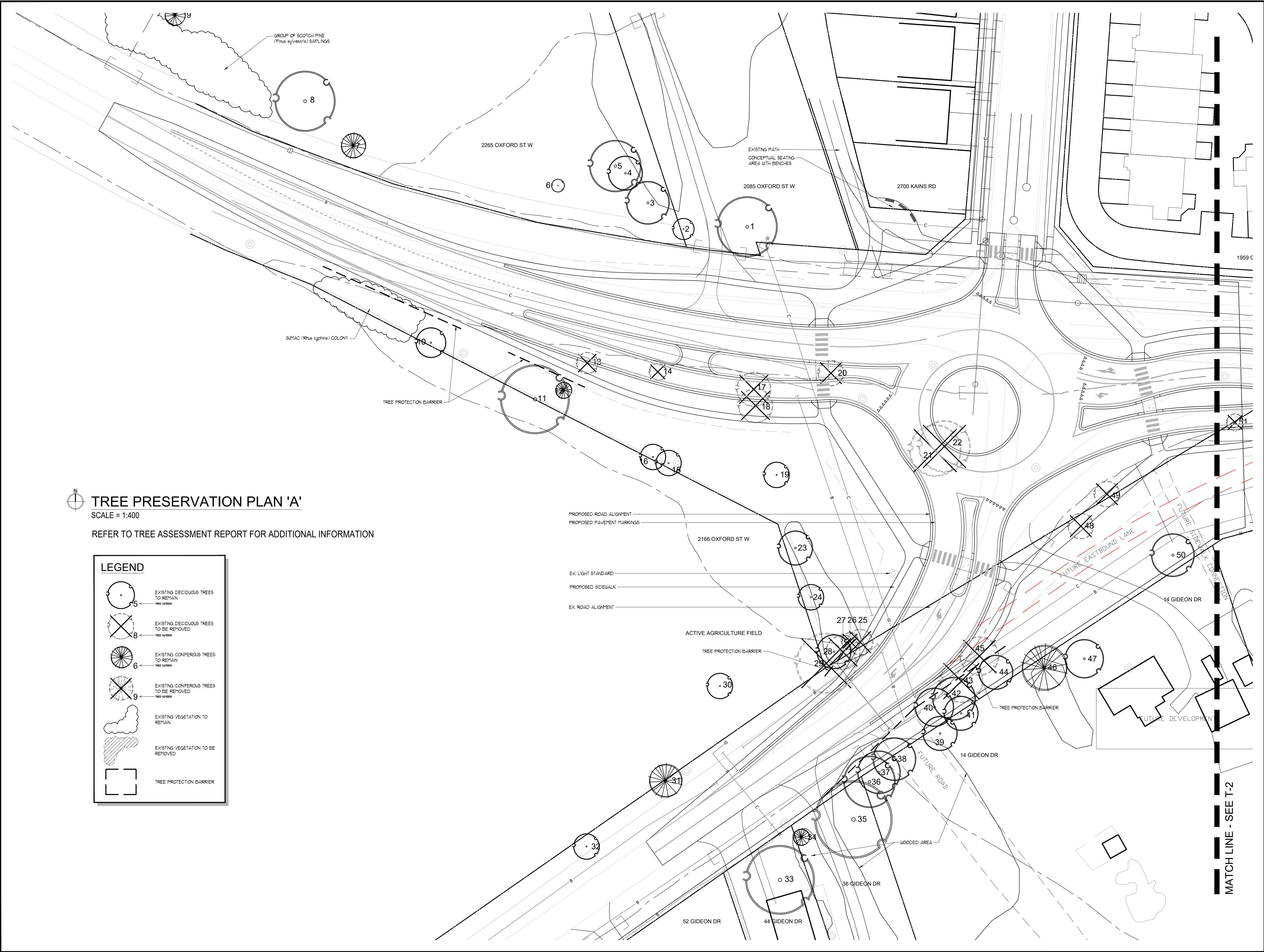

APPENDIX 9

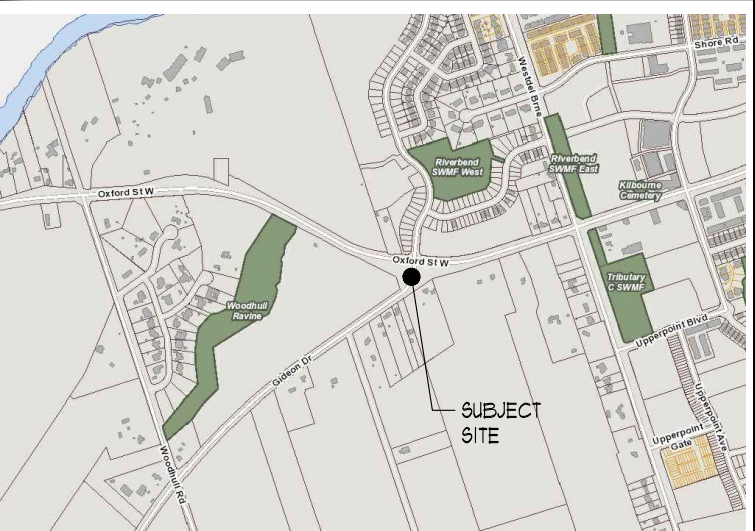
**TREE PRESERVATION AND PRELIMINARY
LANDSCAPE PLANS**



TREE PRESERVATION PLAN 'A'
SCALE = 1:400
REFER TO TREE ASSESSMENT REPORT FOR ADDITIONAL INFORMATION

LEGEND

- EXISTING DECIDUOUS TREES TO REMAIN
TREE NUMBER
- EXISTING DECIDUOUS TREES TO BE REMOVED
TREE NUMBER
- EXISTING CONIFEROUS TREES TO REMAIN
TREE NUMBER
- EXISTING CONIFEROUS TREES TO BE REMOVED
TREE NUMBER
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED
- TREE PROTECTION BARRIER



KEY MAP



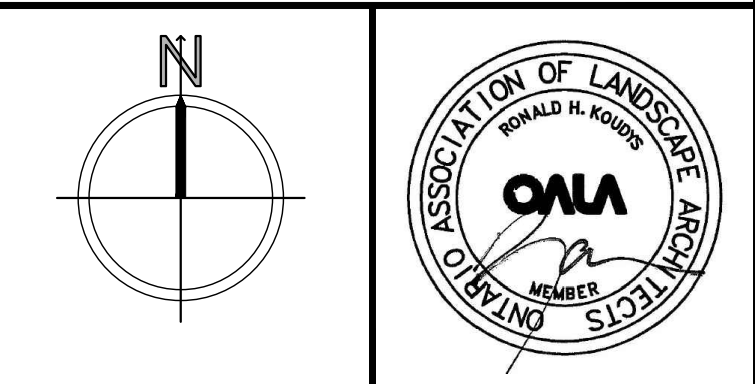
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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUDYS, O.A.L.A. C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 867-3322.

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

DATE	DESCRIPTION	No.
2021/11/26	ISSUED FOR 100% SUBMISSION	4.
2021/11/24	ISSUED FOR REVIEW	3.
2021/10/27	ISSUED FOR REVIEW	2.
2021/09/20	ISSUED FOR REVIEW	1.

