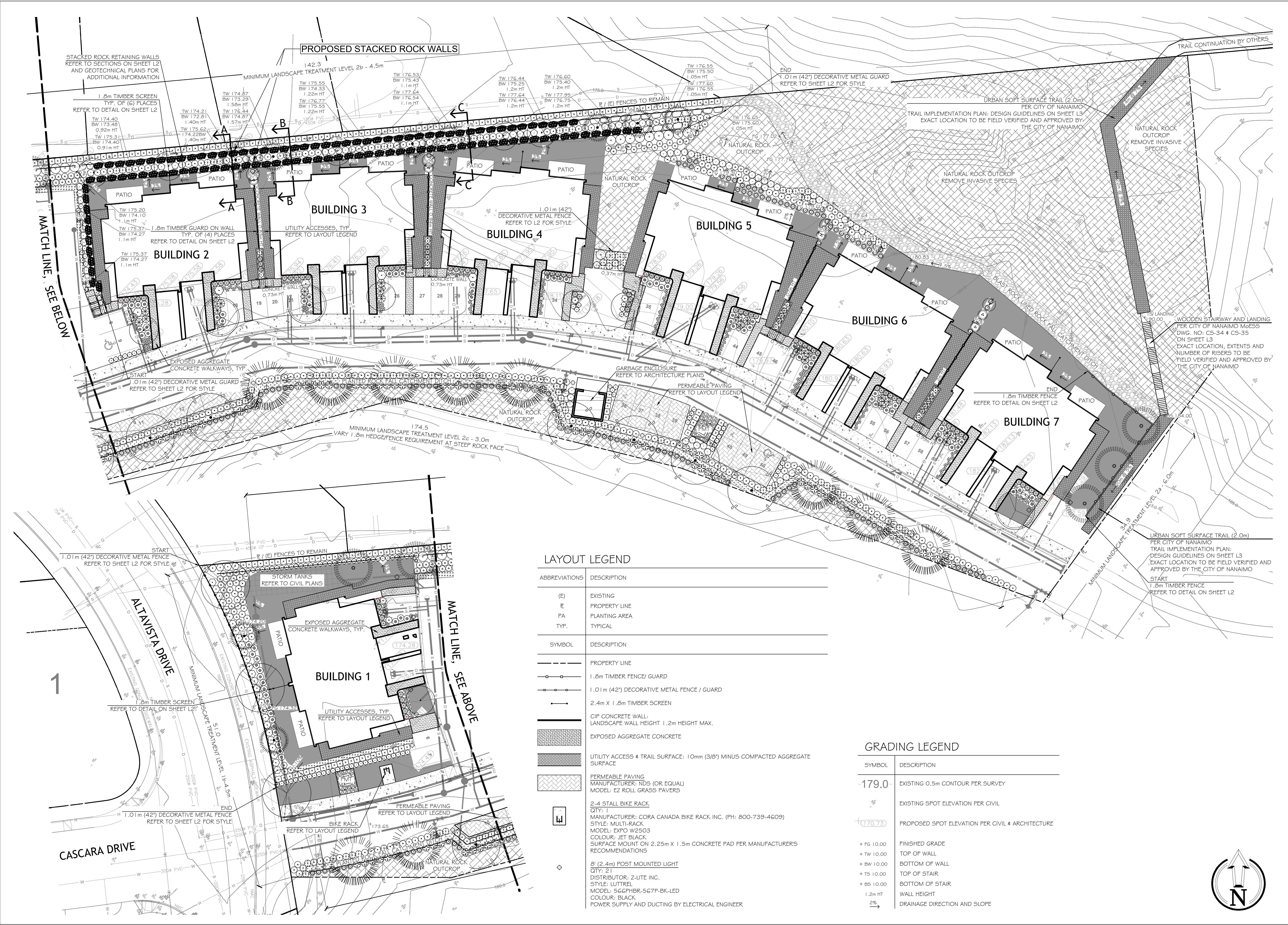
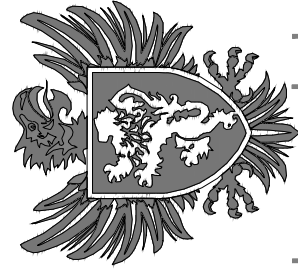






