










PRELIMINARY

**R.M. OF Macdonald
COMMUNITY OF OAK BLUFF
OAKBLUFF WEST
CONCEPTUAL PLAN OF SUBDIVISION
MASTERPLAN**



LEGEND

-  PHASING BOUNDARY
-  PROPERTY LINE
-  GRANULAR PATHWAY
-  ASPHALT SIDEWALK
-  CONCRETE SIDEWALK
-  CONCRETE APRON
-  PROPOSED LOCATION OF MINOR TRAIL MARKER - 12 TOTAL
-  PROPOSED LOCATION OF MAJOR TRAIL MARKER - 4 TOTAL
-  ENLARGEMENT

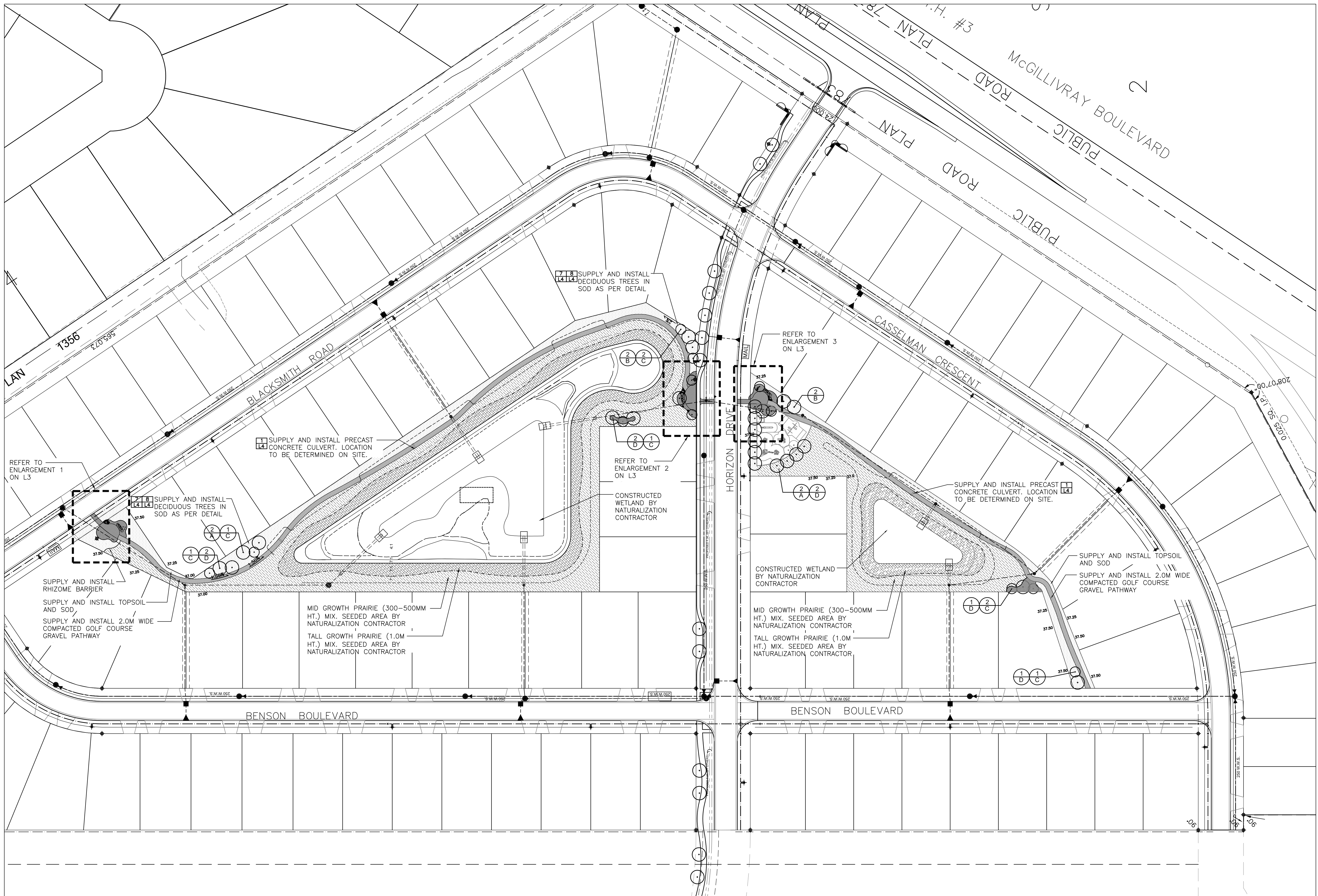


OAK BLUFF WEST
CONCEPTUAL MASTER PLAN - L1.1

OCTOBER 2013
 SCALE 1:3000



FILE: \\c:\projects\oakbluffwest\oakbluffwest_l1.1.dwg



GENERAL NOTES

- CONTRACTOR TO CONFIRM ALL EXISTING SITE CONDITIONS AND DIMENSION AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
- LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR AND LANDSCAPE ARCHITECT (MRG, 956-0396) PRIOR TO ANY CONSTRUCTION, OR REMOVALS.
- ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED. DECIMAL NUMBERS INDICATE METERS
- USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
- CONTRACTOR TO CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONSTRUCTION ACCESS TO BE LIMITED TO THE AREAS SPECIFIED ON SITE BY CONTRACT ADMINISTRATOR
- AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO THE SATISFACTION OF CONTRACT ADMINISTRATOR AT CONTRACTOR'S OWN COST.

LEGEND

- PROPERTY LINE
- [Hatched Box] SODDED AREA
- [Hatched Box] MIDDLE GROWTH PRAIRIE
- [Hatched Box] TALL GROWTH PRAIRIE
- [Circle with Star] PROPOSED TREES
- [Circle with Number] DETAIL KEY
- [Circle with Number and Letter] DETAIL NUMBER SHEET NUMBER
- [Circle with Letter] PLANT KEY
- [Circle with Number and Letter] QUANTITY PLANT KEY

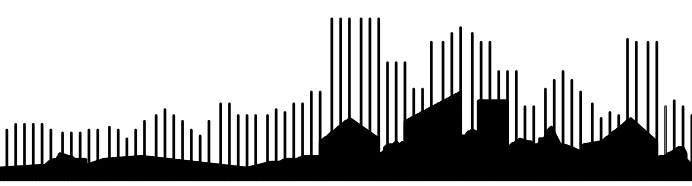
PARTIAL PLANT LIST (REFER TO L2)

| KEY | COMMON NAME/BOTANICAL NAME |
|------------------------|--|
| DECIDUOUS TREES | |
| A | BARON MAPLE ACER NEGUNDO 'BARON' |
| B | BUR OAK QUERCUS MACROCARPA |
| C | SHOWY MOUNTAIN ASH SORBUS DECORA |
| D | DROPMORE LINDEN TILIA X FLAVESCENS 'DROPMORE' |

| No. | Revisions | Date | By |
|-----|--------------------------|----------|----|
| 1 | SUBMISSION FOR RM REVIEW | 07-03-13 | AH |

