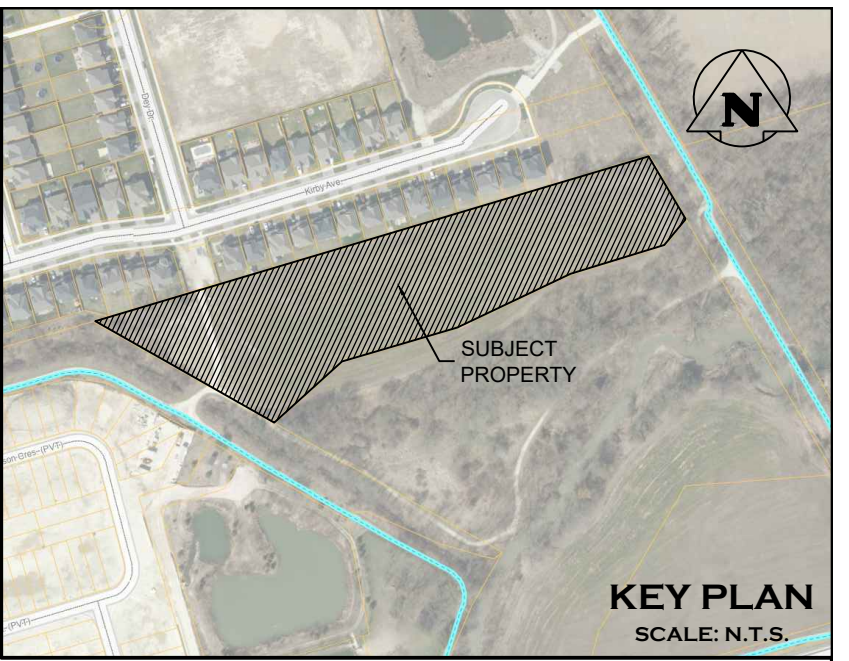
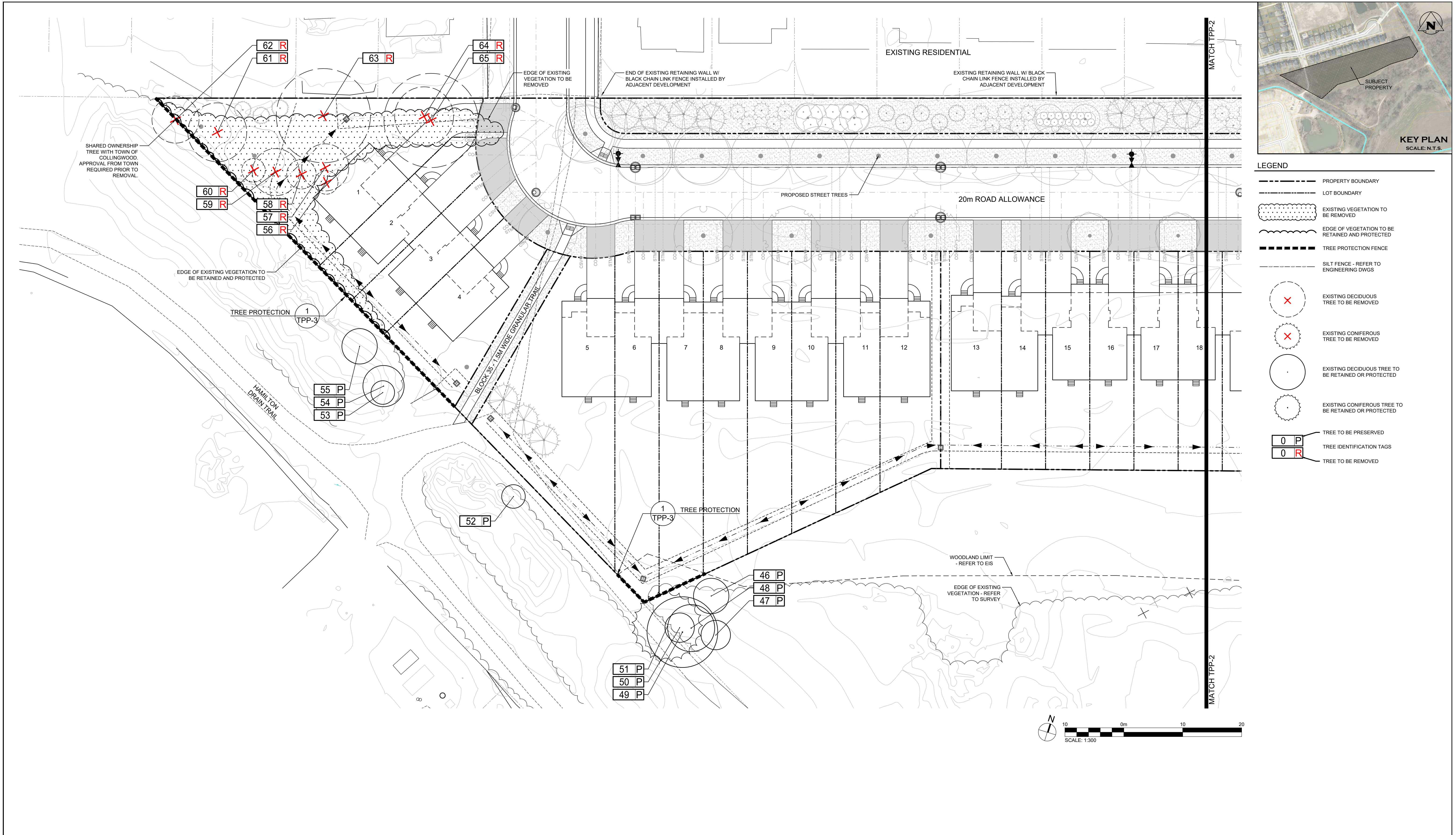
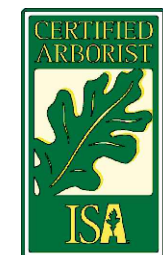
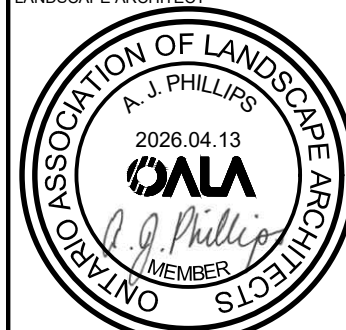




- LEGEND**
- PROPERTY BOUNDARY
 - LOT BOUNDARY
 - EXISTING VEGETATION TO BE REMOVED
 - EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
 - TREE PROTECTION FENCE
 - SILT FENCE - REFER TO ENGINEERING DWGS
 - EXISTING DECIDUOUS TREE TO BE REMOVED
 - EXISTING CONIFEROUS TREE TO BE REMOVED
 - EXISTING DECIDUOUS TREE TO BE RETAINED OR PROTECTED
 - EXISTING CONIFEROUS TREE TO BE RETAINED OR PROTECTED
 - TREE TO BE PRESERVED
 - TREE IDENTIFICATION TAGS
 - TREE TO BE REMOVED

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE. 2. THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION. 4. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT. 5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. 6. DO NOT SCALE DRAWINGS.		NOTES: 1. DRAFT PLAN OF SUBDIVISION PROVIDED BY VAN HARTEN. 2. BASE INFORMATION PROVIDED BY COBIDE ENGINEERING INC. (DATED 2026/03/16). 3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED. 4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES BEFORE CONSTRUCTION BEGINS. 5. REFER TO LANDSCAPE DETAIL SHEETS FOR TREE OFFSET CHART.		Town		<table><tr><th>No.</th><th>ISSUE</th><th>DATE: YYYY/MM/DD</th></tr><tr><td>1</td><td>ISSUED FOR 1ST SUBMISSION</td><td>2026/04/01</td></tr><tr><td>2</td><td>RE-ISSUED FOR 1ST SUBMISSION</td><td>2026/04/13</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	ISSUE	DATE: YYYY/MM/DD	1	ISSUED FOR 1ST SUBMISSION	2026/04/01	2	RE-ISSUED FOR 1ST SUBMISSION	2026/04/13																			ARBORIST  MATTHEW CAMPBELL (ON-3008-A), TRAQ	LANDSCAPE ARCHITECT  A.J. PHILLIPS 2026.04.13 MEMBER	Project TOWNHOUSE DEVELOPMENT PRETTY RIVER ESTATES TOWN OF COLLINGWOOD			
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								Drawing TREE PRESERVATION PLAN		<table><tr><td>Drawn By</td><td>K.C./M.M.</td><td>Design By</td><td>K.C./A.P.</td><td>Project</td><td>0593-7571</td></tr><tr><td>Check By</td><td>A.P.</td><td>Check By</td><td>M.C.</td><td>Drawing</td><td>TPP-1</td></tr></table>		Drawn By	K.C./M.M.	Design By	K.C./A.P.	Project	0593-7571	Check By	A.P.	Check By	M.C.	Drawing	TPP-1																
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GENERAL

1. ALL EXISTING TREES AT PROPERTY BOUNDARIES AND ON ADJACENT PROPERTIES SHALL BE PRESERVED AND PROTECTED. WHERE TREES WHICH ARE LOCATED AT SHARED PROPERTY BOUNDARIES OR ON ADJACENT PROPERTIES ARE IDENTIFIED BY THIS PLAN TO SUSTAIN INJURY OR REQUIRE REMOVAL, THE OWNER OF THE ADJACENT PROPERTY'S WRITTEN PERMISSION IS REQUIRED PRIOR TO ANY CONSTRUCTION OR REMOVALS WORKS COMMENCE.
2. FOR TREE INVENTORY CHARTS - REFER BELOW.

TREE PROTECTION FENCING

1. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING (TPF) TO PROTECT TREES IDENTIFIED FOR PRESERVATION.
2. ALL TPF WILL CONFORM WITH THE DETAIL(S) INCLUDED ON THESE PLANS. WHERE CURRENT GOVERNING MUNICIPAL/CITY STANDARDS DIFFER, CONTACT PROJECT ARBORIST OR CONTRACT ADMINISTRATOR FOR DIRECTION.
3. NO SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WILL BE ACCEPTED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE PROJECT ARBORIST.
4. UPON INSTALLATION OF THE TPF, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST TO REVIEW AND APPROVE THE FENCING AND LOCATION(S) IN WRITING PRIOR TO COMMENCEMENT OF ANY SITE WORK.
5. THE TPF SHALL REMAIN IN THE APPROVED LOCATIONS THROUGHOUT THE DURATION OF THE SITE WORKS AND SHALL NOT BE MOVED AT ANY TIME TO ACCOMMODATE CONSTRUCTION OR SITE WORK.
6. THE CONTRACTOR SHALL INSPECT TPF WEEKLY AND MAINTAIN AS REQUIRED THROUGH ALL STAGES OF DEVELOPMENT/CONSTRUCTION. THE TPF SHALL BE REMOVED AT THE COMPLETION OF ALL SITE WORKS AND DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.

