

1. **WELCOME AND CALL TO ORDER**

2. **LAND ACKNOWLEDGEMENT**

- 2.1 Treaty Six Land Acknowledgement - Blackfalds Town Council acknowledges that we are on Treaty Six Territory, a traditional meeting ground, gathering place, and travelling route to the Cree, Saulteaux (So-toe), Blackfoot, Métis, Dene (De-nay) and Nakota Sioux (Sue). We acknowledge all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries.
-

3. **ADOPTION OF AGENDA**

- 3.1 Special Agenda for August 19, 2024
-

4. **BUSINESS**

- 4.1 Request for Decision, Aspen Lakes West School Site Capital Project Award
-

5. **ADJOURNMENT**

MEETING DATE: August 19, 2024

PREPARED BY: Preston Weran, Director of Infrastructure and Planning Services

PRESENTED BY: Preston Weran, Director of Infrastructure and Planning Services

SUBJECT: **Aspen Lakes West School Site Capital Project Award**

BACKGROUND

During the 2024 Capital Budget, \$600,000 was allocated to development costs related to the new Catholic School Site Project. At the May 14th, 2024, Regular Council Meeting, the project budget was increased to \$3 million dollars, and Administration was instructed to start negotiations as per the motions below:

154/24 *Councillor Coulter moved That Council increase the 2024 Capital Budget by \$2.4 million for the Aspen Lakes West School Site Project, formally called the Catholic School Services Project.*

CARRIED UNANIMOUSLY

155/24 *Mayor Hoover moved That Council authorize the CAO to proceed with contract negotiations with the developer.*

CARRIED UNANIMOUSLY

With the help of Stantec, Administration has completed the detailed design work for this phase with the developer for the Aspen West Area and put the project out for tender. Administration expects to have a finalized Memorandum of Understanding shortly with the Developer along with their intent to sign a Development Agreement to recover the \$3 million dollars for this project. Additional details of this MOU were discussed in-camera at the August 13, 2024, Regular Meeting of Council.

The latest scope of tendered work includes the roadways, underground utilities, services, and stormwater management to allow the neighbourhood roadways and infrastructure to be constructed. Vista Trail will be extended north 300 meters from its current limit to the front of the school building and most of the municipal reserve lands. Allard Crescent, the eastern roadway, will be extended to allow access and services to the back part of the school site. Some lots within this area will be serviced when the roadway is installed. Lastly, stormwater and underground piping will be included, along with shallow utility services.

See the attached civil drawings for detailed information. Shallow Utilities design work and roadway landscaping projects are moving forward to meet Provincial timeframes.

DISCUSSION

The Aspen Lakes West School Site (Aspen Lakes West phase 2) civil works was posted on Alberta Purchasing Connection and the Alberta Construction Association on July 23rd, 2024 and closed on August 8th, 2024, at 2:00 pm. We received 7 bids for the project, all in good order, and all include 10% contingency but excluding G.S.T as per below:

Contractor	Sch 1 - Grading	Sch 2 - Underground	Sch 3 - Surface	Sch 4 - Additional Lot (provisional Developer Paid)	TOTAL WITH OUT SCHEDULE 4 (Including Contingency) no GST
Northside Construction Partnership	\$561,500.00	\$849,988.40	\$577,821.25	\$132,640.75	\$2,188,240.62
Grayson Excavating Ltd	\$556,475.00	\$920,297.57	\$611,380.74	\$134,512.69	\$2,296,968.64
Urban Dirtworks Inc.	\$544,920.00	\$973,853.45	\$574,180.55	\$157,088.05	\$2,302,249.40
Pidherney's Inc.	\$539,391.80	\$985,097.46	\$629,044.76	\$132,521.15	\$2,368,887.42
Bettensons	\$491,380.00	\$1,043,794.13	\$620,743.05	\$148,615.00	\$2,371,508.90
Central City Asphalt	\$685,780.00	\$960,297.57	\$790,920.50	\$137,052.19	\$2,680,697.88
PME Inc	\$755,838.24	\$1,296,224.98	\$752,836.38	\$169,937.73	\$3,085,389.56
<i>Stantec's Pre-Tender Estimate</i>	<i>\$535,000.00</i>	<i>\$883,269.97</i>	<i>\$601,360.00</i>	<i>\$146,084.93</i>	<i>\$2,230,139.97</i>
<i>Stantec's Opinion of Probable Cost Council Approved</i>	<i>\$442,500.00</i>	<i>\$786,000.00</i>	<i>\$626,000.00</i>	<i>N/A</i>	<i>\$2,133,500.00</i>

As outlined above and in the attached Stantec Consulting Letter of Award, “Northside Construction is a well-established contractor that has operated in the Central Alberta region for many decades; they have proven time and time again their ability to complete residential subdivision work. Their schedule is to complete the Grading and Deep Utilities this fall. The road construction would begin first thing in the spring of 2025. The submitted schedule meets the requirements set out within the tender documents.”

The tender award before Council does include the consulting and contract administration for this phase of construction. However, it does not include shallow utility installations for power, gas, telecommunications or roadway landscaping. These scopes of work will be tendered out separately once the detailed design is vetted and the detailed design is completed. Based on the effort and anticipated timeline of two months for construction, the known and estimated costs are further detailed in the table below and have been revised since the August 13, 2024, Regular Council Meeting:

2024 Capital Budget and Expenses		
Aspen Lakes West School Site Engineering and Design	\$151,836.80	Actual
Aspen Lakes West School Site Construction Inspection and Testing	\$192,050	Estimated
Legal Survey and Subdivision	\$19,221.12	Actual
Shallow utility improvements (Telus and power) including engineering	\$347,000	Estimated
Legal for Agreement	\$15,000	Estimated
Landscaping of Roadways	\$57,500.00	Actual
Construction Award of Aspen Lakes West School Site	\$2,188,240.62	
Budget Variable	\$29,151.46	
2024 Capital Budget Funds Approved	\$3,000,000.00	

FINANCIAL IMPLICATIONS

Based on our estimate for the total project costs as outlined above, the project will be on budget. If this project is to move forward this year as planned in time for the school opening, the possibility of retendering this project is not an option. The civil scope of this award does allow for most of the work to be completed, with a plan for the remainder of the work to be finalized before July 1, 2025.

ADMINISTRATIVE RECOMMENDATION

That Council consider the following motion:

1. That Council award the Aspen Lakes West School Site Capital Project (Aspen Lakes West Phase 2) to North Side Construction Partnership for \$2,188,240.62 excluding GST.

ALTERNATIVES

- a) That Council refer the Aspen Lakes West School Site Capital Project Award back to Administration for more information.

ATTACHMENTS

- Tender Award letter
- Tender Drawing Package and Drawing Addendum

APPROVALS



Kim Isaak,
Chief Administrative Officer



Department Director/Author



August 9, 2024
File: 1101000162

Attention: Preston Weran, Director of Infrastructure and Planning Services
Town of Blackfalds
5018 Waghorn Street
Blackfalds, AB T0M 0J0

Dear Preston,

Reference: Aspen Lakes West School Site. – Tender Review

The above-mentioned tender for the Town of Blackfalds was received by Stantec in Red Deer on Thursday, August 8, 2024. We completed a review of the Seven (7) submitted tender submissions to ensure that the tender requirements have been met and to confirm correctness of the unit price schedules. Minor mathematical errors were found in the unit price schedule submitted by Grayson, Urban, and PME.

The total tender results have been summarized in the following table (includes contingency and excludes GST):

Contractor	Sch 1 - Grading	Sch 2 - Underground	Sch 3 - Surface	Sch 4 - Additional Lot (provisional Developer Paid)	TOTAL WITH OUT SCHEDULE 4 (Including Contingency) no GST
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A complete summary of the tendered results and comparison to the Engineer's Pre-Tender Estimate is attached for your information and record. The mathematical errors are highlighted in the comparison.

August 9, 2024

Preston Weran, Director of Infrastructure and Planning Services

Page 2 of 2

Reference: **Aspen Lakes West School Site. – Tender Review**

Northside Constructions Partnership was the lowest bidder with an amount of \$2,188,240.62 which is \$41,899.35 (approximately 2.3%) less than the engineer's pre tender estimate and \$54,740.62 (approximately 2.5%) higher than the Council approved Opinion of Probable Cost. (This does not include Schedule 4 which will be developer paid should they choose to proceed)

Northside Construction Partnership has provided a list of subcontractors to complete select items of work within the contract which are provided below.

Subcontractor	Item of Work
Appollo Landscaping	Landscaping
Border Paving	Paving
Olds Concrete	Curb and Gutter
Kinsley	Signs
Alberta Parking Lot Services	Line Painting

Northside Construction is a well-established contractor that had operated in the Central Alberta region for many decades, they have proven time and time again their ability to complete residential subdivision work. Their schedule is to complete the Grading and Deep Utilities this fall. The road construction would begin first thing in the spring of 2025. The submitted schedule meets the requirements set out with in the tender documents.

I recommend award of the Tender to Northside Construction Partnership.

Please contact me should you have any questions or concerns.

Sincerely,

Stantec Consulting Ltd.

Forman, Alan 
Digitally signed by Forman, Alan
DN: CN="Forman, Alan",
OU="Internal, OU=users",
OU=stantec, DC=corp, DC=ads
Date: 2024.08.09 13:32:37-06'00'

Alan Forman P.Eng.
Senior Associate, Project Manager
Phone: 403-373-4272
Alan.forman@stantec.com

Attachment: **Aspen Lakes West School Site– Tender Comparison**

c

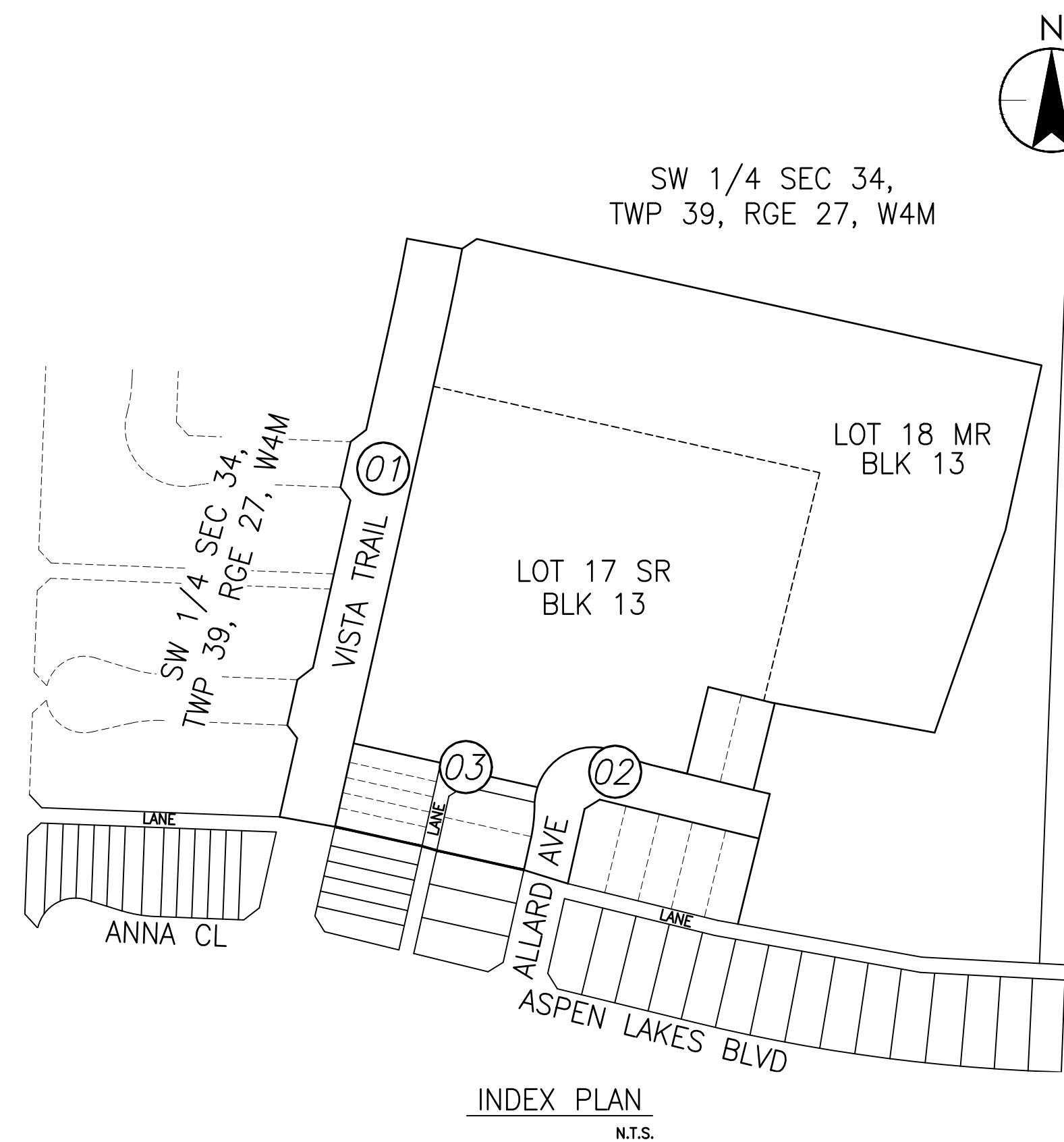
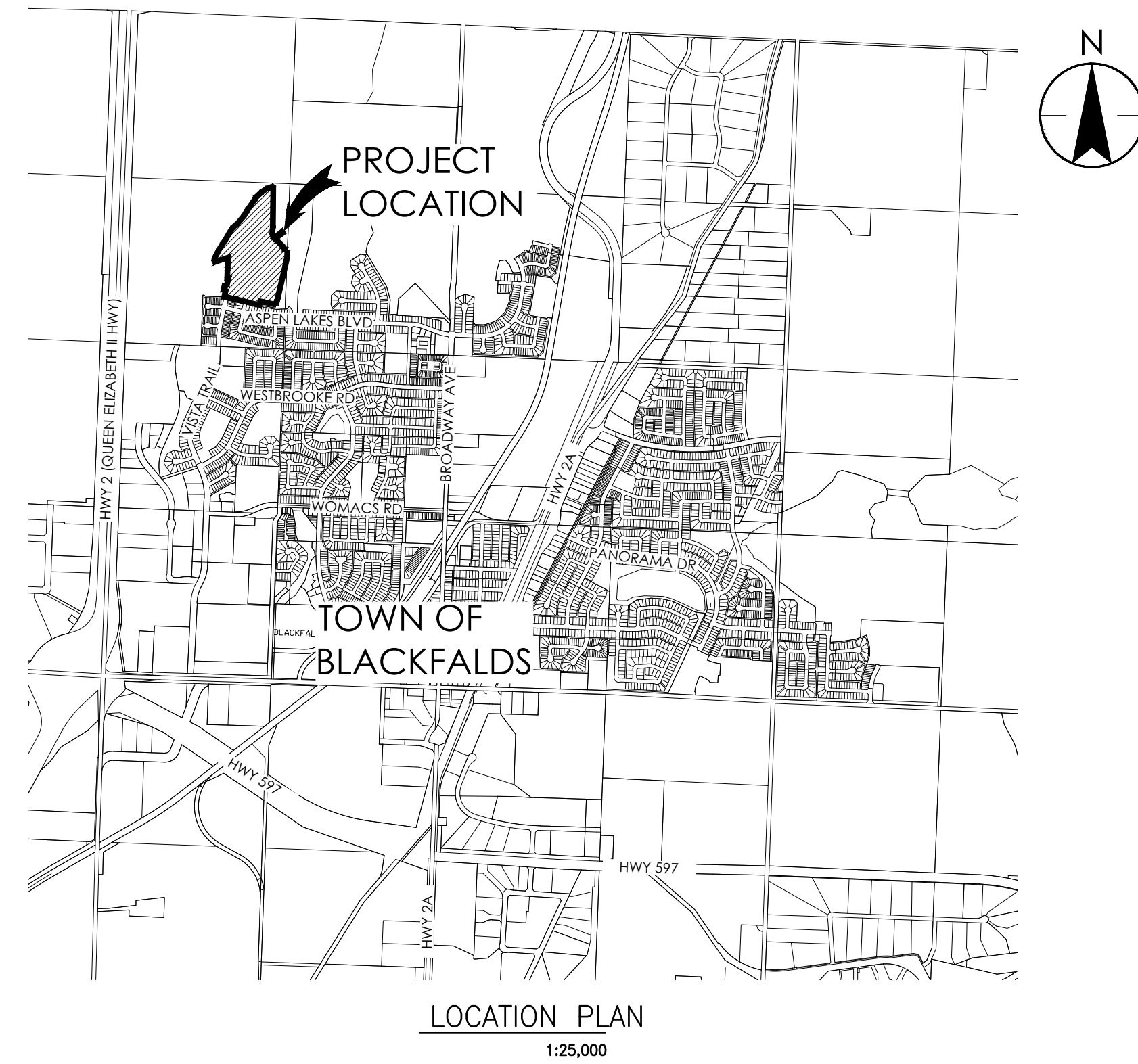


ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

JULY 2024

Project Number: 1161109975



Sheet List Table

Sheet Number	Sheet Title
00	Cover
01	Index Plan & List of Drawings
02	Plan of Subdivision
C01A	Site Grading Plan
C01B	Cut - Fill Plan
C01C	Excess Fill Grading Area
C02	Roadway Grading Plan
C03	Signage & Pavement Marking Plan
C04	Overall Utilities Plan
C05	Water Distribution Plan
C06	Water Flushing Plan
C07	Sanitary Sewer System
C08	Major Storm Drainage Plan
C09	Minor Storm Sewer Plan
C10	Building Grade Plan
P01	Vista Trail STA 1+060 TO STA 1+360
P02	Allard Avenue STA 2+000 TO STA 2+240
P03	Lane A STA 5+000 to 5+120 and STA 6+000 to 6+080

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A	ERH	ADF	2024.06.18
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Permit/Seal

Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB CANADA

Title
INDEX PLAN & LIST OF DRAWINGS

Project No. 1161109975	Scale AS SHOWN
Revision Sheet 0 2 of 18	Drawing No. 01

Legend	
	BOREHOLE NUMBER BOREHOLE GROUND ELEVATION
	ORIGINAL GROUND CONTOURS
	FINISHED DESIGN GRADE CONTOURS
	SILT FENCE
	TOPSOIL BERM
	TOPSOIL 250mm THICK
	CONSTRUCTION BOUNDARY
EXISTING	
	CURB AND GUTTER
	STORM SEWER
	SANITARY SEWER
	WATERLINE
	MANHOLE
	CATCH BASIN MANHOLE
	STANDARD FACE CATCH BASIN (K-1)
	ROLLED FACE CATCH BASIN (SK-7)
	WATER VALVE
	FIRE HYDRANT VALVE
	FIRE HYDRANT
	REDUCER

- Notes**
- EROSION AND SEDIMENT CONTROL**
- INSTALL SILT FENCE AS SHOWN.
 - SILT FENCES TO CAPTURE SEDIMENTS ON THE UPHILL SIDE AT CURRENT PHASES AS NOTED ON DRAWING.
 - ALL SURFACE DRAINAGE FROM LANDS TO HAVE SEDIMENTATION BASINS CONSTRUCTED UPSTREAM OF INLETS. BASIN DEPTH TO BE 300mm MAXIMUM.
 - ALL CATCH BASINS TO HAVE SEDIMENT TRAPS UNTIL 2 YEARS AFTER CONSTRUCTION.

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A	ERH	ADF	2024.06.18

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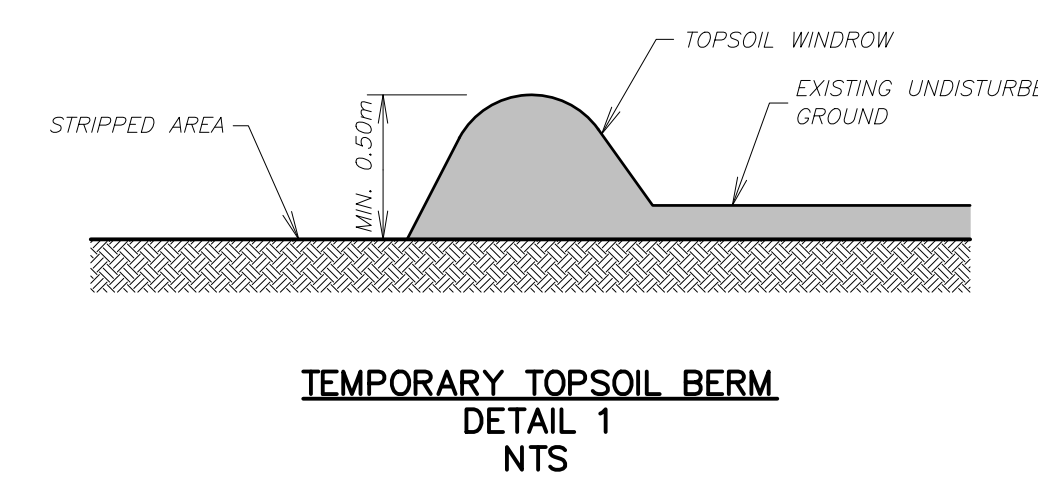
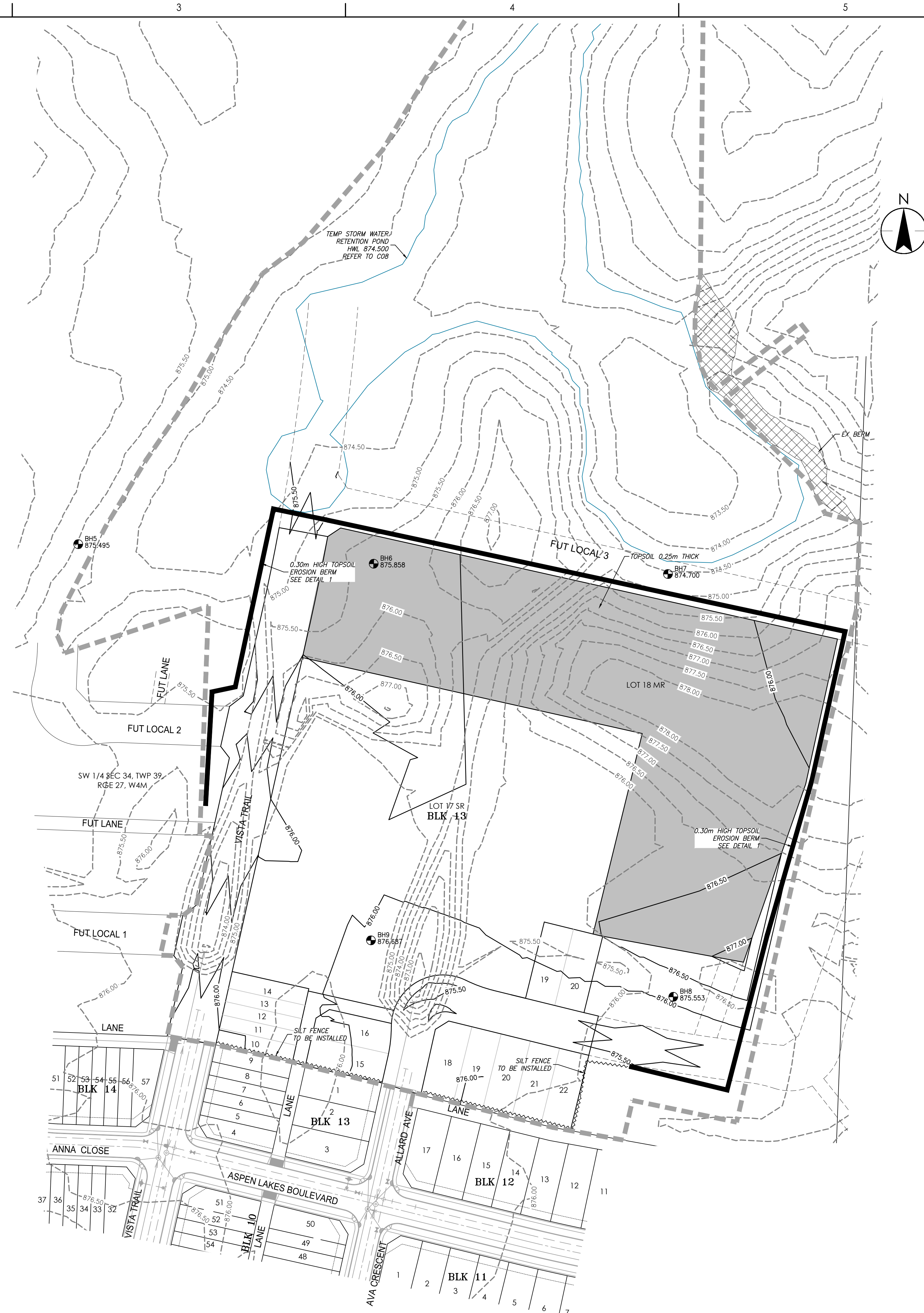
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ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB CANADA

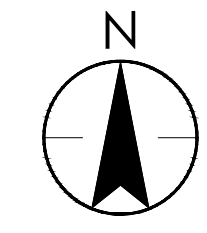
Title
SITE GRADING PLAN

Project No. 1161109975	Scale 1:1000
Revision Sheet 0 4 of 18	Drawing No. C01A



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Legend

- 0.20 CUT
- 0.40 FILL
- >1.00m FILL AREA
- TOPSOIL 250mm THICK



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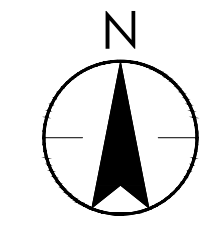
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ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB CANADA

Title
CUT - FILL PLAN

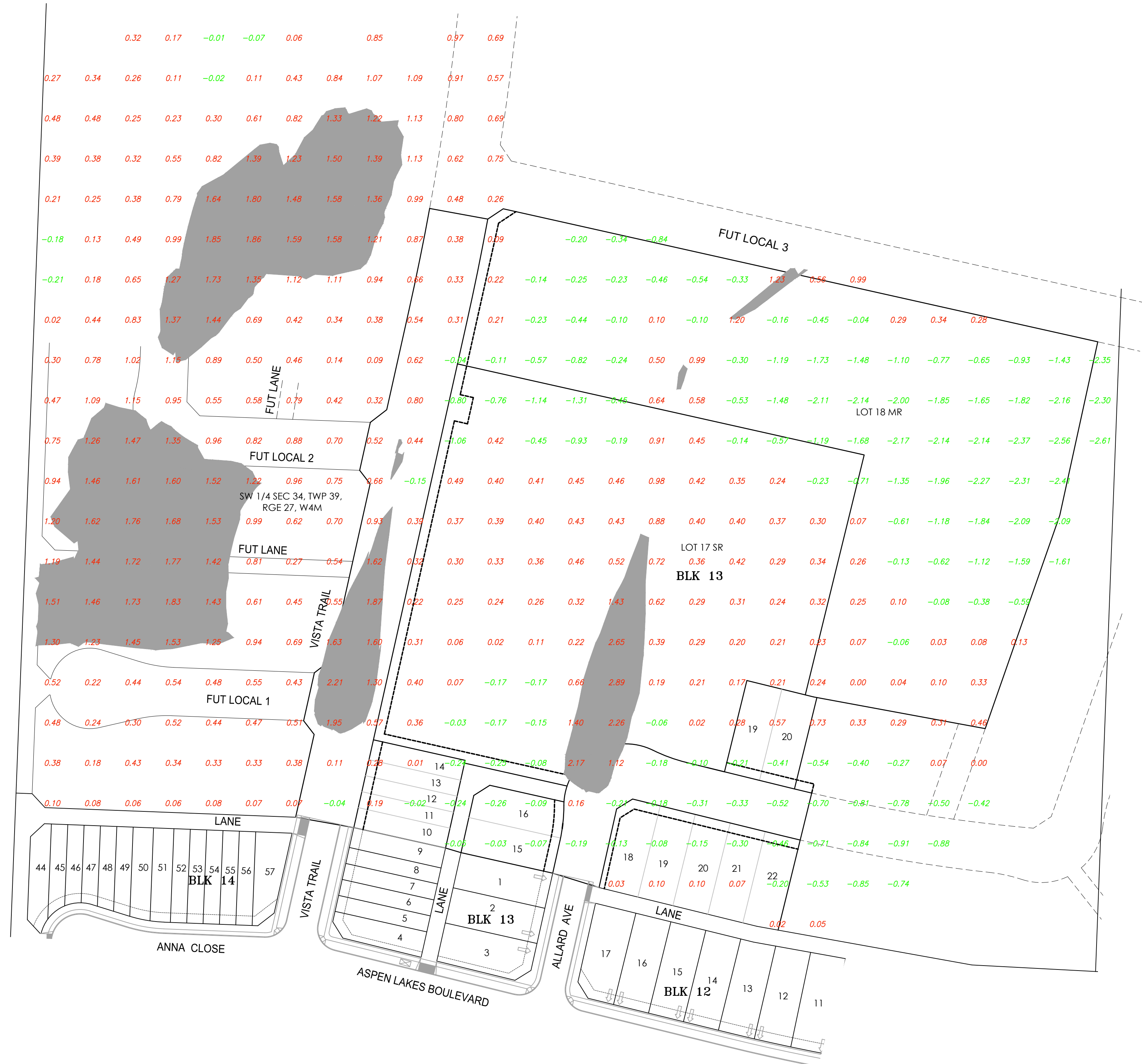
Project No. 1161109975	Scale 1:1000
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Drawing No. C01B	



