



NEIGHBOURHOOD CONCEPT PLAN

Preliminary Plan

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. *Revised December 14, 2023*

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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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Revised October 19, 2021

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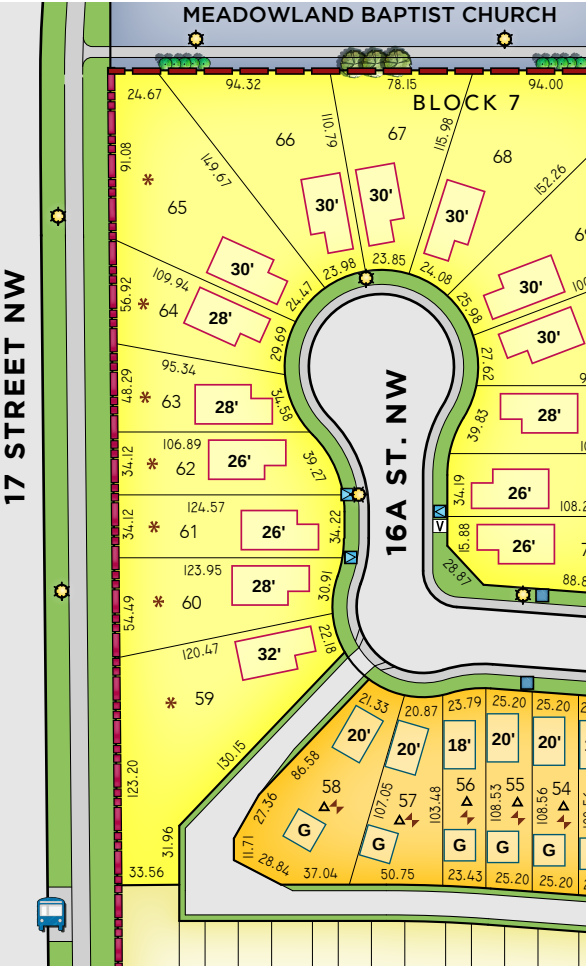
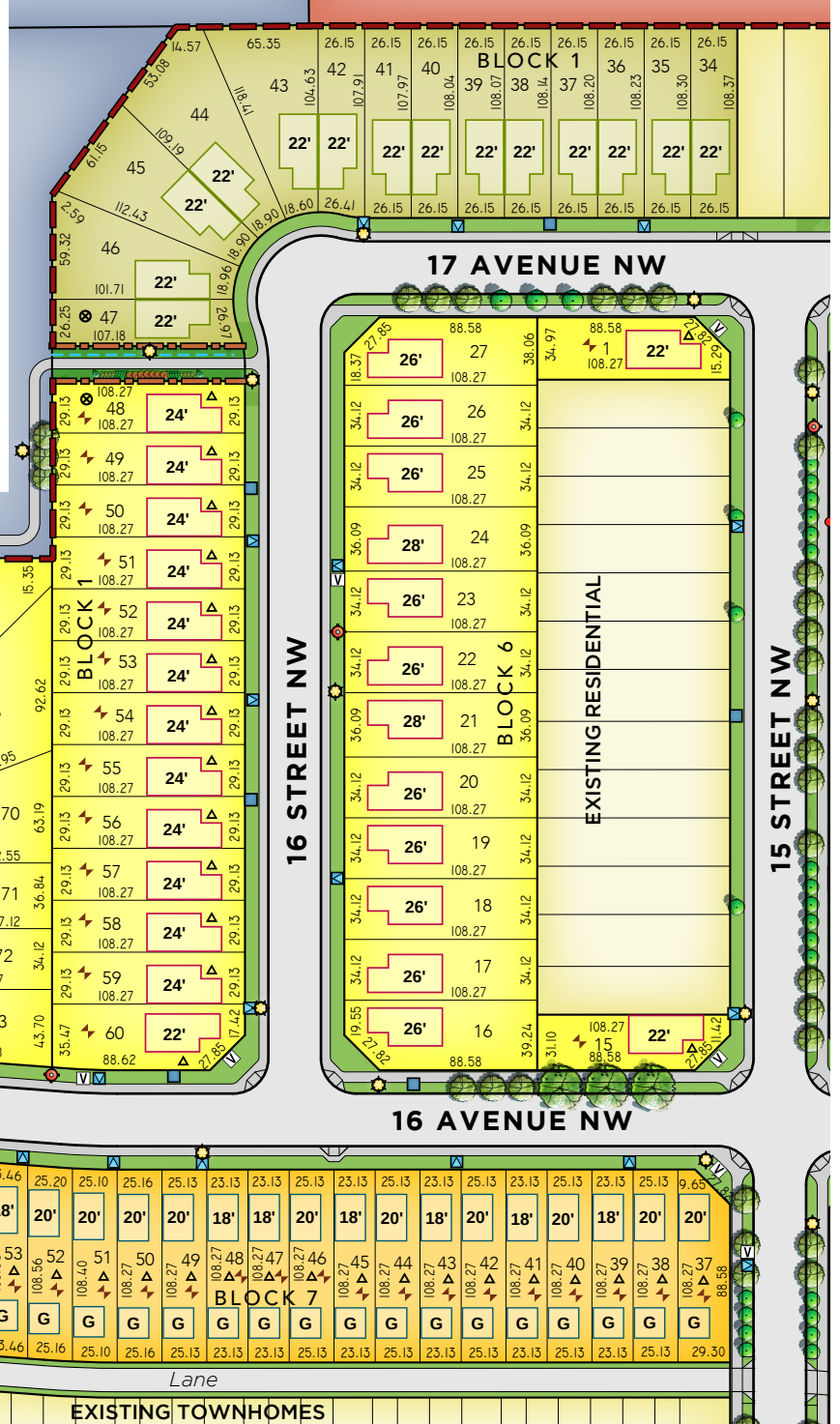
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NOTES:

