

Thursday, April 29, 2010
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 17

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Senior Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Agenda for the April 29, 2010 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2.	ADOPTION OF MINUTES
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MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Minutes for the April 22, 2010 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3.	OLD BUSINESS
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4.	NEW BUSINESS
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| 1. | LDA08-0027
Posse 74016349-001 | Tentative Plan of subdivision to create nine industrial lots, one Environmental Reserve parcel, one inline Stormwater Management Facility within an Environmental Reserve parcel south of existing 137 Avenue, and a remnant lot from a portion of NE and NW 22-53-23-4, north of the Yellowhead Trail and east of 17 Street NE; AURUM INDUSTRIAL |
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MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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| 2. | LDA08-0281
Posse 80394851 | Tentative plan of subdivision to create two (2) single detached residential lots and one (1) public utility lot from a portion of NE-35-53-24-4; located south of 167 Avenue and east of 55 Street; HOLICK KENYON |
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MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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| 3. | LDA09-0245 | Tentative plan of subdivision to create one (1) parcel from a portion of |
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	Posse 90301746-001	Lot 4, Plan 707RS located north of Ellerslie Road SW and east of 34 Street; RURAL SOUTH EAST
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell, Scott Mackie
		CARRIED
4.	LDA10-0018 Posse 93828894-001	Tentative plan of subdivision to create 74 single detached residential lots and 48 semi-detached residential lots from Lot 2, Plan 782 2211 and Lot 51, Block RW, Plan 752 0669; CHARLESWORTH
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell, Scott Mackie
		CARRIED
5.	OTHER BUSINESS	
6.	ADJOURMENT	
	The meeting adjourned at 10:30 a.m.	



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

April 29, 2010

File No. LDA08-0027

Stantec Consulting Ltd.
10160 – 112 Street
Edmonton AB T5K 2L6

ATTENTION: Mark Lawrence

RE: Tentative Plan of subdivision to create nine industrial lots, one Environmental Reserve parcel, one inline Stormwater Management Facility within an Environmental Reserve parcel south of existing 137 Avenue, and a remnant lot from a portion of NE and NW 22-53-23-4, north of the Yellowhead Trail and east of 17 Street NE; **AURUM INDUSTRIAL**

I The Subdivision by Plan is APPROVED on April 29, 2010 subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 3.61 ha parcel south of the proposed 137 Avenue, pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Environmental Reserve as a 0.85 ha parcel between the future 137 Avenue and Block C, Plan 832 00792 pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide Municipal Reserve for NE 22-53-23-4 in the amount of 4.92 ha by a Deferred Reserve Caveat to be registered against SW 22-53-23-4 pursuant to Section 669 of the Municipal Government Act;
4. that the owner provide Municipal Reserve for NW 22-53-23-4 in the amount of 2.65 ha by a Deferred Reserve Caveat registered against SW 22-53-23-4 pursuant to Section 669 of the Municipal Government Act;
5. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
6. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
7. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;

8. that a 3 metre public utility lot(s) be provided and designated for emergency/maintenance access in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department;
9. that the property line and road right-of-way dedication be to the satisfaction of the City of Edmonton for Range Road 232/33 Street NE and must match Strathcona County's concept plan of Range Road 232/33 Street NE including the intersection of Aurum Road (137 Avenue NE) and Range Road 232/33 Street NE, as shown on the "Conditions of Approval" map and as generally shown on Enclosure II;
10. that the owner register the remnant parcel south of the existing 137 Avenue NE as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
11. that joint access easements be registered on the Certificates of Title for proposed Lot 1 and Lot 2, for all-directional access to Aurum Road (137 Avenue NE), as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide a 7.5 metre Top of Bank walkway right-of-way in the location as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (5) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
3. that the owner pays his proportionate share of the Off Site Permanent Area Contributions and the local improvements applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
4. that engineering drawings include a portion of the existing 137 Avenue right-of-way required for construction of Aurum Road (137 Avenue NE) to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure 1;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct the first two lanes of Aurum Road (137 Avenue) to an ultimate 6-lane urban arterial roadway standard from Range Road 232/33 Street NE to the west boundary of the subdivision, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements as shown on the "Conditions of Approval" map, Enclosure 1;

