



Information provided is based on approved NSP at the time of printing and is subject to change. "Future Residential" includes single family, duplex style lots and town homes. For current planning information contact the City of Edmonton, Sustainable Development Branch.

Preliminary Plan

May 3, 2016

*Portions of Ellerslie Road to be closed and redeveloped. Timing to be determined by future road alignment. WE CREATE WHAT WE **BELIEVE IN**

QUALICO® communities

Phase 7 (Estate) Lot Information Plan LAND OWNED BY OTHERS 164.70 46 0.38 ac **WINDERMERE DRIVI** 45 **WESTCLIFF POINT NORTH** 0.38 ac **SASKATCHEWAN RIVER VALLEY EXISTING** 8 SINGLE 0.39 ac FAMILY 164.70 **EXISTING** WALKWAY **ESTATE** LANE 164.86 **RESIDENTIAL** 42 0.47 ac Legend Φ Light Standard 0.46 ac Service Pedestal Transformer Fire Hydrant Building Pocket and total lot size 0.38 ac Tree Locations (Subject to change) Stepdown Wood Screen Fence 39 6 Foot Vinyl Fence Piles May Be Required (see note 8) 0.59 ac EXISTING All information shown on this plan is deemed accurate to SINGLE the date shown. Landscape shown as conceptual only. Location of street furniture and shallow utilities subject to **FAMILY** change. Qualico will not relocate conflicts. 8 Bungalows and 2 Storey require window wells Surveyors - Building pocket supersedes marketing map. 1.04 ac Retaining walls, if required, installed at purchaser's cost. A 2.0 metre Utility Right of Way is located in front all lots. Sump Pump connections required by builders on all lots. Possible disturbed Soil Restrictive Covenant (RC) on Lots 38-39,42,44, Block 2 www.langdale-windermere.com 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 **FUTURE** drawings to confirm all information. Dimensions are in feet and rounded. **ESTATE** WE CREATE WHAT WE **QUALICO** RESIDENTIAL

PRICE LIST Langdale Phase 7 Estate

		FRONTAGE		TOTAL		PUBLIC	HOLD/			
LOT	BLK	PLAN	\mathbf{M}	FT	ACRES	LOT FEATURES	LOT PRICE	SOLD	BUILDER	STATUS
46	2	152 1876	31.00	101.71	0.38	east backing	\$659,900			

^{*} Lot width calculated at the rear yard setback

Lot width calculated at approximately 9m front yard setback

Lot prices do not include g.s.t. and are subject to change without notification

E & OE



- 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.
- Surveyors Building pocket supersedes marketing map.
- 5. Retaining walls, if required, installed at purchaser's cost.
- A 2.0 metre Utility Right of Way (easement) 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.
- 8. Disturbed Soil Restrictive Covenant (RC) on Lots 54-55, Block 15

www.langdale-windermere.com

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* Ellerslie Road to be closed and developed into green space. (Timing to be determined by future road alignment)

Langdale Phase 8 Exeuctive Lots

Lot	Block	Plan	Price			Civic Address	Builder	Status	Frontage	Product Type	Build Pocket
72	15	152-0722	247900	500	248400	17805 9A AVENUE SW	Public	ON HOLD (DEC 29)	62.07	Single Family - Executive	44

The above lot price does not include GST and is subject to change without notice