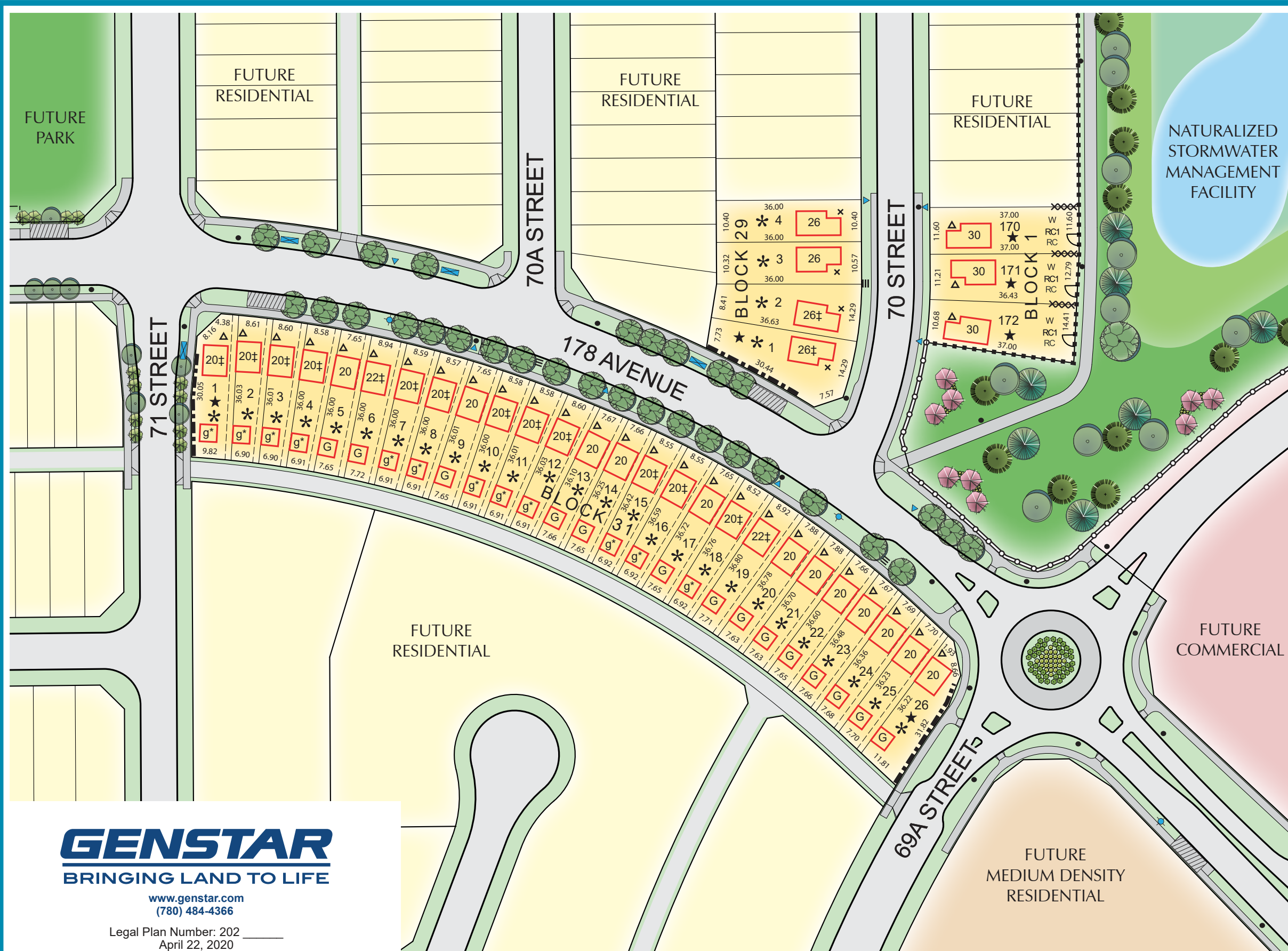


STAGE 18

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) SEE BUILDING POCKET FOR DETAILS
- RECOMMENDED HOUSE WIDTH (IN FEET AT 4.5 METER SETBACK)
- REVERSE PIE LOT. HOUSE WIDTH MAY BE REDUCED FOR HOUSES LONGER THAN 15 m. SEE BUILDING POCKET PLAN.
- POSSIBLE DETACHED GARAGE LOCATION AT PURCHASERS COST. RESTRICTIVE COVENANT ON GARAGE EXTERIOR, MATERIALS AND COLOUR TO BE CONSISTENT WITH DWELLING
- MAXIMUM DETACHED GARAGE WIDTH REDUCED TO 5.5 m (18').
- SIDEWALK
- 1.5 m PRIVATE MAINTENANCE EASEMENT FOR ABUTTING ZERO SETBACK LOT (SEE NOTE 9)
- STEP DOWN WOOD SCREEN FENCE ON PRIVATE PROPERTY
- BLACK CHAINLINK FENCE WITH GATES ON PRIVATE PROPERTY (RESTRICTIVE COVENANT)
- WOOD POST & RAIL FENCE
- FUTURE BLACK CHAIN LINK FENCE INSTALLED AT PURCHASERS COST (RESTRICTIVE COVENANT)
- ADDITIONAL EXTERIOR FLANKAGE OR REAR DETAIL REQUIRED
- STORM SERVICE (ROOF LEADER AND SUMP) REQUIRED BY BUILDERS (CITY REQUIREMENT)
- FOUNDATION DRAIN SERVICE (SUMP ONLY) REQUIRED BY BUILDERS (CITY REQUIREMENT)
- MINIMUM FOOTING ELEVATION TO BE OBTAINED FROM PALS GEOMATICS (780 455 3177). ADDITIONAL RISER MAY BE REQUIRED
- RESTRICTIVE COVENANT ON FENCING AND REAR YARD DEVELOPMENT
- RESTRICTIVE COVENANT ON DEVELOPMENT FOR MINIMUM BUILDING FOOTING ELEVATION OF 679.15 m AND MINIMUM BUILDING OPENING OF 680.85 m.
- WALKOUT LOT POTENTIAL. RETAINING WALLS, IF REQUIRED, INSTALLED AT PURCHASERS COST. REFER TO LOT GRADING PLAN.



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 1 thru 25, Block 31 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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Legal Plan Number: 202 _____
April 22, 2020