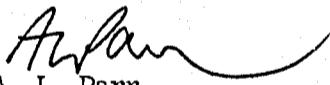


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EXISTING SITUATION:

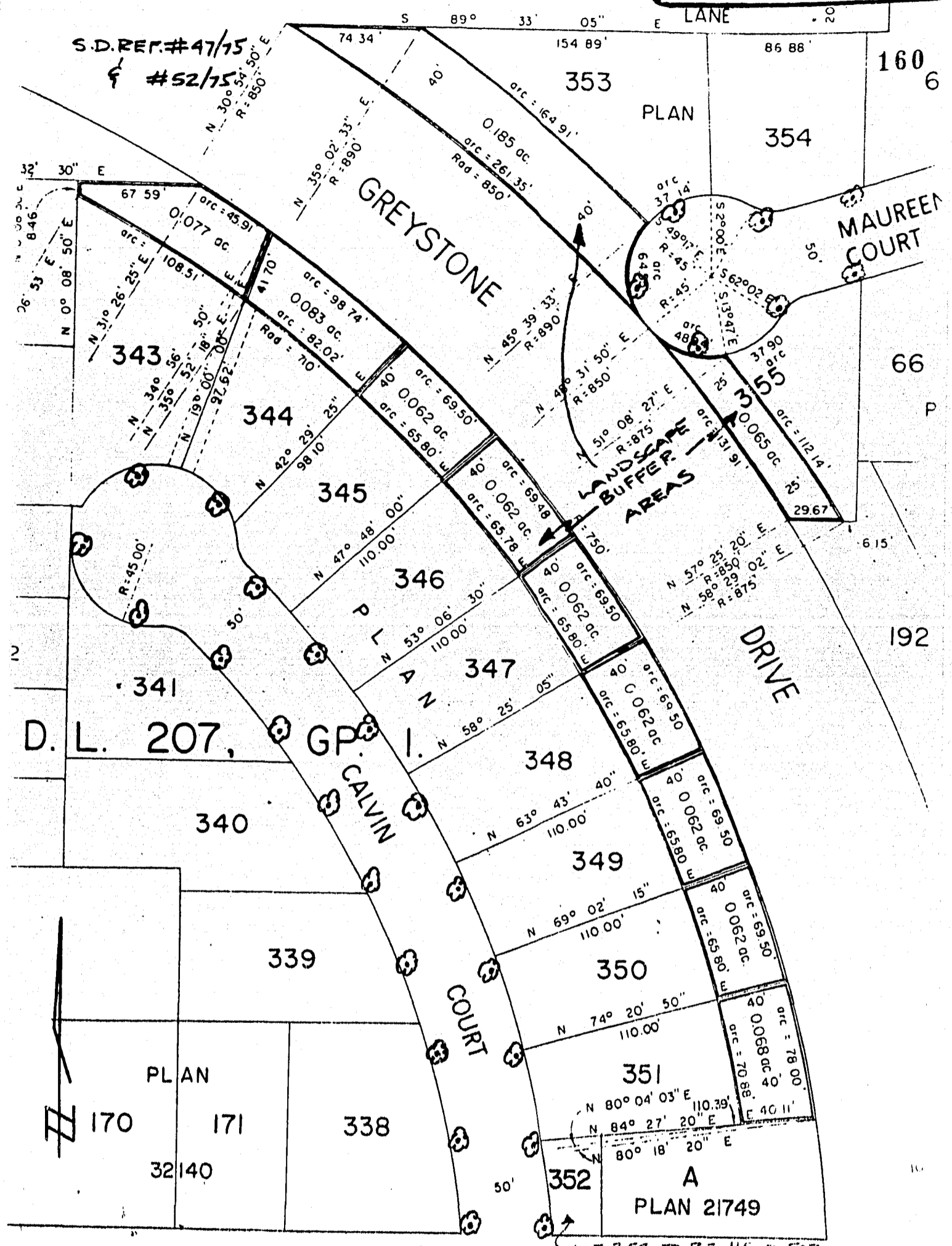
A landscape plan, together with specifications, was prepared and submitted by the firm of Don Vaughn and Associates Ltd. A copy of this plan was recently forwarded to the Parks Department for preparation of an estimate pertaining to the installation of the buffer. An estimate in the amount of \$48,880.00 as shown on the attached cost breakdown has been provided. This amount accurately reflects the landscape plan and specifications. It is proposed that this amount be made available from the Land Development Fund to be utilized for the planting by the Parks Department subsequent to the construction and occupancy of all residential dwellings on those Municipal lots on which the buffer areas are situated. This procedure is one that is followed in private subdivisions in order to prevent vandalism of the planting while the land is vacant. A restrictive covenant has been prepared to protect the buffer areas and will be registered, together with the explanatory plan, subdivision plan, right-of-way plan and easement documents upon approval of the recommendations contained within this report. The Land Agent should, therefore, be directed to inform all prospective purchasers that the buffer will be installed when house construction has been completed and the dwellings occupied. It should be noted that the private owners will be responsible for the maintenance of the buffer areas.

