

# RIVERS EDGE



## Phase 8 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.

7 APR 2026



### LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Utility Vault
- Communication/Power Cabinet
- Storm Service Required
- Engineered Fill >1m
- Screen Fence
- Chain Link Fence
- Noise Attenuation Fence Restrictive Covenant (RC)
- Disturbed Soil (RC)
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Freeboard Restrictive Covenant (RC)
- W/PW Walkout/Partial Walkout Lot Potential
- Garage Location

- House widths in feet
- 26' Single Family Home
  - 22' Single Family (Zero Lot Line) Home
  - 20x20' Duplex Style 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 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 15 - 33 block 16, lots 15 - 17, 19 - 23, 30, 33 - 41 & 52 block 17, lots 15 - 24 block 18 and lot 16 block 19.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 15 - 33 block 16, lots 34 - 40 block 17 and lots 15 - 24 block 18.
10. A bearing certificate may be required due to engineered fill of greater than 1m on lots 47 - 55 block 17 and lots 1 - 3 block 19.
11. Disturbed Soil restrictive covenant on lots 43 - 44 block 14, lots 18 - 21 block 16, lots 22 - 23, 32 - 37, 41 - 46 and 51 - 54 block 17, lot 1 block 18 and lots 1 - 4, block 19.

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QUALICO communities

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