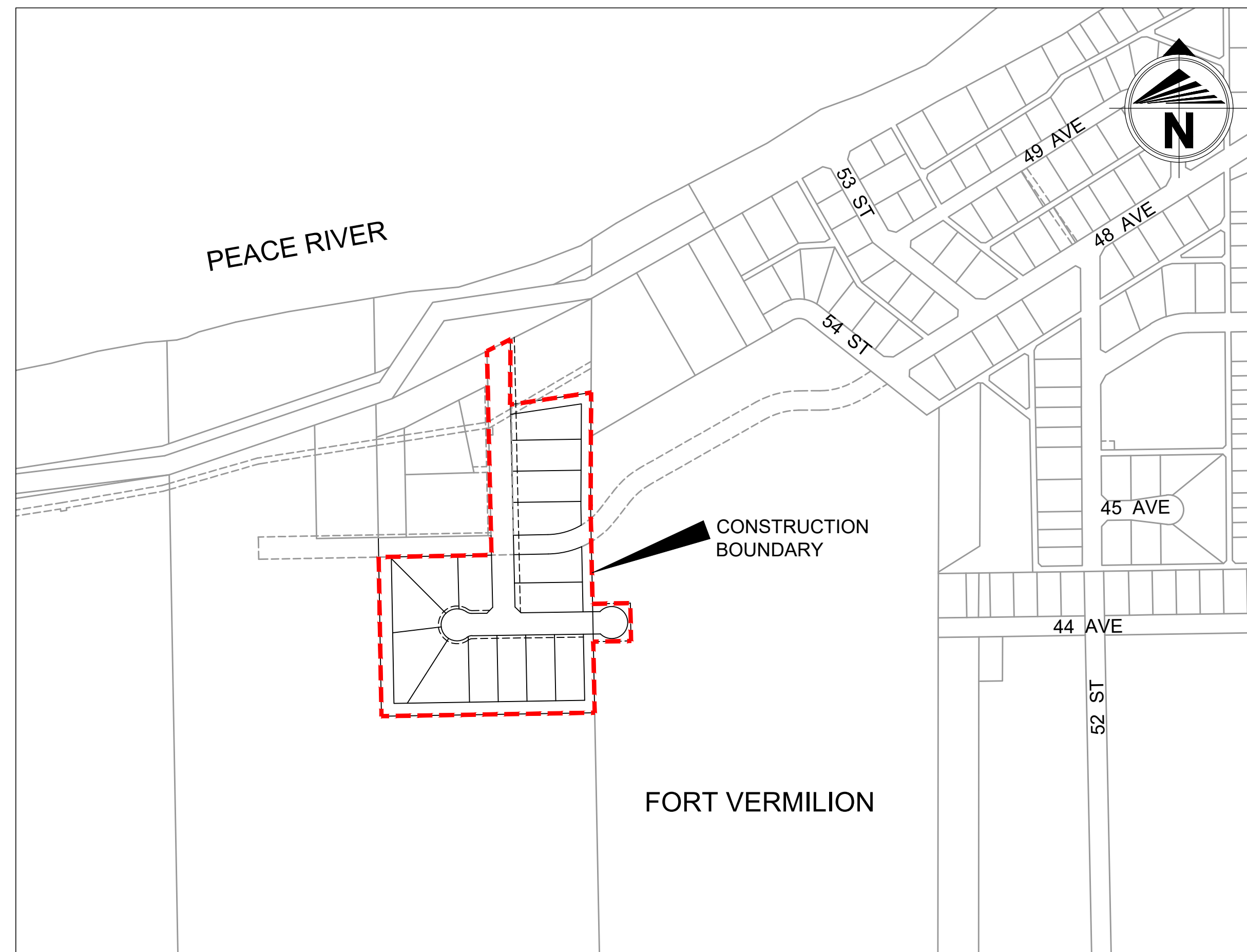




**Mackenzie
County**

RIVER ROAD SUBDIVISION

2022 DESIGN DRAWINGS



SITE PLAN
Scale 1:4000

Developer: MACKENZIE COUNTY	
Consultant: BEAIRSTO & ASSOCIATES ENGINEERING LTD.	
Underground:	
Road Works:	
Start Date:	
Completion Date:	
No. of Lots: N/A	No. of Drawings: 12

REVISIONS		
#	COMMENTS	DATE
1	ISSUED FOR REVIEW - 30% DESIGN	Dec. 17, 2021
2	ISSUED FOR REVIEW - 60% DESIGN	Jan. 13, 2022
3	ISSUED FOR REVIEW - 90% DESIGN	Mar. 25, 2022
4	ISSUED FOR TENDER	April 14, 2022
5		
6		

Beirsto & Associates
ENGINEERING & SURVEY

10940 - 92 Avenue,
Grande Prairie, AB T8V 6B5
P: 780 532 4919 F: 780 532 4739

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A:\2021\21GEME6061\Drawings\21GEME6061.dwg, 4/12/2022, 1:38:45 PM, msl

LIST OF DRAWINGS

CO-01 COVER SHEET
G-01 LIST OF DRAWINGS, NOTES, LEGEND, AND ABBREVIATIONS

OVERALL CONSTRUCTION PLANS

LE-01 LEGAL OVERALL
TR-01 TRANSPORTATION OVERALL
OU-01 OVERALL UTILITIES
LG-01 LOT GRADING
DI-01 DISINFECTION AND TESTING

PLAN AND PROFILES

PP-01 N-S ROAD
PP-02 W-E ROAD

TYPICAL SECTIONS AND DETAILS

XS-01 TYPICAL SECTIONS - N-S ROAD
XS-02 TYPICAL SECTIONS - W-E ROAD
DT-01 TYPICAL DETAILS

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ACRES
ACP	ASPHALTIC CONCRETE PAVEMENT
APPROX	APPROXIMATE
AQ	AQUATERRA
AT	ALBERTA TRANSPORTATION
AVE	AVENUE
BC	BEGINNING OF CURVE
BLVD	BOULEVARD
BOP	BEGINNING OF PLAN/PROFILE
CB	CATCH BASIN
CBMH	CATCH BASIN MANHOLE
CI	CAST IRON
CIP	CAST IRON PIPE
CL	CENTERLINE
CONC	CONCRETE
CSP	CORRUGATED STEEL PIPE
CY	CUBIC YARD
CW	COMPLETE WITH
DESC	DESCRIPTION
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
E	EAST
EC	END OF CURVE
EL	ELEVATION
EOP	END OF PLAN/PROFILE
EX	EXISTING
FH	FIRE HYDRANT
F&C	FRAME AND COVER
GBC	GRANULAR BASE COURSE
HYD	HYDRANT
ID	IDENTIFICATION
INV	INVERT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MONO	MONOLITHIC
N	NORTH
NTS	NOT TO SCALE
NO	NUMBER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PR	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RP	RADIUS POINT
REV	REVISION
RGS	RIGID STEEL
RD	ROAD
S	SOUTH
SAN	SANITARY
SHT	SHEET
STA	STATION
STM	STORM
ST	STREET
TRM	TURF REINFORCEMENT MATTING
TYP	TYPICAL
VIR	VIDEO INSPECTION RISER
W	WEST
WTM	WATERMAIN

DRAWING LINETYPE & SYMBOLS

	EXISTING	PROPOSED
SANITARY		
WATER		
STORM		
POWER		
OVERHEAD POWER		
GAS		
HIGH PRESSURE GAS		
TELUS - TRENCH		
TELUS - DUCT		
TELUS - FIBRE OPTIK		
TELEPHONE		
COMMUNICATIONS		
CABLE		
SWALE		
UTILITY LOT BARRIER		
FENCE		
FENCE - BOLLARD		
FENCE - CHAINLINK		
FENCE - WOOD		
FENCE - SILT		
CONTOURS		
SPOT ELEVATIONS		
ROADWAY BARRICADE		
MANHOLE / CATCHBASIN		
HYDRANT		
MAIN WATER VALVE		
AIR RELEASE VALVE		
SERVICE WATER VALVE		
BLOW-OFF VALVE		
VIDEO INSPECTION RISER/CLEANOUT		
SERVICE RISER		
INSULATED PIPE/SERVICE		
SERVICE INVERT		
STREET LIGHT		
POWER PEDESTAL		
POWER TRANSFORMER		
POWER POLE		
STREET SIGN		
TREE		
BOREHOLE		
SIDEWALK RAMP		
SIDEWALK RAMP TYPE		

MATERIALS KEY

	EXISTING	PROPOSED
LANDSCAPE AREA		
CONCRETE		
GRAVEL		
BRICK		
ASPHALT		

GENERAL NOTES

- ONLY "ISSUED FOR CONSTRUCTION" DRAWINGS ONCE SIGNED AND SEALED CAN BE USED FOR CONSTRUCTION.
- DRAWINGS ARE NOT TO BE SCALED FOR DETAILED MEASUREMENTS.
- VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE DESIGNER IMMEDIATELY.
- INFORMATION ON THIS DRAWING WHICH PERTAINS TO EXISTING STRUCTURES MAY BE INCOMPLETE OR IN ERROR. THE CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MACKENZIE COUNTY GENERAL MUNICIPAL IMPROVEMENT STANDARDS (2021) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL HAVE ALL ABOVE GROUND AND UNDERGROUND UTILITIES AND PIPELINES LOCATED PRIOR TO CONSTRUCTION.

