELPH PREFERS STOCK GROWN FROM SOURCE-IDENTIFIED SEED WHERE THE SEED SOURCE IS COMPARABLE TO IN CLIMATE TO GUELPH.
 - PLANTING STOCK SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED (IF IN LEAF), AND WHOLLY FREE OF DISEASE AND INSECT PESTS.
 - TREES SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT MAY PREVENT HEALTHY LONG-TERM GROWTH.
 - PLANTING STOCK WITH DAMAGED LEADERS, POORLY ATTACHED BRANCHES, SUNSCALD, BARK DAMAGE, DECAY, UNHEALED WOUNDS AND/OR OTHER OBJECTIONABLE DISFIGUREMENTS ARE UNACCEPTABLE AND MAY NOT BE ESTABLISHED. TREES WITH MULTIPLE LEADERS ARE ACCEPTABLE IF CLUMP-TYPE FORMS ARE SPECIFIED FOR ESTABLISHMENT.



2 CITY OF GUELPH STANDARD DECIDUOUS TREE PLANTING ON A BOULEVARD DETAIL NTS



3 CITY OF GUELPH STANDARD DECIDUOUS TREE PLANTING DETAIL NTS



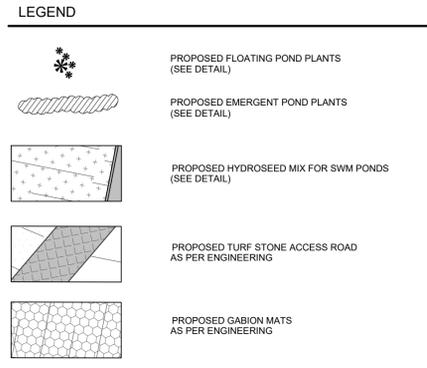
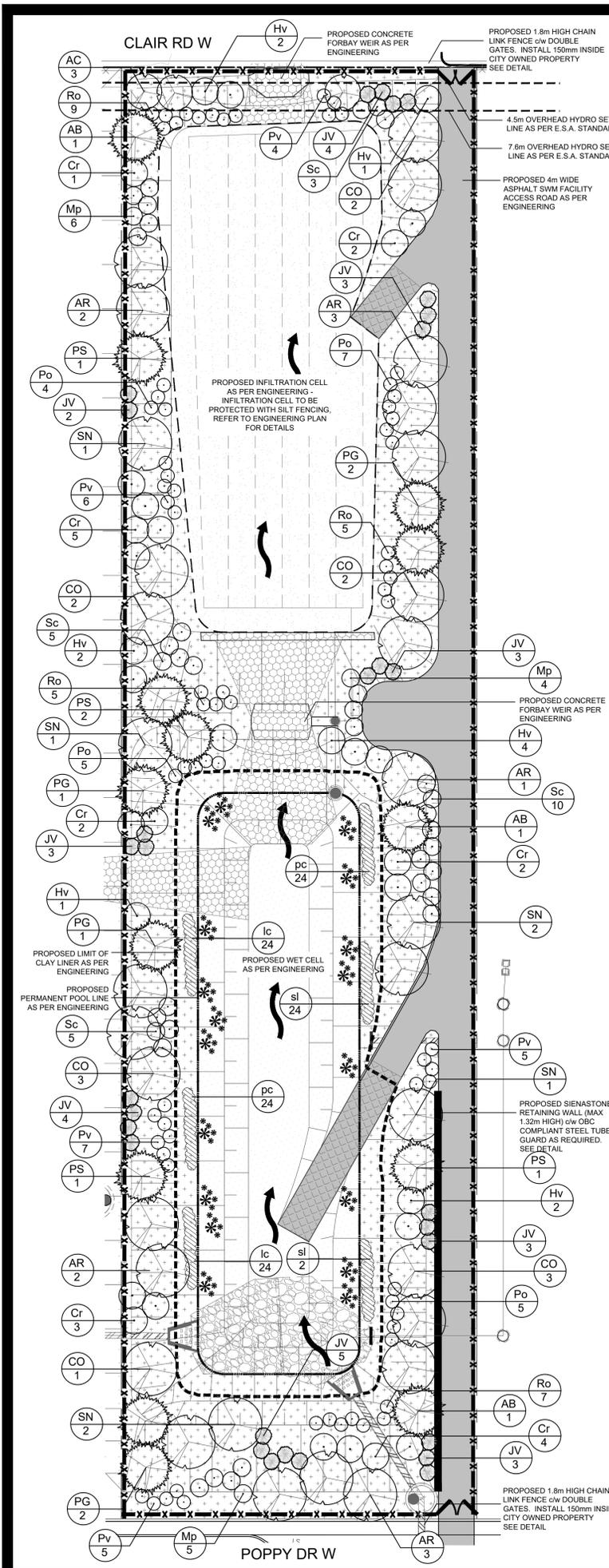
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PROPOSED SUBDIVISION
132 Clair Road West
City of Guelph
Street Tree & Demarcation Plan



