

# the uplands AT RIVERVIEW

PRELIMINARY PLAN

## Phase 5A Lot Information Plan



### LEGEND

- ⬤ Light Standard
- ⬢ Transformer
- ⬢ Fire Hydrant
- ⬢ Utility Vault

- ⬢ Power/Communication Cabinet
- 24 Single Family Home with driveway location & house width in feet
- 24 Single Family (Zero Lot) Home with driveway location & house width in feet
- 20 Single Family (Zero Lot) Home with rear detached garage, house width in feet
- G Driveway Location

- ✕ Storm Service Required (see note 8)
- Maintenance/Drainage Easement (see note 9)
- ⊗ Possible Disturbed Soil (RC)
- ⬢ Wood Screen Fence
- ⬢ Chain Link Fence
- ⬢ Approximate Tree Locations, subject to change

194 STREET

27 AVENUE

194 STREET

26A AVENUE

193 STREET

### 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 the 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 and roof leader connection to storm service required on lots 63-84, block 15 and lots 1-12, block 16.
9. Zero lot private maintenance/drainage easement on lots 64-84, block 15 and lots 2-8 and 10-12, block 16.

**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.

21 NOVEMBER 2019

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## PRELIMINARY PLAN Phase 5C Lot Information Plan

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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 lots 31-62 block 15, lots 13-25 block 16 and lots 1-27 block 17.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 13-25 block 16 and lots 2-27 block 17.
10. Gas, power and cross lot drainage easements registered on lots 31-62, block 15.

20 JUNE 2022

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- 26** Single Family Home with driveway location & house width in feet
- 24** Zero lot line Single Family Home with house width in feet
- 20 20 20** Townhome with house width in feet
- Approximate tree locations are subject to change

### LEGEND

- Street light
- Transformer
- Fire hydrant
- Power/communication cabinet
- Bus stop
- Storm service required (see note 8)
- Distributed soil (RC)
- 1.5 m zero lot line maintenance/drainage easement
- Banked Metering Easement (see note 10)
- Garage location
- Noise attenuation fence
- Screen fence
- Drainage swale
- Entrance feature (RC)

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# the uplands AT RIVERVIEW

PRELIMINARY PLAN

## Phase 6 Lot Information Plan



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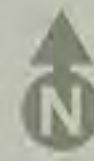
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12 September 2022

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### LEGEND

- Street light
- Transformer
- Power/communication cabinet
- Utility vault
- Fire hydrant
- Storm service required (see note 8)
- Fence and berm restrictive covenant (RC)
- Disturbed soil (RC)
- 1.5 m zero lot line maintenance/drainage easement

- 28 Single Family Home with garage location and house width in feet
- 24 Single Family (Zero Lot Line) Home with garage location and house width in feet

- 20/20 Duplex Style Home with garage location and house width in feet

- G Garage location
- Approximate tree locations are subject to change

- Drainage swale

- Screen fence

- Noise Attenuation fence (RC)

### 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 the 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 and roof leader connection to storm service required on lots 12 - 19 and 32 - 42 block 19.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 13 - 19 and lots 37 - 42, block 19.

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## LEGEND

- ⬢ Street light
- ⬢ Transformer
- ⬢ Fire hydrant
- ⬢ Power/communication cabinet
- ⬢ Utility vault
- ✕ Storm service required (see note 8)
- \* Fence and berm restrictive covenant (RC)
- ⊗ Distributed soil (RC)
- ▽ Pressure reduction valve (RC)
- ⚡ 1.5 m zero lot line maintenance/drainage easement
- 24 Zero lot line Single Family Home with garage location and house width in feet
- 20 Zero Lot Line Single Family Home with Rear Detached garage, house width in feet
- G Garage location
- Noise attenuation fence
- Screen fence
- Drainage swale
- 🌳 Approximate tree locations are subject to change

