



**Lot 2, Block 1, Plan 052 6189
New Sarepta, Alberta**

Outline Plan



Prepared By:

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STANTEC
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SHELBY ENGINEERING LTD.

Project #171100
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1. INTRODUCTION

The West Ridge Estates Outline Plan has been prepared by 1908510 Alberta Ltd. for a multi-stage, multi-use development within Leduc County, in the Hamlet of New Sarepta. The Outline Plan has been prepared in order to support a land-use bylaw amendment for redistricting, and a multi-parcel subdivision application.

The West Ridge Estates Outline Plan will provide a structure for the development of the various phases within its parameters. The approval of the Outline Plan will provide the opportunity for Leduc County to increase the availability of residential (and potential commercial) lots, and encourage steady and planned growth within the Hamlet of New Sarepta.

1.1 Location

The West Ridge Estates Outline Plan encompasses all of Lot 2, Block 1, Plan 052 6189, within N.E. ¼ Section 33, Township 49, Range 22, West of the 4th Meridian.

The parcel is located west of Centre Street and north of Centre Avenue, within the west-central portion of the Hamlet of New Sarepta.

The surrounding lands include the following:

- The north boundary is an undeveloped road allowance.
- The east boundary is Centre Street, seven residential lots, and an MR strip.
- The south boundary is Centre Avenue with five subdivided lots, including; urban- reserve, urban services and industrial land use.
- The west boundary is a private parcel - Lot 3, Block 1, Plan 052 6189, which encompasses an un-named creek.

The north-east corner of the Outline Plan area is approximately 100 metres from the CN Railway, which runs diagonally through the Hamlet.

The west boundary of the Outline Plan area is approximately 50 metres from an un-named creek, which runs through the west edge of the Hamlet.

Please refer to Figure C1 – Key Plan.

1.2 Land Ownership

The Outline Plan area is currently owned by the applicant, 1908510 Alberta Ltd.

Several privately owned parcels surround the Outline Plan boundary, including seven residential lots to the east.

Institutional parcels along the south-east corner of the plan area include the Hamlet's water treatment plant, and fire department facility.

1.3 Adjacent Land Use

The lands directly north, west and south-west of the development area are zoned Urban Reserve, according to the current New Sarepta Zoning map. Per Figure 6 – Land Use Concept within the ASP, all areas north and west of the development are dedicated as “Recreational / Protected Areas”. The ASP indicates the areas south of Centre Avenue are dedicated as Residential, although areas within the creek boundary and west of the creek are also dedicated as “Recreational / Protected Areas”.

The subdivided lands south-east of the plan area are dedicated as Institutional, with a small strip around these subdivided lands dedicated as “Recreational / Protected Lands”. This strip has been reviewed and assessed within the enclosed Environmental Assessment.

The subdivided lots east of the plan area are dedicated as Residential.

Please refer to Figure 6 – Land Use Concept, extracted from the New Sarepta Area Structure Plan.

1.4 Compatibility with Adjacent Land Uses

The proposed land use and zoning is compatible with the neighboring land uses. The development plan proposes residential land uses around the entire perimeter of the Outline Plan area, excepting the possible commercial dedication in the north-east corner fronting Centre Street. The existing residents to the east will back onto proposed residential lands, and the entrance road will separate these existing residential properties from the potential commercial parcel.

The “Recreational / Protected Areas” to the north and west of the development area will have proposed residential backing onto these environmentally sensitive parcels.

2. LAND USE

2.1 Scope of Plan

The purpose of the West Ridge Estates Outline Plan is to guide land use, transportation and pedestrian circulation, servicing, stormwater management, and address any environmental impacts.

The Outline Plan will concentrate on the subject site area, while addressing and discussing the surrounding land areas. The intention of the Outline Plan is to provide further detail of

the development area, and to maintain the intentions and policies of the Area Structure Plan and Municipal Government Act.

2.2 Existing & Proposed Land Use

The existing land use within the Outline Plan area is residential, with a mix of R1 and R3. Per Figure 6 – Land Use Concept within the New Sarepta ASP, the Outline Plan area has a proposed land use of Residential.

The proposed development will require a Land Use Bylaw amendment to implement land use within the development plan area as per Figure C2 – Land Use Plan. Based on high-level review, the proposed development specifics will function well with the existing districts within the Leduc County Land Use Bylaw 7-08.

The proposed land use for the Outline Plan development area is low, medium and high density residential, with the potential for a small commercial dedication in the north-east corner of the development; this would be subject to the road allowance closure and land negotiation process. The potential land use option is depicted in Appendix F – Land Use Plan Option B. The intention of the commercial parcel is to accommodate neighborhood retail and convenience services, both for the development and Hamlet residents.

The residential areas will be a mixture of single family, semi-detached, and medium density development. The land area west of the pipeline right-of-ways is dedicated for future development and is expected to accommodate medium or high density residential.

Please refer to Figure C2 - Land Use Plan.

2.3 Development Plan Summary

Please refer to the following Population & Land-Use Summary table for further detail:

WEST RIDGE ESTATES OUTLINE PLAN : POPULATION SUMMARY

RESIDENTIAL LAND USE	AREA (ha)	UNITS / ha	UNITS	POP/per Unit	POPULATION
Low Density Residential (LDR)	1.02	20	20	2.5	50
Medium Density Residential (MDR)	0.61	35	21	2.5	53
High Density Residential (HDR)	1.52	49	75	2.5	188
*Future Residential (MDR / HDR)	1.91	37	71	2.5	177
TOTAL	5.06		188		468

*Area of the Future Residential is 85% of the developable area which does not include pipeline R/W's or the water commission line R/W.

WEST RIDGE ESTATES OUTLINE PLAN : LAND-USE SUMMARY

	HECTARES	ACRES	% OF GDA
Gross Area	8.48	20.95	
*County Lot Extensions	0.19	0.46	
Environmental Reserve	0.00	0.00	
Gross Developable Area	8.29	20.49	100%
Residential Areas			
Low Density Residential (LDR)	1.02	2.52	12%
Medium Density Residential (MDR)	0.61	1.51	7%
High Density Residential (HDR)	1.52	3.76	18%
Future West Residential (MDR / HDR)	1.91	4.72	23%
Pipelines & Water Commission R/W	1.45	3.59	18%
Roadways			
Local Roads	0.55	1.36	7%
Park Space/PUL			
Park Space	0.81	2.01	10%
PUL	0.41	1.02	5%
Net Developable Area	5.06	12.50	61%

* Potential extensions to existing County owned lots (Lot A, Plan 872 1648 & Lot 3, Plan 982 4944).

Summary of utilizing full road closure R/W is outlined in Appendix F.

2.4 Policy Context

The West Ridge Estates Outline Plan meets the requirements of the Municipal Government Act (MGA).

Specific Goals implemented in the Outline Plan include:

- Population growth in desirable locations.
- A compatible and harmonious land development pattern.
- Strong and sustained economic growth and tax base.
- Efficient and economic provision of municipal services and facilities.
- Protection of significant environmental areas and prevention of land, water, air, noise and visual pollution.

