

TRAILHEAD
HOMESITE 2

0.51 hectares · 5,147 m²

1.27 acres

BUILDING ENVELOPE 0.38 acres | 1,546 m²

HOMESITE FRONTAGE 98.8 m | 324.1 ft

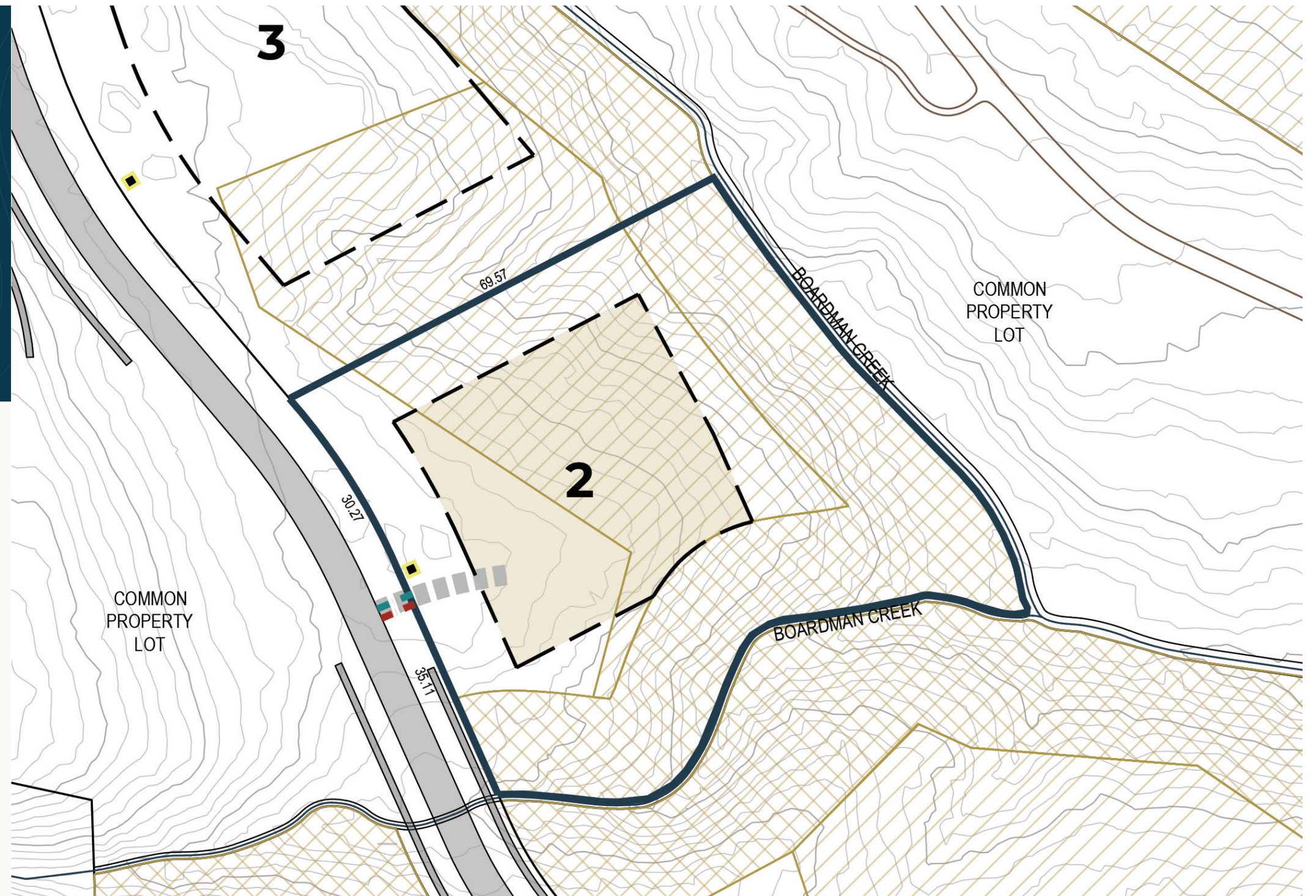
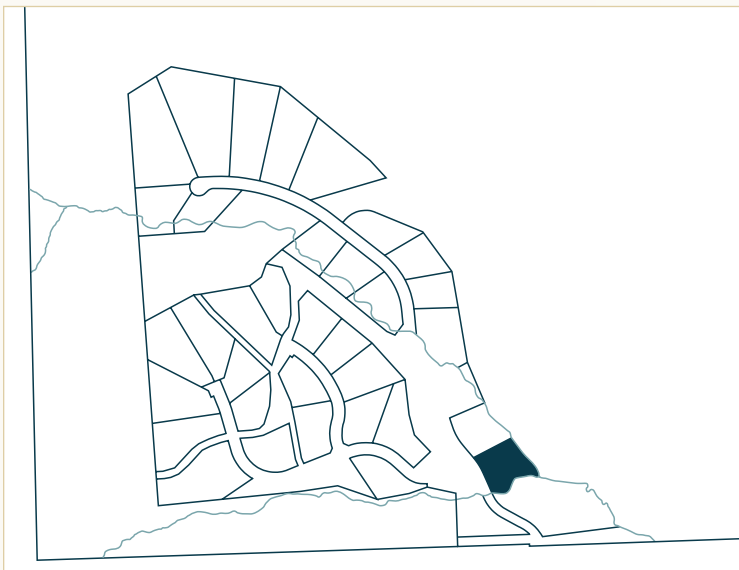
SETBACKS

