

Landscaping Frequently asked Questions

Where do I find the landscaping guidelines?

Landscaping guidelines can be provided by your Builder and are located in the "Resident Resources" page of your community website.

How much time do I have to finish my landscaping?

Front yard landscaping must be completed within one year of the date of the Rough Grade approval.

When do landscaping inspections start?

Inspections are weather dependent and will commence once plant material has come out of dormancy. Inspections will cease once the majority of the plant material has gone into dormancy (i.e. leaves no longer on trees and shrubs).

What is Xeriscaping?

Xeriscaping is the process of landscaping or gardening that reduces or eliminates the need for supplemental water from irrigation. Xeriscaping is an alternative to various types of traditional gardening. Information on Xeriscaping options can be found in your community landscaping guidelines.

I'm ready for inspection, who do I call?

Your first call is to your Builder. The Builder is responsible to prepare the paperwork and submit the landscaping request to Qualico. From start to finish, the process can take from 4-6 weeks.

What is a Deciduous tree?

Deciduous refers to any tree that drops its leaves in the fall and produces new leaves in the spring.

How is a Deciduous tree measured?

Deciduous trees are measured by trunk width (caliper) 6" from the ground. In order to get an accurate measurement, we ask that you remove any wrapping from around the trunk and pull back any finishing material from the trunk area to ensure we get an accurate measurement 6" above the ground rather than 6" above the landscaping material.



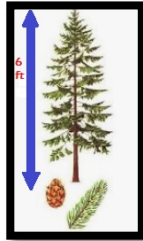
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What is a Coniferous tree?

Coniferous trees are often referred to as evergreens. The name is associated with trees that have needles instead of leaves. A coniferous tree is any tree that reproduces via cones (Fir, Larch, Pine or Spruce).

How is a Coniferous tree measured?

Coniferous trees are measured by height.



How are shrubs measured?

Shrubs are measured by height or spread. See the Landscaping Guidelines for your community for minimum size requirements.

What other plant types can be used in place of shrubs?


Decorative grasses, rose bushes, and perennials can be used toward the shrub count. If you choose to plant perennials, two perennial plants would count as one shrub, (1 Lily plants and 1 Peony plant = 1 shrub). Height or spread sizes would be the same as shrub requirements.

What is considered my front yard?

Orange areas denote what is considered the front yard. Red areas can be finished with stone, mulch etc. (Gravel and/or road crush will not be approved)

If you have a separate sidewalk, the area between the sidewalk and the road will be landscaped by the Developer. Maintenance of this area is the responsibility of the homeowner.



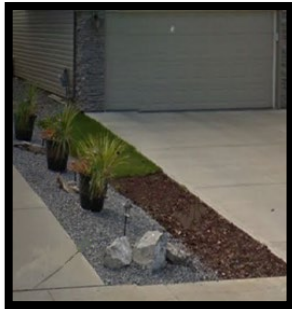
 Denotes location of sod

 Denotes location of swale

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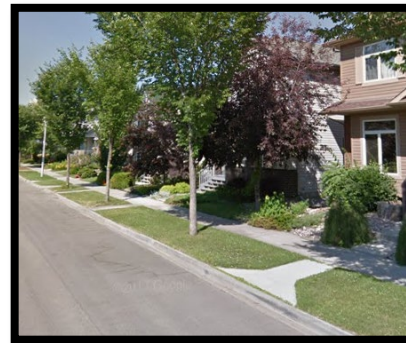
What about the narrow strip of land between me and my neighbor?

This area is called the swale. It is graded to move water toward the street and away from your foundation. Finishing landscape material such as sod, stone, and mulch can be used in the swale. Gravel and road crush will **not** be approved.



There is already a tree in my front yard. Does it count toward my landscaping requirements?

These tree(s) were planted by the Developer. Whether they are on the front lawn, or the boulevard in front of your house, they will not be counted toward your landscaping requirement.



Is a Juniper or Cedar considered a tree?

We do not consider Cedars or Junipers to be trees. You may plant them in your yard, but they will be counted as shrubs, not trees.

There isn't enough room in my front yard to plant a tree.

Although it may appear there is no room for a tree, this is rarely the case. Usually, trees may be hand dug within 1 meter of the utility lines. The location and planting of the trees is the responsibility of the homeowner in consultation with the appropriate governing utility authorities, and the landscaper. It is not the responsibility of the Builder or Developer.

- Contact "Alberta One Call" to have the utility locations identified and a report will be provided to you noting their locations
- Review the locations and options available to you with your landscaper
- Explore the species of trees suited to the challenges of your lot

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I have a Pie Lot, what are the landscaping requirements?

