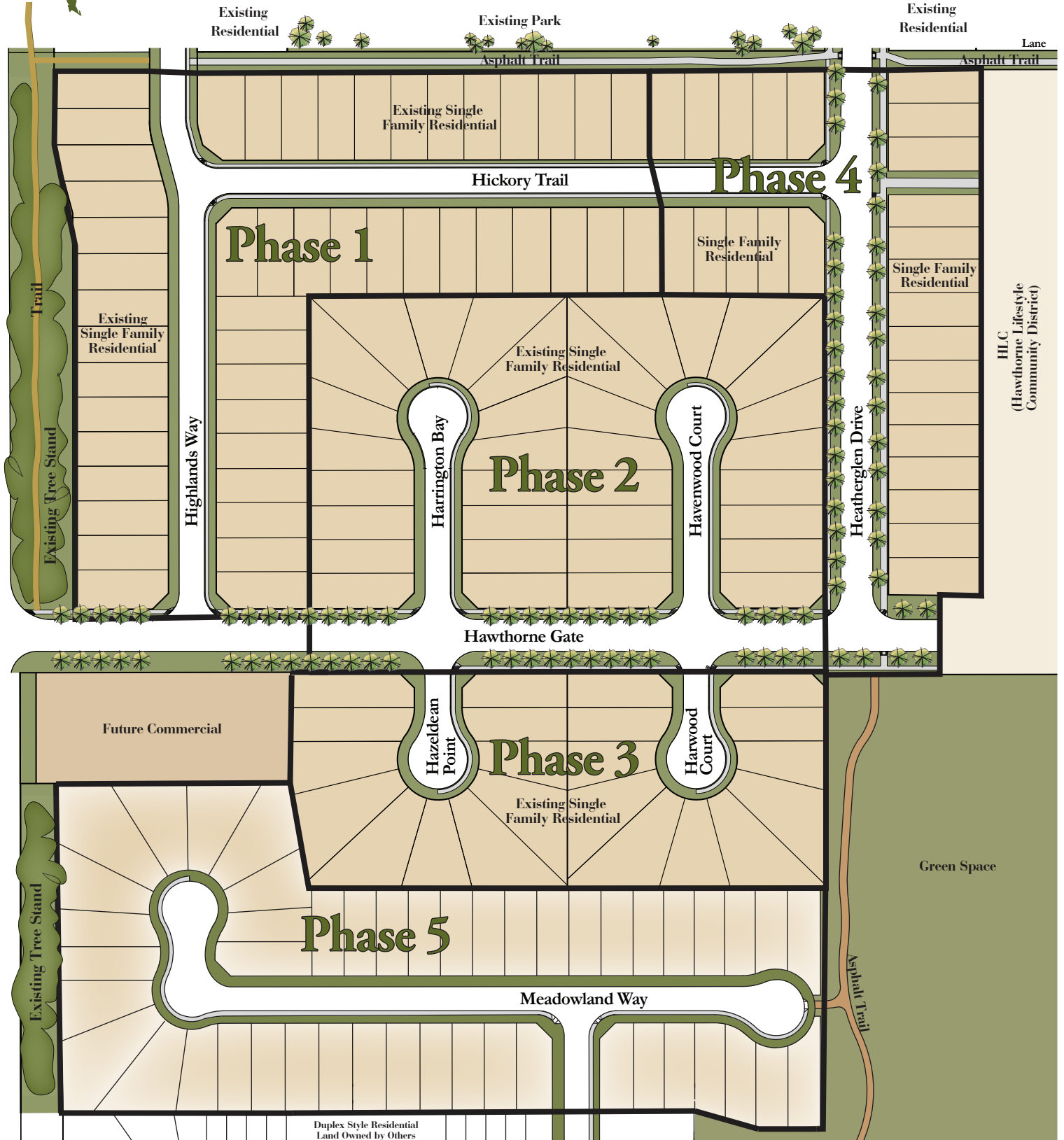




# Hawthorne

at Heather Glen

# Neighbourhood Concept Plan



Jennifer Heil Way (Formerly Campsite Road)

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.