8. that the owner dedicate and construct the connection of the existing 137 Avenue NE with the re-aligned portion of Aurum Road (137 Avenue NE) as shown on the "Conditions of Approval" map, Enclosure I. Access to the existing 137 Avenue NE must be maintained during construction;
9. that prior to opening Aurum Road (137 Avenue NE), the owner physically close access to the portion of the existing 137 Avenue NE from the connection to the re-aligned Aurum Road (137 Avenue NE) eastward towards Range Road 232/33 Street NE, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct an eastbound right turn bay on Aurum Road (137 Avenue NE) at Range Road 232/33 Street NE to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct an all-directional joint access for Lot 1 and Lot 2 to align with the intersection of the connection to existing 137 Avenue and Aurum Road (137 Avenue), as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct an all-directional access for Lot 3 to align with the intersection of the proposed collector roadway and Aurum road (137 Avenue NE), as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct westbound right and left turn bay and an eastbound left turn bay at the intersection of the connection to existing 137 Avenue NE and Aurum Road (137 Avenue NE), as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a westbound right and left turn bay and an eastbound left turn bay on Aurum Road (137 Avenue NE) at the collector roadway proposed with Stage 2, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 17m radius asphalt temporary turnaround with bollards at the terminus Aurum Road (137 Avenue NE), as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at FAC or earlier, at the discretion and direction of the Transportation Department;
16. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

The County of Strathcona was circulated on the application. Their concerns regarding the associated Plan Amendment and rezoning were addressed prior to Council Approval of same on March 23, 2009. Access to and roadway dedication for Range Road 232/33 Street NE must comply with approved concept plans and agreements, to the satisfaction of the Transportation Department and Strathcona County.

Further to Section I, clauses 3 and 4, the applicant has provided to the City a signed agreement between the two property owners authorizing the deferral of Municipal Reserve from NE and NW 22-53-23-4 to SW 22-53-23-4. A copy of the signed agreement is contained in the file.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision.

If you have further questions, please call Laurie Moulton at 780-496-5480 or write to:

**Laurie Moulton, Principal Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/llm/Posse #74016349-001

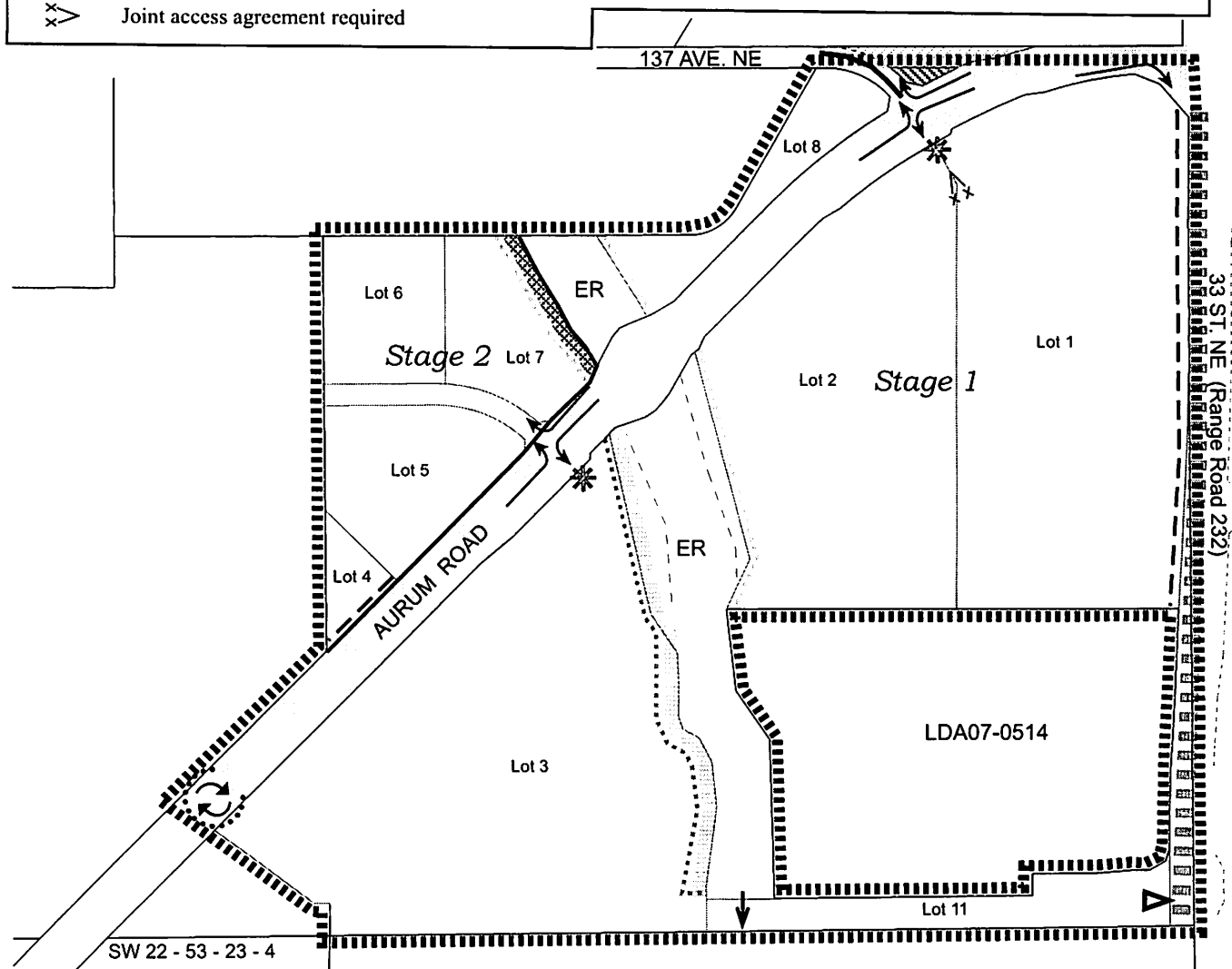
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

