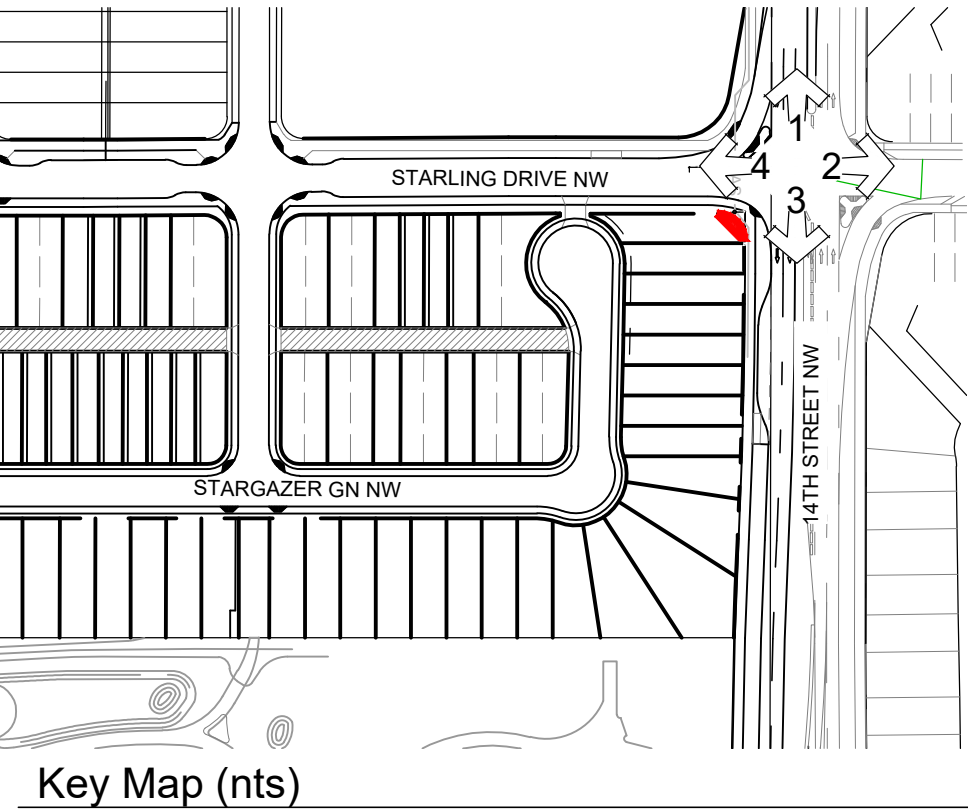




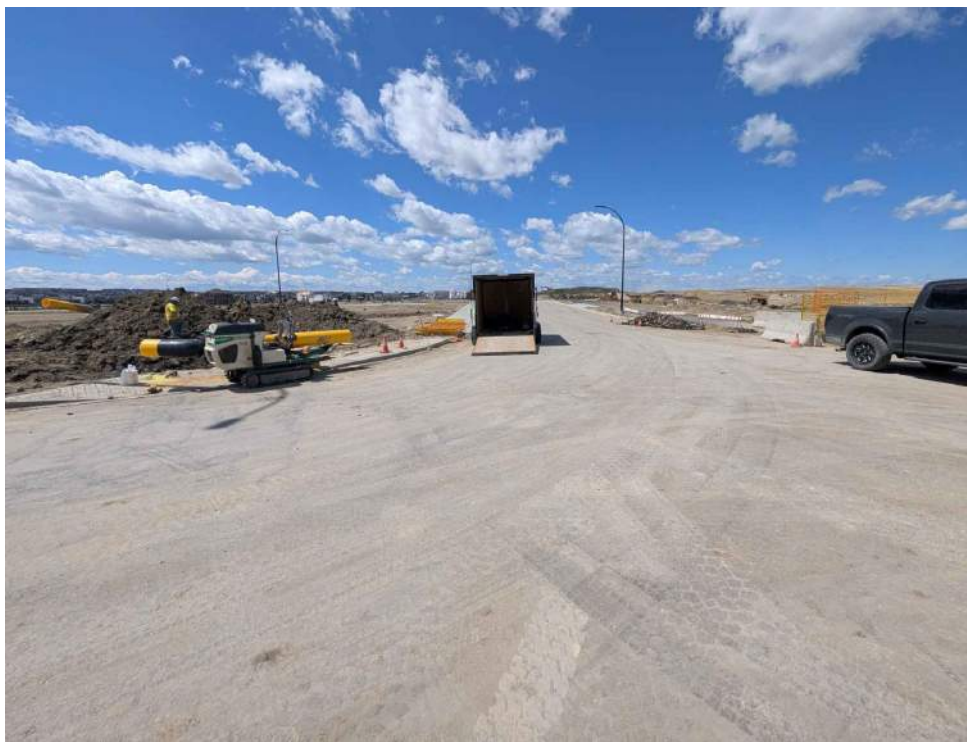
North View



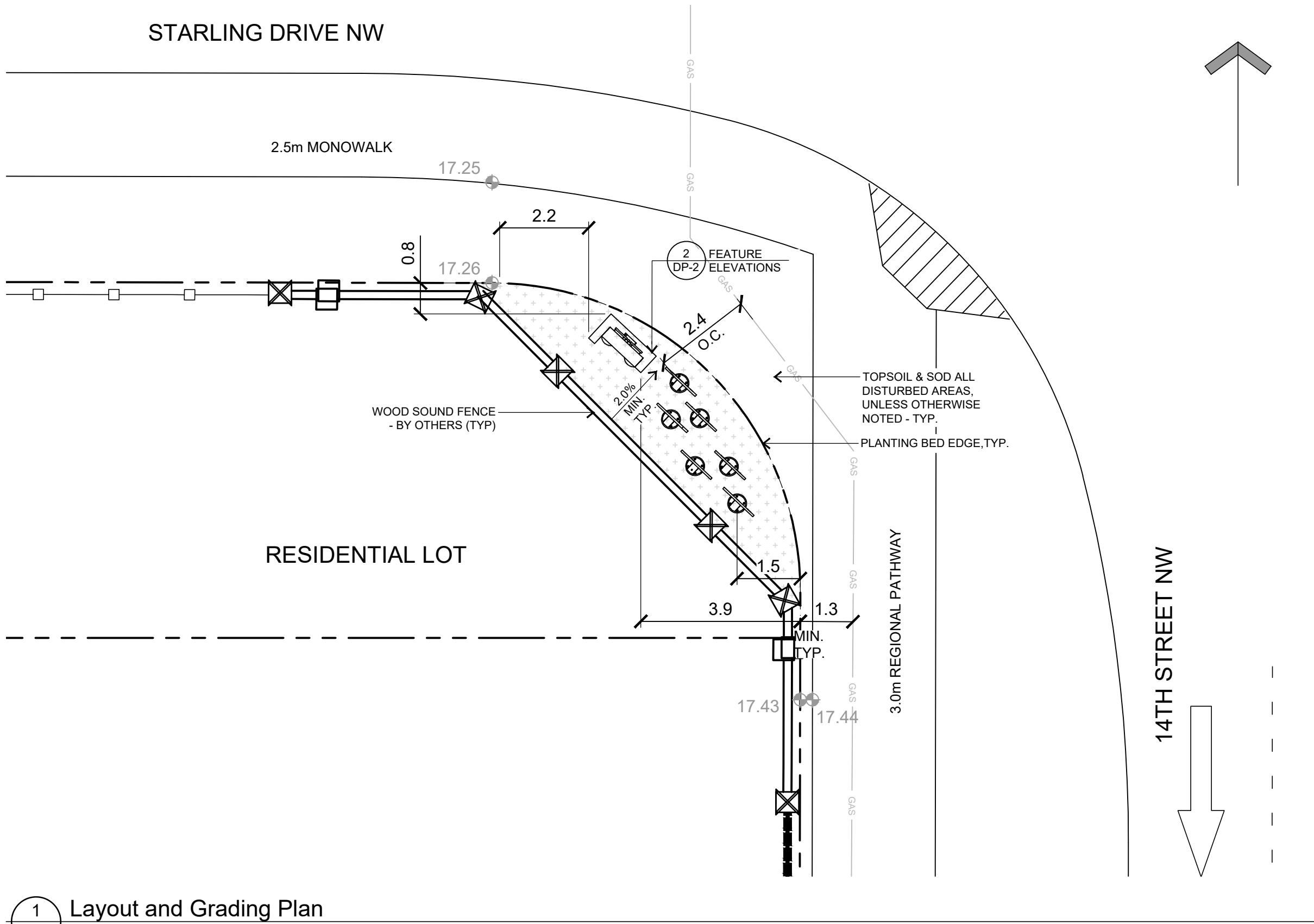
East View



South View

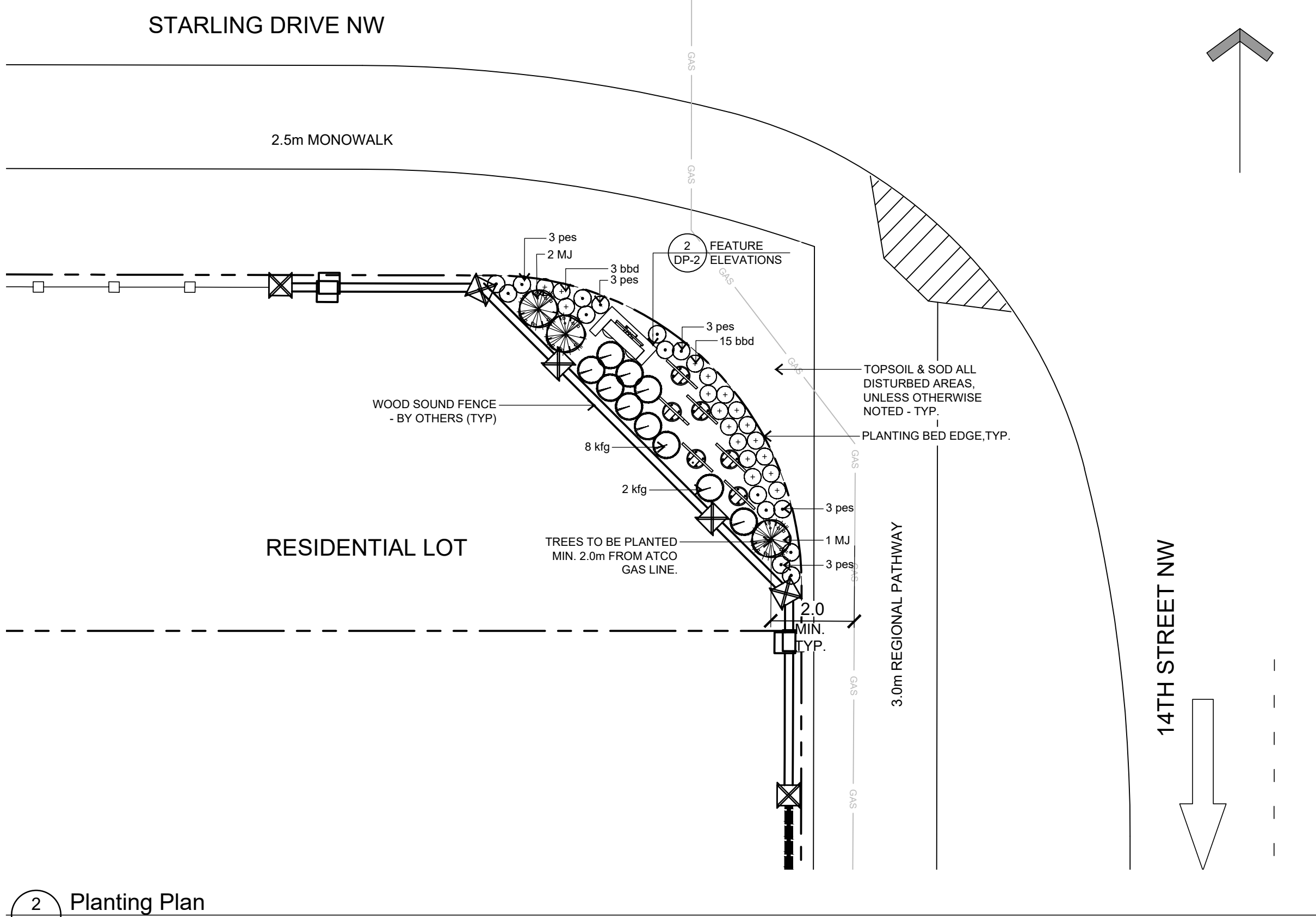


West View



1 DP-1 Layout and Grading Plan

SCALE - 1:100



2 DP-1 Planting Plan

SCALE - 1:100

Plant List

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
CONIFEROUS TREES:						
MJ	3	Medora Juniper	Juniperus scopulorum 'Medora'	2.0m HT	AS SHOWN	B & B
PERENNIALS / GRASSES:						
kgf	11	Karl Foerster Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#2 pot	AS SHOWN	container
bbd	15	Blueberry Sundae Daylily	Hemerocallis x 'Blueberry Sundae'	#2 pot	AS SHOWN	container