QUALICO® | where community begins  
Communities

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May 3, 2013



# Hawthorne

at Heather Glen

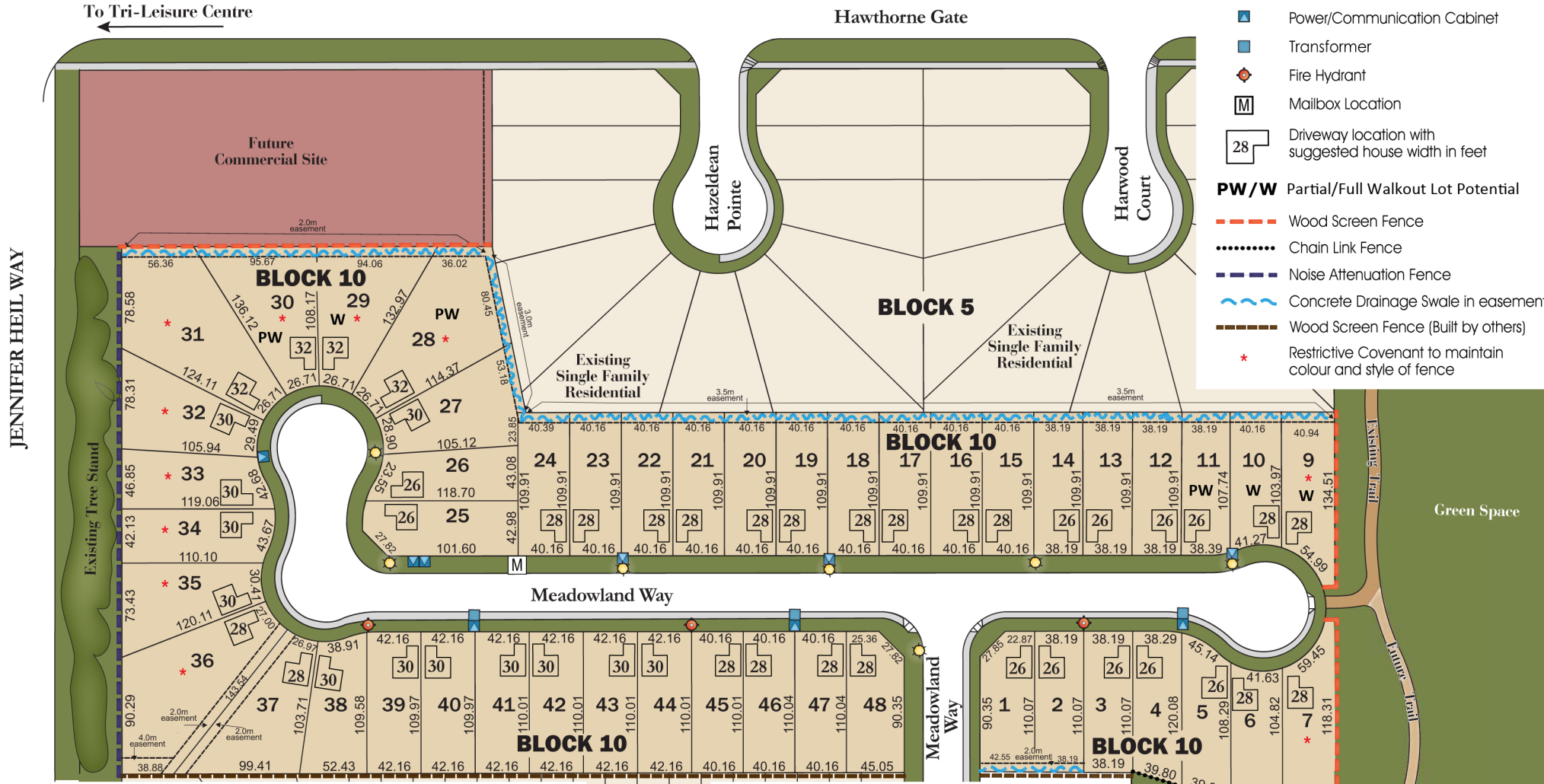


## Phase 5 Lot Information Plan Preliminary Plan

- 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 of 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



JENNIFER HEIL WAY



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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

April 25, 2019

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

LOT	BLK	FRONTAGE		BLDG POCKET	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	<del>\$156,400</del>	\$22,000	\$134,400			
30	10	13.35	43.80	32	pw	lge pie, north backing	<del>\$156,400</del>	\$22,000	\$134,400			

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