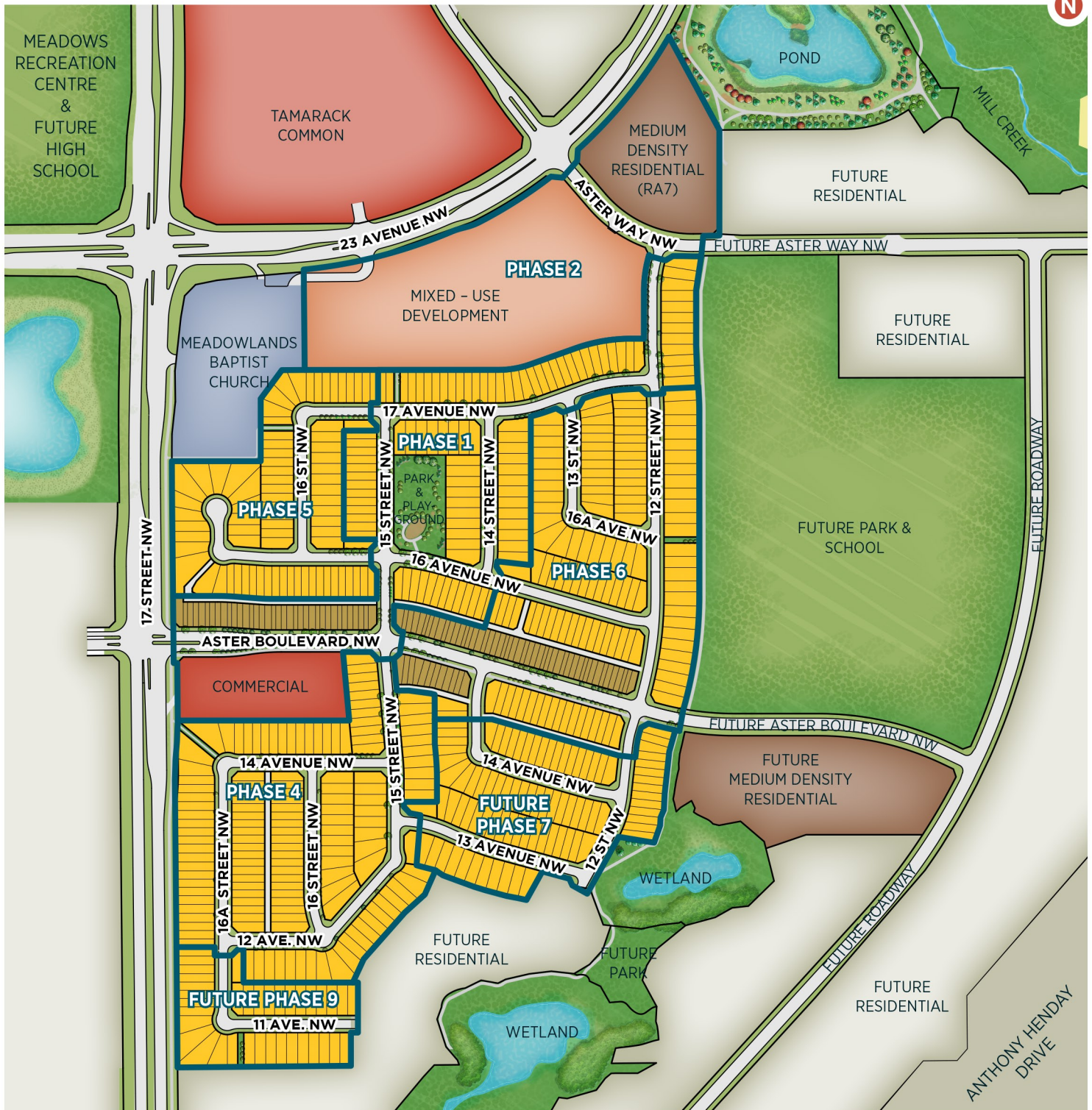




# NEIGHBOURHOOD CONCEPT PLAN

## Preliminary Plan



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Revised April 3, 2023

**Preliminary Plan.** This is a conceptual plan only. Information provided is based on approved ASP at the time of printing, all information is subject to change without notice and should not be relied upon. Please refer to the registered subdivision plans and approved engineering drawings to confirm all information. "Low Density Residential" includes Single Family and Duplex style lots. For current planning information contact the City of Edmonton.