TREE PRESERVATION

1. THE TREE PROTECTION ZONE (TPZ) IS PROTECTED AND DELINEATED BY THE TPF. THE CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
2. ANY POTENTIAL OR INCURRED INJURY/DAMAGE TO ADJACENT TREE(S) IDENTIFIED TO BE PRESERVED SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ARBORIST AND REVIEWED ON SITE. INJURY/DAMAGE INCLUDES ANY REQUIRED ARBORICULTURAL TREATMENT INCLUDING BUT NOT LIMITED TO: LIMB PRUNING, TRUNK DAMAGE, ROOT EXPOSURE OR REQUIRED CUTTING/REMOVAL OR ANY OTHER ACTIVITY THAT HAS THE POTENTIAL TO HARM THE TREE.
3. THE TPZ IS NOT TO BE USED FOR ANY TYPE OF STORAGE INCLUDING MATERIALS, EQUIPMENT OR STOCKPILES.
4. NO TRENCHING OR TUNNELING FOR UNDERGROUND SERVICES SHALL OCCUR WITHIN THE TPZ.
5. ANY EQUIPMENT USE WITHIN THE TPZ WILL BE RESTRICTED THROUGHOUT ALL STAGES OF DEVELOPMENT. THIS APPLIES TO TPZS WITHIN OR OUTSIDE OF THE PROJECT LIMIT LINE.

6. ABSOLUTELY NO ALTERATION OF GRADES OR CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE TPZ AND TPZ. ABSOLUTELY NO FLUSHING OF CONTAMINANT SHALL BE PERMITTED TOWARDS OR WITHIN THE TPZ.
7. WHEN WORKING ADJACENT TO TREES TO BE PRESERVED SITE PREPARATION MEASURES SUCH AS PRUNING FOR OVERHEAD CLEARANCE MAY BE REQUIRED. PREPARATORY PRUNING SHALL ONLY BE PERFORMED WHEN COMPLETED BY OR UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST (OR APPROVED QUALIFIED PERSON AS APPROVED BY THE PROJECT ARBORIST).
8. ALL PRUNING WORK SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL AND SHALL BE IN ACCORDANCE WITH CURRENT HORTICULTURAL PRACTICES INCLUDING BUT NOT LIMITED TO:
- a. PRUNING CUTS SHALL BE MADE JUST BEYOND THE BRANCH COLLAR AND SHOULD BE LIMITED TO THINNING CUTS. HEADING CUTS WILL ONLY BE ACCEPTED IN SPECIFIC CASES AS DIRECTED BY AN ARBORIST AND SHOULD BE AVOIDED WHERE POSSIBLE.
- b. PRUNING OF ALL STEMS GREATER THAN 50 MM IN DIAMETER SHOULD BE MADE WITH A THREE-CUT METHOD TO AVOID TEARING LIVING BARK TISSUE.
- c. NO WOUND DRESSINGS SHALL BE APPLIED.
9. WHERE SOIL EXCAVATION/GRADING WORK IS REQUIRED WITHIN THE ROOTING ZONE OF A TREE TO BE PRESERVED (THE ROOTING ZONE OFTEN EXTENDS BEYOND THE IDENTIFIED TPZ AND CAN BE 3 TIMES THE DRIPLINE RADIUS OR MORE):
- a. ROOTS SHALL BE CLEANLY SEVERED BEFORE STRIPPING AND REMOVING SOIL TO AVOID DAMAGE TO THE TREE AND THE ROOT SYSTEM. ROOTS TO BE CUT USING APPROPRIATE EQUIPMENT (I.E. TRENCHER ADAPTED TO THIS SPECIFIC USE/CHAINSAW/ROOT PRUNING MACHINE). ROOTS MAY BE SEVERED USING THE CLEAN EDGE OF A STRAIGHT EXCAVATOR BUCKET UNDER SUPERVISION OF AN ISA CERTIFIED ARBORIST.
- b. NO ATTEMPTS TO CUT EXISTING ROOTS WITH THE DIGGING BUCKET OF ANY HEAVY MACHINERY WILL BE PERMITTED AS IT CAN CAUSE THE ROOTS TO TEAR AND PULL AND BE HARMFUL TO ROOT REGENERATION AND RECOVERY.
- c. ANY EXPOSED ROOTS OF A TREE TO BE PRESERVED WITH A DIAMETER GREATER THAN 2.5CM (1 INCH) SHALL BE PRUNED BACK TO THE SOIL FACE.
- d. AN EXCAVATION AREA WITHIN THE TPZ SHALL BE BACKFILLED IMMEDIATELY AND/OR ROOTS SHALL BE KEPT CONSTANTLY MOIST WITH BURLAP COVERED WITH WHITE PLASTIC AND CHECKED A MINIMUM OF 2 TIMES A DAY, FOR A MAXIMUM OF 48 HOURS. IF ROOTS ARE TO BE EXPOSED FOR A PERIOD GREATER THAN 48 HOURS, THE EXPOSED AREA SHALL BE COVERED WITH A MINIMUM OF 150 MM (6 INCHES) OF MULCH AND MAINTAINED IN A MOIST CONDITION DURING CONSTRUCTION UNTIL THE AREA CAN BE PROPERLY BACKFILLED.
10. TREES SHALL NOT HAVE ANY RIGGING CABLES, FENCING, SIGNAGE OR HARDWARE OF ANY SORT ATTACHED OR WRAPPED AROUND THEM.
11. NO CONTAMINANTS OR TOXIC MATERIALS SHALL BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF TREES TO BE PRESERVED.

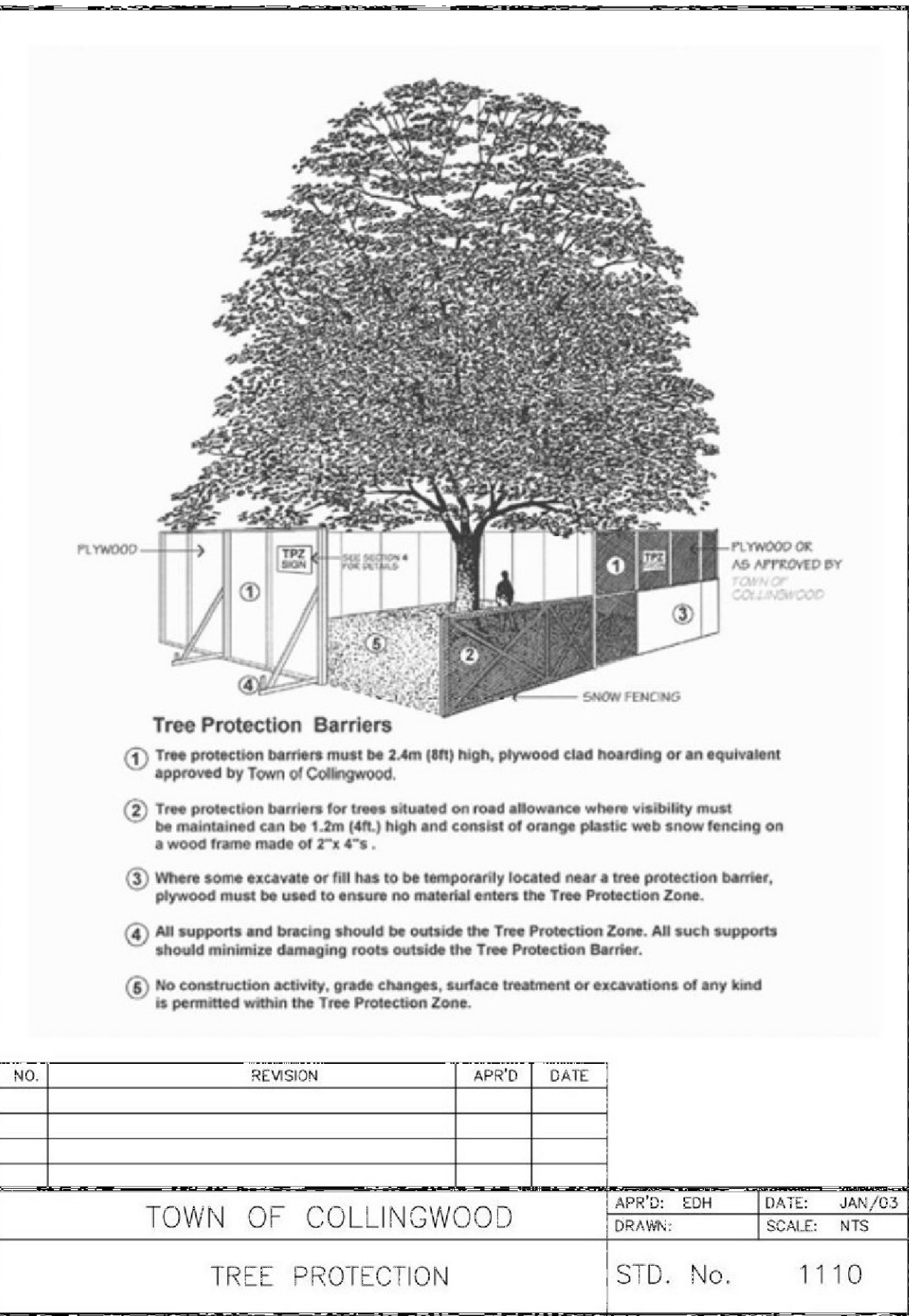
12. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL AVOIDABLE DAMAGE TO PRESERVED TREES DURING ALL STAGES OF CONSTRUCTION.
13. WATERING OR OTHER MAINTENANCE OF TREES TO BE PRESERVED MAY BE REQUIRED IF CONSTRUCTION ACTIVITIES ARE OBSERVED TO BE CAUSING STRESS OR IMPACTING HEALTH AS DETERMINED BY THE PROJECT ARBORIST.

