



# WESTERRA

westerrastonyplain.com

## Neighborhood Concept



### 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.

August 21, 2018



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# Phase 14



## Lot Information Plan

Preliminary Plan

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### Legend

- Light Standard
- Power/Communication Cabinet
- Transformer
- Fire Hydrant
- Mailbox Location
- Driveway location with suggested house width in feet
- Step Down Wood Screen Fence
- Chain Link Fence
- Bollards
- Tree Locations (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. Surveyors - Building pocket supersedes marketing map.
4. Weeping Tile systems shall be connected to the foundation drain service on all lots in accordance with the requirements of the Town of Stony Plain.
5. Retaining walls, if required, installed at purchaser's cost.
6. Recommendation of Soil Consultant's Report to be adopted by the Home Builder regarding foundation base compaction, Basement Perimeter Compaction and Positive Grading away from house.
7. Back flow prevention devices must be installed by Lot Owner on all Sanitary Services.
8. There is a 2.0 meter Utility Right of Way on the front of all lots.

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.

SEPTEMBER 2013

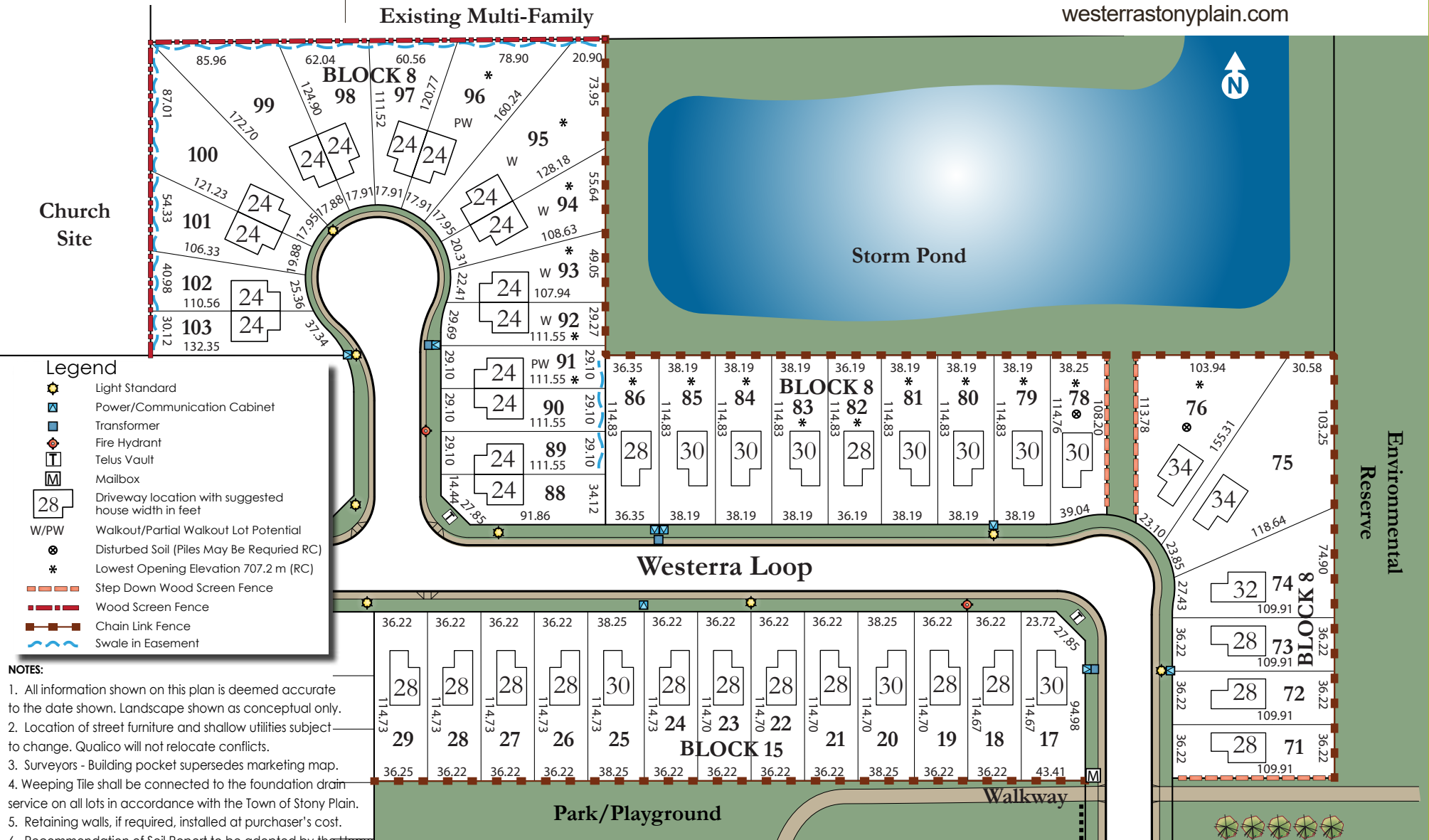


# Phase 15

## Lot Information Plan Preliminary Plan



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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. JAN 21, 2015

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# Phase 16A

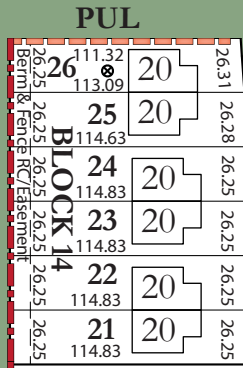
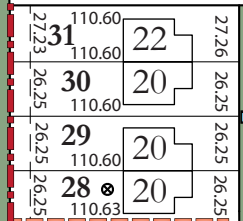
## Lot Information Plan Preliminary Plan



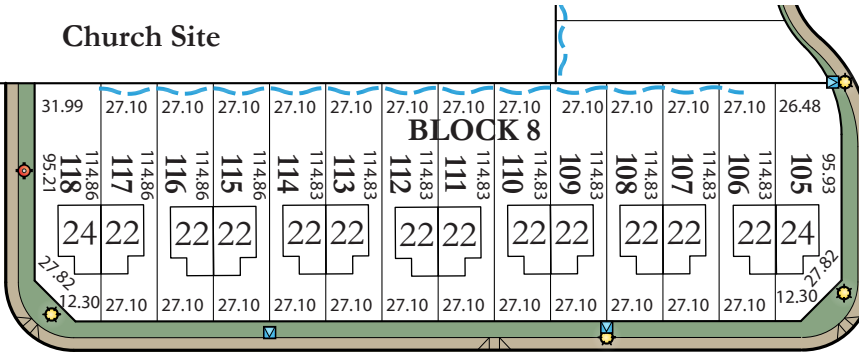
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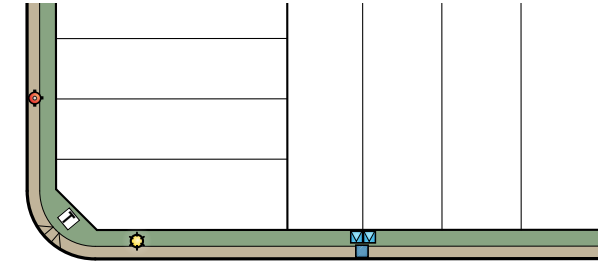
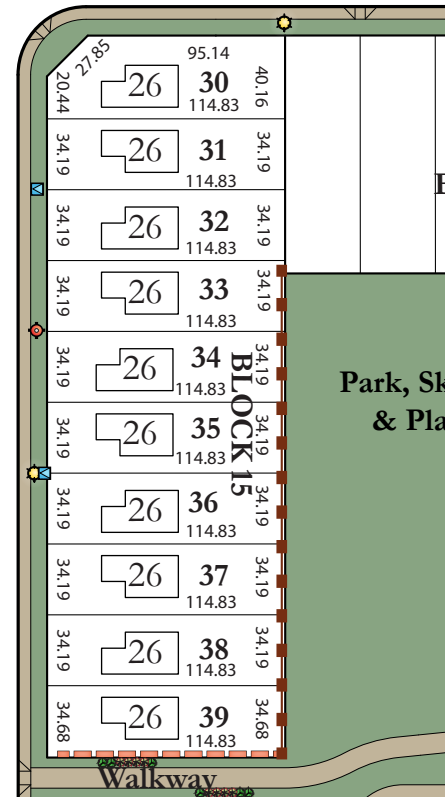
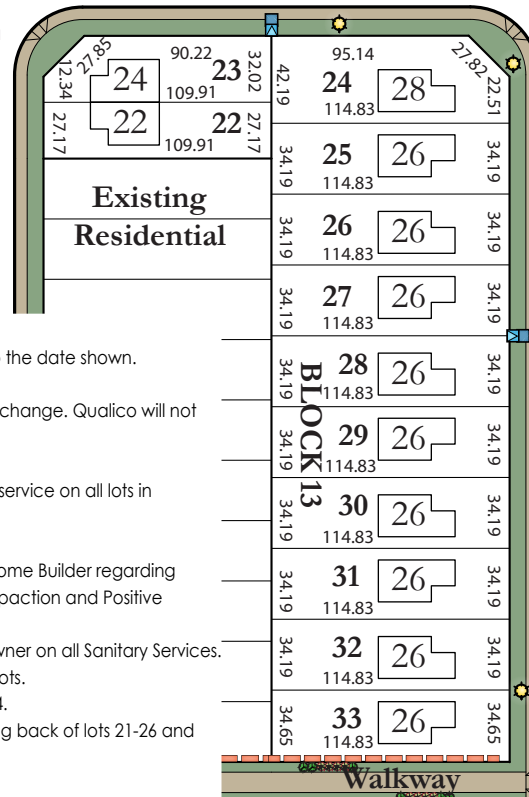
Meridian Road / 48 Street



