



RIVERS EDGE

Neighbourhood Concept Plan

PRELIMINARY PLAN

This is a conceptual plan only and represents potential future development. Information provided is based on approved NSP at the time of printing and is subject to change without notice and should not be relied upon. Please refer to the registered subdivision plans and approved engineering drawings to confirm all information. "Future Residential" includes Single Family, Duplex style lots and Townhomes. For current planning information contact the City of Edmonton.

2 MAR 2023



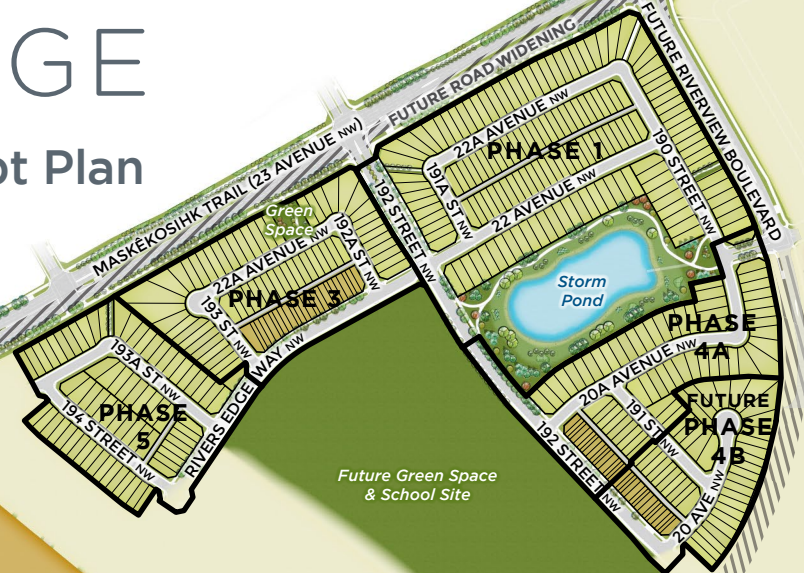
Future Community Shopping & Services (Land Owned by Others)

Future Transit Station

Future Medium Density/ Mixed Use

Future Commercial

Future Green Space & District Park



Future Green Space & School Site

Future Residential

Future Storm Pond

Future Residential

Future Green Space

North Saskatchewan River Valley

Future Commercial

Future Residential

WE CREATE WHAT WE BELIEVE IN

QUALICO communities

exploreriversedge.com

NOTES:

- 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 supersedes marketing map.
- Retaining walls, if required, installed at purchaser's cost.
- A 2.7 metre utility right of way 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.
- Sump pump and roof leader connection to storm service required on all lots.
- A 1.5 metre zero lot line maintenance/drainage easement is located on lots 1 - 8, 10 - 37 and 39 - 53 block 1 and lots 2 - 53 block 2.

House widths in feet

- 26 Single Family Home
- 24 Single Family (Zero Lot) Home
- 20 Single Family (Zero Lot) Lane Home
- G Garage/Driveway Location
- 1.5 m Zero Lot Line Maintenance/ Drainage Easement
- Drainage Swale
- Entry Feature
- Screen Fence

- Chain Link Fence (w/ Gates)
- Noise Attenuation Fence and Berm (RC)
- Noise Attenuation Fence

