

PARKLAND GATEWAY COMMERCIAL TOWN CENTRE

STONY PLAIN 140.11 Acres



Stony Plain



PARKLAND GATEWAY COMMERCIAL TOWN CENTRE

Acres: 140.11 Acres

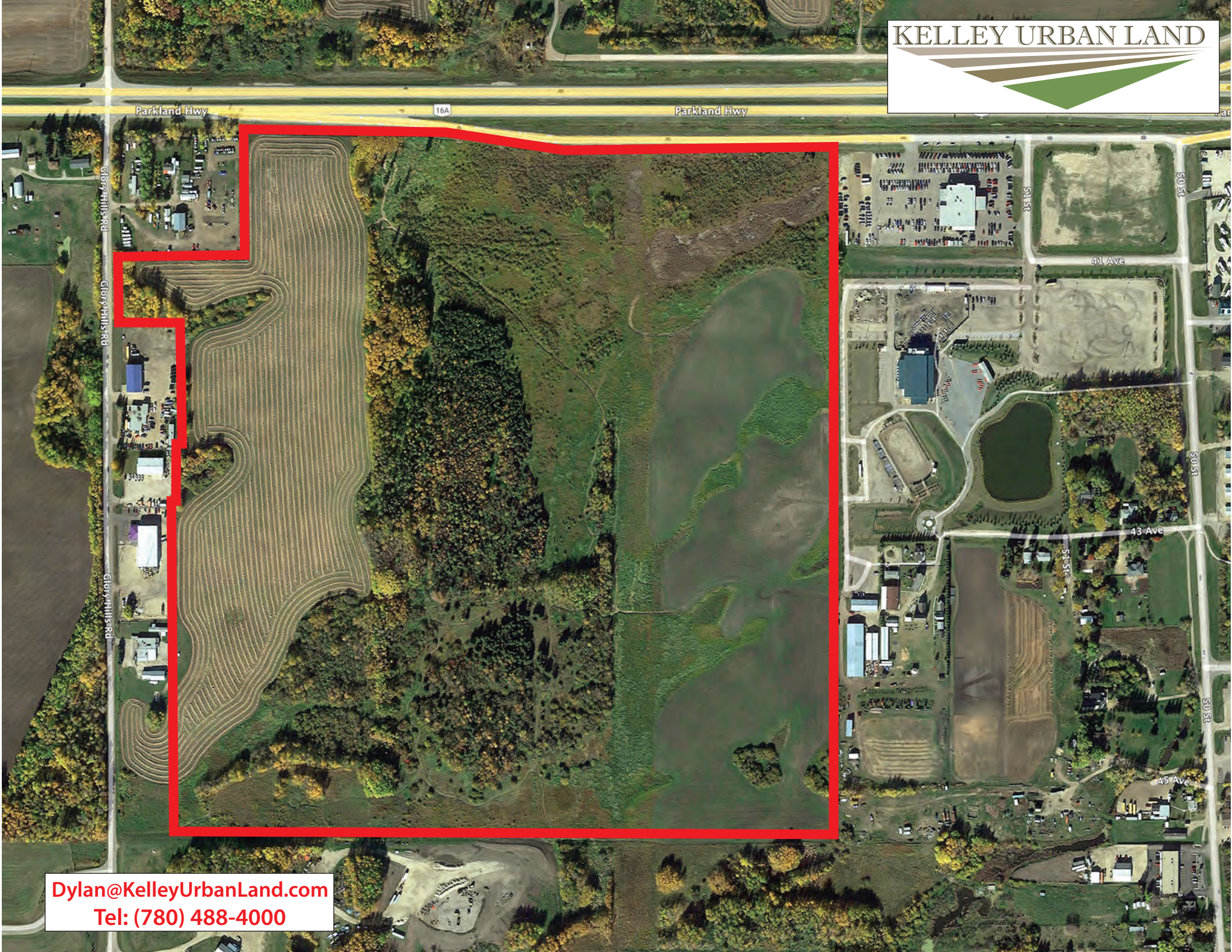
Price: \$4,903,850

Price/Acre: \$35,000/Acre

Features:

- *Planning Approved and Ready for Development !!*
- *Average Daily Traffic of over 43,000 Vehicles !!!*
- *Easy to connect to services!*
- *Great Commercial/Multifamily Investment/Development !!*

