

## 1.0 Introduction

UMA has been retained by Concorde to develop a conceptual landscape plan for a proposed Industrial subdivision, BizHub, in the RM of Corman Park. The subdivision is bordered on the south by Beam Road which has a 10m buffer area for landscaping, on the west by a rural road, and on the east by Highway #16, both of which have a 5m buffer for planting. The landscaping in the buffer area will be installed by Concorde in stages, as development of the subdivision proceeds. Planting on purchased lots will be installed and maintained by the landowner. Besides the private lots, there is also a municipal reserve at the north end of the subdivision in which a crusher dust pathway, benches, and a picnic table are proposed. Standards and details for the landscape conceptual plan are outlined below, and illustrated in Figure 1.

### 1.1 Frontages to External Roads

The landscape intent on these roadway frontages is to develop a filtered screen, so businesses in the subdivision are visible from either Beam Road or Highway 16, while the shrubs and trees will provide a visual buffer between the roadways and the subdivision. Geodetic information indicates that the property is 500mm to 1500mm lower than the road elevations. Berms will be installed in the buffer area to bring the finished grade up to road level as a minimum height. The berm along the frontages will not be continuous, but instead will have openings which will vary in frequency and length along the length of the buffer. This will serve two purposes; give visibility to businesses from the road; and provide an opening for drainage from the sites.

The berm will be constructed from fill, and will be covered with a minimum of 100mm of topsoil to ensure vegetative growth. In addition, a soil mix of 70% topsoil and 30% well rotted manure and / or peat moss will be installed around the root ball of trees and shrubs at the time of planting. (Refer to Figure 1 and 2 for planting details.) Trees and shrubs are to be watered every 2 weeks between mid May and mid September, as necessary to keep the root area consistently moist, (not saturated with water, and not dry).

Trees and shrubs will be planted in continuous beds on the berms, and will be arranged according to the height of the plants, with trees in the centre of the bed, and shrubs on the outside. The beds will be mulched with a 75mm depth of post peelings, to help prevent moisture evaporation from the soil, to insulate the roots of plants, and to help assist in weed control. The plant beds will not be irrigated, and drought tolerant trees and shrubs that are typically used in shelterbelts will be recommended for this site, as listed below.

Shrubs: Drought Tolerant	Spacing (mm)
Globe Caragana ( <i>Caragana frutex</i> 'Globosa' )	750
Pygmy Caragana ( <i>Caragana pygmaea</i> )	750
Wolf Willow ( <i>Eleagnus commutata</i> )	1500
Sea Buckthorn ( <i>Hyppophae rhamnoides</i> )	2000
Common Ninebark ( <i>Physocarpus opulifolius</i> )	1000
Potentilla ( <i>Potentilla fruticosa</i> )	750
Rugosa Rosa ( <i>Rosa rugosa</i> ) 'David Thompson', 'Therese Bugnet'	1000
Buffaloberry ( <i>Shepherdia canadensis</i> )	1500
Snowberry ( <i>Symphoricarpus albus</i> )	750
Villosa Lilac ( <i>Syringa villosa</i> )	1500
Meyer Lilac ( <i>Syringa meyeri</i> )	1500
Common Lilac ( <i>Syringa vulgaris</i> )	1500
Horizontal Juniper ( <i>Juniperis horizontalis</i> 'Bar Harbour', 'Prince of Wales', 'Andorra', 'Hughes')	1000
Sweetberry Honeysuckle ( <i>Lonicera caerulea</i> var. <i>edulis</i> )	1500
Cherry Prinsepia ( <i>Prinsepia sinensis</i> )	1500
Pincherry ( <i>Prunus pennsylvanica</i> )	2000
Prickly Rose ( <i>Rosa acicularis</i> )	1000
European Red Elder ( <i>Sambucus racemosa</i> ) 'Dropmore Fernleaf', 'Sutherland Golden'	1500
<b>Trees : Drought Tolerant</b>	
Russian Olive ( <i>Eleagnus angustifolia</i> )	
Green Ash ( <i>Fraxinus pennsylvanica</i> var. <i>subintegerrima</i> 'Prairie Spire')	
Siberian Larch ( <i>Larix sibirica</i> )	
Black Hills Spruce ( <i>Picea glauca</i> var. <i>densata</i> )	
Colorado Spruce ( <i>Picea pungens</i> )	
Lodgepole Pine ( <i>Pinus contorta</i> var. <i>latifolia</i> )	
Ponderosa Pine ( <i>Pinus ponderosa</i> )	
Scots Pine ( <i>Pinus sylvestris</i> )	