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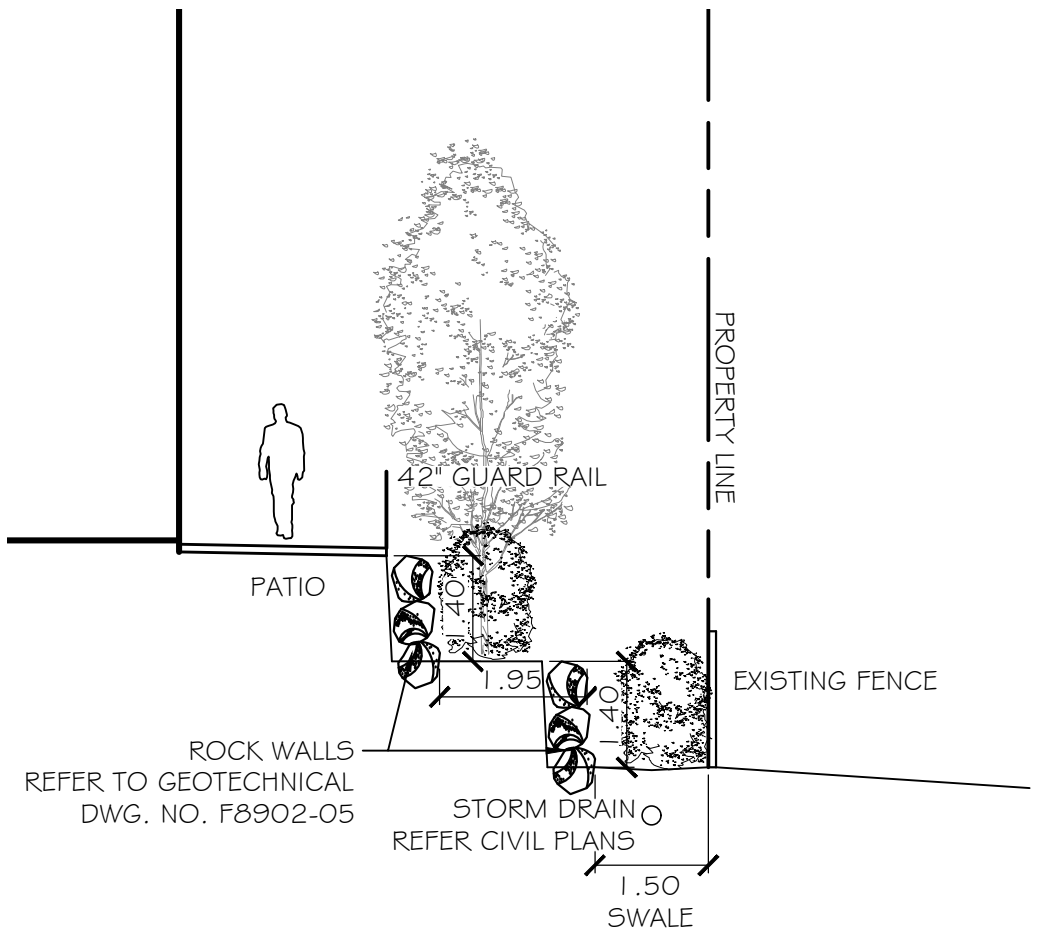
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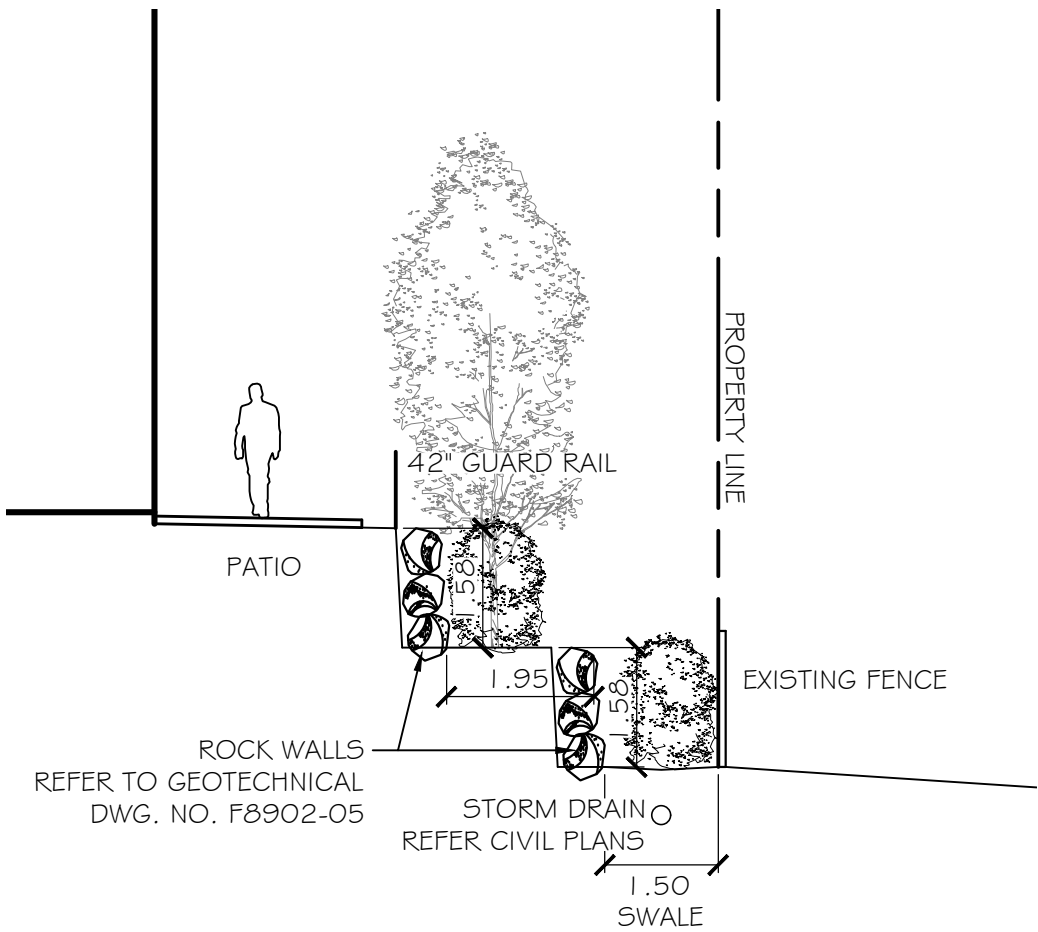
Lot 1 - Linley Park Estates
Mount Benson Developments Inc.
Altavista Drive, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN			
Date:	May 22, 2025	CM	CM
Drawn:		CM	CM
Checked:		CM	CM
Scale:	1:250 metric		
Project Number:	25-0370		
Drawing Number:	L1 of 3		