KELLEY URBAN LAND

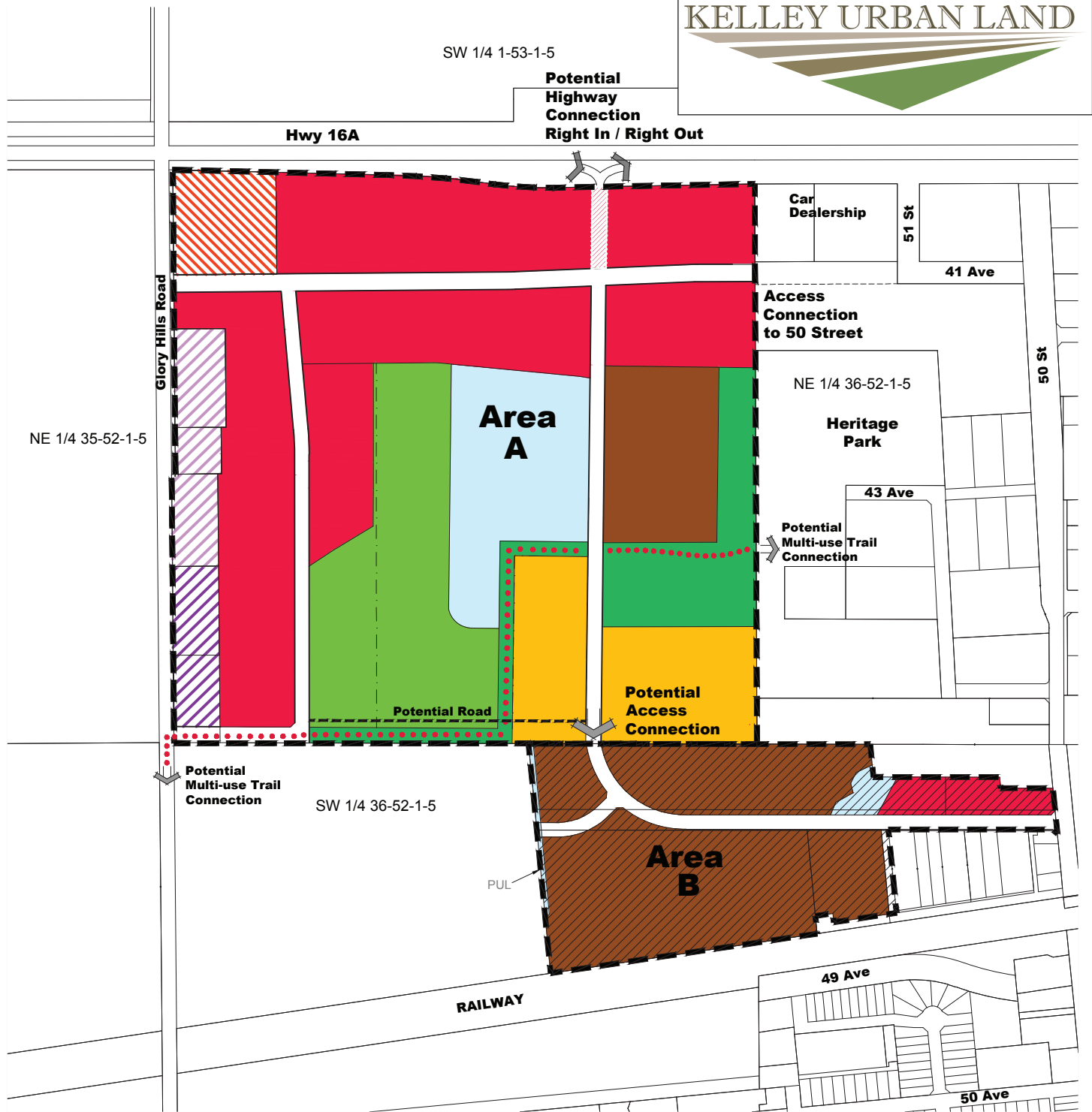


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SW 1/4 1-53-1-5

Potential Highway Connection Right In / Right Out

Hwy 16A



Legend

- ASP Boundary
- Medium Density Residential
- High Density Residential
- Commercial
- Environmental Reserve (ER)
- Municipal Reserve (MR) Park/Open Space
- Stormwater Management Facility / PUL
- Potential Multi-Use Trail
- Existing Business Industrial
- Existing General Industrial
- Existing Highway Commercial

Note:
This drawing is conceptual only.
Development boundaries may be
adjusted at the subdivision stage.

