



# CRIMSON

IN CREEKWOOD CHAPPELLE



## NEIGHBOURHOOD CONCEPT PLAN

**November 25, 2022**

**Preliminary Plan.** This is a conceptual plan only. Information provided is based on approved ASP at the time of printing, all information 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. "Mixed Residential" includes Single Family and Duplex style lots. For current planning information contact the City of Edmonton.



# PHASE 1

## LOT INFORMATION PLAN

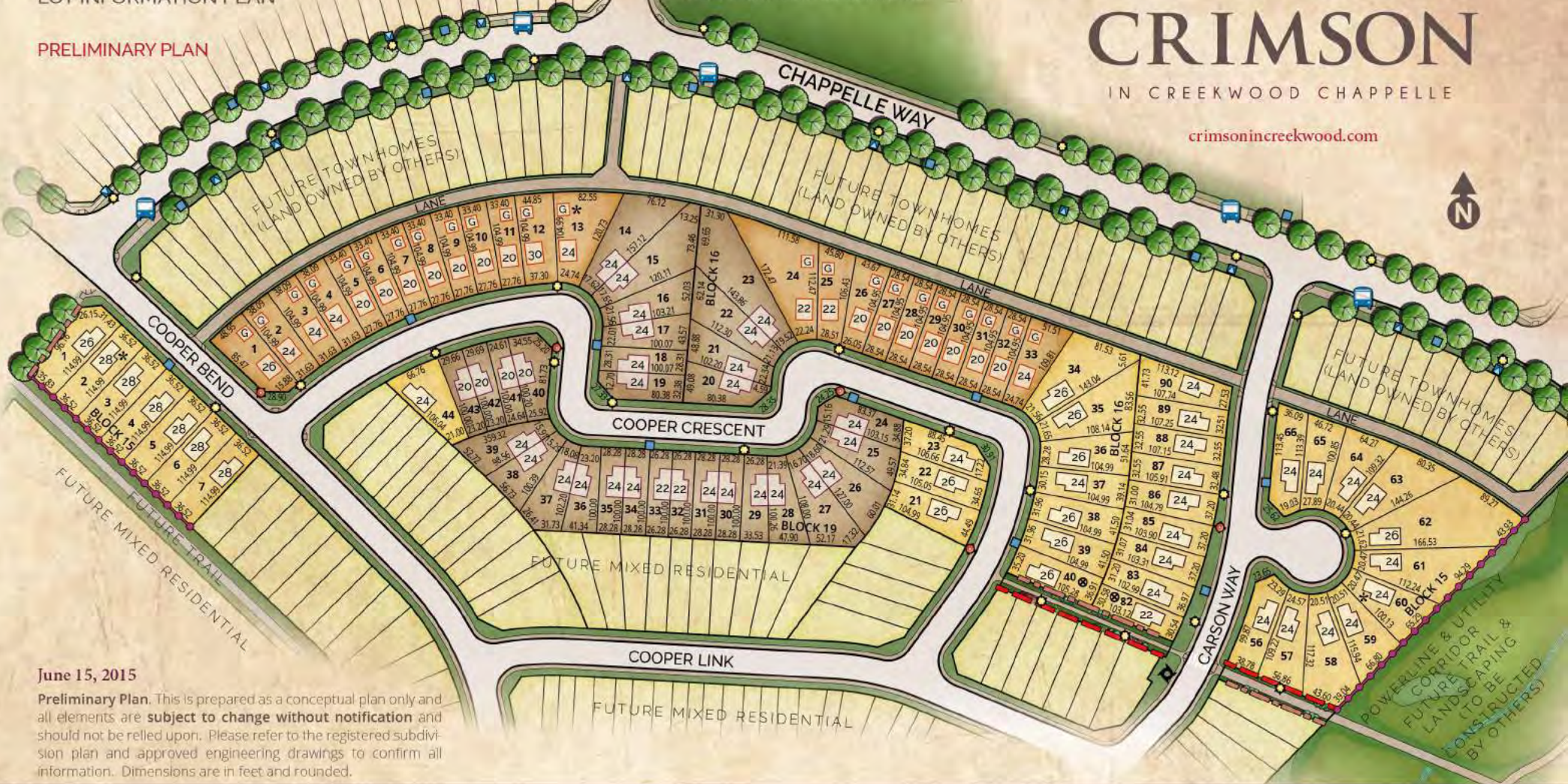
### PRELIMINARY PLAN



# CRIMSON

IN CREEKWOOD CHAPPELLE

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June 15, 2015

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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 2.0 metre Utility Right of Way is located in front all lots.
7. Sump Pump connections required by builders on all lots.

