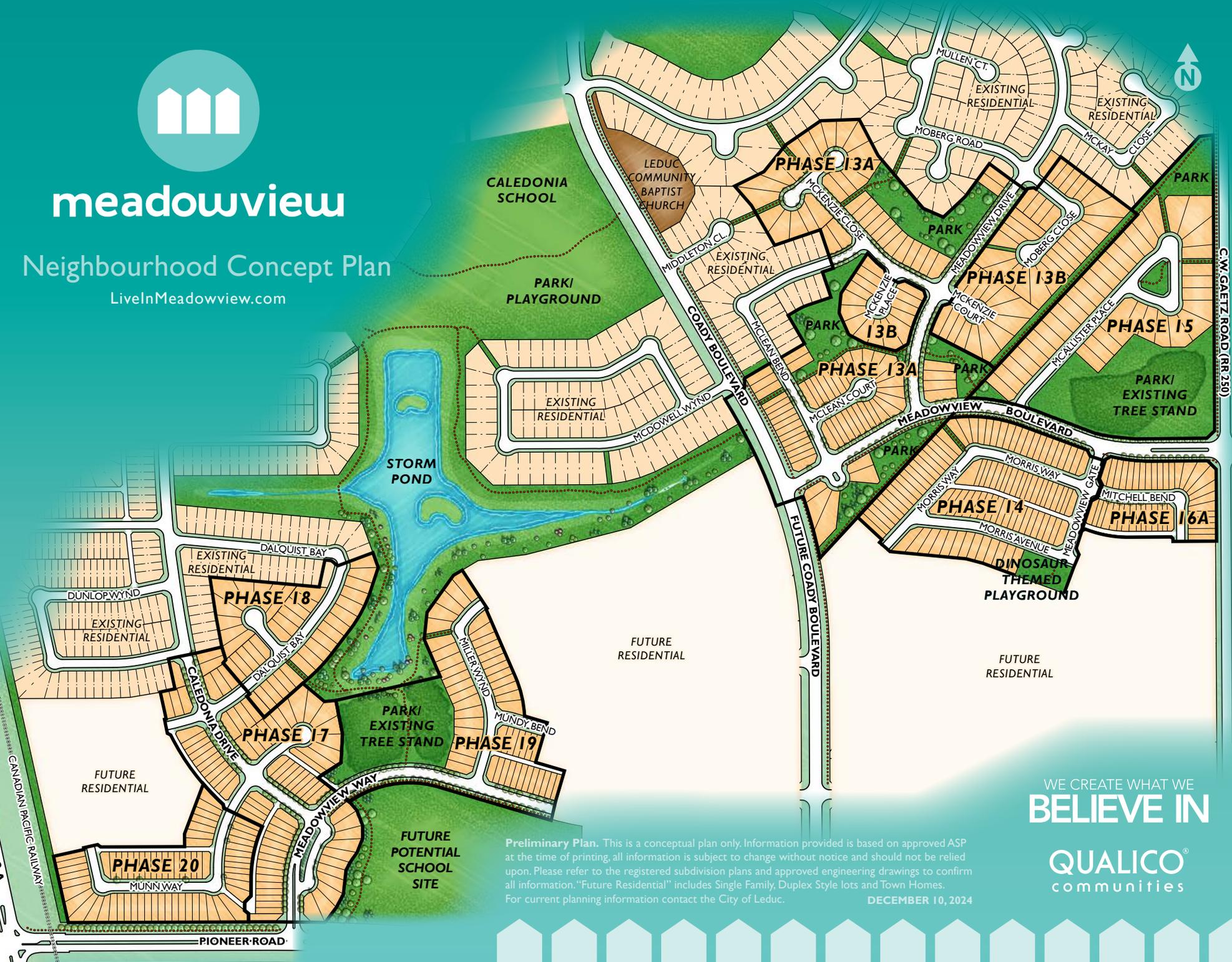




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Neighbourhood Concept Plan

LivInMeadowview.com



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.

DECEMBER 10, 2024

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HIGHWAY 2A

CANADIAN PACIFIC RAILWAY

PIONEER ROAD

C.W. GAETZ ROAD (RR 250)



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PRELIMINARY PLAN

PHASE 16A

lot information plan

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. Gas, power and cross lot drainage easements registered on lots 1 - 15 block 28.
9. Disturbed soil restrictive covenant registered on lots 1 - 24, block 29.
10. Restrictive covenant for fencing on lots 1 - 24, block 29.



