

EASTON

NEIGHBOURHOOD CONCEPT PLAN

Preliminary Plan



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Revised April 24, 2026

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. "Low Density Residential" includes Single Family and Duplex Style lots. For current planning information contact the City of Spruce Grove.

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PHASE 1 LOT INFORMATION PLAN *Preliminary Plan*



LEGEND

- Street light
- Transformer
- Fire hydrant
- Power/communication cabinet
- Communication vault
- Mailbox
- Bus stop location
- Single Family Home with driveway location & house width in feet
- Single Family Home with lane access & house width in feet
- Townhome with lane access & house width in feet
- Garage on rear lane
- Restrictive Covenant (RC) on vehicle/garage access from lane
- Walkout/partial walkout lot
- Cross lot drainage & utility easement (RC)
- Disturbed soil (RC) piles may be required
- Step down screen fence (RC)
- Chain link fence (RC)
- Post & rail fence
- Approximate tree locations are 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 2.0 m Utility Right of Way is located in front all lots.
7. Design and connection to foundation drain/storm service to be in accordance with the City Guidelines, and is the responsibility of the home builder.

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Revised September 3, 2021

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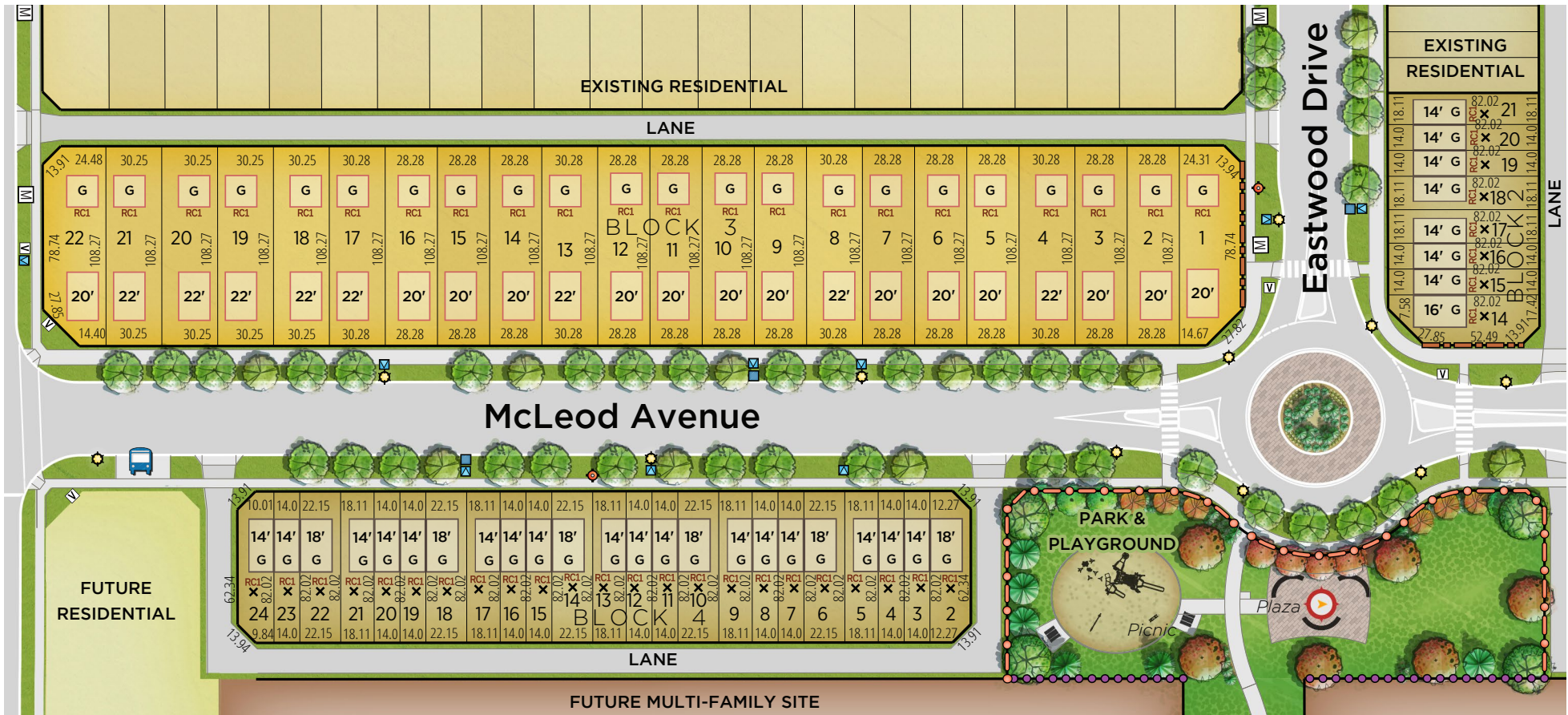
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PHASE 2 LOT INFORMATION PLAN