pes	17	Purple Emperor Stonecrop	Sedum 'Purple Emperor'	#2 pot	AS SHOWN	container

Legend

- PLANT BED
- PLANT BED EDGE
- DIRECTION AND SLOPE PERCENTAGE OF TYPICAL OVERLAND DRAINAGE AND SIDE SLOPES
- PERIMETER GRADES SET BY ENGINEER ELEVATIONS PRECEDED BY 1100.00m

Grading

- PROVIDE 48-HOUR ADVANCE NOTICE TO CONSULTANT TO COORDINATE SURVEY AND STAKE HARD SURFACE ELEMENTS, PERMANENT FEATURES, AND SIGNIFICANT GRADE ELEMENTS (E.G., HIGH POINTS AND SWALES). TWO (2) TRIPS MAX.
- AS AVAILABLE, APPLY GEOTECHNICAL CONSTRUCTION RECOMMENDATIONS AND ANY SPECIFICS FOR SUBGRADE AND SUBBASE PREPARATION.
- COORDINATE A GEOTECHNICAL ENGINEER TO INSPECT COMPACTED SUBGRADE AND SUBBASE PRIOR TO PLACEMENT OF THE NEXT PROFILE MATERIAL. SHARE ALL REPORTS WITH CONSULTANT.
- SET SUBGRADE TO MATCH TOPSOIL DEPTH BELOW FINISH GRADE.
- PROVIDE POSITIVE OVERLAND DRAINAGE. GRADE TO THE FOLLOWING SLOPES
 - SOFTSCAPE CROSS FALL: 2-2.5%
 - PATHWAYS: <4%
 - SLOPES: <33.0% (<3:1)
 - PLAYFIELDS: 1.5%
- TRACK PACK TOPSOIL PERPENDICULAR TO SLOPES >33%. PROVIDE EROSION CONTROL MATTING ON SLOPES >33%.
- PROVIDE SMOOTH, SAFE, AND SEAMLESS TRANSITION OF MATERIALS, WHERE CONSTRUCTION OF PROPOSED SURFACES ADJOINS EXISTING MATERIALS. APPLICABLE FOR ALL SURFACES, HARD AND SOFT.
- SMOOTH AND ROUND SLOPE TRANSITIONS, MOUNDS, AND BERMS TO FACILITATE MOWING AND MAINTENANCE.

General

- CONSTRUCTION TO FOLLOW 'CITY OF CALGARY PARKS DEVELOPMENT GUIDELINES AND STANDARD SPECIFICATIONS: LANDSCAPE CONSTRUCTION' - CURRENT EDITION.
- PRIOR TO CONSTRUCTION START, MARK ALL UNDERGROUND UTILITY LOCATIONS. CALL ALBERTA ONE-CALL (800) 242-3447.
- PRIOR TO CONSTRUCTION START, NOTIFY CONSULTANT OF ANY DISCREPANCIES.
- PRIOR TO EARTHWORKS AND/OR PERMANENT FEATURE INSTALL, ENSURE ALL UTILITY INSTALLATIONS ARE COMPLETE.
- OBTAIN ALL NECESSARY MATERIAL COMPLIANCE, SUBGRADE, SUBBASE, TOPSOIL, AND FINISH GRADE INSPECTIONS AND TESTS, PRIOR TO STARTING RELATED WORK. NOTIFY CONSULTANT OF INSPECTIONS IN ADVANCE. CONSULTANT TO BE PRESENT AT ALL INSPECTIONS.
- DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
- WRITTEN DIMENSIONS OVERRIDE SCALED MEASUREMENTS.

