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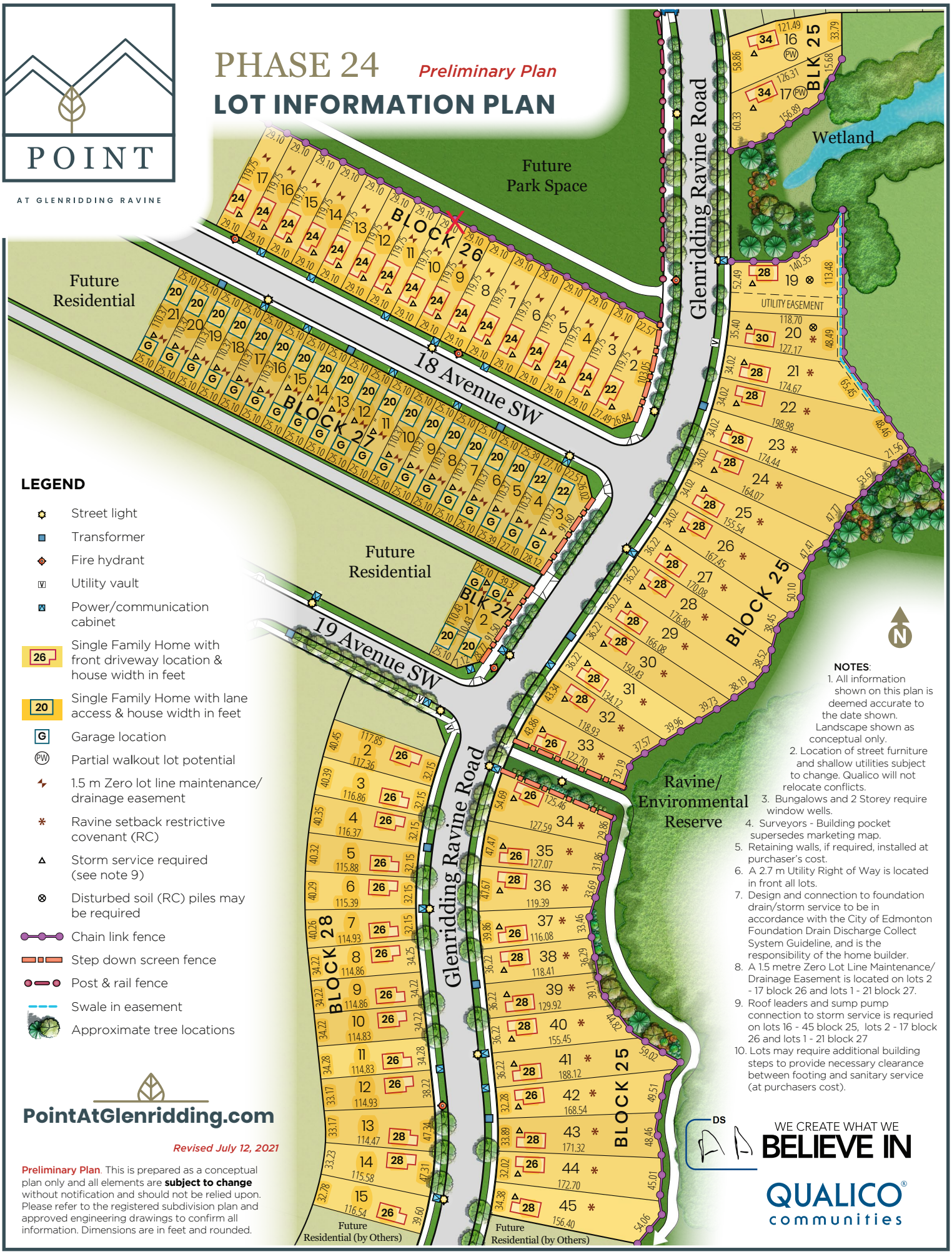
POINT

AT GLENRIDDING RAVINE

PHASE 24

Preliminary Plan

LOT INFORMATION PLAN



LEGEND

- Street light
- Transformer
- Fire hydrant
- Utility vault
- Power/communication cabinet
- 26 — Single Family Home with front driveway location & house width in feet
- 20 — Single Family Home with lane access & house width in feet
- G — Garage location
- PW — Partial walkout lot potential
- 1.5 m Zero lot line maintenance/ drainage easement
- * — Ravine setback restrictive covenant (RC)
- Storm service required (see note 9)
- Disturbed soil (RC) piles may be required
- Chain link fence
- Step down screen fence
- Post & rail fence
- Swale in easement
- Approximate tree locations

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 m 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 2 - 17 block 26 and lots 1 - 21 block 27.
9. Roof leaders and sump pump connection to storm service is requried on lots 16 - 45 block 25, lots 2 - 17 block 26 and lots 1 - 21 block 27
10. Lots may require additional building steps to provide necessary clearance between footing and sanitary service (at purchasers cost).

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Revised July 12, 2021

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.

DS

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