

KEY PLAN NTS

- LEGEND**
- PROPERTY BOUNDARY
  - LOT BOUNDARY
  - EXISTING VEGETATION TO BE REMOVED
  - EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
  - SILT FENCE - SEE ENG. DWGS.
  - APPROXIMATE LIMIT OF ELC IDENTIFIED IN EIS
  - EXISTING DECIDUOUS TREE TO BE REMOVED
  - EXISTING DECIDUOUS TREE TO BE RETAINED AND PROTECTED

- ECOLOGICAL LAND CLASSIFICATION**  
(from Environmental Impact Study, Figure 2, prepared by Cambium Inc., Aug. 2024)
- 1 DRY - FRESH SUGAR MAPLE - WHITE ASH DECIDUOUS FOREST TYPE (FOD5-8)
  - 2 SUMAC CULTURAL THICKET TYPE (CUT1-1)
  - 3 MINERAL CULTURAL WOODLAND (CUW1)

- NOTES**
- DEPICTED ON THIS PLAN ARE THE APPROXIMATE LOCATIONS OF TREE PRESERVATION BARRIERS. BARRIER LAYOUT IS TO BE ADJUSTED TO REFLECT TREE LOCATIONS AND IS TO BE CONFIRMED ONSITE BY THE CONTRACT ADMINISTRATOR PRIOR TO INSTALLATION. SEE TREE PRESERVATION DETAILS AND NOTES ON DWG. LD-1.
  - ECOLOGICAL LAND CLASSIFICATION BOUNDARIES REFLECT BOUNDARIES IDENTIFIED IN THE EIS PREPARED BY CAMBIUM (AUG. 2024.)
  - TREES AROUND THE SITE PERIMETER WERE REVIEWED ON MARCH 10, 2025 WITH THE OBJECTIVE OF SAVING 'BOUNDARY TREES' ON THE EAST AND WEST PROPERTY BOUNDARIES. WHERE PROPERTY STAKES WERE NOT VISIBLE (E.G. WEST BOUNDARY) IT WAS ASSUMED THAT TREES AT THE EDGE OF FOREST WERE BOUNDARY TREES. THIS SHOULD BE CONFIRMED THROUGH LEGAL SURVEY.
  - FOR TREE PROTECTION AND REMOVAL NOTES AND DETAILS, SEE DRAWING LD-1.
  - AT THE TIME OF CONSTRUCTION, ALL TREES TO BE REMOVED SHALL BE MARKED BY THE CONTRACTOR AND CONFIRMED BY THE CONTRACT ADMINISTRATOR PRIOR TO REMOVAL.
  - CONTRACT ADMINISTRATOR MUST CONFIRM THAT PERMISSION HAS BEEN GRANTED FOR SPECIES AT RISK LOCATED ON THE PROPERTY PRIOR TO CLEARING IN ACCORDANCE WITH THE ENDANGERED SPECIES ACT.

841076

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

ENVISION-TATHAM CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE LANDSCAPE ARCHITECT WITHOUT THE EXPRESS CONSENT OF ENVISION-TATHAM

NOTES:

- BASE PLAN PREPARED BY TATHAM ENGINEERING LIMITED (2024).
- ALL DIMENSIONS IN METERS UNLESS OTHERWISE NOTED.