SANITARY AND WATER

- ALL SANITARY SEWER MAINS ARE 200mm PVC SDR35 UNLESS OTHERWISE NOTED.
- ALL WATER MAINS ARE 200mm PVC DR18 UNLESS OTHERWISE NOTED.
- ALL HYDRANT LEADS ARE 150mm PVC DR18 UNLESS OTHERWISE NOTED.
- ALL RESIDENTIAL SERVICES ARE TO BE 100mm PVC SDR28 SANITARY SERVICE WITH 25mm COPPER WATER SERVICE IN COMMON TRENCH EXTENDED 1.85m BEYOND PROPERTY OR EASEMENT.
- ALL EXISTING MACKENZIE COUNTY INFRASTRUCTURE LOCATED WITHIN THE PHASE BOUNDARY TO BE INSPECTED PRIOR TO CONSTRUCTION, AND AS PART OF THE CCC INSPECTION.
- ALL EXISTING MACKENZIE COUNTY INFRASTRUCTURE REQUIRING ADJUSTMENT TO NEW GRADES TO BE COMPLETED AS PER MACKENZIE COUNTY GENERAL MUNICIPAL IMPROVEMENTS STANDARDS AND WILL ALSO BE INSPECTED AT FAC.
- BACKFILL IS TO BE COMPACTED NATIVE 100% SPD ON CLASS B SAND BEDDING UNLESS OTHERWISE NOTED. IF WATER TABLE ENCOUNTERED, USED WASHED ROCK AS OPPOSED TO SAND. GRADATION OF WASHED ROCK TO BE APPROVED BY ENGINEER.
- ALL INSULATED SANITARY SEWER TO BE PRE-INSULATED URECON OR EQUIVALENT.
- ALL CURB STOPS TO BE 0.30m OUTSIDE PROPERTY LINE. ALL SANITARY SERVICES TO HAVE CLEANOUTS.
- BLOW-OFF VALVES AT TIE-IN LOCATIONS TO BE PERMANENT FIXTURES ONCE SUCCESSFUL TESTING COMPLETED.
- VALVE, HYDRANT AND MANHOLE RIM ELEVATIONS ARE DESIGN ELEVATIONS. THE CONTRACTOR IS TO CONFIRM ELEVATIONS WITH THE ENGINEER BEFORE INSTALLATION.
- REFER TO THE TABLE ON OU-01 FOR MANHOLE BARREL SIZES AND FRAME AND COVER TYPES.
- ALL WORK TO BE COMPLETED TO MACKENZIE COUNTY GENERAL MUNICIPAL IMPROVEMENT STANDARDS. CONSTRUCTION DETAILS AND REQUIREMENTS TO BE FOLLOWED AS PER MANUAL.
- THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY AT LEAST 48 HOURS PRIOR TO BEGINNING WATER MAIN CONSTRUCTION FOR BOUNDARY VALVE OPERATION REQUIREMENTS.
- WATER USAGE DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MACKENZIE COUNTY GENERAL MUNICIPAL IMPROVEMENTS STANDARDS, SECTION D.14.3 ii.
- CATHODIC PROTECTION MUST BE PROVIDED AS OUTLINED IN THE MACKENZIE COUNTY GENERAL MUNICIPAL IMPROVEMENTS STANDARDS, SECTION D.11.1.
- EXISTING WATER BOUNDARY VALVES TO BE OPERATED BY MACKENZIE COUNTY WATERWORKS PERSONNEL ONLY. CONTRACTOR MUST CONTACT THE COUNTRY AT LEAST 48HRS TO OPERATE VALVES.

SHALLOW UTILITY NOTES

- THE KNOWN COMPANIES, OWNERS AND OPERATORS WITH UTILITIES IN OR NEAR THE CONSTRUCTION BOUNDARY INCLUDE:

NORTHERN GAS LIGHTS COOP (JACK ECCLES) 1-780-928-3881 (24 HR. EMERGENCY 1-800-511-3447)
ATCO ELECTRIC (NEMA OSHI) 1-780-296-3245 (24 HR. EMERGENCY 1-800-668-5506)
TELUS (CLARKE PREFONTAINE) 1-403-384-1445

- ADJUSTMENT OF UTILITIES MAY OCCUR CONCURRENTLY WITH THE PROPOSED CONSTRUCTION. DEPENDANT ON THE MAGNITUDE AND DEGREE OF ADJUSTMENTS REQUIRED. THE WORK MAY NOT BE COMPLETED UNTIL THE LATER STAGES OF CONSTRUCTION OPERATIONS. IN THAT EVENT, THE CONTRACTOR SHALL BE REQUIRED TO ARRANGE THEIR OPERATION CLEAR OF THOSE UTILITIES UNTIL THE ADJUSTMENTS ARE COMPLETE.
- THE CONTRACTOR SHALL ENSURE THAT ALL SHALLOW UTILITIES ARE PROTECTED AND/OR RESTORED AS PER THE DIRECTION OF THE SHALLOW UTILITY COMPANIES. AS SUCH, THE CONTRACTOR IS REQUIRED TO WORK CLOSELY WITH THE SHALLOW UTILITY COMPANIES THROUGHOUT THE PROJECT.

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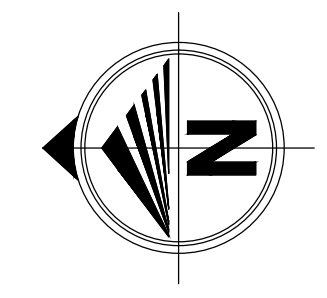
DRAWN BY: M. Lazaruk
CHECKED BY: K. Gramlick, P. Eng.
ENGINEER: I. Matyka, P. Eng.
DATE: October 15, 2021
SCALE: N/A

PROJECT NO. 21GEME6061

PROJECT NAME
RIVER ROAD SUBDIVISION

DRAWING DESCRIPTION
LIST OF DRAWINGS, ABBREVIATIONS, LEGEND, AND GENERAL NOTES

DRAWING NO. **G-01**



FORT VERMILION

C. of T. 202 183 541
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

LOT J
PLAN 4974 KS

RIVER ROAD

ROAD PLAN
802 0455

LOT R
PLAN 802 1220

C. of T. 1092 093 460
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

UTILITY R/W
PLAN 102 4802
(VARIABLE WIDTH)

N-S ROAD

BLOCK 2

LOT 7

LOT 6

LOT 5

LOT 4

LOT 2

LOT 1

LOT 12

LOT 11

LOT 10

BLOCK 1
LOT 9

LOT 8

LOT 4
BLOCK 1

LOT 5

LOT 7

LOT 6

LOT R
PLAN 802 1220

ROAD
PLAN 802 0455

ROAD
PLAN 802 1220

LOT 2
PLAN 942 2615

LOT 1
PLAN 942 2615

LOT A
PLAN
802 1220

C. of T. 132 387 820
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

C. of T. 172 270 236
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

UTILITY R/W
PLAN 102 4802

POWER LINE R/W
(3864 NV)

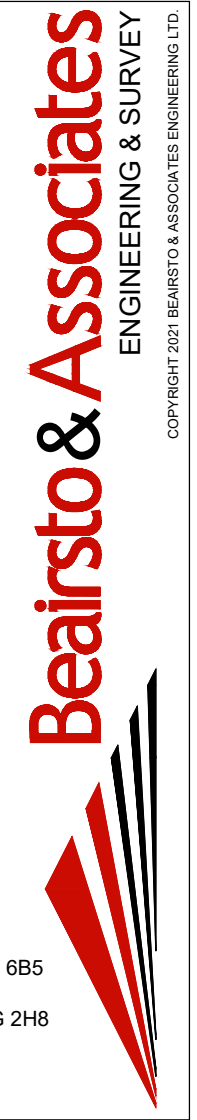
W-E ROAD

MR

MR

C. of T. 132 387 820
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

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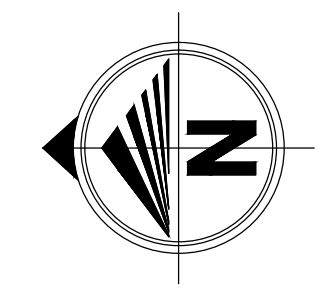
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 ENGINEER: I. Matyka, P. Eng.
 DATE: October 15, 2021
 SCALE: 1:750

