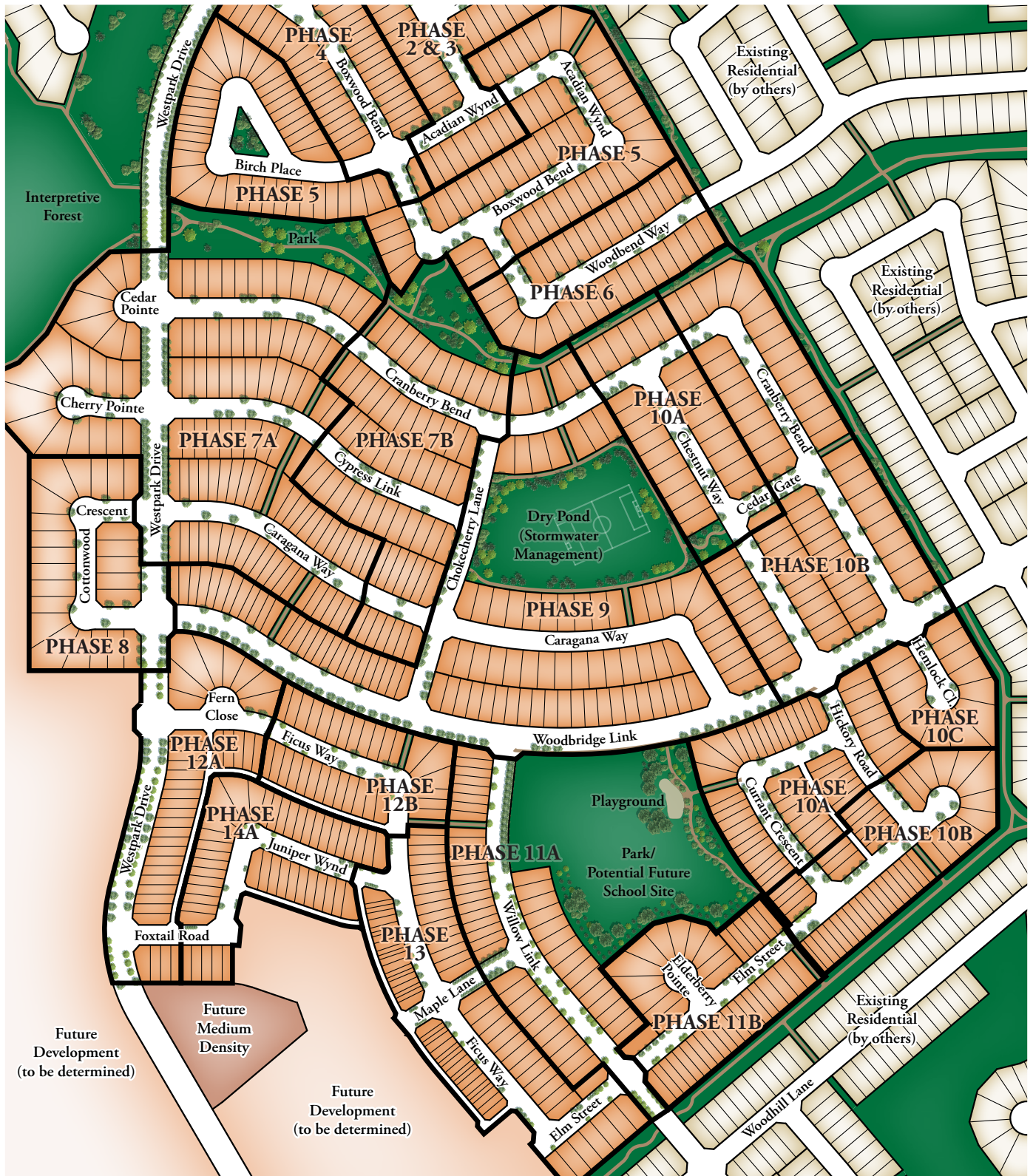


# Forest Ridge in West Park

Neighbourhood Concept Plan



[ForestRidgeFortSask.com](http://ForestRidgeFortSask.com)

This is prepared as a conceptual plan only 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. Future residential may include low density residential and/or medium density residential. Please contact the City of Fort Saskatchewan for current information (780) 992-6248 or [fortsask.ca](http://fortsask.ca).