LEGEND

- Light standard
- Power/communication cabinet
- Utility vault
- Transformer
- Fire hydrant
- Mailbox location
- Cross lot drainage easement
- Disturbed Soil RC
- Duplex Style Home with front garage location & house width in feet
- Townhouse with unit width in feet
- Garage location
- Step down screen fence
- Wood screen fence with Restrictive Covenant (RC)
- Entry feature/masonry column (RC)
- Tree locations are approximate & subject to change

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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.

December 20, 2024

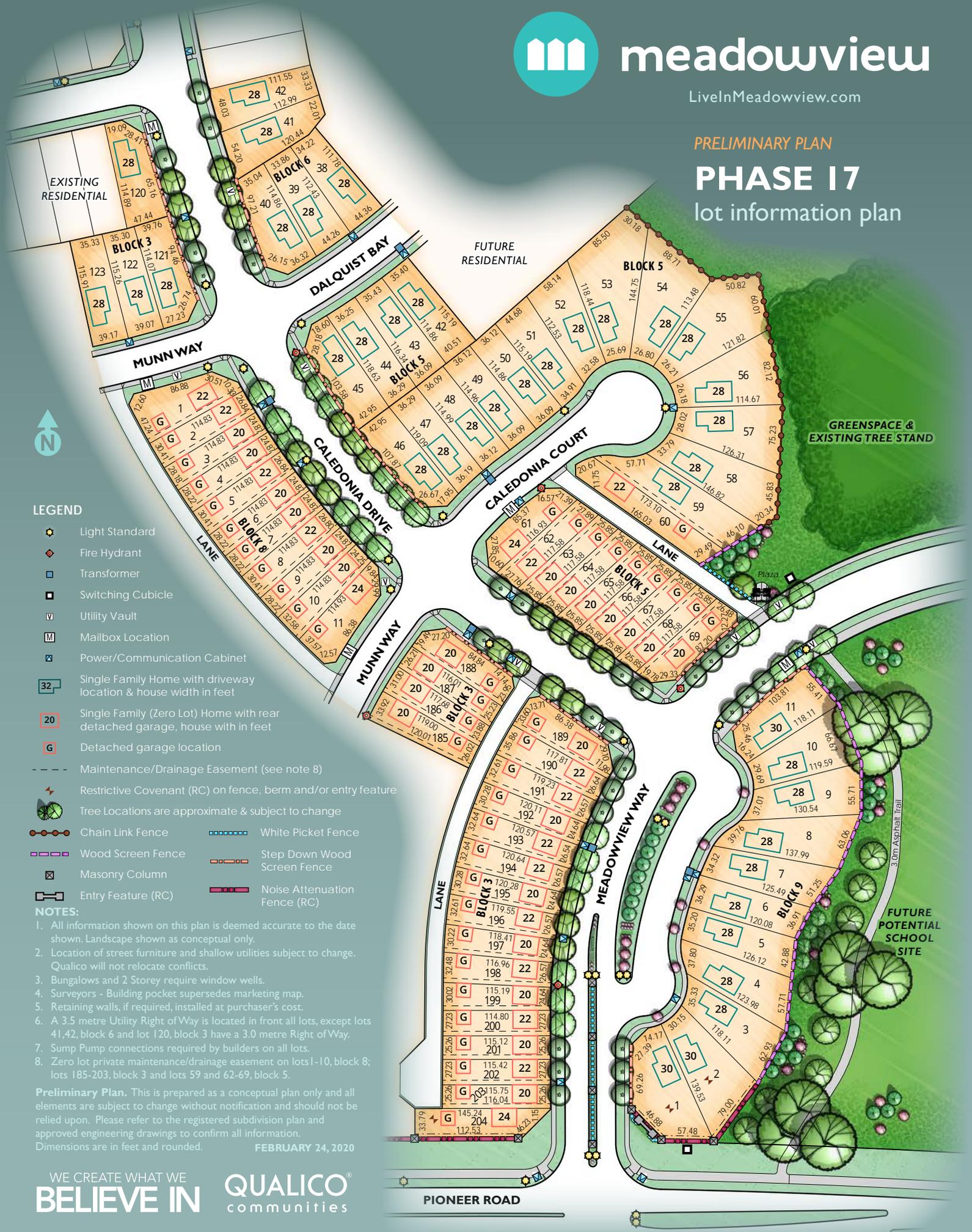


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PRELIMINARY PLAN

PHASE 17 lot information plan



LEGEND

- Light Standard
- Fire Hydrant
- Transformer
- Switching Cubicle
- Utility Vault
- Mailbox Location
- Power/Communication Cabinet
- Single Family Home with driveway location & house width in feet
- Single Family (Zero Lot) Home with rear detached garage, house with in feet
- Detached garage location
- Maintenance/Drainage Easement (see note 8)
- Restrictive Covenant (RC) on fence, berm and/or entry feature
- Tree Locations are approximate & subject to change
- Chain Link Fence
- Wood Screen Fence
- Masonry Column
- Entry Feature (RC)
- White Picket Fence
- Step Down Wood Screen Fence
- Noise Attenuation Fence (RC)

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 all lots, except lots 41, 42, block 6 and lot 120, block 3 have a 3.0 metre Right of Way.
7. Sump Pump connections required by builders on all lots.
8. Zero lot private maintenance/drainage easement on lots 1-10, block 8; lots 185-203, block 3 and lots 59 and 62-69, block 5.