The Outline Plan follows the development principles and policies of the New Sarepta Area Structure Plan. The current development plan will not trigger an Area Structure Plan amendment.

Specific ASP components & policies implemented in the Outline Plan include:

- Land Use
- Diversity of built forms and densities
- Preserve and enhance the esthetics and the ambiance of a small and beautiful community
- Encourage residential development that enables different lot sizing requirements in order to create a better variety and maintain a density that is appropriate for the preservation of community lifestyles and servicing capacities.
- Residential neighborhoods shall be within walking distance of parks and open spaces

The West Ridge Estates Outline Plan meets the guiding principles of the Edmonton Metropolitan Region Growth Plan. The Edmonton Metropolitan Region Growth Plan encourages the utilization of existing infrastructure to promote responsible development, economic growth, and long term prosperity. It also meets the following planning objectives and policies of Section 5 – Hamlets and Localities under the Leduc County Municipal Development Plan:

- 5.1.1 – To provide for the orderly and economic planning and development of hamlets.
- 5.1.2 – To maintain hamlets as local centres serving the surrounding agricultural communities.
- 5.2.2 – A land use or subdivision may be allowed in the Hamlets where the proposed use or subdivision:
 - (b) represents a logical and contiguous extension of the existing hamlet development pattern, roadway network and servicing system.
 - (c) can be serviced with sewer and water to the standards of the County.
 - (d) does not exert a significant adverse impact on neighboring land uses.
 - (e) conforms to any plan in effect.
- 5.2.5 – The predominant use in a locality will be residential.

The Outline Plan will conform to all statutory and regulatory compliance, including but not limited to the Municipal Government Act and the New Sarepta Area Structure Plan.

3. TRANSPORTATION AND PEDESTRIAN CIRCULATION

3.1 Transportation Impact Assessment

The Edmonton Metropolitan Region Growth Plan encourages the utilization of existing infrastructure to promote responsible development, economic growth, and long term prosperity.

1908510 Alberta Ltd. retained Stantec to complete a Traffic Impact Assessment for the West Ridge Estates Outline Plan area.

The Traffic Impact Assessment reviewed two intersections as part of the study:

The intersection of Centre Street & Centre Avenue, south-east of the plan area, is currently stop controlled in the E-W directions and free-flow in the N-S directions. In all development horizons evaluated (up to year 2037), the intersection has sufficient capacity to handle background and development traffic in its existing configuration / control.

The intersection of Centre Street & the West Ridge Access is proposed as a tee-intersection, stop controlled in the E direction and free-flow in the N-S directions. All movements are shared on each approach. In all development horizons evaluated (up to year 2037), the intersection has sufficient capacity to handle background and development traffic in its proposed configuration / control.

The Traffic Impact Assessment is included in Appendix A.

3.2 Roadway Plan Summary

The majority of the West Ridge Estates Outline Plan area (east of the oil & water pipeline right-of-ways) will be accessed from Centre Street, with an emergency access located at the south-east corner of the development via asphalt pedestrian trail.

The roadway network will be constructed in accordance with the enclosed roadway cross-sections. The current County Engineering Standards do not include urban residential standards, therefore we will work with the County engineering department to ensure proper industry standards are implemented within the roadway design and construction stages.

Urban local residential roads will have a minimum 10 metre paved surface (face-of-curb to face- of-curb) within an 18 metre right-of-way. The entrance roadway will be classified as an urban collector residential road with a minimum 12 metre paved surface (face-of-curb to face- of-curb) within a 20 metre right-of-way. This classification on the entrance road will allow for flexibility with the HDR site end-use at the north end of the subject property. All dead-end roads will include a cul- de-sac turnaround, with a minimum 13 metre radius (to

face-of-curb).

The development area west of the oil & water pipeline right-of-ways will be left as a remnant parcel, for future residential development. This parcel will have a future separate, private access to Centre Avenue.

Please refer to Figure C4 – Roadway & Pedestrian Plan & Figure C8 – Typical Roadway Cross-Sections.

3.3 Pedestrian Circulation

The West Ridge Estates Outline Plan area will accommodate pedestrian circulation via paved sidewalks and trails.

Please refer to Figure C4 – Preliminary Roadway & Pedestrian Plan.

Separate sidewalks are proposed on the north side of the main entrance to accommodate pedestrians walking from the development to Centre Street, and to easily access the potential commercial area and park space. An internal monolithic sidewalk is proposed within the development, to accommodate pedestrian circulation to the park and amenity space, via two separate access locations. A paved trail in the south-east corner will allow efficient access to Centre Street, the school, and central amenities of the Hamlet.

4. UTILITIES AND SERVICING

4.1 Existing Utilities and Services

There are existing sanitary and water mains along Centre Street, with mainline stubs recently installed at the proposed development entrance. There are also existing sanitary and water extensions on Centre Avenue, up to the Water Treatment Plant located within Lot A, Plan 872 1648 south of the subject lands.

The south transmission water pipeline exists within R/W 102 2145, which diagonally splits the western portion of the subject lands. The line runs east down Centre Avenue and supplies water to the Water Treatment Plant.

Natural gas and overhead power exist along Centre Street and Centre Avenue.

4.2 Proposed Utilities and Services

The development area east of the pipeline right-of-ways will be serviced with sanitary sewer from a newly constructed connection to the Centre Street sanitary main, at the entrance to the development. There is a 3 metre drop (approx.) in elevation from Centre

Street to the pipeline right-of-ways, which works against the gravity sanitary sewer. In order to service the westerly lots of the development near the pipeline right-of-ways, a lift station will be required to service the majority of the site. The expected location of the lift station will be at the tee intersection west of the main entrance to the development. The future development west of the pipeline right-of-ways is an additional 7 to 8 metres lower. The sanitary sewer will be extended up to the water commission right-of-way, to allow a future connection if feasible, albeit a separate private lift station would be required due to grade difference. Depending on the end-users' land use and sanitary contribution, a private on-site system may be considered, such as a septic tank. The specific servicing details will be determined at the Subdivision Application stage of that specific parcel.

The development area east of the pipeline right-of-ways will be serviced with water from a newly constructed connection to the Centre Street water main, at the entrance to the development. A looped water system with second connection is available (if deemed necessary) along the west side of Lot A, Plan 872 1648, west of the water treatment plant, tying to the water main on Centre Avenue. The watermain will be extended to the water commission right-of-way, to allow a future connection for the western lands if feasible. Depending on the end-users' land use and water requirement, a private on-site system may be considered, such as a cistern. The specific servicing details will be determined at the Subdivision Application stage of that specific parcel.

The development area will be serviced with underground natural gas, power and communications. Natural gas will align within front-of-lot easements, with power and communications running beneath boulevards within the road right-of-way. A four-party trench cross-section may be considered, to be coordinated with the County during detailed engineering design.

Please refer to Figure C5 – Water & Sanitary Plan & Figure C8 – Typical Roadway Cross-Sections.