#### LEGEND

- |  |                             |  |                                                                 |  |                                                    |
|--|-----------------------------|--|-----------------------------------------------------------------|--|----------------------------------------------------|
|  | Light standard              |  | Single family home with driveway location & house width in feet |  | Disturbed soil (RC) Piles may be required          |
|  | Utility cabinet             |  | Duplex style home with driveway location & house width in feet  |  | Step down wood screen fence                        |
|  | Transformer                 |  | Single family home with rear lane access, house width in feet   |  | Wood screen fence                                  |
|  | Fire hydrant                |  | Detached garage location                                        |  | Chain link fence (no gates)                        |
|  | Future bus stop location    |  | Garage location may be flipped                                  |  | Tree locations are approximate & subject to change |
|  | Capped & Abandoned Wellhead |  |                                                                 |  |                                                    |

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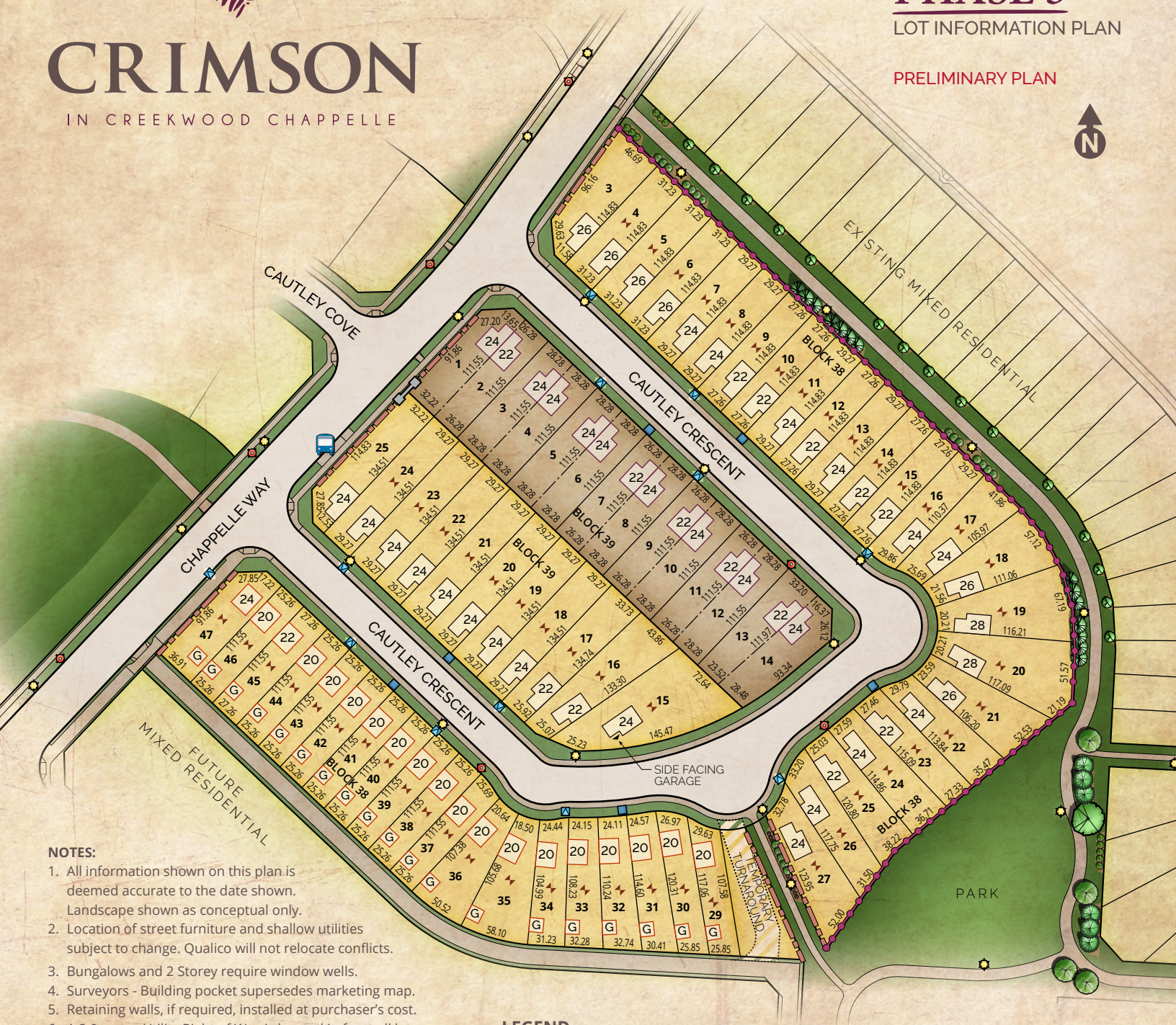


