Neighbourhood Concept

Preliminary Plan

CY BECKER

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QUALICO communities

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This is prepared as a conceptual plan only and based on the approved NSP at the time of printing. All elements are subject to change without notice and should not be relied upon. Please contact the City of Edmonton for current information.

September 21, 2022

CY BECKER

Preliminary Plan

PHASE 9B LOT INFORMATION PLAN

Legend

- Light standard
- Transformer
- Fire hydrant
- Power/ communication cabinet
- Utility Vault
- Flush point
- Tree & shrub locations are approximate & subject to change
- 26 — Single Family house with front driveway location and suggested house width in feet
- Wood screen fence
- Chain link fence with gates
- Step down wood screen fence
- Drainage swale
- * — Drainage swale utility right of way and restrictive covenant
- W/PW — Walkout/partial walkout lot
- × — Storm service required (see note 9)

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 2.0 metre Utility Right of Way is located in front all lots.
7. Sump Pump connections required by builders on all lots.
8. 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.
9. Roof leaders and sump pump connection to storm service required on Lots 40-41, Block 14 and Lots 62-81 Block 15.

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April 13, 2021

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PHASE 14 LOT INFORMATION PLAN

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August 17, 2021

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 2.0 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 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 8-25, block 22 and lots 15-34 block 23.
9. Roof leaders and sump pump connection to storm service required on lots 8-25, block 22, lots 15-34 block 23 and lots 8-9 block 25.

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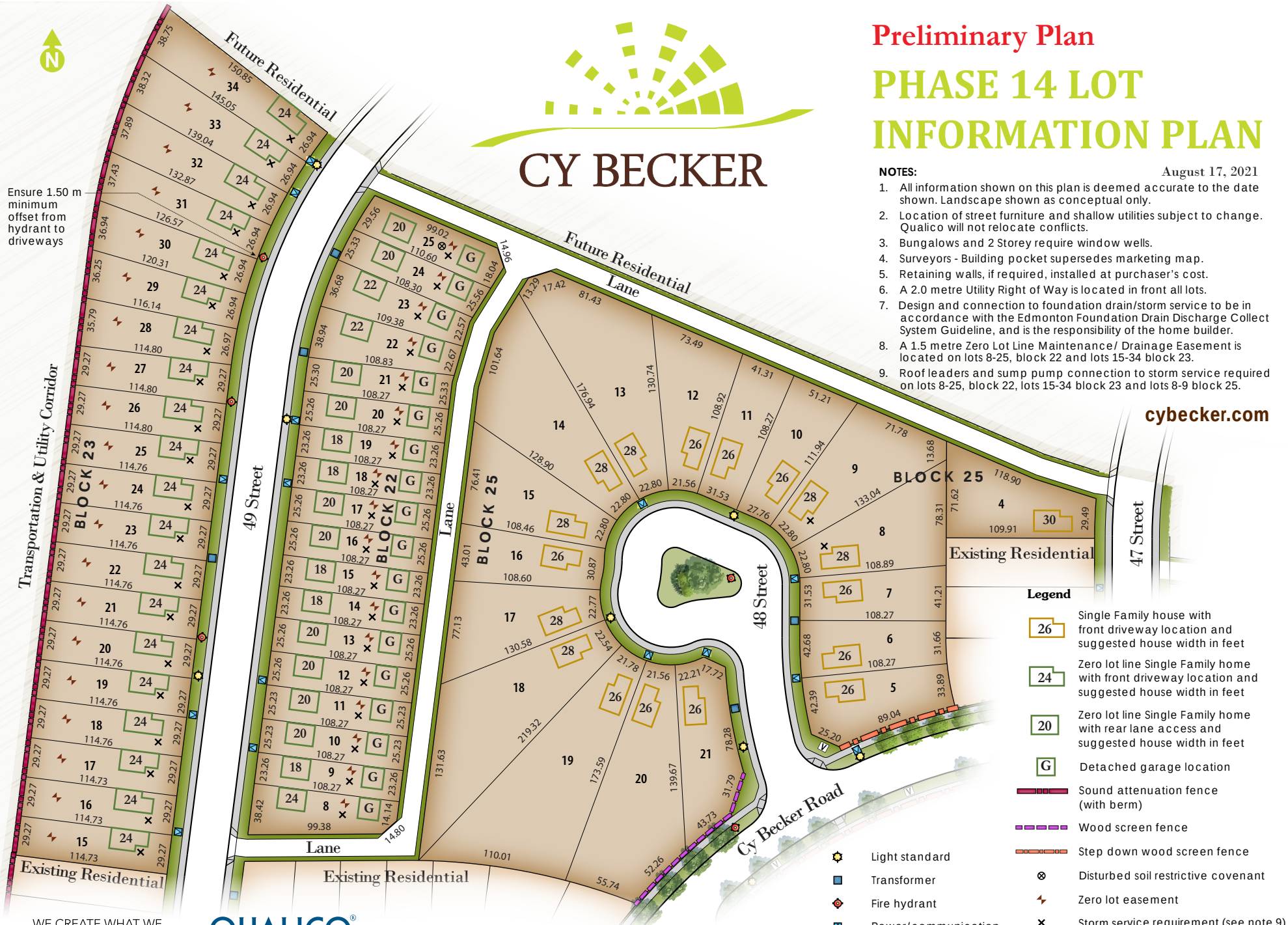

