

To: Mayor and Members of Council

July 11, 2011

Re: Emerald Creek & Fairway East Subdivision – Request for Final Acceptance

Background

The subdivisions Emerald Creek and Fairways East were developed by Great Plains Developments. A Development Agreement was signed between the Town and the Developer on October 10, 2006 for these two developments. The underground services (water & sewer lines) were completed on October 24, 2007, and the pavement of the roads was completed on September 29, 2009.

The Developer provided to the Town the DVD's of the Closed Circuit TV Inspection of all sewer mains, and record drawings of the subdivisions.

Testing of the asphalt was performed by GE Ground Engineering from August 10, 2009 to September 30, 2009.

Discussion

The Developer, Great Plains Leaseholds, is requesting Final Acceptance Certificate on the Emerald Creek and Fairway East Subdivisions. A review of the servicing requirements and actual services has been completed.

KGS Group, on behalf of the Town, reviewed the all of the data and provided comments on the sewer system and the pavement testing results.

Sewer system: There were only a few concerns raised by KGS. The concerns raised were not of a serious nature basically a notification to the Town.

Pavement Review: The compaction testing provided an overall average compaction density of 98% which meets the subdivision requirements. There were a few deficiencies in the pavement noted by the Developer and confirmed by KGS. The locations are as follows:

- Emerald Creek Subdivision: Repair of roadway pavement failure adjacent #4 Emerald Creek Drive, attributed to the Builder's faulty hook-up of the water service to the curb stop at the north property line of the street.
- Fairway East Subdivision: Slurry seal of asphalt surface, totaling approximately 650 square meters, segments that connect Fairway Crescent East/Leg, Fairway

Bay, Fairway Bay, Fairway Place and Fairway Crescent West/Leg to the north edge of Fairway Road westbound traffic lane – these connections are beginning to show evidence of premature surface wear and tear.

- Lott Road North: Repair of depressed pavement in the southbound traffic lane caused by a faulty service saddle on the water main at Lot 3, Parcel G service connection that was excavated and repaired on January 11, 2011.

These deficiencies will be repaired this summer. The contract was awarded to BLS Asphalt.

The paved pathways have not been completed yet, however attached to this report are the maps depicting where the pathways will be. The developer will be paving the pathways this summer.

Budget Implications

None

Conclusion

By issuing the Final Acceptance Certificate to the Developer on these two subdivisions, the Town will be taking over full responsibility of the repair and maintenance of the subdivisions.

The servicing requirements of the Developer have been completed and the warranty periods have expired. There were a few concerns raised and the deficiencies that are identified in the pavement will be repaired this summer, as the contract for the repair has already been awarded. The pathways are not completed yet, however a plan for the pathways has been established and will be completed this summer.

