

NEIGHBOURHOOD CONCEPT PLAN



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. 'Low Density Residential' includes Single Family and Duplex style lots. For current planning information contact the City of Edmonton, Planning and Development Department.

Revised November 23, 2022



QUALICO
communities

WE CREATE WHAT WE
BELIEVE IN

laurel-crossing.com

Legend

- Low Density Residential
- Medium Density Residential
- Park/Open Space
- Power/Pipeline Right of Way
- Phase Boundary
- Pedestrian Walkway

PHASE 26A

LOT INFORMATION PLAN

Preliminary Plan



June 2, 2021

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.

PHASE 26B

LOT INFORMATION PLAN

Preliminary Plan



WE CREATE WHAT WE
BELIEVE IN

QUALICO
communities

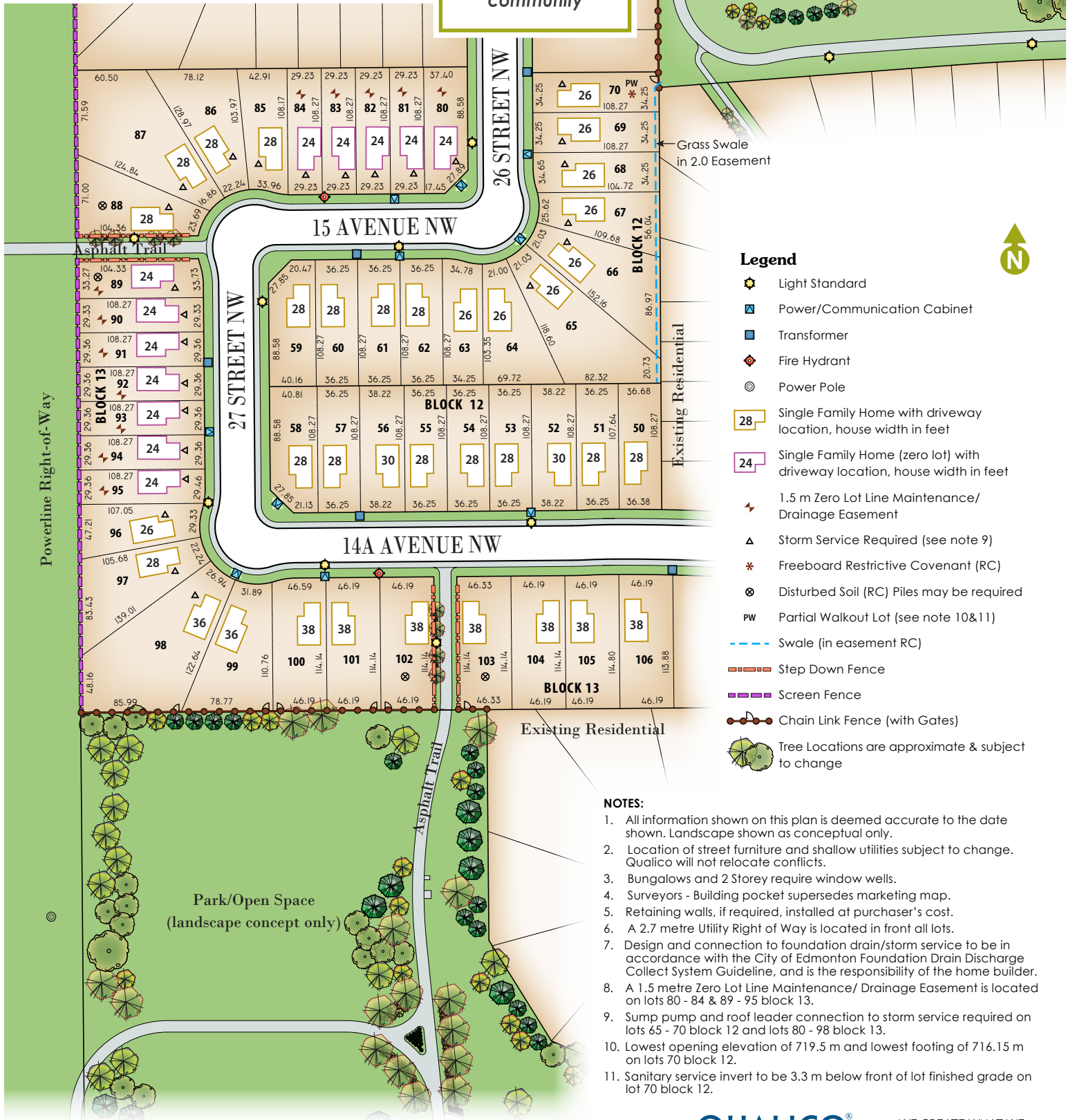
www.laurel-crossing.com

PHASE 27A


















LOT INFORMATION PLAN

Preliminary Plan


Laurel
CROSSING
A well-rounded
community



Legend

-  Light Standard
-  Power/Communication Cabinet
-  Transformer
-  Fire Hydrant
-  Power Pole
-  28 Single Family Home with driveway location, house width in feet
-  24 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
-  PW Partial Walkout Lot (see note 10&11)
-  Swale (in easement RC)
-  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 pocket 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 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 80 - 84 & 89 - 95 block 13.
9. Sump pump and roof leader connection to storm service required on lots 65 - 70 block 12 and lots 80 - 98 block 13.
10. Lowest opening elevation of 719.5 m and lowest footing of 716.15 m on lots 70 block 12.
11. Sanitary service invert to be 3.3 m below front of lot finished grade on lot 70 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.

QUALICO
communities

WE CREATE WHAT WE
BELIEVE IN

laurel-crossing.com













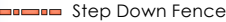



PHASE 27B

LOT INFORMATION PLAN

Preliminary Plan



Legend

-  Light Standard
-  Power/Communication Cabinet
-  Transformer
-  Fire Hydrant
-  Power Pole
-  28 Single Family Home with driveway location, house width in feet
-  24 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
-  W/PW 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 pocket 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 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.

QUALICO
communities

WE CREATE WHAT WE
BELIEVE IN

laurel-crossing.com