



CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY PORTION OF THIS WORK. REPRODUCTIONS OF THIS DRAWING MAY HAVE BEEN REDUCED OR ENLARGED. REFER TO GRAPHIC SCALE. DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B - No. OF DRAWING WHERE 'A' IS ON SITE PLAN
C - No. OF DRAWING WHERE 'A' IS DETAILED

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

B	REVISED FOR APPROVALS	J.P.P.	23/08/20
A	ISSUED FOR APPROVALS	V.B.	J.P.P. 23/07/20
No.	REVISIONS	APP	DWN

NORTH:

STAMP:

11169
Justin A. Tilley
Year Valid 2023
SIGNATURE
23/08/20
DATE
Newfoundland and Labrador
pegri

PEC

Progressive Engineering
& Consulting Inc.

PERMIT STAMP:

PROVINCE OF NEWFOUNDLAND AND LABRADOR

PEG

PERMIT HOLDER
This Permit Allows
PROGRESSIVE ENGINEERING & CONSULTING INC.

To practice Professional Engineering
in Newfoundland and Labrador.
Permit No. as issued by PEG N0566
which is valid for the year 2022

OWNER/CLIENT NAME:
**FAIRVIEW
INVESTMENTS
LIMITED**

PROJECT TITLE:
**FAIRVIEW ESTATES
DEVELOPMENT
PHASE 6B**

DRAWING TITLE:
SANITARY AREAS

DRAWN BY: J.P.P.	DESIGNED BY: J.P.P.	APPROVED BY: JT
TIME: N/A	DATE: JULY 2023	SCALE: AS SHOWN
PROJECT No: 2022-059	DRAWING No: C13	REV: B

TOWN OF PARADISE LANDSCAPE
DEVELOPMENT REFERENCE

4.3 LANDSCAPING
1. RESIDENTIAL DESIGN
D. A MINIMUM OF ONE TREE SHALL BE PLANTED
IN THE FRONT YARD PER 8 M OF LOT
FRONTAGE AS PART OF THE INITIAL
LANDSCAPING FEATURE OF THE LOT UNLESS THE
LOT IS PART OF AN APPROVED SUBDIVISION
THAT INCLUDES STREET TREES IN THE
DESIGN OF THE STREET RESERVATION.
6.11 SUBDIVISION DESIGN STANDARDS
1. STREET TREES SHALL BE PLANTED IN
ACCORDANCE WITH AN APPROVED PLANTING
PLAN ON BOTH SIDES OF THE STREET, EXCEPT
WHERE FRONT LOT UTILITY SERVICING
IS TO BE INSTALLED IN WHICH CASE THE
PLACEMENT OF STREET TREES WILL BE
REQUIRED ON ONE (1) SIDE OF THE STREET.

PRELIMINARY TREE REQUIREMENT CALCULATIONS

Location	Requirement	Lot Frontage Length (m)	QTY Requirement	Shown on Plan
Street Tree				
Residential Streets (one-side only)	1 tree per 8m of lot frontage	670	84	60
Residential Lots	1 tree per lot (per 6m of lot frontage)	62	62	62
Site				
Make-up (restrictions from Residential Street)				24
Naturalization Area (20m Buffer from T'railway)	Replace trees removed (TBD)		37	37
Totals			183	183

REFERENCE ONLY. SEE TREE SCHEDULE ON L2 FOR FINAL QUANTITIES



1 PLANTING PLAN
L1 SCALE: 1:500

GENERAL LANDSCAPE NOTES

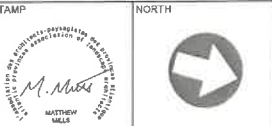
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- CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES PRIOR TO COMMENCING EXCAVATION.
- COORDINATE LANDSCAPE WORK WITH ELECTRICAL AND STRUCTURAL DRAWINGS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- ALL LANDSCAPE WORK TO CONFORM TO THE TOWN OF PARADISE LANDSCAPE DEVELOPMENT POLICY.

