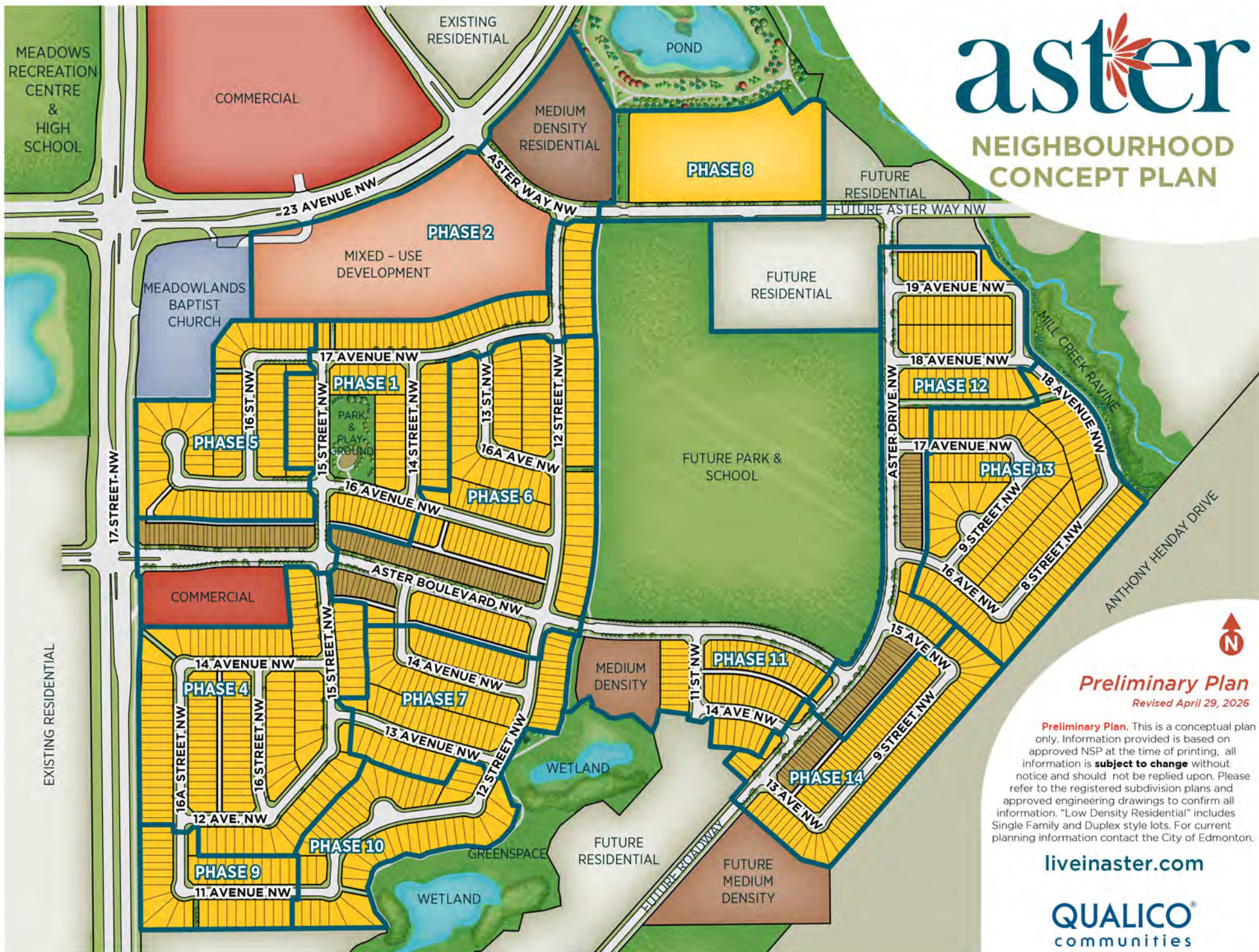




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NEIGHBOURHOOD CONCEPT PLAN



Preliminary Plan
Revised April 29, 2026

Preliminary Plan. This is a conceptual plan only. Information provided is based on approved NSP 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 11B

