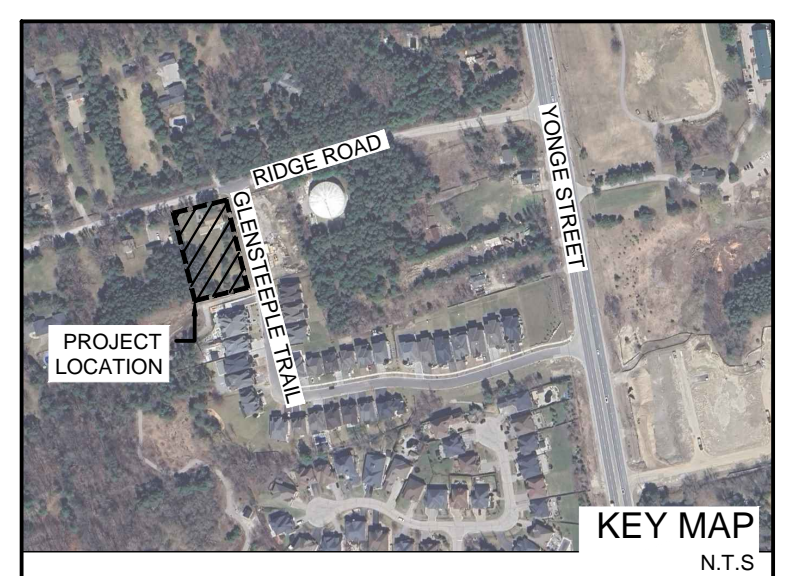


GENERAL NOTES:

- CONTRACTOR SHALL BE REQUIRED TO HAVE A FLAGMAN DIRECTING ALL DELIVERIES OF MACHINERY OR MATERIALS TO THE SITE.
- CONTRACTOR SHALL PROTECT ALL IRON BARS. ANY DISTURBED BARS SHALL BE REPLACED BY OWNER AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL REVIEW AND VERIFY SITE GRADES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT. COMMENCEMENT OF GRADING SHALL CONSTITUTE ACCEPTANCE OF SITE CONDITIONS; NO CLAIMS FOR EXTRAS WILL BE ENTERTAINED THEREAFTER.
- STORAGE OF MATERIALS, VEHICLES AND EQUIPMENT SHALL NOT BE PERMITTED WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN ROADS DAILY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY STATE FOR THE DURATION OF CONSTRUCTION; ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.
- ALL TEMPORARY PROTECTIVE & SEDIMENT CONTROL FENCING SHALL BE MAINTAINED BY THE CONTRACTOR TO THE SATISFACTION OF THE L.A. FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL SUPPLY & INSTALL FILTER FABRIC PROTECTION ON ALL EXISTING CATCH BASINS, WATER METER CHAMBERS, AND UTILITIES.
- CONTRACTOR SHALL REPAIR AT HIS COST ANY DAMAGE ARISING DURING CONSTRUCTION.
- ALL EXISTING UTILITIES TO BE RETAINED SHALL BE PROTECTED BY THE GENERAL CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY. THE GENERAL CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR UTILITY STAKEOUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT PROVINCIAL AND MUNICIPAL STANDARDS AND SPECIFICATIONS.
- THE CONDITION OF CURBS, SIDEWALKS, STREET TREES AND UTILITIES LOCATED WITHIN THE R.O.W. SHALL BE REVIEWED AND DOCUMENTED BETWEEN ALL PARTIES PRIOR TO THE START OF CONSTRUCTION.
- DUST CONTROL:** CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL DUST ON THIS PROJECT SITE ON A DAILY BASIS AND TO THE SATISFACTION OF THE CONSULTANT.

REFER TO D-1 FOR PLANTING NOTES



LEGEND:

1 D-0 DETAIL # SHEET #

--- PROPERTY LINE

--- 5.0m BUFFER

ASPHALT PAVING

UNIT PAVING

SOD

EXISTING TREE TO REMAIN REFER TO ARBORIST REPORT

DECIDUOUS TREE

DECIDUOUS TREE - R.O.W.

DECIDUOUS TREE - BUFFER

CONIFEROUS TREE

SHRUBS AND PERENNIALS

RT	ISSUED FOR RESUBMISSION	2/19/2026	OC
RD	ISSUED FOR SUBMISSION	4/3/2025	OC
no.	revision	date	by

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project number
2025-003

Suite 207, 95 Mural Street, Richmond Hill, Ontario L4B 3G2,
Tel. 905.669.6838, www.landscapeplan.ca

project title
107 RIDGE ROAD

city file: PRE-2023-28
municipality: TOWN OF AURORA

LANDSCAPE/SURFACE MATERIALS PLAN

drawn by: OC reviewed by: JS drawing number: L-1
date: JAN 2025 scale: 1:150

PLANT LIST - ON SITE

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NATIVE
2	GYP	Gymnocladia dioica	Kentucky Coffee Tree	60mm	-	W.B.	-	✓
2	QMA	Quercus macrocarpa	Burr Oak	60mm	-	W.B.	-	✓
3	LT	Liriodendron tulipifera	Tulip Tree	60mm	-	W.B.	-	✓

DECIDUOUS SHRUBS

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NATIVE
20	Csf	Cornus stolonifera "Arctic Fire"	Arctic Fire Dogwood	-	60cm	-	-	✓
29	Phd	Physocarpus opulifolius "Dart's Gold"	Dart's Gold Ninebark	-	60cm	-	-	✓
19	Pdm	Physocarpus opulifolius "Donna May"	Little Devil Ninebark	-	60cm	-	-	✓

