

# EAST VISTAS HIGH DENSITY RESIDENTIAL

27.63 Acres



10/12/2019 10:10:00



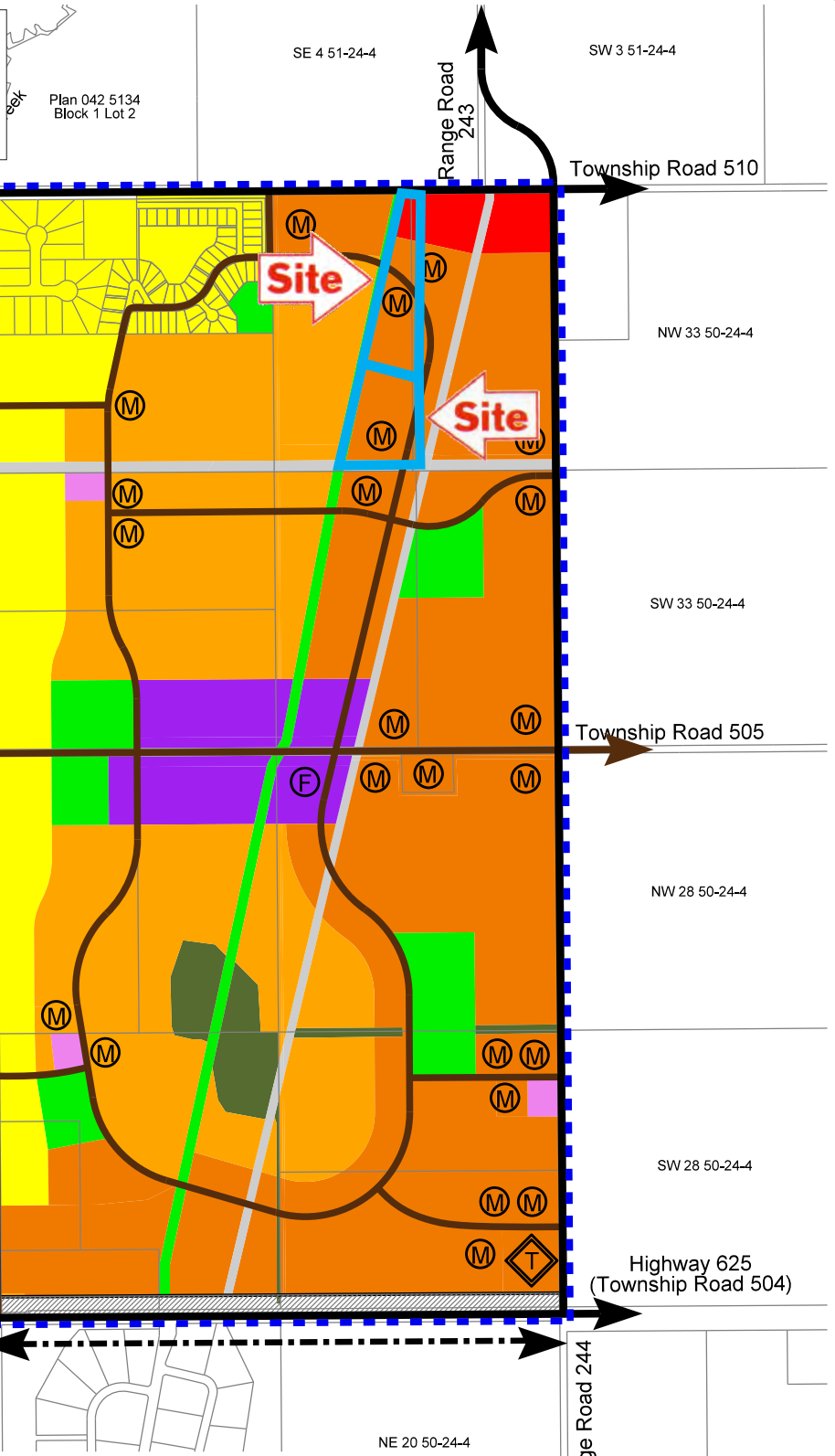
## *EAST VISTAS HIGH DENSITY RESIDENTIAL*

*Acres: 27.63 Acres*

*Price: \$3,800,000*

*Price/Acre: \$137,532 /Acre*

- Features:*
- *Foreclosure Property !!*
  - *Designated for Commercial & Residential Development within the East Vistas community !!*
  - *This Phase of Development is designated for High Density Residential !!*
  - *South Edmonton / Beaumont Area Residential Market & Lot Sales , So Hot Right Now !!*
  - *Ready to Go !!*



- 50m Road Widening
- Collector Road
- Arterial Road
- Boundary of Plan Area
- Public Utility Lot
- Town Centre
- Multi-dwelling Residential Complex
- Fire Hall
- Regional Intermunicipal Transit Stop
- Neighborhood Commercial
- Park/School Site
- Convenience Commercial
- Low Density Residential
- Medium Density Residential
- Higher Density Residential
- Natural Areas
- Regional Intermunicipal Bus Route