## 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 5 - 7 and 9 - 35 block 22 and lots 18 - 33 block 23.



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15 DECEMBER 2022

MASKÊKOSIHK TRAIL

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## PRELIMINARY PLAN Phase 13 Lot Information Plan



Transmission Line Right-of-Way

29 AVENUE

194 STREET

193 STREET

192 STREET

Future  
Residential

### 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 109 - 147 block 4 and lots 31 - 56 block 14.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 96 - 123 block 4 and lots 32 - 55 block 14.
10. Footing elevation (684.83m) and water service depth (684.08m) restrictive covenant (RC) on lots 85 - 147 block 4 and lots 31 - 56 block 14.
11. Gas, power and cross lot drainage easements and RC registered on lots 124 - 147 block 4.

6 FEBRUARY 2023

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Storm  
Pond

### LEGEND

- Street light
- Transformer
- Fire hydrant
- Power/communication cabinet
- Utility vault
- Bus stop

- 26 Single Family Home with garage location & house width in feet
- 24 Zero lot line Single Family Home with garage location & house width in feet
- 20 Zero Lot Line Single Family Home with Rear Detached garage, house width in feet
- 20 20 20 Townhome with house width in feet

- x Storm service required (see note 8)
- ⊗ Distributed soil (RC)
- 1.5 m zero lot line maintenance/drainage easement
- \* Banked Metering Easement (see note 11)

- G Garage location
- ▽ Pressure reduction valve (RC)
- Screen fence
- Swale
- Approximate tree locations are subject to change

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## PRELIMINARY PLAN

## Phase 17A Lot Information Plan



29 AVENUE



### LEGEND

- Street light
- Transformer
- Fire hydrant
- Power/communication cabinet
- Utility vault
- Garage location
- Screen fence
- Chain link fence
- Drainage swale

- 26 Single Family Home with garage location & house width in feet
- 20/20 Duplex Style Home with house width in feet
- Pressure Reducing Valve Restrictive Covenant (RC)
- Disturbed soil (RC)
- 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. Pressure Reducing Valves to be installed on all lots prior to meter setting.
9. Disturbed Soil Restrictive Covenant on lot 32 block 26, geotechnical evaluation required.
10. Footing depth shall not exceed 683.78m and water services shall not exceed 683.03m or 3m depth of bury from lowest front of lot elevation.

