



Town of Onoway Request for Information

| | |
|---------------|---|
| Meeting: | Council Meeting |
| Meeting Date: | May 23, 2024 |
| Presented By: | Jennifer Thompson, Chief Administrative Officer |
| Title: | LDS Infrastructure Plan |

BACKGROUND / PROPOSAL

Council has been working with the LDS Church for an extended period of time regarding development of the property on the south east side of the Town of Onoway. The LDS church is committed to building their church. Council has negotiated a development agreement with the LDS Church and they have submitted the design drawings for final approval.

DISCUSSION / OPTIONS / BENEFITS / DISADVANTAGES

Council discussed servicing requirements prior to the scale back of the development. There are no significant changes other than a reduction in the area being serviced.

The LDS has agreed to install services:

1. the drypond development, along with
2. the extent of roadway construction shown, and with
3. the services in that roadway

in order to serve the completed Church development.

This is the last approval prior to construction start.

STRATEGIC ALIGNMENT

Economic Growth

COSTS / SOURCE OF FUNDING

Associated Engineering Review to be expensed to Planning & Development.

RECOMMENDED ACTION

THAT Council approves the design drawings for the development of Block A Plan 4114TR as submitted, dated September 10, 2024.

ATTACHMENTS:

Proposed Development Plan

Date: September 10th, 2024

Town of Onoway
4812 51 Street
Onoway, AB
T0E 1V0

Attention: Jennifer Thompson (cao@onoway.ca)

**Response to Fifth Submission Comments for proposed
new Residential Development located at Block A, Plan 4114TR, Onoway, AB**

In response to the Town of Onoway's drawing review comments provided September 5th, 2024 with regards to the above noted project, please find outlined below our responses and the updated drawing package:

Drawing DD-22D006-01 Comments:

1. Future 6.0m Easement has been added to the north side of Lot 1 to provide Emergency access, storm sewer, green space maintenance, etc. if required for future development as per discussions with Town of Onoway. Existing 3.0m Easement which has already been registered on Lot 3 is shown.
2. Culvert termination point from pond has been modified as requested.
3. Revised DES cross section has been provided. Gas is within road ROW.

Drawing DD-22D006-02 Comments:

1. Future 6.0m Easement has been added to the north side of Lot 1 to provide Emergency access, storm sewer, green space maintenance, etc. if required for future development as per discussions with Town of Onoway. Existing 3.0m Easement which has already been registered on Lot 3 is shown.
2. Culvert termination point from pond has been modified as requested.
3. Revised DES cross section has been provided. Gas is within road ROW.

Drawing DD-22D006-03 Comments:

1. Future 6.0m Easement has been added to the north side of Lot 1 to provide Emergency access, storm sewer, green space maintenance, etc. if required for future development as per discussions with Town of Onoway. Existing 3.0m Easement which has already been registered on Lot 3 is shown.
2. Culvert termination point from pond has been modified as requested and note added to plan regarding minimum distance from power poles.
3. Lot 1 storm sewer added to plan.

Meetinghouse SD102 Comments:

1. Catchment area sketch is attached.
2. Current easement to remain at 3.0m
3. Aprons to be concrete for entrances to Meetinghouse site and have structure equal to or in excess of adjacent streets

Any questions regarding the above can be directed to myself at tthompson@bolson.ca.

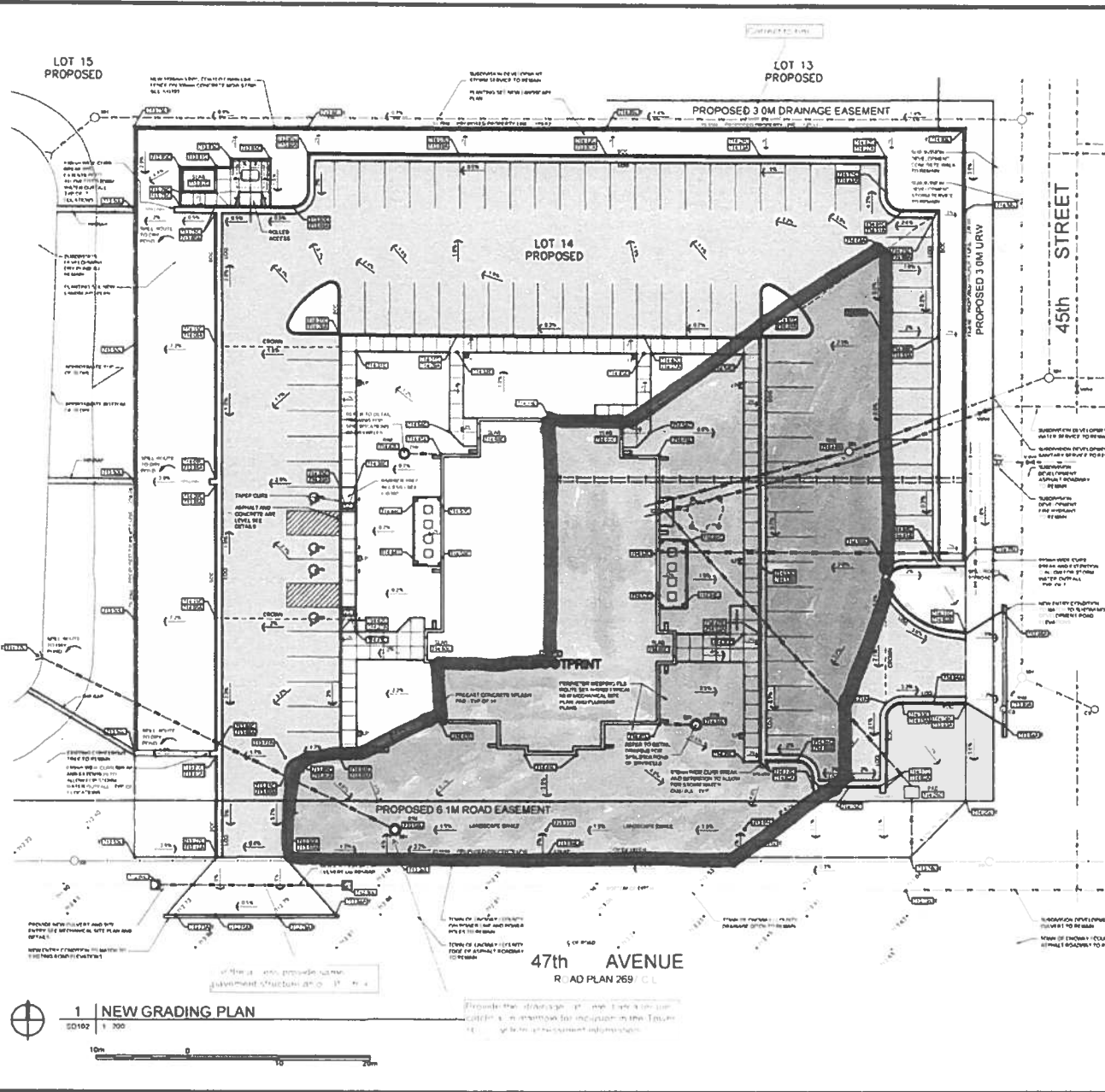
We trust this is the information you require. Any questions/comments can be directed to the undersigned.

Sincerely,

Bolson Engineering and Environmental Services



Trent Thompson, P. Eng



GENERAL GRADING NOTES SEE NOTES 14 TO 24 FOR MORE NOTES

- 1 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 2 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 3 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 4 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
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- 11 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 12 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 13 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 14 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 15 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 16 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 17 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
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- 19 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 20 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 21 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 22 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 23 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.
- 24 CONTRACTOR TO VERIFY ALL LOT CORNERS AND BOUNDARIES AND RECORD ANY SURVEY OR ADJUSTMENTS TO BE MADE FOR THE RECORD.

LEGEND

- 1 PROPOSED GRADE
- 2 EXISTING GRADE
- 3 PROPOSED ROAD CENTERLINE
- 4 PROPOSED ROAD RIGHT-OF-WAY
- 5 PROPOSED ROAD EASEMENT
- 6 PROPOSED DRAINAGE EASEMENT
- 7 PROPOSED LOT BOUNDARY
- 8 PROPOSED LOT CORNER
- 9 PROPOSED LOT AREA
- 10 PROPOSED LOT PERIMETER
- 11 PROPOSED LOT VOLUME
- 12 PROPOSED LOT PERCENTAGE
- 13 PROPOSED LOT RATIO
- 14 PROPOSED LOT FRACTION
- 15 PROPOSED LOT DECIMAL
- 16 PROPOSED LOT INTEGER
- 17 PROPOSED LOT SIGNATURE
- 18 PROPOSED LOT DATE
- 19 PROPOSED LOT LOCATION
- 20 PROPOSED LOT SCALE
- 21 PROPOSED LOT NORTH ARROW
- 22 PROPOSED LOT TITLE
- 23 PROPOSED LOT AUTHOR
- 24 PROPOSED LOT REVISION