PERENNIALS AND GRASSES

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NATIVE
26	ec	Echinacea purpurea "Kim's Knee High"	Kim's Knee High Cone Flower	-	-	1 gal.	-	✓
6	sn	Sorghastrum nutans	Indian grass	-	-	1 gal.	-	✓
58	lpi	Liatris spicata	Dense Blazing-star	-	-	1 gal.	-	✓
45	rfg	Rudbeckia fulgida "Goldsturm"	Black-eyed Susan	-	-	1 gal.	-	✓

PLANT LIST - BUFFER

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NATIVE
4	QRU	Quercus rubra	Red Oak	60mm	-	W.B.	-	✓
4	ASM	Acer saccharinum	Silver Maple	60mm	-	W.B.	-	✓
3	BEA	Betula alleghaniensis	Yellow Birch	60mm	-	W.B.	-	✓
12	AMC	Amelanchier canadensis	Serviceberry	60mm	-	W.B.	-	✓

CONIFEROUS TREES

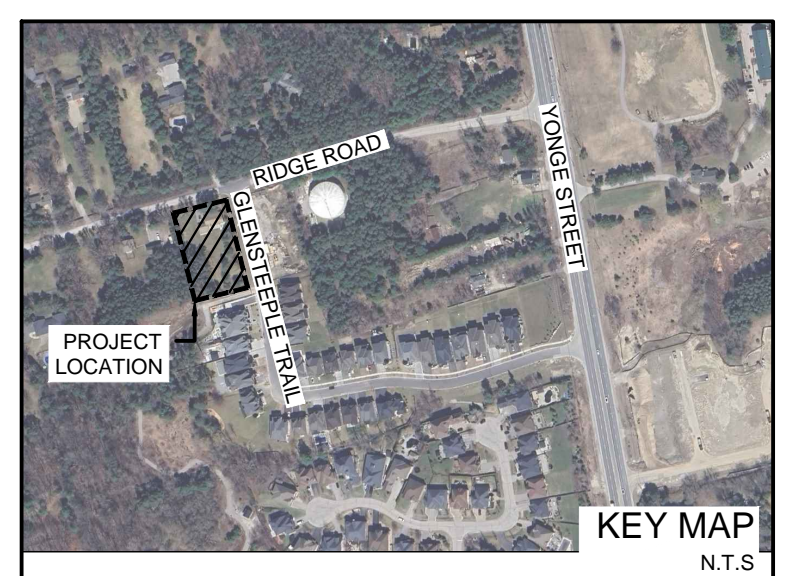
Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NATIVE
7	PG	Picea glauca	White Spruce	-	250cm	W.B.	-	✓

DECIDUOUS SHRUBS

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NATIVE
28	Ra	Rhus aromatica	Fragrant Sumac	-	60cm	-	-	✓
17	Rbl	Rosa blanda	Smooth Wild Rose	-	60cm	-	-	✓
19	Ceo	Ceanothus americanus	New Jersey Tea	-	60cm	-	-	✓
19	Cor	Cornus stolonifera	Red Osier Dogwood	-	60cm	-	-	✓

PLANT LIST - R.O.W.

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NATIVE
3	ASA	Acer saccharum	Sugar Maple	60mm	-	W.B.	-	✓



- LEGEND:**
- 1 - DETAIL #
 - D-0 - SHEET #
 - PROPERTY LINE
 - 5.0m BUFFER
 - ASPHALT PAVING
 - UNIT PAVING
 - SOD
 - EXISTING TREE TO REMAIN
REFER TO ARBORIST REPORT
 - DECIDUOUS TREE
 - DECIDUOUS TREE - R.O.W.
 - DECIDUOUS TREE - BUFFER
 - CONIFEROUS TREE
 - SHRUBS AND PERENNIALS

RT ISSUED FOR RESUBMISSION	2/19/2025	OC
RD ISSUED FOR SUBMISSION	4/3/2025	OC
no.	revision	date

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project number
2025-003



project title
107 RIDGE ROAD

city file: PRE-2023-28
municipality: TOWN OF AURORA

SOIL VOLUME PLAN

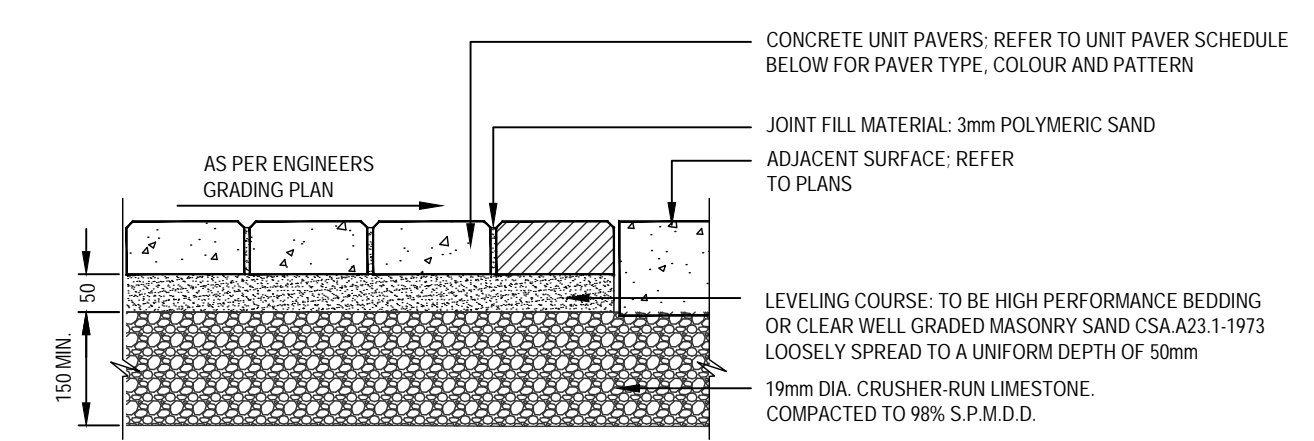
drawn by OC	reviewed by JS	drawing number: L-2
date JAN 2025	scale 1:150	

