

KEY NOTES

PROP. DECIDUOUS TREE IN SOD LAWN C/W 1.2mø MULCH RING.

B PROP. UNIT FRONT PLANTING BED C/W SPECIMEN SHRUB, ACCENT PLANTS & ORNAMENTAL GRASSES. SMALL TREE TO BE REVIEWED ONCE SERVICES TO BLOCKS ARE KNOWN.

- C VISITOR PARKING C/W UNIT PAVERS. (DESIGN BY OTHERS.)
- 1.5m Ht. BLACK CHAINLINK FENCE ON PROPERTY LINE. (AT GREENSPACE FACING UNITS ONLY.)
- PRIVATE RESIDENCE REAR YARD C/W SHADE TOLERANT PLANTINGS, SPECIMEN TREE WHERE SPACE PERMITS & PATIO. 1.8m HEIGHT PRIVACY FENCE REQUIRED BETWEEN UNITS.
- $\langle F \rangle$ private residence parking c/w unit pavers.
- COMMUNITY MAILBOX TO CANADA POST STANDARDS. DESIGN BY OTHERS. G DEVELOPER TO CONFIRM LOCATION.
- PERIMETER PLANTING BED C/W SCREEN HEDGE, NATIVE PLANTS & SHADE
- EX. DRIVEWAY TO BE REMOVED. NEW 900mm WIDE NATURE TRAIL TO BE INSTALLED TO CONNECT WITH KLAHANIE DRIVE. ALL TRAIL WORK TO BY—LAW 1000 TRAIL STANDARDS. AREA TO BE RESTORED WITH 150mm TOPSOIL & COASTAL RE-VEGETATION GRASS SEED MIX. RESTORATION AREA = 90m² APPROX.

- PROP. RESIDENT AMENITY SPACE C/W PICNIC TABLES & EXISTING RESTORED LAWN. RESTORE BARE LAWN AREAS WITH 150Mm TOPSOIL & SEED. SMALL PLAY STRUCTURE TO BE REVIEWED WITH DEVELOPER.
- RETAINING WALL. DESIGN BY OTHERS. REFER TO GEOTECHNICAL DRAWINGS FOR K INFORMATION.
- SIDEYARD C/W CRUSHED ROCK GRAVEL & WOOD STAIRS TO REAR YARDS.
- M BLOCK 8 PRIVATE PARKING SPOT. STALL TO BE PAINTED "PRIVATE PARKING" WITH UNIT ADDRESS. UNIT PAVERS TO BE CONTRASTING COLOUR TO VISITOR
- 600mm CATCHMENT DITCH WITH CRUSHED ROCK GRAVEL ASSUMED REQUIRED AT TOE OF ROCK FACE/SLOPE. TIMBER EDGER & WEED BARRIER FABRIC REQUIRED. PROVISIONAL 1.5m Ht. CORRUGATED METAL CATCHMENT FENCE AT TOE OF ROCK FACE (TO BE CONFIRMED BY DEVELOPER'S GEOTECHNICAL
- M 1.8m Ht. CORRUGATED METAL PRIVACY FENCE AT UNITS. REFER TO REFERENCE IMAGE THIS PAGE. TYPICAL.
- (N) RESIDENT AMENITY SPACE C/W ACTIVITY OR PET RELIEF LAWN.

MODULAR PAVER SCHEDULE:

PARKING SPACES:
BELGARD CLASSIC STANDARD PAVERS PATTERN: 90° HERRINGBONE COLOUR: 100% HARVEST BORDER COLOUR: CHARCOAL

CONTACT: BELGARD PAVERS 1-844-495-8210



CORRUGATED METAL PRIVACY FENCE, TYPICAL FENCE HEIGHT TO BE 1.8m. CATCHMENT FENCE, IF NECESSARY TO BE 1.5m Ht. AND OMIT TOP HORIZONTAL SCREEN ELEMENTS.

