



MASSARI WALKOUT BUNGALOW
COMPLETE EARLY 2024
80-25122 STURGEON RD.

LOT 60, BLOCK 1, 0.53 ACRES
213 RIVERVIEW WAY

LOT 83, BLOCK 1, 36 POCKET
112 - 25122 STURGEON RD.

LOT 54, BLOCK 1, 44 POCKET
113-25122 STURGEON RD.

LOT 56, BLOCK 1, 40 POCKET
117-25122 STURGEON RD.

LEGEND					
0.20	Lot Area in Acres	—	Sidewalk	∇	Telus Vault
25.0	Lot Frontage in Feet	—	Ornamental/Decorative Steel/Iron Fence	⊠	Large Pillar
■	Transformer	—	Wood Screen Fence	⊗	Small Pillar
●	Light Standard	—	Concrete Swale	—	Entry Feature (shape may vary)
▲	Telephone/Cable Pedestal	—	Grass Swale	1	Lot Number
⊕	Hydrant	✉	Proposed Community Mailbox Location	W	Walkout
---	Drainage Easement			⊙	Suggested House Width in Feet
				PW	Partial Walkout
				⊕	T Bollards
				★	Community Gate
				●	Trees
				D1	Driveway Must Access Flanking Road (Shown on Map)
				D2	Driveway Has 4x4 m Cutout Centered Around Deep Services
				*	8.53 ft Side Yard Setback abutting Walkway

CARRIAGE SIGNATURE HOMES LEGEND

- AVAILABLE LOTS
- AVAILABLE HOMES

RIVER'S GATE INTERACTIVE MAPPING

April 28, 2022

This plan is prepared as an information plan for prospective purchasers and is subject to change. Lot dimensions are in feet and rounded, and should be verified with a registered plan. Lots in this subdivision have side yards consistent with site minimums allowed in the Sturgeon County Land Use Schedule. Location of street furniture and landscaping are approximate and should be verified on site. Final driveway locations to be determined by builder.