Figure 4.0
Development Concept

Parkland Gateway
Area Structure Plan
Stony Plain, Alberta

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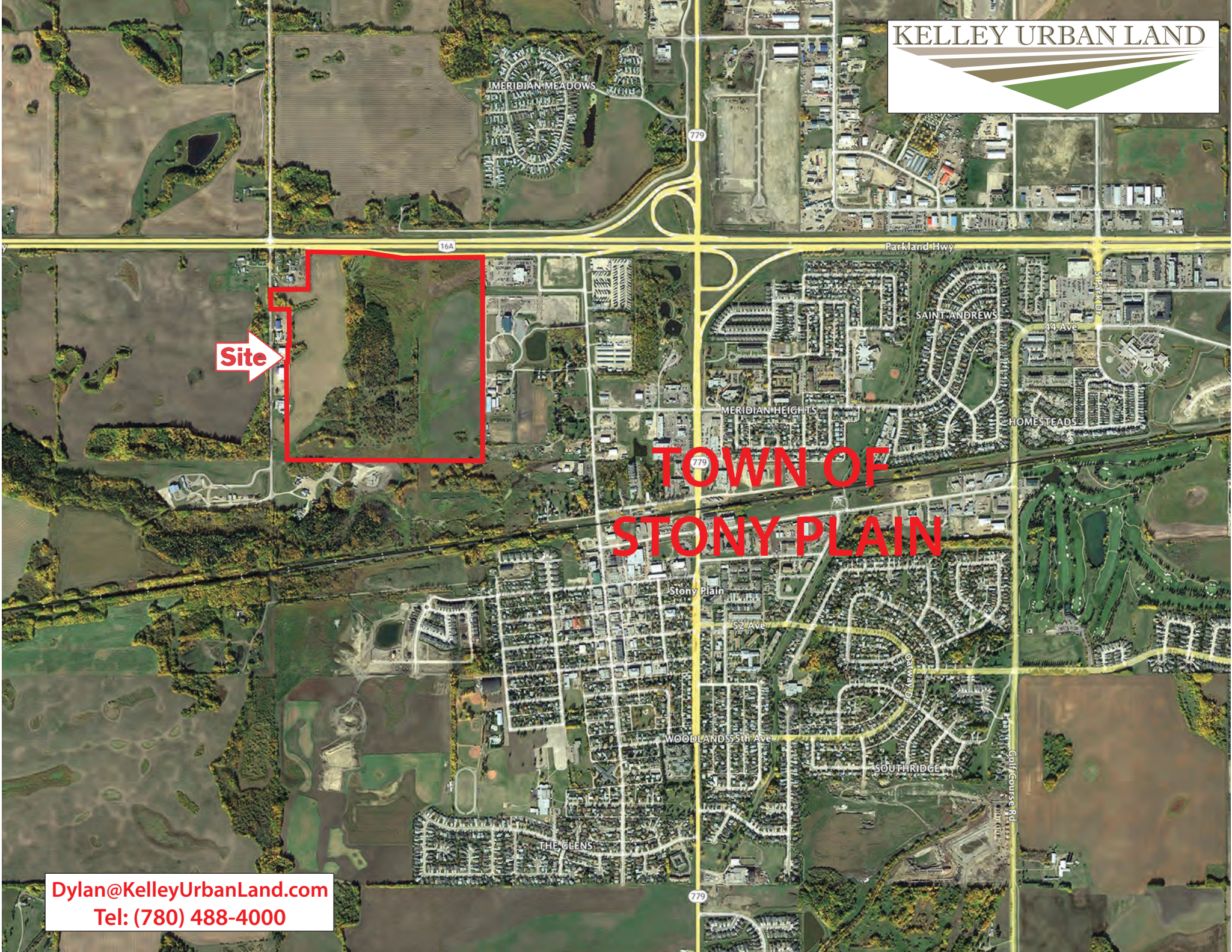
Date: August 2015