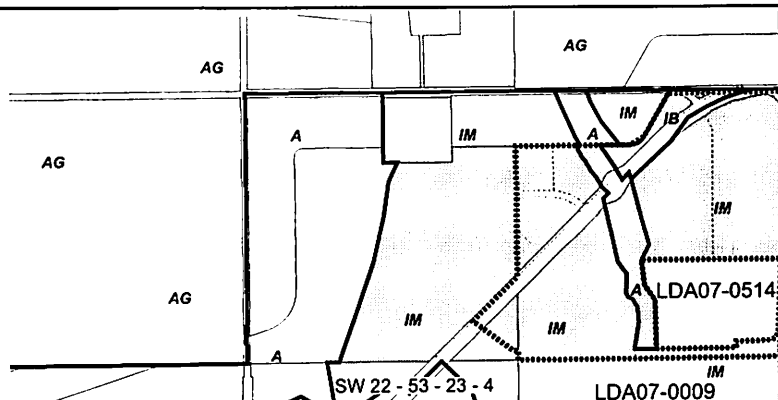
April 29, 2010

LDA08-0027

■■■■■■■■	Limit of proposed subdivision	■■■■■■■■	Register remnant as road right-of-way
■■■■■■■■	Include in Engineering Drawings	■■■■■■■■	Existing roadway must be physically closed
.....	1.2m uniform screen fence	■■■■■■■■	Dedicate and construct connection to existing 137 Ave. NE
.....	3.0m PUL for emergency / maintenance access	■■■■■■■■	Dedicate road right-of-way to the satisfaction of Strathcona County
xxxxxx	7.5m Walkway right-of-way	⊙	17m Radius asphalt temporary turnaround with bollards
---	No vehicular access permitted (lots 1 and 4)	△	Existing access to remain
■■■■■■■■	Construct first two lanes of Aurum Road (137 Ave. NE) to an urban arterial standard	→	Drainage easement
↪	Construct left turn bay	---	Identified Top-of-Bank line
↪	Construct right turn bay		
*	Construct all directional access with 137 Ave. NE construction		
x>	Joint access agreement required		



