



RIVERS EDGE

Phase 4A Lot Information Plan

PRELIMINARY PLAN



LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Bus Stop
- Mailbox
- Communication/Power Cabinet
- Garage/Driveway Location
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Freeboard Restrictive Covenant (RC)
- Banked Metering & Cross Lot Drainage (RC)
- Storm Service Required
- Drainage Swale in Easement
- Screen Fence
- Chain Link Fence
- Noise Attenuation Fence
- Walkout/Partial Walkout Lot Potential
- House widths in feet
 - Townhome
 - Single Family Home
 - Single Family (Zero Lot Line) Home
 - Single Family (Zero Lot Line) 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 2.7 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. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 23 - 30 and 39 - 55 block 7 and lots 1 - 19 block 8.
9. Sump pump & roof leader connection to storm service required on lots 33 - 55 block 3, lots 23 - 31 & 36 - 55 block 7, & lots 1 - 51 block 8.
10. Private cross-lot drainage easement with restrictive covenant & banked metering easement required for lots 20-51 block 8.
11. Freeboard restrictive covenant for minimum footing and building opening on lots 33, 34 & 38 - 55 block 3.

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.

2 MAR 2023