LOT INFORMATION PLAN

Preliminary Plan

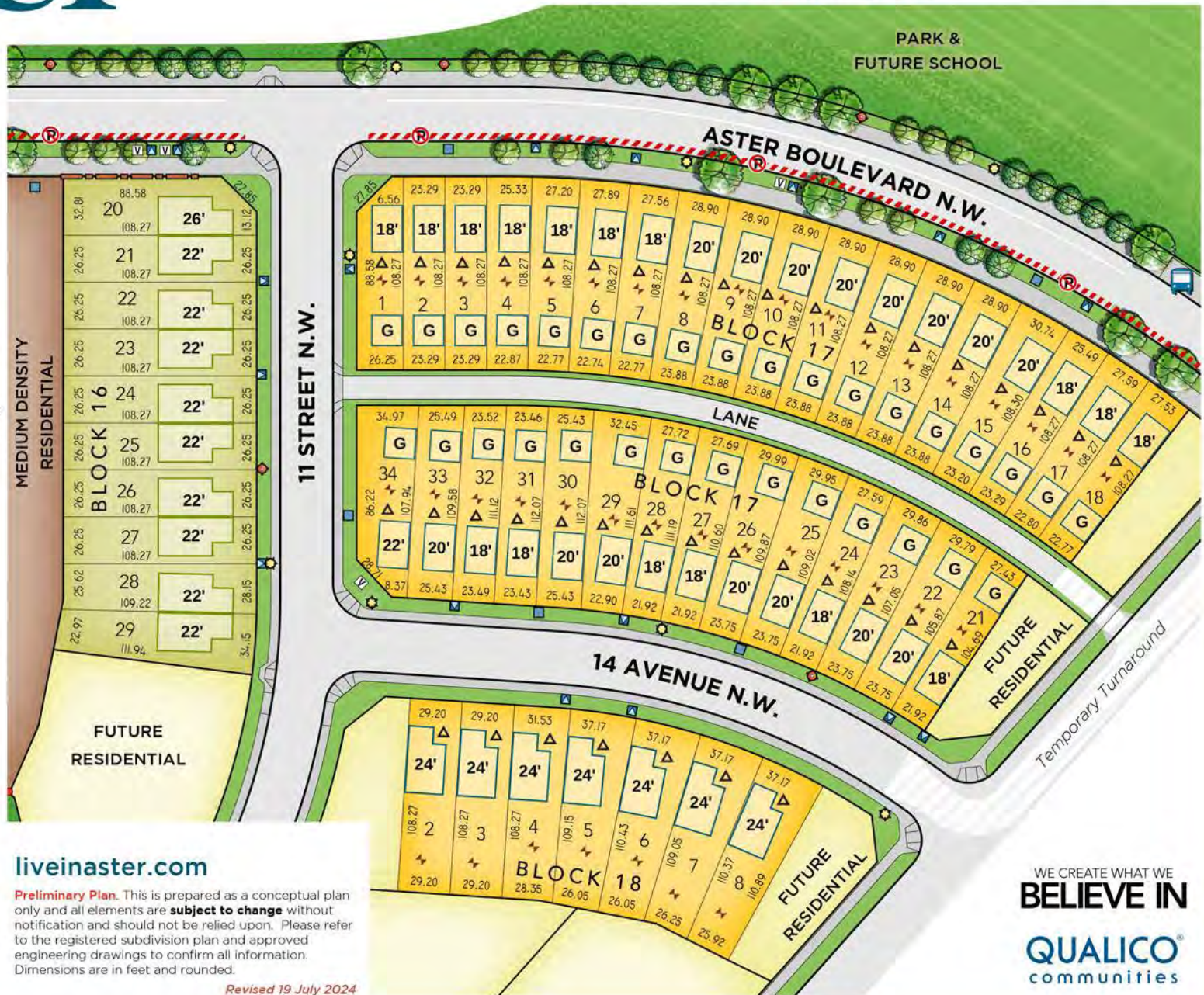


LEGEND

- 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
- Zero Lot Line Single Family Home with front garage location & house width in feet
- Zero Lot Line Single Family Home with lane access & house width in feet
- 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

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 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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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.

