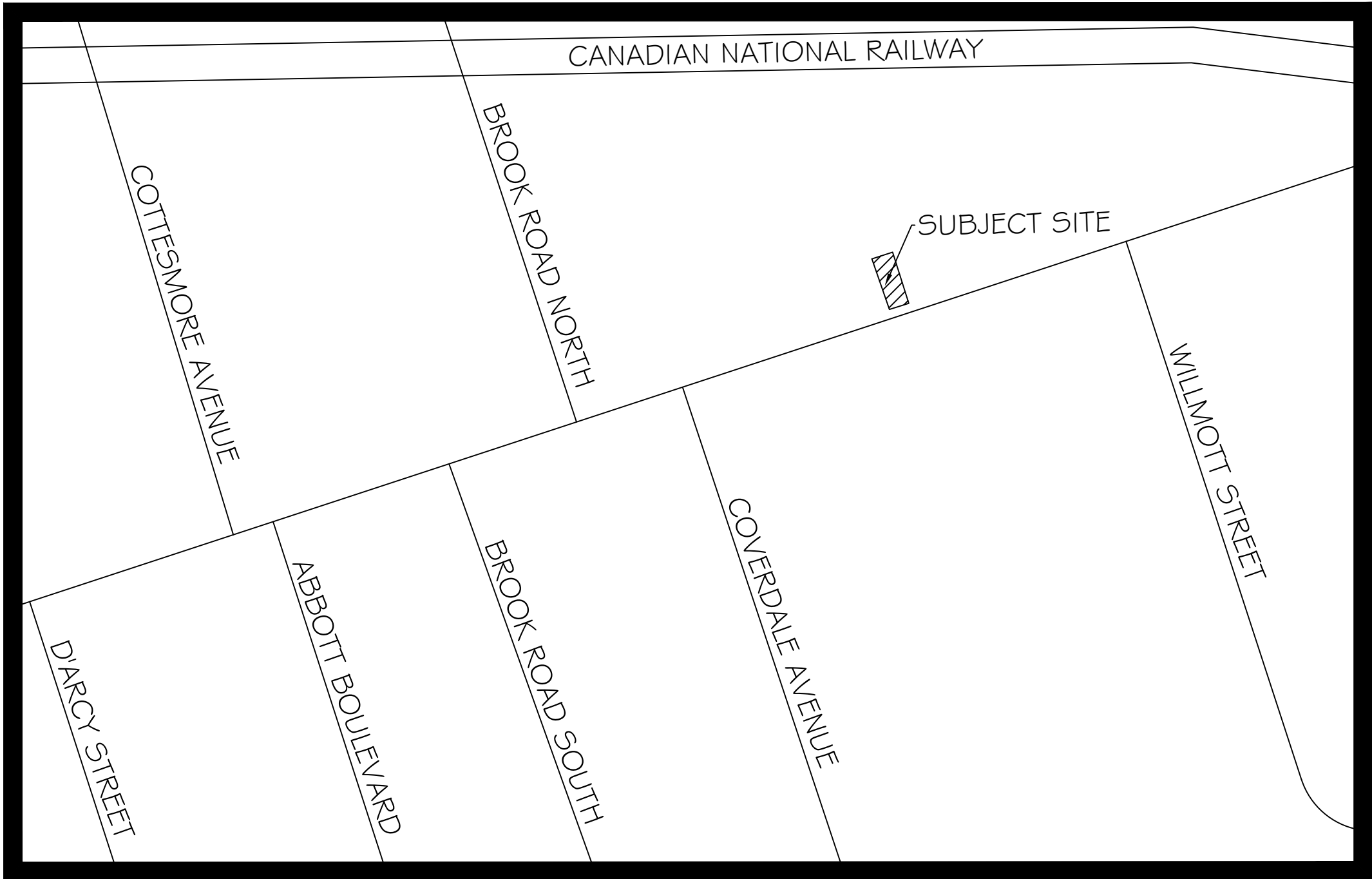


EAST VILLAGE SUBDIVISION, COBOURG, ON

MUNICIPAL FILE:

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 351-18



KEY PLAN N.T.S.

DRAWING LIST:

LP-1	OVERALL LANDSCAPE PLAN
LP-2	STORMWATER MANAGEMENT POND
LP-3	BOULEVARD PLANTING PLAN
LP-4	BOULEVARD PLANTING PLAN
LP-5	BOULEVARD PLANTING PLAN
LP-6	BOULEVARD PLANTING PLAN
LP-7	BOULEVARD PLANTING PLAN
LP-8	BOULEVARD PLANTING PLAN
D-1	PLANT LIST + DETAILS
D-2	DETAILS
D-3	DETAILS

CLIENT:

MR. JEFF MYCYK
JMCD HOLDINGS INC.
81 PATTEMEAD CRESCENT,
OTTAWA, ON
K1V 0B9

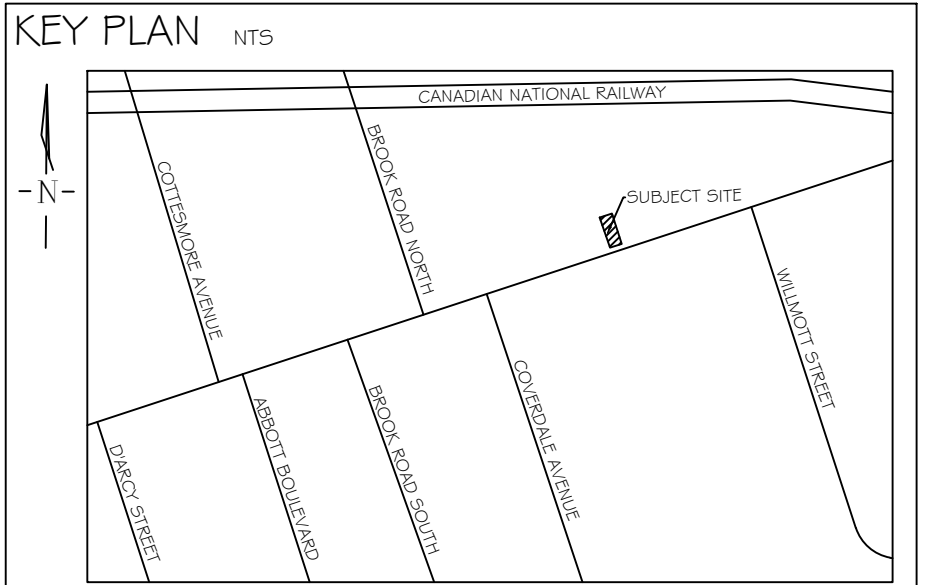
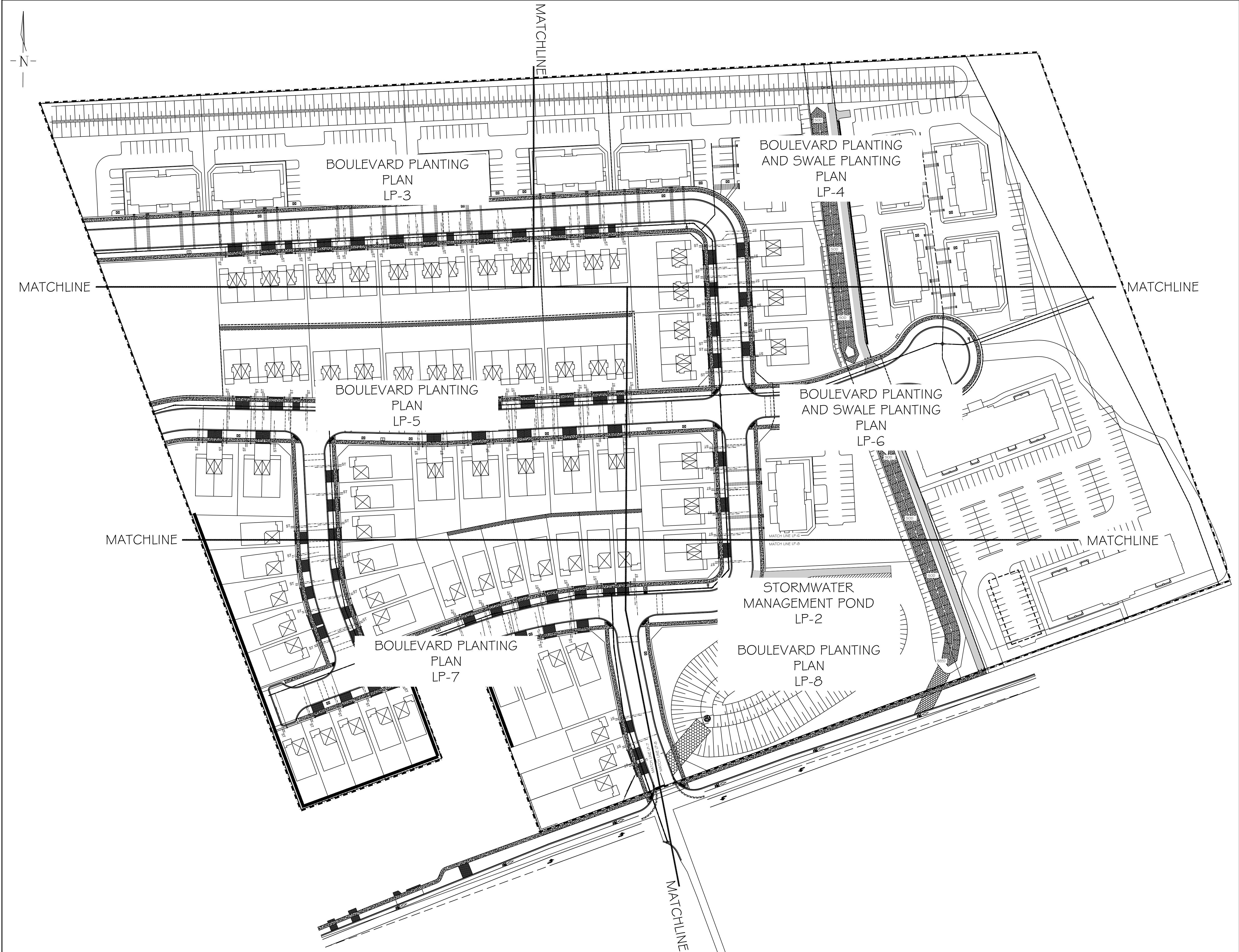
MUNICIPALITY:



TOWN OF COBOURG
55 KING STREET WEST,
COBOURG, ON
K9A 2M2

LANDSCAPE ARCHITECT:





GENERAL NOTES

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LEGEND

3	MAY 11-20	E.F.	AS PER MUNICIPAL COMMENTS
2	MARCH 31-20	E.F.	AS PER MUNICIPAL COMMENTS
1	DEC 16-19	E.F.	AS PER MUNICIPAL COMMENTS
NO.	DATE	BY	REVISIONS
STAMP			
			APPROVAL
			TOWN OF COBOURG
			NAME _____
			DATE _____
			SIGNATURE _____