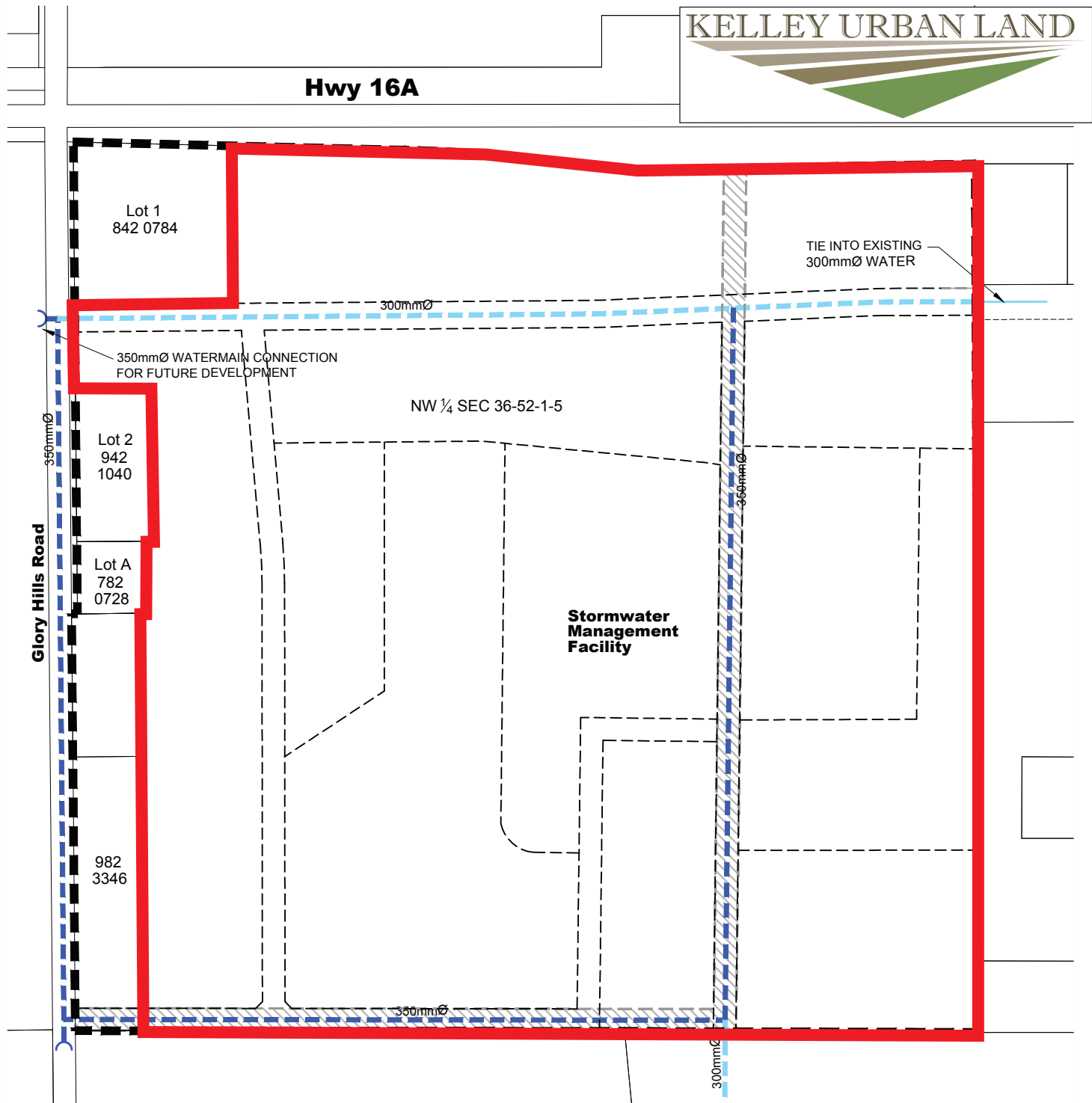
Site

TOWN OF STONY PLAIN

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Hwy 16A



Legend

- ASP Boundary (Area A)
- - - Proposed 300mm Dia Watermain
- - - Proposed 350mm Dia Watermain
- Proposed 400mm Dia Watermain
- Existing 300mm Dia. Watermain

Figure 7.0
Conceptual Water Servicing Plan

Parkland Gateway
Area Structure Plan
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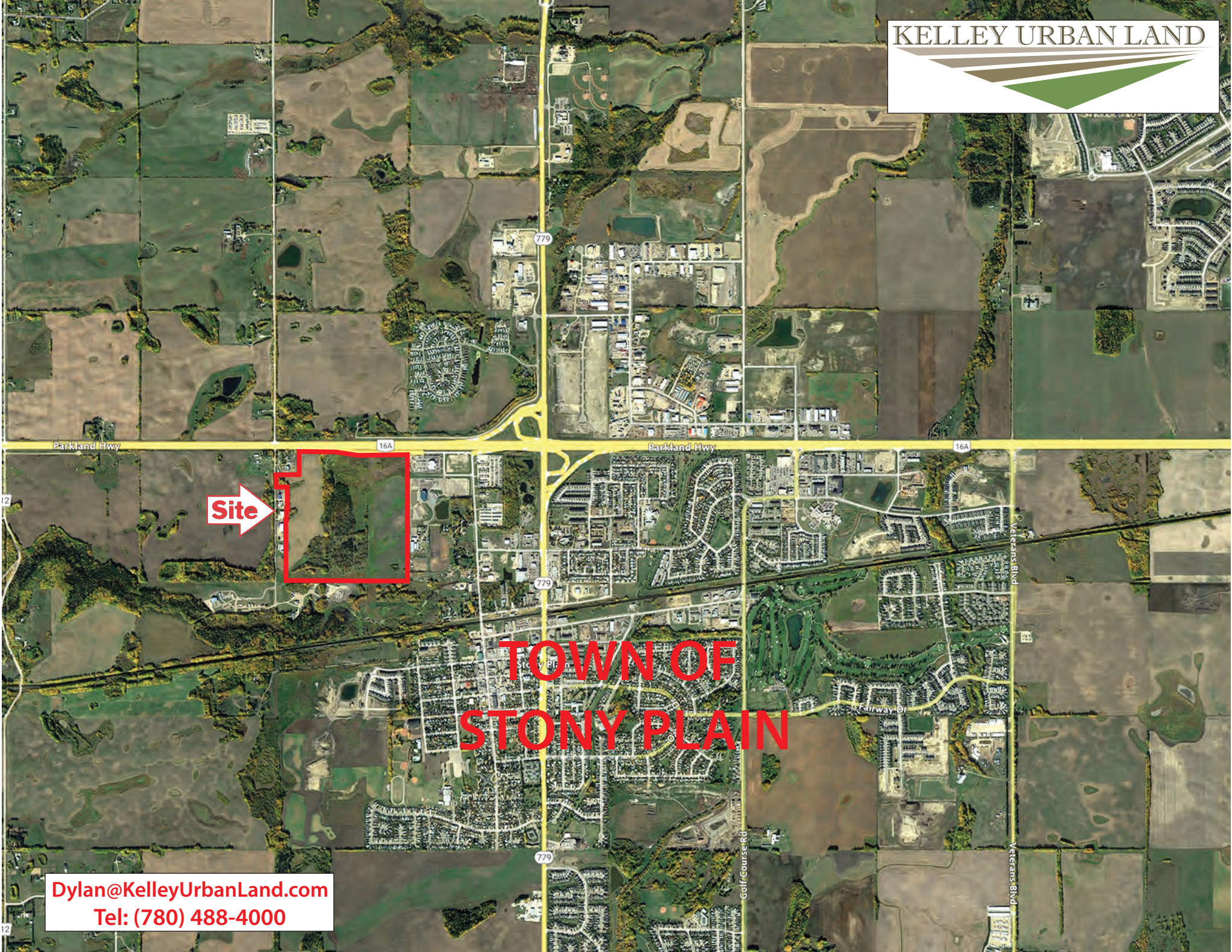