PROJECT NO. 21GEME6061

PROJECT NAME
RIVER ROAD SUBDIVISION

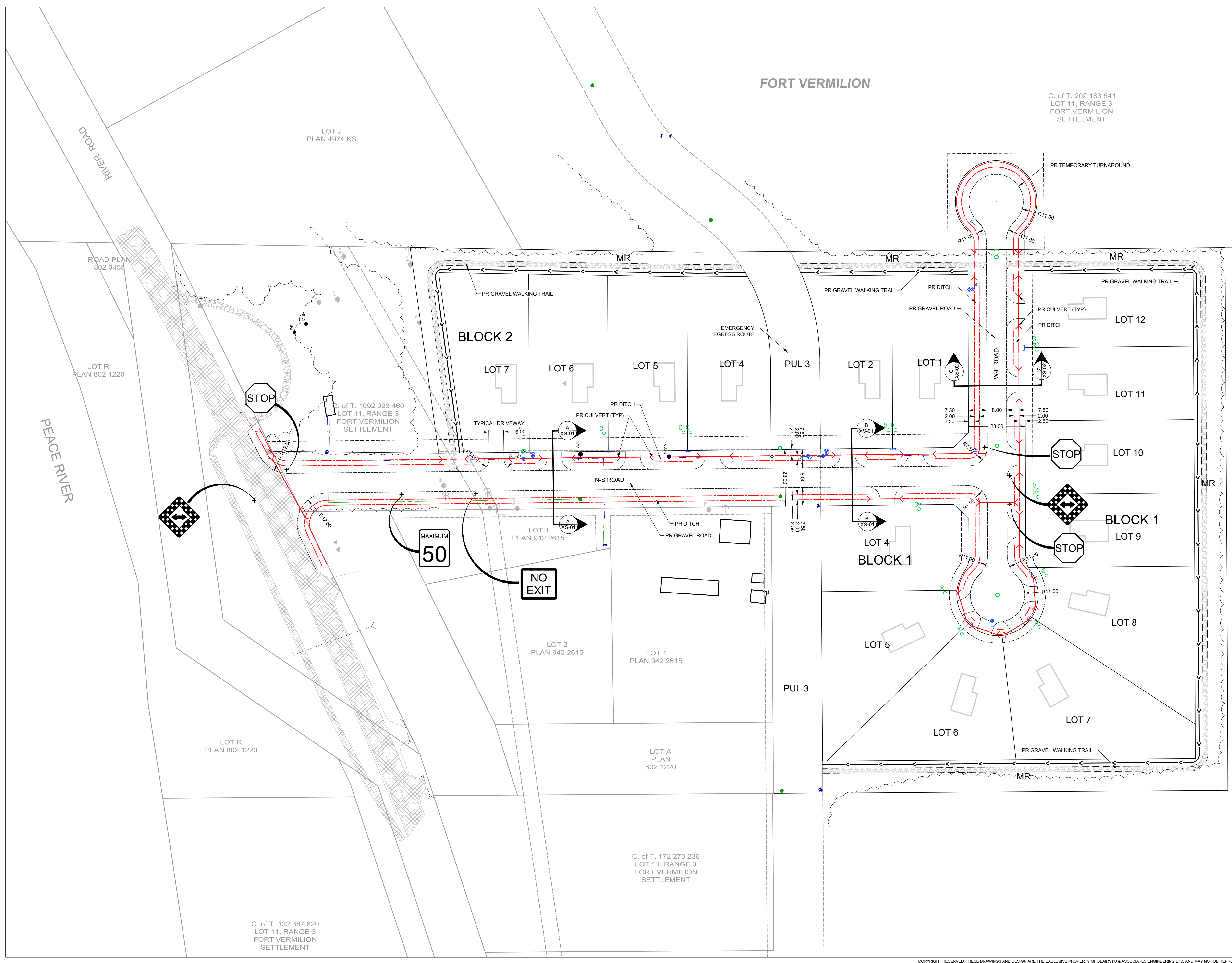
DRAWING DESCRIPTION
LEGAL OVERALL

DRAWING NO. LE-01



FORT VERMILION

C. of T. 202 183 541
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT



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FORT VERMILION
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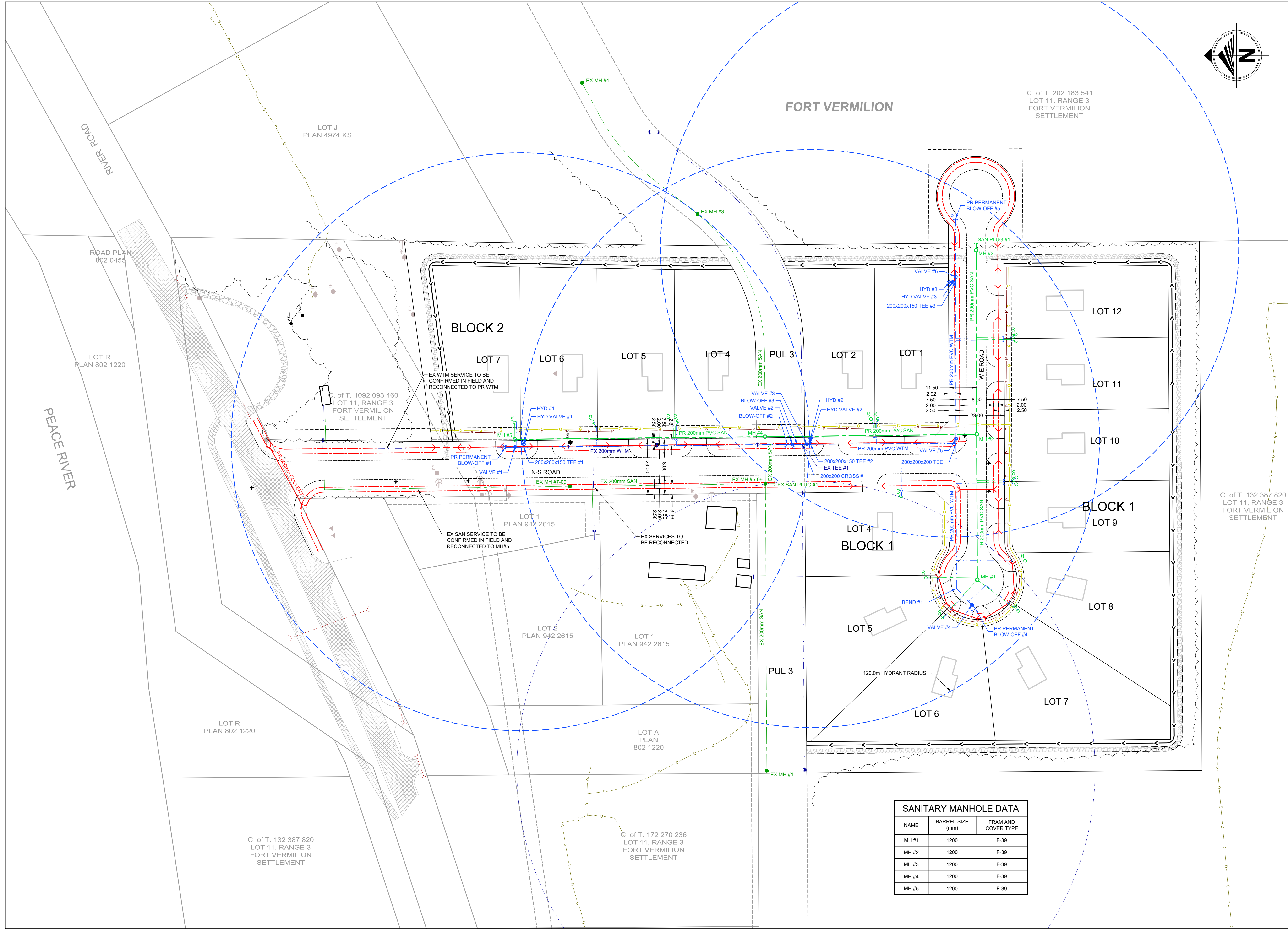
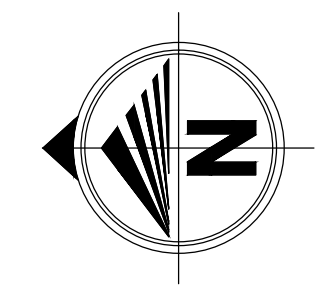
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 ENGINEER: I. Matyka, P. Eng.
 DATE: October 15, 2021
 SCALE: 1:750

