

WORK PACKAGE 1

MAGGIE'S PLACE DEVELOPMENT PLAN

TOWN OF PORTUGAL COVE ST. PHILIP'S, NL

| MAY 2, 2017 |



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Appendices

- A: Updated WP1 presentation to Council and General Public
- B: Updated zoning map changes as discussed with the Town
- C: Servicing Map of the Study area.
- D: Primary Road Network Map

1.0 OVERVIEW

Maggie's Place is the name attached to a proposed comprehensive development planning area located in the south-central area of the Town of Portugal Cove-St. Philip's (PCSP). Much of the land is comprised of former provincial agricultural zoned lands. The subject area consists of approximately 145 hectares (ha) of land (358 acres) (ac), of which 75 ha (185 ac) of the site, representing approximately 52% of the entire area is deemed to be potentially developable.

2.0 DEVELOPMENT PRINCIPLES

The Town of PCSP has embraced Tract's community planning model, PlaceBuilder™, and is applying these values to the Maggie's Place Development Plan planning process. This implies adherence to sustainable development and fiscal responsibility to the municipality. Maggie's Place is additionally guided by:

- Respect and preservation of environmental resources,
- Creation of a network of active mobility walkways and trail systems,
- Efficient use of the remaining eligible developable lands for a diversity of housing choices and other land uses,
- Overall pursuit of a complete community for the study area development.

3.0 MAGGIE'S PLACE DEVELOPMENT PLAN

The development approach includes three distinct work packages:

3.1 WORK PACKAGE 1 (WP1)

A Land Use Development Plan and Zoning Plan for the entire study area. Substantive progress has been made and Work Package 1 is now complete. A concept has been prepared through site assessment, market overview and significant engagement and conversations with local property owners, residents, interested persons, and with Town Council and senior staff.

The Land Use Development Plan includes: a servicing plan, transportation network with a focus on the primary road network, the proposed zoning categories and:

- The planning process;
- The designated land uses of the Land Use Development Plan;
- The defined zone categories to achieve the desired land uses;
- The engineering servicing considerations to support the land use plan;
- The transportation network to support the development

3.2 WORK PACKAGE 2 (WP2)

Within the overall concept plan, the lands near to and surrounding Maggie's Place are the intended to be the primary focus of development, and will include a Neighbourhood Development Scheme and:

- A fiscal framework to finance required infrastructure;
- A design development program based on market and land valuation;
- A detailed Neighbourhood Area Plan that responds to the zones within the overall Development Planning area, and allows for more detailed neighbourhood level zoning based on the defined design development program.
- A refined Development Plan that designs and costs the needed infrastructure to support the plan, and the costs associated with the development.
- The Neighbourhood Development Plan will be based on a Return on Investment Model that identifies the mix of uses, projected selling price and the return on investment to the development community and the Town.
- Once the land use zones are defined for Work Package 2, then the zoning categories in Work Package 1, can be adjusted.

3.3 WORK PACKAGE 3 (WP3)

Use the findings of Work Package 2 to prepare a Request for Proposals that solicits bids from developers to undertake the work described.

4.0 WORK PACKAGE 1: LAND USE PLAN IMPLEMENTATION

Much discussion has taken place between the consultant and the Town to confirm the implementation process associated with Work Package 1. The following suggests, for discussion, a way forward and includes:

- Assessing Zoning Categories associated with the Work Package 1, Land Use and Zoning Plan and its adoption.
- Plan review and commentary.
- Planning process and varied consideration as we move the project to Work Package 2.
- Viability of Neighbourhood Commercial as a zone within the Land Use Plan.

4.1 ASSESS ZONING CATEGORIES

The initial target zone for the Study Area in WP1 is to create a new Comprehensive Development Area (i.e. CDA) Zone. In effect, this zone category is similar to the Town's Residential Development Scheme Zone, in that it will be a 'holding zone' which would allow existing land uses to continue until formal rezoning applications come forward.

New refined zone categories are required to realize the intended development of varied land uses and densities within the Maggie's Place Study Development Area. It is deemed that the Town's current zone categories of Residential Low Density (RLD) and Residential Medium Density (RMD) are too broad in their scope to achieve the specific land uses envisioned by the WP1 Land Use Plan. Additionally, the proposed Residential High Density (RHD) zone category proposed by the Land Use and Zoning Plan does not currently exist within the Town's Development Regulations.

The following indicative new zone categories may be necessary to support the sustainable and complete community intent of the Maggie's Place Development Plan. We propose to add some of these categories in the WP2 Neighbourhood Plan's, beginning with:

- *Residential Infill* based upon 4,000sf and 5000sf compact lots;
- *Mixed Lot Size Zone* based upon 6000sf and 7200sf lot sizes;

- *Duplex Zone* to provide for two unit and semi-detached dwellings;
- *Estate Residential Zone* to accommodate existing acreage homes;
- *Senior's Village Zone* to pursue cottages and 3 storey senior complex;
- *Townhouse Zone* to allow for well-designed multi-unit residential;
- *Higher Density Zone* to facilitate condominium buildings;
- *Neighbourhood Commercial* to address small scale commercial;
- *Institutional Zone* to manage Town depot, new schools, et al. and
- *(Future) Town Centre* to guide Portugal Cove Road core commercial

Each new zone category is intended to be based on succinct and pragmatic terminology for *zone intent, servicing requirements, primary permitted uses, accessory uses, limited discretionary uses, conditions of use, zone and building development standards, site/ building/ landscaping/ parking and signage design requirements, and urban ancillary uses.*

By targeting each zone for specific intended uses, the desired end uses that the Town wishes to attain for the Maggie's Place Development Plan area will be more readily attainable. In addition, once the selected new zone categories are reviewed and approved by Council for inclusion within the Development Regulations, the new zones will become eligible zone categories for private property owners wishing to pursue rezoning application of other locations within the community. Furthermore, the newly refined zones will serve as a template for new zones within an anticipated new Municipal Plan and Development Regulations update for the Town. The proposed new zone category for a Neighbourhood Commercial use should be much more than a corner store, but rather provide attention to a refined list of permitted uses such as preferred types of local retail and personal service commercial businesses, provision for a pre-school and after-school day care, and potential office and high tech type employment generating types of uses. The zone detail should also include provisions for a minimum and maximum building square footage area for the varied uses proposed for the Neighbourhood Commercial site. Locational criterion of being situated in a central area of the site and preferably on a collector road is also suggested.

4.2 LAND USE PLAN OBSERVATIONS:

Maggie's Place **Map 3 Preliminary Land Use Plan** highlights:

Within the Land Use Plan we have provide for higher density housing adjacent to designated Recreation and Conservation Areas, near neighbourhood commercial and Town Centre sites, and along main circulation roads. These represent land use opportunities to appeal to the changing market for more affordable housing, for first time home buyers, for empty nesters and older adults, for young professionals, and for more compact homes with less maintenance.

- Most Agricultural Lands in the study area are be adjoined by green space, to minimize future potential land use conflicts with residential uses.
- The topographical review has mapped lands with slope gradients in excess of 25% as non-developable. We believe identifying lands with a slope of 15 to 25%, as only available for specific types of housing, such as low-density townhouse projects that may be developed in clusters and in unison with the natural character of the site is desirable.
- Development sites with slopes of less than 15% are available to all eligible zone categories and for varied land uses.

4.3 PLANNING PROCESS

As we move into Work Package 2 it may be advantageous to consider the following:

- To ensure the Engineering Servicing Plan details all offsite infrastructure deficiencies that are necessary to be addressed to support the development around Maggie's Place, such as road upgrades, as well as to identify all on-site servicing needs for water, sewer service, roads, and for specific upgrades such as sewer lift stations.
- To address storm water management, and the intent to retain as much water runoff on the development site as possible. Storm water retention is a high profile consideration of the engineering review for the proposed Engineering Servicing Plan.

- *We suggest that for* WP2 a storm water management plan should be in place prior to any construction, so that all infrastructures that may be required takes in to account both upstream and downstream conditions, current and planned.
- An Active Mobility Plan to display the intended connective elements of the WP2 study area for pedestrian walkways, bicycle trails and sidewalks are to be incorporated within the development sites.

4.3 MAGGIE'S PLACE APPENDICES

- A. Updated WP1 presentation to Council and General Public
- B. Updated zoning map changes as discussed with the Town
- C. Servicing Map of the Study area.
- D. Primary Road Network map.

APPENDIX A

Maggies Place Development



Work Package 1 Preliminary Development Plan



MAY 2, 2017

Maggies Place Development

STUDY TEAM

- TRACT CONSULTING – Prime Consultant/Civil/Planning/Landscape Architecture.
- HARBOURSIDE ENGINEERING – Transportation
- ATLUS - Development Economics
- PHILIP PRATT ARCHITECTURE –Architecture

Maggies Place Development

PROJECT CHARTER

Three Work Packages

1. Development Context
2. Maggies Place
3. Development RFP

Town Centre Portugal Cove Road

- Development Options

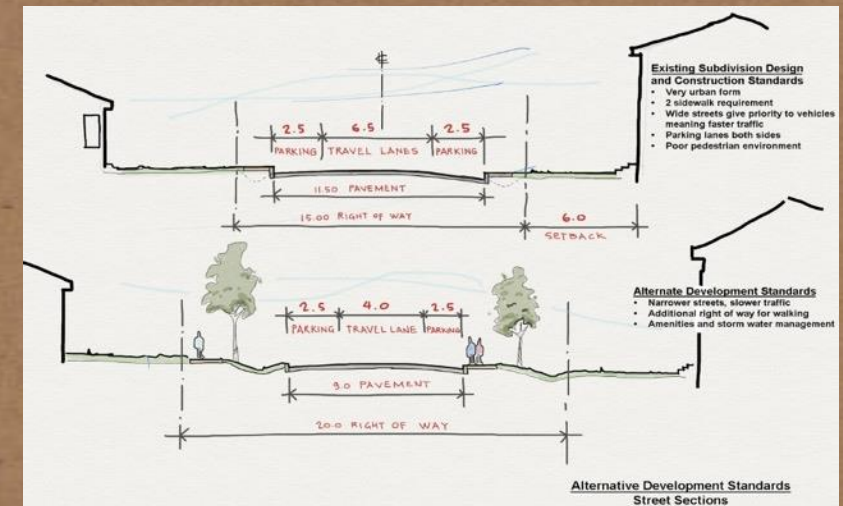
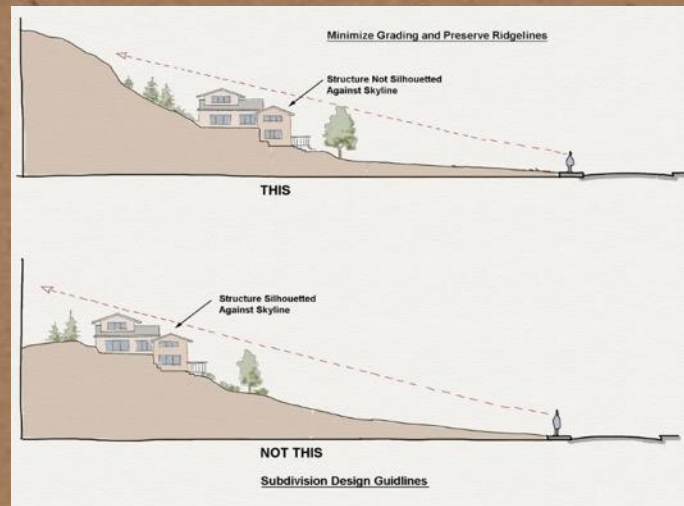
Work Package 1 Components

- Consider recommended PlaceBuilder™ projects Plan inputs.
- Determine ideal land use Maggies Place developments support the PlaceBuilder™ guidelines and initiatives.
- Specifically, proposed Town Centre and Rainbow Gully.