Preliminary Plan

EASTON



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- Bungalows and 2 Storey require window wells.
- Surveyors - Building pocket supersedes marketing map.
- Retaining walls, if required, installed at purchaser's cost.
- A 2.0 m 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 Guidelines, and is the responsibility of the home builder.

LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Utility Vault
- Power/Communication Cabinet
- Mailbox
- Bus stop location
- Single Family Home with lane access & house width in feet
- Townhome with house width in feet
- Garage Location
- Restrictive Covenant (RC) on vehicle/garage access from lane
- Cross Lot Easement (Drainage/Utility)
- Step Down Screen Fence (RC)
- Chain Link Fence
- Post & Rail Fence
- Approximate Tree Locations are subject to change

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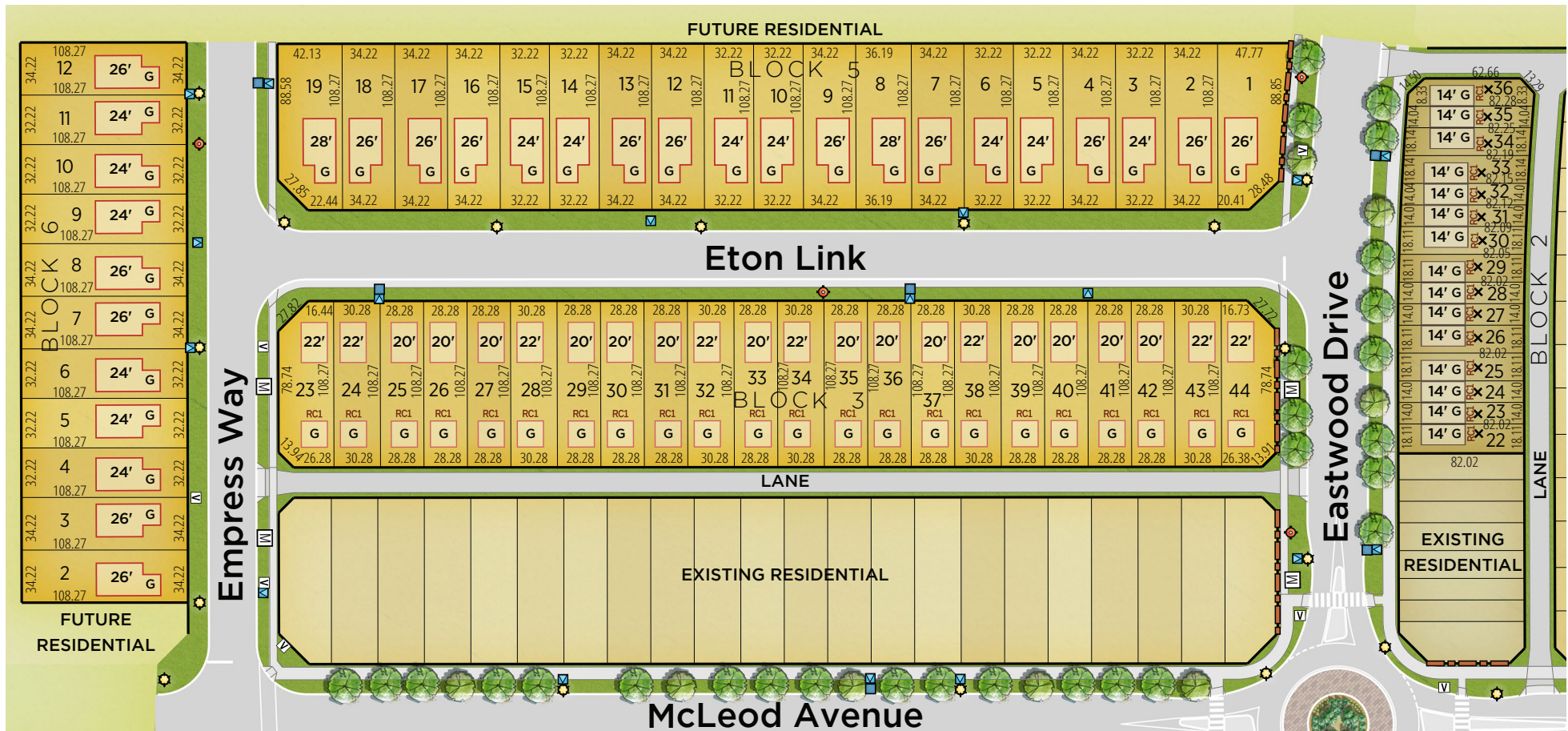
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Revised September 14, 2022

