

NEIGHBOURHOOD CONCEPT PLAN



southravines.com

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. "Future Residential" includes single family, duplex style lots and town homes. For current planning information contact the Town of Devon. MAY 31, 2023

















QUALICO[®]
communities

WE CREATE WHAT WE
BELIEVE IN





LEGEND

-  Light Standard
-  Power/Communication Cabinet
-  Transformer
-  Fire Hydrant
-  Single Family Home with driveway location & house width in feet
-  Engineered Fill
-  Possible Disturbed Soil (RC) Piles May Be Required
- RC** Freeboard Restrictive Covenant (RC) see note 8
-  Top of Bank Setback (RC)
-  Ravine Development Setback (RC)
-  Easement
-  Step Down/Wood Screen Fence
-  Noise Attenuation Fence
-  Chain Link Fence with Gates
-  Tree Locations are approximate & 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 3.5 metre Utility Right of Way is located in front all lots.
7. Easement along South Ravines Drive: 2.4 metre on Lot 23 Block 2 and 3.5 metre on Lots 36 & 42 Block 3.
8. Restriction on building/structure/landscape development and building openings below 700.3 m.
9. All lots, roof leaders must discharge to front yard. Front yard must drain to the street.
10. Sump pumps must tie into the storm sewer on all lots.
11. Underground sprinkler systems are not allowed.
12. Swimming pools, fountains and ponds are not allowed without the review and approval of a geotechnical engineer.
13. All underground services to be water tight.

HIGHWAY 19



LEGEND

-  Light Standard
-  Power/Communication Cabinet
-  Transformer
-  Fire Hydrant
-  Single Family Home with driveway location & house width in feet
-  Engineered Fill
-  Possible Disturbed Soil (RC) Piles May Be Required
- RC** Building Footing/Foundation Restrictive Covenant (RC) see note 8
-  Easement
-  Step Down/Wood Screen Fence
-  Noise Attenuation Fence
-  Chain Link Fence with Gates
-  Tree Locations are approximate & 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. Surveyor's building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 3.5 metre Utility Right of Way is located in front all lots.
7. Easement along South Ravines Drive: 2.4 metre on Lot 23 Block 2 and 3.5 metre on Lots 36 & 42 Block 3.
8. Restriction on building/structure/landscape development and building openings below 700.3 m. Restriction on pools, fountains and ponds. Underground sprinklers prohibited.
9. All lots, roof leaders must discharge to front yard. Front yard must drain to the street.
10. Sump pumps must tie into the storm sewer on all lots.
11. All underground services to be water tight.

DEVONIAN TRAIL



This is prepared as a conceptual plan only and all elements are subject to change without notification and should not be relied upon. Tree location is approximate and subject to change. Please refer to the registered subdivision plans and approved engineering drawings to confirm all information. Dimensions are in feet and rounded. September 15, 2015.

Legend

- Fire Hydrant
- Light Standard
- Pedestal
- Transformer
- Suggested House Width (in feet)
- Tree Location*
- Tubular Steel Fence with Gate
- Wood Screen Fence
- Walkout Lot Potential
- Restrictive Covenant

*Subject to change