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info@LEGgroupLtd.com
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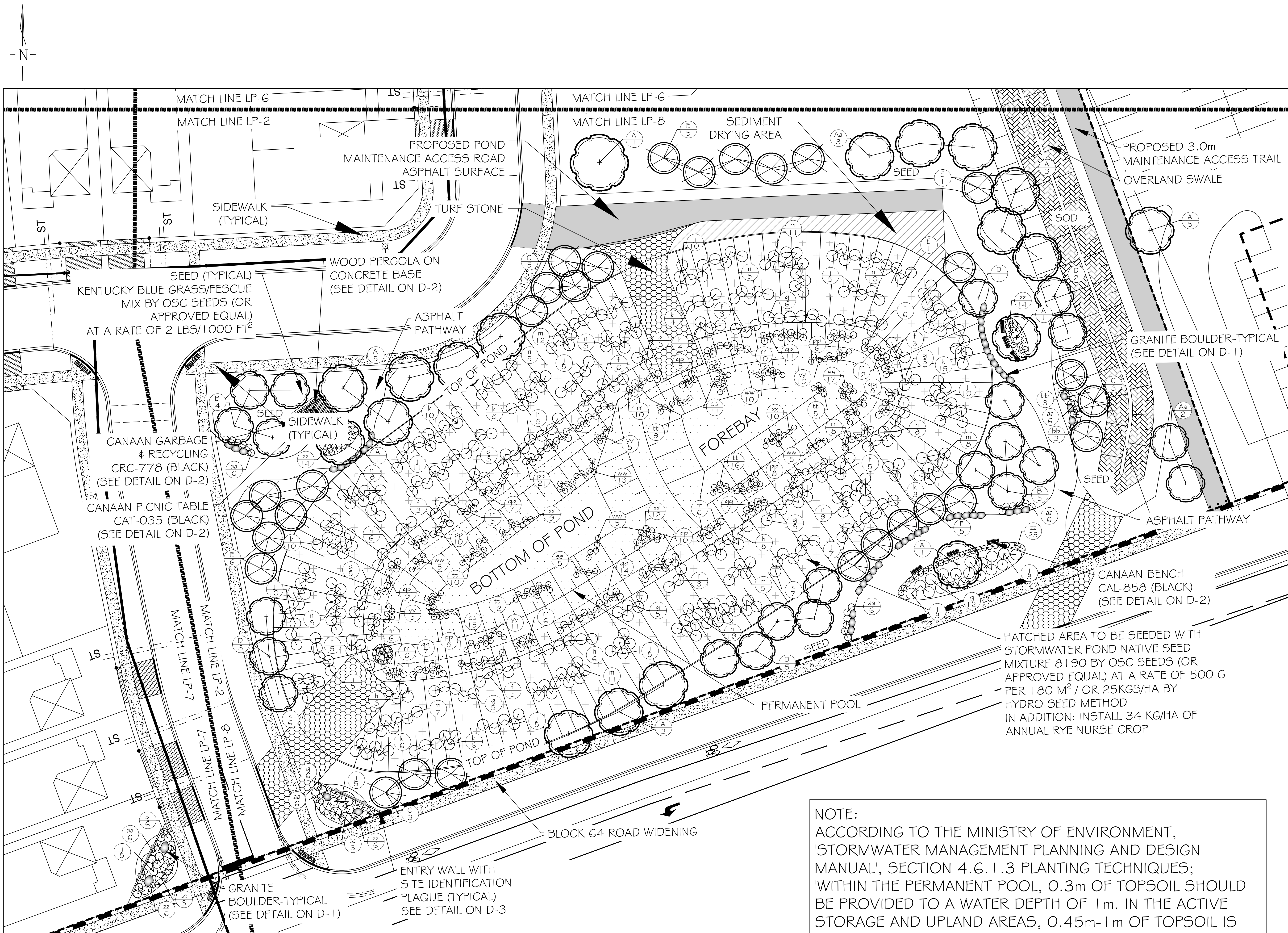
CLIENT: MR. JEFF MYCYK
JMCD HOLDINGS INC.

PROJECT: EAST VILLAGE SUBDIVISION
460 KING STREET EAST, COBOURG

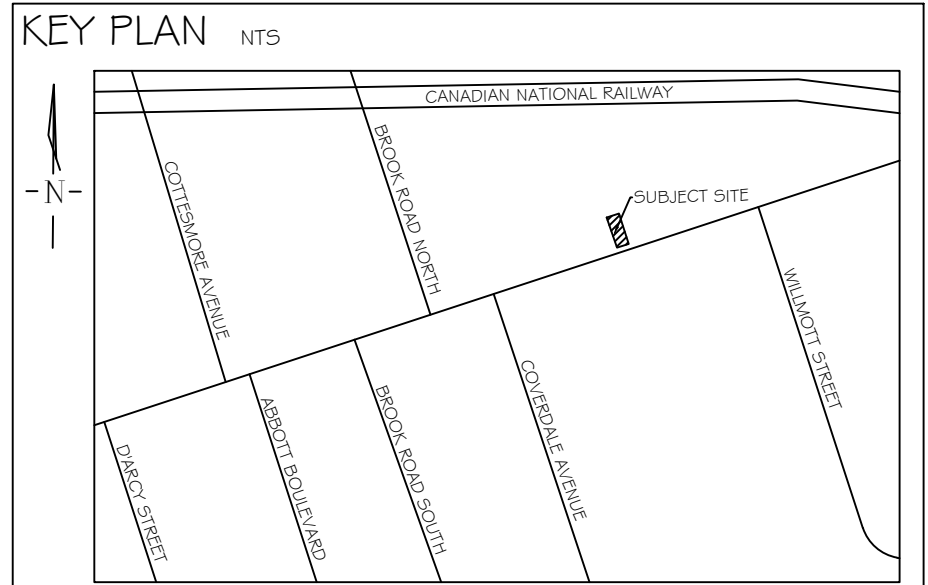
DRAWING: OVERALL LANDSCAPE PLAN

SCALE BAR: 5m 0 5 15 25 35
Scale = 1:750

PROJECT NO.: LA 351-18	SCALE: 1:750
MUNICIPAL FILE NO.:	DATE: August 6, 2019
DRAWN BY: E.F.	CHECKED BY: J.H.
DRAWING No.: LP-1	



NOTE:
ACCORDING TO THE MINISTRY OF ENVIRONMENT,
'STORMWATER MANAGEMENT PLANNING AND DESIGN
MANUAL', SECTION 4.6.1.3 PLANTING TECHNIQUES;
'WITHIN THE PERMANENT POOL, 0.3m OF TOPSOIL SHOULD
BE PROVIDED TO A WATER DEPTH OF 1m. IN THE ACTIVE
STORAGE AND UPLAND AREAS, 0.45m-1m OF TOPSOIL IS
NEEDED. IT SHOULD BE STABILIZED BY SEEDING AND
ENGINEERED METHODS SUCH AS EROSION CONTROL MATS
MAY ALSO BE REQUIRED'.



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- LEGEND**
- Proposed Deciduous Tree
 - Proposed Coniferous Tree
 - Proposed Deciduous Shrubs/Perennials
 - Plant Key
 - Stormwater Pond Native Seed Mix by OSC Seeds
 - Permanent Pool

3	MAY 11-20	E.F.	AS PER MUNICIPAL COMMENTS
2	MARCH 31-20	E.F.	AS PER MUNICIPAL COMMENTS
1	DEC 16-19	E.F.	AS PER MUNICIPAL COMMENTS
NO	DATE	BY	REVISIONS
STAMP			
			APPROVAL
			TOWN OF COBOURG
			NAME
			DATE
			SIGNATURE

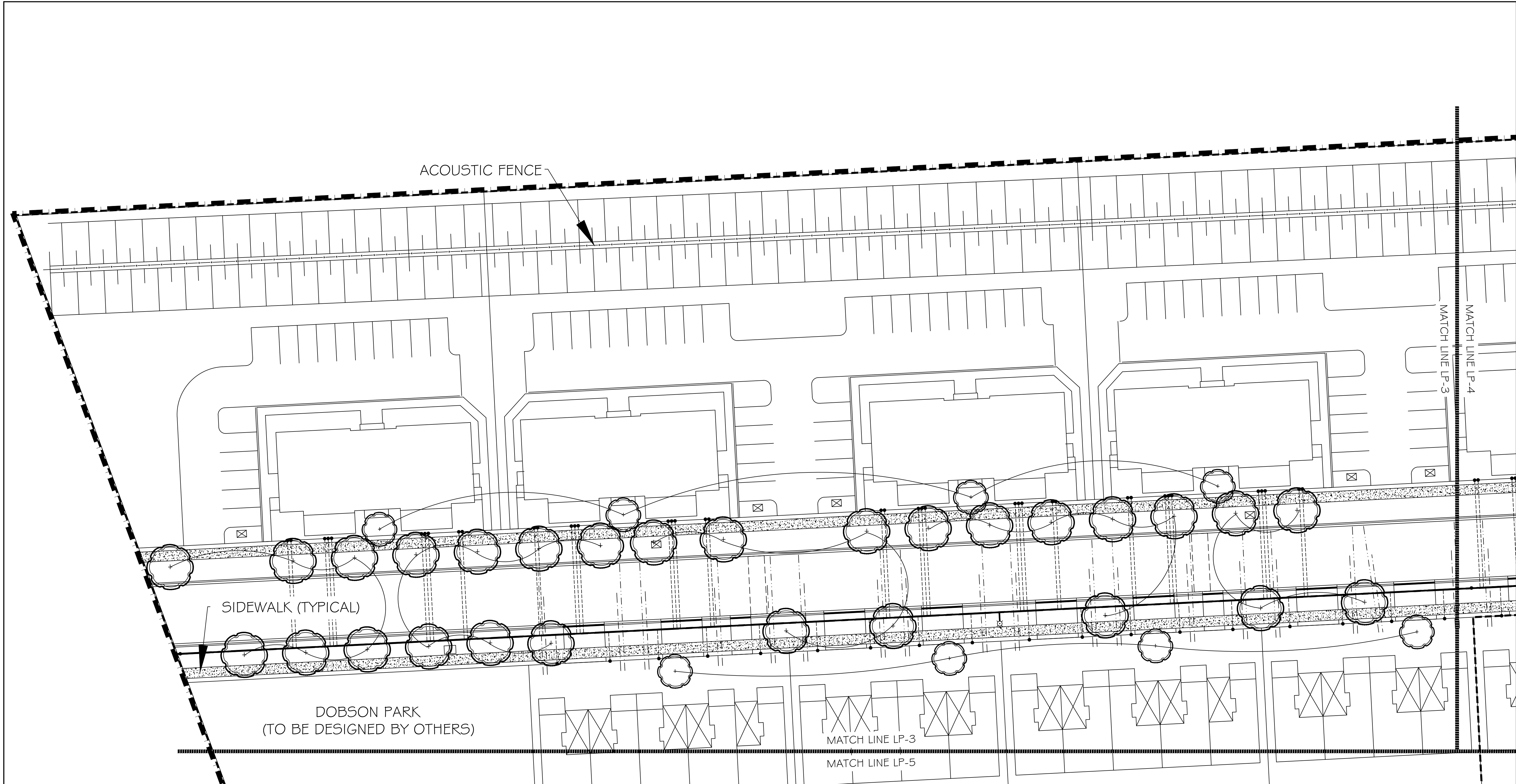
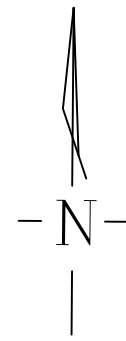
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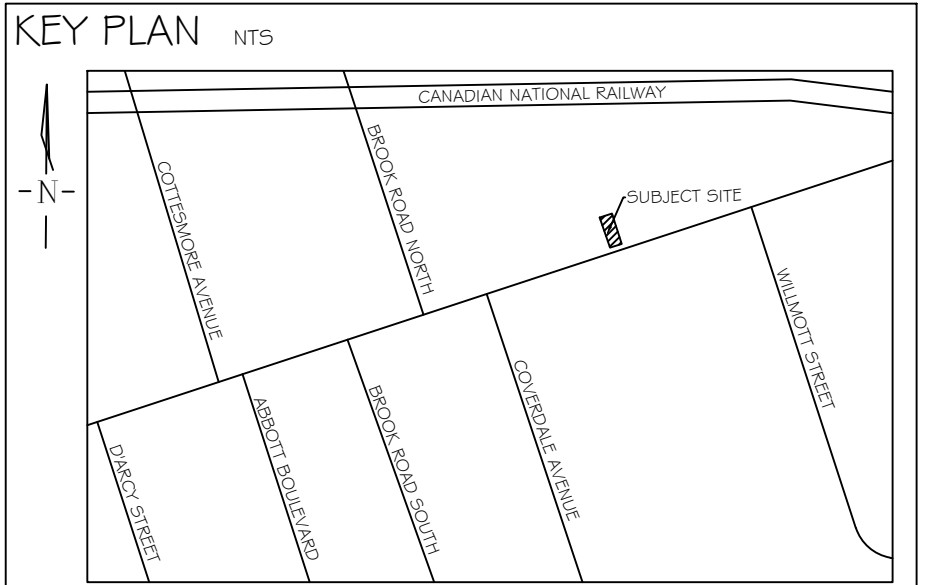
CLIENT:	MR. JEFF MYCYK JMCD HOLDINGS INC.
PROJECT:	EAST VILLAGE SUBDIVISION 460 KING STREET EAST, COBOURG
DRAWING:	STORMWATER MANAGEMENT POND
SCALE BAR:	5m 0 5 10 15 Scale = 1:250
PROJECT NO.:	LA 351-18
MUNICIPAL FILE NO.:	DATE: August 6, 2019
DRAWN BY:	CHECKED BY:
E.F.	J.H.
DRAWING No.:	LP-2



NOTE:
ALL BOULEVARDS ARE TO BE SODDED

BOULEVARD TREE COUNT=28

TREE LOCATIONS ARE APPROXIMATE-EXACT
LOCATION TO BE DETERMINED ON-SITE.



