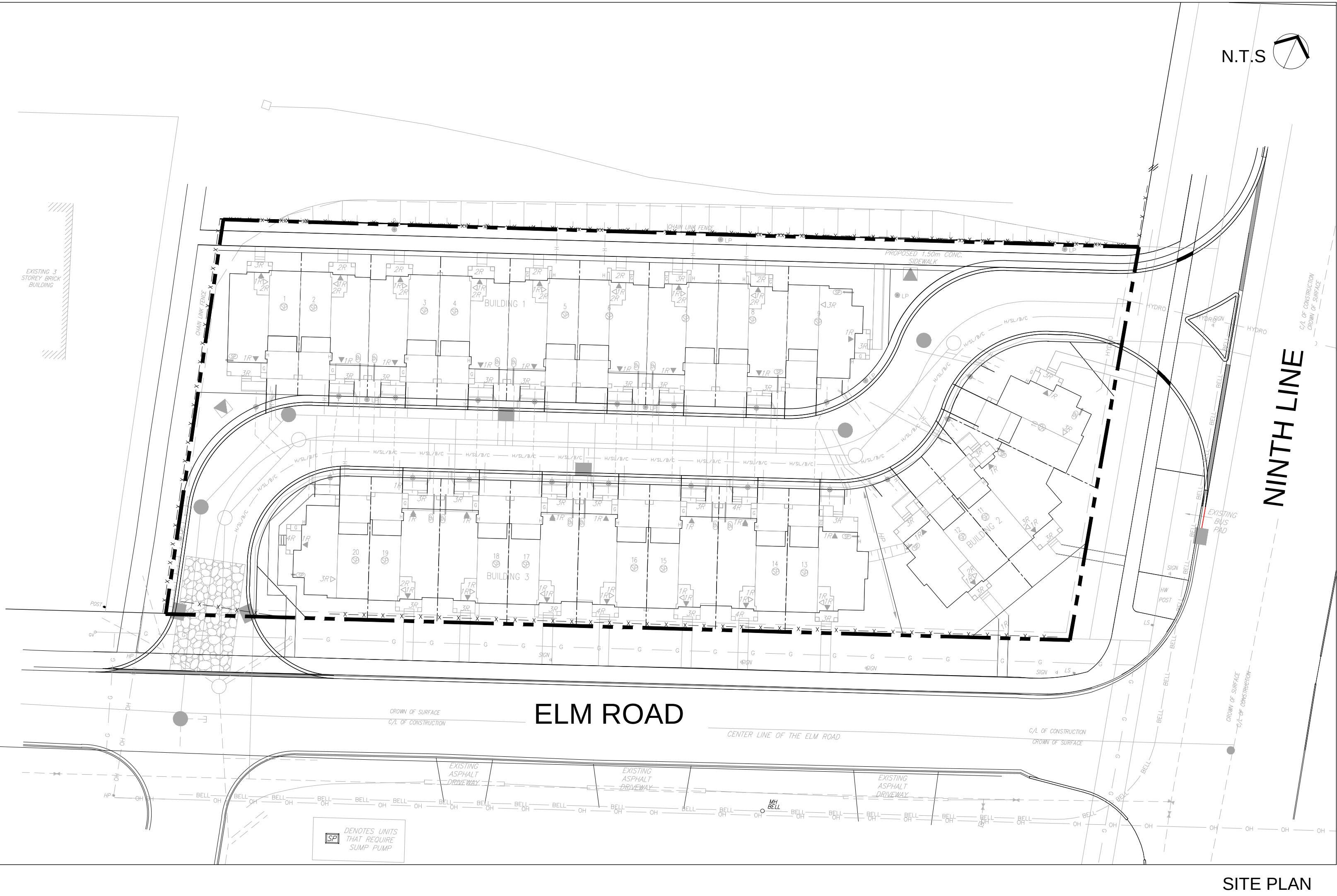


MADORI LIMITED
TOWN OF STOUFFVILLE

JUNE, 2025
CGLA Project No. 2917

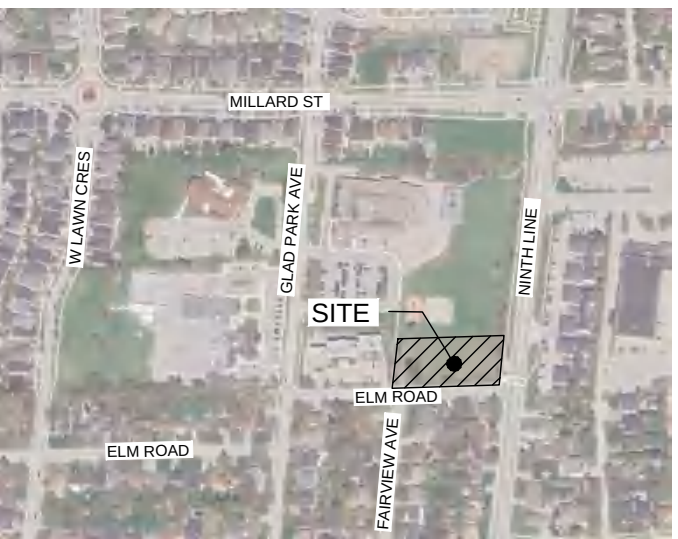


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LIST OF DRAWINGS	
TP1	TREE PRESERVATION PLAN
TP2	TREE PRESERVATION NOTES AND DETAILS
TP3	TREE INVENTORY
L1	LANDSCAPE PLAN
D1	LANDSCAPE DETAILS

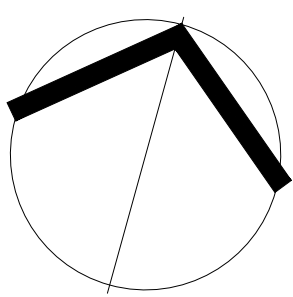
SUBMISSIONS AND REVISIONS	
1.	ISSUED FOR FIRST SUBMISSION JUN.27/ 25



TREE PROTECTION ZONE (MIN. DISTANCE)

R1	ISSUED FOR FIRST SUBMISSION	JUN.27/ 25	CJ
no.	revision	date	by

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SUBDIVISION AND ZONING APPLICATION

TREE PRESERVATION PLAN

Reviewed: DB	Drawn: CJ
Scale: 1:150	Date: 20250624
Project Number: 2917	
Drawing Number	

TP1

THE CONTRACTOR WILL BE CAREFULLY AND THOROUGHLY INFORMED BY THE DEVELOPER OF HIS CONTRACTUAL OBLIGATIONS REGARDING TREE AVOIDANCE AND PRESERVATION, AS WELL AS MAINTENANCE MEASURES TO BE UNDERTAKEN PRIOR TO COMMENCEMENT OF ANY SITE WORK.

THE DEVELOPER IS REQUIRED TO BE INFORMED ABOUT THE WILDLIFE ACT AND MIGRATORY BIRD CONVENTION ACT, 1994 (m-71-C.R.C., c.1035 GENERAL PROHIBITIONS, SECTION 6) REQUIREMENTS TO ENSURE