FACTION
ENGINEERING

1919 10th AVENUE SW.
CALGARY AB
T2C 0K3
403-523-7843

PERMIT TO PRACTICE

Signature: _____
Date: _____
Title: _____

PROJECT #

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

PROJECT #

ONOWAY 170

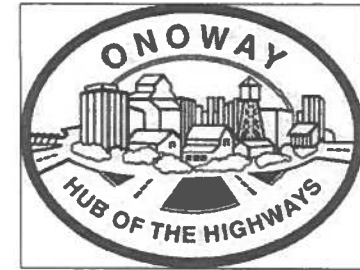
EDMONTON ALBERTA NORTH STAR

PROJECT #

NEW GRADING PLAN

PROJECT #

SD102



KEY PLAN
1:10,000

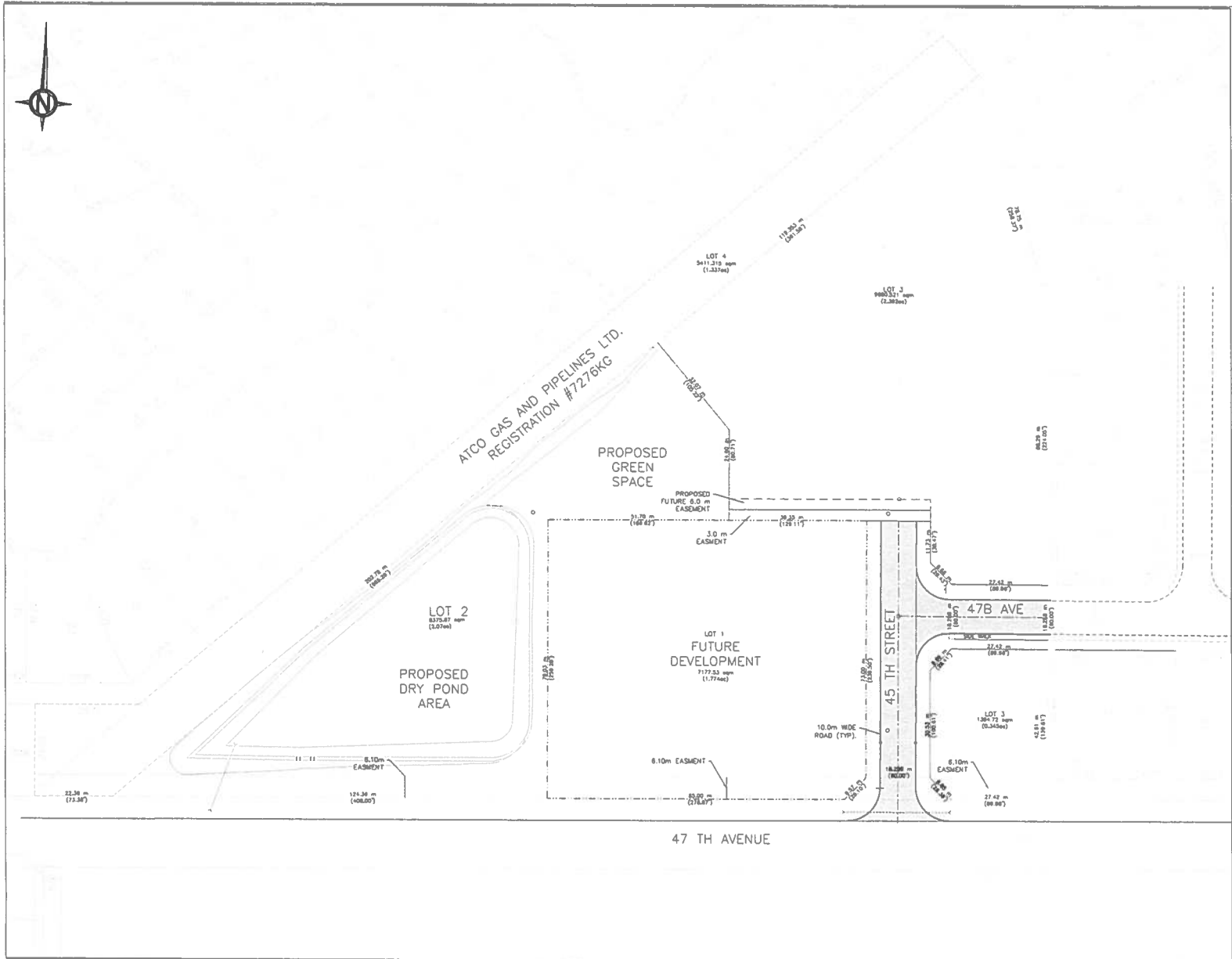
PROPERTY:
Block A, Plan 4114TR

LOCATION:
ONWAY, ALBERTA

DATE:
JULY 2024

DRAWING LIST:

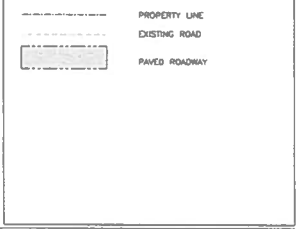
- DD-22D006-1 TENTATIVE LOT PLAN
- DD-22D006-2 SUBDIVISION PLAN
- DD-22D006-3 U/G UTILITIES PLAN
- DD-22D006-4 STORM WATER MANAGEMENT PLAN
- DD-22D006-5 EXISTING CONTOUR PLAN
- DD-22D006-6 ROAD PLAN PROFILE
- DD-22D006-7 ROAD PLAN PROFILE
- DD-22D006-8 TYPICAL SECTIONS AND DETAILS
- DD-22D006-9 TYPICAL SECTIONS AND DETAILS
- DD-22D006-10 LANDSCAPING PLAN



NOTES

Notes section for the plan, currently blank.

LEGEND



Professional Engineer stamp for the Province of Alberta, signed by a registered professional engineer.

| NO. | DATE | DESCRIPTION | BY | CHECKED BY | DATE |
|-----|------------|------------------|-----------|------------|------|
| 1 | 2022-06-01 | PRELIMINARY PLAN | J. BOLSON | | |
| 2 | 2022-06-01 | REVISION | J. BOLSON | | |
| 3 | 2022-06-01 | REVISION | J. BOLSON | | |
| 4 | 2022-06-01 | REVISION | J. BOLSON | | |
| 5 | 2022-06-01 | REVISION | J. BOLSON | | |
| 6 | 2022-06-01 | REVISION | J. BOLSON | | |
| 7 | 2022-06-01 | REVISION | J. BOLSON | | |
| 8 | 2022-06-01 | REVISION | J. BOLSON | | |
| 9 | 2022-06-01 | REVISION | J. BOLSON | | |
| 10 | 2022-06-01 | REVISION | J. BOLSON | | |

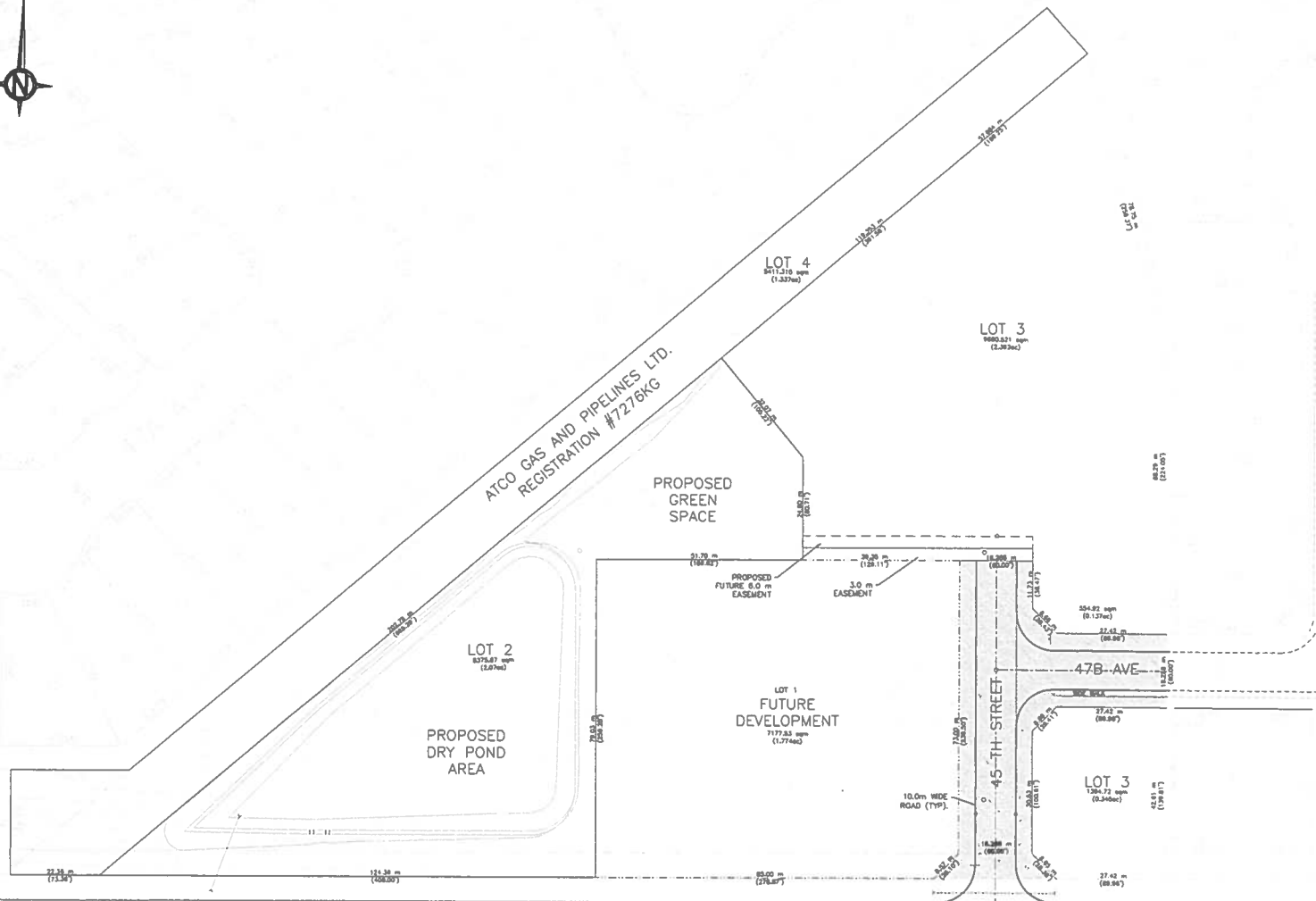
GHOWAT, ALBERTA
PROPOSED DEVELOPMENT
TENTATIVE LOT PLAN
 BLOCK 4, PLAN 411-11P

Scale: 1:500
 Preparer: J. BOLSON
 Checked by: [Blank]
 Date: 2022-06-01
 Approved: [Blank]
 Date: [Blank]

BOLSON
 ENGINEERING
 ENVIRONMENTAL SERVICES

9703-199 St. EDMONTON, AB
 T5T-6E8
 www.bolson.co
 PH: 780-464-6571
 FAX: 780-413-6879






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| PLAN NUMBER | 22-D-006 | PROJECT NUMBER | DD-22D006-01 | REV | C |
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47 TH AVENUE

NOTES

LEGEND

-  TO BECOME TOWN PROPERTY, R1M ZONING
-  R1M ZONING
-  US ZONING
-  PUL
-  MR ZONING



PERMIT TO PRACTISE
 Brian [Signature] and [Signature] Surveyors
 [Signature] Professional Engineer
 [Signature] Professional Engineer
 The Association of Professional Engineers, Geoscientists and Geomatics of Alberta

| NO. | DATE | DESCRIPTION | BY | CHK'D BY | APP'D BY |
|-----|------------|-----------------------|----|----------|----------|
| 01 | 2022-08-24 | IN SUBMISSION COMMENT | | | |
| 02 | 2022-08-24 | RE-ISSUED FOR PERMIT | | | |
| 03 | 2022-08-24 | ISSUED FOR PERMIT | | | |
| 04 | 2022-08-24 | ISSUED FOR PERMIT | | | |
| 05 | 2022-08-24 | ISSUED FOR PERMIT | | | |
| 06 | 2022-08-24 | ISSUED FOR PERMIT | | | |
| 07 | 2022-08-24 | ISSUED FOR PERMIT | | | |
| 08 | 2022-08-24 | ISSUED FOR PERMIT | | | |