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LEGEND

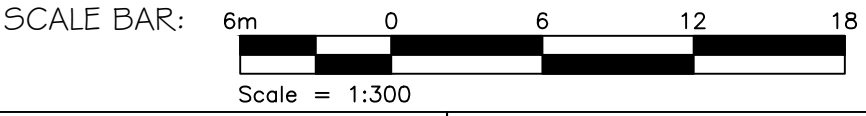
Proposed Deciduous Tree

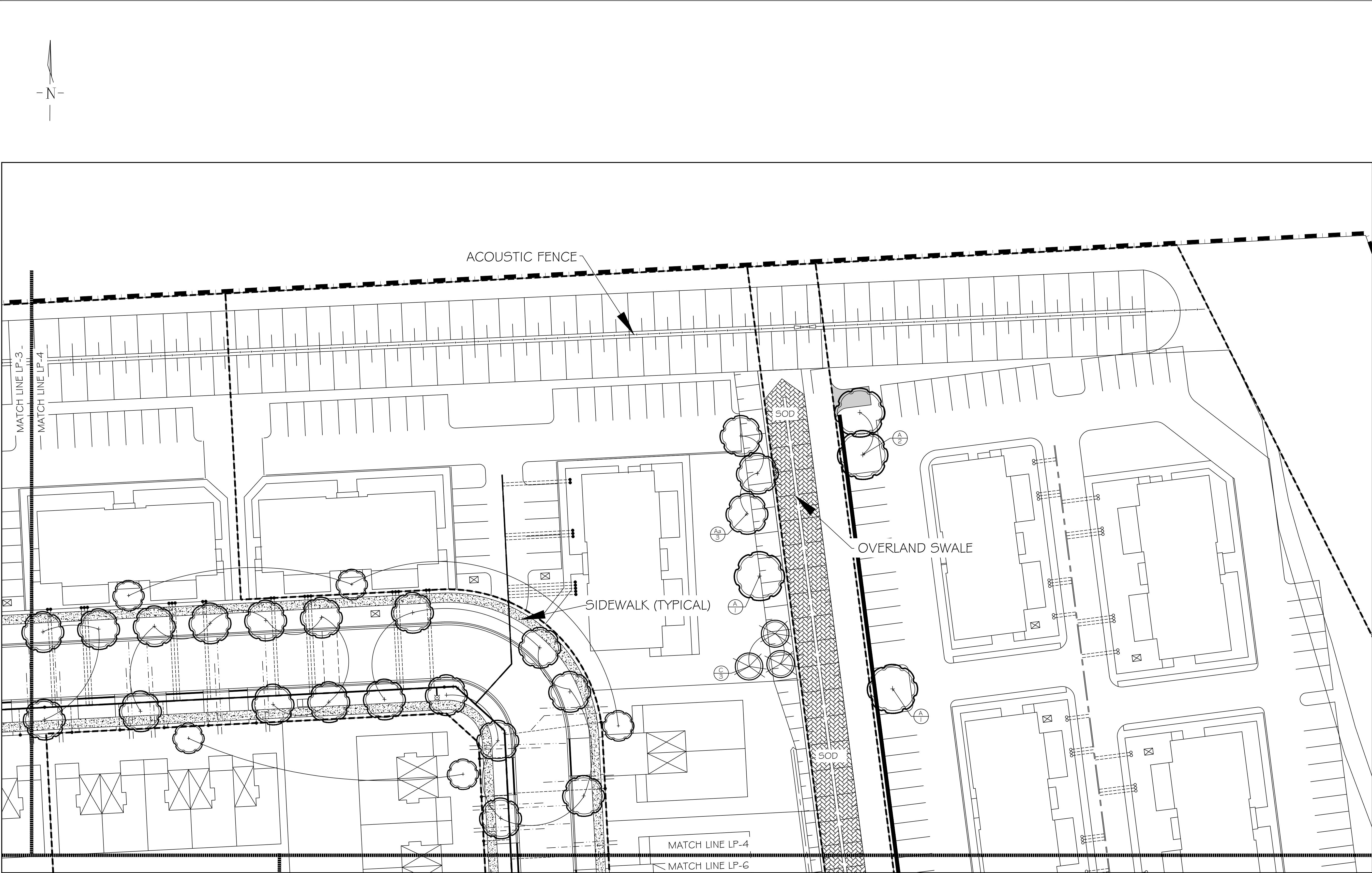
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2	MARCH 31-20	E.F.	AS PER MUNICIPAL COMMENTS
1	DEC 16-19	E.F.	AS PER MUNICIPAL COMMENTS
NO.	DATE	BY	REVISIONS
STAMP			
		APPROVAL	
		TOWN OF COBOURG	
		NAME _____	
		DATE _____	
		SIGNATURE _____	



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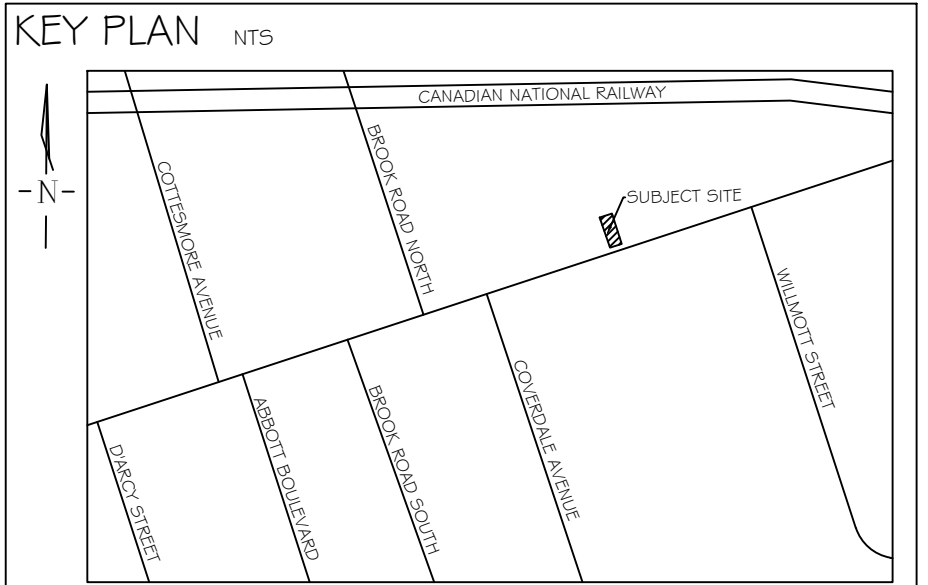
CLIENT:		MR. JEFF MYCYK JMCD HOLDINGS INC.	
PROJECT:		EAST VILLAGE SUBDIVISION 460 KING STREET EAST, COBOURG	
DRAWING:		BOULEVARD PLANTING PLAN	
SCALE BAR:			
PROJECT NO.:		SCALE:	
LA 351-18		1:300	
MUNICIPAL FILE NO.:		DATE:	
		August 6, 2019	
DRAWN BY:		DRAWING No.:	
E.F.		LP-3	



NOTE:
ALL BOULEVARDS ARE TO BE SODDED

BOULEVARD TREE COUNT = 18

TREE LOCATIONS ARE APPROXIMATE-EXACT
LOCATION TO BE DETERMINED ON-SITE.



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- LEGEND**
- Proposed Deciduous Tree
 - Proposed Coniferous Tree

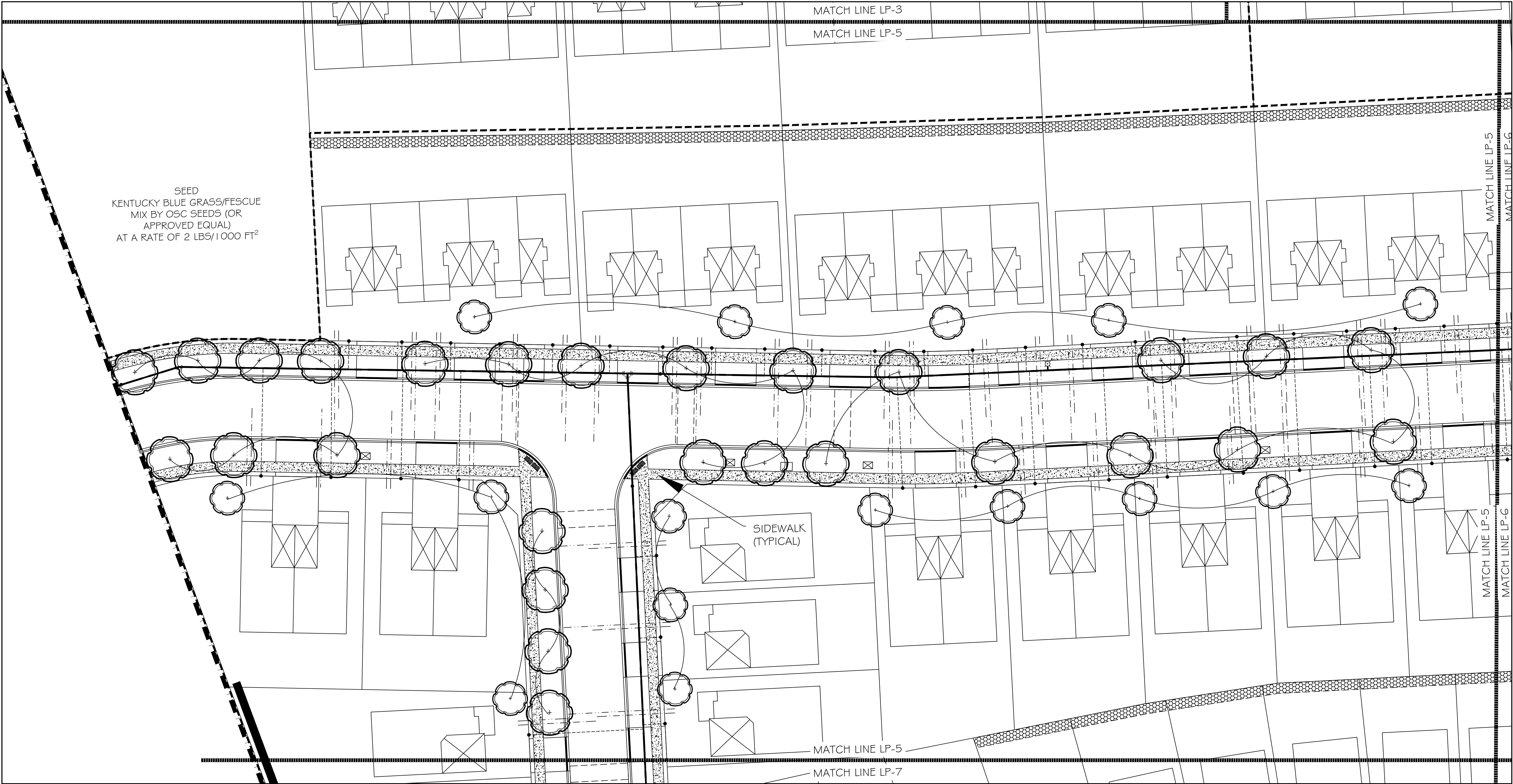
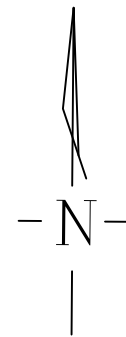
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2	MARCH 31-20	E.F.	AS PER MUNICIPAL COMMENTS
1	DEC 16-19	E.F.	AS PER MUNICIPAL COMMENTS
NO.	DATE	BY	REVISIONS
STAMP			
		APPROVAL	
		TOWN OF COBOURG	
		NAME _____	
		DATE _____	
		SIGNATURE _____	

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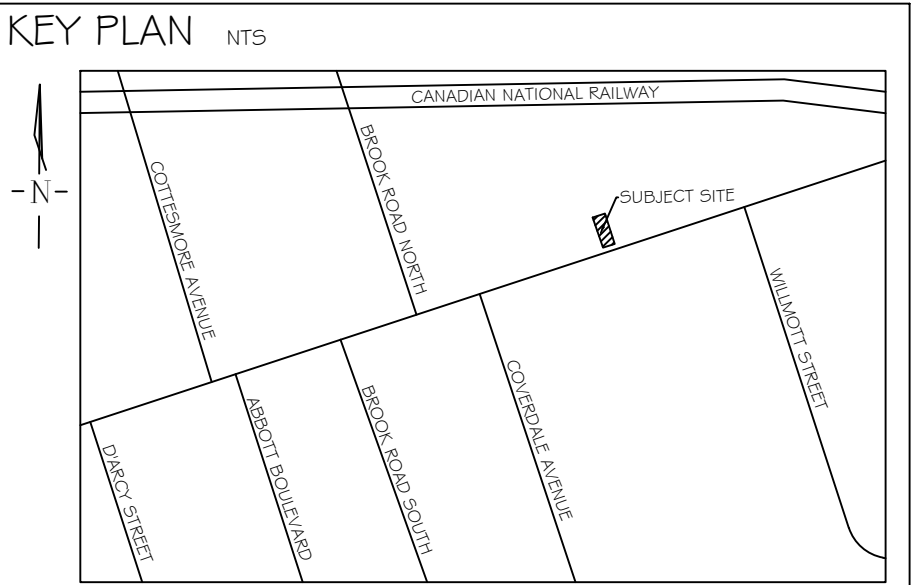
CLIENT:		MR. JEFF MYCYK JMCD HOLDINGS INC.	
PROJECT:		EAST VILLAGE SUBDIVISION 460 KING STREET EAST, COBOURG	
DRAWING:		BOULEVARD PLANTING PLAN	
SCALE BAR:			
PROJECT NO.:		SCALE:	
LA 351-18		1:300	
MUNICIPAL FILE NO.:		DATE:	
		August 6, 2019	
DRAWN BY:		DRAWING No.:	
E.F.		LP-4	



NOTE:
ALL BOULEVARDS ARE TO BE SODDED

BOULEVARD TREE COUNT=27

TREE LOCATIONS ARE APPROXIMATE-EXACT
LOCATION TO BE DETERMINED ON-SITE.



