



RIVERS EDGE

Phase 7 Lot Information Plan PRELIMINARY PLAN

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.



- 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 connection required on all lots, additional roof leader connection to storm service required on all lots except lot 56 block 7 and lot 9 block 17.
- A 1.5 metre zero lot line maintenance/drainage easement is located on lot 56 block 7, lots 21 - 30 block 14 and lots 1 - 14 block 16.
- Gas, power and cross lot drainage easement and restrictive covenant on lots 1 - 20, block 14 and lots 1 - 68 block 15.
- Disturbed soil (drainage) geotechnical restrictive covenant on lots 1 - 30 block 14, 1 - 68 block 15 and lot 3 block 17. Disturbed soil (pipeline) RC on lots 13 - 22 block 14.

NOTES: 7 APR 2026

- 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- Surveyors building pocket superseded marketing map.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.

LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Utility Vault
- Communication/Power Cabinet
- Bus Stop
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Storm Service Required
- Disturbed Soil (RC)
- Banked Metering with Cross Lot Drainage Easement
- Freeboard Restrictive Covenant (RC)
- Partial/Modified Walkout Lot Potential
- Noise Attenuation Fence Restrictive Covenant (RC)
- Screen Fence
- Chain Link Fence
- Drainage Swale
- Garage Location
- House widths in feet
- Single Family Home
- Single Family (Zero Lot Line) Home
- Single Family (Zero Lot Line) Home with Lane Access
- Townhome
- Approximate tree locations are subject to change