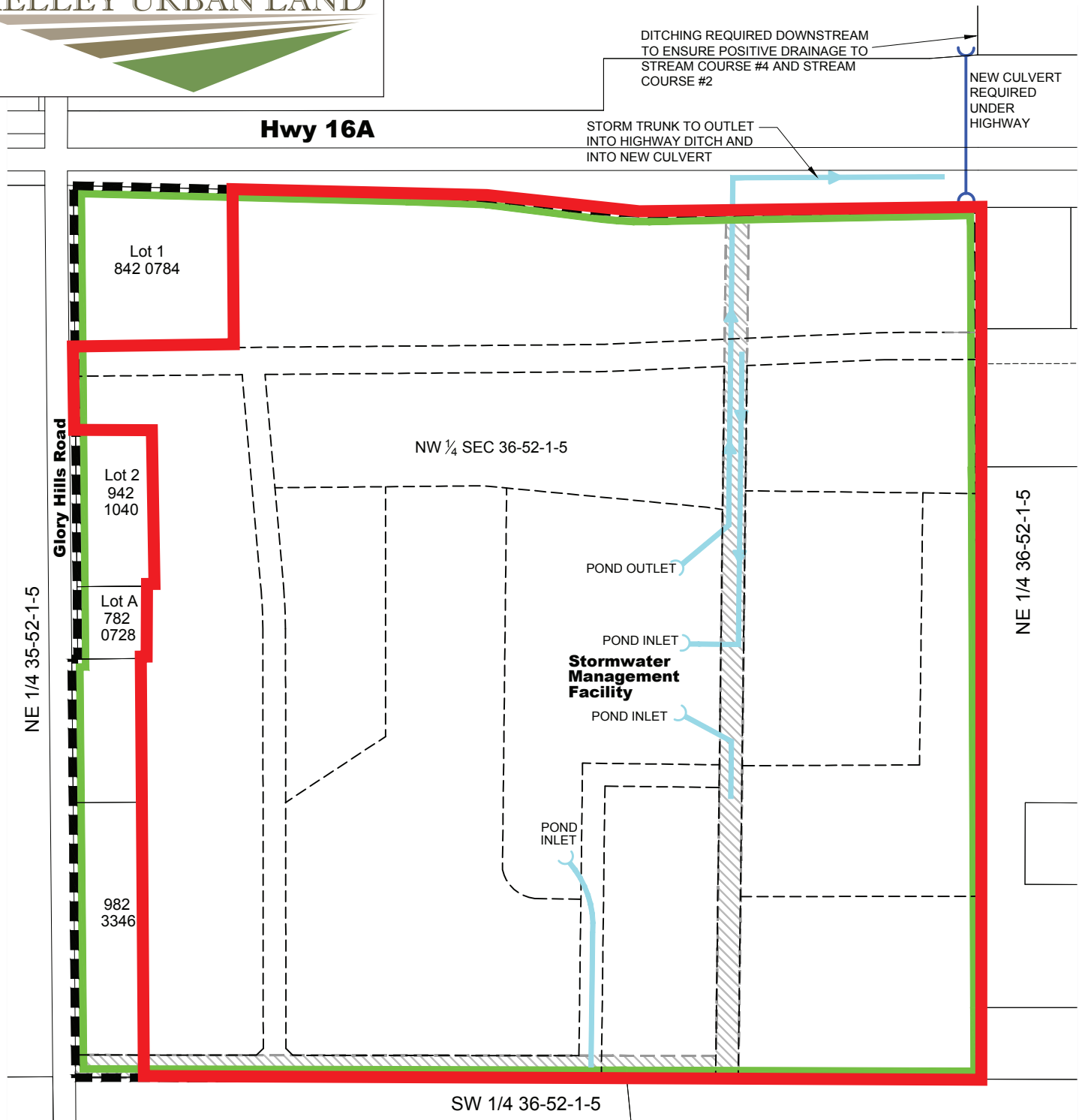
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Site

