

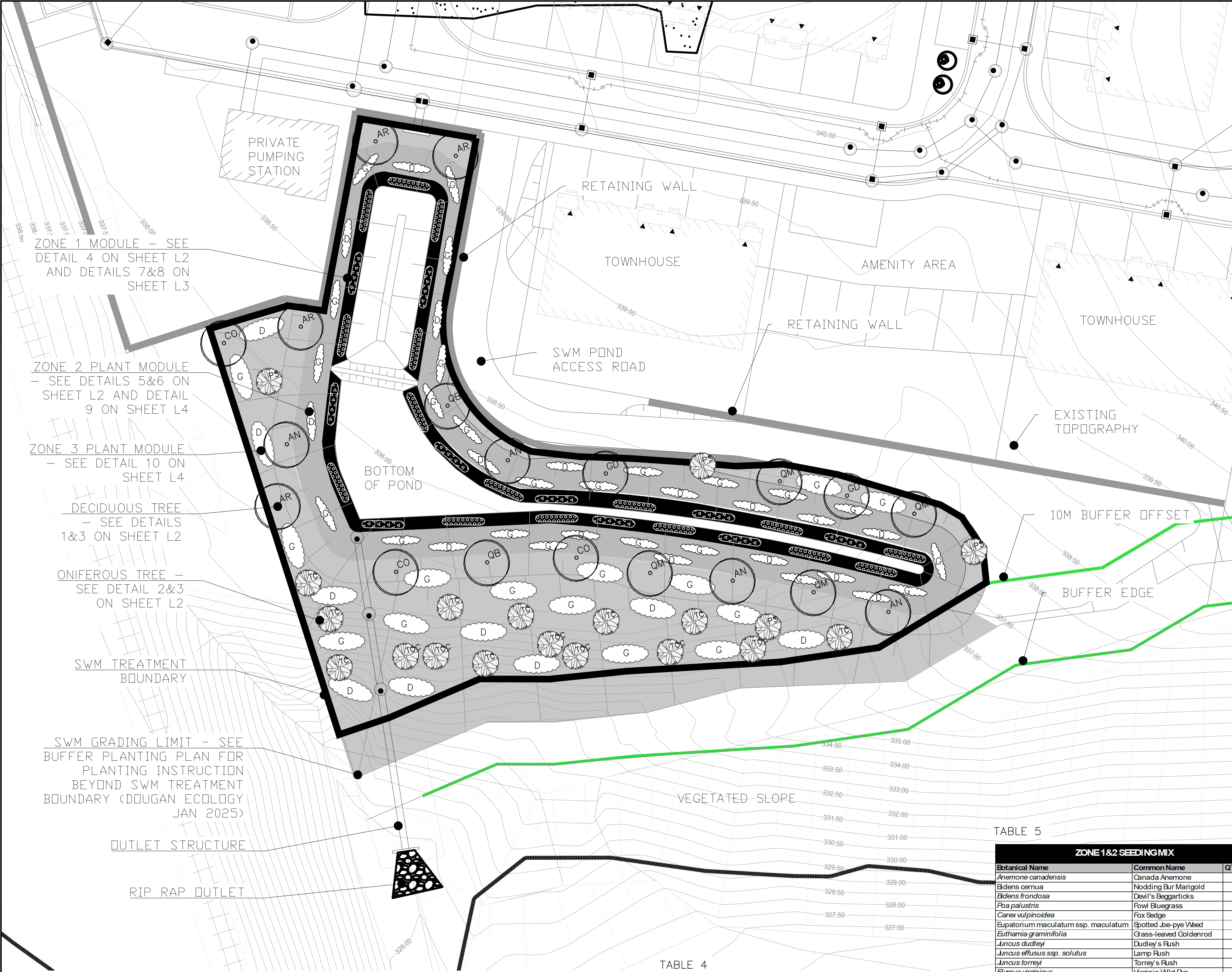


TABLE 2

ZONE 1 - MODULE				
TOTAL MODULES	QTY/MO DULE	BOTANICAL NAME	COMMON NAME	SPACING
Type A				
16	3	<i>Elodea canadensis</i>	Broad Waterweed	0.50M O.C
	3	<i>Stuckenia pectinata</i>	Sago Pondweed	0.50M O.C
	3	<i>Nuphar ssp. ligata Ssp. ligata</i>	Pond-lily	0.50M O.C
	3	<i>Nymphaea odorata ssp. odorata</i>	Fragrant Water-lily	0.50M O.C
	3	<i>Potamogeton natans</i>	Floating Pondweed	0.50M O.C
Total Plants Per Module	15			
TYPE B				
10	3	<i>Alisma subcordatum</i>	Water-plantain	0.50M O.C
	3	<i>Glyceria grandis</i>	Tall Mannagrass	0.50M O.C
	3	<i>Sagittaria latifolia</i>	Broad-leaved Arrowhead	0.50M O.C
	3	<i>Schoenoplectus tabernaemontani</i>	Soft-stemmed Bulrush	0.50M O.C
	3	<i>Sparganium eurycarpum</i>	Broad-fruited Burreed	0.50M O.C
Total Plants Per Module	15			

TABLE 3

ZONE2 - MODULE				
TOTAL MODULES	QTY/MO DULE	BOTANICAL NAME	COMON NAME	SPACING
GENERALIST				
24	3	<i>Acer rubrum</i>	Red Maple	1.5M O.C
	3	<i>Populus balsamifera</i>	Balsam Poplar	1.5M O.C
	2	<i>Cornus amomum</i>	Silky Dogwood	1M O.C
	2	<i>Cornus stolonifera</i>	Red Osier Dogwood	1M O.C
	2	<i>Salix discolor</i>	Pussy Willow	1M O.C
Total Plants Per Module	12			
DIVERSIFIER				
15	3	<i>Quercus macrocarpa</i>	Bur Oak	1.5M O.C
	3	<i>Thuja occidentalis</i>	Eastern White Cedar	1.5M O.C
	2	<i>Ribes americanum</i>	Wild Black Currant	1M O.C
	2	<i>Sambucus canadensis</i>	Common Elderberry	1M O.C
	2	<i>Viburnum lentanoides</i>	Wild Raisin	1M O.C
Total Plants Per Module	12			

