



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:

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 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

- 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.

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)
- W/PW Walkout/Partial Walkout Lot Potential
- Garage Location
- House widths in feet
- 26 Single Family Home
- 22 Single Family (Zero Lot Line) Home
- 20/20 Duplex Style Home

NOTES

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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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RIVERS EDGE

Phase 9A Lot Information Plan

PRELIMINARY PLAN

NOTES:

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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. Gas and power banked metering easement on lots 43 - 66 block 11.
8. 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.
9. Sump pump connection required on all lots, additional roof leader connection to storm service required on lots 43 - 66 block 11, lots 48 - 80 block 13 and lots 2 - 24 block 20.
10. A 1.5 metre zero lot line maintenance/ drainage easement is located on lots 48 - 80 block 13 and lots 2 - 24 block 20.



LEGEND

- Street Light
- Transformer
- Communication/Power Cabinet
- Utility Vault
- Fire Hydrant
- Bus Stop
- 1.5 m Zero Lot Line Maintenance/Drainage Easement
- Storm Service Required
- Freeboard Restrictive Covenant (RC)
- Banked Metering
- Disturbed Soil (RC)
- Walkout Lot Potential
- Drainage Swale
- Screen Fence
- Chain Link Fence
- Garage Location
- No Parking

House widths in feet

- 14 18 14 Townhome
- 14 14 Duplex Style Home
- 26 Single Family Home
- 24 Single Family (Zero Lot Line) Home Front Garage
- 20 Single Family (Zero Lot Line) Lane Home

Approximate tree locations are subject to change



5 MAY 2026

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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 25 - 51 block 20 and lots 13 - 36 block 23.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 25 - 51 block 20 and lots 13 - 36 block 23.
10. A bearing certificate may be required due to engineered fill of greater than 1m on lots 22 - 28 block 12, lots 50 - 51 block 20, and lots 13 - 20 & 28 - 36 block 23.

LEGEND

- Street Light
 - Transformer
 - Communication/Power Cabinet
 - Utility Vault
 - Fire Hydrant
 - Drainage Swale
 - Screen Fence
 - Chain Link Fence
 - Garage Location
 - Engineered Fill >1m
 - 15 m Zero Lot Line Maintenance/Drainage Easement
 - Storm Service Required
 - Freeboard Restrictive Covenant (RC)
 - Disturbed Soil (RC)
 - Walkout Lot Potential
- House widths in feet
- 26' Single Family Home
 - 24' Single Family (Zero Lot Line) Home
 - 20' Single Family (Zero Lot Line) Lane Home
 - Approximate tree locations are subject to change



5 MAY 2026

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Storm Pond