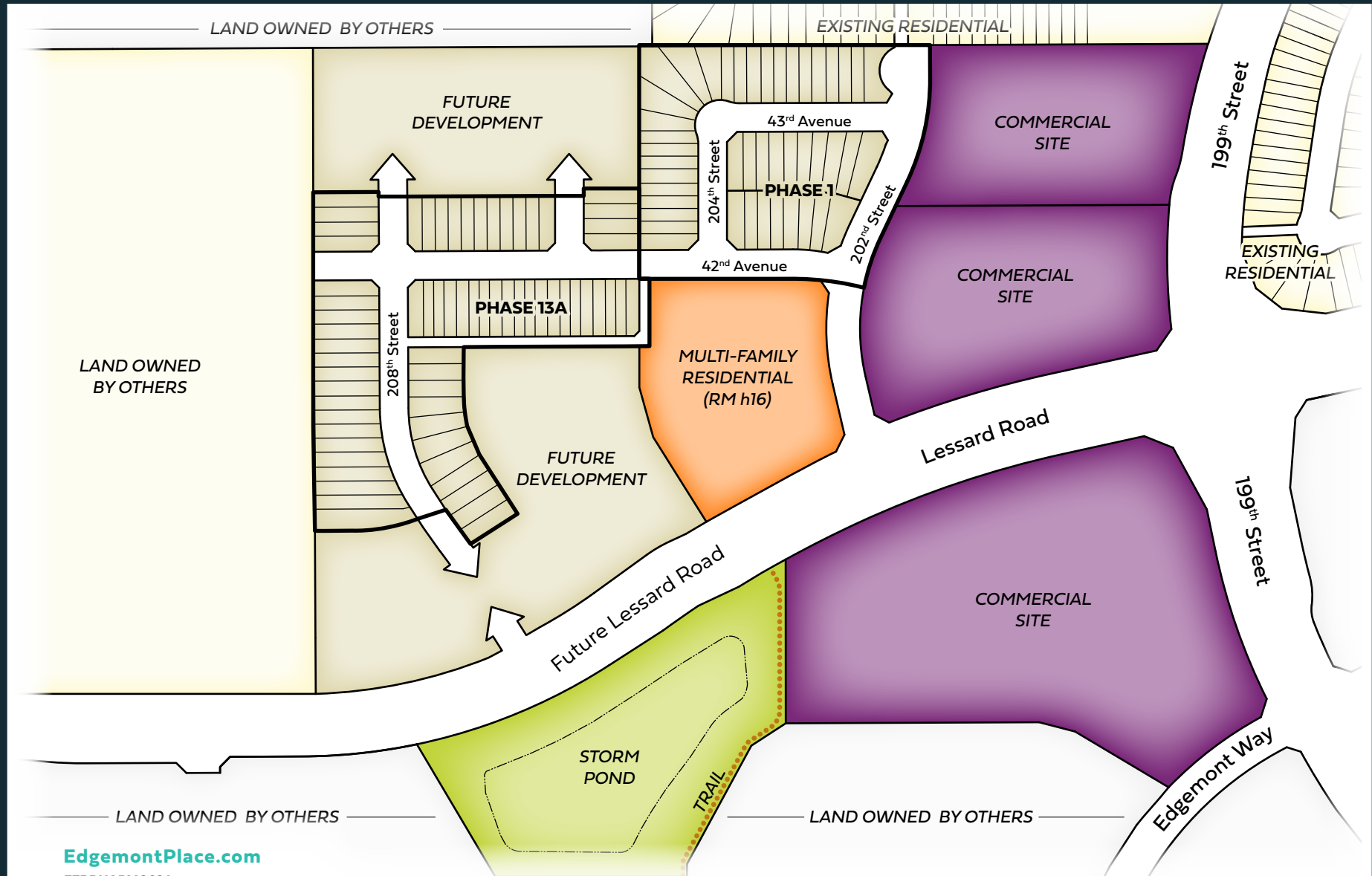


Edgemont PLACE

PRELIMINARY PLAN

Neighbourhood Concept Plan



EdgemontPlace.com

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



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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LIVE
IN
COLOUR

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PRELIMINARY PLAN
PHASE 13B
lot information plan

LIVE
IN
COLOUR



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.

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LEGEND

- | | |
|---------------------------------------|---|
| ⬢ Light Standard | ⊗ Possible Disturbed Soil, Restrictive Covenant (RC) Piles May Be Required |
| ⬢ Power/Communication Cabinet | ⚡ 1.5m Zero Lot Line Maintenance/ Drainage Easement |
| ⬢ Transformer | 22 Single Family (Zero lot line) Home with driveway location & house width in feet |
| ⬢ Utility Vault | 20 Zero lot line Single Family Home with rear lane access and suggested house width in feet |
| ⬢ Fire Hydrant | G Detached garage location |
| ⬢ Storm Service Required (see note 9) | 🌳 Tree Locations are approximate & subject to change |
| ⬢ Catchbasin | |
| --- Easement | |
| --- Drainage Swale | |
| --- Step Down Wood Screen Fence | |
| --- Existing Wood Screen Fence | |

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MARCH 2025