TREE REMOVALS

1. PRIOR TO THE COMMENCEMENT OF TREE REMOVALS, ALL TREES DESIGNATED FOR REMOVAL MUST BE CLEARLY IDENTIFIED IN THE FIELD.
2. WHERE POSSIBLE, REMOVALS, CHIPPING, AND/OR BRUSH REMOVAL IS TO BE COMPLETED OUTSIDE THE WINDOW OF APRIL 1 TO AUGUST 31. THIS WINDOW ACCOUNTS FOR ACTIVE BIRD NESTING AND BAT MATERNITY ROOSTING PERIODS. WHERE REMOVALS MUST OCCUR WITHIN THE RESTRICTED ACTIVITY WINDOW, NEST AND ROOSTING HABITAT ASSESSMENTS TO PROTECT SPECIES PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT, 1994 AND ENDANGERED SPECIES ACT, 2007. THESE SURVEYS MUST BE COMPLETED BY A QUALIFIED BIOLOGIST OR ORNITHOLOGIST.
3. TREES SHALL ALWAYS BE FELLED AWAY FROM ADJACENT PRESERVED TREES TO PREVENT AVOIDABLE DAMAGE TO THE CROWNS AND STEMS

INDIVIDUAL TREE INVENTORY CHART

ID	Botanical Name	Common Name	DBH (cm)	Radius (m)	Trunk Integrity	Crown Structure	Crown Vigor	Directive	Comments
1	Acer negundo	Manitoba Maple	39, 37, 41	8	Fair	Fair	Good	Remove	Codominant at base. Large trunk wound on south stem.
2	Acer negundo	Manitoba Maple	26	6	Fair	Fair	Good	Remove	Leaning towards the north. Dead branches in canopy.
3	Acer negundo	Manitoba Maple	Greater than 15cm.	4	Poor	Poor	Poor	Remove	All main stems have fallen over. New branches from base, approximately 10.
4	Acer negundo	Manitoba Maple	17	4	Fair	Fair	Good	Remove	Leaning towards the West. One sided canopy.
5	Acer negundo	Manitoba Maple	28, 32	6	Fair	Fair	Good	Remove	Old dead branches in canopy. Codominant at base.
6	Acer negundo	Manitoba Maple	52	7.5	Fair	Fair	Good	Remove	Codominant at base. South stem dead. Cavity at base.
7	Acer negundo	Manitoba Maple	32	4	Poor	Fair	Fair	Remove	3 main stems broken on ground, one remaining. cavity at 2.5m.
8	Acer negundo	Manitoba Maple	18, 14	4	Fair	Poor	Fair	Remove	Cavities in trunk, dead branch leaning towards the south.
9	Populus tremuloides	Trembling Aspen	32	3	Good	Good	Good	Remove	
10	Tilia americana	American Basswood	32, 36	6	Poor	Poor	Fair	Remove	Codominant at base. Large cavity on south stem. Previous broken branches.
11	Acer negundo	Manitoba Maple	24	4	Fair	Fair	Fair	Remove	Leaning towards the West. One sided canopy. Griddled by page wire fence.
12	Acer negundo	Manitoba Maple	17, 13	3	Poor	Fair	Fair	Preserve	Codominant at base. Stems are gridded each other. Wound seeping.
13	Acer negundo	Manitoba Maple	26	6	Fair	Fair	Fair	Preserve	Leaning towards the West. One sided canopy. Dead branches in canopy.
14	Acer negundo	Manitoba Maple	28, 32, 33, 43, 32	8	Fair	Fair	Fair	Preserve	Multistem at base. Poor tree architecture.
15	Acer negundo	Manitoba Maple	49	8	Poor	Poor	Fair	Preserve	Large cavity and decaying at base. Broken branches in canopy.
16	Ulmus pumila	Siberian Elm	23	3.5	Good	Fair	Good	Preserve	Canopy suppressed by adjacent tree.
17	Ulmus pumila	Siberian Elm	17	2	Good	Fair	Fair	Preserve	Canopy suppressed by adjacent tree.
18	Ulmus pumila	Siberian Elm	16	2	Fair	Fair	Fair	Preserve	Canopy suppressed by adjacent tree.
19	Ulmus pumila	Siberian Elm	38, 30	6	Fair	Fair	Good	Preserve	Intertwined stems. Codominant at base.
20	Acer negundo	Manitoba Maple	23	3	Fair	Poor	Fair	Preserve	Leaning towards the West. Griddled by page wire fence.
21	Tilia americana	American Basswood	28, 26, 18	5	Poor	Fair	Good	Preserve	Codominant at base. Two stems showing signs of decay.
22	Tilia americana	American Basswood	32	5	Good	Good	Good	Preserve	
23	Acer negundo	Manitoba Maple	30	4	Fair	Fair	Fair	Preserve	One sided canopy. Vines in canopy.
24	Acer negundo	Manitoba Maple	36	6	Fair	Fair	Good	Preserve	Leaning towards the north west. One sided canopy.
25	Acer negundo	Manitoba Maple	22	3.5	Fair	Good	Good	Preserve	Codominant at 1.5m. One sided canopy.
26	Acer negundo	Manitoba Maple	24	6	Poor	Poor	Good	Preserve	Leaning towards the north. One sided canopy. Deformed trunk shape.
27	Acer negundo	Manitoba Maple	18	4	Fair	Fair	Good	Preserve	Leaning towards the north.
28	Acer negundo	Manitoba Maple	26	3.5	Good	Fair	Fair	Preserve	Dead branches in canopy.
29	Morus alba	White Mulberry	29	5	Good	Good	Good	Preserve	Dead branches in canopy.
30	Morus alba	White Mulberry	26	4	Poor	Poor	Fair	Preserve	Wounds and signs of decay on trunk. Dead branches in canopy.
31	Malus sp.	Common Apple	30	5	Fair	Fair	Fair	Preserve	Dead branches in canopy. 40% dead.
32	Acer negundo	Manitoba Maple	28	6.5	Good	Fair	Good	Preserve	Leaning towards the south. One sided canopy.
33	Acer negundo	Manitoba Maple	18	4	Good	Good	Good	Preserve	One sided canopy. Leaning towards the north.
34	Acer negundo	Manitoba Maple	21	4	Good	Fair	Good	Preserve	Leaning towards the north.
35	Acer negundo	Manitoba Maple	28, 23	5	Fair	Fair	Good	Preserve	Leaning towards the north. Poor trunk union.
36	Pyrus communis	Common Pear	19	3	Poor	Poor	Poor	Preserve	80% canopy dieback.
37	Fraxinus pennsylvanica	Green Ash	24	3	Poor	Poor	Poor	Preserve	Signs of EAB.
38	Fraxinus pennsylvanica	Green Ash	32	4	Poor	Poor	Poor	Preserve	Signs of EAB.
39	Acer negundo	Manitoba Maple	16	2.5	Fair	Fair	Fair	Preserve	One sided canopy.
40	Fraxinus pennsylvanica	Green Ash	24, 22, 10	3.5	Poor	Poor	Poor	Preserve	Signs of EAB.
41	Acer negundo	Manitoba Maple	11, 11, 25	5	Fair	Fair	Fair	Preserve	Old broken branches on ground.
42	Fraxinus pennsylvanica	Green Ash	20	3	Poor	Poor	Poor	Preserve	Signs of EAB.
43	Fraxinus pennsylvanica	Green Ash	16	2	Poor	Poor	Poor	Preserve	Signs of EAB.
44	Acer negundo	Manitoba Maple	23	4	Poor	Fair	Fair	Preserve	Lot of old wounds. Dead branches in canopy.
45	Fraxinus pennsylvanica	Green Ash	24	2	Poor	Poor	Poor	Preserve	Signs of EAB.
46	Morus alba	White Mulberry	18	3	Good	Fair	Good	Preserve	
47	Ulmus pumila	Siberian Elm	20	2.5	Good	Fair	Good	Preserve	
48	Fraxinus pennsylvanica	Green Ash	34	4	Poor	Poor	Poor	Preserve	Standing dead.
49	Fraxinus pennsylvanica	Green Ash	65	6	Poor	Poor	Poor	Preserve	Griddled by page wire fence. Standing dead.
50	Fraxinus pennsylvanica	Green Ash	30	2.5	Poor	Poor	Poor	Preserve	Signs of EAB, standing dead.
51	Pinus Sylvensis	Scots Pine	46	6	Poor	Poor	Poor	Preserve	Standing dead.
52	Fraxinus pennsylvanica	Green Ash	18	2	Poor	Poor	Poor	Preserve	Signs of EAB. 90% dead.
53	Fraxinus pennsylvanica	Green Ash	16	2	Poor	Poor	Poor	Preserve	Signs of EAB.
54	Fraxinus pennsylvanica	Green Ash	21, 16	3.5	Poor	Poor	Poor	Preserve	Signs of EAB.
55	Fraxinus pennsylvanica	Green Ash	16	3	Poor	Poor	Poor	Preserve	Signs of EAB.
56	Populus tremuloides	Trembling Aspen	16	2	Good	Fair	Good	Remove	Leaning towards the south.
57	Populus tremuloides	Trembling Aspen	24	4	Good	Good	Good	Remove	
58	Populus tremuloides	Trembling Aspen	20	2.5	Good	Good	Good	Remove	
59	Populus tremuloides	Trembling Aspen	31	4	Good	Good	Good	Remove	Leaning towards the south.
60	Populus tremuloides	Trembling Aspen	15	2	Poor	Poor	Fair	Remove	Vines, deformed trunk, leaning towards the south.
61	Morus alba	White Mulberry	20, 31	5	Poor	Fair	Good	Remove	Trunk wounds. Dead branches in canopy.
62	Morus alba	White Mulberry	17, 18	4	Fair	Fair	Good	Remove	Codominant at base. Shared ownership with the Town of Collingwood. Approval from Town required prior to removal.
63	Acer negundo	Manitoba Maple	44, 40, 36	8	Poor	Fair	Fair	Remove	Codominant at base. Large cavity at base. North stem hanging over neighbouring property.
64	Acer negundo	Manitoba Maple	34	5	Fair	Fair	Fair	Remove	Significant lean to the north-west.
65	Acer negundo	Manitoba Maple	24, 29, 30, 28, 27, 24	8	Fair	Fair	Fair	Remove	Dead branches in canopy. Vines in canopy.



1 TREE PROTECTION

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6. DO NOT SCALE DRAWINGS.

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5. REFER TO LANDSCAPE DETAIL SHEETS FOR TREE OFFSET CHART.

