



LANDSCAPING REQUIREMENTS

The information provided in this document is outlined in the Architectural Guidelines for Keswick Landing

Landscaping must be in a healthy state to pass final inspection. When the landscaping has been completed by the Builder, responsibility for the healthy condition of such landscaping is a matter to be addressed between the Builder and the Homeowner. If the landscaping failed inspection, it will be the Builders responsibility to ensure compliance prior to reinspection.

When the landscaping is provided by the Builder, it is strongly recommended the Builder secure a small deposit from the homeowner, to ensure the landscaping is maintained in a healthy state.

Front Yard Minimum Requirements

It is the responsibility of the homeowner or builder (Refer to Paragraph 16.2 to determine whom) to landscape the front yard. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

The objective of the landscape requirements is to achieve greenery.

The minimum landscape standard for all lots shall consist of:

- Sod in the front yard to the front corner of house and/or garage.
- One tree - Coniferous trees (smaller varieties such as weeping spruce, mugo pine, lodgepole pine, etc.) are the preference, minimum size 5' height (or spread if mugo pine). Deciduous tree size minimum 2" caliper
- Six shrubs (3 deciduous and 3 coniferous) minimum 18" height or spread in a separate bed, defined by edging (vinyl, brick, landscape block, etc.) Shrub bed must be located in the front half of the yard and forward of an attached garage. Perennials may be planted in lieu of deciduous shrubs. Four (4) perennials will be considered equal to one (1) deciduous shrub.
- The sideyard at the driveway may be finished in sod or rock/bark mulch
- Colored shale and white landscape rock will not be permitted.

Alternate materials to sod (rock and/or bark mulch) will be permitted if the alternate plan meets the objective of these guidelines to achieve greenery in all front yards within the neighbourhood. The use of hard surface landscaping will require:

- The planting of an additional ten (10) shrubs, minimum
- A variety of rock sizes as well as obvious variations in contours (bumps/risers/raised beds, etc.) and materials for interest. Colored shale and white landscape rock will not be permitted.

Residents will have the option to install synthetic turf in place of sod.

To obtain landscape approval, selected synthetic turf (including putting greens) must meet the following requirements:

- **Colour:** Green - no alternate colour choices will be accepted.
- **Weight/Density:** Turf: minimum 95 ounces per square yard (ex. ezLAWN Pro, ezLAWN Elite, ezLAWN Platinum). Putting greens: minimum 83 ounces per square yard (ex. ezGOLF PRO).
- **Height:** Turf: minimum blade length of 41mm. Putting greens: minimum height 13mm.
- **Base Preparation:** Minimum depth 4 inches of 20mm Road Crush (compacted to 90% proctor density).
- **Leveling layer:** Sand or crushed limestone.
- **Surface Infill:** Silica sand and/or rubber infill.
- **Warranty:** Manufacturer must specify pet friendly product, minimum 10-year warranty.

NOTE: Synthetic turf adjacent to natural sod will not be allowed without installing a distinct integrating strip of landscaping between the styles of turf. The installation of undulating rock/mulch beds with shrubs and landscape edging are acceptable practices for meeting the standard. These beds are installed in addition to the minimum landscaping requirements as set out in the architectural guidelines.

Homeowners must provide a copy of the invoice, to verify the specifications have been met, as a visual inspection may not suffice.

How to Properly Separate Natural Sod from Artificial Turf



Incorrect – There should be a distinct boarder installed between the artificial turf and the neighboring natural sod.



Correct – A distinct boarder containing additional shrubs has been installed between the artificial turf and neighboring sod.

Note: Landscaping plans cannot be reviewed prior to implementation.

The landscaping must be completed, in accordance with these requirements, within six months of occupancy (subject to seasonal limitations).

Please be advised that the City of Edmonton has Landscape Requirements that can be found here: https://www.edmonton.ca/residential_neighbourhoods/small-scale-residential-landscaping

Deposit

The Landscape Deposit will be paid to ensure, inter alia, compliance with these guidelines.

The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions.

Upon completion of landscaping, the builder shall call for inspection by the Vendor's Consultant. Upon approval of the landscaping requirements herein and satisfaction of other terms relating to the Landscape Deposit, subject to deductions made, the Vendor will refund the Landscape Deposit to the Purchaser, or if the Landscape Deposit is collected by the Purchaser from its homeowner, the Vendor will authorize the Purchaser to release the Landscape Deposit.

The developer provides for a final inspection and a single re-inspection if required. If additional inspections are requested, a charge will be incurred by the builder, in the amount of \$250.00 (two hundred fifty dollars) plus GST, payable to Mercury Group Inc. at time of the request.

Completion of fencing is not a requisite to the final inspection, however if fencing is in place at time of final inspection it will be assessed for compliance with the guideline standard for the neighbourhood. Non-compliance will be treated as a deficiency, affecting the refund of landscaping deposit.