January 8, 2026

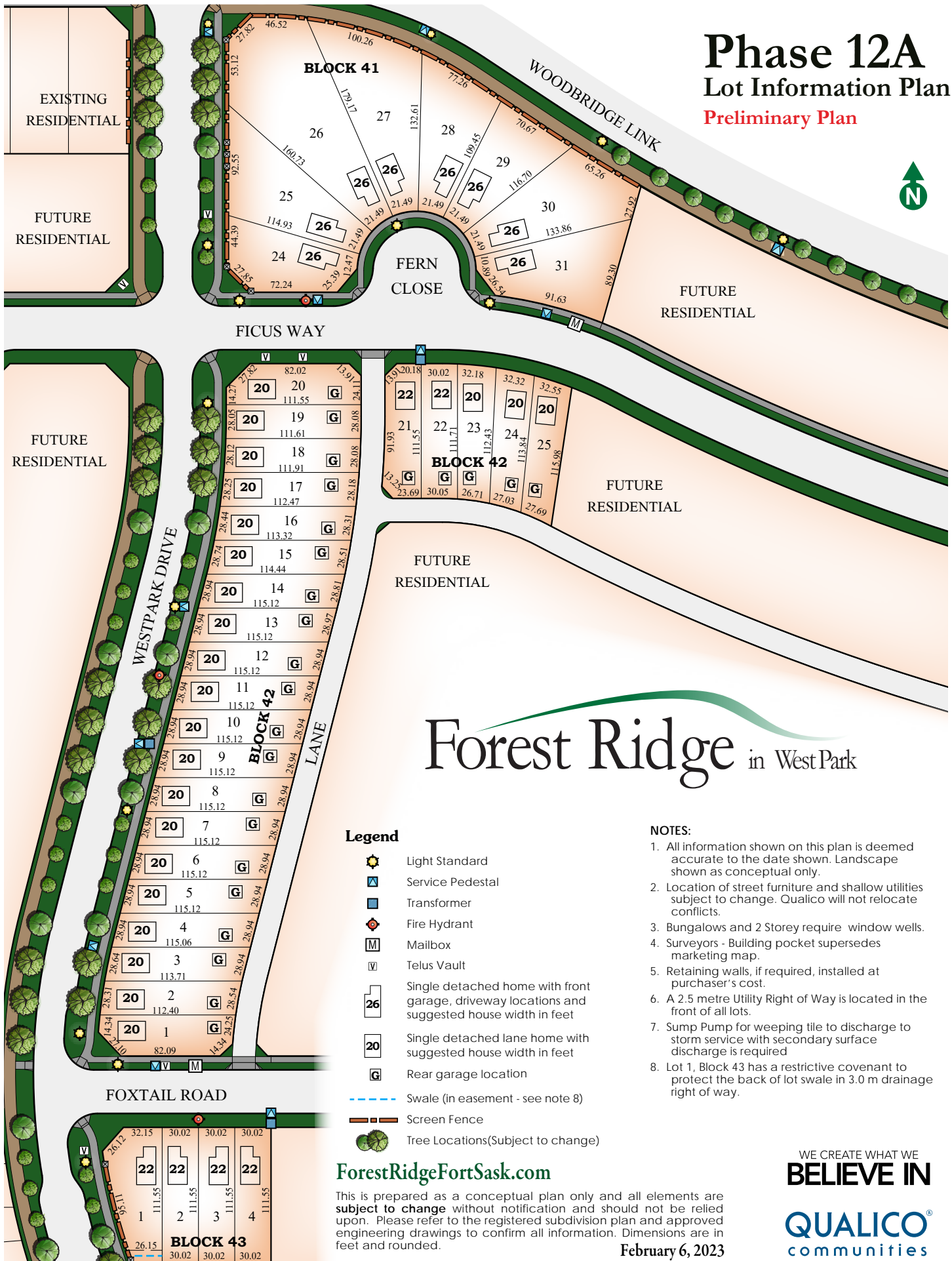
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# Phase 12A