Town

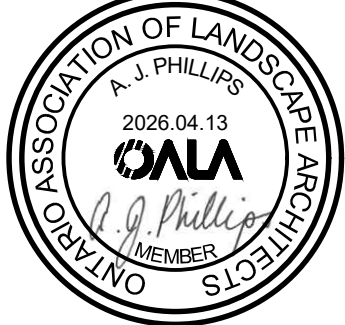
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ARBORIST



MATTHEW CAMPBELL (ON-3008-A), TRAQ

LANDSCAPE ARCHITECT



Project

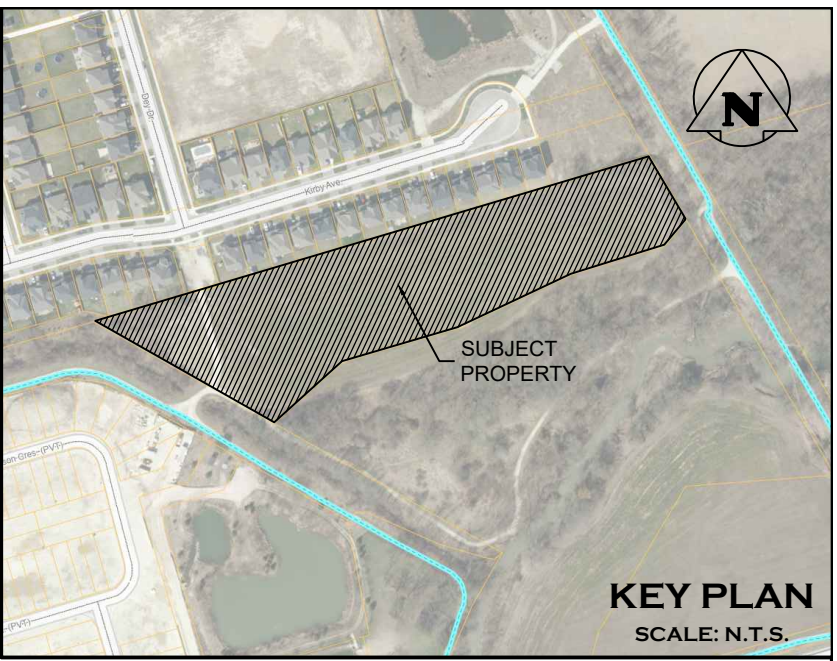
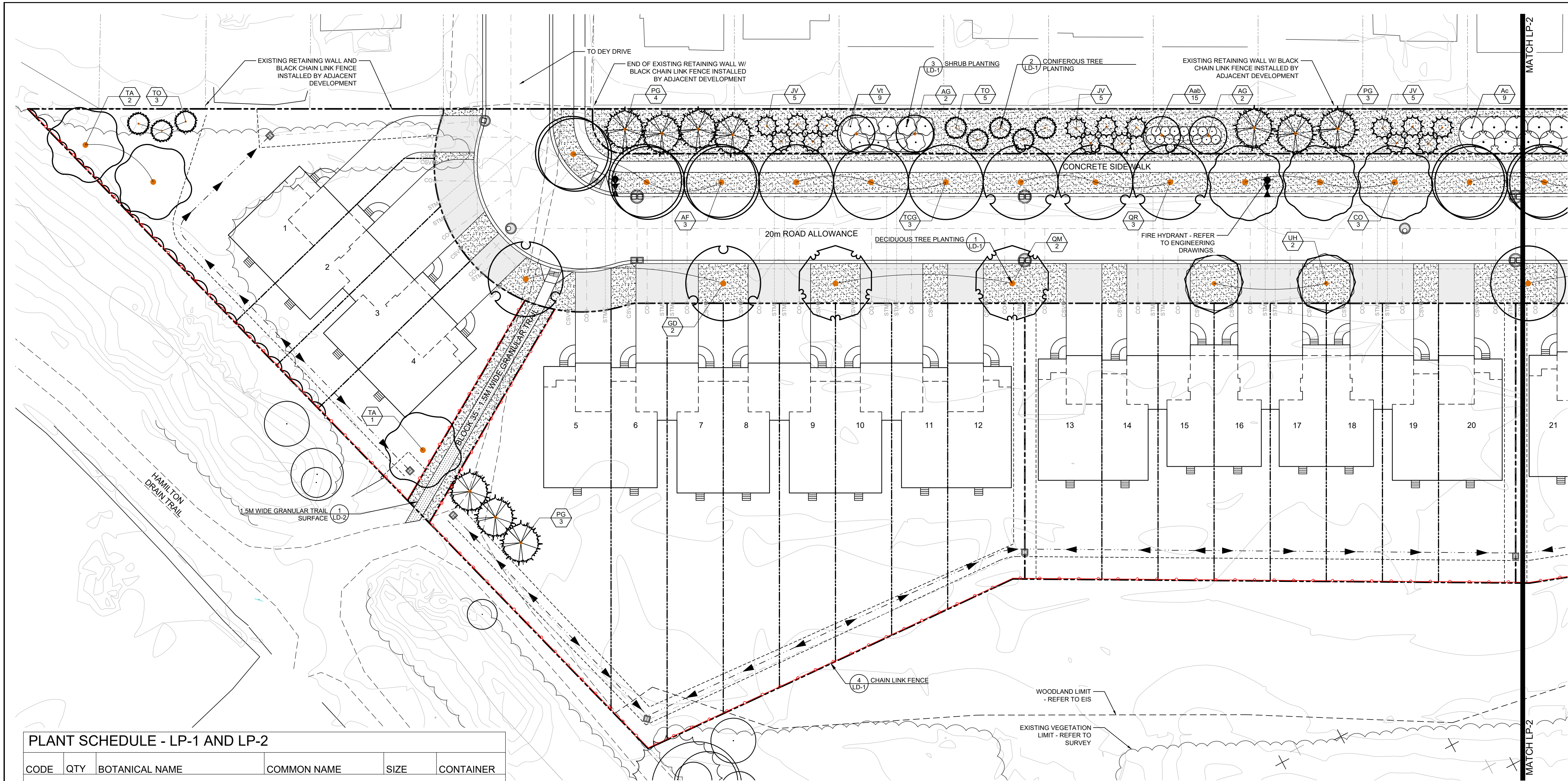
TOWNHOUSE DEVELOPMENT PRETTY RIVER ESTATES
TOWN OF COLLINGWOOD

Drawing

TREE PRESERVATION PLAN

Drawn By K.C./M.M. Design By K.C./A.P. Project 0593-7571

Check By A.P. Check By M.C. Drawing TPP-3



LEGEND	
	PROPERTY BOUNDARY
	LOT BOUNDARY
	EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
	EXISTING DECIDUOUS TREE TO BE RETAINED OR PROTECTED
	EXISTING CONIFEROUS TREE TO BE RETAINED OR PROTECTED
	FIRE HYDRANT
	LIGHT STANDARD
	UNDERGROUND SERVICES
	SWALE OR DITCH
	WOODLAND LIMIT - REFER TO EIS.
	DECIDUOUS TREE
	DECIDUOUS SHRUB
	SPECIES QTY
	TOPSOIL & SOD
	GRANULAR TRAIL
	CHAINLINK FENCE

PLANT SCHEDULE - LP-1 AND LP-2

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES					
JV	24	Juniperus virginiana	Eastern Redcedar	175cm ht.	W.B.
PG	13	Picea glauca	White Spruce	200cm Ht.	W.B.
TO	13	Thuja occidentalis	Eastern White Cedar	175cm Ht.	W.B.
50		SUBTOTAL:			
DECIDUOUS TREES					
AS	5	Acer saccharum	Sugar Maple	60mm cal.	W.B.
AF	6	Acer x freemanii Autumn Fantasy	Autumn Fantasy® Maple	60mm cal.	W.B.
AG	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	60mm cal.	W.B.
CO	6	Celtis occidentalis	Common Hackberry	60mm cal.	W.B.
GD	6	Gymnocladus dioica Espresso	Expresso Kentucky Coffeetree	60mm cal.	W.B.
QM	5	Quercus macrocarpa	Burr Oak	60mm cal.	W.B.
QR	5	Quercus rubra	Red Oak	60mm cal.	W.B.
TA	4	Tilia americana	Basswood	60mm cal.	W.B.
TCG	5	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	60mm cal.	W.B.
UH	4	Ulmus x 'Homestead'	Homestead Elm	60mm cal.	W.B.
52		SUBTOTAL:			
DECIDUOUS SHRUBS					
Ac	9	Amelanchier canadensis	Canadian Serviceberry	100cm	5 gal. pot
Aab	15	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	40cm	3 gal. pot
Po	13	Physocarpus opulifolius	Common Ninebark	40cm	3 gal. pot
Vt	9	Viburnum trilobum	Highbush Cranberry	40cm	3 gal. pot
46		SUBTOTAL:			

- NOTES:**
- FOR GENERAL PLANTING, SEEDING AND SODDING NOTES, REFER TO NOTES ON DRAWING LD-1.
 - THE DEVELOPMENT HAS PROVIDED 30.6% TREE CANOPY COVERAGE AT MATURITY.
 - DEPICTED ON THE PLAN ARE SPECIES AND THE APPROXIMATE LOCATION OF STREET TREES. ONCE DRIVEWAYS, UTILITIES AND LIGHT STANDARDS HAVE BEEN INSTALLED, THE EXACT LOCATION OF STREET TREES WILL BE STAKED ON SITE BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE TOWN PRIOR TO PLANTING.
 - MINIMUM CLEARANCES FOR STREET TREES (WHEN TREES ARE PLANTED 1.5M FROM THE CURB):
 - 2.0 m FROM DRIVEWAYS;
 - 2.0 m FROM MAILBOXES;
 - 3.0 m FROM HYDRO TRANSFORMERS;
 - 5.0 m FROM LIGHT STANDARDS;
 - 15.0 m MINIMUM FROM STREET LINE;
 - 18.0 m FROM FACE OF ALL WARNING SIGNS.
 - WHEN MINIMUM DISTANCES NOTED ABOVE ARE NOT ACHIEVABLE, STREET TREES MAY BE PLANTED IN AN ALTERNATE LOCATION, 0.5 m FROM THE PROPERTY LINE (0.8 m BEHIND THE SIDEWALK) AND ADJACENT TO ANY FENCES. IN CUL-DE-SAC LOCATIONS THE STREET TREE MAY BE PLANTED JUST INSIDE THE PRIVATE PROPERTY LINE.
 - THE TREE PITS AND PLANTING BEDS FOR ALL TREES AND SHRUBS LOCATED WITHIN 1 METRE OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
 - MINIMUM CLEARANCE FOR FENCES FROM FIRE HYDRANTS IS 1.0 m

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE MODIFICATION AND/OR REPRODUCTION OF ANY PART OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION FROM THIS OFFICE. THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.

- NOTES:**
- DRAFT PLAN OF SUBDIVISION PROVIDED BY VAN HARTEN.
 - BASE INFORMATION PROVIDED BY COBIDE ENGINEERING INC. (DATED 2026/03/16).
 - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES BEFORE CONSTRUCTION BEGINS.
 - REFER TO LANDSCAPE DETAIL SHEETS FOR TREE OFFSET CHART.