Date: 04-23-12 Scale: 1:750

Designed By: AH Drawn By: SM Checked By: SR

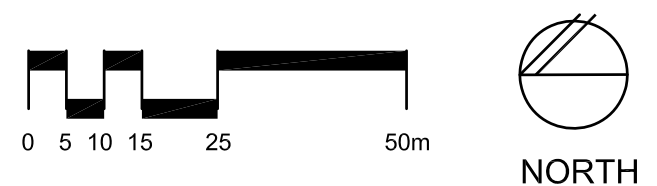


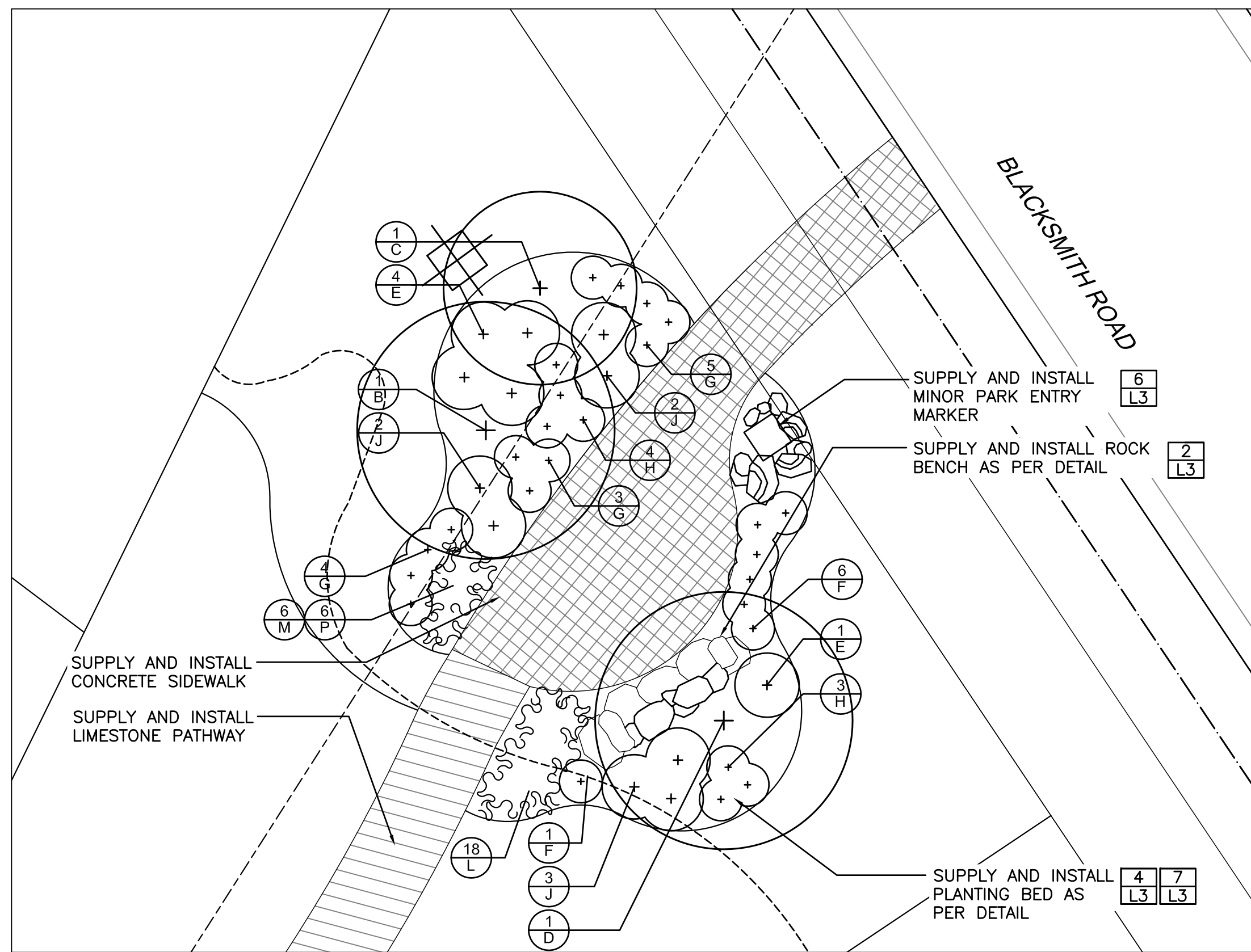
Client
QUALICO

Project Title
**OAK BLUFF
PHASE ONE**

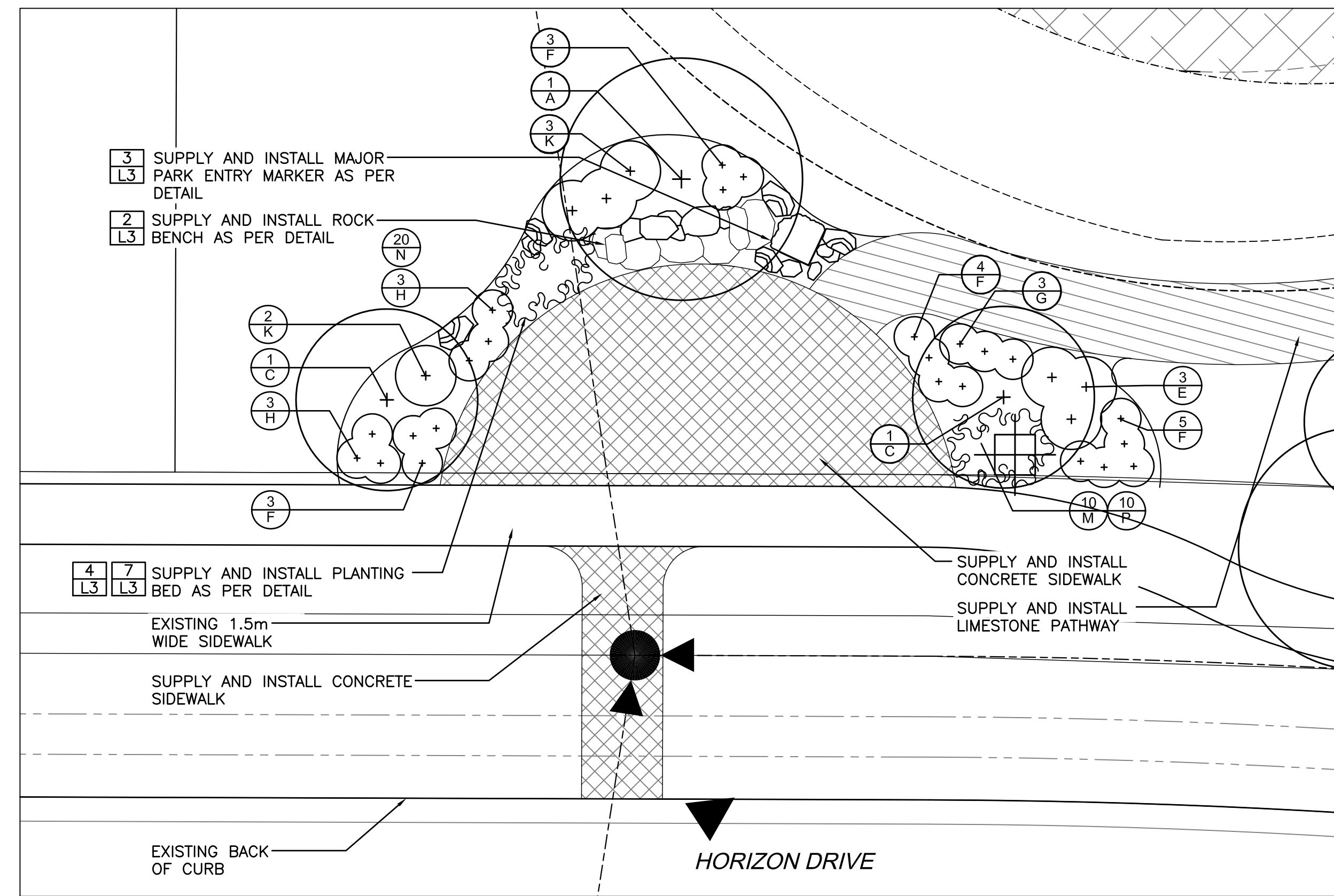
Sheet Title
**LAYOUT AND PLANTING
PLAN**