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Preliminary Plan

PHASE 16C LOT INFORMATION PLAN

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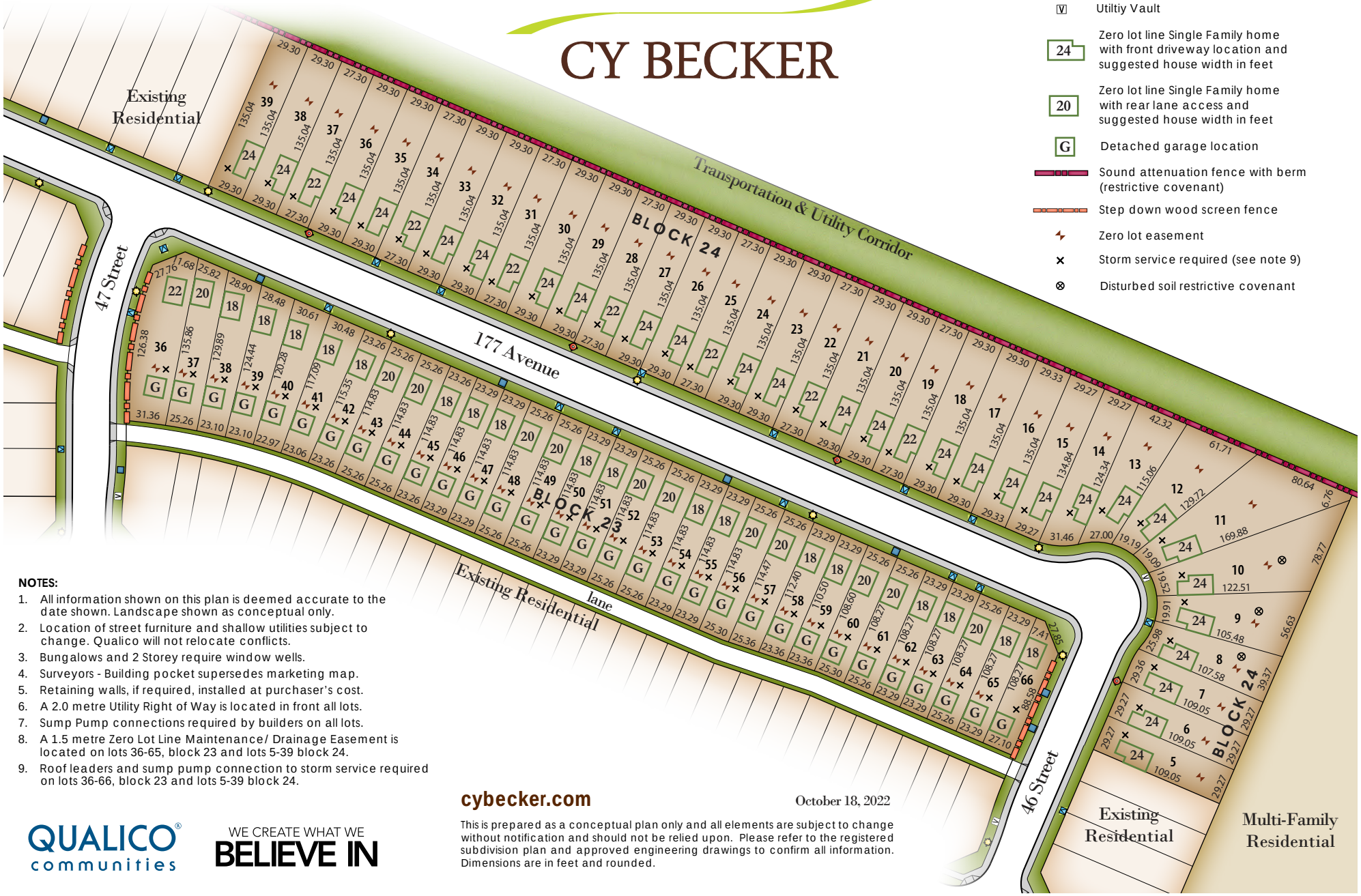

Legend

- Light standard
- Transformer
- Fire hydrant
- Power/communication cabinet
- Utiltiy Vault
- 24 — Zero lot line Single Family home with front driveway location and suggested house width in feet
- 20 — Zero lot line Single Family home with rear lane access and suggested house width in feet
- G — Detached garage location
- Sound attenuation fence with berm (restrictive covenant)
- Step down wood screen fence
- Zero lot easement
- × Storm service required (see note 9)
- ⊗ Disturbed soil restrictive covenant

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 2.0 metre Utility Right of Way is located in front all lots.
7. Sump Pump connections required by builders on all lots.
8. A 1.5 metre Zero Lot Line Maintenance/ Drainage Easement is located on lots 36-65, block 23 and lots 5-39 block 24.
9. Roof leaders and sump pump connection to storm service required on lots 36-66, block 23 and lots 5-39 block 24.

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October 18, 2022

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