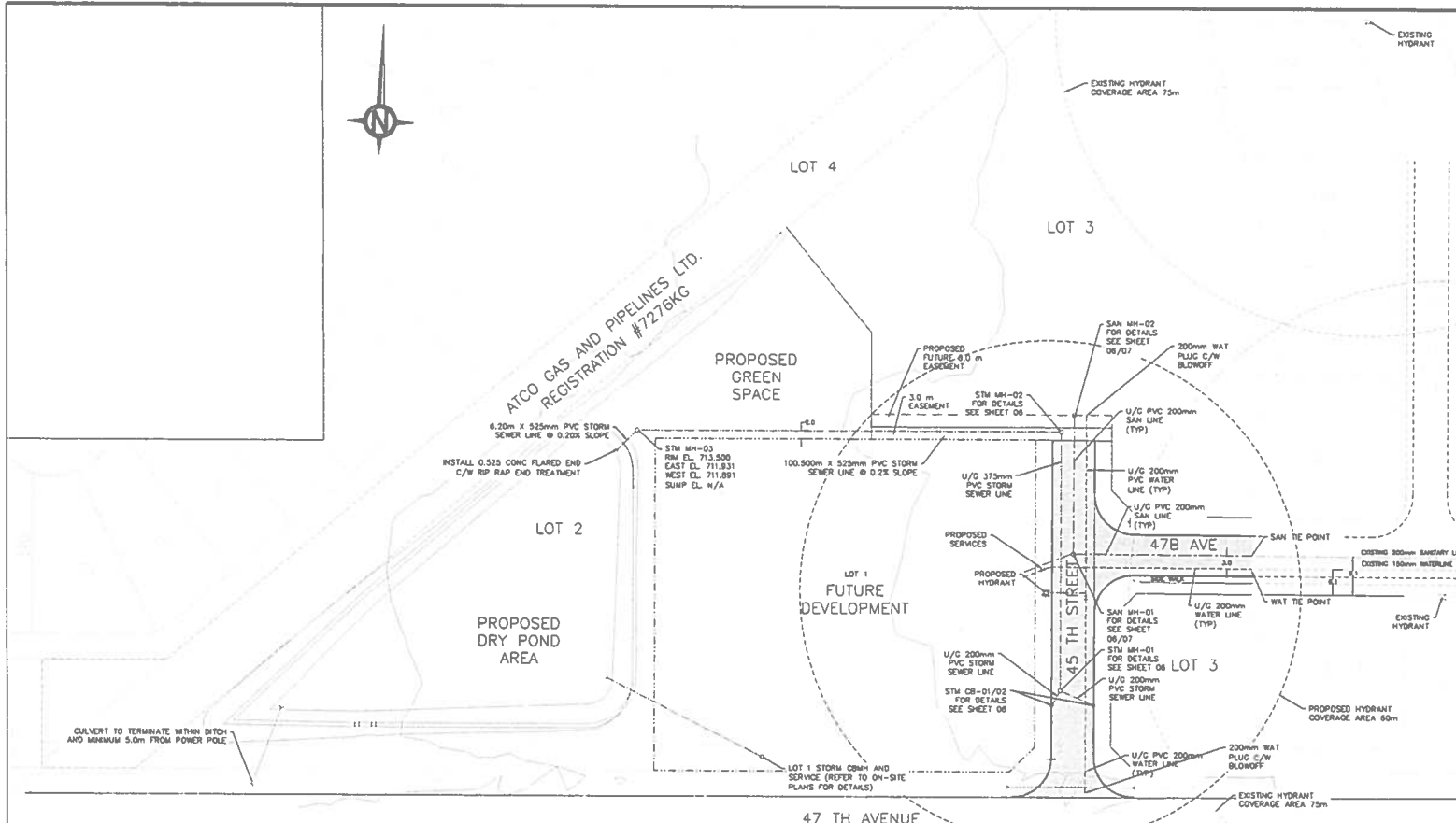
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| 01 | | | | | |
| 02 | | | | | |

ONOWAY, ALBERTA
PROPOSED DEVELOPMENT
TENTATIVE SUBDIVISION PLAN
 BLOCK A, PLAN 41141P

SCALE: 1:500 EVENT: FACTION ARCHITECTURE INC

BOLSON ENGINEERING & SURVEYING
 9703-199 St. EDMONTON, AB T5T-6E6
 www.bolson.co P: 780-468-8373 F: 780-413-8879

| JOB NUMBER | DWG NUMBER | REV |
|------------|--------------|-----|
| 22-D-006 | DD-22D006-02 | G |



- NOTES**
- 1.0 ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE
 - 2.0 ALL DISTANCES ARE IN METERS
 - 3.0 ALL CONSTRUCTION TO COMPLY WITH TOWN OF ONDWAY GUIDELINES
 - 4.0 INSPECTION OF MUNICIPAL UTILITY CONNECTIONS (WATER, SANITARY AND STORM SEWER) TO TOWN MAINLINES IS TO BE INSPECTED BY TOWN STAFF. NOTICE IS REQUIRED TO SCHEDULE AN INSPECTION.
 - 5.0 SERVICES TO BE MINIMUM 375mm DEPTH TO CONVERT TO PIPE
 - 6.0 INSULATE ALL PIPE AS PER TOWN OF STONY PLAIN DETAIL 7-900
 - 7.0 LOT 1 STORMWATER TO DISCHARGE TO DRY POND THROUGH UNDERGROUND STORM SYSTEM OR OVERLAND FLOW TO BE DESIGNED AS PART OF LOT 1 ON-SITE DETAILED DESIGN.

- LEGEND**
- PROPERTY LINE
 - CURB AND GUTTER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING FIRE HYDRANT COVERAGE
 - PROPOSED FIRE HYDRANT COVERAGE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT

PROFESSIONAL ENGINEER
 (SEAL) TO WHATEVER
 (Stamp area with signature and details)

| NO. | DATE | DESCRIPTION | BY | CHKD BY |
|-----|------------|-------------------|----|---------|
| 1 | 2024-08-21 | ISSUED FOR PERMIT | | |
| 2 | 2024-08-21 | ISSUED FOR PERMIT | | |
| 3 | 2024-08-21 | ISSUED FOR PERMIT | | |
| 4 | 2024-08-21 | ISSUED FOR PERMIT | | |
| 5 | 2024-08-21 | ISSUED FOR PERMIT | | |

STORM SEWER DESIGN

| UPSTREAM MANHOLE | DOWNSTREAM MANHOLE | LENGTH (m) | SIZE (mm) | PIPE TYPE | GRADE % | INLET AREA (HA) | C | CXA | TOTAL CXA | TIME (min) | INTENSITY (mm/h) | DESIGN FLOW (m³/s) | N | VELOCITY (m/s) | CAPACITY (m³/s) | CAPACITY % | UPSTREAM INVERT | DOWNSTREAM INVERT | UPSTREAM RIM | UPSTREAM COVER (m) |
|------------------|--------------------|------------|-----------|-----------|---------|-----------------|------|------|-----------|------------|------------------|--------------------|-------|----------------|-----------------|------------|-----------------|-------------------|--------------|--------------------|
| MH-01 | MH-02 | 59.50 | 375 | | 0.30 | 0.37 | 0.45 | 0.17 | 0.17 | 8.00 | 92.63 | 0.043 | 0.013 | 0.869 | 0.096 | 44.61 | 717.369 | 717.190 | 713.84 | 1.10 |
| MH-02 | MH-03 | 100.50 | 525 | | 0.20 | 0.00 | 0.45 | 0.15 | 0.32 | 9.93 | 79.47 | 0.070 | 0.013 | 0.888 | 0.192 | 36.33 | 712.132 | 711.931 | 714.47 | 1.81 |
| MH-03 | OUTLET | 5.50 | 525 | | 0.20 | 0.00 | 0.45 | 0.00 | 0.32 | 11.82 | 70.26 | 0.062 | 0.013 | 0.888 | 0.192 | 32.12 | 711.891 | 711.880 | 713.50 | 1.08 |

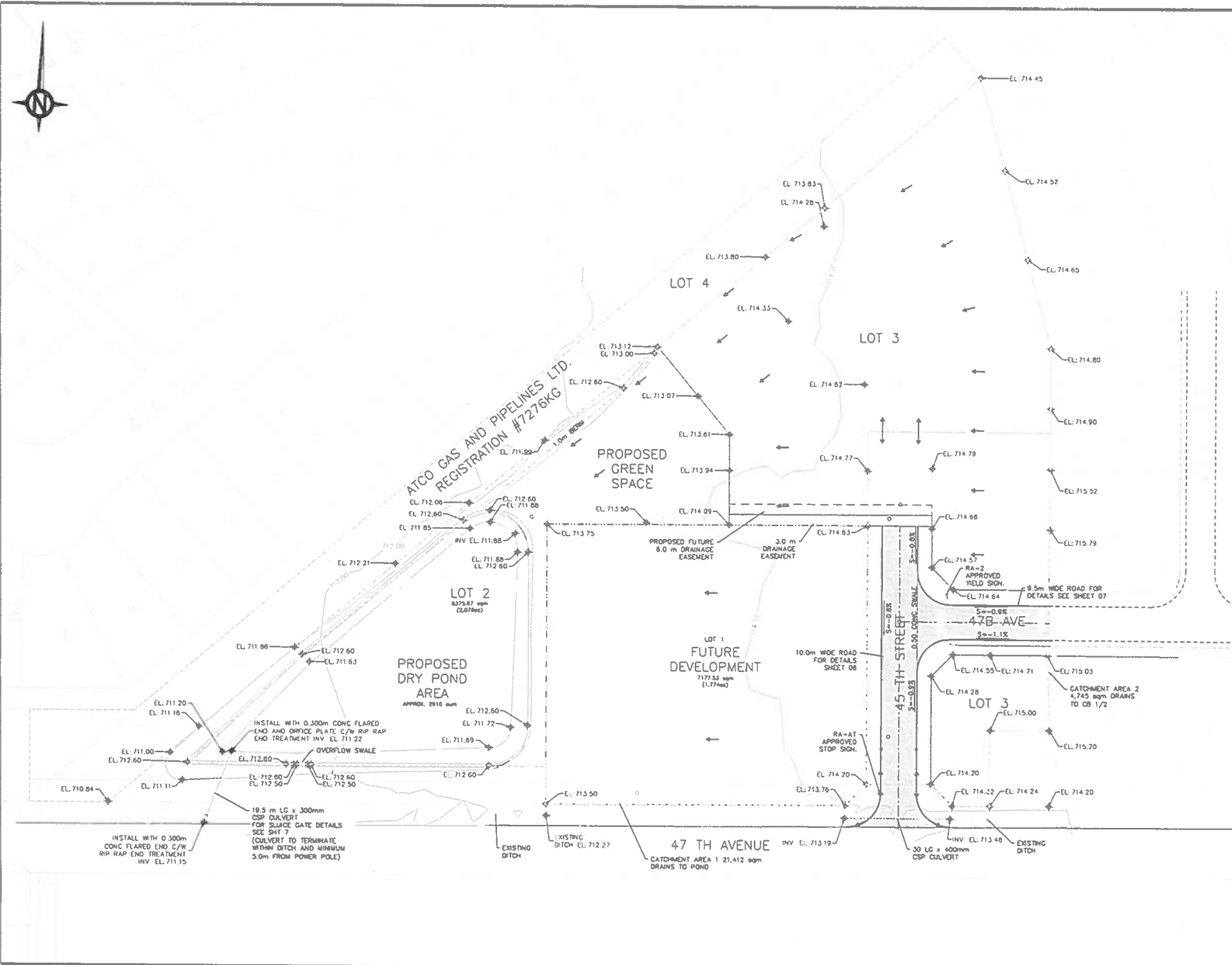
SANITARY SEWER DESIGN

| US MANHOLE | D/S MANHOLE | LENGTH (m) | SIZE (mm) | GRADE % | BASEN AREA HA | TOTAL AREA HA | LOTS | POP | TOTAL POP | PEAK | CONTRIBUTION (m³/s) | INFILTRATION (m³/s) | DESIGN FLOW (m³/s) | N | VELOCITY m/s | CAPACITY (m³/s) | CAP % | US INVERT | D/S INVERT | UPSTREAM RIM | UPSTREAM COVER (m) | DOWNSTREAM COVER (m) | US MANHOLE DEPTH (m) |
|------------|-------------|------------|-----------|---------|---------------|---------------|------|-----|-----------|------|---------------------|---------------------|--------------------|-------|--------------|-----------------|-------|-----------|------------|--------------|--------------------|----------------------|----------------------|
| S-02 | S-01 | 33.05 | 200 | 0.40 | 0.37 | 0.37 | 1 | 15 | 15 | 3.8 | 0.00023 | 0.00011 | 0.00033 | 0.013 | 0.860 | 0.021 | 1.61 | 710.69 | 710.86 | 714.52 | 3.33 | 3.19 | 3.53 |
| S-01 | TE-#1 | 42.50 | 200 | 0.40 | 0.86 | 1.23 | 3 | 32 | 47 | 3.8 | 0.00072 | 0.00036 | 0.00106 | 0.013 | 0.860 | 0.021 | 5.20 | 710.86 | 710.99 | 714.25 | 3.10 | 4.02 | 3.30 |

