

# Neighbourhood Concept

## Preliminary Plan



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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

# Preliminary Plan

## PHASE 13 LOT INFORMATION PLAN



- Legend**
- Light standard
  - Transformer
  - Fire hydrant
  - Power/communication cabinet
  - Utility Vault
  - Bus stop location
  - No Parking
  - Tree & shrub locations are approximate & subject to change
  - Single Family house with front driveway location and suggested house width in feet
  - Zero lot line Single Family home with front driveway location and suggested house width in feet
  - Sound attenuation fence
  - Chain link fence
  - Step down wood screen fence
  - Drainage swale
  - Drainage swale utility right of way and restrictive covenant
  - Flush point
  - Zero lot easement
  - Storm service required (see note 8)

**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. Roof leaders and sump pump connection to storm service required on Lots 107-115, Block 19, Lots 1-6 and 11-14 Block 23.

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**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
-  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
- x** Storm service required (see note 9)



Temporary Turnaround

**Future Development (Land Owned By Others)**

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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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# CY BECKER

Preliminary Plan

## PHASE 10C LOT INFORMATION PLAN



### Legend

- Light standard
- Transformer
- Fire hydrant
- Power/communication cabinet
- Utility Vault
- Single Family home with front driveway location and suggested house width in feet
- Duplex style home with driveway location and suggested house width in feet
- Zero lot line Single Family home with rear lane access and suggested house width in feet
- Detached garage location
- Sound attenuation fence (with berm)
- Step down wood screen fence
- Storm service required (see note 9)

### 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 2.0 metre Utility Right of Way is located in front all lots.
7. Sump Pump connections required by builders on all lots.
8. Roof leaders and sump pump connection to storm service required on lots 14-15, block 12 and lots 27, 28, 33-44 block 11.



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September 21, 2022

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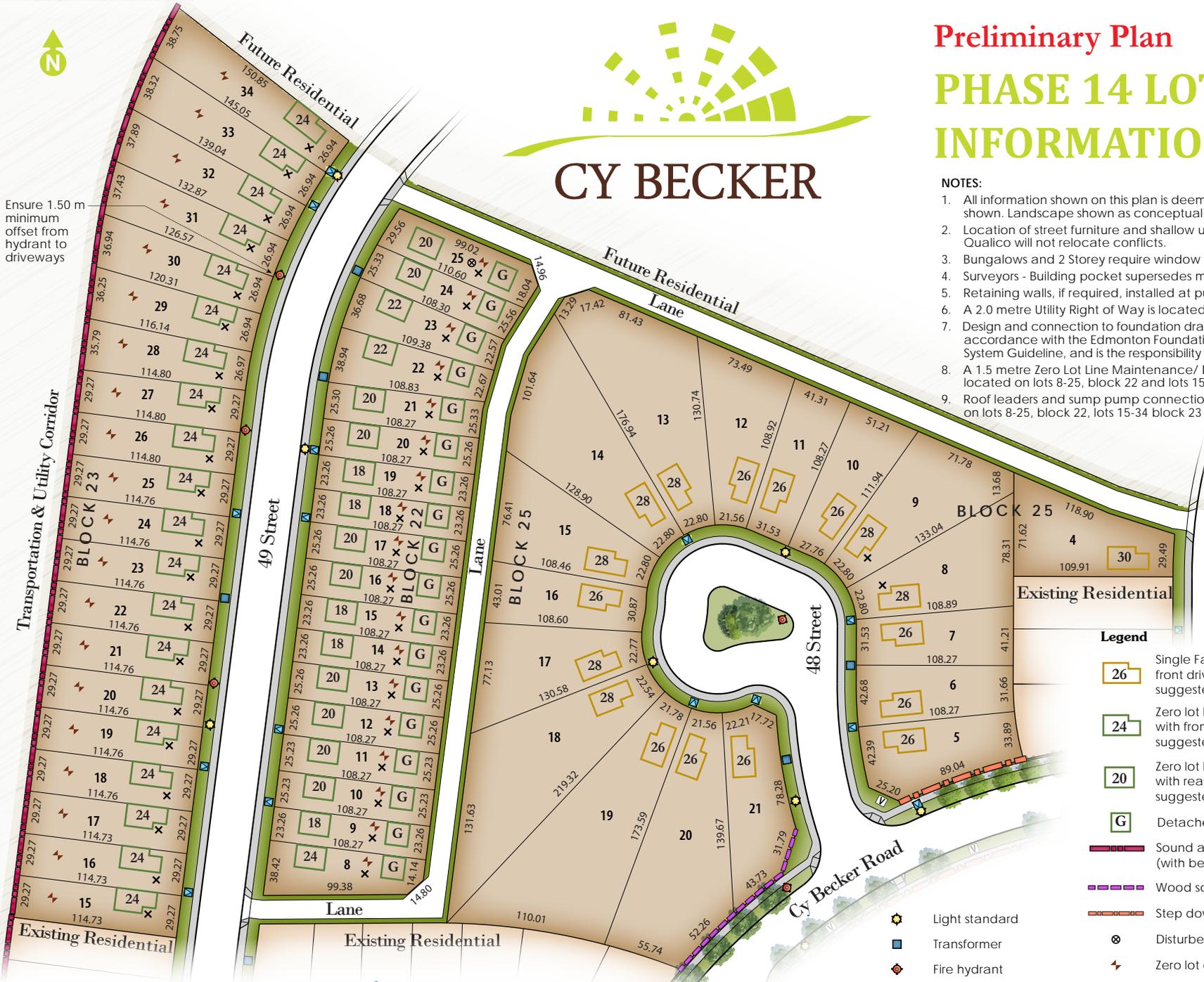
# Preliminary Plan