Town

No.	ISSUE	DATE: YYYY/MM/DD
1	ISSUED FOR 1ST SUBMISSION	2026/04/01
2	RE-ISSUED FOR 1ST SUBMISSION	2026/04/13



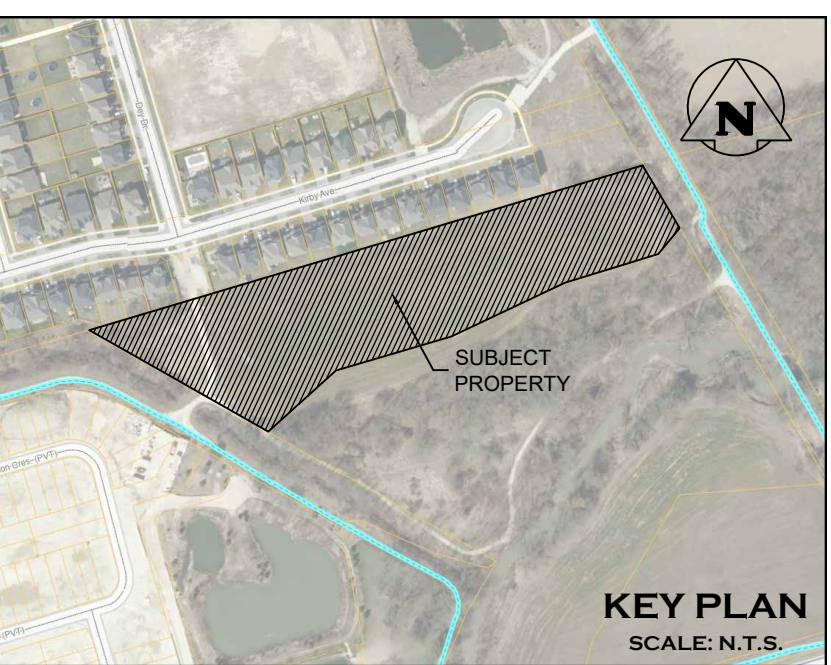
Project: TOWNHOUSE DEVELOPMENT PRETTY RIVER ESTATES
TOWN OF COLLINGWOOD

Drawing: LANDSCAPE PLAN

CROZIER CONSULTING ENGINEERS

Drawn By: K.C./M.M. Design By: K.C./A.P. Project: 0593-7571

Check By: A.P. Drawing: LP-1



	PROPERTY BOUNDARY
	LOT BOUNDARY
	EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
	EXISTING DECIDUOUS TREE TO BE RETAINED OR PROTECTED
	EXISTING CONIFEROUS TREE TO BE RETAINED OR PROTECTED
	FIRE HYDRANT
	LIGHT STANDARD
	UNDERGROUND SERVICES
	SWALE OR DITCH
	WOODLAND LIMIT - REFER TO EIS

- NOTES:**

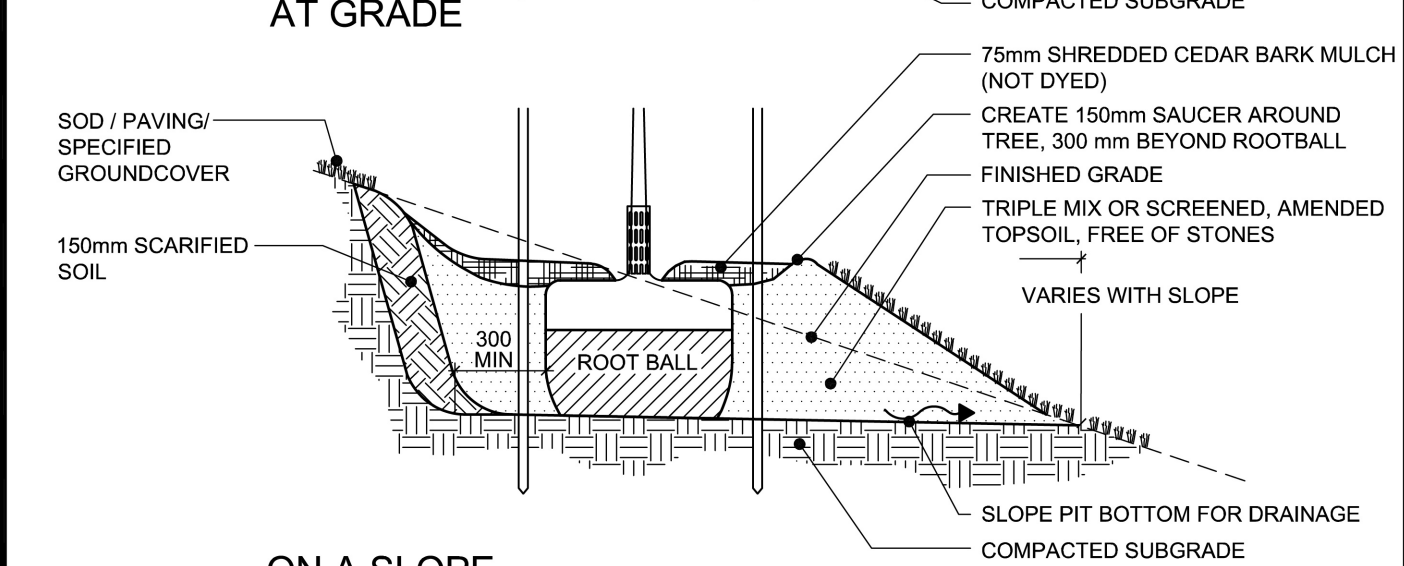
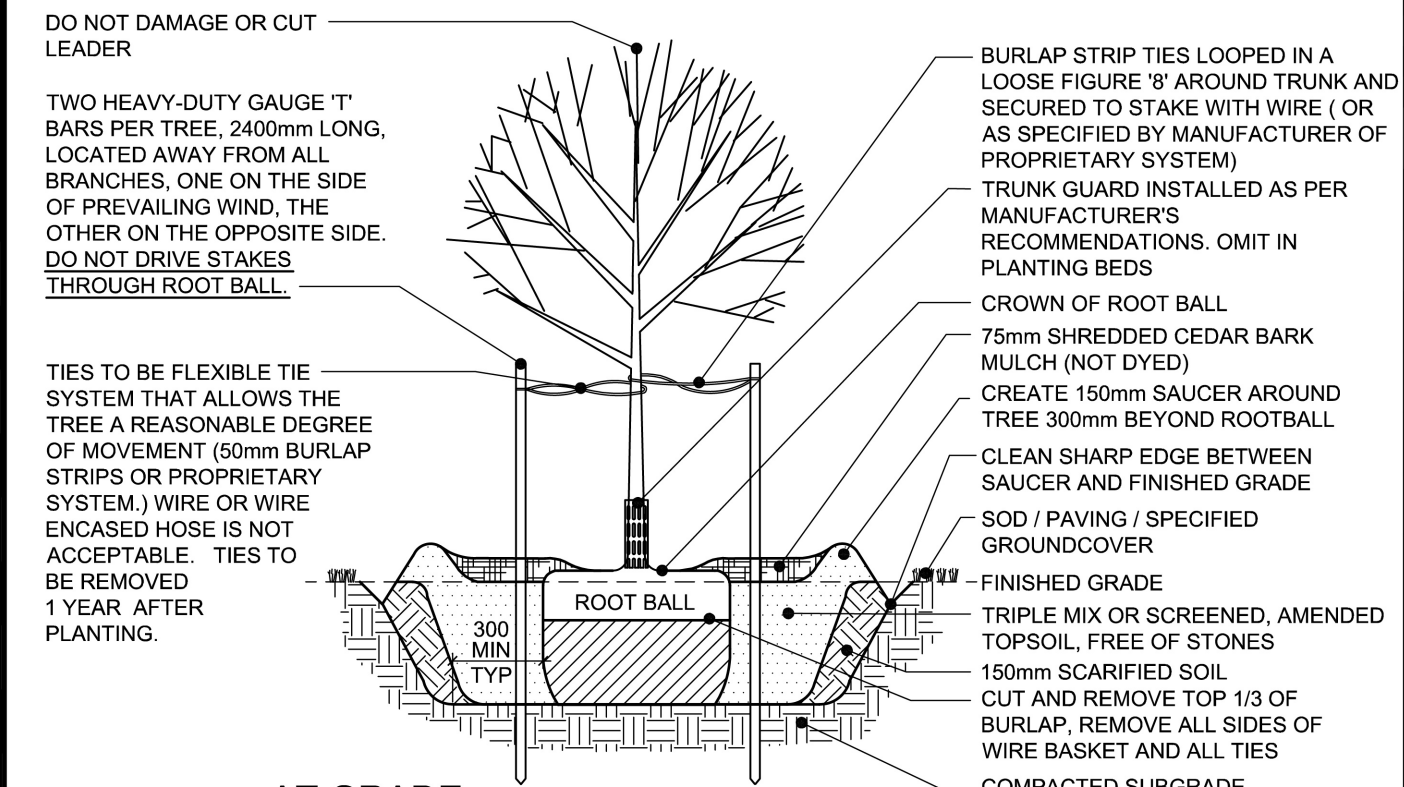
1. FOR GENERAL PLANTING, SEEDING AND SODDING NOTES, REFER TO NOTES ON DRAWING LD-1.
2. FOR PLANT IDENTIFICATION REFER TO PLANT SCHEDULE ON DRAWING LP-1.
3. DEPICTED ON THE PLAN ARE SPECIES AND THE APPROXIMATE LOCATION OF STREET TREES. ONCE DRAINAGES, UTILITIES AND LIGHT SADDLES HAVE BEEN INSTALLED, THE EXACT LOCATION OF STREET TREES WILL BE STAKED ON SITE BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE TOWN PRIOR TO PLANTING.
4. MINIMUM CLEARANCES FOR STREET TREES (WHEN TREES ARE PLANTED 1.5M FROM THE CURB):
 - 2.0 m FROM WATER HYDRANTS;
 - 2.0 m FROM DRAINWAYS;
 - 2.0 m FROM MAILBOXES;
 - 3.0 m FROM HYDRO TRANSFORMERS;
 - 5.0 m FROM LIGHT STANDARDS;
 - 15.0 m MINIMUM FROM STREET LINE;
 - 18.0 m FROM FACE OF ALL WARNING SIGNS.

WHEN MINIMUM DISTANCES NOTED ABOVE ARE NOT ACHIEVABLE, STREET TREES MAY BE PLANTED IN AN ALTERNATE LOCATION, 0.5 m FROM THE PROPERTY LINE (0.8 m BEHIND THE SIDEWALK) AND ADJACENT TO ANY FENCES. IN CUL-DE-SAC LOCATIONS THE STREET TREE MAY BE PLANTED JUST INSIDE THE PRIVATE PROPERTY LINE.