Project No. 12-009 Drawing No. L1





PLANTING ENLARGEMENT 1 - REFER TO L1 SCALE 1:100



PLANTING ENLARGEMENT 2 - REFER TO L1 SCALE 1:100



GENERAL NOTES

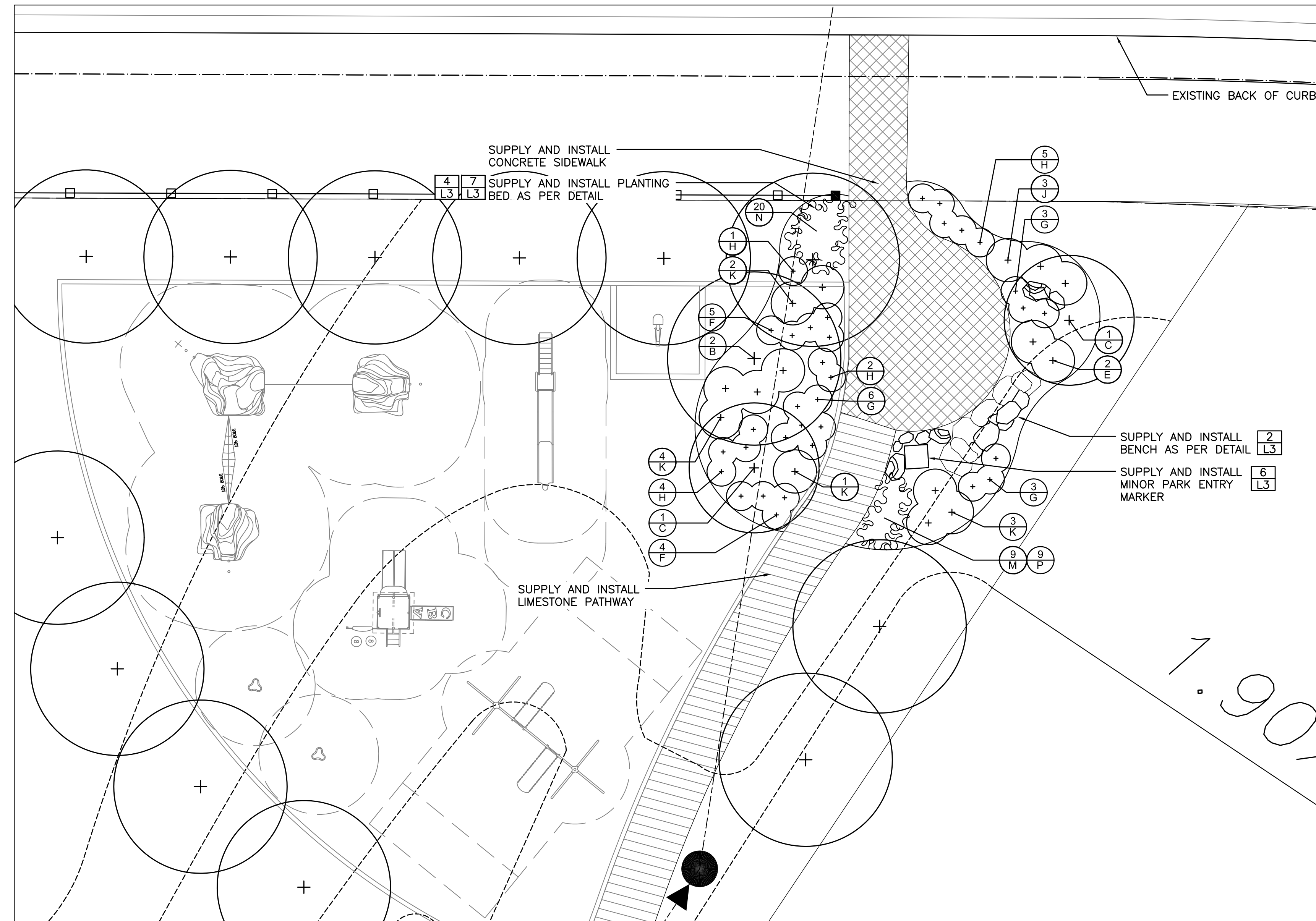
1. CONTRACTOR TO CONFIRM ALL EXISTING SITE CONDITIONS AND DIMENSION AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
2. LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR AND LANDSCAPE ARCHITECT (MRG, 956-0396) PRIOR TO ANY CONSTRUCTION, OR REMOVALS.
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED. DECIMAL NUMBERS INDICATE METERS.
4. USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
5. CONTRACTOR TO CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. CONSTRUCTION ACCESS TO BE LIMITED TO THE AREAS SPECIFIED ON SITE BY CONTRACT ADMINISTRATOR.
7. ALL EXISTING TREES AND ROADS TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CITY OF WINNIPEG STANDARDS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CITY OF WINNIPEG STANDARDS AT CONTRACTOR'S OWN COSTS.

LEGEND

- PROPERTY LINE
- DETAIL KEY
- 1/ L3 DETAIL NUMBER
- 1/ L3 SHEET NUMBER
- PLANT KEY
- PLANT KEY
- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- PROPOSED PERENNIALS