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Legend

- 0.20 CUT
- 0.40 FILL
- >1.00m FILL AREA



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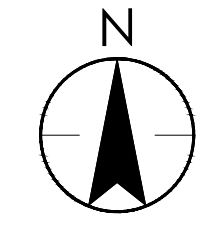
ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB CANADA

Title
EXCESS FILL GRADING AREA

Project No. 1161109975
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Sheet 6 of 18

Scale 1:1000
Drawing No. C01C



Legend

EXISTING	PROPOSED

- Notes**
- ALL PAVEMENT MARKINGS SHOWN OUTSIDE THE LIMITS OF CONSTRUCTION ARE FOR REFERENCE ONLY AND MAY NOT ACCURATELY REFLECT THE EXISTING MARKINGS OR CURRENT TOWN OF BLACKFALDS STANDARDS.
 - ALL NEW PAVEMENT MARKINGS ARE TO BE TIED TO EXISTING MARKINGS WHERE REQUIRED.
 - ALL PAVEMENT MARKINGS ARE TO BE TYPE 1 OR PAINT AS PER TOWN OF BLACKFALDS SPECIFICATIONS.
 - THE TOP AND FACE OF CURB SHALL BE PAINTED YELLOW WHERE THERE ARE NO TRAFFIC CONTROL DEVICES AT THE FOLLOWING LOCATIONS:
 - ON TRAFFIC ISLANDS AND TRAFFIC CALMING DEVICES;
 - FOR A DISTANCE OF 1.00m AT MEDIAN BULL NOSES; AND
 - FOR A DISTANCE OF 5.00m BEFORE AND AFTER ALL FIRE HYDRANT LOCATIONS.
 - INSTALL STREET NAME MARKER SIGNS AT EACH INTERSECTION. TOWN OF BLACKFALDS PUBLIC WORKS DEPARTMENT WILL CONFIRM THE INSTALLATION LOCATIONS IN THE FIELD.
 - ALL SIGNAL, PAVEMENT MARKINGS AND SIGNAGE ARE TO BE INSTALLED IN ACCORDANCE WITH TOWN OF BLACKFALDS TRAFFIC DESIGN GUIDELINES AND M.U.T.C.D.
 - AMEND SUBDIVISION PLAN SIGNS AND SUBDIVISION INFORMATION SIGNS.
 - DIMENSIONS ARE TO LIP OF GUTTER UNLESS OTHERWISE NOTED.
 - ALL PAINTED MARKINGS TO BE INSTALLED BY CITY FORCES.
 - LIMITS OF ALL PAVEMENT MARKINGS TO BE ESTABLISHED IN THE FIELD BY THE ENGINEER OR THEIR REPRESENTATIVE.
 - ALL EXISTING PAVEMENT MARKINGS WHICH HAVE BECOME OBSOLETE ARE TO BE REMOVED AS REQUIRED ONLY BY AN ACCEPTABLE METHOD APPROVED BY THE TRAFFIC ENGINEER OR THEIR REPRESENTATIVE.

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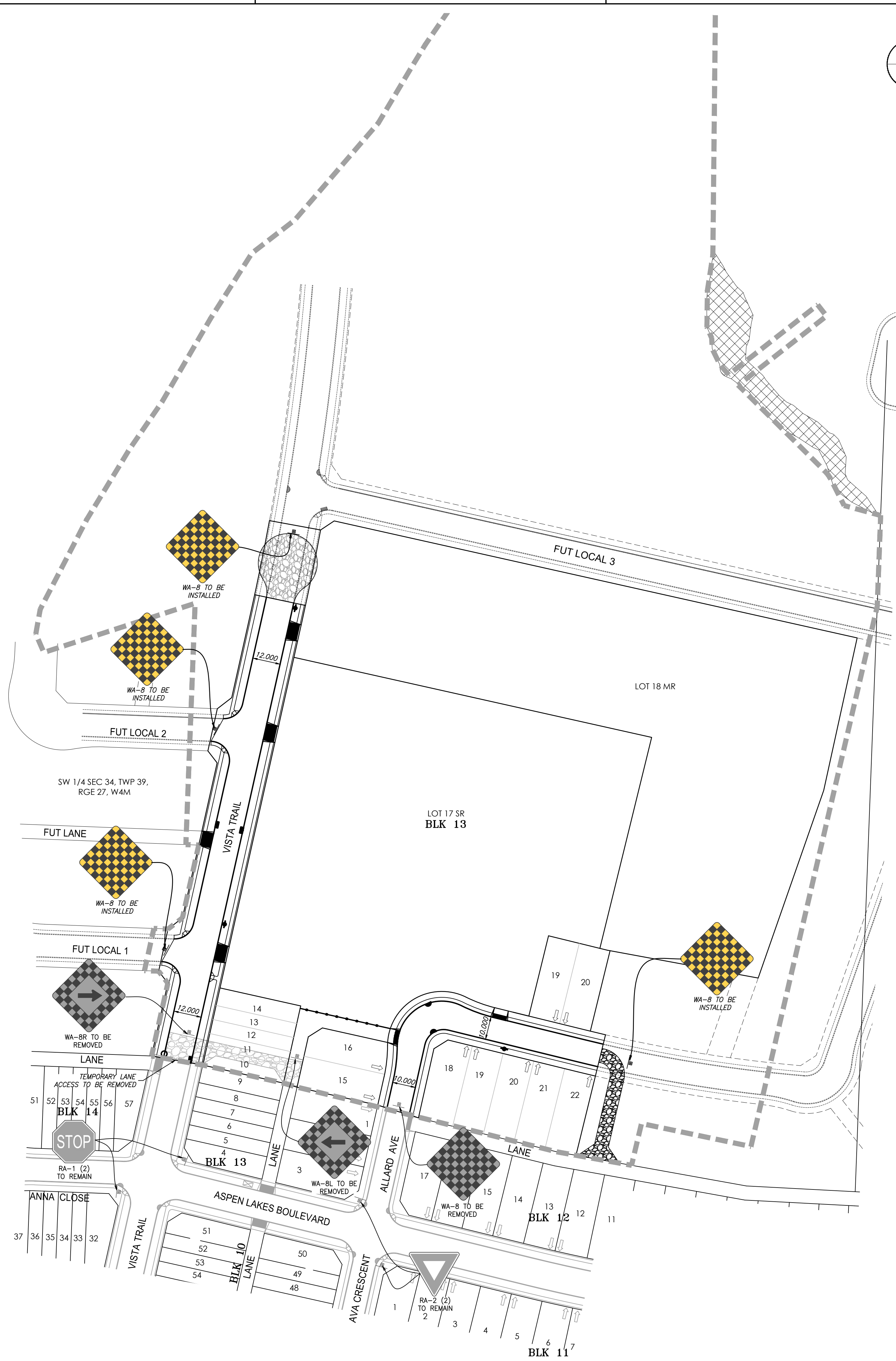
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ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title
SIGNAGE & PAVEMENT MARKING PLAN

Project No. 1161109975	Scale 1:1000
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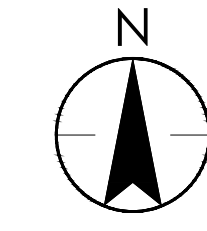
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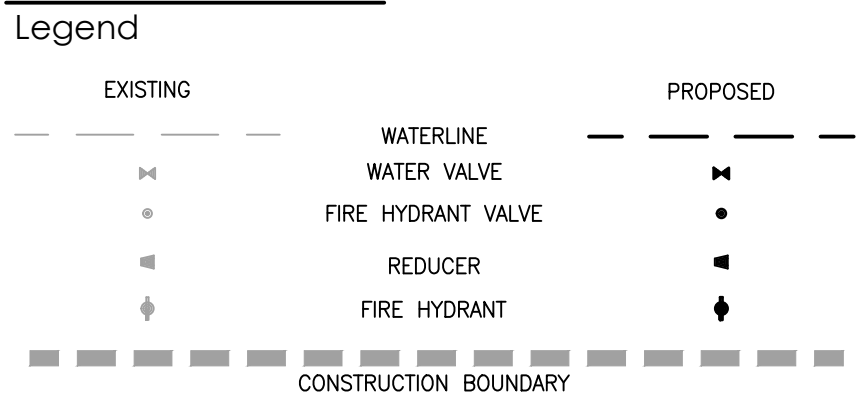
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- Notes**
- ALL CONSTRUCTION AND MATERIALS TO MEET TOWN OF BLACKFALDS SPECIFICATIONS.
 - REFER TO GEOTECHNICAL REPORT FOR EXISTING CONDITIONS AND CONSTRUCTION REQUIREMENTS.
 - CONTRACTOR TO COORDINATE THE EFFORTS AND SCHEDULING OF ALL UTILITY COMPANIES AND TOWN OF BLACKFALDS FORCES FOR THEIR PORTION OF THE WORK.
 - LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES TO BE CONFIRMED BY THE CONTRACTOR IN THE FIELD. ANY CONFLICTS WITH PROPOSED UTILITIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DETOURING AND CONSTRUCTION SIGNAGE.
 - ALL MANHOLES TO BE CONSTRUCTED WITH SULFATE RESISTANT CONCRETE.
 - PROVIDE CLASS B BEDDING IN ACCORDANCE WITH TOWN OF BLACKFALDS SPECIFICATIONS.
 - TRENCH BACKFILL TO BE COMPACTED TO TOWN OF BLACKFALDS SPECIFICATIONS.
 - ALL CONCRETE TO BE TYPE 50 28 MPa.
 - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 - NO EXCAVATION FOR DEEP UTILITIES TO OCCUR OUTSIDE OF UTILITY EASEMENTS.
- WATER**
- WATER MAINS TO BE P.V.C. C900 SDR18 CL150.
 - TOP OF WATER MAIN TO BE A MINIMUM OF 2.70m BELOW FINISHED GRADE.
 - FLUSHING POINTS TO BE 50mm MAIN COCK C/W TEMPORARY CURB STOP AND PIPE.

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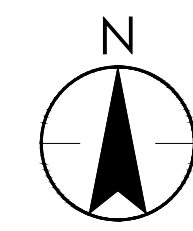
ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title
WATER DISTRIBUTION PLAN

Project No. 1161109975	Scale 1:1000
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Legend

EXISTING	PROPOSED
—	WATERLINE
—	REDUCER
—	WATER VALVE
•	FIRE HYDRANT VALVE
•	FIRE HYDRANT
⊙	SANITARY MANHOLE
---	CONSTRUCTION BOUNDARY

- Notes**
- FLUSHING TO BE DONE IN ACCORDANCE TO AWMA C651-B6 DISINFECTING WATER MAINS AND TOWN OF BLACKFALDS'S CONTRACT SPECIFICATIONS.
 - CONTRACTOR TO NOTIFY TOWN OF BLACKFALDS PUBLIC WORKS DEPARTMENT PRIOR TO ANY FLUSHING TAKING PLACE.
 - REQUIRE 12 HOURS AFTER FINAL FLUSHING BEFORE TAKING SAMPLES.
 - WATER SAMPLES TO BE TAKEN FOR EACH FLUSHING ROUTE.

WATER MAIN FLUSHING PLAN SEQUENCE

- FLUSH #1**
- OPEN EV(1-15), V(2-1)
 - CLOSED V(2-2)
 - FLUSH @ TEMP FLUSH POINT 302 TO SMH 209
- FLUSH #2**
- OPEN EV(1-15), V(2-2), V(2-3)
 - CLOSED V(2-1), V(2-5), V(2-6), V(2-7)
 - FLUSH @ FH 300 TO SMH 209
- FLUSH #3**
- OPEN EV(1-15), V(2-2), V(2-6)
 - CLOSED V(2-1), V(2-3), V(2-5), V(2-7)
 - FLUSH @ TEMP FLUSH POINT 303 TO SMH 223
- FLUSH #4**
- OPEN EV(1-15), V(2-2), V(2-7), V(2-8)
 - CLOSED V(2-1), V(2-3), V(2-5), V(2-6), V(2-9)
 - FLUSH @ FH 301 TO SMH 223
- FLUSH #5**
- OPEN EV(1-30), V(2-12)
 - CLOSED V(2-11)
 - FLUSH @ FH 302
- FLUSH #6**
- OPEN EV(1-30), V(2-11)
 - CLOSED V(2-12)
 - FLUSH @ TEMP FLUSH POINT 305 TO SMH 241



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Permit/Seal

Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title
WATER FLUSHING PLAN



Legend

	EXISTING		PROPOSED
	SANITARY SEWER		SANITARY MANHOLE
	CONSTRUCTION BOUNDARY		

Notes

- ALL CONSTRUCTION AND MATERIALS TO MEET TOWN OF BLACKFALDS SPECIFICATIONS.
- REFER TO GEOTECHNICAL REPORT FOR EXISTING CONDITIONS AND CONSTRUCTION REQUIREMENTS.
- CONTRACTOR TO COORDINATE THE EFFORTS AND SCHEDULING OF ALL UTILITY COMPANIES AND TOWN OF BLACKFALDS FORCES FOR THEIR PORTION OF THE WORK.
- LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES TO BE CONFIRMED BY THE CONTRACTOR IN THE FIELD. ANY CONFLICTS WITH PROPOSED UTILITIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DETOURING AND CONSTRUCTION SIGNAGE.
- ALL MANHOLES TO BE CONSTRUCTED WITH SULFATE RESISTANT CONCRETE.
- PROVIDE CLASS B BEDDING IN ACCORDANCE WITH TOWN OF BLACKFALDS SPECIFICATIONS.
- TRENCH BACKFILL TO BE COMPACTED TO TOWN OF BLACKFALDS SPECIFICATIONS.
- ALL CONCRETE TO BE TYPE 50 28 MPa.
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
- NO EXCAVATION FOR DEEP UTILITIES TO OCCUR OUTSIDE OF UTILITY EASEMENTS.