Revised 19 July 2024

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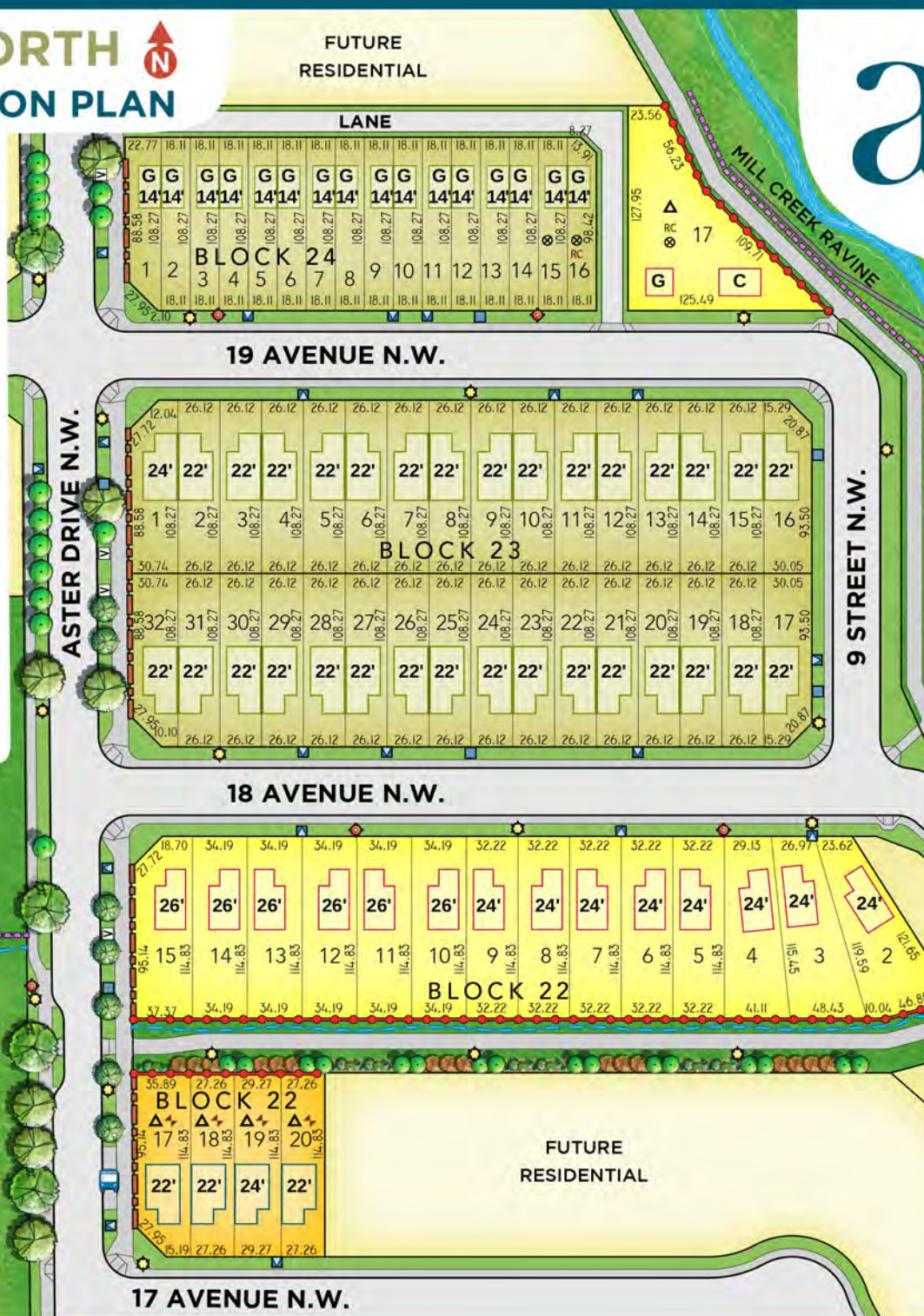
PHASE 12 NORTH

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 & 2 Storey require window wells.
4. Surveyor's 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 17 - 20 block 22.
9. Builder/Homeowner must conduct a geotechnical evaluation prior to construction of house foundation.
10. Sump pump connection required on all lots, additional roof leader connection to storm service required on lots 17-20 block 22, and lot 17 block 24.
11. Top-of-bank Restrictive Covenant on lots 16 & 17, block 24.
12. Disturbed soil caveat, geotechnical evaluation required on lots 15-17 block 24.



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LEGEND

- Street light
- Transformer
- Power/communication cabinet
- Utility vault
- Fire hydrant
- Bus stop
- 1.5m Zero lot line maintenance/ drainage easement
- Storm service required (see note 10)
- Top-of-bank restrictive covenant (RC)
- Disturbed soil (piles may be required)
- 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 lane access & house width in feet
- Duplex Style Home with front garage location & house width in feet
- Custom Home
- Garage location
- Step down screen fence
- Chain link fence
- Wood split rail fence
- Retaining wall
- Drainage swale
- Approximate tree locations are subject to change

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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.

