

May 15, 2025

Attention: Dear Residents and Builders,

## **Re: Community Update: Sunset Ridge Phase 21A – Linear Park Drainage Improvements**

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Sunset Properties Inc. (Melcor) is working on improvements to address drainage concerns in the linear park in Phase 21A of Sunset Ridge - see picture below of the linear park. These changes are designed to better manage stormwater and protect nearby homes and park spaces. The plan has been approved by the Town of Cochrane, and here's what you need to know:

### **Phase 21A - Linear Park:**

**DESIGNATED WORK AREA**  
(Highlighted in red below)





### What's happening?

Please be advised that starting **May 20<sup>th</sup>**, 2025, work will commence along the **east side of the linear park** to install a new underground drainpipe and catch basin. This project is intended to improve site drainage and reduce surface water concerns in the area.

### Project Details:

- **Scope of Work:** Installation of underground drainpipe and catch basin
- **Location:** East side of the linear park
- **Schedule:** May 20, 2025, to June 30, 2025 (weather dependent)
- **Contractors:** MDL Landscaping Inc. & Marmot Construction Ltd.

### How will this affect builders and residents?

- **Erosion Control:** Existing erosion control measures (like silt fences and sediment ponds) will stay in place and be monitored more frequently. They'll be checked weekly and after heavy rain, and cleaned out as needed.
- **Backyard Landscaping:** Builders will be asked to complete loaming and seeding/sodding in backyards as early as possible to help control runoff. A notice to builders will be sent out soon outlining these expectations.
- **Resident Information:** We'll be sending a letter to nearby homeowners explaining how drainage works along the property line and recommending keeping planting beds at least 1 metre away from fences to keep drainage paths clear.
- **Ongoing Maintenance:** Once the new drainage system is installed, it will be maintained regularly — including inspections every spring and fall, and occasional cleaning to keep things working properly.

We're committed to improving the park space and minimizing any impact to homes.

Thank you for your cooperation as we complete this work.

If you have any questions regarding the construction, please contact:

- **Victor Le (Construction Contact):** (403)-690-9394
- **Joel Crowe (Melcor Representative):** (403)-472-7138

Sincerely,

The Melcor Developments Calgary Team