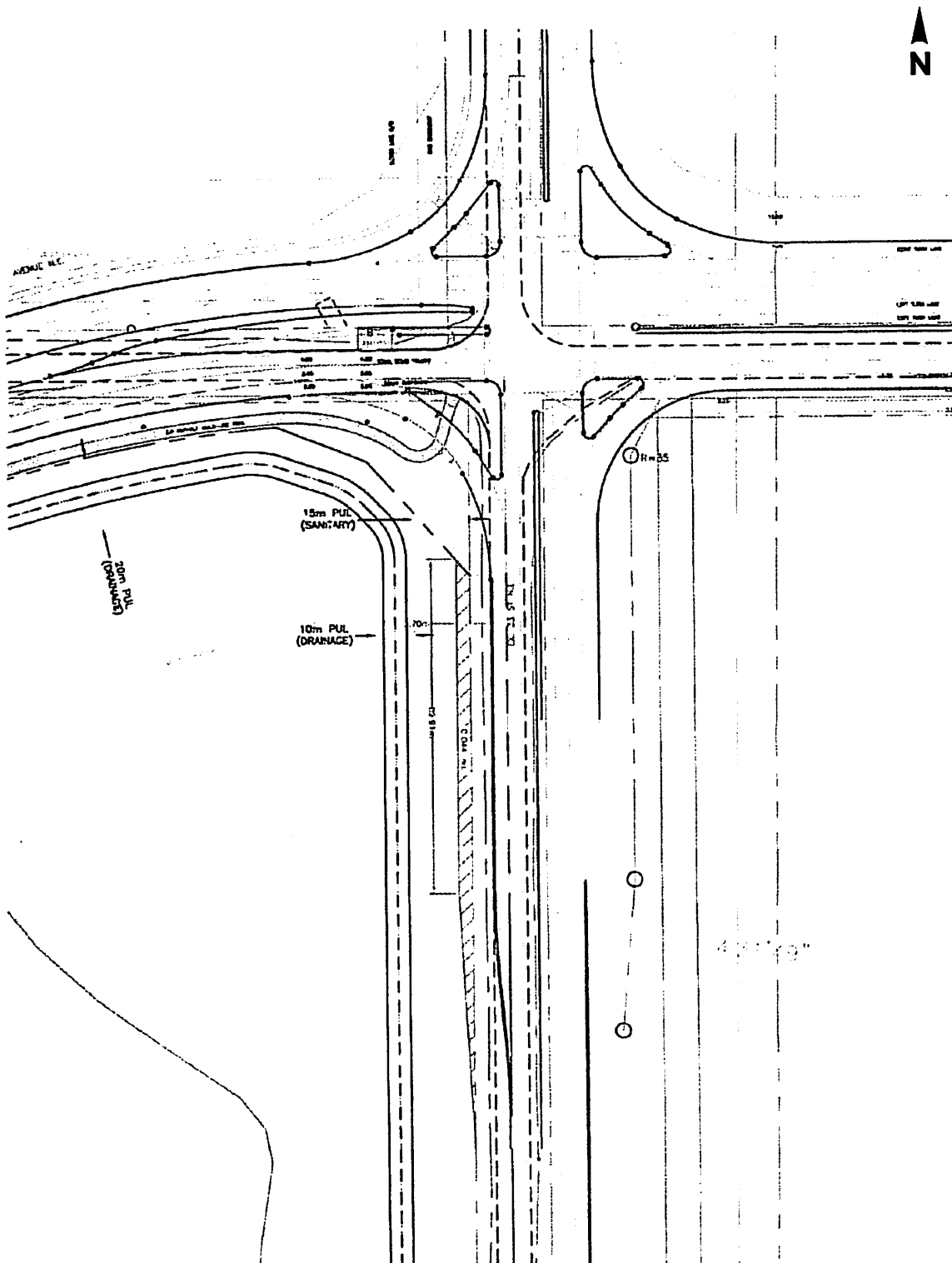
■■■■■■■■	Titled area to be subdivided
.....	Subdivision area



SUBDIVISION CONDITION OF APPROVAL MAP

April 29, 2010

LDA08-0027





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

April 29, 2010

File No. LDA08-0281

Stantec Consulting Inc.
10160-112 Street
Edmonton, AB
T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create two (2) single detached residential lots and one (1) public utility lot from a portion of NE-35-53-24-4; located south of 167 Avenue and east of 55 Street; **HOLICK KENYON**

I The Subdivision by Plan is APPROVED on April 29, 2010 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way, and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision within the Hollick Kenyon Neighbourhood (File No. LDA08-0233) be registered prior to or concurrent with this application;
4. that the proposed public utility lot located in the northern portion of the proposed plan of subdivision be designated as a walkway as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pay the proportionate share of the Expansion Assessment, Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;

5. that the owner pay the boundary improvement assessment for the previous construction of 55 Street;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
8. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments; and
9. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for the subdivision area has been previously addressed through SUB/03-0073, SUB/04-0014, SUB/04-0088, and SUB/05-0207 by means of dedication of land and money in place of land.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Iris Li (780) 496-6092 or write to:

**Ms. Iris Li, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/il/Posse # 080394851

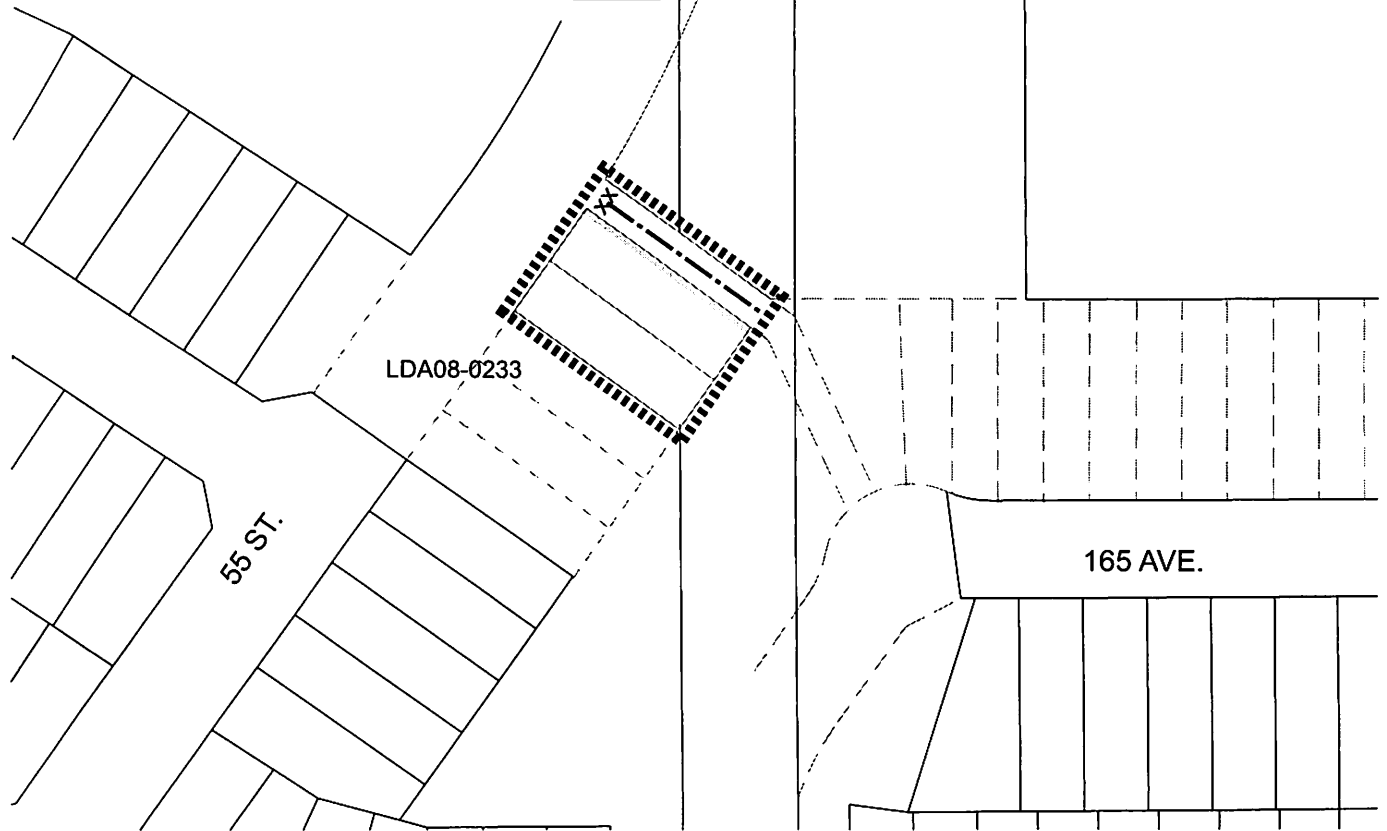
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