CONFORMANCE WITH PROVINCIAL AND FEDERAL REGULATIONS. IT IS AN OFFENCE TO DESTROY OR ACTIVE NESTS AND/OR EGGS DURING BIRD NESTING PERIODS. COMMON NESTING PERIODS FOR BIRDS IN THE AREA ARE: MAY 15 TO JULY 31 FOR MOST BIRDS AND MAY 15 TO AUGUST 15 FOR OTHER TIMES AS WELL. LARGE SCALE CLEARING OPERATIONS ARE PROHIBITED DURING THIS PERIOD, UNLESS APPROPRIATE MONITORING IS UNDERTAKEN. SHOULD TREE REMOVAL DURING BIRD NESTING SEASON BE UNAVOIDABLE, THE DEVELOPER IS REQUIRED TO CONDUCT A NESTING SURVEY. IN ADDITION, THE DEVELOPER IS ALSO REQUIRED TO PROVIDE ON-SITE MONITORING BY A REGISTERED PROFESSIONAL BIOLOGIST TO ENSURE NESTS WILL NOT BE DAMAGED.

CONTRACTORS ARE RESPONSIBLE TO IMPLEMENT ALL TREE PRESERVATION MEASURES TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/ISA CERTIFIED ARBORIST.

THE CONTRACTOR WILL PROVIDE PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY SITE WORK TO ALL EXISTING INDIVIDUAL TREES AND ASSOCIATED UNDERSTOREY AND GROUNDCOVER, WHICH ARE TO REMAIN. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED WILL BE DONE IN A LIKE MANNER WITH FENCING AROUND THE ENTIRE CLUMPS(S). THE FENCING WILL BE LOCATED 360 DEGREES AROUND SINGLE OR CLUMP(S) OF PROTECTED TREES.