ONDWAY, ALBERTA
PROPOSED DEVELOPMENT UNDERGROUND UTILITY PLAN
 BLOCK # 4, PLAN 4114TH

BOLSON
 9703-199 St. EDMONTON, AB T5T-6E8
 www.bolson.co
 31141838181, 311411115

22-D-006 DD-22D006-03 G



NOTES

- 1.0 ALL ITEMS ARE NEW UNLESS NOTED OTHERWISE
- 2.0 ALL DISTANCES ARE IN METERS
- 3.0 PROPOSED DRY POND TO HANDLE DRAINAGE FROM FUTURE DEVELOPMENT (LOT 1) AND PORTION OF RESIDENTIAL LOTS (LOTS 1-3)
- 4.0 LOT 1 STORMWATER TO DISCHARGE TO DRY POND THROUGH UNDERGROUND STORM SYSTEM OR OVERLAND FLOW TO BE DESIGNED AS PART OF LOT 1 ONSITE DETAILED DESIGN.

LEGEND

- POND CATCHMENT AREA
- PROPERTY LINE
- CURB AND CUTTER
- DRAINAGE ARROW

| | |
|--|--|
| | <p>PERMIT TO PRACTICE</p> <p>Storm Water and Grading Plans Subgrade, Earthwork Date: JULY 8, 2014 Permit No. 1011302 The Association of Professional Engineers, Geologists and Surveyors of Alberta</p> |
|--|--|

| NO. | DATE | BY | REVISION |
|-----|------------|----|-------------------|
| 1 | 2014-07-08 | MB | ISSUED FOR PERMIT |
| 2 | 2014-07-08 | MB | ISSUED FOR PERMIT |
| 3 | 2014-07-08 | MB | ISSUED FOR PERMIT |
| 4 | 2014-07-08 | MB | ISSUED FOR PERMIT |
| 5 | 2014-07-08 | MB | ISSUED FOR PERMIT |
| 6 | 2014-07-08 | MB | ISSUED FOR PERMIT |
| 7 | 2014-07-08 | MB | ISSUED FOR PERMIT |
| 8 | 2014-07-08 | MB | ISSUED FOR PERMIT |
| 9 | 2014-07-08 | MB | ISSUED FOR PERMIT |
| 10 | 2014-07-08 | MB | ISSUED FOR PERMIT |

OWEN, ALBERTA

PROPOSED DEVELOPMENT STORM WATER AND GRADING PLAN SCHEMATIC

BLOCK A, PLAN 411-1P

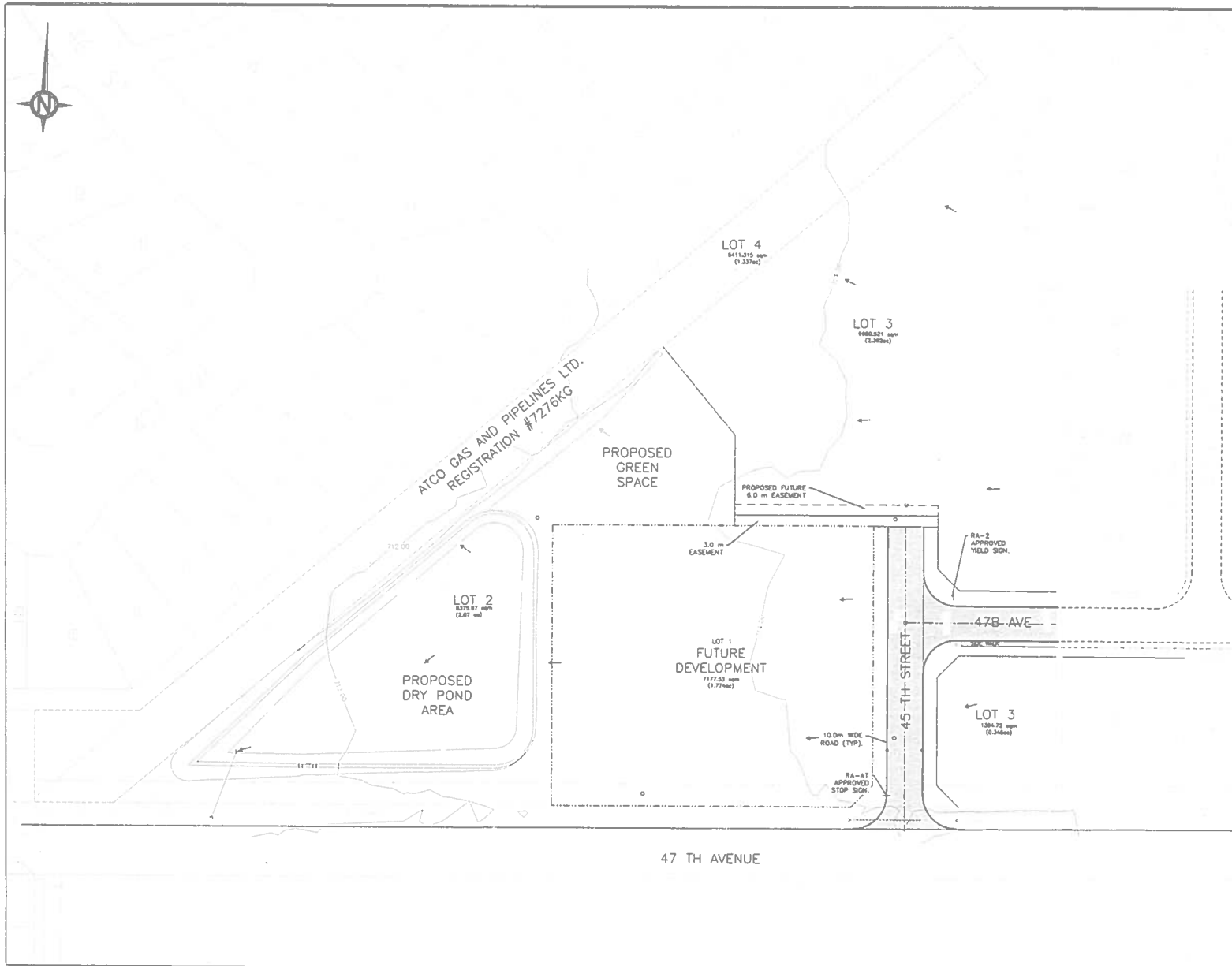
SCALE: 1:500

CLIENT: FACTORY ARCHITECTURE INC

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9703-194 St. EDMONTON, AB T5T-6E8
 www.bolson.co
 TEL: 780-488-8571
 FAX: 780-413-8079

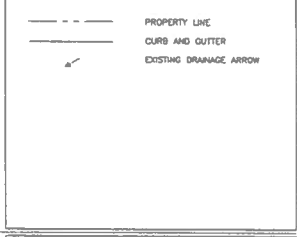
REV: 22-D-006 DATE: 00-22D006-04 REV: G



NOTES

Notes section for the site plan, currently blank.

LEGEND



PROFESSIONAL ENGINEER

PERMIT TO PRACTICE
Jay S. Bell
Jay S. Bell
Jay S. Bell
Jay S. Bell

| NO. | DATE | DESCRIPTION | BY | CHKD BY |
|-----|------------|---------------------|--------|---------|
| 1 | 2022-06-24 | PRELIMINARY CONCEPT | J.S.B. | J.S.B. |
| 2 | 2022-06-24 | PRELIMINARY CONCEPT | J.S.B. | J.S.B. |
| 3 | 2022-06-24 | PRELIMINARY CONCEPT | J.S.B. | J.S.B. |
| 4 | 2022-06-24 | PRELIMINARY CONCEPT | J.S.B. | J.S.B. |
| 5 | 2022-06-24 | PRELIMINARY CONCEPT | J.S.B. | J.S.B. |
| 6 | 2022-06-24 | PRELIMINARY CONCEPT | J.S.B. | J.S.B. |
| 7 | 2022-06-24 | PRELIMINARY CONCEPT | J.S.B. | J.S.B. |
| 8 | 2022-06-24 | PRELIMINARY CONCEPT | J.S.B. | J.S.B. |
| 9 | 2022-06-24 | PRELIMINARY CONCEPT | J.S.B. | J.S.B. |
| 10 | 2022-06-24 | PRELIMINARY CONCEPT | J.S.B. | J.S.B. |