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 24, 2020

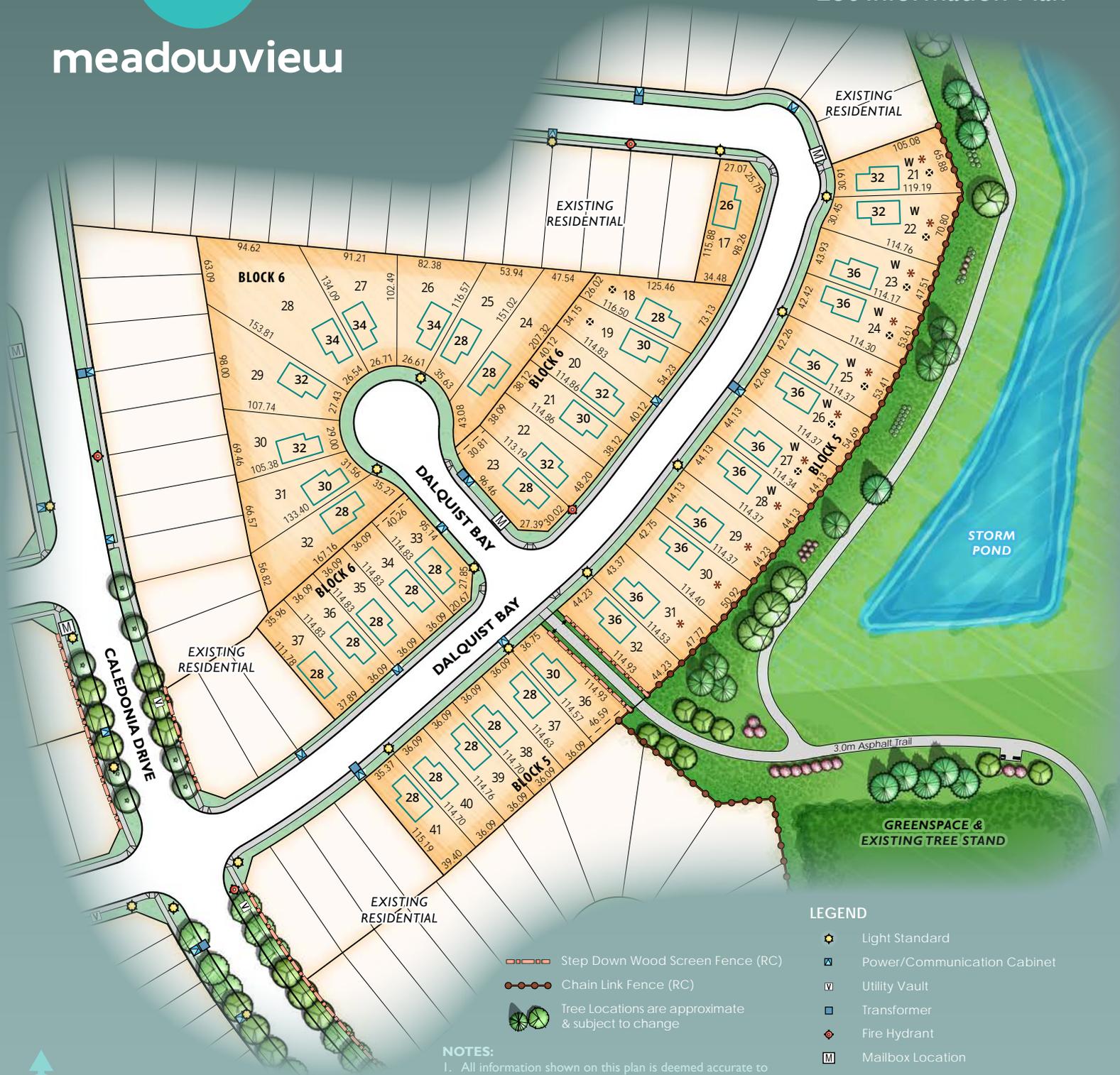


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PRELIMINARY PLAN

PHASE 18

Lot Information Plan



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.