PROJECT NO. 21GEME6061

PROJECT NAME
RIVER ROAD SUBDIVISION

DRAWING DESCRIPTION
TRANSPORTATION OVERALL

DRAWING NO. **TR-01**



FORT VERMILION

C. of T. 202 183 541
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

LOT J
PLAN 4974 KS

ROAD PLAN
802 0455

LOT R
PLAN 802 1220

C. of T. 1092 093 460
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

BLOCK 2

LOT 7

LOT 6

LOT 5

LOT 4

LOT 2

LOT 1

LOT 12

LOT 11

LOT 10

BLOCK 1

LOT 9

LOT 8

LOT 7

LOT 4
BLOCK 1

LOT 5

LOT 6

LOT R
PLAN 802 1220

C. of T. 132 387 820
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

LOT A
PLAN 802 1220

C. of T. 172 270 236
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

C. of T. 132 387 820
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

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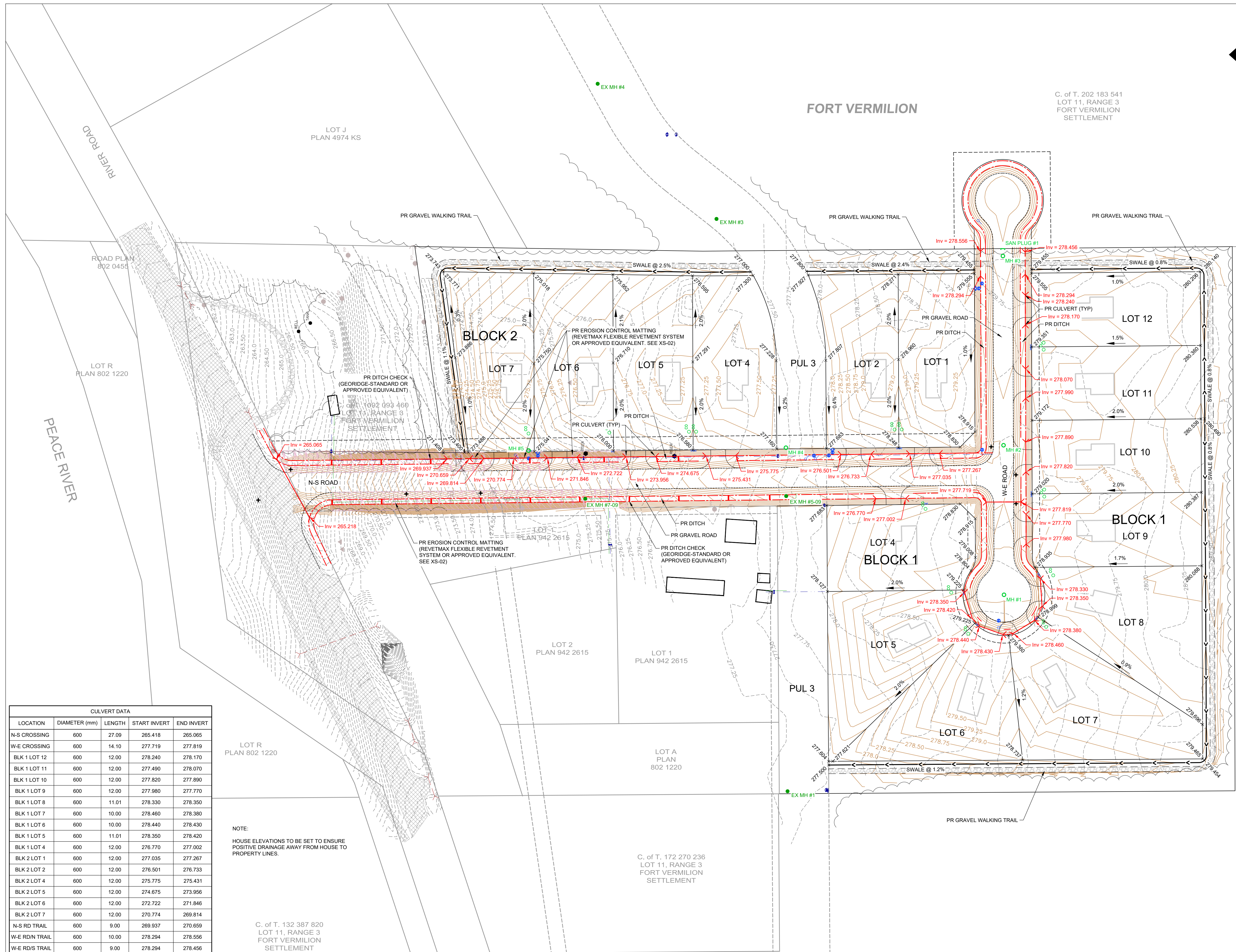
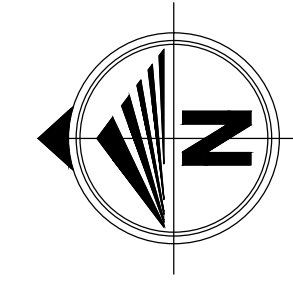
PROJECT NO. 21GEME6061

PROJECT NAME
RIVER ROAD SUBDIVISION

DRAWING DESCRIPTION
OVERALL UTILITIES

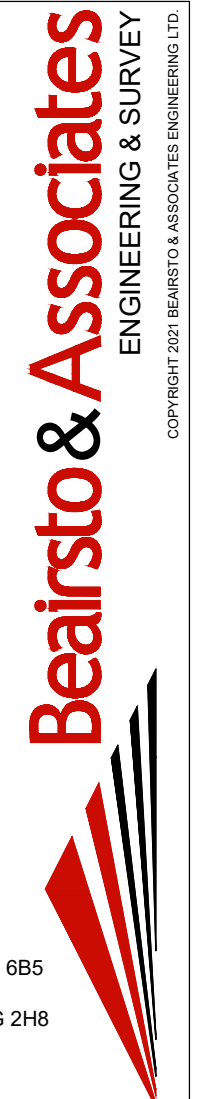
DRAWING NO. **OU-01**

SANITARY MANHOLE DATA		
NAME	BARREL SIZE (mm)	FRAM AND COVER TYPE
MH #1	1200	F-39
MH #2	1200	F-39
MH #3	1200	F-39
MH #4	1200	F-39
MH #5	1200	F-39



C. of T. 202 183 541
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

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C. of T. 132 387 820
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

CULVERT DATA				
LOCATION	DIAMETER (mm)	LENGTH	START INVERT	END INVERT
N-S CROSSING	600	27.09	265.418	265.065
W-E CROSSING	600	14.10	277.719	277.819
BLK 1 LOT 12	600	12.00	278.240	278.170
BLK 1 LOT 11	600	12.00	277.490	278.070
BLK 1 LOT 10	600	12.00	277.820	277.890
BLK 1 LOT 9	600	12.00	277.980	277.770
BLK 1 LOT 8	600	11.01	278.330	278.350
BLK 1 LOT 7	600	10.00	278.460	278.380
BLK 1 LOT 6	600	10.00	278.440	278.430
BLK 1 LOT 5	600	11.01	278.350	278.420
BLK 1 LOT 4	600	12.00	276.770	277.002
BLK 2 LOT 1	600	12.00	277.035	277.267
BLK 2 LOT 2	600	12.00	276.501	276.733
BLK 2 LOT 4	600	12.00	275.775	275.431
BLK 2 LOT 5	600	12.00	274.675	273.956
BLK 2 LOT 6	600	12.00	272.722	271.846
BLK 2 LOT 7	600	12.00	270.774	269.814
N-S RD TRAIL	600	9.00	269.937	270.659
W-E RD IN TRAIL	600	10.00	278.294	278.556
W-E RD/S TRAIL	600	9.00	278.294	278.456

NOTE:
HOUSE ELEVATIONS TO BE SET TO ENSURE
POSITIVE DRAINAGE AWAY FROM HOUSE TO
PROPERTY LINES.

C. of T. 132 387 820
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

C. of T. 172 270 236
LOT 11, RANGE 3
FORT VERMILION
SETTLEMENT

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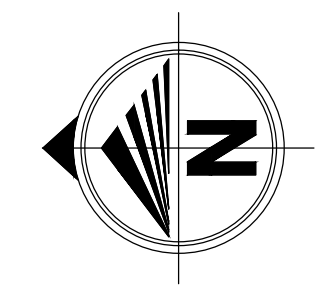
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ENGINEER: I. Matyka, P. Eng.
DATE: October 15, 2021
SCALE: 1:750

