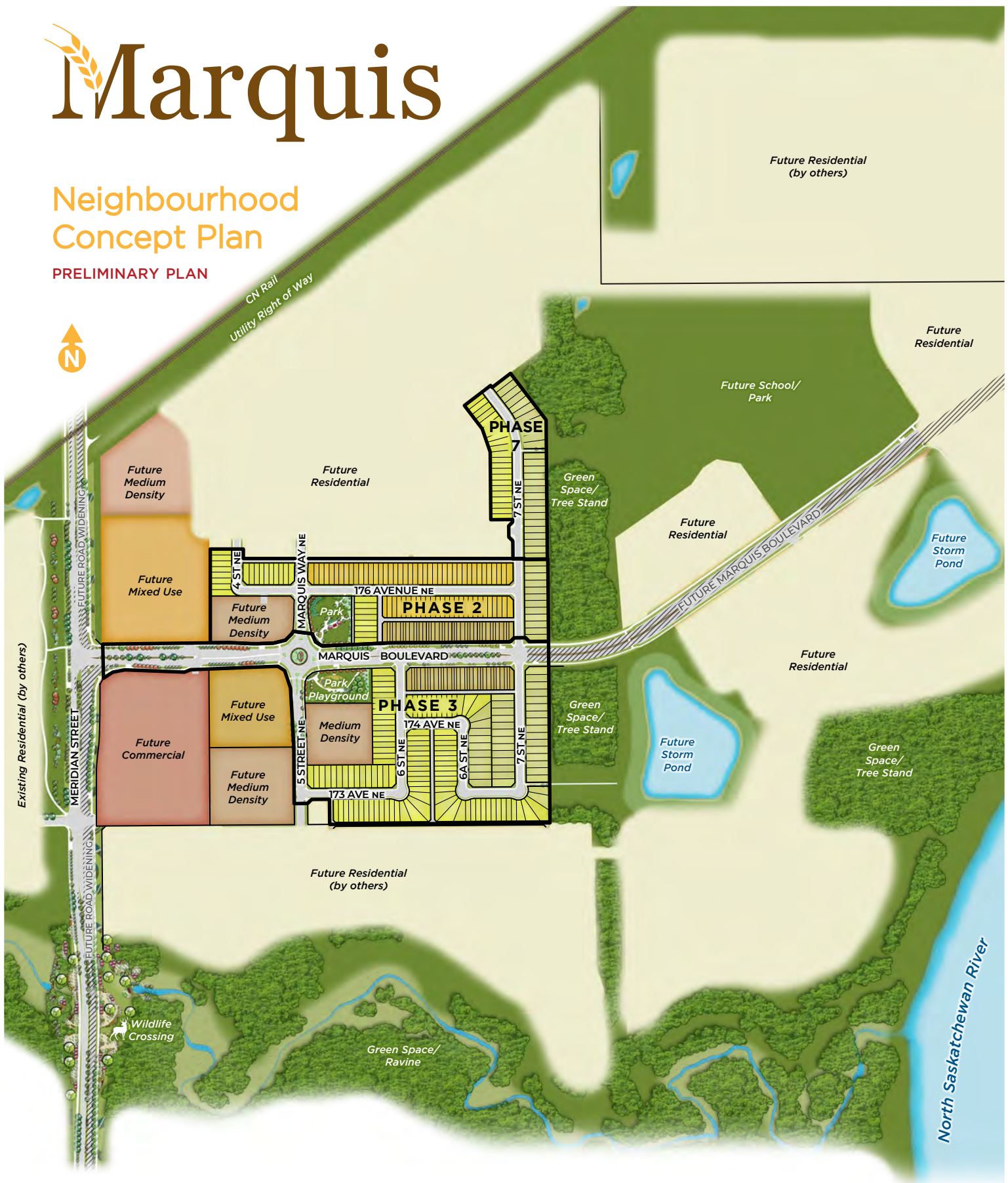


Marquis

Neighbourhood Concept Plan

PRELIMINARY PLAN



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6 MARCH 2025

This is a conceptual plan only and represents potential future development. Information provided is based on approved NSP at the time of printing and 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 Townhomes. For current planning information contact the City of Edmonton.

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Phase 2 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. Qualico will not relocate conflicts.
3. Bungalows and 2 storey require window wells.
4. Surveyor's building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.7 metre utility right of way is located in front of all lots, with the exception of 5A Street NE, where the right of way is located at the back of the lot.
7. Design and connection to foundation drain/storm service to be in accordance with the City of Edmonton Foundation Drain Discharge Collect System Guideline, and is the responsibility of the home builder.
8. Builder/Homeowner must conduct a geotechnical evaluation prior to construction of house foundation.
9. Sump pump connection required on all lots, additional roof leader connection to storm service required on lots 1 - 48 & 50 - 83 block 1, lots 1 - 44 block 3, lots 2 - 9 block 4 and lots 1 - 10 block 8.