## PHASE 14 LOT INFORMATION PLAN



- NOTES:** August 17, 2021
- 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.
  - Surveyors - Building pocket supersedes marketing map.
  - Retaining walls, if required, installed at purchaser's cost.
  - A 2.0 metre Utility Right of Way is located in front all lots.
  - 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.
  - A 1.5 metre Zero Lot Line Maintenance/ Drainage Easement is located on lots 8-25, block 22 and lots 15-34 block 23.
  - 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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Ensure 1.50 m minimum offset from hydrant to driveways

- Legend**
- Single Family house with front driveway location and suggested house width in feet
  - Zero lot line Single Family home with front driveway location and suggested house width in feet
  - Zero lot line Single Family home with rear lane access and suggested house width in feet
  - Detached garage location
  - Sound attenuation fence (with berm)
  - Wood screen fence
  - Step down wood screen fence
  - Light standard
  - Transformer
  - Fire hydrant
  - Power/communication cabinet
  - Utility Vault
  - Disturbed soil restrictive covenant
  - Zero lot easement
  - Storm service requirement (see note 9)
  - Tree & shrub locations are approximate & subject to change

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Preliminary Plan

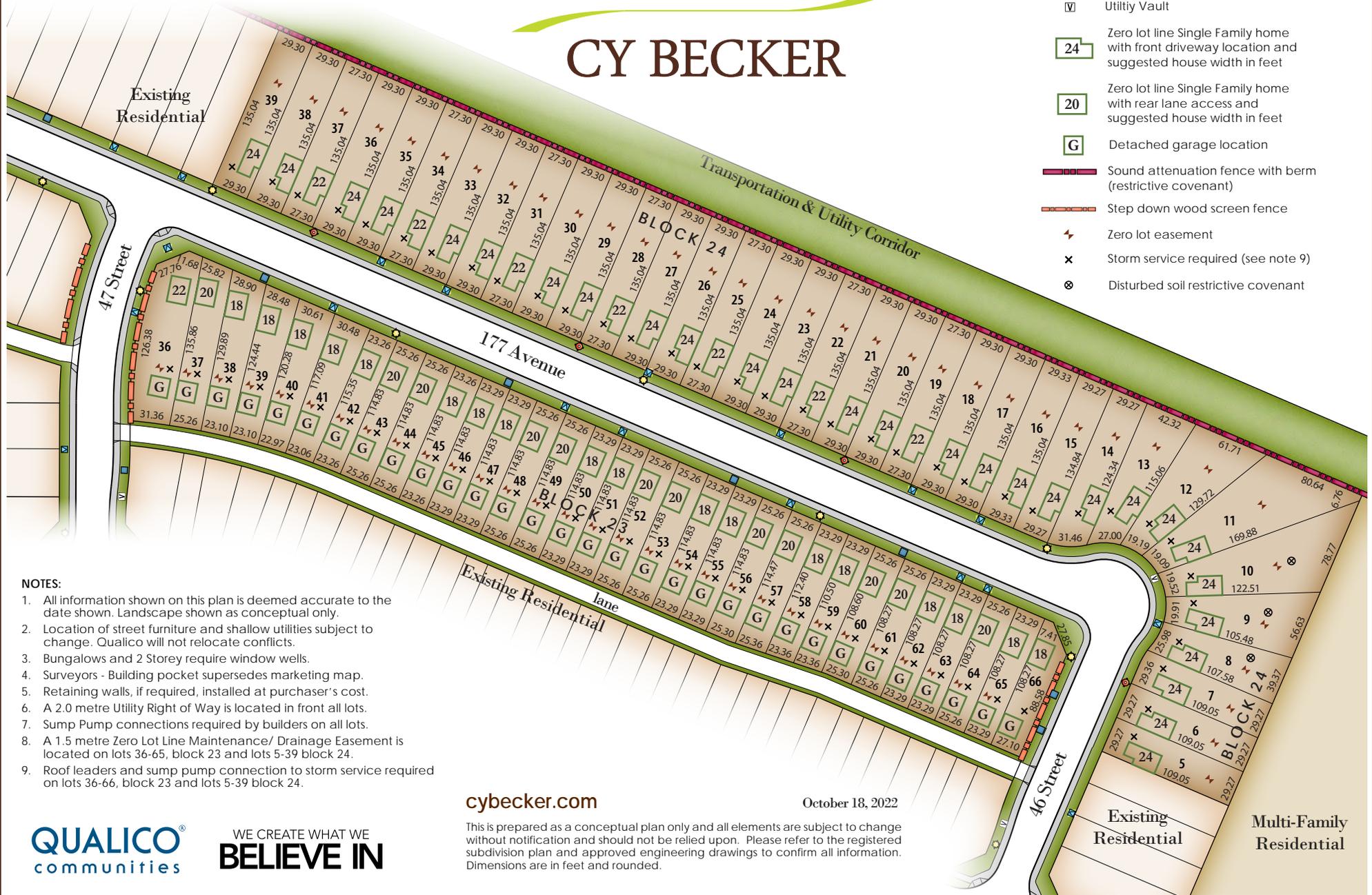
# PHASE 16C LOT INFORMATION PLAN



## CY BECKER

**Legend**

- Light standard
- Transformer
- Fire hydrant
- Power/communication cabinet
- Utility 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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Existing Residential  
Multi-Family Residential