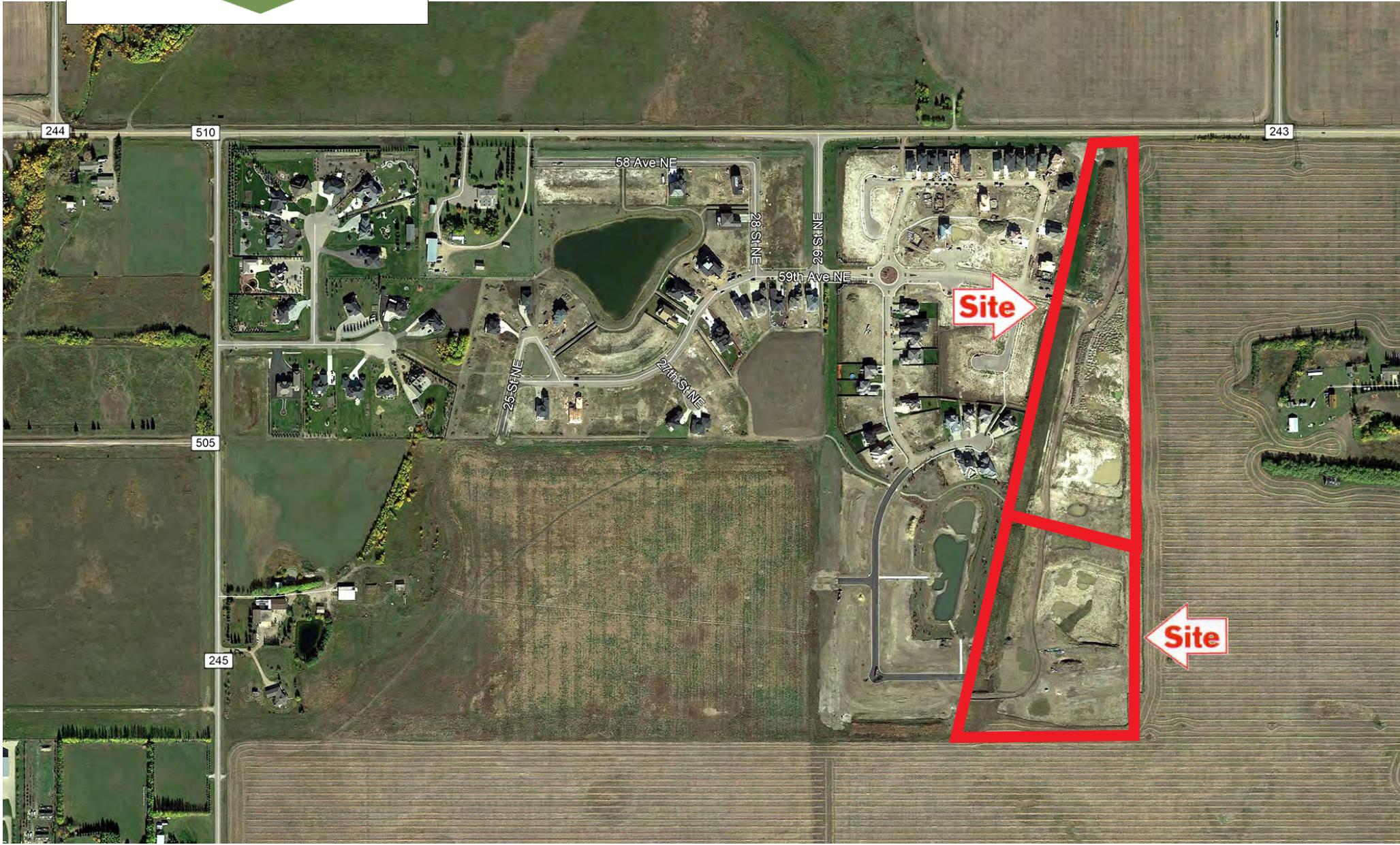
**FIGURE 6**  
**DEVELOPMENT CONCEPT**  
 EAST VISTAS  
 LOCAL AREA STRUCTURE PLAN  
 LEDUC COUNTY