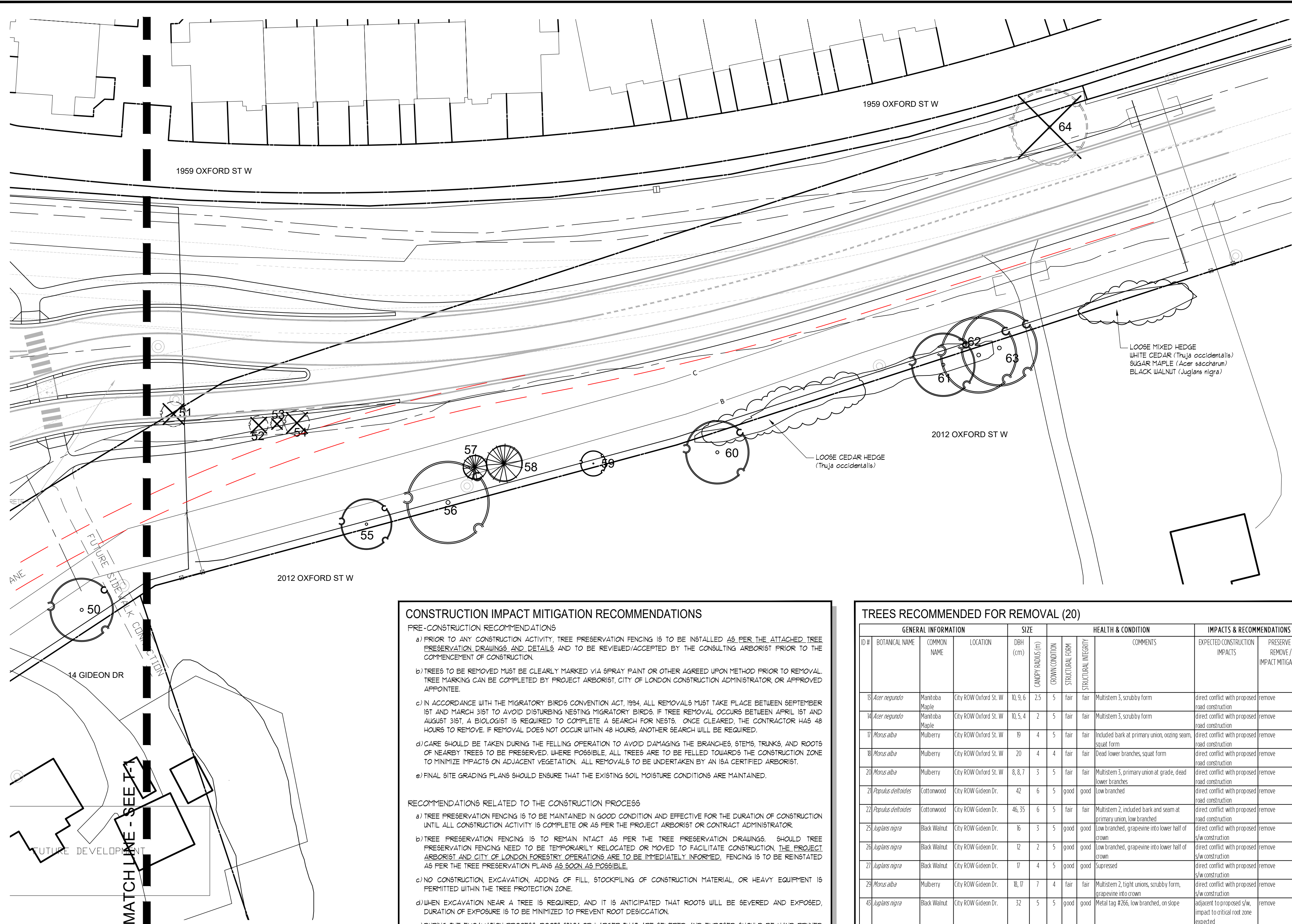
PLOTTING INFORMATION:
PLOTTED DATE = 2021/11/26
PLOTTED SCALE = 1/1



PROJECT TITLE:
OXFORD ST & GIDEON DR INTERSECTION
LONDON, ONTARIO

DRAWING TITLE:
TREE PRESERVATION PLAN 'A'

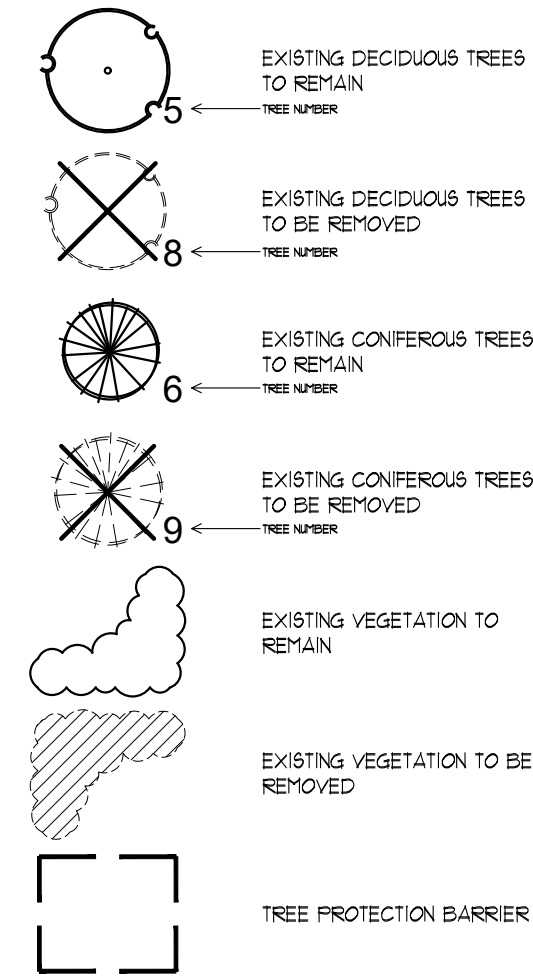
DATE: AUGUST 2021	SCALE: AS NOTED	DRAWING No. T-1
DRAWN: RKLA Inc.	CHECKED BY: RKLA	
PROJECT No. 21-117Le		



TREE PRESERVATION PLAN 'B'

SCALE = 1:400

LEGEND



CONSTRUCTION IMPACT MITIGATION RECOMMENDATIONS

- PRE-CONSTRUCTION RECOMMENDATIONS**
- a) PRIOR TO ANY CONSTRUCTION ACTIVITY, TREE PRESERVATION FENCING IS TO BE INSTALLED AS PER THE ATTACHED TREE PRESERVATION DRAWINGS AND DETAILS AND TO BE REVIEWED/ACCEPTED BY THE CONSULTING ARBORIST PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- b) TREES TO BE REMOVED MUST BE CLEARLY MARKED VIA SPRAY PAINT OR OTHER AGREED UPON METHOD PRIOR TO REMOVAL. TREE MARKING CAN BE COMPLETED BY PROJECT ARBORIST, CITY OF LONDON CONSTRUCTION ADMINISTRATOR, OR APPROVED APPROPRIATE.
- c) IN ACCORDANCE WITH THE MIGRATORY BIRDS CONVENTION ACT, 1994, ALL REMOVALS MUST TAKE PLACE BETWEEN SEPTEMBER 1ST AND MARCH 31ST TO AVOID DISTURBING NESTING MIGRATORY BIRDS. IF TREE REMOVAL OCCURS BETWEEN APRIL 1ST AND AUGUST 31ST, A BIOLOGIST IS REQUIRED TO COMPLETE A SEARCH FOR NESTS. ONCE CLEARED, THE CONTRACTOR HAS 48 HOURS TO REMOVE. IF REMOVAL DOES NOT OCCUR WITHIN 48 HOURS, ANOTHER SEARCH WILL BE REQUIRED.
- d) CARE SHOULD BE TAKEN DURING THE FELLING OPERATION TO AVOID DAMAGING THE BRANCHES, STEMS, TRUNKS, AND ROOTS OF NEARBY TREES TO BE PRESERVED. WHERE POSSIBLE, ALL TREES ARE TO BE FELLED TOWARDS THE CONSTRUCTION ZONE TO MINIMIZE IMPACTS ON ADJACENT VEGETATION. ALL REMOVALS TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST.
- e) FINAL SITE GRADING PLANS SHOULD ENSURE THAT THE EXISTING SOIL MOISTURE CONDITIONS ARE MAINTAINED.

