project #: 21-219

north

5 2 0 5 10 15
1:400 (m)

(2) Carya ovata
(2) Prunus virginiana
(7) Amelanchier sanguinea
(5) Cornus alternifolia
(12) Rosa blanda
(3) Prunus virginiana
(1) Acer saccharum
SPILLWAY LINED WITH HYDROTURF -REFER TO CIVIL PLANS
(5) Cornus racemosa
(2) Carya cordiformis
(3) Betula papyrifera
(17) Rosa blanda
(1) Acer saccharum
(6) Amelanchier sanguinea
(4) Prunus virginiana
(1) Tilia americana
4.5m SETBACK FROM STAKED TOP OF BANK
8.5m SETBACK FROM STABLE TOP OF BANK -REFER TO CIVIL PLANS
STABLE TOP OF BANK AS STAKED BY CONSERVATION HALTON NOV 1 2017 -REFER TO CIVIL PLANS
(7) Cornus racemosa
(1) Tilia americana
(4) Cornus alternifolia
FACILITY TOP = 121.00m
DESIGN OPERATING LEVEL = 120.50
PROPOSED NATIVE TERRASEED MIX -SEE TERRASEED NOTES'A' FOR SPECIES COMPOSITION
(5) Cornus racemosa
(7) Amelanchier sanguinea
(10) Rosa blanda
(1) Carya ovata
(3) Cornus alternifolia
(3) Betula papyrifera
(9) Viburnum lentago
PROPOSED SWM FACILITY -REFER TO CIVIL PLANS
BOTTOM OF POND (118.70)
DESIGN OPERATING LEVEL = 120.50
FACILITY TOP = 121.00m
EXISTING 5.0m HYDRO EASEMENT (TYP.)
(1) Carya ovata
(7) Rosa blanda
(3) Cornus alternifolia
(3) Prunus virginiana
(2) Acer saccharum
OVERFLOW SPILLWAY LINED WITH HYDROTURF -REFER TO CIVIL PLANS
10m SETBACK FROM STAKED DRIPLINE -REFER TO CIVIL PLANS
(4) Cornus racemosa
(4) Amelanchier sanguinea
DRIPLINE AS STAKED BY CONSERVATION HALTON NOV 1 2017 -REFER TO CIVIL PLANS
REFER TO L-2 FOR SWM FACILITY PLANTING PLAN
EXISTING 8.0m HYDRO EASEMENT (TYP.)
(3) Prunus virginiana
(1) Carya cordiformis
(2) Tilia americana
(2) Carya ovata
(7) Cornus alternifolia
DECOMMISSIONED STOCKPILE AREA -REFER TO CIVIL PLANS
(7) Amelanchier sanguinea
(5) Cornus racemosa
(12) Viburnum lentago
(2) Acer saccharum
(8) Rosa blanda
(2) Carya cordiformis
(8) Cornus alternifolia
(9) Viburnum lentago
(6) Prunus pensylvanica
(3) Cornus alternifolia
(2) Tilia americana
(8) Prunus virginiana
(7) Cornus racemosa
30m SETBACK
14m SETBACK
9m SETBACK
5.0m HYDRO EASEMENT
KING ROAD
NORTH SERVICE ROAD
PART 13 PLAN 20R-13497
AS IN INST. No. H834027
PART 14 PLAN 20R-13497
SUBJECT TO EASEMENT AS IN INST. No. H834027
BLOCK 1 PLAN 20M-1093
PIN 07194-0093

TERRASEED NOTES 'A':

1. *Areas to be seeded with naturalization mix shall receive an application of naturalization seed at the rate of 25-30 kg/hectare or 2 kg/100m² for spot applications, in the following mixture:*

*Native Woodland Edge Seed Mix**

Black Eyed Susan (Rudbeckia hirta)	1%
Evening Primrose (Oenothera biennis)	1%
Canada Anemone (Anemone canadensis)	1%
Canada Goldenrod (Soldago caesia)	1%
Woodland Sunflower (Helianthus divaricatus)	1%
Heart-leaved Aster (Aster cordifolius)	1%
Hairy Beardtongue (Penstemon hirsutus)	5%
Grass-leaved Goldenrod (Euthamia graminifolia)	5%
Big Blue Stem (Andropogon gerardii)	10%
Pennsylvania Sedge (Carex pensylvanica)	10%
Bottle Brush Grass (Elymus hystrix)	30%
Canada Rye (Elymus canadensis)	30%

*apply with Annual Oats (Avena sativa) nursecrop at 22kg/hectare.