Maggies Place Development

PLACEBUILDER™ GUIDING PRINCIPLES FOR DESIGN

- Mix of Land Uses
- Diversity of Housing
- Transit Oriented Development
- Green Connections & Active Transportation
- Complete Neighbourhood in the Town of PCSP.



Maggies Place Development

DESIRED OUTCOMES

1. Enhanced municipal service: Centrally located Town Depot.
2. Rationalized traffic flow.
3. Enhanced connectivity: sidewalks & paths/trails.
4. Better use of serviced lands.
5. Alternative suburban development form.
6. Access to nature, recreation facilities and agricultural lands.
7. Alternative housing: seniors and starter home focused.
8. Support expansion of existing and attract new businesses.

Work Package 1 Components

CONSULTATIONS

- Land Owners meetings individually and as a group.
- Meetings with general public.
- *Community feedback via Social Media.*

Maggie's Place Development

CONSULTATIONS

1. Land Owners Intro. (Jan 11)
2. General Public Intro. (Jan 18)
3. Public Workshop. (Mar 9)
4. Land Owner Meetings. (Mar 16)
5. Other Land Owner Meetings.
6. Consultations Town Officials.



Public Feedback

GENERAL THEMES

- Respect wetlands.
- Placement of new Depot.
- Higher density housing.
- Light industrial / commercial.
- Trails, parks and community amenities.
- Link to future Town Centre.
- Road design and safety.

Land Owner Feedback

GENERAL THEMES

- Most property owners want to develop Agricultural zoned lands.
- Agricultural zoned lands in other areas of Town, lobbied for re-zoning with the Maggie's Place process.
- Mitigate potential conflicts between new Depot and residents.
- Propose a schedule for re-zoning and development.
- Ensure Portugal Cove Road services accommodate the development.
- Concern of potential increase to tax payers for servicing upgrades.
- Ensure that the timing of removing Agricultural zoned lands will minimally impact the tax assessment on the land.

Work Package 1 Components

SERVICING, ROAD AND WATERWAYS AND WETLANDS

- Identify boundaries/buffer of wetlands and waterways.
- Ensure the roads and servicing do not negatively impact sensitive natural areas.
- Locate preferred routing: water, sewer, storm water and roads.