- SANITARY**
- 200mm SANITARY MAINS TO BE P.V.C. SDR35 CONFORMING TO CURRENT C.S.A. STANDARD B182.4, A.S.T.M. SPECIFICATION F794 AND UNI-BELL UNI-B-9.
 - INSULATE SANITARY MAIN WITH H1-40 STYROFOAM WHERE THE SOIL COVER IS LESS THAN 2.70m.

Revision

Revision	By	Appd	YYYY.MM.DD
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B	ERH	ADF	2024.07.23
A	ERH	ADF	2024.06.18

Issued

File Name	By	Appd	YYYY.MM.DD
109975c_san	ERH	LLG	2024.06.04

Permit/Seal

Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

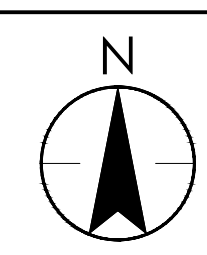
ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title
SANITARY SEWER SYSTEM

Project No. 1161109975	Scale 1:1000
Revision Sheet 0 12 of 18	Drawing No. C07





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Legend

EXISTING	STORM SEWER	PROPOSED
○	STORM MANHOLE	⊙
○	CATCH BASIN MANHOLE	⊙
—	STANDARD FACE CATCH BASIN	—
—	ROLLED FACE CATCH BASIN	—
—	MAJOR DRAINAGE PATTERN	→
—	AREA	○ 0.40
—	RUN-OFF COEFFICIENT	○ 0.35
—	HWL 874.50 STANDING WATER	—
—	CONSTRUCTION BOUNDARY	—

- Notes**
- ALL CONSTRUCTION AND MATERIALS TO MEET TOWN OF BLACKFALDS SPECIFICATIONS.
 - REFER TO GEOTECHNICAL REPORT FOR EXISTING CONDITIONS AND CONSTRUCTION REQUIREMENTS.
 - CONTRACTOR TO COORDINATE THE EFFORTS AND SCHEDULING OF ALL UTILITY COMPANIES AND TOWN OF BLACKFALDS FORCES FOR THEIR PORTION OF THE WORK.
 - LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES TO BE CONFIRMED BY THE CONTRACTOR IN THE FIELD. ANY CONFLICTS WITH PROPOSED UTILITIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DETOURING AND CONSTRUCTION SIGNAGE.
 - ALL GRADES SHOWN ARE TO TOP OF ASPHALT (T.O.A.) = LIP OF GUTTER (L.O.G.).
 - CATCH BASIN RIM ELEVATIONS TO BE 15mm BELOW LIP OF GUTTER ELEVATION.
 - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 - ALL SERVICES WITH LESS THAN 2.70m OF COVER ARE TO BE INSULATED.

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B	ERH	ADF	2024.07.23
A	ERH	ADF/BD	2024.06.18

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Dwn.	Chkd.	YYYY.MM.DD

File Name: 109975c_stm

Permit/Seal

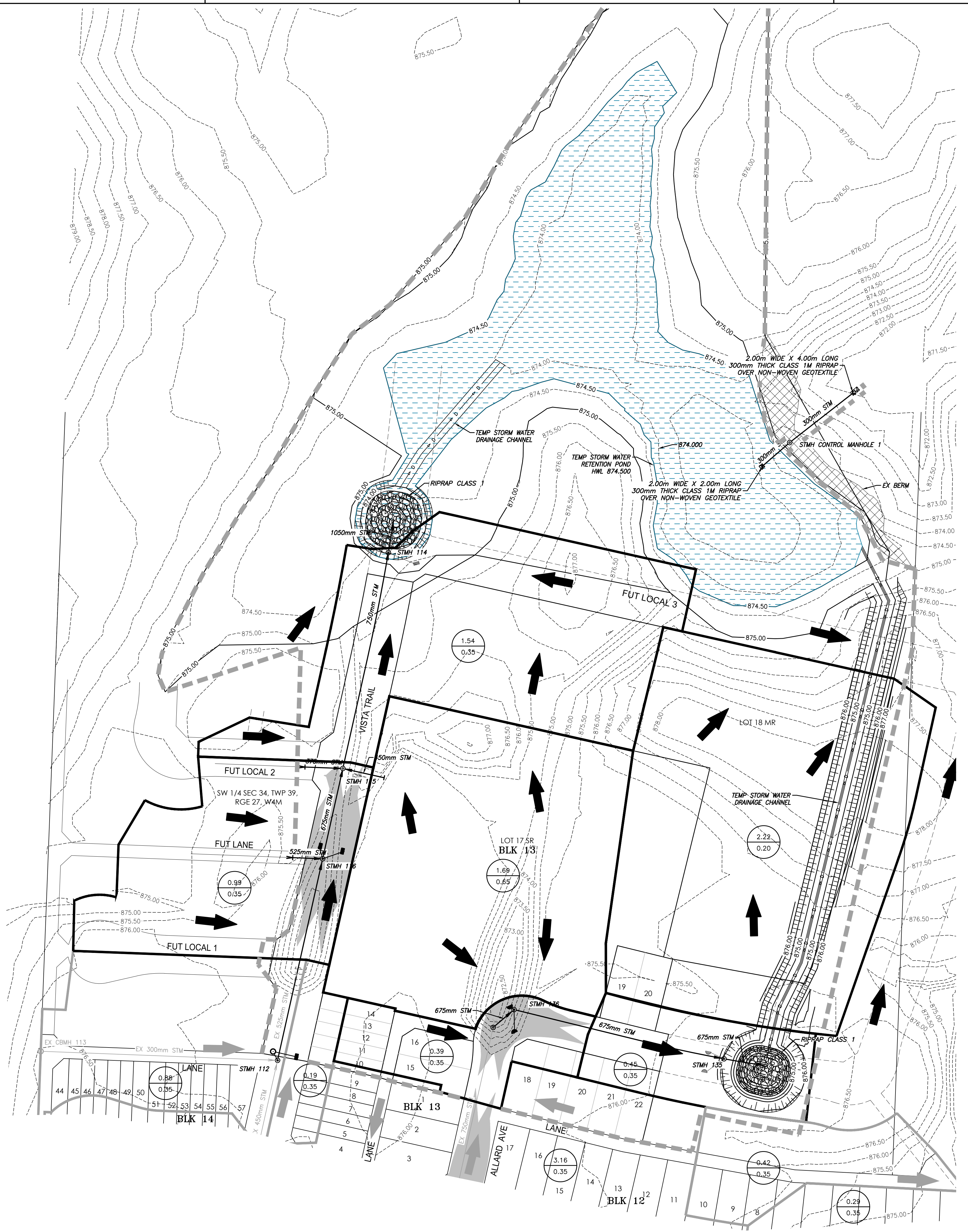
Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title
MAJOR STORM DRAINAGE PLAN

Project No. 1161109975	Scale 1:1000
Revision 0	Sheet 13 of 18
Drawing No. C08	



Legend

GRADE AT FRONT PL	980.55	980.50
FRONT SERVICE LOCATION (4.5m FROM PROPERTY LINE UNLESS OTHERWISE NOTED)		
SERVICE INVERT AT STUB UNLESS OTHERWISE NOTED	S 978.30	
LOWEST TOP OF FOOTING	LTF 979.15	
SUGGESTED MIN. FINISHED LANDSCAPE ELEVATION AT FRONT OF HOUSE	980.90	
SUGGESTED MIN. FINISHED LANDSCAPE ELEVATION AT REAR OF HOUSE	980.90	
ORIGINAL GROUND ELEVATION (PRIOR TO SITE GRADING AT CENTRE OF BUILDING ENVELOPE)	OG 979.40	
SERVICE TYPE	○ ● ▲	
LOT TYPE	L	
LOT NUMBER	92	
DEPTH OF FILL EXCEEDS 1.2m (BEARING CERTIFICATE REQUIRED)	*	
CMC ADDRESS	12	
POWER, TELUS, & SHAW DROPPOFF	*	

GRADE AT REAR PL OR EDGE OF OVERLAND DRAINAGE R/W (WHERE APPLICABLE)	980.35	980.30
LEGEND		
○	SINGLE WATER & SANITARY SERVICE	
▲	DUAL WATER & SANITARY SERVICE	
●	SINGLE WATER, SANITARY & STORM SERVICE	
▲	DUAL WATER, SANITARY & STORM SERVICE	
*	EXISTING WELL HEAD	

Revision

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B	ERH	ADF	2024.07.23
A	ERH	ADF	2024.06.18

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By	Appd	YYYY.MM.DD

File Name: 109975c_bg

File Name	ERH	ERH	LLG	2024.06.04

Permit/Seal

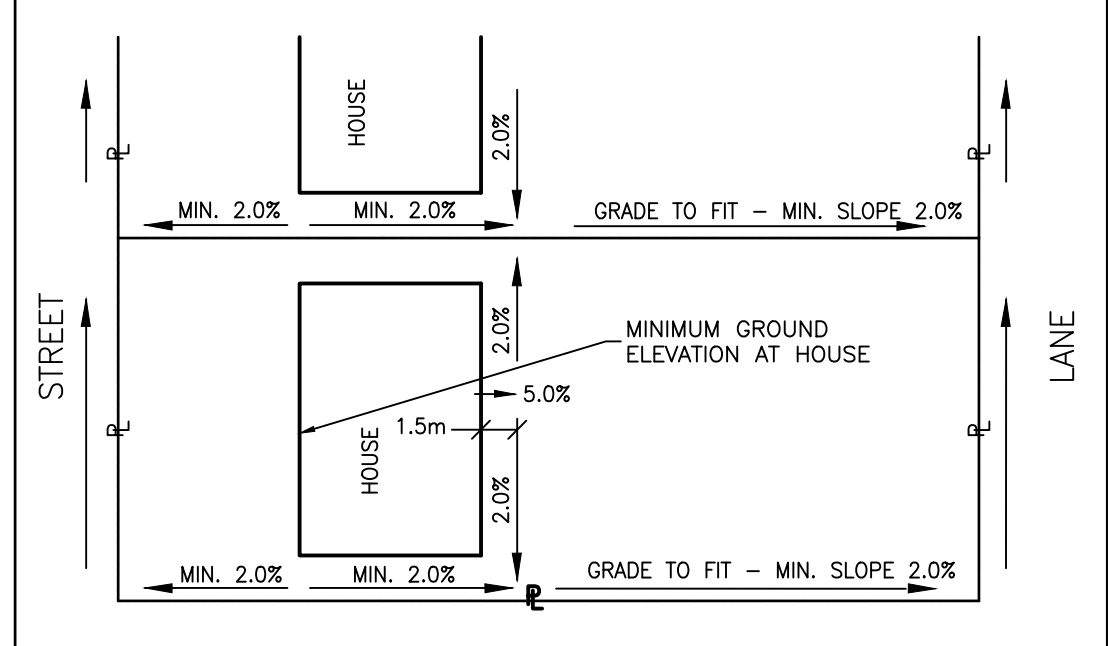
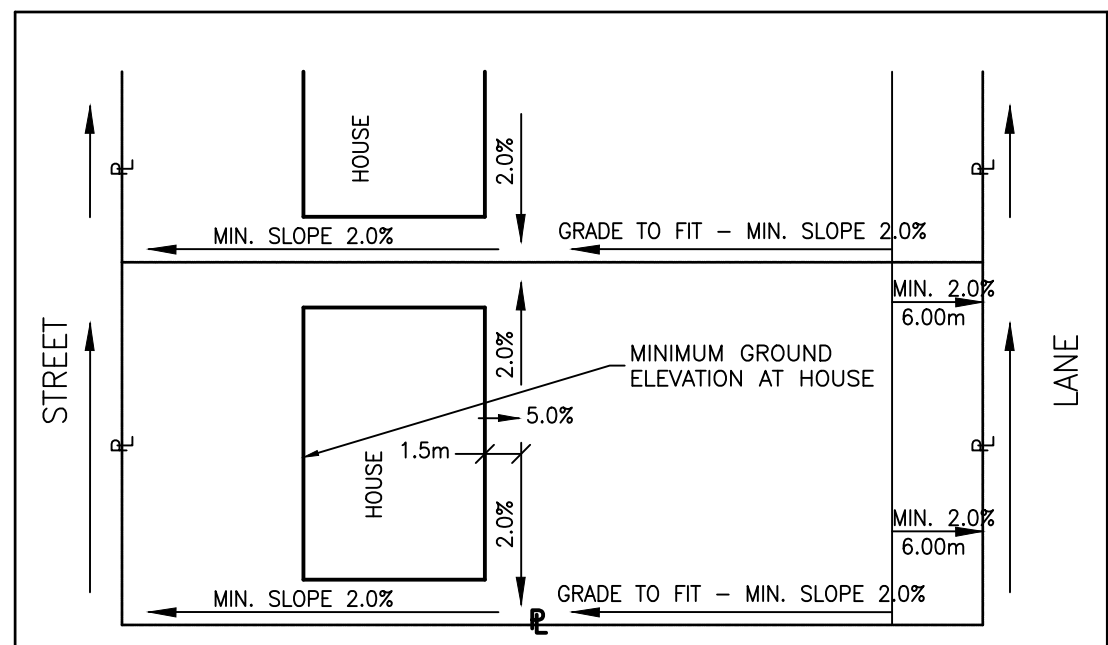
Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title
BUILDING GRADE PLAN

Project No. 1161109975	Scale 1:500
Revision Sheet 0 15 of 18	Drawing No. C10



NOTE:
1. HOUSE BUILDERS TO PAY SPECIAL ATTENTION TO FOUNDATION DESIGN. THE FOUNDATION ON THE LOW SIDE OF THE LOT MAY REQUIRE CONSTRUCTION OF A "PONY WALL."

