

8 Landscaping and Fencing

8.1 GENERAL

One of the responsibilities of developing land in the Town of Lamont is the landscaping of boulevards, buffer strips, utility lots, walkways, medians, public service land and recreation land.

Landscaping involves site preparation, establishment of a grass cover, planting and the installation of park furnishings.

This division covers all requirements for a complete landscaping package that is to be presented to the Town. Materials procedures and maintenance are also covered.

8.2 LANDSCAPE PLANS

Landscape plans shall show clearly both hard and soft landscape development. All plans shall show clearly both existing and proposed development.

8.2.1 Hard Landscape Drawings

- Site Plans - Layout Plans

Layout plans shall indicate clearly the exact location of:

- Buildings;
- Roads;
- Concrete and paving stone walks;
- Asphalt/Gravel Trails;
- Retaining walls, fencing and screens;
- Underground services required for completion of the contract;
- Site furnishings - benches, lighting, etc.;
- Existing features to be retained;
- Irrigation systems if applicable.

- Details - Working Drawings

Detail drawings will be required to explain the working details of the Site Layout Plan. Drawings to include details for paving, benches, lights, fencing, walls, etc.

- Grading Plans

Grading plans shall include:

- Existing contours, including spot elevations, boundary conditions, road elevations and drainage outlets for surface water;
- Proposed contours;
- Proposed final spot elevations of strategic locations:
 - Corners of paved areas;
 - Top of curbs;
 - Top and bottom of steps, retaining walls and slopes;
 - Ground elevation of all structures;
 - Drastic changes in grade;
- Direction of proposed surface drainage and drainage districts;
- Cross sections and profiles where appropriate.

8.2.2 Soft Landscaping

Landscaping plans shall include:

- Location of trees, shrubs and planting beds
- Areas to be seeded, sodded or requiring special treatment
- A list of plant materials giving:
 - Keys to planting plan;
 - Quantity of individual species;
 - Botanical name and common name;
 - Size of material - height and calliper;
 - Method of transport, i.e. balled and burlap, container stock; bare root, etc.;
 - Canadian Plant Hardiness Zone.

8.3 ROUGH GRADING

- Rough grading shall be carried out without damage to the root and branch systems of existing plant material.
- All sites requiring topsoil shall be rough graded within 150 mm of final grade - for topsoil accommodation.
- The maximum allowable slope for all new hills and berms shall be 4:1, unless otherwise approved by the Town of Lamont. 3:1 slopes will be acceptable in areas on minimal pedestrian traffic and on drainage side slopes. 3:1 slopes must be approved by the Town.

The Developer shall register a lot grading caveat against all lots within the subdivision prior to Final Acceptance Certificate issuance for surface improvements.

8.4 PLANT MATERIAL

- All plant material shall be of first grade quality, free from insects, disease and physical injury, shall have a strong fibrous root system and must be structurally sound. All plant material shall have straight stems, well and characteristically branched for the species. All plant material shall conform to the Horticultural Standards for nursery stock of the Canadian Nursery Landscape Associates (Canadian Standards for Nursery Stock).
- At the time of inspection and final acceptance, the plant material shall:
 - Be planted and staked;
 - Exhibit two (2) years of healthy growth to the satisfaction of the Town.

8.5 UNIFORM FENCING

- Pressure treated wood fencing shall be constructed adjacent to the following locations:
 - Arterial Roadways;
 - Town owned lands- e.g. Firehall sites;
 - Multifamily sites;
 - Neighborhood Commercial Sites;
 - Institutional Sites and;
 - Other areas as required by the Town of Lamont;
- No stain shall be applied on locations identified above;
- Chain link fencing and gates shall be installed where playgrounds, parks and school sites are adjacent to residential properties;
 - Gates shall be located approximately at the mid-point of each lot and shall open inwards onto private property;
 - Wood rail fencing may be approved by the Town for selected park or walkway areas;