**Dylan@KelleyUrbanLand.com**  
**Tel: (780) 488-4000**

Scale 1:20,000  
 September 2, 2010

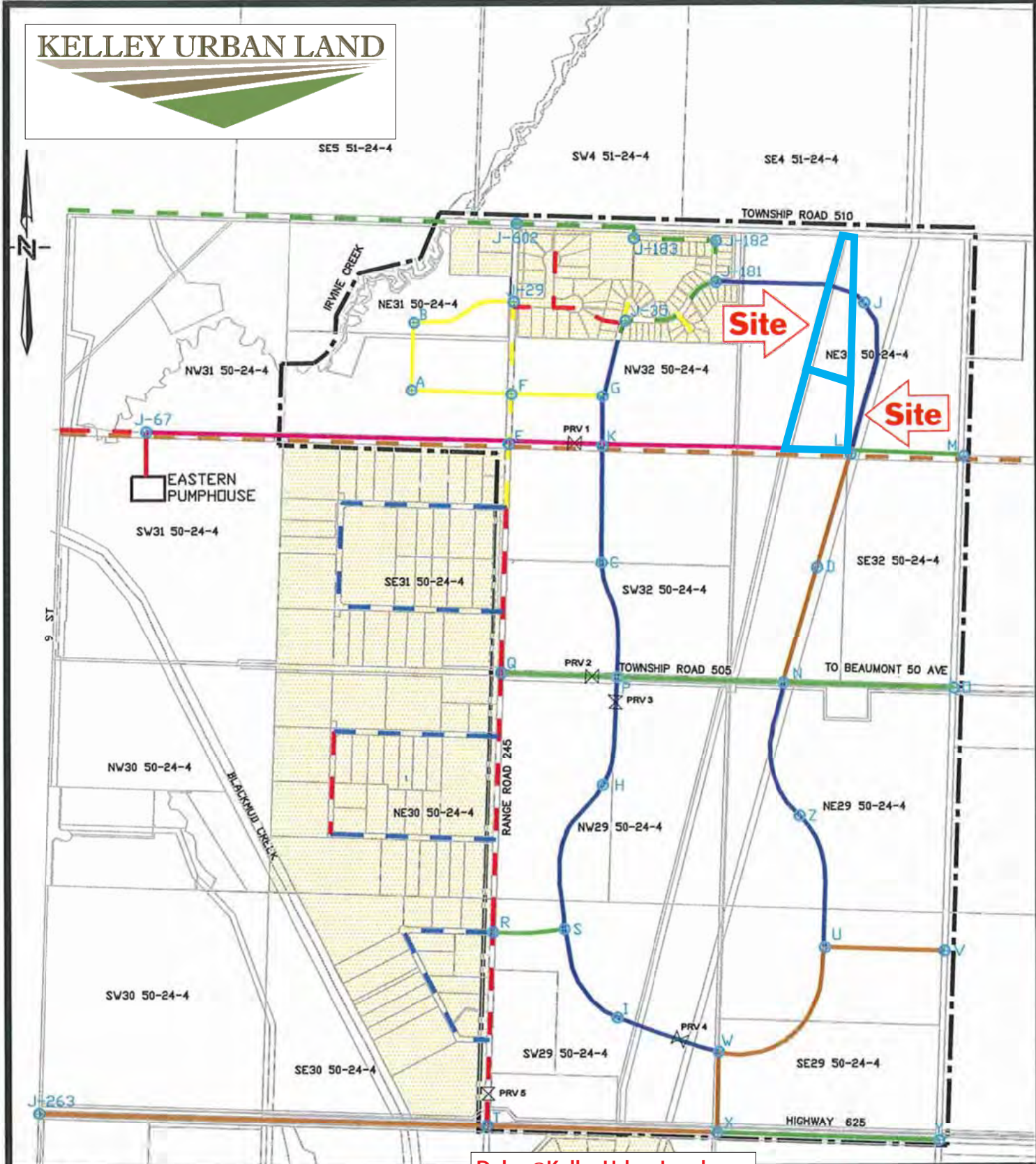








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## FIGURE 11

### EAST VISTAS AREA STRUCTURE PLAN PROPOSED WATER SERVICING CONCEPT

LEGEND	
EXISTING 100mm WATER MAINS	Blue dashed line
EXISTING 150mm WATER MAINS	Red dashed line
EXISTING 200mm WATER MAINS	Yellow dashed line
EXISTING 300mm WATER MAINS (2008 const.)	Green dashed line
EXISTING 400mm WATER MAINS	Brown dashed line
PROPOSED 200mm WATER MAINS	Yellow solid line
PROPOSED 250mm WATER MAINS	Green solid line
PROPOSED 300mm WATER MAINS	Blue solid line
PROPOSED 400mm WATER MAINS	Brown solid line
PROPOSED 600mm WATER MAINS	Pink solid line
WATER NETWORK NODE NUMBER	GA

