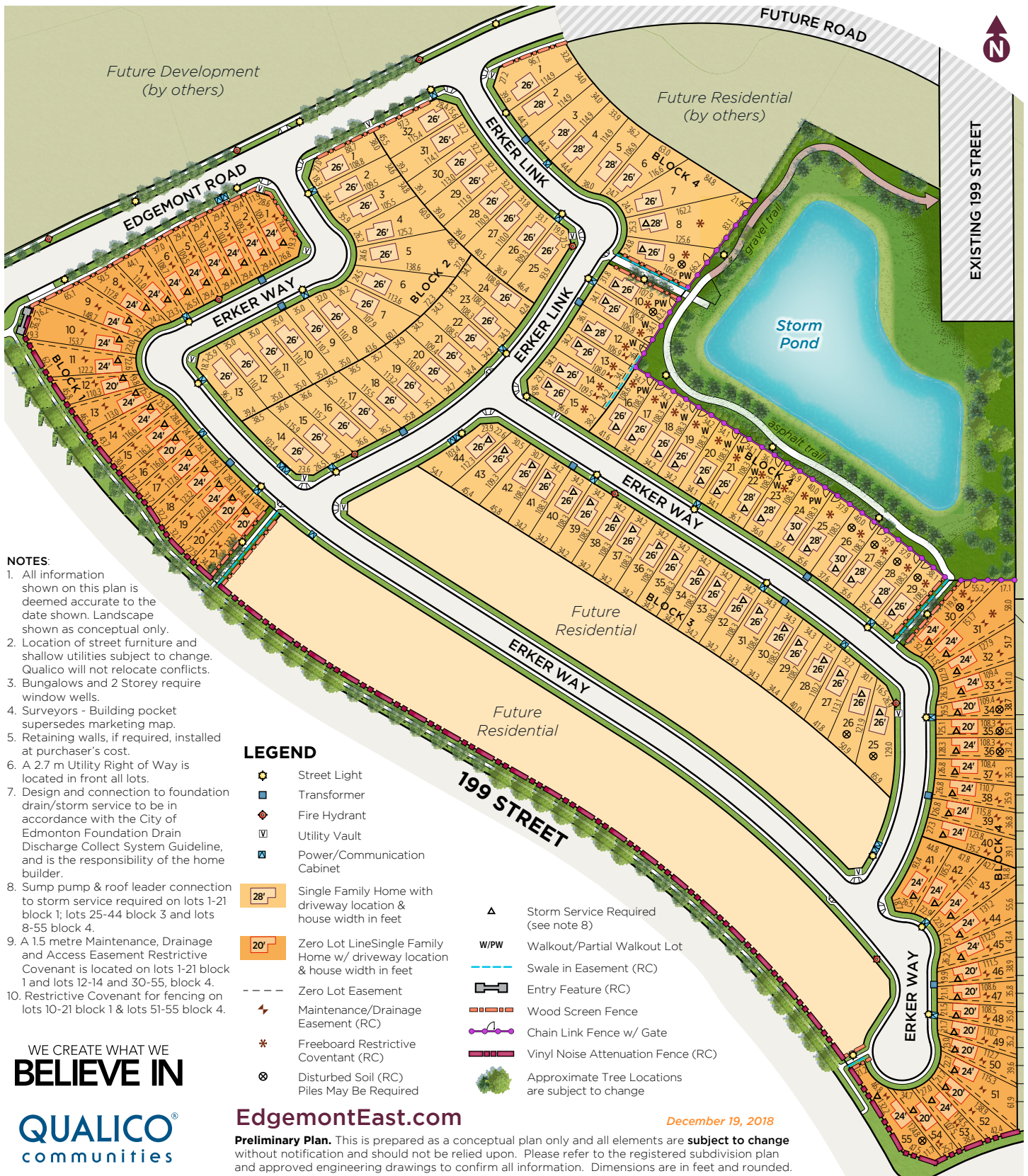


# EDGEMONT

## EAST

# LOT INFORMATION PLAN PHASE 14A/B

Preliminary Plan



**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 supercedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.7 m 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. Sump pump & roof leader connection to storm service required on lots 1-21 block 1; lots 25-44 block 3 and lots 8-55 block 4.
9. A 1.5 metre Maintenance, Drainage and Access Easement Restrictive Covenant is located on lots 1-21 block 1 and lots 12-14 and 30-55, block 4.
10. Restrictive Covenant for fencing on lots 10-21 block 1 & lots 51-55 block 4.

**LEGEND**

- Street Light
- Transformer
- Fire Hydrant
- Utility Vault
- Power/Communication Cabinet
- Single Family Home with driveway location & house width in feet
- Zero Lot Line Single Family Home w/ driveway location & house width in feet
- Zero Lot Easement
- Maintenance/Drainage Easement (RC)
- Freeboard Restrictive Covenant (RC)
- Disturbed Soil (RC) Piles May Be Required
- Storm Service Required (see note 8)
- Walkout/Partial Walkout Lot
- Swale in Easement (RC)
- Entry Feature (RC)
- Wood Screen Fence
- Chain Link Fence w/ Gate
- Vinyl Noise Attenuation Fence (RC)
- Approximate Tree Locations are subject to change

WE CREATE WHAT WE BELIEVE IN

**QUALICO**  
communities

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

December 19, 2018

**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.