



# 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. \*Not all potential future local roads shown.

24 MAY 2024

- Qualico Ownership
- Future Trails
- Existing Development Phases
- Future Residential Development
- Low Density Residential
- Townhomes
- Future Medium/High Density Residential
- Future Transit/Booster Station
- Future Community Shopping & Services
- Future Mixed Use



# RIVERS EDGE

## Phase 4B&C Lot Information Plan

PRELIMINARY PLAN

Storm Pond

### LEGEND

- Street Light
  - Transformer
  - Communication/Power Cabinet
  - Fire Hydrant
  - Bus Stop
  - Mailbox
  - 1.5 m Zero Lot Line Maintenance/Drainage Easement
  - Banked Metering & Cross Lot Drainage Restrictive Covenant (RC)
  - Engineered Fill >1m
  - Storm Service Required
  - Drainage Swale in Easement
  - Noise Attenuation Fence
  - Garage/Driveway Location
- House widths in feet
- Townhome
  - Single Family Home
  - Single Family (Zero Lot Line) Home
  - Single Family (Zero Lot Line) Lane Home
  - Approximate tree locations are subject to change

### 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. Sump pump and roof leader connection to storm service required on lots 26 - 31 & 36 - 55 block 7, and lots 10 - 35 block 8.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 26 - 30 and 39 - 55 block 7 and lots 10 - 19 block 8.
10. Private cross-lot drainage easement with restrictive covenant & banked metering easement required for lots 20-35 block 8.
11. A bearing certificate may be required due to engineered fill of greater than 1m on lots 39 - 55 block 7.



27 NOV 2024

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# RIVERS EDGE

## Phase 5 Lot Information Plan

PRELIMINARY PLAN

### LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Utility Vault
- Communication/Power Cabinet
- Bus Stop
- Mailbox
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Storm Service Required
- Disturbed Soil (RC)
- Noise Attenuation Fence and Berm Restrictive Covenant (RC)
- Screen Fence
- Drainage Swale
- Approximate tree locations are subject to change
- Garage/Driveway Location

House widths in feet

- 26' Single Family Home
- 24' Single Family (Zero Lot Line) Home
- 20' Single Family (Zero Lot Line) Home with Lane Access

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14 FEB 2023

### NOTES:

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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. Sump pump and roof leader connection to storm service required on lots 57 - 67 block 4, lots 1 - 8 block 9 and lots 2 - 18 block 10.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 57 - 67 block 4, lots 1 - 8 block 9 and lots 2 - 18 block 10.



# RIVERS EDGE

## Phase 6 Lot Information Plan

### PRELIMINARY PLAN

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7 NOV 2024



#### 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 lots 68 - 90 block 4, lots 1 & 19 block 10, lots 1 - 24 block 11 and lots 1 - 25 block 13.
- A 1.5 metre zero lot line maintenance/drainage easement is located on lots 68 - 90 block 4, lots 1 and 19 block 10.
- Gas, power and cross lot drainage easement and restrictive covenant on lots 1 - 24, block 11.
- A bearing certificate may be required due to engineered fill of greater than 1m on lots 89 - 92 block 4.

#### LEGEND

- Street Light
- Transformer
- Fire Hydrant
- Utility Vault
- Communication/Power Cabinet
- Bus Stop
- Mailbox
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Storm Service Required
- Banked Metering Easement
- Engineered Fill >1m
- Noise Attenuation Fence and Berm Restrictive Covenant (RC)
- Screen Fence
- Chain Link Fence
- Approximate tree locations are subject to change
- Garage Location

#### House widths in feet

- 26' Single Family Home
- 22' Single Family (Zero Lot Line) Home
- 22' Single Family Home with Lane Access
- 14'18'14' Townhome/Duplex Style Home
- Urban Flats



# RIVERS EDGE

## Phase 7 Lot Information Plan PRELIMINARY PLAN

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- 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.

### 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
- 26' Single Family Home
  - 22' Single Family (Zero Lot Line) Home
  - 20' Single Family (Zero Lot Line) Home with Lane Access
  - 14/12/14' Townhome
  - Approximate tree locations are subject to change

### NOTES:

7 APR 2026

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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 of all lots.

# RIVERS EDGE



## Phase 8 Lot Information Plan

PRELIMINARY PLAN

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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)
- 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.
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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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