5. STORMWATER MANAGEMENT

5.1 Existing Storm Water

Storm water in the area is conveyed overland via roadside ditches and culverts. Both Centre Street and Centre Avenue have defined roadside ditches, and there is a defined ditch that runs within the south-west corner of the site down to the un-named creek to the west.

The site currently drains from east-to-west, to the un-named creek.

There is no underground storm system available for connection.

5.2 Proposed Storm Water Management

Storm water for the development area will be conveyed via curb & gutter, catch-basins, and storm piping, with grassed drainage swales to the proposed storm pond, within the central Park Space / Public Utility Lot area. The storm pond will be designed to accommodate a 1:100 year storm event, with a restricted-flow outlet discharging to the pre-existing drainage swale to the creek. The discharge flows will be restricted to pre- development flows.

Water quality will be managed using Best Management Practices, including sedimentation control via grassed swales, erosion control measures, and pond inlet / outlet forebays.

Please refer to Figure C6 – Drainage & Stormwater Management Plan.

6. ENVIRONMENT

6.1 Phase 1 Environmental Site Assessment

1908510 Alberta Ltd. retained XCG Consulting Ltd to complete a Phase 1 Environmental Site Assessment (ESA) for the West Ridge Estates Outline Plan area, to determine if there are any contamination concerns within the development area.

The Phase 1 ESA included a review of historical records, a subject site visit, interviews of persons knowledgeable of historic and current subject site operations, document reviews, and inquiries with regulatory agencies, in general accordance with CSA Standard Z768-01 Phase 1 Standard for conducting environmental site assessments.

No sources of potential or actual significant contamination have been identified to be associated with the subject property.

The Phase 1 ESA is included in Appendix B.

6.2 Biophysical Assessment

1908510 Alberta Ltd. retained EnviroMak to complete a Desktop Biophysical Environmental Assessment for the West Ridge Estates Outline Plan area.

The Desktop Biophysical Environmental Assessment identified “preliminary potential environmental effects and preliminary avoidance, mitigation and compensation measures to be potentially implemented in coordination with the development activities.”

Figure 5.1 – Environmental Overview within the Biophysical Assessment depicts the potential environmental areas within and surrounding the site.

Summary of Conclusions:

- The area is composed of primarily agricultural land, with one dugout, one large wetland to the north, an unnamed creek west of the property, potentially five other wetlands, and two areas requiring further investigation.
- No watercourses were observed within the property.
- No fish or fish habitat features were noted within the property.
- A Water Act Approval is required for the disturbance of any wetland, including ephemeral waterbodies. Wetland replacement / compensation is required for the permanent alteration of wetlands, excluding ephemeral waterbodies.
- A historical review of the area indicates that no features of permanent or semi-permanent wetland are present within the property. Therefore, Alberta Environment and Parks Public Lands Water Boundaries review is not considered needed.
- Habitat suitability models showed low potential for sensitive species directly within the study area.

Action Items as a condition of subdivision:

- Placing appropriate precautionary measures and setbacks to the Unnamed Creek offsite to prevent alteration/release towards this feature.
- Field surveys will be required to determine if sensitive features are present prior to construction.
- A Wetland Assessment and Impact Report (WAIR) will be required prior to altering any existing wetlands.
- An Environmental Protection Plan will be developed by the contractor & consultant at the time of construction.

The Biophysical Assessment is included in Appendix C, and the environmental constraints are depicted in Figure C3 – Existing Features & Constraints Plan.

6.3 Municipal Reserve

Municipal Reserve will be dedicated in accordance with the Municipal Government Act. The West Ridge Estates Outline Plan area proposes a centralized, contiguous Park Space area. Details of the Park Space design (landscaping & amenities) will be determined in an application for subdivision.

7. OTHER DEVELOPMENT CONSTRAINTS

7.1 Pipelines and Right-of-Ways

A water commission line right-of-way, oil pipeline right-of-way, and gas pipeline right-of-way cut through the western portion of the development area. A second gas pipeline right-of-way also runs through the south-west corner of the future residential site. These right-of-ways will be incorporated into the future residential development.

The end-user will be required to engage the pipeline groups and water commission to get a better understanding of allowable potential surface development and crossing requirements. Typically the utility groups consider potential development within their right-of-ways on a site-by-site basis, but will likely be developed into either hard surface parking areas or landscaped greenspace.

The proposed eastern development will require proximity agreements with the pipeline groups and water commission, and any physical crossings in the future will trigger crossing agreements as well.

7.2 Elevation Drop

There is a 10 metre vertical drop from Centre Street to the west property line of the development area. The majority of this drop occurs through and west of the pipeline right-of-ways.

The significant vertical drop puts a constraint on the sanitary system for the development area. A lift station will be necessary to accommodate the eastern development lands, and the future western lands may consider on-site options for sanitary and water due to the vertical constraints. We are proposing to stub water and sanitary up to the pipeline right-of-ways, to provide servicing flexibility for the future residential parcel.

8. PUBLIC ENGAGEMENT

As requested by Leduc County, an open house was held on November 29, 2017 at the New Sarepta Agriplex, hosted by 1908510 Alberta Ltd. The public was notified by advertisement in the County Market, as well as posted advertisements in local New Sarepta establishments (Agriplex, post office, and New Sarepta Market).

Two residents and three County representatives attended the open house and there were no concerns expressed with regards to the proposed development.

9. IMPLEMENTATION

The West Ridge Estates Outline plan area will be developed using phased construction, generally working from east to west. Branches of municipal water/sewer and roadway structures will be constructed as each phase of development requires. The servicing options and details for the development of the western future residential area will be determined at subdivision.

Staging and sequence may vary depending on market conditions and development constraints, therefore staging boundaries will be left flexible. Individual subdivision applications for each stage will be submitted to Leduc County administration for review and approval. Subdivision approvals will be granted by the Subdivision Authority.

The following steps will be taken in order to develop the lands within the Outline Plan:

- Land Use By-Law Amendment, Re-Zoning & Subdivision Application
- Subdivision Approval - Conditional approval of subdivisions in the Plan Area, including the following conditional items:
 - Wetland Assessment & Impact Report (WAIR), including field surveys
 - Wetland Compensation Plan (if applicable)
 - Storm Water Management Design
 - Engineering Design Drawings, including Landscape Drawings
- Development - Development within the Plan area shall meet the requirements of New Sarepta Area Structure Plan as well as all other requirements from the Leduc County statutory plans, Land Use Bylaw, and design standards.



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DRAWING SUBMISSION	BY	DATE
A ISSUED FOR COUNTY REVIEW	GK	2017-05-30
B ISSUED FOR COUNTY REVIEW	GK	2017-09-27
C ISSUED FOR COUNTY OLP APPROVAL	GK	2017-12-06

DRAWING REVISION	BY	DATE
1 UPDATED CONCEPT	GK	2017-08
2 REVISED PER COUNTY COMMENTS	GK	2017-11



DEVELOPER
1908510 ALBERTA LTD.