ZONE 3 - MODULE				
TOTAL MODULES	QTY/MO DULE	BOTANICAL NAME	COMON NAME	SPACING
GENERALIST				
13	3	<i>Acer saccharum</i>	Sugar Maple	1.5M O.C
	3	<i>Betula papyrifera</i>	White Birch	1.5M O.C
	2	<i>Viburnum lentago</i>	Nannyberry	1.5M O.C
	4	<i>Cornus stolonifera</i>	Red Osier Dogwood	1M O.C
	4	<i>Rhus typhina</i>	Staghorn Sumac	1M O.C
4	<i>Rubus occidentalis</i>	Black Raspberry	1M O.C	
Total Plants Per Module	20			
DIVERSIFIER				
9	3	<i>Quercus rubra</i>	Red Oak	1.5M O.C
	3	<i>Populus tremuloides</i>	Trembling Aspen	1.5M O.C
	2	<i>Fraxinus americana</i>	White Ash	1.5M O.C
	4	<i>Rubus odoratus</i>	Purple Flowering Raspberry	1M O.C
	4	<i>Cornus foemina subsp. racemosa</i>	Gray Dogwood	1M O.C
4	<i>Sambucus racemosa</i>	Red Elderberry	1M O.C	
Total Plants Per Module	20			

TABLE 5

ZONE 1&2 SEEDING MIX		
Botanical Name	Common Name	QTY (%)
<i>Anemone canadensis</i>	Canada Anemone	1%
<i>Bidens cernua</i>	Nodding Bur Marigold	2%
<i>Bidens frondosa</i>	Devil's Beggarticks	1%
<i>Poa palustris</i>	Fox Bluegrass	25%
<i>Carex vulpinoidea</i>	Fox Sedge	25%
<i>Eupatorium maculatum ssp. maculatum</i>	Spotted Joe-pye Weed	10%
<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	1%
<i>Juncus dudleyi</i>	Dudley's Rush	2%
<i>Juncus effusus ssp. solutus</i>	Lamp Rush	2%
<i>Juncus torreyi</i>	Torrey's Rush	2%
<i>Elymus virginicus</i>	Virginia Wild Rye	25%
<i>Scirpus atrovirens</i>	Dark-green Bulrush	1%
<i>Symphytotrichum lanceolatum</i>	Panicle Aster	1%
<i>Symphytotrichum novae-angliae</i>	New England Aster	1%
<i>Verbena hastata</i>	Blue Vervain	1%
TOTAL		100%

ZONE3 SEEDING MIX		
Botanical Name	Common Name	QTY (%)
<i>Solidago altissima</i> var. <i>altissima</i>	Late Goldenrod	5%
<i>Solidago canadensis</i> var. <i>canadensis</i>	Canada Goldenrod	2%
<i>Aster cordifolius</i>	Heart Leaved Aster	2%
<i>Asclepias syriaca</i>	Common Milkweed	5%
<i>Rudbeckia hirta</i>	Black-eyed Susan	10%
<i>Symphytotrichum lanceolatum</i>	Panicle Aster	1%
<i>Symphytotrichum novae-angliae</i>	New England Aster	1%
<i>Anemone canadensis</i>	Canada Anemone	2%
<i>Carex graminifolia</i>	Meadow/Open Field Sedge	10%
<i>Juncus dudleyi</i>	Purple Flowering Raspberry	10%
<i>Elymus riparius</i>	Virgin's Bower	30%
<i>Monarda fistulosa</i>	Common Elderberry	2%
<i>Oenothera biennis</i>	Evening Primrose	15%
<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	5%
TOTAL		100%

NOTE: Dry seed mix to be applied at a rate of 22-25kg/ha (20-23lbs/acre).

- NOTE 1: GENERAL
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS FOR THE PROJECT AND ALL OTHER DRAWINGS AND DETAILS.
 - ANY AMBIGUITY IN THESE DRAWINGS IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT. CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
 - CONTRACTOR SHALL VISIT THE SITE TO CONFIRM ALL SITE CONDITIONS PRIOR TO SUBMITTING BIDS. DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
 - UPON COMPLETION EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIAL FROM THE SITE. KEEP THE SITE CLEAN AND USABLE AT ALL TIMES.
 - CONTRACTOR SHALL SUPPLY ALL PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON SHEET L1, L2, L3, L4.
 - PLANT MATERIALS COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED. THE CONTRACT ADMINISTRATOR MAY REQUIRE THAT SUPPLIER'S INVOICES FOR PLANT MATERIALS BE SUBMITTED FOR INSPECTION.
 - ANY SUBSTITUTION OF PLANT MATERIAL WILL REQUIRE THE WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.
 - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE. ANY PLANT MATERIAL THAT IS REJECTED BY THE LANDSCAPE ARCHITECT WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- NOTE 2: PLANTING
- LAYOUT OF PLANT MATERIAL TO BE EXECUTED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANTING SHALL TAKE PLACE WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING. IF PLANTING CANNOT TAKE PLACE IN THIS PERIOD, A TEMPORARY COVER CROP (TO BE APPROVED BY LANDSCAPE ARCHITECT) SHALL BE SEEDED.
 - ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE APPROPRIATE PLANTING DETAILS ON THE DRAWINGS (L1, L2, L3, L4) AND WRITTEN SPECIFICATIONS.
 - ALL PLANTS ARE TO BE PLANTED IN APPROVED TOP SOIL FREE FROM WEEDS, SUBSOIL, ROOTS, STONES, LUMPS OF CLAY AND TOXIC MATERIAL.
 - PLANT SO THAT NURSERY SOIL LINE MATCHES FINISHED GRADE AFTER SETTLING.
 - GENTLY TAMP TOPSOIL WHEN BACKFILLING TO REMOVE AIR POCKETS.
 - BUILD A SOIL SAUCER AROUND OUT EDGE OF PLANTING HOLE. SAUCER SHALL BE SOAKED WITH WATER AND COVERED WITH MULCH IMMEDIATELY FOLLOWING PLANTING.
 - ALL INDIVIDUAL TREE WHIPS AND SHRUBS ARE TO BE MULCHED USING SHREDDED BARK MULCH AS PER DETAILS AND PLANTING SPECIFICATIONS.
 - ALL PLANTS TO BE TREATED WITH RODENT REPELLENT AS PER SPECIFICATIONS.
 - INSTALL PLASTIC PERFORATED SPIRALED STRIP TRUNK PROTECTION ON ALL DECIDUOUS TREES AS PER DETAILS AND SPECIFICATIONS.
 - REMOVE ALL NURSERY TAGS, METAL OR PLASTIC BINDINGS, AND VINE SUPPORTS.
 - ALL PLANTINGS SHOULD BE MONITORED AND MAINTAINED FOR A TWO YEAR WARRANTY PERIOD.
 - FOLLOW-UP REPLACEMENT PLANTINGS WILL BE REQUIRED FOR ALL TREES AND/OR SHRUBS THAT DO NOT SURVIVE.
- NOTE 3: SEEDING
- ALL AREAS OF DISTURBANCE WITHIN SWM AREA TO BE SEEDED. SEE TABLE 1 FOR QUANTITIES.
 - AREA FOR PAYMENT SHALL BE SURVEYED ON SITE BY THE CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL FOLLOW OPSS 804- CONSTRUCTION SPECIFICATION FOR SEED AND COVER (METRIC VERSION) WITH SPECIAL PROVISION FOR SEED MIX PROVIDED FOR A. COVER CROP, B. WET SEED MIX, AND C. DRY SEED MIX (SHOWN ON THIS SHEET). ANY SUBSTITUTION OF SEED MATERIAL WILL REQUIRE THE WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.
 - ALL HYDROSEEDING TO BE COMPLETED PRIOR TO PROCEEDING WITH THE PLANTING WORKS. SHOULD PLANTS ALREADY BE INSTALLED PRIOR TO SEEDING, AN ALTERNATIVE SEEDING METHOD TO HYDROSEEDING MUST BE USED. CONFIRM ALTERNATE SEEDING METHOD WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING SEEDING.

