

LEGEND:
FEATURE

EXISTING

PROPOSED

FIRE HYDRANT

MANHOLE/CATCHBASIN MANHOLE

WATER VALVE

LIGHT STANDARD

PEDESTAL

TRANSFORMER

BURIED VAULT

PROPERTY LINE

RIGHT OF WAY

WOOD FENCE BY DEVELOPER

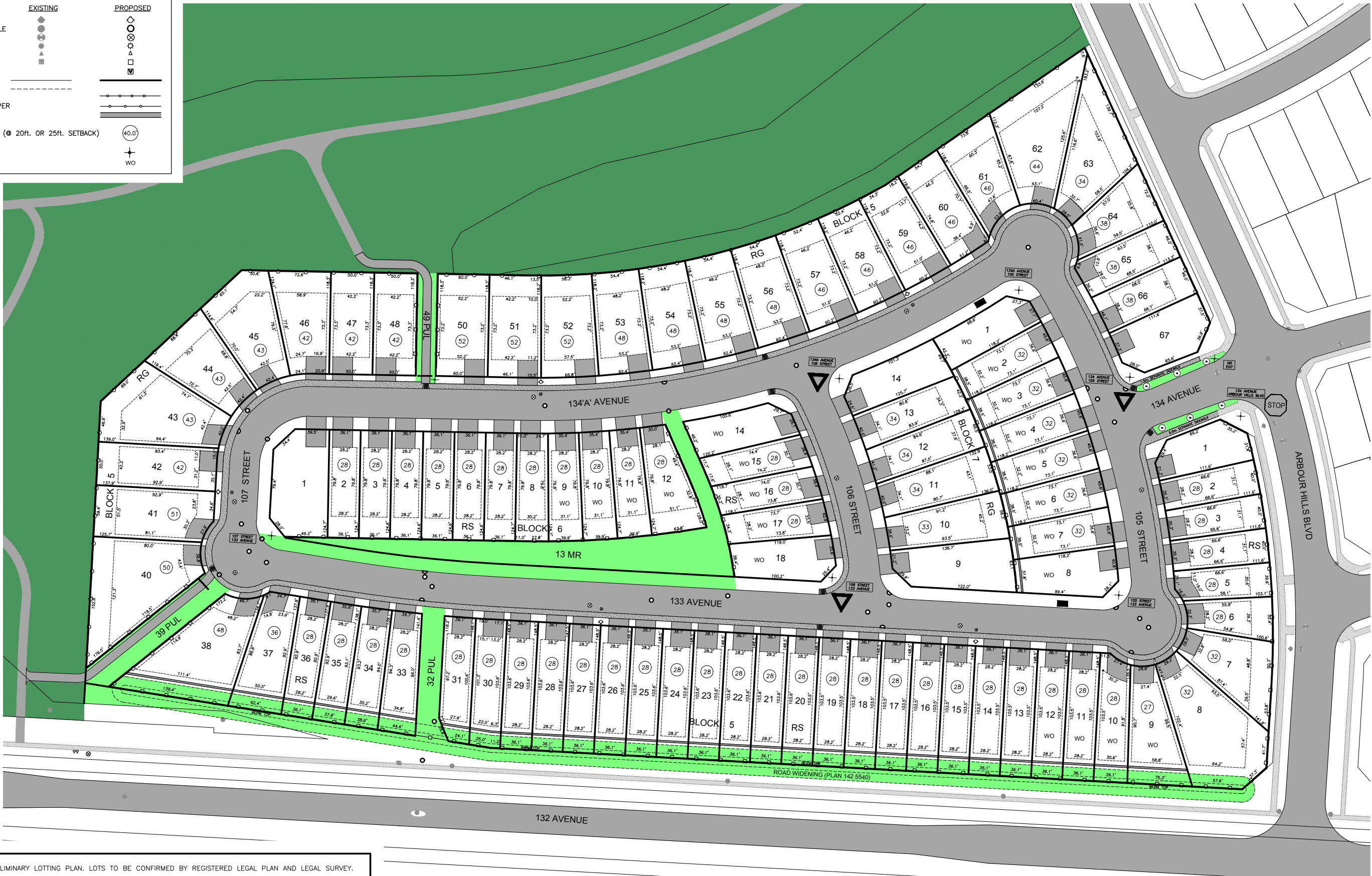
CHAINLINK FENCE BY DEVELOPER

CONCRETE SWALE

SUGGESTED MAX. HOUSE WIDTH (⊙ 20ft. OR 25ft. SETBACK)

STREET SIGN

WALKOUT BASEMENT



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 INACCORDANCE WITH CITY OF GRANDE PRAIRIE 'RG' / 'RS' ZONING AND REPRESENT:
-4ft. SIDEYARD GARAGE SIDE (DRIVEWAY SIDE)
-4ft. SIDEYARD OPPOSITE SIDE.
-25ft. REAR YARD.
-20ft. FRONT SETBACK.
-UNLESS OTHERWISE PERMITTED BY THE CITY OF GRANDE PRAIRIE LAND USE BYLAW, THE MINIMUM SIDE YARD ON A CORNER LOT IN ANY RESIDENTIAL DISTRICT SHALL BE 4.6m AND THE MINIMUM FRONT YARD SETBACK SHALL BE 6.1m. THE SIDE YARD SETBACK MAY BE REDUCED AT A RATE OF 0.15m FOR EACH INCREASE OF 0.3m IN THE FRONT YARD SETBACK. AT NO TIME SHALL THE MINIMUM SIDE YARD SETBACK BE LESS THAN 1.5m ON A CORNER LOT.
-PROPOSED FEATURES SHOWN FOR REPRESENTATION ONLY AND ARE SUBJECT TO CHANGE.
-PLOT PLANS TO BE REVIEWED AND APPROVED BY CITY OF GRANDE PRAIRIE & PRUDENTIAL LANDS PRIOR TO CONSTRUCTION.
-CORNER LOTS REQUIRE SPECIAL CONSIDERATIONS.
-IF AN ATTACHED GARAGE IS NOT PROVIDED A 10' SIDEYARD SETBACK IS REQUIRED ON ONE SIDE.
-WALKOUT LOTS MUST BE CONFIRMED WITH LOT GRADING AND BUILDING PLANS.

ARBOUR HILLS II
PHASE 7
PRUDENTIAL LANDS
SW.1/4 SEC.2 TWP.72 RGE.6 W.6 MER.