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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. **6 MAR 2025**

LEGEND

- | | | | | | |
|----|---|---|---------------------|---|---------------------------------------|
| RC | Natural Area Restrictive Covenant (RC) | ☼ | Street Light | ◆ | Roof Leaders Discharge to Rear of Lot |
| ⚡ | 1.5 m Zero Lot Line Maintenance/Drainage Easement | ⏚ | Transformer | ⊠ | Masonry Column |
| * | Banked Metering Easement | ⏚ | Switching Cubicle | ⏚ | Entry Feature |
| x | Cross Lot Drainage (RC) | ⚡ | Fire Hydrant | ⏚ | Drainage Swale |
| Δ | Storm Service Required | ⏚ | Utility Vault | ⏚ | Screen Fence |
| | | 🚌 | Bus Stop | ⏚ | Chain Link Fence |
| | | 🚗 | Garage Location | ⏚ | Post & Rail Fence |
| | | ⊗ | Disturbed Soil (RC) | ⏚ | Gate |
| | | ⊗ | No Parking | | |

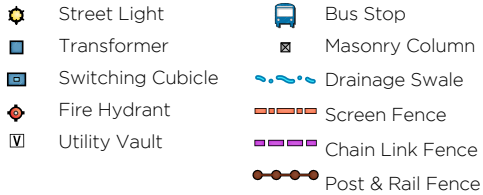
House widths in feet

- | | |
|--------|------------------------------------|
| 26 | Single Family Home |
| 24 | Single Family (Zero Lot) Home |
| 20 | Single Family (Zero Lot) Lane Home |
| 1414 | Duplex Style Lane Home |
| 1418 | Split Duplex Style Home |
| 141418 | Townhome |

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LEGEND

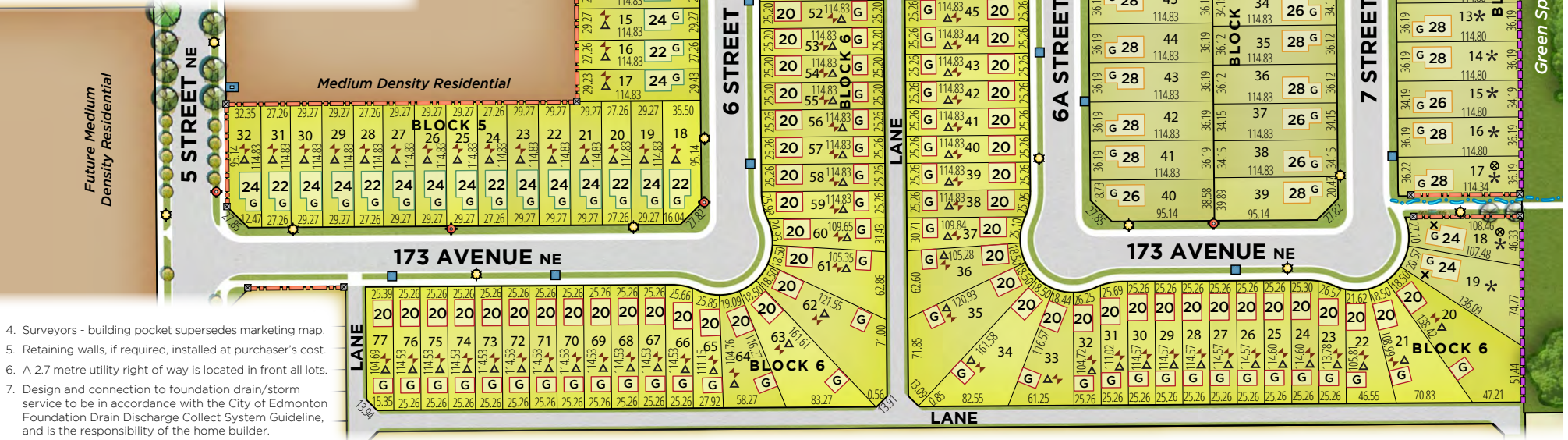


House widths in feet

26	Single Family Home
24	Single Family (Zero Lot) Home
20	Single Family (Zero Lot) Lane Home
14/18/14	Townhome
G	Garage/Driveway Location
⚡	1.5 m Zero Lot Line Maintenance/Drainage Easement
*	Banked Metering Easement
⊗	Disturbed Soil Restrictive Covenant (RC)
x	Cross Lot Drainage (RC)
Δ	Storm Service Required
*	Roof Leaders to Back of Lot

NOTES:

- All information shown on this plan is deemed accurate to the date shown. Landscape shown as conceptual only.
- Location of street furniture and shallow utilities subject to change. Qualico will not relocate conflicts.
- Bungalows and 2 storey require window wells.



- Surveyors - building pocket supersedes marketing map.
- Retaining walls, if required, installed at purchaser's cost.
- A 2.7 metre utility right of way is located in front all lots.
- Design and connection to foundation drain/storm service to be in accordance with the City of Edmonton Foundation Drain Discharge Collect System Guideline, and is the responsibility of the home builder.
- Sump pump and roof leader connection to storm service required on all lots.
- A 1.5 metre zero lot line maintenance/drainage easement is located on lots 1 - 32 block 5, lots 20 - 77 block 6 and lots 50-62 block 7.

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Phase 3 Lot Information Plan PRELIMINARY PLAN

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.

1 NOV 2022

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Phase 7 Lot Information Plan

PRELIMINARY PLAN

LEGEND

- Street Light
- Transformer
- Communication/Power Cabinet
- Fire Hydrant
- Utility Vault
- Drainage Swale
- Screen Fence
- Chain Link Fence
- Garage Location
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Engineered Fill (>1 m)
- Storm Service Required
- Natural Area Restrictive Covenant (RC)
- Roof Leaders Discharge to Rear of Lot
- Cross Lot Drainage (RC)

House widths in feet

- 26' Single Family Home
- 24' Single Family (Zero Lot) Home

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. Surveyor's building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.7 metre utility right of way is located in front of all lots.
7. Design and connection to foundation drain/storm service to be in accordance with the City of Edmonton Foundation Drain Discharge Collect System Guideline, and is the responsibility of the home builder.
8. Builder/ Homeowner must conduct a geotechnical evaluation prior to construction of house foundation.
9. Sump pump connection required on all lots, additional roof leader connection to storm service required on lots 2 - 23 block 9.
10. Driveway width reduced to 5.9 m due to hydrant proximity on lots 10 and 21 block 9.
11. Lots 16-20 block 2 and lots 21-23 block 9 require bearing certificate for engineered fill greater than 1.0 m



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6 MAR 2025

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