PROJECT
WEST RIDGE ESTATES
LOT 2, BLOCK 1, PLAN 052 6189
NEW SAREPTA, AB

SCALE: 1 : 10,000 METRES
0 100 200 300 400
PROJECT NUMBER: 171100
DATE: DECEMBER 2017

KEY PLAN

DRAWING
C1

1 1 052 6189



LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED STAGING BOUNDARY
- LDR: LOW-DENSITY RESIDENTIAL
- MDR: MEDIUM-DENSITY RESIDENTIAL
- HDR: HIGH-DENSITY RESIDENTIAL
- PARK SPACE
- PUL: PUBLIC UTILITY LOT



FUTURE MDR / HDR
3.36 ha (8.31 Ac.)

- LOT AREA = 1.91 ha (4.72 Ac.)
- PIPELINES & WATER COMMISSION R/W = 1.45 ha (3.59 Ac.)
- PRIVATE ACCESS AT SOUTH-EAST CORNER
- OPTIONAL MUNICIPAL WATER & SEWER AT EAST PROPERTY LINE
- OPTION OF FUTURE ON-SITE SANITARY SYSTEM OR CONNECTION TO EAST PROPERTY LINE MANHOLE
- SITE TO ACCOMMODATE 1:100 YR STORAGE ON-SITE

CENTRE STREET

A	4629 BG
2	782 0425
3	3
C A	
A	
6	122 4340
5	
4	

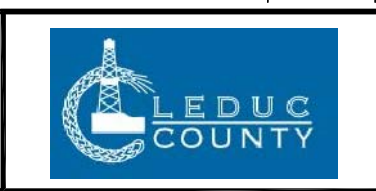
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PROJECT
WEST RIDGE ESTATES
LOT 2, BLOCK 1, PLAN 052 6189
NEW SAREPTA, AB

LAND USE PLAN

SCALE: 1 : 1,500 METRES

PROJECT NUMBER: 171100

DATE: DECEMBER 2017

DRAWING
C2

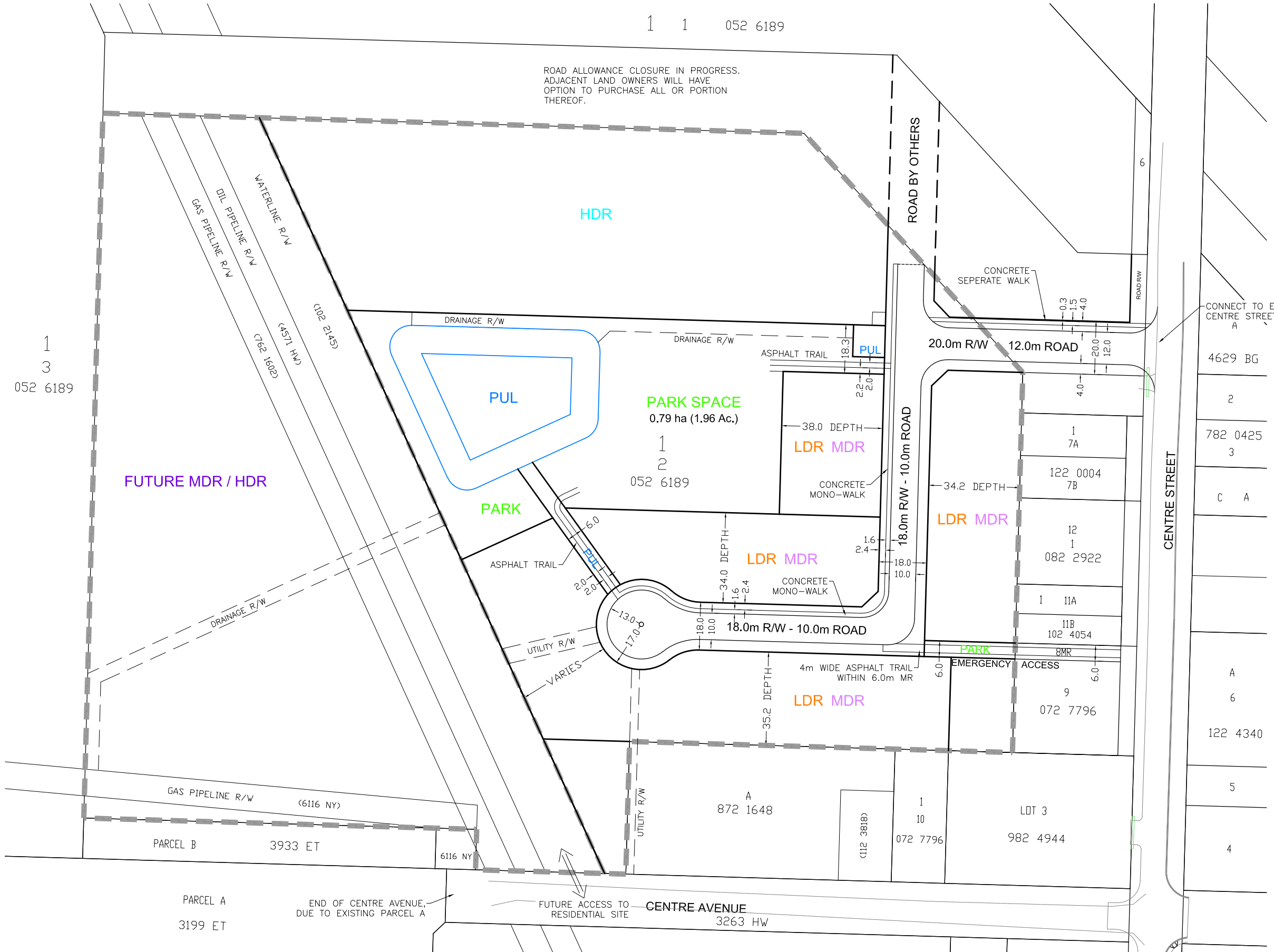
1 1 052 6189

ROAD ALLOWANCE CLOSURE IN PROGRESS.
ADJACENT LAND OWNERS WILL HAVE
OPTION TO PURCHASE ALL OR PORTION
THEREOF.



LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED STAGING BOUNDARY



CONNECT TO EX
CENTRE STREET
A

4629 BG

2

782 0425

3

C A

12

1

082 2922

1 11A

11B

102 4054

8MR

9

072 7796

A

6

122 4340

5

4

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WEST RIDGE ESTATES
LOT 2, BLOCK 1, PLAN 052 6189
NEW SAREPTA, AB

SCALE: 1 : 1,500 METRES
PROJECT NUMBER: 171100
DATE: DECEMBER 2017

DRAWING
C4

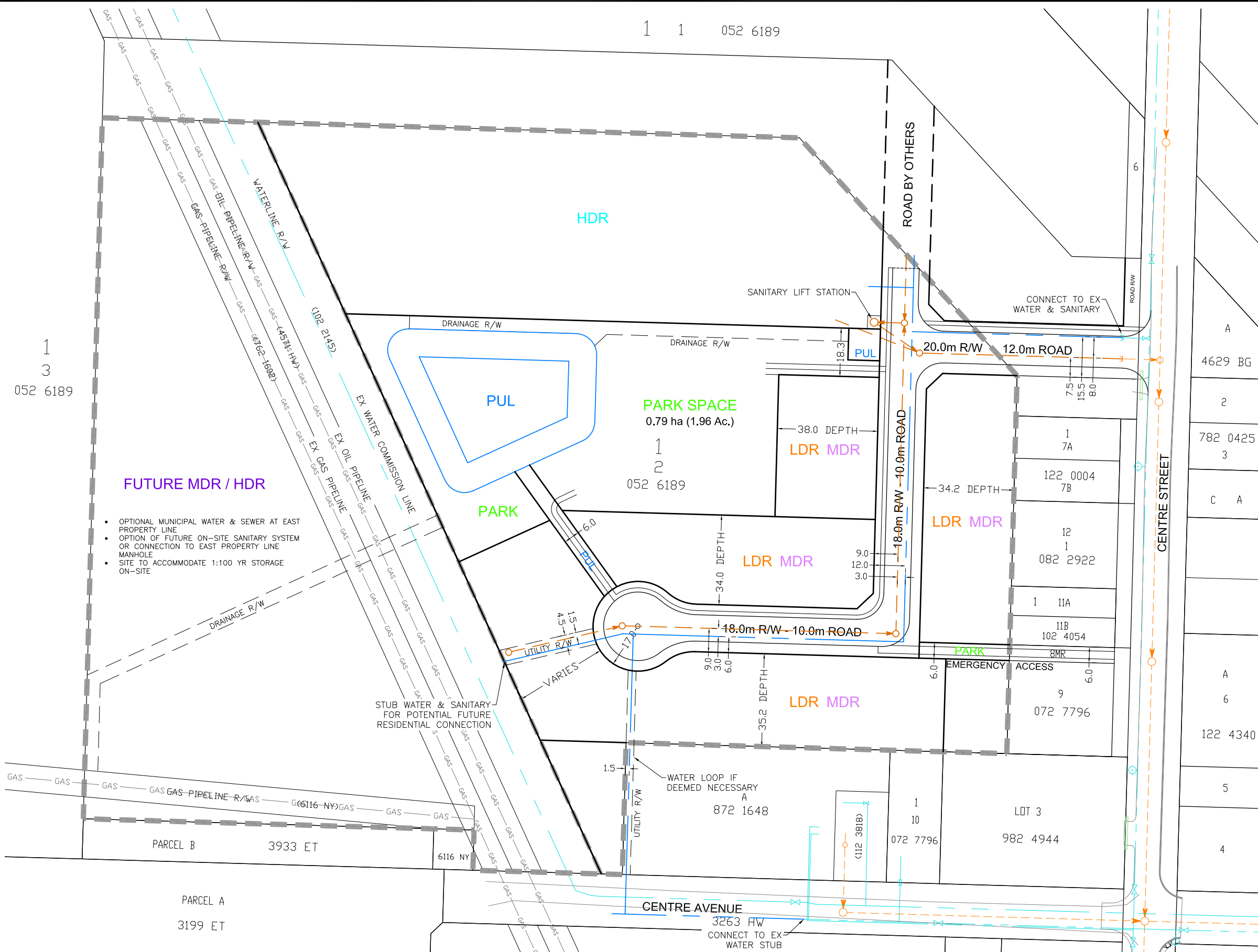
1 1 052 6189



LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED STAGING BOUNDARY
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS/OIL PIPELINE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE

HYDRANT & VALVE LOCATIONS TO BE DETERMINED AT DETAILED ENGINEERING DESIGN STAGE.



- OPTIONAL MUNICIPAL WATER & SEWER AT EAST PROPERTY LINE
- OPTION OF FUTURE ON-SITE SANITARY SYSTEM OR CONNECTION TO EAST PROPERTY LINE MANHOLE
- SITE TO ACCOMMODATE 1:100 YR STORAGE ON-SITE

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PROJECT
WEST RIDGE ESTATES
LOT 2, BLOCK 1, PLAN 052 6189
NEW SAREPTA, AB

