



May 27, 2008

LAC STE. ANNE ESTATES- STATEMENT OF OBJECTIVES (Short Legal: 5;3;55;15;NW)

Avenue Built, represented by The Catalano Development Group, is presenting this preliminary proposal for the development of a 59.74 hectare (148 acre) parcel located Northeast of Ross Haven approximately one and a half kilometers north of Highway 43 on Range Road 33. The preliminary design drawings and reports accompanying this letter are intended to serve as a guide- explaining the project's concept and scope. By providing this detailed preliminary package, it is our hope that any future formal application will be clear, concise and devoid of major issues. With this goal in mind, we have committed ourselves to clearly communicating the development concept through the following submittal components:

- This letter contains brief descriptions of the detailed site analysis that has been performed up to this point. We have studied, in some significant detail, those aspects of the existing physical surroundings that may influence this site's development.
- An experienced team of professionals has been assembled to develop this concept plan. Brief biographies of each team member and a project directory (providing contact information) have been included in the submittal package.
- This submittal contains detailed drawings and written reports illustrating the project parameters and proposed concept design. Additional supplementary information may be forwarded prior to the June 4th County Meeting or as requested by County staff.
- As of May 29th access will be available to printable versions of all submittal documents on a project specific website located at:
www.catalanodevelopmentgroup.com/projects/lacsteannes/

Purpose: Our purpose in providing this development concept package is to receive both approval in principle from the Lac Ste. Anne County Council and feedback, as required, from the council, appropriate county staff and their consultants.

As preliminarily designed, the subdivision is proposed as a CR1 development containing 81 single-family residential lots, each of approximately one acre in size. 16.37 hectares (27% of the subdivision area) has been set-aside as Municipal Reserve. We recognize that the ultimate success of this development relies on a design that addresses environmental, market and community values and concerns. We have, to the extent possible, incorporated environmentally-sound planning principles to encourage long-term sustainability of the development.

Streets: All internal streets will be classified as 'Rural Local Undivided' streets and will comply with Lac Ste. Anne General Municipal Servicing Standards for Subdivisions. Asphalt pavement recommendations have been provided in a report

included with our submittal. The plan provides right-of-way for future road expansion to the north and east. The access from Range Road 33 has been located so as to align with the existing Fern Meadows Road intersection.

Drainage: The individual lots will be designed to incorporate rain-gardens (aesthetically-appealing bioretention facilities designed to control and cleanse storm water runoff); additional analysis of these features will occur prior to a formal planning application. Most drainage is designed to be directed through the common open-space areas toward an existing low-point located within the Municipal Reserve along the northern perimeter of the site. Further study will be undertaken as to the possible use of environmentally-friendly 'wet-pond design' within the open-space adjacent to lot nos. 69-77.

Open Space: Twenty-seven percent of the subdivision has been set-aside for drainage, trails and passive/active recreational areas. The reserve has been designed to follow natural drainage patterns and preserve existing lowland areas. Open-space corridors have been designed to extend around the perimeter and across the full-length of the site; this reserve area contains a trail connecting residents to the active common-recreation areas (nearly all lots back onto the trail system). The trail configuration also accommodates possible future extension onto adjacent property and serves as a potential wildlife corridor through the site. Detailed concepts will be developed for recreational amenities and vegetative requirements and within the Municipal Reserve.

Utilities: Water and Wastewater studies have been provided with this application indicating that the use of individual wells, septic tanks and weeping field systems are viable. Our team has studied the effects of 'worst-case' septic field sizes on the residential lots and confirmed that area is available for both the residence and preservation of the existing vegetation. The application of county-standard wastewater systems will be studied for implementation prior to a formal planning application. In addition to careful site planning, a geotechnical report and civil engineering studies, a groundwater engineering firm has also conducted a table top analysis and report (included with our submittal) of historical water well records in order to verify the viability of individual water wells for each proposed lot. We are hoping, at the Council meeting on June 4th, to present findings from the Hydrogeologist's insitu water well testing that will verify the overall feasibility of our land development plan.

Should you have any questions, contact information is as follows:

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