Supplied by:
St. Williams Nursery & Ecological Centre (or approved equal)
P: 1-519-586-9116
W: www.stwilliamsnursery.com

2. *Contractor responsible for soil test to determine fertilizer rates. Results of soil test shall be provided to the Landscape Architect for review and approval.*
3. *Hydraulic mulch to be approved by the Landscape Architect shall be applied at the rate of 2100kg per hectare.*
4. *The contractor shall not carry out the work under adverse weather conditions such as high wind, frozen ground or ground covered with snow, ice or standing water.*
5. *Grade sub-grade, eliminate uneven areas and low spots, ensure positive drainage. Remove debris, roots, branches, stones in excess of 50mm diameter and other deleterious materials. Remove subsoil that has been contaminated with oil, gasoline or calcium chloride, dispose of removed material as directed by Landscape Architect.*
6. *Grade seed bed for terraseeding to a uniform surface and remove vegetation which may interfere with seeding operations. Loosen soil to depth of 25mm minimum and remove stones and foreign material which protrude more than 75mm above the surface.*
7. *All areas to be terraseeded to receive 150mm of topsoil.*
8. *Seeded areas to be maintained by contractor ensuring adequate water, fertilizer, maintenance and repair until seeded areas are properly established. Areas seeded in fall will be accepted in following spring, one month after start of growing season provided acceptance conditions are fulfilled.*

LANDSCAPE NOTES:

1. *All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.*
2. *Complete all work to the satisfaction of the Landscape Architect.*
3. *Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.*
4. *It is the contractor's responsibility to determine existing service locations.*
5. *Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.*
6. *All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.*
7. *Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).*
8. *Install plant material according to details shown.*
9. *Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.*
10. *Contractor to utilize layout dimensions where provided*
11. *Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.*
12. *All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work*
13. *Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.*
14. *Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod)unless otherwise specified.*
15. *Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be seeded with tacifier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.*
16. *All dimensions in meters unless otherwise noted.*
17. *If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.*
18. *Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.*
19. *Any site plan or grading and servicing shown is for information only. Refer to approved drawings.*
20. *Not for construction unless stamped, signed and dated by Landscape Architect.*
21. *Drawings not to be reproduced without written consent from Landscape Architect.*
22. *Approval of landscape plan to be obtained from municipality.*
23. *All plant material to be planted a minimum of 1.0m from any swales or ditches.*
24. *For grading and servicing information refer to the consulting Engineer's drawings.*
25. *For lighting information and power distribution refer to the electrical consultant's drawings.*

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
6	Acer saccharum	Sugar Maple	50mm Cal.	W.B.	30.0	18.0	As Shown	Native to Ontario
6	Betula papyrifera	Paper Birch	50mm Cal.	W.B.	15.0	11.0	As Shown	Native to Ontario
6	Carya cordiformis	Bitternut Hickory	200cm Ht.	#10 cont.	20.0	15.0	As Shown	Native to Ontario
6	Carya ovata	Shagbark Hickory	200cm Ht.	#10 cont.	25.0	17.0	As Shown	Native to Ontario
6	Prunus pensylvanica	Pin Cherry	200cm Ht.	#7 cont.	10.0	4.0	As Shown	Native to Ontario
6	Tilia americana	American Linden	150cm Ht.	#7 cont.	25.0	15.0	As Shown	Native to Ontario
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**COND.**	**MATURE HT. (M)**	**MATURE SPR. (M)**	**O.C. (M)**	**REMARKS**
39	Amelanchier sanguinea	Roundleaf Serviceberry	30cm	#2 cont.	6.0	4.0		
33	Cornus alternifolia	Pagoda Dogwood	40cm	#3 cont.	4.0	7.0	As Shown	Native to Ontario
34	Cornus racemosa	Gray Dogwood	60cm	#3 cont.	3.0	3.0	2.5	Native to Ontario
28	Prunus virginiana	Chokecherry	60cm	#5 cont.	6.0	6.0	3.5	Native to Ontario
54	Rosa blanda	Meadow Rose	30cm	#2 cont.	1.3	1.5	1.4	Native to Ontario
36	Viburnum lentago	Nannyberry	50cm	#3 cont.	5.0	2.0	1.5	Native to Ontario

KEY MAP - N.T.S.