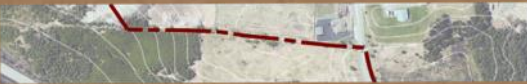
Maggies Place Development

DEVELOPMENT CONTEXT

Legend



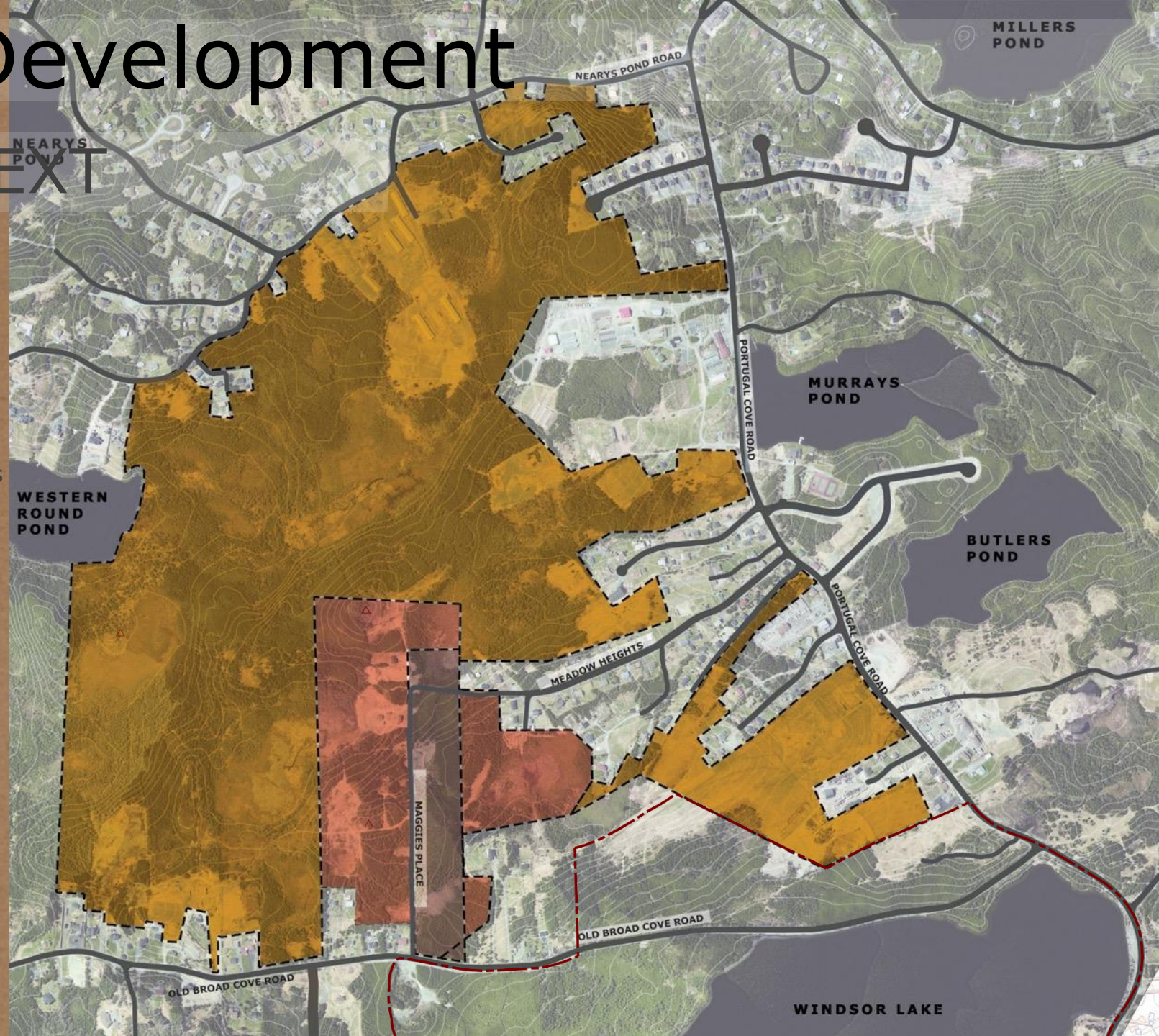
Study Area



Town Boundary



Key Streets- Connections



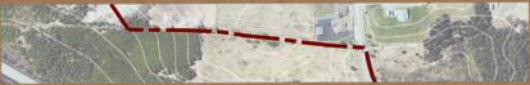
Maggies Place Development

DEVELOPMENT CONTEXT

Legend



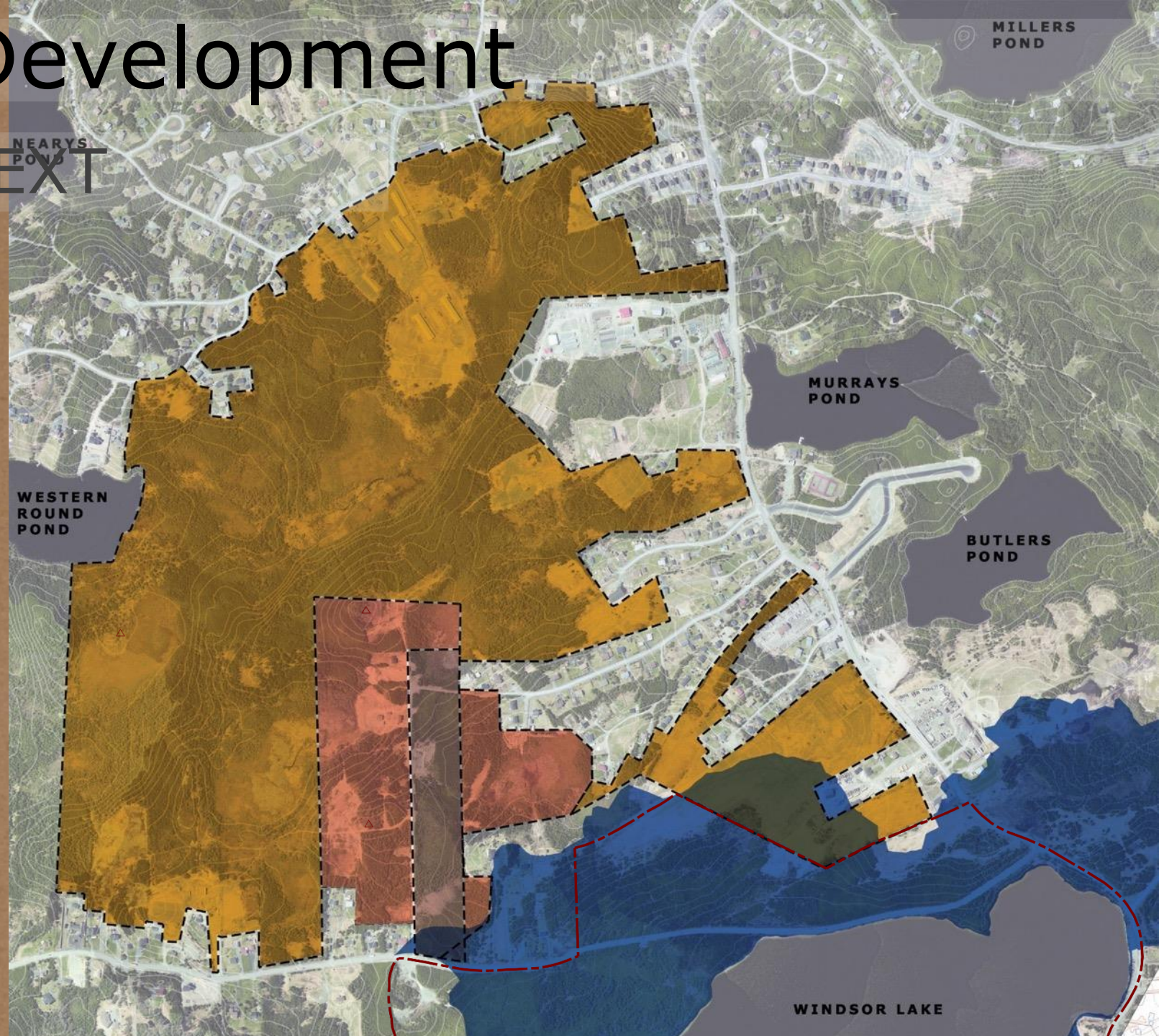
Study Area



Town Boundary



Windsor Lake Watershed



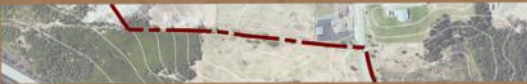
Maggies Place Development

DEVELOPMENT CONTEXT

Legend



Study Area



Town Boundary



Windsor Lake Watershed



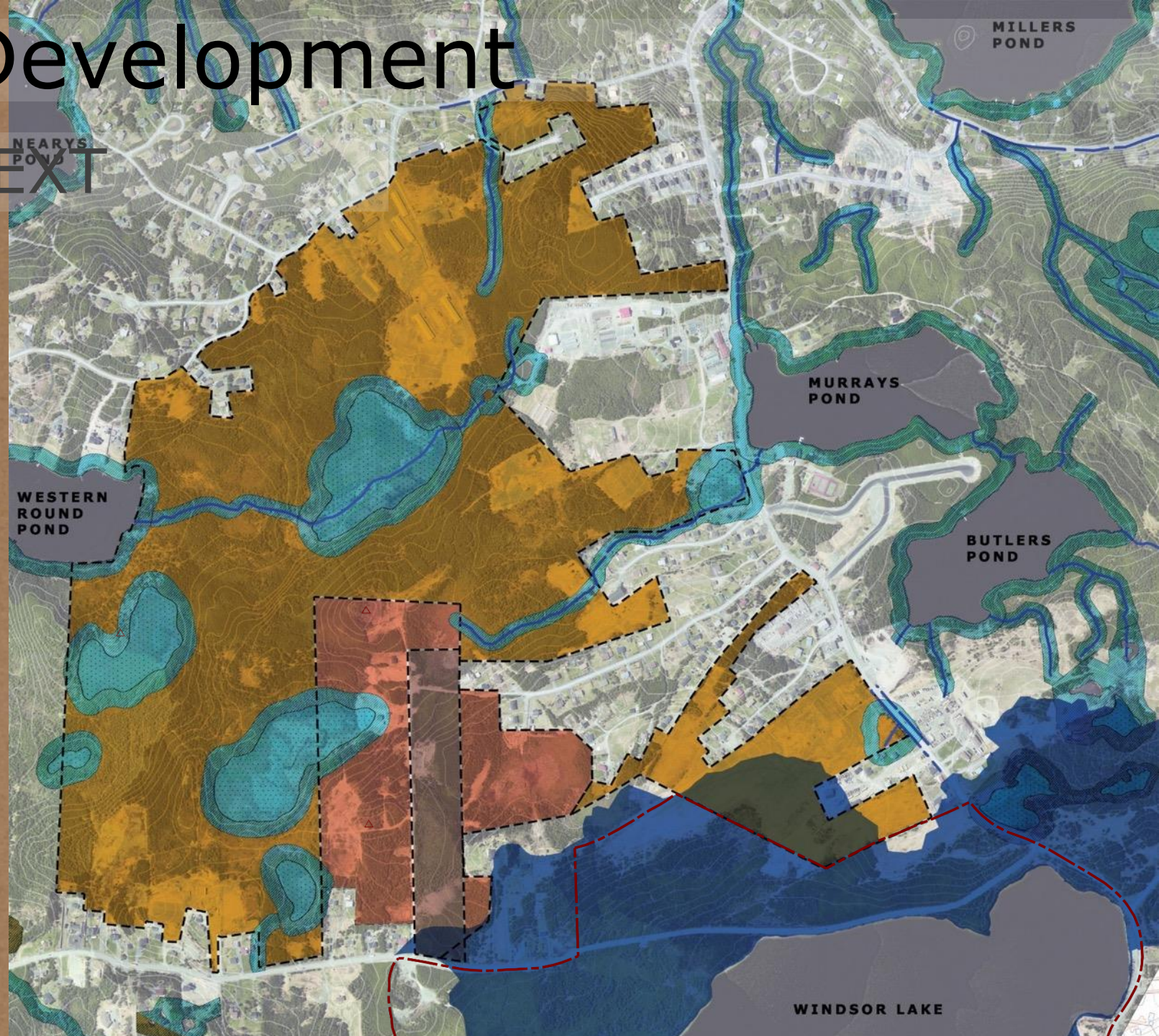
Wetlands



Rivers



Buffer for Watercourses



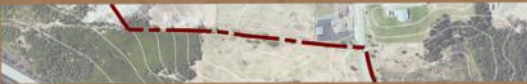
Maggies Place Development

DEVELOPMENT CONTEXT

Legend



Study Area



Town Boundary



Windsor Lake Watershed



Wetlands



Rivers



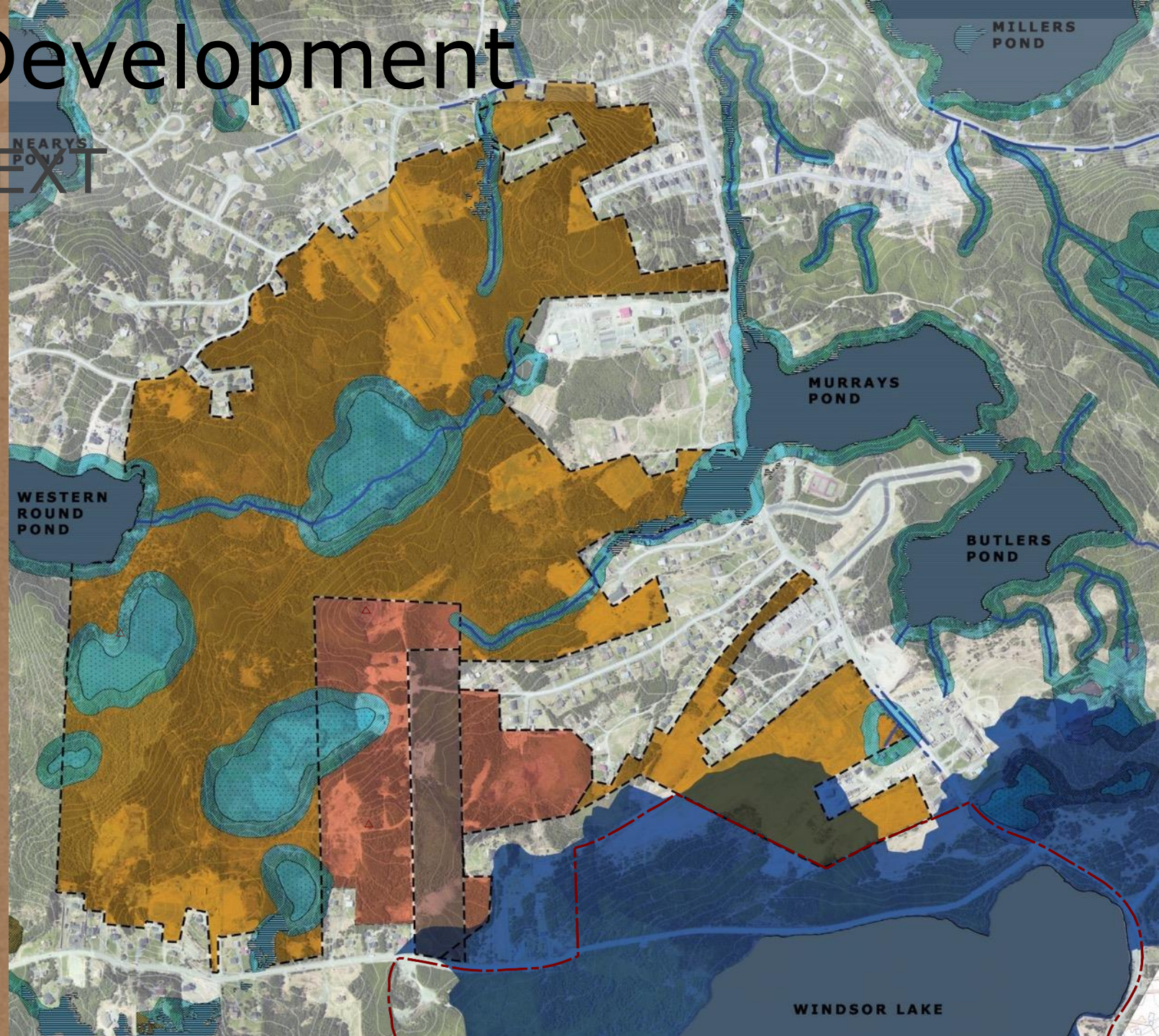
Buffer for Watercourses



20-Year Flood Level



100-Year Flood Level



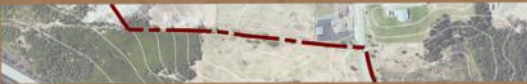
Maggies Place Development

DEVELOPMENT CONTEXT

Legend



Study Area



Town Boundary



Windsor Lake Watershed



Wetlands



Rivers



Buffer for Watercourses



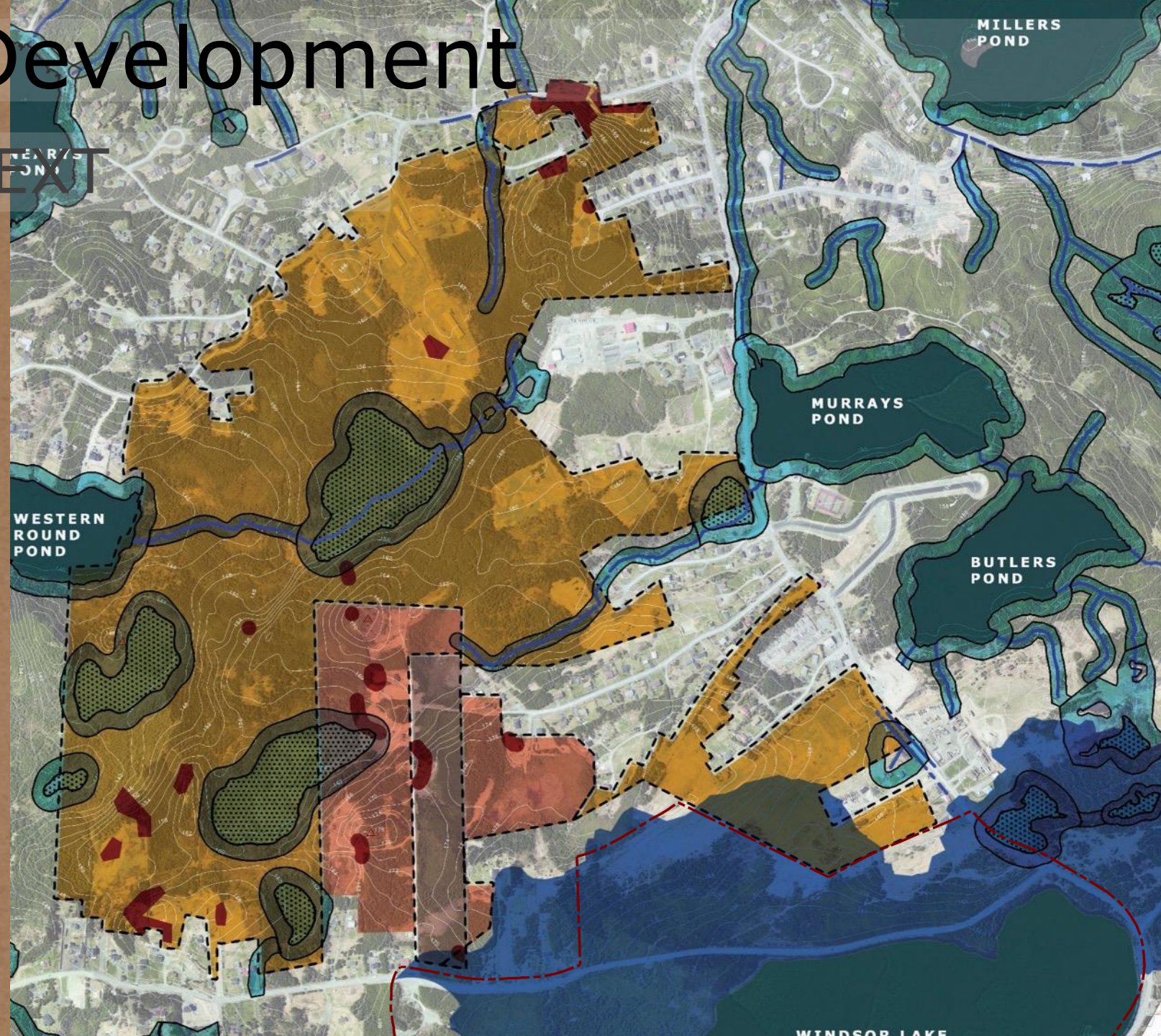
20-Year Flood Level



100-Year Flood Level



Slopes > 25%



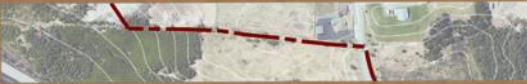