Recommendation

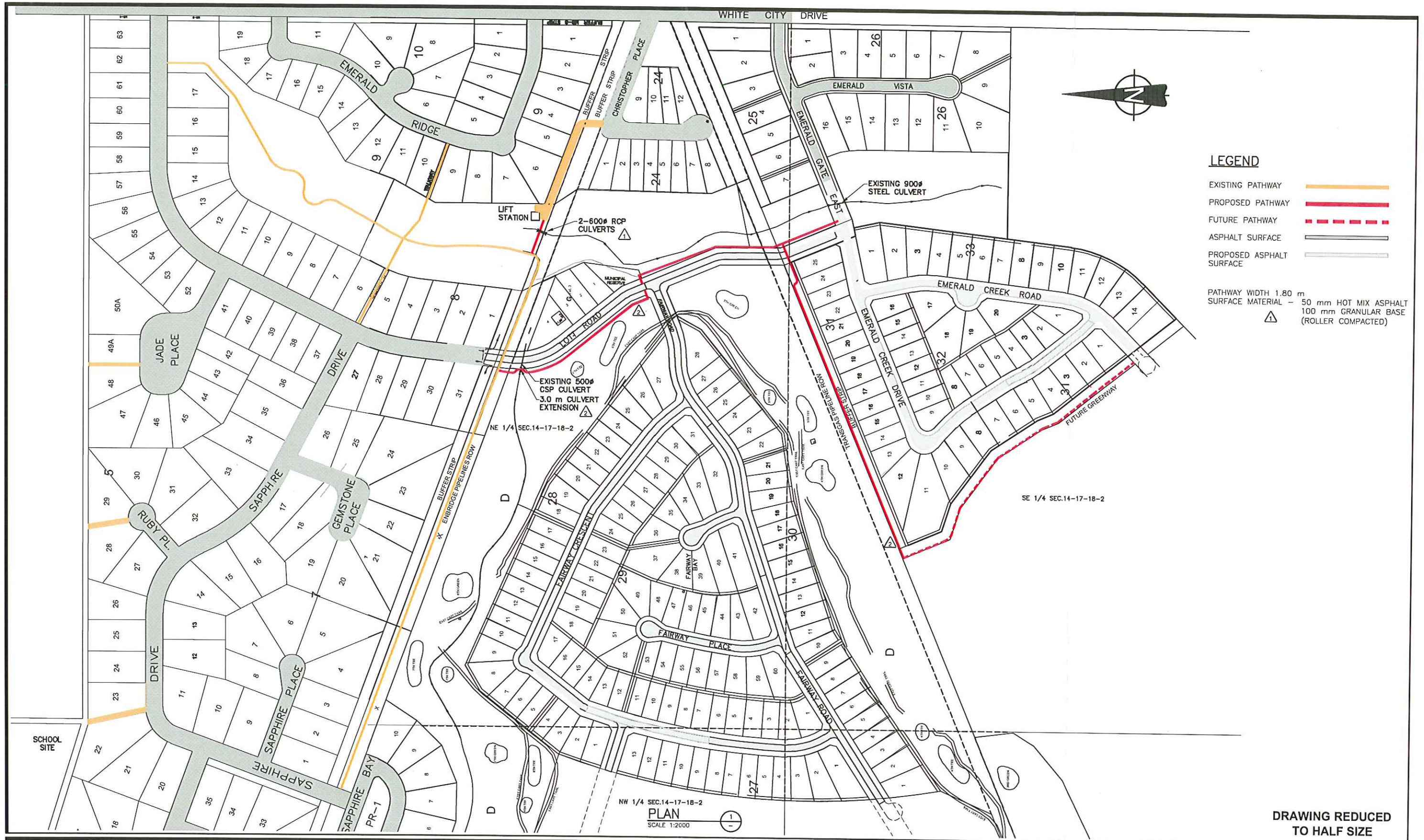
Administration recommends Council issue the Final Acceptance Certificate to Great Plains Leaseholds for the Emerald Creek and Fairways East Subdivision.

Respectfully submitted,



Shauna Bzdel,
Town Manager

This Drawing Is For The Use Of The Client And Project Indicated
No Representations Of Any Kind Are Made To Other Parties



- LEGEND**
- EXISTING PATHWAY
 - PROPOSED PATHWAY
 - FUTURE PATHWAY
 - ASPHALT SURFACE
 - PROPOSED ASPHALT SURFACE
- PATHWAY WIDTH 1.80 m
SURFACE MATERIAL - 50 mm HOT MIX ASPHALT
100 mm GRANULAR BASE (ROLLER COMPACTED)
- 1

NW 1/4 SEC.14-17-18-2
PLAN
SCALE 1:2000

DRAWING REDUCED TO HALF SIZE

NO.	DATE	ENG.	BY	SUBJECT
2	2011/01/17	HB	TAG	REALIGNMENT OF PATHWAYS, CULVERT EXTENSIONS ADDED
1	20/09/14	HB	TAG	REVISED PATHWAY WIDTH AND SURFACE MATERIAL, INCREASED CULVERT SIZES
0	2008/01/21	HB	MD	ISSUED FOR TOWN REVIEW

VERIFY SCALES
BAR IS 20mm ON ORIGINAL DRAWING
0 — 20mm
IF NOT 20mm ON THIS SHEET, ADJUST SCALES ACCORDINGLY



PROJECT No.	20074229
SCALE	1:2000
DRAWN	M. DZUBA
DESIGNED	H. BAYTALAN
CHECKED	R. BENROTH
APPROVED	T. WILLIAMS
DATE	JANUARY 2008
INITIAL	

GREAT PLAINS LEASEHOLDS LTD.		PEDESTRIAN ROUTE PLAN	
WHITE CITY DEVELOPMENT WEST OF WHITE CITY DRIVE		DRAWING NUMBER	REV. NO.
		4229-030-101	2
		SHEET	1/2