



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 SOD

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

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.

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

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

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	

8116 156 Street Edmonton AB

\$215,000

This 30' x 105' lot is wider than most city infill lots. In LYNNWOOD, it's close and walkable to everything including schools, shopping, parks, community league, restaurants! Only 5 blocks to River Valley through Rio Terrace. Excellent transit. West facing Lot is serviced! Make this fantastic neighbourhood your new home!

Listing Presented By:



Originally Listed by:
 Homes & Gardens Real Estate Limited

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