Westerra Loop



Westerra Loop



Existing Residential

Park, Skating Rink & Playground

**NOTES:**

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- Location of street furniture and shallow utilities subject to change. Qualico will not relocate conflicts.
- Surveyors - Building pocket supersedes marketing map.
- Weeping Tile shall be connected to the foundation drain service on all lots in accordance with the Town of Stony Plain.
- Retaining walls, if required, installed at purchaser's cost.
- Recommendation of Soil Report to be adopted by the Home Builder regarding foundation base compaction, Basement Perimeter Compaction and Positive Grading away from house.
- Back flow prevention devices must be installed by Lot Owner on all Sanitary Services.
- There is a 2.0 meter Utility Right of Way on the front of all lots.
- Disturbed soil restrictive covenant on lots 26 & 28 block 14.
- Berm and fence restrictive covenant and easement along back of lots 21-26 and 28-31 block 14.



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### Legend

- Light Standard
- Power/Communication Cabinet
- Transformer
- Fire Hydrant
- Telus Vault
- Mailbox
- Driveway location with suggested house width in feet
- Disturbed Soil Restrictive Covenant
- Berm and Fence Restrictive Covenant and Easement
- Step Down Wood Screen Fence
- Wood Screen Fence
- Chain Link Fence
- Swale in Easement












# WESTERRA

## Phase 16B Lot Information Plan Preliminary Plan



### Legend

-  Light Standard
-  Power/Communication Cabinet
-  Transformer
-  Fire Hydrant
-  Driveway location with suggested house width in feet
-  Disturbed Soil Restrictive Covenant (RC)
-  Step Down Wood Screen Fence
-  Wood Screen Fence with Restrictive Covenant (RC)
-  Chain Link Fence with Restrictive Covenant (RC)

### 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. Surveyors - Building pocket supersedes marketing map.
4. Weeping Tile shall be connected to the foundation drain service on all lots in accordance with the Town of Stony Plain.
5. Retaining walls, if required, installed at purchaser's cost.
6. Recommendation of Soil Report to be adopted by the Home Builder regarding foundation base compaction, Basement Perimeter Compaction and Positive Grading away from house.
7. Back flow prevention devices must be installed by Lot Owner on all Sanitary Services.
8. There is a 2.0 meter Utility Right of Way on the front of all lots.
9. Disturbed soil restrictive covenant on lot 50 block 13.

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