PLANT LIST

| KEY | QTY. | COMMON NAME/BOTANICAL NAME | SIZE | REMARKS |
|-------------------------|------|---|------------|--|
| A | 5 | BARON MAPLE / ACER NEGUNDO 'BARON' | 75mm cal. | SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m. |
| B | 7 | BUR OAK / QUERCUS MACROCARPA | 75mm cal. | SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m. |
| C | 13 | SHOWY MOUNTAIN ASH / SORBUS DECORA | 75mm cal. | SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.8m. |
| D | 9 | DROP MORE LINDEN / TILIA X FLAVESCENS 'DROP MORE' | 75mm cal. | SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m. |
| DECIDUOUS SHRUBS | | | | |
| E | 10 | SILVERBERRY / ELAEGNUS COMMUTATA | 2 gal pot. | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MINIMUM HT. 300mm |
| F | 31 | MCKAY'S WHITE POTENTILLA / POTENTILLA FRUTICOSA 'MCKAY'S WHITE' | 2 gal pot. | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MINIMUM HT. 300mm |
| G | 27 | WILD GOOSEBERRY / RIBES OXYCANTHOIDES | 2 gal pot. | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MINIMUM HT. 300mm |
| H | 25 | PRICKLY ROSE / ROSA ACCULARIS | 2 gal pot. | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MINIMUM HT. 300mm |
| J | 10 | SNOWBERRY / SYMPHORICARPOS OCCIDENTALIS | 2 gal pot. | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MINIMUM HT. 450mm |
| K | 15 | COMPACT AMERICAN CRANBERRY / VIRBURNUM TRILOBUM 'COMPACTUM' | 2 gal pot. | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MINIMUM HT. 450mm |
| PERENNIALS | | | | |
| L | 18 | SNOWDROP ANEMONE / ANEMONE SYLVESTRIS | 4" pot. | SPECIMEN, CONTAINER GROWN, WITH VIGOROUS ROOTS, FREE OF DISEASE AND INSECTS. |
| M | 25 | PURPLE CONEFLOWER / ECHINACEA PURPUREA | 4" pot. | SPECIMEN, CONTAINER GROWN, WITH VIGOROUS ROOTS, FREE OF DISEASE AND INSECTS. |
| N | 40 | DAYLILY / HEMEROCALLIS SPP. | 4" pot. | SPECIMEN, CONTAINER GROWN, WITH VIGOROUS ROOTS, FREE OF DISEASE AND INSECTS. |
| P | 25 | BLACK EYED SUSAN / RUDBECKIA FULGIDA | 4" pot. | SPECIMEN, CONTAINER GROWN, WITH VIGOROUS ROOTS, FREE OF DISEASE AND INSECTS. |



PLANTING ENLARGEMENT 3 - REFER TO L1 SCALE 1:100

| No. | Revisions | Date | By |
|-----|--------------------------|----------|----|
| 1 | SUBMISSION FOR RM REVIEW | 07-03-13 | AH |

Date: 04-23-12 Scale: AS NOTED

Designed By: AH Drawn By: SM Checked By: SR

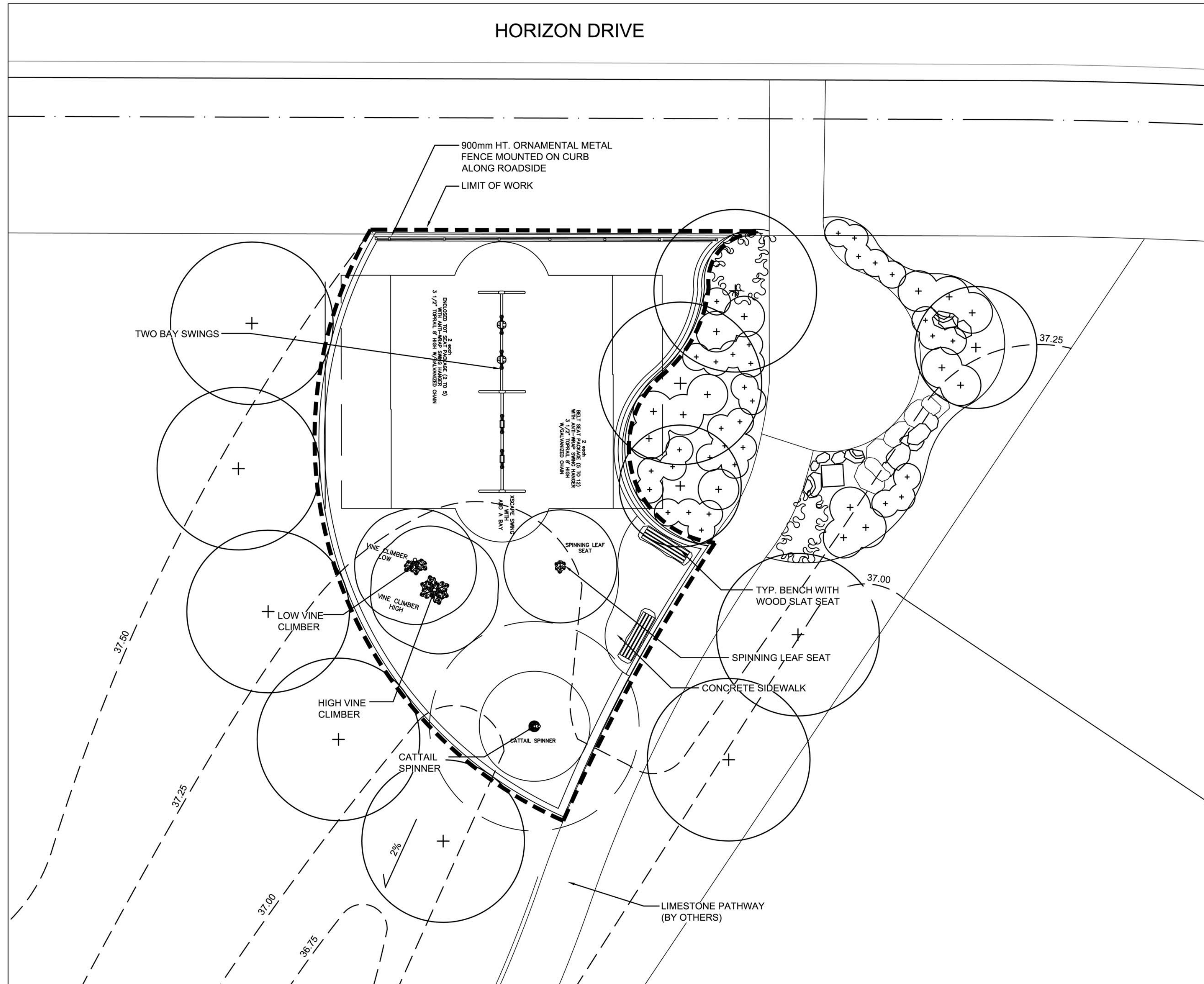


Project Title: **OAK BLUFF PHASE ONE**

Sheet Title: **SITE LAYOUT ENLARGEMENTS**

Project No. 12-009 Drawing No. L3

HORIZON DRIVE



Xscape Swings (2 bay - 1x 5-12yr, 1x toddler)



Leaf Spinner (2-12 yr)