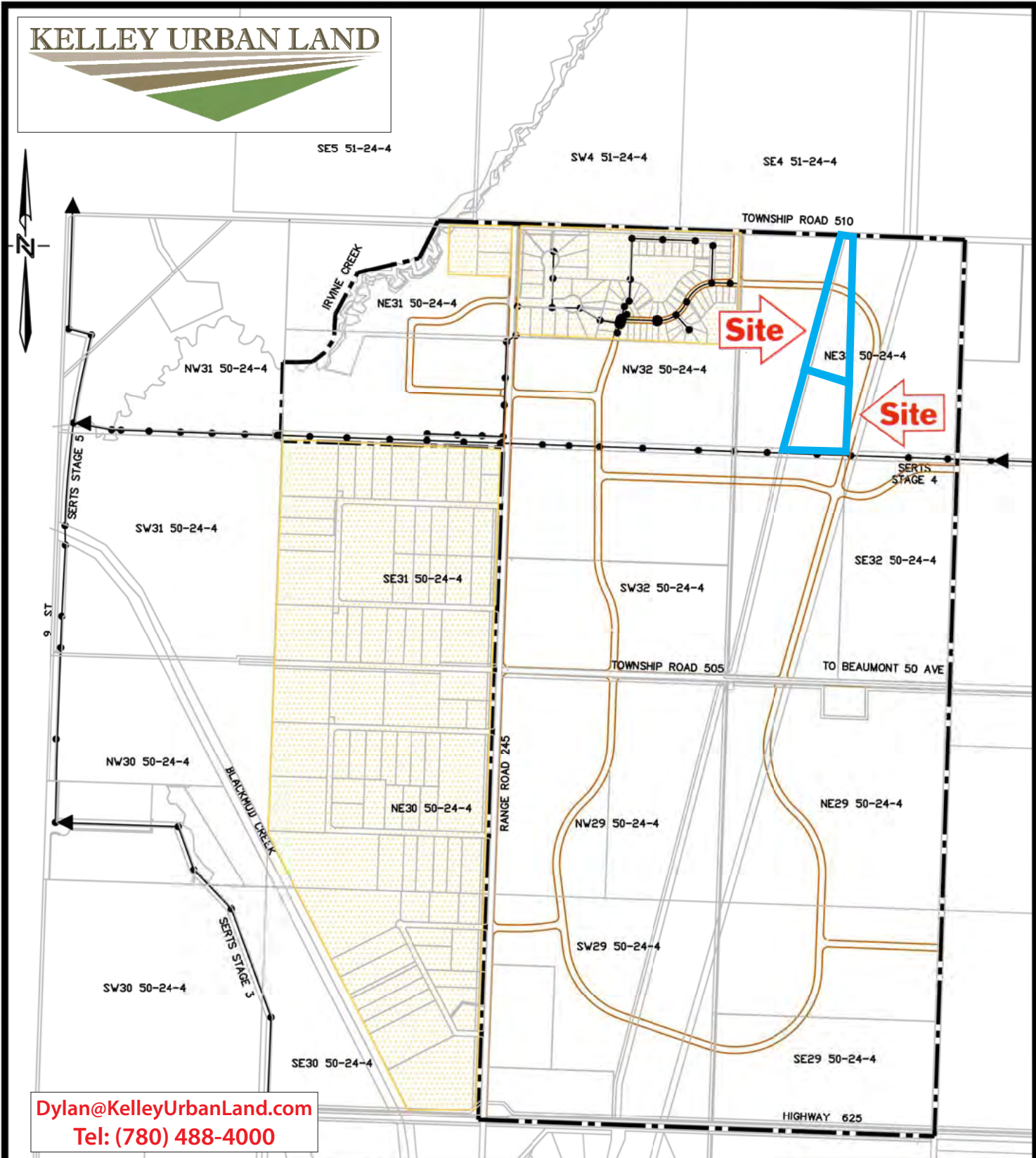
Date: 26 JAN 10  
Scale: 1:20000  
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## LEGEND

- STUDY AREA
- EXISTING DEVELOPMENT
- EXISTING SANITARY TRUNK
- PROPOSED SANITARY SEWER
- PROPOSED FORCEMAIN
- CATCHMENT BOUNDARY
- SUBCATCHMENT BOUNDARY
- ANTICIPATED PEAK SEWAGE FLOW