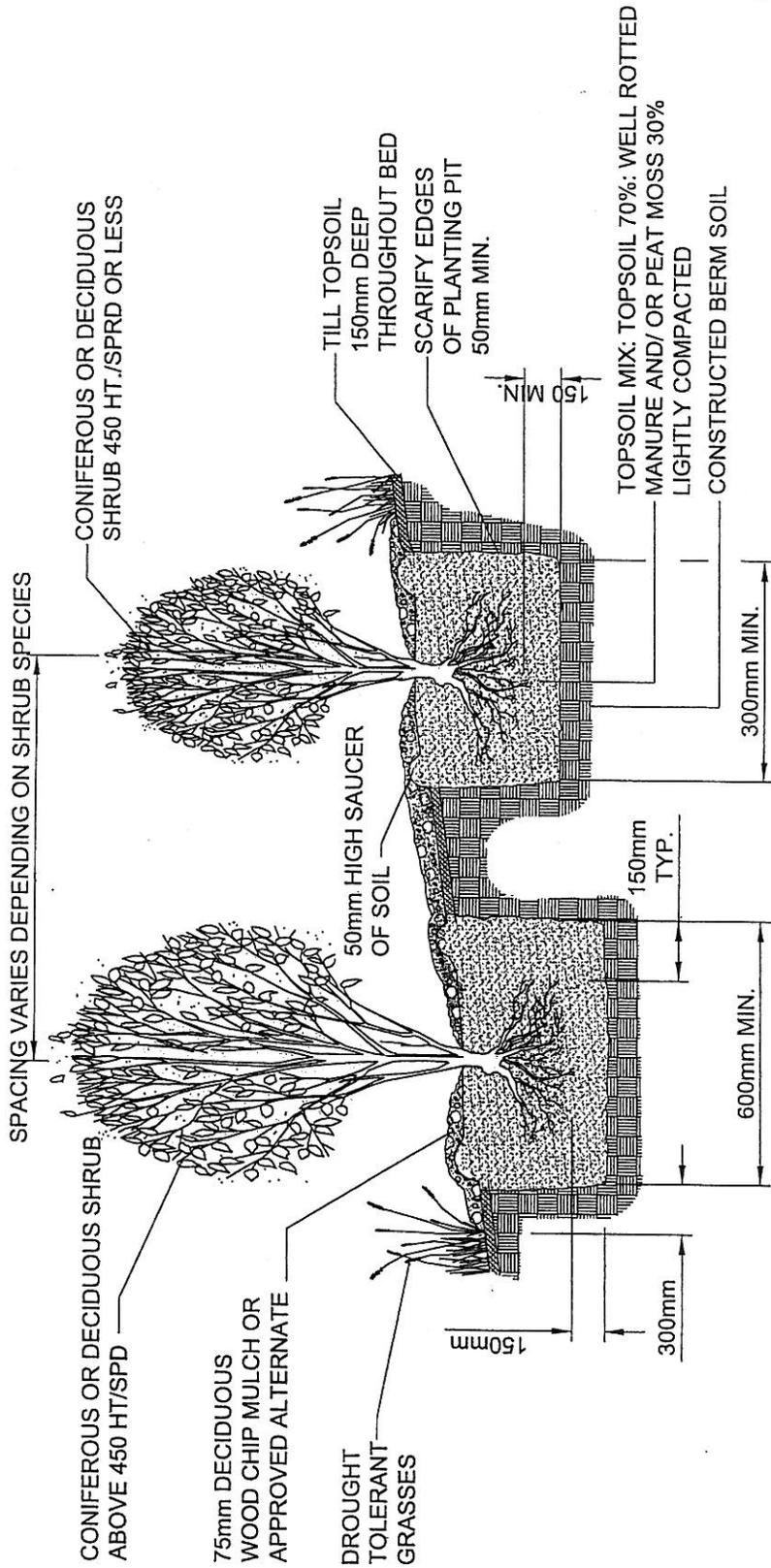
Shrubs of one type will be planted in groups to help increase their visual effect. There will be a variety of species of shrubs and trees planted along the berms. Some coniferous (evergreen) plant material will be used to provide winter interest and buffering. The deciduous: coniferous tree ratio is recommended to be approximately 60:40.

A drought tolerant mix of grasses will be seeded on the berms and any bare areas of the buffer zone. A suitable mixture, based on a 25 kg premixed bag is:

- 6.9 kg. Tall Fescue "Mustang" or "Watchdog"
- 6.3 kg. Chewing Fescue "Sillouette"
- 5.7 kg. Hard Fescue "Osprey"
- 4.1 kg. Kentucky Blue "Alene"
- 2.0 kg. Perennial Rye "Calypso" or "Manhattan 3"

## 1.2 Internal Frontages

The agreement of sale by Concorde will include stipulations for minimum landscape development. All the standards outlined above for the "frontages to external roads" applies for internal frontages as well. Drought tolerant trees, as indicated above, are to be planted every 20 meters of frontage, a minimum of 10 meters from the property line, and are to be mulched with a minimum depth of 75mm shredded post peelings. The deciduous trees are to be a minimum caliper size of 60mm at the time of installation. Coniferous trees (spruce and pine) are to be a minimum height of 2000mm at the time of installation. Landowners will be requested to mix the species, so there are approximately 40% coniferous trees, 60% deciduous trees. In addition to the tree planting requirements, the landowners will be encouraged to incorporate shrub bed plantings in their landscape. Landowners that have lots with frontages that are adjacent to Highway #16, where there is no planting buffer, are to plant trees at a 10 meter on center spacing parallel to the property line.