Maggies Place Development

DEVELOPMENT CONTEXT

Legend



Study Area



Town Boundary



Windsor Lake Watershed



Wetlands



Rivers



Buffer for Watercourses



20-Year Flood Level



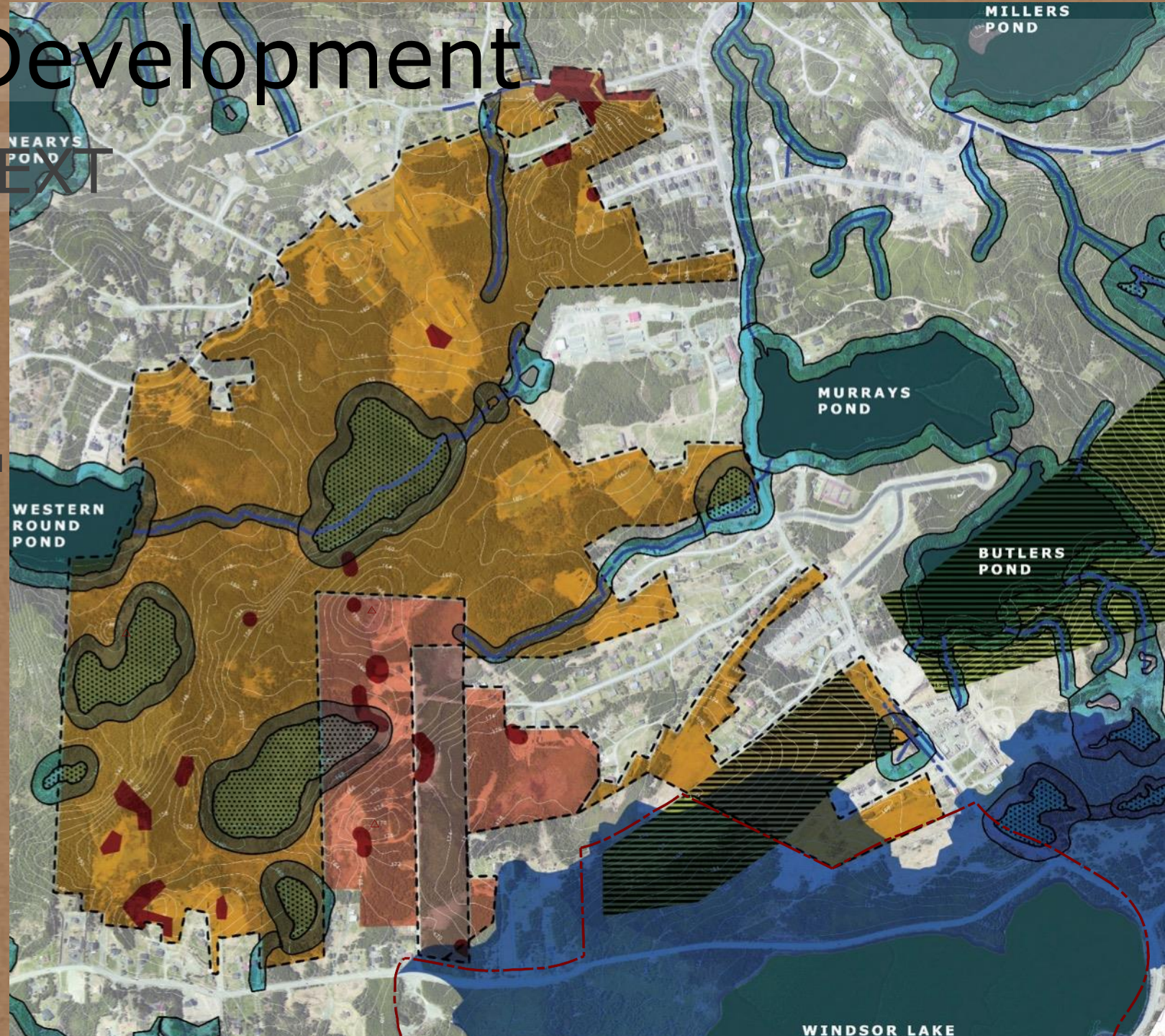
100-Year Flood Level



Slopes > 25%



Agricultural Area



Work Package 1 Components

AREA CONTEXT

- Logical buildout of developable lands.
- Servicing/access to Neary's Pond Rd and Meadow Heights.
- Future land use, remaining Town Agricultural zoned lands.
- Market scan.

Market Scan: Altus

- Commercial development along Portugal Cove road to take advantage of high traffic.
- Multi-unit residential: seniors apt, row housing suitable.
- Concerns with new housing surrounding the depot.
- Current roads: such as Meadow Heights, Neary's Pond may need upgrading.

Map 1: Developable Lands

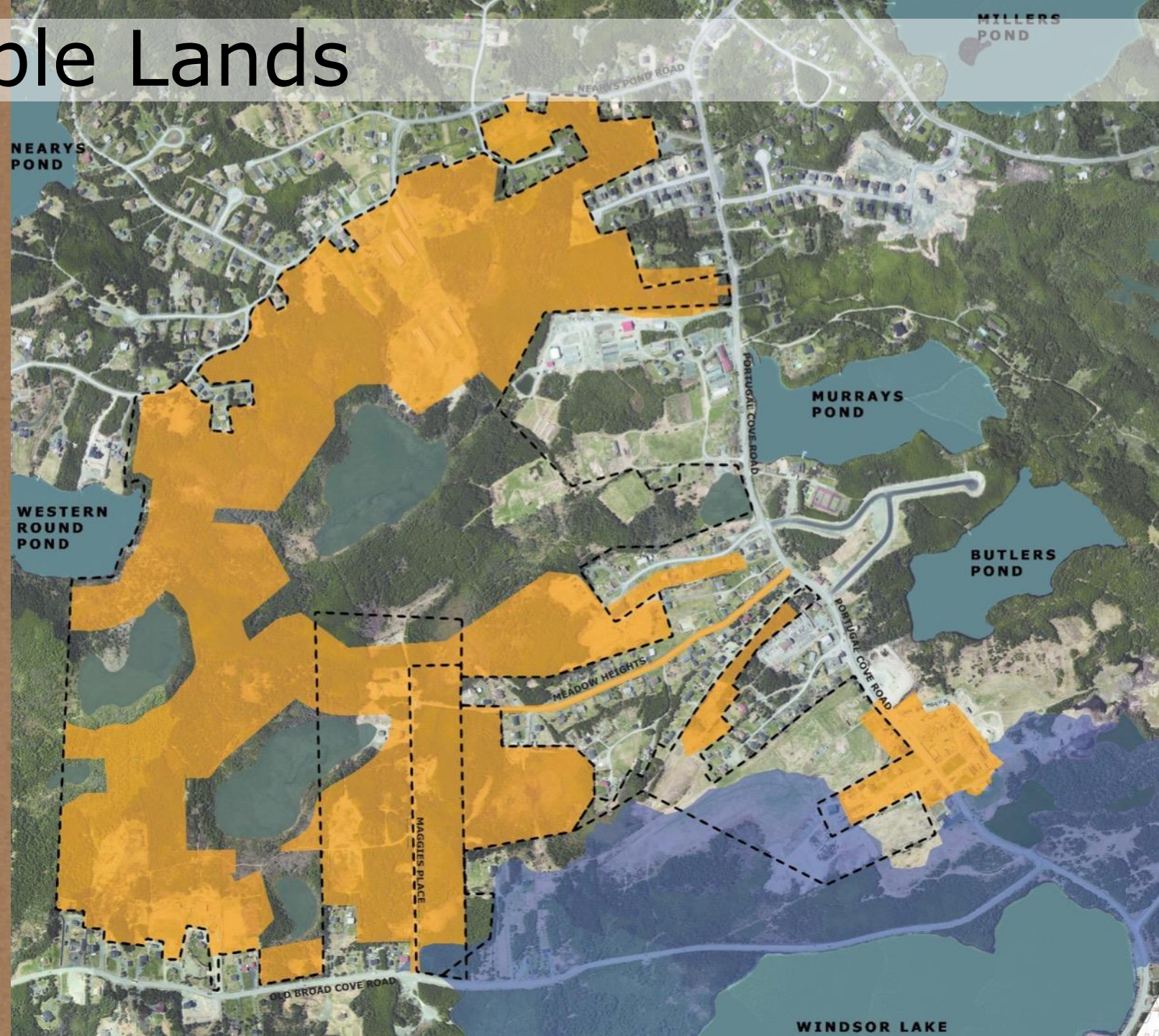
LEGEND

-  Developable Lands
-  Wetlands
-  Windsor Lake Watershed
-  Study Area

Total Area: 145 Ha.

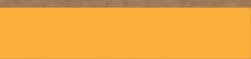
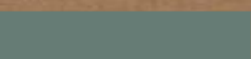

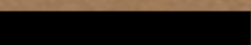


Total Developable 75 Ha.

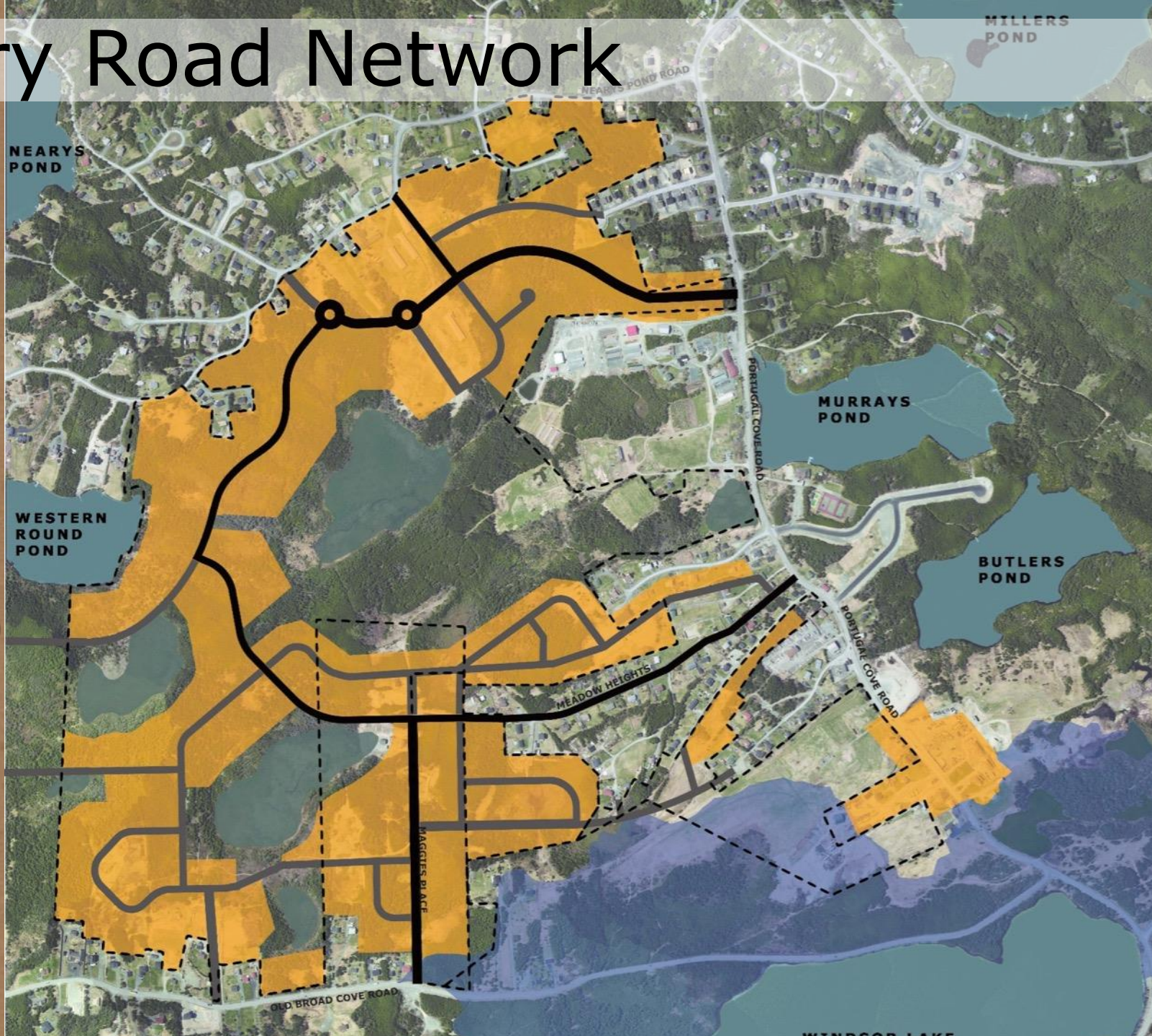
Developable: 52%



Map 2: Preliminary Road Network

LEGEND


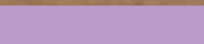
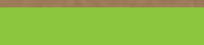