TABLE 1

SWMZONES			
ZONE	DESCRIPTION	INSTRUCTION	Area (m2)
1	Water depths from the bottom of pond to the permanent pool level around the length of waters edge.	Module planting - See Table 2 and Detail 8 on Sheet L3. Seeding: Apply ZONE 1&2 seed mix - See OPSS SPEC 803 for seeding instruction with special provision for seedmix provided in Table 5.	413.5
2	Between the permanent pool level including the extended detention on level to the 5 year storm level.	Module planting - See Table 3 and Detail 9 on Sheet L4. Seeding: Apply zone 1&2 seed mix - See OPSS SPEC 803 for seeding instruction with special provision for seedmix provided in Table 5.	743
3	All areas above the 5 year storm level.	Module planting - See Table 4 and Detail 10 on Sheet L4. Seeding: Apply zone 3 seed mix - See OPSS SPEC 803 for seeding instruction with special provision for seedmix provided in Table 5.	1584.5

TABLE 6

SWM MASTER PLANT LIST						
Symbol	Total Qty.	Botanical Name	Common Name	Size	Condition	Spacing
CALIPER TREES						
Ar	4	<i>Acer rubrum</i>	Red Maple	60mm Cal	WB/B&B	>8m OC
An	4	<i>Acer nigrum</i>	Black Maple	60mm Cal	WB/B&B	>8m OC
Co	3	<i>Celtis occidentalis</i>	Common Hackberry	60mm Cal	WB/B&B	>8m OC
Gd	2	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	60mm Cal	WB/B&B	>8m OC
Ps	4	<i>Pinus strobus</i>	Eastern White Pine	125cm ht	WB/B&B	>8m OC
Qb	2	<i>Quercus bicolor</i>	Swamp White Oak	60mm Cal	WB/B&B	>8m OC
Qm	4	<i>Quercus macrocarpa</i>	Bur Oak	60mm Cal	WB/B&B	>8m OC
Tc	9	<i>Tsuga canadensis</i>	Eastern Hemlock	125cm ht	WB/B&B	>8m OC
Toc	6	<i>Thuja occidentalis</i>	Eastern White Cedar	125cm ht	WB/B&B	n/a
Total	38					
TREE WHIPS						
	72	<i>Acer rubrum</i>	Red Maple	100cm ht	Whip	See Detail
	39	<i>Acer saccharum</i>	Sugar Maple	100cm ht	Whip	See Detail
	39	<i>Betula papyrifera</i>	White Birch	100cm ht	Whip	See Detail
	72	<i>Populus balsamifera</i>	Balsam Poplar	100cm ht	Whip	See Detail
	27	<i>Populus tremuloides</i>	Trembling Aspen	100cm ht	Whip	See Detail
	45	<i>Quercus macrocarpa</i>	Bur Oak	100cm ht	Whip	See Detail
	27	<i>Quercus rubra</i>	Red Oak	100cm ht	Whip	See Detail
	45	<i>Thuja occidentalis</i>	Eastern White Cedar	100cm ht	Whip	See Detail
Total	366					
SHRUBS						
	48	<i>Cornus amomum</i>	Silky Dogwood	2 gal	Container	See Detail
	36	<i>Cornus foemina subsp. racemosa</i>	Gray Dogwood	2 gal	Container	See Detail
	48	<i>Cornus stolonifera</i>	Red Osier Dogwood	2 gal	Container	See Detail
	52	<i>Cornus stolonifera</i>	Red Osier Dogwood	2 gal	Container	See Detail
	18	<i>Fraxinus americana</i>	White Ash	2 gal	Container	See Detail
	52	<i>Rhus typhina</i>	Staghorn Sumac	2 gal	Container	See Detail
	30	<i>Ribes americanum</i>	Wild Black Currant	2 gal	Container	See Detail
	52	<i>Rubus occidentalis</i>	Black Raspberry	2 gal	Container	See Detail
	36	<i>Rubus odoratus</i>	Purple Flowering Raspberry	2 gal	Container	See Detail
	48	<i>Salix discolor</i>	Pussy Willow	2 gal	Container	See Detail
	30	<i>Sambucus canadensis</i>	Common Elderberry	2 gal	Container	See Detail
	36	<i>Sambucus racemosa</i>	Red Elderberry	2 gal	Container	See Detail
	26	<i>Viburnum lentago</i>	Nannyberry	2 gal	Container	See Detail
	30	<i>Viburnum lentanoides</i>	Wild Raisin	2 gal	Container	See Detail
Total	542					

LEGEND

- SEEDING
- ZONE 1 MIX - Aquatic/Semi-Aquatic
 - ZONE 2 MIX Riparian
 - ZONE 3 MIX Upland
- PLANTING
- Deciduous Tree
 - Coniferous Tree
 - Zone 1 Planting Module (Type A)
 - Zone 1 Planting Module (Type B)
 - Zone 2 Planting Module
 - Zone 3 Planting Module
 - SWM TREATMENT BOUNDARY

No.	Description	Date

Revisions

SWM PLANTING PLAN OVERVIEW

Project: 51-52 HAWKESVILLE RD.

Client: POLOCORP INC.