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- Bungalows and 2 Storey require window wells.
- Surveyors - Building pocket supersedes marketing map.
- Retaining walls, if required, installed at purchaser's cost.
- A 2.7 m Utility Right of Way is located in front all lots.
- 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.
- 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.
- 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.

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LEGEND

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

Revised October 13, 2021

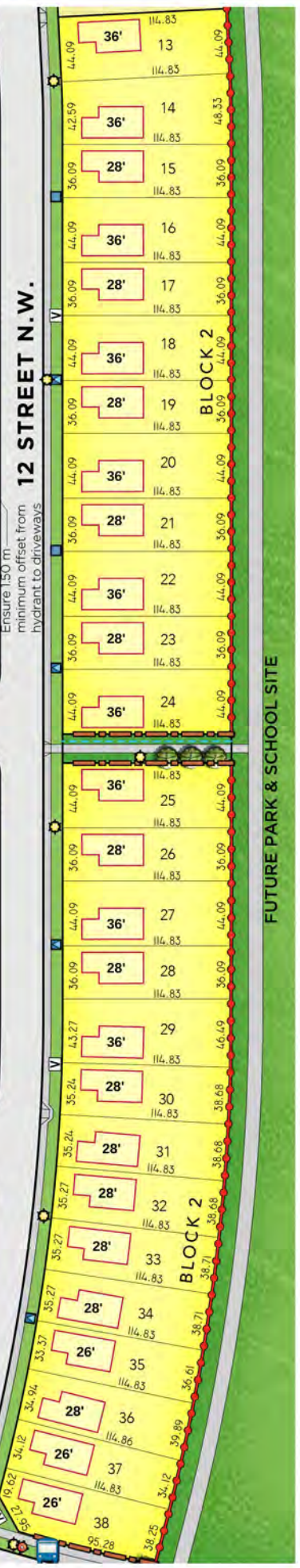
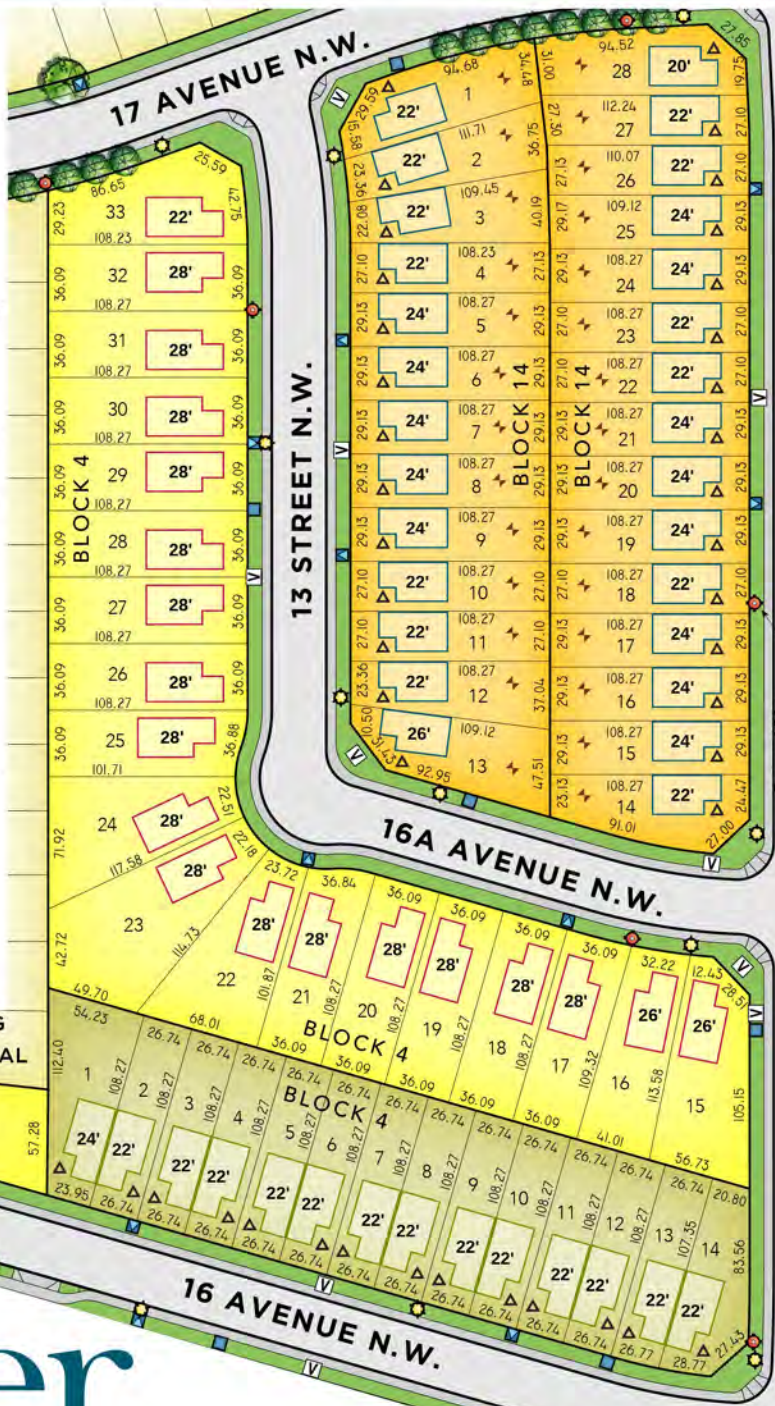
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LEGEND