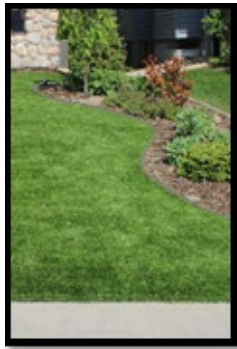
Pie lots are not required to have sod or a tree, but do require shrub, see your community landscaping guidelines for details. You can choose the sod, shrubs and tree option.

Can I use grass seed in my front yard?

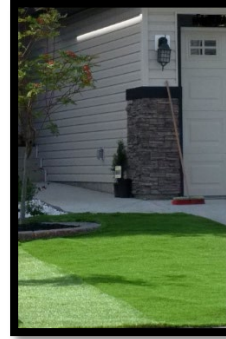
No, grass seed, in any application is not permitted. Sod must be installed prior to inspection in order to receive final approval for your landscaping.

Can I use artificial turf instead of sod in the front yard?

Artificial (synthetic) turf may be used. It is up the homeowner to ensure the contractor prepares the base and rough grade properly. Artificial turf must have a distinct border (rock, concrete, edging) when bordering natural sod, or a different type/color/style of synthetic grass.



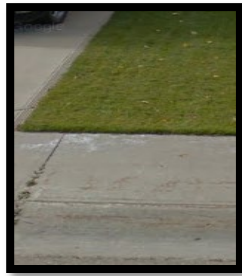
This **would** pass inspection



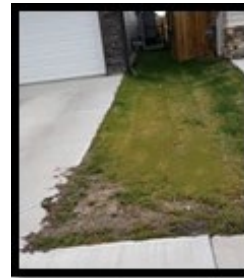
This would **not** pass inspection

What if my landscaping dies or becomes unhealthy before the inspection takes place?

Only healthy plant material will pass inspection. Dead or dying trees or shrubs will not pass. Sod that is patchy or dying will not pass.



This **would** pass inspection



This would **not** pass inspection

What if I fail my landscaping inspection?

If your first inspection fails, we will do a second inspection at no cost. A \$150 fee will be deducted from the landscaping deposit for each additional inspection.

Landscaping

Frequently asked Questions

There is a boulevard in front of my house between the sidewalk and the curb. Who is responsible for maintaining that area?

The boulevard is owned by the municipality, the homeowner is responsible for maintenance. Questions regarding boulevard trees should be directed to the municipality.

My neighbor's tree doesn't meet the minimum requirements and they received their deposit back, why didn't I?

We endeavor to apply the requirements consistently and objectively and consider all other elements and whether they meet or exceed the minimum standards set out in the landscaping guidelines. Inspections conducted on properties other than your own, will not be discussed.

My yard looks better than the average yard in my neighborhood, but I failed, Why?

Requirements in the guidelines are established to ensure a minimum standard of planting throughout the development. Although your landscaping may look better than neighboring properties, the minimum tree and shrub requirements must be met.

If I do not to meet the minimum landscaping requirements, what will happen?

Failure to meet the minimum requirements will result in your deposit being forfeited.

Are there any requirements on how and when I should build my fence?

Fencing is encouraged to be of a similar design and color to the fencing style established in the community, by the Developer. In some cases, chain link fencing may be specified by the Municipality. Fencing does not have to be completed prior to your landscaping inspection. Please refer to your community landscaping requirements for fencing details.

If I have any questions about the inspections, who do I contact?

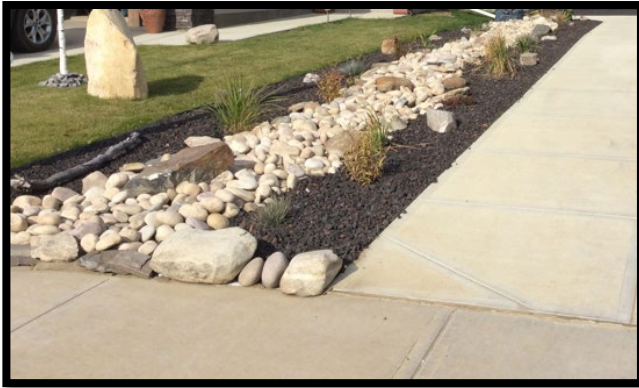
Your Builder is your contact for all questions regarding landscaping deposits, inspections results, and refunds.

What if I don't get my landscaping approved within the year of my rough grade certificate?

We understand delays can be caused by weather and seasonal issues. If you are having difficulty completing your landscaping within the deadline, contact your Builder and request an extension.

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EXAMPLES OF LANDSCAPE FAILS



Very little sense of green, more shrubbery needed



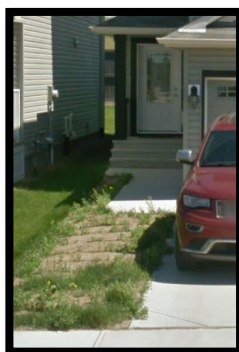
Area around tree is unfinished



Unfinished



Sod dead, tree leaning over and needs to be staked



Sod needs to be replaced.