Approximate tree locations are subject to change

Phase 1 Lot Information Plan

PRELIMINARY PLAN

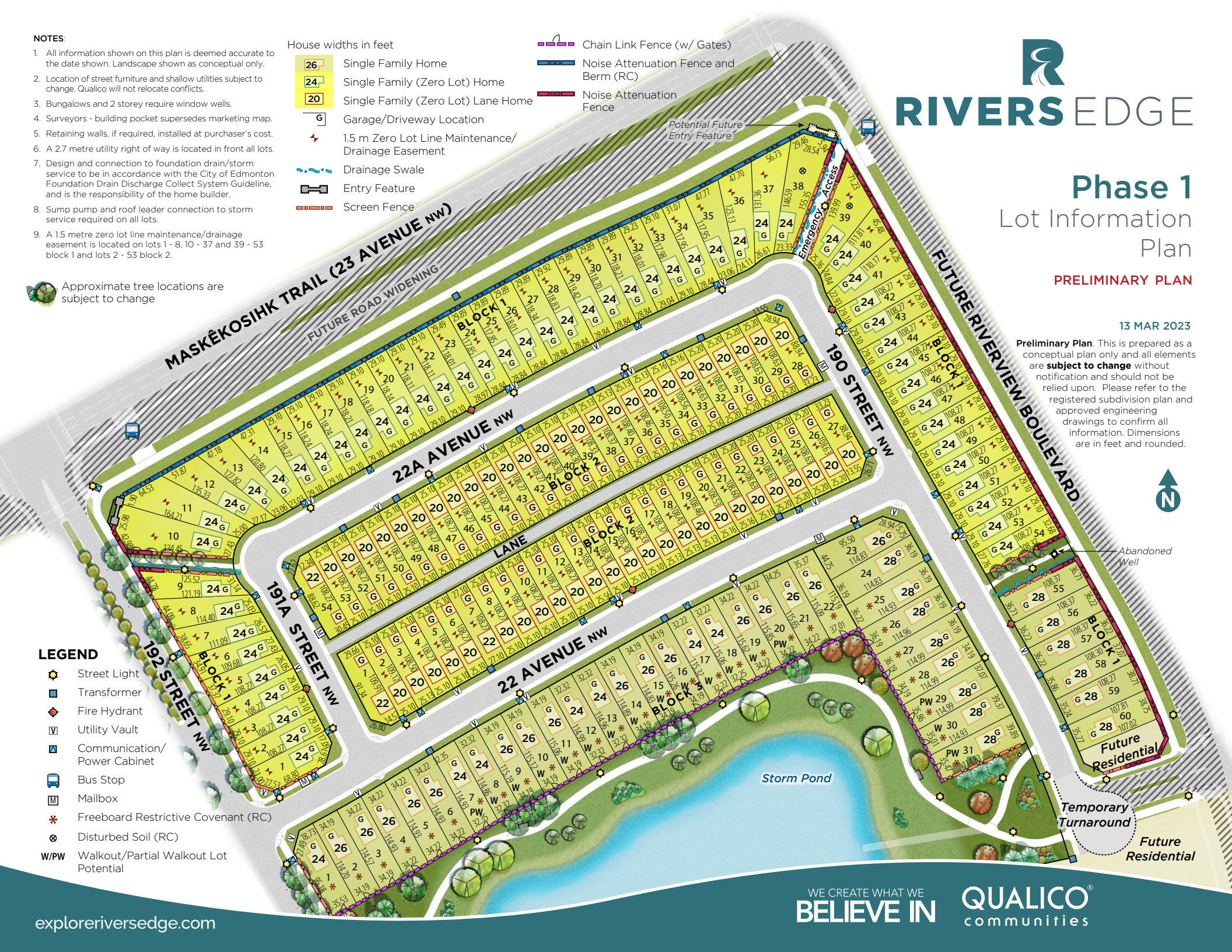
13 MAR 2023

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.



LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Utility Vault
- Communication/ Power Cabinet
- Bus Stop
- Mailbox
- Freeboard Restrictive Covenant (RC)
- Disturbed Soil (RC)
- W/PW** Walkout/Partial Walkout Lot Potential