NO.	REVISIONS	DATE	INITIAL
2	SECOND SUBMISSION	2025.04.21	AB
1	FIRST SUBMISSION	2025.03.17	AB

APPROVED

ASSOCIATION OF LANDSCAPE ARCHITECTS

APR 21 2025

16728 HIGHWAY 12 U-HAUL

TOWN OF MIDLAND

TREE PRESERVATION PLAN

ENVIIONTATHAM

115 Sandford Fleming Drive,  
Suite 200, Collingwood,  
ON L9Y 5A6  
Tel. 705.445.0422  
inquiry@envision-tatham.com

SCALE: 1:500

DESIGN: AB

DRAWN: KP

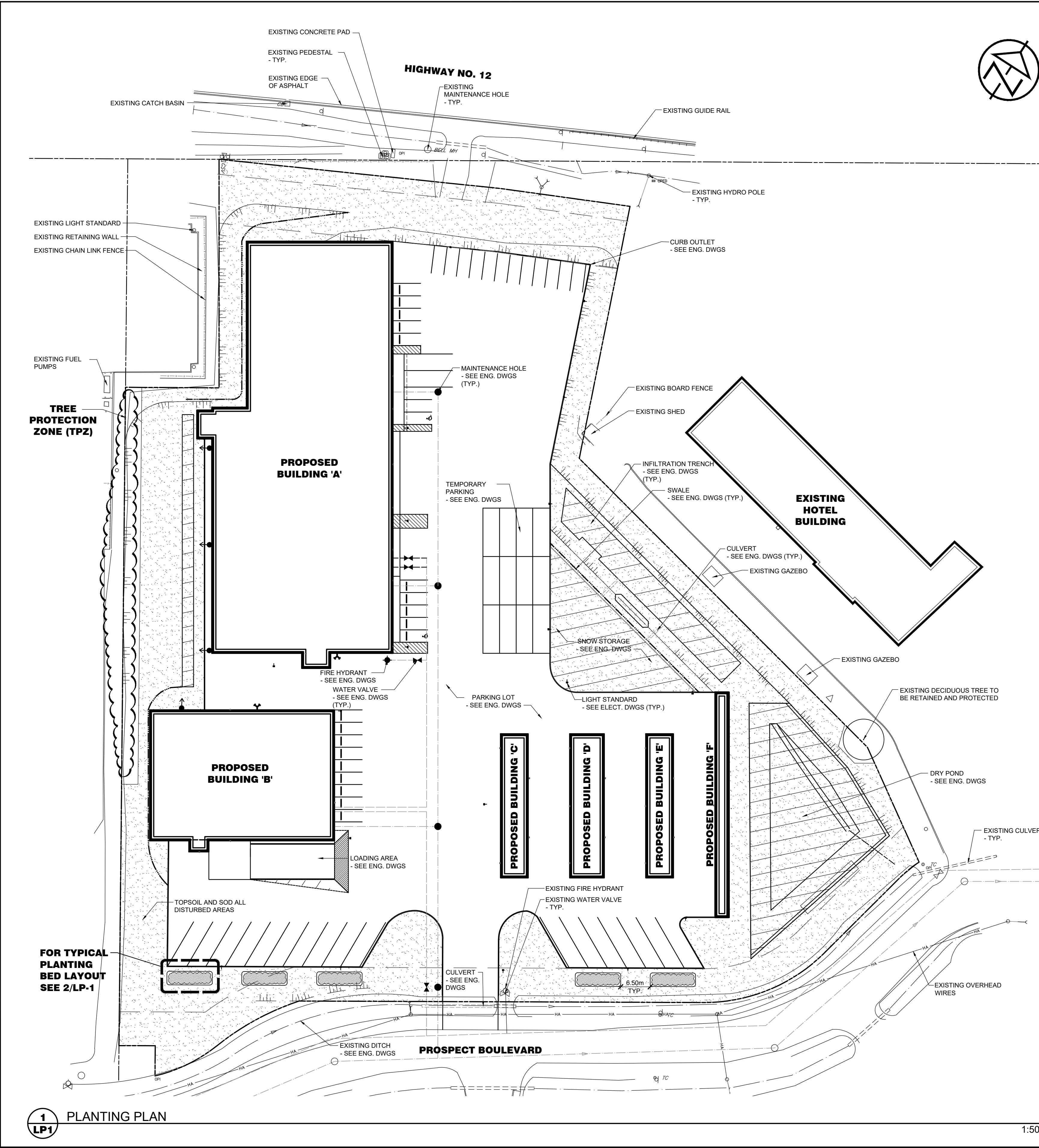
JOB NO: ET125001-1

CHECKED: AB

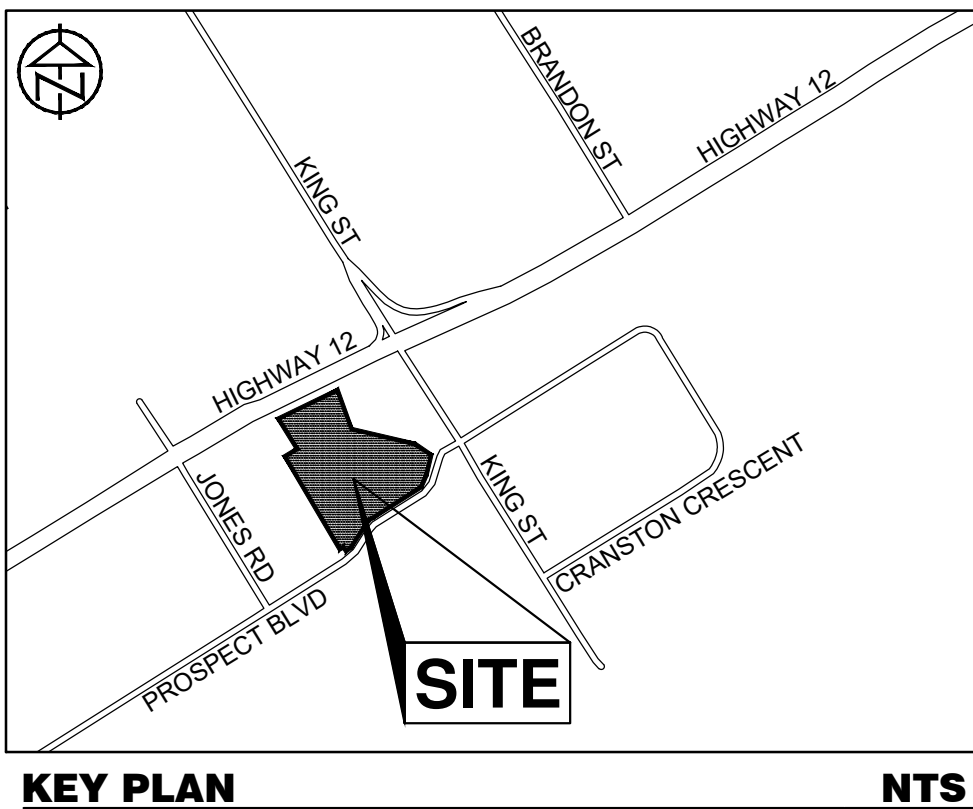
DATE: MARCH 17, 2025

DWG. TP-1



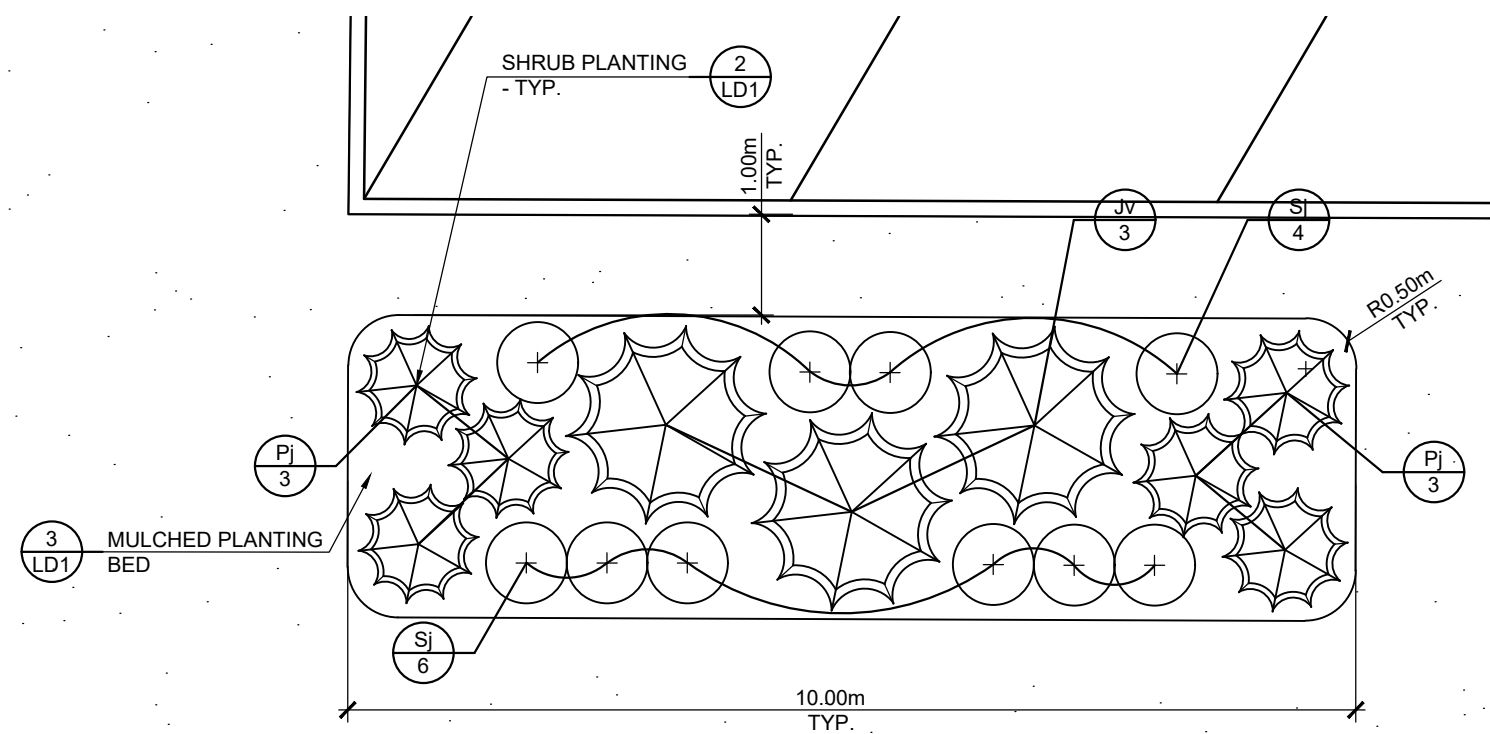


PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	QTY.
Deciduous Shrubs						
Sj	Spiraea japonica 'Rainbow Fizz™' (Matgold)	Rainbow Fizz™ Spiraea		3 gal.	0.80m o.c.	50
					Total Deciduous Shrubs	50
Coniferous Shrubs						
Jv	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper		3 gal.	2.00m o.c.	15
Pj	Pinus mugo 'Jakobsen'	Jakobsen Dwarf Mugo Pine		3 gal.	1.20m o.c.	30
					Total Coniferous Shrubs	45



- LEGEND**
- PROPERTY BOUNDARY