5. THE TREE PITS AND PLANTING BEDS FOR ALL TREES AND SHRUBS LOCATED WITHIN 1 METRE OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
6. MINIMUM CLEARANCE FOR FENCES FROM FIRE HYDRANTS IS 1.0 m

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- CROZIER**
CONSULTING ENGINEERS

Drawn By K.C./M.M.	Design By K.C./A.P.	Project 0593-7571
Check By A.P.	Check By	Drawing LP-2



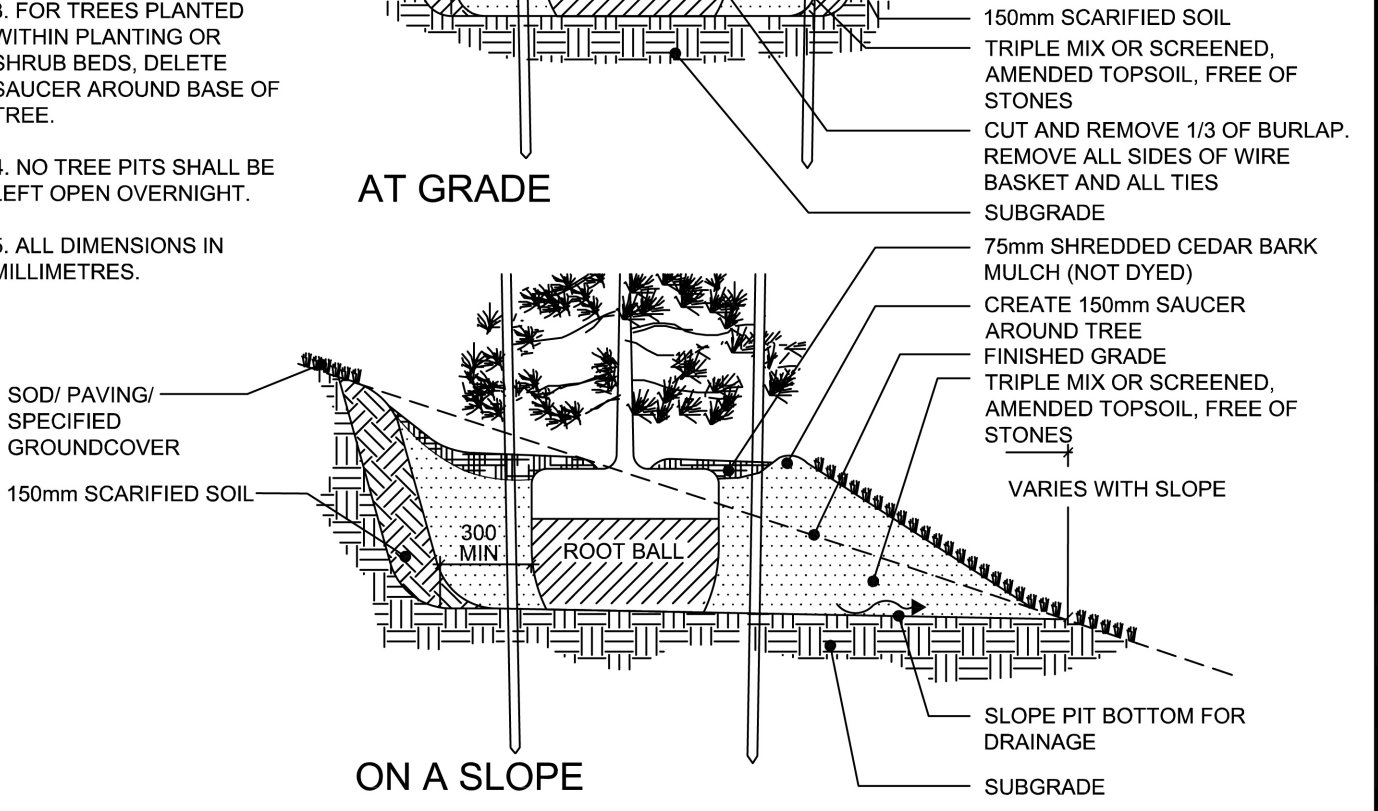
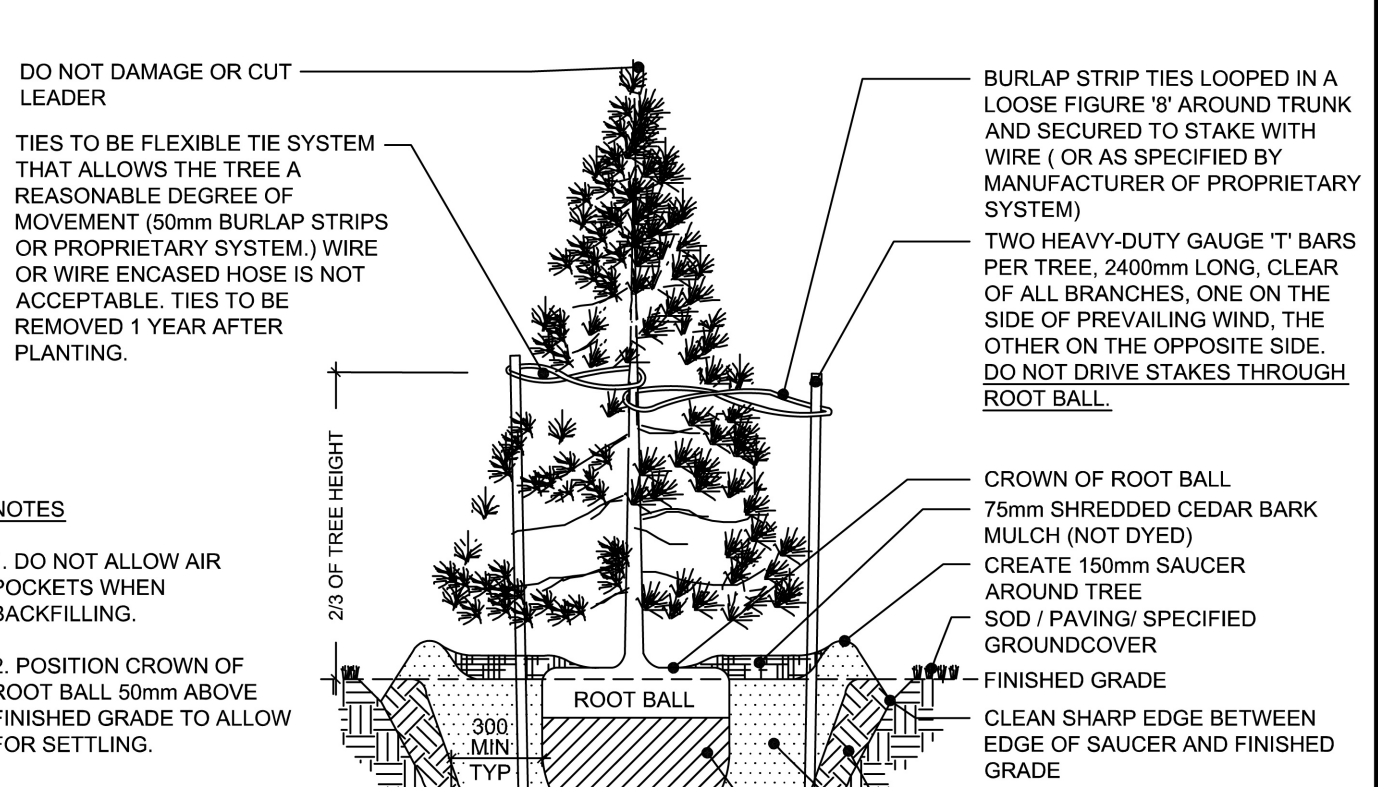
- NOTES
1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
 2. POSITION CROWN OF ROOT BALL 50mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
 3. DO CORRECTIVE PRUNING TO RETAIN NATURAL FORM OF TREE.
 4. FOR TREES PLANTED WITHIN PLANTING OR SHRUB BEDS, DELETE SAUCER AROUND BASE OF TREE.
 5. NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT.
 6. ALL DIMENSIONS ARE IN MILLIMETRES.

NO.	REVISION	APRD	DATE
1	PLANTING METHODOLOGY	EN	JUL/04
2	PLANTING METHODOLOGY	DW	JUN/07

TOWN OF COLLINGWOOD	APRD: DW	DATE: JAN03
DECIDUOUS TREE PLANTING	DRAWN: AB	SCALE: NTS
STD. No.	1101	

1 LD-1 DECIDUOUS TREE PLANTING N.T.S.

- GENERAL NOTES
1. ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY. THE LIMITS OF WORK ARE TO BE CLEARLY UNDERSTOOD BY THE CONTRACTOR PRIOR TO ANY WORK TAKING PLACE ON THE SITE.
 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED. THE DRAWINGS MAY BE SCALED FOR APPROXIMATE LAYOUT. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THE DRAWING(S) AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 3. THE CONTRACTOR IS TO LOCATE AND MARK ALL INFRASTRUCTURE AND UTILITIES PRIOR TO ANY EXCAVATION WORK OR PLANTING ON THE SITE. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES OR INFRASTRUCTURE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. DIG ALL HOLES BY HAND WHEN CLOSER THAN 1.0M TO ANY UNDERGROUND POWER, TELEPHONE OR GAS UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND MAINTENANCE OF ALL UTILITY/INFRASTRUCTURE LOCATES FOR THE DURATION OF THE CONTRACT.
 4. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS NOT TO SUBSTITUTE MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
 5. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING SITE FEATURES UNLESS SPECIFIED FOR REMOVAL/DEMOLITION. THIS INCLUDES ALL SURVEY BARS, STAKES, MONUMENTS AND SEDIMENT BARRIERS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES INCURRED DURING CONSTRUCTION AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS TO ORIGINAL OR BETTER CONDITION.
 6. ALL EXISTING TREES, SHRUBS, AND HERBACEOUS PLANTS BEYOND THE LIMIT OF WORK ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. THIS INCLUDES BUT IS NOT LIMITED TO: NOT STORING CONSTRUCTION MATERIALS OR FUEL WITHIN THE DRIPLINE OF AN EXISTING TREE, NOT ALTERING EXISTING GRADES OR COMPACTING SOIL AROUND PROTECTED VEGETATION AND TAKING CARE NOT TO DISTURB OR EXPOSE THE ROOTS OF ANY EXISTING TREES. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROTECTION OR HOARDING MEASURES OF ALL EXISTING TREES AND VEGETATION TO BE PRESERVED WITHIN OR ADJACENT TO CONSTRUCTION WORK LIMITS.
 7. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS ON SITE RELATED TO THEIR CONTRACT OR WORK AND MUST KEEP THE SITE IN A CLEAN, SAFE, USEABLE CONDITION AT ALL TIMES OR AS DIRECTED BY THE CONTRACT ADMINISTRATOR.



