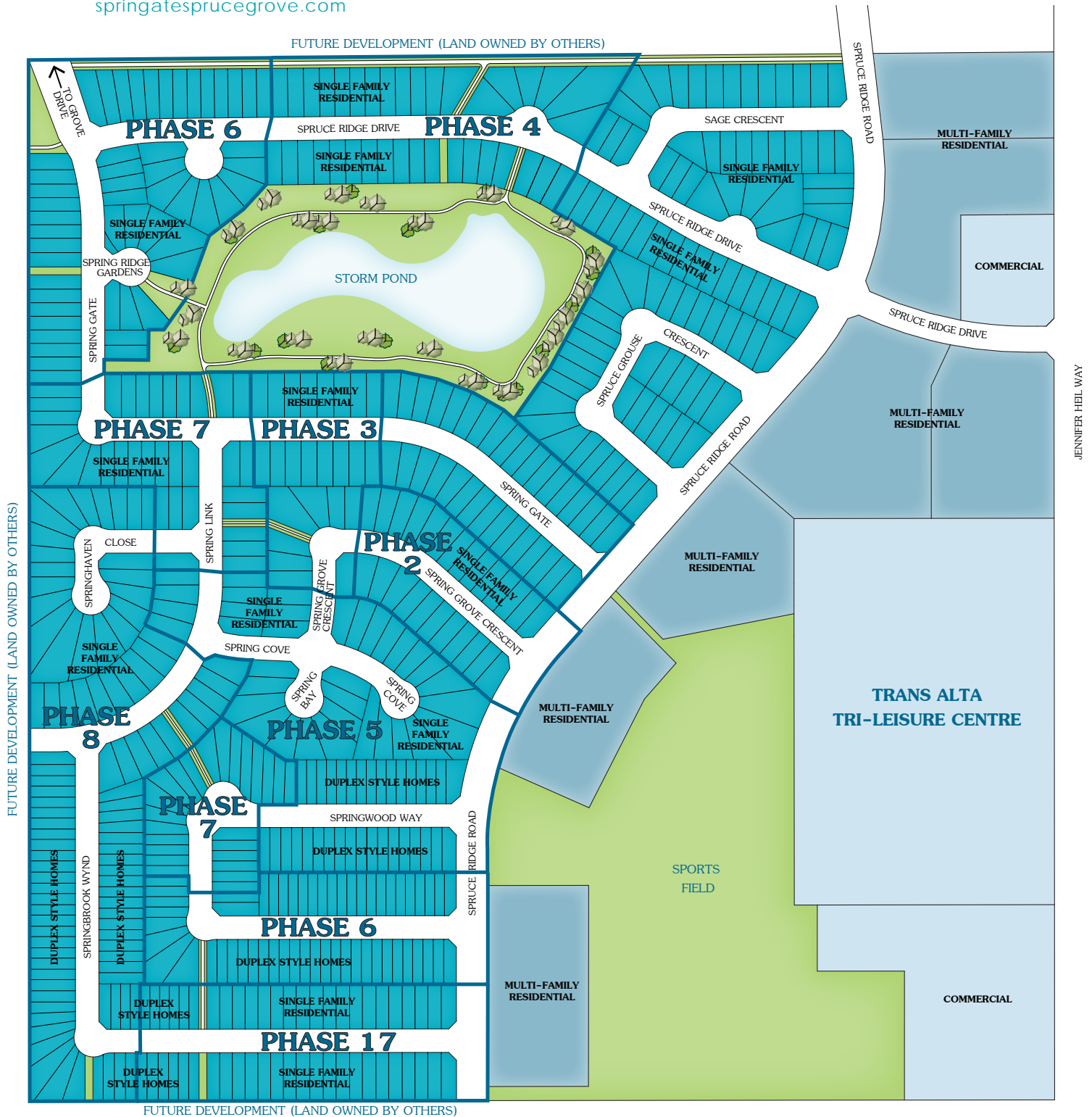


SPRINGGATE AT SPRUCE RIDGE

springgatesprucegrove.com

Neighbourhood Concept Plan



Concept Plan. This is prepared as a conceptual plan and is based on the approved ASP at the time of printing. All elements are subject to change without notification and should not be relied upon. For current planning information please contact the City of Spruce Grove, Planning Department.

