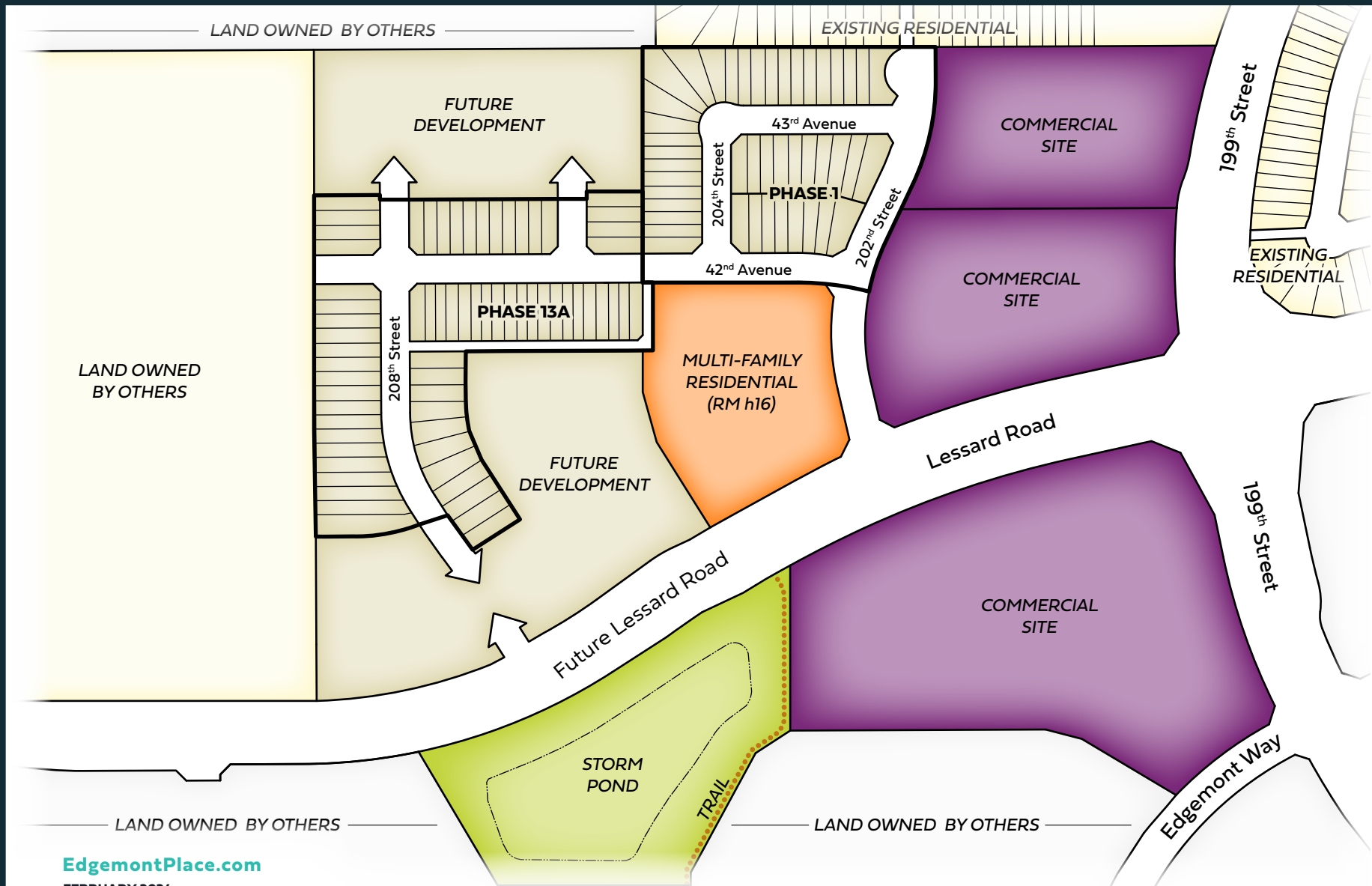


Edgemont PLACE

PRELIMINARY PLAN

Neighbourhood Concept Plan



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FEBRUARY 2024



This is a conceptual plan only and represent 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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PRELIMINARY PLAN

PHASE 13A lot information plan

LIVE
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LEGEND

- Light Standard
- Power/Communication Cabinet
- Transformer
- Utility Vault
- Fire Hydrant
- Storm Service Required (see note 9)
- Cross-lot drainage RC & banked metering easement (see note 10)
- 1.5m Zero Lot Line Maintenance/Drainage Easement
- Step Down Wood Screen Fence
- Chain Link Fence (by others)
- Retaining Wall
- Single Family Home with driveway location & house width in feet
- Single Family (Zero lot line) Home with driveway location & house width in feet
- Zero lot line Single Family home with rear lane access and suggested house width in feet
- Street oriented Townhouse with rear lane access and suggested house width in feet
- Detached garage location
- Tree Locations are approximate & subject to change
- Drainage Swale in easement

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 metre 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 of Edmonton Foundation Drain Discharge Collect System Guideline, and is the responsibility of the home builder.
8. Zero lot line homes on Blocks 5, 6, and 8 require 1.5m access and drainage easement on common property line.
9. Sump pump and roof leader connection to storm service required on lots 27-30 & 58-61 block 5, lots 1-11 block 6, lots 1-20 block 7 and lots 1-17 block 8.
10. Gas, power and cross lot drainage easements and restrictive covenant (RC) registered on lots 1-20 block 7.

JULY 2025

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.

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PRELIMINARY PLAN
PHASE 13B
 lot information plan

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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 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. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 31 - 37 and 39 - 57 block 5 and lots 12 - 22 block 6.
9. Sump pump and roof leader connection to storm service required on all lots.