PROJECT NO. 21GEME6061

PROJECT NAME
RIVER ROAD SUBDIVISION

DRAWING DESCRIPTION
LOT GRADING

DRAWING NO. **LG-01**



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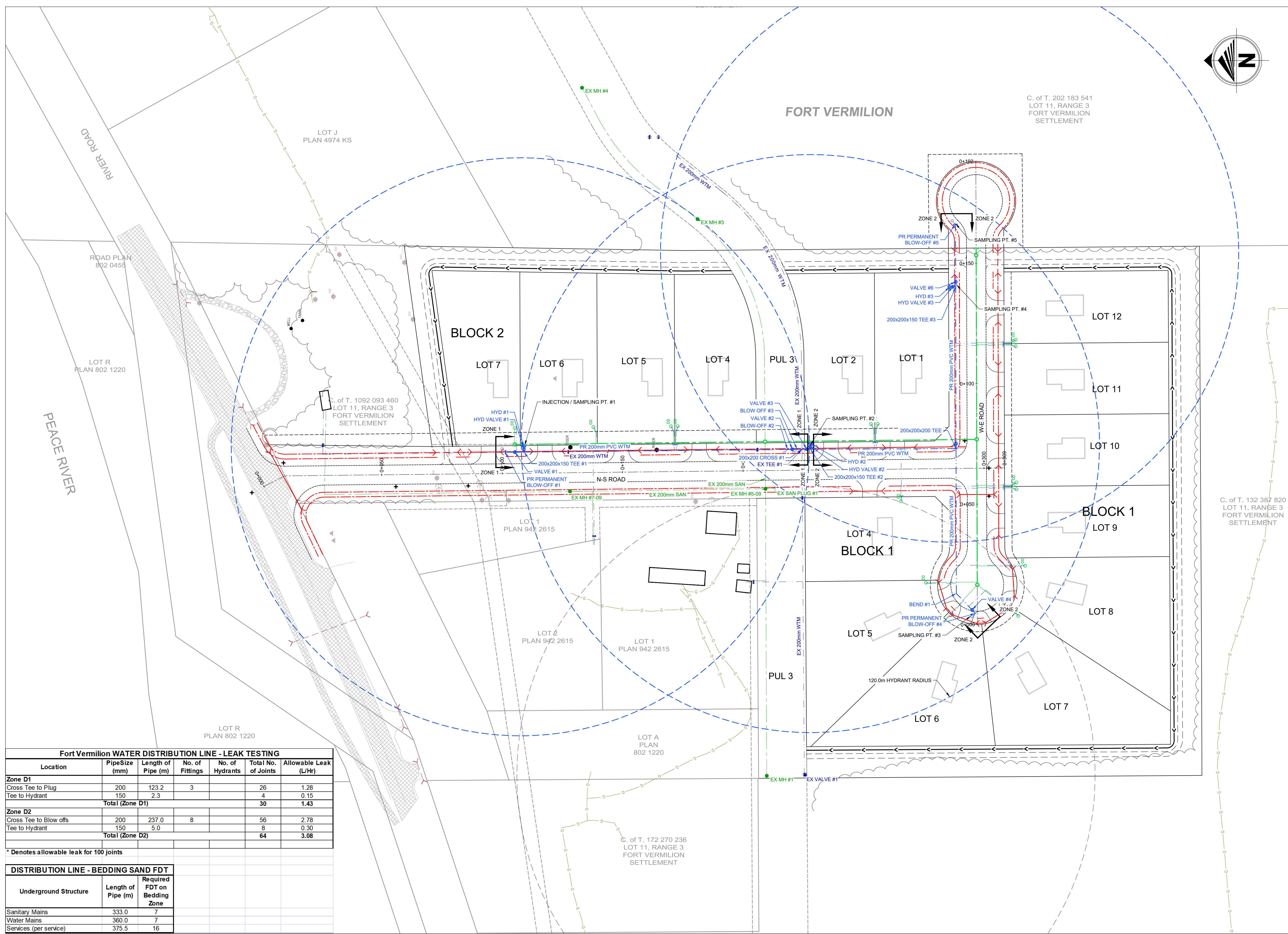
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ENGINEER: I. Matyka, P. Eng.
DATE: October 15, 2021
SCALE: 1:750

PROJECT NO. **21GEME6061**

PROJECT NAME
RIVER ROAD SUBDIVISION

DRAWING DESCRIPTION
DISINFECTION AND TESTING

DRAWING NO. **DI-01**



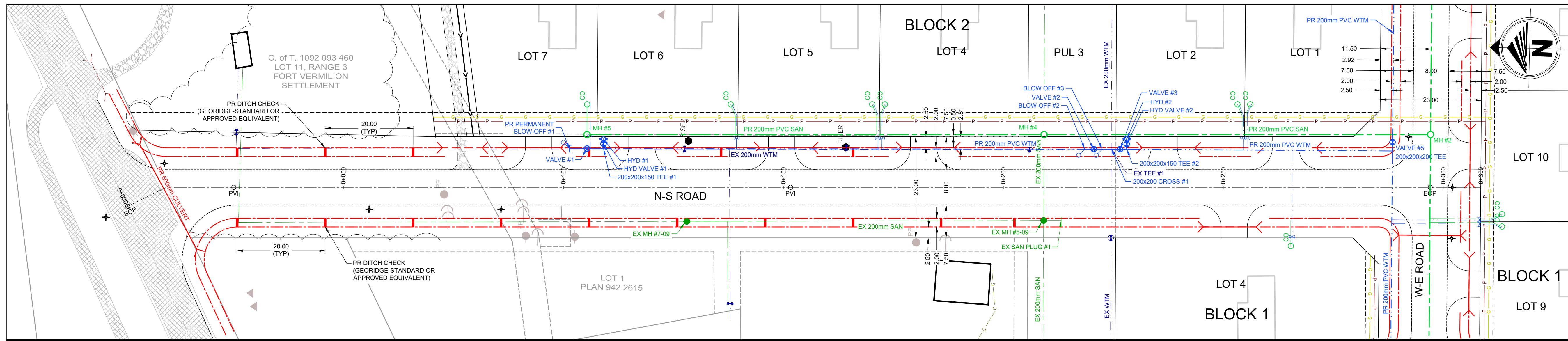
Fort Vermilion WATER DISTRIBUTION LINE - LEAK TESTING

Location	Pipe Size (mm)	Length of Pipe (m)	No. of Fittings	No. of Hydrants	Total No. of Joints	Allowable Leak (L/Hr)
Zone D1						
Cross Tee to Plug	200	123.2	3		26	1.28
Tee to Hydrant	150	2.3			4	0.15
Total (Zone D1)					30	1.43
Zone D2						
Cross Tee to Blow offs	200	237.0	8		56	2.78
Tee to Hydrant	150	5.0			8	0.30
Total (Zone D2)					64	3.08

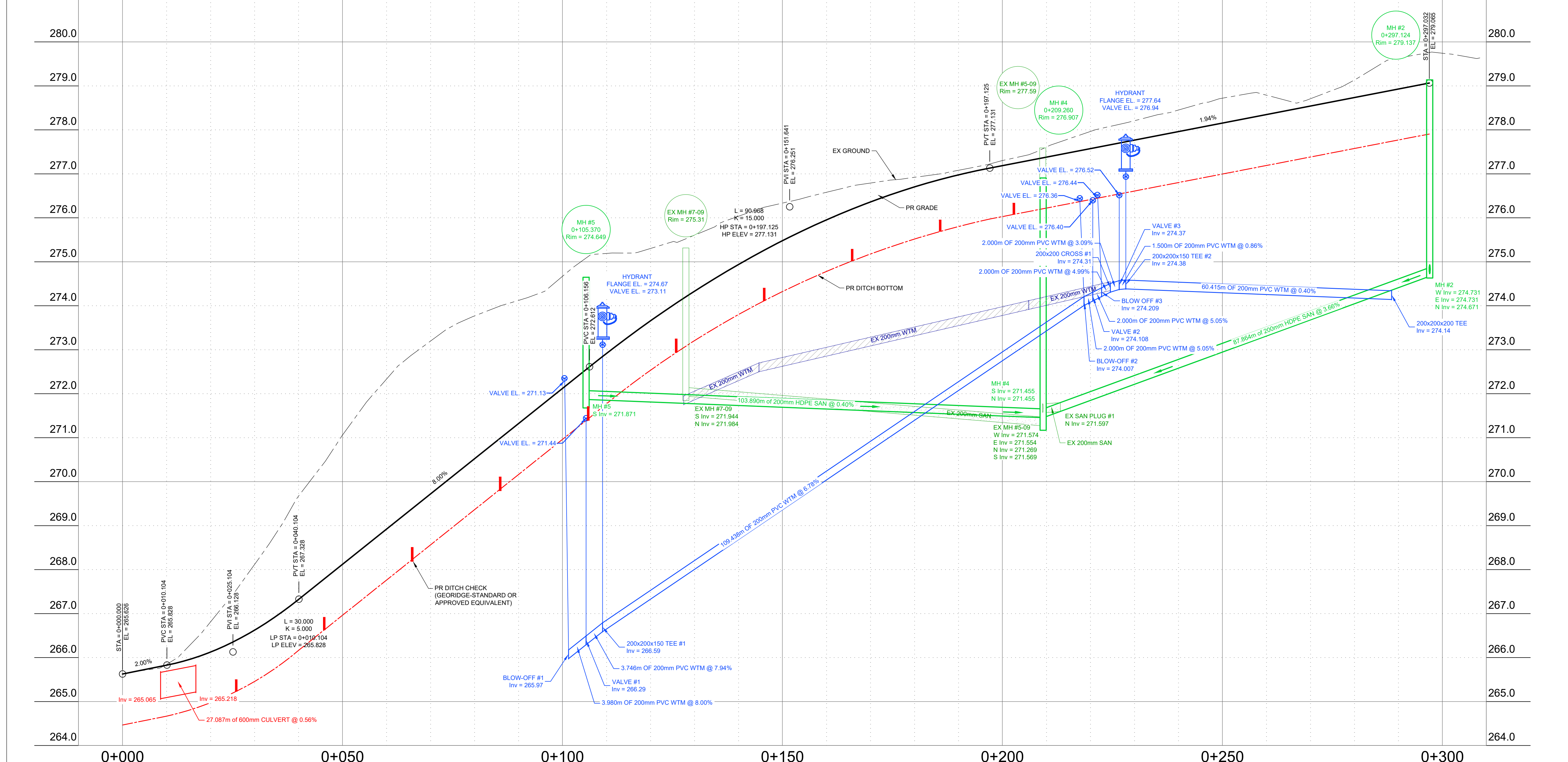
* Denotes allowable leak for 100 joints

DISTRIBUTION LINE - BEDDING SAND FDT

Underground Structure	Length of Pipe (m)	Required FDT on Bedding Zone
Sanitary Mains	333.0	7
Water Mains	360.0	7
Services (per service)	375.5	16



