

# STAGE 13A

**PRELIMINARY**  
Subject To Change



**CRYSTALLINA**  
NERA



### LEGEND

- PADMOUNT TRANSFORMER
- STREET LIGHT / POWER BASE
- SERVICE PEDESTAL
- HYDRANT
- COMMUNITY MAILBOX
- BUS PAD LOCATION
- RECOMMENDED HOUSE WIDTH (IN FEET AT 12 METER SETBACK) (BASED ON 1 1/2 STOREY) SEE BUILDING POCKET FOR DETAILS ATTACHED GARAGE LOCATION (SUBJECT TO CHANGE)
- RECOMMENDED HOUSE WIDTH (IN FEET AT 12 METER SETBACK) (BASED ON 1 1/2 STOREY)
- POSSIBLE DETACHED GARAGE LOCATION AT PURCHASERS COST, RESTRICTIVE COVENANT ON GARAGE EXTERIOR, MATERIALS AND COLOUR TO BE CONSISTENT WITH DWELLING
- SIDEWALK
- STEP DOWN WOOD SCREEN FENCE ON PRIVATE PROPERTY
- 1.5 m PRIVATE MAINTENANCE EASEMENT FOR ABUTTING ZERO SETBACK LOT (SEE NOTE 9)
- ADDITIONAL EXTERIOR FLANKAGE OR REAR DETAIL REQUIRED
- MINIMUM FOOTING ELEVATION CONFIRMATION BY SURVEYOR REQUIRED (ADDITIONAL RISER MAY BE REQUIRED)
- STORM SERVICE (ROOF LEADER AND SUMP) REQUIRED BY BUILDERS (CITY REQUIREMENT)
- FOUNDATION DRAIN SERVICE (SUMP ONLY) REQUIRED BY BUILDERS (CITY REQUIREMENT)



### Notes:

1. All information shown on this plan is deemed accurate to the date shown. Landscape shown conceptual only.
2. Details are subject to change.
3. Location of street furniture and shallow utilities subject to change. Genstar will not relocate conflicts.
4. Bungalows and 2 storeys require window wells.
5. Wood fencing colour to be Monterey Grey.
6. Surveyors - building pocket supersedes marketing map.
7. Retaining walls, if required, installed at purchaser's cost.
8. Geotechnical investigation required at footing excavation by J.R. Paine (780 489-0700) on all lots.
9. Lots 23 thru 33, Block 9 and Lots 19 thru 28 Block 10 have a 1.5 m private maintenance easement (eaves, footing, drainage and access) for the abutting lot with a zero setback.

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