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LEGEND

Proposed Deciduous Tree

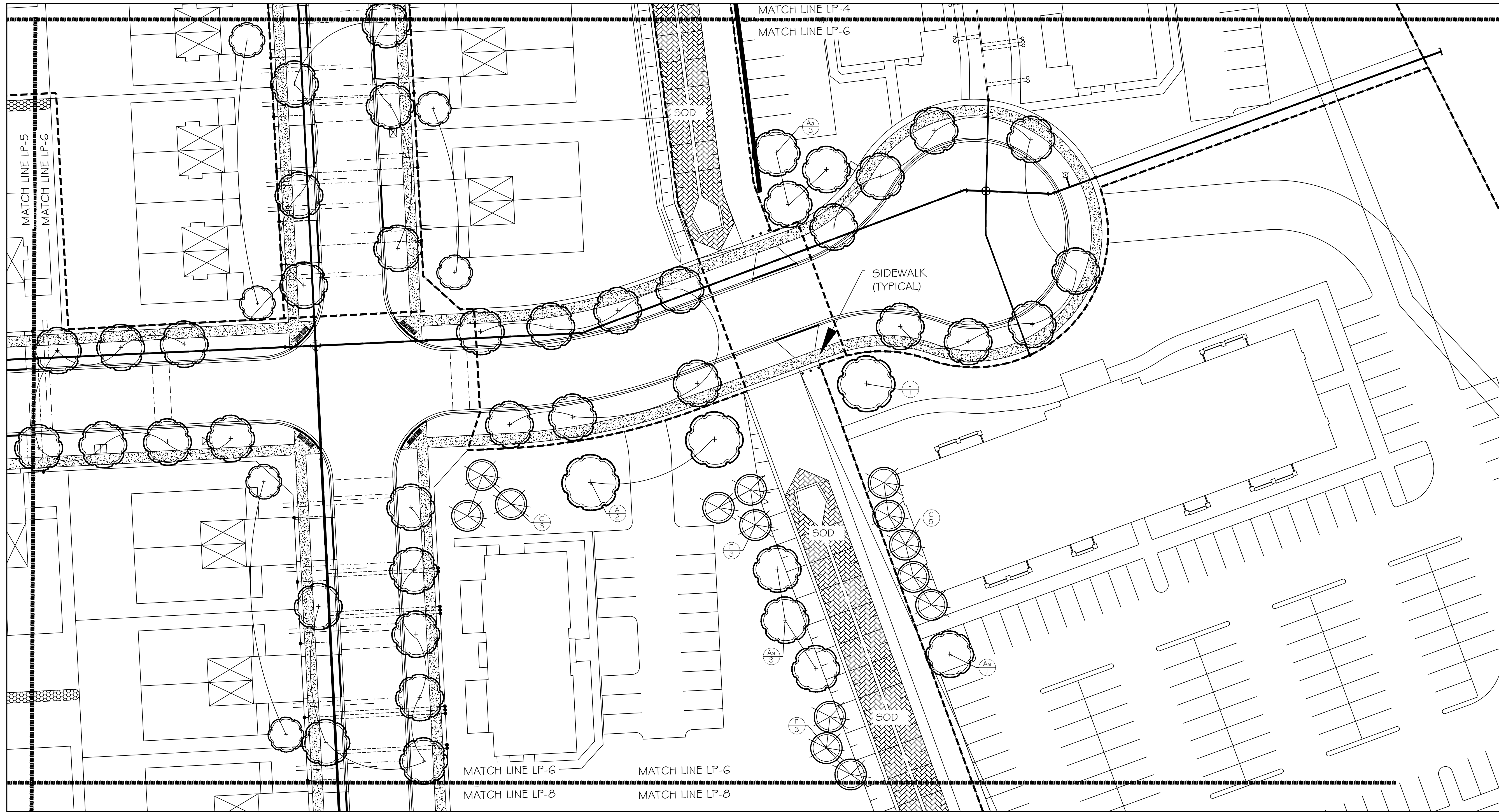
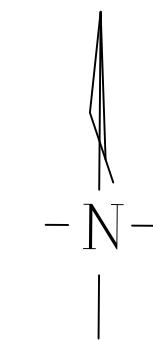
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2	MARCH 31-20	E.F.	AS PER MUNICIPAL COMMENTS
1	DEC 16-19	E.F.	AS PER MUNICIPAL COMMENTS
NO.	DATE	BY	REVISIONS
STAMP			
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		TOWN OF COBOURG	
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		DATE _____	
		SIGNATURE _____	

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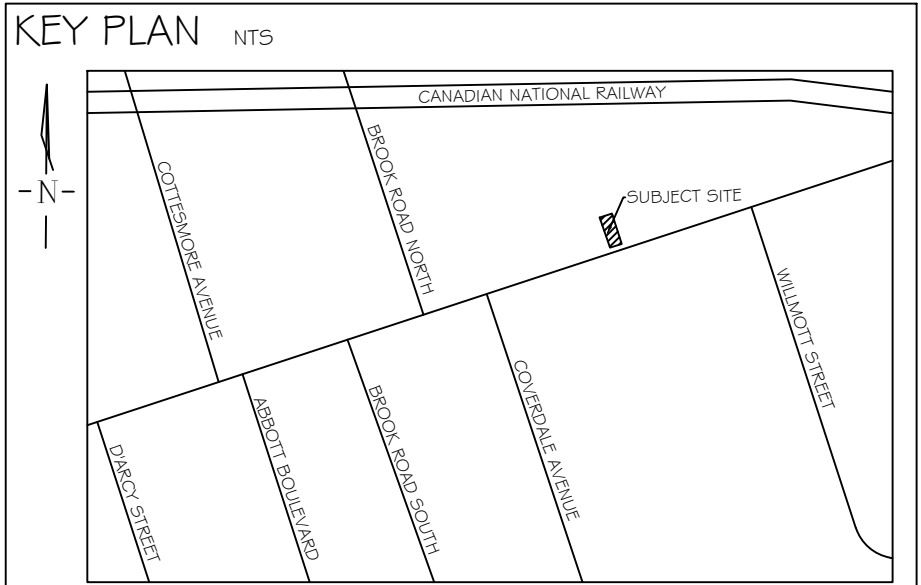
CLIENT:		MR. JEFF MYCYK JMCD HOLDINGS INC.	
PROJECT:		EAST VILLAGE SUBDIVISION 460 KING STREET EAST, COBOURG	
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SCALE BAR:			
PROJECT NO.:		SCALE:	
LA 351-18		1:300	
MUNICIPAL FILE NO.:		DATE:	
		August 6, 2019	
DRAWN BY:		DRAWING No.:	
E.F.		LP-5	



NOTE:
ALL BOULEVARDS ARE TO BE SODDED

BOULEVARD TREE COUNT=35

TREE LOCATIONS ARE APPROXIMATE-EXACT
LOCATION TO BE DETERMINED ON-SITE.



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- LEGEND**
- Proposed Deciduous Tree
 - Proposed Coniferous Tree

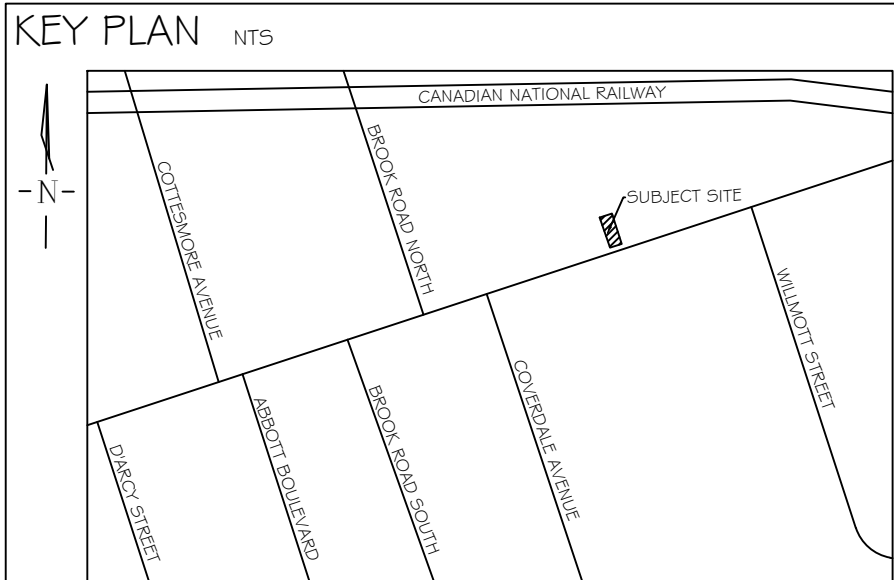
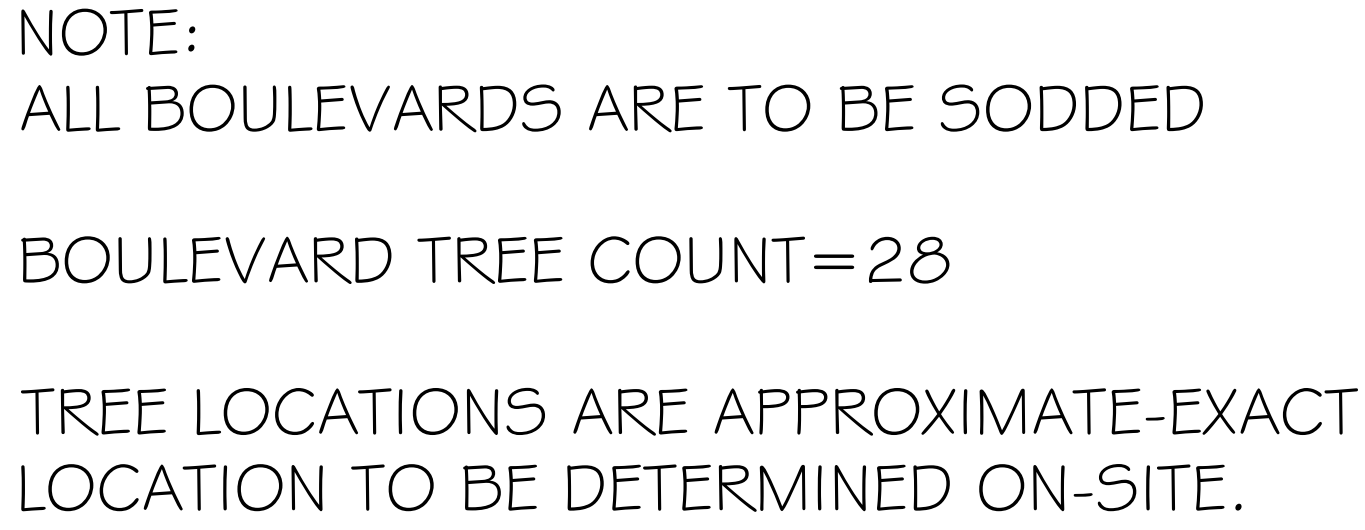
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2	MARCH 31-20	E.F.	AS PER MUNICIPAL COMMENTS
1	DEC 16-19	E.F.	AS PER MUNICIPAL COMMENTS
NO.	DATE	BY	REVISIONS
STAMP			
		APPROVAL	
		TOWN OF COBOURG	
		NAME _____	
		DATE _____	
		SIGNATURE _____	

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CLIENT:		MR. JEFF MYCYK JMCD HOLDINGS INC.	
PROJECT:		EAST VILLAGE SUBDIVISION 460 KING STREET EAST, COBOURG	
DRAWING:		BOULEVARD PLANTING PLAN	
SCALE BAR:			
PROJECT NO.:		SCALE:	
LA 351-18		1:300	
MUNICIPAL FILE NO.:		DATE:	
		August 6, 2019	
DRAWN BY:		DRAWING No.:	
E.F.		LP-6	



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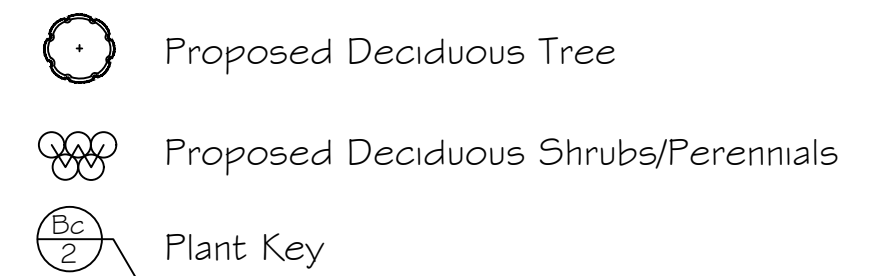
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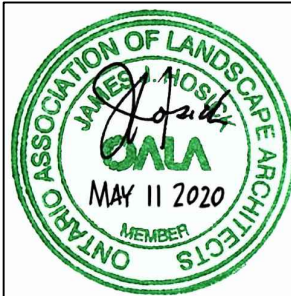
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LEGEND