ONOWA, ALBERTA

PROPOSED DEVELOPMENT
EXISTING GRADE PLAN

BLOC A, PLAN 11141P

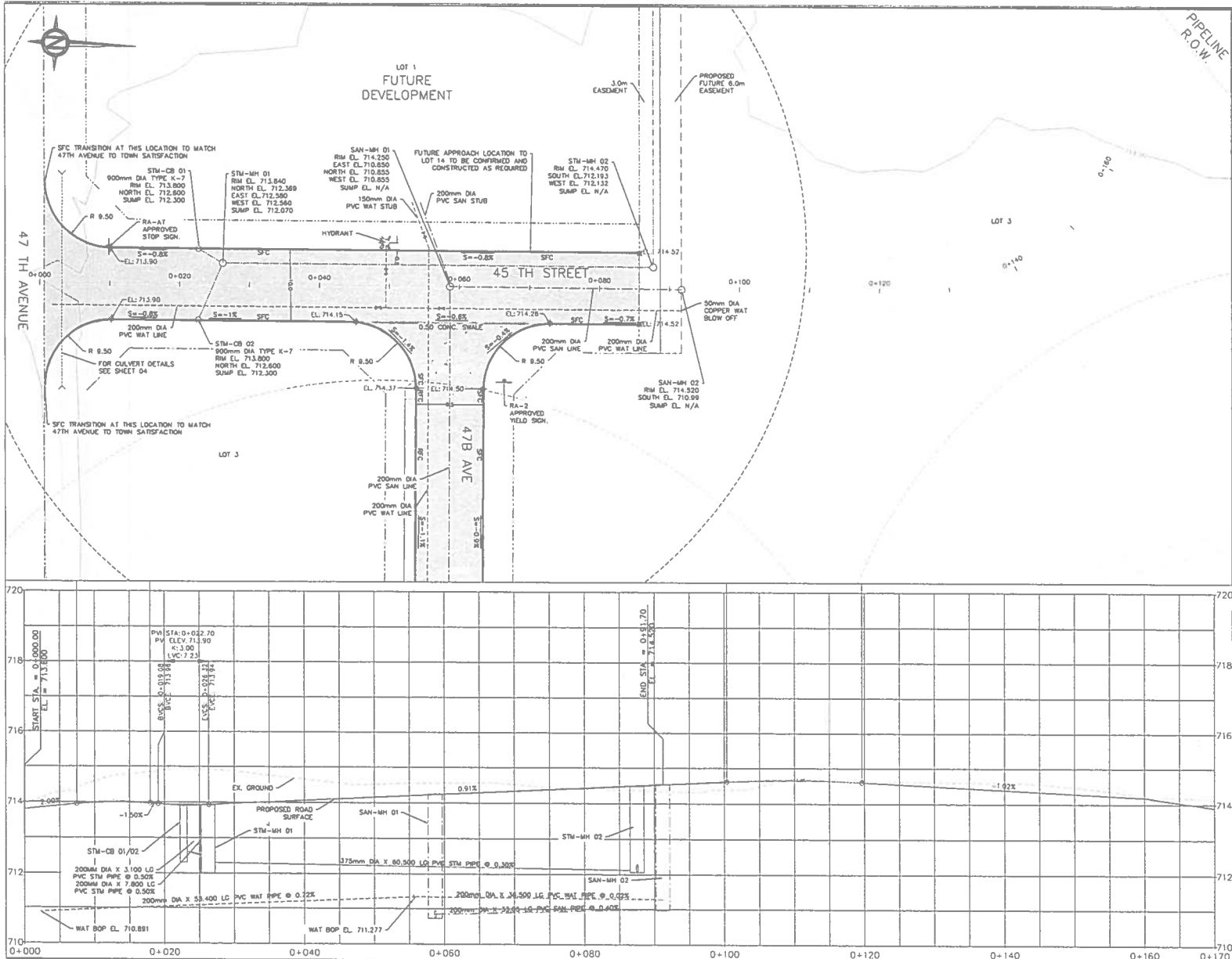
SCALE: 1:500

DESIGNER: FACIION ARCHITECTURE INC

BOLSON
ENGINEERING
ENVIRONMENTAL SERVICES

9703-198 St.
EDMONTON, AB
T5T-6E8
www.bolson.ca
PH: 780-468-8571
FAX: 780-413-8879

| | | |
|----------|--------------|---|
| 22-D-006 | DD-22D006-05 | G |
|----------|--------------|---|



PIPELINE
R.O.W.

NOTES

1. ALL DIMENSIONS IN METERS UNLESS OTHERWISE NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE GEODETIC UNLESS NOTED OTHERWISE.
 3. CHURCH POSITIVE ORANGE AWAY FROM ALL BUILDINGS AND FOUNDATIONS.
 4. GEOTECHNICAL ENGINEER TO CONFIRM ASPHALT STRUCTURES.
 5. THE OWNER/DEVELOPER MUST COMPLY TO TOWN OF EDMONTON CONSTRUCTION STANDARDS OF THE TOWN OF STONY PLAIN SPECIFICATIONS AS PER THE PLAN.
 6. THE OWNER/DEVELOPER MUST COMPLY TO TOWN OF EDMONTON DESIGN STANDARDS OF THE TOWN OF STONY PLAIN SPECIFICATIONS AS PER THE PLAN.
 7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL SITE FEATURES INCLUDING EXISTING UTILITIES, LANDSCAPED FEATURES, SURVEY MONUMENTS AND STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY RESTORATION AND REPAIRS.
 8. ALL DESIGN ELEVATION AND FACILITY LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR.
 9. ALL WORK TO EXISTING ROADWAYS MUST BE COMPLETED TO THE SATISFACTION OF THE TOWN OF EDMONTON.
 10. CONTRACTOR IS RESPONSIBLE TO CALL ALBERTA ONE CALL.
 11. ALL WATERLINE TO BE A MINIMUM OF 3.0M BELOW FINAL GRADE.
 12. ALL U/C SANITARY STUBS TO BE PROPERTY LINE.
 13. ALL WATERLINE TO BE SLOPED TOWARD CURB TO PROVIDE POSITIVE ORANGE AWAY FROM LOTS.
 14. CONTRACTOR TO ENSURE SMOOTH TRANSITION FROM EXISTING 47B AVENUE TO NEW.
 15. SPECIFY ALL PIPE AS PER TOWN OF STONY PLAIN DETAIL 7-500.
- HEAVY DUTY ASPHALT STRUCTURE
 100MM ACB OR HT SUPERPAVE ASPHALT
 150MM OF 20MM CRUSHED ORNELL
 300MM OF 63MM PIT RUN ORNELL
 150MM PREPARED SUBGRADE
 ALTERNATIVELY, 300MM OF 20MM CRUSHED ORNELL MAY BE USED

LEGEND

- 200 DIA PVC SAN LINE
- 150 DIA PVC WAT LINE
- PVC STORM LINE
- PROPERTY LINE
- STRAIGHT FACE CURB AND GUTTER
- DRAINAGE ARROW
- WATER VALVE
- FIRE HYDRANT
- ROLLED FACE CURB, GUTTER AND MONO WALK



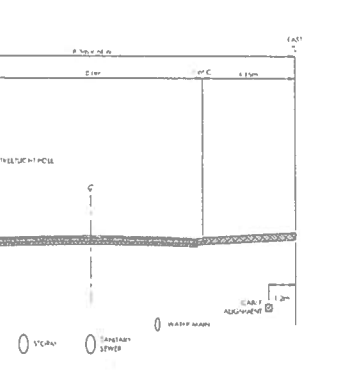
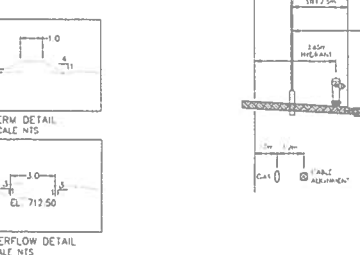
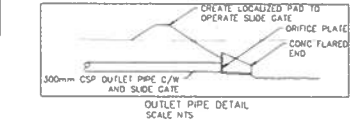
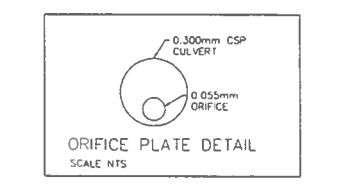
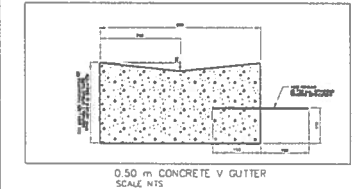
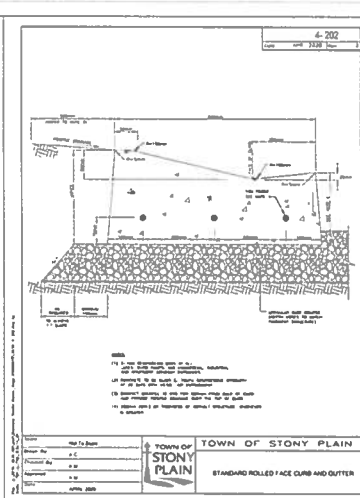
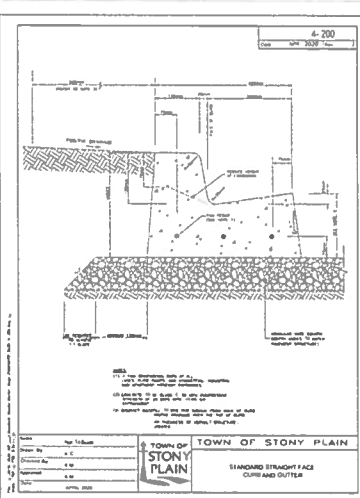
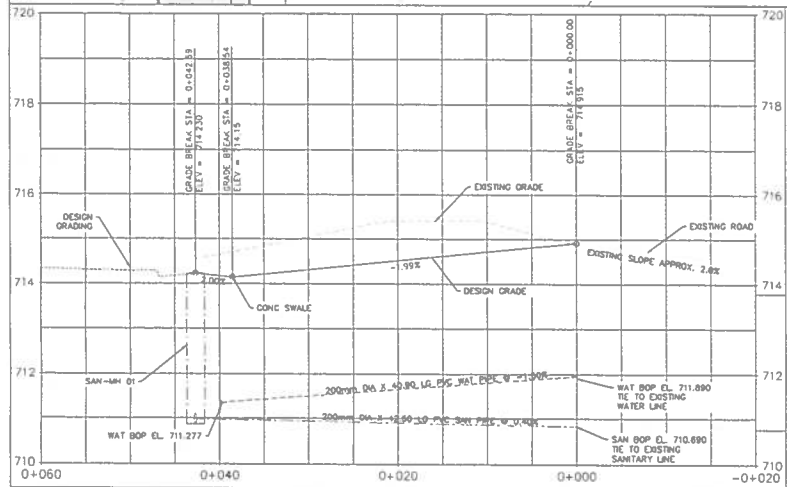
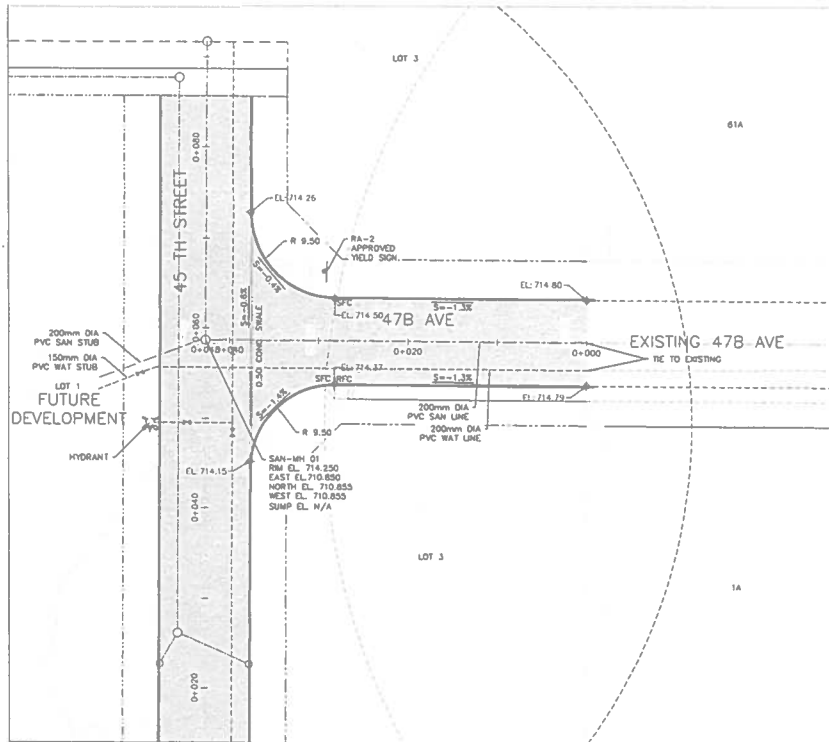
DATE: 2024-08-22
 BY: [Signature]
 PROJECT: PROPOSED DEVELOPMENT 45 STREET PLAN AND PROFILE