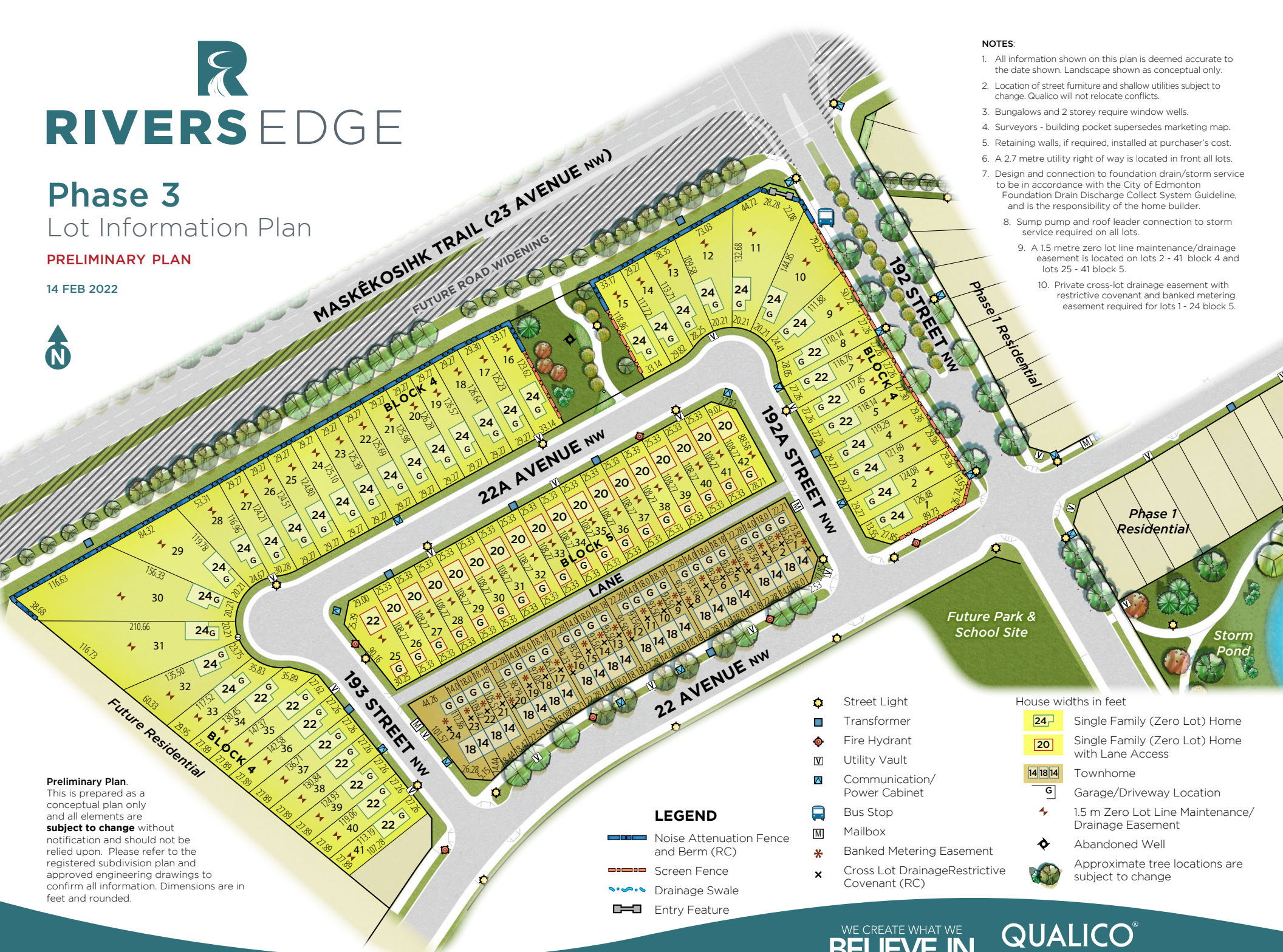


RIVERS EDGE

Phase 3 Lot Information Plan

PRELIMINARY PLAN

14 FEB 2022



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- 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 supersedes marketing map.
- Retaining walls, if required, installed at purchaser's cost.
- A 2.7 metre utility right of way 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.
- Sump pump and roof leader connection to storm service required on all lots.
- A 1.5 metre zero lot line maintenance/drainage easement is located on lots 2 - 41 block 4 and lots 25 - 41 block 5.
- Private cross-lot drainage easement with restrictive covenant and banked metering easement required for lots 1 - 24 block 5.

Preliminary Plan.
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- LEGEND**
- Noise Attenuation Fence and Berm (RC)
 - Screen Fence
 - Drainage Swale
 - Entry Feature

- Street Light
- Transformer
- Fire Hydrant
- Utility Vault
- Communication/Power Cabinet
- Bus Stop
- Mailbox
- Banked Metering Easement
- Cross Lot Drainage Restrictive Covenant (RC)

- House widths in feet
- 24 Single Family (Zero Lot) Home
 - 20 Single Family (Zero Lot) Home with Lane Access
 - 14|18|14 Townhome
 - G Garage/Driveway Location
 - 1.5 m Zero Lot Line Maintenance/Drainage Easement
 - Abandoned Well
 - Approximate tree locations are subject to change



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.

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