GENERAL NOTES

- 1. ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH LANGFORD SPECIFICATIONS, BY-LAW 1000 (SUBDIVISION DEVELOPMENT SERVICING), AND STANDARD DRAWINGS, MMCD 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.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE BE
- CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE
- 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 ARE NOT SHOWN ON THIS DRAWING. 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
- 150mm DIAM. PVC IRRIGATION SLEEVES REQUIRED AT PLANTER WALLS, SIDEWALKS, DRIVEWAYS, ETC. TO ENSURE ALL PLANTING AREAS MAY BE SERVICED BY SITE IRRIGATION SYSTEM. FAILURE BY CONTRACTOR TO PROVIDE IRRIGATION SLEEVES WILL RESULT IN WORK NEEDING TO BE
- 10. AUTOMATIC IRRIGATION SYSTEM TO LANGFORD BY LAW 1000 STANDARDS REQUIRED FOR ALL ONSITE PLANTING AREAS, SOD LAWNS & TREES.
- 11. HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH REQUIRED FOR ALL PLANTING BEDS. MULCH RINGS REQUIRED FOR ANY TREES IN LAWN.

PLANTING NOTES

- CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS OF THE PLANTING AREAS AND STOCKPILE ANY SUITABLE MATERIAL FOR REUSE. EXCAVATED DEPTH FOR SHRUBS TO BE 600mm, DEPTH OF TREE PITS TO BE 800mm. TREE PITS TO BE EXCAVATED AT SAME TIME AS ANY SERVICING/UTILITY TRENCHING IN AREA. BACKFILL WITH GROWING MEDIUM & STAKE TREE PIT LOCATIONS FOR LANDSCAPE CONTRACTOR. 10m3 SOIL VOLUME REQUIRED FOR MUNICIPAL STREET TREES.
- 2. SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
- 3. CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE ALL DEBRIS AND UNUSABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
- 4. GROWING MEDIUM TO MEET MMCD SPECIFICATION AND BC LANDSCAPE STANDARDS.
- 5. GROWING MEDIUM DEPTH TO BE MIN. 150mm FOR SOD LAWN, 600mm FOR PLANTING AREAS AND 800mm FOR TREE PITS.
- IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS, TO A MAX. OF 20% VOLUME. SOIL TO BE FREE OF ROOTS, NOXIOUS WEEDS (CRABGRASS, COUCHGRASS, HORSETAIL, SEEDS, ETC.), TOXIC MATERIALS, STONES OVER 30mm, OR FOREIGN OBJECTS. ACIDITY RANGE TO BE 5.5-7.5 ph. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS
- 7. PLANTING OF TREES, SHRUBS AND GROUND COVERS TO CONFORM TO MMCD SECTION 02950 AND CITY OF LANGFORD SPECIFICATIONS (REFER TO SCHEDULE 11 FOR ADDITIONAL TREE PLANTING DETAILS & INFORMATION)
- LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH ACCEPTED LANDSCAPE PRACTICES. SPECIES SELECTION
- TO BE AS SPECIFIED. SUBSTITUTIONS WILL ONLY BE DONE WITH THE WRITTEN APPROVAL OF CALID SERVICES LTD.
 PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARD FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE TRUE TO NAME, TYPE AND FORM, AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR THIN.
- 10. TREES TO BE STAKED AND BRACED IN AN UPRIGHT POSITION. INSTALL STAKES, CLAMPS, ANCHORS, FABRIC TIES AS NOT TO DAMAGE THE TREE. STAKES TO BE 100mmø. (FABRIC TIES TO BE ARBORTIE OR APPROVED EQUAL.)
- 11. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR THE STANDARD ONE (1) YEAR MAINTENANCE PERIOD.
- 12. LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR PLANT LOSS DUE TO THEFT, VANDALISM, OR ANIMALS DURING THE MAINTENANCE PERIOD. OR FAILURE BY STRATA/OWNER IN OPERATING IRRIGATION SYSTEM IN ACCORDANCE TO IRRIGATION DESIGNER'S/IRRIGATION CONTRACTOR'S RECOMMENDED WATERING SCHEDULE.
- 13. PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
- 14. HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH TO BE APPLIED TO 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. 1.2mø MULCH RINGS REQUIRED FOR ALL TREES IN SOD LAWN.
- 15. ALL TREE PITS SHALL BE REVIEWED BY CALID SERVICES LTD. PRIOR TO BACKFILLING.