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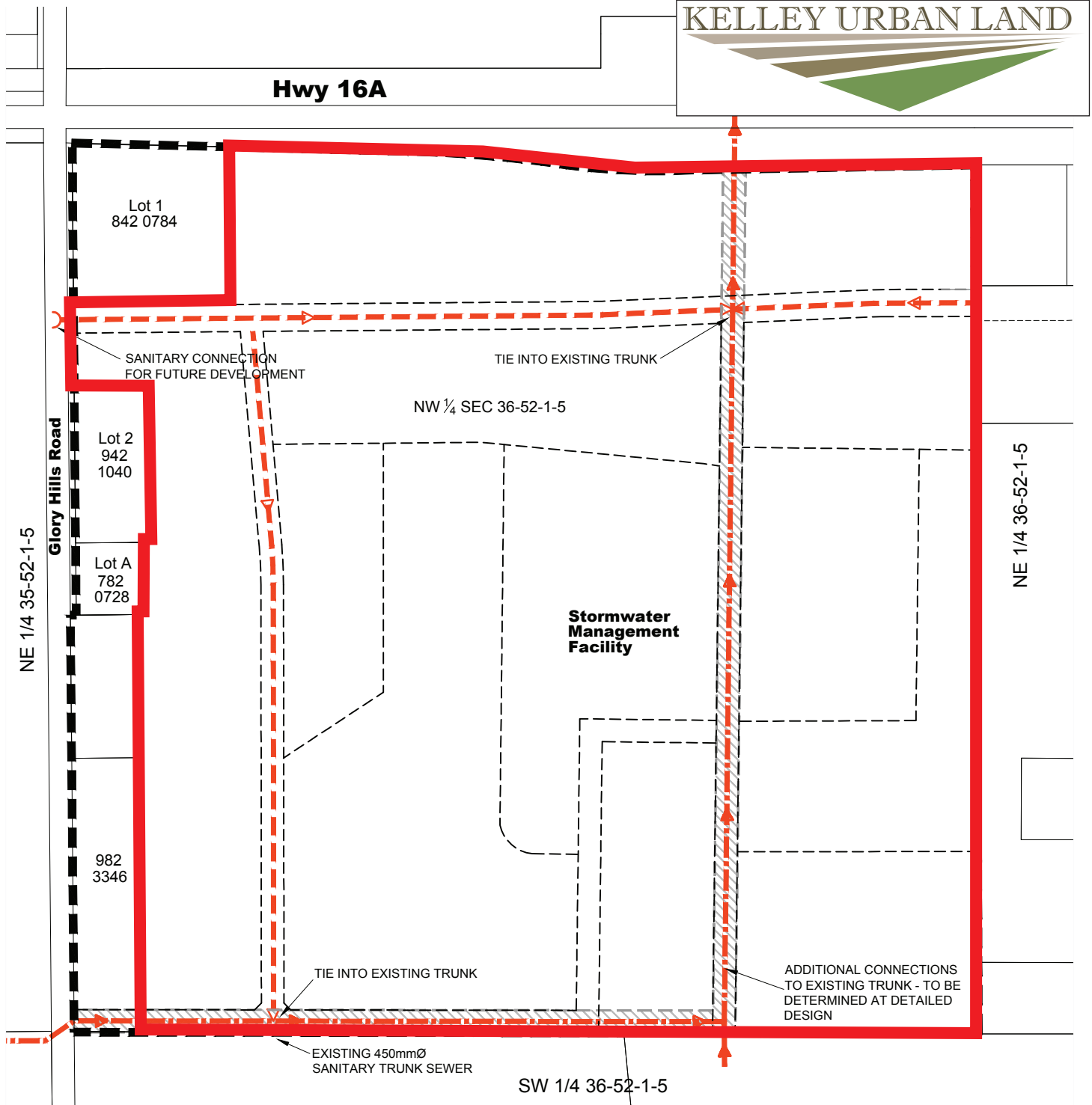
Legend

- ASP Boundary (Area A)
- Catchment Area
- Proposed Storm Trunk
- Proposed Pond Outlet/Inlet
- Proposed New Culvert
- Drainage Ditch