Condition of Landscaping

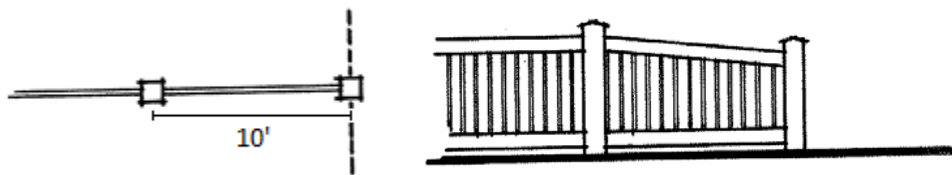
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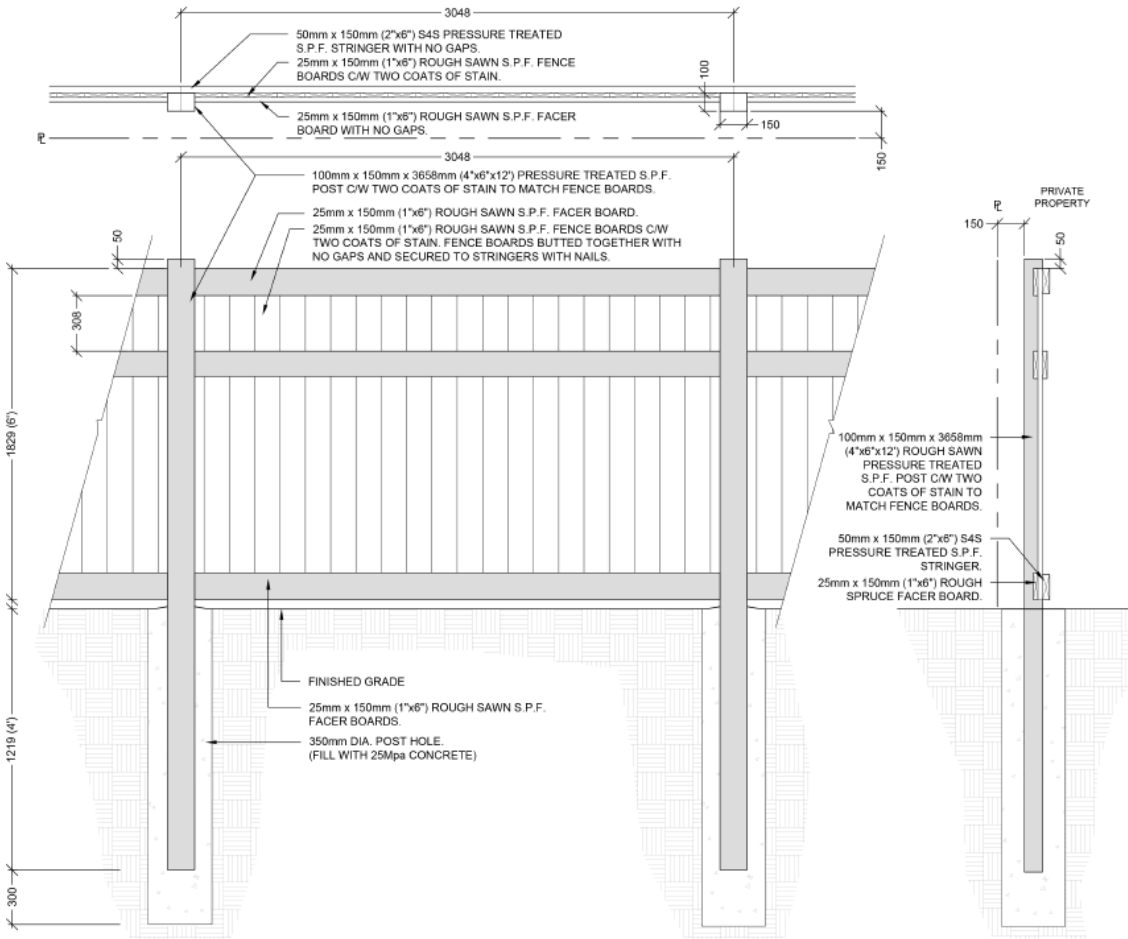
1.0 Fencing

All wood screen fencing must be consistent in design and colour with the fencing style established for the subdivision. See Appendix 'B' for fencing details.

Lots backing onto the pond may utilize wood screen fence at the side property lines. The fence may be full height to a point 10' forward of the rear property line, where the fence must be ANGLED down to match the height of the developer installed chain link fence at the rear.



FENCE DETAIL PLAN 'Heritage Blue' by Cloverdale



WOOD FENCE NOTES:

1. ALL TIMBER POSTS AND STRINGERS TO BE PRESSURE TREATED PINE OR FIR, ROUGH SAWN TIMBER PAINTED WITH TWO COATS SOLID WOOD STAIN BY CLOVERDALE ON BOTH SIDES PRIOR TO INSTALLATION.
2. ALL LUMBER SHALL BE CLEAN, #1, CONSTRUCTION GRADE PINE, FIR OR SPRUCE MEMBERS, FINISHED AS PER THE DETAILS UNLESS OTHERWISE SPECIFIED.
3. ALL LUMBER SHALL BE STRAIGHT, SOUND AND FREE OF SPLINTS, WARPS, CRACKS, LARGE KNOTS AND OTHER DEFECTS.
4. ALL COLORS AND TYPE OF STAIN ARE AS PER THE DETAILS AND TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATION AND ARE TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING.
5. ALL WOOD TO BE PRE-STAINED (2 COATS) WITH "HERITAGE BLUE" BY CLOVERDALE BOTH SIDES PRIOR TO INSTALLATION. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
6. ENSURE THAT FRONT OF POST IS 1.5 METERS FROM GASLINE.
7. ALL WOOD SCREEN FENCES TO BE PLACED 150mm INSIDE PRIVATE PROPERTY.
8. ALL HARDWARE TO BE GALVANIZED.
9. PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-080.
10. NAILS TO BE 89mm ARDOX COATED FOR STRINGERS TO POSTS AND 57mm ARDOX COATED FOR BOARDS (3 PER BOARD).
11. CONTRACTOR TO CALL ALBERTA ONE CALL AT 1-800-242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.

1800mm HT. WOOD SCREEN FENCE
SCALE: 1:20