

APPROVED

DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT

File No: PLSDA202300898 Date: Feb. 8, 2024

CITY OF LEDUC SUBDIVISION AUTHORITY

Approval valid for twelve months • Subject to conditions



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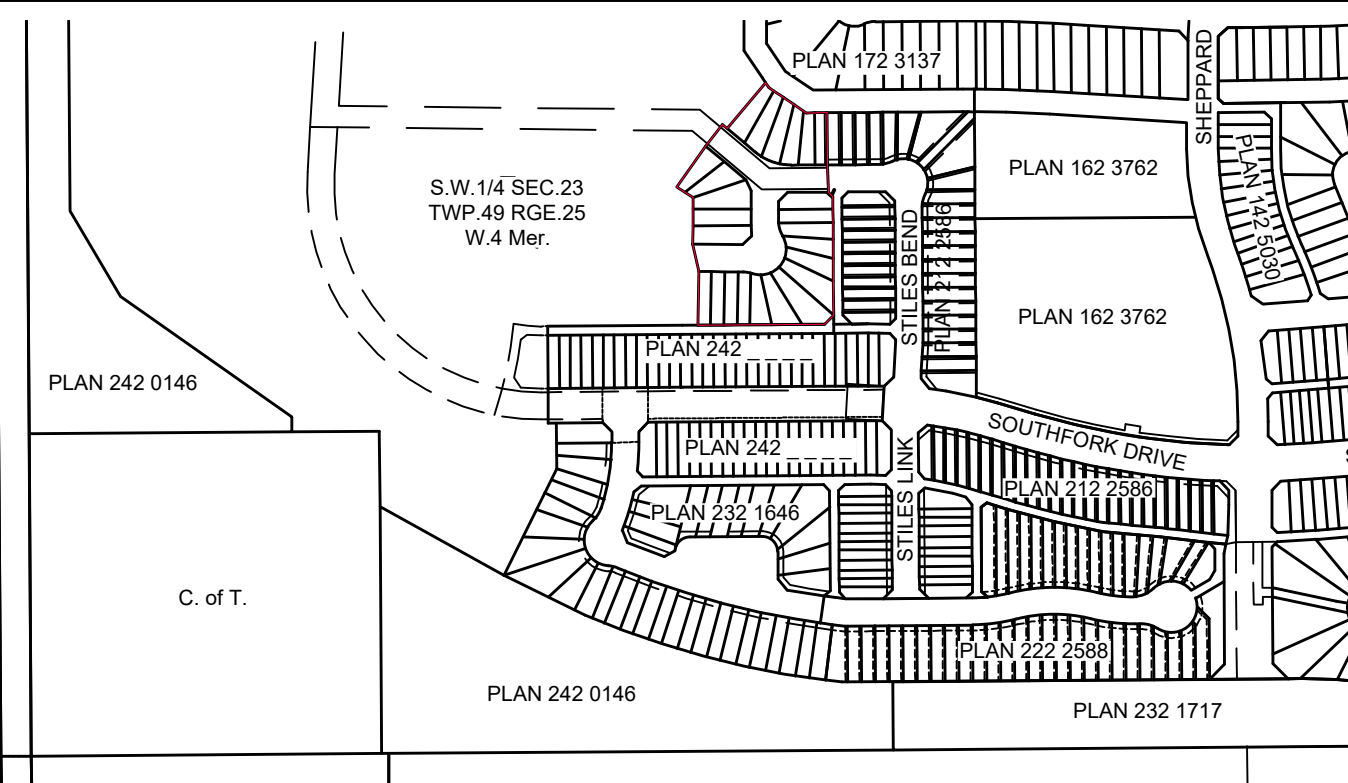
SOUTHFORK STAGE 15
PLAN SHOWING A
TENTATIVE PLAN OF SUBDIVISION

OF PART OF
S.W.1/4 SEC.23 TWP.49 RGE.25 W.4 Mer.

ALL WITHIN
S.W.1/4 SEC.23 TWP.49 RGE.25 W.4 Mer.
C. of T. 212 253 915 + 22

CITY OF LEDUC ALBERTA

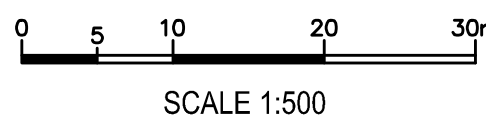
LEGEND
Area to be subdivided shown outlined thus  and contains 1.27 ha
All curves are tangential unless shown otherwise.
All distances are expressed in metres and decimals thereof.
Distances along curved boundaries are arc distances.
All information shown on this plan is Tentative and subject to change by the PLAN OF SURVEY.
Front yard setbacks shown on plan are at 5.5m for front garage lots and 4.0m for rear garage lots.
Rear yard setbacks shown on plan are at 7.0m and at 4.5m for corner lots with service to lane.
Area of stage boundary is to be confirmed at time of Legal Survey.
All cut corners on Roads are 6.00m x 6.00m, unless otherwise shown.
All cut corners on Lanes are 4.00m x 4.00m, unless otherwise shown.
All Lanes are 6.00m in width unless otherwise shown.
Lots within Bylaw Zone Residential Compact Development (RCD) shown as: 
Lots within Bylaw Zone Residential Standard District (RSD) shown as: 
Lots within Bylaw Zone Residential Narrow Lot (RNL) shown as: 



KEY PLAN
Scale 1:5000

LOT/AREA TABLE		
LOT TYPE	NUMBER OF LOTS	AREA
FRONT GARAGE SINGLE DETACHED	11	0.446 ha
REAR GARAGE SINGLE DETACHED	13	0.488 ha
ROADWAY & LANES	N/A	0.334 ha
TOTAL PROJECT	24	1.268 ha
FRONTAGES M(FT)		
BLOCK	@6.0m	@9.0m
8	69.93m (229.42ft)	67.81m (222.47ft)
9	72.62m (238.25ft)	69.68m (228.60ft)
10	115.91m (380.28ft)	120.68m (395.93ft)

ABBREVIATIONS	
A.L.S. Alberta Land Surveyor	M.R. Municipal Reserve
A.S.C.M. Alberta Survey Control Marker	N. North
Ck. m. Check Measured	(R) Radial Bearing
c.s. Countersunk	R. Radius
Δ Central Angle of Curve	Re-est. Re-established
E. East	RGE. Range
Fd. Found	RP. Reference Point
G.N.S.S. Global Navigation Satellite System	S. South
ha. Hectare	SEC. Section
I. Iron Post	TWP. Township
Mer. Meridian	URW. Utility Right of Way
Mk. Mark	W. West
Mkd. Marked	



SCALE 1:500

CLIENT/PROJECT			
JWI G.P. LTD. (TAMANI)			
		DATE:	February 5, 2024
		Job No.:	23-6021
3	24/02/05	ADDED ZONING INFORMATION AND AREAS	DE
2	23/12/13	REVISED CUL DE SAC AND INTERSECTION	PN
1	23/11/20	REVISED LANE CORNER CUT OFF FOR LOT 46 BLK 10	PN
0	23/09/12	ORIGINAL ISSUE	PN
REV.	DATE	COMMENTS	INIT.