Front yard: 10.0 m | 32.8 ft

Rear yard: As per homesite plan

Side yard (left): 10.0 m | 32.8 ft

Side yard (right): As per homesite plan



Property Boundary

Building Envelope

All dimensions in metres.
Contour interval = 1.0 m

Required Driveway Location

Entry monument & light

Water service location

Sewer service location

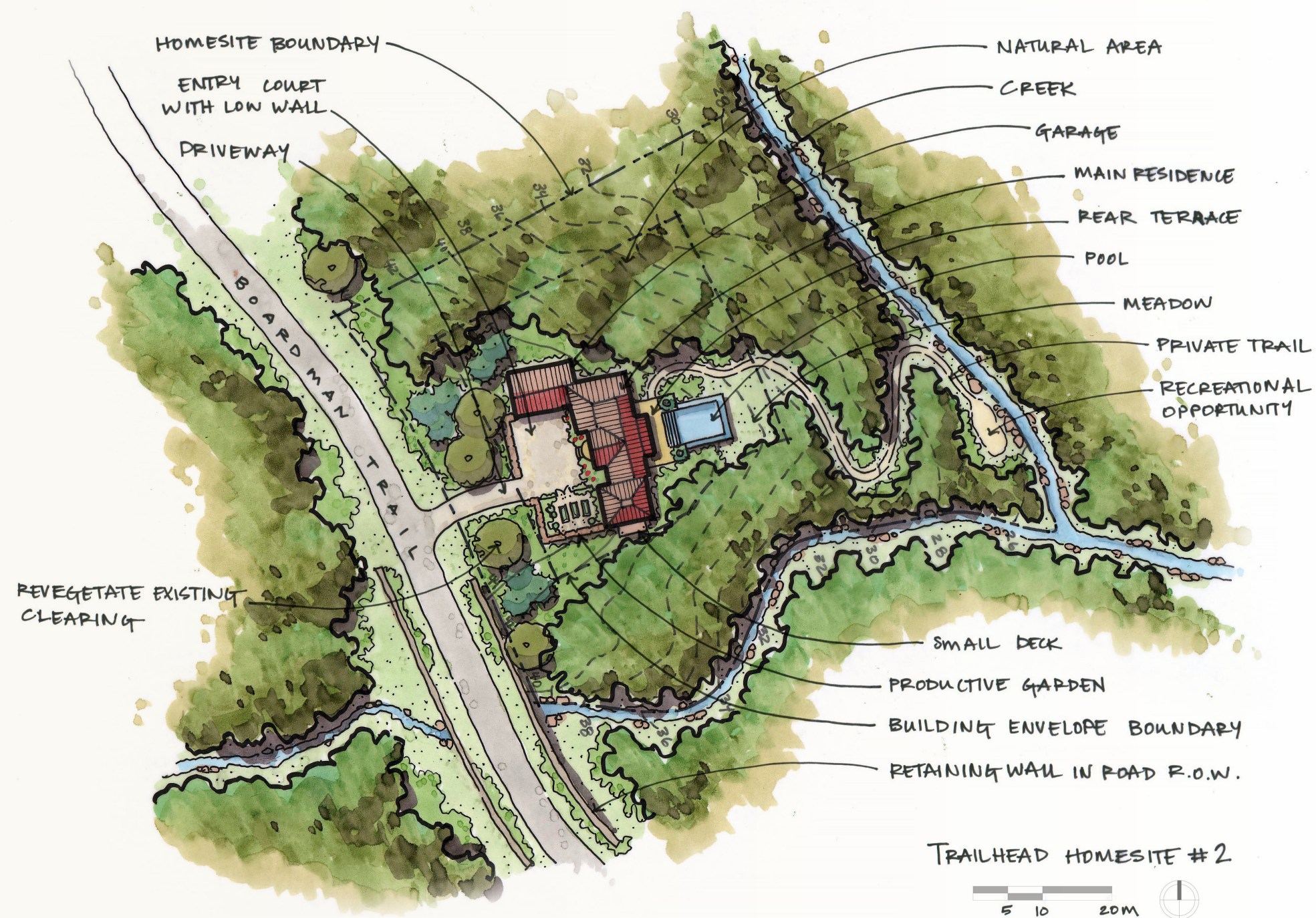
Geohazard Zone II

Conditionally suitable for residential structures; site specific review required

Geohazard Zone IIIB

Unsuitable for residential structures





Perched on a natural promontory framed by converging creeks, this west-facing homesite captures sweeping headwall views and warm afternoon light. Elevated terrain enhances privacy and creates a dramatic setting for a mountain home immersed in forest and the sounds of water.

HOMESITE VIEWS

- Views of Lizard headwall from Polar Peak to Grizzly Peak
- Tree-filtered views north to Mount Fernie
- Tree-filtered views to Morrissey Ridge

NOTABLE SITE FEATURES

- Creeks flow along the southern and eastern edges of homesite, with their confluence at the property's southeast corner
- Topography creates promontory for homesite
- West orientation

These homesite plan are provided for information purposes only and must not be construed as legal surveys. They have been prepared based on the most recent information available at the time and are believed to be true and accurate; however, no warranty as to accuracy is provided by the Developer. The homesite owner must confirm all dimensions, elevations, and other information provided herein. The Developer and its employees, contractors, consultants and agents are not liable for any losses arising from use of this plan. E&OE. See Trailhead's Residential Design Guidelines for requirements related to use of building envelope. Note that contour lines within road rights-of-way represent pre-development grades.

