

EDGEMONT

EAST

LOT INFORMATION PLAN PHASE 14C

Preliminary Plan



NOTES

- All information shown on this plan is deemed accurate to the date shown. Landscape shown as conceptual only.
- Location of street furniture and shallow utilities subject to change. Qualico will not relocate conflicts.
- Bungalows and 2 Storey require window wells.
- Surveyors - Building pocket supersedes marketing map.
- Retaining walls, if required, installed at purchaser's cost.
- A 2.7 m Utility Right of Way is located in front all lots.
- 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.
- Sump pump & roof leader connection to storm service required on lots 22-58 block 1 and lots 45-72 block 3. Storm service is shallow and requires insulating on lots 43-58 block 1 and 60-72 block 3.
- A 1.5 metre Zero Lot Line Maintenance/ Drainage Easement is located on lots 22-58 block 1 and lots 45-72, block 3.
- Restrictive Covenant for fencing on lots 22-58 block 1.
- Disturbed Soil Restrictive Covenant on lots 56-58 block 1 and lots 71-72 block 3 (sewer, pipeline removal and engineered fill)

LEGEND

- Street light
- Transformer
- Fire hydrant
- Utility vault
- Power/communication cabinet
- Zero Lot Line Single Family Home w/ driveway location & house width in feet
- 1.5 m zero lot line maintenance/drainage easement
- Storm service required (see note 8)
- Disturbed soil (RC), piles may be required (see note 11)
- Swale
- Wood screen fence
- Vinyl noise attenuation fence (RC)
- Approximate tree locations are subject to change

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QUALICO
communities

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April 27, 2021

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.