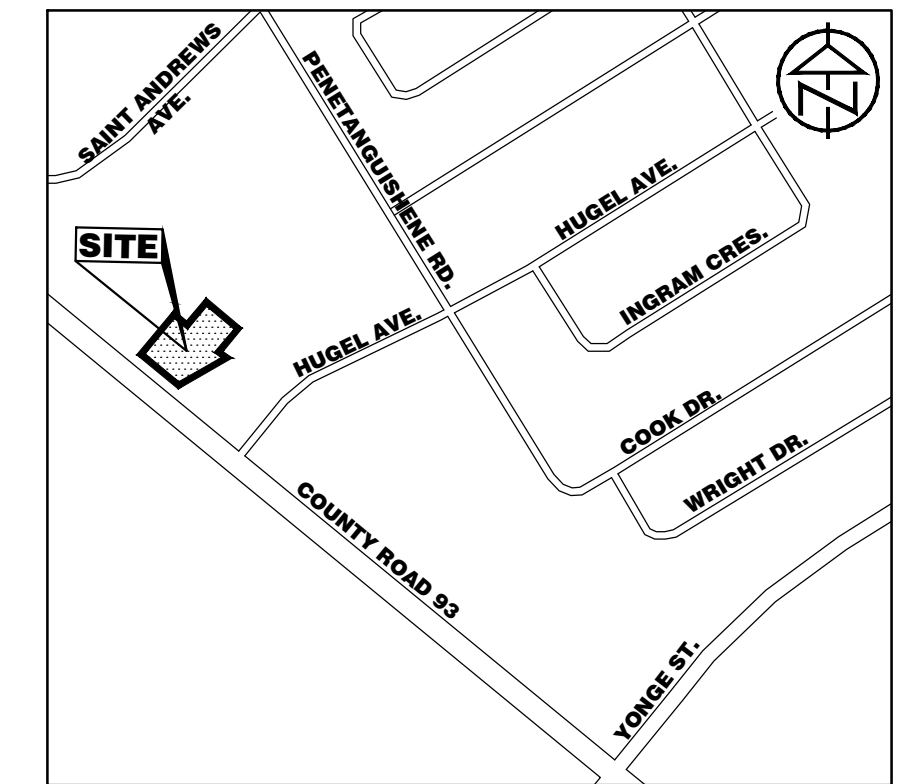


**GENERAL NOTES**

- 1.0 SODDING**
- SODDING SHALL BE IN ACCORDANCE WITH OP.MSI M003, UNLESS OTHERWISE SPECIFIED.
- SOD SHALL BE NUMBER ONE GRADE TURFGRASS NURSERY SOD WITH A KENTUCKY BLUEGRASS SOD CLASSIFICATION.
- SOD ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.
- 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.
- SODDING MAY BE PERFORMED AT ANY TIME BETWEEN APRIL 30 AND NOVEMBER 1, IF SOD IS LAID FOLLOWING NOVEMBER 1, ACCEPTANCE WILL BE DEFERRED UNTIL ONE MONTH AFTER START OF GROWING SEASON, PROVIDED ACCEPTANCE CONDITIONS ARE FULFILLED.
- LAY SOD WITHIN 36 HOURS OF BEING LIFTED OR WITHIN 24 HOURS OF BEING LIFTED IF AIR TEMPERATURE EXCEEDS 20°.
- 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.
- DURING WET WEATHER ALLOW SOD TO DRY SUFFICIENTLY TO PREVENT TEARING DURING LIFTING AND HANDLING.
- 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.
- ENSURE FINISHED SOD SURFACE IS FLUSH WITH ADJOINING GRASS AREAS, PAVEMENT OR TOP SURFACE OF CURBS.
- ON SLOPES, LAY SOD SECTIONS LONGITUDINALLY ALONG CONTOURS AND START LAYING SOD AT THE BOTTOM OF THE SLOPE.
- 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.
- SOD STAKING SHALL BE WITH WOODEN PEGS AT 17 X 8 X 200MM, OR APPROVED EQUAL.
- WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 100MM OF TOPSOIL.
- 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.
- 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).
- REMOVE WOODEN SOD PEGS AFTER SOD HAS ESTABLISHED WITH APPROVAL OF THE CONSULTANT.



**KEY PLAN - NTS**

**LEGEND**

- PROPERTY BOUNDARY
- ⊕ EXISTING BELL PEDESTAL
- ⊕ EXISTING FIRE HYDRANT
- \* EXISTING GAS METER
- EXISTING MAINTENANCE HOLE
- ⊕ EXISTING HYDRO POLE
- ⊕ EXISTING LIGHT STANDARD
- ⊕ STOP SIGN - SEE ENG. DWGS
- MAINTENANCE HOLE - SEE ENG. DWGS
- ⊕ LIGHT STANDARD - SEE ENG. DWGS
- UNDERGROUND SERVICES - SEE ENG. DRAWINGS
- EXISTING DECIDUOUS TREE TO BE RETAINED AND PROTECTED
- ⊕ DECIDUOUS TREE (PHASE 2)
- CONIFEROUS TREE (PHASE 2)
- ⊕ + + + DECIDUOUS SHRUBS (PHASE 2)
- ⊕ PERENNIALS & GROUNDCOVERS (PHASE 2)

**NOTE:**  
AS PER SITE PLAN, IF REQUIRED SNOW REMOVAL FROM SITE WILL BE IMPLEMENTED (TO AN OFF-SITE LOCATION). NO SNOW STORAGE WILL OCCUR WITHIN ANY REQUIRED PARKING SPACES AS PER THE ZONING BY-LAW.

**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 3 SIXTY ARCHITECT INC. (2022).
- ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.

NO.	REVISIONS	DATE	INITIAL
1	ISSUED TO TOWN FOR SPA	APR. 24, 2023	AB



**9281 COUNTY ROAD 93  
TOWN OF MIDLAND**

**LANDSCAPE PLAN  
(PHASE 3)**

**ENVISIONTATHAM**

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ON L9Y 5A6  
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SCALE: 1:200  
DESIGN: AB  
DRAWN: GEC

CHECKED: AB  
DATE: APRIL 24, 2023

JOB NO. ET122013-1  
DWG. **LP-1**