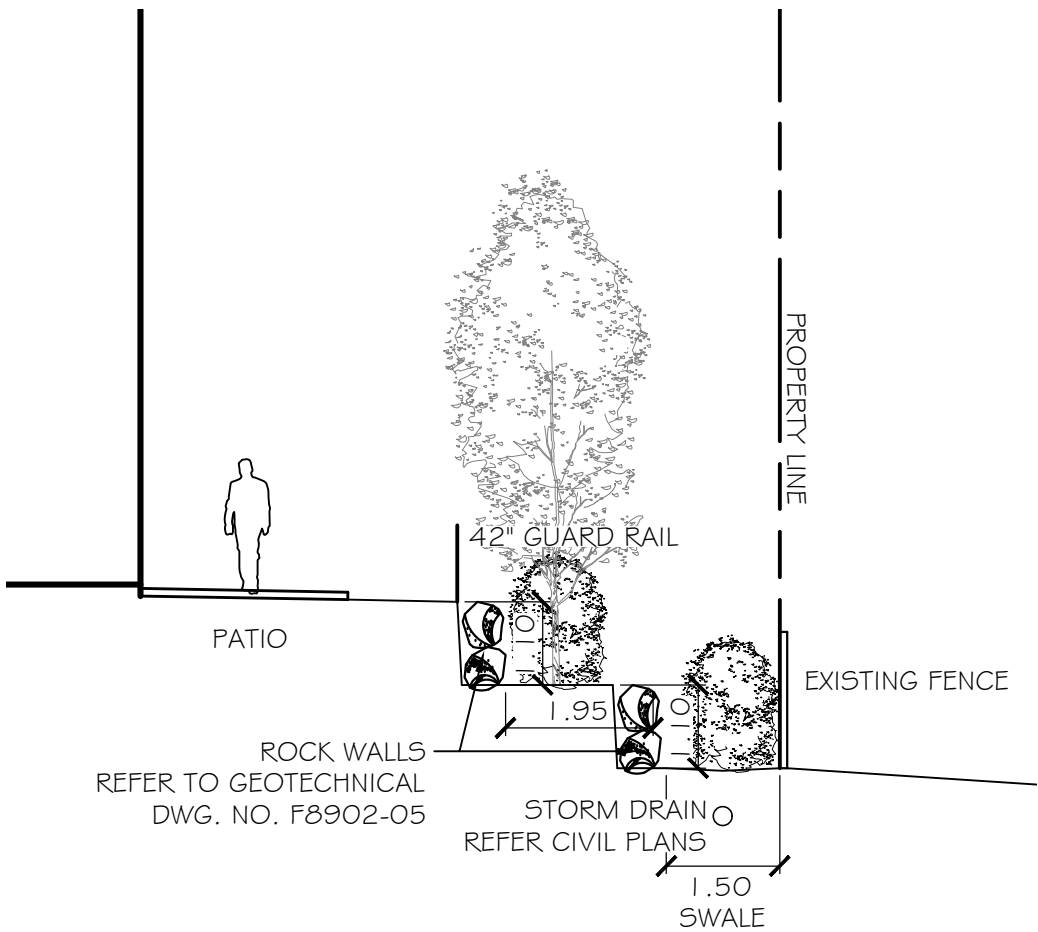
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#	Date		
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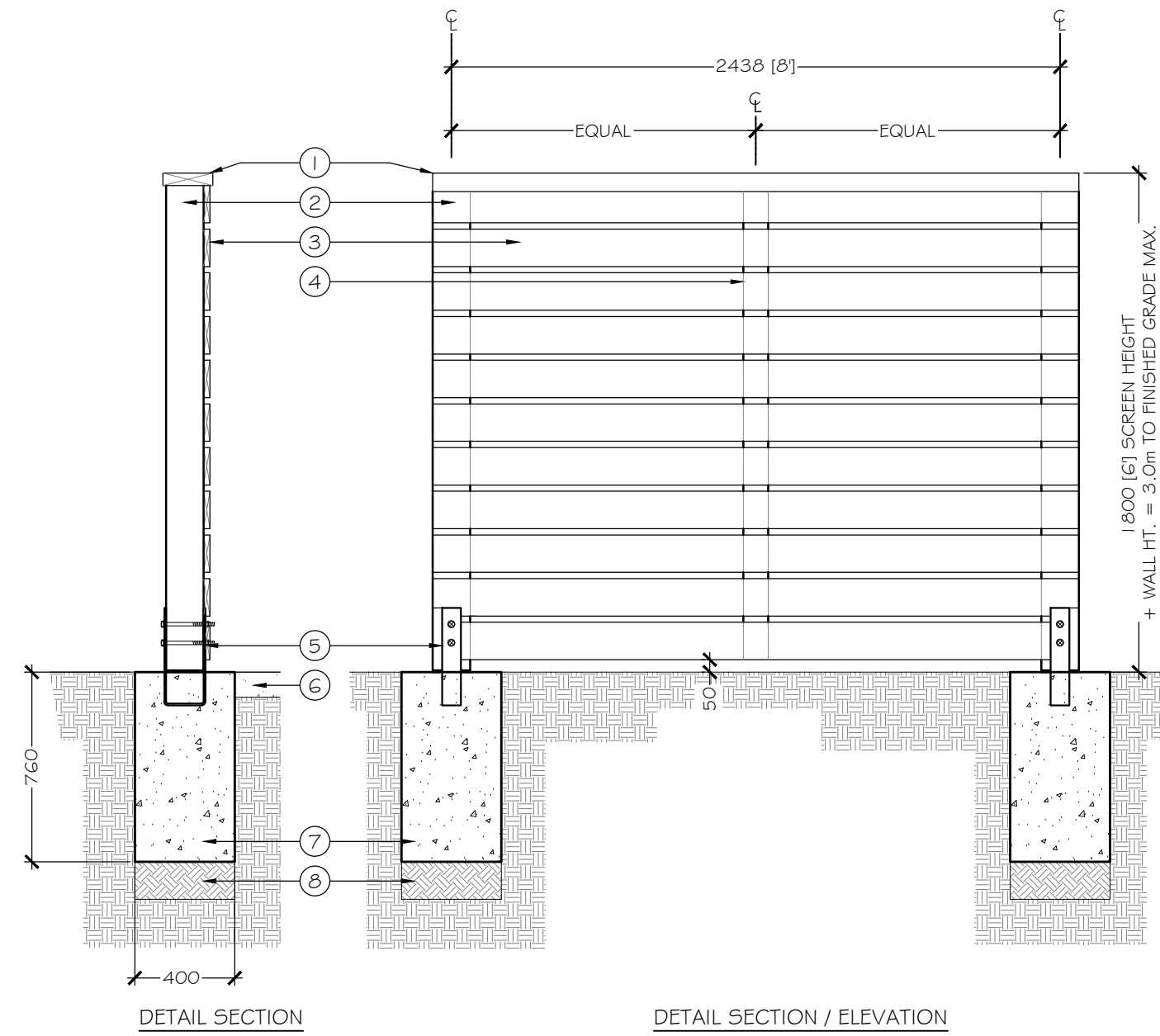
Section A-A
1 : 100 metric