16 FEBRUARY 2024

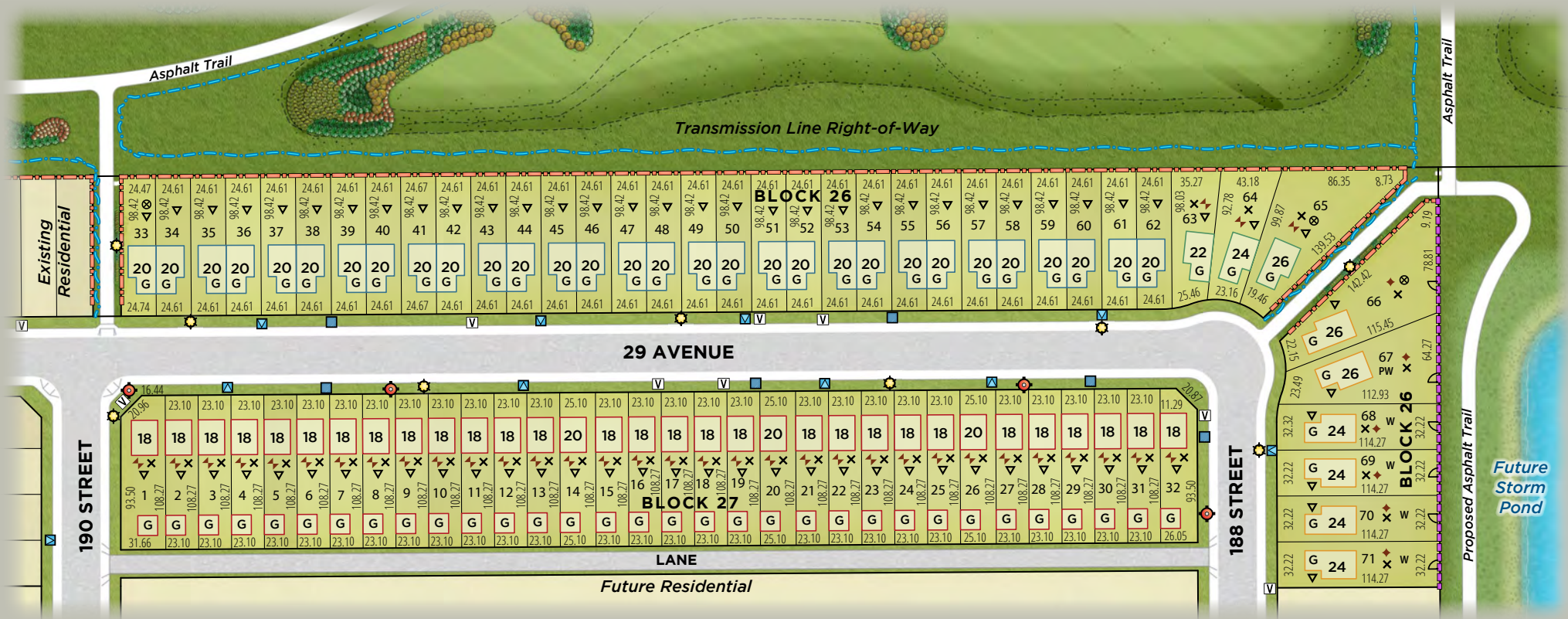
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### LEGEND

- Street light
- Transformer
- Fire hydrant
- Power/communication cabinet
- Utility vault
- Garage location
- Gate
- Screen fence
- Chain link fence
- Drainage swale
- Freeboard Restrictive Covenant (RC) (see note 10)
- Disturbed soil (RC)

- 26 Single Family Home with garage location & house width in feet
- 24 Zero lot line Single Family Home with garage location & house width in feet
- 20 Zero Lot Line Single Family Home with Rear Detached garage, house width in feet
- 20/20 Duplex Style Home with house width in feet
- W / PW Walkout/partial walkout lot potential
- X Storm service required (see note 8)
- V Pressure Reducing Valve (RC)
- 1.5 m zero lot line maintenance/drainage easement
- Approximate tree locations are subject to change

### 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 1 - 32 block 27 and lots 63 - 71 block 26.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 64 - 65 block 26 and lots 1 - 32 block 27.
10. Minimum footing elevation (679.65m) and building opening elevation (682.98m) restrictive covenant (RC) on lots 66 - 71 block 26.
11. Pressure Reducing Valves to be installed on all lots prior to meter setting.
12. Disturbed Soil Restrictive Covenant on lots 33, 65 and 66 block 26, geotechnical evaluation required.

7 MARCH 2024

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Wedgewood Creek

Environmental Reserve/  
Ravine

# the uplands AT RIVERVIEW

PRELIMINARY PLAN

## Phase 4 Lot Information Plan

### LEGEND

- Street light
- Transformer
- Fire hydrant
- Power/communication cabinet
- Bus stop
- Garage location
- Partial walkout Lot potential
- Walkout lot Potential
- Top of Bank Restrictive Covenant (RC)
- Disturbed soil (RC)
- Storm service required (see note 8)
- 1.5 m zero lot line maintenance/drainage easement
- Single Family (Zero Lot) Home with driveway location & house width in feet
- Drainage swale
- Noise attenuation fence (RC)
- Screen fence
- Chain link fence
- Gate
- Approximate tree locations, 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 2.0 metre Utility Right of Way is located in the 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 and roof leader connection to storm service required on lots 1-32, block 13.
9. Zero lot private maintenance/drainage easement on lots 3-9 and 11-31, block 13.

