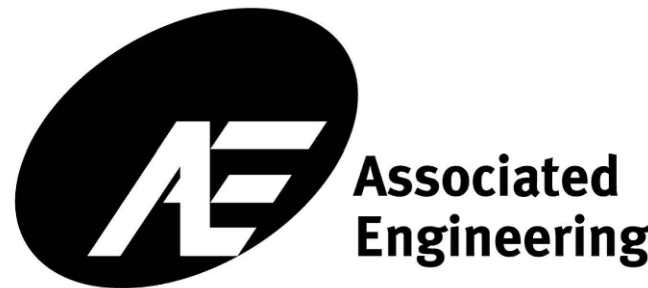


# BROADVIEW DEVELOPMENTS INC. DEER PARK ESTATES - STAGE 7 SPRUCE GROVE, AB

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DATE: 2025-07-08, Dan Chartrand



BROADVIEW  
DEVELOPMENTS INC.  
DEER PARK ESTATES - STAGE 7  
SPRUCE GROVE, AB  
NW1/4 SEC9 - TWP53 - RGE27 - W4M  
2016-3756

SHEET LIST TABLE

| SHEET     | DRAWING NAME  | REVISION | DRAWING TITLE                     | DRAWING DESCRIPTION |
|-----------|---------------|----------|-----------------------------------|---------------------|
| GENERAL   |               |          |                                   |                     |
| 1         | 3756-00-G-001 | 3        | COVER SHEET AND LIST OF DRAWINGS  |                     |
| LANDSCAPE |               |          |                                   |                     |
| 2         | 3756-00-L-101 | 3        | LAYOUT PLAN AND PLANTING SCHEDULE |                     |
| 3         | 3756-00-L-501 | 3        | DETAILS                           |                     |

| REVISIONS     |           |            |              |                              |
|---------------|-----------|------------|--------------|------------------------------|
| 3             | 2025JUL09 | J. BENNETT | D. CHARTRAND | REVISED FOR CONSTRUCTION     |
| 2             | 2025MAY21 | J. BENNETT | D. CHARTRAND | ISSUED FOR CONSTRUCTION      |
| 1             | 2025APR11 | J. BENNETT | D. CHARTRAND | ISSUED FOR SECOND SUBMISSION |
| 0             | 2025FEB05 | J. BENNETT | D. CHARTRAND | ISSUED FOR PRICING           |
| REV           | DATE      | DESIGN     | DRAWN        | DESCRIPTION                  |
|               |           |            |              |                              |
| DRAWING       |           | REVISION   |              | SHEET                        |
| 3756-00-G-001 |           | 3          |              | 1                            |

GENERAL NOTES - CITY OF SPRUCE GROVE

1. THE CONTRACTOR WILL CONTACT UTILITY SAFETY PARTNERS (1-800-242-3447) NO LESS THAN 48 HOURS PRIOR TO CONSTRUCTION TO LOCATE AND STAKE ALL UNDERGROUND UTILITIES.
2. CONTRACTOR TO ENSURE THAT ALL NECESSARY ARRANGEMENTS ARE MADE WITH THE PIPELINE COMPANIES CONCERNING THE MOVEMENT OF MATERIALS AND EQUIPMENT NEAR ANY PIPELINE RIGHT-OF-WAYS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS, DRAWINGS AND DETAILS FOR THIS PROJECT.
4. CONTRACTOR TO VISIT SITE TO CONFIRM ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING BIDS. DISCREPANCIES TO BE REPORTED TO LANDSCAPE ARCHITECT FOR CLARIFICATION.
5. CONTRACTOR IS RESPONSIBLE FOR HAULING OF ALL EXCESS MATERIAL OFF SITE.
6. CONTRACTOR IS RESPONSIBLE FOR ALL SITE CLEANUP.
7. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING SITE FEATURES AT THE TIME OF CONSTRUCTION, UNLESS SPECIFIED FOR DEMOLITION ON THE DRAWING. THIS INCLUDES ALL SURVEY BARS, STAKES OR MONUMENTS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPED AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS.
8. IF STOCKPILE TOPSOIL IS AVAILABLE, CONTRACTOR IS RESPONSIBLE FOR SOIL TESTS AND AMENDMENTS FOR TOPSOIL FROM STOCKPILE. SOIL TEST RESULTS AND RECOMMENDATIONS TO BE SUBMITTED TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
9. NO SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL TO BE GUARANTEED FOR 2 YEARS. SOD AND WORKMANSHIP TO BE GUARANTEED FOR 1 YEAR.
11. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO THE REQUIREMENTS OF THE CITY OF SPRUCE GROVE AND THE MINIMUM DEVELOPMENT STANDARDS.
12. STAKES TO BE PAINTED WHITE FOR 2025, YELLOW FOR 2026, AND GREEN FOR 2027, BLUE FOR 2028.
13. MAINTAIN THE MINIMUM DEFINED SETBACKS FROM THE UTILITIES FOR ALL EXCAVATIONS. ALL UTILITY LOCATIONS ARE APPROXIMATE ONLY. ALL UTILITY LOCATIONS ARE TO BE FLAGGED, REVIEWED AND APPROVED IN CONJUNCTION WITH PROPOSED TREE LOCATIONS.
14. IF EXCAVATIONS ARE REQUIRED CLOSER THAN 1.0 m TO UNDERGROUND POWER, TELEPHONE AND GAS ALIGNMENTS, HAND DIGGING UNDER THE SUPERVISION OF THE AFFECTED UTILITY WILL BE REQUIRED. THE CONTRACTOR TO CONTACT THE APPROPRIATE UTILITY TO APPROVE, REVIEW AND/OR DEFINE SAFE PROCEDURES FOR THESE EXCAVATIONS.
15. PREVENT ALL DAMAGE TO FENCING, PLANT MATERIAL, NATURAL FEATURES, BENCHMARKS, BUILDINGS, PAVEMENT, CURBS, CULVERTS, UTILITIES AND MAKE GOOD ON ANY DAMAGE.
16. ALL FENCING ON FLANKAGES TO BE STEPPED DOWN.
17. FENCING CONTRACTOR TO ENSURE THAT POSTING WILL STRADDLE LOT SERVICING.
18. ALL FENCE TO BE CONSTRUCTED 150 mm INSIDE PRIVATE PROPERTY.