# CRIMSON

IN CREEKWOOD CHAPPELLE

## PHASE 3 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 2.0 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 4-47 block 38 and lots 15-24 block 39.

January 8, 2021

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### LEGEND

- Light standard
- Utility cabinet
- Transformer
- Fire hydrant
- Future bus stop location
- Step down wood screen fence
- Chain link fence (no gates)
- Entry feature (in easement)

- Duplex style home with driveway location & house width in feet
- Single Family home (zero-lot line) with driveway location & house width in feet
- Single Family home (zero-lot line) with rear lane access, house width in feet
- Detached garage location
- 1.5 m Zero lot line maintenance/drainage easement
- Tree locations are approximate & subject to change





# CRIMSON

IN CREEKWOOD CHAPPELLE

## PHASE 73 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 2.0 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 42 - 56 block 15, lots 32 - 36 block 22, lots 48 - 72 block 38, lots 1 - 15 block 40 and lots 1 - 22 block 41.
9. Sump pump and roof leader connection to storm service required on lots 42 - 56 block 15, lots 32 - 36 block 22, lots 28 & 48 - 72 block 38, lots 1 - 15 block 40 and lots 1 - 22 block 41.
10. Reverse pie lots have house size measured at 11.0 m from rear property line. Protected for 18' garage at 1.2 m rear setback. Lots 59 - 64 block 38 and lots 1 - 3 block 40.

### LEGEND

- Light standard
- Utility cabinet
- Utility vault
- Transformer
- Fire hydrant
- Step down wood Screen fence
- Chain link fence (no gates)
- Reverse pie lot
- Disturbed soil restrictive covenant (RC)

- Single Family home (zero-lot line) with driveway location & house width in feet
- Single Family home (zero-lot line) with rear lane access, house width in feet
- Duplex style home with driveway location & house width in feet
- Detached garage location
- Storm service required
- 1.5 m Zero Lot Line Maintenance /Drainage Easement
- Tree locations are approximate & subject to change

November 25, 2022

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## PHASE 74

LOT INFORMATION PLAN

PRELIMINARY PLAN



### LEGEND

- Light standard
- Utility cabinet
- Utility vault
- Transformer
- Fire hydrant
- Storm service required

- Single Family home (zero-lot line) with driveway location & house width in feet
- Single Family home (zero-lot line) with rear lane access, house width in feet
- Detached garage location
- 1.5 m Zero Lot Line Maintenance /Drainage Easement
- Tree locations are approximate & 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 2.0 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 16-38 block 40 and lots 23-52 block 41.
9. Sump pump and roof leader connection to storm service required on lots 16-38 block 40 and lots 23-52 block 41.