## Lot Information Plan

Preliminary Plan



# Forest Ridge in West Park

### Legend

- Light Standard
- Service Pedestal
- Transformer
- Fire Hydrant
- Mailbox
- Telus Vault
- Single detached home with front garage, driveway locations and suggested house width in feet
- Single detached lane home with suggested house width in feet
- Rear garage location
- Swale (in easement - see note 8)
- Screen Fence
- 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. 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 2.5 metre Utility Right of Way is located in the front of all lots.
7. Sump Pump for weeping tile to discharge to storm service with secondary surface discharge is required
8. Lot 1, Block 43 has a restrictive covenant to protect the back of lot swale in 3.0 m drainage right of way.

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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 and rounded.

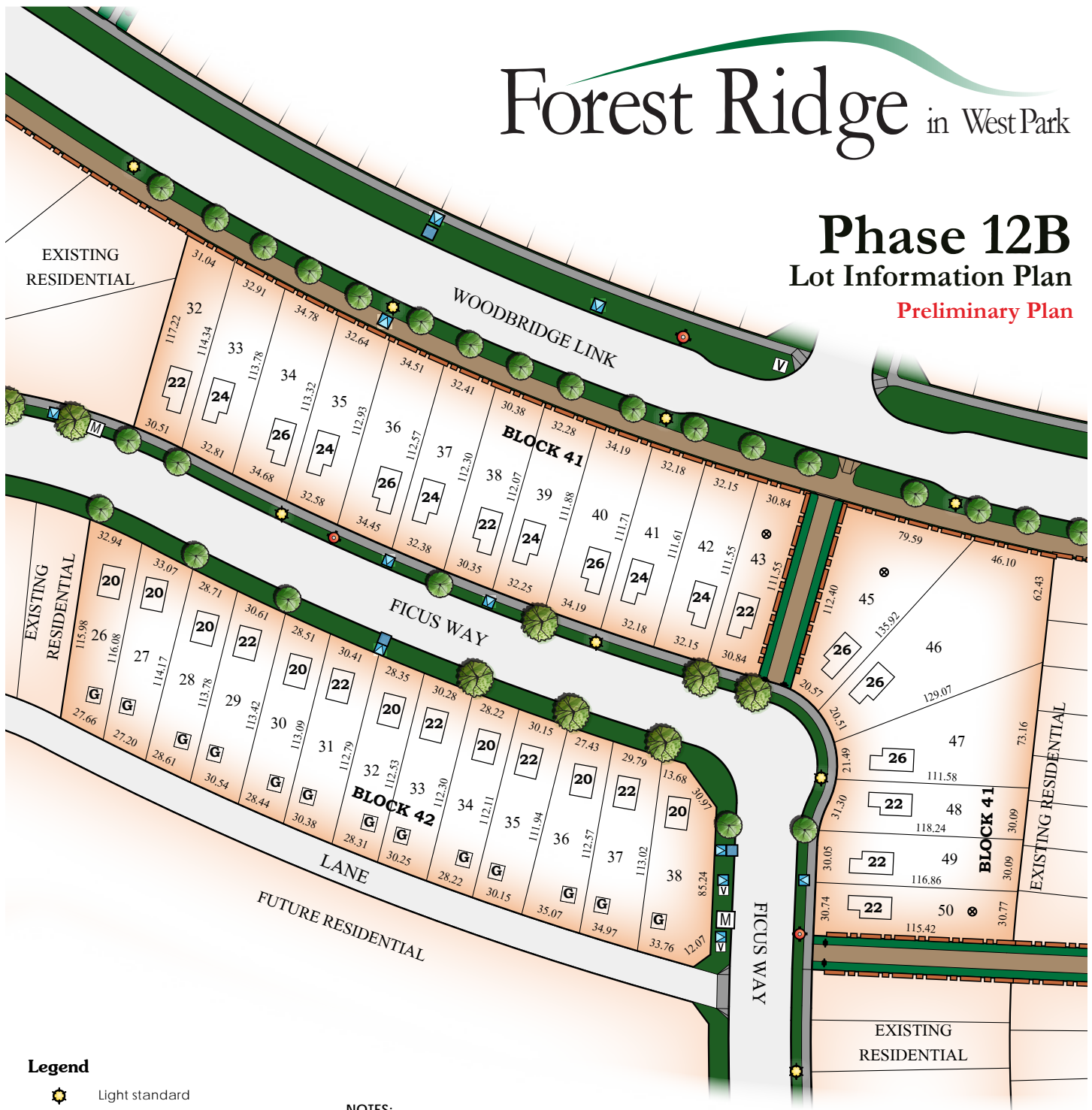
February 6, 2023

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






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# Forest Ridge in West Park

## Phase 12B Lot Information Plan **Preliminary Plan**



### Legend

-  Light standard
-  Service pedestal
-  Transformer
-  Fire hydrant
-  Mailbox
-  Telus vault
-  Possible disturbed soil
-  Single Family Home with front garage, driveway locations and suggested house width in feet
-  Single Family Lane Home with suggested house width in feet
-  Rear garage location
-  Screen fence
-  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. 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 2.5 metre Utility Right of Way is located in the front of all lots.
7. Sump Pump for weeping tile to discharge to storm service with secondary surface discharge is required.
8. Lots 43, 45 & 50, Block 41 may have been disturbed by adjacent underground trenching activities.

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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 and rounded.

