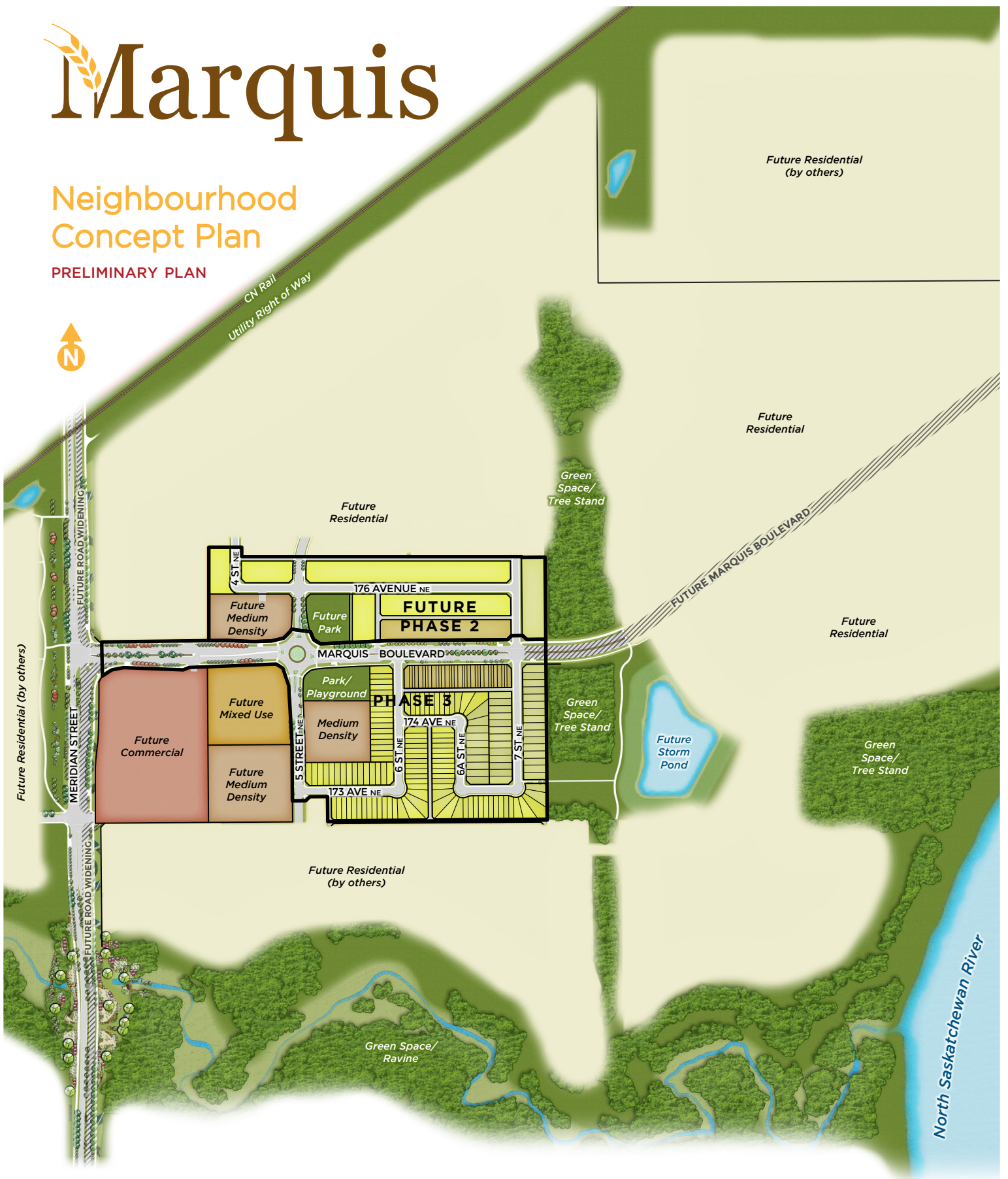


Marquis

Neighbourhood Concept Plan

PRELIMINARY PLAN



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5 JUN 2023

This is a conceptual plan only and represents potential future development. Information provided is based on approved NSP at the time of printing and 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 Townhomes. For current planning information contact the City of Edmonton.

LEGEND

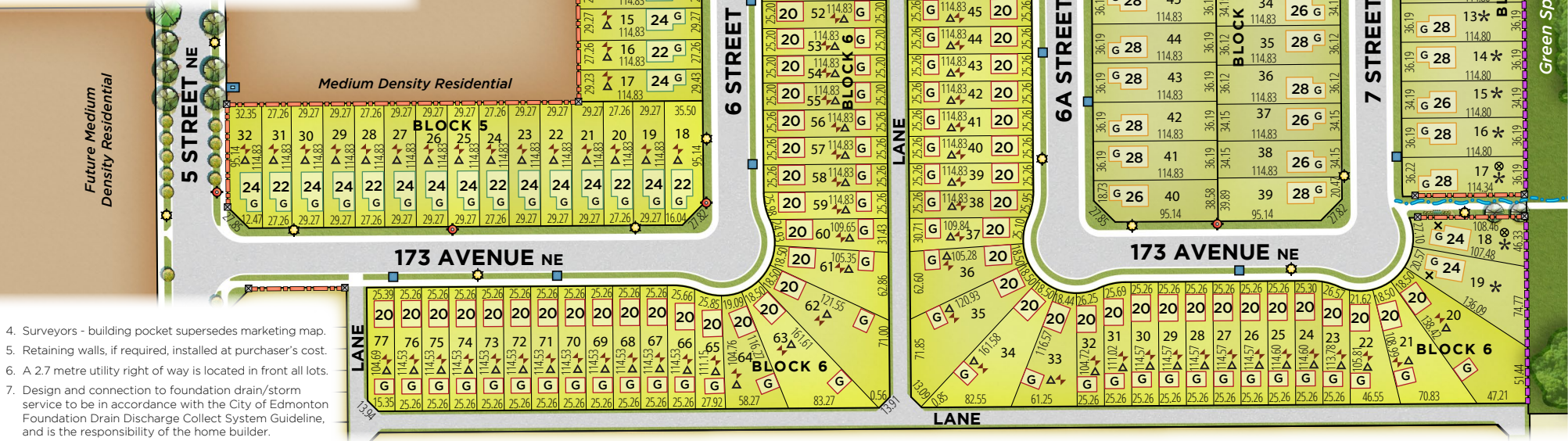
- Street Light
- Transformer
- Switching Cubicle
- Fire Hydrant
- Utility Vault
- Bus Stop
- Masonry Column
- Drainage Swale
- Screen Fence
- Chain Link Fence
- Post & Rail Fence

House widths in feet

- 26 Single Family Home
- 24 Single Family (Zero Lot) Home
- 20 Single Family (Zero Lot) Lane Home
- 14|18|14 Townhome
- G Garage/Driveway Location
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Banked Metering Easement
- Disturbed Soil Restrictive Covenant (RC)
- Cross Lot Drainage (RC)
- Storm Service Required
- Roof Leaders to Back of Lot

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. Sump pump and roof leader connection to storm service required on all lots.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 1 - 32 block 5, lots 20 - 77 block 6 and lots 50-62 block 7.

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Phase 3 Lot Information Plan PRELIMINARY PLAN

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. **1 NOV 2022**

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