PROJECT NO: 2022-35 DRAWN BY: CMH
SCALE: 1:750 DESIGNED BY: CMH
SHEET: APPROVED BY: AWH
PLOT DATE: May 28, 2025



HYDROSEED FOR SWM POND

SWM POND MIX WET/DRY MIX (OSC #8245)

- 3% BLACK EYED SUSAN (RUDBECKIA HIRTA)
- 20% CANADIAN WILD RYE (ELYMUS CANADENSIS)
- 17% FOX SEDGE (CAREX VULPINOIDEA)
- 15% INDIAN GRASS (SORGHASTRUM NUTANS)
- 3% NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)
- 1% SPOTTED JOE PYE WEEED (EUPATORIUM MACULATUM)
- 20% SWITCHGRASS (Panicum VIRGATUM)
- 20% VIRGINIA WILD RYE (ELYMUS VIRGINICUS)
- 1% WILD BERGAMOT (MONARDA FISTULOSA)

TO BE APPLIED AT A RATE OF 25kg/ha

ANNUAL RYE GRASS (NURSE CROP)

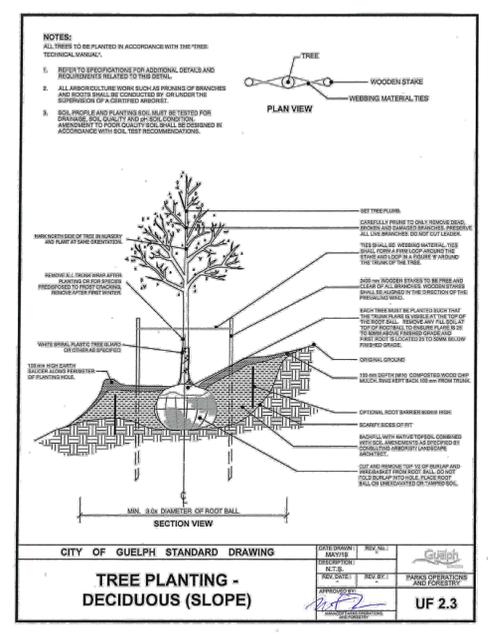
100% ANNUAL RYE GRASS (LOLIUM MULTIFLORUM)

TO BE APPLIED AT A RATE OF 22kg/ha

NOTE:
HYDROSEED MIXES AS PER OSC (PHONE) 1-800-465-5849

FINE GRADE AND SEED ALL DISTURBED AREAS WITHIN 30 DAYS WITH BOTH THE SPECIFIED HYDROSEED MIX AND THE ANNUAL RYE GRASS AT THE RATES LISTED ABOVE.

NOTE:
SLOPES 3:1 AND GREATER TO RECEIVE EROSION CONTROL MATTING AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.



3 CITY OF GUELPH STANDARD DECIDUOUS TREE PLANTING ON A SLOPE DETAIL NTS

PLANT MATERIAL LIST

KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE (MIN)	COND.
Trees					
AB	3	Balsam Fir	Abies balsamea	200cm ht.	W.B.
AC	3	Serviceberry	Amelanchier canadensis	40mm cal.	W.B.
AR	11	Red Maple	Acer rubrum	40mm cal.	W.B.
CO	13	Common Hackberry	Celtis occidentalis	40mm cal.	W.B.
JV	30	Eastern Red Cedar	Juniperus virginiana	125cm ht.	F.P.
PG	6	White Spruce	Picea glauca	200cm Ht.	W.B.
PS	5	White Pine	Pinus strobus	200cm Ht.	W.B.
SN	7	Black Willow	Salix nigra	40mm cal.	W.B.