3	MAY 11-20	E,F	A5 PER MUNICIPAL COMMENTS
2	MARCH 31-20	E,F	A5 PER MUNICIPAL COMMENTS
1	DEC 16-19	E,F	A5 PER MUNICIPAL COMMENTS
NO	DATE	BY	REVISIONS

STAMP



APPROVAL

TOWN OF COBOURG

NAME _____

DATE _____

SIGNATURE _____

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CLIENT:

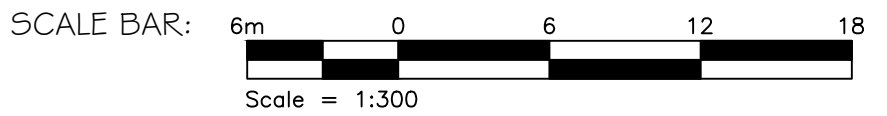
MR. JEFF MYCYK
JMCD HOLDINGS INC

PROJECT:

EAST VILLAGE SUBDIVISION
460 KING STREET EAST, COBOURG

DRAWING

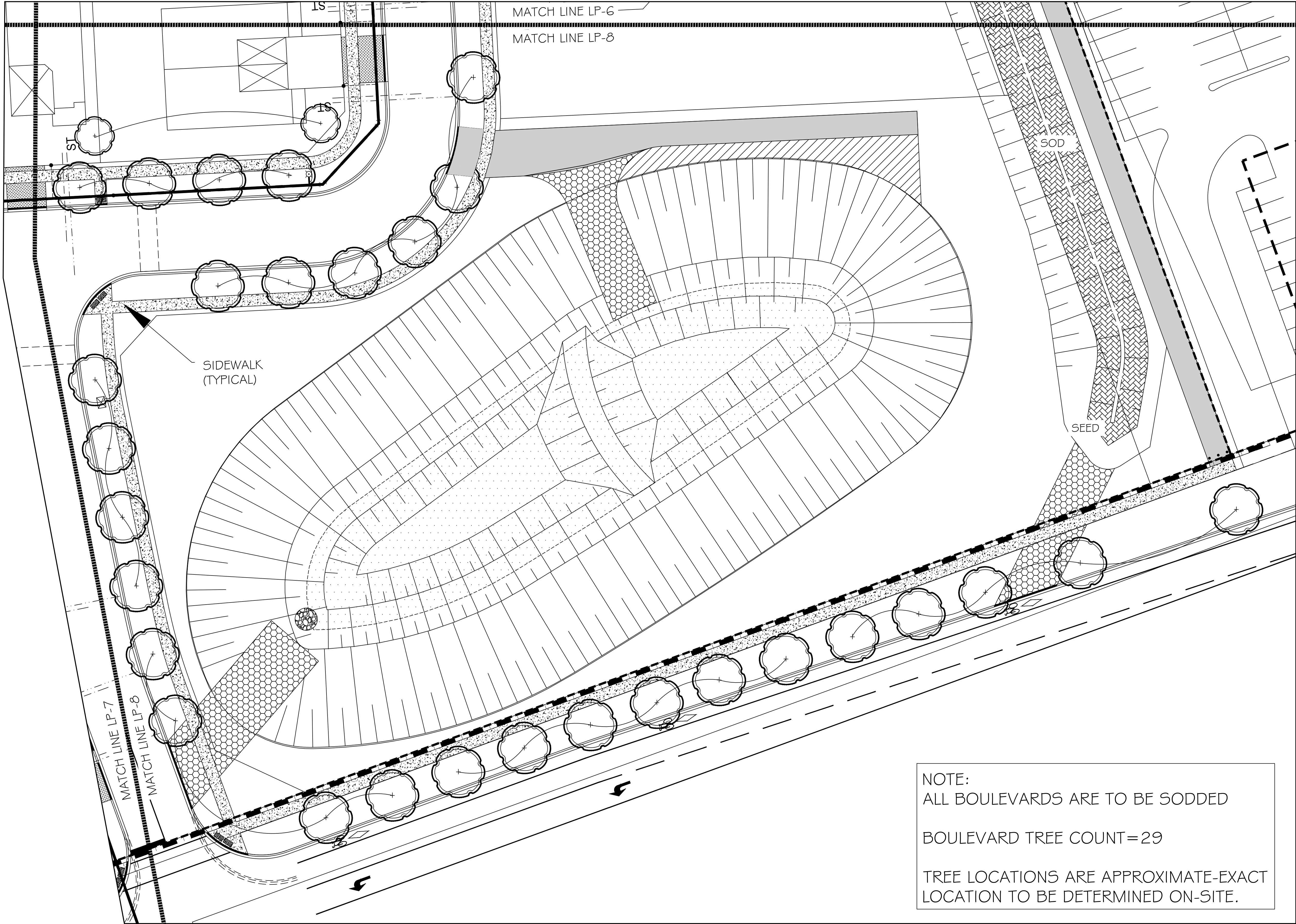
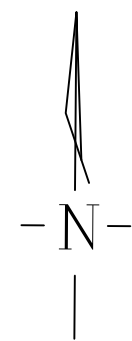
BOULEVARD PLANTING PLAN



PROJECT NO.: LA 351-18	SCALE: 1:300
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MUNICIPAL FILE NO.:	DATE: August 6, 2019
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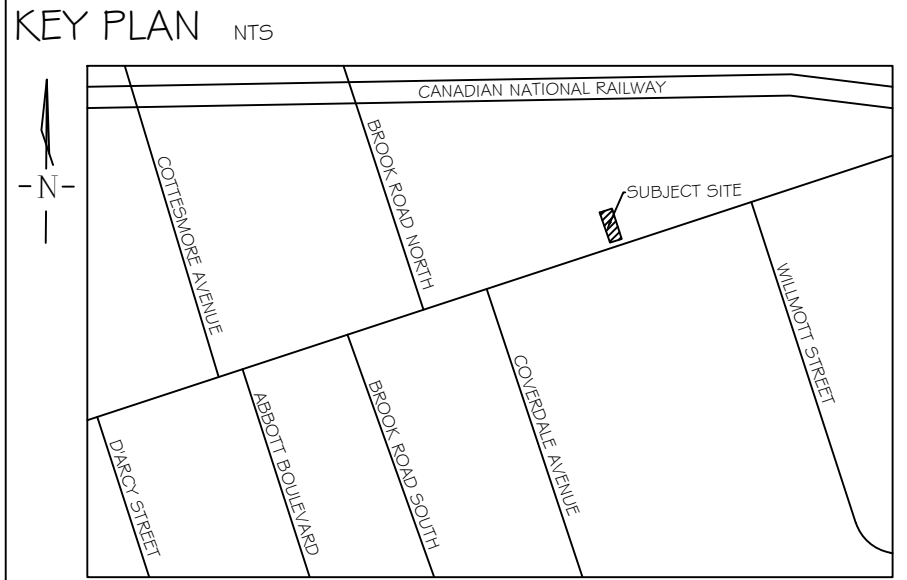
DRAWN BY: E.F	CHECKED BY: J.H	DRAWING No.: LP-7
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NOTE:
ALL BOULEVARDS ARE TO BE SODDED

BOULEVARD TREE COUNT=29

TREE LOCATIONS ARE APPROXIMATE-EXACT
LOCATION TO BE DETERMINED ON-SITE.



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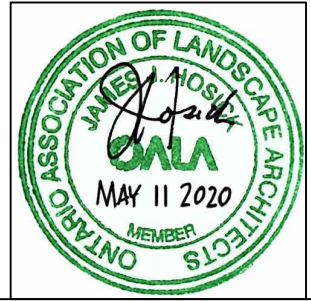
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LEGEND


 Proposed Deciduous Tree

NO.	DATE	BY	REVISIONS
3	MAY 11-20	E.F.	AS PER MUNICIPAL COMMENTS
2	MARCH 31-20	E.F.	AS PER MUNICIPAL COMMENTS
1	DEC 16-19	E.F.	AS PER MUNICIPAL COMMENTS

STAMP



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TOWN OF COBBOCK
NAME: _____
DATE: _____
SIGNATURE: _____



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& CONSULTING ARBORISTS**
OFFICE: 705-796-1122
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www.LEGGroupLtd.com

CLIENT: MR. JEFF MYCYK
JMCD HOLDINGS INC.