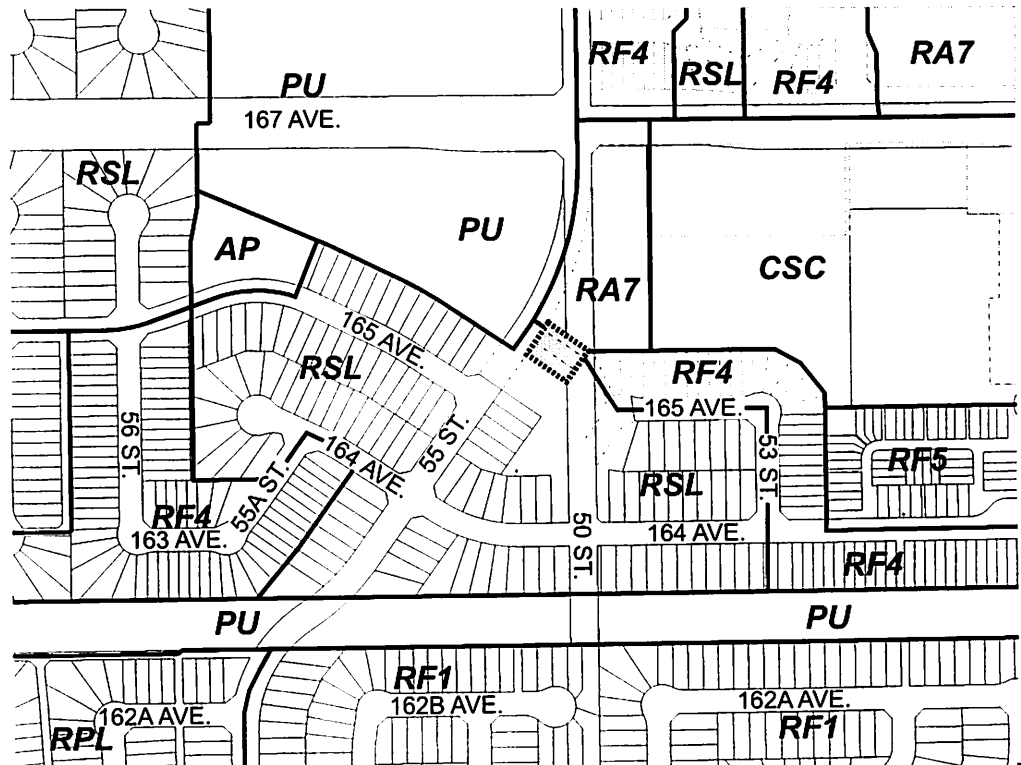
April 29, 2010

LDA08-0281

- Limit of proposed subdivision
 ——— 1.8m Uniform screen fence
 - - - Walkway right-of-way with 1.5m concrete sidewalk and lighting
 XX Knock down bollards



- [] Titled area to be subdivided
 ■■■■■ Subdivision area





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

April 29, 1010

File No. LDA09-0245

Gillmore Surveys
7322 - 101 Avenue
Edmonton, AB T6A 0J2

ATTENTION: Dean Zarudenec

Dear Mr. Zarudenec:

RE: Tentative plan of subdivision to create one (1) parcel from a portion of Lot 4, Plan 707RS located north of Ellerslie Road SW and east of 34 Street; **RURAL SOUTH EAST**

I The Subdivision by Plan is APPROVED on April 29, 2010, in accordance with Section 654 of the Municipal Government Act, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 1.42 ha by agreement and caveat to the remainder of Lot 4, Plan 707RS pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement for the remnant parcel with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan, the City of Edmonton shall register against the remnant parcel a claim of interest by caveat of the deferred Servicing Agreement;
4. that the owner registers a cross lot access easement on the Certificate of Title for Lot 4 in favour of the City of Edmonton to allow for roadway access from the proposed EPCOR site to Ellerslie Road SW as shown on "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Deferred Servicing Agreement required in Clause I (2) require that upon further subdivision or development application, whichever occurs first, the owner or its successor in title will be required to enter into another agreement which will contain, among other things, the following:

1. that the owner dedicate road right-of-way for Ellerslie Road SW, the dedication of which must conform to an approved concept plan or to the satisfaction of the Transportation Department.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserves entitlements for Lot 4, Plan 707RS of 1.42 ha will be registered as a DRC to the remnant parcel.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The Date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/cp/Posse #09301746-001