INSTALLATION OF PROTECTIVE FENCING WILL BE COMPLETED PRIOR TO THE COMMENCEMENT OF SITE CLEARANCE, DEMOLITION OR ANY OTHER TYPE OF CONSTRUCTION, TO THE SATISFACTION OF THE ISA CERTIFIED ARBORIST AND THE TOWN, AND REMAIN INTACT THROUGH THE COMPLETION OF CONSTRUCTION WORKS. ANY PROTECTIVE FENCING INSTALLED IS THE RESPONSIBILITY OF THE CONTRACTOR. ONCE CONSTRUCTION WORKS HAVE BEEN COMPLETED, CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE REMOVAL OF THE PROTECTIVE FENCING.

WHERE ROOT SYSTEMS OF PROTECTIVE TREES ARE EXPOSED DIRECTLY, ADJACENT TO OR ARE DAMAGED BY CONSTRUCTION WORK, THEY WILL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH APPROPRIATE MATERIAL TO PREVENT DESICCATION.

IN THE EVENT THAT IT IS ESSENTIAL FOR LARGE (7CM TO 8CM DIAMETER) ROOTS TO BE CUT, EXCAVATED OR INJURED DURING CONSTRUCTION, THE ROOTS WILL BE CUT FLUSH UNDER THE LANDSCAPE ARCHITECT/SA CERTIFIED ARBORIST'S SUPERVISION AND IN ACCORDANCE WITH APPROVED ARBORICULTURAL PRACTICES.

SANITATION, PRUNING, ROOT FEEDING, WATERING DURING DRY SEASON, AD OTHER TREE PROTECTIVE MEASURES SHOULD BE CARRIED OUT DURING CONSTRUCTION OF OPTIMUM RESULT. AS FOLLOWS:

PRUNING PRACTICES

- DEADWOOD
- BRANCHES THAT ARE WEAK, DAMAGED, OR DISEASED
- SECONDARY LEADERS OF CONIFERS
- TRUNK AND ROOT SUCKERS
- TRUNK WATERSPOUTS
- TIGHT V-SHAPED OR WEAK CROTCHES
- BRANCHES THAT RUB CAUSING DAMAGE TO BARK

- THE CONTRACTOR, ON DIRECTION FROM THE LANDSCAPE ARCHITECT/ISA CERTIFIED ARBORIST, WILL BE REQUIRED TO WATER LARGE TREES A MINIMUM OF THREE (3) TIMES DURING THE SUMMER OR AS REQUIRED.

- THIS PROCEDURE IS TO BE UNDERTAKEN ONLY AT THE DIRECTION, SUPERVISION AND APPROVAL OF THE LANDSCAPE ARCHITECT/ISA CERTIFIED ARBORIST AND IN REFERENCE TO THE FOLLOWING CHART- **TABLE 1: TREE PROTECTION ZONES FOR INDIVIDUAL SPECIMEN TREES**, SHOWING MINIMUM DISTANCES REQUIRED FOR DETERMINING A TREE PROTECTION ZONE. SOME TREES AND SOME SITE CONDITIONS MAY REQUIRE A LARGER TREE PROTECTION ZONE.

TRUNK DIAMETER (cm)	MINIMUM PROTECTION DISTANCE REQUIRED BEYOND DRIPLINE (m)
(MEASUREMENT OF A TREE TRUNK TAKEN AT 1.4m ABOVE GRADE)	(TREE PROTECTION ZONE DISTANCE MEASURED <u>FROM OUTSIDE EDGE OF DRIPLINE</u>)
LESS THAN 10	1.2
10-29	1.8
30-40	2.4
41-50	3.0
51-60	3.6
61-70	4.2
71-80	4.8
81-90	5.4

- THE DEVELOPER/OWNER MAY BE REQUIRED TO UNDERTAKE PRESERVATION TECHNIQUES SUCH AS DRY WELLING AND ROOT FEEDING.

- ALL FILLING AND GRADING THAT IS APPROVED WITHIN A TREE RETENTION AREA WILL BE COMPLETED BY HAND.

- EXCAVATION TO BE PERFORMED ON ONLY ONE SIDE OF THE TREE. ALL OTHER GRADE CHANGES WILL BE MADE OUTSIDE OF THE DRIP LINE. CUT SLOPE FROM MINIMUM PROTECTION DISTANCE TO DRIPLINE REQUIRED IN TABLE 1: TREE PROTECTION ZONES FOR INDIVIDUAL SPECIMEN TREES TO NEW GRADE LEVEL. BUILD A TOPSOIL DYKE AROUND DRIPLINES TO RETAIN WATER AS REQUIRED.