4 CITY OF GUELPH STANDARD CONIFEROUS TREE PLANTING ON A SLOPE DETAIL NTS

KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE (MIN)	COND.
Shrubs					
Cr	19	Grey Dogwood	Cornus racemosa	60cm	3 gal
Hv	12	Common Witch Hazel	Hammamelis virginiana	60cm	3 gal
Mp	15	Myrica pennsylvanica	Bayberry	60cm	3 gal
Pv	21	Common Nettlebar	Physocarpus opulifolius	60cm	3 gal
Pv	27	Common Chokecherry	Prunus virginiana	60cm	3 gal
Ro	26	Black Raspberry	Rubus occidentalis	60cm	3 gal
Sc	23	Elderberry	Sambucus canadensis	60cm	3 gal

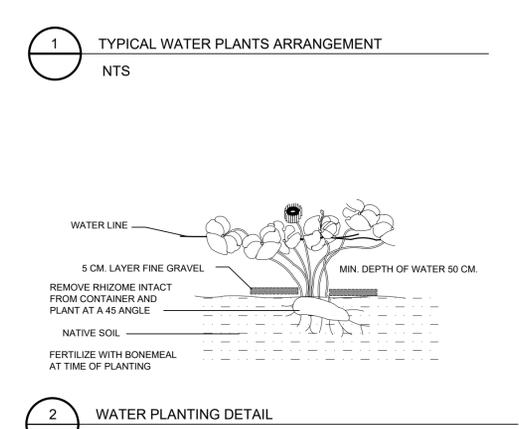
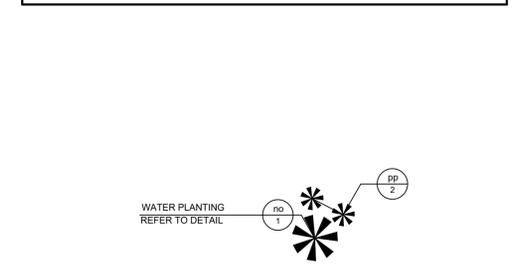
Emergent Vegetation (less than 0.5m water depth)

lc	48	Cardinal flower	Lobelia cardinalis	60cm O.C. Plug
pc	48	Pickered Weed	Pontederia cordata	60cm O.C. Plug
sl	48	Broad-Leaved Arrowhead	Sagittaria latifolia	60cm O.C. Plug

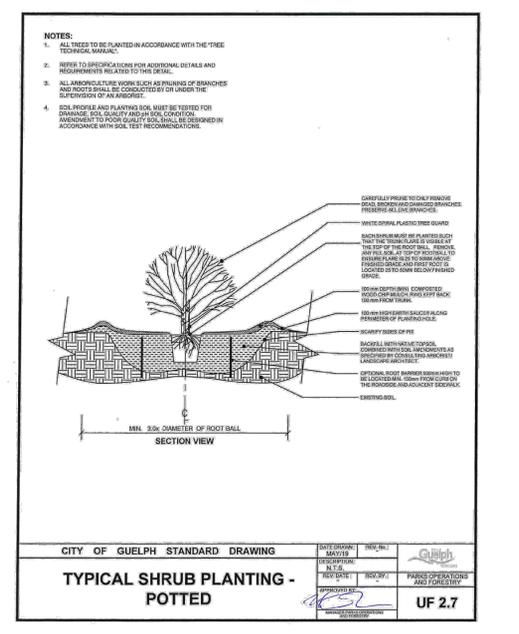
Submergent Vegetation (more than 0.5m water depth)

no	18	Fragrant Water-ily	Nymphaea odorata	Bare root*
pp	36	Sago Pondweed	Potamogeton pectinatus	Bare root*

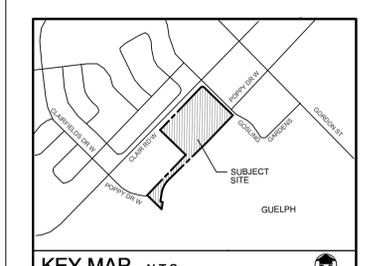
* - BARE ROOT MATERIAL TO BE INSTALLED IN THE SPRING OR FALL ONLY.