LEGEND

- property line
- proposed deciduous tree
- proposed shrub
- +125.20 existing elevation
- +(118.90) proposed elevation
- min. 150mm topsoil, fine grade & native woodland edge seed mixture - see terraseed notes 'A'

DRAFT
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2022-02-14	Issued for review
2	2022-02-18	Issued for submission
3	2023-05-02	Issued for submission

STAMP

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
SCOTT PB HENDERSON
MEMBER

CLIENT
Quantum Realty Management

MUNICIPALITY
City of Burlington

PROJECT
1450 King Road

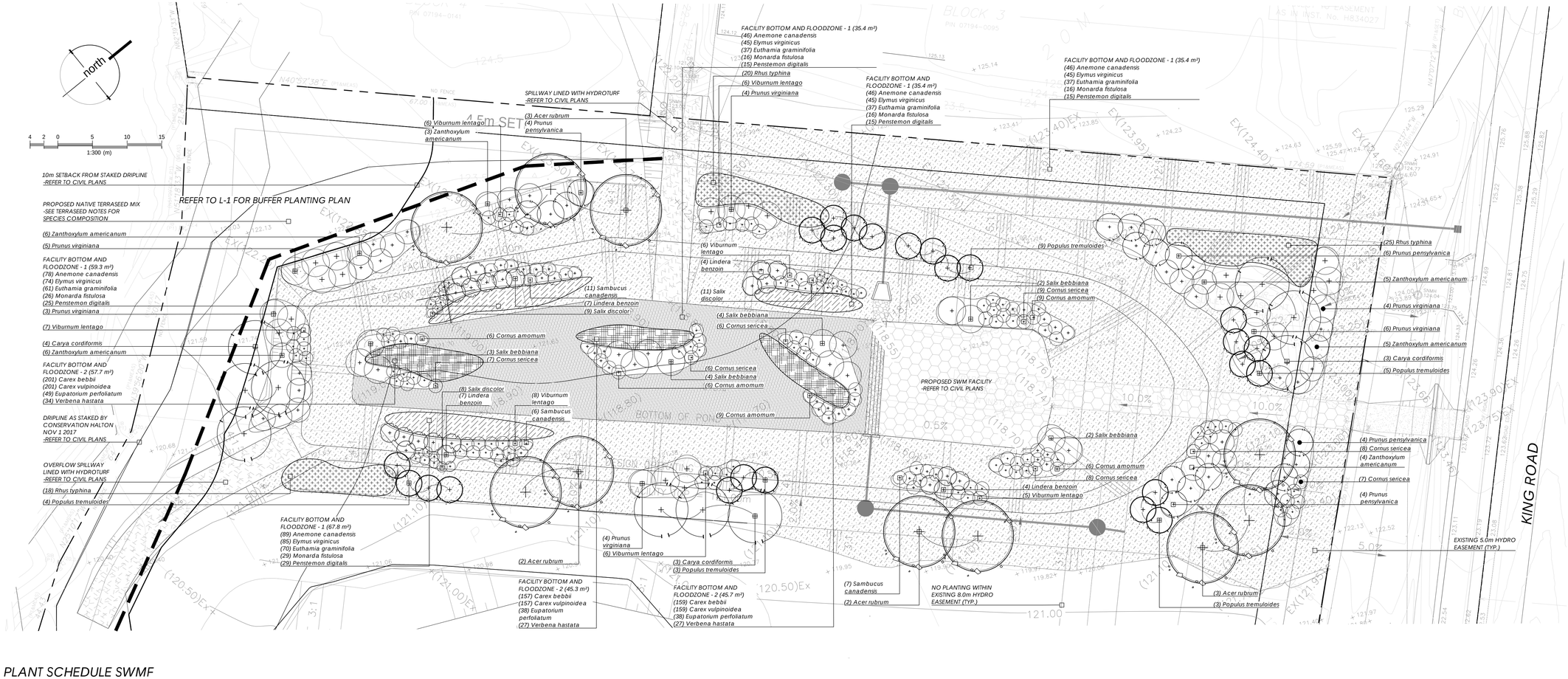
MUNICIPAL FILE NUMBER

SHEET
Buffer Planting Plan
L-1

adesso design inc.
landscape architecture
69John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adessodesigninc.ca