- IF EXCAVATION THROUGH ROOTS IS REQUIRED, EXCAVATE BY HAND AND PRUNE ROOTS WITH A SHARP AXE, TREE LOOPER OR SAW. CONDUCT ROOT PRUNING ACCORDING TO AFOREMENTIONED GUIDELINES ON PRUNING.

- THE AREAS SURROUNDING THE ROOT SYSTEM SHALL BE BACKFILLED IMMEDIATELY WITH NATIVE MATERIAL AFTER DAMAGE OCCURS TO PREVENT DRYING AND/OR DIE-BACK.

12. CLEARING OPERATIONS SHOULD BE IDENTIFIED IN AREAS INCLUDING BUILDING SITINGS, PARKING LOTS, RIGHT OF WAYS AND CUT/FILL EARTHWORK ZONES. ANY TREES LOCATED DOWNHILL OF WATER FLOW WILL BE PROTECTED FROM SILTATION BY STRAW BALES AND/OR SILTATION FENCE.

13. AFTER CONSTRUCTION, ALL PRESERVATION VEGETATION SHOULD BE INSPECTED FOR ITS STATE OF HEALTH BY THE ISA CERTIFIED ARBORIST AND THE TOWN.

14. THE AREA WITHIN DRIFLINE OF ALL EXISTING TREES AND/OR AREAS TO BE PROTECTED WILL BE PROPERLY PROTECTED WITH FENCING AS DETAILED. ALL EXISTING TREES WHICH ARE TO REMAIN ON SITE, OR ON ADJACENT PROPERTIES WHICH MAY BE AFFECTED, WILL BE FULLY PROTECTED WITH PROTECTIVE FENCING ERECTED 1.0m OUTSIDE THE "DRIP LINE" OF TREES, OR IN THE CASE OF INDIVIDUAL SPECIMEN TREES, AS PER TABLE 1: TREE PROTECTION ZONES FOR INDIVIDUAL SPECIMEN TREES, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

15. AREAS WITHIN THE PROTECTIVE FENCING WILL REMAIN UNDISTURBED, AND WILL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS, EQUIPMENT, SURPLUS SOIL, OR CONSTRUCTION DEBRIS. THIS WILL BE COMPLETED PRIOR TO THE COMMENCEMENT OF SITE CLEARANCE, DEMOLITION, OR ANY OTHER TYPE OF CONSTRUCTION WORKS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/ISA CERTIFIED ARBORIST, AND THE TOWN.

16. NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND ARE PERMITTED WITHIN THE TREE PROTECTION ZONE.

17. NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND/OR PROTECTED AREAS.

18. NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF PROTECTED TREES AND/OR AREAS EXIST.

19. THE DEVELOPER AND/OR CONTRACTOR WILL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES, SHRUBS OR OTHER PLANTS TO BE RETAINED.

20. WHERE LANDSCAPE ARCHITECT/ISA CERTIFIED ARBORIST APPROVES, LIMBS OR PORTIONS OF TREES ARE TO BE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY SHALL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICE AND MEASURES WILL BE TAKEN TO PREVENT ANY FURTHER DAMAGE.

21. IF GRADES AROUND THE TREES TO BE PROTECTED ARE LIKELY TO CHANGE, PRECAUTIONS MUST BE UNDERTAKEN TO THE SATISFACTION OF THE ISA CERTIFIED ARBORIST AND THE TOWN. THESE PRECAUTIONS ARE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE CONTRACTOR. THESE PRECAUTIONS MAY INCLUDE DRY WELLING AND ROOT FEEDING, AND MUST BE IN ACCORDANCE WITH THE AFOREMENTIONED TREE PRESERVATION GUIDELINES.

22. TREES THAT HAVE DIED OR BEEN DAMAGED BEYOND REPAIR WILL BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE BY TREES OF A SIMILAR SIZE AND SPECIES OR SUCH SIZE AND SPECIES AS MAY BE APPROVED BY THE ISA CERTIFIED ARBORIST AND THE TOWN.

23. ANY TREES DESIGNATED FOR REMOVAL SHALL HAVE THE STUMPS COMPLETELY EXCAVATED AND REMOVED UNLESS SUCH REMOVAL WILL ADVERSELY AFFECT EXISTING TREES/ECOLOGY TO REMAIN, IN WHICH CASE TRUNKS WILL BE CUT TO EXISTING GRADES.