  - LOT BOUNDARY
  - EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
  - HYD & WV FIRE HYDRANT - SEE ENG. DWGS.
  - SAN MH1 MAINTENANCE HOLE - SEE ENG. DWGS.
  - WATER VALVE - SEE ENG. DWGS.
  - LIGHT STANDARD - SEE ELECT. DWGS.
  - UNDERGROUND SERVICES - SEE ENG. DWGS.
  - SWALE - SEE ENG. DWGS.
  - EXISTING FENCE
  - MULCHED PLANTING BED
  - DECIDUOUS SHRUB
  - CONIFEROUS SHRUB
  - SPECIES
  - QUANTITY
  - TOPSOIL AND SOD

- GENERAL NOTES**
- 1.0 PLANTING LAYOUT**
- DEPICTED ON THIS PLAN ARE THE SPECIES AND THE APPROXIMATE LOCATION OF THE TREES. THE EXACT LOCATION OF THE TREES WILL BE STAKED ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  - ALL PLANTS SHALL BE SUPPLIED AS SPECIFIED IN THE 'PLANT LIST'. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
  - CONTRACTOR IS RESPONSIBLE FOR ALL SERVICE AND UTILITY LOCATES.
  - PLANTING BEDS LOCATED WITHIN 1 METRE OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
  - FOR PLANTING DETAILS, MATERIALS, AND NOTES, SEE DRAWING LD-X.