Section B-B
1 : 100 metric



Section C-C
1 : 100 metric



A 1.8m Timber Screen and Fence
Section/Elevation
1:25 metric



1.01m (42") Decorative Metal Fence / Guard
Style Sample

PLANTING NOTES

- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
LEVEL 2 'GROOMED' - 2P
GROWING MEDIUM DEPTHS: LAWN - 100mm
SHRUBS - 450mm
TREES - 600mm BELOW AND AROUND ROOTBALL
- MULCH SHALL BE BARK MULCH PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- ALL TREE, SHRUB, GROUNDCOVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING 'SMART' (ET/ WEATHER-BASED) IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION NOTES

- IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A 'SMART' (ET/ WEATHER-BASED) IRRIGATION CONTROLLER.
- IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
- THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
- ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
- OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES/ WILDFIRE INTERFACE*
TREES					
	ACER RUBRUM RED MAPLE	6cm CAL.	10m O.C.	7	DROUGHT TOLERANT, FIRE RESISTANT, INTERMEDIATE & EXTENDED ZONE
	CERCIS CANADENSIS EASTERN REDBUD	4cm CAL.	SEE PLAN	3	DROUGHT TOLERANT, FIRE RESISTANT, INTERMEDIATE ZONE
	CORNUS 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	6cm CAL.	6m O.C.	10	NATIVE CULTIVAR, FIRE RESISTANT, INTERMEDIATE ZONE
	FRAXINUS AMERICANA 'AUTUMN APPLAUSE' AUTUMN APPLAUSE WHITE ASH	6cm CAL.	8m O.C.	3	DROUGHT TOLERANT, FIRE RESISTANT, INTERMEDIATE ZONE
	PICEA OMORICA 'BRUNS' BRUNS SERBIAN SPRUCE	2.5m	6m O.C.	9	CONIFER, DROUGHT TOLERANT, HIGH RISK, INTERMEDIATE ZONE, WIDELY SPACED, COLUMNAR
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' LIMBER PINE	2.5m	7.5m/10m O.C.	5	CONIFER, NATIVE SPECIES, DROUGHT TOLERANT, HIGH RISK, INTERMEDIATE ZONE, WIDELY SPACED, COLUMNAR
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	2.5m	10m O.C.	10	CONIFER, NATIVE SPECIES, DROUGHT TOLERANT, HIGH RISK, EXTENDED ZONE, WIDELY SPACED
SHRUBS					
	ACER CIRCINATUM VINE MAPLE	#5 POT	SEE PLAN	4	NATIVE SPECIES, FIRE RESISTANT, INTERMEDIATE ZONE
	AMELANCHIER ALNIFOLIA SASKATOON	#5 POT	SEE PLAN	4	NATIVE SPECIES, FIRE RESISTANT, IMMEDIATE ZONE
	BERBERIS THUNBERGII 'ROSE GLOW' ROSE GLOW BARBERRY	#2 POT	1.2m O.C.	24	DROUGHT TOLERANT, FIRE RESISTANT, IMMEDIATE ZONE
	CEANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	1.0m	1.2m O.C.	38	DROUGHT TOLERANT, FIRE RESISTANT, IMMEDIATE/ INTERMEDIATE ZONE
	GAULTHERIA SHALLON SALAL	#1 POT	1.0m O.C.	212	NATIVE SPECIES, FIRE RESISTANT, INTERMEDIATE/ EXTENDED ZONE
	HOLODISCUS DISCOLOR OCEANSPRAY	#1 POT	1.5m O.C.	18	NATIVE SPECIES, FIRE RESISTANT, INTERMEDIATE ZONE
	HYDRANGEA QUERCIFOLIA 'PINK DIAMOND' PINK DIAMOND HYDRANGEA	#2 POT	SEE PLAN	4	DROUGHT TOLERANT, FIRE RESISTANT, IMMEDIATE ZONE
	MAHONIA AQUIFOLIUM OREGON GRAPE	#2 POT	1.0m O.C.	82	NATIVE SPECIES, FIRE RESISTANT, INTERMEDIATE ZONE
	POLYSTICHUM MUNITUM SWORD FERN	#1 POT	1.0m O.C.	139	NATIVE SPECIES, FIRE RESISTANT, INTERMEDIATE/ EXTENDED ZONE
	POTENTILLA FRUTICOSA 'ABBOTSWOOD', 'GOLDFINGER' & 'MANGO TANGO', WHITE, YELLOW & ORANGE SHRUBBY CINQUFOIL	#1 POT	0.75m O.C.	116	NATIVE CULTIVARS, FIRE RESISTANT, INTERMEDIATE/ EXTENDED ZONE, MIX COLOURS IN GROUPS OF 3, 5 OR 7
	RHODODENDRON SSP. RHODODENDRON	#5 POT	SEE PLAN	5	DROUGHT TOLERANT, FIRE RESISTANT, IMMEDIATE ZONE
	RIBES SANGUINEUM RED FLOWERING CURRANT	#2 POT	1.0m O.C.	94	NATIVE SPECIES, FIRE RESISTANT, INTERMEDIATE/ EXTENDED ZONE
	ROSA NUTKANA NOOTKA ROSE	#2 POT	1.0m O.C.	66	NATIVE SPECIES, FIRE RESISTANT, INTERMEDIATE/ EXTENDED ZONE
	RUBUS SPECTABILIS SALMONBERRY	#1 POT	1.2m O.C.	77	NATIVE SPECIES, FIRE RESISTANT, EXTENDED ZONE
	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND SPIREA	#1 POT	1.0m O.C.	80	DROUGHT TOLERANT, FIRE RESISTANT, IMMEDIATE/ INTERMEDIATE ZONE
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	#2 POT	1.0m O.C.	94	NATIVE SPECIES, FIRE RESISTANT, IMMEDIATE ZONE
	VIBURNUM TINUS 'GWENLLIAN' GWENLLIAN LAURUSTINUS	1.0m	0.9m O.C.	190	DROUGHT TOLERANT, FIRE RESISTANT, INTERMEDIATE/ EXTENDED ZONE
GROUNDCOVER, VINES & PERENNIALS					
	ARCTOSTAPHYLOS UVA-URSI KINKKINNICK	#1 POT	0.9m O.C.	80	NATIVE SPECIES, FIRE RESISTANT, IMMEDIATE/ INTERMEDIATE ZONE
	CALLUNA VULGARIS SSP. HEATHER	#1 POT	0.6m O.C.	131	DROUGHT TOLERANT, FIRE RESISTANT, IMMEDIATE/ INTERMEDIATE ZONE
	CAREX OBNUPTA/ JUNCUS EFFUSUS SEDGE/ COMMON RUSH	10cm POT	0.6m O.C.	415	NATIVE SPECIES, FIRE RESISTANT, EXTENDED ZONE
	LAWN CANADA NO. 1 FESCUE/ BLUEGRASS/ RYEGRASS BLEND	SOD		815m2	FIRE RESISTANT, IMMEDIATE/ INTERMEDIATE ZONE