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LAST SAVED BY: jessicas13, Tuesday, May 2, 2023 12:25:21 PM - PLOTTED BY: Carleigh Ryan, Monday, May 2, 2023 12:25:47 PM

project #: 21-219



PLANT SCHEDULE SWMF

TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
10	Acer rubrum	Red Maple	50mm Cal.	W.B.	15.0	12.0	As Shown	Native to Ontario
10	Carya cordiformis	Bitternut Hickory	200cm Ht.	#10 cont.	20.0	15.0	As Shown	Native to Ontario
24	Populus tremuloides	Trembling Aspen	50mm Cal.	W.B.	12.0	5.0	As Shown	Native to Ontario
18	Prunus pensylvanica	Pin Cherry	200cm Ht.	#7 cont.	10.0	4.0	As Shown	Native to Ontario
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**COND.**	**MATURE HT. (M)**	**MATURE SPR. (M)**	**O.C. (M)**	**REMARKS**
36	Cornus amomum	Silky Dogwood	30cm	#3 cont.	2.0	2.0	1.75	Native to Ontario
51	Cornus sericea	Red Osier Dogwood	50cm	#3 cont.	1.75	2.0	1.75	Native to Ontario
22	Lindera benzoin	Spicebush	40cm	#3 cont.	4.0	3.0	2.5	Native to Ontario
26	Prunus virginiana	Chokecherry	60cm	#5 cont.	6.0	6.0	3.5	Native to Ontario
15	Salix bebbiana	Beaked Willow	60cm	#3 cont.	5.0	10.0	5.0	Native to Ontario
28	Salix discolor	Pussy Willow	40cm	#3 cont.	5.0	1.5	1.1	Native to Ontario
24	Sambucus canadensis	Elderberry	50cm	#3 cont.	2.5	2.0	1.75	Native to Ontario
44	Viburnum lentago	Nannyberry	50cm	#3 cont.	5.0	2.0	1.5	Native to Ontario
29	Zanthoxylum americanum	Common Prickyash	30cm	#3 cont.	6.0	4.0	3.5	Native to Ontario
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**COND.**	**MATURE HT. (M)**	**MATURE SPR. (M)**	**O.C. (M)**	**REMARKS**
213	Anemone canadensis	Canadian Anemone	--	#1 cont.	0.50	0.50	--	Native to Ontario
517	Carex bebbii	Bebb's Sedge	--	Plug	0.80	0.20		Native to Ontario
517	Carex vulpinoidea	Fox Sedge	--	Plug	0.90	0.50		Native to Ontario
204	Elymus virginicus	Virginia Wild Rye	--	Plug	1.5	0.60		Native to Ontario
125	Eupatorium perfoliatum	Common Boneset	--	#1 cont.	1.25	0.90		Native to Ontario
168	Euthamia graminifolia	Grass-leafed Goldenrod	--	Plug	1.0	0.60		Native to Ontario
71	Monarda fistulosa	Bergamot	--	#1 cont.	1.1	0.90		Native to Ontario
69	Penstemon digitalis	Beardtongue	--	#1 cont.	0.60	0.60		Native to Ontario
63	Rhus typhina	Staghorn Sumac	50cm	#3 cont.	2.5	2.5	2.0	Native to Ontario
88	Verbena hastata	Blue Vervain	--	#1 cont.	2.0	0.90		Native to Ontario

TERRASEED NOTES 'B':

1. *Areas to be seeded with naturalization mix shall receive an application of naturalization seed at the rate of 25-30 kg/hectare or 2 kg/100m² for spot applications, in the following mixture:*

OCS Shoreline Native Seed Mixture 8250*	
Green Bulrush (Scirpus atrovirens)	1%
Spotted Joe Pye Weed (Eupatorium maculatum)	1%
Purple Stemmed Aster (Aster punniceus)	2%
Swamp Milkweed (Asclepias incarnata)	2%
Blue Vervain (Verbena hastata)	9%
Blunt Broom Sedge (Carex scoparia)	10%
Sweet Flag (Acorus americanus)	10%
Fox Sedge (Carex vulpinoide)	25%
Virginia Wild Rye (Elymus virginicus)	40%

*apply with Annual Oats (Avena sativa) nursecrop at 22kg/hectare.