Figure 8.0
Conceptual Storm Servicing Plan

Parkland Gateway
Area Structure Plan
 Stony Plain, Alberta

Hwy 16A



Legend

- ASP Boundary (Area A)
- Proposed Sanitary Sewer
- Existing Sanitary Sewer

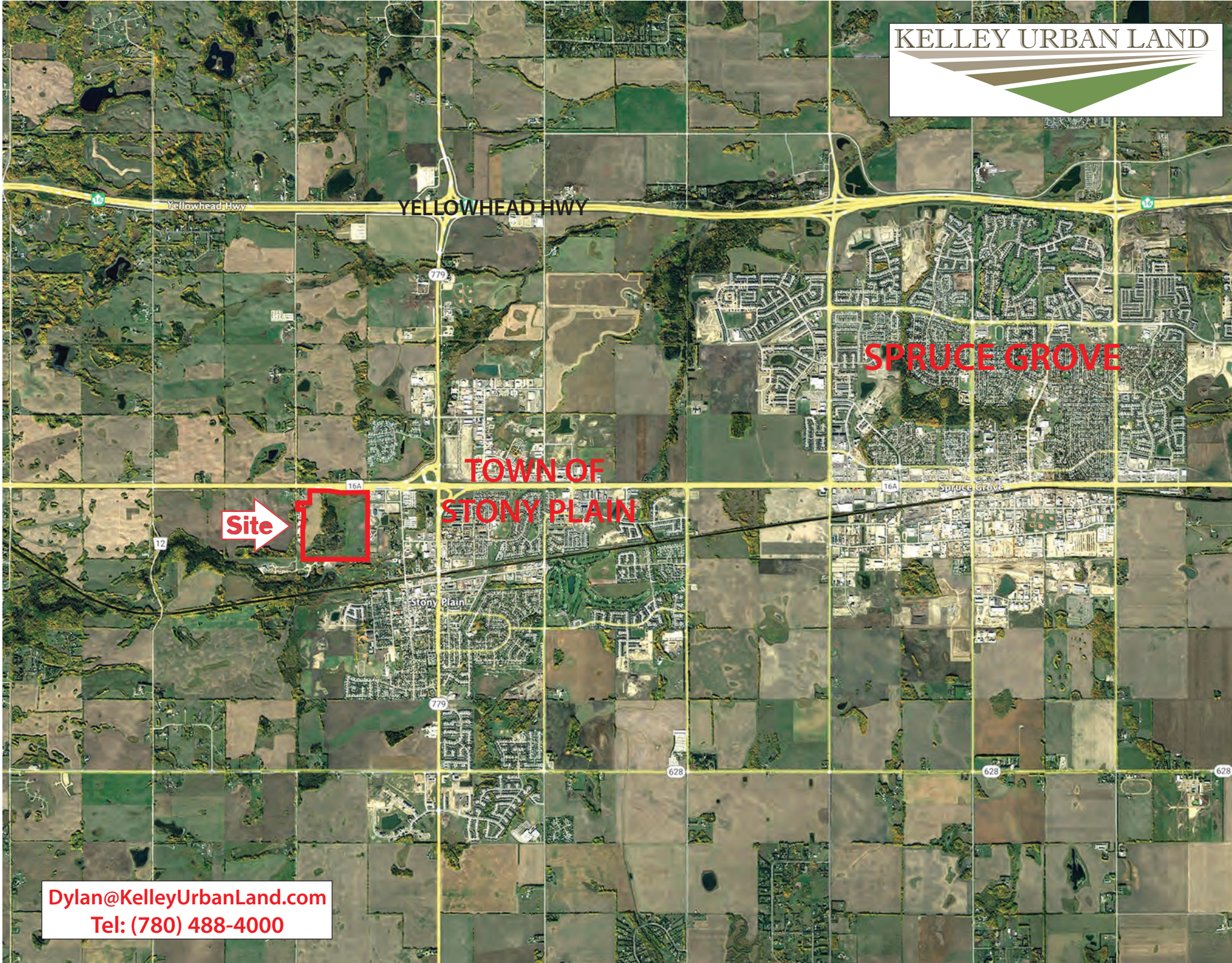
Figure 6.0
Conceptual Sanitary Servicing Plan

Parkland Gateway
Area Structure Plan
Stony Plain, Alberta

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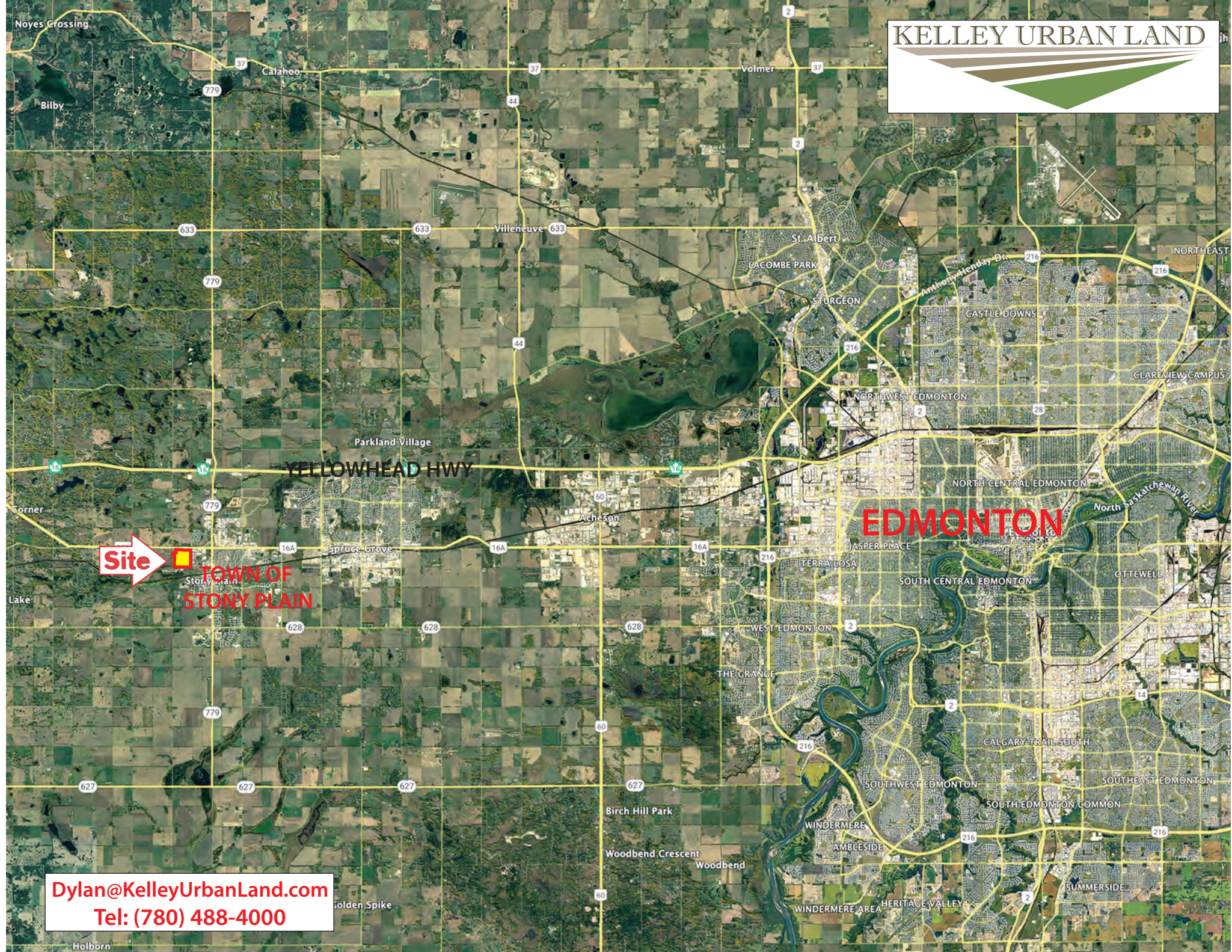
YELLOWHEAD HWY

