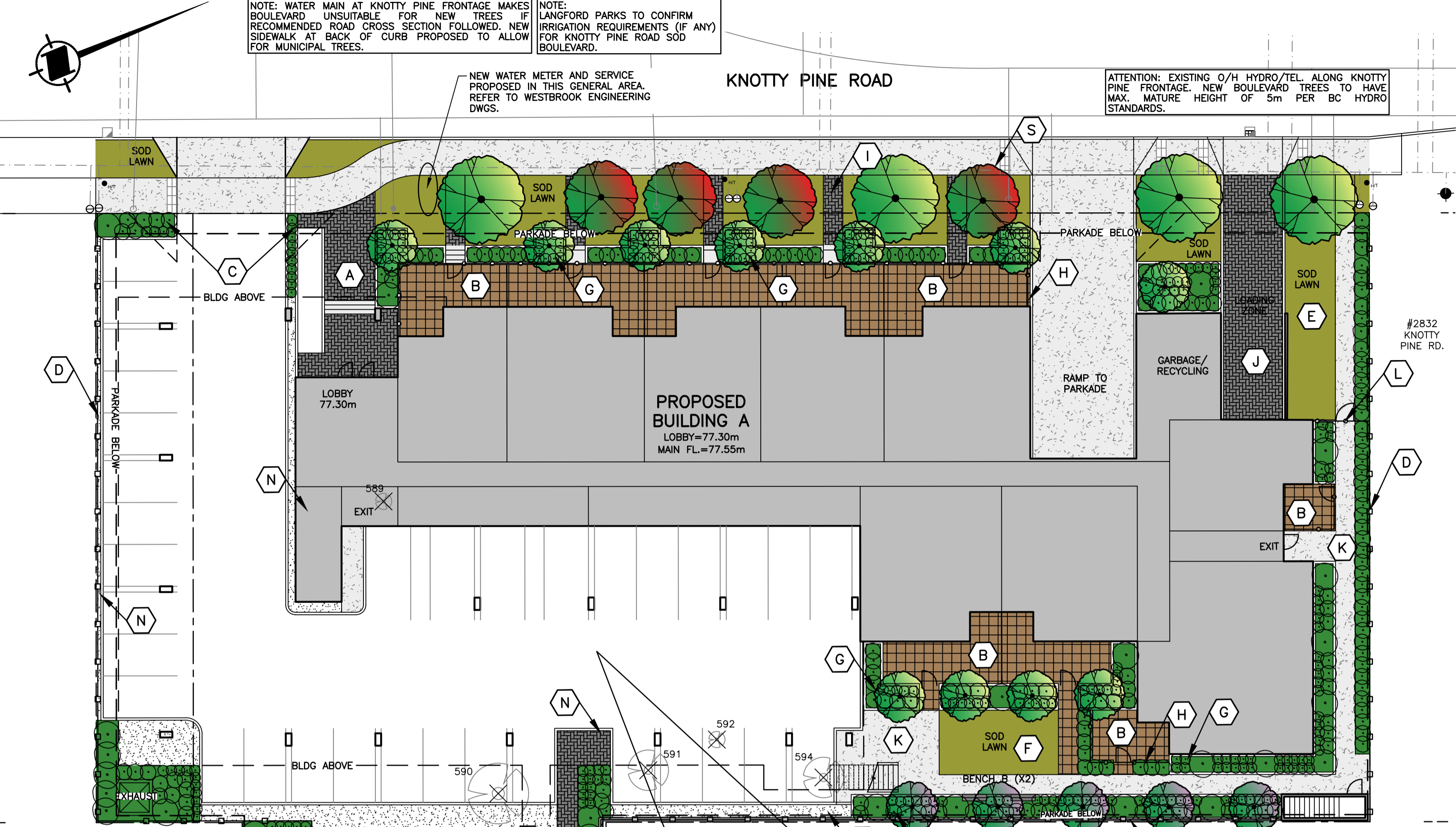


NOTE: WATER MAIN AT KNOTTY PINE FRONTAGE MAKES BOULEVARD UNSUITABLE FOR NEW TREES IF RECOMMENDED ROAD CROSS SECTION FOLLOWED. NEW SIDEWALK AT BACK OF CURB PROPOSED TO ALLOW FOR MUNICIPAL TREES.