WATER & SANITARY PLAN

SCALE: 1 : 1,500 METRES

 PROJECT NUMBER: 171100
 DATE: DECEMBER 2017

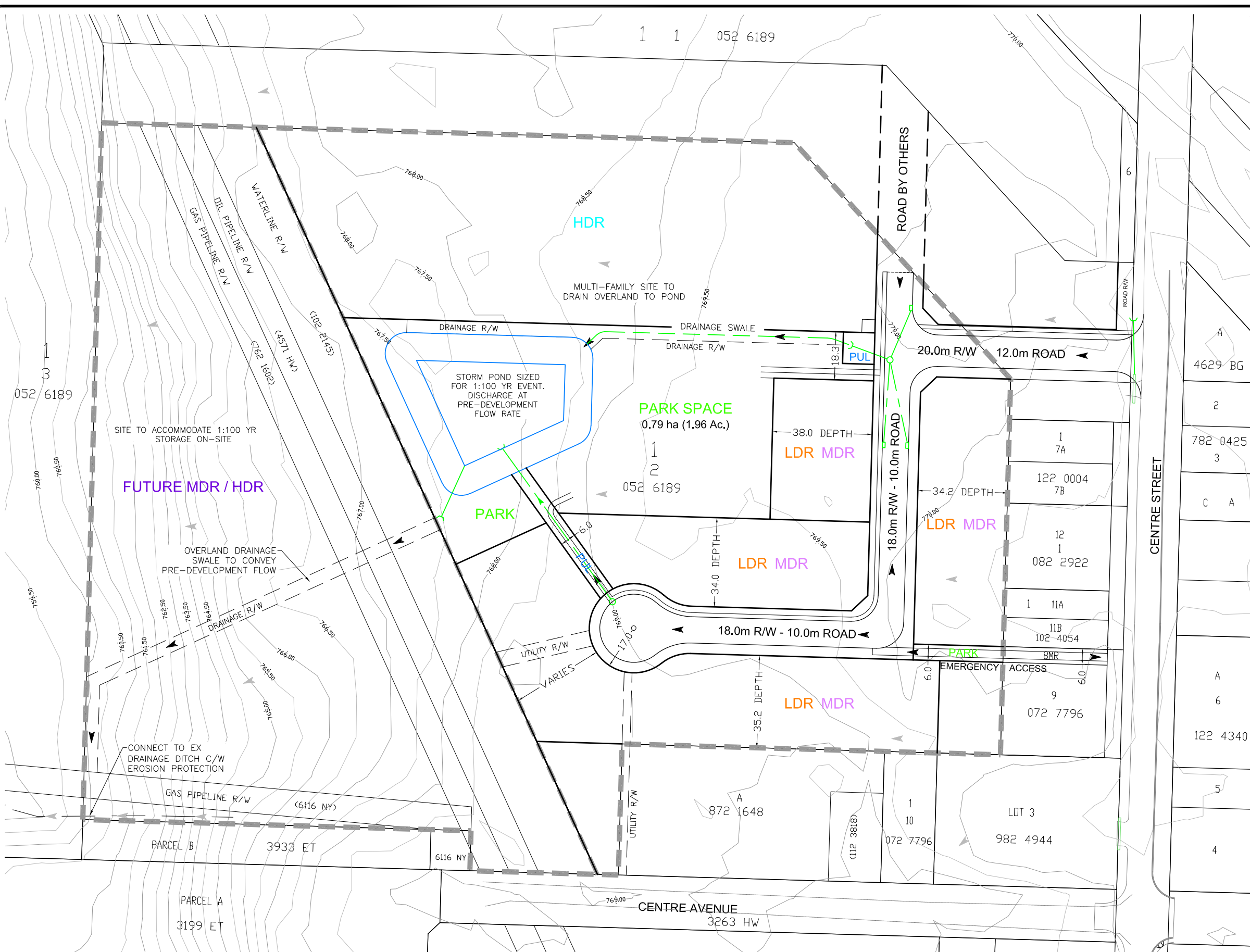
C5

1 1 052 6189



LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED STAGING BOUNDARY
- EXISTING CONTOUR
- EXISTING DRAINAGE DIRECTION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED STORM LINE
- PROPOSED CATCH BASIN
- PROPOSED CULVERT



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DRAWING SUBMISSION	BY	DATE
A ISSUED FOR COUNTY REVIEW	GK	2017-05-30
B ISSUED FOR COUNTY REVIEW	GK	2017-09-27
C ISSUED FOR COUNTY OLP APPROVAL	GK	2017-12-06

DRAWING REVISION	BY	DATE
1 UPDATED CONCEPT	GK	2017-08
2 REVISED PER COUNTY COMMENTS	GK	2017-11



DEVELOPER
1908510 ALBERTA LTD.



PROJECT
WEST RIDGE ESTATES
LOT 2, BLOCK 1, PLAN 052 6189
NEW SAREPTA, AB

DRAINAGE & STORMWATER PLAN

SCALE: 1 : 1,500 METRES
0 15 30 45 60

PROJECT NUMBER: 171100




DATE: DECEMBER 2017

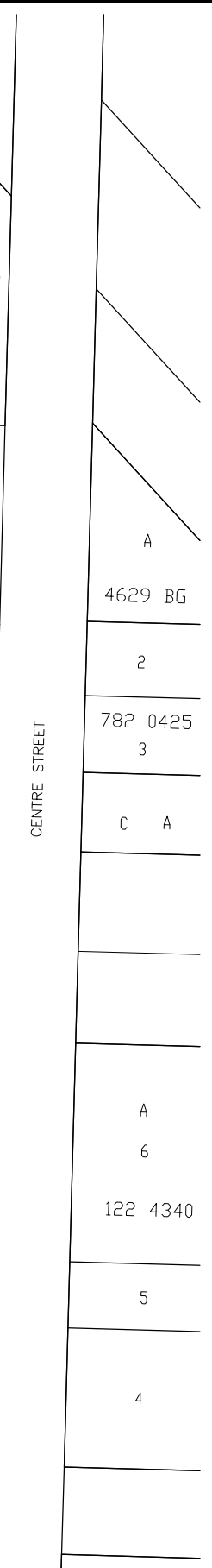
DRAWING
C6

1 1 052 6189



LEGEND

-  PROPOSED SUBDIVISION BOUNDARY
-  PROPOSED STAGING BOUNDARY
-  GENERAL STAGING DIRECTION



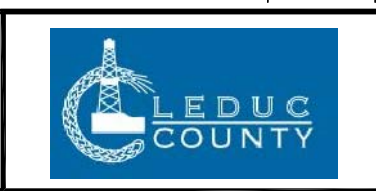
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DRAWING SUBMISSION	BY	DATE
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DRAWING REVISION	BY	DATE
1 UPDATED CONCEPT	GK	2017-08
2 REVISED PER COUNTY COMMENTS	GK	2017-11



DEVELOPER
1908510 ALBERTA LTD.