**1 LP1** PLANTING PLAN

**2 LP1** TYPICAL PLANTING BED LAYOUT

1:500

1:75

**841076**

**CONTRACT DRAWINGS**

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

ENVISION-TATHAM CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE LANDSCAPE ARCHITECT WITHOUT THE EXPRESS CONSENT OF ENVISION-TATHAM.

**NOTES:**

- BASE PLAN PREPARED BY TATHAM ENGINEERING LIMITED (2025).
- ALL DIMENSIONS IN METERS UNLESS OTHERWISE NOTED.

1	FIRST SUBMISSION	2025.04.21	AB
NO.	REVISIONS	DATE	INITIAL

APPROVED

**16728 HIGHWAY 12 U-HAUL**  
**TOWN OF MIDLAND**

**LANDSCAPE PLAN**

**ENVISIONTATHAM**

115 Sandford Fleming Drive,  
Suite 200, Collingwood,  
ON L9Y 5A6  
Tel. 705.445.0422  
inquiry@envision-tatham.com

SCALE: AS SHOWN

DESIGN: AB

DRAWN: KP

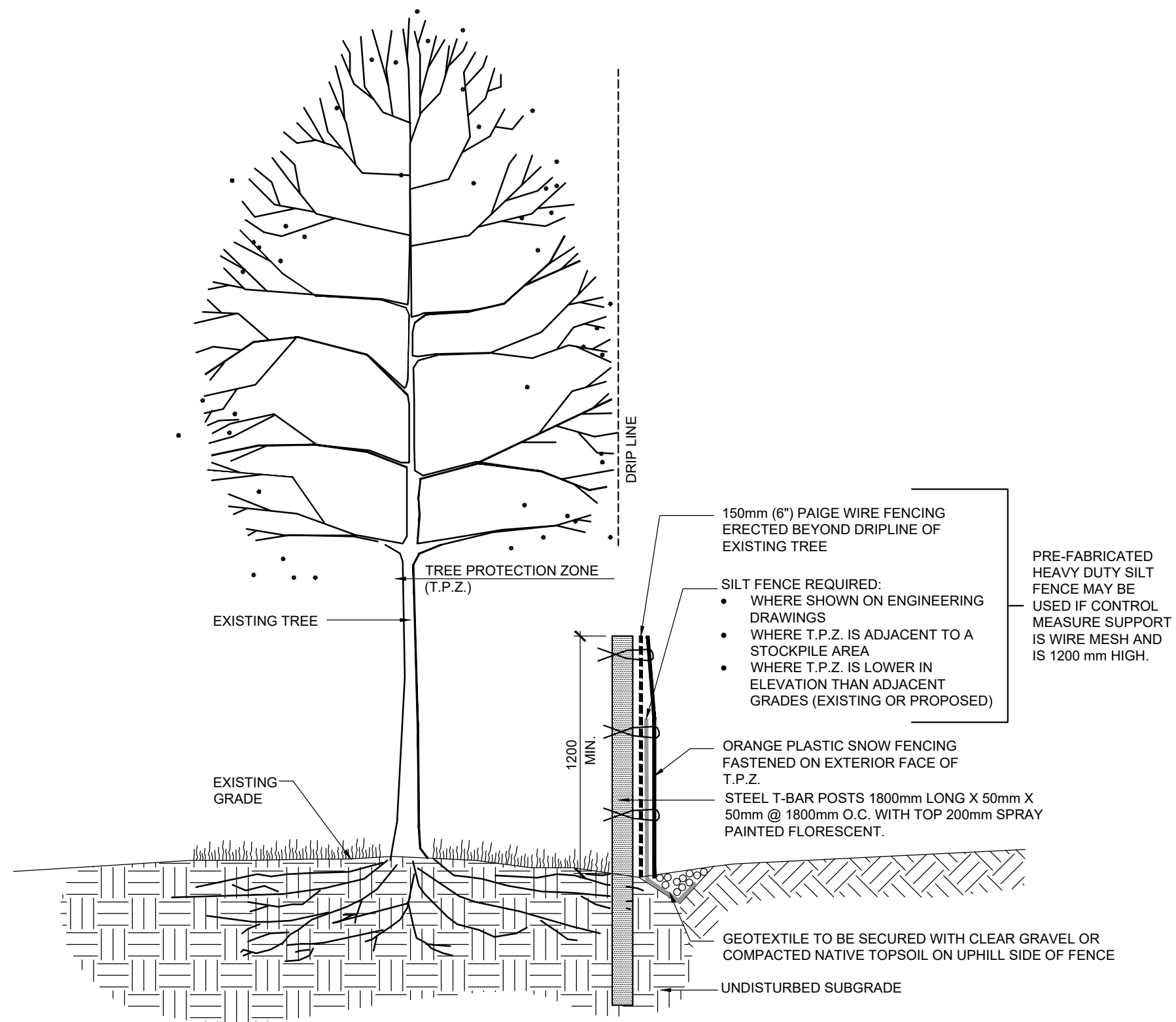
JOB NO. ET125001-1

DWG. **LP-1**

CHECKED: AB

DATE: APRIL 21, 2025

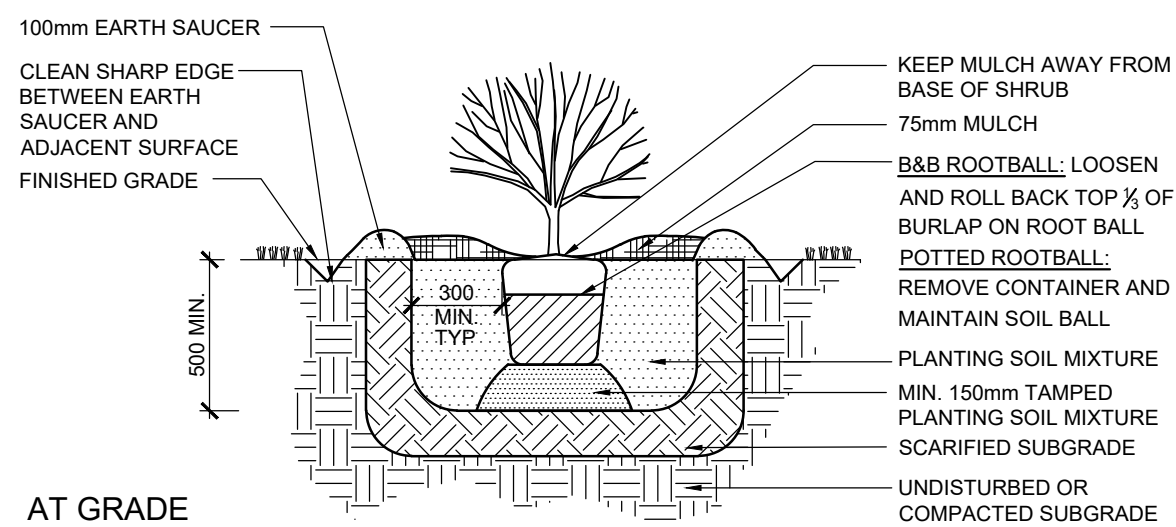




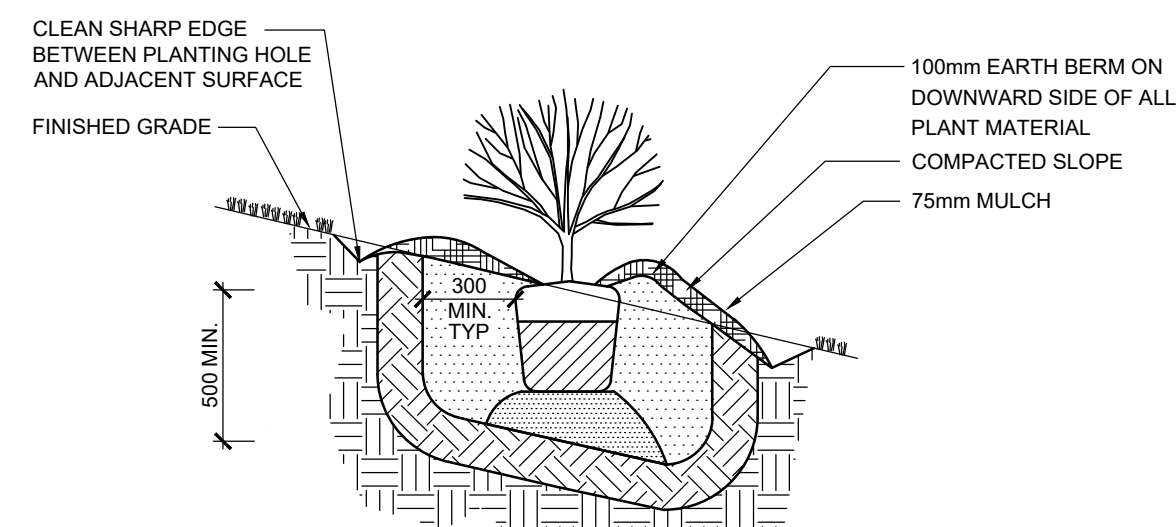
1 TREE PROTECTION ZONE

NTS

- NOTES
1. ALL MATERIALS ARE SPECIFIED IN THE GENERAL PLANTING NOTES.
  2. FOR SHRUBS PLANTED IN SHRUB BEDS, DELETE SAUCER AROUND BASE OF SHRUB.
  3. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
  4. POSITION CROWN OF ROOT BALL 25mm ABOVE FINISH GRADE TO ALLOW FOR SETTLING.