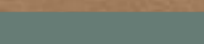





-  Developable Lands
-  Wetlands
-  Windsor Lake Watershed
-  Main Circulation Roads (20m)
-  Internal Circulation Roads (15m)
-  Study Area

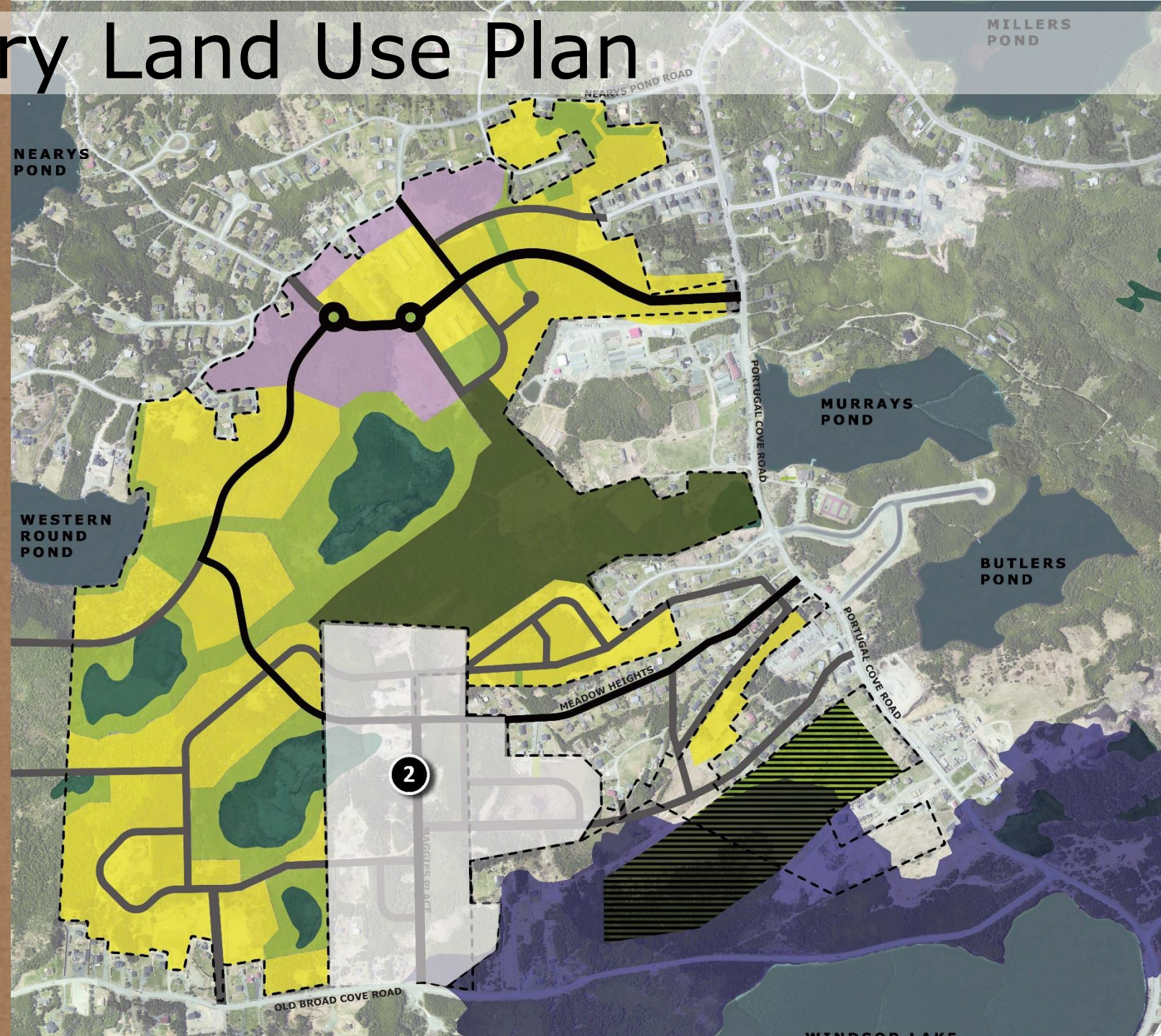


Map 3: Preliminary Land Use Plan

MILLERS POND

LEGEND

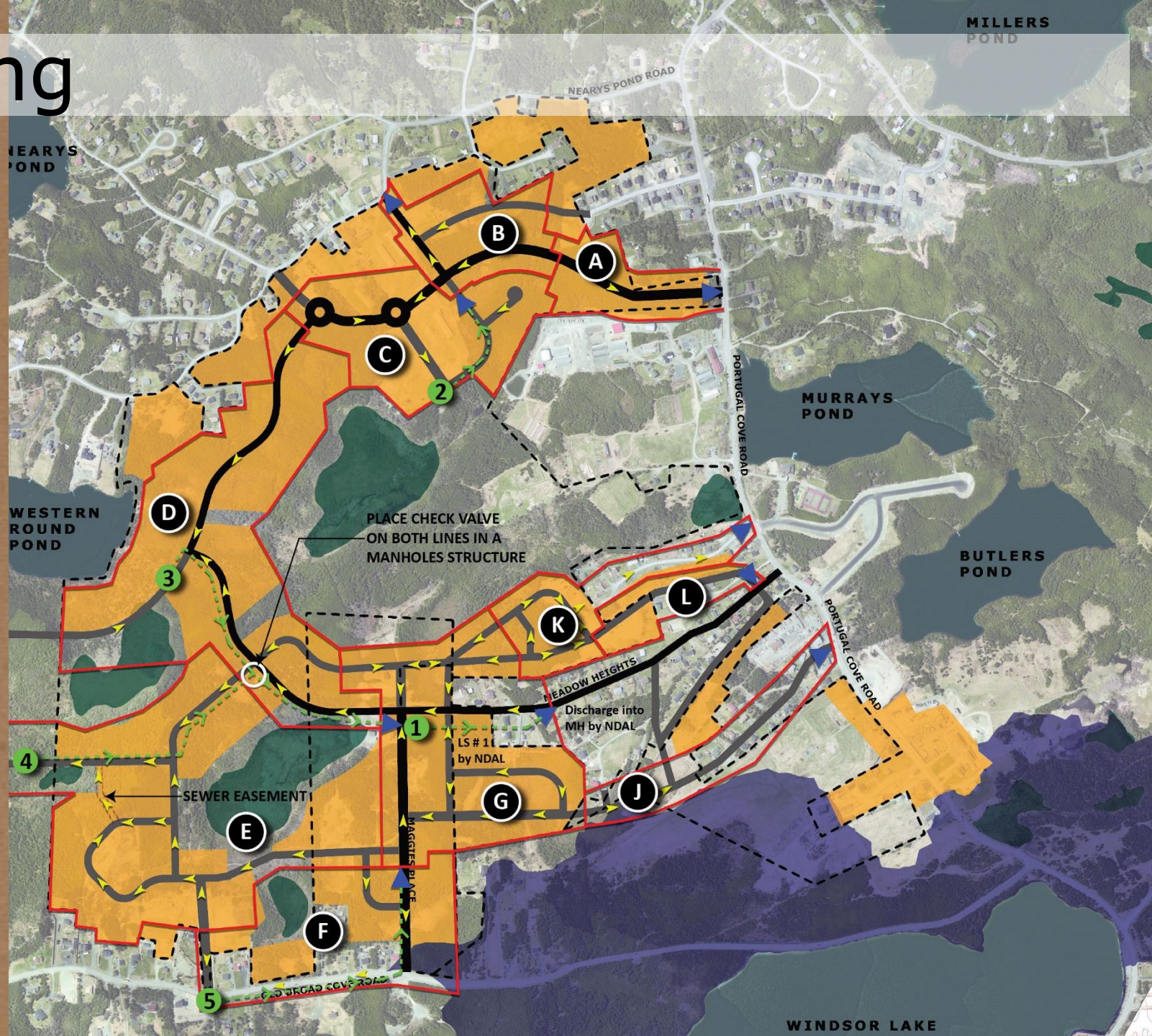
-  RMD Fully Serviced Lots
-  RHD Multi Unit Residential
-  Recreational/Conservation Area
-  Agriculture
-  Provincial ADA Lands
-  Wetlands
-  Windsor Lake Watershed
-  Main Circulation Roads (20m)
-  Internal Circulation Roads (15m)
-  Study Area
-  Work Package 2: Zoning TBD