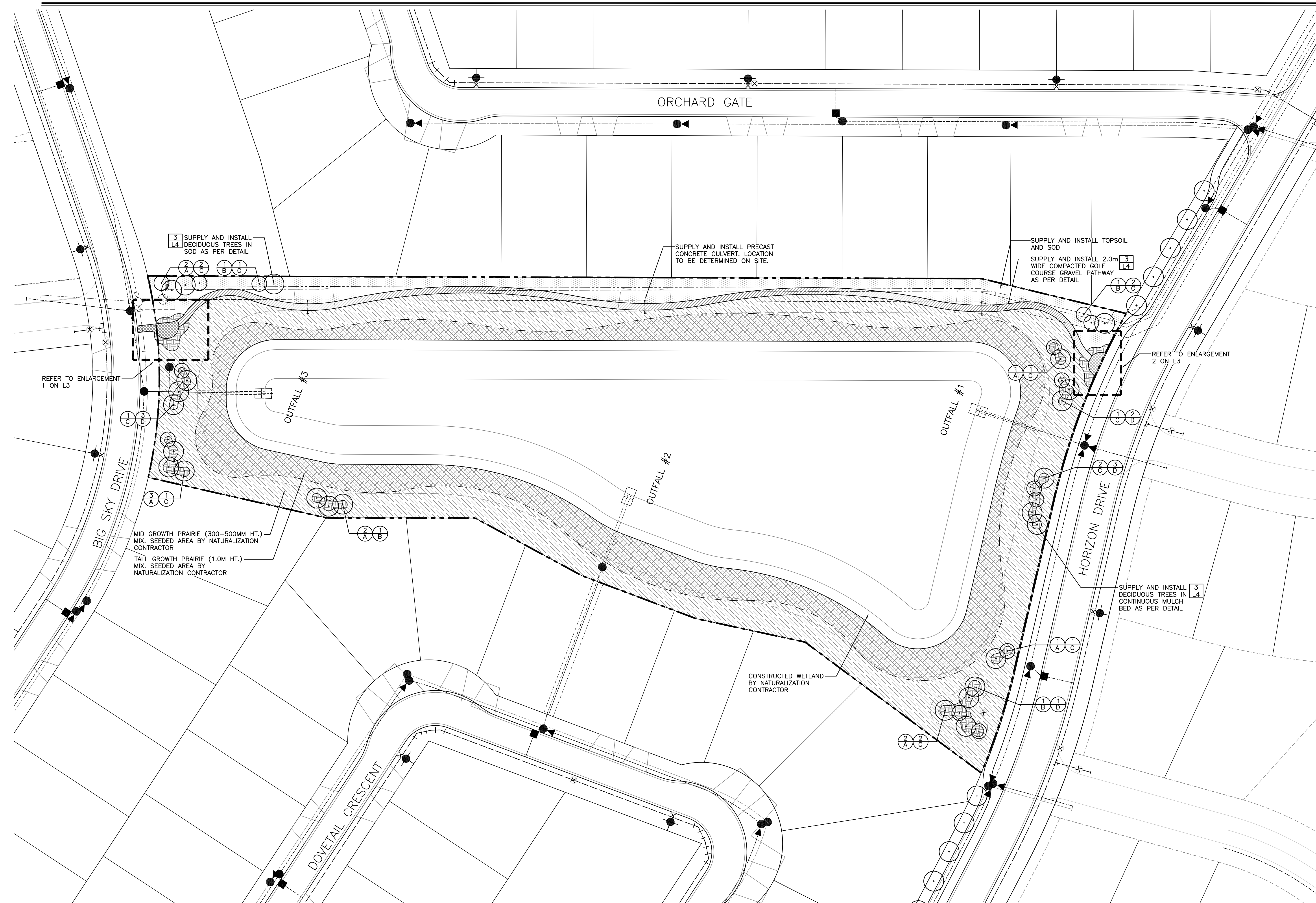


Vine Climbers (5-12 yr)



Cattail Spinner (2-12 yr)

OAK BLUFF WEST - PLAYGROUND NODE 1



- NOTES**
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 3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED. DECIMAL NUMBERS INDICATE METERS.
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- LEGEND**
- PROPERTY LINE
 - WASTE WATER SEWER
 - EASEMENT
 - LAND DRAINAGE SEWER
 - WATERMAIN
 - SODDED AREA
 - MIDDLE GROWTH PRAIRIE GRASS
 - TALL GROWTH PRAIRIE GRASS
 - COMPACTED GRAVEL PATHWAY
 - CONCRETE SIDEWALK
 - SHRUB BED
 - CULVERT
 - DECIDUOUS TREES
 - DETAIL KEY
 - DETAIL NUMBER
 - SHEET NUMBER
 - PLANT KEY
 - QUANTITY
 - PLANT KEY

PARTIAL PLANT LIST (REFER TO L2)

| KEY | COMMON NAME/BOTANICAL NAME |
|------------------------|--|
| DECIDUOUS TREES | |
| A | BARON MAPLE ACER NEGUNDO 'BARON' |
| B | BUR OAK QUERCUS MACROCARPA |
| C | SHOWY MOUNTAIN ASH SORBUS DECORA |
| D | DROPMORE LINDEN TILIA X FLAVESCENS 'DROPMORE' |

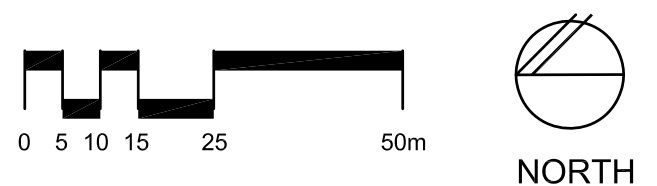
| No. | Revisions | Date | By |
|-------------|-----------|------------|----|
| 03-28-13 | 1:500 | | |
| Designed By | Drawn By | Checked By | |
| AH | TM | AH | |