LEGEND

- APPROX. LIMIT OF WORK- MAKE GOOD ALL DAMAGE CAUSED BY CONSTRUCTION WITHIN AND OUTSIDE THIS LIMIT
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PLANT QUANTITY PLANT SPECIES REFER TO TREE SCHEDULE
- 150mm TOPSOIL AND SOD
- 150mm TOPSOIL AND NO-MOW GRASS SEED MIX
- NATURALIZATION AREAS (SEEDLINGS)

STREET TREE LOCATION NOTES

- FINAL STREET TREE LOCATION TBD AND MUST ADHERE TO THE FOLLOWING
- PROJECT ASSUMES UTILITY ON WEST SIDE OF THE STREET TBD, SEE ELECTRICAL DRAWINGS.
- FINAL TREES TO BE LOCATED MIN. 1.5m FROM DRIVEWAYS, AND 6-8m FROM STREET CORNERS
- TREES TO BE SPACED BETWEEN 6-9m



1	MC	ISSUED FOR APPROVAL	03-13-24
NO.	BY	REVISION	DATE

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OWNER
**PROGRESSIVE
ENGINEERING &
CONSULTING**

PROJECT
**FAIRVIEW ESTATES
DEVELOPMENT
PHASE 6B**

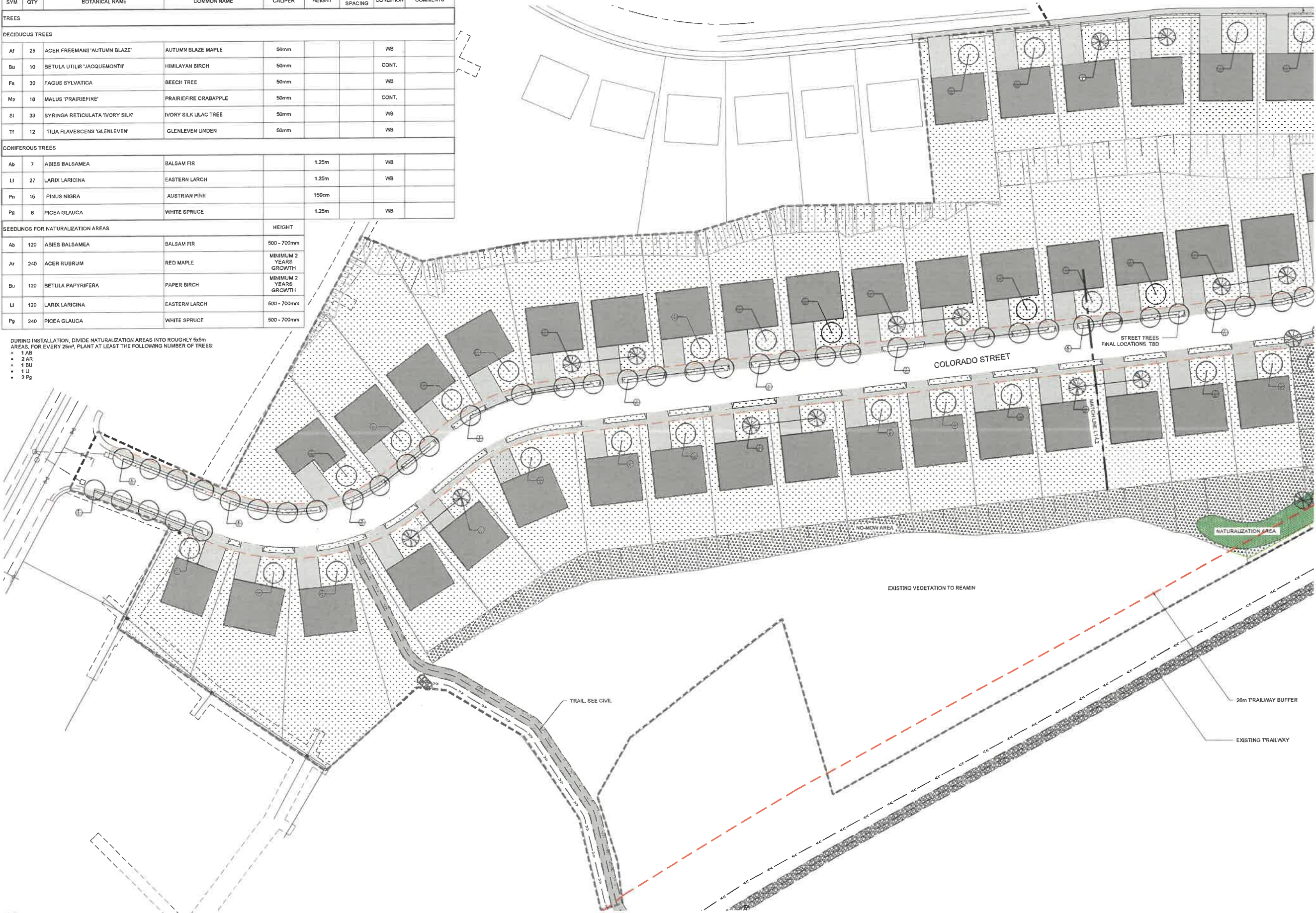
DRAWING TITLE
**LANDSCAPE
PLAN**

DESIGNED MC	DRAWN MC	APPROVED MM
DATE 03-11-24	SCALE 1:500	SHEET L1
PROJECT NO. 24-12-PEC		

TREE SCHEDULE								
SYM	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	O.C. SPACING	CONDITION	COMMENTS
