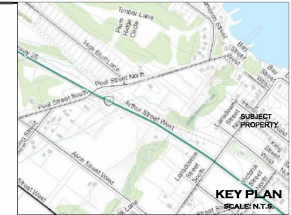
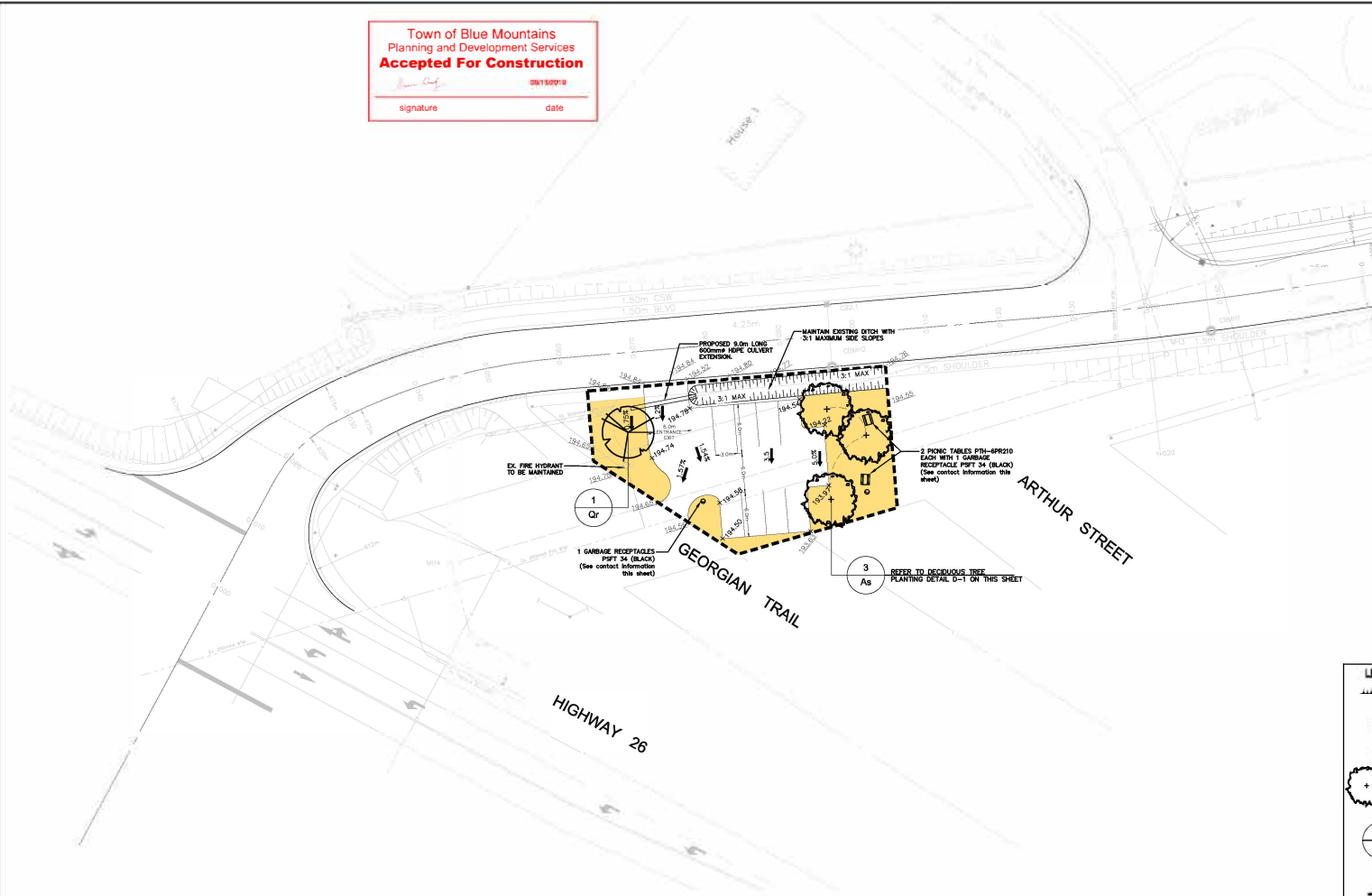


