



PROJECT TITLE

**LAKESTONE DUPLEXES**  
10385 LONG ROAD

Lake Country, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	23.11.02	Development Permit
2	24.02.15	Review
3		
4		
5		

PROJECT NO: 23-0804

DESIGN BY: FB/AM

DRAWN BY: NM/JN

CHECKED BY: GH

DATE: FEB. 15, 2024

SCALE: 1:200

PAGE SIZE: 24x36

SEAL

DRAWING NUMBER

**L1/1**

**NOT FOR CONSTRUCTION**  
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**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.
2. THIS LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE DEVELOPMENT PERMIT AREA DESIGN GUIDELINES OF CAMPBELL RIVER FOR LANDSCAPE DEVELOPMENT AND IRRIGATION WATER CONSERVATION.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. DRYLAND SEED AREAS TO RECEIVE A MINIMUM 50mm DEPTH TOPSOIL PLACEMENT.

7. HYDROSEEDING DRYLAND SEED AREAS:

DRYLAND SEED MIXTURE	BY WEIGHT	BY SPECIES
BLUE BUNCH WHEAT GRASS	40%	22%
ROUGH FESCUE	25%	20%
IDAHO FESCUE	15%	19%
PERENNIAL RYEGRASS	10%	7%
SANDBERG BLUEGRASS	5%	13%
JUNE GRASS	4%	18%
CANADA BLUEGRASS	1%	1%

HYDROSEEDING APPLICATION RATE

NATIVE SEED	DRYLAND SEED MIXTURE	125KG/HECTARE
FERTILIZER	18-18-18-2, 50% SULPHUR COATED UREA	300KG/HECTARE
MULCH	CANFOR ECOFIBRE PLUS TAC	2,800KG/HECTARE
TACKIFIER	GUAR	3% OF MIX

THE PRECEDING HYDROSEEDING MIXTURE IS TO BE APPLIED TO THE DRYLAND SEED AREA AS SHOWN ON THE DRAWING. SEED MIX TO BE CERTIFIED #1 GRADE BY AGRICULTURE CANADA. REFER MANUFACTURER'S SPECIFICATIONS FOR PRODUCT DELIVERY, STORAGE & PROTECTION.

**PLANT LIST**

Note: Plants with this symbol \* are considered firesmart

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE & REMARKS
<b>TREES</b>				
ARU	11	ACER RUBRUM 'BAILCRAIG'	SCARLET JEWEL RED MAPLE	5m CAL. *
AHI	8	ALNUS HIRSUTA 'HARBIN'	PRAIRIE HORIZON MANCHURIAN ALDER	6m CAL.
GTR	13	GLEDITSIA TRIACANTHOS 'SUNCOLE'	SUNBURST HONEY LOCUST	6m CAL.
PPO	5	PINUS PONDEROSA	PONDEROSA PINE	2.5M HT. MIN
<b>SHRUBS, PERENNIALS &amp; GRASSES</b>				
BT	12	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW BARBERRY	#02 CONT. *
CA	97	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	#01 CONT.
CS	44	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	#02 CONT.
LA	16	LAVANDULA ANGSTROFFIIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	#01 CONT. *
MA	48	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#02 CONT. *
RH	18	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	#02 CONT. *
SA	36	SYMPHORICARPOS ALBUS	WHITE SNOWBERRY	#02 CONT. *