NOTE: LANGFORD PARKS TO CONFIRM IRRIGATION REQUIREMENTS (IF ANY) FOR KNOTTY PINE ROAD SOD BOULEVARD.

NEW WATER METER AND SERVICE PROPOSED IN THIS GENERAL AREA. REFER TO WESTBROOK ENGINEERING DWGS.

ATTENTION: EXISTING O/H HYDRO/TEL. ALONG KNOTTY PINE FRONTAGE. NEW BOULEVARD TREES TO HAVE MAX. MATURE HEIGHT OF 5m PER BC HYDRO STANDARDS.



NOTE: ALL LANDSCAPE AREAS & PLANTERS TO BE CONNECTED TO ONSITE AUTOMATIC IRRIGATION SYSTEM. 150mm IRRIGATION SLEEVES REQUIRED AT PLANTER WALLS, DRIVEWAYS, SIDEWALKS, ETC.

NOTE: TOTAL PROJECT FRONTAGE (KNOTTY PINE & JACKLIN) IS APPROX. 101m. BY-LAW 1000 REQUIRES ONE NEW TREE/12m OF PROJECT FRONTAGE. TOTAL REQUIRED STREET TREES = 8

ASSUMED BC HYDRO PMT LOCATION. TO BE CONFIRMED BY DEVELOPER'S ELECTRICAL ENGINEERING CONSULTANT. NEW BLVD TREE TO BE 1.0m CLEAR OF CONDUIT. ROOT BARRIER REQUIRED.

LANGFORD PARKS TO CONFIRM IF NEW STREET TREE CAN BE PLANTED 1.0m FROM CB LEAD WITH ROOT BARRIER. BC HYDRO TO REVIEW LOCATION AT PMT FRONTAGE.

LANDSCAPE PLAN - GROUND LEVEL  
SCALE 1:200

NOTE: REFER TO DRAWINGS BY OTHERS FOR SITE GRADING, RETAINING WALLS, SITE LIGHTING, OFFSITE IMPROVEMENTS, ETC.

NOTE: LANGFORD PARKS TO CONFIRM IRRIGATION REQUIREMENTS (IF ANY) FOR JACKLIN ROAD SOD BOULEVARD.