Town of Blue Mountains
Planning and Development Services
Accepted For Construction
signature _____ date _____



GENERAL NOTES:

1. ALL WORKMANSHIP TO THE STANDARDS OF THE LANDSCAPE ONTARIO HORTICULTURAL TRADES ASSOCIATION AND THE CANADIAN LANDSCAPE STANDARDS.
2. ALL PLANT MATERIAL SHALL BE STAKED FOR LOCATION BY LANDSCAPE ARCHITECT AND CONTRACTOR JOINTLY.
3. BACKFILL IS TO CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE/CLASS NATIVE TO THE SITE. SOIL AMENDMENT MAY BE REQUIRED BASED ON SOURCE OF IMPORTED OR EXISTING SITE QUALITY OF TOPSOIL. PROVIDE NUTRIENT ANALYSIS OF TOPSOIL TO BE USED FOR LANDSCAPE PURPOSES IN ORDER TO DETERMINE SOIL AMENDMENT REQUIREMENTS.
4. ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA TO RETAIN WATER.
5. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNER'S ACCEPTANCE IF PROJECT STANDARDS.
6. UNLESS OTHERWISE STATED, ALL WORK SHALL CONFORM TO THE LANDSCAPE ONTARIO SPECIFICATIONS STANDARDS.
7. SPREAD MULCH TO A MINIMUM 75mm COMPACTED DEPTH ON ALL TREE PITS AND PLANTING BEDS.
8. STAKING OF TREES SHALL BE AS PER DETAIL DRAWINGS PROVIDED. ALTERNATIVE METHODS MAY BE ACCEPTABLE WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. REPORT ALL DISCREPANCIES IN WRITING TO THE LANDSCAPE ARCHITECT.
10. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
11. SUBMIT A WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1st TO JULY 15th SHALL BE GUARANTEED UNTIL JULY 15th THE SECOND FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15th TO DECEMBER 31st SHALL BE GUARANTEED FOR TWO YEARS FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIODS LISTED ABOVE SHALL APPLY TO ALL "NURSERY GROWN" PLANTS.
12. ALL MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT. QUANTITIES NOTED WITHIN THE PLAN SUPERSEDE THOSE IN THE PLANT SCHEDULE. ANY SUBSTITUTIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
14. ALL GRASSES NOT TO EXCEED 3:1 SLOPE.
15. FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL CONCLUDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
16. AT THE TIME OF FINAL INSPECTION, ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION AND PLANTED IN FULL ACCORD WITH TOWN AND STATE CONDITIONS.
17. ALL PLANTINGS AND HARD LANDSCAPE FEATURES ARE TO BE STAKEOUTED SITE AND APPROVED BY THE LANDSCAPE ARCHITECT & TOWN PRIOR TO INSTALLATION. ANY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS REQUIRE PRIOR TOWN APPROVAL.
18. BASE AND ENGINEERING INFORMATION PROVIDED BY CROZIER & ASSOCIATES.



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 MICHAEL J. HENSEL, OALA, O.S.A., LANDSCAPE ARCHITECT.
Michael J. Hensel, OALA, O.S.A. DATE _____

SITE AMENITIES

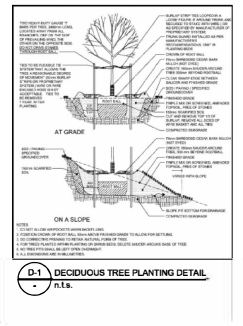
- FOR PICNIC TABLE (QTY=2): PTH-6PR210
 - FOR GARBAGE RECEPTACLE (QTY=2): P5FT 34 (BLACK)
- PARIS MANUFACTURING LTD.
P.O. BOX 70, 21 SCOTT AVENUE
PARIS, ONTARIO
PHONE: 1-800-387-6318
- NOTE: FINAL LOCATION OF ALL SITE AMENITIES TO BE CONFIRMED WITH THE LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.