24. ALL WOODY MATERIAL REMOVED WILL BE RECYCLED AS DIRECTED BY THE TOWN, AND USED FOR FENCE POSTS, SAW LOGS, FIREWOOD OR WOODCHIPS WHERE APPROPRIATE.

25. PRIOR TO ANY REMOVAL OF THE TREES AND/OR PLANT MATERIAL, INSTALLATION PROTECTIVE BARRIERS AND ANY SITE GRADING, A CONSTRUCTION MANAGEMENT MEETING WILL BE HELD ON THE SITE REPRESENTATIVES FROM THE TOWN PLANNING DEPARTMENT, THE LANDSCAPE ARCHITECT/ISA CERTIFIED ARBORIST, AND THE GENERAL CONTRACTOR.

- TREES TO BE REMOVED WILL BE FLAGGED INCLUDING THOSE TREES AND LIMB WITH HIGH RISK OF FAILURE
- PROTECTIVE FENCING WILL BE STAKED OUT WHERE REQUIRED; AND,
- AGREEMENT WILL BE MADE ON WHEN AND HOW THE WORKS BEGIN, AND WHEN THE WORKS WILL BE COMPLETED.

26. ALL TREE PRESERVATION ZONES WILL BE INSPECTED BY THE REQUIRED REPRESENTATIVES FROM THE TOWN (PLANNING DEPARTMENT), LANDSCAPE ARCHITECT/ISA CERTIFIED ARBORIST AND THE DEVELOPER/OWNER AND/OR CONTRACTOR FOLLOWING INSTALLATION OF PROTECTIVE BARRIERS AND REMOVAL OF ALL DEAD OR DECLINING MATERIAL.



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Project Title:
ELM ROAD

Drawing Title:
TREE
PRESERVATION
NOTES AND DETAILS

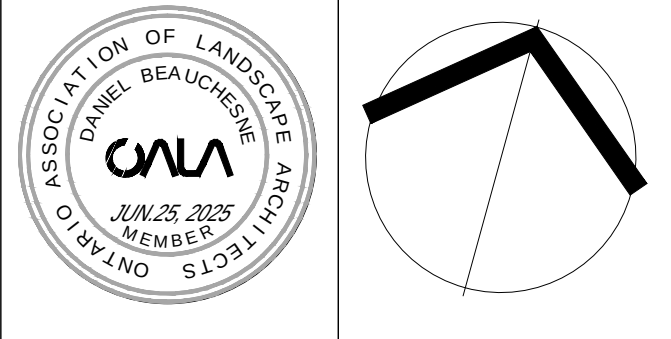
TP2

user: Cathy\jin file: P:\PROJECTS\2917 - Elm Road\1. Design Phase\CAD\NAME-YEAR-MONTH-DAY\R01_2917.dwg plot: Jul 02, 2025 - 8:27am

Tree No.	Botanical Name	Common Name	Diameter at 1.4m Height (cm)	Height (m)	Condition rating (D,P,S, G)	Crown Spread (m)	TPZ	Remarks	Final Tree Status (P,I,R) - Preserve Injure	Ownership
20	Acer saccharum	Sugar Maple	17	8	S	5	1.8		P	Town
21	Acer negundo	Manitoba Maple	25/20	10	S	7	1.8	Trunk damage at base	P	Town
22	Acer negundo	Manitoba Maple	27/25/25	10	S	9	1.8	Leaning to the east	P	Town
23	Acer negundo	Manitoba Maple	22	7	G	6	1.8		P	Town
24	Acer saccharum	Sugar Maple	27 , 10	7	G	9	1.8		P	Town
25	Acer saccharum	Sugar Maple	20/17/17	7	G	9	1.8		P	Town
26	Acer saccharum	Sugar Maple	17	6	S	5	1.8		R	Private
27	Acer negundo	Manitoba Maple	35/17	8	S	7	2.4	Growing into fence	R	Private
28	Fraxinus pennsylvanica	Green Ash	5 , 4	6	S	4	1.8		R	Private
29	Fraxinus pennsylvanica	Green Ash	17	6	S	4	1.8	Growing into fence	R	Private
30	Acer negundo	Manitoba Maple	22	7	S	5	1.8		P	Town
31	Acer platanoides	Norway Maple	43	18	S	11	3	Leaning to the south	R	Town
32	Celtis occidentalis	Hackberry	22	9	G	6	1.8		P	Region
33	Aesculus hippocastanum	Horse Chestnut	22	8.5	G	5	1.8		P	Region
34	Fraxinus pennsylvanica	Green Ash	5	4	G	1.5	1.2		P	Region
35	Tilia cordata	Little Leaf Linden	27	8	G	8	1.8		P	Region
36	Gleditsia triacanthos	Thornless Honeylocust	10	7.5	S	3.5	1.8	Deadwood present	R	Region
37	Celtis occidentalis	Hackberry	10	6	G	4	1.8		R	Town
38	Celtis occidentalis	Hackberry	27	8	G	9	1.8		P	Region
A	Picea pungens	Blue Spruce	33	12	G	6	2.4		P	Neighbour
B	Picea pungens	Blue Spruce	27	12	G	6	1.8		P	Neighbour
C	Picea pungens	Blue Spruce	35	12	G	7	2.4		P	Neighbour
D	Gleditsia triacanthos	Thornless Honeylocust	3	3	G	1	1.2	Staked with water bag	R	Region
E	Acer saccharum	Sugar Maple	35	9	G	9	2.4		P	Neighbour