KEY NOTES

- A BUILDING A ENTRANCE C/W UNIT PAVING, RAMP, STAIRS & RAILING DESIGN BY OTHERS. REFER TO ARCHITECTURAL DRAWINGS.
- B BUILDING A PRIVATE UNIT PATIO C/W UNIT PAVING, SCREEN PLANTING IN CONCRETE PLANTERS & WOOD PRIVACY SCREENS BETWEEN UNITS.
- C FEATURE PLANTING BEDS AT DRIVEWAY ENTRANCE. MATURE SHRUB HEIGHT WITHIN 3m SITE TRIANGLE IS NOT TO EXCEED 900mm. PROJECT SIGNAGE TO BE CONFIRMED BY DEVELOPER & ARCHITECT.
- D 1.8m HT. PERIMETER WOOD PANEL FENCE ON PROPERTY LINE.
- E PET RELIEF LAWN
- F RESIDENT AMENITY C/W ACTIVITY LAWN & SEATING BENCHES (ON PLANTER WALL).
- G RAISED PLANTER C/W ACCENT TREE. MIN. SOIL DEPTH TO BE 800mm OVER PARKADE SLAB. DRAINAGE LAYER & PROTECTION BOARD REQUIRED OVER PARKADE. TYPICAL
- H 1.2m HEIGHT DECORATIVE METAL FENCE (POWDER COATED BLACK) WITH ACCESS GATE.
- I PRIVATE UNIT PAVER WALKWAY TO UNIT. CONCRETE STEPS TO BE DESIGNED BY OTHER. REFER TO ARCHITECTURAL.
- J BUILDING LOADING ZONE C/W UNIT PAVING.
- K BROOM FINISHED CONCRETE WALKWAY. DESIGN BY OTHERS.
- L 1.8m HEIGHT DECORATIVE METAL FENCE (POWDER COATED BLACK) WITH SECURITY GATE.
- M PLANTING BED C/W SHADE & DROUGHT TOLERANT PLANTS. ASSUMES 450mm MIN. SOIL DEPTH OVER PARKADE SLAB.
- N 200mm DEPTH RIVER ROCK COBBLE BORDER (100mm# TO 150mm# COBBLES) OVER WEED BARRIER FABRIC. PLASTIC WOOD EDGER REQUIRED AT SOD LAWN OR PLANTING BEDS.
- O UNIT PAVER WALKWAY. EDGE RESTRAINT REQUIRED AT PLANTING BEDS & SOD LAWNS. TYPICAL.
- P BUILDING B ENTRANCE C/W UNIT PAVING. BIKE RACK TO BE DISCUSSED WITH DEVELOPER.
- Q BUILDING B PRIVATE YARD C/W SLAB PAVER PATIO, SCREEN PLANTING, SOD LAWN & 1.5m HT. WOOD FENCE BETWEEN UNITS. TYPICAL.
- R EX. MUNICIPAL STREET TREE TO BE RETAINED. TREE PROTECTION FENCING TO BY-LAW 1000 STANDARDS TO BE ERECTED AT TREE PRIOR TO START OF ANY SITE WORK.
- S PROPOSED BOULEVARD TREE. IRRIGATION VIA MUNICIPAL SYSTEM. 1.2m# MULCH RING REQUIRED. TREE TO BE 1.0m CLEAR OF ANY U/G HYDRO/TEL. ROOT BARRIER REQUIRED.
- T PERIMETER PLANTING BED C/W SCREEN HEDGE. ASSUMES 600mm MIN. SOIL DEPTH AT EDGE OF PARKADE SLAB.
- U PERIMETER PLANTER C/W SCREEN HEDGE. RETAINING WALL AT PROPERTY IS DESIGNED BY OTHERS.