November 25, 2022

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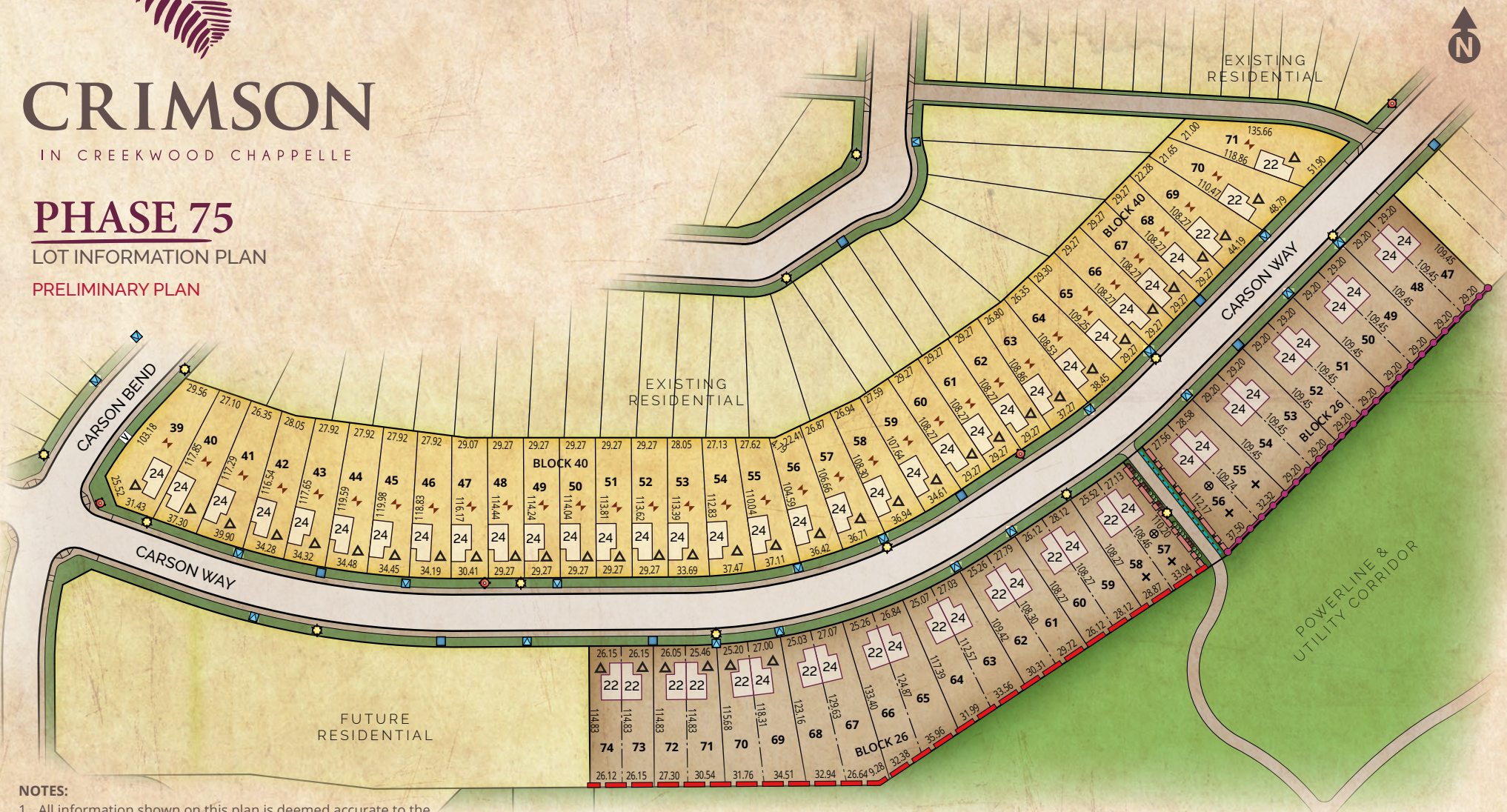
# CRIMSON

IN CREEKWOOD CHAPPELLE

## PHASE 75

LOT INFORMATION PLAN

PRELIMINARY PLAN



### 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 2.0 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 39-71 block 40 and lots 69-74 block 26.
9. Sump pump and roof leader connection to storm service required on lots 39-71 block 40 and lots 69-74 block 26.

### LEGEND

- |  |                                          |  |                                                                               |
|--|------------------------------------------|--|-------------------------------------------------------------------------------|
|  | Light standard                           |  | Step down wood Screen fence                                                   |
|  | Utility cabinet                          |  | Chain link fence (no gates)                                                   |
|  | Utility vault                            |  | Single Family home (zero-lot line) with garage location & house width in feet |
|  | Transformer                              |  | Duplex style home with garage location & house width in feet                  |
|  | Fire hydrant                             |  | Tree locations are approximate & subject to change                            |
|  | Storm service required                   |  | Cross lot drainage easement (RC)                                              |
|  | Disturbed soil restrictive covenant (RC) |  | 1.5 m Zero Lot Line Maintenance/Drainage Easement                             |
|  | Drainage swale                           |  |                                                                               |
|  | Wood screen fence                        |  |                                                                               |

November 11, 2022

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