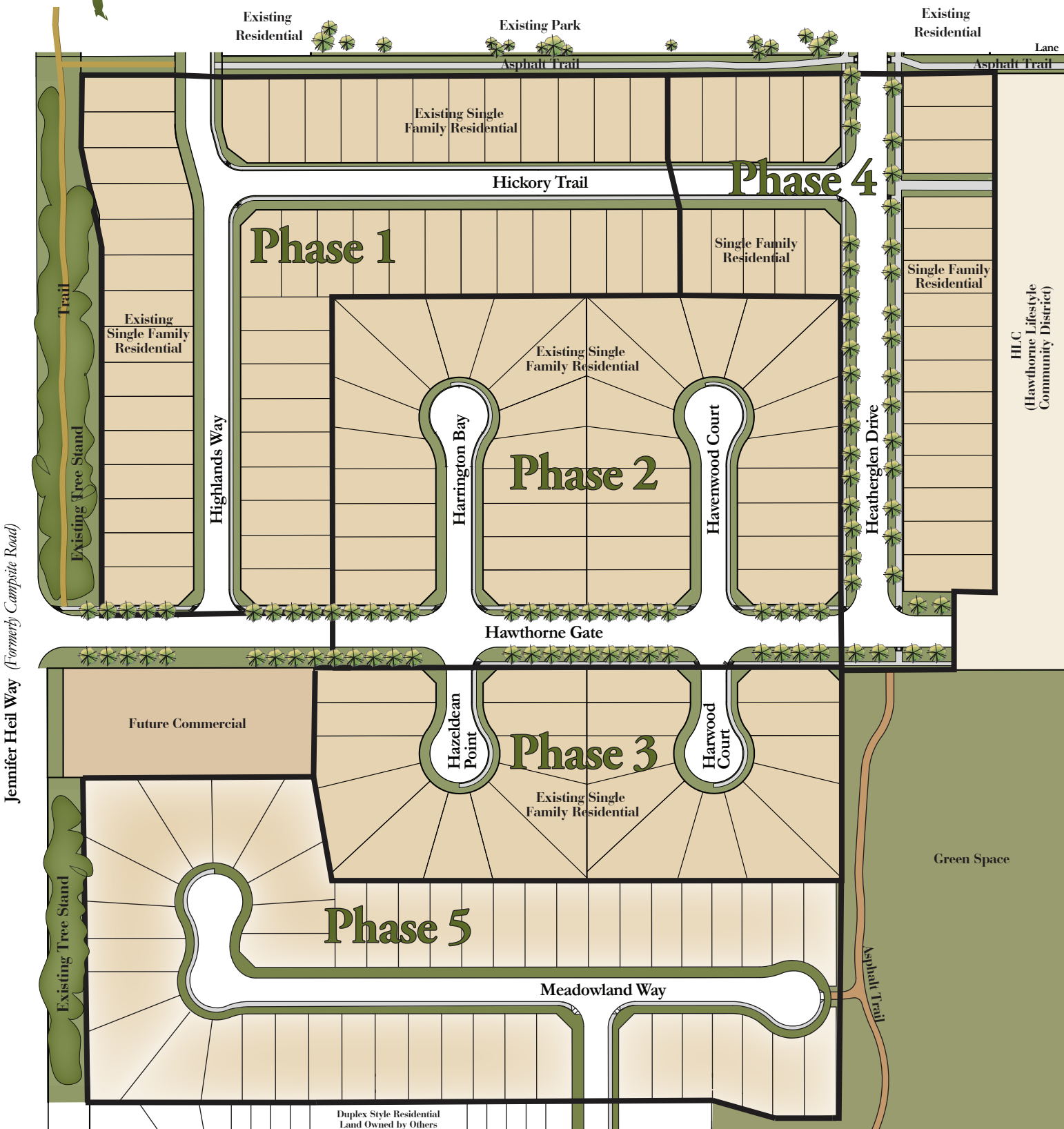




Hawthorne

at Heather Glen

Neighbourhood Concept Plan



This is prepared as a conceptual plan only and all elements are subject to change without notification and should not be relied upon.

Information provided is based on the approved ASP at the time of printing and is subject to change.

For current planning information contact the City of Spruce Grove, Planning Department.