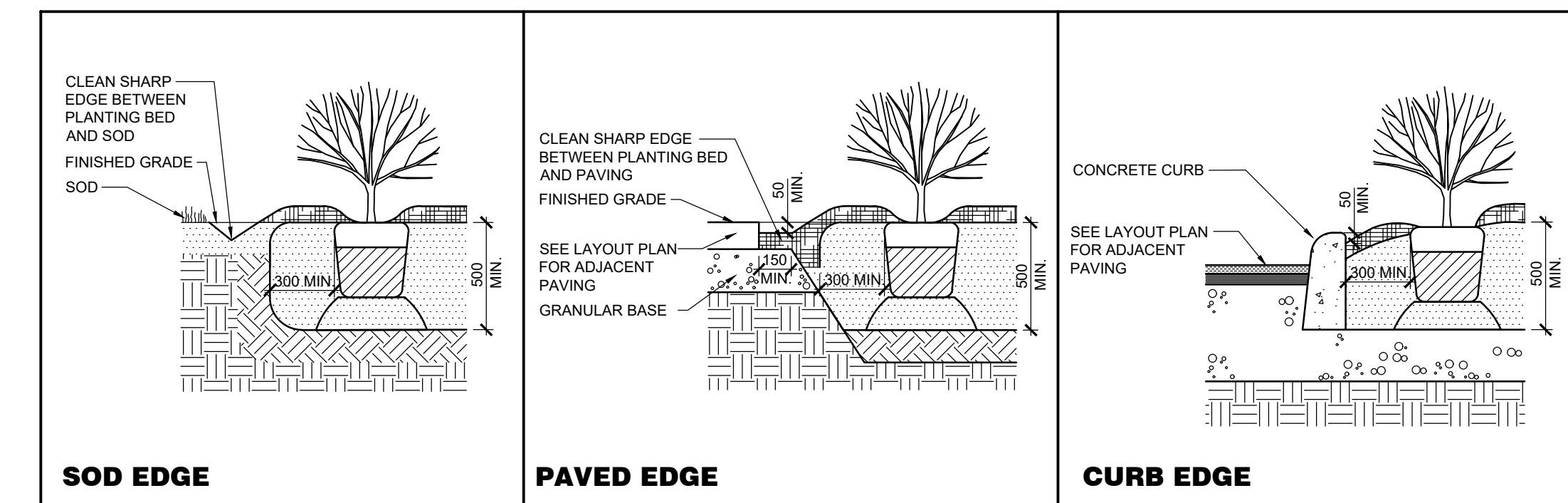
AT GRADE



ON A SLOPE (MAX 3:1)

2 SHRUB PLANTING

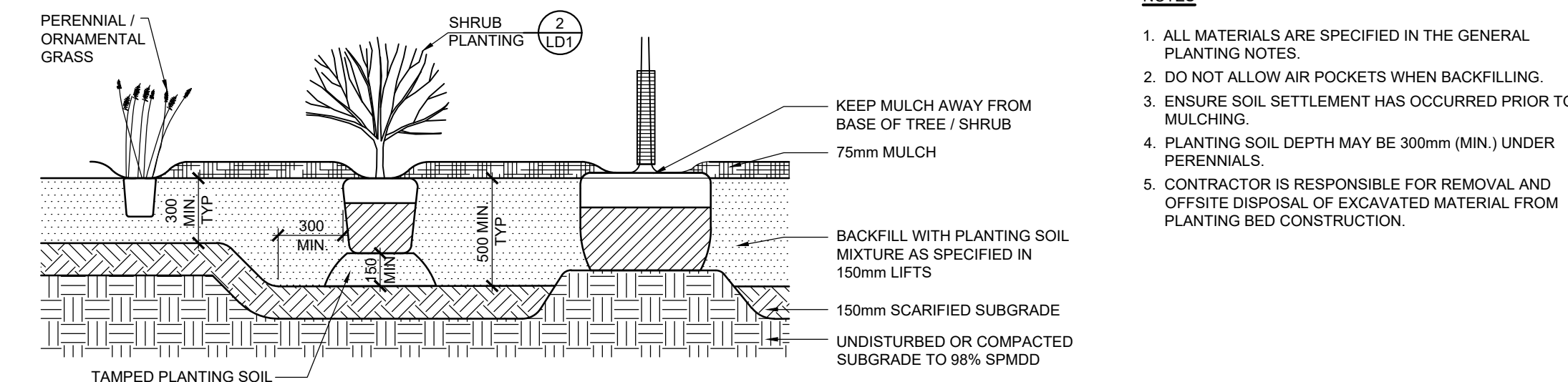
NTS



SOD EDGE

PAVED EDGE

CURB EDGE



3 MULCHED PLANTING BED

NTS

## GENERAL NOTES

### 1.0 TREE PROTECTION ZONE

1. TREE PROTECTION FENCING SHALL BE SILT FENCING AS PER ENGINEERING DRAWINGS.
  2. WHERE POSSIBLE, TPZ FENCE BARRIERS SHALL BE LOCATED AT OR OUTSIDE THE DRIPLINE OF PROTECTED TREES, WHICH IS DEFINED AS THE CIRCLE THAT COULD BE DRAWN ON THE SOIL AROUND A TREE DIRECTLY UNDER THE TIPS OF ITS OUTERMOST AND WIDEST BRANCHES.
  3. LOCATION OF THE TPZ FENCE BARRIER SHALL BE CONFIRMED ON-SITE BY THE ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO COMMENCING TREE CLEARING OPERATIONS.
  4. FOR EXISTING VEGETATION TO REMAIN: PROTECT VEGETATION AND ROOT SYSTEMS FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM CONSTRUCTION.
  5. CLEANLY CUT ANY ROOTS FOUND OUTSIDE TPZ'S THAT BECOME EXPOSED DURING CONSTRUCTION.
  6. NO CONSTRUCTION ACTIVITY, INCLUDING GRADE CHANGES, SURFACE TREATMENTS, OR EXCAVATIONS OF ANY KIND ARE PERMITTED WITHIN THE TPZ, UNLESS OTHERWISE INDICATED.
  7. NO ROOT CUTTING, NO STORAGE OF MATERIALS OR FILL, AND NO MOVEMENT OR STORAGE OF VEHICLES IS PERMITTED WITHIN THIS AREA.
  8. KEEP THE ENCLOSED FENCE AREA FREE OF CONSTRUCTION MATERIAL AND DEBRIS.
  9. FENCE BARRIERS MUST REMAIN IN EFFECTIVE CONDITION UNTIL ALL SITE ACTIVITIES INCLUDING LANDSCAPING ARE COMPLETED.
  10. CONTRACTOR SHALL REMOVE TPZ FENCE BARRIER AT THE COMPLETION OF THE SITE WORKS FOLLOWING WRITTEN APPROVAL BY THE ARBORIST OR LANDSCAPE ARCHITECT.
8. TRUNK PROTECTION TO BE 100mm DIA. HDPE PIPE, 500mm LONG OR TO LOWEST BRANCH, EXCEPT IN SWM PONDS AND NATURALIZATION AREAS WHERE IT IS TO BE WHITE SPIRAL PLASTIC TREE GUARD.
  9. STAKES AND TIES SHALL BE REMOVED 1 YEAR AFTER PLANTING.
  10. TRUNK PROTECTION SHALL BE REMOVED AT COMPLETION OF WARRANTY PERIOD.
  11. OPTION: WHERE CONTINUOUS MULCHED UNDERSTOREY IS SHOWN, PROVIDE A 75mm DEEP CONTINUOUS LAYER OF MULCH, AS SPECIFIED.
  12. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND OFFSITE DISPOSAL OF EXCAVATED MATERIAL FROM PLANTING BED CONSTRUCTION AND TREE/SHRUB PIT EXCAVATION.

