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# **COLLECTIONS AT CREEKWOOD**

## **Stage 28 & 30 RF4 – LANDSCAPE AND EXTERIOR REQUIREMENTS**

September 2015

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### **1.0 INTRODUCTION**

This document outlines the minimum requirements for landscape and exterior amenities for the RF4 housing in Creekwood Chappelle, Stage 28 & 30.

Each Purchaser must inspect the condition of the local improvements installed by the Vendor, including but not limited to the curbs, gutters, sidewalks, etc., in, on or around the lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Vendor prior to purchasing the lot, failing which, costs for repairing damages for same shall become the sole responsibility of the Purchaser of the lot.

These requirements may be altered, amended or varied by the Vendor, Delcon Creekwood Master GP Ltd. at its sole and absolute discretion, and without any prior notice.

The Vendor, the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with these Landscape and Exterior Requirements to any Owner, Purchaser and/or Builder within the subdivision.

Restrictive covenants(s) are registered on title of each lot.

Formal standards for development will be those as established in the City of Edmonton Land Use Bylaw. Conformity with these requirements does not supercede the required approval process of the City of Edmonton.

It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. Incomplete submissions may be returned without review. Any changes to approved plans must be approved in writing prior to implementation.

### **2.0 APPEARANCE DURING CONSTRUCTION**

The Builder and/or Purchaser are required to keep their lot(s) clean of garbage, debris, free of weeds and orderly during construction of the house and landscaping. The Builder and/or Purchaser are responsible for cleaning and removing any mud, clay, topsoil and debris that is tracked onto the streets or lanes from the lot(s). Builders and/or Purchasers found negligent will be back charged for the clean-up carried out by the Developer.

### **3.0 LOT GRADING**

Lot grading is to be consistent with the approved Subdivision Grading Plan. The costs of obtaining proper grading and drainage are the responsibility of the Builder and/or Purchaser. Grade variations should be absorbed within the building mass to minimize steep slopes and contrasts between lots.

All plot plans and stake outs must be done by the Designated Surveyor to ensure consistency in establishing building elevations throughout the subdivision.

Retaining structures are the responsibility of the property owner and must not compromise the grading design and drainage of the lot.

### **4.0 DRIVEWAYS AND FRONT WALKWAYS**

All homes must have a front walkway. All front walkways are to be poured concrete, paving stone or an approved equivalent; gravel and asphalt front walkways are not permitted. All front walkways are to be a minimum 30" (inches) wide. All front walkways must be installed in the location as per the approved plot plan. Front driveways are restricted to width of garage. Rear garage pads and driveways must adhere to City of Edmonton Land Use Bylaws.

### **5.1 LANDSCAPING**

Front and rear yard landscaping must be completed within twelve months of occupancy. The requirements outlined below identify the minimum requirements for each lot:

- a) Approved final grade certificate from the City of Edmonton;
- b) A minimum of 4" depth topsoil in the front yard;
- c) Sod or approved synthetic turf in the front yard of all lots. Lots backing or flanking highly visible locations, such as parks, storm water management facilities (wet/dry ponds), and walkways must also have sod or approved synthetic turf in the rear yard;
- d) A minimum of one (1) tree in the front yard: coniferous trees are to be a minimum of 5'-0" height and deciduous trees are to be a minimum of 1 1/2" Caliper. The following species will not be accepted and do not fulfill the front yard tree requirement: Cedars, Junipers, Weeping Caraganas, Dwarf and/or Globe Spruce, Dwarf and/or Globe Pine, Shrubs, Topgrafted plant material; and
- e) A minimum of six (6) shrubs in a prepared bed. (edged with vinyl, stone, or brick)

In the event that perennials are planted in lieu of shrubs, four (4) perennials will be considered equivalent to one (1) shrub.