SOIL VOLUME FOR TREE PLANTING

COLOUR	AREA	SOIL AREA (m ²)	SOIL DEPTH (m*)	SOIL VOLUME (m ³)	TREE QUANTITY	SOIL VOLUME PER TREE (m ³)	IRRIGATION PROVIDED (YES/NO)
A1	478.2	1.9	908.58	30	30.29	NO	
A2	27.8	1.2	33.36	1	33.36	NO	
A3	27.8	1.2	33.36	1	33.36	NO	
A4	88.0	1.2	105.60	3	35.20	NO	
A5	105.1	1.4	147.14	3	49.05	NO	
A6	60.3	1.8	108.54	2	54.27	NO	
			1336.58	40			

SOIL VOLUME REQUIREMENTS:
 40% OF THE SITE AREA / 66m² x 30m² = TOTAL SOIL VOLUME REQUIRED
 1 556.6 / 66 x 30 = 707.5 m³
 MINIMUM SOIL VOLUME = 707.5m³
 TOTAL PROPOSED SOIL VOLUME = 1336.58m³

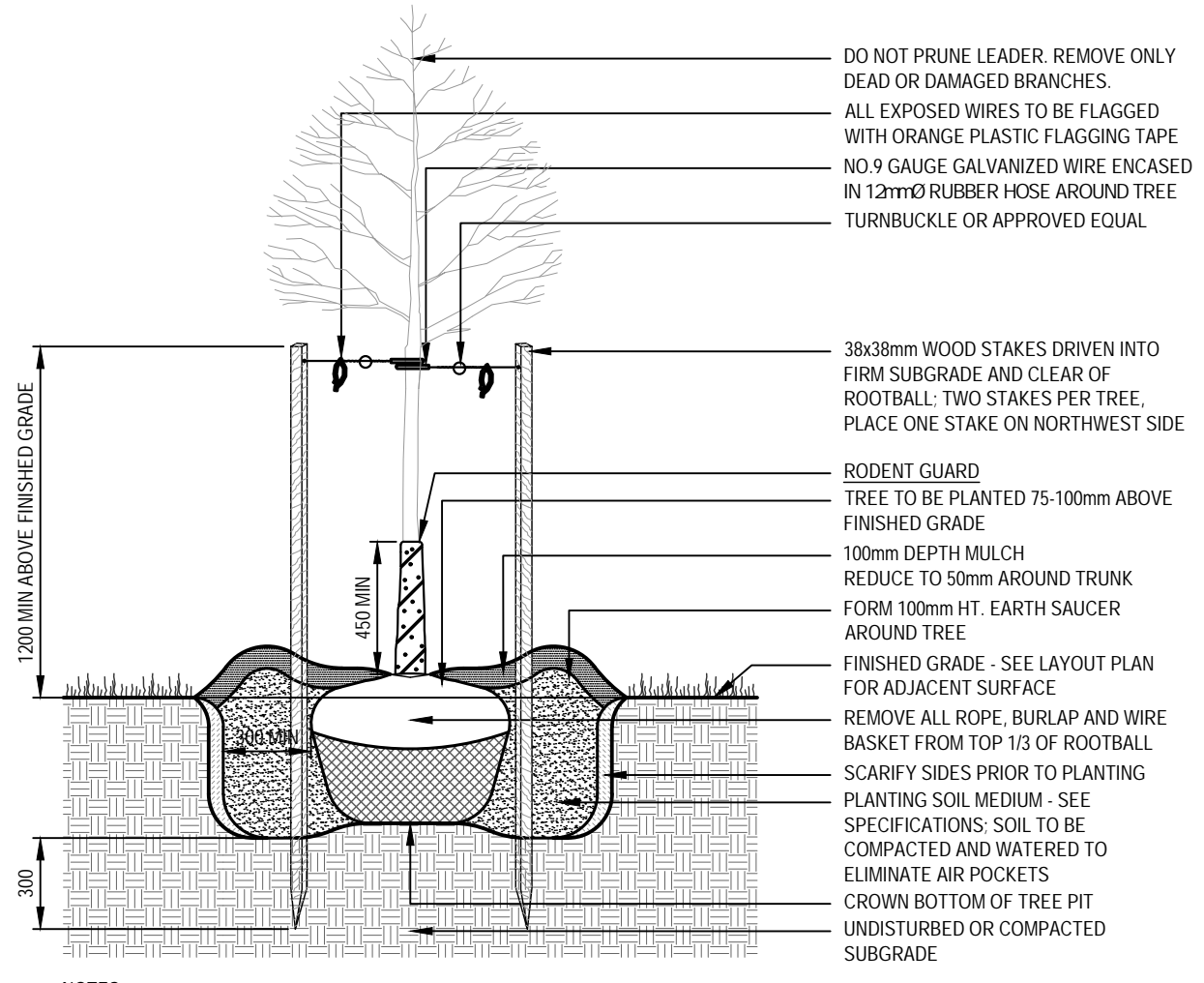
user: oclm, file: L:\LPL_Projects\2025\2025-003 - 107 Ridge Road Aurora\1.0 Site Plan Phase CAD\2025-003_260217_R102_SPA.dwg, plot: Feb 19, 2025 - 10:37am