SPRUCE GROVE

TOWN OF
STONY PLAIN

Site

KELLEY URBAN LAND



Site

TOWN OF
STONY PLAIN

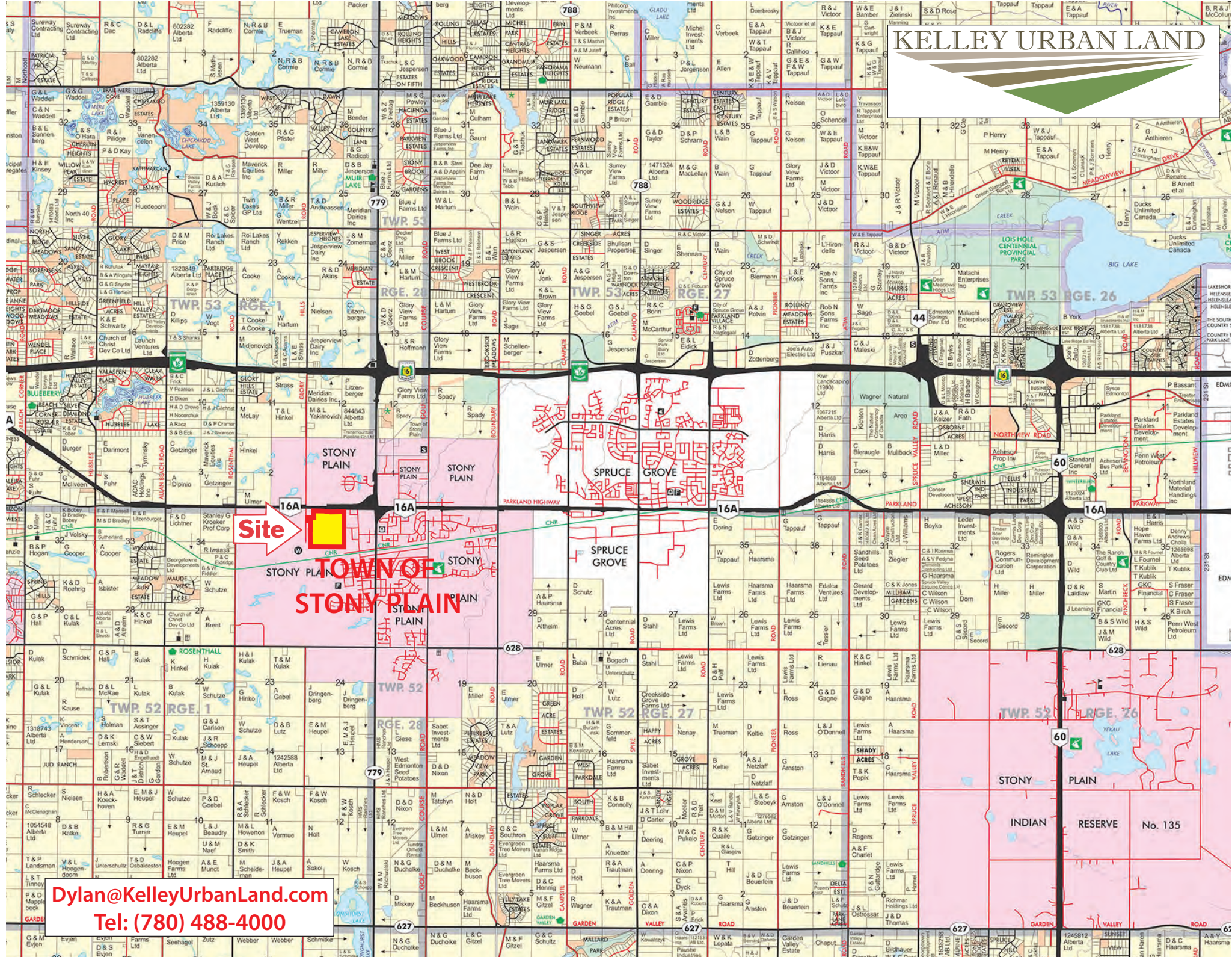
YELLOWHEAD HWY

EDMONTON

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Holborn

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