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20 JUNE 2022

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






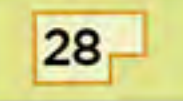
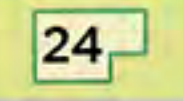

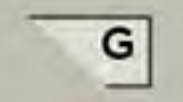

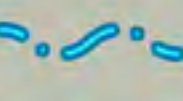
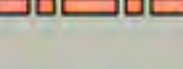
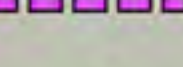
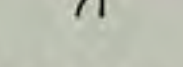




## PRELIMINARY PLAN

## Phase 14 Lot Information Plan

### LEGEND

-  Street light
-  Transformer
-  Power/communication cabinet
-  Utility vault
-  Fire hydrant
-  Storm service required (see note 8)
-  Ravine setback restrictive covenant (RC)
-  Pressure reduction valve (RC)
-  1.5 m zero lot line maintenance/drainage easement
-  28 Single Family Home with garage location and house width in feet
-  24 Single Family (Zero Lot Line) Home with garage location and house width in feet
-  20 Zero Lot Line Single Family Home with Rear Detached garage, house width in feet
-  G Garage location
-  Approximate tree locations are subject to change
-  Drainage swale
-  Screen fence
-  Chain link fence
-  Gate

### 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 the 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 and roof leader connection to storm service required on lots 167 - 174 block 1, lots 40 - 43 block 22 and lots 1 - 11 block 24.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 41 - 43 block 22 and lots 2 - 11, block 24.



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# the uplands AT RIVERVIEW

PRELIMINARY PLAN

## Phase 17B Lot Information Plan



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27 AUG 2024



# the uplands AT RIVERVIEW

PRELIMINARY PLAN

Phase 18AB

Lot Information Plan



## LEGEND

- Street light
- Transformer
- Fire hydrant
- Power/communication cabinet
- Utility vault
- Gate
- Screen fence
- Chain link fence
- Drainage swale
- Ravine setback Restrictive Covenant (RC)

- 26' Single Family Home with garage location & house width in feet
- 24' Zero lot line Single Family Home with garage location & house width in feet
- 20' Zero Lot Line Single Family Home with Rear Detached garage, house width in feet
- G Garage location
- X Storm service required (see note 8)
- V Pressure Reducing Valve (RC)
- 1.5 m zero lot line maintenance/drainage easement
- Approximate tree locations are subject to change

## 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 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 and roof leader connection to storm service required on lots 187 - 190 & 220 - 222 block 1, lots 12 - 32 block 24, lots 1 - 18 block 28 and lots 1 - 9 block 29.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 187 - 190 block 1, lots 12 - 32 block 24, lots 1 - 18 block 28, lots 1 - 9 block 29.
10. Pressure Reducing Valves to be installed on lots 186 - 190 block 1, lots 12 - 23 block 24 and lot 1 block 28 prior to meter setting. Footing elevation depth shall not exceed 686.00m and water services shall not exceed 685.25m or 3m below the lowest front of lot grade.

25 FEBRUARY 2025

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# the uplands AT RIVERVIEW



## PRELIMINARY PLAN

## Phase 22 Lot Information Plan

### LEGEND

- Street light
- Transformer
- Fire hydrant
- Power/communication cabinet
- Utility vault
- Ravine setback Restrictive Covenant (RC)
- Storm service required (see note 8)
- 1.5 m zero lot line maintenance/drainage easement
- Single Family Home with garage location & house width in feet
- Zero lot line Single Family Home with garage location & house width in feet
- Garage location
- Screen fence
- Chain link fence
- Gate
- Drainage swale
- Approximate tree locations are subject to change

### 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 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 and roof leader connection to storm service required on lots 191 - 208 block 1.
9. A 1.5 metre zero lot line maintenance/drainage easement is located on lots 191 - 203 block 1.



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25 FEBRUARY 2025

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