LEGEND

- Light Standard
- Power/Communication Cabinet
- Transformer
- Utility Vault
- Fire Hydrant
- Storm Service Required (see note 9)
- Catchbasin
- Easement
- Drainage Swale
- Step Down Wood Screen Fence
- Existing Wood Screen Fence
- Possible Disturbed Soil, Restrictive Covenant (RC) Piles May Be Required
- 1.5m Zero Lot Line Maintenance/Drainage Easement
- Single Family (Zero lot line) Home with driveway location & house width in feet
- Zero lot line Single Family Home with rear lane access and suggested house width in feet
- Detached garage location
- Tree Locations are approximate & subject to change

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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. **MARCH 2025**

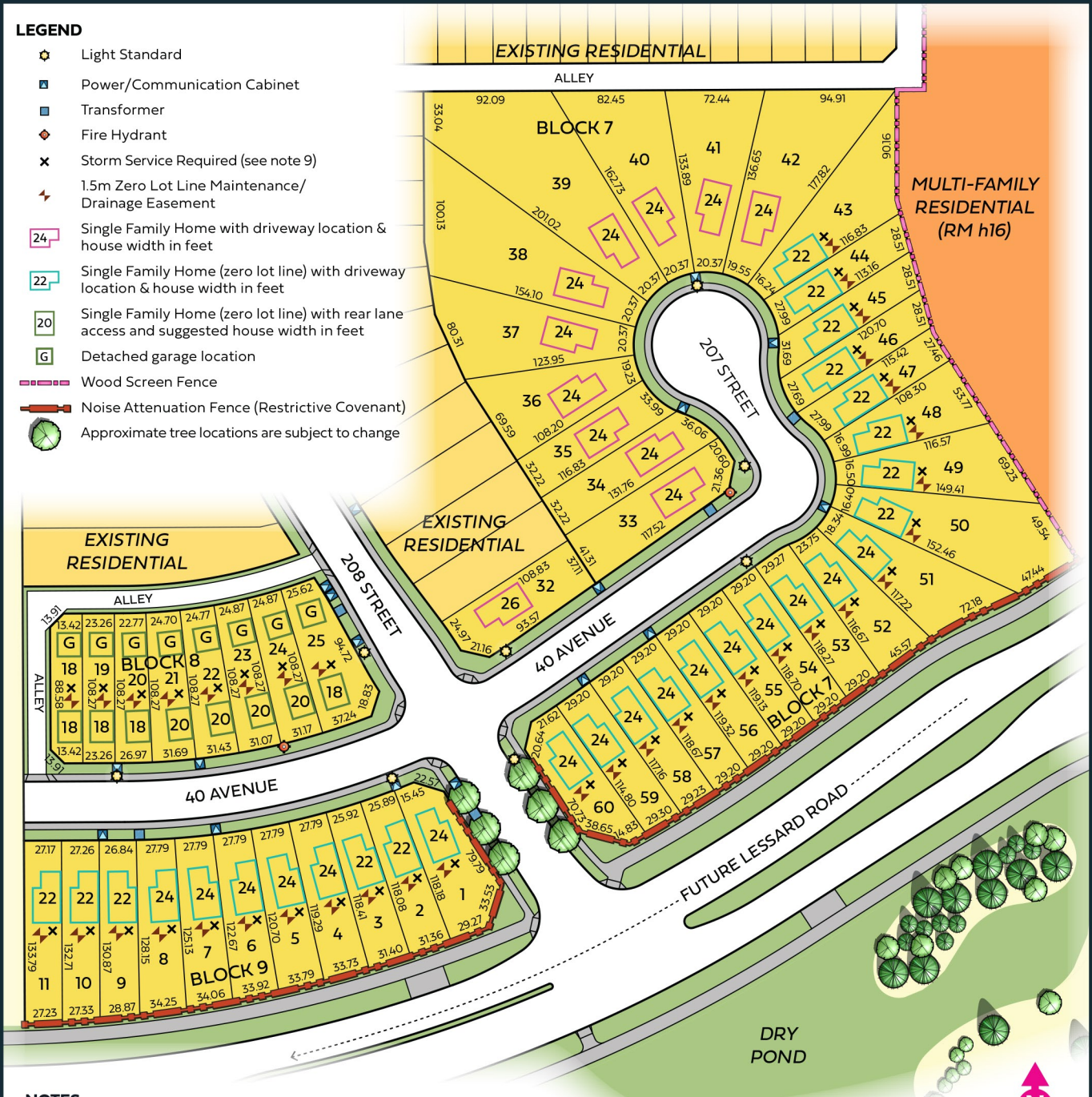
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PRELIMINARY PLAN

PHASE 13C lot information plan

LEGEND

-  Light Standard
-  Power/Communication Cabinet
-  Transformer
-  Fire Hydrant
-  Storm Service Required (see note 9)
-  1.5m Zero Lot Line Maintenance/Drainage Easement
-  24 Single Family Home with driveway location & house width in feet
-  22 Single Family Home (zero lot line) with driveway location & house width in feet
-  20 Single Family Home (zero lot line) with rear lane access and suggested house width in feet
-  G Detached garage location
-  Wood Screen Fence
-  Noise Attenuation Fence (Restrictive Covenant)
-  Approximate tree locations are subject to change



NOTES:

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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 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. Zero lot line homes on lots 43-60 block 7, lots 18-25 block 8 and lots 1-11 block 9 require 1.5m access and drainage easement on common property line.
9. Sump pump and roof leader connection to storm service required on lots 43-60 block 7, lots 18-25 block 8 and lots 1-11 block 9.

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AUGUST 2025

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.

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