2 WATER PLANTING DETAIL NTS



5 CITY OF GUELPH STANDARD SHRUB PLANTING DETAIL NTS



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SWM Plan



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CO	10	Common Hackberry	Celtis occidentalis	60mm cal.	W.B.
PG	10	White Spruce	Picea glauca	250cm ht.	W.B.
PS	8	White Pine	Pinus strobus	250cm ht.	W.B.
SN	14	Black Willow	Salix nigra	60mm cal.	W.B.
Shrubs					
Cr	45	Grey Dogwood	Cornus racemosa	60cm	3 gal
Hv	56	Common Witch Hazel	Hammamelis virginiana	60cm	3 gal
Mp	47	Myrica pensylvanica	Bayberry	60cm	3 gal
Po	36	Common Ninebark	Physocarpus opulifolius	60cm	3 gal
Pv	55	Common Chokecherry	Prunus virginiana	60cm	3 gal
Ro	51	Black Raspberry	Rubus occidentalis	60cm	3 gal
Sc	62	Elderberry	Sambucus canadensis	60cm	3 gal

HYDROSEED FOR COMPENSATION AREAS

NATIVE UPLAND FORAGE & MEADOW MIXTURE (OSC #8140)

- 35% CANADIAN WILD RYE (Elymus canadensis)
- 10% FOWL BLUEGRASS (Poa palustris)
- 5% FOX SEDGE (Garex vulpinoidea)
- 5% LITTLE BLUE STEM (Schizachyrium scoparium)
- 10% SANDY DROPSIDE (Sporobolus cryptandrus)
- 35% VIRGINIA WILD RYE (Elymus virginicus)

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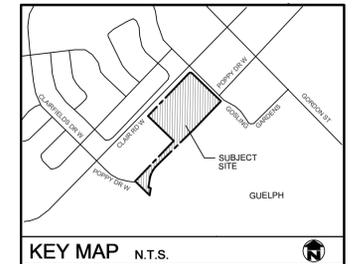
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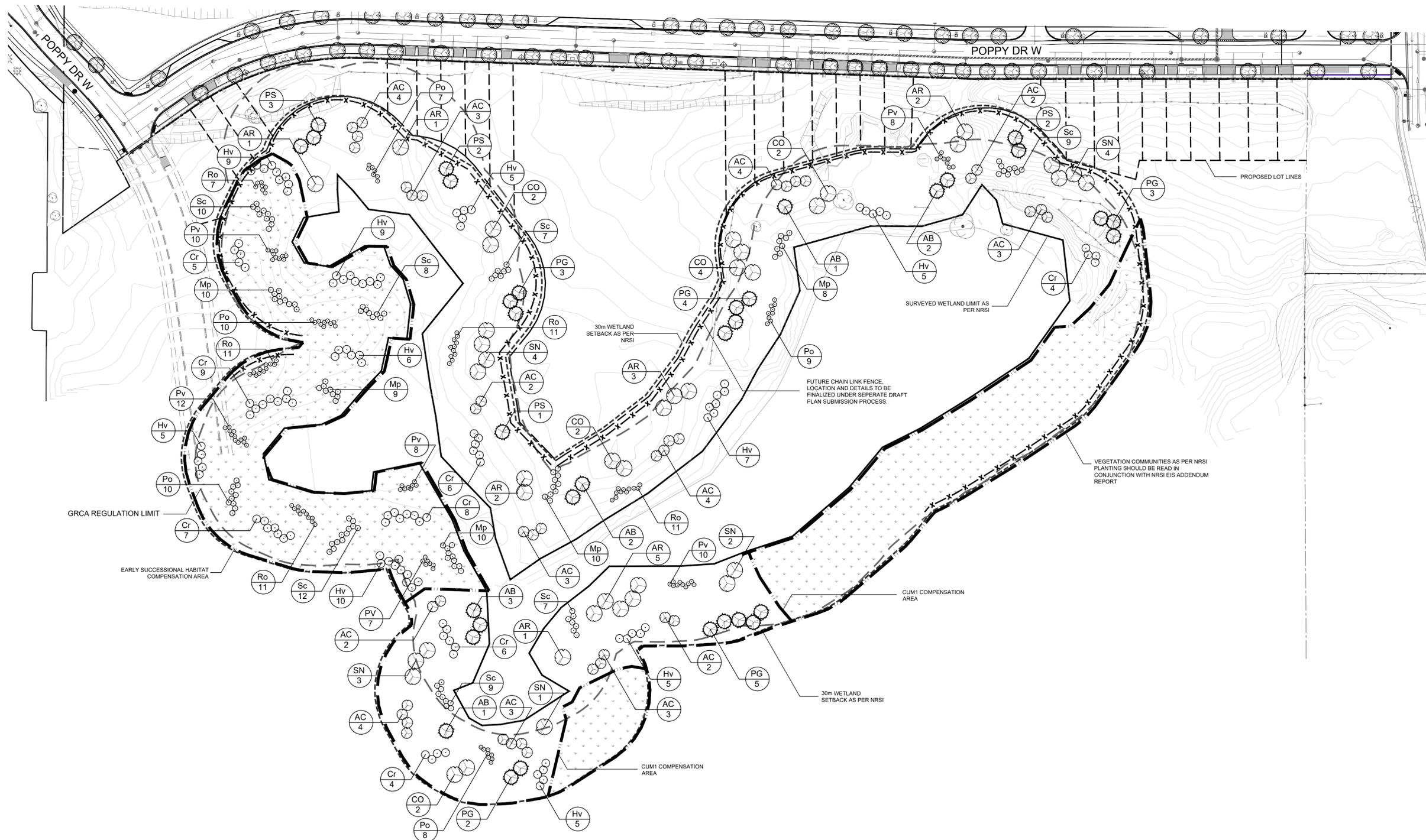
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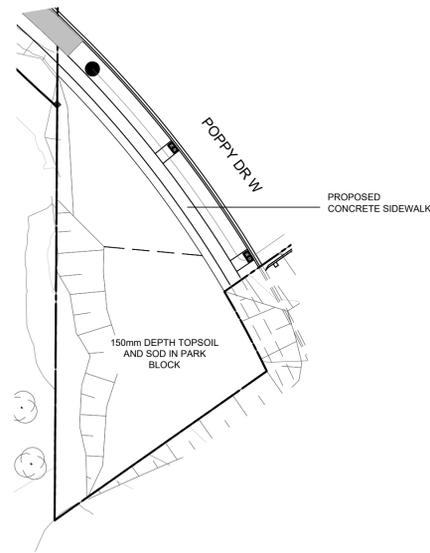
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3.	Jun. 27.24	Revised as per engineering	JC
4.	Sep. 04.24	Revised as per civil and electrical	JC
5.	Mar. 14.25	Revised as per comments	JC
6.	May. 28.25	Revised as per comments	JC