- NOTES:**
- WHERE REQUIRED, CUT UNIT PAVERS WITH AN APPROVED CUTTER TO FIT ACCURATELY, NEATLY AND WITHOUT DAMAGED EDGES.
 - AFTER LAYING UNIT PAVERS ON UN-COMPACTED, SCREENED SAND BEDDING OR HIGH PERFORMANCE BEDDING COURSE, COMPACT ENTIRE PAVED AREA TO ACHIEVE CONSOLIDATION OF THE BEDDING USING A SUITABLE PLATE COMPACTOR.
 - AFTER COMPACTION, JOINTING SAND SHALL BE SPREAD OVER PAVING AND SWEEP INTO JOINTS.
 - SLOPE SUBGRADE PARALLEL TO FINISHED GRADE (MIN. 2% SLOPE).
 - REFER TO ENGINEER GRADING PLANS FOR FINISH ELEVATIONS AND GRADIENTS.
 - ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
 - REFER TO LANDSCAPE PLAN.

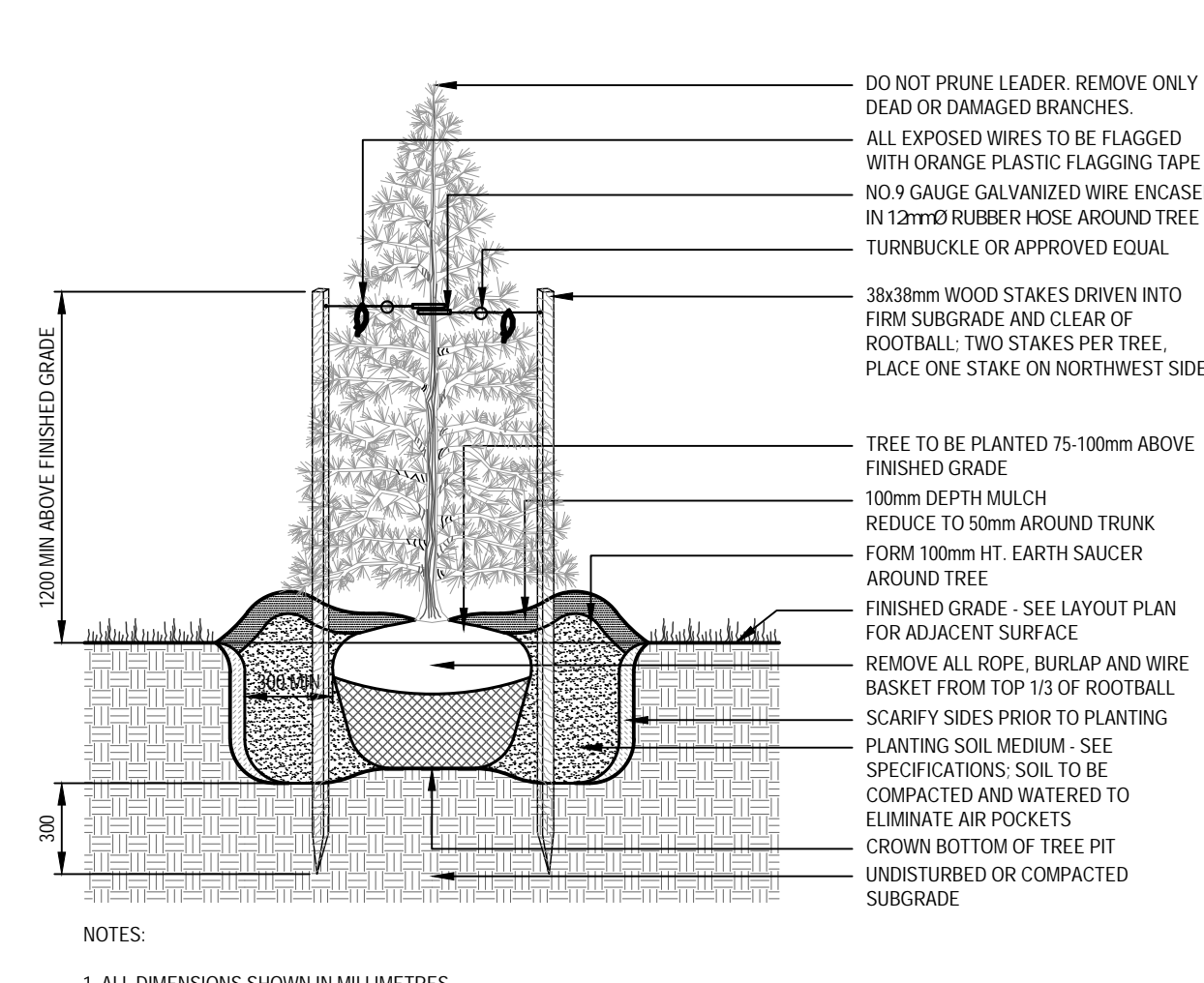
VEHICULAR & PEDESTRIAN UNIT PAVEMENT SCHEDULE					
KEY	MANUFACTURER	PAVER TYPE	PAVER SIZE	PAVER PATTERN	INFILL COLOUR
PATIO INFILL	PERMACON	MELVILLE #6 PAVERS- SMALL RECTANGLE	80 x 190 x 38mm	RUNNING BOND	RANGE SHADED GREY

UNIT PAVING
N.T.S.