Layout

- PROVIDE 48-HOUR ADVANCE NOTICE TO CONSULTANT TO COORDINATE SURVEY AND STAKE HARD SURFACE ELEMENTS AND PERMANENT FEATURES; TWO (2) TRIPS MAX. ADDITIONAL SURVEYS ARE A CONTRACTOR EXPENSE.
- INSTALL SITE FURNISHINGS PER MANUFACTURER'S SPECIFICATIONS AND SETBACK 1.0m MIN FROM PATHWAY EDGE.

Planting

- NOTIFY CONSULTANT OF DISCREPANCIES BETWEEN PLANT LIST AND DRAWING.
- PRIOR TO PLANTING, STAKE TREE LOCATIONS AND PLANTING BEDS. PROVIDE 48-HOUR ADVANCE NOTICE TO CONSULTANT FOR REVIEW AND APPROVAL.
- ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM, SPECIMEN-GRADE, SINGLE-STEM STOCK (UNLESS OTHERWISE SPECIFIED), AND MEET CURRENT CNLA STANDARDS. PRIOR TO INSTALL, NOTIFY CONSULTANT READINESS FOR PLANT MATERIAL INSPECTION, E.G., NURSERY DEFECTS, TRANSPORT DAMAGE, AND ROOT BALL SIZE. CONSULTANT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET THESE REQUIREMENTS.
- PREPARE AND INSTALL PLANTING PER CALGARY PARKS DETAIL SHEETS 23, 24, 25, 26, AND 27, WHERE APPLICABLE.
- GROUP SHRUBS AND CONIFEROUS TREES IN PLANT BEDS.
- MULCH TREE WELLS AND PLANT BEDS WITH 75mm MIN DEPTH CLEAN BARK MULCH.
- INSTALL AND MAINTAIN TREE PROTECTION MEASURES TO PREVENT ANIMAL DAMAGE PER CALGARY PARKS DETAIL SHEET 27B.
- ROCK PICK AND CLEAN TOPSOIL TO CALGARY PARKS SPECIFICATIONS.
- MAINTAIN SITE FROM PROJECT START TO CCC TO FAC. GUARANTEE PLANT MATERIAL FOR ONE GROWING SEASON.
- REMOVE TREE STAKES UPON FAC. WATER BAGS AND TREE PROTECTION MEASURES TO REMAIN AT THE DISCRETION OF THE PARK INSPECTOR.

Brookfield Residential

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Tel: (403) 231-8900 Fax: (403) 231-8960
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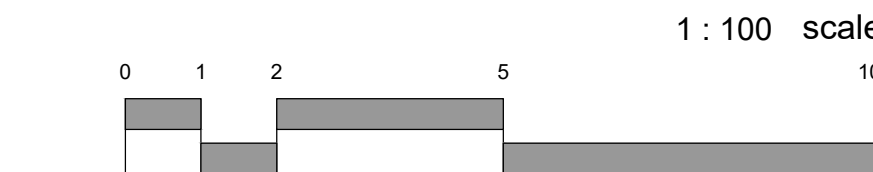


NAD 83 COORDINATES

issue / revision		
A	2026.06.24	DP SUBMISSION
no.	yyyy.mm.dd	description
approval		

seal

design	check
AL	JJW
drawn	development agreement no.
AG	DA2025-0045



L.A. West

Landscape • Architectural • Design • Consultations
467 - 31st Avenue NW, Calgary, AB T2M 2P6
Off: (403) 233-0921 Fax: (403) 233-0927

project

Starling

Phase 3 Entry Feature

101 Stargazer CA NW

Block 1, Lot 104

drawing title

Development Permit
Community Identification Sign

project no.

LAW.160.18.012

sheet no.

DP-1

sheet size arch d