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| 10 | 2024-08-22 | ISSUED FOR PERMIT | [Signature] | [Signature] |

PROPOSED DEVELOPMENT 45 STREET
 PLAN AND PROFILE
 (SCALE: AS SHOWN)

SCALE: 1:500H 1:100V
 FACTORY ARCHITECTURE INC
BOLSON
 ENGINEERING
 ENVIRONMENTAL SERVICES
 9703-199 ST EDMONTON, AB T5J-6E8
 WWW.BOLSON.CO
 PH: 780-468-6071
 FAX: 780-413-6679

22-D-006 DD-22D006-06 G



- NOTES**
1. ALL DIMENSIONS IN METERS AND DECIMALS THEREOF, UNLESS NOTED OTHERWISE.
 2. ALL ELEVATIONS ARE ODOMETRIC UNLESS NOTED OTHERWISE.
 3. EXISTING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND FOUNDATIONS.
 4. GEOTECHNICAL ENGINEER TO CONFORM ASPHALT STRUCTURES.
 5. THE OWNER/DEVELOPER MUST CONFORM TO TOWN OF STONY PLAIN GEOTECHNICAL SPECIFICATIONS ON THE TOWN OF STONY PLAIN SPECIFICATIONS AS PER THE PLANS.
 6. THE OWNER/DEVELOPER MUST CONFORM TO TOWN OF STONY PLAIN CONSTRUCTION STANDARDS ON THE TOWN OF STONY PLAIN SPECIFICATIONS AS PER THE PLANS.
 7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL SITE FEATURES INCLUDING EXISTING UTILITIES, LANDSCAPING FEATURES, BUNKER COMMANDERS AND STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY RESTORATIONS AND REPAIRS.
 8. ALL DESIGN ELEVATIONS AND FACILITY LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR.
 9. CONTRACTOR IS RESPONSIBLE TO CALL ALBERTA ONE CALL TO SATISFACTION OF THE TOWN OF STONY PLAIN.
 10. CONTRACTOR IS RESPONSIBLE TO CALL ALBERTA ONE CALL TO SATISFACTION OF THE TOWN OF STONY PLAIN.
 11. 1/2" WATERLINE TO BE A MINIMUM OF 2.0M BELOW FINAL GRADE.
 12. ALL 1/2" SANITARY STAKES TO BE PROPERTY LINE.
 13. ALL SLOPES TO BE SLOPED TOWARDS CURB TO PROVIDE POSITIVE DRAINAGE AWAY FROM LOTS.
 14. CONTRACTOR TO ENSURE SMOOTH TRANSITION FROM EXISTING 478 AVENUE TO NEW.
 15. REGRADUE ALL PAVEMENT AS PER TOWN OF STONY PLAIN DETAIL 7-800.
- HEAVY DUTY ASPHALT STRUCTURE
 100MM AOD OR HT BURDORF ASPHALT
 150MM OF 20MM CRUSHED GRAVEL
 200MM OF 10MM PIT RUN GRAVEL
 150MM PROPOSED BURDORF
 ALTERNATIVELY, 100MM OF 20MM CRUSHED GRAVEL MAY BE USED

LEGEND

- 200 DIA PVC SAN LINE
- 150 DIA PVC WAT LINE
- PROPERTY LINE
- STRAIGHT FACE CURB AND GUTTER
- DRAINAGE ARROW
- WATER VALVE
- FIRE HYDRANT
- ROLLED FACE CURB, GUTTER AND MONO WALK

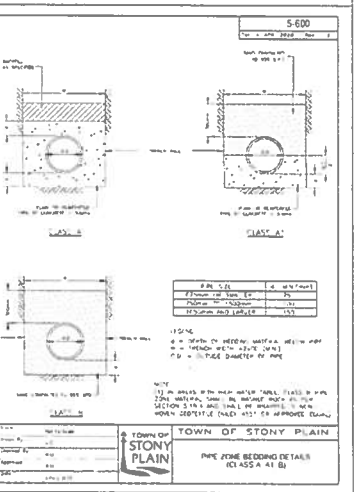
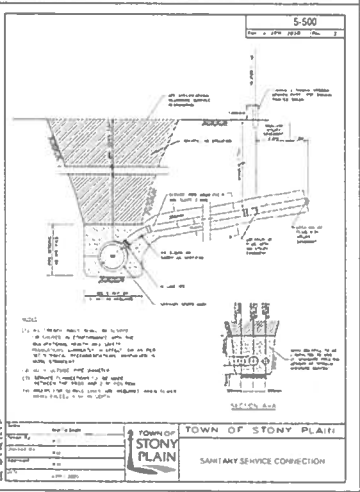
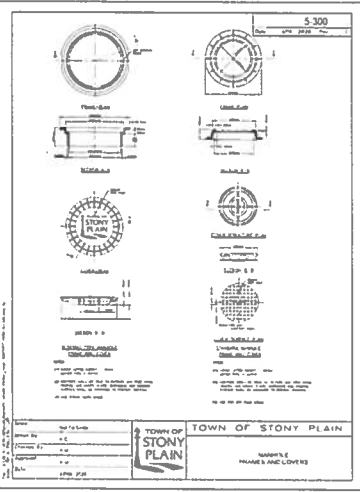
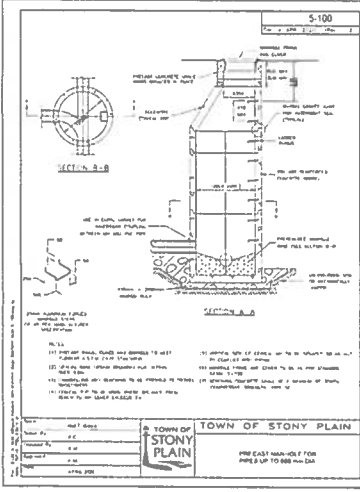
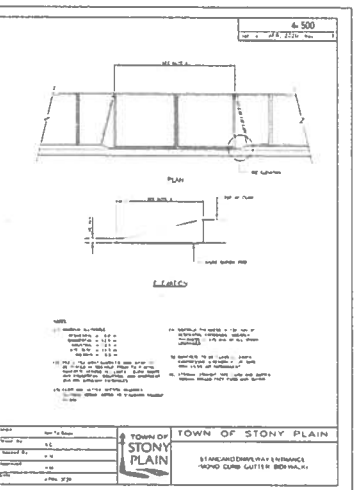
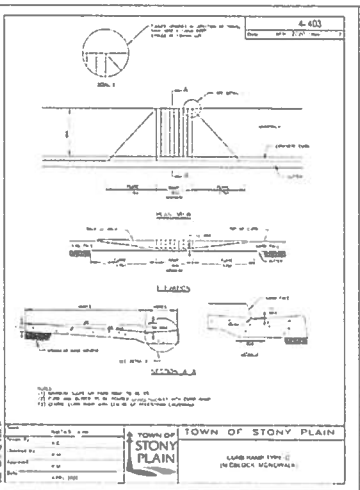
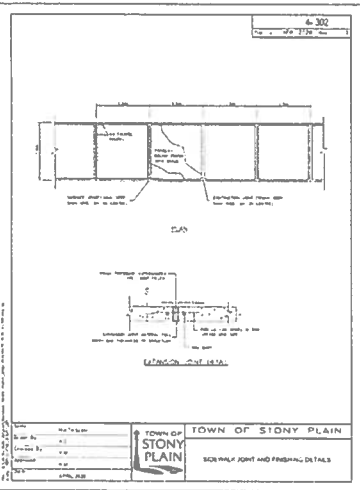
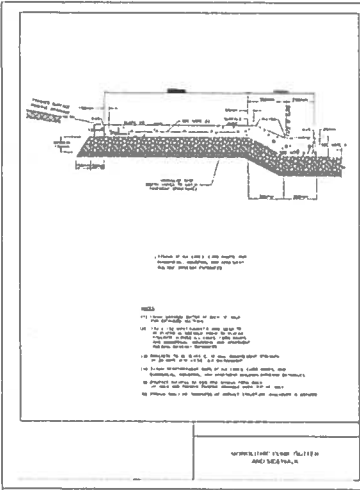
PROFESSIONAL ENGINEER
 (Seal of the Professional Engineers, Geologists and Geophysicists of Alberta)
PERMIT TO PRACTISE
 (Seal of the Professional Engineers, Geologists and Geophysicists of Alberta)
 Date: MAY 3, 2011
 Name: [Name]

| NO. | DATE | DESCRIPTION | BY | CHECKED |
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| 10 | 2011-05-03 | ISSUED FOR PERMIT | [Name] | [Name] |

TOWN OF ALBERTA
**PROPOSED DEVELOPMENT 478 AVENUE
 PLAN AND PROFILE**
 PLAN # 478-11-11-11

SCALE: 1:500H 1:100V
 PREPARED BY: FACTION ARCHITECTURE INC
BOLSON
 ENGINEERING
 ENVIRONMENTAL SERVICES
 9703-199 ST. EDMONTON, AB T5T-6E8
 WWW.BOLSON.CO
 (403) 463-8871
 FAX 780-413-8879

JOB NUMBER: 22-D-006
 DWS NUMBER: DD-22D006-07
 SHEET: G



- NOTES**
1. ALL DIMENSIONS IN METERS AND DECIMALS THEREOF, UNLESS NOTED OTHERWISE.
 2. ALL ELEVATIONS ARE GEODETIC UNLESS NOTED OTHERWISE.
 3. GEOTECHNICAL ENGINEER TO CONFORM ASPHALT STRUCTURES.
 4. THE OWNER/DEVELOPER MUST CONFORM TO TOWN OF CHERRY CREEK AND SEDIMENTATION CONTROL GUIDELINES.
 5. THE OWNER/DEVELOPER MUST CONFORM TO TOWN OF CHERRY CREEK AND CONSTRUCTION STANDARDS OR THE TOWN OF STONY PLAIN SPECIFICATIONS AS PER THE PLAN.
 6. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL SITE FEATURES, INCLUDING EXISTING UTILITIES, UNDERGROUND FEATURES, SURVEY MONUMENTS AND STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY RESTORATION AND REPAIRS.
 7. ALL DESIGN ELEVATIONS AND FACILITY LOCATIONS TO BE FIELD CHECKED BY CONTRACTOR.
 8. TIE-INS TO EXISTING ROADWAYS MUST BE COMPLETED TO THE SATISFACTION OF THE TOWN OF CHERRY CREEK.
 9. CONTRACTOR IS RESPONSIBLE TO CALL ALBERTA ONE CALL 10/1/1 WATERLINE TO BE A MINIMUM OF 2.5M BELOW FINAL GRADE.
 11. ALL 1/2" SAWTOOTH STUDS TO 1.6 PROPERTY LINE.