## EAST VISTAS LOCAL AREA STRUCTURE PLAN

### SANITARY SERVICING CONCEPT PRE-TWINNING OF TRUNK LINE

# FIGURE 7

Date: 25 JAN 10

Scale: 1:20000

Drawn: ES



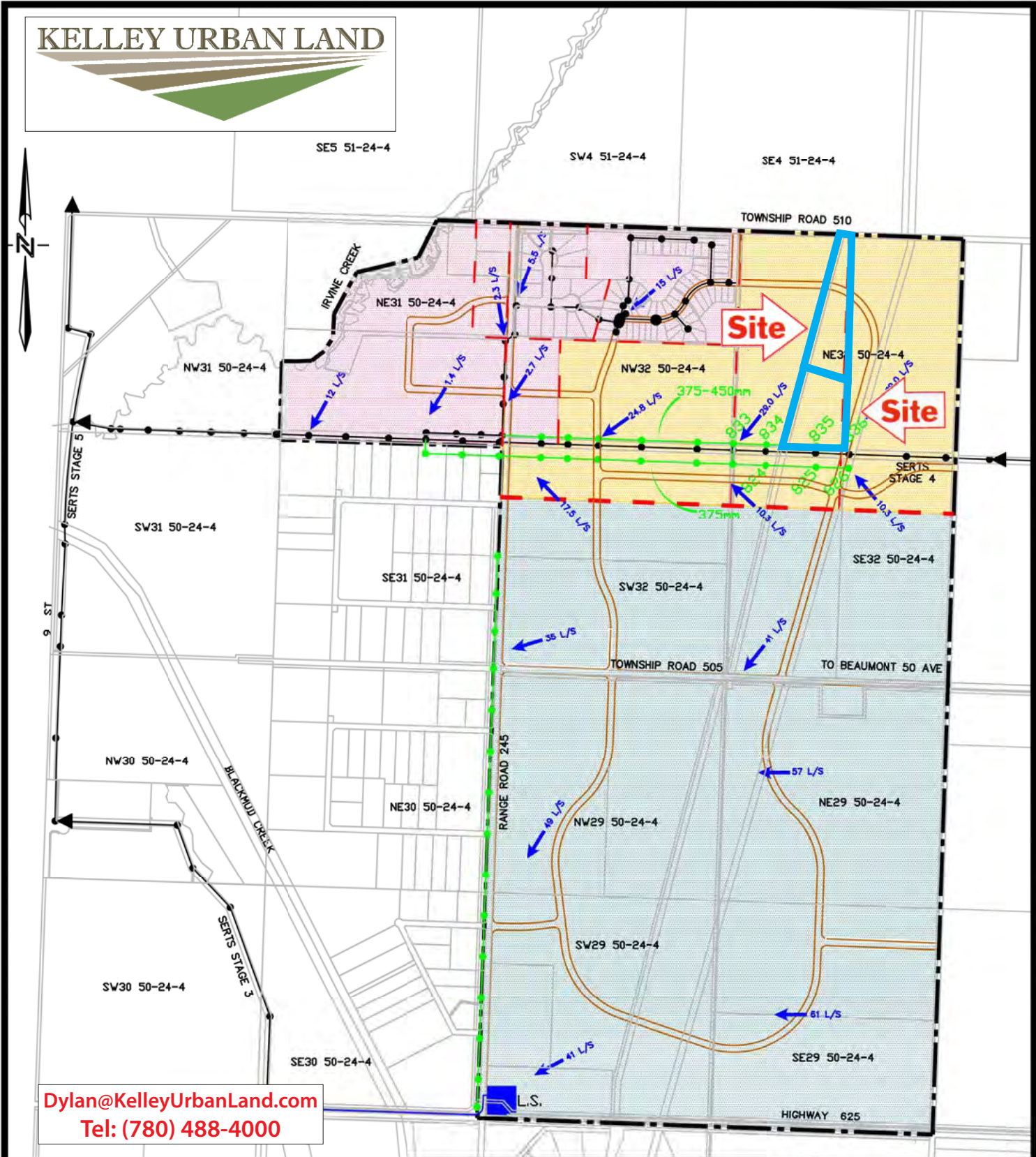
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LEGEND	
STUDY AREA	
EXISTING SANITARY TRUNK	
PROPOSED SANITARY SEWER	
PROPOSED FORCEMAIN	
CATCHMENT BOUNDARY	
SUBCATCHMENT BOUNDARY	
ANTICIPATED PEAK SEWAGE FLOW	
GRAVITY (CONNECT TO LUKAS I EXTENSION OR DOWNSTREAM OF SERTS MH 4-5)	
GRAVITY (CONNECT TO NEW TRUNK EXTENSION LINES OR BEAUMONT TWINNED LINE)	
GRAVITY (CONNECT TO NEW LIFT STATION AND FORCEMAIN)	

