

FENWYCK



LEGEND

- Future Residential
- Single Family Front Garage
- Single Family Laned
- Duplex Front Garage
- Duplex Laned
- Duplex Front/Back
- Triplex/Townhome Laned
- Multi-Family Residential
- Commercial

FENWYCK

STAGE 1&2

Older Adult
MULTI-FAMILY



PIONEER ROAD



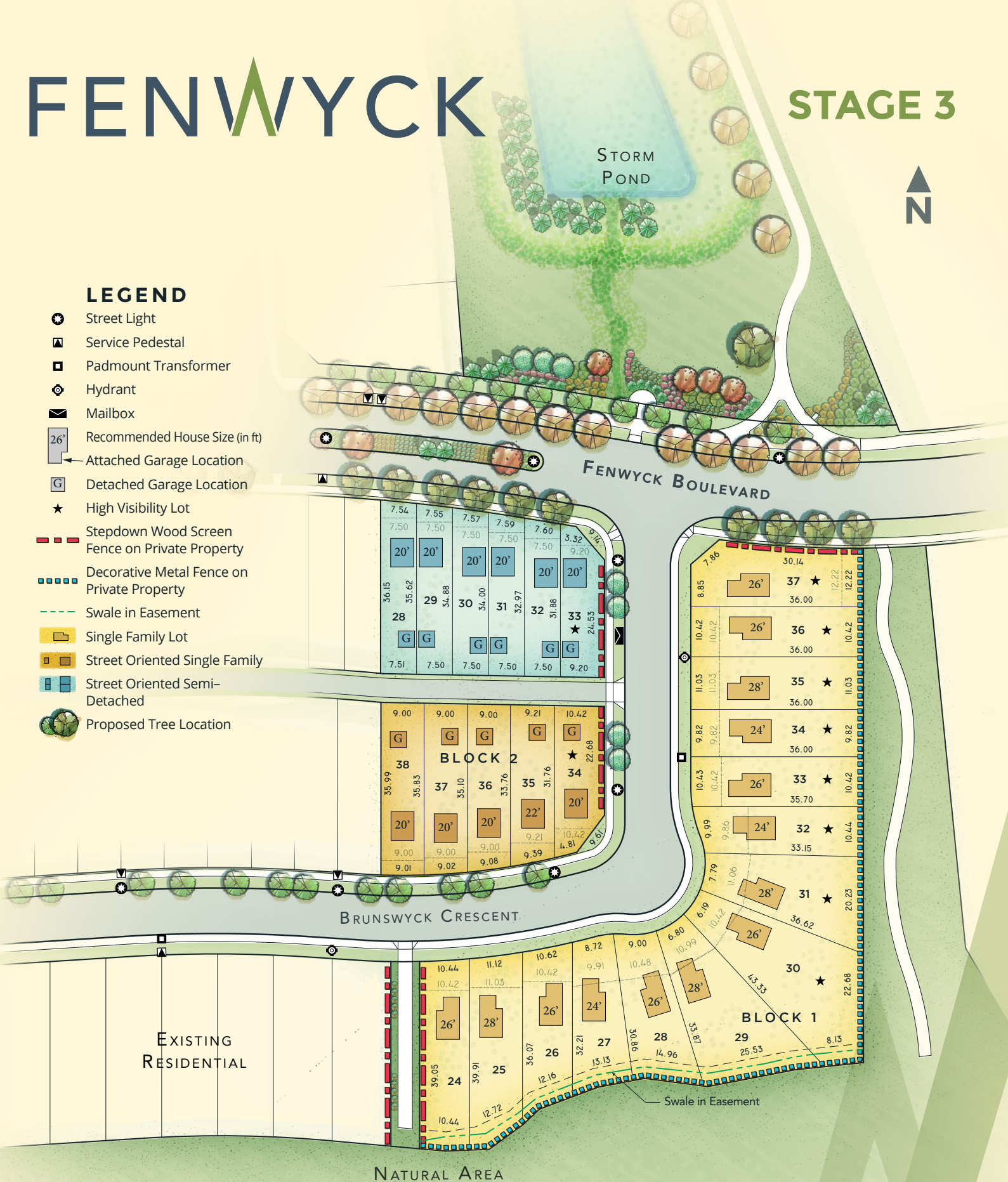
FENWYCK

STAGE 3



LEGEND

- Street Light
- Service Pedestal
- Padmount Transformer
- Hydrant
- Mailbox
- 26' Recommended House Size (in ft)
- Attached Garage Location
- Detached Garage Location
- High Visibility Lot
- Stepdown Wood Screen Fence on Private Property
- Decorative Metal Fence on Private Property
- Swale in Easement
- Single Family Lot
- Street Oriented Single Family
- Street Oriented Semi-Detached
- Proposed Tree Location