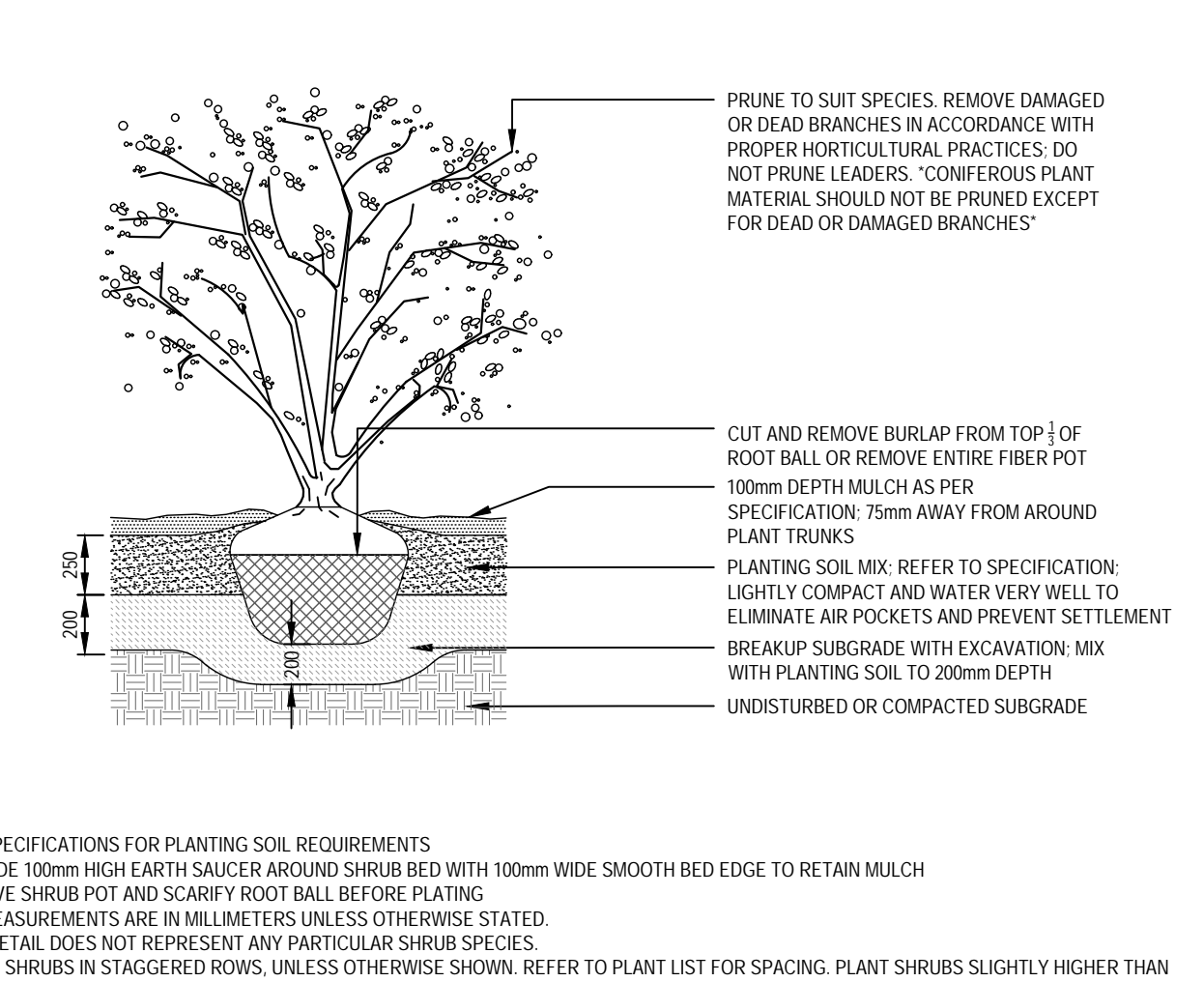
- NOTES:**
- ALL DIMENSIONS SHOWN IN MILLIMETRES
 - THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR TREE SPECIES

DECIDUOUS TREE
N.T.S.