EAST VISTAS LOCAL AREA STRUCTURE PLAN **FIGURE 8**

**SANITARY SERVICING CONCEPT  
POST-TWINNING OF TRUNK LINE**

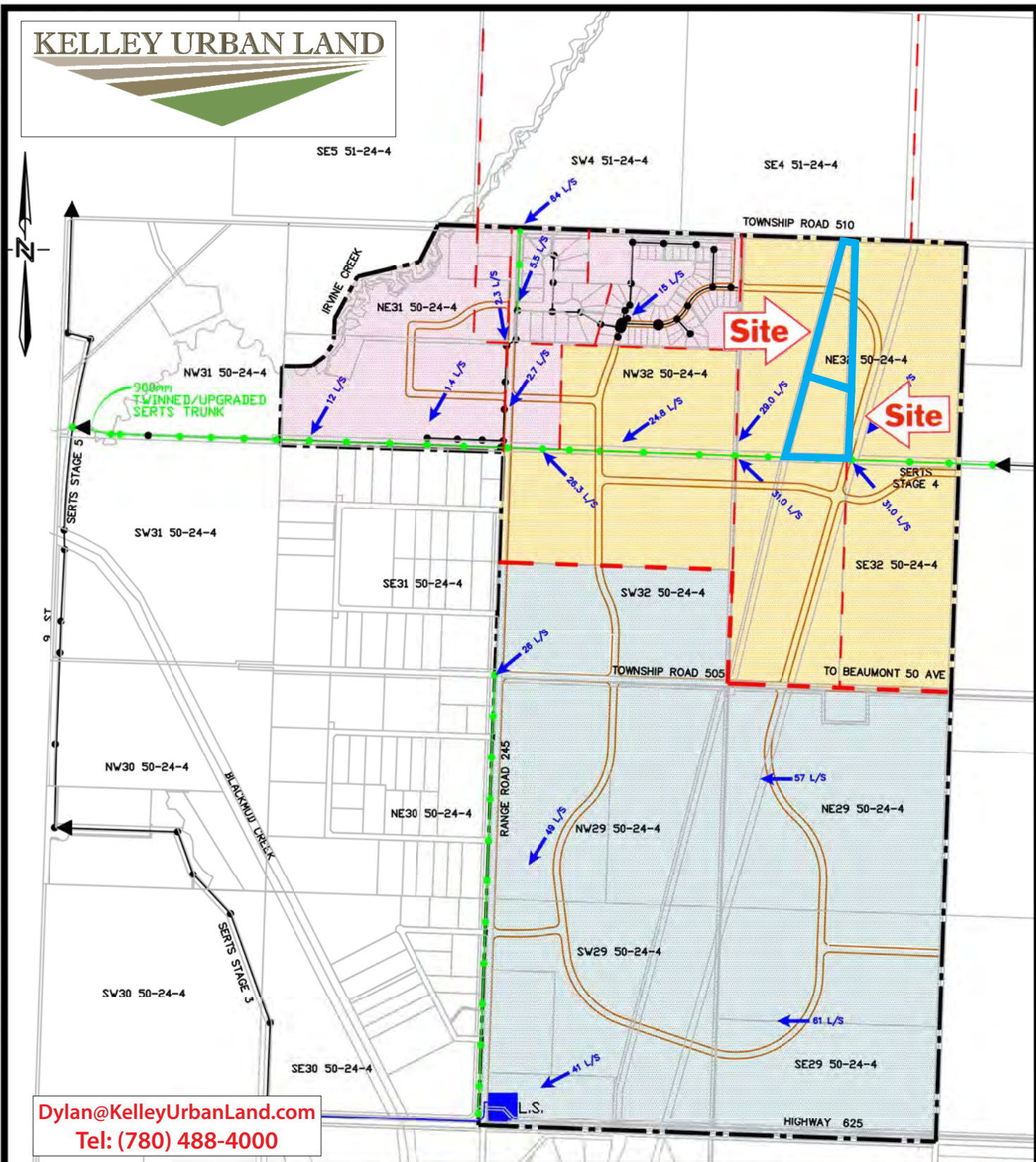
Date: 25 JAN 10  
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LEGEND	
STUDY AREA	
EXISTING SANITARY TRUNK	
PROPOSED SANITARY SEWER	
PROPOSED FORCEMAIN	
CATCHMENT BOUNDARY	
SUBCATCHMENT BOUNDARY	
ANTICIPATED PEAK SEWAGE FLOW	
GRAVITY (CONNECT TO LUKAS I EXTENSION OR DOWNSTREAM OF SERTS MH 4-5)	
GRAVITY (CONNECT TO NEW TRUNK EXTENSION LINES OR BEAUMONT TWINNED LINE)	
GRAVITY (CONNECT TO NEW LIFT STATION AND FORCEMAIN)	