- IRRIGATION SYSTEMS TO MEET MMCD AND CITY OF LANGFORD SCHEDULE 10 IRRIGATION STANDARDS. IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM TO ALL APPLICABLE PLUMBING REGULATIONS.
- 2. IRRIGATION P.O.C. TO BE SHOWN ON CIVIL SERVICING DRAWINGS PREPARED BY OTHERS. TO BE COORDINATED DURING BUILDING PERMIT STAGE.
- 3. SOD LAWN AREAS, TREES AND PLANTING AREAS TO BE IRRIGATED. SOD LAWN TO HAVE A MICROSPRAY IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE. PLANTING BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. TREES TO HAVE TWO (2) EMITTER LOOPS PER TREE AS PER LANGFORD
- 4. IRRIGATION SYSTEM TO BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AS CERTIFIED BY IIABC OR IA. SHOP DRAWINGS TO BE PROVIDED TO CALID SERVICES LTD. (AND CITY OF LANGFORD IF REQUIRED) FOR REVIEW.
- 5. ALL IRRIGATION COMPONENTS AND INSTALLATION TO COMPLY WITH MMCD AND HABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. SYSTEM TO INCLUDE FLOW CENSOR, CENTRAL SHUT-OFF VALVE, AND METER. PRESSURE REGULATING DEVISE AND MOISTURE SENSOR/RAIN DELAY
- 6. IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 50 TO 90 psi.
- 7. IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL POINTS (CORNERS, EDGES, TIGHT CONTOURS, ETC) RECEIVE FULL COVERAGE.
- 8. IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
- 9. IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALID SERVICES LTD. CONTRACTOR TO PROVIDE 48 HOUR NOTICE FOR REVIEW. 10. IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- 11. IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS AND ZONE MAPS TO DEVELOPER FOR CITY OF LANGFORD.



1-800-474-6886 CELLULAR *6886 THE CONTRACTOR IS TO CALL B.C.

ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

EXISTING & PROPOSED MUNICIPAL SERVICES/UTILITIES/HYDRO PMT/ETC. ARE SHOWN SCHEMATICALLY ONLY ON THIS DRAWING, REFER TO CIVIL

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

& ELECTRICAL DRAWINGS BY OTHERS FOR INFORMATION.

ctober 7, 2024

REZONING ONLY Not for Construction

> REGISTERED MEMBER

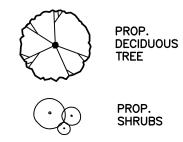
893 KLAHANIE DR DEVELOPMENT Landscape Plan & General Notes Client: Dan Charboneau

VICTORIA, B.C. V8T-4E8 PHONE: (250) 388-6919 FAX: (250) 381-6919

Checked 0989 pproved AS NOTED

engineer@calid.ca CANCEL PRINTS BEARING EARLIER LETTER

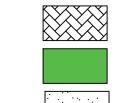
REFERENCE DRAWINGS



LEGEND

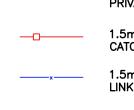






PLANTING BED RIVER ROCK COBBLE BORDER

UNIT PAVING



1.5m Ht. METAL CATCHMENT FENCE LINK FENCE

1.5m Ht. BLACK CHAIN

MAR 06/25 | REZONING RESUBMISSION ISSUED/REVISION

BY APPROVE

Danika Hazel Prove