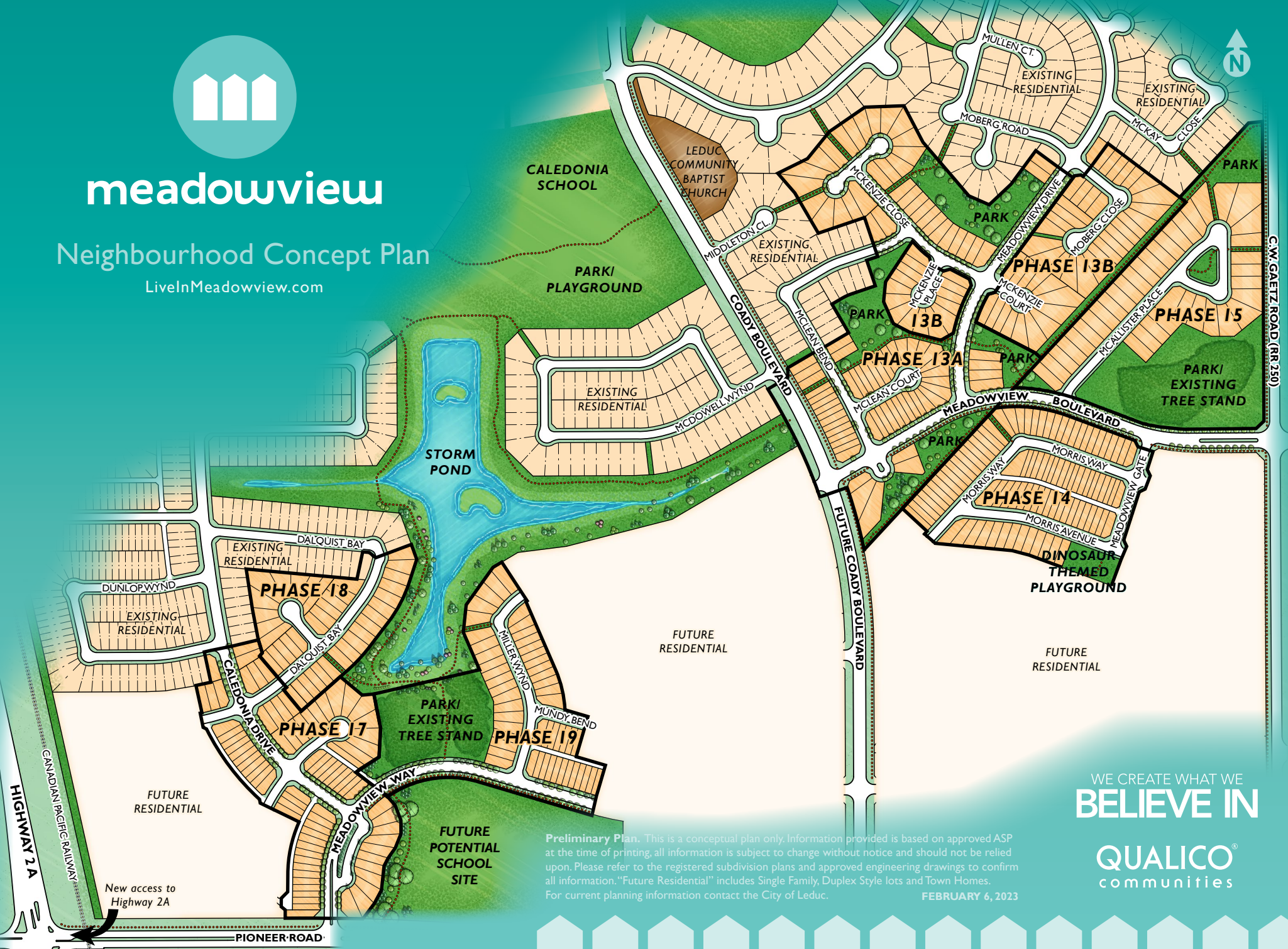




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## Neighbourhood Concept Plan

LivInMeadowview.com



C.W. GAETZ ROAD (RR 250)

**Preliminary Plan.** This is a conceptual plan only. Information provided is based on approved ASP 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. "Future Residential" includes Single Family, Duplex Style lots and Town Homes. For current planning information contact the City of Leduc.

FEBRUARY 6, 2023

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QUALICO communities

HIGHWAY 2A

CANADIAN PACIFIC RAILWAY

New access to Highway 2A

PIONEER ROAD





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PRELIMINARY PLAN

# PHASE 18

## Lot Information Plan



### LEGEND

- Light Standard
- Power/Communication Cabinet
- Utility Vault
- Transformer
- Fire Hydrant
- Mailbox Location
- Single Family Home with driveway location & house width in feet
- Freeboard Restrictive Covenant (RC)
- Engineered Fill
- Walkout Lot Potential
- Drainage Easement (2.0 m)

### 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 3.5 metre Utility Right of Way is located in front of all lots., except Lot 17, BLock 6 is 3.0 m.
7. Sump Pump connections required by builders on all lots.



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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. February 14, 2022

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PRELIMINARY PLAN

## PHASE 19 Lot Information Plan

### LEGEND

- Light standard
- Power/communication cabinet
- Utility vault
- Transformer
- Switching cubicle
- Fire hydrant
- Mailbox location
- Single Family Home with driveway location & house width in feet
- Single Family Home (Zero Lot) with driveway location & house width in feet
- Single Family (Zero Lot) Home with Rear Detached Garage, house with in feet
- Detached Garage location
- 1.5 m zero lot line maintenance /drainage easement
- Engineered fill
- Walkout/partial walkout lot potential
- Step down wood screen fence (RC)
- Chain link fence (RC) with gate
- 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 pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 3.0 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 1 - 12 block 10 and lots 5 - 23 block 11.



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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. February 6, 2023

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