



# CRIMSON

IN CREEKWOOD CHAPPELLE

DONALD R. GETTY  
SCHOOL/PARK

CHAPPELLE WAY

TOWNHOMES  
(LAND OWNED BY OTHERS)

PHASE 1 CRESCENT

COOPER

PHASE 2A

COOPER LINK

PHASE 2B

COOPER BEND

PHASE 3

CAUTLEY CRESCENT

PARK

PHASE 73

COLAK LANE

PHASE 74

CARSON BEND

PHASE 75

PHASE 78

COLAK LINK

EXISTING TRAIL  
POWERLINE & UTILITY CORRIDOR

## NEIGHBOURHOOD CONCEPT PLAN

STORM  
POND  
(BY OTHERS)

CHAPPELLE WAY

TOWNHOMES  
(LAND OWNED BY OTHERS)

COMMERCIAL  
DEVELOPMENT  
(BY OTHERS)

FUTURE MIXED  
RESIDENTIAL  
DEVELOPMENT

41 AVENUE SW

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.







# CRIMSON

IN CREEKWOOD CHAPPELLE

## PHASE 73 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.
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. 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

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communities





# CRIMSON

IN CREEKWOOD CHAPPELLE

## PHASE 74

LOT INFORMATION PLAN

PRELIMINARY PLAN



NEIGHBOURHOOD COMMERCIAL SITE

November 25, 2022

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### 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.





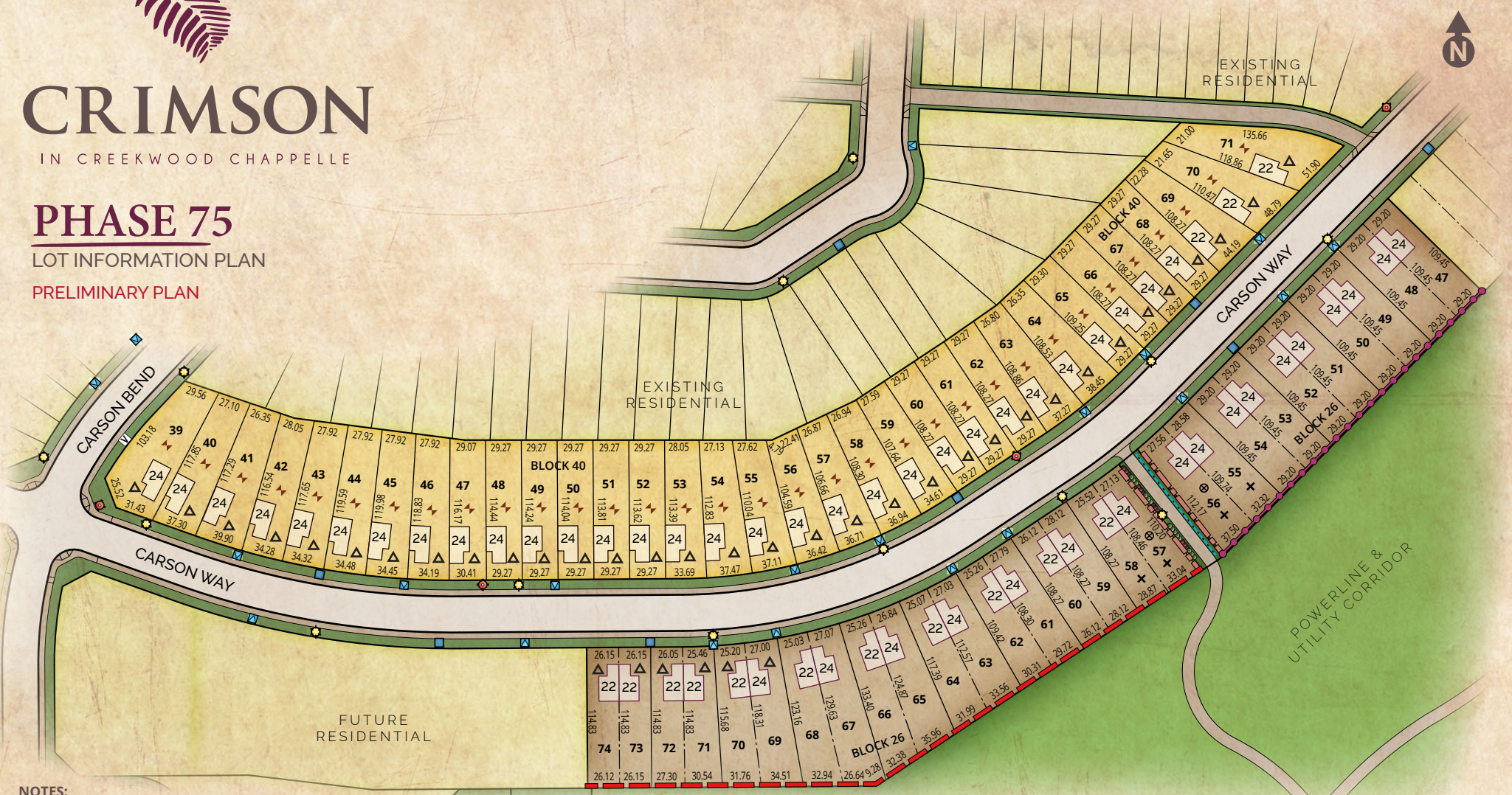
# CRIMSON

IN CREEKWOOD CHAPPELLE

## PHASE 75

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 39-71 block 40.
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
- Utility cabinet
- Utility vault
- Transformer
- Fire hydrant
- Storm service required
- Disturbed soil restrictive covenant (RC)
- Drainage swale
- Wood screen fence
- Step down wood Screen fence
- Chain link fence (no gates)
- Single Family home (zero-lot line) with garage location & house width in feet
- Duplex style home with garage location & house width in feet
- Tree locations are approximate & subject to change
- Cross lot drainage easement (RC)
- 1.5 m Zero Lot Line Maintenance /Drainage Easement

November 11, 2022

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