

VERGE

AT STILLWATER

Neighbourhood Concept Plan

PRELIMINARY PLAN



VergeAtStillwater.com

25 FEB 2025

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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.



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

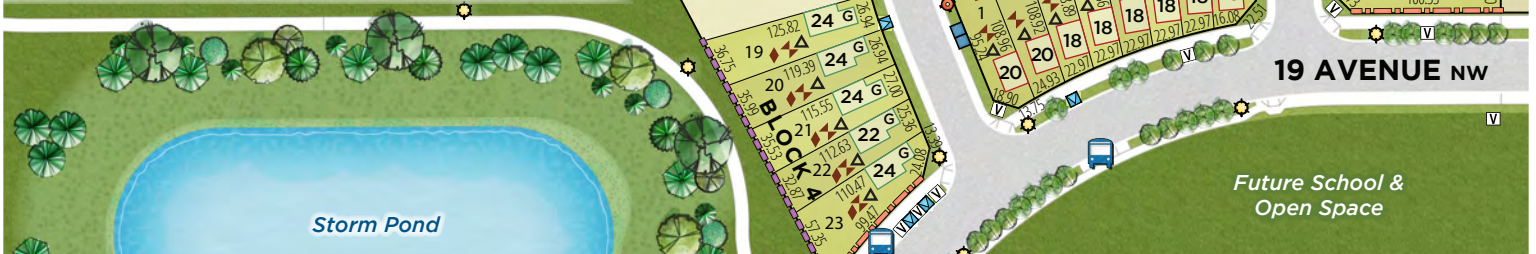
NOTES:

- 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 2.0 metre 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 and roof leader connection to storm service required on all lots.
- 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.
- 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
- Bus Stop
- Drainage Swale
- Screen Fence
- Chain Link Fence
- Noise Fence (with RC)
- G Garage/Driveway Location
- 9* 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

House widths in feet

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

NOTES:

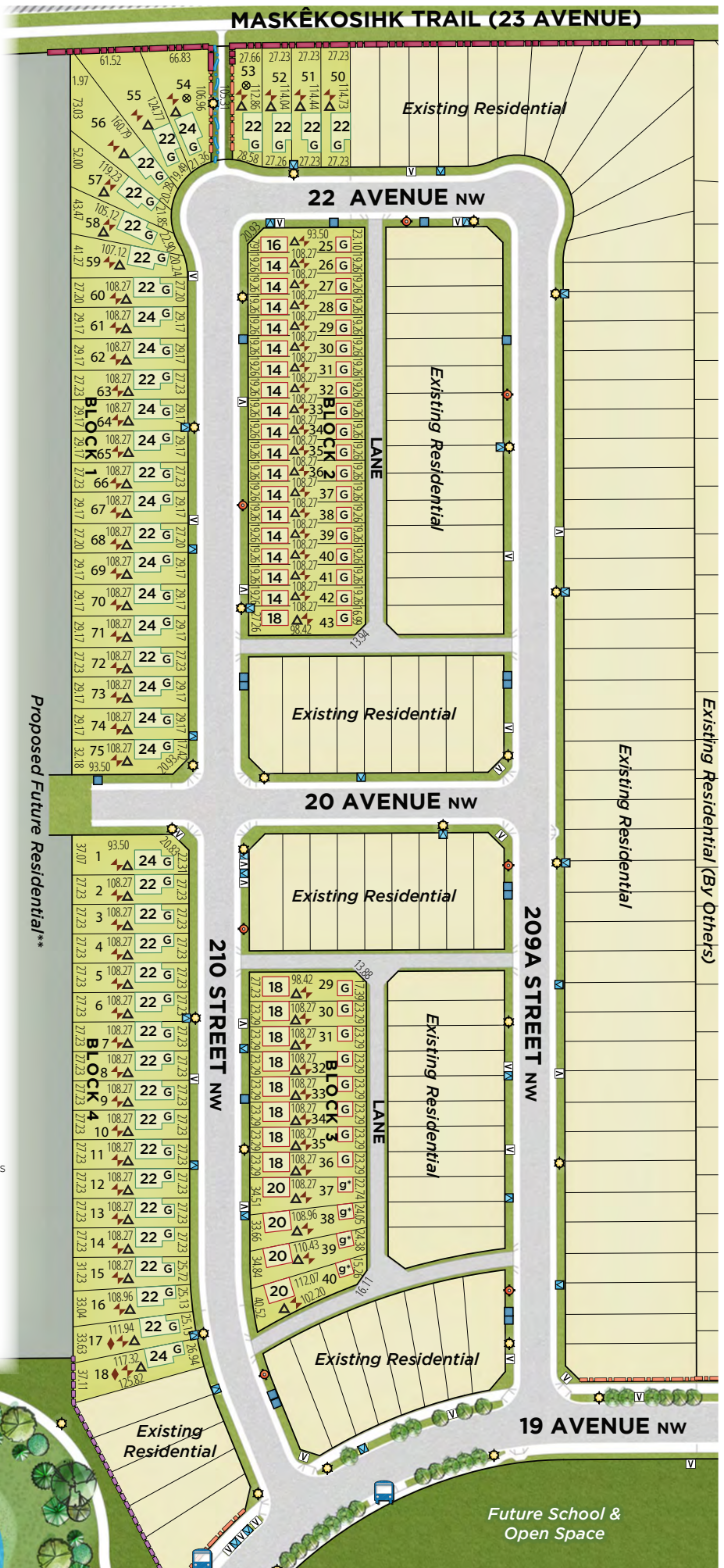
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- Surveyors - building pocket supersedes marketing map.
- Retaining walls, if required, installed at purchaser's cost.
- A 2.0 metre utility right of way is located in front of all lots.
- Design and connection to foundation drain/storm service to be in accordance with the City of Edmonton Foundation Drain Discharge Collect System Guideline, and is the responsibility of the home builder.
- Sump pump and roof leader connection to storm service required on all lots.
- 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.
- 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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Phase 7 Lot Information Plan