RECOMMENDATIONS RELATED TO THE CONSTRUCTION PROCESS

- a) TREE PRESERVATION FENCING IS TO BE MAINTAINED IN GOOD CONDITION AND EFFECTIVE FOR THE DURATION OF CONSTRUCTION UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE OR AS PER THE PROJECT ARBORIST OR CONTRACT ADMINISTRATOR.
- b) TREE PRESERVATION FENCING IS TO REMAIN INTACT AS PER THE TREE PRESERVATION DRAWINGS. SHOULD TREE PRESERVATION FENCING NEED TO BE TEMPORARILY RELOCATED OR MOVED TO FACILITATE CONSTRUCTION, THE PROJECT ARBORIST AND CITY OF LONDON FORESTRY OPERATIONS ARE TO BE IMMEDIATELY NOTIFIED. FENCING IS TO BE REINSTATED AS PER THE TREE PRESERVATION PLANS AS SOON AS POSSIBLE.
- c) NO CONSTRUCTION, EXCAVATION, ADDING OF FILL, STOCKPILING OF CONSTRUCTION MATERIAL, OR HEAVY EQUIPMENT IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- d) WHEN EXCAVATION NEAR A TREE IS REQUIRED, AND IT IS ANTICIPATED THAT ROOTS WILL BE SEVERED AND EXPOSED, DURATION OF EXPOSURE IS TO BE MINIMIZED TO PREVENT ROOT DESICCATION.
- e) DURING THE EXCAVATION PROCESS, ROOTS 25MM OR LARGER THAT ARE SEVERED AND EXPOSED SHOULD BE HAND PRUNED TO LEAVE A CLEAN-CUT SURFACE, TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST. EXPOSED SEVERED ROOTS THAT CANNOT BE COVERED IN SOIL ON THE SAME DAY AS THE CUTS ARE MADE ARE TO BE KEPT MOIST. EXPOSED ROOTS ARE TO BE KEPT MOIST BY COVERING THEM WITH WATER SOAKED BURLAP OR ANY OTHER MEANS AVAILABLE TO PREVENT THEM FROM DRYING OUT. ADEQUATE MOISTURE LEVELS ARE TO BE MAINTAINED UNTIL SUCH TIME AS TOPSOIL HAS BEEN REPLACED SATISFACTORILY OR AS OTHERWISE DIRECTED BY THE CONTRACT ADMINISTRATOR.
- f) AVOID PILING HEAVY EQUIPMENT UNDER OR WITHIN CLOSE PROXIMITY TO TREES TO BE PRESERVED TO PREVENT CANOPY DAMAGE FROM EXPOSURE TO THE HEAT OF THE EXHAUST.
- g) SHOULD BRANCHES ON CITY OWNED TREES BE DAMAGED BY OR DURING CONSTRUCTION, THE CONTRACTOR IS TO NOTIFY CITY OF LONDON FORESTRY OPERATIONS AS SOON AS POSSIBLE. NO PERSON(S) OTHER THAN CITY STAFF OR THE CITY'S DESIGNATED CONTRACTOR MAY PERFORM WORK ON ANY CITY TREE.
- h) OPEN TRENCHING WITHIN A CRITICAL ROOT ZONE IS PROHIBITED. ALTERNATIVE EXCAVATION METHODS SUCH AS HORIZONTAL BORING AND VACUUM EXCAVATION ARE REQUIRED WHERE PROPOSED SERVICES OR INSTALLATION REQUIREMENTS CONFLICT WITH CRITICAL ROOT ZONES.
- i) THE EXISTING GROUND-LAYER VEGETATION AT THE BASE OF TREES MUST REMAIN INTACT WITHIN THE CRITICAL ROOT ZONE SO AS NOT TO DISTURB THE SOIL AROUND THE BASE OF THE EXISTING TREES. THIS INCLUDES THE PRACTICE OF NOT REPLACING EXISTING TURF WITH NEW SOIL. A HEAVY APPLICATION OF SEED IN THESE INSTANCES IS PREFERRED.

- j) REGULAR COMMUNICATION WITH THE SITE SUPERVISOR AND REGULAR MONITORING OF THE SITE BY THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT IS RECOMMENDED TO ENSURE PROPER PROCEDURES ARE FOLLOWED AND PROTECTION BARRIERS ARE MAINTAINED.
- IT IS THE RESPONSIBILITY OF THE SITE SUPERVISOR TO PROMPTLY CONTACT THE PROJECT ARBORIST IF ANY CONCERNS OR QUESTIONS ARISE REGARDING TREES.

POST-CONSTRUCTION RECOMMENDATIONS

- a) AVOID DISCHARGING RAIN WATER LEADERS ADJACENT TO RETAINED TREES, AS THIS MAY RESULT IN AN OVERLY MOIST ENVIRONMENT WHICH CAN CAUSE ROOT ROT.
- b) AFTER ALL WORK IS COMPLETED, TREE PRESERVATION FENCES AND ANY OTHER IMPACT MITIGATION PARAPHERNALIA MUST BE REMOVED UNDER THE DIRECTION OF THE CONSULTING ARBORIST OR CONSTRUCTION ADMINISTRATOR.
- c) A FINAL REVIEW MUST BE UNDERTAKEN BY THE PROJECT ARBORIST TO ENSURE THAT ALL MITIGATION MEASURES AS DESCRIBED ABOVE HAVE BEEN MET.
- d) POST-CONSTRUCTION MONITORING OF TREES MAY BE REQUIRED. MONITORING SCHEDULE TO BE DETERMINED WITH DESIGN TEAM AND CITY CONSENSUS.