-  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



PHASE 6 NORTH
LOT INFORMATION PLAN

Preliminary Plan
Revised April 3, 2023

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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 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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














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FUTURE PARK & SCHOOL SITE



LEGEND

-  Street light
-  Transformer
-  Fire hydrant
-  Utility vault
-  Power cabinet
-  Bus stop
-  Garage location
-  Storm service required (see note 9)
-  Screen fence
-  Step down screen fence
-  Swale in easement
-  26' Single Family Home with front garage location & house width in feet
-  22' Zero Lot Line Single Family Home with front garage location & house width in feet
-  20' Zero Lot Line Single Family Home with lane access & house width in feet
-  22' 22' Duplex Style Home with front garage location & house width in feet
-  1.5 m Zero lot line maintenance/drainage easement
-  * Freeboard Restrictive Covenant
-  Approximate tree locations

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Revised January 25, 2023

NOTES:

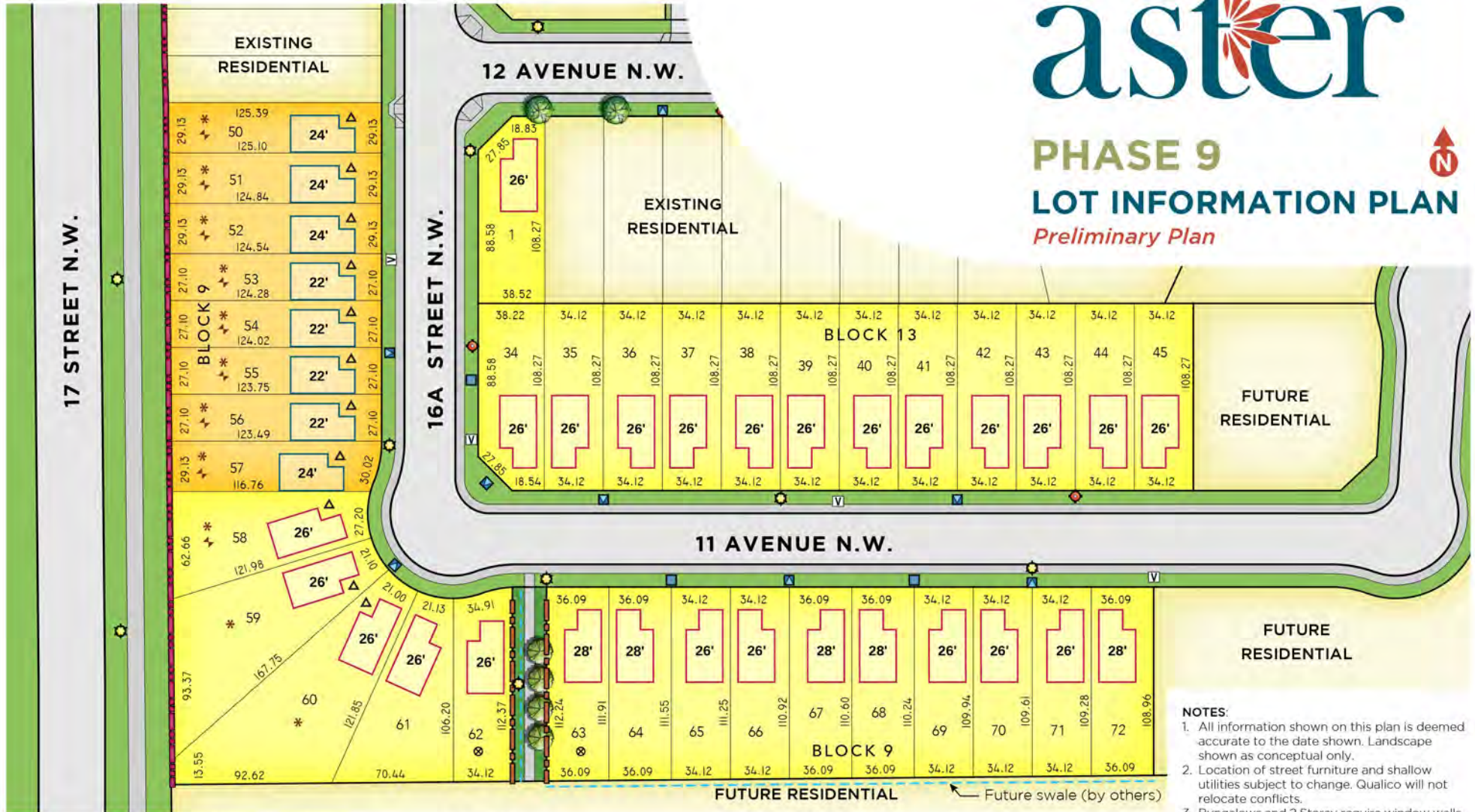
1. All information shown on this plan is deemed accurate to the date shown. Landscape shown as conceptual only.
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4. Surveyors - Building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.7 m Utility 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 26 - 48 and 50 - 66 block 12 and lots 19 - 34 block 15.
9. Roof leaders and sump pump connection to storm service is required on lots 26 - 67 block 12, lots 19 - 35 block 15 and lots 1 - 14 block 16.