### 2.0 TREE PRESERVATION & REMOVALS

1. TREES TO BE PRESERVED SHALL BE PROTECTED WITHIN TREE PROTECTION ZONES (TPZ) THAT SHALL CONFORM WITH THE LIMITS AND CONSTRUCTION RESTRICTIONS OF DETAIL 1/LD1.
  2. DEPICTED ON THIS PLAN ARE THE APPROXIMATE LOCATIONS OF TEMPORARY TPZ FENCE BARRIERS, WHICH INCLUDE HEAVY DUTY SILT FENCING AND PLASTIC CONSTRUCTION FENCING. WHERE ADJACENT TO TPZ'S, THE FENCE LOCATIONS SHALL BE ADJUSTED TO CONFORM WITH THE LAYOUT REQUIREMENTS OF THE TPZ DETAILS AND SPECIFICATIONS.
  3. DO NOT DISTURB SOIL WITHIN DRIPLINE OF TREES TO REMAIN, UNLESS OTHERWISE INDICATED ON THE CONTRACT DRAWINGS.
  4. WHEN ROOTS OF NEARBY TREES BECOME EXPOSED BEYOND TPZ'S, CLEANLY CUT ROOTS WITH SHARP STERILE TOOLS AND RE-ESTABLISH THE SOIL LAYER OVER REMAINING ROOTS IMMEDIATELY TO PREVENT DRYING AND DAMAGE.
  5. TREE REMOVALS SHALL CONFORM WITH OPSS MUNI 201 AND OPSS MUNI 180 AND THE REQUIREMENTS OF THE MIGRATORY BIRDS CONVENTION ACT, THE ENDANGERED SPECIES ACT AND ALL MUNICIPAL BY-LAWS.
  6. CUT SPECIFIED TREES AND GRUB STUMPS/ROOTS AND REMOVE AND DISPOSE OF ALL STUMPS, ROOTS, WOOD AND BRUSH FROM TREE REMOVAL OPERATIONS OFF-SITE.
  7. FELLING LINES SHALL ALLOW TREES TO FALL WITHOUT IMPACTING EXISTING STRUCTURES, FEATURES OR BRANCHES AND TRUNKS OF TREES TO REMAIN.
  8. SHOULD A CLEAR FELLING LINE NOT EXIST, THE TREE SHOULD BE CUT INCREMENTALLY FROM TOP TO BOTTOM AND LOWERED TO THE GROUND WITH ROPES.
  9. WHERE GUYING OR PULL WIRES ARE NECESSARY TO REMOVE OR FELL TREES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT DAMAGE TO EXISTING TRUNKS AND BRANCHES THAT MAY BE USED AS SUPPORT. DAMAGE TO LIMBS AND BARK OF TREES TO REMAIN WILL NOT BE PERMITTED.
  10. WHEN WORKING NEAR TREES TO BE RETAINED AND PROTECTED, THE IMPACT OF VEHICLES AND PEDESTRIAN TRAFFIC DURING THESE OPERATIONS SHALL BE KEPT TO A MINIMUM.
  11. WHERE ROOTS OF NEARBY TREES OR SHRUBS TO REMAIN BECOME EXPOSED, ALL POSSIBLE HASTE SHALL BE MADE TO RE-ESTABLISH THE SOIL LAYER OVER SUCH ROOTS TO PREVENT DRYING AND DAMAGE.
  12. LEAVE THE GROUND SURFACE IN A CONDITION SUITABLE FOR IMMEDIATE GRADING OPERATIONS AND DO NOT LEAVE STUMP REMOVAL PITS OVERNIGHT.
  13. DEPRESSIONS REMAINING AFTER REMOVALS SHALL BE BACKFILLED WITH SUITABLE EARTH MATERIAL AND COMPACTED TO AVOID SETTLEMENT.
14. SOD ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.
  15. SOD SHALL BE GROWN AND SOLD IN ACCORDANCE WITH THE 'SPECIFICATIONS FOR TURFGRASS SOD FOR ONTARIO' PUBLISHED BY THE NURSERY SOD GROWERS ASSOCIATION (N.S.G.A.) AND SHALL BE ESPECIALLY SOWN AND CULTIVATED IN NURSERY FIELDS AS TURFGRASS CROP.
  16. SODDING MAY BE PERFORMED AT ANY TIME BETWEEN APRIL 30 AND NOVEMBER 1. IF SOD IN LAID FOLLOWING NOVEMBER 1, ACCEPTANCE WILL BE DEFERRED UNTIL ONE MONTH AFTER START OF GROWING SEASON, PROVIDED ACCEPTANCE CONDITIONS ARE FULFILLED.
  17. LAY SOD WITHIN 36 HOURS OF BEING LIFTED OR WITHIN 24 HOURS OF BEING LIFTED IF AIR TEMPERATURE EXCEEDS 20°.
  18. ALL SODDING SHALL OCCUR WITHIN A WEEK OF TOPSOIL PLACEMENT AND FINISHED GRADING. THE CONTRACTOR WILL BE RESPONSIBLE FOR WEED ERADICATION IF THEY FAIL TO PLACE THE SPECIFIED SOD WITHIN THIS PERIOD.
  19. DURING WET WEATHER ALLOW SOD TO DRY SUFFICIENTLY TO PREVENT TEARING DURING LIFTING AND HANDLING.
  20. DURING DRY WEATHER, PROTECT SOD FROM DRYING OUT AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT DROPPING OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
  21. ENSURE FINISHED SOD SURFACE IS FLUSH WITH ADJOINING GRASS AREAS, PAVEMENT OR TOP SURFACE OF CURBS.
  22. ON SLOPES, LAY SOD SECTIONS LONGITUDINALLY ALONG CONTOURS AND START LAYING SOD AT THE BOTTOM OF THE SLOPE.
  23. PEG SOD ON SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL, 100mm BELOW TOP EDGE AT 200mm ON CENTER FOR FIRST SOD SECTIONS ALONG CONTOURS OF SLOPES AND NOT LESS THAN 4 PEGS PER SQUARE METER WITH PEGS DRIVEN TO 50mm ABOVE SOIL SURFACE OF SOD SECTIONS.
  24. SOD STAKING SHALL BE WITH WOODEN PEGS AT 17 x 8 x 200mm, OR APPROVED EQUAL.
  25. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 100mm OF TOPSOIL.
  26. PROVIDE CLOSE CONTACT BETWEEN THE SOD AND THE UNDERLYING ROOT ZONE MIX BY ROLLING WITH A LIGHT ROLLER. IMPERFECTIONS IN THE SURFACE LEVEL SHOULD BE CORRECTED PRIOR TO THE LAYING OF THE SOD AND NOT BY ROLLING WITH A HEAVY ROLLER. USE OF HEAVY ROLLER TO CORRECT GRADE IRREGULARITIES IS NOT PERMITTED.
  27. MAINTENANCE DURING THE ESTABLISHMENT PERIOD SHALL CONSIST OF BUT NOT BE LIMITED TO WATERING IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN CONTINUOUS SUBSOIL MOISTURE IMMEDIATELY UNDER SOD TO A DEPTH OF 75-100mm, ROLLING TO REMOVE MINOR DEPRESSIONS OR IRREGULARITIES, WEED CONTROL TO ENSURE THAT NON-SPECIFIED VEGETATION SHALL NOT EXCEED 5%, AND MOWING AT LEAST TWICE TO MAINTAIN GRASS AT 40MM HEIGHT (AFTER GRASS REACHED 60MM HEIGHT).
  28. REMOVE WOODEN SOD PEGS AFTER SOD HAS ESTABLISHED WITH APPROVAL OF THE CONSULTANT.