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)



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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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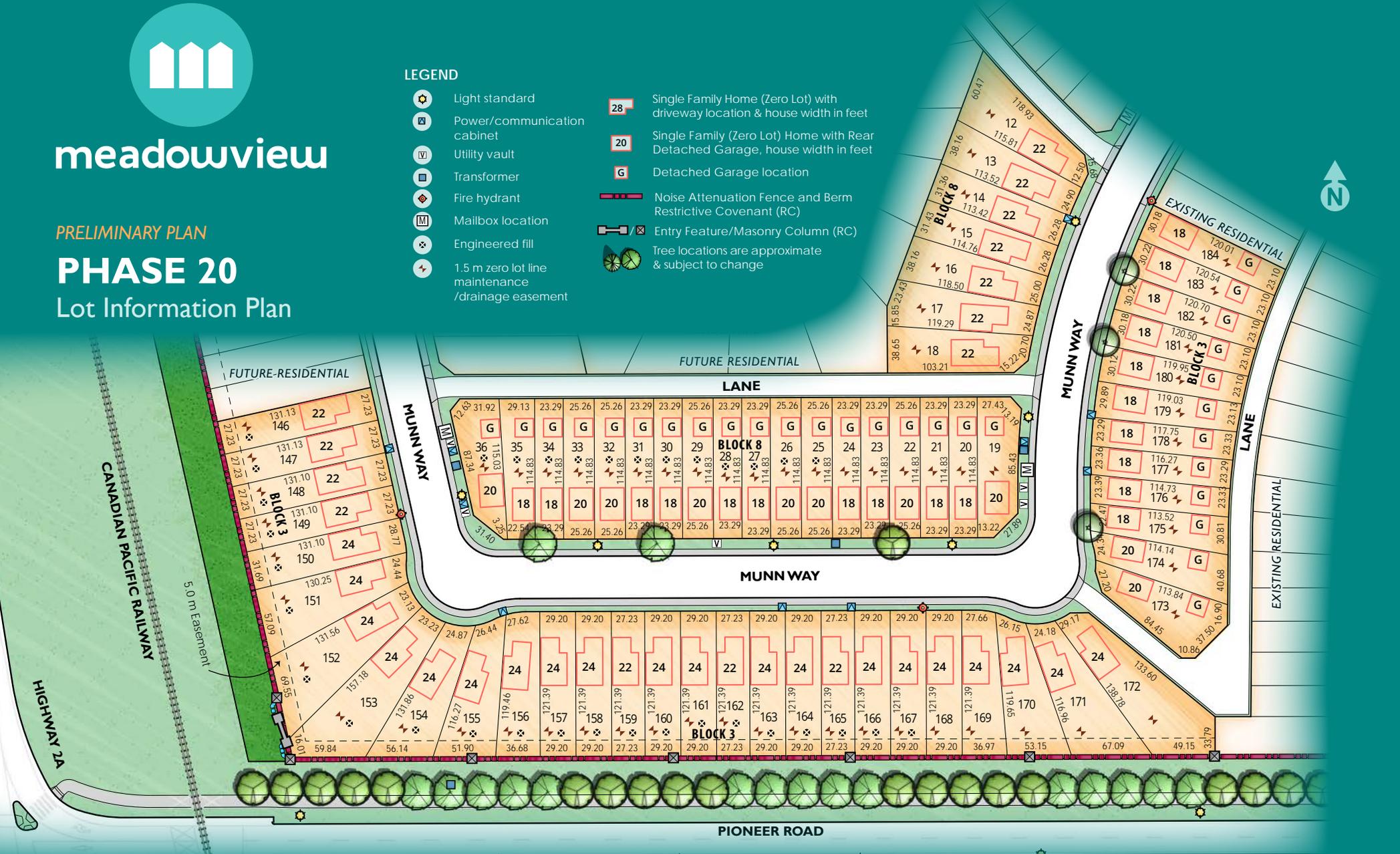
PRELIMINARY PLAN

PHASE 20

Lot Information Plan

LEGEND

-  Light standard
-  Power/communication cabinet
-  Utility vault
-  Transformer
-  Fire hydrant
-  Mailbox location
-  Engineered fill
-  1.5 m zero lot line maintenance/drainage easement
-  28 Single Family Home (Zero Lot) with driveway location & house width in feet
-  20 Single Family (Zero Lot) Home with Rear Detached Garage, house width in feet
-  G Detached Garage location
-  Noise Attenuation Fence and Berm Restrictive Covenant (RC)
-  Entry Feature/Masonry Column (RC)
-  Tree locations are approximate & subject to change



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. **October 17, 2024**

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 146 - 184 block 3 and lots 12 - 36 block 8.

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