

# NEIGHBOURHOOD CONCEPT PLAN

[summerwoodsherwoodpark.com](http://summerwoodsherwoodpark.com)

This is prepared as a conceptual plan only and all elements are subject to change without notification and should not be relied upon. Future road alignments are subject to change. Future residential may include low density residential and/or medium density residential. Please contact Strathcona County for current information.

August 23, 2024



Preliminary Plan  
**PHASE 6A NORTH**

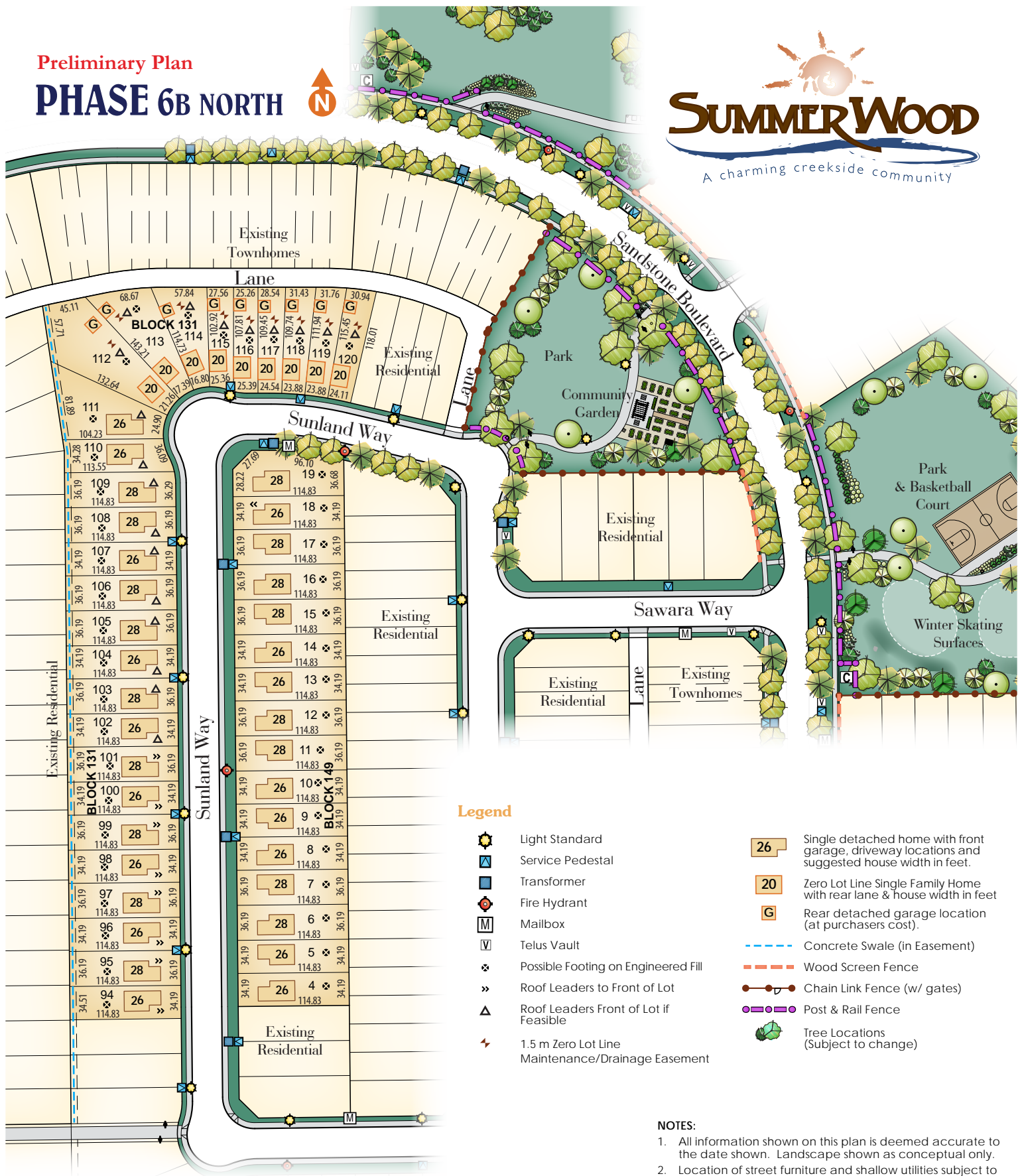


- NOTES:**
1. All information shown on this plan is deemed accurate to the date shown. Landscape shown as conceptual only.
  2. Location of street furniture and shallow utilities subject to change. Qualico will not relocate conflicts.
  3. Bungalows and 2 Storey require window wells.
  4. Surveyors - Building pocket supersedes marketing map.
  5. Retaining walls, if required, installed at purchaser's cost.
  6. A 4.0 metre Utility Right of Way is located in front all lots.
  7. A 2.0 metre Utility Right of Way is located on side yards of lots flanking a road.
  8. Sump Pump connections required by builders on all lots.
  9. A 1.5 metre Zero Lot Line Maintenance/ Drainage Easement is located on lots 121 - 124 block 131, lots 20 - 41 block 149 and lots 24 - 42 block 154.

