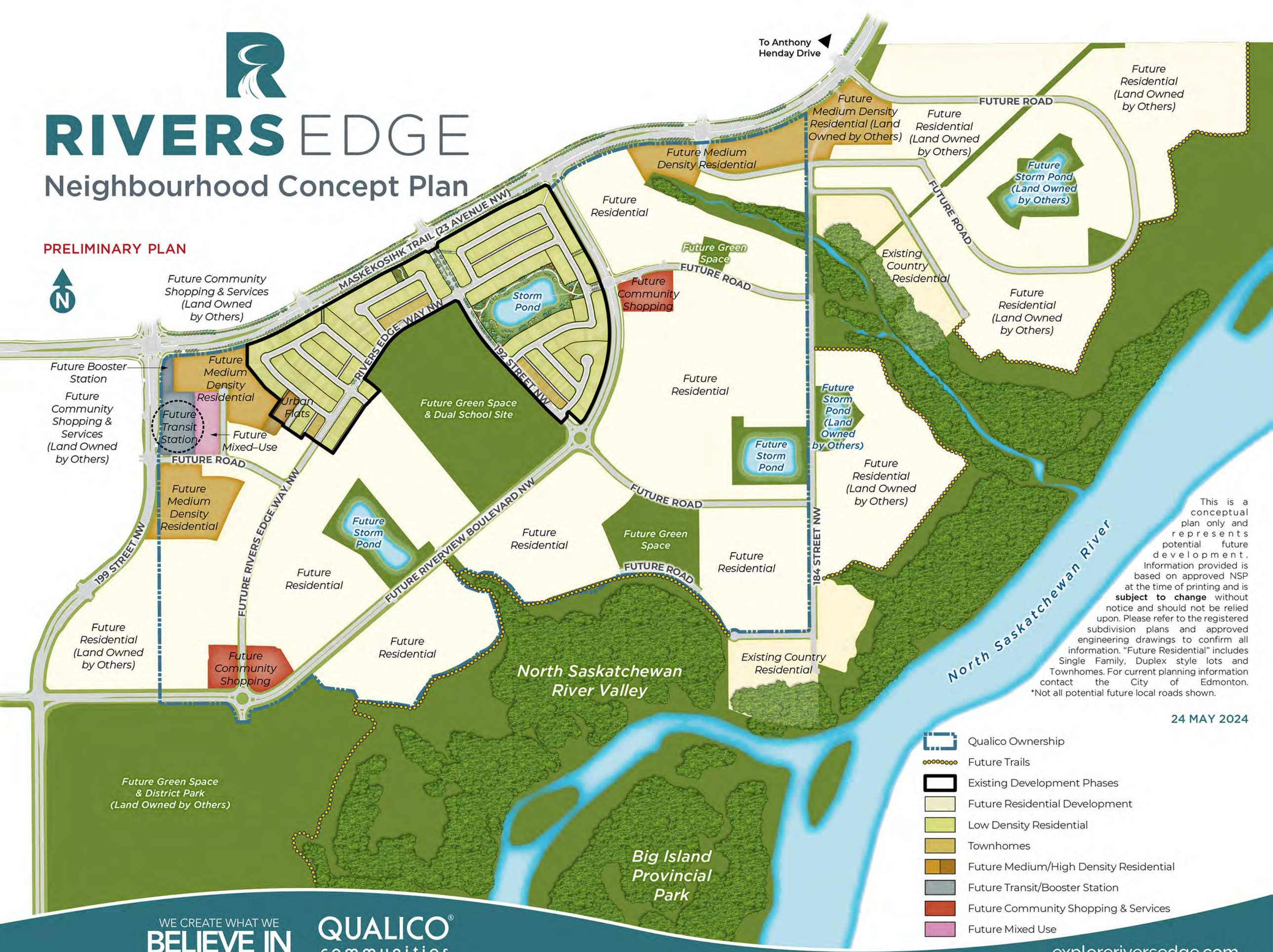
RIVERS EDGE

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

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QUALICO® communities

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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 all lots.
9. 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.

Approximate tree locations are subject to change

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

MASKÊKOSIHK TRAIL (23 AVENUE NW)

FUTURE ROAD WIDENING

22A AVENUE NW

LANE

22 AVENUE NW

190 STREET NW

191A STREET NW

192 STREET NW

FUTURE RIVERVIEW BOULEVARD

Potential Future Entry Feature

Emergency Access

Abandoned Well

Storm Pond

Temporary Turnaround

Future Residential

Future Residential

LEGEND

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

RIVERS EDGE

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.

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RIVERS EDGE

Phase 3

Lot Information Plan

PRELIMINARY PLAN

14 FEB 2022

NOTES:

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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 all lots.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 2 - 41 block 4 and lots 25 - 41 block 5.
10. Private cross-lot drainage easement with restrictive covenant and banked metering easement required for lots 1 - 24 block 5.

MASKÊKOSIHK TRAIL (23 AVENUE NW)

FUTURE ROAD WIDENING

192 STREET NW

Phase 1 Residential

192A STREET NW

22A AVENUE NW

BLOCK 4

BLOCK 5

LANE

193 STREET NW

22 AVENUE NW

Future Residential

Phase 1 Residential

Future Park & School Site

Storm Pond

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 DrainageRestrictive 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

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RIVERS EDGE

Phase 4A
Lot InformationPlan

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
- W/PW Walkout/Partial Walkout Lot Potential

House widths in feet

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

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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 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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2 MAR 2023

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RIVERS EDGE

Phase 4B&C
Lot InformationPlan

PRELIMINARY PLAN

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

- 14 18 14 Townhome
- 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

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 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.

Storm Pond

20A AVENUE NW

Existing Residential

191 STREET NW

Existing Residential

LANE

BLOCK 8

192 STREET NW

Future Park & School Site

BLOCK 7

Swale in 2.0 m Easement

20 AVENUE NW

Future Residential

FUTURE RIVERVIEW BOULEVARD

N

27 NOV 2024

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RIVERS EDGE

Phase 5
Lot Information Plan

PRELIMINARY PLAN

MASKÊKOSIHK TRAIL

FUTURE ROAD WIDENING

22A AVENUE NW

193A STREET NW

194 STREET NW

RIVERS EDGE WAY NW

Existing Residential

Future Residential

Future Residential

LANE

Future Park & School Site

BLOCK 4

BLOCK 9

BLOCK 10

LEGEND

- Street Light
- Transformer
- Fire Hydrant
- V — Utility Vault
- Communication/ Power Cabinet
- Bus Stop
- M — 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
- G — 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

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 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.

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.

14 FEB 2023

RIVERS EDGE

Phase 6
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 NOV 2024

MASKÊKOSIHK TRAIL NW

22A AVENUE NW

194 STREET NW

194A STREET NW

22 AVENUE NW

RIVERS EDGE WAY NW

BLOCK 4

BLOCK 10

BLOCK 11

BLOCK 12

BLOCK 13

LANE

Existing Residential

Future Park & School Site

Future Medium Density Residential

Future Urban Flats

Future Residential

Temporary Turnaround

NOTES:

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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 68 - 90 block 4, lots 1 & 19 block 10, lots 1 - 24 block 11 and lots 1 - 25 block 13.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 68 - 90 block 4, lots 1 and 19 block 10.
10. Gas, power and cross lot drainage easement and restrictive covenant on lots 1 - 24, block 11.
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

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