

PRELIMINARY
Subject To Change



CRYSTALLINA
NERA

STAGE 14



LEGEND

- ▬ PADMOUNT TRANSFORMER
- STREET LIGHT / POWER BASE
- ▲ SERVICE PEDESTAL
- ◆ HYDRANT
- ✉ COMMUNITY MAILBOX
- ▨ BUS PAD LOCATION
- SIDEWALK

- 26 ← RECOMMENDED HOUSE WIDTH (IN FEET AT 12 METER SETBACK) SEE BUILDING POCKET FOR DETAILS
- ATTACHED GARAGE LOCATION (SUBJECT TO CHANGE)
- 20 ← RECOMMENDED HOUSE WIDTH (IN FEET AT 12 METER SETBACK)
- G ← POSSIBLE DETACHED GARAGE LOCATION AT PURCHASERS COST, RESTRICTIVE COVENANT ON GARAGE EXTERIOR, MATERIALS AND COLOUR TO BE CONSISTENT WITH DWELLING

- ‡ REVERSE PIE LOT. HOUSE WIDTH MAY BE REDUCED FOR HOUSES LONGER THAN 15 m. SEE BUILDING POCKET PLAN.
- ▬ STEP DOWN WOOD SCREEN FENCE ON PRIVATE PROPERTY
- - - - 1.5 m PRIVATE MAINTENANCE EASEMENT FOR ABUTTING ZERO SETBACK LOT (SEE NOTE 9)

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 49 thru 69, Block 3; Lots 16 thru 22, Block 9; and Lot 29, Block 10 have a 1.5 m private maintenance easement (eaves, footing, drainage and access) for the abutting lot with a zero setback.

- ★ ADDITIONAL EXTERIOR FLANKAGE OR REAR DETAIL REQUIRED
- ✕ FOUNDATION DRAIN SERVICE (SUMP ONLY) REQUIRED BY BUILDERS (CITY REQUIREMENT)
- ▲ STORM SERVICE (ROOF LEADER AND SUMP) REQUIRED BY BUILDERS (CITY REQUIREMENT)
- * MINIMUM FOOTING ELEVATION TO BE OBTAINED FROM PALS GEOMATICS (780 455 3177). ADDITIONAL RISER MAY BE REQUIRED.

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