PHASE 3

LOT INFORMATION PLAN

Preliminary Plan

EASTON



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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 2.0 m Utility Right of Way is located in front all lots.
7. Design and connection to foundation drain/storm service to be in accordance with the City Guidelines, and is the responsibility of the home builder.

LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Utility Vault
- Power/Communication Cabinet
- Mailbox
- Single Family Home with driveway location & house width in feet
- Single Family Home with lane access & house width in feet
- Townhome with house width in feet
- Garage Location
- Restrictive Covenant (RC) on vehicle/garage access from lane
- Cross Lot Easement (Drainage/Utility)
- Step Down Screen Fence (RC)
- Approximate Tree Locations are subject to change

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Revised September 14, 2022

EASTON

PHASE 4 LOT INFORMATION PLAN *Preliminary Plan*



LEGEND

- Street light
- Transformer
- Fire hydrant
- Utility vault
- Communication/power cabinet
- Mailbox
- Bus stop location
- Garage location
- Storm service required

- House widths in feet
- 26' Single Family Home with front garage
- 20' Single Family Home (zero lot line) with lane access
- 18' 14' 18' Townhome with lane access
- RC1 Restrictive Covenant (RC) on vehicle/garage access from lane
- 1.5 m Zero lot line maintenance/drainage easement

- x Cross lot easement (drainage/utility)
- Step down screen fence
- Concrete swale in easement
- Approximate tree locations are subject to change

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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 2.0 m Utility Right of Way is located in front all lots.
7. Design and connection to foundation drain/storm service to be in accordance with the City Guidelines, and is the responsibility of the home builder.
8. Sump pump and roof leader connection to storm service required on lots 1-9 block 7 and 1-26 block 9.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 1-9 block 7 & 1-26 block 9.
10. Private cross-lot drainage easement with restrictive covenant required for lots 25-32 block 4.

