



**KEY PLAN**

**LEGEND**

- LIMIT OF WORK
- MATCHLINE
- Gts PROPOSED STREET TREE (SUBJECT TO FINAL UTILITY COORDINATION)
- ★ Gts PROPOSED STREET TREE ON PRIVATE PROPERTY (SUBJECT TO SITE REVIEW)
- PROPOSED ACOUSTIC FENCE (2.0m HEIGHT AS PER ACOUSTIC REPORT) SEE LS-8
- PROPOSED WOOD PRIVACY FENCE (1.8m HEIGHT) SEE LS-8
- PROPOSED CHAIN LINK FENCE (1.5m HEIGHT OR AS NOTED)
- PROPOSED WOOD RAIL FENCE (1.0m HEIGHT) SEE LS-8
- ◆ STREET LIGHT
- ◆ TRANSFORMER
- ◆ HYDRANT
- ◆ MAIL BOX
- ◆ STREET SIGN
- ◆ BELL PEDISTAL
- ◆ BELL GRADE BOX (GLB)

**NOTES**

1. BASE INFORMATION RECEIVED FROM URBAN ECOSYSTEMS INC. JUNE 12, 2014. REISSUED JULY 16, 2014, SEPTEMBER 16, 2014, NOVEMBER 25, 2014, DECEMBER 02, 2014, MARCH 17, 2015 AND APRIL 14, 2015.

No.	Revision	Date	By	App'd
7	Issued to Engineer for Fifth Submission	July 06, 15	AS	
6	Issued to Engineer for Fourth Submission	April 15, 15	AS	
5	Issued to Engineer for Third Submission	Dec. 22, 14	AS	
4	Issued to Engineer and Client for Review	Dec. 10, 14	AS	
3	Issued to Engineer for Second Submission	Sept. 24, 14	AS	
2	First Submission to Town	Jul. 21, 14	AS	
1	Issued to Client and Engineer	Jun. 17, 14	AS	

**Benchmarks**

No.	Elevation	Description

- NOTES**
- Trees shall be guaranteed until final assumption of the subdivision.
  - Street Tree plans to be used for conceptual layout only. Drawings are to read in conjunction with approved utility co-ordination drawings prepared by Urban Ecosystems Ltd. Refer to Plan and Profile for location of underground site service connections.
  - All tree locations must be verified on site by contractor and approved by consultant prior to excavation. For service offsets, see note below:  
Minimum Setback Distances from:  
Fire Hydrants 3.0m  
Hydro Vault 1.2m from sides & 3.0m from front  
Light Poles 4.5m  
Utility Pedestals 1.0m  
Buried Pipes/ Lines 1.0m  
Driveways 1.5m  
Stop Signs 20.0m
  - The offices of Hydro, Bell, Gas, Cable T.V. and the Town's Waterworks Department must be contacted for the precise locations before any digging can commence. All utilities must be staked out and locations approved prior to tree planting.
  - As a result of underground service locations, it is anticipated that street tree planting pits will require excavation by hand.
  - All disturbed areas must be restored to original condition and to the satisfaction of the Town.
  - Street trees offset from the street line or curb as per approved Subdivision road cross sections.
  - Street trees in non-standard locations to be planted 1.5m min. from curbsides, water service/sewer connections and valves.
  - Final extent and location of fence return for privacy/acoustic fences, to be co-ordinated with house siting (varies). Subject to site conditions, the fence return may extend up to 1/3 the length of the house.

KEY	BOTANICAL NAME	COMMON NAME
	DECIDUOUS TREES	
Afj	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple
As	Acer saccharum	Sugar Maple
Asg	Acer saccharum 'Green Mountain'	Green Mountain Maple
Co	Celtis occidentalis	Common Hackberry
Gts	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust
Lt	Liriodendron tulipifera	Tulip Tree
Ov	Ostrya virginiana	Ironwood
Pc	Pyrus calleryana 'Redspire'	Redspire Ornamental Pear
Qm	Quercus macrocarpa	Burr Oak
Qr	Quercus rubra	Red Oak
Ta	Tilia americana	Basswood
Uh	Ulmus x 'Homestead'	Homestead Elm

**BRADFORD CAPITAL**

Street Tree and Fencing Layout Plan

Surveyed by: SP Checked by: Project No: BFD001

Drawn by: AS Approved by: Date: June 2014 Drawing No: LS-5

Scale: 1:500

Sheet No. 5 - OF - 8

**BRADFORD CAPITAL**

the mbtw group

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**ACCEPTED:**

BWG, ENGINEERING DEPT.

SIGNATURE

Aug 19/15

DATE