

WESTMOOR

IN EDMONTON

STAGE 41A

LEGEND

- PADMOUNT TRANSFORMER
- STREET LIGHT / POWER BASE
- SERVICE PEDESTAL
- UTILITY VAULT
- HYDRANT
- RECOMMENDED HOUSE WIDTH (IN FEET AT 9 m SETBACK) SEE BUILDING POCKET FOR DETAILS
- GARAGE LOCATION
- RECOMMENDED SEMI-DETACHED/TOWNHOUSE WIDTH (IN FEET AT 9 m SETBACK) SEE BUILDING POCKET FOR DETAILS
- 1.5 m PRIVATE MAINTENANCE EASEMENT FOR ABUTTING ZERO SETBACK LOT
- SIDEWALK
- ADDITIONAL EXTERIOR FLANKAGE OR REAR DETAIL REQUIRED
- WALKOUT/ PARTIAL WALKOUT LOT POTENTIAL
- CROSS LOT DRAINAGE RESTRICTIVE COVENANT
- CATCHBASIN (IN EASEMENT)
- STORM SERVICE (ROOF LEADER AND SUMP) REQUIRED BY BUILDERS (CITY REQUIREMENT)
- DISTURBED SOIL - GEOTECHNICAL EVALUATION REQUIRED
- REVERSE PIE LOT. HOUSE WIDTH MAY BE REDUCED FOR HOUSES LONGER THAN 15 m. SEE BUILDING POCKET PLAN.
- RESTRICTIVE COVENANT ON DEVELOPMENT FOR MINIMUM BUILDING OPENING OF 698.50 m & MINIMUM BOTTOM OF FOOTING OF 695.15 m.
- WOOD SCREEN FENCE ON PRIVATE PROPERTY
- STEP DOWN WOOD SCREEN FENCE ON PRIVATE PROPERTY
- BLACK CHAINLINK FENCE (NO GATES) ON PRIVATE PROPERTY (RESTRICTIVE COVENANT)
- POST & RAIL FENCE
- TREES & LOCATION CONCEPTUAL ONLY
- LOW DENSITY FLEX RESIDENTIAL (RSF)
- ROW HOUSE RESIDENTIAL (RSM)



PRELIMINARY
Subject To Change

- Notes:**
- All information shown on this plan is deemed accurate to the date shown. Landscape shown conceptual only.
 - Details are subject to change.
 - Location of street furniture and shallow utilities subject to change. Genstar will not relocate conflicts.
 - Bungalows and 2 Storey require window wells.
 - Wood fencing colour to be _____.
 - Surveyors building pocket supersedes marketing map.
 - Retaining walls, if required, installed at purchaser's cost.
 - Mailbox locations will be determined by Canada Post.

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EDGEMONT WYND

2.7 m POWER EASEMENT

ELK CRESCENT

0.5 m CONCRETE
SWALE In 2.0m
EASEMENT

PARKLAND IMMANUEL CHRISTIAN SCHOOL

FUTURE RESIDENTIAL