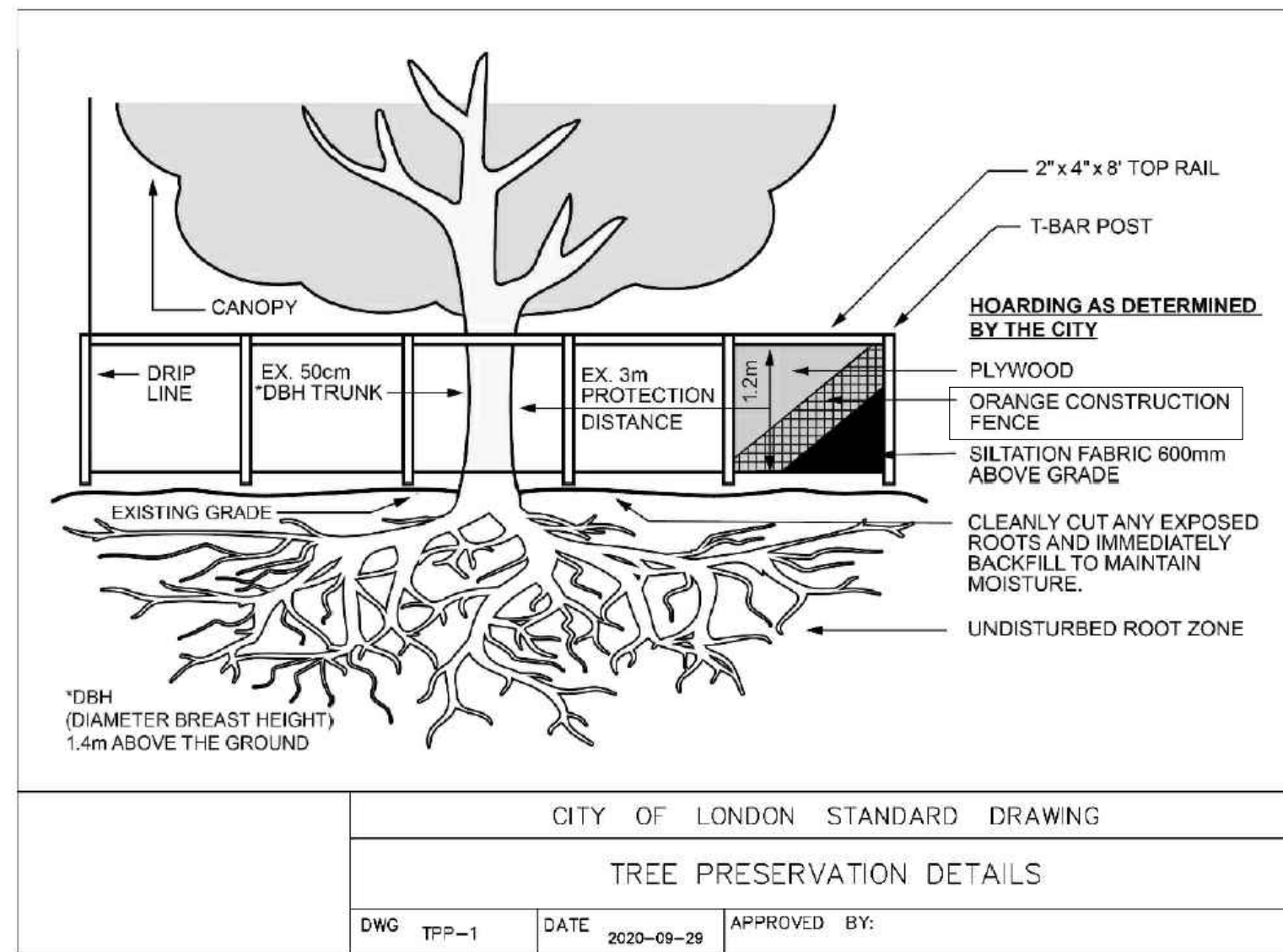
REFER TO TREE ASSESSMENT REPORT FOR ADDITIONAL INFORMATION

TREES RECOMMENDED FOR REMOVAL (20)

ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	SIZE (CANOPY RADII (m))	STRUCTURAL FORM	STRUCTURAL INTEGRITY	HEALTH & CONDITION	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE / REMOVE / IMPACT MITIGATION
1	<i>Acer spicatum</i>	Manitoba Maple	City ROW Oxford St. W	10.9	6	5	fair	Multistem 3, scrubby form		direct conflict with proposed road construction	remove
2	<i>Acer spicatum</i>	Manitoba Maple	City ROW Oxford St. W	10.5	4	2	5	fair	Multistem 5, scrubby form	direct conflict with proposed road construction	remove
3	<i>Morus alba</i>	Mulberry	City ROW Oxford St. W	19	4	5	fair	Included bark at primary union, oozing sear		direct conflict with proposed road construction	remove
4	<i>Morus alba</i>	Mulberry	City ROW Oxford St. W	20	4	4	fair	Dead lower branches, squat form		direct conflict with proposed road construction	remove
5	<i>Morus alba</i>	Mulberry	City ROW Oxford St. W	8.8	7	5	fair	Multistem 3, primary union at grade, dead lower branches		direct conflict with proposed road construction	remove
6	<i>Populus deltoides</i>	Cottonwood	City ROW Gideon Dr.	42	6	5	good	low branched		direct conflict with proposed road construction	remove
7	<i>Populus deltoides</i>	Cottonwood	City ROW Gideon Dr.	46.35	6	5	fair	Multistem 2, included bark and sear at primary union, low branched		direct conflict with proposed road construction	remove
8	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	16	3	5	good	good	low branched, grapevine into lower half of crown	direct conflict with proposed road construction	remove
9	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	12	2	5	good	good	low branched, grapevine into lower half of crown	direct conflict with proposed road construction	remove
10	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	17	4	5	good	Suppressed		direct conflict with proposed road construction	remove
11	<i>Morus alba</i>	Mulberry	City ROW Gideon Dr.	8.17	7	4	fair	Multistem 2, tight unions, scrubby form, grapevine into crown		direct conflict with proposed road construction	remove
12	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	32	5	5	good	good	Metal tag #206, low branched, on slope	adjacent to proposed SW, impact to critical root zone expected	remove
13	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	20	4.5	5	good	good	Metal tag #264, branched to grade, dead lower branches	direct conflict with proposed road construction	remove
14	<i>Acer x freemanii</i>	Freeman Maple	City ROW Gideon Dr.	15	3	5	good	fair	Significant vertical trunk wounds, full crown	direct conflict with proposed road construction	remove
15	<i>Acer x freemanii</i>	Freeman Maple	City ROW Gideon Dr.	15	3	5	good	good	full form	direct conflict with proposed road construction	remove
16	<i>Apulus tremuloides</i>	Trembling Aspen	City ROW Oxford St. W	10	2	5	good	good	low branched, in ditch	direct conflict with proposed road construction	remove
17	<i>Apulus tremuloides</i>	Trembling Aspen	City ROW Oxford St. W	12	15	5	good	good	low branched, in ditch	direct conflict with proposed road construction	remove
18	<i>Apulus tremuloides</i>	Trembling Aspen	City ROW Oxford St. W	10	1	5	good	good	low branched, in ditch	direct conflict with proposed road construction	remove
19	<i>Apulus tremuloides</i>	Trembling Aspen	City ROW Oxford St. W	12	2	5	good	good	low branched, in ditch	direct conflict with proposed road construction	remove
20	<i>Acer spicatum</i>	Manitoba Maple	City ROW Oxford St. W	58	6	3	poor	hazard	North half of tree torn off, leaving large wound, canopy heavy south, dead wood	indirect conflict with proposed road construction	remove

TREES RECOMMENDED FOR PRESERVATION (44)