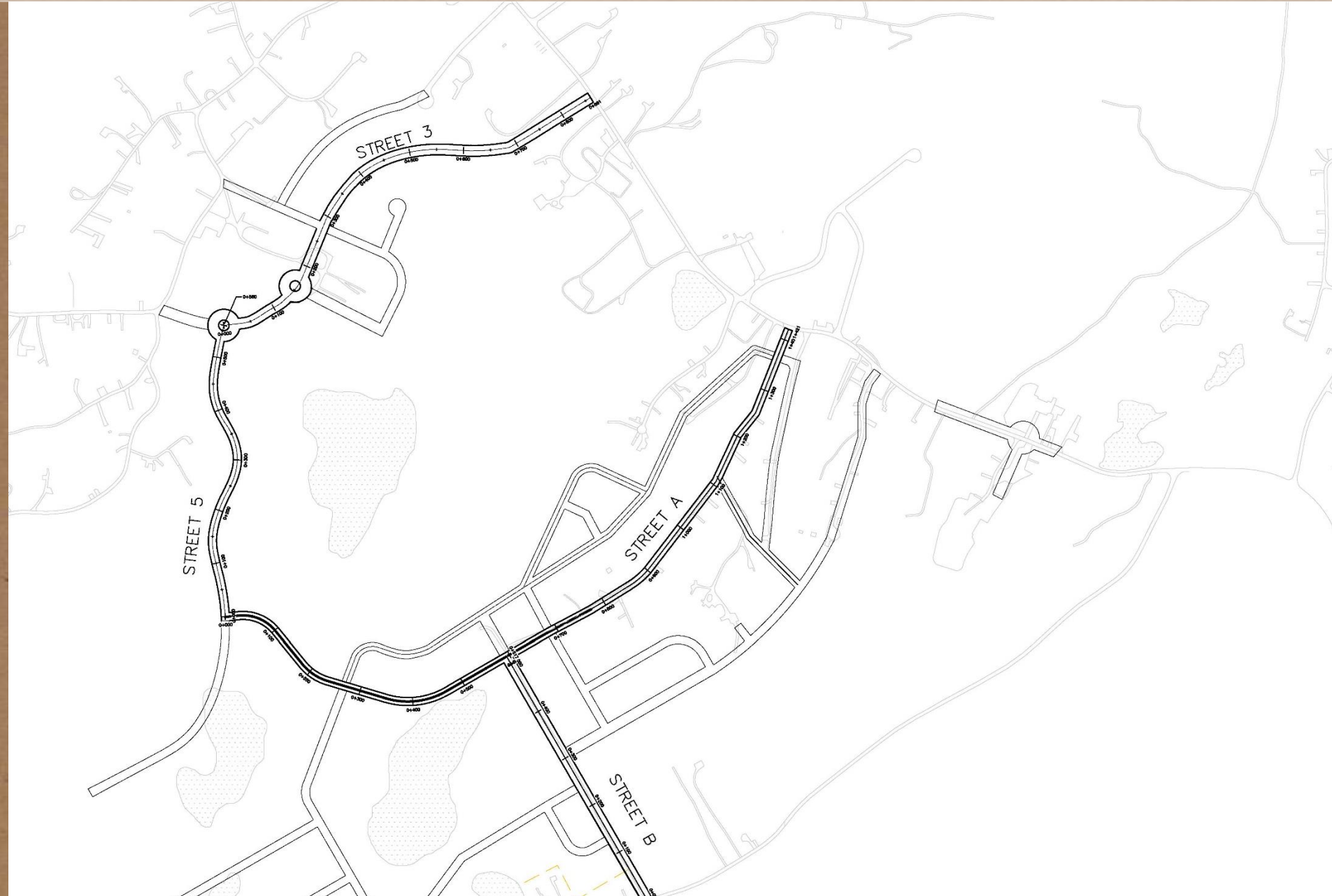
Municipal Servicing

LEGEND

- A** SERVICING ZONES
- SERVICING ZONE BOUNDARIES
- ▲** DISCHARGE LOCATIONS
- 1** LIFT STATIONS
- - -** FORCED MAINS
- GRAVITY SEWER FLOW DIRECTION



Primary Road Network



Proposed Land Use Plan

KEY ELEMENTS

- Reflects Placebuilder™ concepts and other Town objectives.
- Protects important wetlands.
- Promotes a range of housing styles for various ages.
- Protects important Agriculture lands.
- Supports trails and walkway systems.
- Assesses initial concerns of Depot location.
- Suggests appropriate new uses of adjoining lands.
- Supports Town Centre concept.

Proposed Land Use Plan

TOWN CENTRE

- Land owners expressed interest in Town Centre.
- Town Centre endorsed for development through Consultations.

Proposed Land Use Plan

MURRAY'S POND FISHING AND COUNTRY CLUB

- Community Recreation Facility.
- Town partnership.



Proposed Land Use Plan

MURRAY'S CENTURY FARM

- Expanding Garden Centre and coffee shop/café, crop lands.
- Integrate gardening and therapeutic horticulture.



Proposed Land Use Plan

RECREATION / CONSERVATION

Park Development

- Parks + special events area.
- Services neighboring area.
- Walking + bicycle trails network.
- Year round access. Physical and walking/ mental health needs.
- Focused on seniors and youth.



Proposed Land Use Plan

RHD- RESIDENTIAL HIGH DENSITY

Multi-Unit Residential

- Starter homes.
- Mix of housing styles: duplex, semi-detached, townhouses.
- Suggest no apartment buildings in this area.
- Local neighborhood amenities.
- Nature trail, formal play area with water, preschool and after school and access to Recreation programs.



Proposed Land Use Plan

RHD- RESIDENTIAL HIGH DENSITY

Seniors Village

- Accommodate varying levels of care.
- Individual cottages/shared amenities.
- Senior home (max 3 stories).
- Programming cross-promoted with Murray's: gardening, green housing, and access to nature.
- Hard trail links to surrounding areas.



Proposed Land Use Plan

RMD-RESIDENTIAL MEDIUM DENSITY

Single Family In-fill Housing

- Fully serviced lots.



Proposed Land Use Plan

RMD: RESIDENTIAL MEDIUM DENSITY

Small single detached houses-serviced lots

- Lots 50x100 and/or 40x100
- Fully serviced
- Mixed housing styles
- Staggered building lines
- Reduced street cross section
- Pedestrian friendly



Proposed Land Use Plan

RMD-RESIDENTIAL MEDIUM DENSITY

Fully Serviced Lots

- Based on request for rural lifestyle.
- Compatible with neighboring lands.



Proposed Land Use Plan

COMMERCIAL

Town Centre:

- Diversified tax base.
- Neighborhood local commercial.
- Compatible mix of land uses.
- Compliments depot.



Proposed Land Use Plan

AGRICULTURE

- Visual quality, use
+ enjoyment of land base.
- Commercial production.
- Industry expansion.
- Healthy life style.
- Productive agriculture land.
- Neighborhood gardens.



Work Package 1

Opportunities / Benefits

- Centrally located depot: **efficient community services.**
- Maggies Place, Neary's Pond Road and Town Centre development: **expanded commercial/residential tax base.**
- Proactive integrated planning: **based on defined community needs.**
- Expand housing choice: **complete “age in place” community.**

Work Package 1 Components

Opportunities / Benefits

- Protecting environmental features: **biodiversity/ access to nature.**
- Enhanced community connection: **right sized infrastructure, integrated roads + trails.**
- Community land owners and business support for proposed range of development: **more commercial development via business community partnerships.**
- Development supported agriculture: **Expanded housing options, access to nature and integrated agricultural land base.**

Work Package 2

ZONING TO BE DETERMINED

Options Being Assessed:

- Study Area Expansion
- Institutional
- Commercial
- Residential Mix
- Depot Buffering/Noise Mitigation

Needs:

- Land owner consultation
- Confirmed development program
- Return on investment model



Maggie's Place Development

WORK PACKAGE 2



Maggies Place Development

DEVELOPMENT STATISTICS, WORK PACKAGE II

- Real Estate and Land Valuation
- Capital Development Costs
- Projected Sales Value
- Return on Investment by Development Phase
- Projected Impacts on Municipal Tax Base
- **Phased implementation plan**

Maggies Place Development

PHASED IMPLEMENTATION PLAN WPI + II

WP I: Phased Development Concept Plan

- orderly,
- coordinated,
- sequential,
- affordable growth.

WP II: Detailed Neighbourhood Area Plans, Maggie's Place.

Maggies Place Development

PHASED IMPLEMENTATION PLAN WPI + II

WP I: Zoning Categories

Create a Comprehensive Development Area (CDA) Zone.

- Similar to Towns Residential Development Scheme Zone.
- Acts as a holding zone.
- Existing land uses continue until formal rezoning applications brought forward that:
 - a. Adhere to the Land Use Plan zoning, servicing and primary roads.
 - b. Financing of required on-site, possibly off-site, deficient infrastructure.

Maggies Place Development

PHASED IMPLEMENTATION PLAN WPI + II

WP I: Zoning Categories

1. New zone category Comprehensive Development Area (CDA) is proposed to realize intended developments in Study Area.
2. Current Zones Residential Low Density (RLD) and Residential Medium Density (RMD) to achieve the land uses envisioned:
 - Seniors housing
 - Infill Development and Starter homes
 - High density housing forms
 - Mixed use for commercial and future Town Centre
3. The Residential High Density (RHD) category proposed by the Concept Plan does not exist.

Maggies Place Development

PHASED IMPLEMENTATION PLAN WPI + II

WP II: Zoning Categories, Maggie's Neighbourhood Plan

The following new sub-zone categories are proposed to be considered for Maggie's Place Neighbourhood Development Schemes.

- Town House Zone (well designed multi-unit residential)
- High Density Zone (condominium development)
- Neighbourhood Commercial (small scale commercial)
- Institutional Zone (Town depot, schools, rec facilities)
- (future) Town Centre (guide Portugal Cove Road core commercial)

Maggies Place Development

PHASED IMPLEMENTATION PLAN WPI + II

WP II: Zoning Categories, Neighbourhood Plans

The following new sub-zone categories are proposed to be considered for Maggie's Place Neighbourhood Development Schemes.

- Residential Infill (4000 – 5000 sf. compact lots)
- Mixed Lot Size Zone (6000 – 7200 sq. ft.)
- Duplex Zone (2 unit and semi-detached)
- Estate Residential Zone (accommodate existing acreage houses)
- Seniors Village Zone (cottages and 3 storey seniors complex)

Maggies Place Development

PHASED IMPLEMENTATION PLAN WPI + II

WP II: Zoning Categories, Neighbourhood Plan

Higher Density Management Control

- Density based on allocation of X dwelling units per acre of developable land.

For example:

- Single Family = 7 units / acre
- Low Density well designed Town/Row houses = 12 units per acre
- Medium Density = 21 units per acre
- High Density = 33 units per acre

Maggies Place Development

PHASED IMPLEMENTATION PLAN WPI + II

WP II: NEW Zoning Categories Development.

1. Categories reviewed and approved by Council.
2. Added to existing Development Regulations.
3. Become eligible zoning categories for private land owners at Maggie's and in community.
4. New zones part of anticipated Municipal Plan and Development Regulations update.
5. To complement new zones in Development Regulations, working amendments in Municipal Plan required.

Maggies Place Development

PHASED IMPLEMENTATION PLAN WPI + II

WP I & II: Maggie's Place Re-zoning

Step 1: prepare Comprehensive Development Area Zone and rezone study area to CDA.

Step 2: refine the Land Use Development Plan and update/amend zoning to align with new land use designations.

Step 3: Undertake Maggie's Place Neighbourhood Plan, WP2. Detailed Neighbourhood level planning will confirm sub-zoning in comparison to generalized Concept Plan.

Step 4: With Maggie's Place Neighbourhood Plan, WP2 to inform built-out of other Neighbourhood Areas in the study area.