*PER FIRESMART BC LANDSCAPING GUIDE

MINIMUM LANDSCAPE TREATMENT LEVEL SUMMARY

1. TREE SUMMARY:				
LOCATION	LEVEL	LENGTH (m)	REQUIRED	PROPOSED
FRONT YARD:	1b - 4.5m	51	5	5
SIDE YARD (NORTH):	2b - 4.5m	143	14	14
SIDE YARD (SOUTH):	2c - 3.0m	175	18	17
REAR YARD:	2a - 6.0m	35	2	3
TOTAL			39	39

- 51% (24 of 47) OF THE PROPOSED TREE SPECIES ARE EVERGREEN SPECIES.



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Lot 1 - Linley Park Estates
Mount Benson Developments Inc.
Altavista Drive, Nanaimo, BC

SECTIONS, LEGEND, NOTES & DETAILS

Date: May 22, 2025

Drawn: CM

Checked: CM

Scale: AS NOTED

Project Number: 25-0370

DRAWING NUMBER: L2 of 3

REVISION SCHEDULE		NOTES
#	Date	
0	14JAN2025	DP Coordination
1	27JAN2025	DP Coordination
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4	22MAY2025	Final DP Review

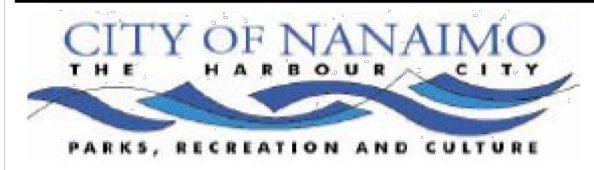
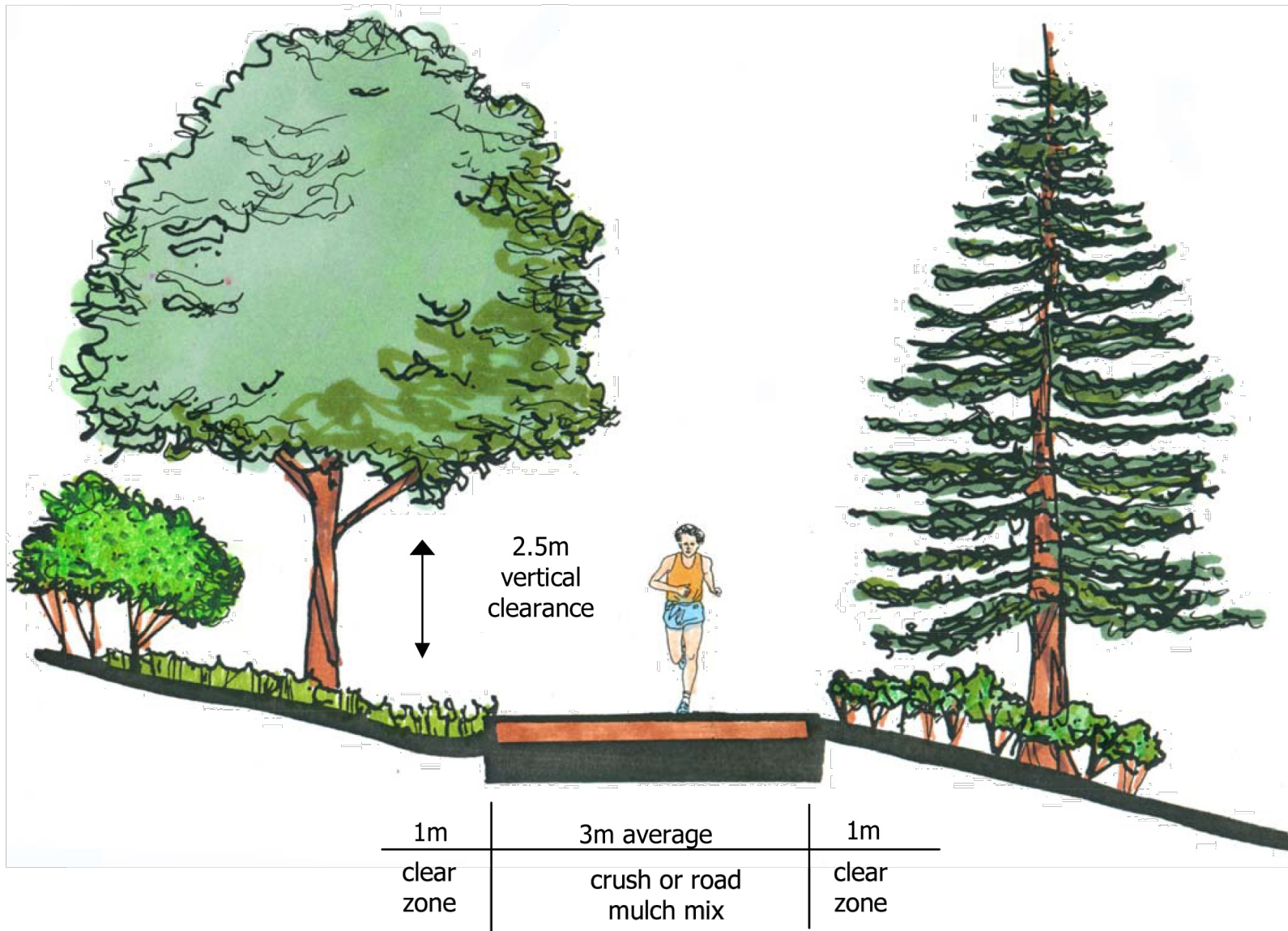
Urban Soft Surface Trail:

Level of use	Type of Use/ Accessibility	Surface	Width	Vegetation Clearance	Slope	Horizontal Curves	Barriers	Drainage	Residential Buffer	Level of Maintenance	Location	Comments/Variations	Example