FENWYCK

STAGE 4

LEGEND

- Street Light
- Service Pedestal
- Utility Vault
- Padmount Transformer
- Hydrant
- Mailbox
- 34' Recommended House Size (in ft)
- Garage Location
- High Visibility Lot
- Stepdown Wood Screen Fence on Private Property
- Decorative Metal Fence on Private Property
- Masonry Column
- Single Family Lot
- Proposed Tree Location



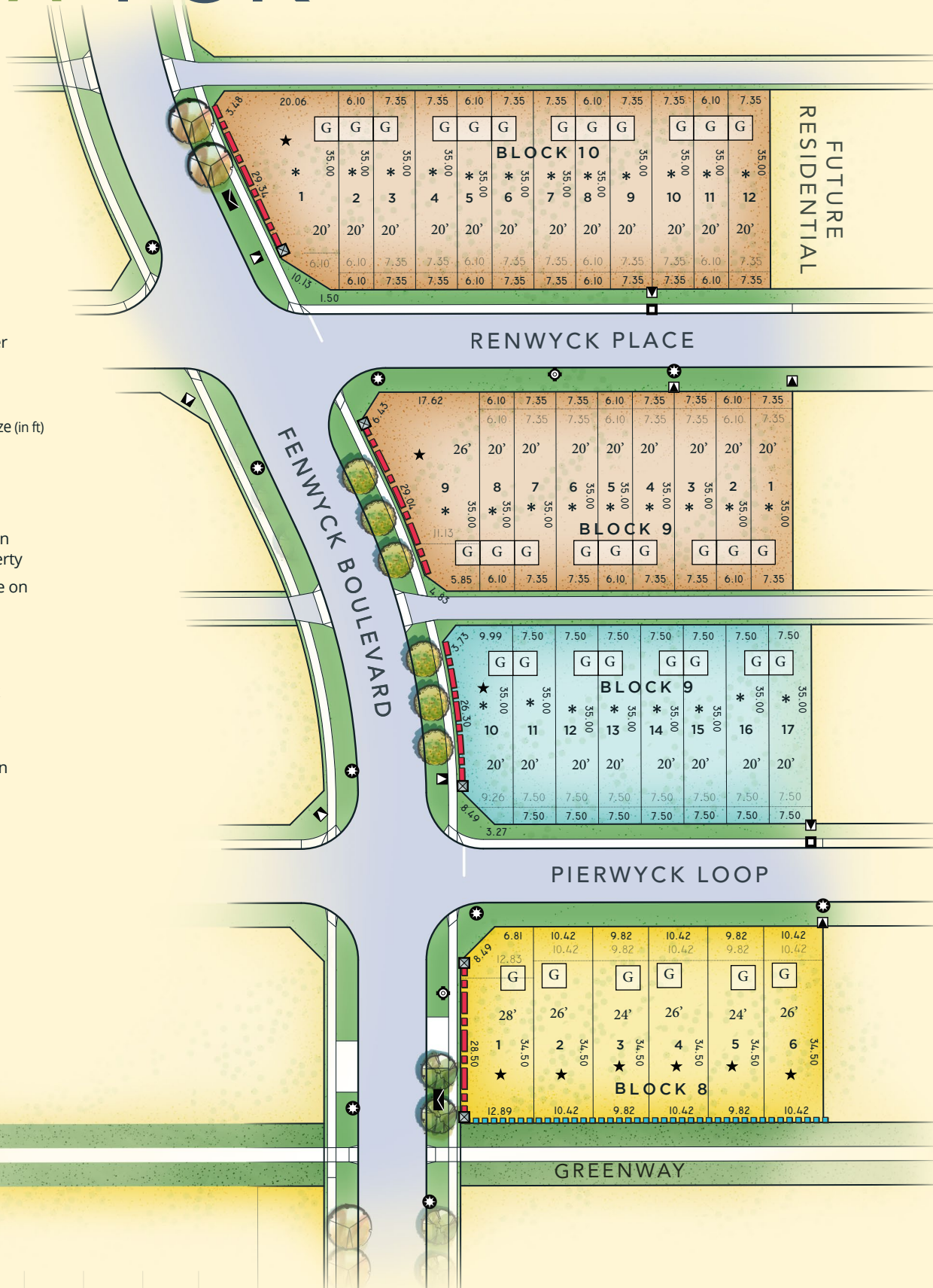
FENWYCK

STAGE 6 NORTH



LEGEND

- Street Light
- Service Pedestal
- Utility Vault
- Padmount Transformer
- Hydrant
- Mailbox
- 26' Recommended House Size (in ft)
- Garage Location
- High Visibility Lot
- Cross Lot Drainage RC
- Stepdown Wood Screen Fence on Private Property
- Decorative Metal Fence on Private Property
- Masonry Column
- Single Family Lot
- Street Oriented Triplex
- Street Oriented Semi-Detached
- Proposed Tree Location