Next Steps:

A. Work Package 1 (sign-off)

- Community Feedback
- Adjustment
- Council approval Work Package 1

B. Work Package 2 (awarded)

C. Work Package 3

Maggies Place Development



Work Package 1 Preliminary Development Plan

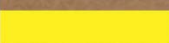

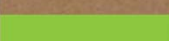


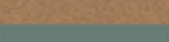
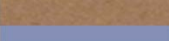
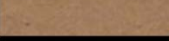
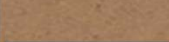
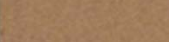



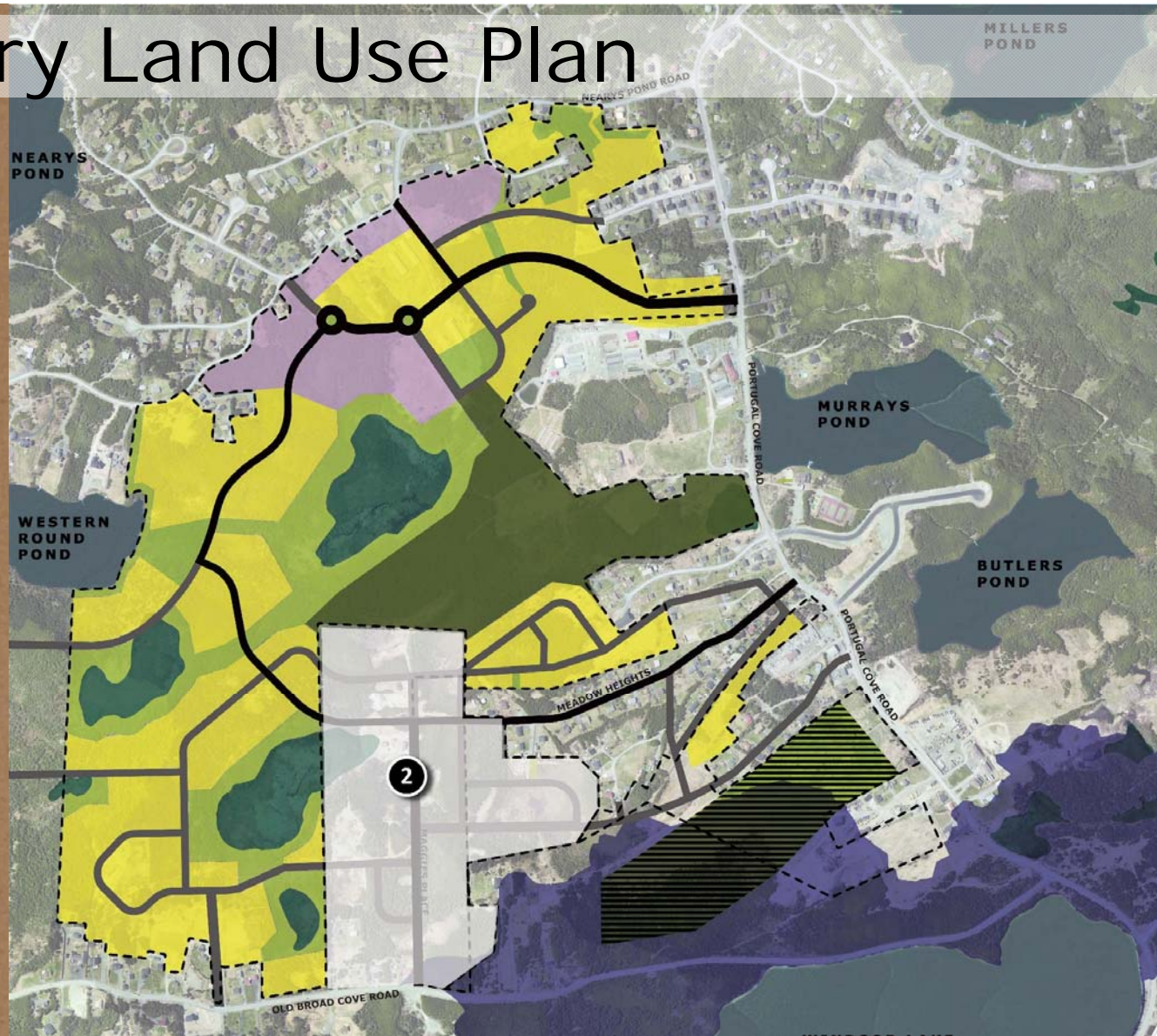
MAY 02, 2017

APPENDIX B

Map 3: Preliminary Land Use Plan

LEGEND

-  RMD Fully Serviced Lots
-  RHD Multi Unit Residential
-  Recreational/Conservation Area
-  Agriculture
-  Provincial ADA Lands
-  Wetlands
-  Windsor Lake Watershed
-  Main Circulation Roads (20m)
-  Internal Circulation Roads (15m)
-  Study Area
-  Work Package 2: Zoning TBD



APPENDIX C

Municipal Servicing

LEGEND



SERVICING ZONES



SERVICING ZONE BOUNDARIES



DISCHARGE LOCATIONS



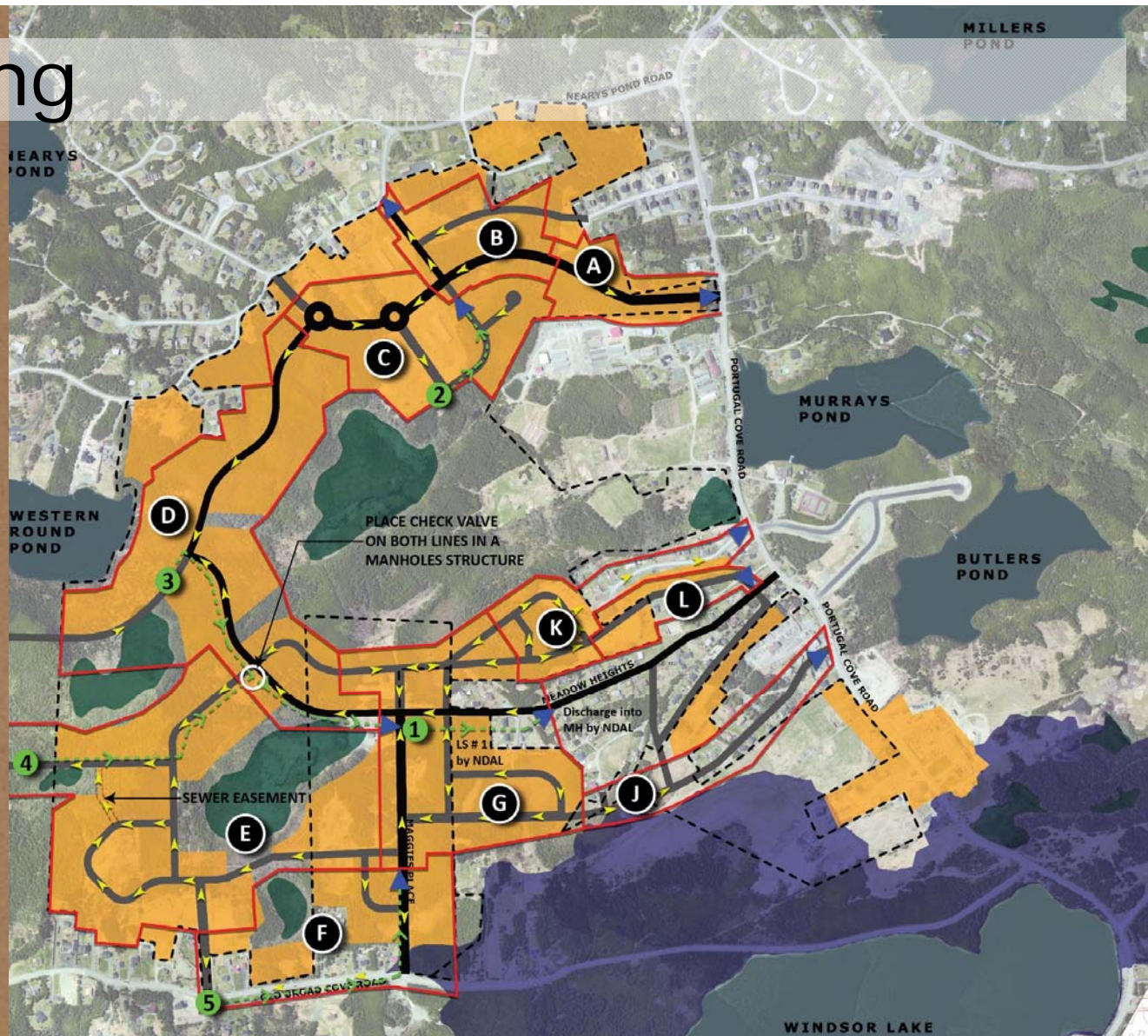
LIFT STATIONS



FORCED MAINS



GRAVITY SEWER FLOW DIRECTION



APPENDIX D

Maggie's Place Traffic Comments

Trip Generation

- The full build out of the Maggie's Place development is expected to accommodate approximately 1350 residential dwelling units.
- Based on the ITE trip generation rates for single family detached housing, the development at full build out is expected to generate 12,852 vehicle trips per day; 6426 trips entering the development area and 6,426 exiting.
- During the AM peak hour the development is expected to generate 1013 two way trips; 253 trips entering the development and 760 trips leaving.
- During the PM peak hour the development is expected to generate a total of 1350 two way trips; 851 trips entering the development and 499 trip exiting.

Road Network

- The planned road network for this development consists mainly of a "C" shape collector roadway with two connections to Portugal Cove Road both north and south of Murrays Pond and a proposed connection running from this roadway to Old Broad Cove Road.
- There are also a variety of local streets that connect at various points throughout the collector road system.
- HTC has checked the vertical alignment for the entire collector road system. All grades are 8% or less. Please refer the profiles provided.
- The collector road connections to both Portugal Cove Road and to Old Broad Cove Road may require higher levels of traffic control other than just 'Side Street' stop control. This will need further analysis to determine the appropriate traffic control measures and the lane configurations required.

Trip Distribution

- Based on a preliminary look at the trip distribution it appears as though 3 primary access point locations should be adequate to accommodate the projected traffic volumes from this development at full build out.



A	ISSUED FOR XXXX	XX/XX/XX	XXX
No.	DESCRIPTION	Date (mm/dd/yy)	By

ISSUE or REVISION

Client



Project

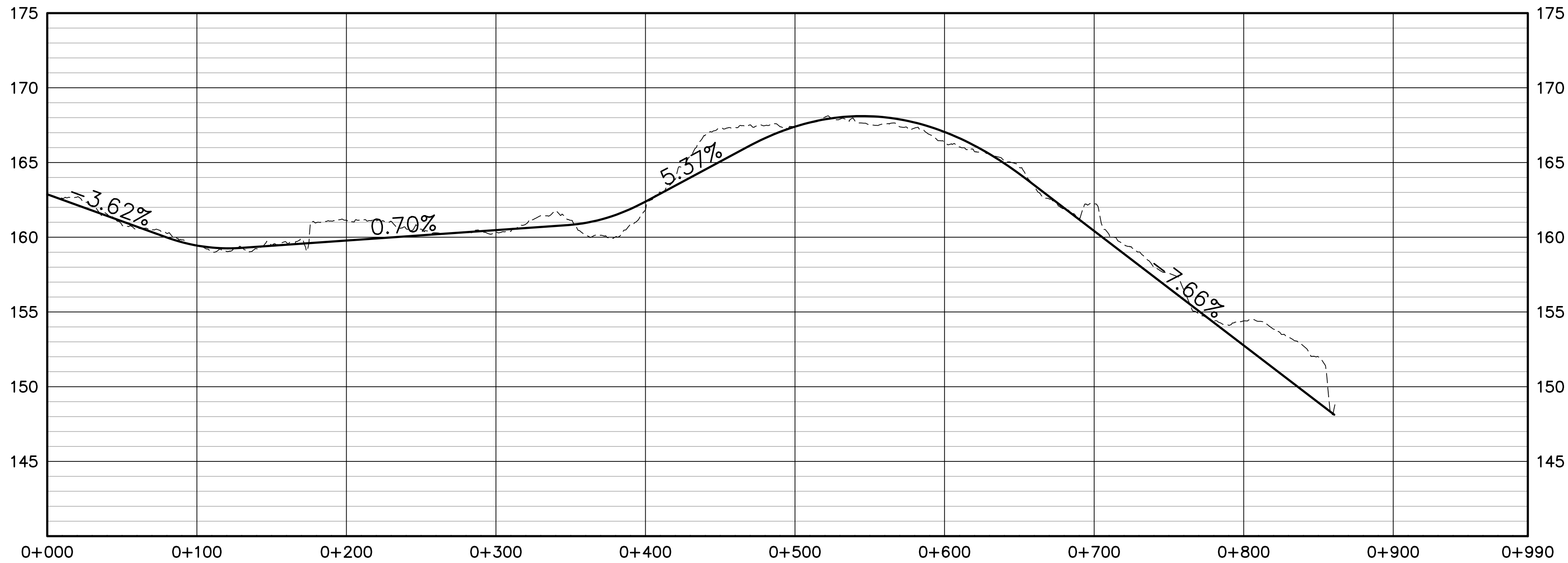
MAGGIES PLACE,
PORTUGAL COVE, NL.

