

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 metre 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. Sump pump and roof leader connection to storm service required on all lots.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 1 - 8, 10 - 37 and 39 - 53 block 1 and lots 2 - 53 block 2.

House widths in feet

- 26 Single Family Home
- 24 Single Family (Zero Lot) Home
- 20 Single Family (Zero Lot) Lane Home
- G Garage/Driveway Location
- 1.5 m Zero Lot Line Maintenance/ Drainage Easement
- Drainage Swale
- Entry Feature
- Screen Fence

- Chain Link Fence (w/ Gates)
- Noise Attenuation Fence and Berm (RC)
- Noise Attenuation Fence

Approximate tree locations are subject to change

Phase 1 Lot Information Plan

PRELIMINARY PLAN

13 MAR 2023

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
- Transformer
- Fire Hydrant
- Utility Vault
- Communication/ Power Cabinet
- Bus Stop
- Mailbox
- Freeboard Restrictive Covenant (RC)
- Disturbed Soil (RC)
- W/PW** Walkout/Partial Walkout Lot Potential