TREES								
DECIDUOUS TREES								
At	25	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	50mm			WB	
Bu	10	BETULA UTILIS 'JACQUEMONTI'	HIMALAYAN BIRCH	50mm			CONT.	
Fs	30	FAGUS SYLVATICA	BEECH TREE	50mm			WB	
Mp	18	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	50mm			CONT.	
Si	33	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC TREE	50mm			WB	
Tl	12	TILIA FLAVESCENS 'GLENLEVEN'	GLENLEVEN LINDEN	50mm			WB	
CONIFEROUS TREES								
Ab	7	ABIES BALSAMEA	BALSAM FIR		1.25m		VB	
Li	27	LARIX LARICINA	EASTERN LARCH		1.25m		WB	
Pn	15	PINUS NIGRA	AUSTRIAN PINE		150cm			
Pg	6	PICEA GLAUCA	WHITE SPRUCE		1.25m		WB	
SEEDLINGS FOR NATURALIZATION AREAS				HEIGHT				
Ab	120	ABIES BALSAMEA	BALSAM FIR		500 - 700mm			
Ar	240	ACER RUBRUM	RED MAPLE		MINIMUM 2 YEARS GROWTH			
Bu	120	BETULA Papyrifera	PAPER BIRCH		MINIMUM 2 YEARS GROWTH			
Li	120	LARIX LARICINA	EASTERN LARCH		500 - 700mm			
Pg	240	PICEA GLAUCA	WHITE SPRUCE		500 - 700mm			

DURING INSTALLATION, DIVIDE NATURALIZATION AREAS INTO ROUGHLY 5x5m AREAS. FOR EVERY 25m², PLANT AT LEAST THE FOLLOWING NUMBER OF TREES:

- 1 Ab
- 2 Ar
- 1 Bu
- 1 Li
- 2 Pg



1
L2
SCALE: 1:500

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NORTH



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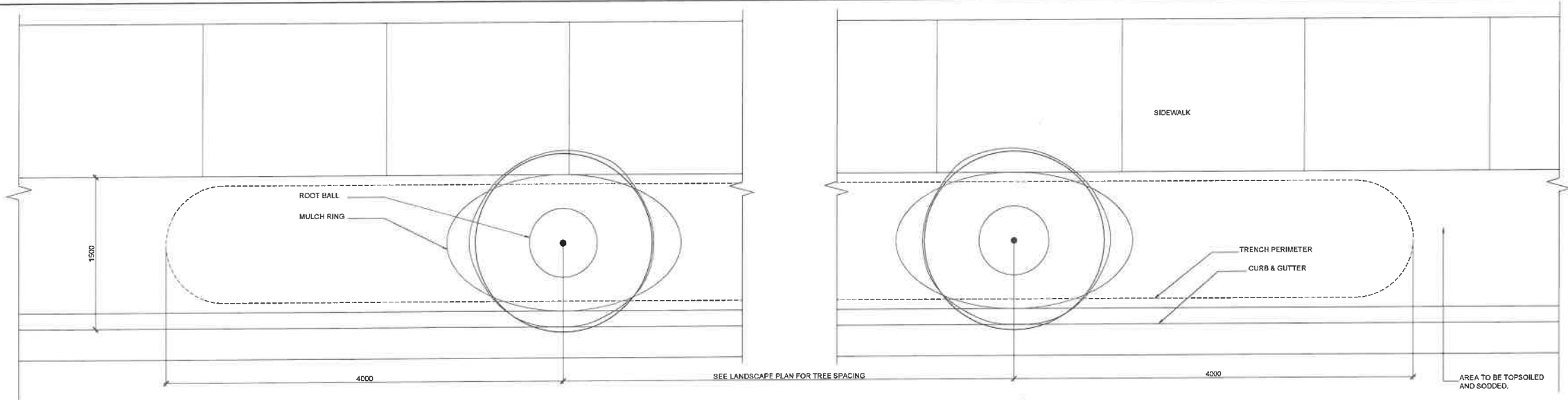
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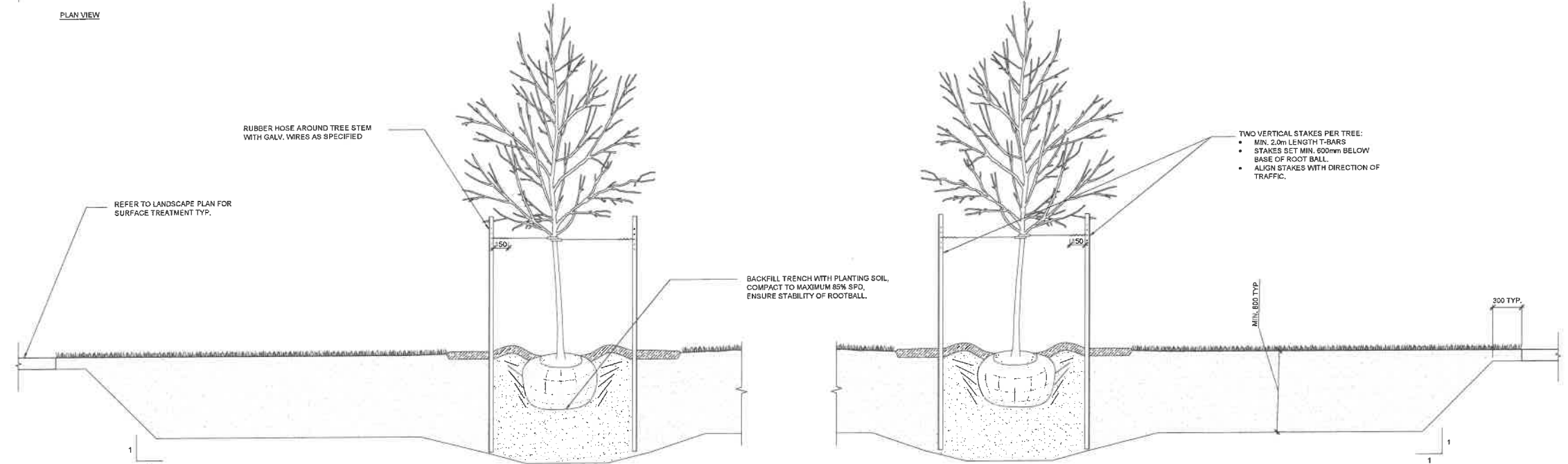
PROJECT
**FAIRVIEW ESTATES
DEVELOPMENT
PHASE 6B**