PROJECT
WEST RIDGE ESTATES
LOT 2, BLOCK 1, PLAN 052 6189
NEW SAREPTA, AB

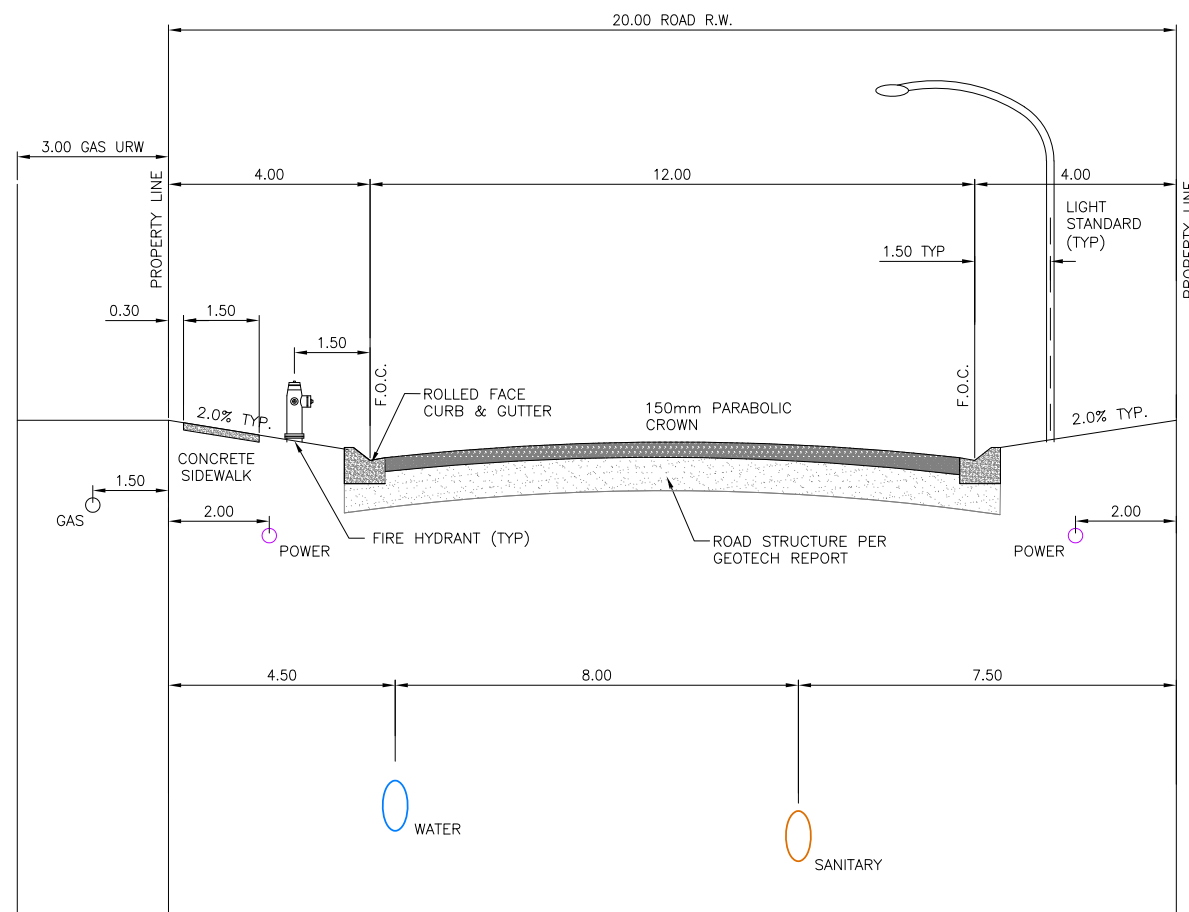
GENERAL STAGING PLAN

SCALE: 1 : 1,500 METRES
0 15 30 45 60

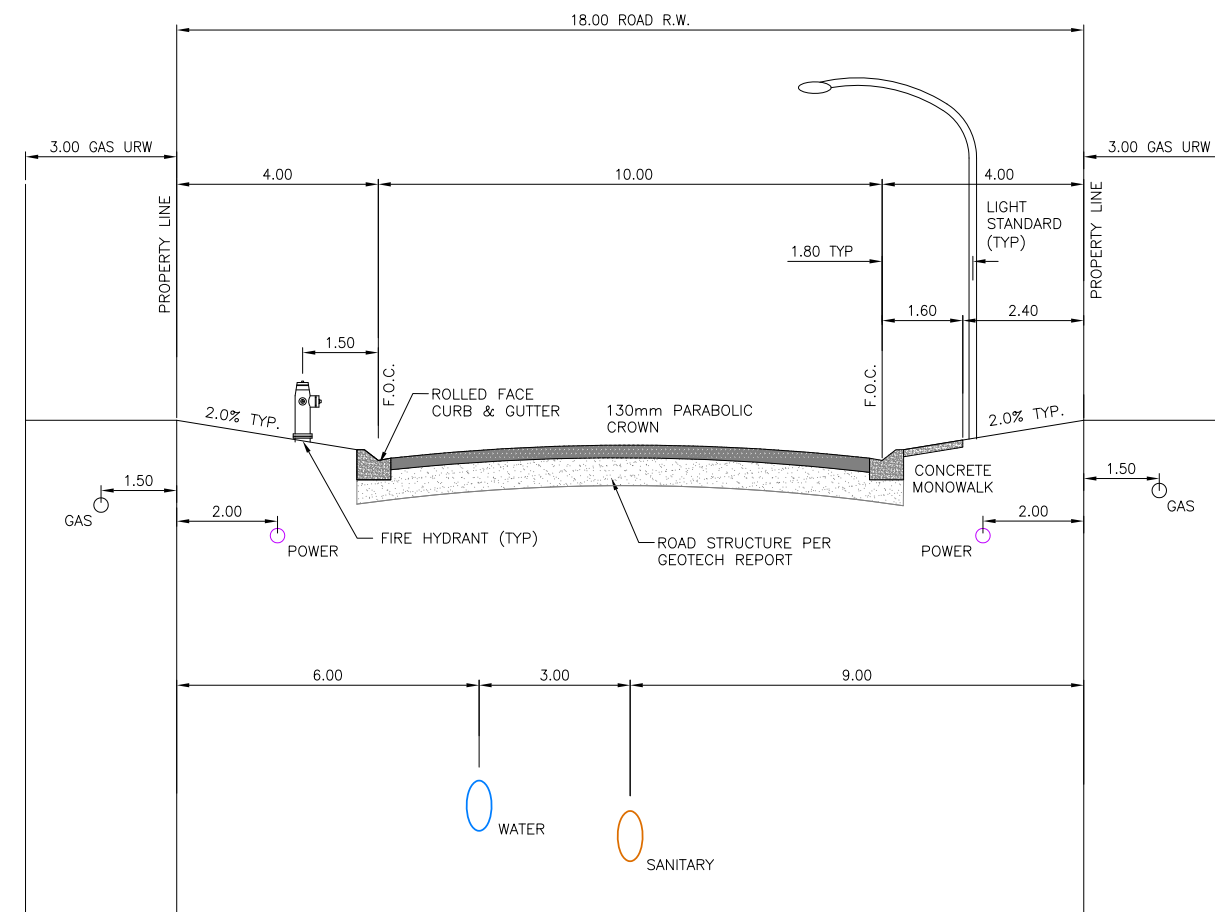
PROJECT NUMBER: 171100

DATE: DECEMBER 2017

DRAWING
C7



CROSS SECTION - ENTRANCE
12.0m COLLECTOR - SEPERATE WALK



CROSS SECTION - INTERNAL
10.0m LOCAL - MONO WALK

TYPICAL ROAD CROSS-SECTIONS ONLY. SIDEWALK, HYDRANT, STREET LIGHT, AND POWER INFRASTRUCTURE CONFIGURATION MAY VARY. ENGINEER TO WORK WITH THE MUNICIPALITY TO CONFIRM INFRASTRUCTURE LOCATIONS DURING DETAILED DESIGN.

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DRAWING SUBMISSION	BY	DATE
A. ISSUED FOR COUNTY REVIEW	GK	2017-05-30
B. ISSUED FOR COUNTY REVIEW	GK	2017-09-27
C. ISSUED FOR COUNTY OLP APPROVAL	GK	2017-12-06

DRAWING REVISION	BY	DATE
1. UPDATED CONCEPT	GK	2017-08
2. REVISED PER COUNTY COMMENTS	GK	2017-11



DEVELOPER
1908510 ALBERTA LTD.



PROJECT
WEST RIDGE ESTATES
LOT 2, BLOCK 1, PLAN 052 6189
NEW SAREPTA, AB

TYPICAL ROADWAY CROSS-SECTIONS

SCALE: 1:150 HORIZONTAL

PROJECT NUMBER: 171100

DATE: DECEMBER 2017

DRAWING

C8



LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED STAGING BOUNDARY
- LDR: LOW-DENSITY RESIDENTIAL
- MDR: MEDIUM-DENSITY RESIDENTIAL
- HDR: HIGH-DENSITY RESIDENTIAL
- C: COMMERCIAL
- PARK SPACE
- PUL: PUBLIC UTILITY LOT
- 770.00 EXISTING CONTOUR
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING GAS/OIL PIPELINE
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED STORM LINE
- PROPOSED CATCH BASIN
- PROPOSED CULVERT
- EXISTING DRAINAGE DIRECTION
- PROPOSED DRAINAGE DIRECTION

ENVIRONMENTAL CONSTRAINTS

- AREA OF INTEREST
- DUGOUT
- POTENTIAL WETLAND
- WATERCOURSE
- WETLAND

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DRAWING REVISION	BY	DATE
1 UPDATED CONCEPT	GK	2017-08
2 REVISED PER COUNTY COMMENTS	GK	2017-11



DEVELOPER
1908510 ALBERTA LTD.