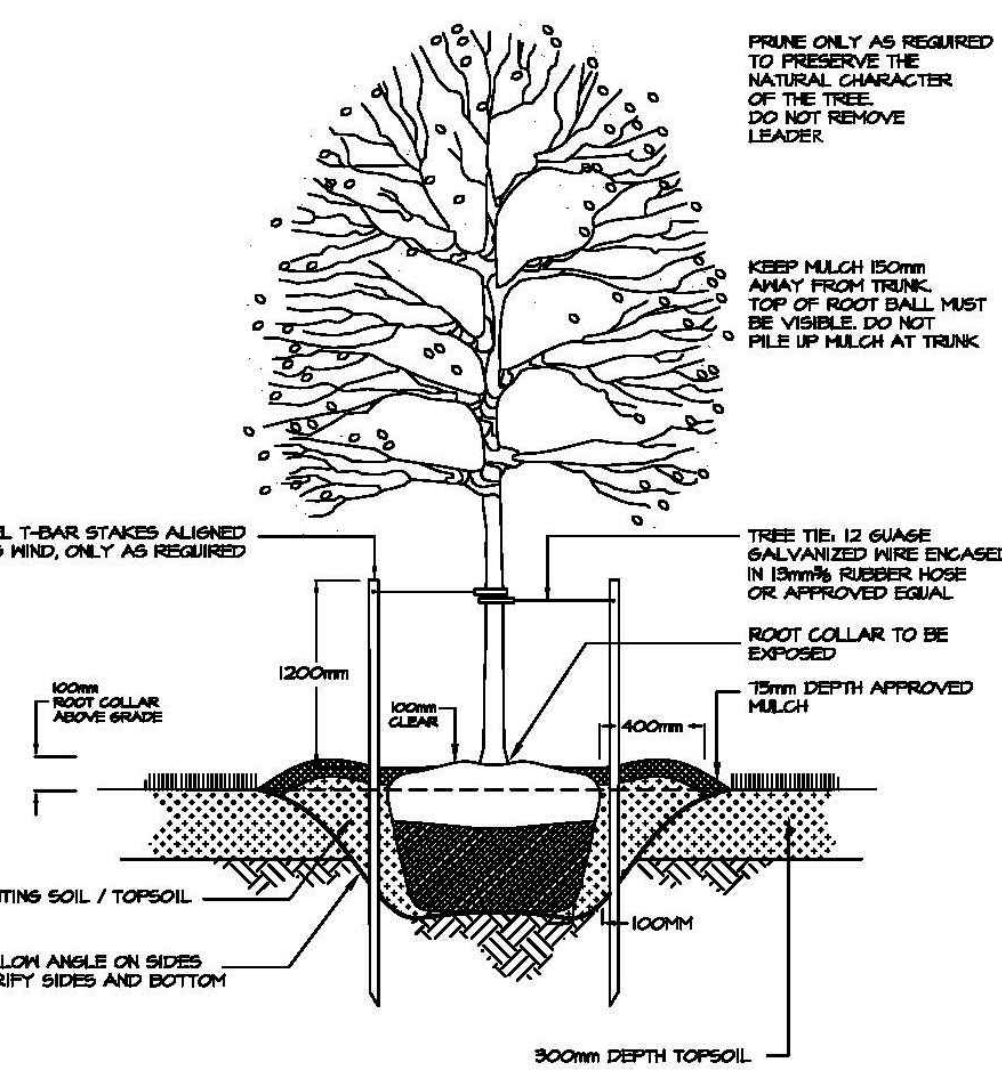
- NOTES:**
- ALL DIMENSIONS SHOWN IN MILLIMETRES
 - THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR TREE SPECIES
 - TREES UNDER 1800mm REQUIRE TWO STAKES; TREES OVER 1800mm REQUIRE THREE STAKES

CONIFEROUS TREE
N.T.S.



- NOTES:**
- SEE SPECIFICATIONS FOR PLANTING SOIL REQUIREMENTS
 - PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED WITH 100mm WIDE SMOOTH BED EDGE TO RETAIN MULCH
 - REMOVE SHRUB POT AND SCARIFY ROOT BALL BEFORE PLANTING
 - ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE STATED
 - THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR SHRUB SPECIES
 - SPACE SHRUBS IN STAGGERED ROWS, UNLESS OTHERWISE SHOWN, REFER TO PLANT LIST FOR SPACING. PLANT SHRUBS SLIGHTLY HIGHER THAN FINISHED GRADE
 - FOR BARE ROOT - SET PLANT AT ORIGINAL DEPTH OR SLIGHTLY HIGHER AND SPREAD OUT ROOTS, GENTLY BACKFILL WITH SOIL MIX IN LAYERS, WORKING SOIL BETWEEN ROOTS. FIRM SOIL, WATER WELL UPON COMPLETION

SHRUB / PERENNIAL
N.T.S.



- NOTES:**
- DO NOT ASSURE THESE PITS, TREES PLANTED IN ASSURED PITS WILL NOT BE ACCEPTED.
 - COMPLY SOIL CONDITIONS PRIOR TO PLANTING, FOR HEAVY CLAY CONDITIONS, SET TREE 50mm HIGHER THAN SPECIFICATED GRADE.
 - SCARIFY AND LOOSEN SIDES OF PLANTING PIT. ENSURE FIRM COMPACTED SOIL IN BOTTOM OF PIT.
 - SCARIFY PLANTING SOIL SHALL BE IN ACCORDANCE WITH TOWN OF AURORA TOPSOIL SPECIFICATIONS.
 - REPLACE MULCH IN LAYERS AND CONCENTRICALLY TAMP AND WATER TO ELIMINATE AIR POCKETS.
 - REMOVE TOPS, BURLAP AND / OR WIRE BASKET FROM TOP HALF OF ROOT BALL.
 - ALL MULCH SHALL BE SHREDDED CONIFEROUS BARK MULCH.