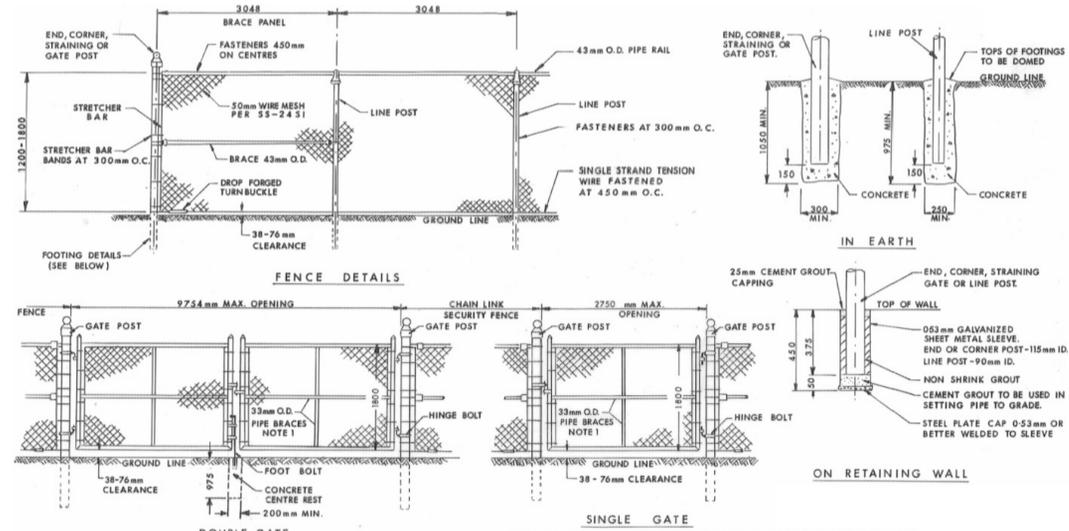
PROPOSED SUBDIVISION
132 Clair Road West
City of Guelph
Buffer Planting Plan