NOTES

- ALL PLANS SUBJECT TO TERMS OF THE DEVELOPMENT AGREEMENT.
- SAN SERVICES TO BE 150mm DIA SDR-28 PVC
- STM SERVICES TO BE 100mm DIA SDR-28 PVC
- WATER SERVICES TO BE 25mm DIA PE 3406 UNLESS SHOWN OTHERWISE.
- ALL HOUSE SERVICES TO BE TERMINATED 6.50m INSIDE PROPERTY LINE UNLESS OTHERWISE NOTED.
- LOTS WITH FILL IN EXCESS OF 1.20m REQUIRE SOIL BEARING CERTIFICATES.
- HOUSE BUILDER TO SET ACTUAL TOP OF FOOTINGS AND FINISH LOT LANDSCAPE GRADES SUCH THAT POSITIVE SURFACE DRAINAGE IS MAINTAINED AWAY FROM THE HOUSE FOUNDATION WALL TOWARD THE STREET OR REAR LOT DRAINAGE FEATURE. SUGGESTED LANDSCAPE GRADE AT FRONT & REAR = HIGHEST SIDE YARD ELEV. + 0.10m.
- STEEL REINFORCEMENT RECOMMENDED FOR CONCRETE FOOTINGS AND FOUNDATION WALLS WHERE ACTUAL TOP OF FOOTING IS HIGHER THAN ORIGINAL GROUND (OG) ELEVATION INDICATED. ENGINEER COMPLETING SOIL BEARING CERTIFICATE TO CONFIRM REQUIREMENTS AND/OR DETAILS.
- REFER TO THE SUBMISSION UTILITY AND OVERLAND DRAINAGE RIGHT OF WAY PLANS FOR LOCATIONS AND DIMENSIONS OF RIGHT OF WAYS ON THE LOTS.
- MIN DEPTH OF WATER SERVICE TO BE 2.7m AT THE CURB BOX. INCREASE TO 3.3m WHERE SITE MATERIAL IS GRAVEL.

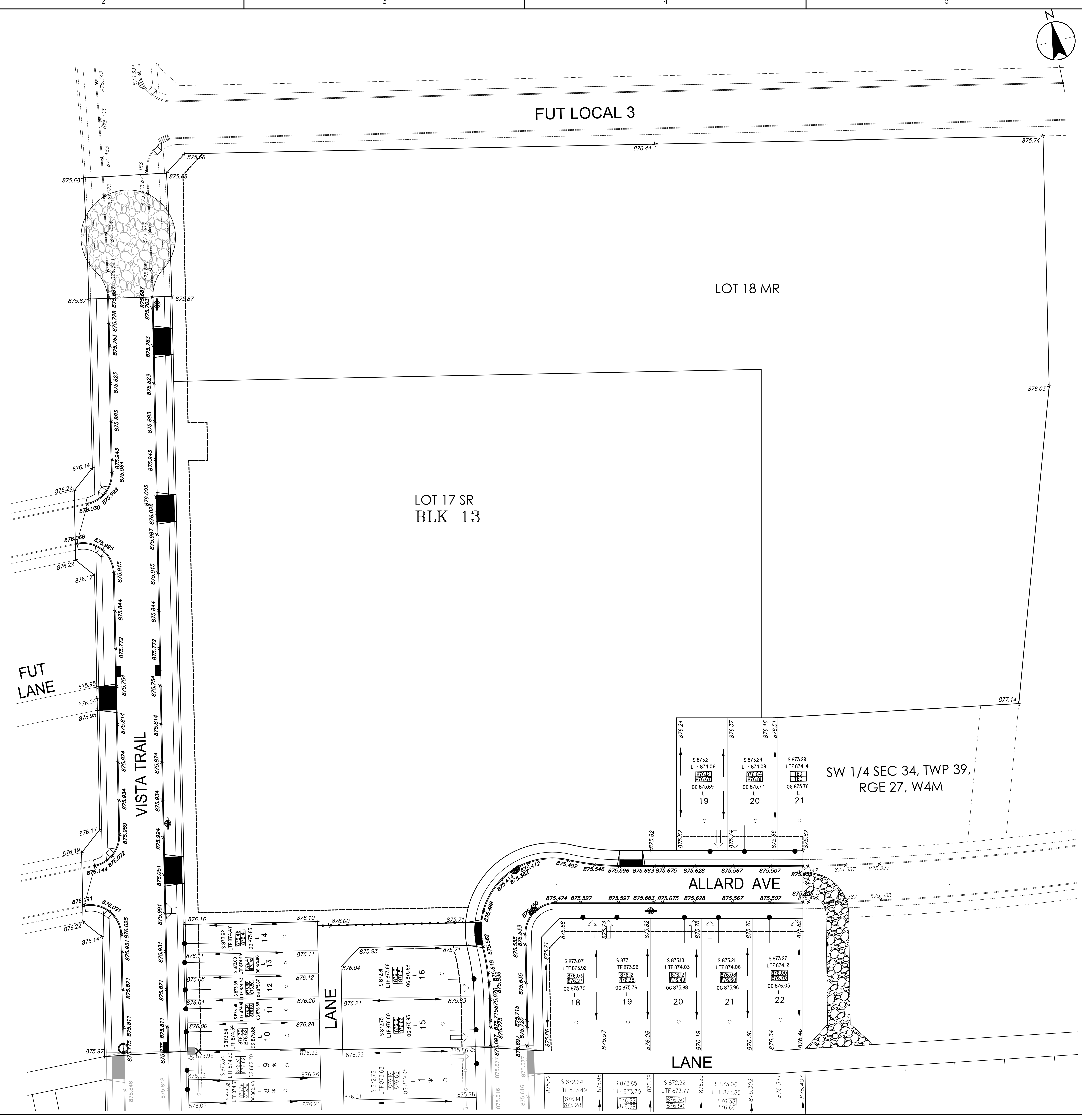
LOT TYPES

- L - LEVEL LOT
- Lb - LEVEL LOT (BACK TO FRONT DRAINAGE)
- W - FULL WALKOUT BASEMENT
- WS - SPLIT LEVEL WALKOUT BASEMENT
- T - TRANSITION LOT

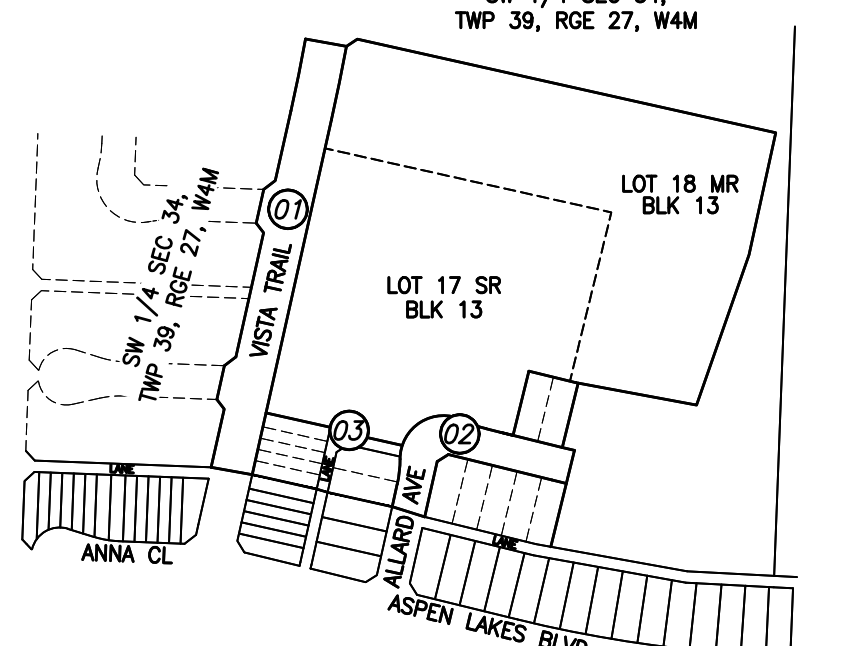
POWER LEGEND

- | EXISTING | PROPOSED |
|----------|----------|
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| ● | ● |
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- IN AREAS OF FILL GREATER THAN 1.0m, COMPACT FILL TO 98% S.P.D. TO WITHIN 1.0m OF FINISHED GRADE. IN AREAS OF FILL LESS THAN 1.0m, COMPACT FILL TO 95% S.P.D.
- ALL ELEVATIONS ARE LIP OF GUTTER UNLESS NOTED OTHERWISE.
- SERVICE ELEVATION AT 2m FROM BACK OF LOT, CURB STOP AT 1.7m FROM BACK OF LOT.



Legend



EXISTING	PROPOSED

- Notes
- ALL MANHOLES ARE TO BE STD. 1200mm UNLESS OTHERWISE NOTED.
 - ALL CATCH BASIN LEADS ARE 250mm DIA PVC PIPE UNLESS OTHERWISE NOTED.

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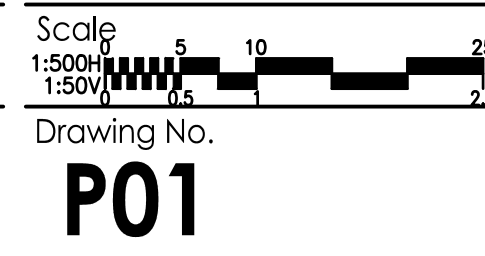
ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

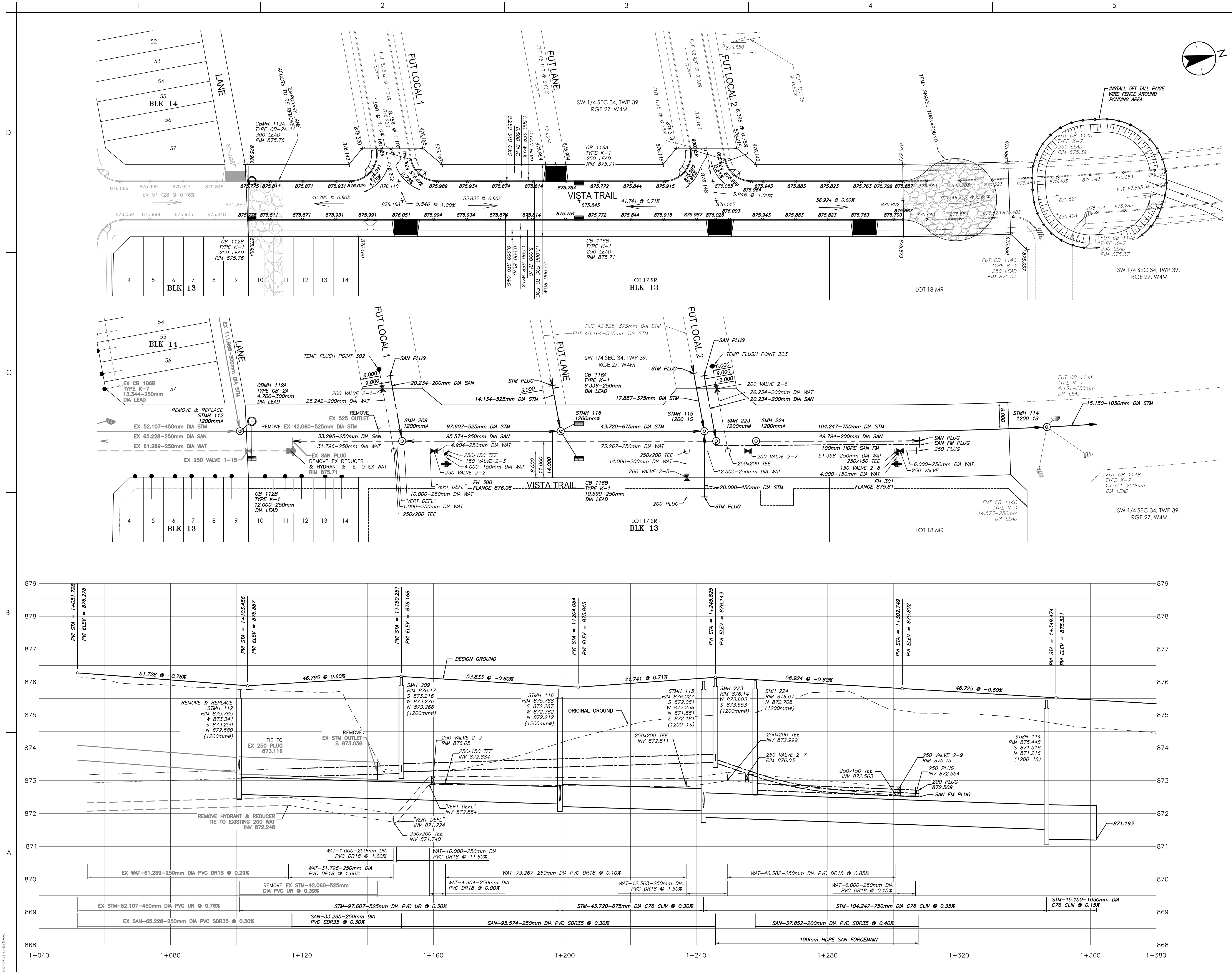
Title
VISTA TRAIL STA 1+060 TO STA 1+360

Project No.
1161109975

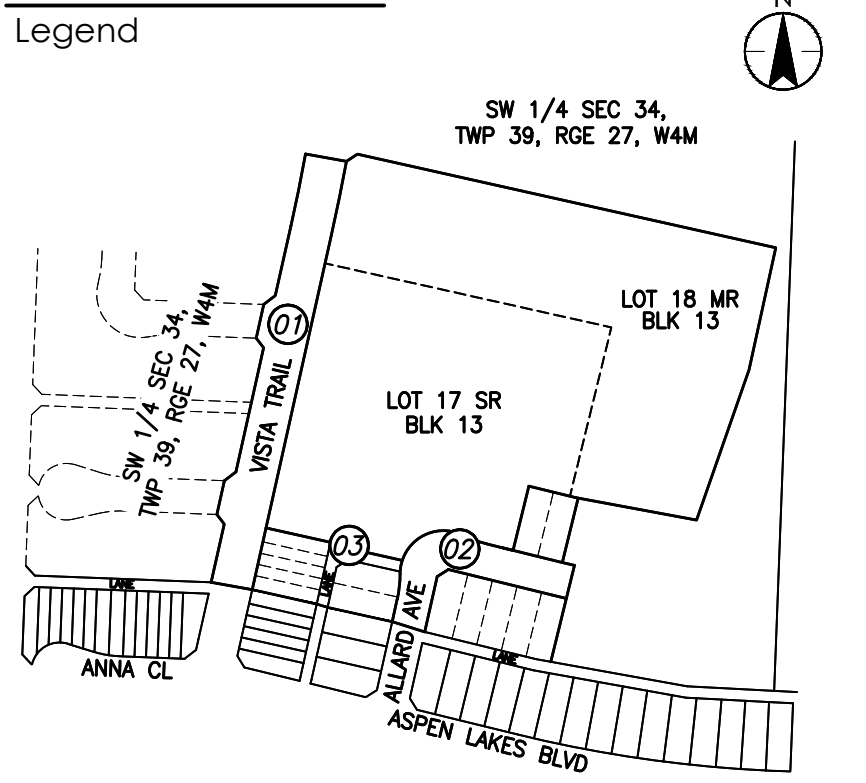
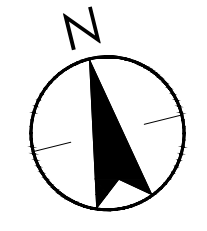
Revision Sheet
0 16 of 18



Drawing No.
P01



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- Notes
1. ALL MANHOLES ARE TO BE STD. 1200mm UNLESS OTHERWISE NOTED.
 2. ALL CATCH BASIN LEADS ARE 250mm DIA PVC PIPE UNLESS OTHERWISE NOTED.