### 3.0 PLANTING

1. PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD (LATEST EDITION), PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS, EXCEPT WHERE SPECIFIED OTHERWISE.
2. ALL PLANTS SHALL BE SUPPLIED AS SPECIFIED IN THE 'PLANT LIST'. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. ALL MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. MULCH TO BE SHREDDED CEDAR BARK FREE OF DYES AND CHEMICALS, OR APPROVED EQUAL.
5. PLANTING SOIL MIXTURE SHALL BE 50% SCREENED TOPSOIL, 20% COARSE SAND, AND 30% COMPOST, AS SPECIFIED. CONTRACTOR SHALL PROVIDE SOURCE AND SAMPLE OF SOIL MIXTURE, AS SPECIFIED, FOR APPROVAL PRIOR TO COMMENCING WORK.
6. TREE STAKES TO BE 40 x 40 x 5mm x 1800mm LONG HEAVY DUTY GAUGE T-BARS, DRIVEN SECURELY INTO THE SUB-GRADE.
7. TIES SHALL BE 50mm WIDE BURLAP STRIPS LOOPED IN A LOOSE FIGURE 8 OR ANOTHER WOVEN BIODEGRADABLE TIE SYSTEM THAT REMAINS FLEXIBLE DURING WINTER MONTHS.

CONTRACT DRAWINGS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

ENVISION-TATHAM CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE LANDSCAPE ARCHITECT WITHOUT THE EXPRESS CONSENT OF ENVISION-TATHAM.

- NOTES
1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

1	FIRST SUBMISSION	2025.04.21	AB
NO.	REVISIONS	DATE	INITIAL

APPROVED



16728 HIGHWAY 12 U-HAUL  
TOWN OF MIDLAND

LANDSCAPE DETAILS

ENVISIONTATHAM

115 Sandford Fleming Drive,  
Suite 200, Collingwood,  
ON L9Y 5A6  
Tel. 705.445.0422  
inquiry@envision-tatham.com

SCALE: AS SHOWN		JOB NO. ET125001-1	
DESIGN: AB	CHECKED: AB	DWG. <b>LD-1</b>	
DRAWN: KP	DATE: APRIL 21, 2025		