**SHRUB PLANTING**

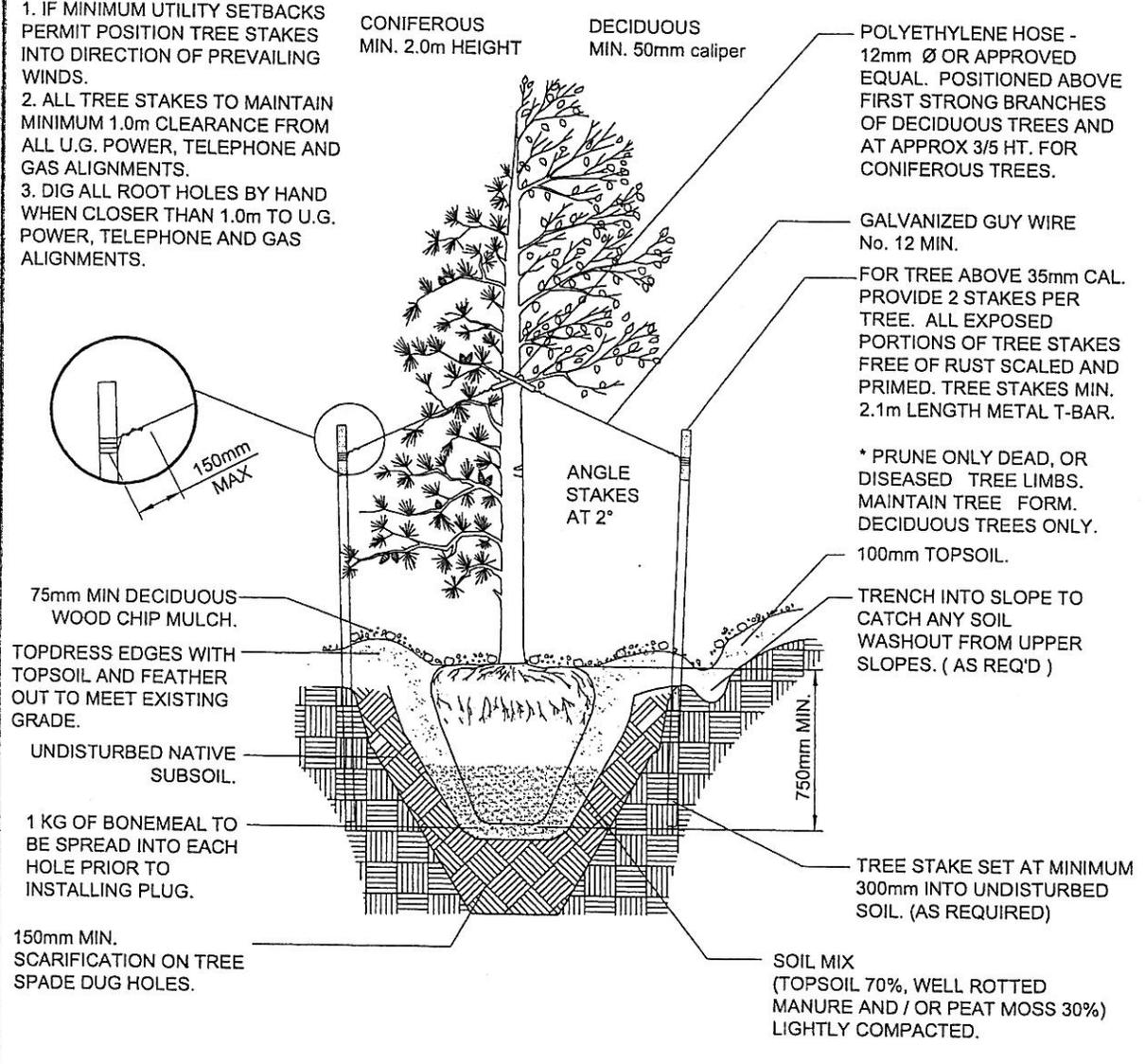
SCALE: N.T.S.

Concorde Group  
 Industrial Subdivision Development  
 Conceptual Landscape Plan  
**Shrub Planting Detail**

UIMA FILE NAME: 3833-003-01\_01-L-4002\_RX.dwg  
 Saved By: jyoung  
 PLOT: 6/8/2006 2:39 PM  
 A4 SIZE 8.27" x 11.69" (210.0mm x 297.0mm)

**NOTES:**

1. IF MINIMUM UTILITY SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS.
2. ALL TREE STAKES TO MAINTAIN MINIMUM 1.0m CLEARANCE FROM ALL U.G. POWER, TELEPHONE AND GAS ALIGNMENTS.
3. DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U.G. POWER, TELEPHONE AND GAS ALIGNMENTS.



SCALE: N.T.S.

**Concorde Group**  
 Industrial Subdivision Development  
 Conceptual Landscape Plan  
**Tree Planting Detail**