All servicing work has been completed with the exception of boulevard grassing and trees. It is proposed that the Parks Department provide the necessary topsoil, fertilizer, grass seed and boulevard trees subsequent to the completion and occupancy of all residential dwellings fronting on Calvin Court and Maureen Court. An estimate for this work has been provided by the Parks Department in the amount of \$3,240.00 (\$400 for grass seed and fertilizer, \$600 for topsoil, and \$2,240 for 28 trees - actual number of trees will be dependent upon driveway locations). It is proposed that this amount be made available from the Land Development Fund. The maintenance of the boulevard trees will fall within the jurisdiction of the Parks Department while the maintenance of the boulevard grass will be the responsibility of the private owners. The Land Agent should also be directed to inform all prospective purchasers that these items will be provided when house construction has been completed and the buildings occupied.


A. L. Parr,
DIRECTOR OF PLANNING

CW:ad
Atts.
cc: Parks & Recreation Administrator
Land Agent
Municipal Treasurer
Municipal Engineer

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UNION

SCALE: 1" = 60' '78 OCT. C.W.

MAXIMUM SPACING FOR TREES IS 50'.
 FINAL LOCATION OF TREES IS DEPENDENT UPON
 DRIVEWAY LOCATIONS.

LOT 352 TO BE HELD FOR
 FUTURE CONSIDERATION WITH
 STREET LOT A.

SUBDIVISION REFERENCE #47/75 AND #52/75 - ESTIMATED INSTALLATION
COST OF LANDSCAPE BUFFER

1978 October 18

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ITEM
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<u>ITEM</u>	<u>RATE</u>	<u>COST</u>
<u>Drainage:</u>		
<u>Supply:</u>		
1880 lin.ft. of 6" perforated pipe	\$.60 lin.ft.	\$ 1,128.00
70 cu.yds. of 3/4" minus drain rock	5.00 cu. yd.	350.00
3000 sq.ft. of Permealiner (M series-1195)	.11 sq.ft.	330.00
Install drain pipe at 2% slope towards C.B. according to specifications on Drawing L.1 and as indicated within the written landscape specification	1.60/lin.ft.	3,000.00
		\$4,808.00

Grading:

Remove all existing plant material from area to receive fill (5,000 sq.yds.)	\$.50/sq.yd.	2,500.00
Supply and deliver 3,860 cu.yds. of well drained sandy fill	4.00/cu.yd.	15,440.00
Grade fill to shape of berm as indicated on Drawing L.1 and according to written landscape specifications	.75/sq.yd.	3,750.00
		\$21,690.00

Planting:

Supply:

720 cu.yds. of prepared topsoil consisting of:		
400 cu.yds. of fill	\$4.00/cu.yd.	\$1,600.00
160 cu.yds. of peat	8.00/cu.yd.	1,280.00
160 cu.yds. of manure	8.00/cu.yd.	1,280.00
(All material as specified in the written landscape specifications)		
56 Acer circinatum (6' B & B)	11.00 each	616.00
19 Pseudotsuga menzeisii (5' B & B)	20.00 each	380.00
25 Tsuga hetirophylla (5' B & B)	25.00 each	525.00
51 Thuja plicata (5' B & B)	16.00 each	816.00
4960 cotoneaster 'lowfast' (1 gal pot 12")	1.50 each	7,440.00
Install plant materials as shown on Drawing L.2	\$10/hr X 400 man hours	4,000.00
		\$17,937.00

TOTAL \$44,435.00

10% CONTINGENCY 4,445.00

\$48,880.00

BE: mh

SUBDIVISION REFERENCE #47/75 AND #52/75 - ESTIMATED INSTALLATION
COST OF LANDSCAPE BUFFER

1978 October 18

15
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MANAGER'S REPORT NO.
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70 cu.yds. of 3/4" minus drain rock	5.00 cu. yd.	350.00	
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160 cu.yds. of manure	8.00/cu.yd.	1,280.00	

(All material as specified in the
written landscape specifications)

56 Acer circinatum (6' B & B)	11.00 each	616.00	
19 Pseudotsuga menzeisii (5' B & B)	20.00 each	380.00	
25 Tsuga heterophylla (5' B & B)	25.00 each	525.00	
51 Thuja plicata (5' B & B)	16.00 each	816.00	
4960 cotoneaster 'lowfast' (1 gal pot 12")	1.50 each	7,440.00	
Install plant materials as shown on Drawing L.2	\$10/hr X 400 man hours	4,000.00	\$17,937.00

TOTAL \$44,435.00

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BE:mh