

LANDSCAPING REQUIREMENTS For Springgate

LANDSCAPING

- Front yard is to be completed within one year of the approved rough grade certificate date
- All sizes stated are the **minimum requirement** at the time of planting
- When the sub-grade is prepared next to the sidewalk or curb, all efforts shall be made to avoid water ponding next to the concrete. Clay should be removed and replaced with topsoil in one expedient step
- If landscaping fails and more than one (1) re-inspection is required, \$150.00 will be deducted from the deposit for each additional re-inspection
- Landscaping inspections are weather dependent and will commence once plant material has come out of dormancy and it is possible to tell that trees, shrubs and grass are alive and growing. Inspections will cease once the majority of plant material has gone into dormancy, (i.e. leaves are no longer on trees or shrubs)
- The accepted **minimum standard** is to consist of:
 - Topsoil to be installed to a minimum depth of 4" for all front, side and rear yard areas, and
 - SOD in the front yard from the front of the house to the curb or sidewalk (seed is not acceptable); and
 - Additional plantings as noted in table below to be planted in the front yard:

Zoning / Location	*Deciduous Tree Number & Size		**Coniferous Tree Number & Size		***Shrubs Number & Size
RSL	1 @ 1 ¾"	or	1 @ 5'	or	7@ 24"
Duplex Front Attached	1 @ 1 ¾"	or	1 @ 5'	or	7@ 24"

Notes:
*Deciduous trees are measured at 6" above ground and based on trunk width / caliper.
**Trees considered coniferous are: Fir, Larch, Pine or Spruce (columnar or pyramid cedars are not considered as coniferous trees).
***Deciduous shrubs are measured by height while Coniferous shrubs are measured by spread. Ornamental grasses will be measured by height.
***Shrubs are to be a combination of deciduous and coniferous and planted in a mounded shrub bed topped with mulch or landscaping rock (no grey or black rock).
Pie Lots are not required to have Sod or a tree in the front yard, but are required to plant a minimum of 5 shrubs @ 24" and meet all requirements noted above.

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Xeriscaping Landscaping

Homeowners wishing to reduce water usage might consider a front yard that has been designed specifically for water conservation. We recommend that homeowners research trees and shrubs that are suited for Xeriscaping along with materials that help with drainage and evaporation.

- The following must be incorporated in front yard if Xeriscaping is being used:
 - Mulch and Landscaping Rock (**black and grey rock will not be permitted as the primary hard landscaping material, consideration may be given for use as an accent only**); and
 - Additional plantings as noted in table below to be planted in the front yard (planting in the swale area/driveway side will not be considered as part of the shrub count):

	*Deciduous Tree Number & Size		**Coniferous Tree Number & Size		***Shrubs Number & Size
Xeriscape Option #1	1 @ 1 ¾"	or	1 @ 5'	&	10 @ 24"
Xeriscape Option #2	-	-	-	-	17 @ 24"

Notes:

*Deciduous trees are measured at 6" above ground and based on trunk width / caliper.

**Trees considered coniferous are: Fir, Larch, Pine or Spruce (columnar or pyramid cedars are not considered as coniferous trees).

***Deciduous shrubs are measured by height while Coniferous shrubs are measured by spread. Ornamental grasses will be measured by height.

***Shrubs are to be a combination of deciduous and coniferous and planted in a mounded shrub bed topped with mulch or landscaping rock. Grey or black may only be used as an accent and is to be very limited.

Road crush or gravel will not be accepted as Landscaping Rock.

OTHER

Homeowners are responsible for installing a permanent address plaque or home addressing numbers. This will be a requirement of the landscaping inspection.

LANDSCAPING DEPOSITS AND RETURN PROCEDURE

- Homeowners are to contact their Builder once they are ready for the landscaping inspection
- Please note that all plant sizes stated are at the time of planting and the minimum is the **minimum size** that is required in order for the landscaping to pass
- If landscaping fails and more than one (1) re-inspection is required, \$150.00 will be deducted from the deposit for each additional re-inspection
- Upon approval of the landscaping by Qualico, the \$1,000.00 landscaping deposit will be refunded to the Builder. It will be the Builder that issues the landscaping deposit to the homeowner

FENCING

- Fencing is encouraged to be of a similar design and color to the fencing style established for the subdivision by the Developer. In some cases, chain link fencing may be specified by the City, County, Municipality or Town
- Developer fencing has been done in: Cloverdale – Highland Grass