3-7 Edinburgh Rd South, Guelph, ON N1H 5N8 www.dougan.co

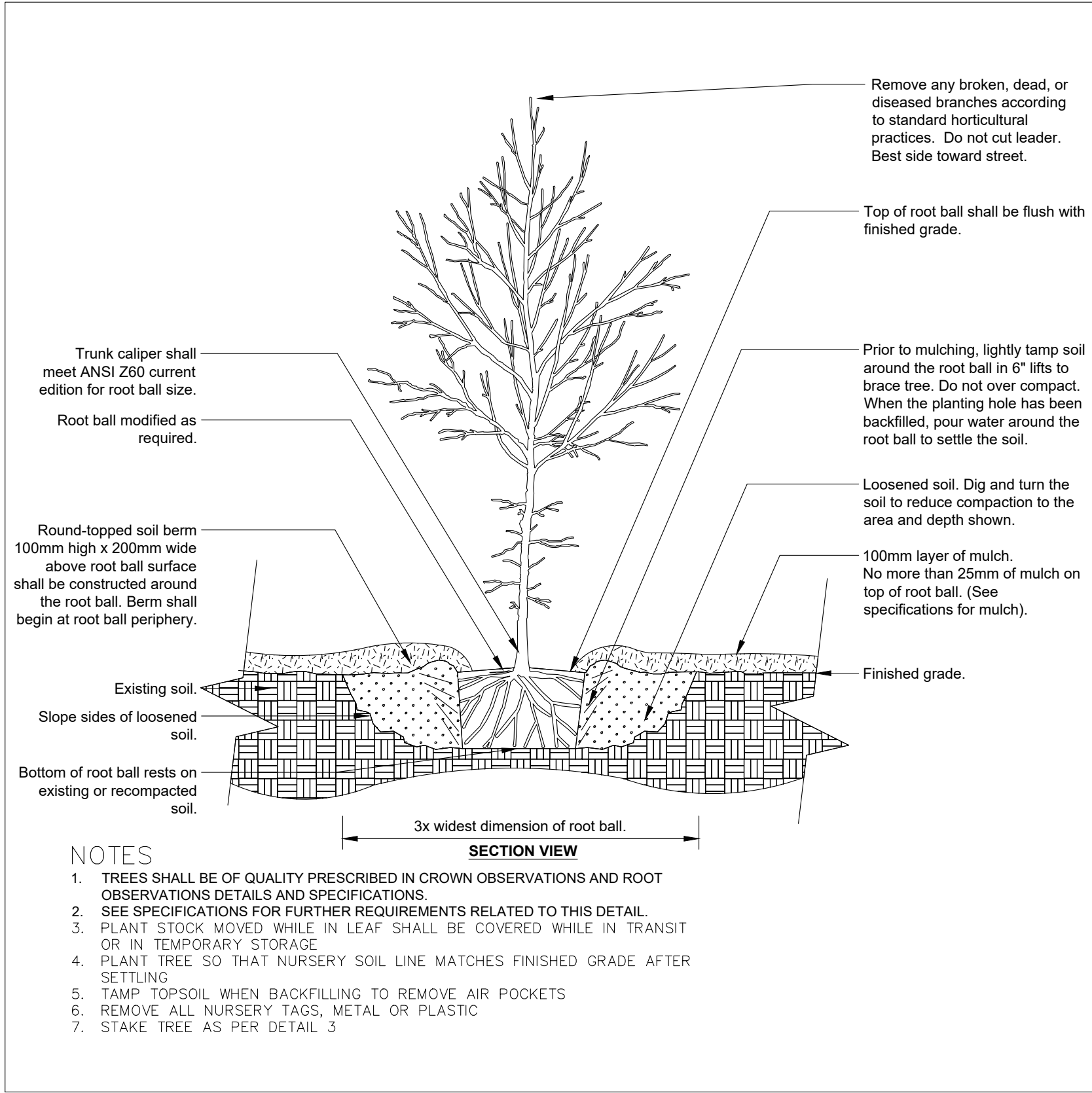
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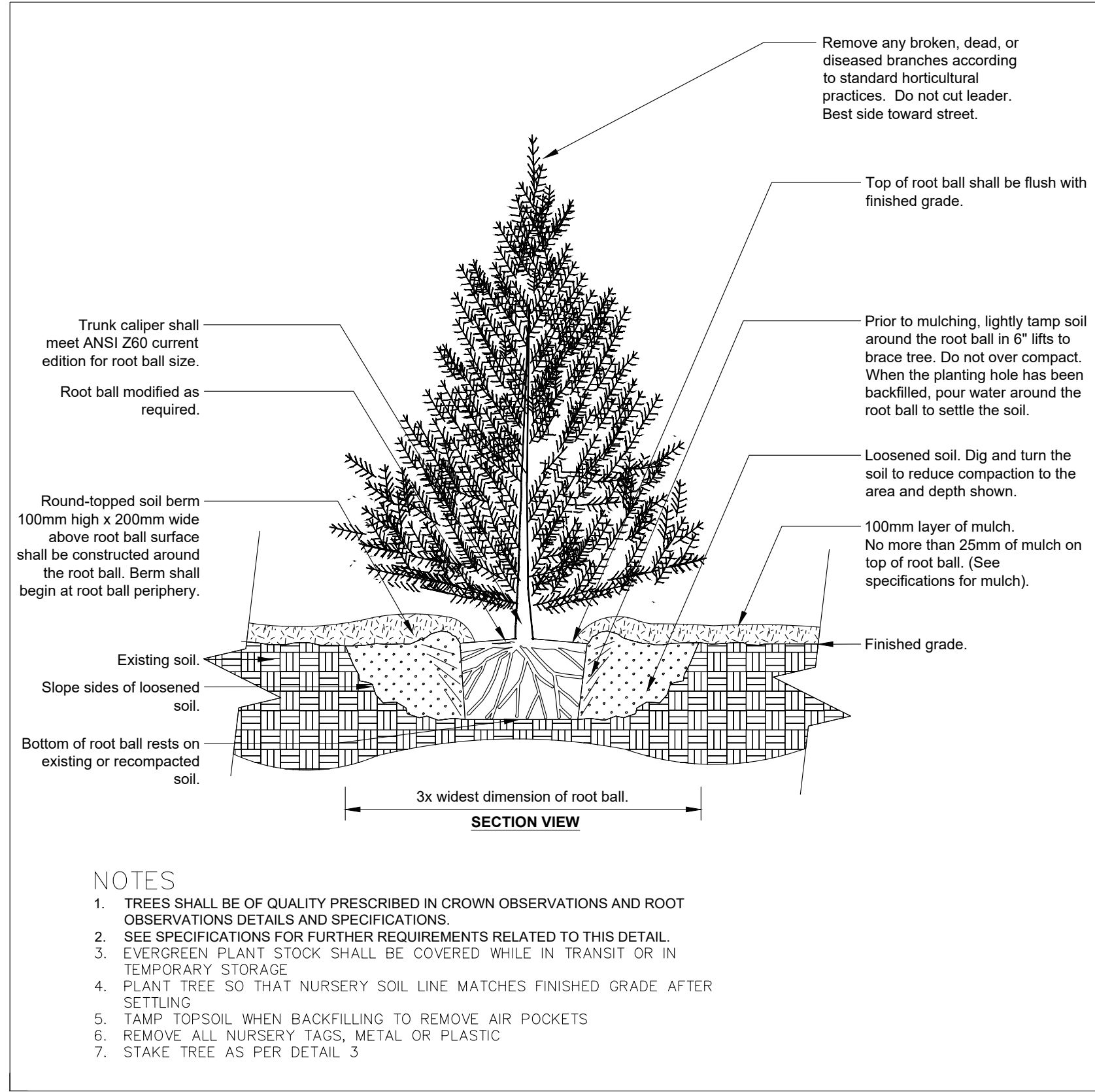
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Checked By: TF