PROJECT: EAST VILLAGE SUBDIVISION
460 KING STREET EAST, COBBOCK

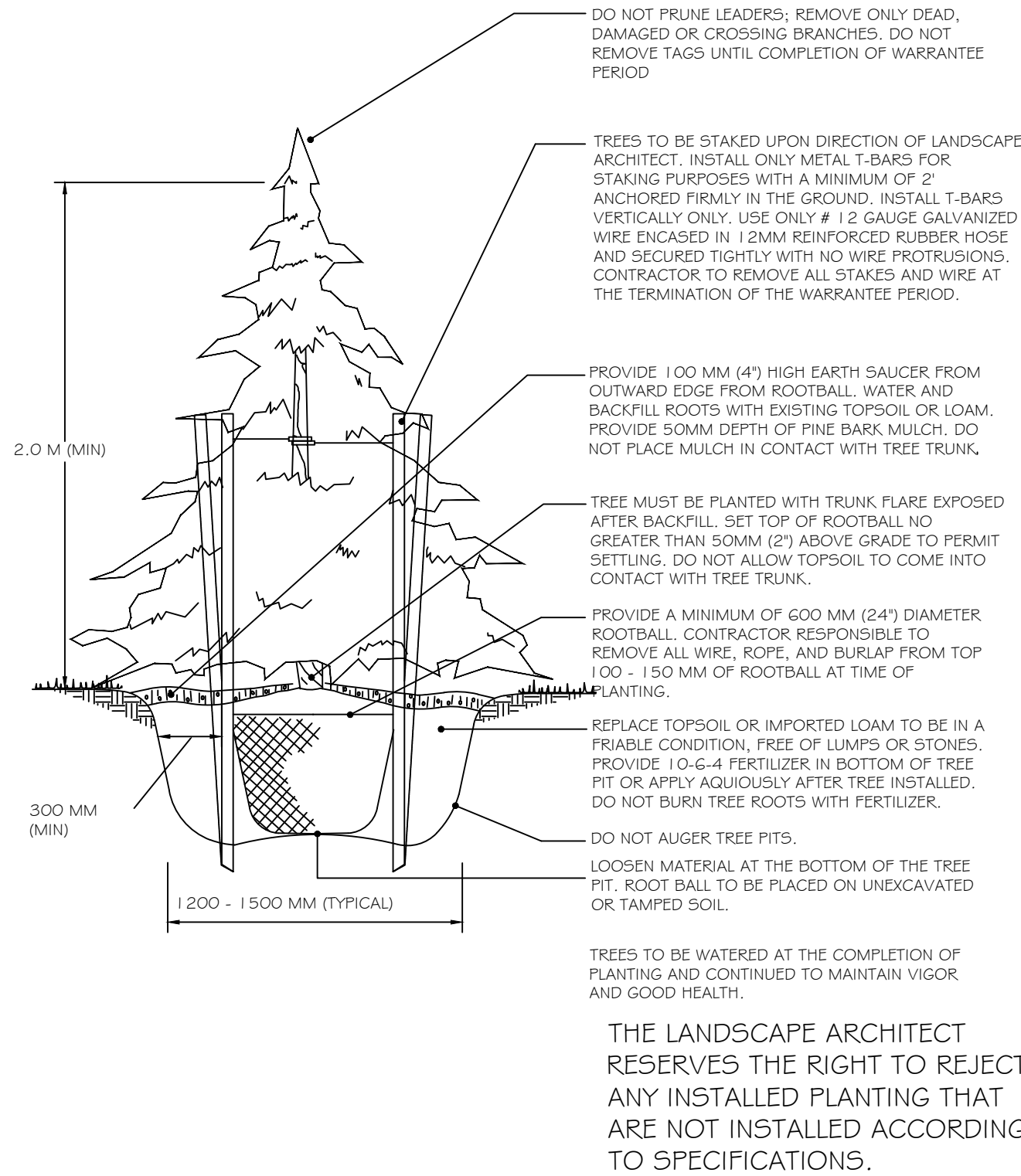
DRAWING: BOULEVARD PLANTING PLAN

SCALE BAR: 5m 0 5 10 15
Scale = 1:250

PROJECT NO.:	SCALE:
LA 351-18	1:250

MUNICIPAL FILE NO.:	DATE:
	August 6, 2019

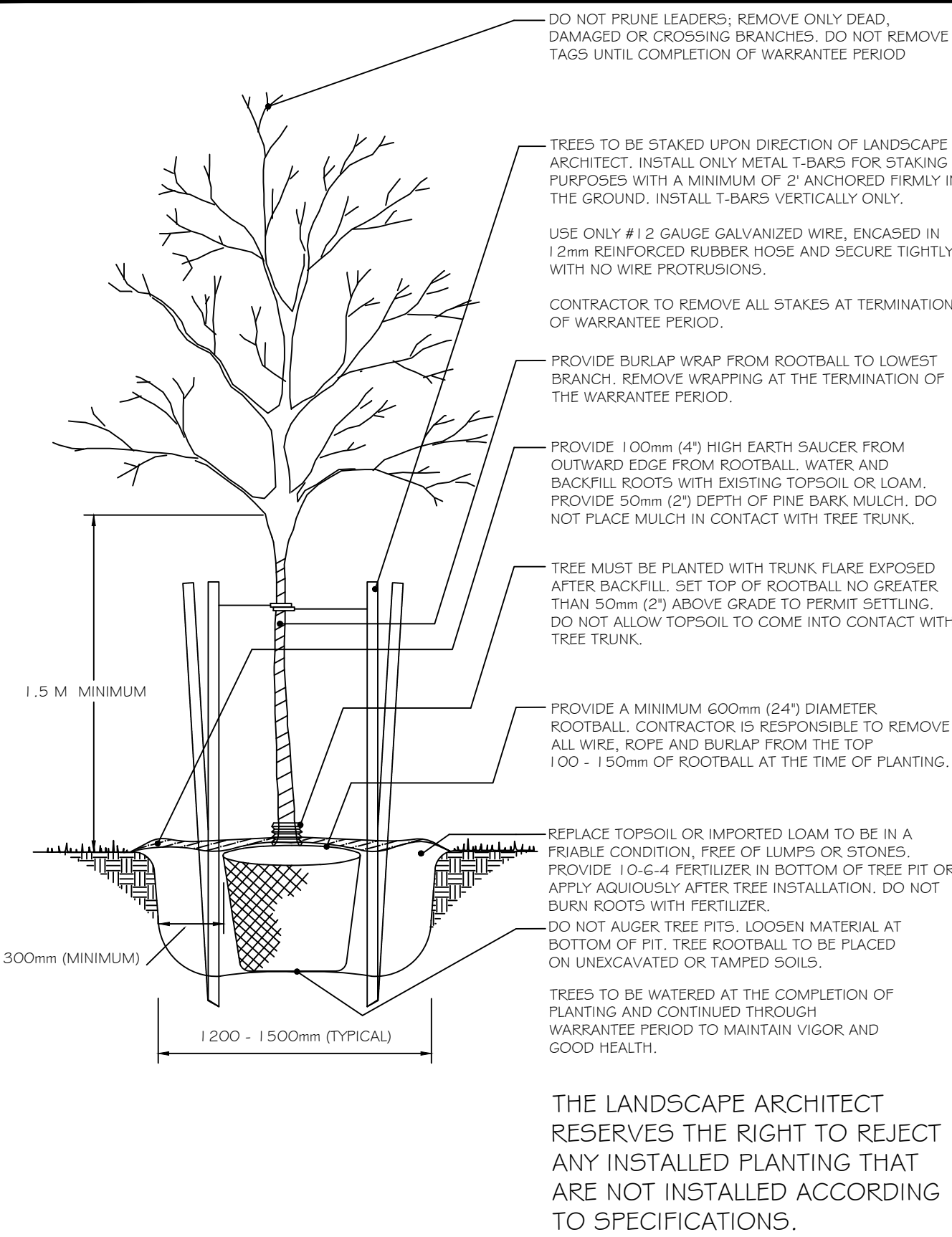
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E.F.	J.H.	LP-8



CONIFEROUS TREE PLANTING DETAIL

DO NOT SCALE DRAWING.

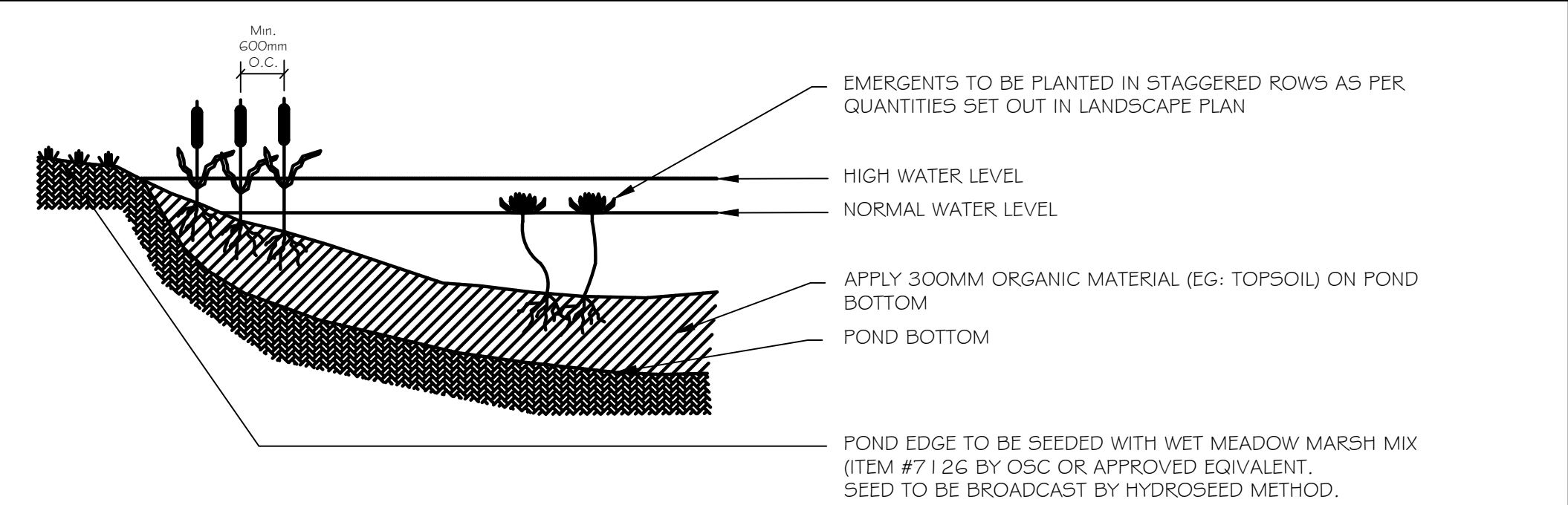
DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.



DECIDUOUS TREE PLANTING DETAIL

DO NOT SCALE DRAWING.

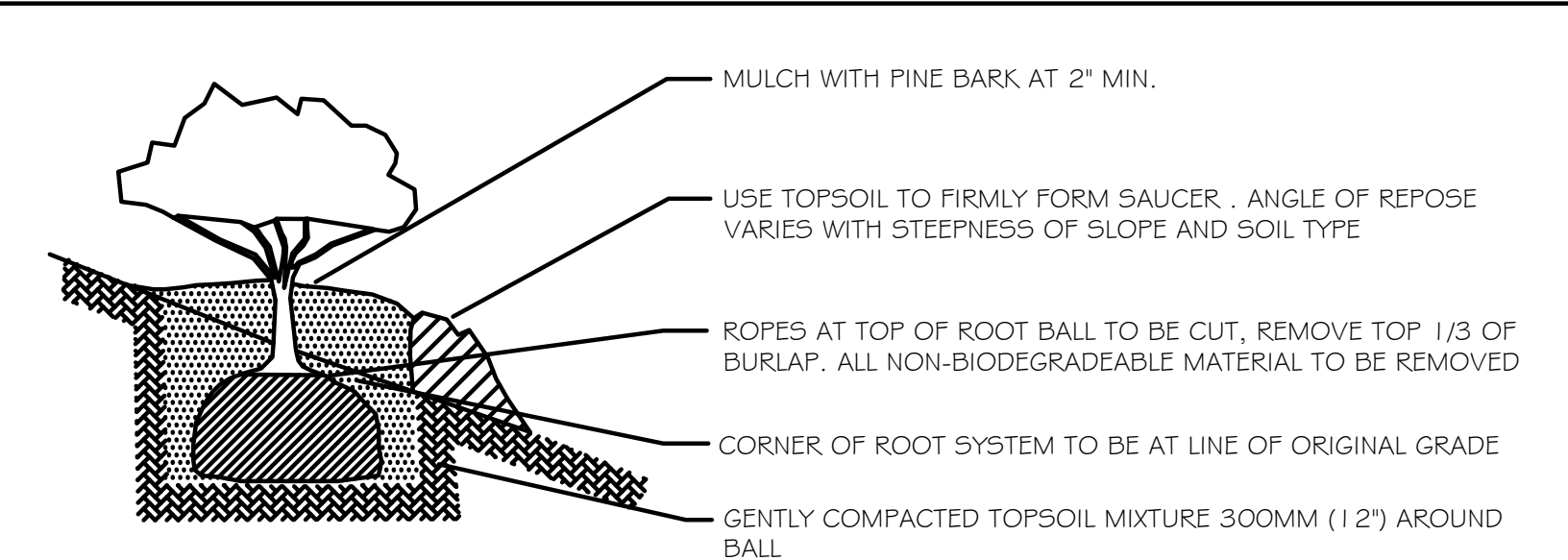
DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.



EMERGENT AND SUBMERGENT PLANTING DETAIL

DO NOT SCALE DRAWING.

APPROVED: J.H. DATE: 16.11.15
DRAWN: N.H. SCALE: N.T.S.



SHRUB PLANTING ON SLOPE POT OR BALL AND BURLAP

DO NOT SCALE DRAWING.

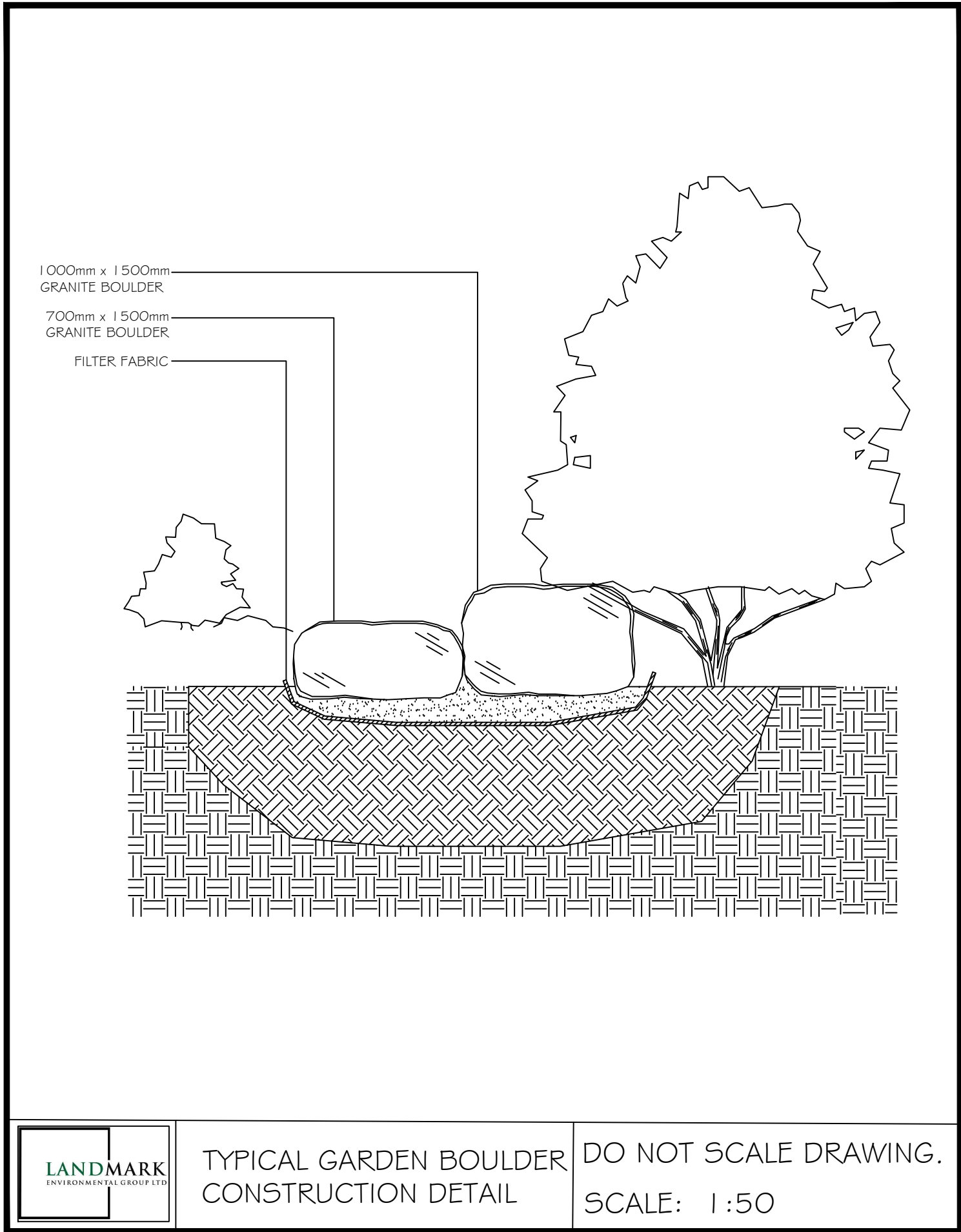
APPROVED: J.H. DATE: 16.11.15
DRAWN: N.H. SCALE: N.T.S.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES				
A	22	<i>Acer saccharinum</i>	Silver Maple	50mm cal/WB
Aa	13	<i>Acer rubrum</i>	Red Maple	50mm cal/WB
B	9	<i>Betula papyrifera</i>	Paper Birch	50mm cal/WB
C	22	<i>Pinus strobus</i>	Eastern White Pine	1.4m ht/WB
D	11	<i>Populus tremuloides</i>	Trembling Aspen	50mm cal/WB
E	24	<i>Larix laricina</i>	Tamarack	1.4m ht/WB
SHORELINE FRINGE SHRUBS				
f	33	<i>Alnus incana</i>	Speckled Alder	60cm ht/Bare Root
g	72	<i>Cornus stolonifera</i>	Red Osier Dogwood	60cm ht/Bare Root
h	49	<i>Spirea alba</i>	Meadowsweet	60cm ht/Bare Root
j	91	<i>Physocarpus opulifolius</i>	Ninebark	60cm ht/Bare Root
k	75	<i>Potentilla fruticosa</i>	Shrubby cinquefoil	60cm ht/Bare Root
m	63	<i>Salix discolor</i>	Pussy Willow	60cm ht/Bare Root
n	64	<i>Sambucus canadensis</i>	Elderberry	60cm ht/Bare Root
tc	6	<i>Taxus canadensis</i>	Canadian Yew	30cm ht/Bare Root
SHORELINE FRINGE PERENNIALS				
pp	63	<i>Juncus canadensis</i>	Canada Rush	4" pot
qq	68	<i>Lobelia cardinalis</i>	Cardinal Flower	4" pot
rr	69	<i>Potentilla palustris</i>	Marsh cinquefoil	4" pot
DEEP WATER PERENNIALS				
ss	48	<i>Elodea canadensis</i>	Common Waterweed	4" pot
tt	52	<i>Nuphar variegatum</i>	Yellow Pond-Lily	4" pot
ww	38	<i>Nymphaea odorata</i>	White Water-Lily	4" pot
xx	31	<i>Potamogeton natans</i>	Floating-Leaved Pondweed	4" pot
yy	31	<i>Scirpus validus</i>	Softstem Bulrush	4" pot
UPLAND PERENNIALS				
zz	77	<i>Rudbeckia hirta</i>	Black Eyed Susan	4" pot
aa	24	<i>Panicum virgatum</i>	Switch Grass	4" pot
bb	6	<i>Echinacea purpurea</i>	Purple Coneflower	4" pot