NOTE: This plan is **PRELIMINARY** and **subject to change**. Lot dimensions are approximate and have not been confirmed by a calculated survey plan. This plan is conceptual only. Please refer to the registered subdivision plan and approved engineering drawings to confirm information. Details are subject to change. Landscape shown conceptual only. For more information on land use, please contact the City of Spruce Grove.

FENWYCK

LEGEND

- ☉ Street Light
- ⬛ Service Pedestal
- ⬛ Utility Vault
- ⬛ Padmount Transformer
- ⬛ Hydrant
- ✉ Mailbox
- 26' Recommended House Size (in ft)
- G Garage Location
- ★ High Visibility Lot
- * Cross Lot Drainage RC
- ◆ Freeboard RC

FUTURE
RESIDENTIAL

GREENWAY

STAGE 6
SOUTH

NORWYCK DRIVE

EASTWYCK LINK

FENWYCK BOULEVARD

PARK
PLAYGROUND

- W/P Walkout/Partial Walkout Lot Potential
- Stepdown Wood Screen Fence on Private Property
- Decorative Metal Fence on Private Property
- Masonry Column
- Single Family Lot
- Street Oriented Single Family
- Front/Back Semi- Detached
- Proposed Tree Location

NOTE: This plan is **PRELIMINARY** and subject to change. Lot dimensions are approximate and have not been confirmed by a calculated survey plan. This plan is conceptual only. Please refer to the registered subdivision plan and approved engineering drawings to confirm information. Details are subject to change. Landscape shown conceptual only. For more information on land use, please contact the City of Spruce Grove.

PM003_0184-15001_Fenwyck3

OCTOBER 2022

LANDREX

Avillia
developments

FENWYCK

STAGE 8



STORM
POND

PARK

NORWICK WAY

WESTWYCK LINK

GREENWAY

EXISTING RESIDENTIAL

FENWYCK BOULEVARD

KIWYCK LINK

LEGEND

- ⊙ Street Light
- ⬆ Service Pedestal
- ⬆ Utility Vault
- ⬆ Padmount Transformer
- ⬆ Hydrant
- ⬆ Mailbox
- 26' Recommended House Size (in ft)
- G Garage Location
- ★ High Visibility Lot
- ◆ Freeboard RC
- W Walkout Lot Potential
- ⬆ Masonry Column
- Stepdown Wood Screen Fence on Private Property
- Chain Link Fence on Private Property
- Decorative Metal Fence on Private Property
- Swale in Easement
- Single Family Front Garage
- Single Family Laned
- Proposed Tree Location

NOTE: This plan is **PRELIMINARY** and **subject to change**. Lot dimensions are approximate and have not been confirmed by a calculated survey plan. This plan is conceptual only. Please refer to the registered subdivision plan and approved engineering drawings to confirm information. Details are subject to change. Landscape shown conceptual only. For more information on land use, please contact the City of Spruce Grove.

Avillia
developments



LANDREX

PM008_0184-15001_Fenwyck8

NOVEMBER 2024

FENWYCK

STAGE 7



LEGEND

- ⊙ Street Light
- ⌧ Service Pedestal
- ▣ Utility Vault
- ▣ Padmount Transformer
- ⊙ Hydrant
- ✉ Mailbox
- 26' Recommended House Size (in ft)
- G Garage Location
- ★ High Visibility Lot
- * Cross Lot Drainage RC

FENWYCK BOULEVARD

GREENWAY

PIERWYCK LOOP

RENWYCK PLACE

EXISTING RESIDENTIAL

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

FUTURE PARK

- Stepdow Wood Screen Fence on Private Property
- Chain Link Fence on Private Property
- ⊠ Masonry Column
- Single Family Lot
- Street Oriented Townhome
- Semi-Detached
- Front/Back Semi-Detached
- Proposed Tree Location

NOTE: This plan is **PRELIMINARY** and subject to change. Lot dimensions are approximate and have not been confirmed by a calculated survey plan. This plan is conceptual only. Please refer to the registered subdivision plan and approved engineering drawings to confirm information. Details are subject to change. Landscape shown conceptual only. For more information on land use, please contact the City of Spruce Grove.

PM003_0184-15001_Fenwyck7

LANDREX

JUNE 2024