PROJECT
WEST RIDGE ESTATES
LOT 2, BLOCK 1, PLAN 052 6189
NEW SAREPTA, AB

OVERALL COMBINED PLAN

SCALE: 1 : 1,500 METRES
PROJECT NUMBER: 171100
DATE: DECEMBER 2017

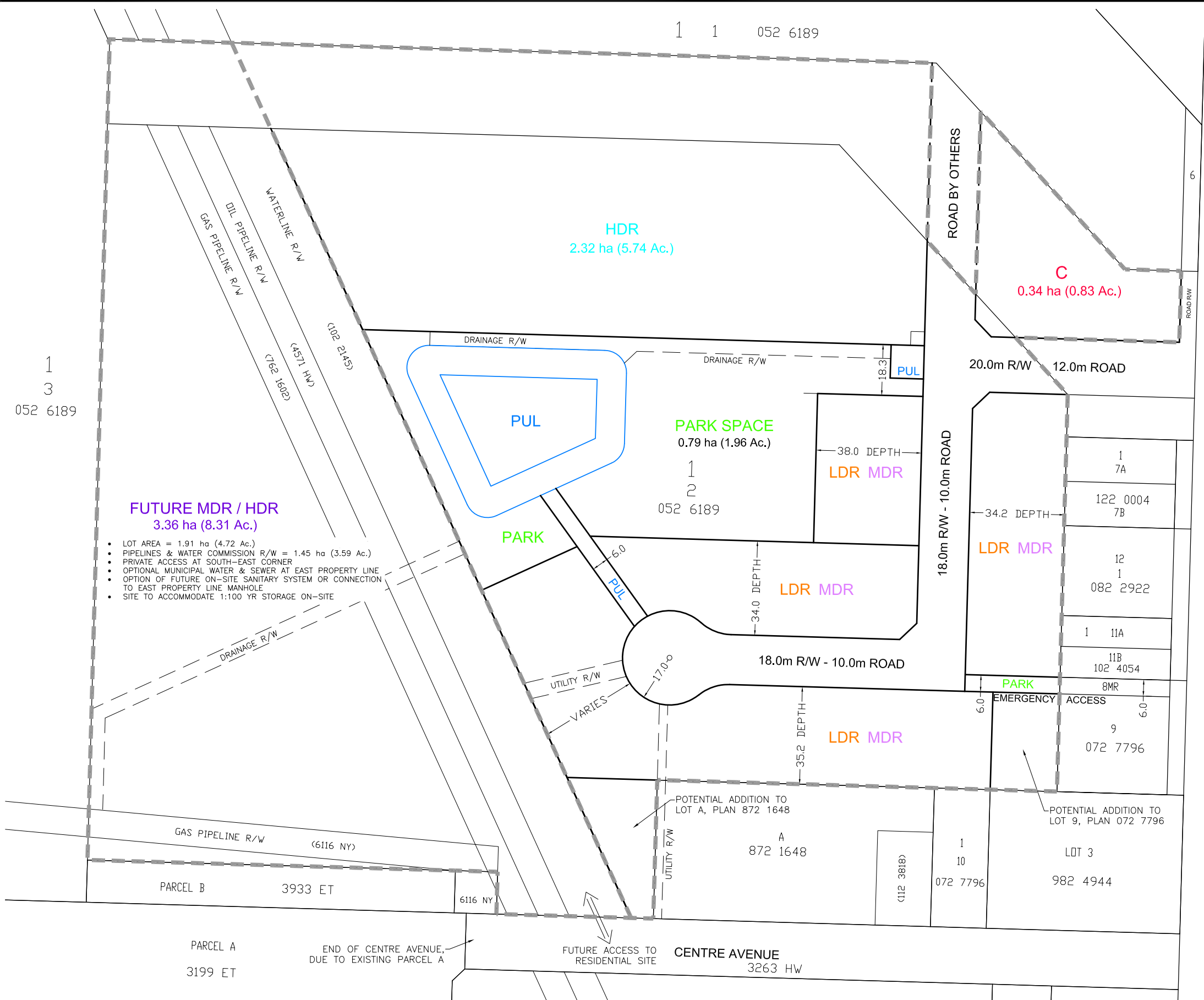
DRAWING
C9

1 1 052 6189

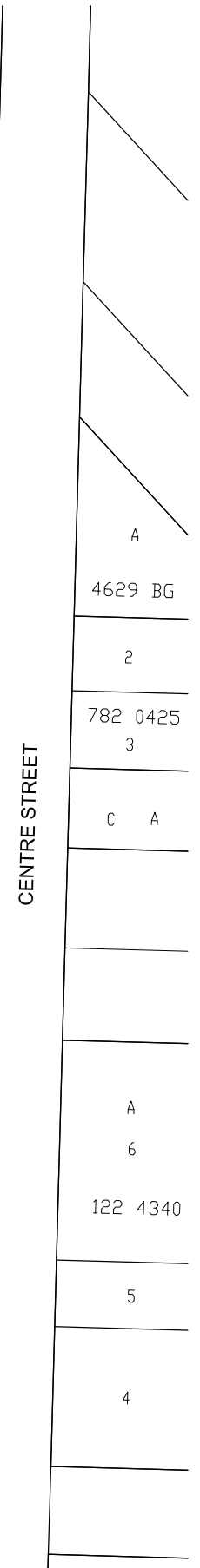


LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED STAGING BOUNDARY
- LDR: LOW-DENSITY RESIDENTIAL
- MDR: MEDIUM-DENSITY RESIDENTIAL
- HDR: HIGH-DENSITY RESIDENTIAL
- C: COMMERCIAL
- PARK SPACE
- PUL: PUBLIC UTILITY LOT



- FUTURE MDR / HDR**
3.36 ha (8.31 Ac.)
- LOT AREA = 1.91 ha (4.72 Ac.)
 - PIPELINES & WATER COMMISSION R/W = 1.45 ha (3.59 Ac.)
 - PRIVATE ACCESS AT SOUTH-EAST CORNER
 - OPTIONAL MUNICIPAL WATER & SEWER AT EAST PROPERTY LINE
 - OPTION OF FUTURE ON-SITE SANITARY SYSTEM OR CONNECTION TO EAST PROPERTY LINE MANHOLE
 - SITE TO ACCOMMODATE 1:100 YR STORAGE ON-SITE



OPTION B

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DRAWING SUBMISSION A ISSUED FOR COUNTY REVIEW B ISSUED FOR COUNTY REVIEW C ISSUED FOR COUNTY OLP APPROVAL	BY GK GK GK	DATE 2017-05-30 2017-09-27 2017-12-06	DRAWING REVISION 1 UPDATED CONCEPT 2 REVISED PER COUNTY COMMENTS	BY GK GK	DATE 2017-08 2017-11		DEVELOPER 1908510 ALBERTA LTD.		PROJECT WEST RIDGE ESTATES LOT 2, BLOCK 1, PLAN 052 6189 NEW SAREPTA, AB	SCALE: 1 : 1,500 METRES 	DRAWING <div style="font-size: 2em; font-weight: bold; text-align: center;">APP</div>
						LAND USE PLAN - OPTION B		PROJECT NUMBER: 171100		DATE: DECEMBER 2017	