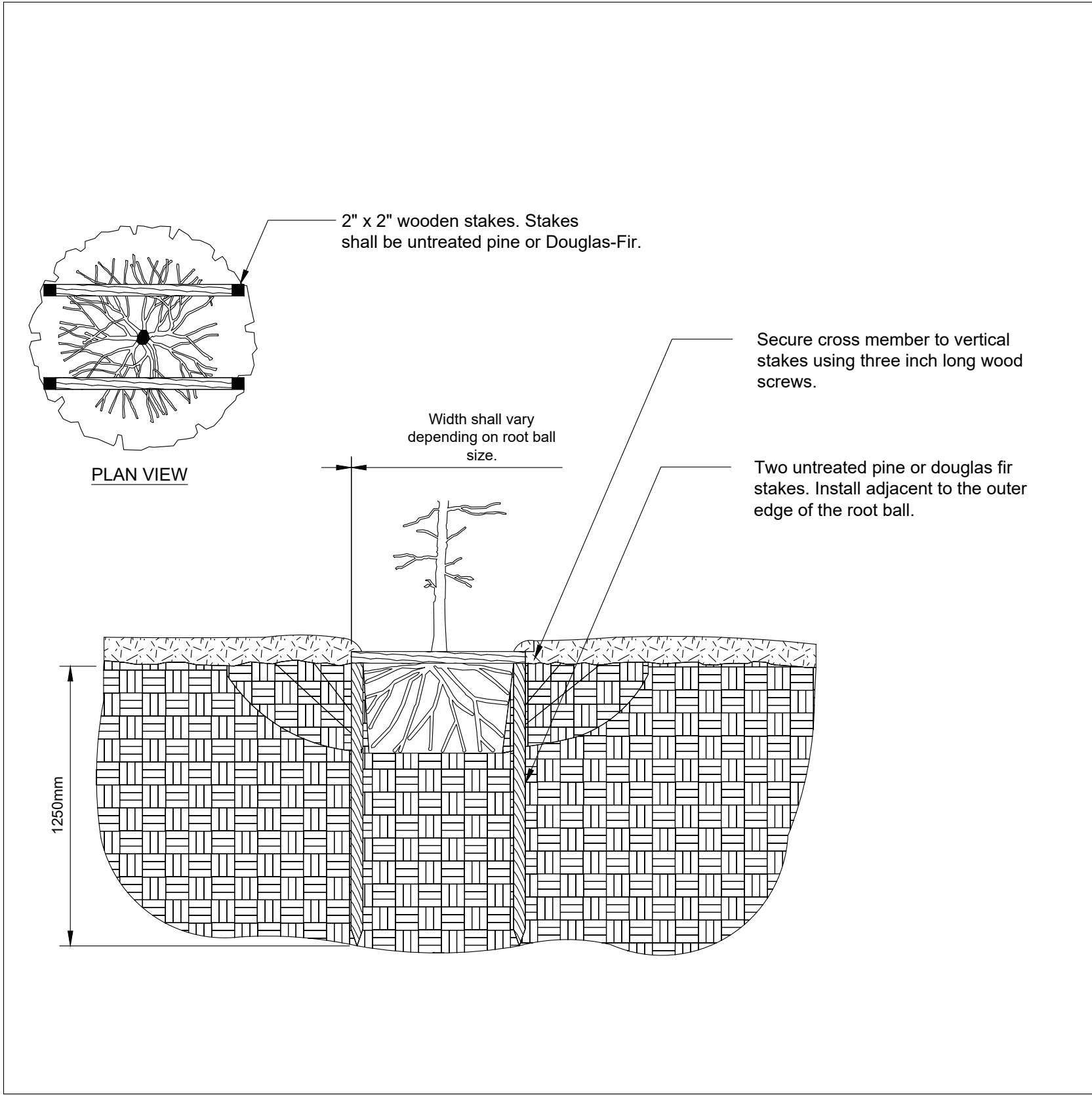
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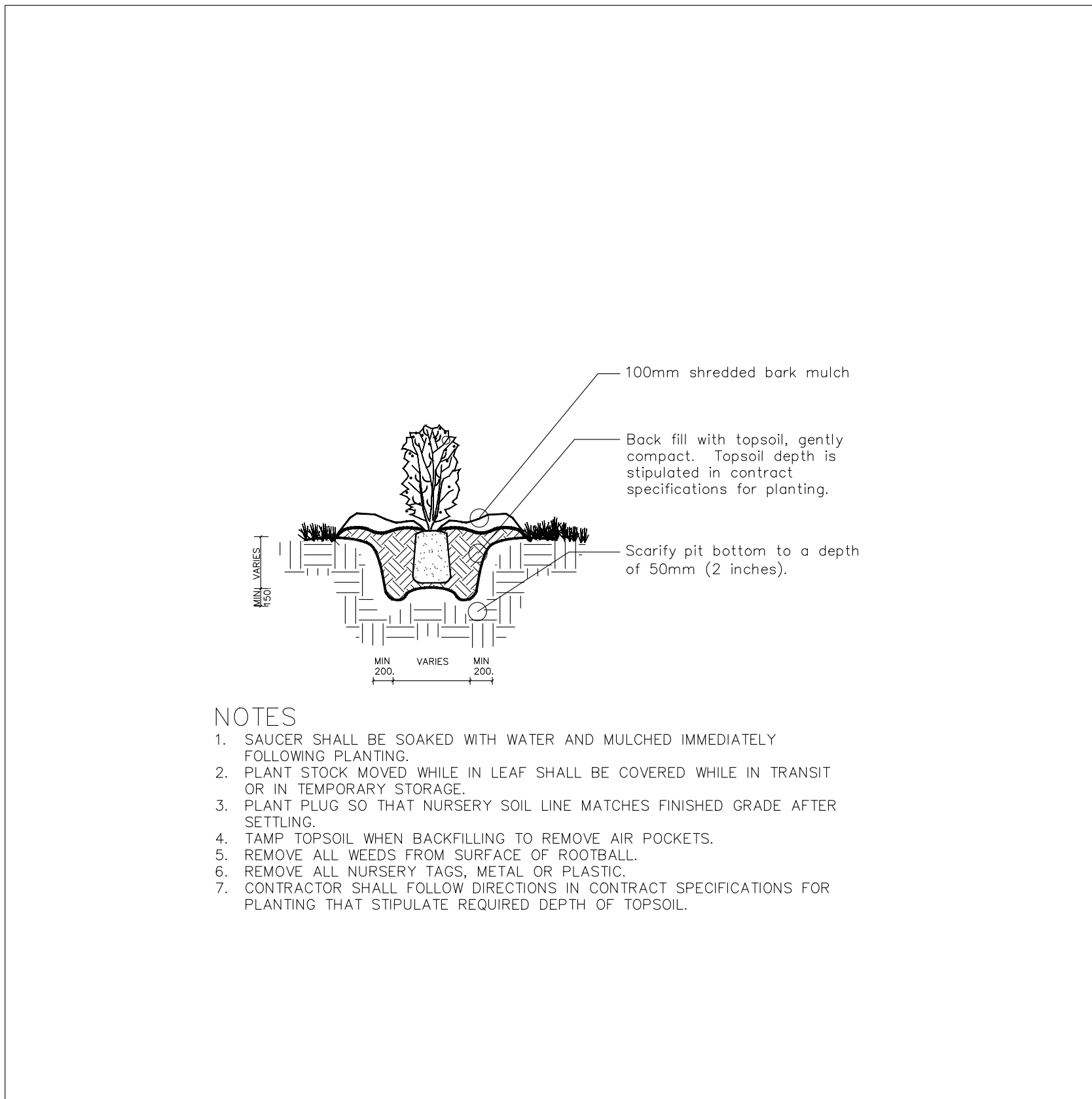
1 DECIDUOUS TREE – TYPICAL
N.T.S.