June 10, 2021

WE CREATE WHAT WE BELIEVE IN

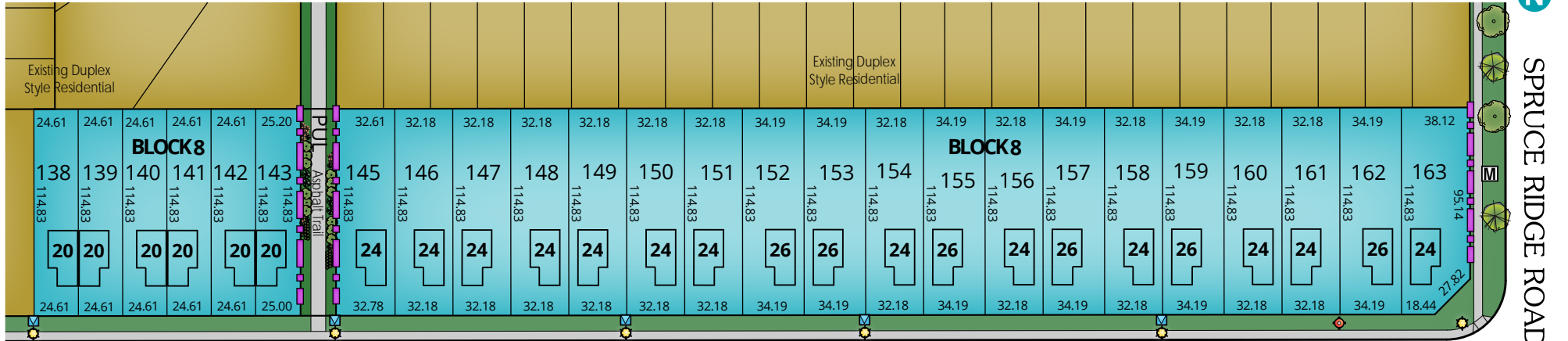
QUALICO[®]
communities

Phase 17 Lot Information Plan

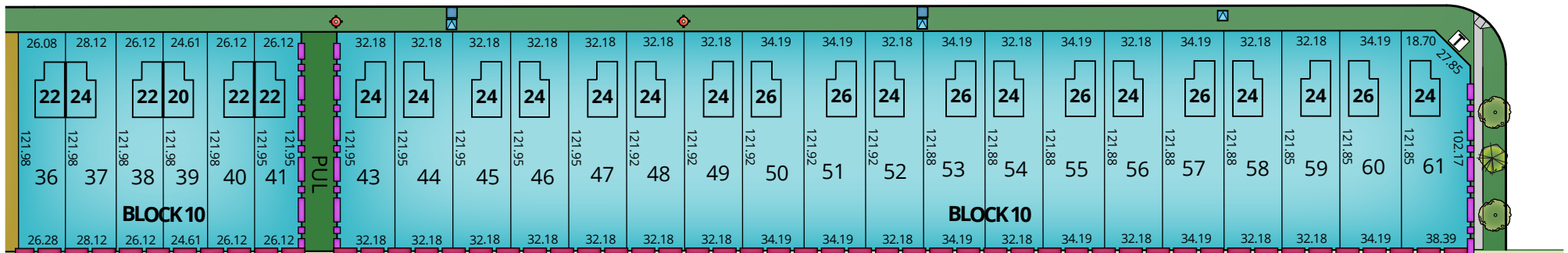
springatesprucegrove.com



SPRUCE RIDGE ROAD



SPRINGBROOK WYND



Future Development (Land Owned by Others)

Legend

- Light Standard
- Power/Communication Cabinet
- Transformer
- Fire Hydrant
- Telus Vault
- Mailbox Location
- Duplex Style Home with driveway location & house width in feet
- Single Family Home with driveway location & house width in feet
- Wood Screen Fence
- Step Down Wood Screen Fence with Restrictive Covenant (RC)
- Tree Locations are approximate & subject to change

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 2.5 metre Utility Right of Way is located in front all lots.
- Sump Pump connections required by builders on all lots.

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.

June 10, 2021