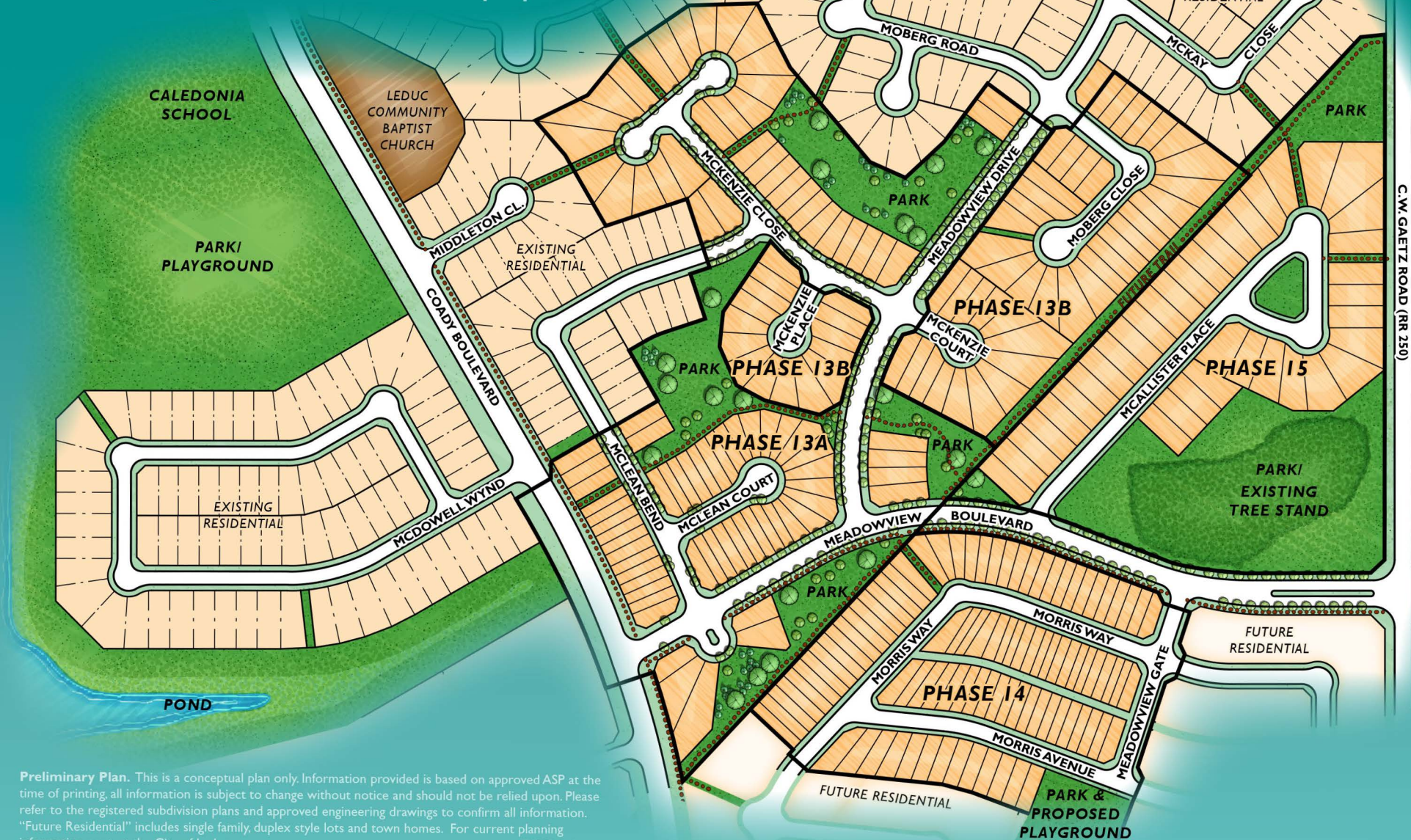




# meadowview

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. "Future Residential" includes single family, duplex style lots and town homes. For current planning information contact the City of Leduc.

JUNE 6, 2014

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PRELIMINARY PLAN

## PHASE I3

lot information plan

### LEGEND

- Light Standard
- Power/Communication Cabinet
- Transformer
- Fire Hydrant
- Mailbox Location
- Single Family Home with driveway location & house width in feet - see note 8
- Duplex Style Home with driveway location & house width in feet
- Possible Disturbed Soil (RC) Piles May Be Required
- Engineered Fill
- Shallow Sanitary Service
- Concrete Swale in 3.0 m Easement
- Step Down Wood Screen Fence
- Wood Screen Fence
- Chain Link Fence with gates
- Noise Attenuation Fence
- 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. Restrictive Covenant on all single family lots to enforce only single family development.

**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, 2014

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



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PRELIMINARY PLAN

## PHASE 13B

lot information plan

### LEGEND

-  Light Standard
-  Power/Communication Cabinet
-  Transformer
-  Fire Hydrant
-  Mailbox Location
-  Single Family Home with driveway location & house width in feet - see note 8
-  Possible Disturbed Soil (RC) Piles May Be Required
-  Step Down Wood Screen Fence
-  Wood 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 3.0 metre Utility Right of Way is located in front all lots.
7. Sump Pump connections required by builders on all lots.
8. Restrictive Covenant on all single family lots to enforce only single family development.

**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 5, 2014**

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**BELIEVE IN**

**Meadowview Ph 13  
Lot Price List**

Lot	Block	Plan	Total Price	Civic Address	Builder	Status	Frontage	Product Type	Build Pocket
31	22	142 0078	\$70,400	58 McLean Bend	Vita Homes/1900793 Alberta Ltd.	SOLD	25.1	Duplex - Front Garage	20
32	22	142 0078	\$82,400	60 McLean Bend	Vita Homes/1900793 Alberta Ltd.	SOLD	29.1	Duplex - Front Garage	24
42	23	142 0078	\$70,400	3 McLean Court	Private	SOLD	25.1	Duplex - Front Garage	20
43	23	142 0078	\$76,400	1 McLean Court	Private	SOLD	29.79	Duplex - Front Garage	22
44	19	142 4738	\$138,400	13 Moberg Close		AVAILABLE	41.63	Single Family	32
45	19	142 4738	\$122,400	11 Moberg Close	Alta Custom Homes	SOLD	38.12	Single Family	30
47	19	142 4738	\$118,400	7 Moberg Close	Harman Homes	SOLD	36.15	Single Family	28
49	19	142 4738	\$118,400	3 Moberg Close	Harman Homes	SOLD	36.15	Single Family	28

**The above prices do not include GST**