Profile View of S-N ROAD



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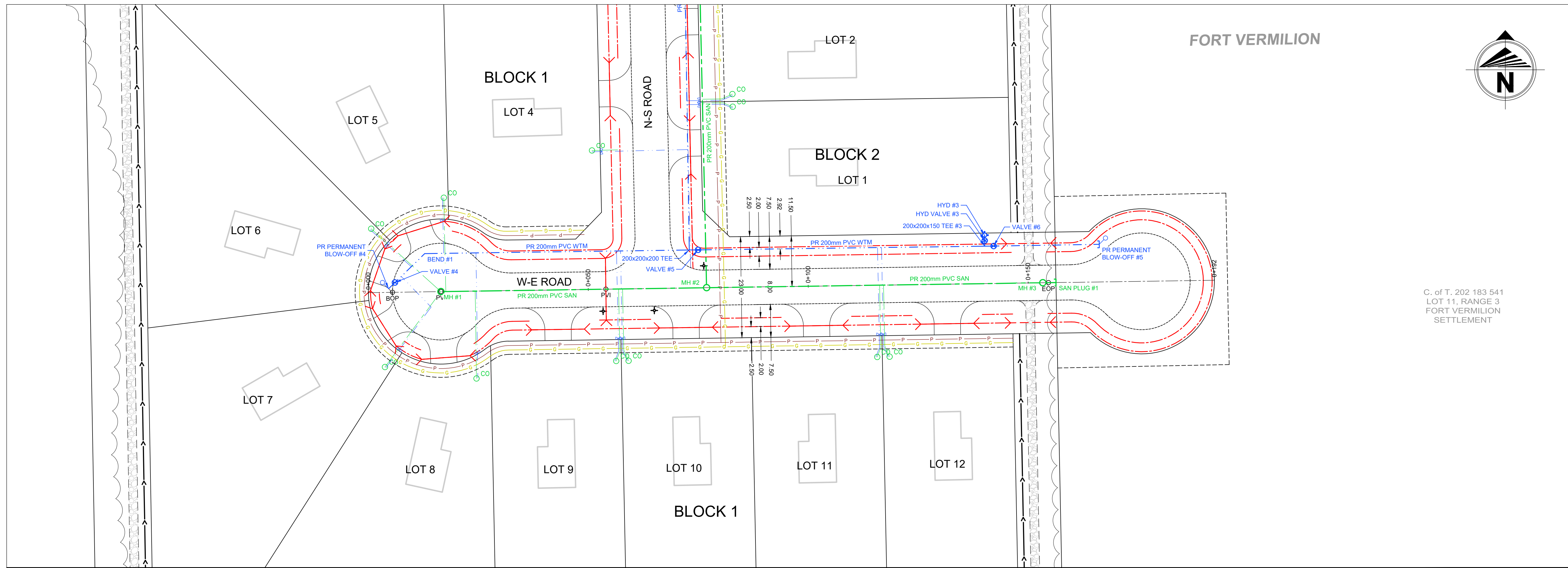
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ENGINEER: I. Matyka, P. Eng.
DATE: October 15, 2021
SCALE: 1:500

PROJECT NO. **21GEME001**

PROJECT NAME
RIVER ROAD SUBDIVISION

DRAWING DESCRIPTION
**N-S ROAD
PLAN AND PROFILE**

DRAWING NO. **PP-01**



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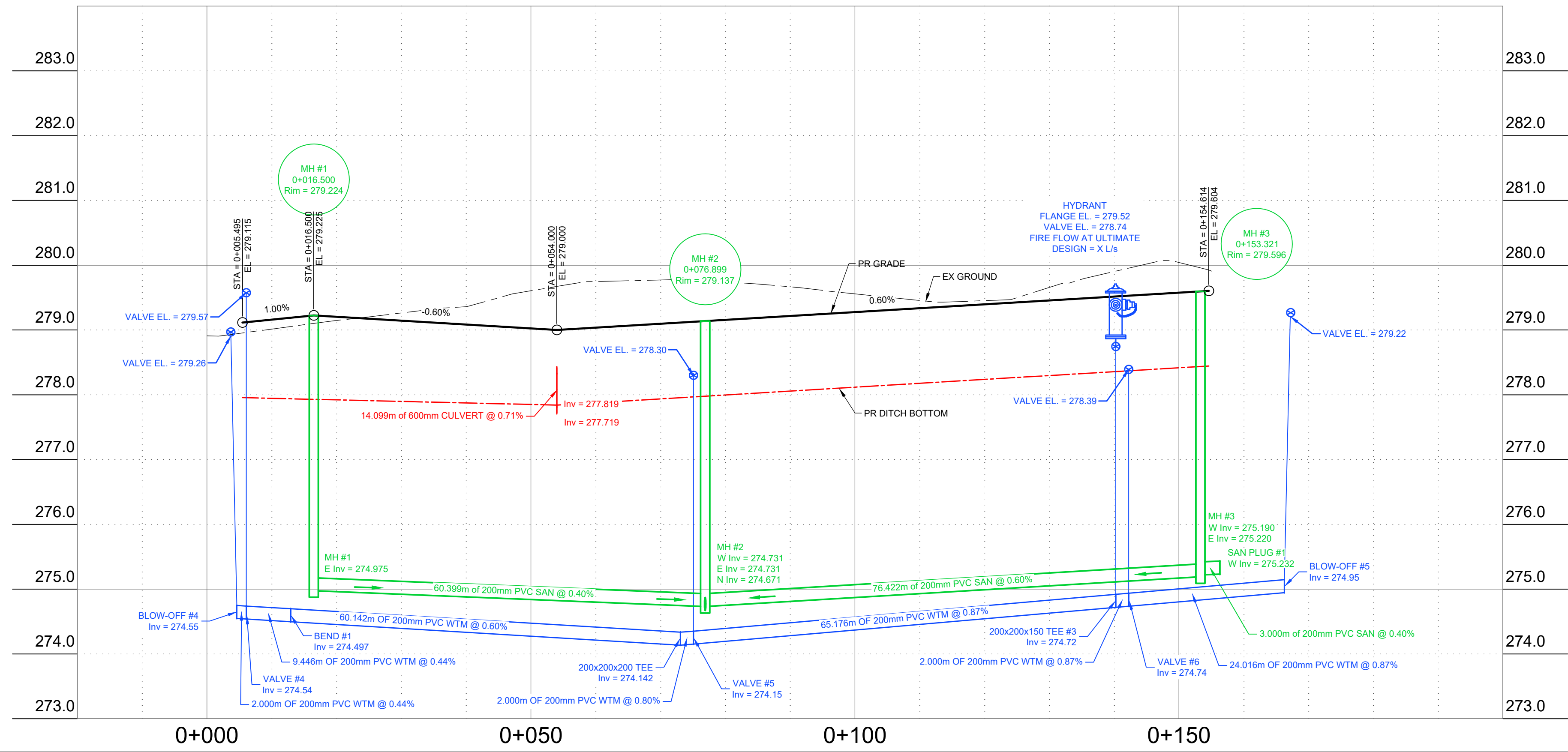
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Profile View of W-E ROAD



5		
4	ISSUED FOR TENDER	April 14, '22
3	ISSUED FOR REVIEW - 90% DESIGN	Mar. 25, '22
2	ISSUED FOR REVIEW - 60% DESIGN	Jan. 13, '22
1	ISSUED FOR REVIEW - 30% DESIGN	Dec. 17, '21

DRAWN BY: M. Lazaruk
CHECKED BY: K. Gramlick, P. Eng.
ENGINEER: I. Matyka, P. Eng.
DATE: October 15, 2021
SCALE: 1:500