Supplied by:
OSC - Ontario Seed Co. Limited
P: 1-519-886-0557
W: www.oscseeds.com

2. *Contractor responsible for soil test to determine fertilizer rates. Results of soil test shall be provided to the Landscape Architect for review and approval.*
3. *Hydraulic mulch to be approved by the Landscape Architect shall be applied at the rate of 2100kg per hectare.*
4. *The contractor shall not carry out the work under adverse weather conditions such as high wind, frozen ground or ground covered with snow, ice or standing water.*
5. *Grade sub-grade, eliminate uneven areas and low spots, ensure positive drainage. Remove debris, roots, branches, stones in excess of 50mm diameter and other deleterious materials. Remove subsoil that has been contaminated with oil, gasoline or calcium chloride, dispose of removed material as directed by Landscape Architect.*
6. *Grade seed bed for terraseeding to a uniform surface and remove vegetation which may interfere with seeding operations. Loosen soil to depth of 25mm minimum and remove stones and foreign material which protrude more than 75mm above the surface.*
7. *All areas to be terraseeded to receive 150mm of topsoil.*
8. *Seeded areas to be maintained by contractor ensuring adequate water, fertilizer, maintenance and repair until seeded areas are properly established. Areas seeded in fall will be accepted in following spring, one month after start of growing season provided acceptance conditions are fulfilled.*

TERRASEED NOTES 'C':

1. *Areas to be seeded with naturalization mix shall receive an application of naturalization seed at the rate of 25-30 kg/hectare or 2 kg/100m² for spot applications, in the following mixture:*

OCS Stormwater Pond Native Mixture 8190*	
New England Aster (Aster navae-anglaie)	2%
Black Eyed Susan (Rudbeckia hirta)	3%
Canada Wild Rye (Elymus canadensis)	15%
Fox Sedge (Carex vulpinoide)	15%
Indiangrass (Sorghastrum nutans)	15%
Fowl Bluegrass (Poa palustris)	25%
Virginia Wild Rye (Elymus virginicus)	25%

*apply with Annual Oats (Avena sativa) nursecrop at 22kg/hectare.

Supplied by:
OSC - Ontario Seed Co. Limited
P: 1-519-886-0557
W: www.oscseeds.com

2. *Contractor responsible for soil test to determine fertilizer rates. Results of soil test shall be provided to the Landscape Architect for review and approval.*
3. *Hydraulic mulch to be approved by the Landscape Architect shall be applied at the rate of 2100kg per hectare.*
4. *The contractor shall not carry out the work under adverse weather conditions such as high wind, frozen ground or ground covered with snow, ice or standing water.*
5. *Grade sub-grade, eliminate uneven areas and low spots, ensure positive drainage. Remove debris, roots, branches, stones in excess of 50mm diameter and other deleterious materials. Remove subsoil that has been contaminated with oil, gasoline or calcium chloride, dispose of removed material as directed by Landscape Architect.*
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LANDSCAPE NOTES:

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4. *It is the contractor's responsibility to determine existing service locations.*
5. *Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.*
6. *All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.*
7. *Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).*
8. *Install plant material according to details shown.*
9. *Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.*
10. *Contractor to utilize layout dimensions where provided*
11. *Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.*
12. *All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work*
13. *Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.*
14. *Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod)unless otherwise specified.*
15. *Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be seeded with tacifier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.*
16. *All dimensions in meters unless otherwise noted.*
17. *If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.*
18. *Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.*
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20. *Not for construction unless stamped, signed and dated by Landscape Architect.*
21. *Drawings not to be reproduced without written consent from Landscape Architect.*
22. *Approval of landscape plan to be obtained from municipality.*
23. *All plant material to be planted a minimum of 1.0m from any swales or ditches.*
24. *For grading and servicing information refer to the consulting Engineer's drawings.*
25. *For lighting information and power distribution refer to the electrical consultant's drawings.*

KEY MAP - N.T.S.



LEGEND

- property line
- proposed deciduous tree
- proposed shrub
- existing elevation (+ 125.20)
- proposed elevation (+(118.90))
- min. 150mm topsoil, fine grade & shoreline native seed mixture - see terraseed notes 'B'
- min. 150mm topsoil, fine grade & stormwater pond native seed mixture - see terraseed notes 'C'

DRAFT
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2022-02-14	Issued for review
2	2022-02-18	Issued for submission
3	2023-05-02	Issued for submission