Moderate-high	- Walking - Jogging - Cycling - Stroller - Universally accessible where possible - Wildlife viewing/ bird-watching	Crush and/or 50/50 hog fuel/road mulch for jogging routes	3m (very low use areas or pedestri an only areas may be 2m and high use may be 4m)	1m preferred horizontal clearance on either side of trail 2.5m minimum vertical clearance	- Maximum 3% sustained grade 5% for 30m or less 10% for 15m or less 10% for 15m or less 2% cross slope - Some stairs	Ensure adequate sightlines on corners See formulas in Bicycle Facility Design Guidelines (2.3-2.4)	Post and sleeves on multi-use routes; cattle gates or baffles may be used on non-multi-use trails	Shallow swale on uphill side and culverts at low points	2-5m	Moderate-high	City level parks (mostly natural parks)	- Generally in a woodland or riparian setting - Amenities (doggy stations, signage, garbage, benches, washrooms, change-rooms, picnic facilities, etc) - Construction within ESA's must follow environmental standards - In higher use areas, a general guideline of .5km between benches and rest areas	Westwood Lake, Jack Point, Piper's Lagoon

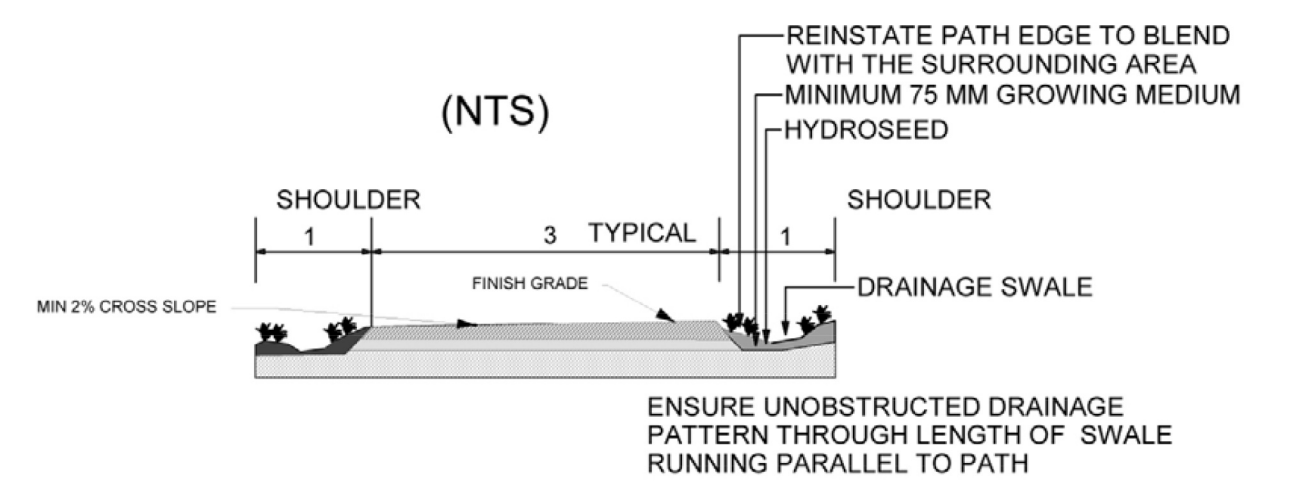


View along the Westwood Lake trail near the Resort on the Lake.