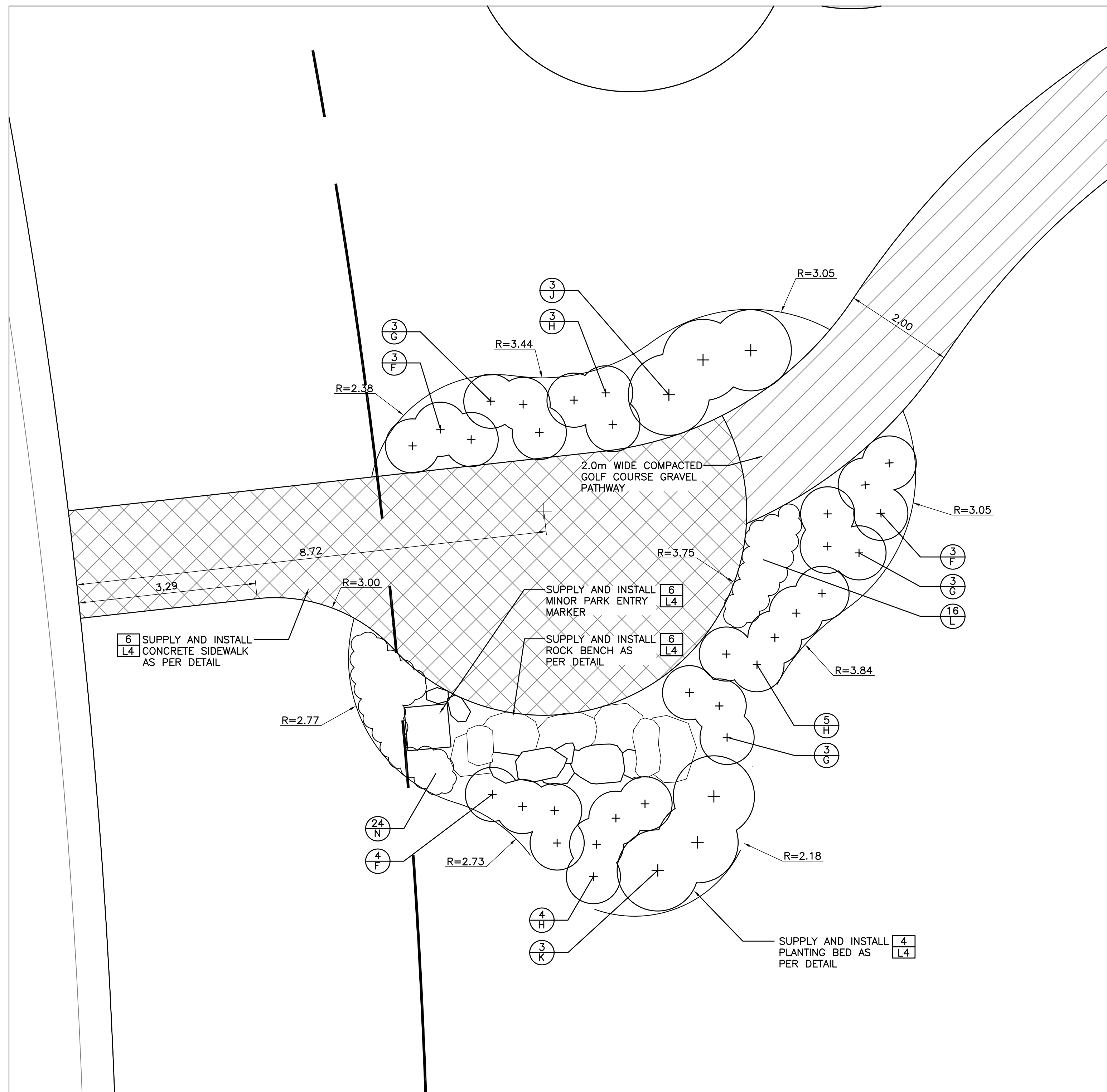
McGOWAN RUSSELL
Client
QUALICO

Project Title
**OAK BLUFF
PHASE TWO**

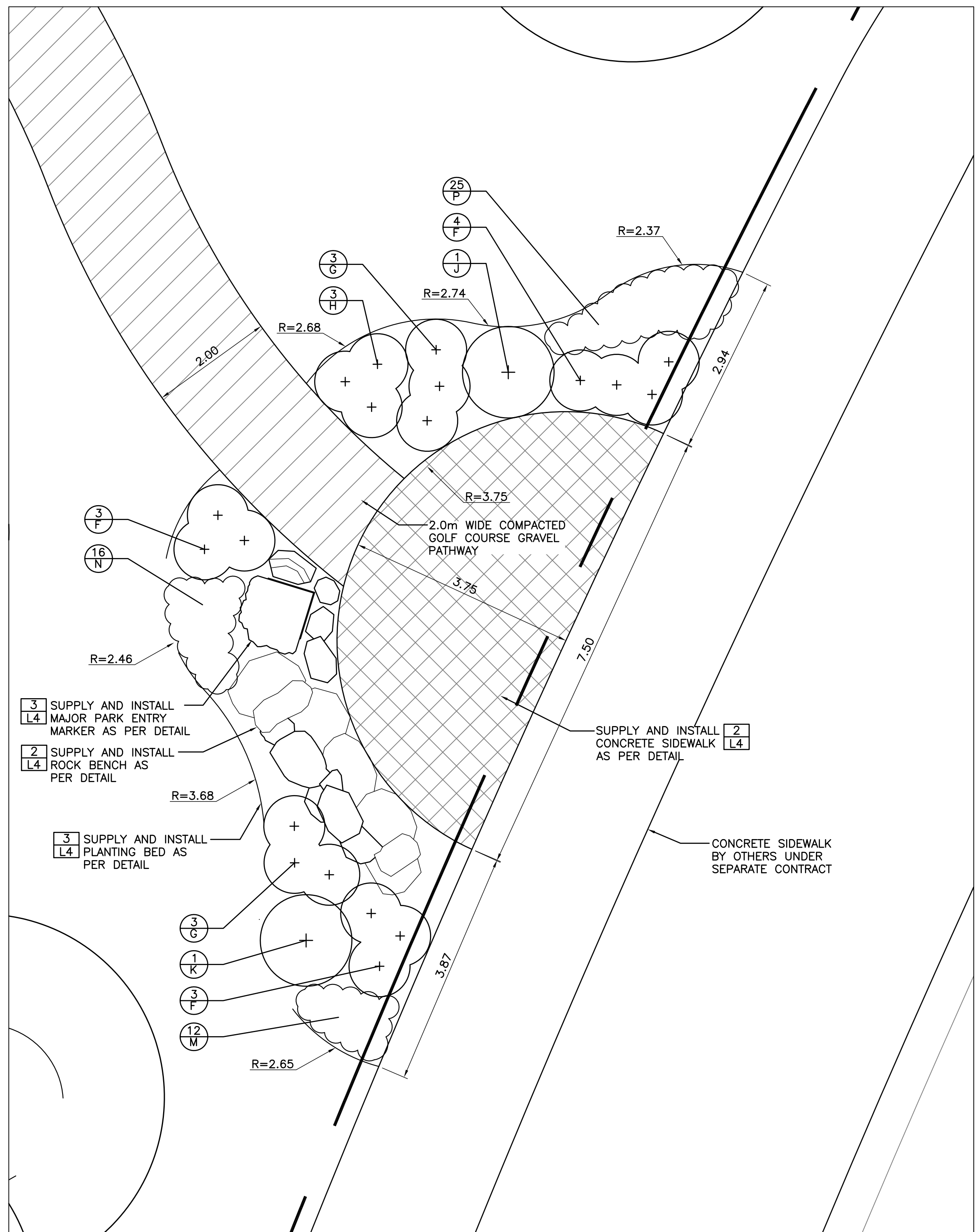
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**LAYOUT AND PLANTING
PLAN**

