



PRELIMINARY PLAN NOT FOR CONSTRUCTION

Preliminary Pocket For Siting Purposes Only.

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER/OWNER LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY.
- ALL DISTANCES SHOWN ARE IN METERS AND DECIMALS THEREOF.
- INFORMATION BASED ON UNREGISTERED PLAN, SUBJECT TO CHANGE.
- INFORMATION TO BE USED AS A GUIDELINE ONLY, AND IS SUBJECT TO CHANGE.
- THE ABOVE POCKET IS FOR THE RS ZONE. SETBACKS AND SETBACK NEED TO BE CONFIRMED BY THE CITY OF EDMONTON.

DETAILS

- LOT AREA: 454.58 SQ METERS (A.M.)
- POCKET AREA: 146.83 SQ METERS (B.)

PALS JOB NO: 923-281

LEGEND

STREET LAMP	EXISTING C.C. LOCATION	PROPOSED C.C. LOCATION	TRANSFORMERS	PROPOSED SERVICE POCKET	UTILITY POLE	PRICE LINE	BACK OF CURB	BACK OF DRIVE	L.P. OF LAKE	EXISTING TREE	E.O.G.	EXISTING ELEVATION	P.O.E.	PROPOSED ELEVATION	C.E.L.	CENTERLINE ELEVATION	W.P.M.	W.P.M. (E.C.)
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LEGAL INFORMATION

LOT	18	PLAN NUMBER	UNRECD
CLIENT'S OLD ADDRESS	11304 9 AVENUE NW		
LOCATION	EDMONTON	SUBDIVISION	TWIN BROOKS

Pals Geomatics Corp.
 Email: info@palsgeomatics.com
 Phone: 780-485-1177
 Fax: 780-485-1191
 16754-171ST STREET NW
 EDMONTON, ALBERTA T5B 1G1

11302 9 Avenue Edmonton AB

\$210,000

Extremely rare. Sellers have a huge lot in Twin Brooks they were able to subdivide. Almost 5000 sq.ft. has been approved and titled. Looks like a 1500 sq.ft. foot print building can be built without further city zoning. At this point the city won't allow a garage (limited roadway access) But maybe development appeals could help. Please do not access the property without a realtor present as we try to respect the owners use of the existing yard (There is no fence at the subdivision line) Tax amount is a best guess. Will update when available.

Listing Presented By:

Originally Listed by:
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