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Revised 2024 OCT 24

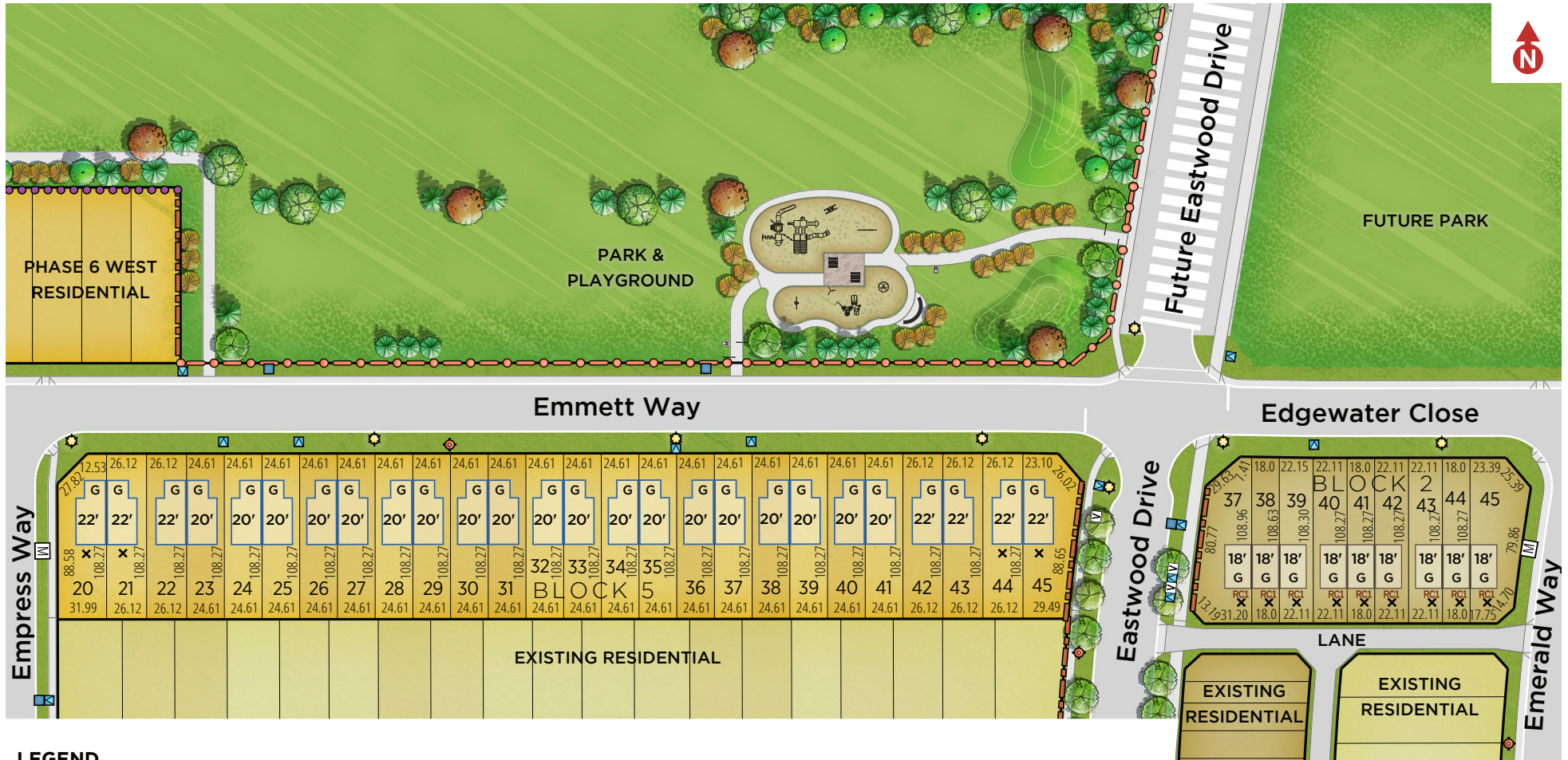
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PHASE 6 EAST LOT INFORMATION PLAN

Preliminary Plan



LEGEND

- Street light
 - Transformer
 - Fire hydrant
 - Utility vault
 - Communication/power cabinet
 - Mailbox
 - Garage location
- House widths in feet
- Duplex Style Home with Front Garage
 - Townhome with Rear Lane
- Restrictive Covenant (RC) on vehicle/garage access from lane
- Cross lot easement (drainage/utility)
- Step down screen fence (RC)
 - Chain link fence (RC)
 - Post & rail fence
 - Approximate tree locations are subject to change

NOTES:

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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 2.0 m Utility Right of Way is located in front all lots.
7. Design and connection to foundation drain/storm service to be in accordance with the City Guidelines, and is the responsibility of the home builder.
8. Private cross-lot drainage easement with restrictive covenant required for lots 37-45 block 2 and lots 20, 21, 44, 45 block 5.

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Revised 2026 APR 24

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PHASE 6 WEST LOT INFORMATION PLAN *Preliminary Plan*