Project No. 12-009 Drawing No. L1



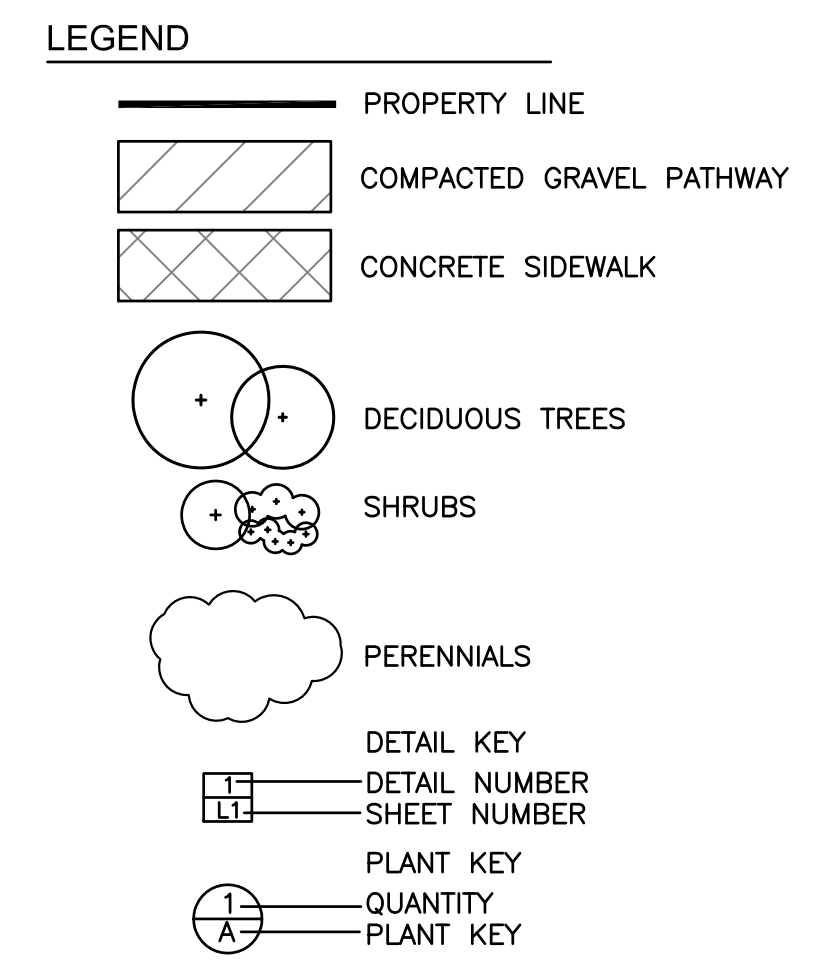


PLANTING ENLARGEMENT 1 - REFER TO L1 SCALE 1:75



PLANTING ENLARGEMENT 2 - REFER TO L1 SCALE 1:75

- GRADING NOTES**
- CONTRACTOR TO CONFIRM ALL EXISTING SITE CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
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| No. | Revisions | Date | By |
|-------------|-----------|------------|----|
| 03-28-13 | AS NOTED | | |
| Designed By | Drawn By | Checked By | |
| AH | TM | SR | |

PLANT LIST

| KEY | QTY. | COMMON NAME/BOTANICAL NAME | SIZE | REMARKS |
|-------------------------|------|---|------------|--|
| A | 11 | BARON MAPLE / ACER NEGUNDO 'BARON' | 75mm cal. | SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m. |
| B | 4 | BUR OAK / QUERCUS MACROCARPA | 75mm cal. | SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m. |
| C | 14 | SHOWY MOUNTAIN ASH / SORBUS DECORA | 75mm cal. | SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.8m. |
| D | 9 | DROPMORE LINDEN / TILIA X FLAVESCENS 'DROPMORE' | 75mm cal. | SPECIMEN, B&B, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 6.0m, BRANCHING HT. 1.8m. |
| DECIDUOUS SHRUBS | | | | |
| F | 20 | MCKAY'S WHITE POTENTILLA / POTENTILLA FRUTICOSA 'MCKAY'S WHITE' | 2 gal pot. | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MINIMUM HT. 300mm |
| G | 15 | WILD GOOSEBERRY / RIBES OXYCANTHOIDES | 2 gal pot. | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MINIMUM HT. 300mm |

DECIDUOUS SHRUBS (CONTINUED)

| | | | | |
|-------------------|----|---|------------|--|
| H | 15 | PRICKLY ROSE / ROSA ACULARIS | 2 gal pot. | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MINIMUM HT. 300mm |
| J | 4 | SNOWBERRY / SYMPHORICARPOS OCCIDENTALIS | 2 gal pot. | SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT. MINIMUM HT. 450mm |
| K | 4 | COMPACT AMERICAN CRANBERRY / VIRBURNUM TRILOBUM 'COMPACTUM' | 2 gal pot. | SPECIMEN, B&B, MACHINE DUG WITH MIN. 3 STALKS IN WELL BRANCHED PLANT MINIMUM HT. 450m. |
| PERENNIALS | | | | |
| L | 16 | SNOWDROP ANEMONE / ANEMONE SYLVESTRIS | 4" pot. | SPECIMEN, CONTAINER GROWN, WITH VIGOROUS ROOTS, FREE OF DISEASE AND INSECTS. |
| M | 12 | PURPLE CONEFLOWER / ECHINACEA PURPUREA | 4" pot. | SPECIMEN, CONTAINER GROWN, WITH VIGOROUS ROOTS, FREE OF DISEASE AND INSECTS. |
| N | 42 | DAYLILY / HEMEROCALLIS SPP. | 4" pot. | SPECIMEN, CONTAINER GROWN, WITH VIGOROUS ROOTS, FREE OF DISEASE AND INSECTS. |
| P | 25 | BLACK EYED SUSAN / RUDBECKIA FULGIDA | 4" pot. | SPECIMEN, CONTAINER GROWN, WITH VIGOROUS ROOTS, FREE OF DISEASE AND INSECTS. |

Client
QUALICO

Project Title
OAK BLUFF PHASE TWO

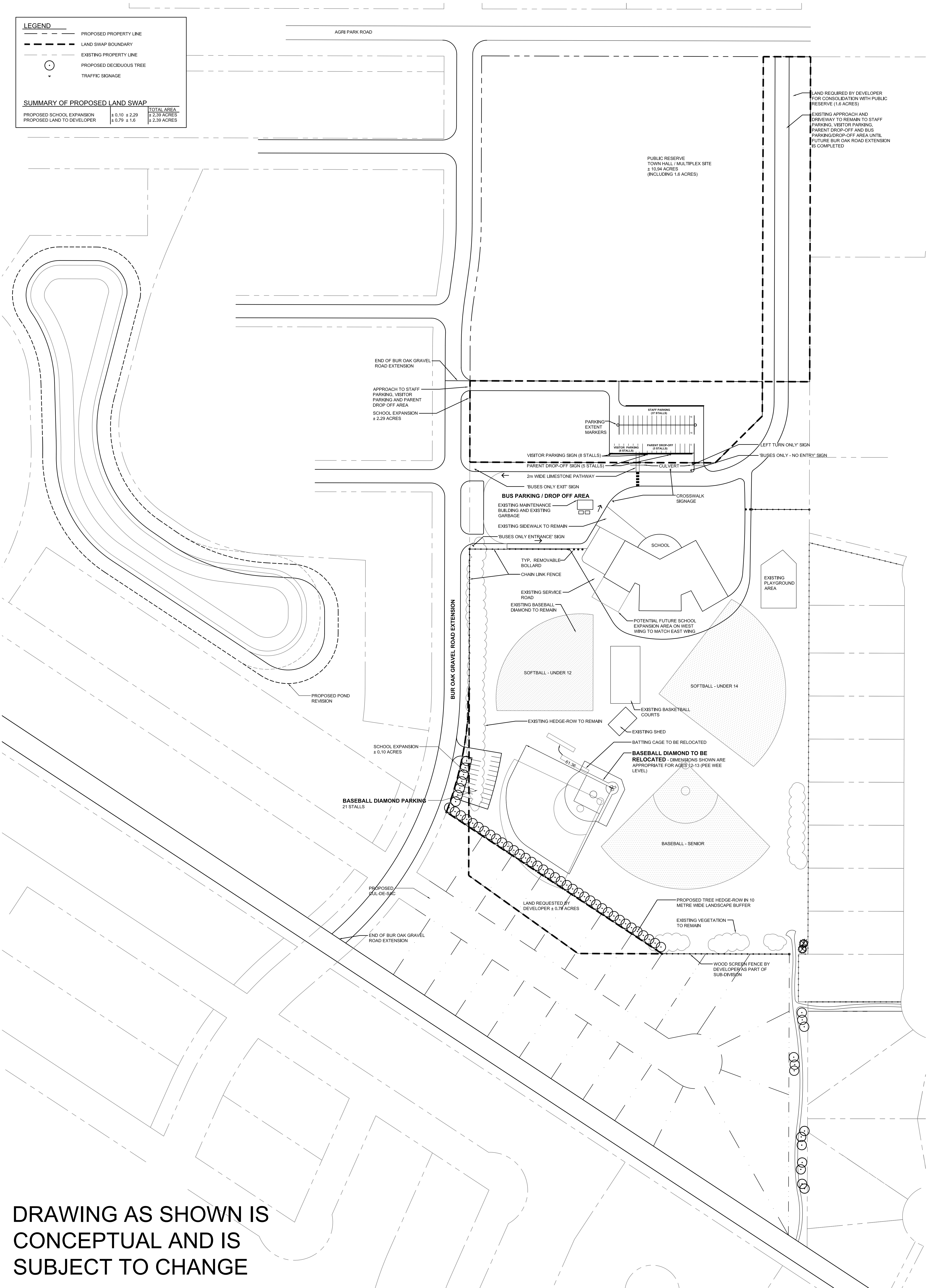
Sheet Title
LAYOUT AND PLANTING ENLARGEMENTS