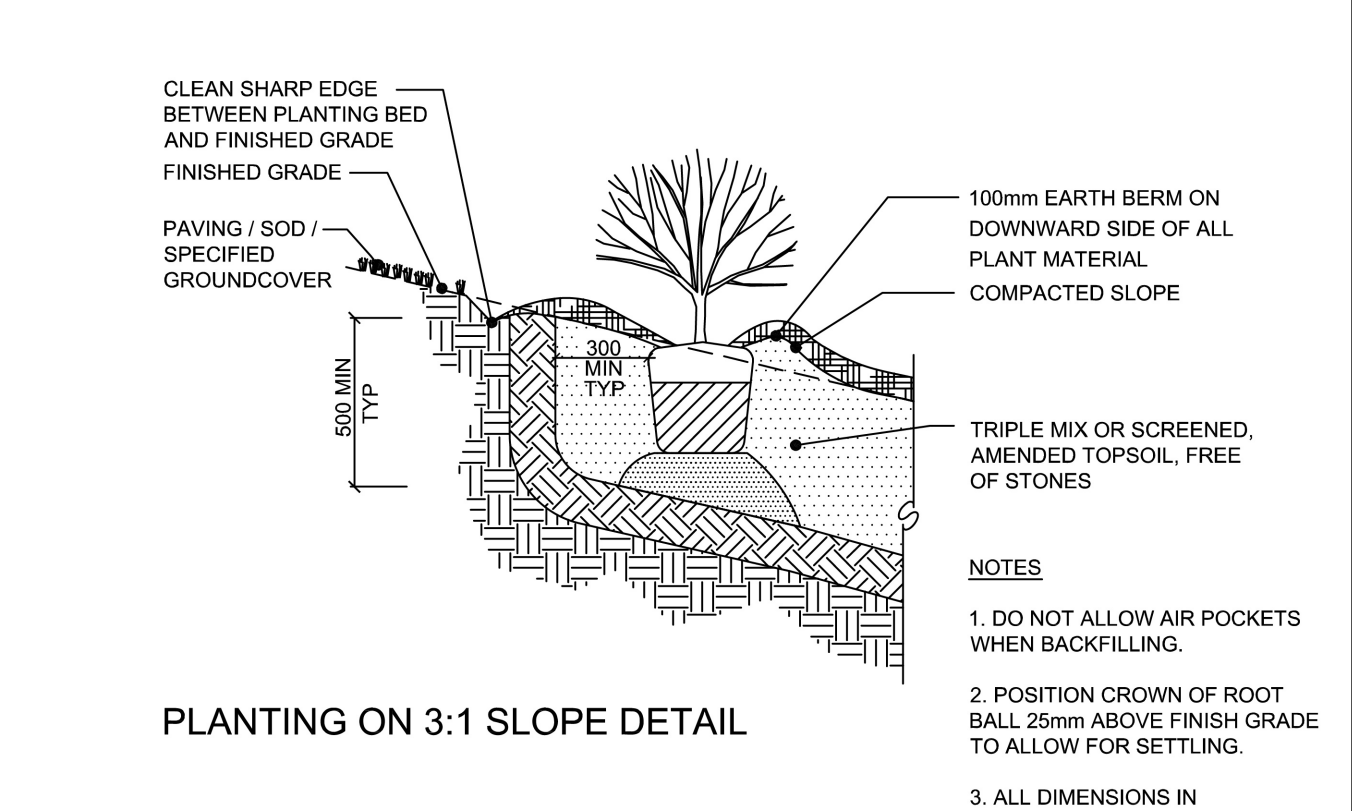
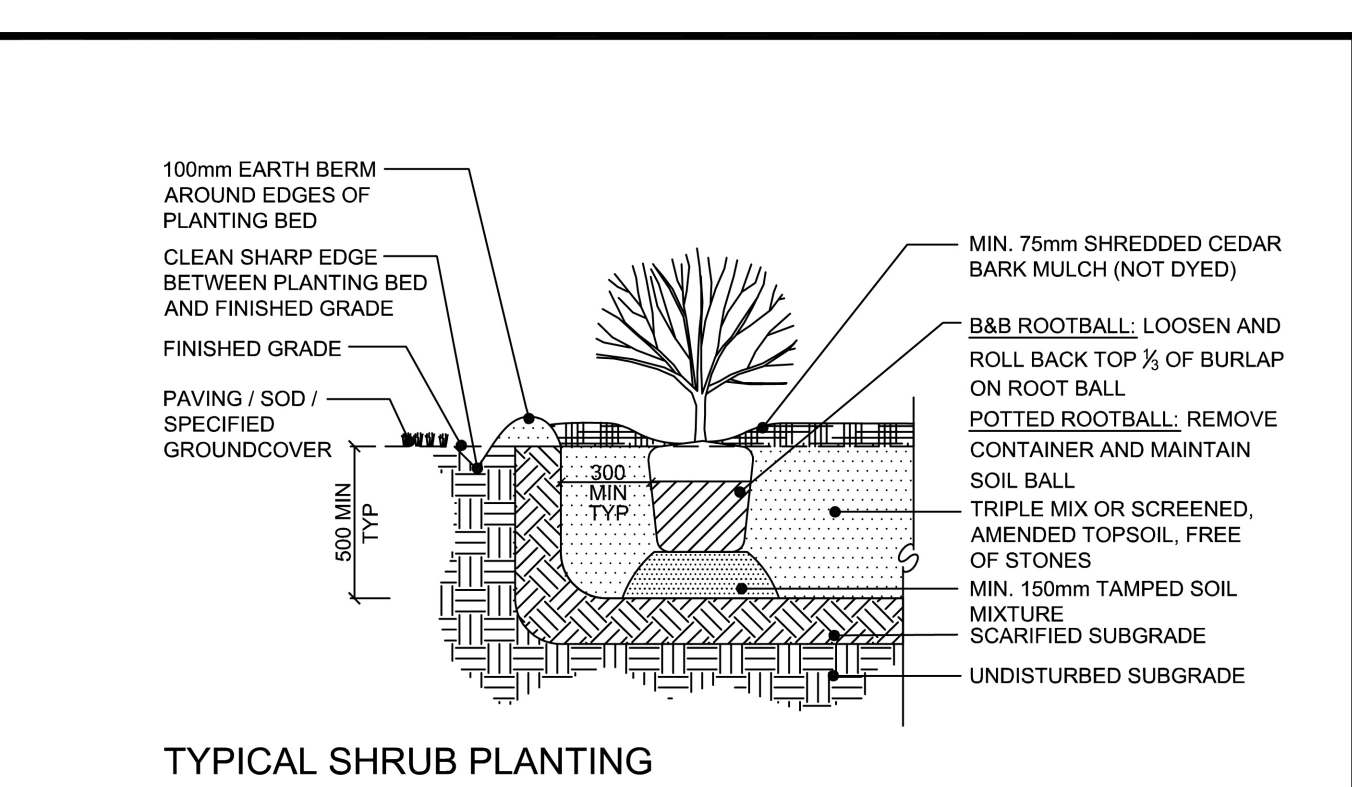
NOTES

1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
2. POSITION CROWN OF ROOT BALL 50mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
3. FOR TREES PLANTED WITHIN PLANTING OR SHRUB BEDS, DELETE SAUCER AROUND BASE OF TREE.
4. NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT.
5. ALL DIMENSIONS IN MILLIMETRES.

TOWN OF COLLINGWOOD	APRD: DW	DATE: JAN03
CONIFEROUS TREE PLANTING	DRAWN: AB	SCALE: NTS
STD. No.	1102	

2 LD-1 CONIFEROUS TREE PLANTING N.T.S.

- PLANTING NOTES
1. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY PLANTING. THE CONTRACTOR SHALL SUPPLY ALL PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THIS DRAWING. ANY DISCREPANCIES BETWEEN QUANTITIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
 2. ALL LANDSCAPE WORKS WILL BE WARRANTED **FOR A PERIOD OF TWENTY-FOUR (24) MONTHS** FOLLOWING INSPECTION AND WRITTEN NOTICE OF START OF WARRANTY PERIOD AS DETERMINED AND PROVIDED BY THE LANDSCAPE ARCHITECT. PLANT MATERIAL, WHICH IS NOT IN A HEALTHY, VIGOROUS GROWING CONDITION AT THE END OF THE WARRANTY PERIOD, SHALL BE REPLACED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT / OWNER.
 3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO EXTEND CONTRACTOR'S WARRANTY RESPONSIBILITIES FOR AN ADDITIONAL YEAR IF, AT THE END OF INITIAL WARRANTY PERIOD, LEAF DEVELOPMENT AND GROWTH IS NOT SUFFICIENT TO ENSURE FUTURE SURVIVAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
 4. THE CONTRACTOR IS TO IDENTIFY WITH LANDSCAPE ARCHITECT/OWNER ANY MAINTENANCE REQUIREMENTS NECESSARY FOR WARRANTY PURPOSES.
 5. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (C.N.L.A.) FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT SCHEDULE SHOWN ON THESE DRAWINGS. ANY PLANT MATERIALS WHICH DO NOT CONFORM WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
 6. THE LANDSCAPE ARCHITECT IS TO BE CONTACTED FOR INSPECTION AND WRITTEN APPROVAL PRIOR TO PLANT MATERIAL ARRIVING ON SITE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS THAT HAVE NOT BEEN INSPECTED AND APPROVED.
 7. 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 WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL CHARGE TO THE PROJECT.
 8. PLANT MATERIALS COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REQUIRE THAT SUPPLIER INVOICES BE SUBMITTED FOR INSPECTION AND APPROVAL PRIOR TO ACCEPTANCE.