LEGEND

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| Symbol | Description |
| Symbol | Description |
| Symbol | Description |

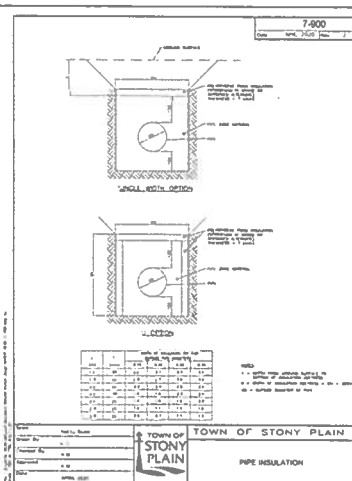
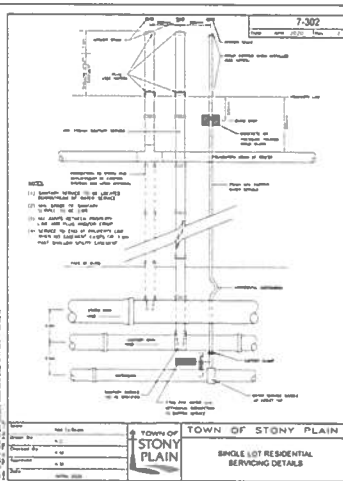
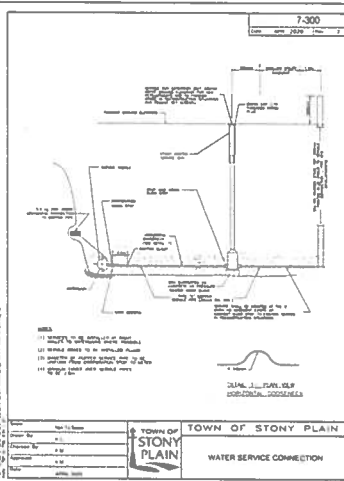
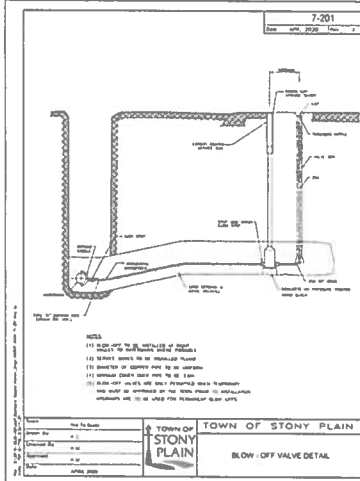
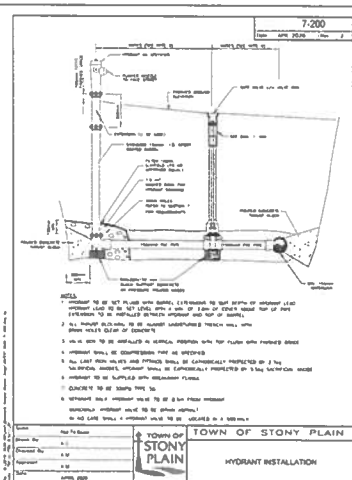
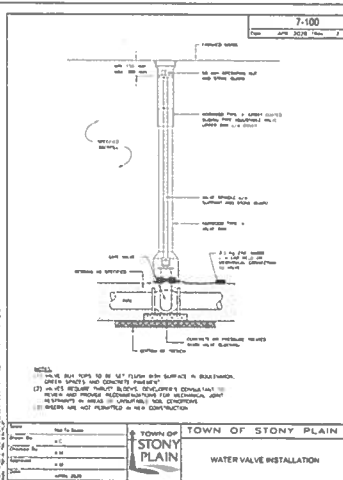
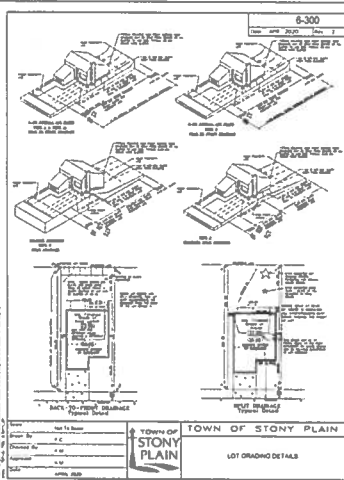
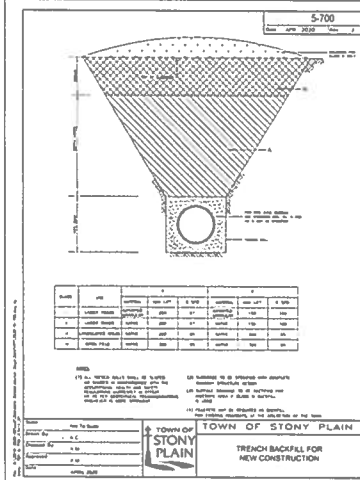
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| Project Name | Proposed Development Sections and Details |
| Client | City of Stony Plain |
| Scale | 1:500 |
| Sheet No. | 00-22B006-08 |
| Date | |

| | | | |
|--------|----------|---------|----------|
| Author | Designer | Checker | Approver |
| Date | Date | Date | Date |

BOLSON
ENGINEERING
ENVIRONMENTAL SERVICES

5763 102 St.
Edmonton, AB
T5H 6P8
www.bolson.ca
781-760-4138

22-0-006 00-22B006-08 D



- NOTES**
1. ALL DIMENSIONS IN METERS AND DECIMALS THEREOF, UNLESS NOTED OTHERWISE.
 2. ALL ELEVATIONS ARE GEODETIC UNLESS NOTED OTHERWISE.
 3. GEOTECHNICAL ENGINEER TO VERIFY ASPHALT STRUCTURES.
 4. THE OWNER/DEVELOPER TO VERIFY CONFORMANCE TO TOWN OF STONY PLAIN DESIGN AND REMEDIATION CONTROL GUIDELINES.
 5. THE OWNER/DEVELOPER MUST CONFORM TO TOWN OF STONY PLAIN SPECIFICATIONS AS PER THE PLANS.
 6. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL SITE FEATURES, INCLUDING EXISTING UTILITIES, LANDSCAPING FEATURES, SURVEY MONUMENTS AND STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY RESTORATIONS AND REPAIRS.
 7. ALL DESIGN ELEVATION AND FACILITY LOCATIONS TO BE FIELD VERIFIED BY CONTRACTOR.
 8. TO BE IN EXISTING ROADWAYS MUST BE COMPLETED TO THE SATISFACTION OF THE TOWN OF STONY PLAIN.
 9. CONTRACTOR IS RESPONSIBLE TO CALL ALBERTA ONE CALL (1-800-455-6113) TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
 10. ALL 4" WATER SERVICE PIPES TO BE A MINIMUM OF 2.5M BELOW FINAL GRADE.
 11. ALL 4" WATER SERVICE STUBS TO BE 1.5M BELOW FINAL GRADE.

LEGEND

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| Symbol | Description |
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| Symbol | Description |

REVISIONS

| NO. | DATE | DESCRIPTION | BY | CHKD | APPD |
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PROJECT DATA

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| CLIENT | FACTORY ARCHITECTURE INC |

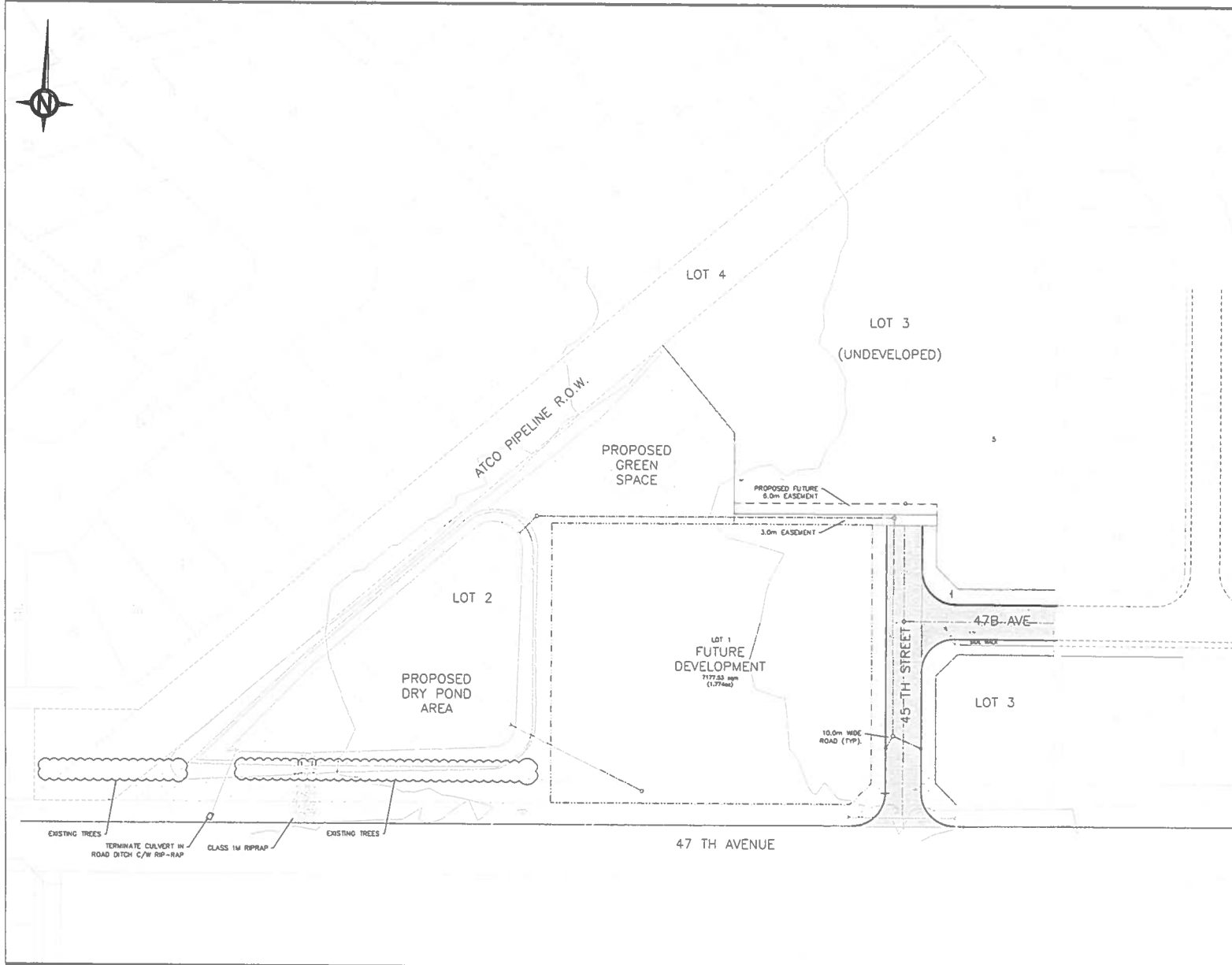
APPROVALS

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| DESIGNED BY | DATE | CHECKED BY | DATE |
| DRAWN BY | DATE | APPROVED | DATE |

ONOWAY, ALBERTA
PROPOSED DEVELOPMENT SECTIONS AND DETAILS
BLOCK A, PLAN 41141R

SCALE: 1:500
CLIENT: FACTORY ARCHITECTURE INC
BOLSON ENGINEERING ENVIRONMENTAL SERVICES
9703-189 ST. EDMONTON, AB T5T 6E8
www.bolson.co
PH: 780-468-8877
FAX: 780-413-8878