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PHASE 12 SOUTH

LOT INFORMATION PLAN

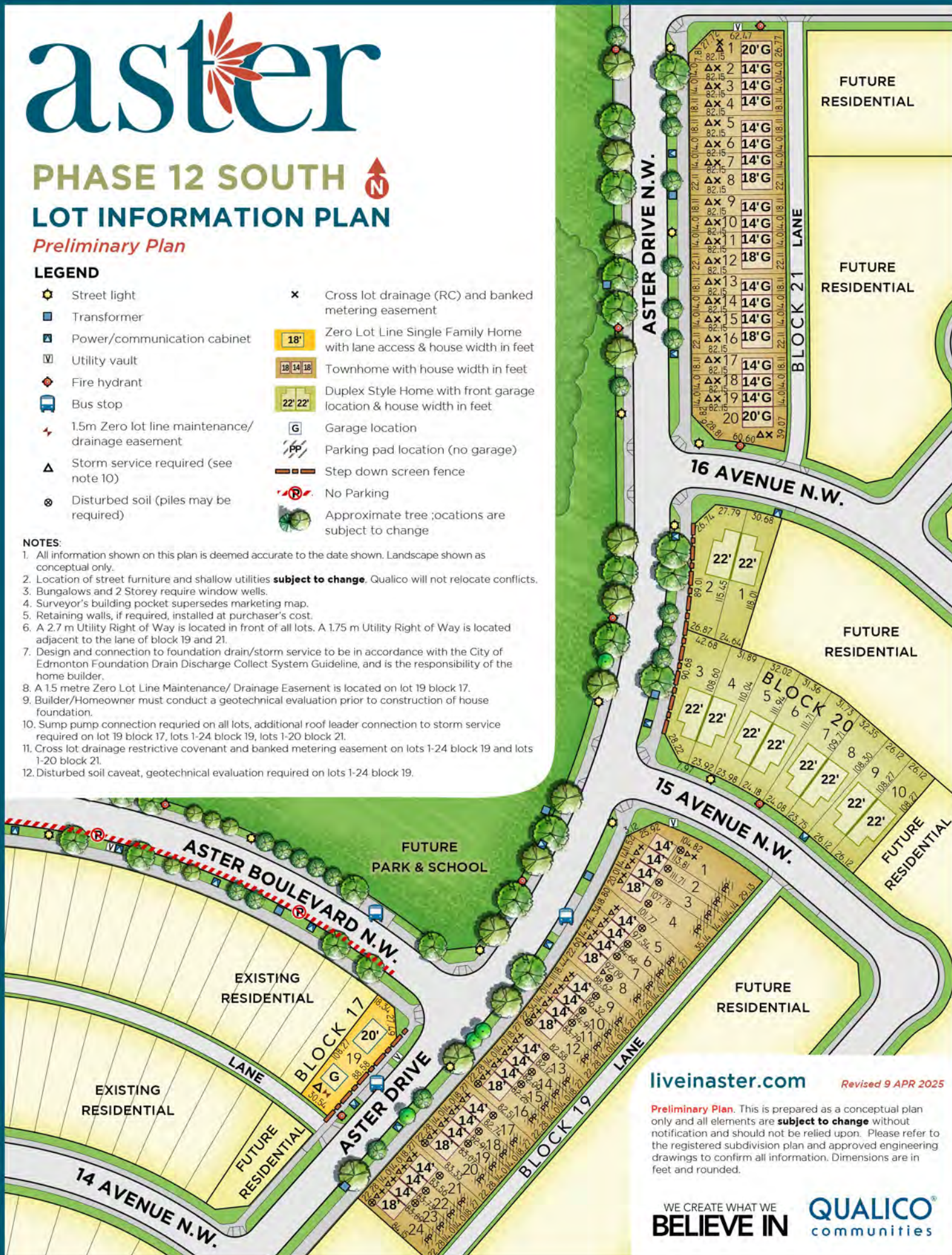
Preliminary Plan

LEGEND

- Street light
- Transformer
- Power/communication cabinet
- Utility vault
- Fire hydrant
- Bus stop
- 1.5m Zero lot line maintenance/drainage easement
- Storm service required (see note 10)
- Disturbed soil (piles may be required)
- Cross lot drainage (RC) and banked metering easement
- Zero Lot Line Single Family Home with lane access & house width in feet
- Townhome with house width in feet
- Duplex Style Home with front garage location & house width in feet
- Garage location
- Parking pad location (no garage)
- Step down screen fence
- No Parking
- Approximate tree locations are subject to change