10. Freeboard Restrictive Covenant on lots 9 - 14 block 16. Minimum building opening elevation of 719.27 m.

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PHASE 9 LOT INFORMATION PLAN

Preliminary Plan



- 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 50 - 58 block 9.
 9. Roof leaders and sump pump connection to storm service is required on lots 50 - 60 block 9.

Revised August 8, 2023

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LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Utility Vault
- Power/Communication Cabinet
- Storm service required (see note 9)
- 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
- Possible Disturbed Soil (RC) Piles May Be Required
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Noise attenuation fence
- Step down screen fence
- Berm/fence restrictive covenant (RC)
- Swale
- Approximate Tree Locations are subject to change



LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Power/Communication Cabinet
- Storm service required (see note 9)
- 1.5m Zero lot line maintenance/drainage easement
- Freeboard Restrictive Covenant (RC)
- 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
- Chain link fence
- Step down screen fence
- Swale
- Approximate Tree Locations are subject to change

NOTES:

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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 of 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 49-68 block 13.
9. Roof leaders and sump pump connection to storm service is required on lots 47-68 block 13, lots 70-72 block 13, and lots 79-98 block 9.
10. Freeboard RC, lowest opening elevation of 721.34 m on lots 75-97 block 9 and 719.27 m on lot 98 block 9.