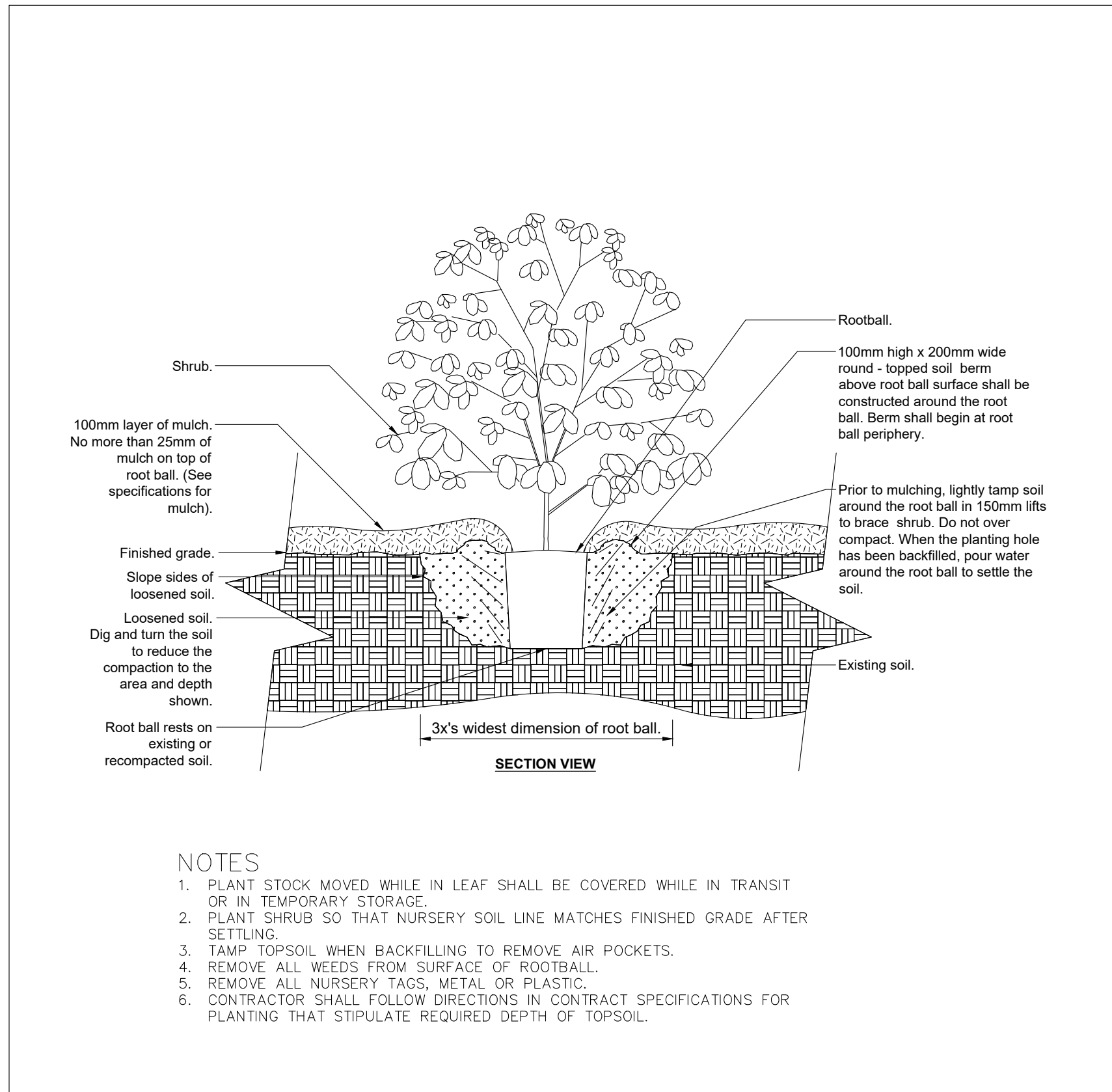
2 CONIFEROUS TREE – TYPICAL
N.T.S.