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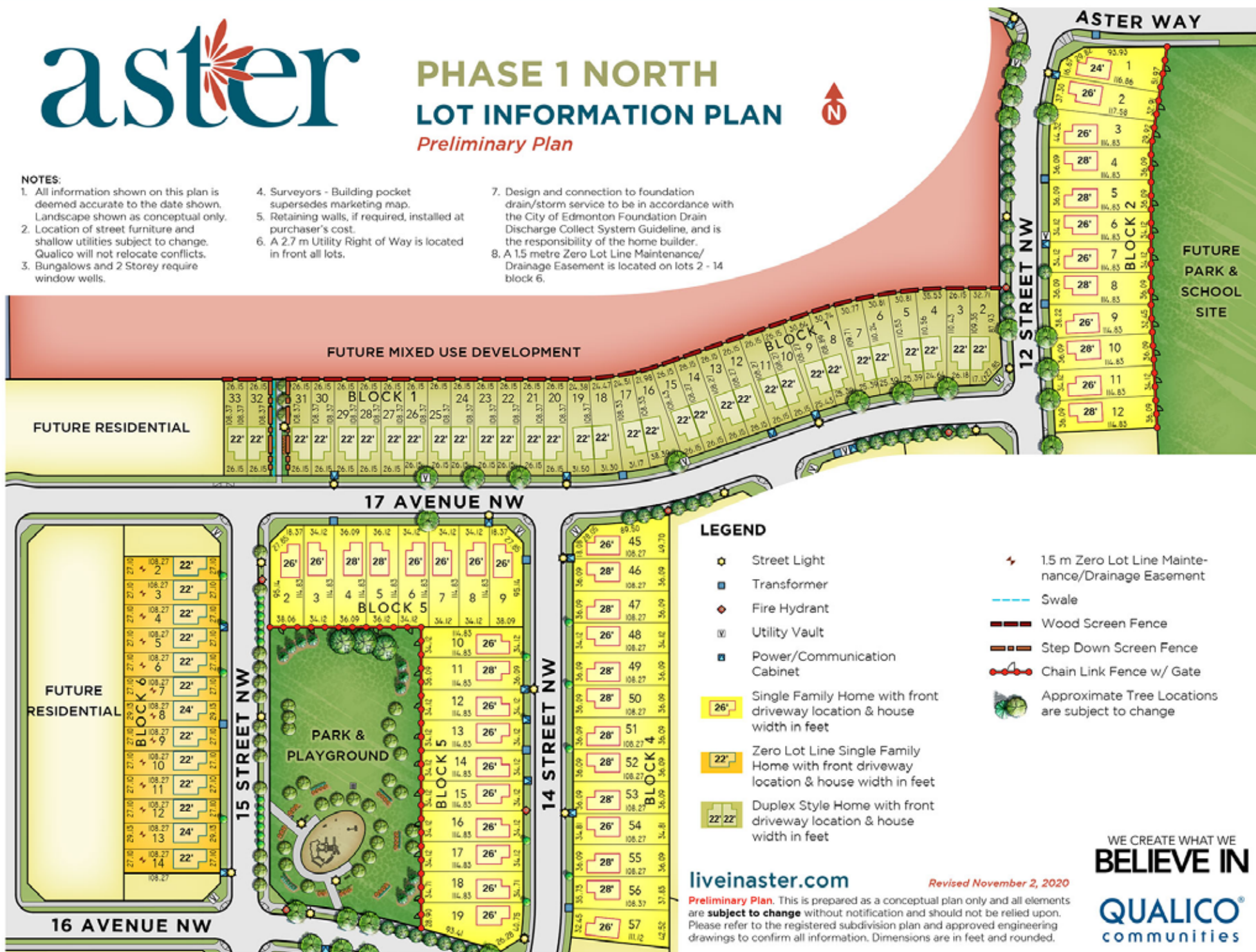
# PHASE 1 NORTH LOT INFORMATION PLAN

*Preliminary Plan*



## NOTES:

1. All information shown on this plan is deemed accurate to the date shown. Landscape shown as conceptual only.
2. Location of street furniture and shallow utilities subject to change. Qualico will not relocate conflicts.
3. Bungalows and 2 Storey require window wells.
4. Surveyors - Building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.7 m Utility Right of Way is located in front all lots.
7. Design and connection to foundation drain/storm service to be in accordance with the City of Edmonton Foundation Drain Discharge Collect System Guideline, and is the responsibility of the home builder.
8. A 1.5 metre Zero Lot Line Maintenance/Drainage Easement is located on lots 2 - 14 block 6.



## LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Utility Vault
- Power/Communication Cabinet
- Single Family Home with front driveway location & house width in feet
- Zero Lot Line Single Family Home with front driveway location & house width in feet
- Duplex Style Home with front driveway location & house width in feet
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Swale
- Wood Screen Fence
- Step Down Screen Fence
- Chain Link Fence w/ Gate
- Approximate Tree Locations are subject to change

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Revised November 2, 2020

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# PHASE 1 SOUTH LOT INFORMATION PLAN

Preliminary Plan



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## LEGEND

- |                             |   |  |
|-----------------------------|---|--|
| Street Light                | 20' Zero Lot Line Single Family Home with lane access & house width in feet | Cross Lot Drainage (RC)                          |
| Transformer                 | Townhome with house width in feet   | Entry Feature (RC)                               |
| Fire Hydrant                | Garage Location   | Step Down Screen Fence                           |
| Utility Vault               | 1.5 m Zero Lot Line Maintenance/Drainage Easement                           | Noise Attenuation Fence                          |
| Power/Communication Cabinet |   | No Parking                                       |
| Bus Stop                    |   | Approximate Tree Locations are subject to change |



## NOTES:

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3. Bungalows and 2 Storey require window wells.
4. Surveyors - Building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.7 m Utility Right of Way is located in front all lots.
7. Design and connection to foundation drain/storm service to be in accordance with the City of Edmonton Foundation Drain Discharge Collect System Guideline, and is the responsibility of the home builder.
8. A 1.5 metre Zero Lot Line Maintenance/Drainage Easement is located on lots 2 - 13 block 8.