PLANTING NOTES

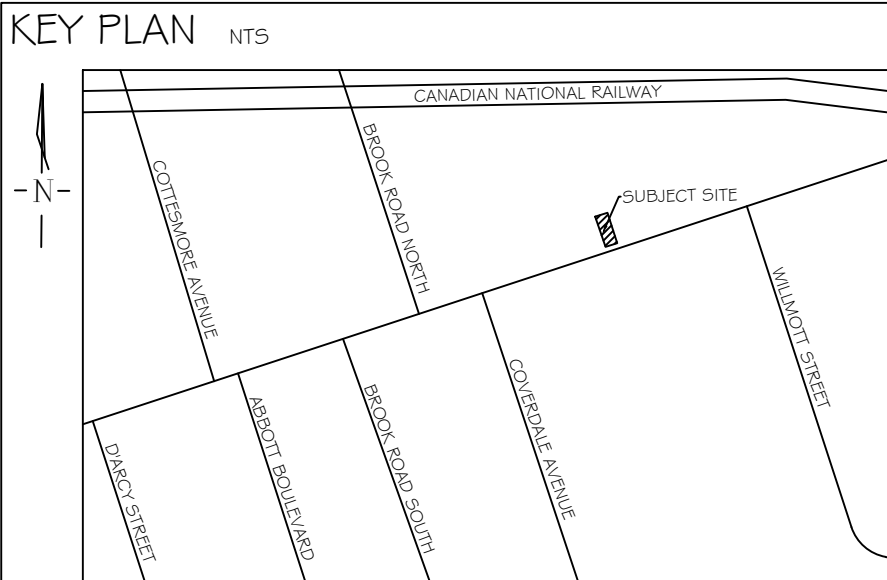
- The Contractor shall review all information in all drawings details and specifications and report any discrepancies to the Landscape Architect in writing prior to commencement of works.
- All planting and related work shall be completed by experienced personnel under the direction and supervision of a qualified foreman.
- All plant material which cannot be planted immediately will be properly heeled in or covered with a similar material which will keep root surfaces moist until planted.
- All plant material and operations shall meet or exceed current horticultural standards of the Canadian Nursery Landscape Association (CNLA) and Landscape Ontario Horticultural Trades Association. All plant material to be No. 1 Grade Nursery Stock. All unsatisfactory stock including field grown will be refused on site.
- The Landscape Architect reserves the right to reject any material, plantings and sod prior to or after installation which does not conform to approved specifications in accordance with approved details. The Contractor will be asked to remove any unapproved material which does not conform to specifications unless there is prior written agreement with the Landscape Architect.
- Trees and shrubs shall have an uncut, strong central leader, be sound, healthy, vigorous, well-branched, densely foliated, free of disease, insects and have well-developed root systems.
- Where applicable, sod to be Canada No. 1 Nursery Sod, meeting Ontario Sod Growers Association Standards. All Areas to receive 100mm minimum depth of topsoil under sod unless otherwise indicated. See Drawings and Specifications for areas to be mulched.
- The Contractor shall stake out all planting locations for approval by the Landscape Architect or Contract Administrator prior to planting. Where dimensions are not provided, the drawing may be scaled ONLY to determine approximate locations of plant material. Dimensions are in millimeters unless otherwise stated.
- All mass plantings shall be in continuous beds with mulch as specified in planting details.
- All planting will be under warrantee by the Contractor for a minimum of 1 year. The Contractor shall water at time of planting and whenever deemed necessary to maintain trees in a healthy condition. Apply aqueous fertilizer in a ratio of 10-6-4 in accordance with manufacturers instructions. Sod, where specified, to be maintained and guaranteed until established, minimum after two mowings.
- Unwrap or do not wrap tree trunks. Stake trees in accordance with required specifications.
- Provide sufficient rodent protection on all new planting so as to deter bark or shoot damage by rodents. Significant rodent damage, as determined by the Landscape Architect will require plant replacement.



TYPICAL GARDEN BOULDER CONSTRUCTION DETAIL

DO NOT SCALE DRAWING.

SCALE: 1:50



GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.

The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.

Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.

The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.

It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.

The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etcO. If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

© Drawing set is protected under copywrite.

LEGEND

3	MAY 11-20	E.F.	AS PER MUNICIPAL COMMENTS
2	MARCH 31-20	E.F.	AS PER MUNICIPAL COMMENTS
1	DEC 16-19	E.F.	AS PER MUNICIPAL COMMENTS
NO	DATE	BY	REVISIONS
STAMP			
APPROVAL			
TOWN OF COBOURG			
NAME: _____			
DATE: _____			
SIGNATURE: _____			

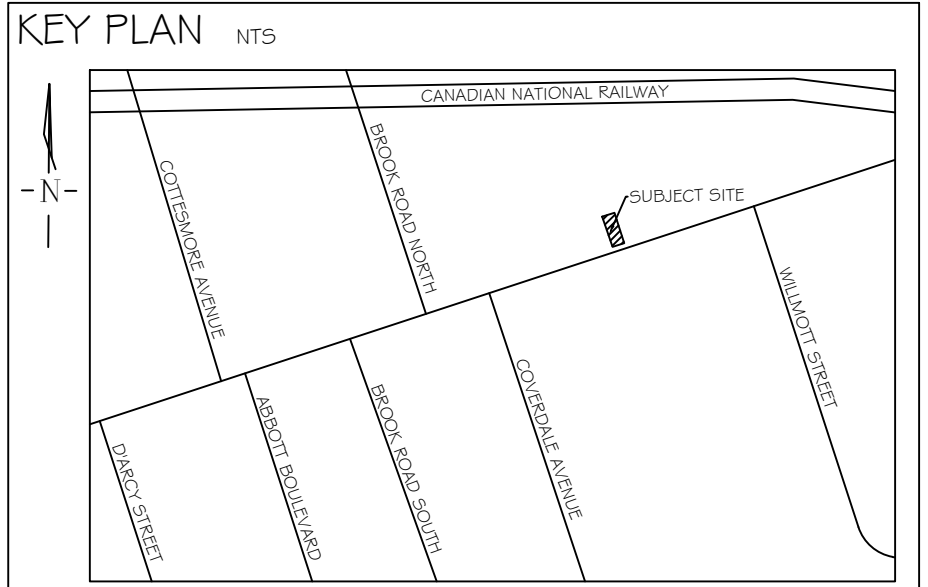
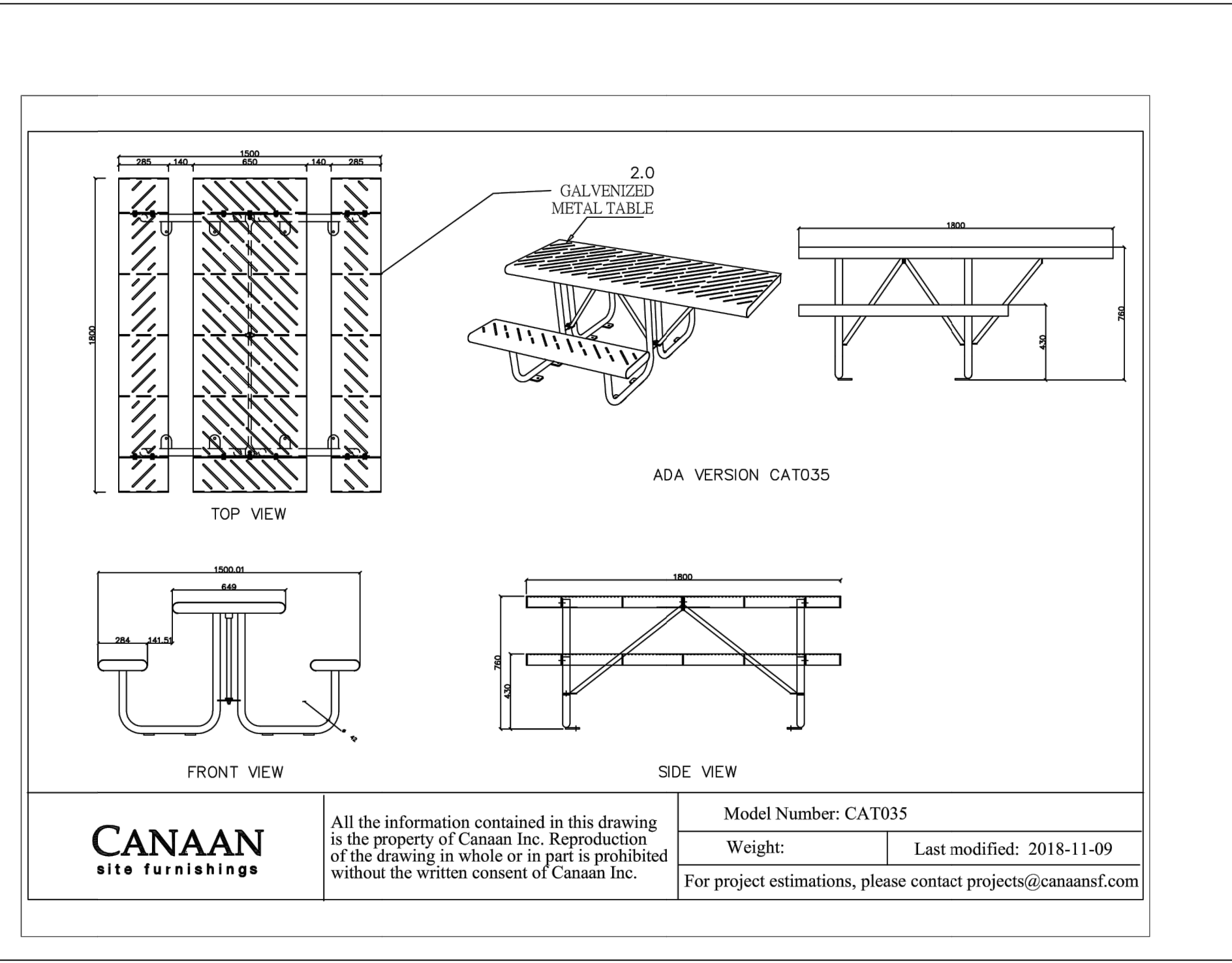
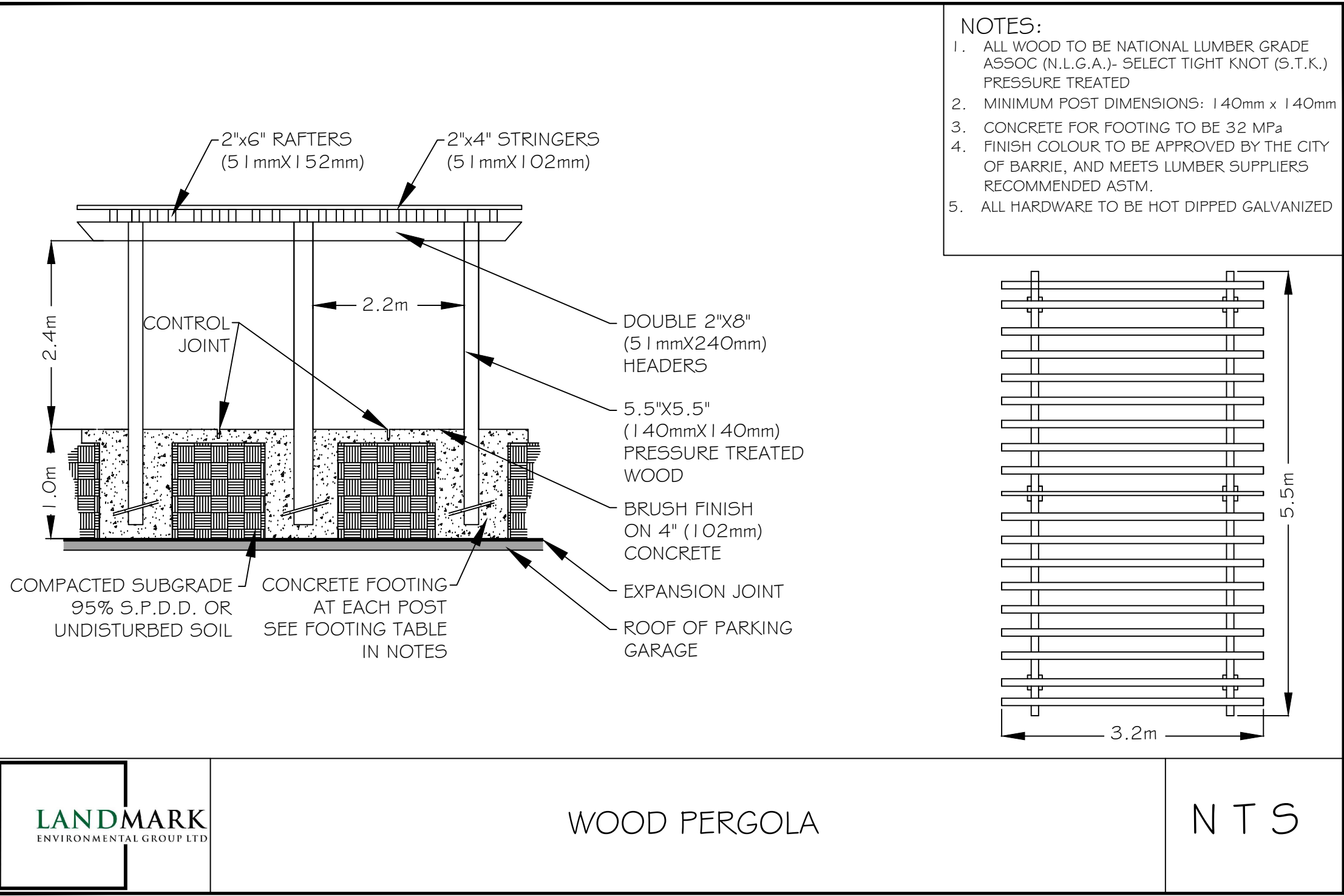
LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS

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CLIENT:		MR. JEFF MYCYK JMCD HOLDINGS INC.	
PROJECT:		EAST VILLAGE SUBDIVISION 460 KING STREET EAST, COBOURG	
DRAWING:		PLANT LIST & DETAILS	
SCALE BAR:			
PROJECT NO.: LA 351-18		SCALE: N.T.S	
MUNICIPAL FILE NO.:		DATE: August 6, 2019	
DRAWN BY: E.F		CHECKED BY: J.H	
		DRAWING No.: D-1	



GENERAL NOTES

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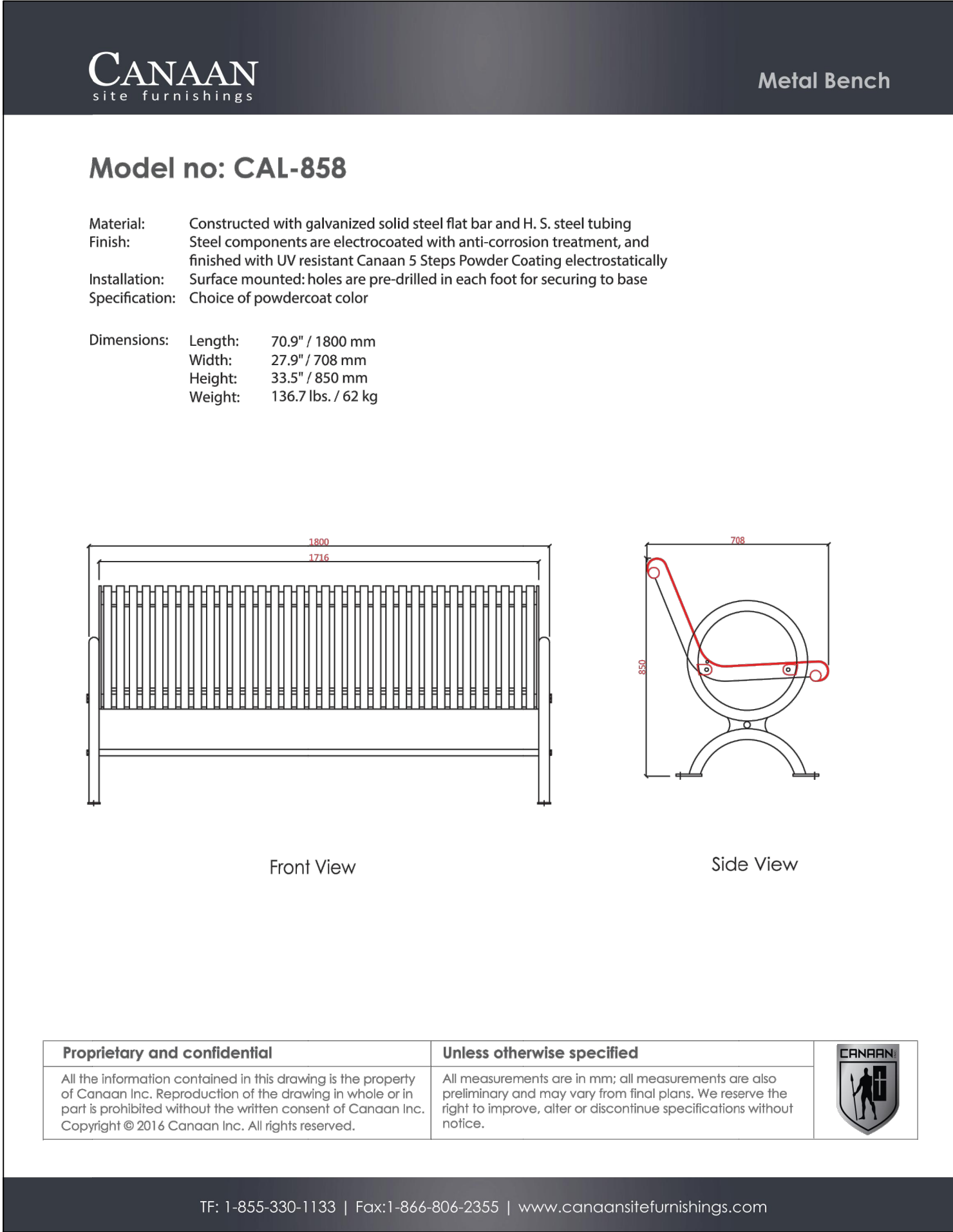
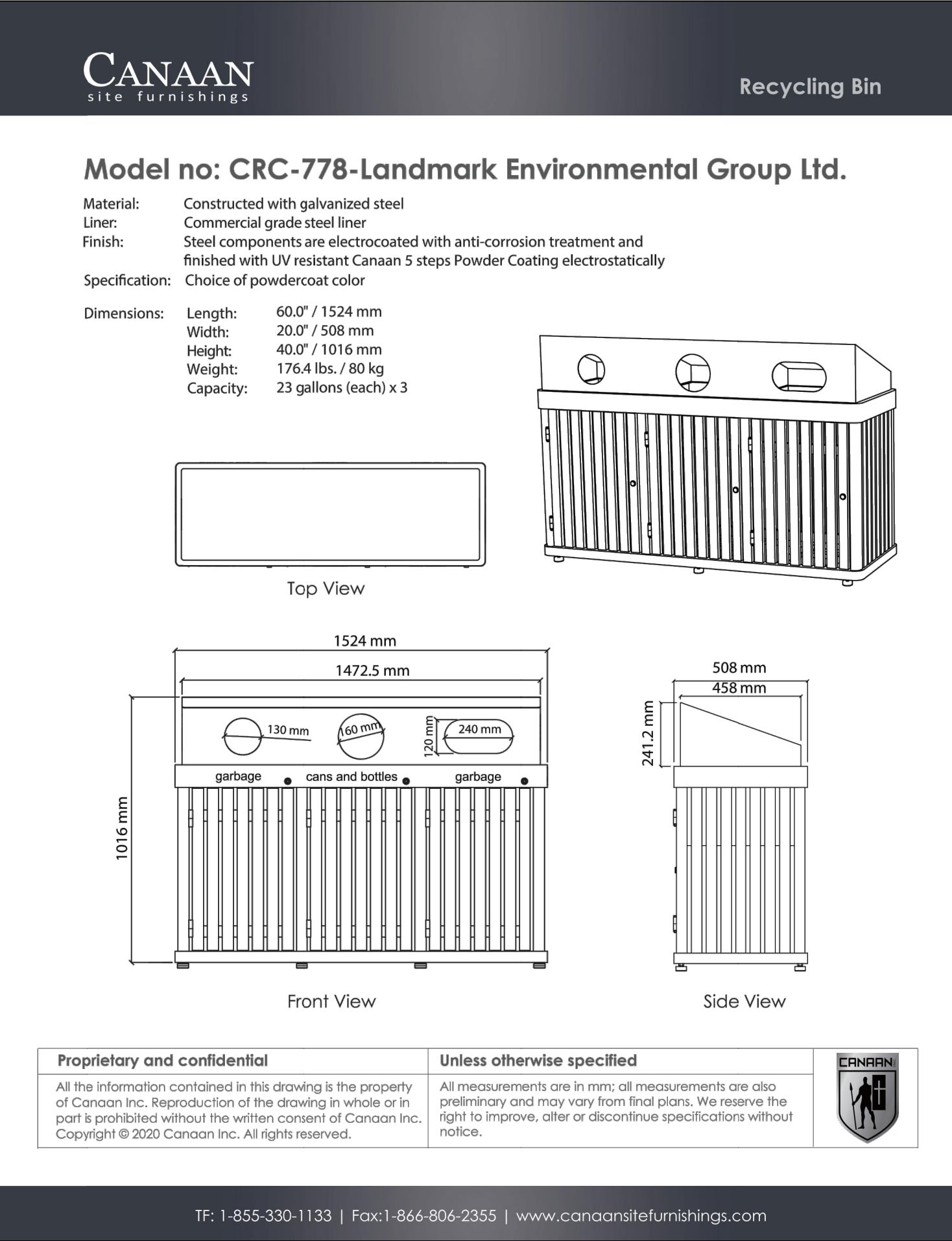
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LEGEND



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STAMP			
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TOWN OF COBOURG			
NAME _____			
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SIGNATURE _____			

LANDMARK ENVIRONMENTAL GROUP LTD.

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CLIENT: MR. JEFF MYCYK
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PROJECT: EAST VILLAGE SUBDIVISION
460 KING STREET EAST, COBOURG

DRAWING: DETAILS

SCALE BAR:

PROJECT NO.: LA 351-18	SCALE: N.T.S
MUNICIPAL FILE NO.:	DATE: August 6, 2019
DRAWN BY: E.F.	CHECKED BY: J.H.
DRAWING No.: D-2	