NOTES:

- All information shown on this plan is deemed accurate to the date shown. Landscape shown as conceptual only.
- Location of street furniture and shallow utilities **subject to change**. Qualico will not relocate conflicts.
- Bungalows and 2 Storey require window wells.
- Surveyor's 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 of all lots. A 1.75 m Utility Right of Way is located adjacent to the lane of block 19 and 21.
- 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 lot 19 block 17.
- Builder/Homeowner must conduct a geotechnical evaluation prior to construction of house foundation.
- Sump pump connection required on all lots, additional roof leader connection to storm service required on lot 19 block 17, lots 1-24 block 19, lots 1-20 block 21.
- Cross lot drainage restrictive covenant and banked metering easement on lots 1-24 block 19 and lots 1-20 block 21.
- Disturbed soil caveat, geotechnical evaluation required on lots 1-24 block 19.



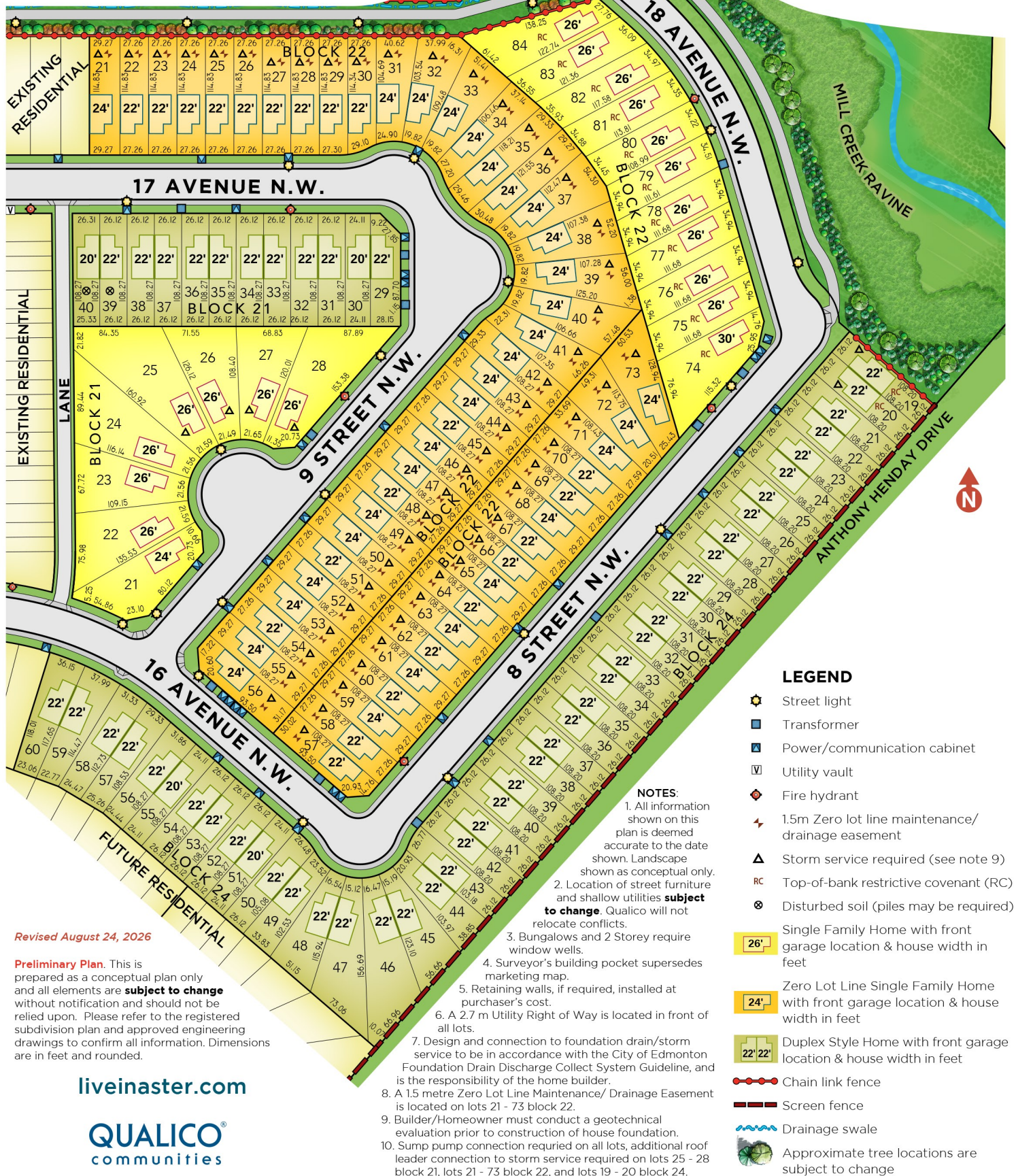
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Revised 9 APR 2025

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.