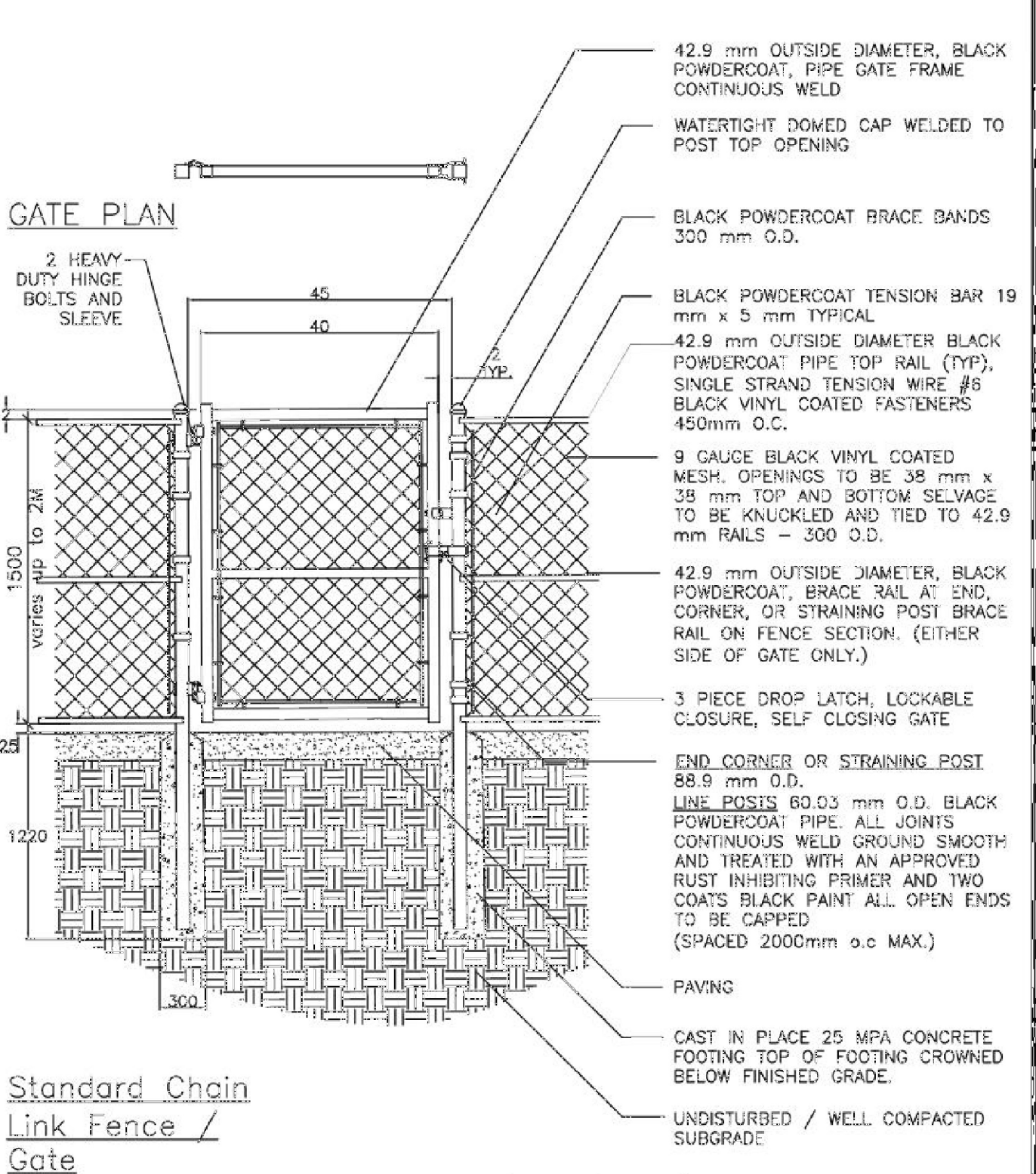
NOTES

1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
2. POSITION CROWN OF ROOT BALL 25mm ABOVE FINISH GRADE TO ALLOW FOR SETTLING.
3. ALL DIMENSIONS IN MILLIMETRES.

TOWN OF COLLINGWOOD	APRD: DW	DATE: JAN03
SHRUB PLANTING	DRAWN: AB	SCALE: NTS
STD. No.	1103	

3 LD-1 SHRUB PLANTING N.T.S.

9. ON-SITE LAYOUT OF THE PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. MINOR FIELD ADJUSTMENTS TO PLANT MATERIAL LOCATIONS MAY BE NECESSARY TO RESPOND TO THE LOCATIONS OF EXISTING PLANTS AND SITE CONDITIONS. THE CONTRACTOR TO REVIEW WITH LANDSCAPE ARCHITECT WHERE RELOCATIONS ARE NECESSARY. THE CONTRACTOR MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. PLANTS ARE NOT TO BE INSTALLED DURING EXTREME HEAT, DROUGHT, OR OTHER UNDESIRABLE CONDITIONS. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER INSTALLATION. THE CONTRACTOR SHALL REGULARLY MONITOR SITE CONDITIONS AND WATER AS REQUIRED TO ENSURE HEALTHY GROWTH CONDITIONS THROUGHOUT THE DURATION OF THE WARRANTY PERIOD.
11. DO NOT PLANT DIRECTLY IN CENTERLINE OF DRAINAGE SWALES OR DEPRESSION AREAS. WHERE PROPOSED PLANTING LOCATIONS CONFLICT WITH CONSTRUCTED SWALES OR LOW-LYING WET AREAS, CONTACT LANDSCAPE ARCHITECT FOR DIRECTION.
12. ALL PLANTS ARE TO BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN ON THIS DRAWING. ALL PLANTS ARE TO BE INSTALLED VERTICAL AND PLUMB, REGARDLESS OF GROUND SLOPE.
13. TOPSOIL: EACH SOURCE OF TOPSOIL, IMPORTED OR NATIVE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE. SUBMIT TOPSOIL ANALYSIS/TEST RESULTS TO LANDSCAPE ARCHITECT PRIOR TO ORDER OR DELIVERY TO SITE. TESTING TO BE IN ACCORDANCE WITH CONTRACT SPECIFICATIONS. SUPPLY AND PLACE TOPSOIL IN ACCORDANCE WITH OPSS 802 TO A MINIMUM DEPTH OF **150MM IN SEED/SOD AREAS, 600MM DEPTH IN PERENNIAL/ SHRUB PLANTING BEDS, AND 1000MM DEPTH WHERE TREES ARE SUPPORTED**, UNLESS OTHERWISE SPECIFIED.
14. **SHREDDED CEDAR BARK MULCH:** TO BE SPREAD UNIFORMLY AROUND THE BASE OF TREES AND SHRUBS TO A MINIMUM DEPTH OF **100 MM**. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNK OR STEM(S). ALLOW A **100 MM** MULCH FREE ZONE AT TRUNK/STEMS. SHRUBS TO BE IN CONTINUOUSLY MULCHED PLANTING BEDS UNLESS OTHERWISE SPECIFIED.
15. SUPPLY AND PLACE SEED IN ACCORDANCE WITH OPSS 804 UNLESS OTHERWISE SPECIFIED. ALL 5:1 OR GREATER SLOPES TO BE SEEDED WITH TACKIFIER. ALL SLOPES GREATER THAN 3:1 SHALL BE MATTED WITH AN EROSION CONTROL BLANKET. SUPPLY AND PLACE SOD IN ACCORDANCE WITH OPSS 803 UNLESS OTHERWISE SPECIFIED.
16. THE CONTRACTOR IS TO REMOVE DEAD OR DAMAGED BRANCHES ON TREES OR SHRUBS. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND APPROPRIATE TIMING FOR EACH SPECIES.
17. ALL STAKES AND ASSOCIATED TIES ARE TO BE REMOVED AFTER THE FIRST FULL GROWING SEASON. RODENT GUARDS ARE TO BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD. GATORBAGS ARE



Standard Chain Link Fence / Gate

NO.	REVISION	APRD	DATE
1.	REVISED FENCE HEIGHT	EDH	JUN/05

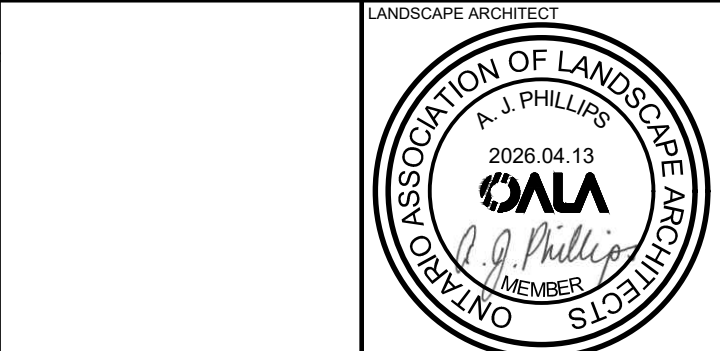
TOWN OF COLLINGWOOD	APRD: EDH	DATE: JAN/03
CHAIN LINK FENCE AND GATE	DRAWN: NTS	SCALE: NTS
STD. No.	501	

NOTE: NO PRIVATE REAR YARD GATES TO BE INSTALLED AS PER SUBDIVISION AGREEMENT. 4 LD-1 CHAIN LINK FENCE N.T.S.

- SOD NOTES
1. ANY LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-SODDED AND REPAIRED TO ORIGINAL CONDITION OR BETTER.
 2. SOD AND SODDING OPERATIONS TO BE IN ACCORDANCE WITH OPSS 803, EXCEPT AS NOTED BELOW.
 3. SOD TO BE DELIVERED TO PROJECT WITHIN 24 HOURS OF BEING HARVESTED AND LAID WITHIN 36 HOURS THEREAFTER.
 4. ROUGH GRADED AND COMPACTED SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 100 MM FREE OF ALL STONES, ROOTS, BRANCHES, LARGER THAN 25 MM DIAMETER. TOPSOIL TO BE SPREAD AT A MINIMUM DEPTH OF 150 MM COMPACTED TO 85% S.P.D.
 5. PLACE SOD ON PREPARED TOPSOIL WITH STAGGERED JOINTS AND BUTT TIGHTLY. IRRIGATE IMMEDIATELY TO ENSURE MOISTURE PENETRATION INTO THE UPPER 100 MM (4") OF SOIL. MACHINE ROLL TO ENSURE CONTACT WITH TOPSOIL. REPAIR MINOR GRADE DEFICIENCIES AND IRREGULARITIES.
 6. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION TO A MINIMUM OF 100 MM DEPTH WITHIN TOPSOIL. MAINTAIN SOD PER OPSS 803. SOD MUST BE CUT A MINIMUM OF TWO TIMES FOR FINAL ACCEPTANCE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

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2. THE DIGITAL FILES CONTAIN INTELLECTUAL AND DIGITAL DATA PROPERTY THAT IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC.	1. DRAFT PLAN OF SUBDIVISION PROVIDED BY VAN HARTEN.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO C.F. CROZIER & ASSOCIATES INC. PRIOR TO CONSTRUCTION.	2. BASE INFORMATION PROVIDED BY COBIDE ENGINEERING INC. (DATED 2026/03/16).
4. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.	3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.	4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES BEFORE CONSTRUCTION BEGINS.
6. DO NOT SCALE DRAWINGS.	5. REFER TO LANDSCAPE DETAIL SHEETS FOR TREE OFFSET CHART.

Tom	No.	ISSUE	DATE: YYYY/MM/DD
	1	ISSUED FOR 1ST SUBMISSION	2026/04/01
	2	RE-ISSUED FOR 1ST SUBMISSION	2026/04/13



Project	Townhouse Development Pretty River Estates Town of Collingwood
Drawing	
Drawn By	K.C./M.M.
Design By	K.C./A.P.
Check By	A.P.
Project	0593-7571
Drawing	LD-1

CROZIER CONSULTING ENGINEERS

0593-7571