**Legend**

- Fire Hydrant
- Mailbox
- Telus Vault
- Possible Footing on Engineered Fill
- Roof Leaders to Front of Lot
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- W/PW Walkout/Partial Walkout Lot
- Single detached home with front garage, driveway locations and suggested house width in feet.
- Zero Lot Line Single Family Home with front driveway location & house width in feet
- Zero Lot Line Single Family Home with rear lane & house width in feet
- Rear detached garage location (at purchasers cost).
- Wood Screen Fence
- Chain Link Fence (w/ gates)
- Post & Rail Fence
- Tree Locations (Subject to change)
- Light Standard
- Service Pedestal
- Transformer

Preliminary Plan  
**PHASE 6B NORTH**



**Legend**

- Light Standard
- Service Pedestal
- Transformer
- Fire Hydrant
- Mailbox
- Telus Vault
- Possible Footing on Engineered Fill
- Roof Leaders to Front of Lot
- Roof Leaders Front of Lot if Feasible
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- 26 Single detached home with front garage, driveway locations and suggested house width in feet.
- 20 Zero Lot Line Single Family Home with rear lane & house width in feet
- G Rear detached garage location (at purchaser's cost).
- Concrete Swale (in Easement)
- Wood Screen Fence
- Chain Link Fence (w/ gates)
- Post & Rail Fence
- Tree Locations (Subject to change)

**NOTES:**

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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 4.0 metre Utility Right of Way is located in front all lots.
7. A 2.0 metre Utility Right of Way is located on side yards of lots flanking a road.
8. Sump Pump connections required by builders on all lots.
9. A 1.5 metre Zero Lot Line Maintenance/ Drainage Easement is located on lots 112 - 120 block 131.

WE CREATE WHAT WE  
**BELIEVE IN**



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May 16, 2022

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**Legend**

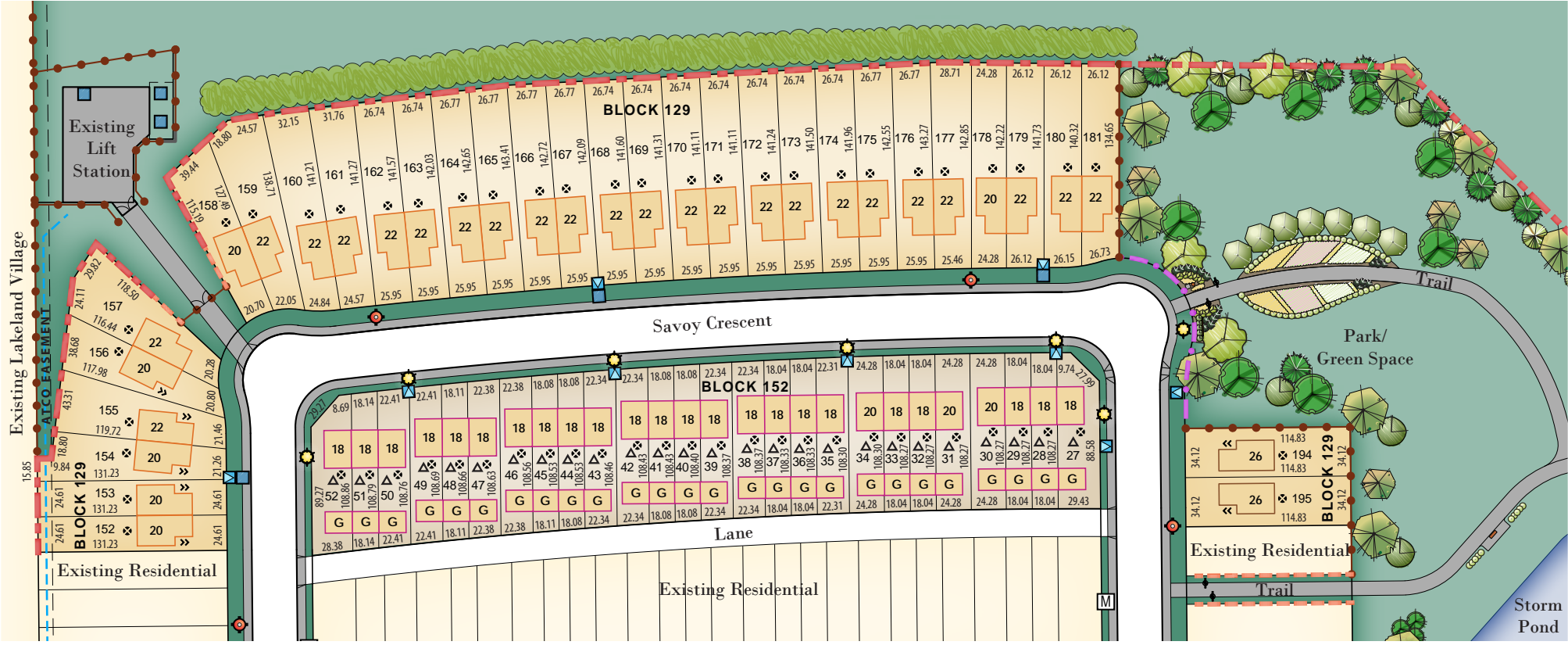
- Light Standard
- Service Pedestal
- Transformer
- Fire Hydrant
- Mailbox
- Possible Footing on Engineered Fill
- Roof Leaders to Front of Lot
- Roof Leaders (of Accessory Buildings/ Garage) to Back of Lot
- Tree Locations (Subject to change)
- Tree Sapling Locations
- Concrete Swale (in ATCO gas easement)
- Post and Rail Fence
- Chain Link Fence
- Wood Screen Fence
- Noise Attenuation Fence
- 26 Single detached home with front garage, driveway locations and suggested house width in feet.
- 22 22 Duplex style homes with driveway locations and suggested house width in feet
- 18 18 18 Townhome with suggested house width in feet. Detached garage.
- G Rear detached garage location.

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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 4.0 metre Utility Right of Way is located in front all lots.
7. Sump Pump connections required by builders on all lots.
8. Private to private Easement and Cross Lot Drainage Restrictive Covenant on lots 27 thru 52, block 152



**Preliminary Plan**  
**PHASE 7 NORTH**



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August 23, 2024

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