GENERAL NOTES

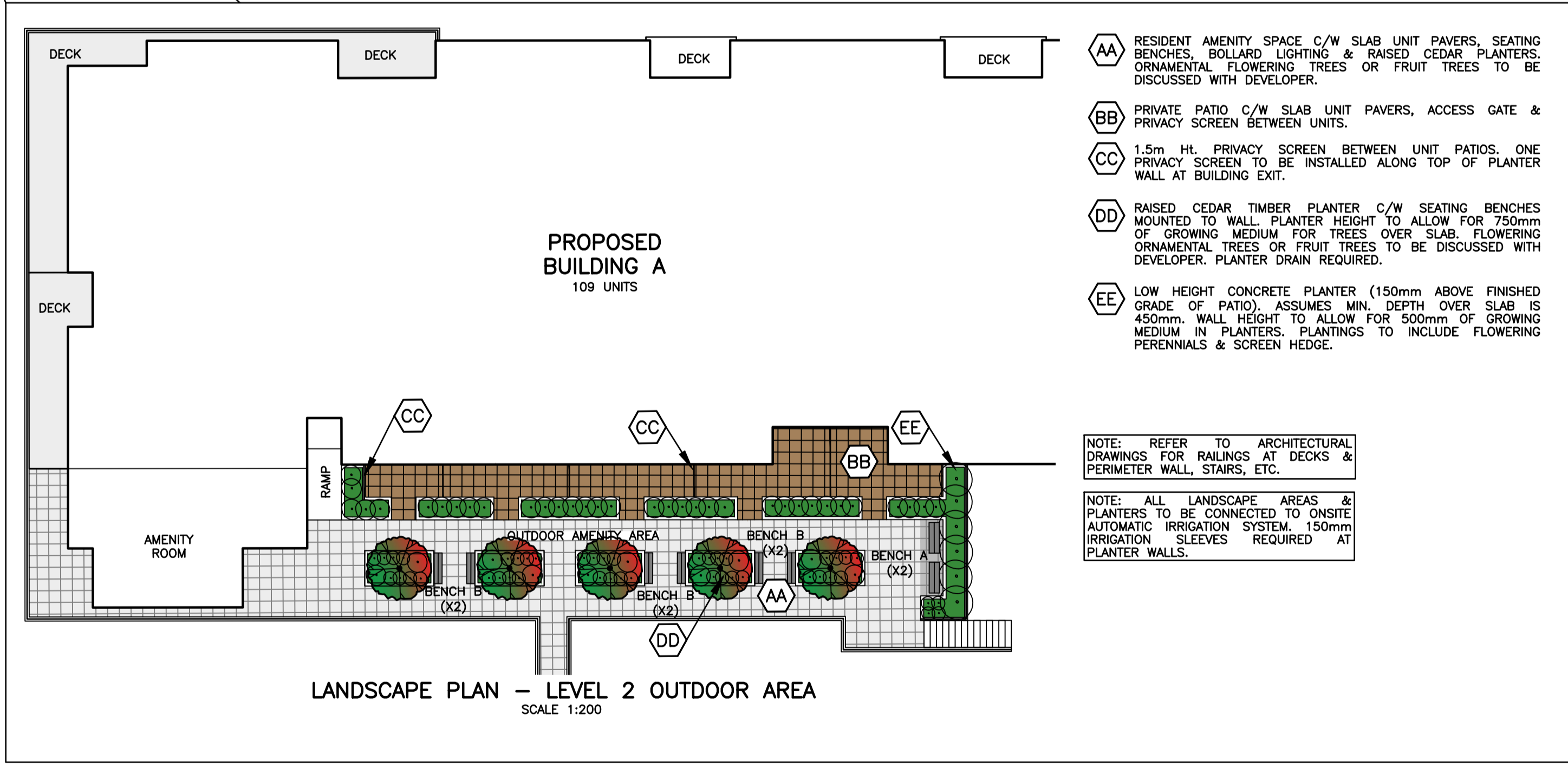
1. ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH LANGFORD SPECIFICATIONS, BY-LAW 1000 (SUBDIVISION DEVELOPMENT SERVICES), AND STANDARD DRAWINGS, MUCD SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.
2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
4. CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
5. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
6. EXISTING & PROPOSED UNDERGROUND SERVICES SHOWN ON THIS DRAWING ARE FROM WESTBROOK CONSULTING CIVIL DRAWING RECEIVED MAY, 2024. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
7. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
8. CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
9. ALL PLANTERS OVER BUILDING SLAB REQUIRE DRAINS CONNECTED TO ROOF DRAINAGE SYSTEM. LOCATION TO BE REVIEWED BY DEVELOPER'S STRUCTURAL ENGINEER.
10. AUTOMATIC IRRIGATION SYSTEM TO LANGFORD BY LAW 1000 REQUIRED FOR ALL PLANTING AREAS, SOD LAWNS & TREES.
11. IRRIGATION REQUIREMENTS FOR MUNICIPAL SOD LAWN BOULEVARD TO BE PROVIDED BY LANGFORD PARKS. POINT OF CONNECTION FOR MUNICIPAL IRRIGATION SYSTEM TO BE REVIEWED WITH LANGFORD PARKS.
12. WELL-ROTTED, HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH TO BE APPLIED TO PLANTING BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH TO BE FREE OF CHUNKS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT. 1.2m# MULCH RINGS REQUIRED FOR ALL TREES IN LAWN AREAS.