MAGGIES PLACE DEVELOPMENT

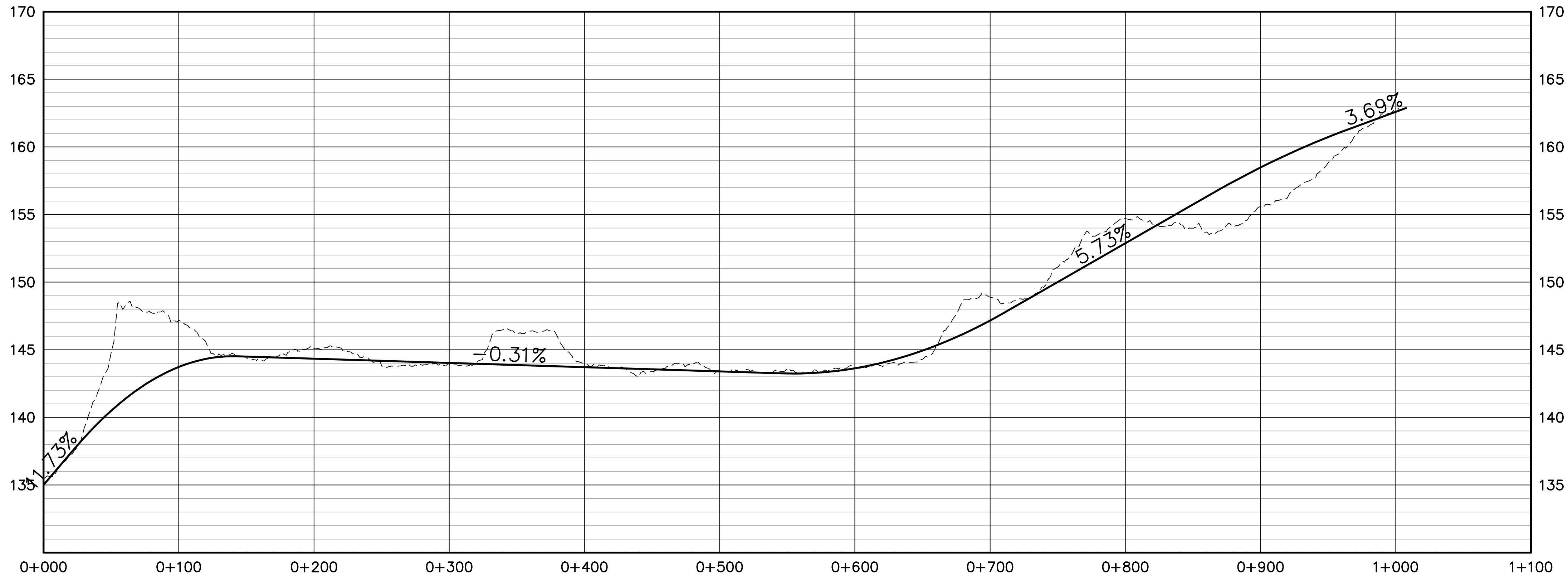
Title

PLAN VIEW

Scale	1:4000	Date	MAY 2017
Drawn	B.FORBES	Designed	R.KING
Checked	M.MACDONALD	Approved	R.KING
Contract No.	16371		
Drawing No.	C01		



PROFILE— STREET 3
V: 1:200 — H: 1:2000



PROFILE— STREET 5
V: 1:200 — H: 1:2000

A	ISSUED FOR XXXX	XX/XX/XX	XXX
No.	DESCRIPTION	Date (mm/dd/yy)	By
I S S U E or R E V I S I O N			

Client



Project

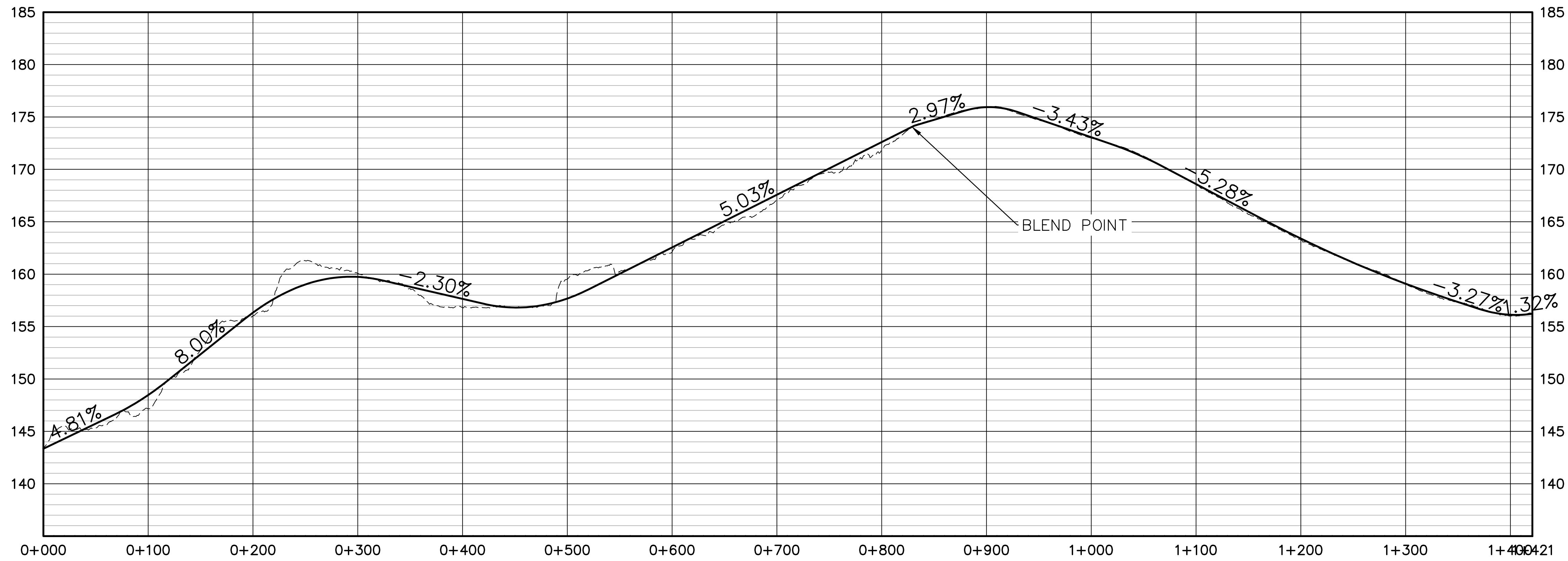
MAGGIES PLACE,
PORTUGAL COVE, NL.

MAGGIES PLACE DEVELOPMENT

Title

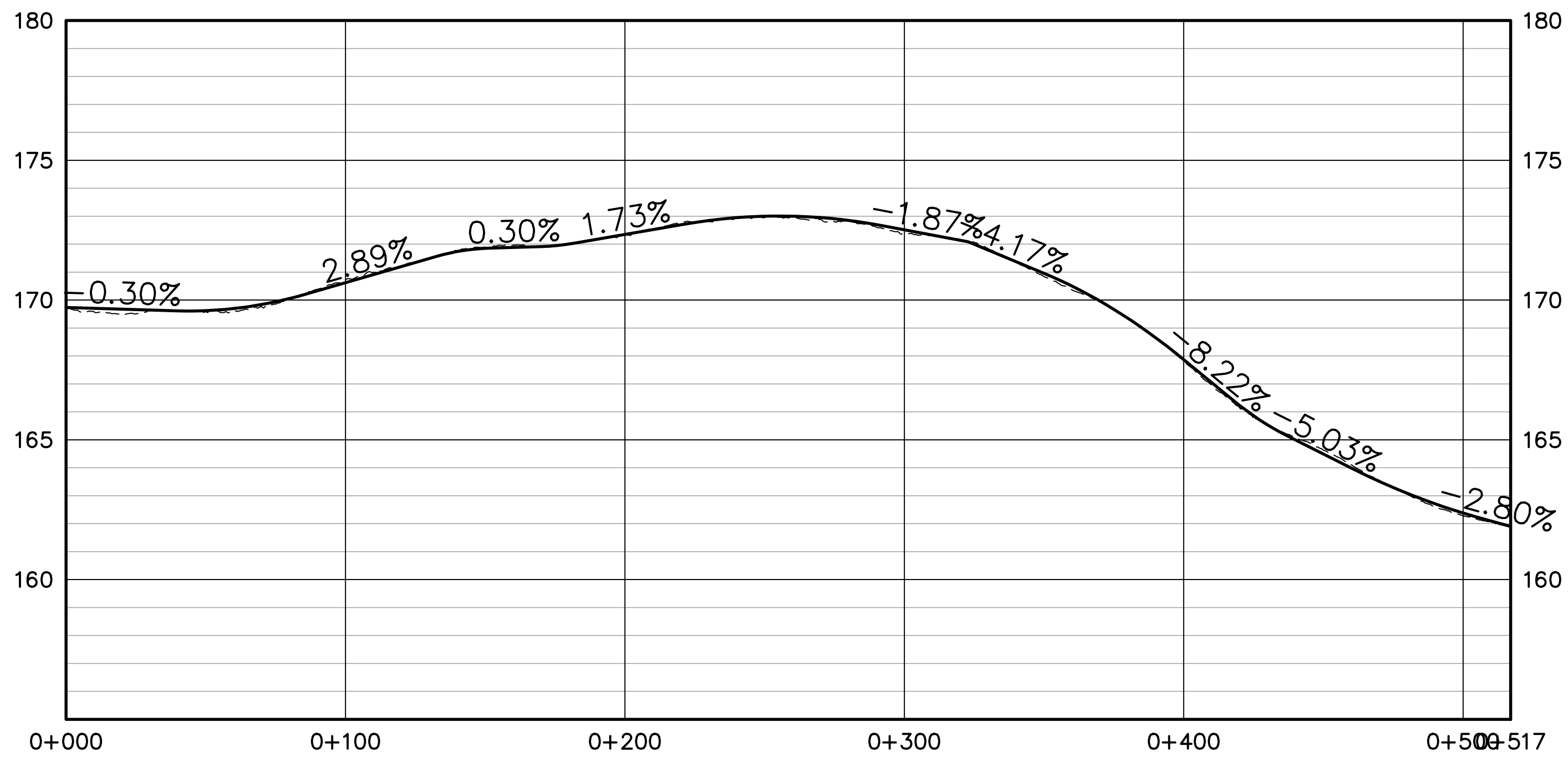
PROFILE

Scale	AS NOTED	Date	MAY 2017
	Drawn	Designed	
	B.FORBES	R.KING	
	Checked	Approved	
	M.MACDONALD	R.KING	
	Contract No.		16371
	Drawing No.		
	C01		



PROFILE— STREET 'A'

V: 1:250 — H: 1:2500



PROFILE— STREET 'B'

V: 1:150 — H: 1:1500

A	ISSUED FOR XXXX	XX/XX/XX	XXX
No.	DESCRIPTION	Date (mm/dd/yy)	By
I S S U E or R E V I S I O N			

Client



Project

MAGGIES PLACE,
PORTUGAL COVE, NL.

MAGGIES PLACE DEVELOPMENT

Title

PROFILE

Scale	AS NOTED	Date	MAY 2017	
	Drawn	B.FORBES	Designed	R.KING
	Checked	M.MACDONALD	Approved	R.KING
	Contract No.			16371
	Drawing No.			C03