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Revised November 2, 2020

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## PHASE 4 Preliminary Plan LOT INFORMATION PLAN



### LEGEND

- Street light
- Transformer
- Fire hydrant
- Utility vault
- Power/communication cabinet
- Single Family Home with front driveway location & house width in feet
- Single Family Home with lane access & house width in feet
- Garage location
- 1.5 m Zero lot line maintenance/ drainage easement

- Berm/fence restrictive covenant (RC)
- Storm service required (see note 9)
- Disturbed soil RC
- Swale
- Noise attenuation fence
- Screen fence
- Step down screen fence
- Approximate tree locations

### NOTES:

1. All information shown on this plan is deemed accurate to the date shown. Landscape shown as conceptual only.
2. Location of street furniture and shallow utilities subject to change. Qualico will not relocate conflicts.
3. Bungalows and 2 Storey require window wells.
4. Surveyors - Building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.7 m Utility Right of Way is located in front all lots.
7. Design and connection to foundation drain/storm service to be in accordance with the City of Edmonton Foundation Drain Discharge Collect System Guideline, and is the responsibility of the home builder.
8. A 1.5 metre Zero Lot Line Maintenance/ Drainage Easement is located on lots 2 - 25 and 30 - 49 block 9 and lots 1 - 40 block 10.
9. Roof leaders and sump pump connection to storm service is required on lots 2 - 49 block 9 and lots 1 - 40 block 10.

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### NOTES:

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3. Bungalows and 2 Storey require window wells.
4. Surveyors - Building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.7 m Utility Right of Way is located in front all lots.
7. Design and connection to foundation drain/storm service to be in accordance with the City of Edmonton Foundation Drain Discharge Collect System Guideline, and is the responsibility of the home builder.
8. A 1.5 metre Zero Lot Line Maintenance/ Drainage Easement is located on lots 48 - 60 block 1, lots 1 and 15 block 6 and lots 37-58 block 7.
9. Roof leaders and sump pump connection to storm service is required on lots 48 - 60 block 1, lots 1 and 15 block 6 and lots 37-58 block 7.

**Preliminary Plan.** This is prepared as a conceptual plan only and all elements are **subject to change** without notification and should not be relied upon. Please refer to the registered subdivision plan and approved engineering drawings to confirm all information. Dimensions are in feet and rounded.



### LEGEND

- |  |                 |  |   |  |                                     |
|--|-----------------|--|---|--|-------------------------------------|
|  | Street light    |  | Single Family Home with front driveway location & house width in feet |  | Storm service required (see note 9) |
|  | Transformer     |  | Single Family Home with lane access & house width in feet             |  | Disturbed soil RC                   |
|  | Fire hydrant    |  | Duplex Style Home with front driveway location & house width in feet  |  | Noise attenuation fence             |
|  | Utility vault   |  | 1.5 m Zero lot line maintenance/ drainage easement                    |  | Screen fence                        |
|  | Power cabinet   |  | Berm/fence restrictive covenant (RC)                                  |  | Step down screen fence              |
|  | Bus stop        |  |   |  | Approximate tree locations          |
|  | Garage location |  |   |  |                                     |

Revised October 13, 2021

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## LEGEND

- Street light
- Transformer
- Fire hydrant
- Utility vault
- Power cabinet
- Bus stop
- Single Family Home with front garage location & house width in feet
- Zero Lot Line Single Family Home with front garage location & house width in feet
- Duplex Style Home with front garage location & house width in feet
- 1.5 m Zero lot line maintenance/drainage easement
- Storm service required (see note 9)
- Chain link fence
- Step down screen fence
- Approximate tree locations



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## PHASE 6 NORTH LOT INFORMATION PLAN



**Preliminary Plan**  
Revised April 3, 2023

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### NOTES:

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2. Location of street furniture and shallow utilities subject to change. Qualico will not relocate conflicts.
3. Bungalows and 2 Storey require window wells.
4. Surveyors - Building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.7 m Utility Right of Way is located in front all lots.
7. Design and connection to foundation drain/storm service to be in accordance with the City of Edmonton Foundation Drain Discharge Collect System Guideline, and is the responsibility of the home builder.
8. A 1.5 metre Zero Lot Line Maintenance/ Drainage Easement is located on lots 1 - 12 and 15 - 28 block 14.
9. Roof leaders and sump pump connection to storm service is required on lots 1 - 28 block 14 and lots 1 - 14 block 4.

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FUTURE PARK & SCHOOL SITE