

VERGE

AT STILLWATER

Neighbourhood Concept Plan

PRELIMINARY PLAN



VergeAtStillwater.com

25 FEB 2025

This is a conceptual plan only and represents 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. * "Proposed Future Residential" requires City Council approval and may also include medium/high density residential and/or open space.

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communities

Phase 6A Lot Information Plan

PRELIMINARY PLAN

LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Communication/Power Cabinet
- Utility Vault
- Garage/Driveway Location
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Freeboard Restrictive Covenant (RC)
- Storm Service Required
- Approximate Tree Locations are Subject to Change
- Bus Stop
- Drainage Swale
- Screen Fence
- Chain Link Fence
- Noise Fence

House widths in feet

- 22' Single Family (Zero Lot) Home
- 18' Single Family (Zero Lot) Lane Home

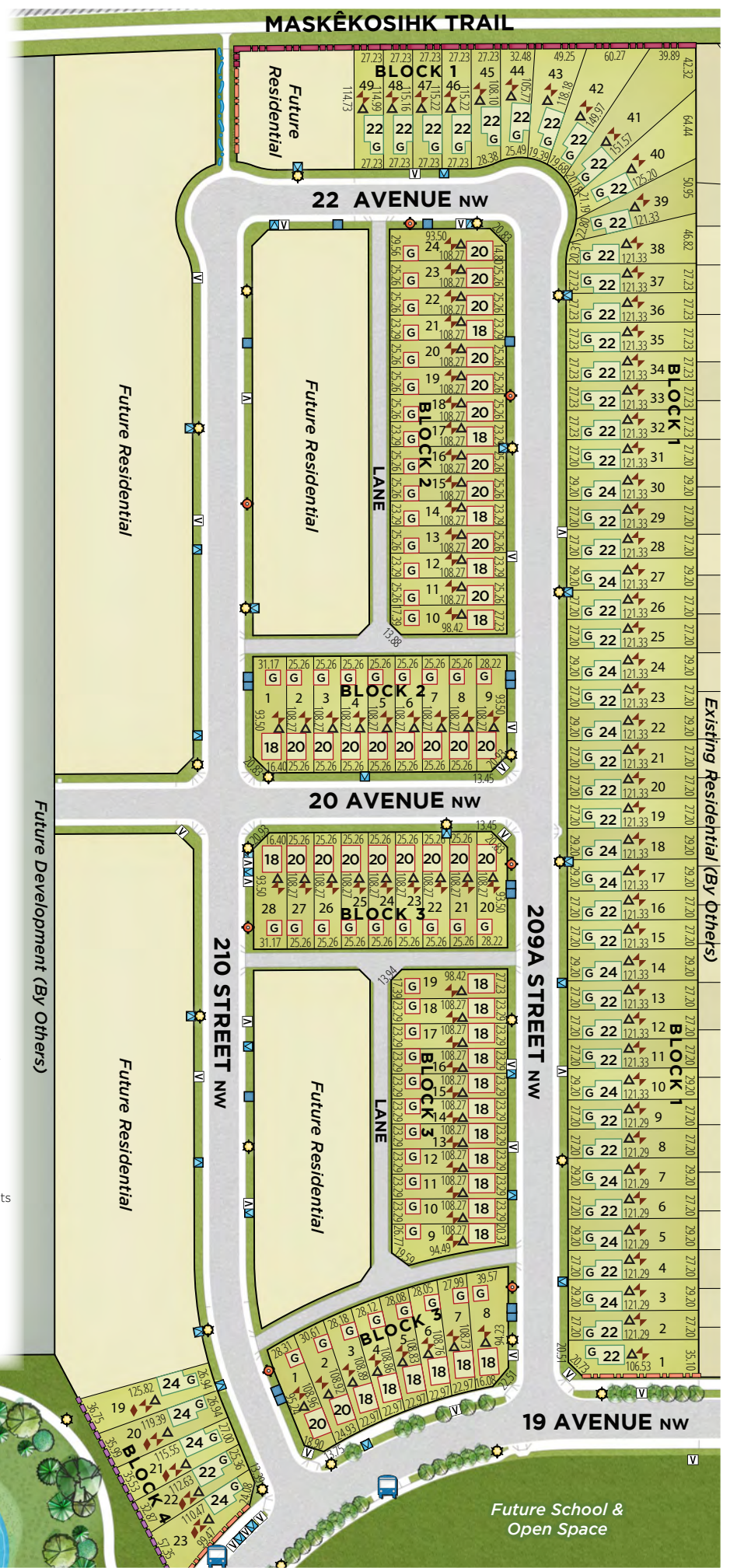
NOTES:

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. Sump pump and roof leader connection to storm service required on all lots.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 1 - 49 block 1, lots 1 - 8 and 10 - 23 block 2, lots 2 - 8, 10 - 19 and 21 - 28 block 3, and lots 19 - 22 block 4.
10. Freeboard restrictive covenant for lowest footing elevation of 686.15 m and lowest opening elevation of 689.50 m on lots 19 - 23 block 4.