ID #	BOTANICAL NAME	COMMON NAME	LOCATION	DBH (cm)	SIZE (CANOPY RADII (m))	STRUCTURAL FORM	STRUCTURAL INTEGRITY	HEALTH & CONDITION	COMMENTS	EXPECTED CONSTRUCTION IMPACTS	PRESERVE / REMOVE / IMPACT MITIGATION
1	<i>Carya carolinensis</i>	Bitternut Hickory	2085 Oxford St. W	89	7	4	fair	fair	Canopy leader with included bark and lodging seam, gall through crown, buckhorn understory, grapevine through bottom third of canopy	none	preserve
2	<i>Juglans nigra</i>	Black Walnut	2085 Oxford St. W	8	2.5	5	good	good	low branched, on slope	none	preserve
3	<i>Carya carolinensis</i>	Bitternut Hickory	2265 Oxford St. W	32	5	4	fair	good	Buckhorn understory, grapevine through crown	none	preserve
4	<i>Carya carolinensis</i>	Bitternut Hickory	2265 Oxford St. W	19	4	4	good	good	Dense Buckhorn understory, canopy heavy with grapevine	none	preserve
5	<i>Acer spicatum</i>	Manitoba Maple	2265 Oxford St. W	23.22	6	4	fair	poor	Multistem 2, suppressed, large branch cavities, grapevine, 1 stem bend and lean SW	none	preserve
6	<i>Juglans nigra</i>	Black Walnut	2265 Oxford St. W	11	1.5	5	fair	good	low crown, several Black Walnut saplings nearby	none	preserve
7	<i>Juglans nigra</i>	Black Walnut	2265 Oxford St. W	11	3	4	fair	good	imbalanced crown, limbed up approx. 2m	none	preserve
8	<i>Crataegus</i>	Hawthorn	2265 Oxford St. W	-25, 20, 10	1	4	fair	fair	Multistem 4, minor dead wood	none	preserve
9	<i>Pinus strobus</i>	Scotch Pine	2265 Oxford St. W	15	2.5	1	good	good	dead	none	preserve
10	<i>Acer spicatum</i>	Manitoba Maple	City ROW Oxford St. W	-15	3.5	5	fair	good	low branched, scrubby form, grapevine through crown	none	preserve, tree protection barrier
11	<i>Acer spicatum</i>	Manitoba Maple	2265 Oxford St. W	-170, 65	8	5	poor	poor	Multistem 2, included bark at primary union and sear to base	none	preserve, tree protection barrier
12	<i>Juglans nigra</i>	Black Walnut	City ROW Oxford St. W	14	2	4	good	good	canopy covered in grapevine	none	preserve, tree protection barrier
13	<i>Carya carolinensis</i>	Bitternut Hickory	City ROW Oxford St. W	-15	3	4	fair	fair	Canopy completely covered in grapevine and virginia creeper	none	preserve
14	<i>Juglans nigra</i>	Black Walnut	City ROW Oxford St. W	10	3	5	fair	good	low branched	none	preserve
15	<i>Morus alba</i>	Mulberry	City ROW Oxford St. W	11	3	4	poor	fair	distorted form, leader bends and twists, dead wood	none	preserve
16	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	11	4	5	good	good	canopy heavy with grapevine	none	preserve
17	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	15	3	5	good	good	low branched, full form	none	preserve
18	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	16	4	5	good	good	suppressed	no conflict with critical root zone	preserve, tree protection barrier
19	<i>Juglans nigra</i>	Black Walnut	2265 Oxford St. W	12	3	5	good	good	low branched, full form	none	preserve
20	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	-30	4	3	good	good	covered in vines, dense understory	none	preserve
21	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	-15	3	3	good	good	covered in vines	none	preserve
22	<i>Quercus macrocarpa</i>	Honeylocust	City ROW Gideon Dr.	-40	8	5	good	good	Minor hydro line clearance pruning, otherwise full form	none	preserve
23	<i>Pinus strobus</i>	Scotch Pine	36 Gideon Dr.	-15	2	5	good	good	branched to grade	none	preserve
24	<i>Juglans nigra</i>	Black Walnut	36 Gideon Dr.	85, 119	9	5	good	good	Multistem 2, large lively specimen, suppressed on East side, elevated at base, tight unions	none	preserve
25	<i>Tilia americana</i>	Basswood	14 Gideon Dr.	26, 18	6	5	good	good	Multistem 2, in wooded area, low branched	minor impact adjacent to critical root zone	preserve, tree protection barrier
26	<i>Tilia americana</i>	Basswood	14 Gideon Dr.	18, 11, 9	5	5	good	good	Multistem 3, in wooded area, metal tag #15, 20, 62, 63	minor impact adjacent to critical root zone	preserve, tree protection barrier
27	<i>Tilia americana</i>	Basswood	14 Gideon Dr.	31, 30, 8	5	5	good	fair	Multistem 3, in wooded area, metal tag #277, included bark at primary union	minor impact adjacent to critical root zone	preserve, tree protection barrier
28	<i>Juglans nigra</i>	Black Walnut	14 Gideon Dr.	18	4	5	good	good	in wooded area, metal tag #270, low branches, on slope, suppressed, grapevine into crown	minor impact adjacent to critical root zone	preserve, tree protection barrier
29	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	19	4.5	5	good	good	Metal tag #269, grapevine into crown, on slope	minor impact adjacent to critical root zone	preserve, tree protection barrier
30	<i>Juglans nigra</i>	Black Walnut	14 Gideon Dr.	18	4	5	good	good	Metal tag #261, suppressed	minor impact adjacent to critical root zone	preserve, tree protection barrier
31	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	25	5	5	good	good	Metal tag #268, minor vines into crown	minor impact adjacent to critical root zone	preserve, tree protection barrier
32	<i>Juglans nigra</i>	Black Walnut	City ROW Gideon Dr.	18, 11, 7	4	5	good	fair	Multistem 3, metal tag #265, included bark at primary union	no conflict with critical root zone	preserve, tree protection barrier
33	<i>Pinus strobus</i>	Scotch Pine	14 Gideon Dr.	39	5.5	5	good	good	Metal tag #259, limbed up approx. 4m, northern edge of loose hedge row	none	preserve
34	<i>Acer platanoides</i>	Royal Red Norway Maple	14 Gideon Dr.	-60	4.5	5	good	good	significant prune cuts	none	preserve
35	<i>Salix caprea</i>	Willow	City ROW Gideon Dr.	48, 11	5	3	poor	poor	Multistem 2, significant dead wood and trunk rot, loose open crown	none	preserve
36	<i>Juglans nigra</i>	Black Walnut	City ROW Oxford St. W	26	4	5	good	good	Metal tag #255, thin crown	none	preserve
37	<i>Juglans nigra</i>	Black Walnut	City ROW Oxford St. W	42	6.5	5	good	good	Metal tag #252, low branched, large broad crown	none	preserve
38	<i>Juglans nigra</i>	Black Walnut	City ROW Oxford St. W	10	2	5	good	good	branched to grade	none	preserve
39	<i>Juglans nigra</i>	Black Walnut	City ROW Oxford St. W	14	3	5	good	good	branched to grade	none	preserve
40	<i>Juglans nigra</i>	Black Walnut	2012 Oxford St. W	10	1	5	good	good	low crown	none	preserve
41	<i>Acer spicatum</i>	Manitoba Maple	2012 Oxford St. W	-30, 30	5	3	poor	poor	Multistem 2, rot at base, significant dead wood	none	preserve
42	<i>Juglans nigra</i>	Black Walnut	2012 Oxford St. W	32	6	5	good	good	under hydro lines	none	preserve
43	<i>Juglans nigra</i>	Black Walnut	2012 Oxford St. W	30	6	5	good	good	Metal tag #28, under hydro lines	none	preserve