August 23, 2024

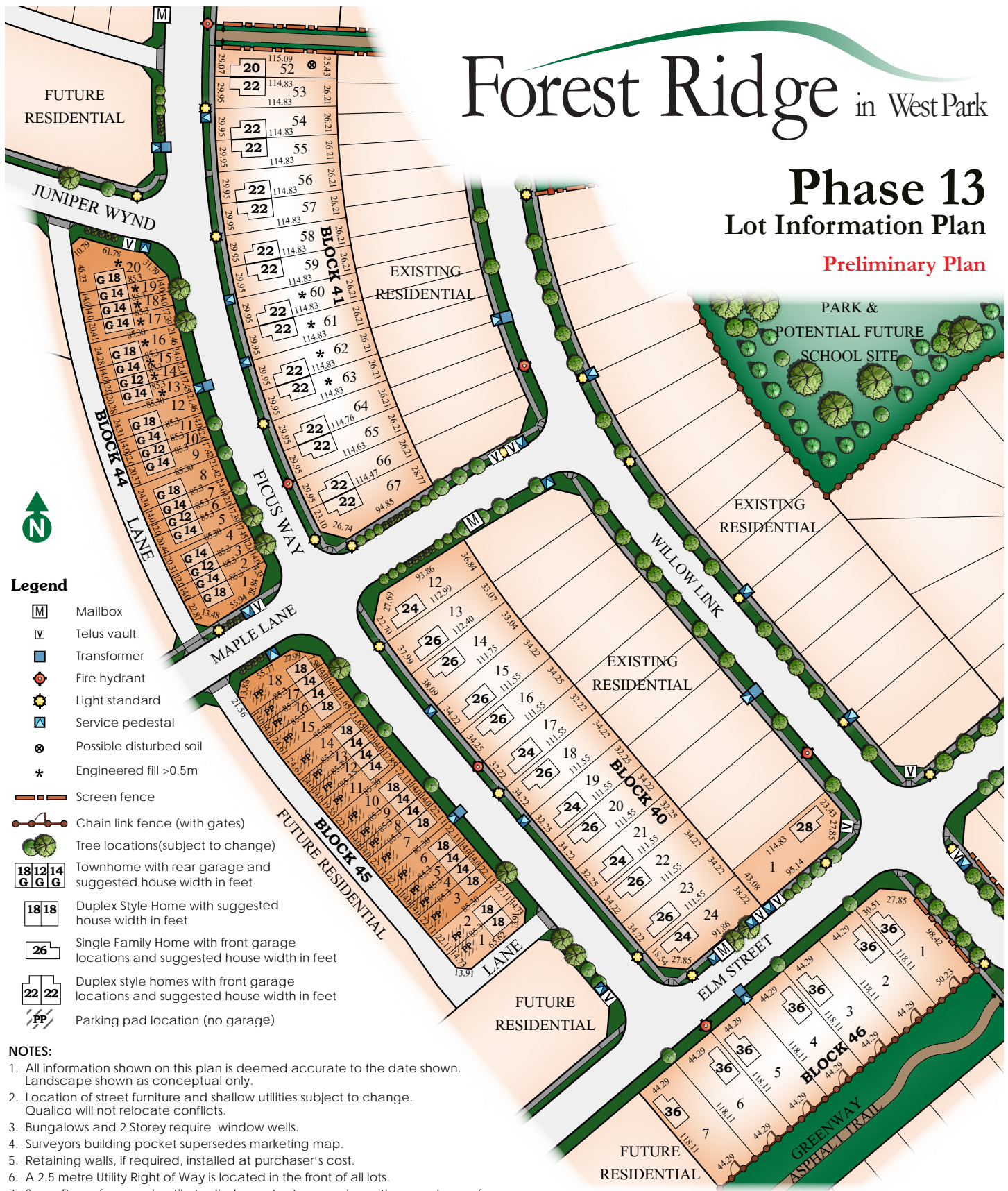
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# Forest Ridge in West Park

## Phase 13 Lot Information Plan

Preliminary Plan



### Legend

- Mailbox
- Telus vault
- Transformer
- Fire hydrant
- Light standard
- Service pedestal
- Possible disturbed soil
- Engineered fill >0.5m
- Screen fence
- Chain link fence (with gates)
- Tree locations(subject to change)
- Townhome with rear garage and suggested house width in feet
- Duplex Style Home with suggested house width in feet
- Single Family Home with front garage locations and suggested house width in feet
- Duplex style homes with front garage locations and suggested house width in feet
- Parking pad location (no garage)

### 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 2.5 metre Utility Right of Way is located in the front of all lots.
7. Sump Pump for weeping tile to discharge to storm service with secondary surface discharge is required.
8. Lot 52, Block 41 may have been disturbed by adjacent underground trenching activities.
9. Builder/ Homeowner must conduct a geotechnical evaluation prior to construction of house foundation.
10. A bearing certificate may be required due to engineered fill of greater than 0.5m on lots 60 - 63 block 41 and lots 13 - 20 block 44.

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.

