

# PHASE 27B LOT INFORMATION PLAN

Preliminary Plan



### Legend

-  Light Standard
-  Power/Communication Cabinet
-  Transformer
-  Fire Hydrant
-  Power Pole
-  Single Family Home with driveway location, house width in feet
-  Single Family Home (zero lot) with driveway location, house width in feet
-  1.5 m Zero Lot Line Maintenance/ Drainage Easement
-  Storm Service Required (see note 9)
-  Freeboard Restrictive Covenant (RC)
-  Disturbed Soil (RC) Piles may be required
-  Walkout/Partial Walkout Lot (see note 10&11)
-  Step Down Fence
-  Screen Fence
-  Chain Link Fence (with Gates)
-  Tree Locations are approximate & 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 packet 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 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 47 - 70 block 13.
9. Sump pump and roof leader connection to storm service required on lots 71 - 97 block 12 and lots 44 - 73 block 13.
10. Lowest opening elevation of 719.5 m and lowest footing of 716.15 m on lots 71 - 79 and 87 - 97 block 12.
11. Sanitary service invert to be 3.3 m below front of lot finished grade on lots 71 - 79 and 87 - 97 block 12.



November 23, 2022

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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