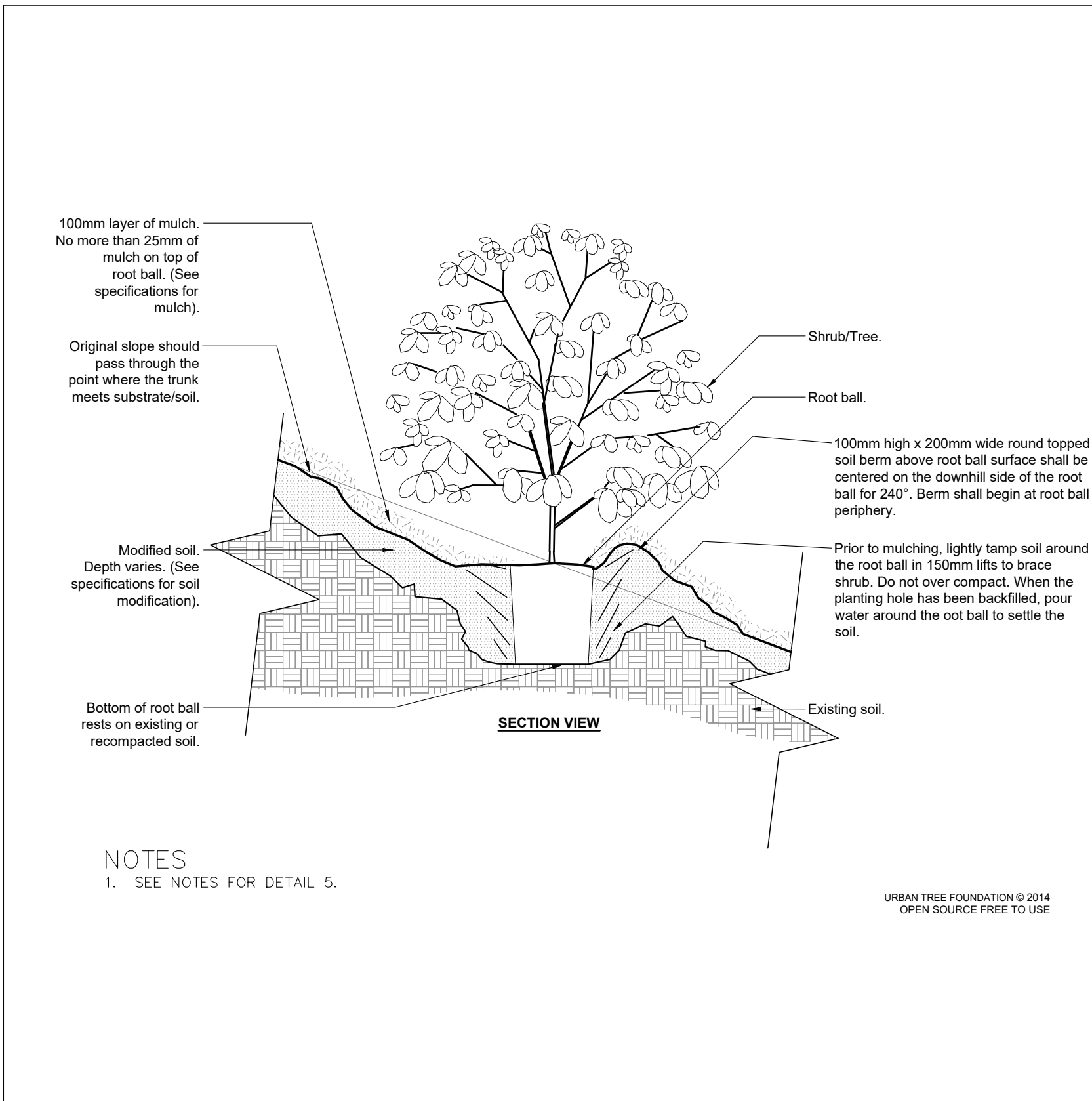
3 TREE STAKING – STAPLE
N.T.S.



4 HERBACEOUS PLUG PLANTING – TYPICAL
N.T.S.



5 SHRUB & TREE WHIP– TYPICAL
N.T.S.



6 SHRUB & TREE WHIP ON SLOPE 5% (20:1) TO 50% (2:1)
N.T.S.

No.	Description	Date

Revisions

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DETAILS

Project:51–52 HAWKESVILLE RD.

Client: POLOCORP INC.



3–7 Edinburgh Rd South, Guelph, ON N1H 5N8 www.dougan.ca

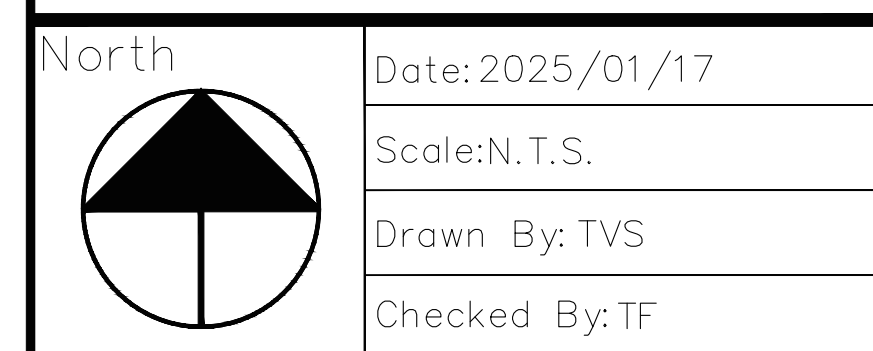
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	Scale: N.T.S.
	Drawn By: TVS
	Checked By: TF

Figure Number:

L2

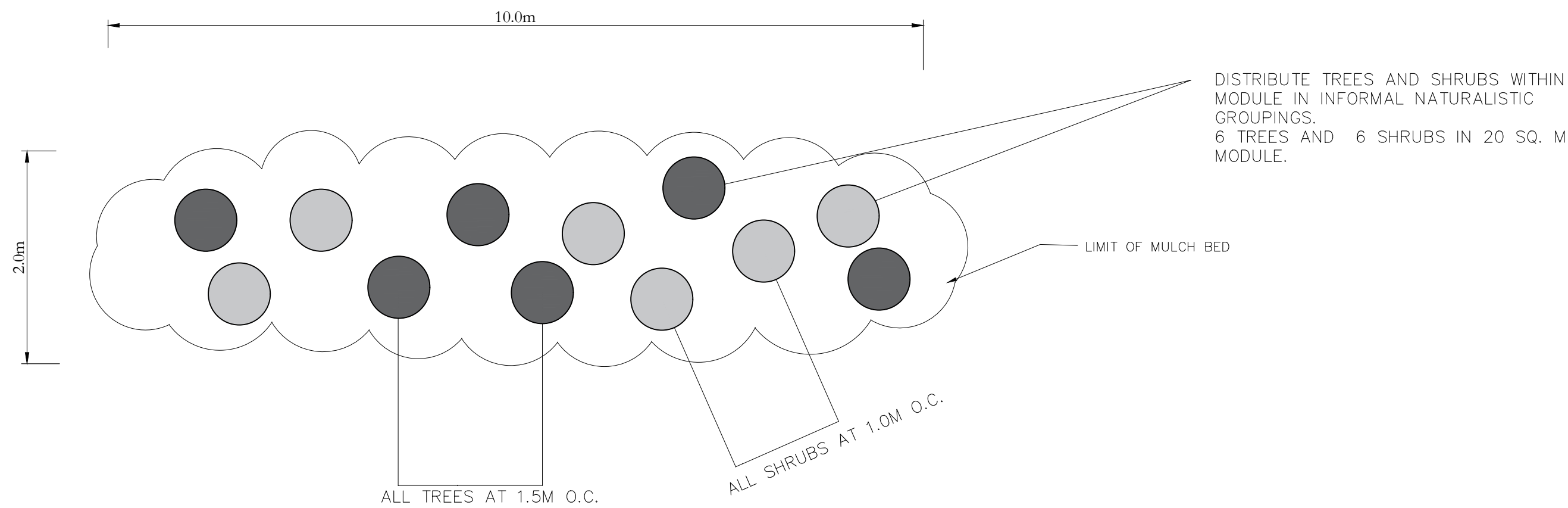
Revisions

Client: POLOCORP INC.