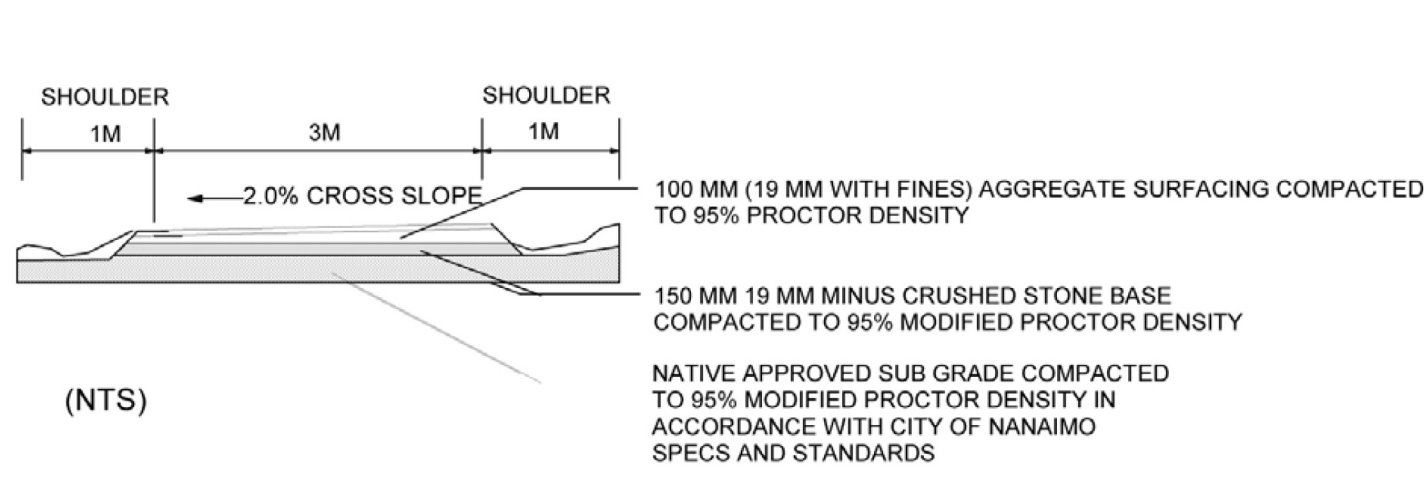
Trail Concept:



Construction Detail: Typical Trail

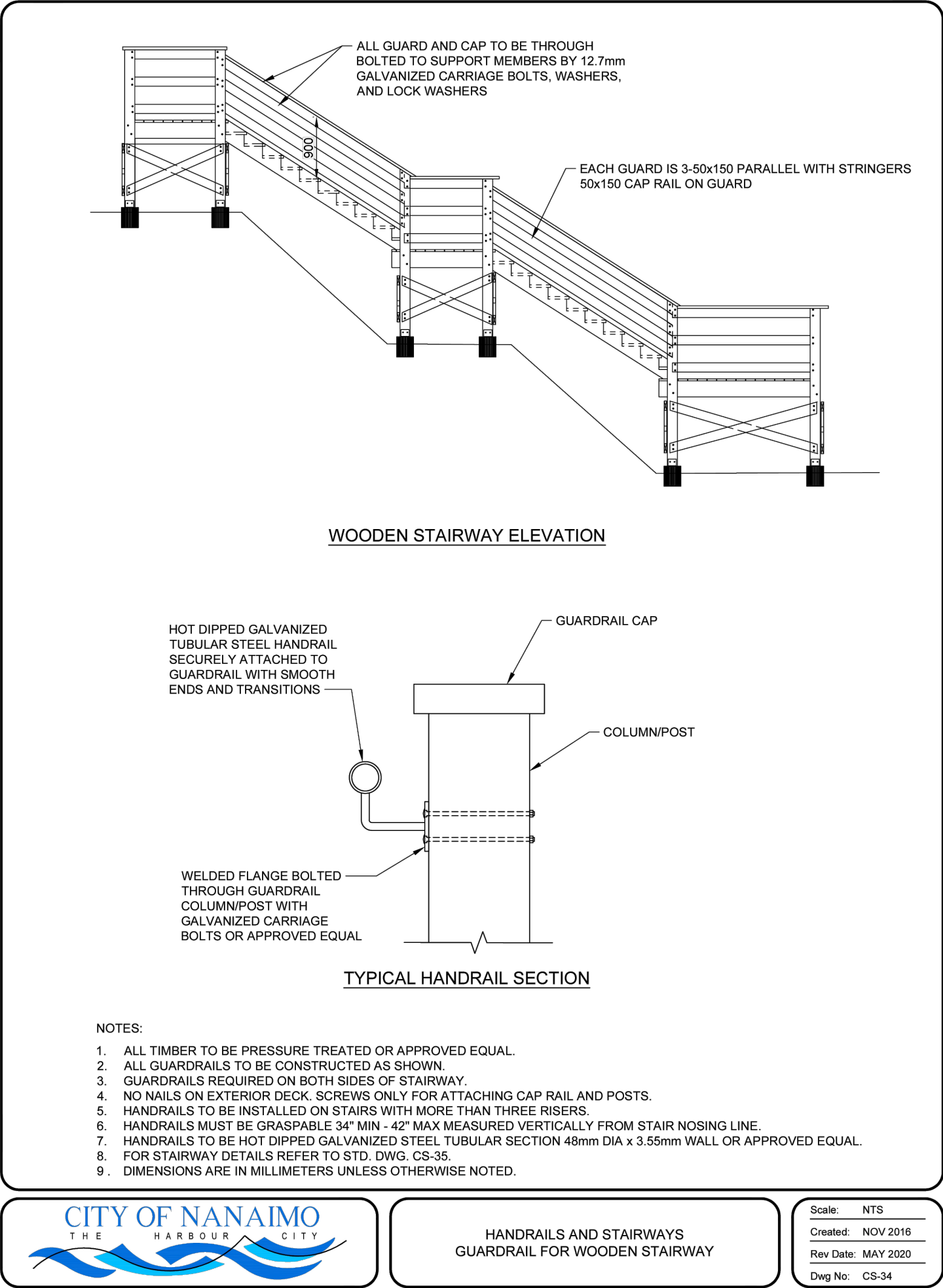
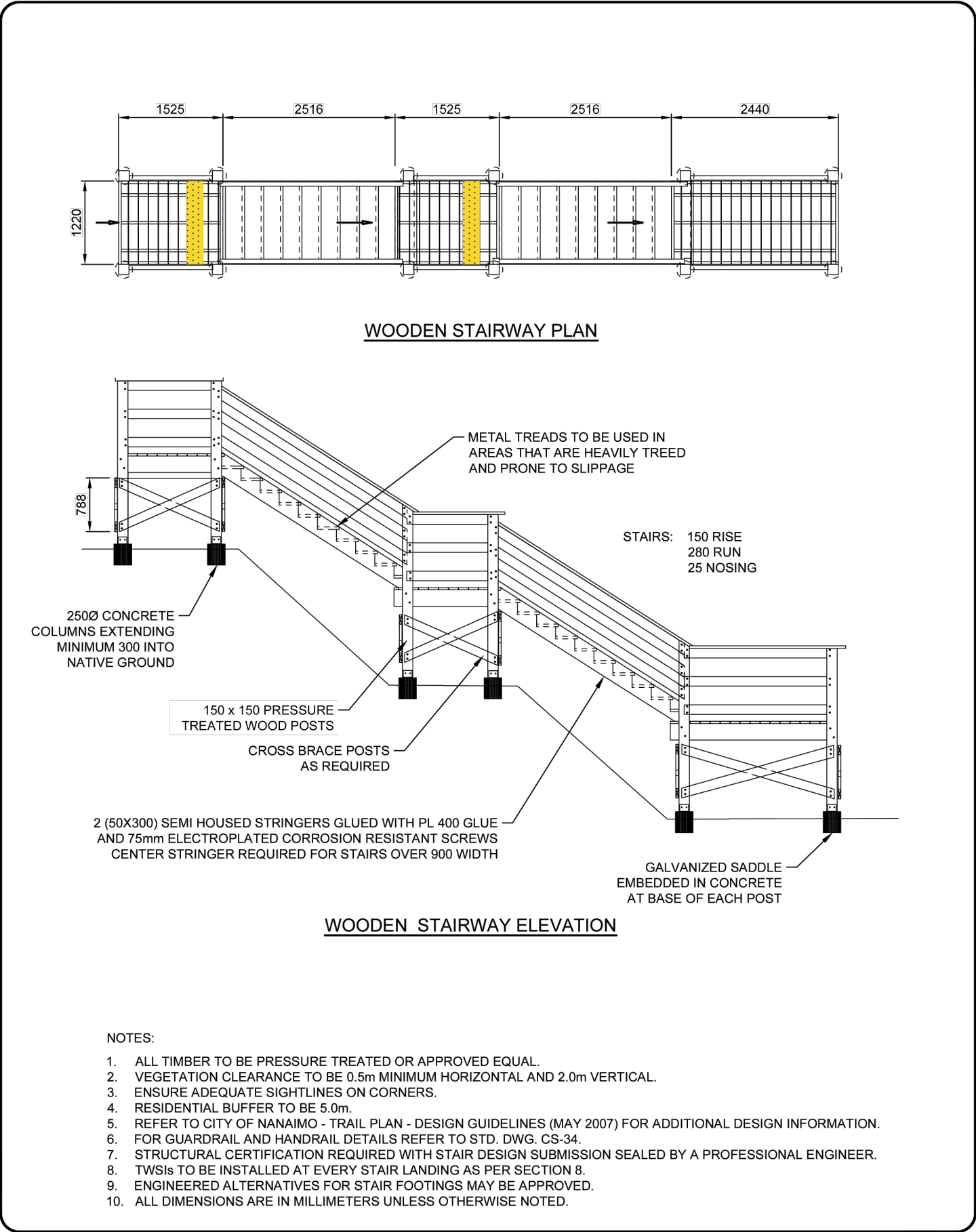


Construction Detail: Materials



DRAFT Trail Plan: Design Guidelines

March 2007.



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PUBLIC TRAIL DETAILS				
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Scale:	AS NOTED	Project Number:	25-0370	DRAWING NUMBER:
				L3 of 3

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