



GAR. AREA = 37.07 m²
 DWELLING AREA = 78.83 m²
 LOT AREA = 292.64 m²
 DWELLING SITE COVERAGE = 26.94%
 GAR. SITE COVERAGE = 12.67%

LANDSCAPING REQUIREMENTS:
 - 1 NEW DECIDUOUS TREE 50MM CALIPER
 - 1 NEW CONIFEROUS TREE 2.5M HEIGHT
 - 4 NEW DECIDUOUS SHRUBS 300MM IN HEIGHT
 OR 4 NEW CONIFEROUS SHRUBS 450MM SPREAD
 - NEW SEED OR SOIL

THE ELEVATION OF THIS HOUSE AND GARAGE WILL BE DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN AND ON SITE GRADES.

IF ANY SUBSEQUENT REVISION OCCURS THIS PLAN SHALL NOT BE USED UNLESS HAGEN SURVEYS IS EXPLICITLY NOTIFIED

CALL ALBERTA 1st CALL PRIOR TO EXCAVATION UNDERLYING ZONE RFT INITIALED AND DATED COPY OF FINAL REVISION MUST BE RETURNED TO HAGEN SURVEYS PRIOR TO STAKEOUT. DEVELOPMENT PERMIT REQUIRED PRIOR TO STAKEOUT IN EVENT OF ANY APPLICABLE VARIANCES OWNER/BUILDER RESPONSIBLE TO ENSURE THAT ALL BACKFILL LEVELS MEET ALL CODES

MATURE NEIGHBORHOOD OVERLAY APPLIES IF THIS PROPERTY IS SUBJECT TO REGISTRATION OF A SUBDIVISION PLAN#

SANITARY SEWER INVERT (to be verified before finishing at PROPERTY LINE = excavation for gravity drainage.)
 FINISHED FLOOR ELEVATION = 672.10
 FINISHED GRADE FRONT OF HOUSE = 671.25
 FINISHED GRADE BACK OF HOUSE = 671.25
 GARAGE FLOOR ELEVATION AT OVERHEAD DOOR = 670.50(0.55m High Curb Required)
 BOTTOM OF FOOTINGS = 669.15

POWER POLE
 HYDRANT
 SERVICE PEDESTAL
 STREET LIGHT
 EXISTING ELEVATION [665.00]
 TREE

04/15/2021 reposition gar. revised elevations
 DATE mm/dd/yyyy REVISIONS
 DRAWN BY: J-H
 CHECKED BY: DGC

PLAN 5559 KS	BLK./UNIT 5	LOT *17B*	SUBDIVISION JASPER PLACE (LYNNWOOD)	BUILDER OR OWNER MYRIAD CONTRACTING LTD.
JOB NO. 21C0152	SCALE 1: 300 PAPER: 8.5"x14"	DATE: MARCH 24, 2021	ADDRESS 8106-156 STREET NW EDMONTON	

8112 156 Street Edmonton AB

\$215,000

Awesome 30' x 105' lot in Beautiful Lynnwood neighbourhood. No need to build a skinny house with this wider lot! This walkable location is close to schools, shopping, playground, restaurants and more! Excellent public transportation. Directly across from Lynnwood Ravine. Only 5 blocks to the river valley. West facing backyard. This lot is fully serviced!! Build your new home and live in this excellent neighbourhood!

Listing Presented By:



Originally Listed by:
 Homes & Gardens Real Estate Limited

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