PROJECT NO: 2022-35	DRAWN BY: CMH
SCALE: 1:750	DESIGNED BY: CMH
SHEET:	APPROVED BY: AWH
L4	PLOT DATE: May 28, 2025



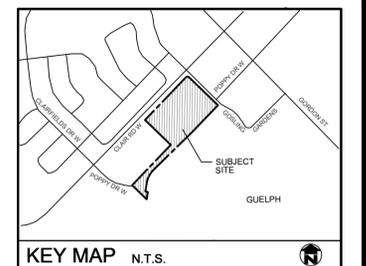
1 PARK BLOCK PLAN
SCALE 1:400



- NOTES:
- FOR FABRIC WIDTH OF 1800mm INSTALLED KNUCKLED EDGE AT BOTTOM AND BARBED-EDGE AT TOP. FOR FABRIC WIDTH OF 1200mm AND 1500mm INSTALLED KNUCKLED EDGE AT TOP
 - TO BE READ IN CONJUNCTION WITH S2-24 SI.

DESCRIPTION	O.D.	LENGTH					
		FABRIC WTH. 1800 STAND.	FABRIC WTH. 1500 STAND.	FABRIC WTH. 1200 STAND.	FABRIC WTH. 1200 RET. WALLS		
LINE POST	60	2667	2172	2362	1867	2057	1562
END, CORNER, STRAINING & GATE POST WITH OPENINGS 550mm MAX.	90	2896	2324	2591	2019	2286	1715
GATE POST OPENINGS - 975.4mm MAXIMUM.	115	2896	—	2591	—	2286	—

2 CITY OF GUELPH CHAIN LINK FENCE STANDARD
NTS



GENERAL NOTES

- ALL WORKMANSHIP WILL BE TO THE STANDARDS OF LANDSCAPE ONTARIO.
- ALL PLANT MATERIAL TO BE NO. 1 GRADE NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK, 9TH EDITION, 2017, BY THE CANADIAN NURSERY TRADES ASSOCIATION.
- BACKFILL WILL CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE CLASS NATIVE TO THE SITE. TOPSOIL TO BE TESTED FOR NUTRIENT VALUE, AND AMENDED FOR OPTIMAL GROWTH AS PER THE RECOMMENDATIONS OF THE SOIL TEST.
- CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNERS ACCEPTANCE OF PROJECT.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
- PLANTING MAY BE ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES/SERVICES.
- ALL MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SPREAD MULCH TO A MINIMUM OF 100mm COMPACTED DEPTH ON ALL TREE PITS AND PLANTING BEDS.
- CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT. QUANTITIES NOTED WITHIN THE PLAN SUPERCEDE THOSE IN THE PLANT LIST. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- SOD AS MARKED WITH NURSERY SOD ON A MINIMUM OF 100mm OF CLEAN TOPSOIL. FINE GRADE AND SOD ALL BOULEVARD AREAS TO MUNICIPAL SPECIFICATIONS AND REPAIR DAMAGE TO ADJACENT PROPERTIES, AS REQUIRED.
- FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
- ALL SEEDED SLOPES 3:1 AND GREATER TO RECEIVE EROSION CONTROL MATTING (COIR MAT, OR OTHER WILDLIFE FRIENDLY ALTERNATIVE). PIN SOD ON ALL SLOPES OF 3:1 OR GREATER.
- SUBMIT A WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1st TO JULY 15th SHALL BE GUARANTEED UNTIL JULY 15th THE FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15th TO DECEMBER 31st SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIODS LISTED ABOVE SHALL APPLY TO ALL "NURSERY GROWN" PLANTS.
- AT THE TIME OF FINAL INSPECTION ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
- EXISTING CONDITIONS PLAN AS PER VAN HARTEN SURVEYING INC.
- DRAFT PLAN INFORMATION AS PER ASTRID J. CLOS PLANNING CONSULTANTS.
- SITE GRADING AND SERVICING INFORMATION AS PER MTE.
- SITE LIGHTING BY OTHERS.



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PROPOSED SUBDIVISION
132 Clair Road West
City of Guelph
Park Block Plan & Details



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