STAMP



CLIENT
Quantum Realty Management

MUNICIPALITY
City of Burlington

PROJECT
1450 King Road

MUNICIPAL FILE NUMBER

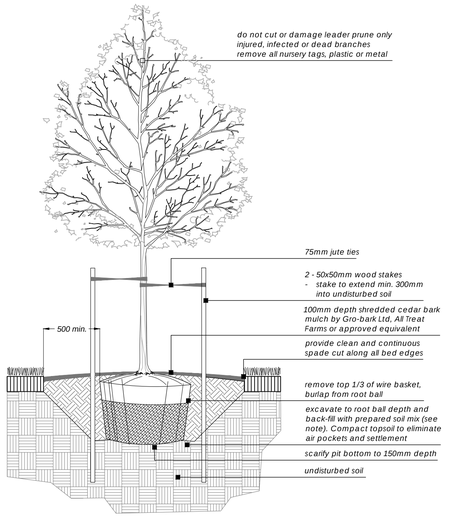
SHEET
SWM Facility Landscape Plan
L-2

adesso design inc.
landscape architecture

69John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adessodesigninc.ca

PLOT Plotted: Wednesday, May 03, 2023 10:08 AM by Andrew Reid & Bettencourt NC Convert Template 11.2019c, Xrefs: LAYOUT2, Luminaire, SWMF
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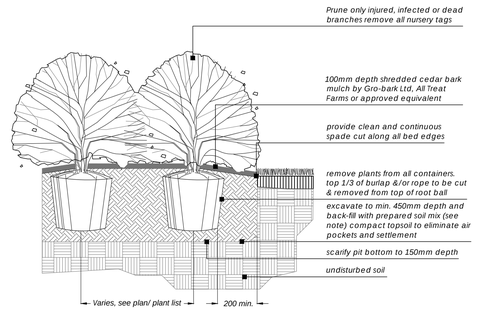
project #: 21-219



Balled & Burlapped/ Wire Basket Deciduous Tree

SCALE: NTS

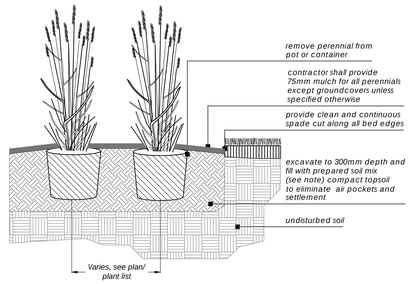
1
L-3



Container Grown Shrub

SCALE: NTS

2
L-3



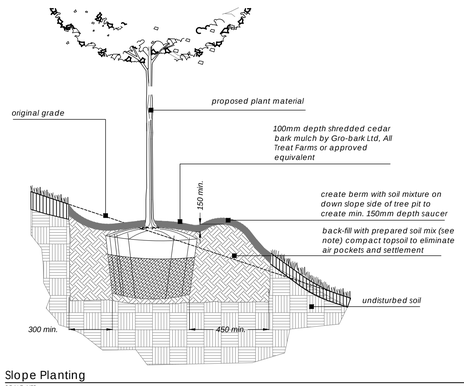
Container Grown Perennial

SCALE: NTS

3
L-3

PLANTING NOTES:

1. Soil mixture: four (4) parts native soil, one (1) part well rotted compost.If existing soil is not suitable provide triple mix topsoil or approved equal.
2. Saucer shall be soaked with water and mulched immediately following planting.
3. Massed shrubs shall be planted in continuous mulched beds unless otherwise noted.
4. Staking schedule;
   - < 30mm caliper size/ 2500mm ht. - one stake
   - > 30mm caliper size/ 2500mm ht. - two stakes
   - > 70mm caliper - three stakes
5. All support systems must be removed once tree is established.
6. All trees to be straight and planted vertically regardless of slope.
7. Top of root flare shall be positioned 50mm above grade.
8. The following depths of soil are required for planting;
   - 15cm topsoil for sod;
   - 30cm of topsoil for perennials;
   - 45cm of topsoil for shrubs;
   - 90cm of topsoil for trees



Slope Planting

SCALE: NTS

4
L-3

DRAFT
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2022-02-14	Issued for review
2	2022-02-18	Issued for submission
3	2023-05-02	Issued for submission

STAMP



CLIENT
Quantum Realty Management

MUNICIPALITY
City of Burlington

PROJECT
1450 King Road

MUNICIPAL FILE NUMBER

SHEET
Details

L-3

adesso design inc.
landscape architecture

69John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adessodesigninc.ca

REF:\\Projects (Burlington)\2021\21-219_1450 King Road, Burlington\05 Comm Drawings\21-219_Key_LAYOUT Planting Details
LAST SAVED BY:Rebecca.B, Tuesday, May 2, 2023 12:25:13 PM, PLOTTED BY:Carleigh Power, Tuesday, May 2, 2023 12:25:54 PM