EAST VISTAS LOCAL AREA STRUCTURE PLAN  
 PROPOSED SANITARY SERVICING CONCEPT

**FIGURE 9**

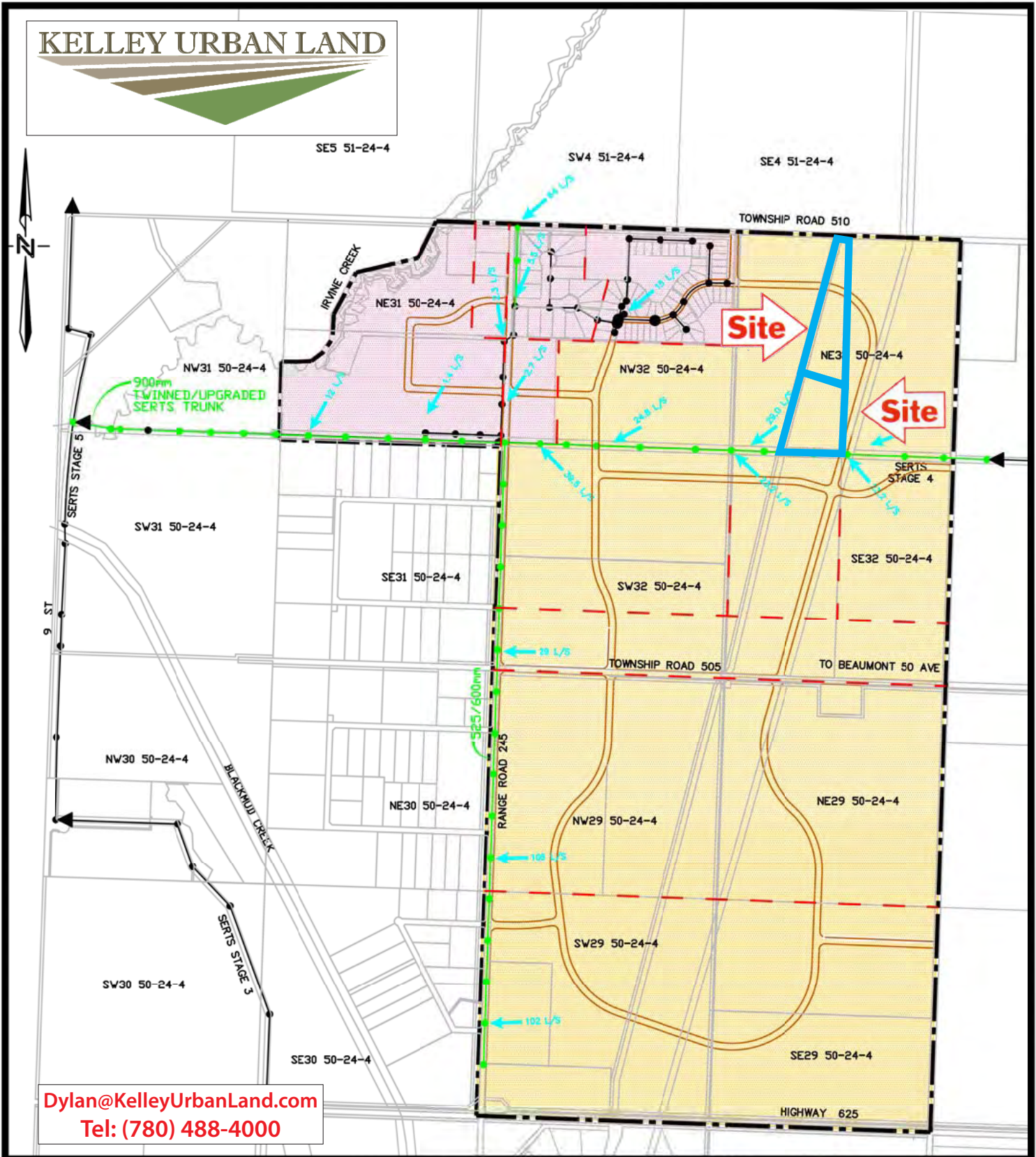
**SANITARY SERVICING CONCEPT  
 POSTING-TWINNING OF DEEP TRUNK LNIE**

Date: 25 JAN 10  
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LEGEND	
STUDY AREA	
EXISTING SANITARY TRUNK	
PROPOSED SANITARY SEWER	
PROPOSED FORCEMAIN	
CATCHMENT BOUNDARY	
SUBCATCHMENT BOUNDARY	
ANTICIPATED PEAK SEWAGE FLOW	
GRAVITY (CONNECT TO LUKAS I EXTENSION OR DOWNSTREAM OF SERTS MH 4-5)	
GRAVITY (CONNECT TO NEW TRUNK EXTENSION LINES OR BEAUMONT TWINNED LINE)	
GRAVITY (CONNECT TO NEW LIFT STATION AND FORCEMAIN)	

