

LIST OF DRAWINGS	
SHEET L1	LANDSCAPE PLAN, PLANT LIST AND LEGEND
SHEET L2	LANDSCAPE NOTES AND STANDARD DETAILS

SITE BENCHMARK	
BENCHMARK #1	MONUMENT TYPE: HIGHEST SPINDLE
BENCHMARK #2	MONUMENT TYPE: HIGHEST SPINDLE
LOCATION: PK. NW. LOT 21, CO. 15, TOWNSHIP 15 N, RANGE 15 W, COUNTY OF NORTHUMBERLAND	
GEODETIC ELEVATION (CGD2013): 104.16m	
(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)	

LEGAL INFORMATION	
PART OF	
LOT 21, CO. 15, TOWNSHIP 15 N, RANGE 15 W, COUNTY OF NORTHUMBERLAND	
(GEOGRAPHIC TOWNSHIP OF HAMILTON)	
TOWN OF COBBOURG	
COUNTY OF NORTHUMBERLAND	

PLANT LIST	
KEY No.	BOTANICAL NAME - COMMON NAME
Ar	4 ACER RUBRUM REDPONT - REDPONT RED MAPLE
Co	2 GLEDITSIA TRIACANTOGA VAR. INERMIS 'STREETKEEPER' - STREETKEEPER HONEYLOCUST
Tc	3 TILIA CRIMEA NORWAY - NORWAY LITTLELEAF LINDEN
Jv	9 JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
Co	74 CHAMAEPSYDRA X ACUTIFOLIA 'KARL FORBSTER' - KARL FORBSTER RED FERNER GRASS
Co	55 CORNUS SERICEA - RED-OSIER DOGWOOD
Sh	15 SCHIZACHYRIUM SCOPARIUM - LITTLE BLUESTEM

SIZE & CONDITION	
60mm CALIPER, WIRE BASKET	
60mm CALIPER, WIRE BASKET	
60mm CALIPER, WIRE BASKET	
150cm HEIGHT, POTTED	
2 GALLON POT	
60cm HEIGHT, POTTED	
2 GALLON POT	

LANDSCAPE LEGEND:

PROPOSED PLANTS

PRINCIPAL FIRE FIGHTER'S ENTRANCE

BUILDING ENTRANCE

PROPOSED LIGHT-DUTY ASPHALT

PROPOSED HEAVY-DUTY ASPHALT

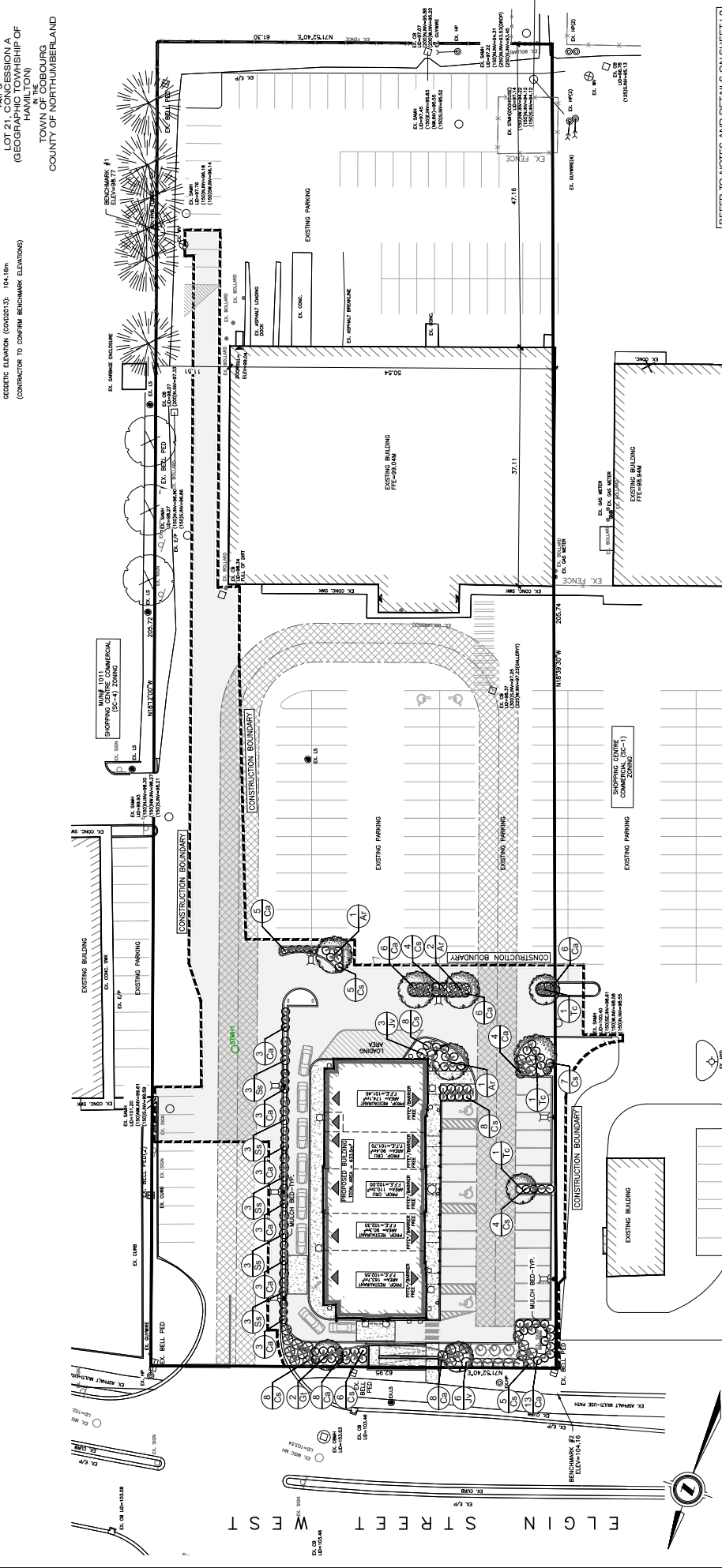
PROPOSED CONCRETE

PROPOSED BUILDING

EXISTING TREE TO REMAIN

PLANT I.D. MARKER

SCALE = 1:300



LANDSCAPE PLAN, PLANT LIST AND LEGEND	
PROJECT No.	SBM-21-1211
SHEET No.	L1
COMMERCIAL DEVELOPMENT	
1025 ELGIN STREET WEST	
COBBOURG, ON	

SCALE	1:300
GRAPHIC SCALE	0m 10m 20m

CLIENT	TRI BATE ASSET MANAGEMENT
782 RICHMOND STREET	
LONDON, ON N6A 3H5	
P: 519.850.0000	
E: INFO@WESTDELLCORP.COM	

DATE	2021-12-11
DESIGNED BY	DAN WEAGANT, OIA, CSA, LANDSCAPE ARCHITECT
703 FORMAN AVENUE	
STRATFORD, ON N5A 0G2	
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danweagant@tigers.com	

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	20/10/21
2	ISSUED FOR SPA	20/10/21
3	FOR CLIENT REVIEW DISCUSSION	09/10/21
4	ISSUED FOR SPA APPROVAL	29/10/21

COMPLETION	NO.	REVISIONS	DATE
AS CONSTRUCTED SERVICES			

1. SITE LAYOUT IN ACCORDANCE WITH SITE PLAN BY STEW BARNETT WENZEL LTD.
2. LANDSCAPE PLAN SHOULD BE READ IN CONNECTION WITH CURRENT SITE SERVICES AND SITE GRADING PLANS.
3. INSTALLATION OF PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR UTILITY AND SERVING LOCATIONS. ANY DAMAGE TO UTILITIES IS THE PROPERTY OF THE UTILITY COMPANY. CONTRACTOR IS REQUIRED TO NOTIFY THE UTILITY COMPANY IMMEDIATELY.
5. CONTRACTOR IS REQUIRED TO CORRECT ANY DISCREPANCIES, WITH RESPECT TO QUANTITIES OR LOCATION OF PLANT MATERIAL, IMMEDIATELY UPON DISCOVERY.
6. PLANT MATERIAL IS TO BE PLANTED AS SHOWN ON THE PLAN. DO NOT PROCEED IN UNCERTAINTY, OR IF ANY PART OF THE PLANT MATERIAL IS DAMAGED OR MISSING.
7. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT / APPROVE PLANT MATERIALS AS SPECIES, WITHOUT CONSIDERATION OF COST.
8. CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF INSTALLATION FOR THE PURPOSES OF INSPECTION AND APPROVAL.
9. SUBSTITUTION OF ANY PLANT MATERIAL IS SUBJECT TO WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
10. INSTALLED TREES SHALL BE PLANTED TO THE RIGHT OF THE ROOT BALL. THE TREE SHALL BE 100' - 150mm ABOVE THE FINISHED GRADE.
11. SHRUBS AND ORNAMENTAL SPECIES SHALL BE PLANTED IN A MINIMUM 450mm DEPTH OF TOPSOIL, / PLANTING MEDIA.
12. THE SHADES PRIOR TO INSTALLATION AND ABOVE FROM SITE BUMP IS TO BE CUT AWAY FROM THE STEM AND ROOT BALL TO A DEPTH OF 300mm FROM THE FINISHED PLANTING SURFACE.
13. TREES, SHRUBS, CLEMATIS AND OTHER PERENNIALS SHALL BE PLANTED TO THE RIGHT OF THE FINISHED PLANTING SURFACE.
14. BEFORE COMPLETING PLANTING SURFACE IS MOVED TO PROVIDE POSITIVE DRAINAGE TO ADJACENT TOP.
15. TOPSOIL FOR PLANTING SHALL BE COMPOSED OF CLAY / SANDY LOAM WITH A TO 12% ORGANIC MATTER, CAPABLE OF SUSTAINING APPROPRIATE GROWTH OF THE PLANTS. THE SOIL SHALL BE FREE OF CONTAMINANTS AND FREE OF WEEDS.
16. THE LANDSCAPE ARCHITECT / OWNER RESERVES THE RIGHT TO INSPECT AND ACCEPT / REJECT ANY PLANT MATERIAL. PLANT MATERIAL SHALL BE PLACED AT A MINIMUM DEPTH OF 75mm THROUGH THE PLANTING AREA, WHICH IS TO BE COMPOSED OF AID DRAIN MULCH OR AN ALLOWABLE SUBSTITUTION UPON ACCEPTANCE. THE LANDSCAPE



NOT TO SCALE



1

[illegible]