DRAWING TITLE
**LANDSCAPE
PLAN**

DESIGNED	DRAWN	APPROVED
MC	MC	MM
DATE	SCALE	SHEET
03-11-24	1:500	L2
PROJECT NO. 24-12-PEC		

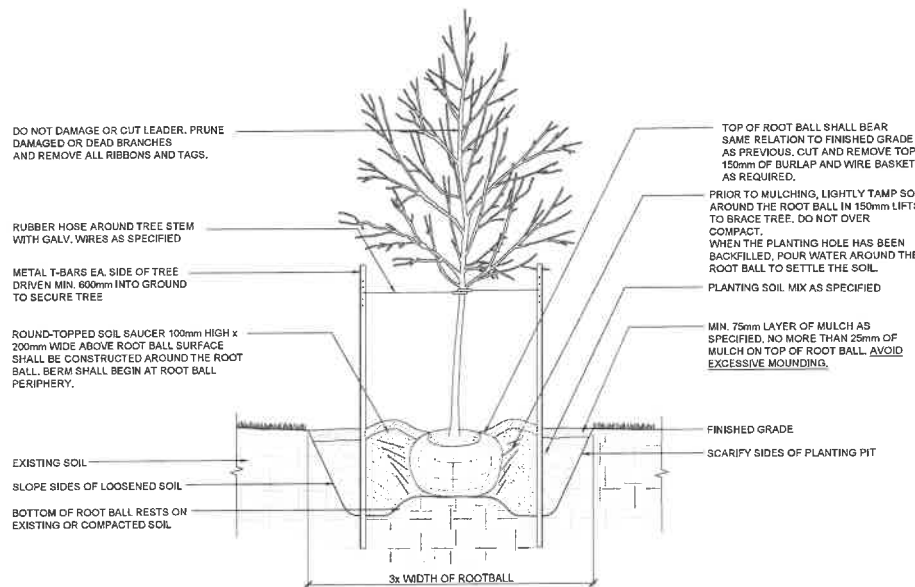


PLAN VIEW

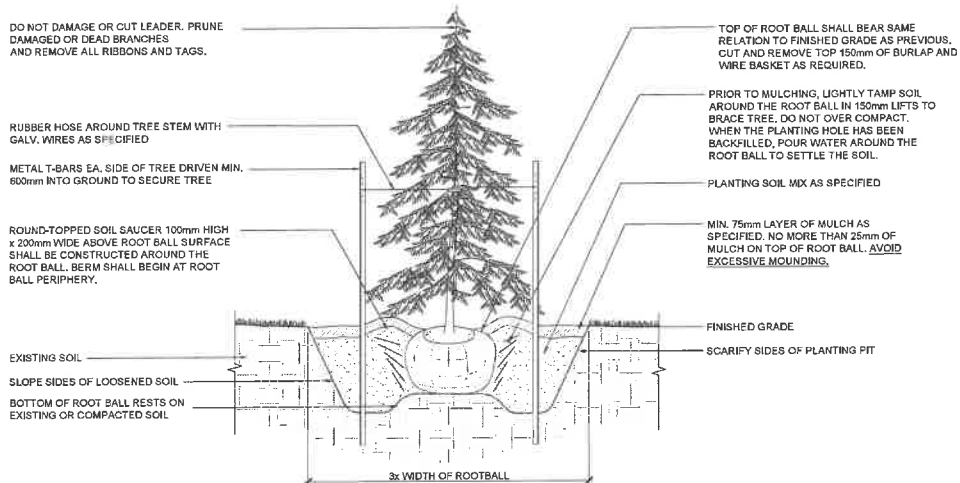


SECTION VIEW

1
L3
TREE PLANTING IN SOD BOULEVARD DETAIL
SCALE: N.T.S.



2
L3
DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.

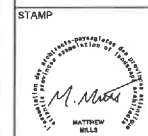


3
L3
CONIFEROUS TREE PLANTING DETAIL
SCALE: N.T.S.

- PLANTING NOTES:**
1. ALL PLANTING OPERATIONS SHALL BE CARRIED OUT BY A RED SEAL CERTIFIED LANDSCAPE CONTRACTOR.
 2. PLANTING OPERATIONS SHALL BE CARRIED OUT UNDER THE SUPERVISION OF A CERTIFIED HORTICULTURAL TECHNICIAN.
 3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
 4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
 5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
 6. ALL PLANT MATERIAL TO RETAIN SAME RELATION TO FINISHED GRADE AS PER NURSERY CONDITIONS.
 7. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
 8. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
 9. PLANTING SOIL MIX SHALL CONSIST OF 50% LOAM, 30% DECOMPOSED ORGANIC MATTER, AND 20% SAND. PROVIDE SOURCE OF SOIL AND SOIL TEST FOR REVIEW. SUBMIT ALTERNATIVE COMPOSITIONS FOR APPROVAL BY OWNERS REPRESENTATIVE.
 10. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL PLANTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE.
 11. SUBSTITUTIONS MUST BE SUBMITTED IN WRITING FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
 12. ALL PLANT GROUPINGS SHALL BE INSTALLED IN A CONTINUOUS MULCHED PLANTING BED ACCORDING TO THE SPACING INDICATED ON THE PLANT SCHEDULE. PERENNIALS ARE TO BE SET IN STAGGERED ROWS, NOT PARALLEL LINES, UNLESS OTHERWISE NOTED. ENSURE NO BARE SPOTS ALONG EDGES OF BEDS.