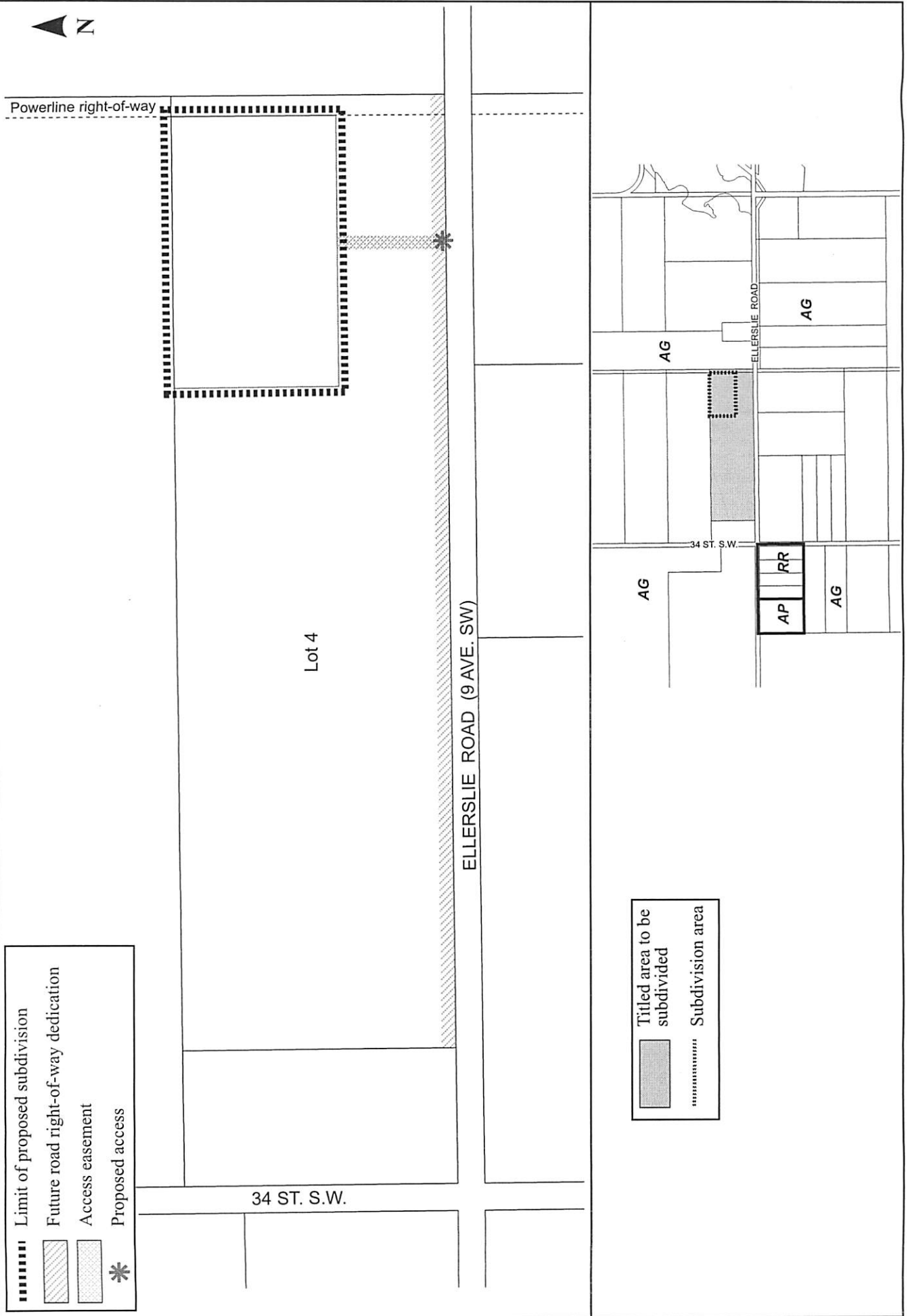
Enclosure

cc
Don Ladner
Project Manager, Distribution Technical Services
EPCOR Water Services Inc.
10065 Jasper Avenue,
Edmonton, AB T5J 3B1

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 29, 2010

LDA09-0245





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

April 29, 2010

File LDA10-0018

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 74 single detached residential lots and 48 semi-detached residential lots from Lot 2, Plan 782 2211 and Lot 51, Block RW, Plan 752 0669; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on April 29, 2010 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$196,042.67 with Stage 1, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;

4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner provide no parking signage in the locations to the satisfaction of the Transportation Department;
8. that the engineering drawings include a 3.0 m granular multi-use trail as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 1 m berm and 1.8 m double board/no gap solid uniform screen fence as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments; and
11. that the owner construct all fences, sidewalks, lighting and bollards to the satisfaction of the Transportation and Asset Management and Public Works Departments in the location as shown on the "Conditions of Approval" map, Enclosure I.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserves were previously addressed for Lot 2, Plan 782 211 by LDA09-0130 which dedicated land, provided money-in-place and registered a DRC. The 1.21 ha DRC (#092 460 839) will be provided as money-in-place proportionally with each subsequent subdivision application. This DRC will be reduced by 0.457 ha with this subdivision and a 0.753 ha DRC will be registered on title.

Municipal Reserves for Lot 1, Block RW, Plan 752 0669 will be provided as money-in-place with this subdivision (0.12 ha).

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Kim Petrin at 780-496-2939 or write to:

**Ms. Kim Petrin, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/ka/Posse #93828894

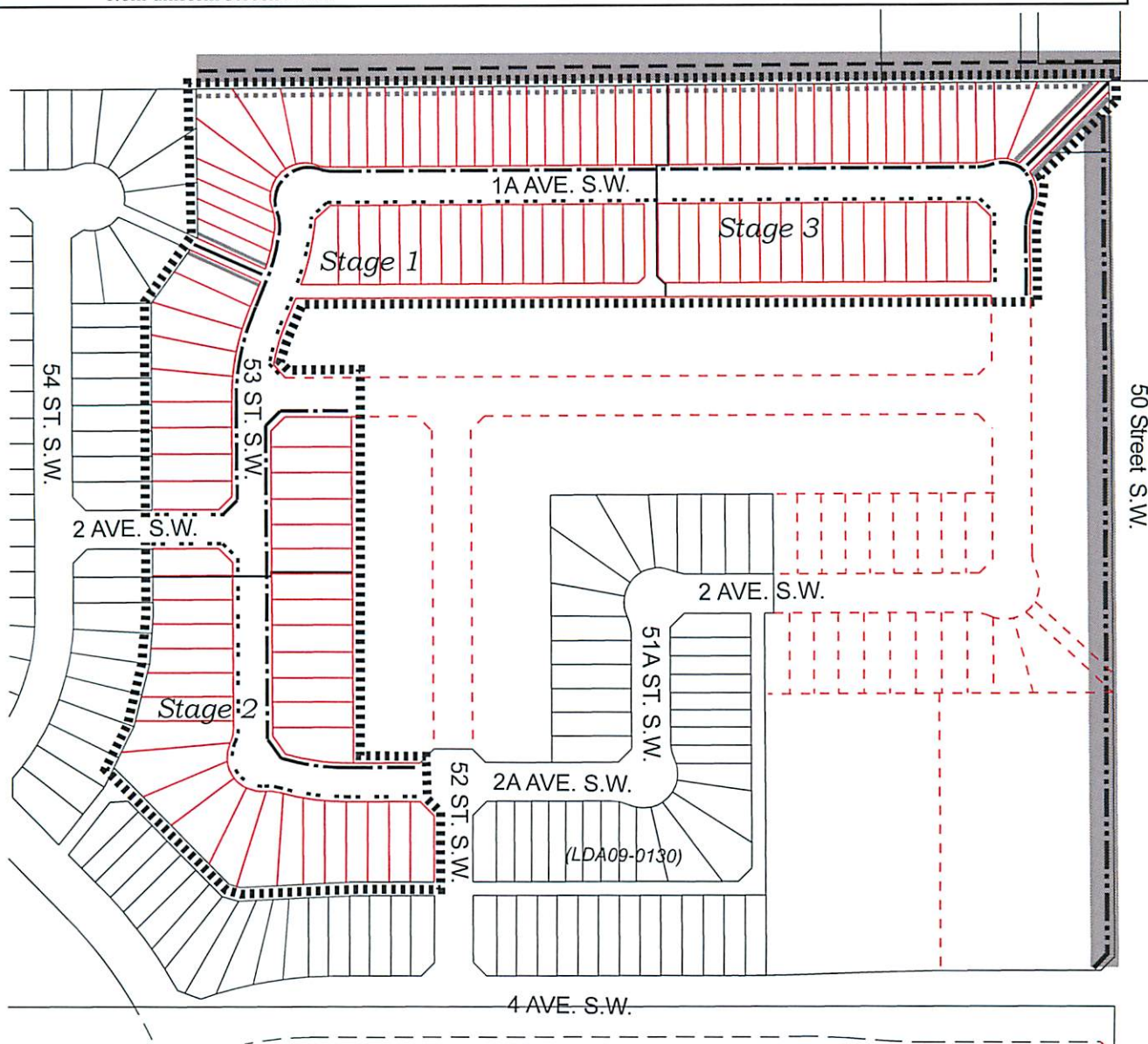
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

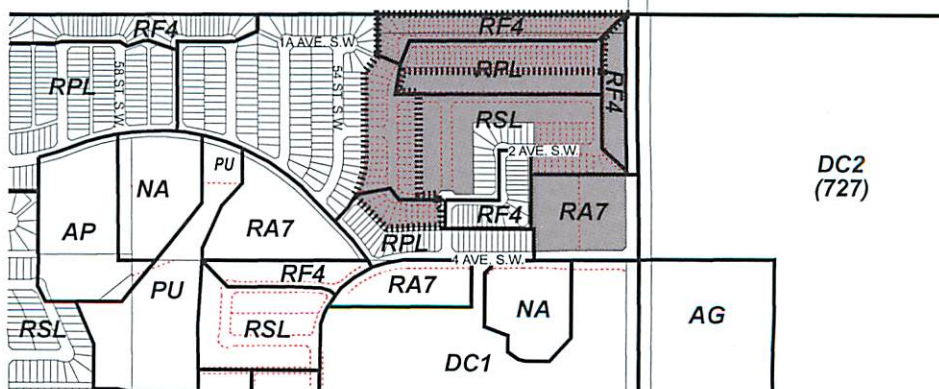
April 29, 2010

LDA10-0018

- | | |
|---|---|
| ■■■■■■■ Limit of proposed subdivision | --- 3.0m Granular multi-use trail and signage |
| ■ Include in Engineering drawings | - - - Monowalk |
| --- 1.0m Berm and 1.8m double board no gap uniform screen fence | - - - Boulevard sidewalk |
| 1.8m double board no gap uniform screen fence | — 1.5m sidewalk, bollards and lighting |
| — 1.8m uniform screen fence | |



- | |
|--------------------------------|
| ■ Titled area to be subdivided |
| Subdivision area |

DC2
(727)

DC1

AG