EAST VISTAS LOCAL AREA STRUCTURE PLAN

## SANITARY SERVICING CONCEPT

### POST-TWINNING OF DEEP TRUCK LINE AND GRAVITY SERVICE

# FIGURE 10

Date: 25 JAN 10  
 Scale: 1:20000  
 Drawn: ES

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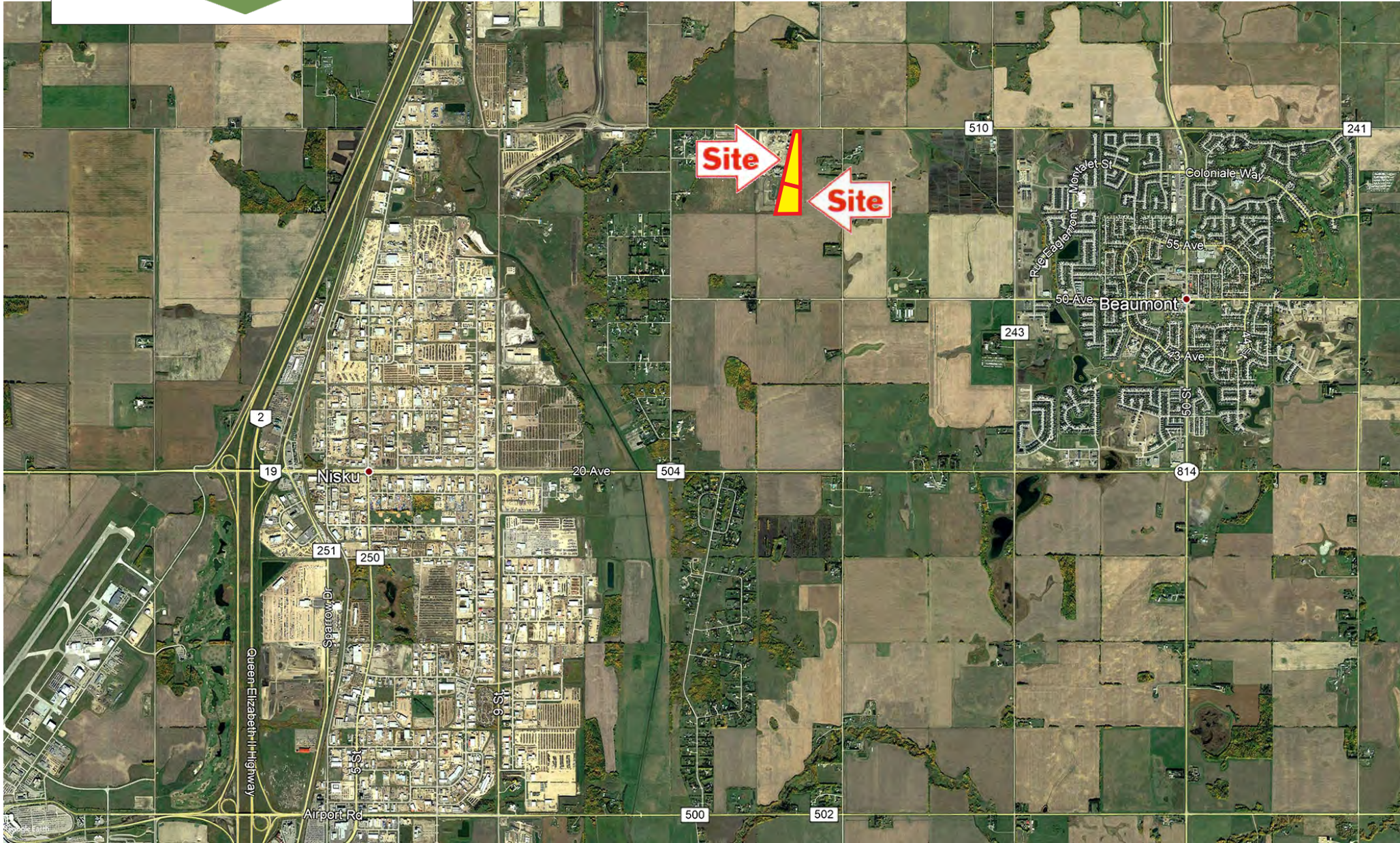
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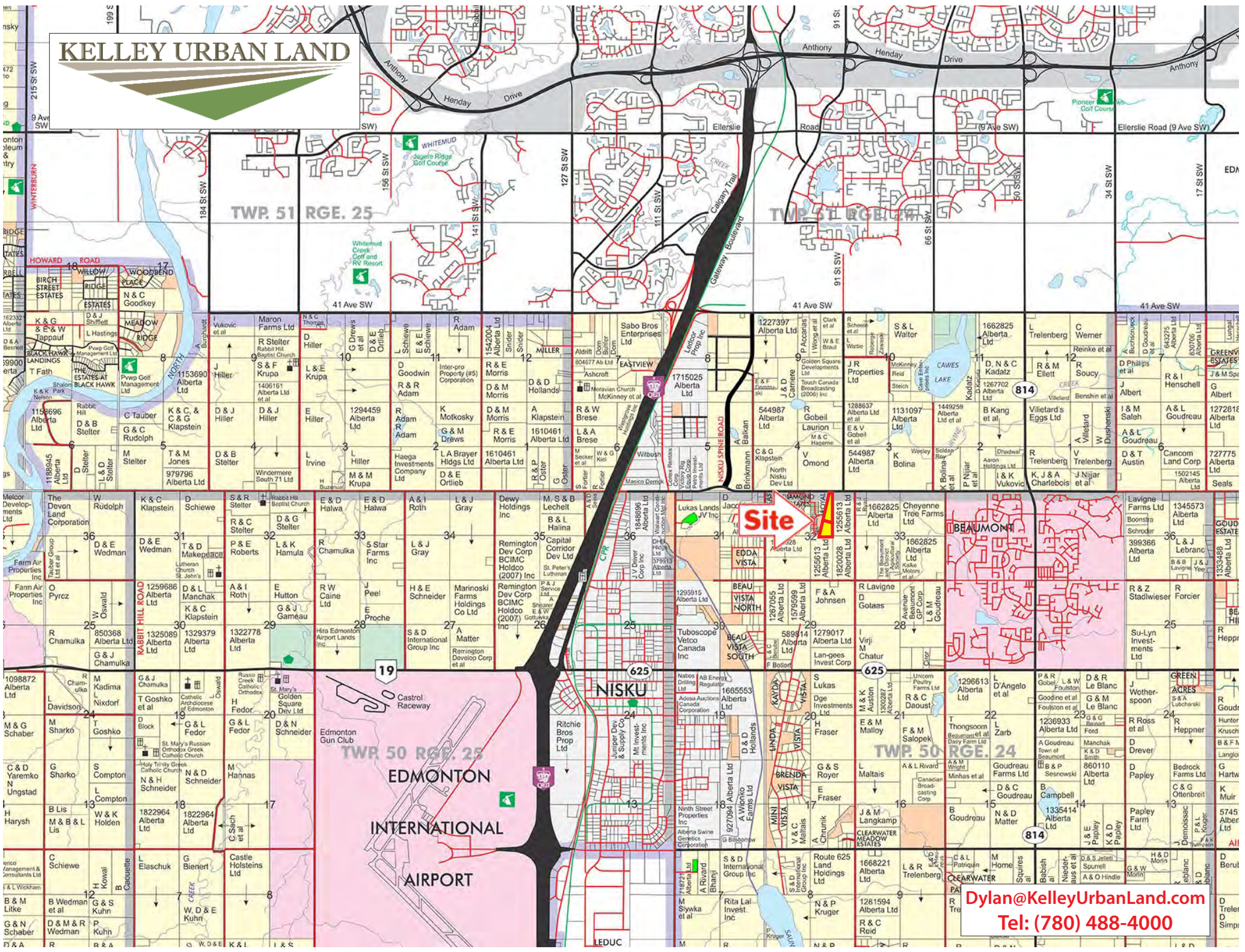
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