UTILITY SETBACKS:

LANDSCAPE CONTRACTOR TO LOCATE ALL SITE UTILITIES PRIOR TO CONSTRUCTION AND PLANT NO CLOSER THAN THE FOLLOWING DIMENSIONS FROM THE SERVICES:

- 3.5 m FROM LIGHT POLES AND POWER FURNITURE
- 3.5 m FROM FIRE HYDRANTS
- 3.5 m FROM STOP AND YIELD SIGNS
- 3.5 m FROM TRANSIT ZONES
- 2.0 m FROM OTHER SIGNS
- 1.0 m FROM SHALLOW UNDERGROUND UTILITIES
- 1.5 m FROM SANITARY AND STORM SEWERS
- 1.5 m FROM WATERMAINS
- 1.5 m FROM COLLECTOR ROAD MEDIAN CURB FACE
- 1.5 m FROM COLLECTOR ROAD BLVD CURB FACE
- 1.2 m FROM DRIVEWAYS
- 1.0 m FROM SIDEWALKS
- 7.5 m FROM BEGINNING OF CURVE RETURN

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES AND LIABILITIES INCURRED BY DAMAGES TO SITE UTILITIES.

GENERAL PARKS SEED MIX

|                     |     |
|---------------------|-----|
| CREEPING RED FESCUE | 25% |
| KENTUCKY BLUEGRASS  | 30% |
| DOMESTIC WHEATGRASS | 20% |
| CHEWING FESCUE      | 15% |
| PERENNIAL RYEGRASS  | 10% |