Revision	By	Appd	YYYY.MM.DD
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B	ERH	ADF	2024.07.23
A	ERH	ADF	2024.06.18

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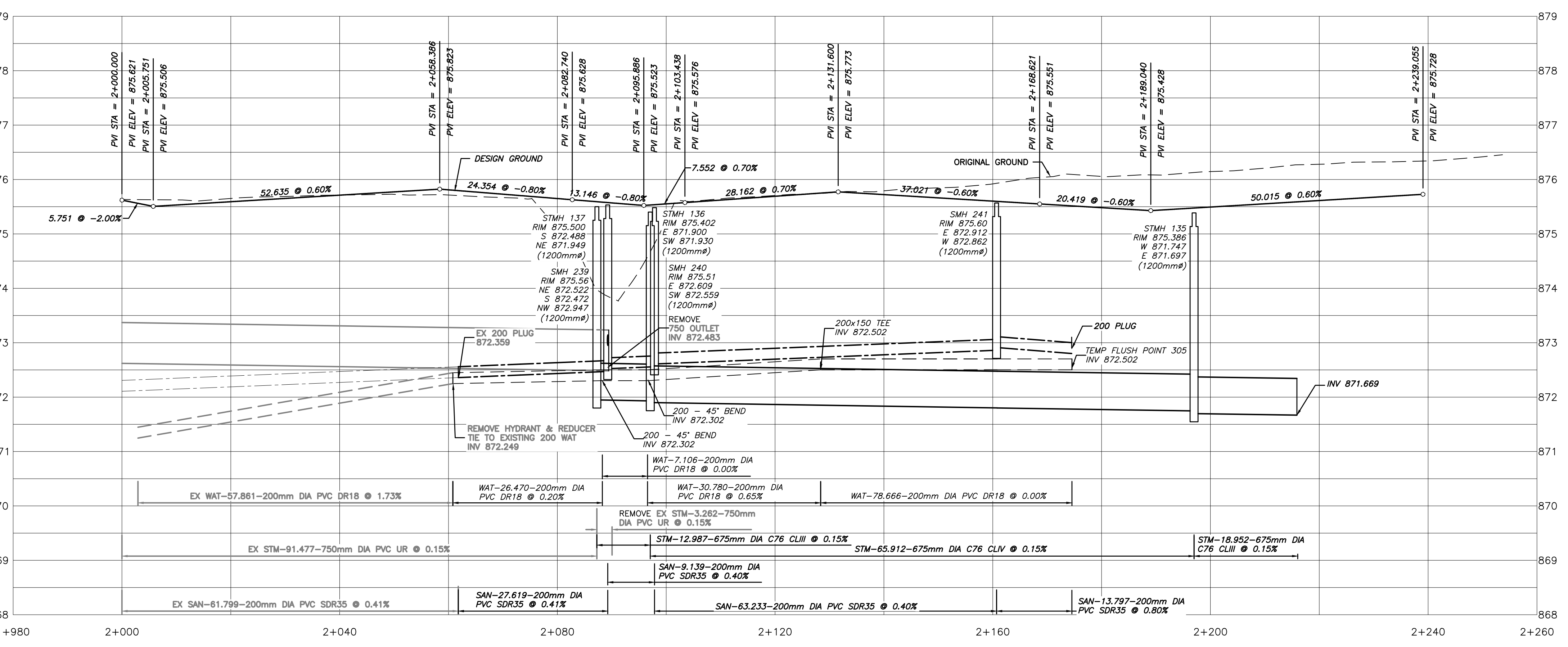
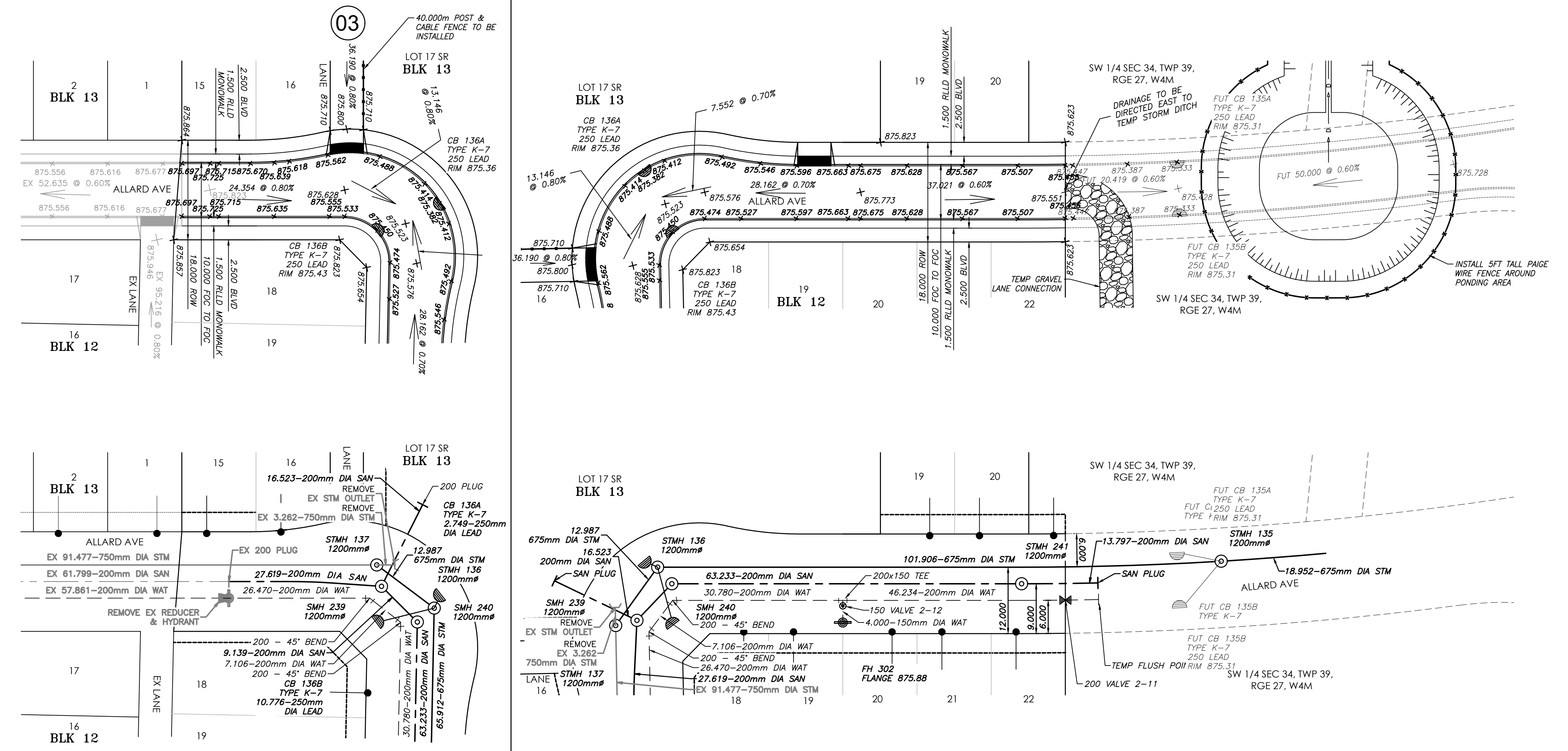
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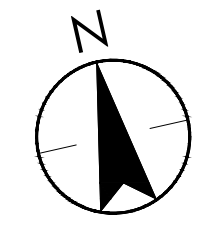
ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

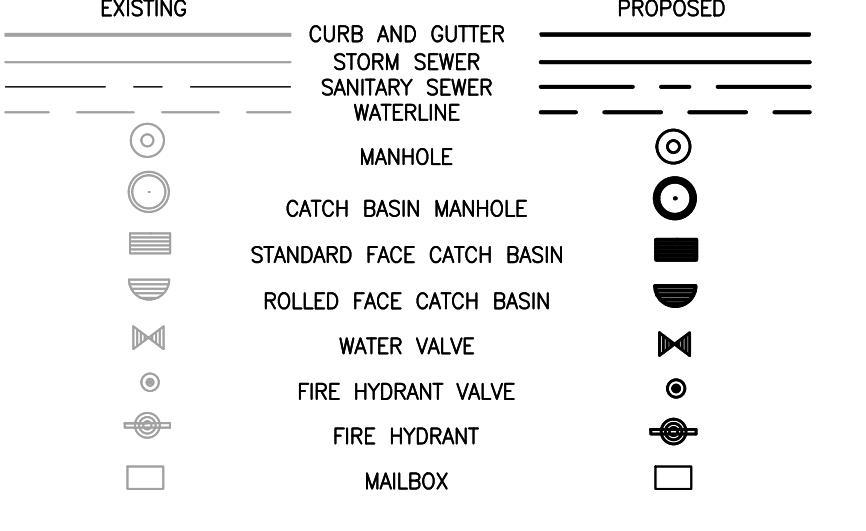
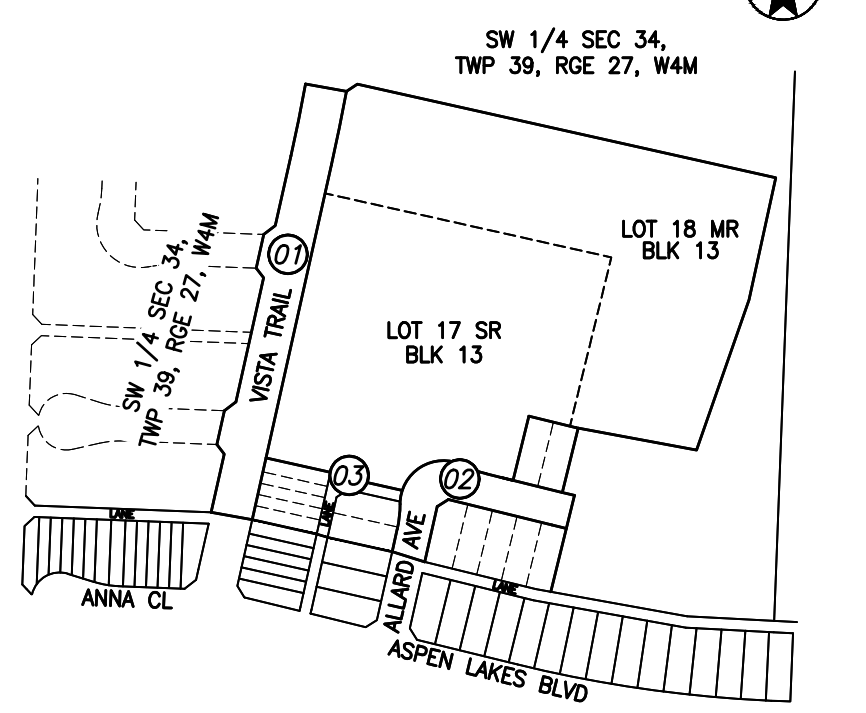
Title
ALLARD AVENUE STA
2+000 TO STA 2+240

Project No. 1161109975	Scale 1:500
Revision 0	Sheet 17 of 18
Drawing No. P02	





Legend



- Notes
- ALL MANHOLES ARE TO BE STD. 1200mm UNLESS OTHERWISE NOTED.
 - ALL CATCH BASIN LEADS ARE 250mm DIA PVC PIPE UNLESS OTHERWISE NOTED.