PROPOSED PLANTING MATERIAL

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	REMARKS
Qr	1	RED OAK	Quercus rubra	80 mm cal	SBP	single leader only
As	4	SILVER MAPLE	Acer saccharinum	80 mm cal	SBP	
	4	TOTAL NUMBER OF TREES				

LEGEND

- PROPOSED 3:1 SLOPE
- PROPOSED SLOPES
- PROPOSED ELEVATIONS
- MATCH EXISTING ELEVATIONS
- PROPOSED DECIDUOUS TREE PLANTING
- Quantity
- Species
- TREE/SHRUB DESIGNATION
- LANDSCAPE PLAN CONTRACT BOUNDARY
- VELAND TURF SEED MIX
- 50% PERENNIAL RYE GRASS
- 15% TALL GRASS FESCUE
- 15% CREEPING RED FESCUE
- 20% KENTUCKY BLUE GRASS
- BROADCAST SEED/OVERSEED TOWER PREPARED TOPSOIL SURFACE @25KG/HA
- APPLY MULCH 200g/m² ANNUAL RECYCLED @ 200g/m²



1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND STAKING ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

- TEMPORARY BENCHMARKS**
- TBM1 - HORIZONTAL CONTROL MONUMENT: 005000075 - CAP LOCATED APPROXIMATELY 12M W/SOUTHEAST (ALONG HWY 26) OF INTERSECTION OF PEEL ST AND HWY 26 AND APPROXIMATELY 10M NORTH/EAST OF HWY 26 AT E=41664.626 AND N=482507.121
- TBM2 - HORIZONTAL CONTROL MONUMENT: 005000075 - CAP LOCATED APPROXIMATELY 32M NORTH OF INTERSECTION OF 10TH LINE AND HWY 26. ON THE EAST SIDE OF 10TH LINE AT E=41696.636 AND N=480457.621
- TBM3 - VERTICAL CONTROL MONUMENT: 001920108 - LARGE CONCRETE CULVERT UNDER HIGHWAY NO. 26, 1.0M NORTHWEST OF INTERSECTION OF BRUCE AND ARTHUR STREETS IN TOWN OF THORNHURST, IMMEDIATELY SOUTHWEST OF TRUDY BLUE MOUNTAIN PARK COLLEGE/UNIV. SIGN, TABLE IN NORTHEAST FACE OF NORTHEAST CONCRETE ABUTMENT, 2.0M BELOW ROAD LEVEL, 45.0M BELOW TOS AND 33.0M NORTHWEST OF SOUTHEAST END OF CULVERT AT AN ELEVATION OF 190.735.
- TBM4 - VERTICAL CONTROL MONUMENT: 001920118 - THORNHURST PUBLIC AND HIGH SCHOOL, ON E.W.A. STREET, TABLE IN CONCRETE FOUNDATION OF FRONT WALL, MIDWAY BETWEEN THE TWO CENTRAL-BASEMENT WINDOWS AND 61.0M BELOW BROOKWALK AT AN ELEVATION OF 188.671.

No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SUBMISSION	07/08/2019
2	ISSUED FOR SECOND SUBMISSION	08/06/2019



LORA BAY HEIGHTS
THORNHURST

PEEL STREET TRAIL HEAD
LANDSCAPE PLAN AND DETAILS

CROZIER CONSULTING ENGINEERS

THE HARRISON/EDDIE BUILDING, 40 HURON STREET, SUITE 301, COLLINGWOOD, ONTARIO L9Y 4R3
705 446-3810 T
705 446-3800 F
www.crozier.ca
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