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Revised Dec, 7 2023

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LAND OWNED BY OTHERS

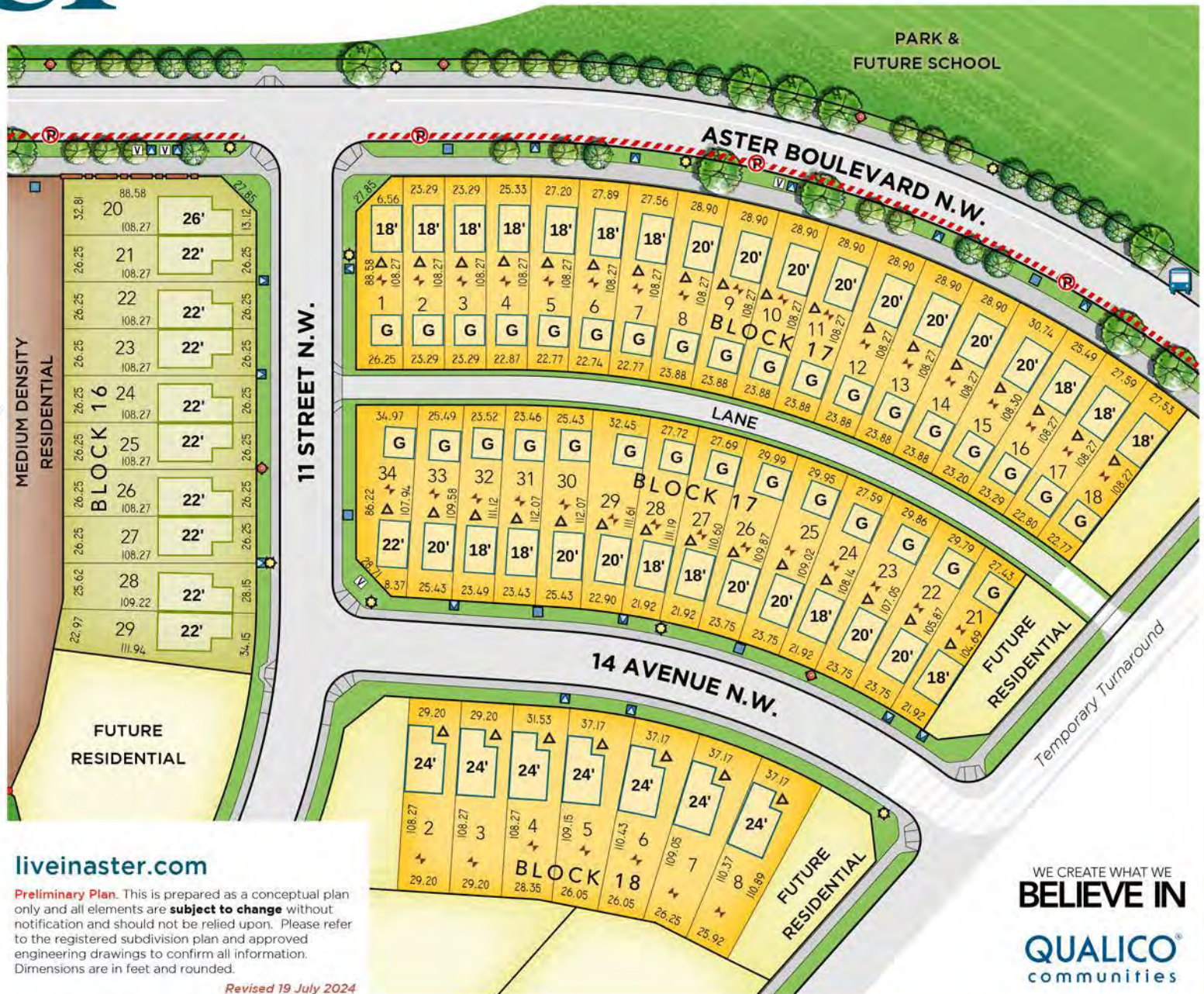


LEGEND

- Street light
- Transformer
- Power/communication cabinet
- Utility vault
- Fire hydrant
- Bus stop
- Storm service required (see note 9)
- 1.5m Zero lot line maintenance/drainage easement
- 24' Zero Lot Line Single Family Home with front garage location & house width in feet
- 18' Zero Lot Line Single Family Home with lane access & house width in feet
- 22' Duplex Style Home with front garage location & house width in feet
- Garage Location
- Step down screen fence
- No parking
- Approximate Tree Locations are subject to change

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8. A 1.5 metre Zero Lot Line Maintenance/ Drainage Easement is located on lots 1 - 18 & 21 - 34 block 17 and lots 2 - 8 block 18.
9. Roof leaders and sump pump connection to storm service is required on lots 1 - 18 & 21 - 34 block 17 and lots 2 - 8 block 18.



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Revised 19 July 2024