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Revised August 24, 2026

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.

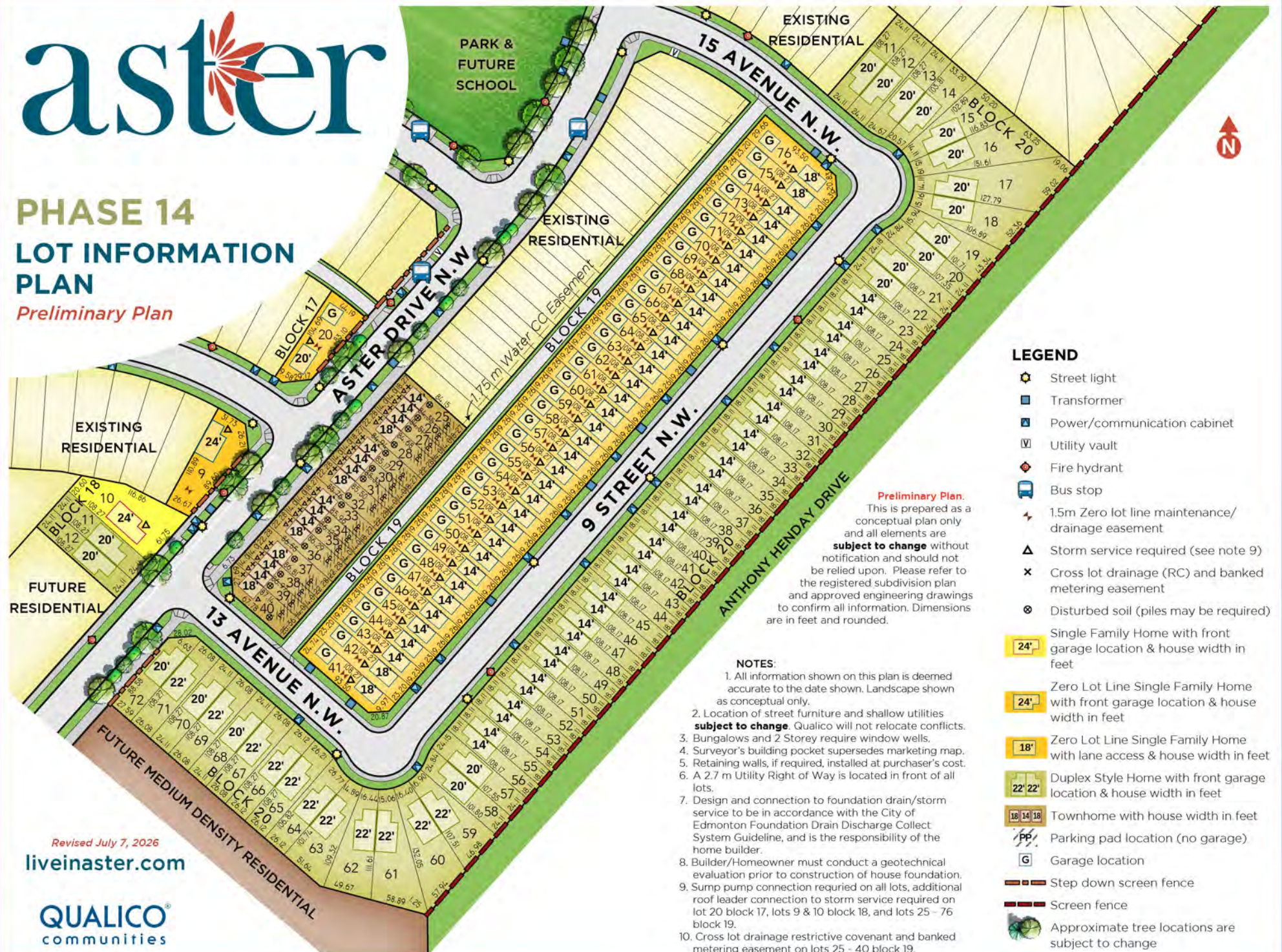
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PHASE 14 LOT INFORMATION PLAN

Preliminary Plan



Revised July 7, 2026

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