May 3, 2013

QUALICO® | where community begins

Communities

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Hawthorne

at Heather Glen



Phase 5 Lot Information Plan

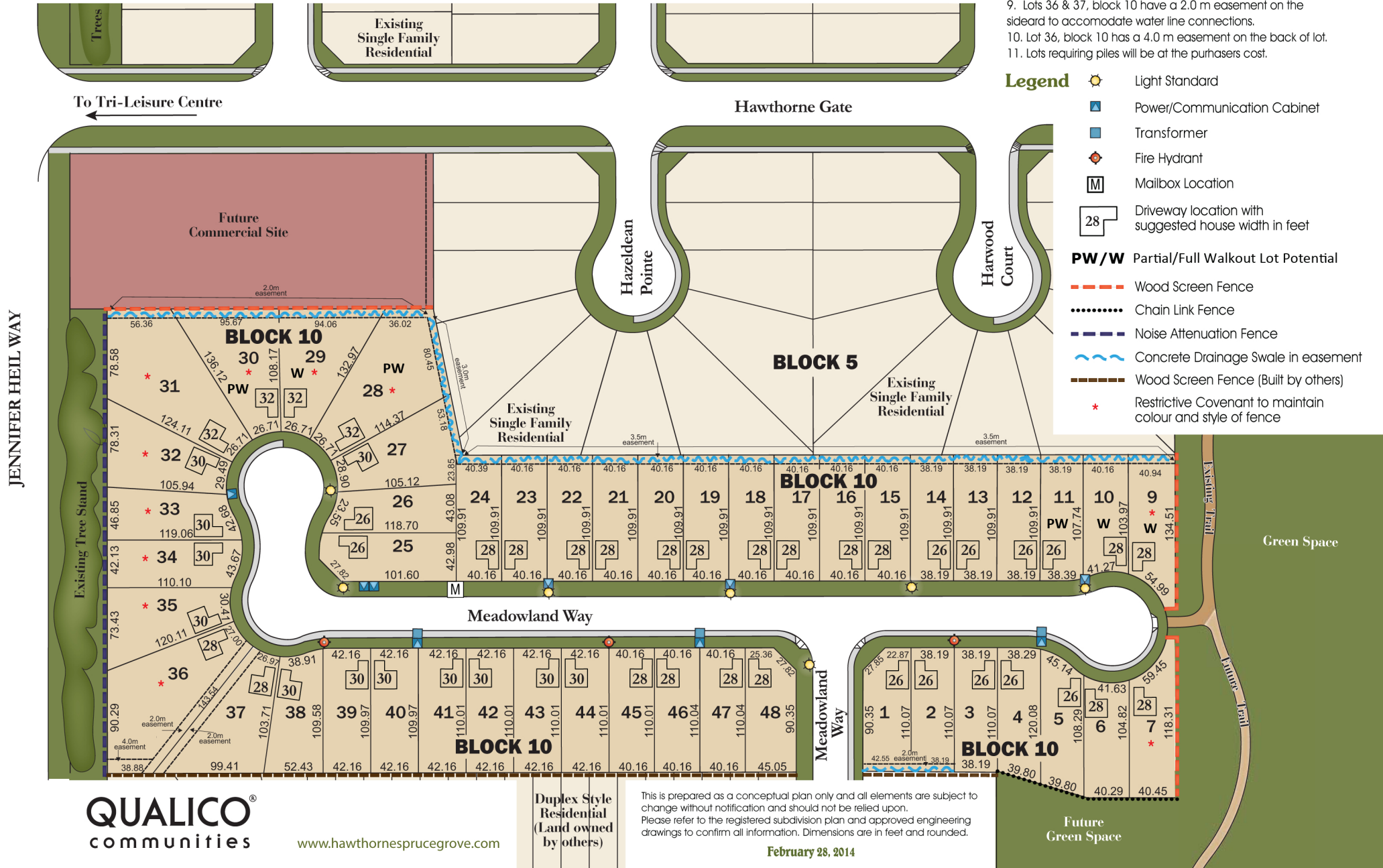
Preliminary Plan

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. TELUS vault locations still to be determined. 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 2.5 metre Utility Right of Way is located in front all lots.
7. Sump Pump connections required by builders on all lots.
8. Lots 1, 2, 9-31, have a 2.0m easement on the back of the lots.
9. Lots 36 & 37, block 10 have a 2.0 m easement on the sideyard to accommodate water line connections.
10. Lot 36, block 10 has a 4.0 m easement on the back of lot.
11. Lots requiring piles will be at the purchasers cost.

Legend

- Light Standard
- Power/Communication Cabinet
- Transformer
- Fire Hydrant
- Mailbox Location
- Driveway location with suggested house width in feet
- PW/W** Partial/Full Walkout Lot Potential
- Wood Screen Fence
- Chain Link Fence
- Noise Attenuation Fence
- Concrete Drainage Swale in easement
- Wood Screen Fence (Built by others)
- Restrictive Covenant to maintain colour and style of fence



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Duplex Style
Residential
(Land owned
by others)

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 28, 2014

Future
Green Space

August 21, 2019

PRICE LIST
Hawthorne in Heather Glen Phase 5
Plan 132-4357

LOT	BLK	FRONTAGE		POCKET	BLDG w/ pw	LOT FEATURES	LOT PRICE	PRICE REDUCTION	NEW PRICE	HOLD / SOLD	BUILDER	STATUS
		M	FT									
29	10	13.35	43.80	32	w	lge pie, north backing	\$156,400	\$22,000	\$134,400	Sold (P)	1981270 AB Ltd.	
30	10	13.35	43.80	32	pw	lge pie, north backing	\$156,400	\$22,000	\$134,400	Sold (P)	1981270 AB Ltd.	

Building pockets shown are calculated for two storey homes

Lot frontages are calculated at approximately 9m setback

Lot prices do not include g.s.t. and are subject to change without notification

pw = partial walkout w = walkout

E & OE