Revision	By	Appd	YYYY.MM.DD
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B	ERH	ADF	2024.07.23
A	ERH	ADF	2024.06.18

Issued

File Name	By	Appd	YYYY.MM.DD
109975.st_p03	ERH	LLG	2024.06.12

Permit/Seal

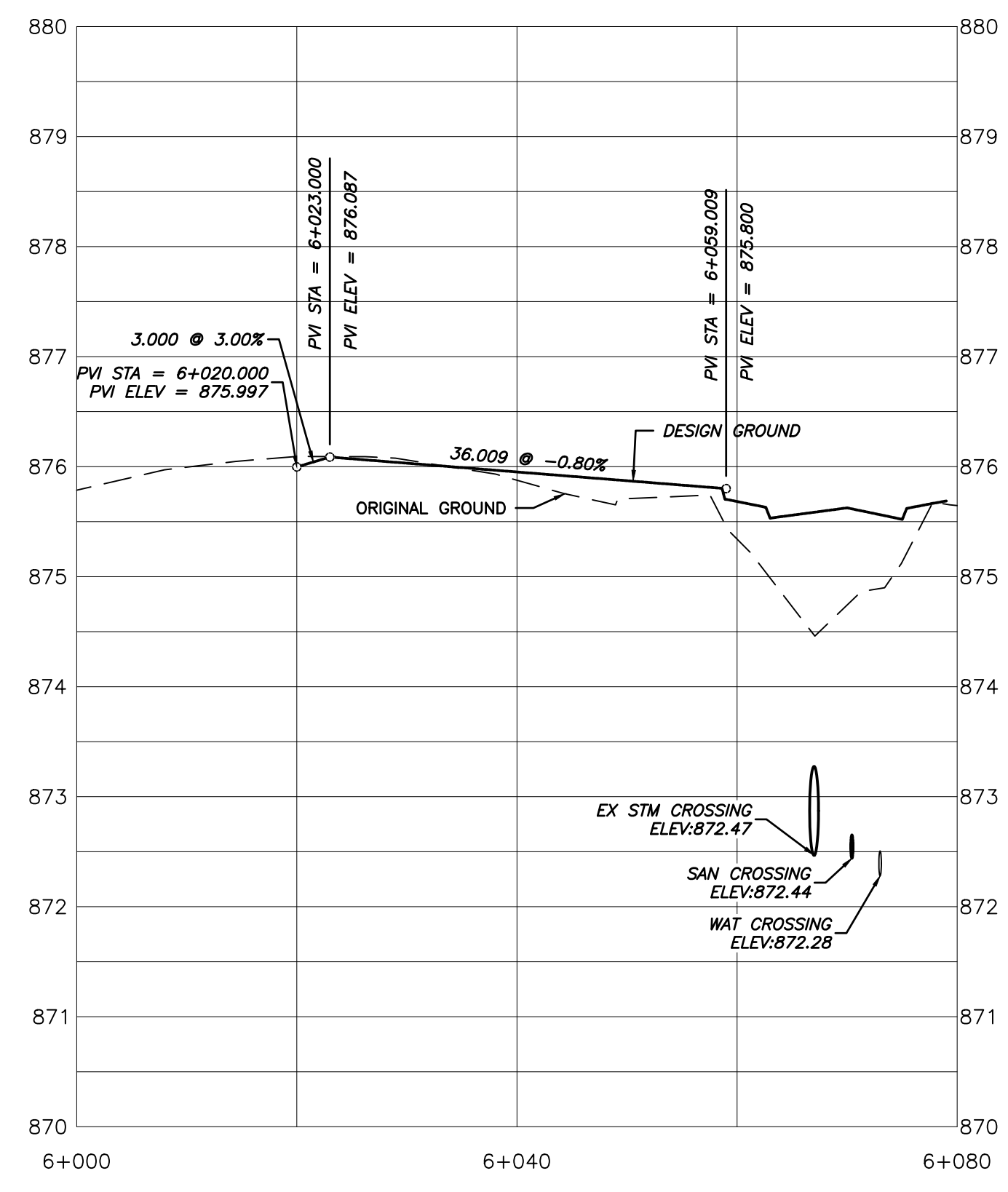
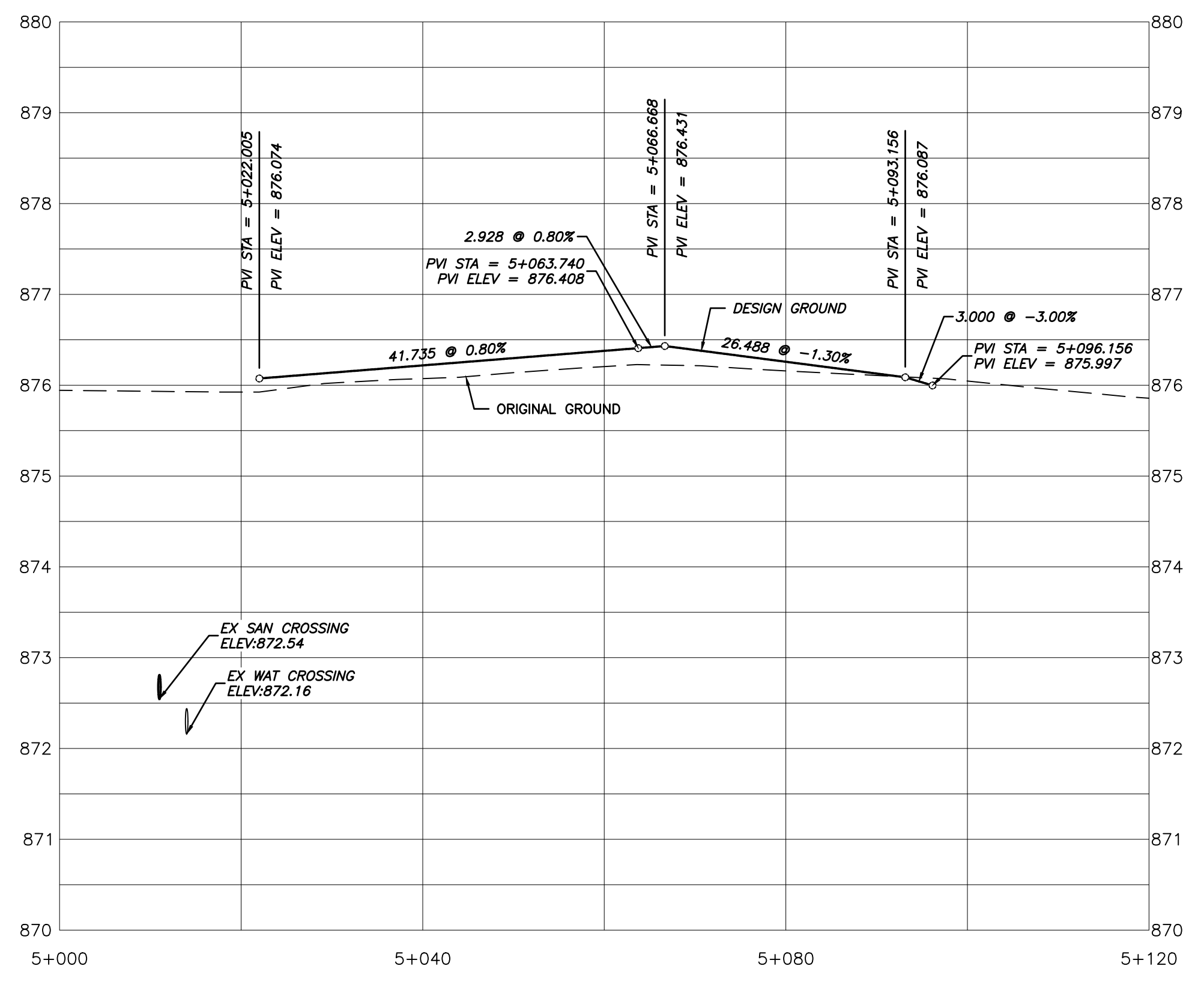
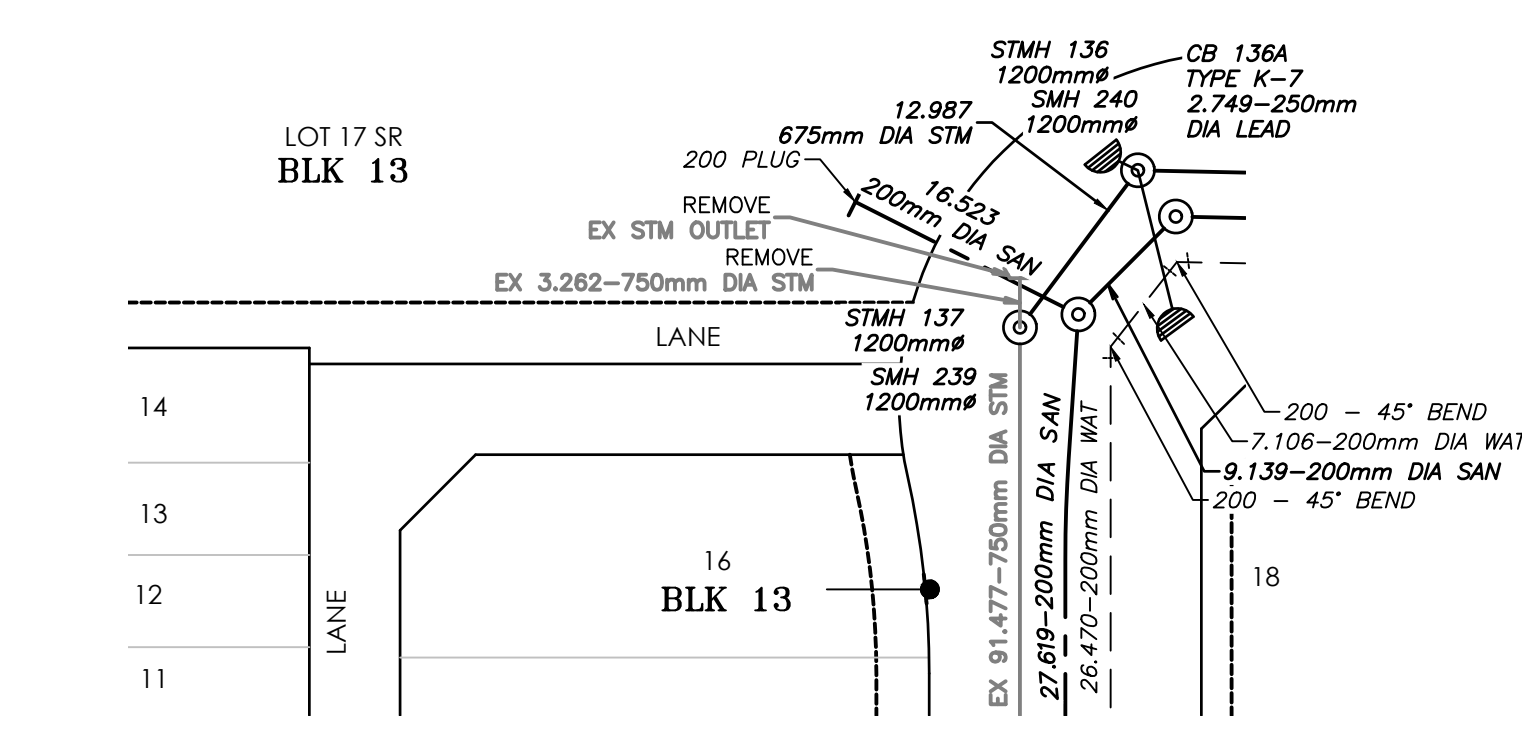
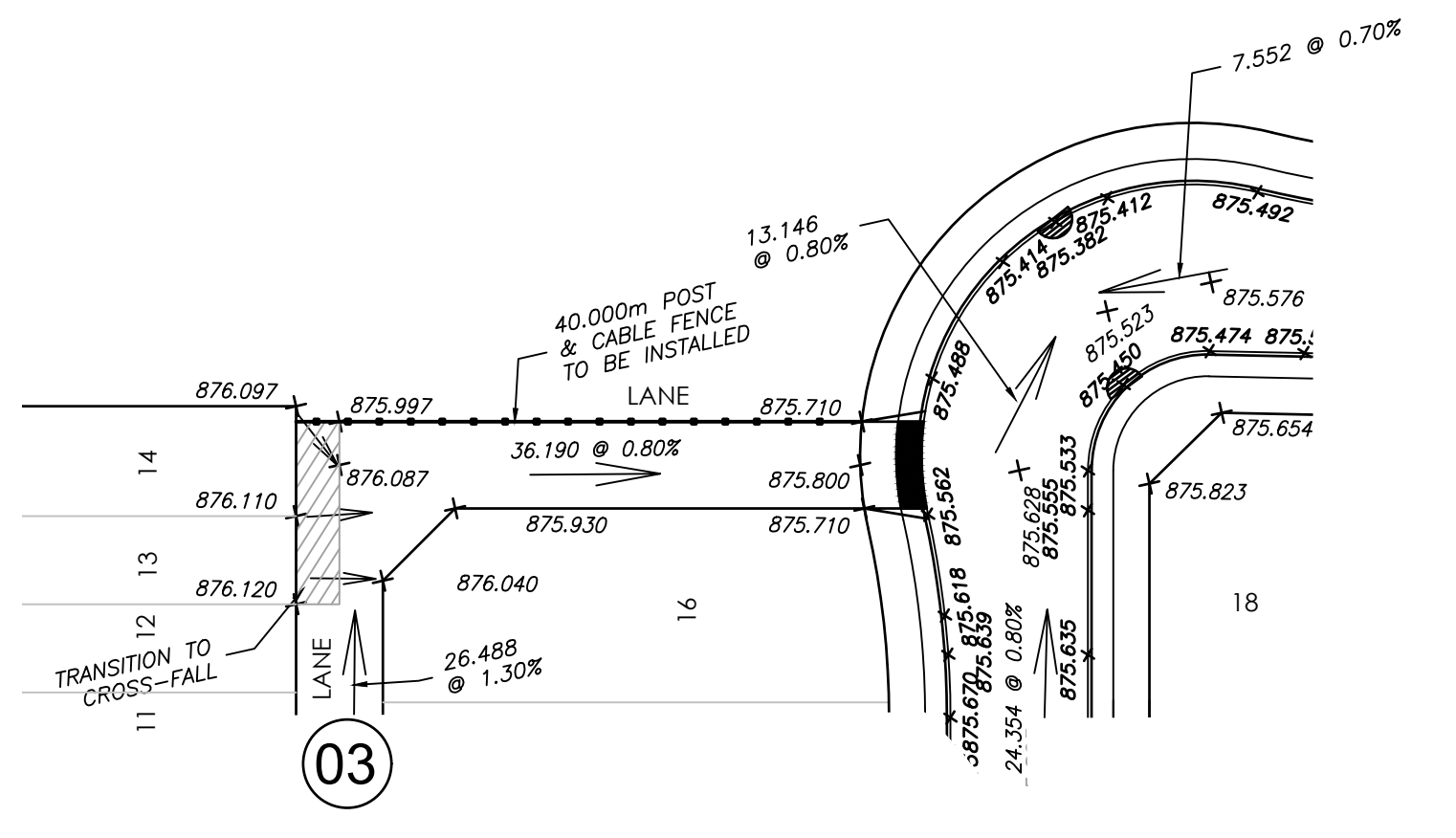
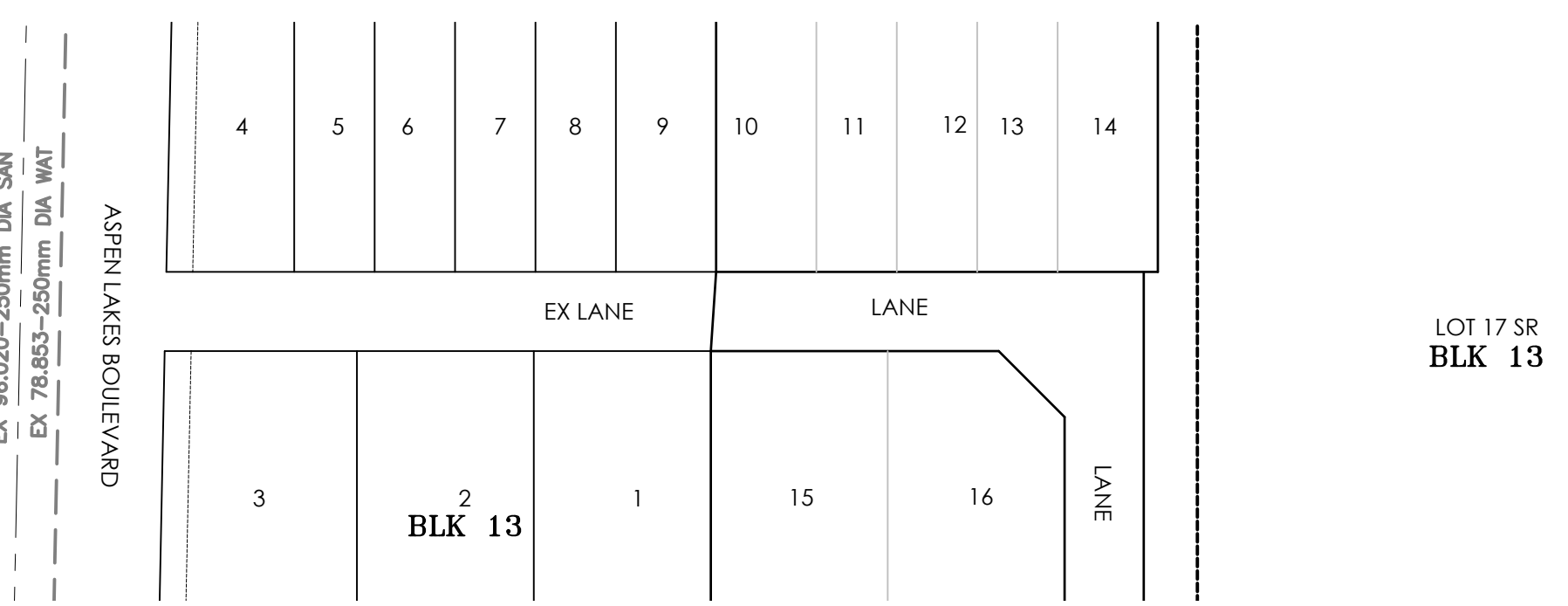
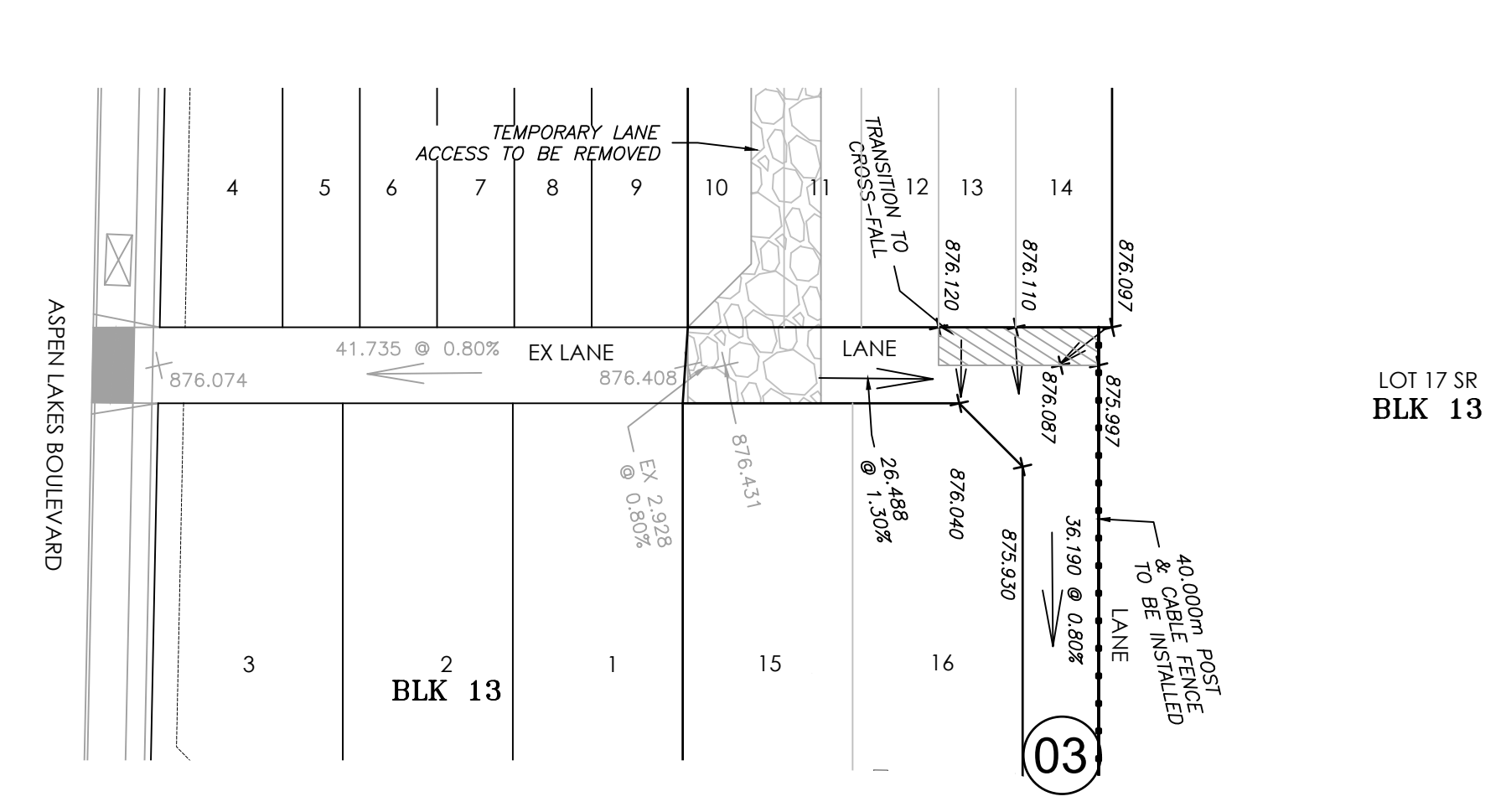
Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title
LANE A STA 5+000
TO 5+120 AND STA
6+000 TO 6+080