 13. ALL PLANTS SHALL BE SET PLUMB UNLESS NOTED OTHERWISE.
 14. ONE CONIFEROUS AND ONE DECIDUOUS TREE SHALL HAVE TREES STAKES AND GUYING WIRE INSTALLED FOR APPROVAL BEFORE PROCEEDING WITH ALL TREE STAKES.
 15. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REINSTATED WITH 150mm TOPSOIL AND SOD EXCEPT WHERE NOTED OTHERWISE.
 16. CONIFEROUS TREES ARE TO BE WRAPPED IN BURLAP DURING THE FIRST WINTER FOLLOWING PLANTING.
 17. CONIFERS PLANTED IN THE FALL MUST BE TREATED WITH ANTI-DESSICANT.
 18. DECIDUOUS TREES PLANTED IN SUMMER SHALL HAVE FOLIAGE MISTED WITH WATER FOR THE FIRST 2 WEEKS FOLLOWING PLANTING.
 19. TREES SHALL NOT BE GRAFTED SPECIMENS WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
 20. MULTI-STEMMED SHRUBS SHALL BE SPECIMENS WITH A MINIMUM OF ONE SECOND-YEAR GROWTH STEM AND TWO FIRST-YEAR GROWTH STEMS.
 21. THE CONTRACTOR SHALL WARRANT THAT PLANT MATERIAL AS ITEMIZED ON THE DRAWINGS WILL REMAIN FREE OF DEFECTS FOR ONE (1) GROWING SEASON. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO EXTEND CONTRACTOR'S WARRANTY PERIOD FOR AN ADDITIONAL YEAR IF, AT END OF INITIAL WARRANTY PERIOD, LEAF DEVELOPMENT AND GROWTH IS NOT SUFFICIENT TO ENSURE FUTURE PLANT SURVIVAL.
 22. THE CONTRACTOR SHALL PERFORM ALL NECESSARY MAINTENANCE DURING THE WARRANTY PERIOD TO PROMOTE PLANT GROWTH, INCLUDING WATERING, PERIODIC WEEDING, MULCH TOP-UP, AND FERTILIZING. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, APPLICATION OF A DILUTE HIGH PHOSPHATE FERTILIZER 2 WEEKS AFTER PLANTING, AND APPLICATION OF BLOOD AND BONE MEAL OVER MULCH BEFORE FREEZE-UP.