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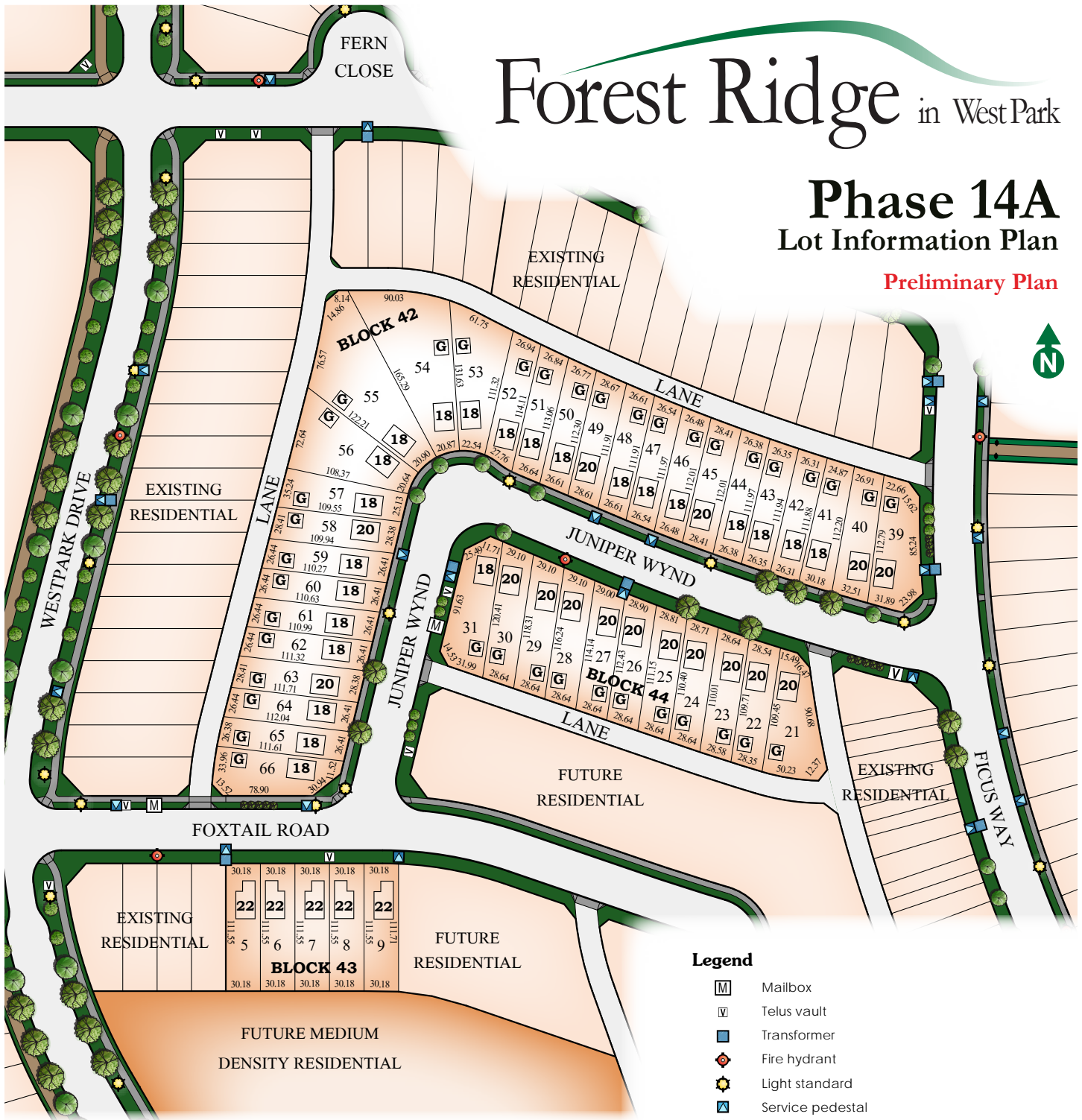
January 17, 2025

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# Forest Ridge in West Park

## Phase 14A Lot Information Plan Preliminary Plan



### Legend

- Mailbox
- Telus vault
- Transformer
- Fire hydrant
- Light standard
- Service pedestal
- Tree locations(subject to change)
- Single Family Home with front garage locations and suggested house width in feet
- Single Family Lane Home with suggested house width in feet
- Rear garage location

### 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 2.5 metre Utility Right of Way is located in the front of all lots.
7. Sump Pump for weeping tile to discharge to storm service with secondary surface discharge is required.
8. Builder/ Homeowner must conduct a geotechnical evaluation prior to construction of house foundation.

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.

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January 8, 2026

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