R1	ISSUED FOR FIRST SUBMISSION	JUN 27/ 25	CJ
no.	revision	date	by

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Client:
Madori Limited

Regional File Number: SP.23.W.0113

Project Title:
ELM ROAD

SUBDIVISION AND ZONING APPLICATION

Drawing Title:
TREE INVENTORY

Reviewed: DB	Drawn: CJ
Scale: NTS	Date: 20250624
Project Number: 2917	
Drawing Number	TP3

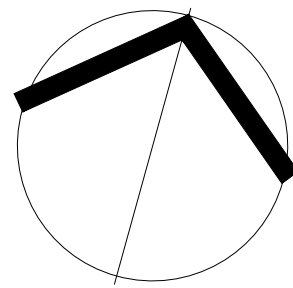


LEGEND

- | | |
|---|---|
|  | LIMIT OF SUBDIVISION |
|  | PROPOSED DECIDUOUS CANOPY TREE |
|  | EXISTING TREE TO REMAIN |
|  | SEDIMENT MUDMAT |
|  | SOD |
|  | EX. CHAIN LINK FENCE |
|  | TREE PROTECTION FENCE |
|  | PROPOSED 1.2m HIGH BLACK VINYL CHAIN LINK FENCE |

R1	ISSUED FOR FIRST SUBMISSION	JUN.27/ 25	CJ	
no.	revision	date	by	

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Regional File Number: SP.23.W.0113

Project Title:

ELM ROAD

SUBDIVISION AND ZONING
APPLICATION

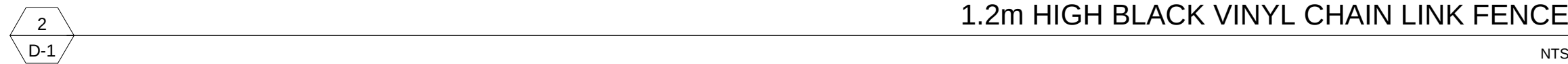
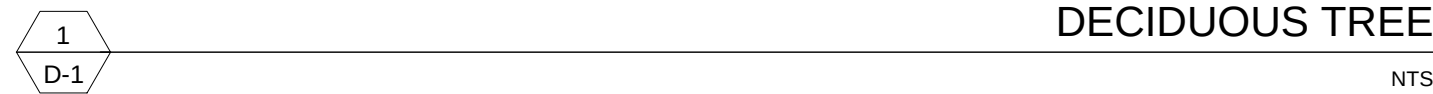
Drawing Title:

LANDSCAPE
PLAN

Reviewed: DB	Drawn: CJ
Scale: 1:150	Date: 20250624
Project Number:	2917
Drawing Number	

L1

PLANT LIST								
KEY	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE (mm)	SPREAD (mm)	CALIPER (mm)	COND.	REMARKS
DECIDUOUS TREES								
A	2	AESCULUS HIPPOCASTANUM	COMMON HORSECHESTNUT	3000		50mm	B&B	
B	2	QUERCUS MACROCARPA	BUR OAK	3000		50mm	B&B	NATIVE
C	7	SYRINGA RETICULATA 'IVORY SILK'	'IVORY SILK' TREE LILAC	2500		50mm	B&B	
TOTAL DECIDUOUS TREES: 11								



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Reviewed:	Drawn:
Scale:	Date:
Project Number:	2917
Drawing Number	

D1