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Phase 6B Lot Information Plan

PRELIMINARY PLAN

LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Communication/Power Cabinet
- Utility Vault
- Garage/Driveway Location
- Garage Width Reduced (Reverse Pie Lot)
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Freeboard Restrictive Covenant (RC)
- Disturbed Soil (RC) Piles may be required
- Storm Service Required
- Approximate Tree Locations are Subject to Change
- Bus Stop
- Drainage Swale
- Screen Fence
- Chain Link Fence
- Noise Fence (with RC)

House widths in feet

- 22' Single Family (Zero Lot) Home
- 18' Single Family (Zero Lot) Lane Home

NOTES:

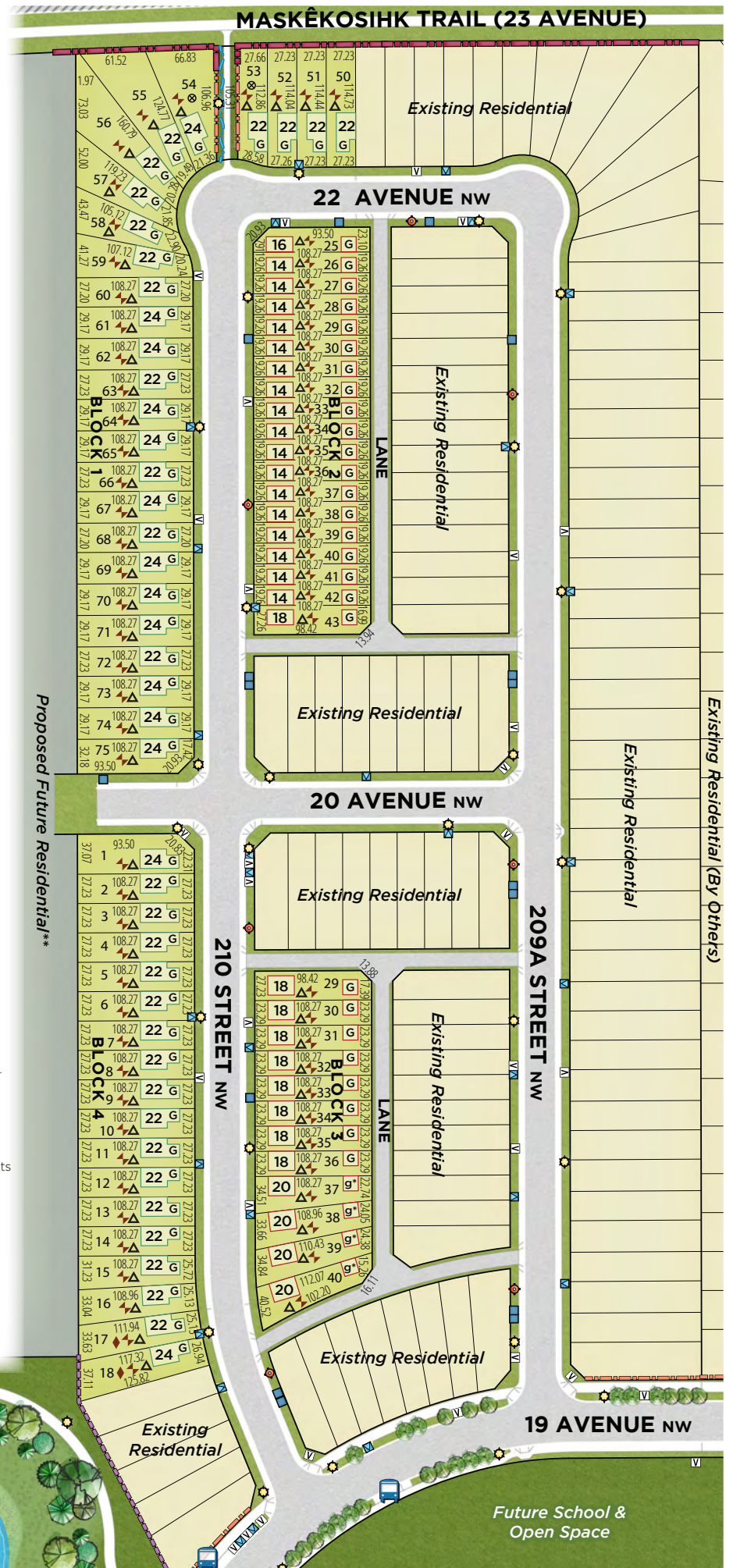
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3. Bungalows and 2 storey require window wells.
4. Surveyors - building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.0 metre utility right of way is located in front of all lots.
7. Design 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. Sump pump and roof leader connection to storm service required on all lots.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 50 - 75 block 1, lots 25 - 43 block 2, lots 29 - 40 block 3, and lots 1 - 18 block 4.
10. Freeboard restrictive covenant for lowest footing elevation of 686.15 m and lowest opening elevation of 689.50 m on lots 17 - 18 block 4.

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6 FEB 2025

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Phase 7 Lot Information Plan

PRELIMINARY PLAN

Wetland

Future Open Space

Future Residential

Future Open Space



LEGEND

- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Disturbed Soil (RC) Piles may be required
- Storm Service Required
- Approximate Tree Locations are Subject to Change

House widths in feet

22 Single Family (Zero Lot) Home

18 Single Family (Zero Lot) Lane Home

- Garage Location
- Street Light
- Transformer
- Fire Hydrant
- Communication/Power Cabinet
- Utility Vault

Drainage Swale

Screen Fence

Post & Rail Fence

210 STREET NW

16 AVENUE NW

208 STREET NW

Future Residential

Future Residential

Existing Residential (By Others)

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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 2.7 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. Sump pump and roof leader connection to storm service required on all lots.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 2 - 29 block 5, and lots 1 - 19 block 6.
10. Builder/ Homeowner must conduct a geotechnical evaluation prior to construction of house foundation.

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