If a purchaser chooses to include synthetic turf in the front yard, the purchaser must submit to the Developer for review the specifications of their chosen synthetic turf. The specifications must be submitted fourteen (14) working days in advance of the desired construction start date and construction shall not commence until written approval is granted. The Developer reserves the right to deny approval of the synthetic turf at their discretion. Synthetic turf adjacent to natural sod will not be allowed without installing a distinct integrating strip of landscaping between styles of turf. The installation of undulating rock/mulch beds with shrubs and landscaping edging are acceptable practices for meeting this standard. These beds are installed in addition to the minimum landscaping requirements as set out above.

The objective of the landscape requirements is to achieve greenery in all front and rear yards. For purposes of these landscape requirements, a typical front yard landscape will be assumed to include, at minimum, sod, a tree and a prepared shrub bed with six shrubs. Purchasers will be permitted to include shrub bed mulch within the prepared shrub bed.

With the exception of the shrub bed mulch in the prepared shrub bed, large expanses of hard surface landscaping (included, but not limited to: mulch, rock mulch, wood mulch, concrete, asphalt, paving stones, and rock-scapes) will not be permitted.

If a purchaser does not wish to include sod in the front yard, the Purchaser must submit a detailed professional quality landscape design plan(s) to the Developer for review; the landscape design must include enough greenery to achieve the objective of the landscape requirements. The plan(s) must identify at minimum the common name of all proposed plant material coded to each individual plant, information outlining the intended hard surfacing, and labeling of any other items on the plan. The plan(s) must be drawn to a 1:100 or 1/4"=1'-0" scale. Two (2) copies of the plan(s) must be sent via mail or courier to the office of the Developer. The plans must be submitted fourteen (14) working days in advance of the desired construction start date and construction shall not commence until written approval is granted.

