

TENTATIVE PLAN
SHOWING A PROPOSED SUBDIVISION
WITHIN
N.E. 3-53-26-W4M
AND
S.E. 3-53-26-W4M
PARKLAND COUNTY, ALBERTA
NOVEMBER 2013

NOTES

1. AREA TO BE SUBDIVIDED SHOWN THUS  AND CONTAINS APPROXIMATELY 98.3 HECTARES (242.9 ACRES).
2. DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
3. PLAN SUBJECT TO CONFIRMATION BY AN ALBERTA LAND SURVEYOR.
4. AREAS, BOUNDARIES, AND DIMENSIONS SHOWN ARE APPROXIMATE ONLY.

LEGEND

- PROPOSED LOT LINES
- PROPOSED SUBDIVISION LINE
- PROPOSED EASEMENT
- QUARTER SECTION BOUNDARY
- EX. R.O.W. TO REMAIN
- EX. R.O.W. TO BE ABANDONED
- EX. R.O.W. TO BE RELOCATED
- PROPOSED RELOCATED R.O.W.
- EXISTING SANITARY TRUNK
- PROPOSED SANITARY SERVICE CONNECTION TO TRUNK
- PROPOSED SANITARY MAIN
- PROPOSED WATER MAIN
- PROPOSED CROSSING LOCATION

SUMMARY

- # OF LOTS = 57
- ROAD LENGTH = 3380m
- TOTAL SUBDIVIDED AREA = 243 acres
- TOTAL DEVELOPABLE AREA = 198 acres
- PROPOSED SANITARY (ONSITE) = $\pm 2600\text{m}$
- PROPOSED WATER (ONSITE) = $\pm 3300\text{m}$
- PROPOSED WATER (OFFSITE) = $\pm 1055\text{m}$

OPTION C3

BUILDING SETBACK - ASSUMPTIONS

1. PROPOSED BUILDING SETBACKS ARE BASED ON BUSINESS INDUSTRIAL OR MEDIUM INDUSTRIAL DISTRICTS.
2. RANGE ROAD 262A, TOWNSHIP ROAD 530A, AND BEVINGTON ROAD ARE CONSIDERED MUNICIPAL ROAD R.O.W. WITH A BUILDING SETBACK DISTANCE OF 23.0m FROM PROPERTY LINE.
3. CANADIAN NATIONAL RAILWAY R.O.W. BUILDING SETBACKS TO BE DETERMINED. THE CURRENT SETBACK SHOWN IS 23.0m FROM PROPERTY LINE.
4. ALL ROAD R.O.W. WITHIN THE SUBDIVIDED AREA ARE CONSIDERED INTERNAL SUBDIVISION ROADS WITH A BUILDING SETBACK DISTANCE OF 12.0m FROM PROPERTY LINE.
5. A 9.0m SETBACK DISTANCE WAS USED FOR THE SIDE AND BACK PARCEL PROPERTY LINES.

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DRAWING REVISION			BY	DATE	PLANNER	MUNICIPALITY	DEVELOPER	ENGINEER	PROJECT	SCALE:	1:2000	DRAWING	
1	ISSUED FOR CLIENT REVIEW		CS	2013-12-03	GREGORY F. WILKES RPP MCIP				CHAN - ALASKAN LANDS	PROJECT NUMBER:	111150		SD1
2	ISSUED TO COUNTY FOR SUBDIVISION APPROVAL		CS	2014-01-09					E1/2 SEC 3-53-26-W4M PARKLAND COUNTY, ALBERTA	DATE:	NOVEMBER 2013		
									TENTATIVE SUBDIVISION PLAN				