PROJECT NO. 21GEME6061

PROJECT NAME
RIVER ROAD SUBDIVISION

DRAWING DESCRIPTION
**W-E ROAD
PLAN AND PROFILE**

DRAWING NO. **PP-02**

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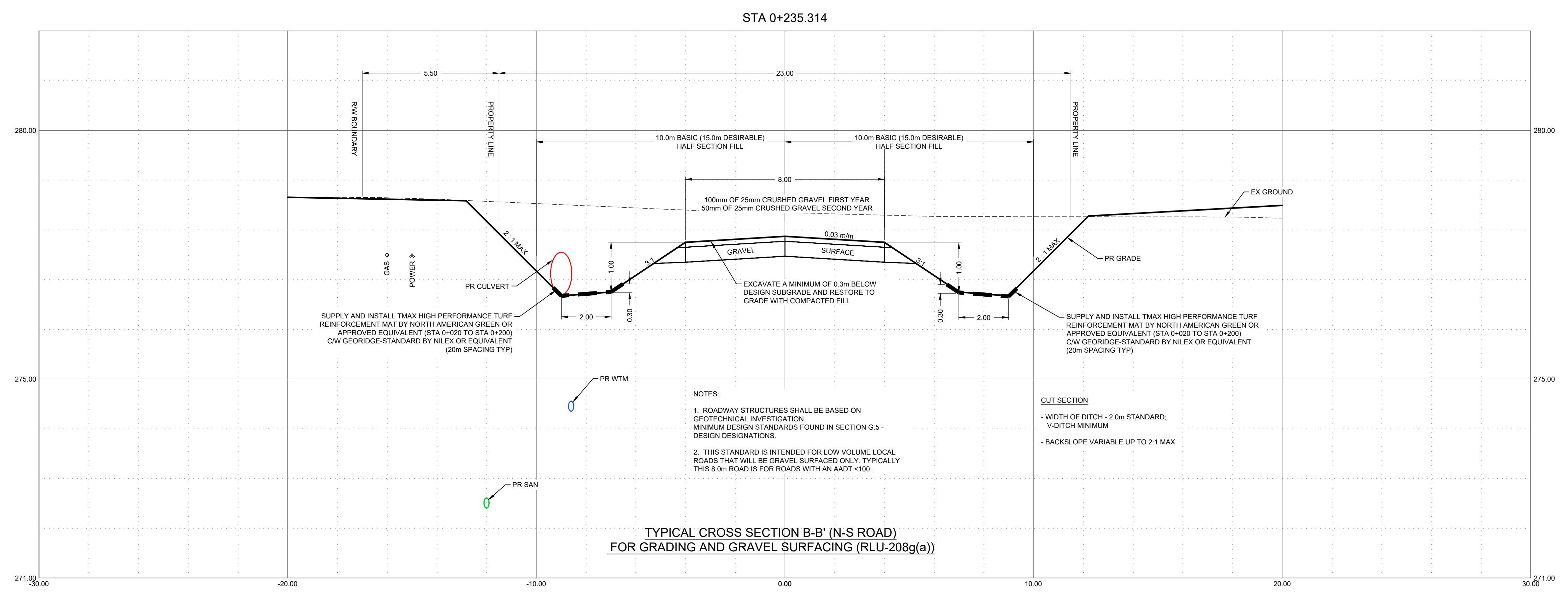
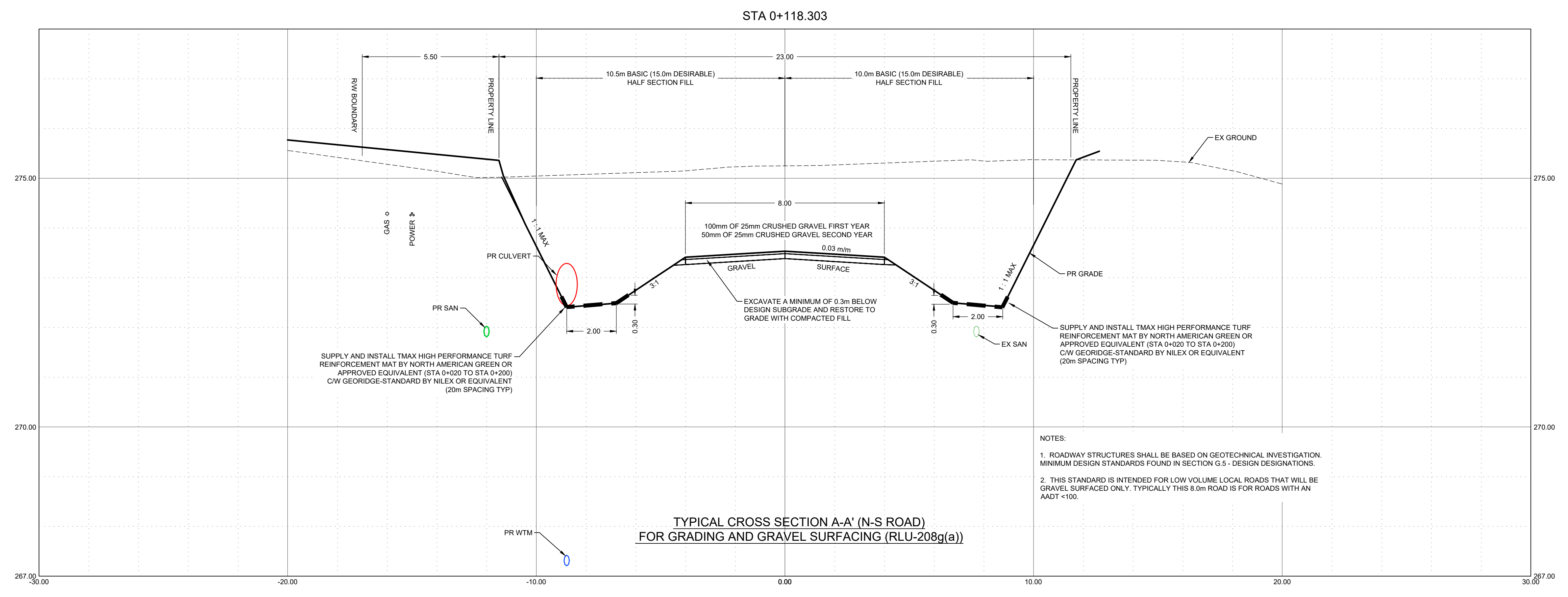
DRAWN BY: M. Lazaruk
CHECKED BY: K. Gramlick, P. Eng.
ENGINEER: I. Matyka, P. Eng.
DATE: October 15, 2021
SCALE: NTS

PROJECT NO. **21GEME6061**

PROJECT NAME
RIVER ROAD SUBDIVISION

DRAWING DESCRIPTION
**TYPICAL SECTIONS
N-S ROAD**

DRAWING NO. **XS-01**

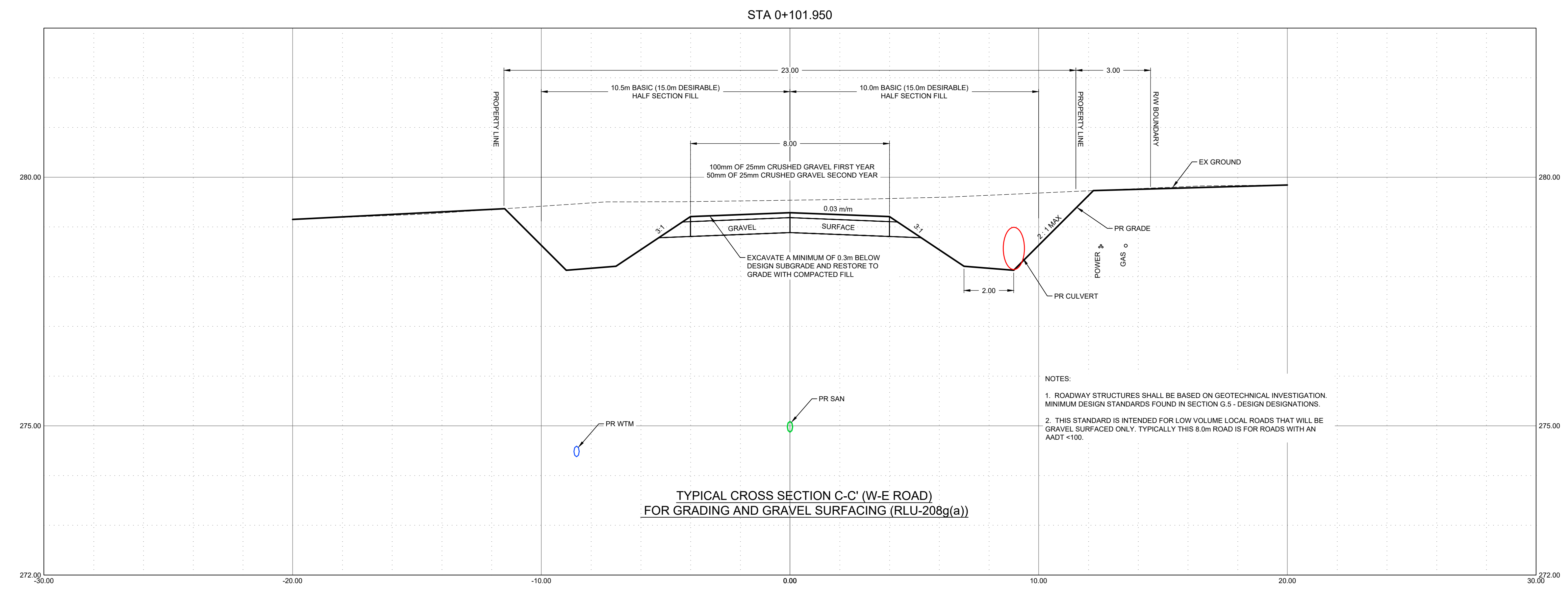


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DRAWN BY: M. Lazaruk
CHECKED BY: K. Gramlick, P. Eng.
ENGINEER: I. Matyka, P. Eng.
DATE: October 15, 2021
SCALE: 1:100

