

# January 25, 2012 Condensed Servicing Design Brief Review

## Section 3.0 Water Distribution System

In Section 3.1 it is noted that each dwelling will be supplied with 720 imperial gallons per day or 256,320 imperial gallons per year. This works out to approximately 1165.254 m<sup>3</sup> per year which is less than the amount noted in the Water Act for residential use by 85 m<sup>3</sup>/year/household/lot. The allowable maximum amount to be diverted is number is 1250 m<sup>3</sup>/year/household/lot. This includes water for human consumption, sanitation, fire prevention, and watering animals, gardens, lawns and trees. Administration still requires that the Groundwater Supply Analysis report be updated as indicated in previous communications with the developer.

Figure 3: Water Servicing Plan, does not show services running to the “Joint Use Activity Centre” in the south west corner of the subject lands near Parkland Drive. Please ensure that the centre is included in final Water Servicing Plan.

## Section 4.0 Wastewater System

In Section 4.1 the author indicates that, “prior to subdivision approval, the developer shall provide confirmation that effluent from the Plan Area will be received by a wastewater treatment facility acceptable to Alberta Environment and the County”. Please provide this confirmation as part of the application materials upon applying for the subdivision.

Figure 4: Wastewater Servicing Plan, does not show services running to the “Joint Use Activity Centre” in the south west corner of the subject lands near Parkland Drive. Please ensure that the centre is included in final Wastewater Servicing Plan.

## Section 5.0 Stormwater Management System and Fire Protection

Stormwater designed for a 1:100 year event with release rate no greater than pre-development flows with a quality consistent with Alberta Environment guidelines.

In Section 5.3, Administration would appreciate greater detail on the fire protection contemplated for the development. This would be tied into the Water Supply Analysis Report and the impact the Fawn Meadows development may have on the area’s aquifer.

## Section 6.0 Roadways and Traffic Flows

As indicated in this section, almost all traffic will be directed south to Parkland Drive. This supports the County’s Engineering Services requirement for a Type III intersection treatment for Parkland Drive and the internal road. The internal road must be hard surfaced and built to a standard that is satisfactory to the County.