Drawing No.
L3

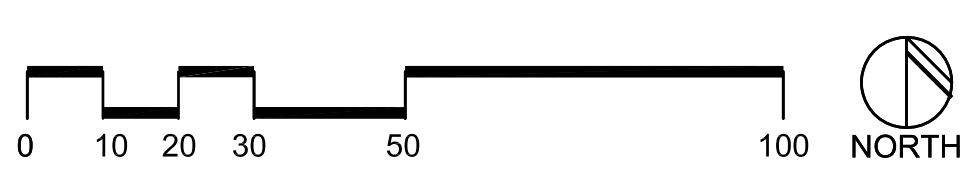
Project No.
12-009

| LEGEND | | |
|--------|-------------------------|--|
| | PROPOSED PROPERTY LINE | |
| | LAND SWAP BOUNDARY | |
| | EXISTING PROPERTY LINE | |
| | PROPOSED DECIDUOUS TREE | |
| | TRAFFIC SIGNAGE | |

| SUMMARY OF PROPOSED LAND SWAP | | |
|-------------------------------|---------------|--------------|
| PROPOSED SCHOOL EXPANSION | ± 0.10 ± 2.29 | TOTAL AREA |
| PROPOSED LAND TO DEVELOPER | ± 0.79 ± 1.6 | ± 2.39 ACRES |
| | | ± 2.39 ACRES |

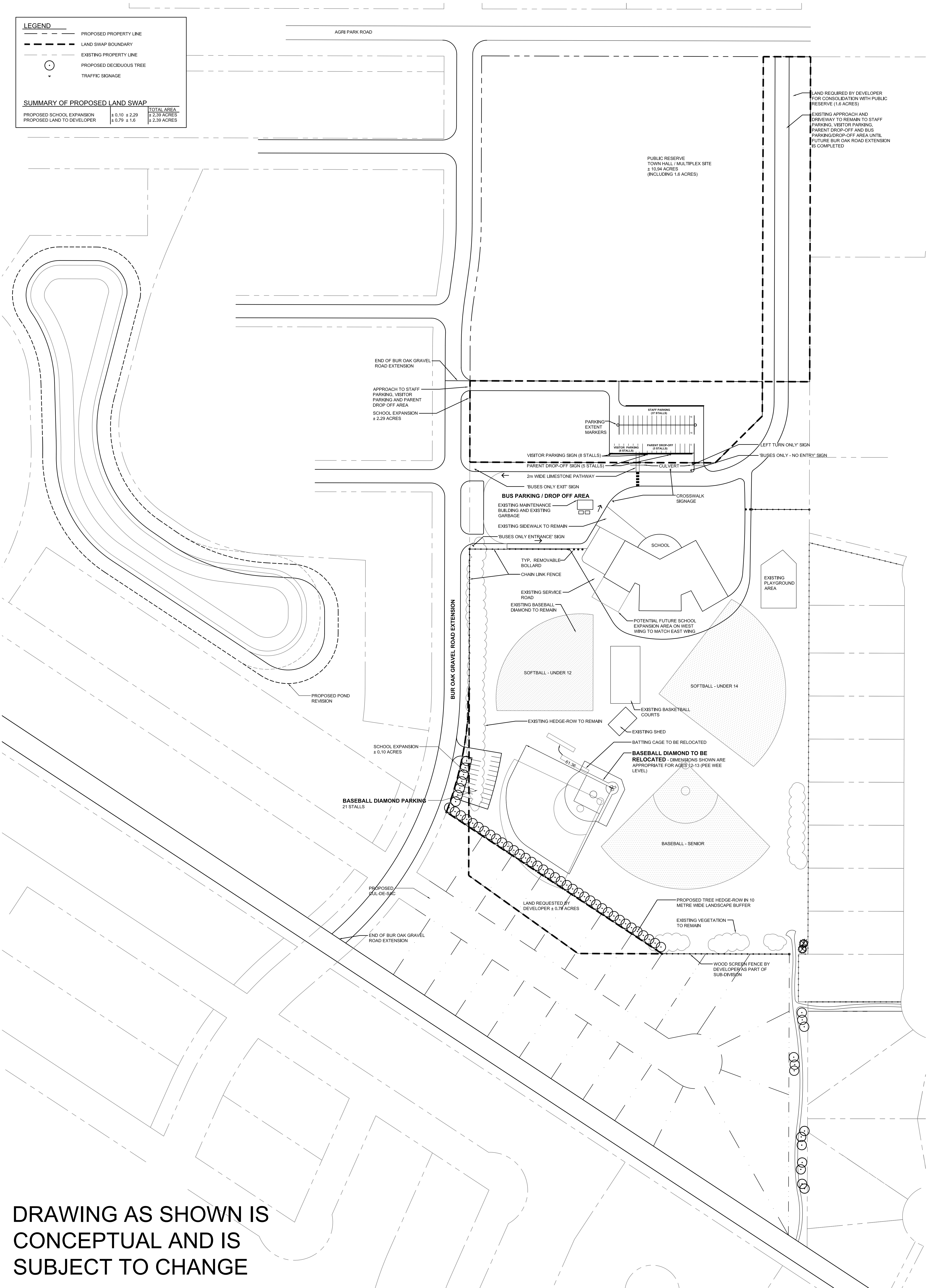


DRAWING AS SHOWN IS
CONCEPTUAL AND IS
SUBJECT TO CHANGE



| LEGEND | | |
|--------|-------------------------|--|
| | PROPOSED PROPERTY LINE | |
| | LAND SWAP BOUNDARY | |
| | EXISTING PROPERTY LINE | |
| | PROPOSED DECIDUOUS TREE | |
| | TRAFFIC SIGNAGE | |

| SUMMARY OF PROPOSED LAND SWAP | | |
|-------------------------------|---------------|--------------|
| PROPOSED SCHOOL EXPANSION | ± 0.10 ± 2.29 | TOTAL AREA |
| PROPOSED LAND TO DEVELOPER | ± 0.79 ± 1.6 | ± 2.39 ACRES |
| | | ± 2.39 ACRES |



DRAWING AS SHOWN IS
CONCEPTUAL AND IS
SUBJECT TO CHANGE