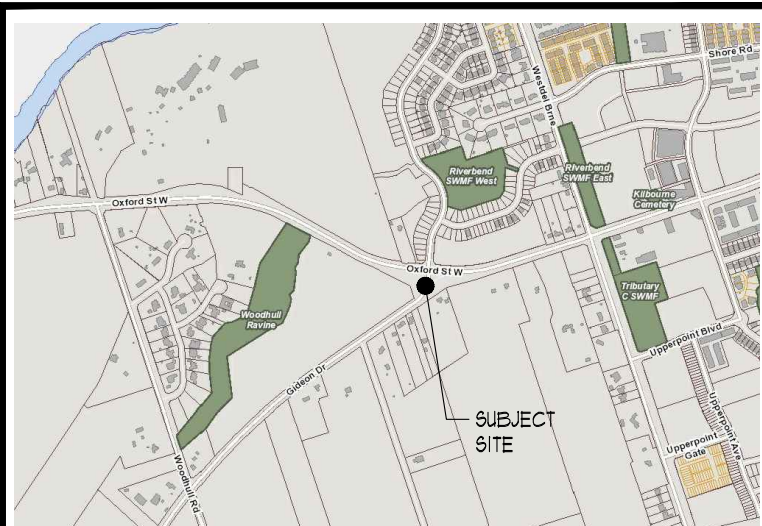


TREE PROTECTION ZONE

No grade change, storage of materials or equipment is permitted within this TPZ. Tree protection barrier must not be moved or altered in any way without the written authorization from the City.

For information contact City of London at: (519) 661-2500 ext 7777

London



KEY MAP



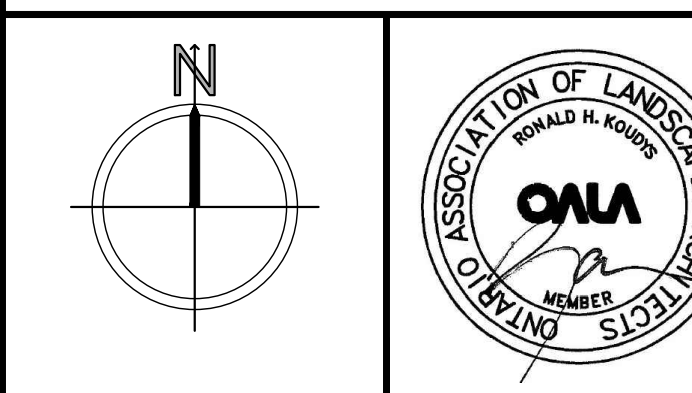
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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUDYS, O.A.L.A. C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

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

DATE	DESCRIPTION	No.
2021/12/6	ISSUED FOR 100% SUBMISSION	4.
2021/11/24	ISSUED FOR REVIEW	3.
2021/10/27	ISSUED FOR REVIEW	2.
2021/09/10	ISSUED FOR REVIEW	1.

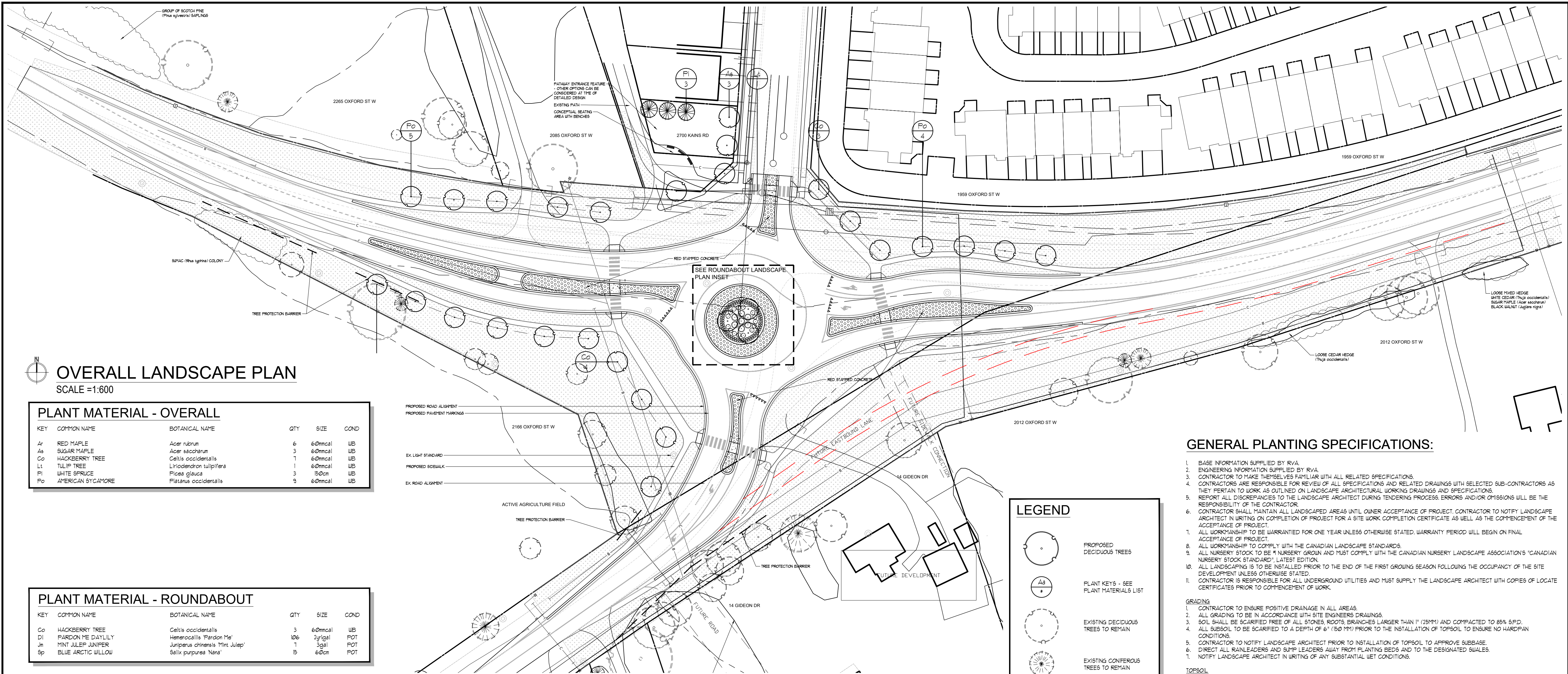
PLOTTING INFORMATION:
PLOTTED DATE: 2021/12/6
PLOTTED SCALE: 1:1



PROJECT TITLE:
OXFORD ST & GIDEON DR INTERSECTION
LONDON, ONTARIO

DRAWING TITLE:
TREE PRESERVATION PLAN 'B'

