



## LANDSCAPING REQUIREMENTS FOR GRANVILLE

The following outlines the 6 step process necessary to landscape and fence your lot and receive your landscaping deposit back.

### **Step 1. Rough Grading of Lot [to be completed by Crimson Cove]**

Crimson Cove Homes Inc. will complete the rough grading of your lot and submit for approval to the City of Edmonton. Once approved, we will receive a copy which will be forwarded to you to start the landscaping process. Note that starting the landscaping process without the rough grade approval is at your own risk.

### **Step 2. Final Grading of Lot [to be completed by Purchaser unless otherwise agreed to in writing]**

Supply and install the required amount of topsoil in order to receive final grade approval from the City. (You must have final grade certificate in hand before proceeding further). For further information please visit the City of Edmonton website at [www.edmonton.ca/lotgrading](http://www.edmonton.ca/lotgrading)

In order to get your final grading certificate, you will need to contact Pal's Survey at 780-455-3177 or you can email [gradingreception@palsgeomatrics.com](mailto:gradingreception@palsgeomatrics.com). Once you have received the final grade, you will need to submit a copy to the City of Edmonton for approval. Once approved by the City of Edmonton, please retain a copy until you submit it to us (see step 6).

### **Step 3. Call before you dig!**

Contact Alberta One Call at 1-800-242-3447

Or send a request via the website at <http://www.albertaonecall.com/>

### **Step 4. Landscaping [to be completed by Purchaser unless otherwise agreed to in writing]**

#### **Regular Lots**

Supply and install a minimum of 1 tree, 5 shrubs and sod (grass seed is not permitted) to be planted by the Purchaser in the front yard. The tree is to be a 2.5" calliper deciduous (minimum 9' height) or 8' height evergreen/coniferous. Measurement for calliper size will be taken 1' above root ball. Smaller sizes will not be accepted. All trees to be nursery grown.

#### **Corner Lots**

In addition to the landscaping required for regular lots, corner lots also require that any other areas adjacent to street elevations must be completed at the same time.

#### **Lots with Rear Chain Link Fence**

Lots with chain link fence backing on to amenity space will require rear yard landscaping completed at the same time as the landscaping referred to above.

***All landscaping must be completed within 14 months of occupancy certificate.***

### **Step 5. FENCING [to be completed by Purchaser unless otherwise agreed to in writing]**

All rear and side yards must be fenced with such fencing as to match the approved subdivision fence details in colour and style pursuant to Appendix "C" of Granville's Architectural Guidelines (enclosed). You can also view the fencing guidelines by going to:

[http://www.mygranville.com/wp-content/uploads/2010/07/Granville-DesignGuidelines\\_LR1.pdf](http://www.mygranville.com/wp-content/uploads/2010/07/Granville-DesignGuidelines_LR1.pdf) (see page 18 & 19).

***Fencing must be completed within 24 months of occupancy certificate.***

### **Step 6. Notify Crimson Cove of Completion**

Upon completion of the above noted items, the homeowner must contact Crimson Cove Homes at 780-454-1844 and advise them that the work is complete. The homeowner will also need to forward a copy of the final grade certificate approved by the City of Edmonton (please include your name, address & telephone number) to [landscaping@crimsoncovehomes.com](mailto:landscaping@crimsoncovehomes.com) or fax to 780-454-1884. Crimson Cove Homes will then email you a "Site Review Request" form that you need to fill out, sign and forward to the developer using the email provided on the form. Once the developer has completed their inspection, the deposit refund will be approved and sent to you.

The Developer landscaping guidelines may not meet the City bylaw requirements, which change from time to time. As such, where the homeowner is completing his/her landscaping, we suggest the homeowner contact the City with respect to the City bylaw requirements. Any landscaping programs completed by Crimson Cove Homes will also be completed to meet the Developer requirements and it is up to the homeowner to comply with any City bylaw requirements.

If you have any questions regarding your landscaping requirements or refund, please email [landscaping@crimsoncovehomes.com](mailto:landscaping@crimsoncovehomes.com) or call the office at 780-454-1844.

***If the homeowner requires additional time to complete landscaping or fencing, an extension may be granted by the developer. A written request can be submitted to [landscaping@crimsoncovehomes.com](mailto:landscaping@crimsoncovehomes.com) and the request will be sent by Crimson Cove Homes to the developer. The homeowner will be advised if approved.***

***Please note that these guidelines are created by the community developer. All approvals are granted by the developer without the input or influence of Crimson Cove Homes Inc., and intermediary assistance is not currently available through Crimson Cove Homes Inc.***