



LEGEND:

FEATURE	EXISTING	PROPOSED
FIRE HYDRANT	●	⊙
MANHOLE/CATCHBASIN	⊙	⊙
WATER VALVE	⊙	⊙
LIGHT STANDARD	⊙	⊙
PEDESTAL	⊙	⊙
TRANSFORMER	⊙	⊙
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
WOOD FENCE BY DEVELOPER	---	---
SUGGESTED MAX. HOUSE WIDTH (⊙ 20ft. SETBACK)		⊙
STREET SIGN		+

NOTE:

- LOTS SHOWN BASED ON PRELIMINARY LOTTING PLAN. LOTS TO BE CONFIRMED BY REGISTERED LEGAL PLAN AND LEGAL SURVEY.
- DIMENSIONS SHOWN IN FEET.
- BUILDING ENVELOPES SHOWN ARE IN ACCORDANCE WITH CITY OF GRANDE PRAIRIE 'RL' AND 'RG' ZONING AND REPRESENT:
 - 4ft. SIDEYARD GARAGE SIDE (DRIVEWAY SIDE)
 - 4ft. SIDEYARD OPPOSITE SIDE.
 - 25ft. REAR YARD.
 - 20ft. FRONT SETBACK.
- PROPOSED FEATURES SHOWN FOR REPRESENTATION ONLY AND ARE SUBJECT TO CHANGE.
- PLOT PLANS TO BE REVIEWED AND APPROVED BY CITY OF GRANDE PRAIRIE & KCM CONSTRUCTION PRIOR TO CONSTRUCTION.
- CORNER LOTS REQUIRE SPECIAL CONSIDERATIONS.
- IF AN ATTACHED GARAGE IS NOT PROVIDED A 10' SIDEYARD SETBACK IS REQUIRED ON ONE SIDE.

**NORTHRIDGE RESIDENTIAL
PHASE 5**
272649 ALBERTA LTD
NE.1/4 SEC.35 TWP.71 RGE.6 W.6 MER.