DATE: AUGUST 2021	SCALE: AS NOTED	DRAWING No.
DRAWN: RKL.A Inc.	CHECKED BY: RKL	T-2
PROJECT No.		21-117Le



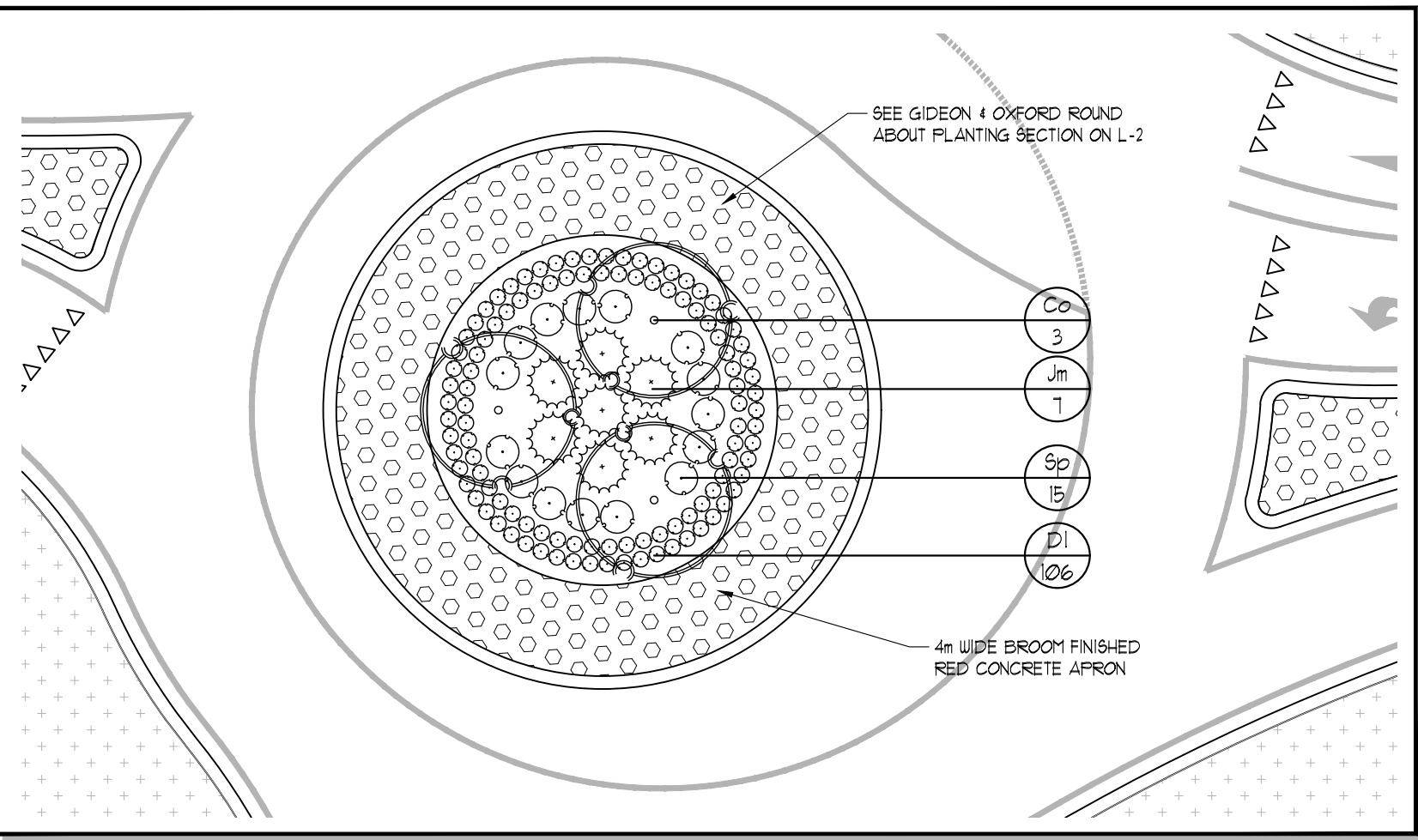
OVERALL LANDSCAPE PLAN
SCALE =1:600

PLANT MATERIAL - OVERALL

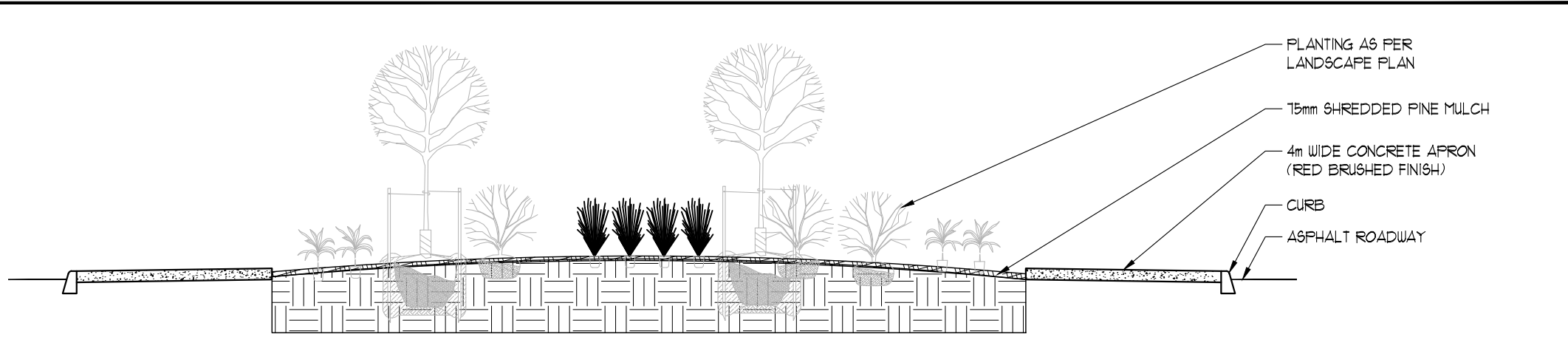
KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
Ar	RED MAPLE	Acer rubrum	6	60mmcl	UB
Aa	SUGAR MAPLE	Acer saccharum	3	60mmcl	UB
Co	HACKBERRY TREE	Celtis occidentalis	1	60mmcl	UB
Lt	TULIP TREE	Liriodendron tulipifera	1	60mmcl	UB
Pi	WHITE SPRUCE	Picea glauca	3	50cm	UB
Po	AMERICAN SYCAMORE	Platanus occidentalis	9	60mmcl	UB

PLANT MATERIAL - ROUNDABOUT

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
Co	HACKBERRY TREE	Celtis occidentalis	3	60mmcl	UB
DI	PARDON ME DAYLILY	Hemerocallis 'Pardon Me'	106	2y1gal	POT
Jm	MINT JULEP JUNIPER	Juniperus chinensis 'Mint Julep'	1	3gal	POT
Sp	BLUE ARCTIC WILLOW	Salix purpurea 'Nana'	15	60cm	POT



ROUNDABOUT LANDSCAPE PLAN
SCALE =1:250



GIDEON & OXFORD STREET ROUNDABOUT PLANTING SECTION

GENERAL PLANTING SPECIFICATIONS:

1. BASE INFORMATION SUPPLIED BY RVA.
2. ENGINEERING INFORMATION SUPPLIED BY RVA.
3. CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS.
4. 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 ACCEPTANCE OF PROJECT.
7. ALL WORKMANSHIP TO BE WARRANTED 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 "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.
11. CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK.

- GRADING**
1. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
 2. ALL GRADING TO BE IN ACCORDANCE WITH SITE ENGINEERS DRAWINGS.
 3. SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25MM) AND COMPACTED TO 85% S.P.D.
 4. ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (50MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN CONDITIONS.
 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.
 7. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL WET CONDITIONS.
- TOPSOIL**
1. 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.
 2. TOPSOIL FOR PLANTING BEDS AND TREE PLANTING 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 DETERMINED BY THE LANDSCAPE ARCHITECT, AND HAVING A PH RANGING FROM 6.0 TO 7.0.