Project No. 1161109975
Revision Sheet 0 18 of 18
Scale 1:500
Drawing No. P03



Legend	
EXISTING	PROPOSED

- Notes**
- ALL PAVEMENT MARKINGS SHOWN OUTSIDE THE LIMITS OF CONSTRUCTION ARE FOR REFERENCE ONLY AND MAY NOT ACCURATELY REFLECT THE EXISTING MARKINGS OR CURRENT TOWN OF BLACKFALDS STANDARDS.
 - ALL NEW PAVEMENT MARKINGS ARE TO BE TIED TO EXISTING MARKINGS WHERE REQUIRED.
 - ALL PAVEMENT MARKINGS ARE TO BE TYPE 1 OR PAINT AS PER TOWN OF BLACKFALDS SPECIFICATIONS.
 - THE TOP AND FACE OF CURB SHALL BE PAINTED YELLOW WHERE THERE ARE NO TRAFFIC CONTROL DEVICES AT THE FOLLOWING LOCATIONS:
 - ON TRAFFIC ISLANDS AND TRAFFIC CALMING DEVICES;
 - FOR A DISTANCE OF 1.00m AT MEDIAN BULL NOSES; AND
 - FOR A DISTANCE OF 5.00m BEFORE AND AFTER ALL FIRE HYDRANT LOCATIONS.
 - INSTALL STREET NAME MARKER SIGNS AT EACH INTERSECTION. TOWN OF BLACKFALDS PUBLIC WORKS DEPARTMENT WILL CONFIRM THE INSTALLATION LOCATIONS IN THE FIELD.
 - ALL SIGNAL, PAVEMENT MARKINGS AND SIGNAGE ARE TO BE INSTALLED IN ACCORDANCE WITH TOWN OF BLACKFALDS TRAFFIC DESIGN GUIDELINES AND M.U.T.C.D.
 - AMEND SUBDIVISION PLAN SIGNS AND SUBDIVISION INFORMATION SIGNS.
 - DIMENSIONS ARE TO LIP OF GUTTER UNLESS OTHERWISE NOTED.
 - ALL PAINTED MARKINGS TO BE INSTALLED BY CITY FORCES.
 - LIMITS OF ALL PAVEMENT MARKINGS TO BE ESTABLISHED IN THE FIELD BY THE ENGINEER OR THEIR REPRESENTATIVE.
 - ALL EXISTING PAVEMENT MARKINGS WHICH HAVE BECOME OBSOLETE ARE TO BE REMOVED AS REQUIRED ONLY BY AN ACCEPTABLE METHOD APPROVED BY THE TRAFFIC ENGINEER OR THEIR REPRESENTATIVE.

Revision	By	Appd	YYYY.MM.DD
1	ERH	ADF	2024.07.29
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B	ERH	ADF	2024.07.23
A	ERH	ADF	2024.06.18
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File Name:	109975c_pv	ERH	ERH
		Dwn.	Dgn.
		LLG	LLG
		2024.06.05	2024.06.05
		Chkd.	Chkd.

Permit/Seal

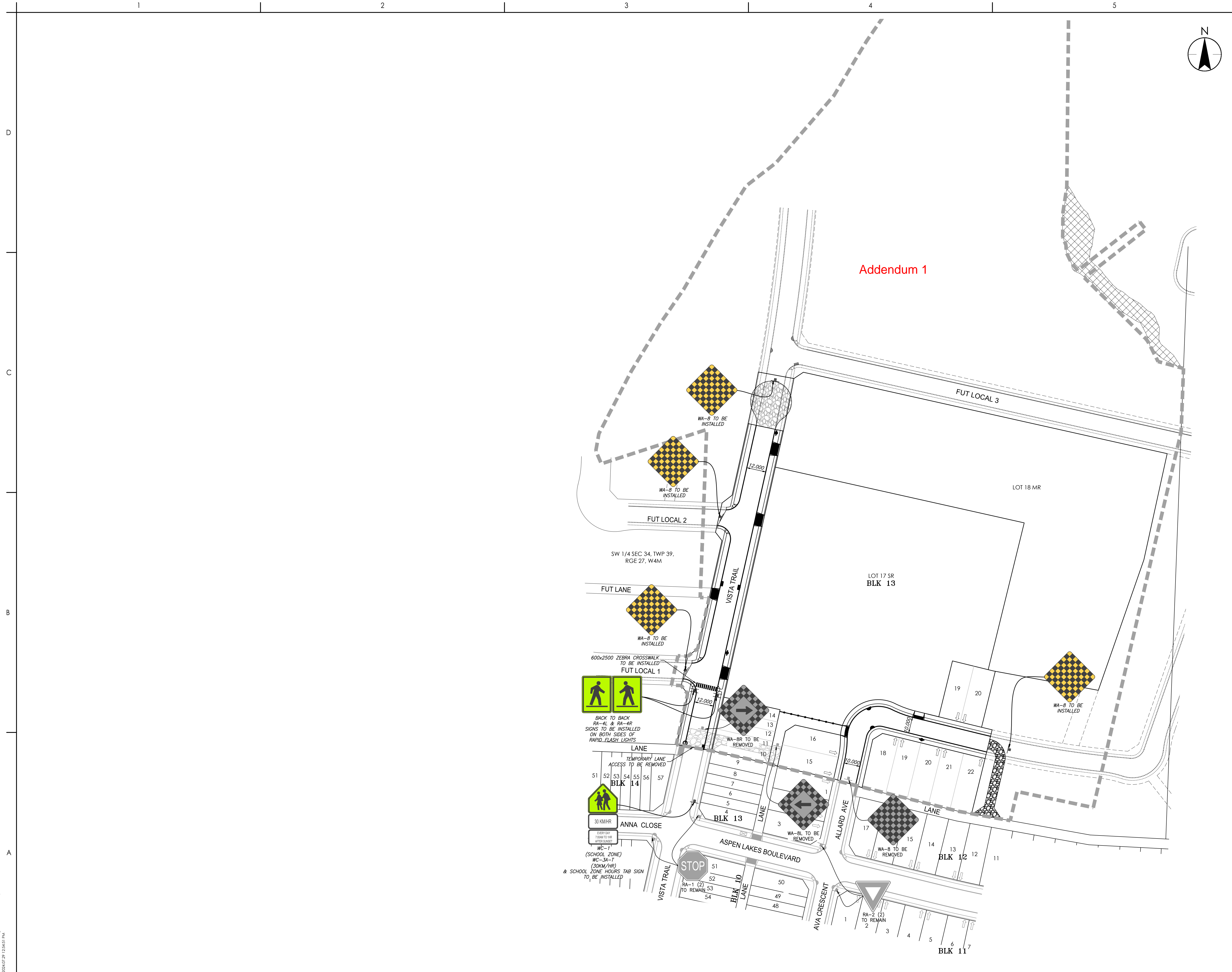
Client/Project
ASPEN LAKES WEST DEVELOPMENTS LTD.

ASPEN LAKES WEST PHASE 2

BLACKFALDS, AB Canada

Title
SIGNAGE & PAVEMENT MARKING PLAN

Project No.	1161109975	Scale	1:1000
Revision	0	Sheet	8 of 18
Drawing No.	C03		



Addendum 1