JOB NUMBER: 22-D-006
DOC NUMBER: DD-22D006-09
REV: D



NOTES

LEGEND

- 0.150 TOPSOIL AND SEED
- ASPHALT AREA



REGISTERED TO PRACTICE
 Bolson Engineering Inc. (Professional Services)
 Supervisor: *[Signature]*
 (Exp. MAY 5, 2024)
 (Reg. No. 41141F)
 The Association of Professional Engineers,
 Geologists and Geophysicists of Alberta

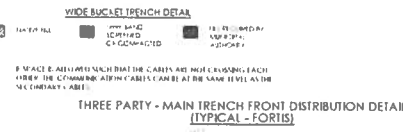
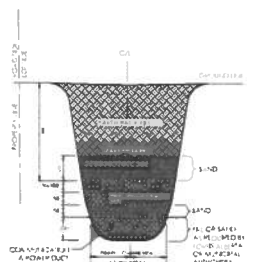
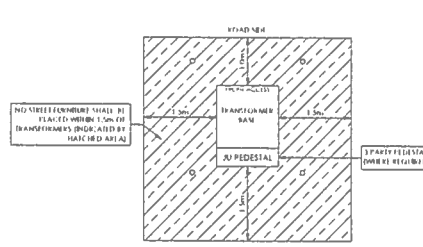
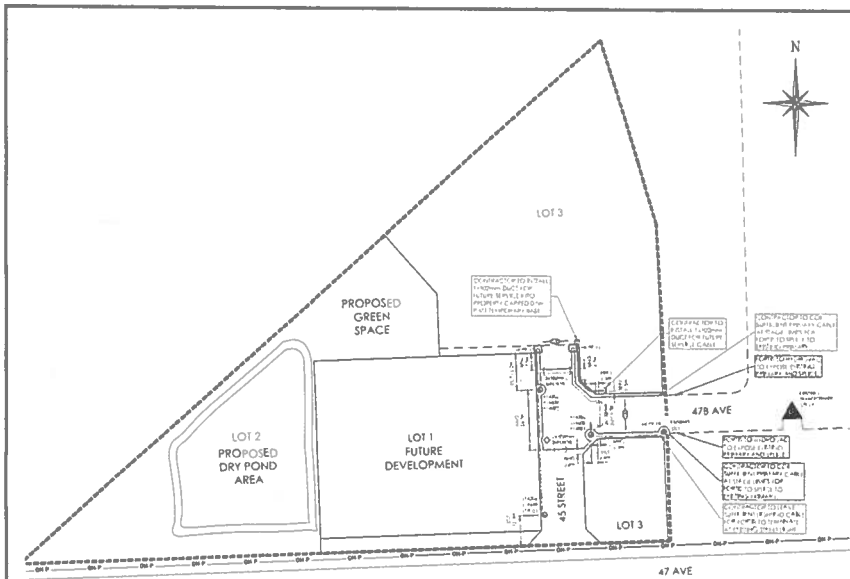
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ONDWAY, ALBERTA
**PROPOSED DEVELOPMENT
 LANDSCAPING PLAN**
 BLOCK A, PLAN 41141F

SCALE: 1:500 CLIENT: FACTION ARCHITECTURE INC

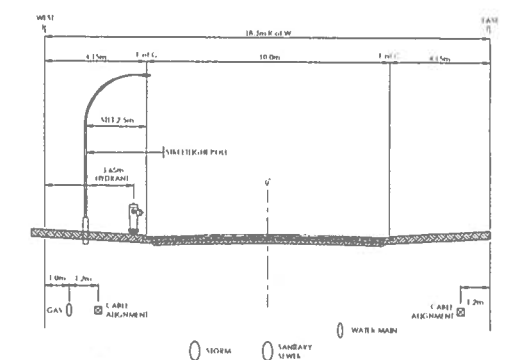
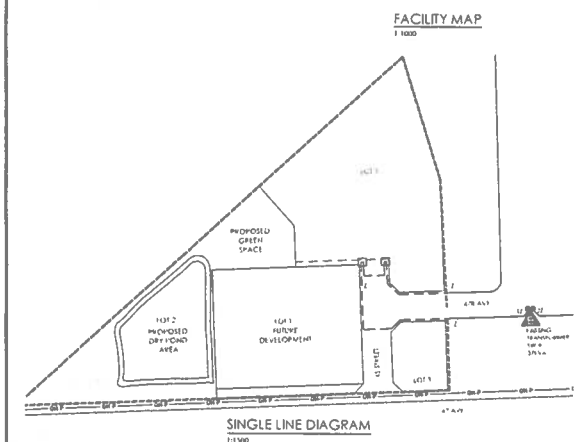
BOLSON ENGINEERING ENVIRONMENTAL SERVICES
 9703-199 St. EDMONTON, AB T5T-6E8
 www.bolson.co
 PH: 780-488-8571 FAX: 780-413-8878

| JOB NUMBER | DWG. NUMBER | REV. |
|------------|--------------|------|
| 22-D-006 | DD-22D006-10 | F |



- LEGEND**
- 100mm Ø FOR LUMBER NAILING (QUANTITY AS NOTED)
 - ADDITIONAL FINISHING
 - GAS ROAD CROSSING AND SET OF 150mm Ø
 - TRANSFORMER CLEARANCE
 - 100mm Ø FOR LUMBER NAILING (QUANTITY AS NOTED)
 - ADDITIONAL FINISHING
 - GAS ROAD CROSSING AND SET OF 150mm Ø
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 - ADDITIONAL FINISHING
 - GAS ROAD CROSSING AND SET OF 150mm Ø
 - TRANSFORMER CLEARANCE

- NOTES:**
- EACH PARTY RESPONSIBLE FOR PROVIDING THEIR OWN CONTRIBUTION TO FACILITY AND COORDINATING WITH INSTALLATION CONTRACTOR.
 - ALL CABLES UNDER ROADWAYS AND LANS TO BE INSTALLED BY 100mm PVC.
 - ALL ROAD CROSSINGS TO BE INSTALLED WITH 150mm Ø DETENTION.
 - ROAD CROSSINGS TO MAINTAIN A 300mm CLEARANCE FROM ALL UTILITIES, MAINS, GAS, HEAVY AND VALVE ROAD CROSSINGS AND BE AT A MINIMUM 1.5m BELOW FINISHED GRADE WITH THE TOP OF THE ROAD CROSSING AT A MINIMUM OF 1.2m BELOW FINISHED GRADE LEVEL. THE END OF ROAD CROSSING DETIC SHALL BE A MINIMUM OF 100mm BALK OF CURE FOR 100mm BALK OF CURE SHALL BE 100mm BALK OF CURE. ROAD CROSSING ALIGNMENTS ARE TO BE 100mm BALK OF CURE FROM A 100mm DETENTION AND A MINIMUM OF 200mm FROM THE CENTER OF ROADWAY TRANSVERSE TO FACILITIES AT RIGHT ANGLES TO THE ROAD ROAD CROSSING CLEARANCE ON BASIS OF PAIDMENTS ARE NOT ACCEPTABLE.
 - SEE TYPICAL ROAD CROSSING DETAILS FOR TRENCH ALIGNMENTS AND TYPICAL PLACEMENT.
 - ALL UTILITIES TO BE PLACED WITHIN 1.5m OF PROPERTY LINE UNLESS OTHERWISE NOTED.
 - NO UTILITIES TO BE LOCATED WITHIN 3.0m OF STREET LIGHT POLES AND 1.0m OF STREET LIGHTS.
 - MAIN TRENCH TO BE PLACED 100mm ABOVE PRIMARY AND SECONDARY CABLES IN MAIN TRENCH ON THE OTHER SIDE OF MAIN TRENCH PROVIDE A MINIMUM OF 200mm CLEARANCE ABOVE CABLES. MAIN TRENCH MAY ALSO BE REQUIRED.
 - NO ABOVE GROUND CHANGING ALBUMS OR PATROL BUS SHOWN ON POWER DRAWING. REFER TO CHANGING ALBUM FOR FURTHER DETAIL.
 - FOR ALL PRIMARY CABLES WITH GAS TRANSFORMER BASE 0.5m BELOW FINISHED GRADE. PROVIDE 100mm SAND BEDDING OVER ALL CABLES.
 - AT FORTH COMING TRENCH, CABLE TO BE CAPPED OFF BY GORTS.
 - TRENCH ALIGNMENT TO MAINTAIN A MINIMUM OF 1.0m FROM THE UTILITY MAINS, GAS, HEAVY AND VALVE. THE REQUIRED MINIMUM CLEARANCE SHALL BE MAINTAINED FOR THE ENTIRE LENGTH OF THE TRENCH. PROTECTION SHALL BE INSTALLED ACCORDING TO A TYPICAL DETAIL AS SHOWN IN THE TRENCHING DRAWING.
 - 100mm Ø FOR LUMBER NAILING TO BE INSTALLED WITH A 100mm FREE BEDDING AND ALL TRENCHES TO BE CONCRETE IN AND FINISHING DETAIL FOR TRENCHING DRAWING. MAIN TRENCH CENTRAL FOR 100mm METABLE EQUIPMENT TO MAINTAIN TRENCHING.
 - SEE GAS AND COMMUNICATION DRAWINGS FOR ROAD CROSSING TRENCHING.
 - LUMBER TO BE 100mm Ø (100mm Ø) TO BE 100mm Ø (100mm Ø) C/W 100mm Ø MAIN TRENCH LIGHTING. SEE TRENCHING DRAWING FOR TRENCHING DETAIL.



REVISIONS:

| REV | DATE | REVISION DESCRIPTION | INITIAL |
|-----|------|---|---------|
| 1 | | DRAWING REVISIONS (REVISION LINE OR MARK) | |

ACCEPTANCE FOR TRENCHING (TRENCH DISTRIBUTION)
REFERENCE NUMBER: 2021/25/1 - W.D.F.

| REVISION NO. | DESCRIPTION | BY | DATE | DATE |
|--------------|---------------------------------|------|------|----------|
| 1 | PRELIMINARY DESIGN | M.S. | R.H. | 22/04/20 |
| 2 | REVISED AS PER LATEST LAND BASE | M.S. | R.H. | 22/02/18 |
| 3 | REVISED AS PER LATEST LAND BASE | M.S. | R.H. | 23/02/18 |
| 4 | ISSUED FOR FORMS REVIEW | M.S. | R.H. | 23/06/20 |
| 5 | REVISED AS PER FORMS COMMENTS | M.S. | R.H. | 23/08/20 |
| 6 | ISSUED FOR MUNICIPAL APPROVAL | M.S. | R.H. | 23/07/21 |
| 7 | ISSUED FOR FORMS APPROVAL (FC) | M.S. | R.H. | 23/08/21 |
| 8 | REVISED TO NEW PLAN | M.S. | R.H. | 24/05/20 |

PRELIMINARY NOT FOR CONSTRUCTION



BOLSON
ENGINEERING AND ENVIRONMENTAL SERVICES

Client
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS IN CANADA

ONOWAY DEVELOPMENT
ONOWAY, ALBERTA
SE-35-54-2 WS
FACILITY MAP, SINGLE LINE DIAGRAM, & DETAILS

Drawn: M.S.
Scale: AS NOTED
Date: JUNE 2022
Checked: M.S.
Drawing No.: UPD-004
Sheet: 1 of 1