SOD INSTALLATION NOTES:

1. DO NOT PERFORM WORK UNDER ADVERSE FIELD CONDITIONS SUCH AS FROZEN SOIL, EXCESSIVELY WET SOIL OR SOIL COVERED WITH SNOW, ICE, OR STANDING WATER.
2. FINE GRADE SURFACE FREE OF HUMPS AND HOLLOWES TO SMOOTH EVEN GRADE. TO CONTOURS AND ELEVATIONS INDICATED, TO TOLERANCE OF ± 8 mm.
3. USE ONLY GRADE #1 NURSERY SOD.
4. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
5. LAY SOD SECTIONS IN ROWS, LONGITUDINALLY, ALONG CONTOURS OF SLOPES, WITH JOINTS STAGGERED IN A RUNNING BOND PATTERN.
6. LAY FIRST STRIP OF SOD ALONG A STRAIGHT EDGE SUCH AS A SIDEWALK OR CURB. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS.
7. USE A SHARP IMPLEMENT TO CUT SOD TO CLOSELY FIT CURVES AND EDGES. AVOID SMALL NARROW STRIPS LESS THAN 200mm WIDE OR 150mm LONG. ALWAYS PLACE TRIMMED PIECES ON THE INSIDE.
8. PEG SOD ON SLOPES GREATER THAN 3:1.
9. USING WATER-FILLED DRUM ROLLER. ROLL SURFACE AFTER ALL SOD HAS BEEN LAID TO ESTABLISH GOOD SOD/TOPSOIL CONTACT.
10. WATER THE SODDED AREA SUCH THAT IT IS KEPT MOIST TO A DEPTH OF 150mm. WATER DAILY OR MORE FREQUENTLY AS NECESSARY FOR THE SOD TO BECOME ESTABLISHED (± 10 DAYS).
11. KEEP PEDESTRIANS OFF SODDED AREAS FOR ± 4 WEEKS OR UNTIL APPROVED BY OWNERS REPRESENTATIVE.
12. FERTILIZE SODDED AREAS ± 6 WEEKS AFTER INSTALLATION AT RATE AS RECOMMENDED BY MANUFACTURER.
13. CUT GRASS TO 75mm WHEN OR PRIOR TO IT REACHING HEIGHT OF 100mm. REMOVE CLIPPINGS AS DIRECTED BY OWNER'S REPRESENTATIVE.
14. NO-MOW GRASS SEED MIX TO BE COMPOSED OF THE FOLLOWING:
 - 3% WHITE CLOVER
 - 15% PERENNIAL RYEGRASS
 - 27% FESTORINA TALL FESCUE
 - 30% CREEPING RED FESCUE
 - 15% TIMOTHY
 - 10% KENTUCKY BLUEGRASS



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**PROGRESSIVE
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PROJECT

**FAIRVIEW ESTATES
DEVELOPMENT
PHASE 6B**

DRAWING TITLE

**PLANTING DETAILS
AND NOTES**

DESIGNED MC	DRAWN MC	APPROVED MM
DATE 03-11-24	SCALE AS SHOWN	SHEET L3
PROJECT NO. 24-21-PEC		

Fairview Estates Phase 6B Zoning Map



Legend

- Properties
- Paradise Zoning**
- Land Use Zone**
- CG - Commercial General
- CM - Commercial Main Street
- CN - Commercial Neighbourhood
- C/LI - Commercial/Light Industrial
- CDA - Comprehensive Development Area
- IG - Industrial General
- CON - Conservation
- OSB - Open Space Buffer
- OSR - Open Space Recreation
- PMD (COM) - Planned Mixed Development (Commercial)
- PMD (RES) - Planned Mixed Development (Residential)
- PU - Public Use
- Q - Quarry
- RLD - Residential Low Density
- RMD - Residential Medium Density
- RHD - Residential High Density
- RMH - Residential Mini Home
- RM - Residential Mixed
- RSA - Residential Subdivision Area
- RWS - Residential Watershed
- RURAL - Rural
- RR - Rural Residential
- RRC - Rural Residential Conservation