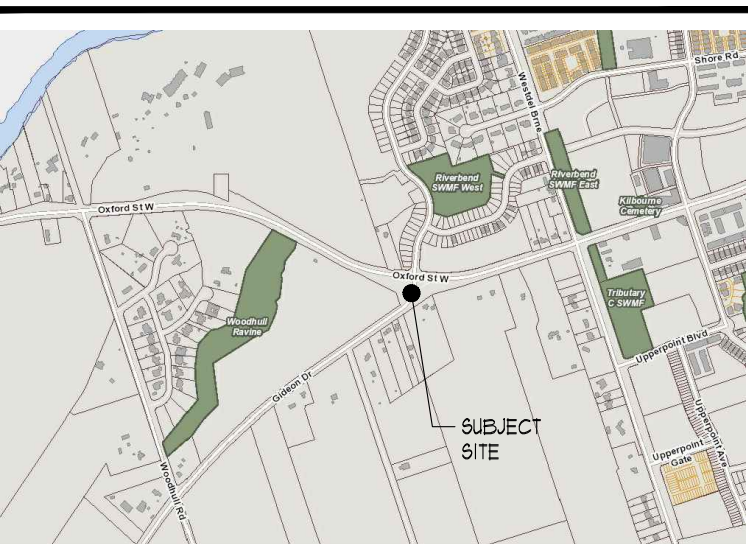
- MULCH**
1. ALL TREES, SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO INSTALL 3" (75MM) OF GRO-BARK MEDIUM MULCH IN ALL AREAS UNLESS OTHERWISE STATED.
 3. ALTERNATIVES MAY BE ACCEPTED - CONTRACTOR TO PROVIDE 3 SAMPLES FOR WRITTEN APPROVAL TO THE LANDSCAPE ARCHITECT.

- PLANT MATERIALS**
1. CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWING(S) AND PLANT MATERIAL LIST(S). REPORT ALL DISCREPANCIES AT TENDERING PROCESS.
 2. SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT.
 3. THE 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" (50MM) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVER NIGHT.
 7. SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 8" (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 SAUCERS TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OF 2" (50MM).
 9. ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING.
 10. ALL EVERGREENS ARE TO BE WRAPPED THE FIRST WINTER AT THE EXPENSE OF THE LANDSCAPE ARCHITECT.
 11. ALL SHRUBS PLANTED WITHIN A POT-SALTED ROADWAY'S PARKING AND SIDEWALKS TO BE PROTECTED WITH SILT FENCING THROUGHOUT THE FIRST WINTER AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE ARCHITECT (OPTIONAL).
 12. 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.
 15. ALL PLANT MATERIAL SHALL HAVE A 2 YEAR WARRANTY.

- WATERING**
1. DURING THE WARRANTY PERIOD, BETWEEN MAY 15 AND SEPTEMBER 15 OF EACH YEAR, WATERING OF ALL PLANTS SHALL BE CARRIED OUT NO LESS THAN 6 TIMES PER YEAR. IN ACCORDANCE WITH THE WATERING SCHEDULE TO BE DETERMINED BY THE OWNER UNLESS OTHERWISE STATED ON THE DRAWINGS. CRITICAL WATERING DATES 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, GRASS COVERS AND GRASSSED AREAS. WATERING OF GRASSSED AREAS TO COMPELCE ON A REGULAR BASIS AND CONTINUE WITH INTENSITY DEPENDING ON AMOUNT OF RAINFALL. NEW SOOD THAT HAS BEEN LAID SHOULD BE KEPT MOIST FOR 4 TO 5 WEEKS OR UNTIL IT HAS FIRMLY ROOTED INTO THE EXISTING SOIL.
 4. ALL CONIFEROUS TREES SHALL BE WATERED IN LATE FALL, JUST PRIOR TO FREEZE-UP.
 5. WATER SHALL BE APPLIED SO THAT THE WATERING OF THE SOIL, OR DRIZZLING OR FLOOD OR TREE GUARDS DOES NOT OCCUR. DAMAGE SHALL BE IMMEDIATELY REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

- SEED**
1. ALL LANDSCAPED AREAS TO BE SEEDDED TO THE STREET(S) CURB UNLESS OTHERWISE STATED.
 2. ANY WORKS ON LANDS ADJUTING THE PROPERTY FROM THE LOT LINES TO SIDEWALK AND CURBING SHALL BE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND/OR REGIONAL MUNICIPALITY.
 3. ALL LANDS DISTURBED BY CONSTRUCTION TO BE FINE GRADED AND SEEDDED TO LIMIT OF DISTURBANCE.
 4. ALL SEEDING TO BE EXECUTED FOLLOWING OPSRD AND CITY OF LONDON SPO STANDARDS.
 5. SEED SHALL MAINTAINED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF INSTALLATION.

SEED SPECIFICATION - GRASS SEED 'A' - MTO ONTARIO ROADSIDE MIX
50% CREEPING RED FESCUE
35% PERENNIAL RYE GRASS
10% KENTUCKY BLUEGRASS
3% WHITE CLOVER
APPLICATION RATE OF 10kg / 100' / 100
TO BE APPLIED WITH FLEXITERRA HP-RPM AS PER SPO 804-025-04-04



KEY MAP



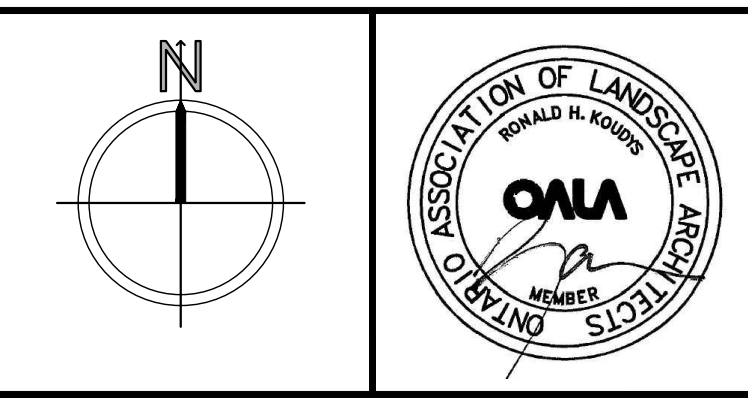
ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUDYS, O.A.L.A. C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 867-3322.

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

DATE	DESCRIPTION	No.
2021/11/26	ISSUED FOR 100% SUBMISSION	4.
2021/11/24	ISSUED FOR REVIEW	3.
2021/10/27	ISSUED FOR REVIEW	2.
2021/09/30	ISSUED FOR REVIEW	1.

PLOTTING INFORMATION:
PLOTTED DATE = 2021/11/26
PLOTTED SCALE = 1:1



PROJECT TITLE:
OXFORD ST &
GIDEON DR INTERSECTION
LONDON, ONTARIO

DRAWING TITLE:
LANDSCAPE
PLAN

DATE: AUGUST 2021	SCALE: AS NOTED	DRAWING No. L-1
DRAWN: RKL.A Inc.	CHECKED BY: RKLK	
PROJECT No. 21-117Le		