L3

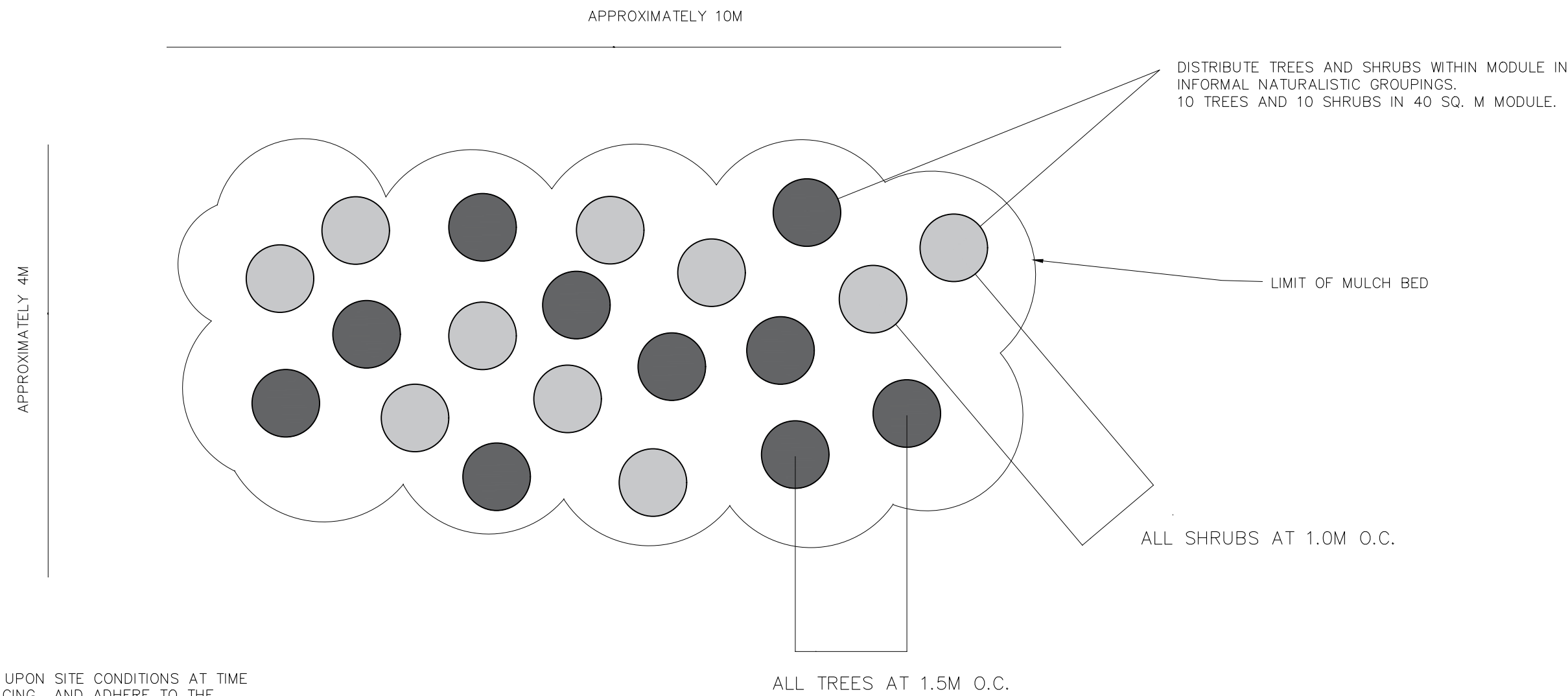
PLAN VIEW OF ZONE 2 PLANTING MODULE
12 PLANTS PER MODULE – COMBINATION OF TREES AND SHRUBS



- NOTES
- 1. THE ACTUAL PHYSICAL LOCATION OF EACH PLANT WILL DEPEND UPON SITE CONDITIONS AT TIME OF PLANTING. ACTUAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO THE PLANT MATERIAL LOCATIONS AS SHOWN. THE CONTRACTOR SHOULD RESPECT THE PLANT GROUPINGS, AND SPACING AND ADHERE TO THE DESIGN INTENT WHEN LAYING OUT THE PLANT MATERIAL LOCATIONS.
 - 2. ALL PLANTING MODULES SHALL CONSIST OF SHRUBS PLACED 1.0 M O.C. AND TREES PLACED AT 1.5 M O.C.
 - 3. REFER TO TABLE 3 ON SHEET L1 FOR PLANT MATERIAL DESCRIPTIONS.
 - 4. INSTALL INDIVIDUAL SHRUBS AND TREES ACCORDING TO THE PLANTING DETAILS ON SHEET D1.
 - 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - 6. ANY FIELD ADJUSTMENTS OR MATERIAL SUBSTITUTIONS MUST RECEIVE THE PRIOR APPROVAL OF THE CONTRACT ADMINISTRATOR.
 - 7. MULCH BED TO BE UNIFORM DEPTH OF 100MM.

9 ZONE 2 MODULE PLANTING LAYOUT
N.T.S.

PLAN VIEW OF ZONE 3 PLANTING MODULE
20 PLANTS PER MODULE – COMBINATION OF TREES AND SHRUBS



- NOTES
- 1. THE ACTUAL PHYSICAL LOCATION OF EACH PLANT WITHIN THE MODULE WILL DEPEND UPON SITE CONDITIONS AT TIME OF PLANTING. THE CONTRACTOR SHOULD RESPECT THE PLANT GROUPINGS AND SPACING AND ADHERE TO THE DESIGN INTENT WHEN LAYING OUT THE PLANT MATERIAL LOCATIONS.
 - 2. ALL PLANTING MODULES SHALL CONSIST OF SHRUBS PLACED 1.0 M O.C. AND TREES PLACED 1.5 M O.C.
 - 3. REFER TO TABLE 4 ON SHEET L1 FOR PLANT MATERIAL DESCRIPTIONS.
 - 4. INSTALL INDIVIDUAL SHRUBS AND TREES ACCORDING TO THE PLANTING DETAILS ON SHEET D1.
 - 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - 6. ANY FIELD ADJUSTMENTS OR MATERIAL SUBSTITUTIONS MUST RECEIVE THE PRIOR APPROVAL OF THE CONTRACT ADMINISTRATOR.
 - 7. MULCH BED TO BE UNIFORM DEPTH OF 100MM.

10 ZONE 3 MODULE PLANTING LAYOUT
N.T.S.

No.	Description	Date

Revisions



DETAILS

Project:51–52 HAWKESVILLE RD.

Client: POLOCORP INC.



North	Date: 2025/01/17
	Scale:N.T.S.
	Drawn By: TVS
	Checked By:TF

Figure Number:

L4