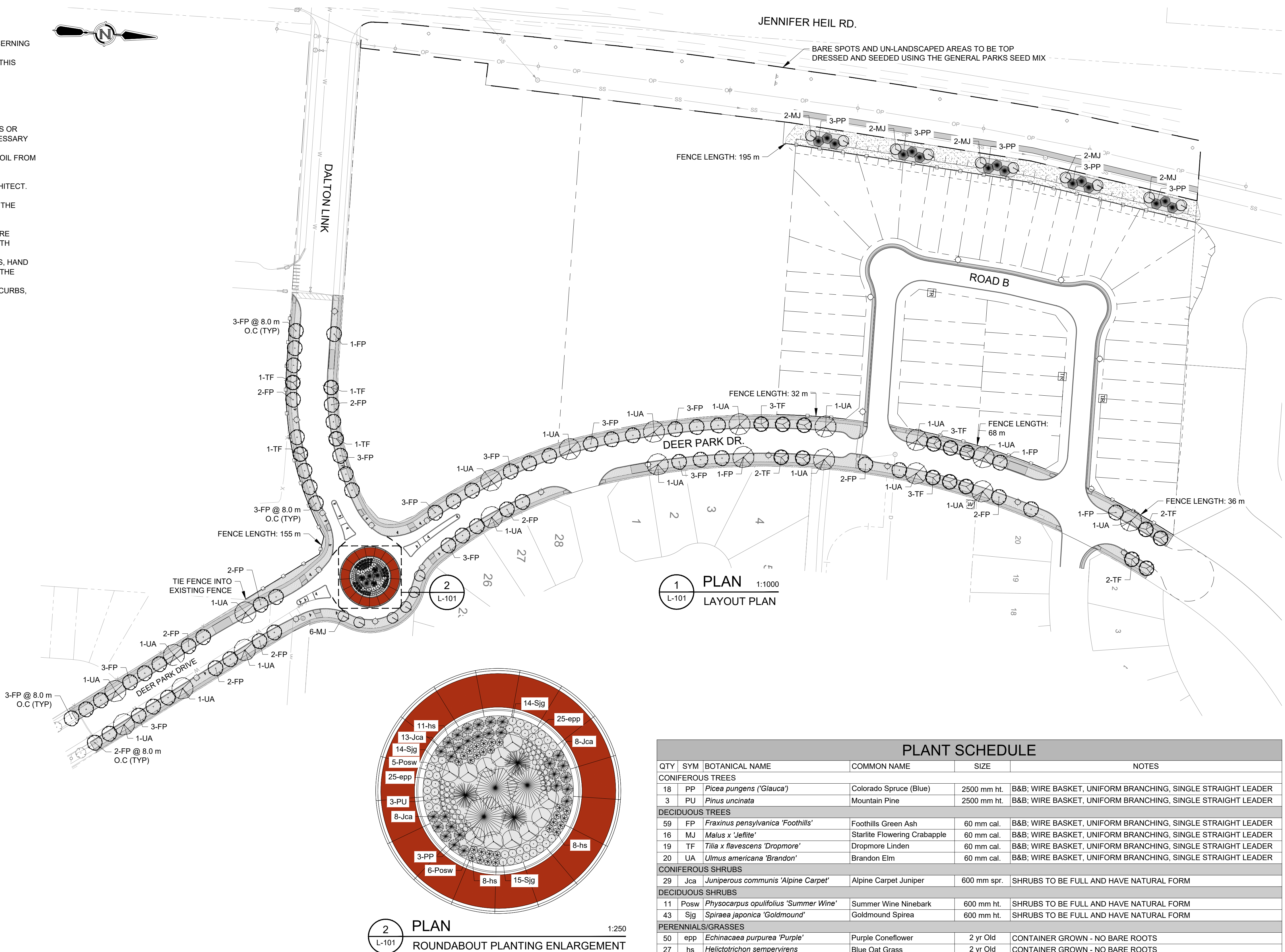
\* SEEDING RATE TO BE 200 kg/ha

SOD MIX

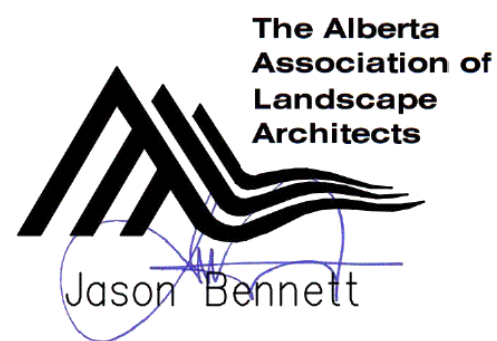
|                                        |     |
|----------------------------------------|-----|
| KENTUCKY BLUEGRASS                     | 70% |
| (MINIMUM 3 VARIETIES, BLENDED EQUALLY) |     |
| CREEPING RED FESCUE                    | 25% |

LEGEND

|  |                                                  |
|--|--------------------------------------------------|
|  | PROPERTY LINE                                    |
|  | EXISTING FENCE                                   |
|  | WOOD SCREEN FENCE                                |
|  | - SEE DETAIL SHEET L-501. TOTAL LENGTH: 484 m    |
|  | TOP OF BERM                                      |
|  | CONCRETE WALK                                    |
|  | - SEE CIVIL DRAWINGS                             |
|  | COLOURED CONCRETE                                |
|  | - TOTAL AREA: 287 m²                             |
|  | - COLOUR TO BE INTERSTAR RG-2827R (2 BAGS)       |
|  | SOD OVER 100 mm DEPTH TOPSOIL                    |
|  | - TOTAL AREA: 4951 m²                            |
|  | GENERAL PARKS SEED MIX OVER 150 mm DEPTH TOPSOIL |
|  | - TOTAL AREA: 1310 m²                            |
|  | 100 mm DEPTH CONIFEROUS WOOD CHIP MULCH          |
|  | - TOTAL AREA: 867 m²                             |
|  | LIGHT STANDARD BY OTHERS                         |



PLOT DATE: 2025-07-08 5:14:20 PM  
DRAWN BY: J. BENNETT  
CHECKED BY: D. CHARTRAND  
DWG PATH: P:\2025\070800\_Landscape\3756-00-L-101.dwg



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SCALE: AS SHOWN

LANDSCAPE LAYOUT PLAN AND PLANTING SCHEDULE

| DRAWING       | REVISION | SHEET |
|---------------|----------|-------|
| 3756-00-L-101 | 3        | 2     |