DECIDUOUS TREE PLANTING
APRIL 2014
DRAWING NO.: **PL-1**

GENERAL:

- All plant material shall be nursery stock conforming to the latest edition of the Canadian Standards for Nursery Stock as published by the Canadian Nursery Landscape Association.
- All plants shall be healthy, vigorous plants, free from defects, decay, disfiguring roots, sun-scald injuries, bark abrasions, plant diseases and pests and all forms of infestations or objectionable deformations.
- All plants shall be true to name, size, condition and quantity as per plan and plant list specifications.
- All plant material shall be unwrapped prior to inspection. The Town of Aurora reserves the right to inspect all plant material and reject all material that does not meet the standards listed herein.
- Substitutions will not be accepted without prior written request by the consulting Landscape Architect and written approval by the Town of Aurora. Additional plant quantities will be required to compensate for approved reduction in size due to unavailability of materials, to the satisfaction of the Town of Aurora.

TREES:

- All trees shall be open-grown for wind-firmness. Trees shall not be leaning or have significant sweep, crook or bend. Deciduous trees shall have approximately two-thirds of their total height in living branches. All trees shall have good crown shape and colour (evergreens) characteristic of their species. Trees shall have a single dominant leader with no side branches taller / longer than the main leader.
- If required, trees shall be properly target pruned (never flush cut, trimmed, rounded-over, hedged, tipped or topped) and dead / damaged branches shall be removed. Branches that cross-over each other or rub against each other, co-dominant leaders, and branches growing upward inside the crown shall be properly pruned. Trees shall not be treated at any time with wound paint.
- All trees shall have root ball sizes that meet or exceed nursery standards. Root balls shall be firm and structurally integral with the trunk.

SHRUBS AND GROUND COVERS:

- Shrubs and ground covers shall have full, well branched crowns typical of species or variety. Root systems shall be ample, well-balanced and fibrous, capable of sustaining vigorous growth. Plants that are weak or thin, undersized, or have been cut back from larger grades to meet specifications shall be rejected.

SOD & SEED:

- All sod shall be Canada certified No. 1 Grade seed conforming to the Government of Canada Seeds Act and Regulations and to the Canadian Seed Growers Association for purity and germination.

PLANTING NOTES
NOVEMBER 2005
DRAWING NO.: **PN-1**

TOPSOIL:

Topsoil shall be a fertile, natural loam, capable of sustaining healthy plant growth; containing a minimum of 4% organic matter for clay loams and 2% organic matter for sandy loams, to a maximum of 25% by volume.

Topsoil shall be loose and friable, free of subsoil, clay lumps, stones, rocks or any other deleterious material greater than 50mm diameter. Topsoil shall be free of all litter and toxic materials that may be harmful to plant growth. Topsoil containing sod clumps, crabgrass, couchgrass or other noxious weeds is not acceptable. Topsoil shall not be delivered or placed in a frozen or excessively wet condition.

Topsoil acidity / alkalinity shall be in the range of 6.0pH to 7.5pH. Topsoil in excess of 7.5pH shall be amended to reduce alkalinity. Use only products and methods approved by the Town of Aurora.

TOPSOIL TESTING:

Topsoil testing for all topsoil to be utilized for landscape use shall be completed by an accredited agency approved by the Town of Aurora. Topsoil shall be tested to confirm soil type (i.e. percentage of sand, silt, clay and organic content), macro and micronutrient content and pH levels. Test results shall be forwarded to the Town of Aurora Parks Division prior to commencement of topsoil placement. Fertilizers and soil amendments per topsoil test results shall be incorporated at time of topsoil placement or during planting / seeding / sodding operations.

TOPSOIL DEPTH:

The consulting Landscape Architect shall coordinate with civil engineering and site works operations to ensure the minimum depth topsoil is accounted in soil balancing calculations and provided on site.

Topsoil depth requirements are as follows:

- Storm water management facilities: 300mm minimum continuous depth.
- Created or disturbed open space lands, buffers: 300mm minimum continuous depth.
- Boulevards (Street Tree locations): 300mm minimum continuous depth.
- Shrub Planting Beds: 500mm minimum continuous depth.
- Tree Planting Beds: 600mm minimum continuous depth.
- Sodded Areas without tree / shrub plantings: 200mm minimum continuous depth.
- Residential Lots: 200mm minimum continuous depth.

The consulting Landscape Architect shall confirm, in writing to the Town of Aurora, the minimum depth of topsoil placed prior to planting, seeding or sodding operations.

TOPSOIL FOR FEATURE PLANTING AREAS, MEDIANS & TRAFFIC CIRCLES:

Topsoil required for feature planting beds, centre median and traffic circle planting beds shall be imported, screened, triple mix topsoil (consisting of equal parts of good quality topsoil, coarse sand and compost). Imported topsoil shall meet all of the topsoil requirements noted above and shall be approved by the Town of Aurora prior to placement.

TOPSOIL NOTES
NOVEMBER 2005
DRAWING NO.: **TN-1**

CONSTRUCTION MAINTENANCE:

Construction Maintenance shall begin upon commencement of the Landscape Works and shall continue until Municipal Completion (Substantial Performance) of the Landscape Works, or portions thereof, whereupon the Municipal Maintenance Guarantee Period shall take over.

The Contractor shall ensure that all on-going landscape installations are protected and maintained in good condition and suitable for their intended use.

The Contractor shall respond expeditiously to requests from the Town of Aurora when deficiencies are noted and remedies required.