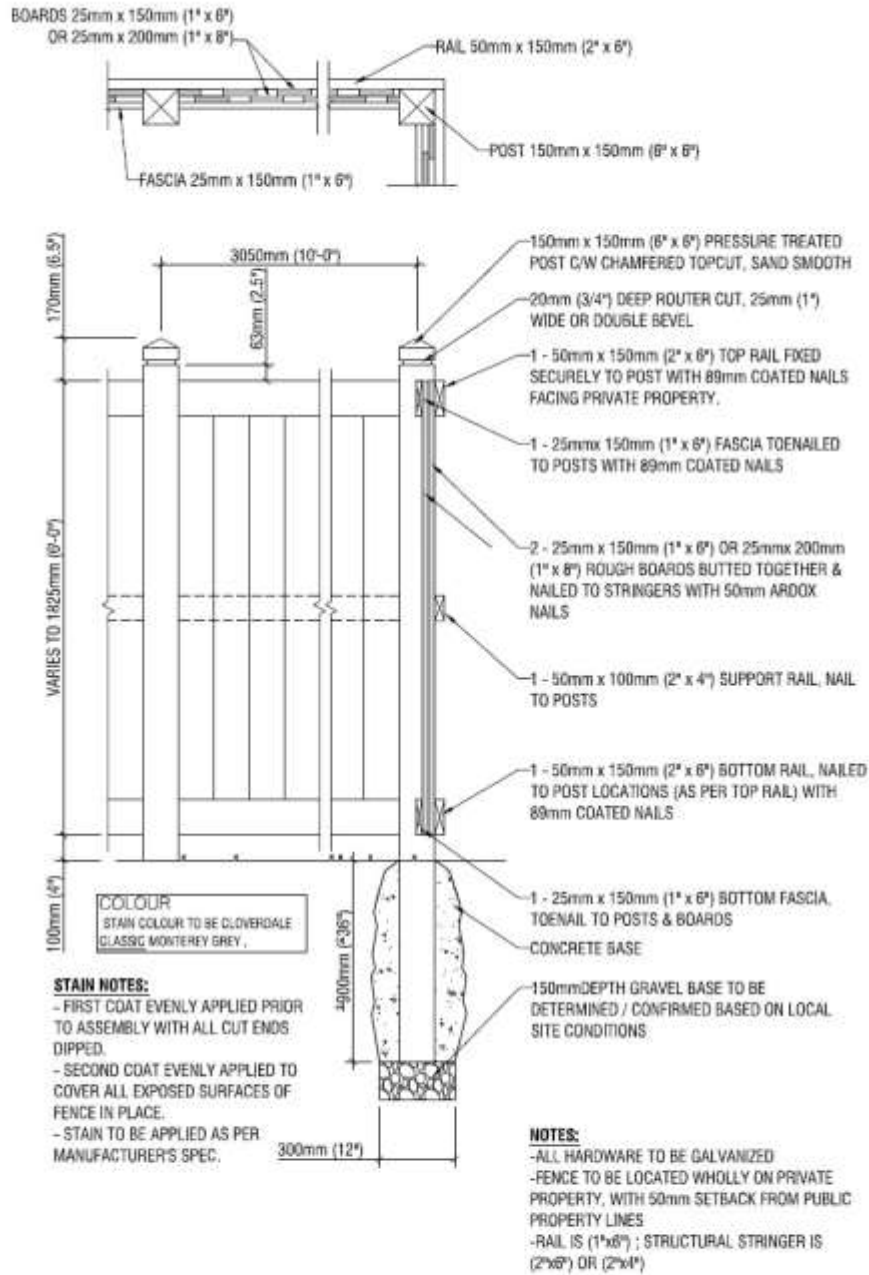
## **6.0 ACCESSORY BUILDINGS**

Where visible from a public adjacency, accessory buildings must be consistent in design, style, finish and colour with the house. All accessory buildings are subject to the City of Edmonton land use and related approvals by City of Edmonton.

## **7.0 FENCING**

Fencing on lots, other than fencing provided, is the responsibility of the Purchaser to construct. If the Purchaser constructs a fence, it shall comply with the design requirements and color(s) set out for the Creekwood Chappelle subdivision, as noted in the construction Detail "A" below. All sideyard and rear yard fencing must be Overlap Wood Screen Fence.

**DETAIL "A"**



**1.8M HT. OVERLAP WOOD SCREEN FENCE**

SCALE N.T.S.

Maintenance of all fencing on the lot including fencing constructed by the Developer is the responsibility of the Purchaser.

## **8.0 ACCESSORIES**

An address plaque in a standardized style specific to the neighbourhood will be required on every home, as specified by the Developer (style to be determined). The cost to supply and install the plaque will be the responsibility of the Builder and/or Purchaser.

## **9.0 RECREATION EQUIPMENT AND COMMERCIAL VEHICLES**

Recreation vehicles and commercial vehicles in excess of ¾ tonne capacity shall not be stored on any property for more than 48 hours unless in a garage.

## **10.0 DEPOSITS**

To ensure compliance with the landscaping and exterior requirements, the Purchaser is required to provide a \$2500.00 deposit to the Builder. The deposit will be refunded to the Purchaser, by the Builder, on satisfactory completion of the house construction and the Landscape and Exterior Requirements. Satisfactory completion will be determined by the Architectural Consultant through a Final Inspection and Final Approval process. Final Approval will not be granted, and the security deposit cannot be released until the Builder and Purchaser have met the requirements of Section 11.0.

## **11.1 FINAL INSPECTION**

A Final Inspection Request Form must be prepared by the Builder on behalf of the Purchaser and forwarded to the Architectural Consultant. All applications must include the following information:

- a) Completed Final Inspection Request form;
- b) Construction completed, exterior and site works complete in accordance with these requirements and as per the house plan approval;
- c) Landscaping completed satisfactorily, as per the requirements outlined in this document;
- d) Final grade certificate and approved grading inspection report from the City of Edmonton, Drainage Branch;
- e) Water valve exposed and marked; and
- f) Sidewalks, street, gutters and curbs in clean condition.

The Final Inspection Requests will be accepted from April 1st – September 30<sup>th</sup>. Final Inspections commence upon leaf-out, which is generally late May to early June, weather permitting. Final Inspections cannot be guaranteed after September 30th.

Following the Final Inspection, a copy of the Final Inspection Report will then be forwarded to the Builder, with a copy to the Developer for appropriate action. Failure to comply with the requirements outlined in this document will require correction of any deficiencies and a re-inspection. A fee of \$250.00 per house will be required with each re-inspection.