PRELIMINARY PLAN



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

-  Single Family (Zero Lot) Home
-  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



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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 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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Phase 8

Lot Information Plan

PRELIMINARY PLAN

LEGEND

- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Storm Service Required
- Approximate Tree Locations are Subject to Change
- House widths in feet
- Single Family (Zero Lot) Home
- Single Family (Zero Lot) Lane Home
- Townhome
- Garage Location
- Street Light
- Transformer
- Fire Hydrant
- Communication/Power Cabinet
- Utility Vault
- Banked Metering
- Bus Stop
- Drainage Swale
- Screen Fence
- Decorative Metal Fence
- Post & Rail Fence
- No Parking



NOTES:

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- Surveyor's building pocket supersedes marketing map.
- Retaining walls, if required, installed at purchaser's cost.
- A 2.7 metre utility right of way is located in front of all lots.
- Sump pump and roof leader connection to storm service required on 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.
- A 1.5 metre zero lot line maintenance/drainage easement is located on lots 30 - 48 block 5, lots 20 - 40 block 6, lots 1 - 28 block 7 and lots 1 - 32 block 8.
- Builder/ Homeowner must conduct a geotechnical evaluation prior to construction of house foundation.
- Gas and power banked metering easement on lots 41 - 64 block 6.

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Existing Residential

LANE

Existing Residential

Phase 8

Lot Information Plan

PRELIMINARY PLAN

LEGEND

- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- 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
 - 14' 18' 14' Townhome
- Garage Location
- Street Light
- Transformer
- Fire Hydrant
- Communication/Power Cabinet
- Utility Vault
- Banked Metering
- Bus Stop
- Drainage Swale
- Screen Fence
- Decorative Metal Fence
- Post & Rail Fence
- No Parking



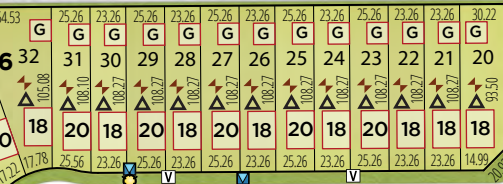
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- Surveyor's building pocket supersedes marketing map.
- Retaining walls, if required, installed at purchaser's cost.
- A 2.7 metre utility right of way is located in front of all lots.
- Sump pump and roof leader connection to storm service required on 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.
- A 1.5 metre zero lot line maintenance/drainage easement is located on lots 30 - 48 block 5, lots 20 - 40 block 6, lots 1 - 28 block 7 and lots 1 - 32 block 8.
- Builder/ Homeowner must conduct a geotechnical evaluation prior to construction of house foundation.
- Gas and power banked metering easement on lots 41 - 64 block 6.

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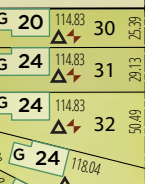
Existing Residential

LANE



Existing Residential

LANE



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Phase 10 Lot Information Plan

PRELIMINARY PLAN



LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Communication/Power Cabinet
- Utility Vault
- Screen Fence
- Chain Link Fence
- Garage Location
- Banked Metering
- Storm Service Required
- Townhome with house width in feet
- Approximate Tree Locations are Subject to Change

NOTES:

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- Bungalows and 2 storey require window wells.
- Surveyor's building pocket supersedes marketing map.
- Retaining walls, if required, installed at purchaser's cost.
- A 2.7 metre 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 and roof leader connection to storm service required on all lots.
- Gas and power banked metering easement on lots 1 - 16 block 12 and lots 1 - 12 block 13.

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21 JUL 2026

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Phase 11A

Lot Information Plan

PRELIMINARY PLAN

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4. Surveyor's 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 connection required on all lots, additional roof leader connection to storm service required on lots 76 - 154 block 1 and lots 1 - 14 block 9.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 76 - 130 block 1 and lots 2 - 14 block 9.
10. Builder/Homeowner must conduct a geotechnical evaluation prior to construction of house foundation on lots 85 - 111 block 1 and lots 3 - 11 block 11.
11. Gas and power banked metering easement on lots 131 - 154 block 1.
12. Disturbed Soil restrictive covenant on lots 113 - 114 block 1.

LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Communication/Power Cabinet
- Utility Vault
- Chain Link Fence
- Noise Attenuation Fence with Berm, Restrictive Covenant (RC)
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Storm Service Required
- Disturbed Soil (RC)
- Foundation Soil Inspection
- Banked Metering
- Garage Location
- Bus Stop

Approximate Tree Locations are Subject to Change

House widths in feet

- 24' Single Family Home
- 22' Single Family (Zero Lot) Home
- 18' Single Family (Zero Lot) Lane Home
- 14'18'14' Townhome



21 JUL 2026

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