SITE FURNISHING SCHEDULE:

**STANDARD BENCH (TYPE A BENCH):**  
URBAN FORM BENCH UFB-5  
QUANTITY: TWO (2)  
POWDER COAT COLOUR: GREY GOLD  
RECYCLED PLASTIC WOOD COLOUR: REDWOOD  
CONTACT: WISHBONE SITE FURNITURE  
(1-604-626-0476)

**WALL MOUNTED BENCH (TYPE B BENCH):**  
URBAN FORM BENCH UFBM-17 1.5m BENCH  
QUANTITY: EIGHT (8)  
POWDER COAT COLOUR: GREY GOLD  
RECYCLED PLASTIC WOOD COLOUR: REDWOOD  
CONTACT: WISHBONE SITE FURNITURE  
(1-604-626-0476)

**BIKE RACK:**  
CORA BIKE RACK W3606 POWDER COATED BLACK  
QUANTITY: 1  
CONTACT: CORA CANADA, BURNABY, B.C.  
(1-604-437-4415)



- AA RESIDENT AMENITY SPACE C/W SLAB UNIT PAVERS, SEATING BENCHES, BOLLARD LIGHTING & RAISED CEDAR PLANTERS. ORNAMENTAL FLOWERING TREES OR FRUIT TREES TO BE DISCUSSED WITH DEVELOPER.
- BB PRIVATE PATIO C/W SLAB UNIT PAVERS, ACCESS GATE & PRIVACY SCREEN BETWEEN UNITS.
- CC 1.5m HT. PRIVACY SCREEN BETWEEN UNIT PATIOS. ONE PRIVACY SCREEN TO BE INSTALLED ALONG TOP OF PLANTER WALL AT BUILDING EXIT.
- DD RAISED CEDAR TIMBER PLANTER C/W SEATING BENCHES MOUNTED TO WALL. PLANTER HEIGHT TO ALLOW FOR 750mm OF GROWING MEDIUM FOR TREES OVER SLAB. FLOWERING ORNAMENTAL TREES OR FRUIT TREES TO BE DISCUSSED WITH DEVELOPER. PLANTER DRAIN REQUIRED.
- EE LOW HEIGHT CONCRETE PLANTER (150mm ABOVE FINISHED GRADE OF PATIO). ASSUMES MIN. DEPTH OVER SLAB IS 450mm. WALL HEIGHT TO ALLOW FOR 500mm OF GROWING MEDIUM IN PLANTERS. PLANTINGS TO INCLUDE FLOWERING PERENNIALS & SCREEN HEDGE.

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR RAILINGS AT DECKS & PERIMETER WALL, STAIRS, ETC.

NOTE: ALL LANDSCAPE AREAS & PLANTERS TO BE CONNECTED TO ONSITE AUTOMATIC IRRIGATION SYSTEM. 150mm IRRIGATION SLEEVES REQUIRED AT PLANTER WALLS.

LANDSCAPE PLAN - LEVEL 2 OUTDOOR AREA  
SCALE 1:200



THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

NOTE: LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

NOTE: EXISTING & PROPOSED MUNICIPAL SERVICES ARE NOT SHOWN ON THIS DRAWING. REFER TO DRAWINGS BY OTHERS.

FOR REZONING ONLY  
Not for Construction

CALID SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.

Dwg. No.	REFERENCE DRAWINGS	DATE	<b>LEGEND</b> PROP. DECIDUOUS TREE PROP. SHRUBS 1.8m HT. PERIMETER FENCE (DESIGN BY OTHERS) 1.2m HT. DECORATIVE METAL FENCE (DESIGN BY OTHERS) 1.5m HT. PRIVACY SCREEN BROOM FINISHED CONCRETE SLAB UNIT PAVING STANDARD UNIT PAVING PLANTING BED SOD LAWN RIVER ROCK COBBLES	REV.	DATE	REVISIONS	BY	APPROVED		2825/2831 KNOTTY PINE Landscape Plan & General Notes Client: Eden Developments 	Drawn Checked Approved Designed	Date July 5, 2024 Project # 0974 Scale AS NOTED Rev.