MUNICIPAL MAINTENANCE GUARANTEE PERIOD:

The Municipal Maintenance Guarantee Period for all Landscape Works shall be a minimum of two (2) years including two (2) full growth seasons for all plant materials. Planting which is replaced under guarantee shall occur the same minimum two (2) year guarantee beginning at time of notification of replacement.

Maintenance activities shall commence upon Municipal Completion (Substantial Performance) of the Landscape Works, or portions thereof as certified by the consulting Landscape Architect and approved by the Town of Aurora, and shall continue until certification of Acceptance of Landscape Works in accordance with the executed Development Agreement.

MAINTENANCE SCHEDULE:

Prior to startup of Landscape operations the Landscape Architect shall coordinate with the contractor to prepare a Maintenance Schedule identifying maintenance obligations to be performed for the Construction Maintenance Period and the Municipal Maintenance Guarantee Period. The Maintenance Schedule shall be forwarded to the Town of Aurora Parks Division for review and approval.

The Landscape Architect / Contractor shall notify the Town upon each maintenance application and shall provide a maintenance report at the end of the growing season summarizing maintenance performed throughout the year. Maintenance reports for each year of the guarantee period shall be required by the Town as a condition of approval of Acceptance of the Landscape Works and release of landscape securities.

MAINTENANCE OF HARD LANDSCAPE:

Maintenance inspection of hard landscape components (i.e. unit paving, fences, walls etc.) shall be performed a minimum of once per year to ensure the integrity and safe, intended use of the landscape component. Deficiencies observed shall be documented and remedied in a timely manner.

Where deficiencies are observed, or when a complaint is received by the Town, written notification shall be issued by the Town to the consulting Landscape Architect. The Landscape Architect shall direct the contractor to take appropriate action to remedy the deficiency. Action shall be taken within two (2) weeks of notification, to the satisfaction of the Town.

DEBRIS & GARBAGE REMOVAL:

All lands subject to the Agreement including vacant lots/blocks, open space areas and storm water management facilities shall be inspected for building debris, remnant silt fencing, garbage and miscellaneous debris. Such materials shall be removed and disposed of off-site. Inspections shall be three (3) times per growing season or as directed by the Town for the duration of the maintenance guarantee period.

LANDSCAPE MAINTENANCE: 1 of 2
OCTOBER 2008
DRAWING NO.: **LM-1**

PLANT MATERIAL MAINTENANCE ACTIVITIES:

General maintenance requirements for trees, shrubs and groundcovers shall be performed a minimum of three (3) times per growing season and shall include, but not be limited to the following activities:

- Watering in accordance with Watering Requirements, below.
- Weed control: cultivation / hand removal of weeds in tree pits and shrub beds.
- Disease and insect control: Method and application to approval of Town of Aurora Parks Division.
- Toppping / restocking mulch to ensure 75mm depth; cleaning mulch from trunk flare.
- Pruning of dead and damaged branches. Wound dressing as required.
- Fertilizing (when required) based on topsoil test recommendations. Do not fertilize spring-planted trees at time of planting; fertilize in fall after leaf abscission.
- Replacement of unacceptable or dead material.
- Straightening of trees that lean, adjustments of supports and stakes.
- Raising / adjusting trees that settle or are planted too low.
- Burlap wrapping of all conifers prior to winter freeze-up.
- Any other procedure consistent with good horticultural practice necessary to ensure normal, healthy growth of planted material.

GENERAL SOD & SEED MAINTENANCE ACTIVITIES:

General maintenance of sod and seeded areas shall include, but not be limited to the following activities:

- Reseeding / resodding dead / bare areas and areas of poor seed / sod performance.
- Grass cutting to control weeds and promote growth:
 - Sodded areas / boulevards: bi-weekly to 75mm height.
 - SWM Facilities: 3 times per growing season to 150mm height.
- Weed control: by grass cutting. Spray application for severe weed infestation as required and only upon approval by Town of Aurora Parks Division.
- Fertilizing (as required) based on topsoil test recommendations or as directed by Town of Aurora Parks Division.

WATERING REQUIREMENTS:

Watering (in addition to watering at time of planting / sod / seeding) is required to ensure germination and / or to maintain continuous healthy growth throughout the maintenance period:

- Sod and seeded areas: apply sufficient water to penetrate the soil to 100mm depth.
- Planting beds: apply sufficient water to penetrate soil to 200mm depth.
- Individual trees: apply 20 litres per tree, minimum, per watering.
- Apply water at a rate that will prevent saturation and run-off.
- Watering during periods of excessive drought shall be completed at a minimum rate of one (1) application per week, until weather permits otherwise.
- Watering shall be completed in late fall for all conifers to ensure sufficient soil moisture prior to freeze-up.

LANDSCAPE MAINTENANCE: 2 of 2
NOVEMBER 2008
DRAWING NO.: **LM-2**

REV	ISSUED FOR RESUBMISSION	DATE	BY
1	ISSUED FOR SUBMISSION	4/2/2025	OC
2	revision	date	by

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project number
2025-003



project title
107 RIDGE ROAD

city file: PRE-2023-28
municipality: TOWN OF AURORA

drawing title

DETAILS

drawn by OC	reviewed by JS	drawing number: D-1
date JAN 2025	scale AS SHOWN	

user: ocbm file: L:\LPL_Projects\2025\2025-003 - 260217_R102_SPA.dwg plot: Feb 19, 2026 - 10:37am