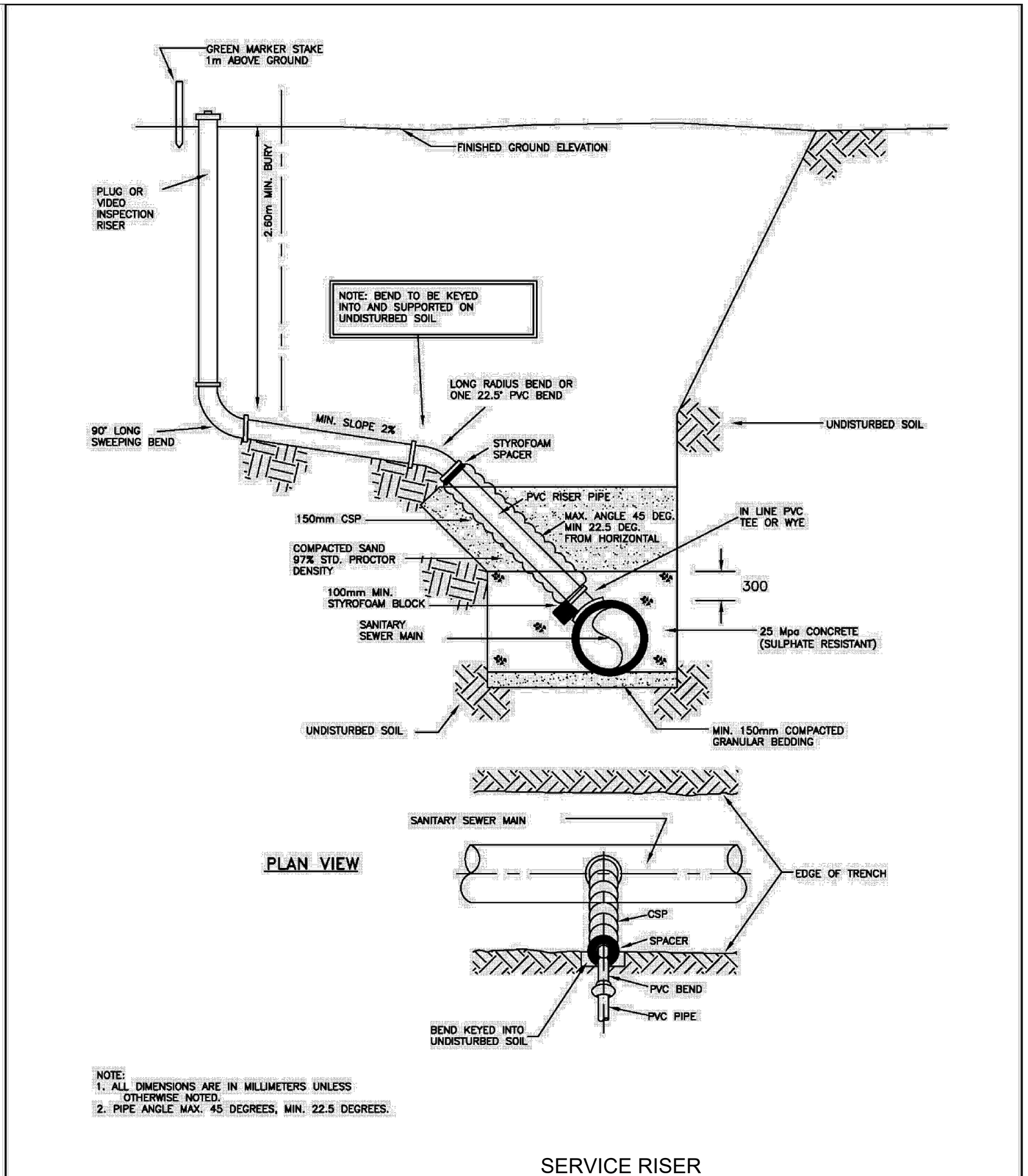
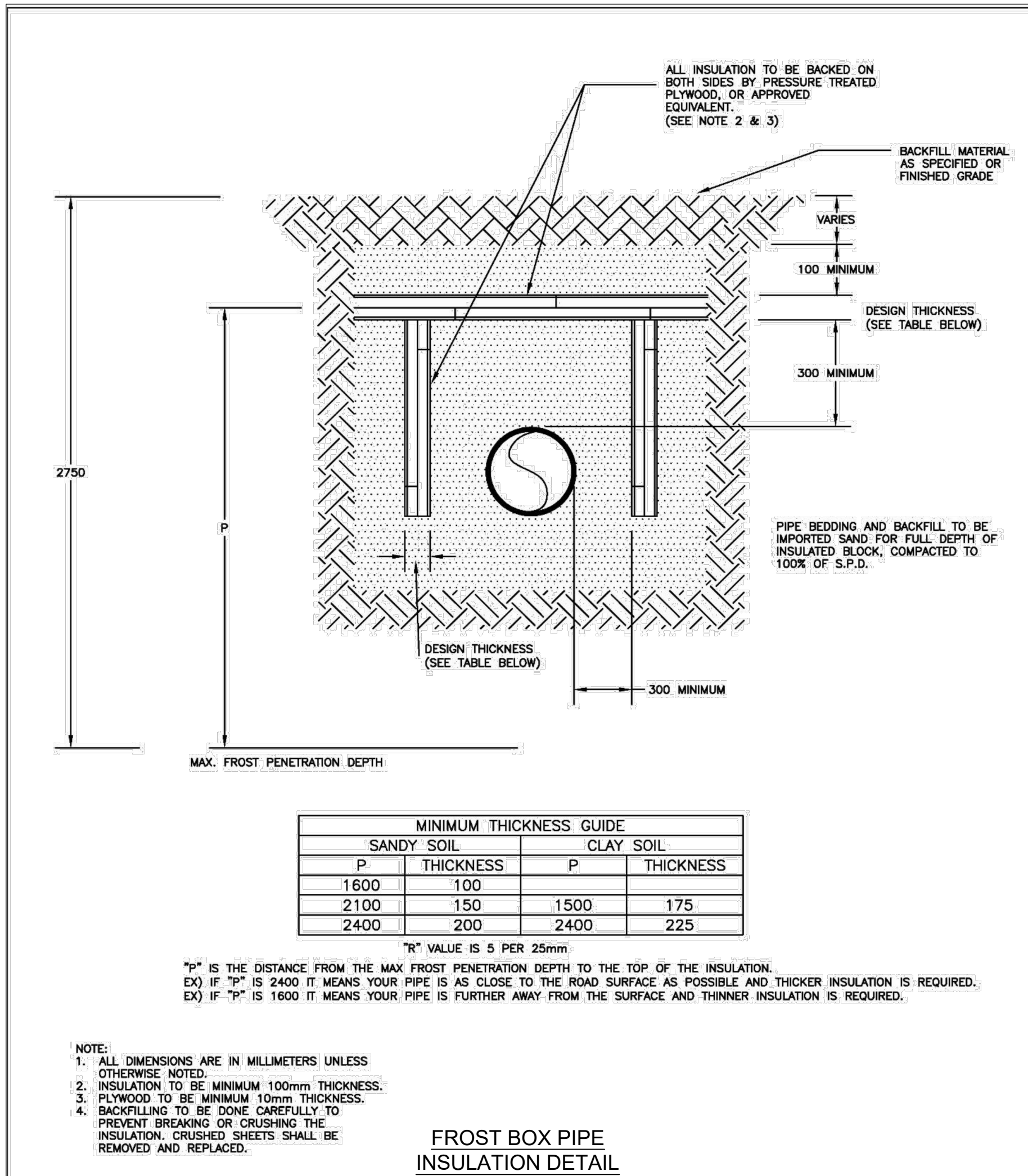
PROJECT NO. 21GEME6061

PROJECT NAME
RIVER ROAD SUBDIVISION

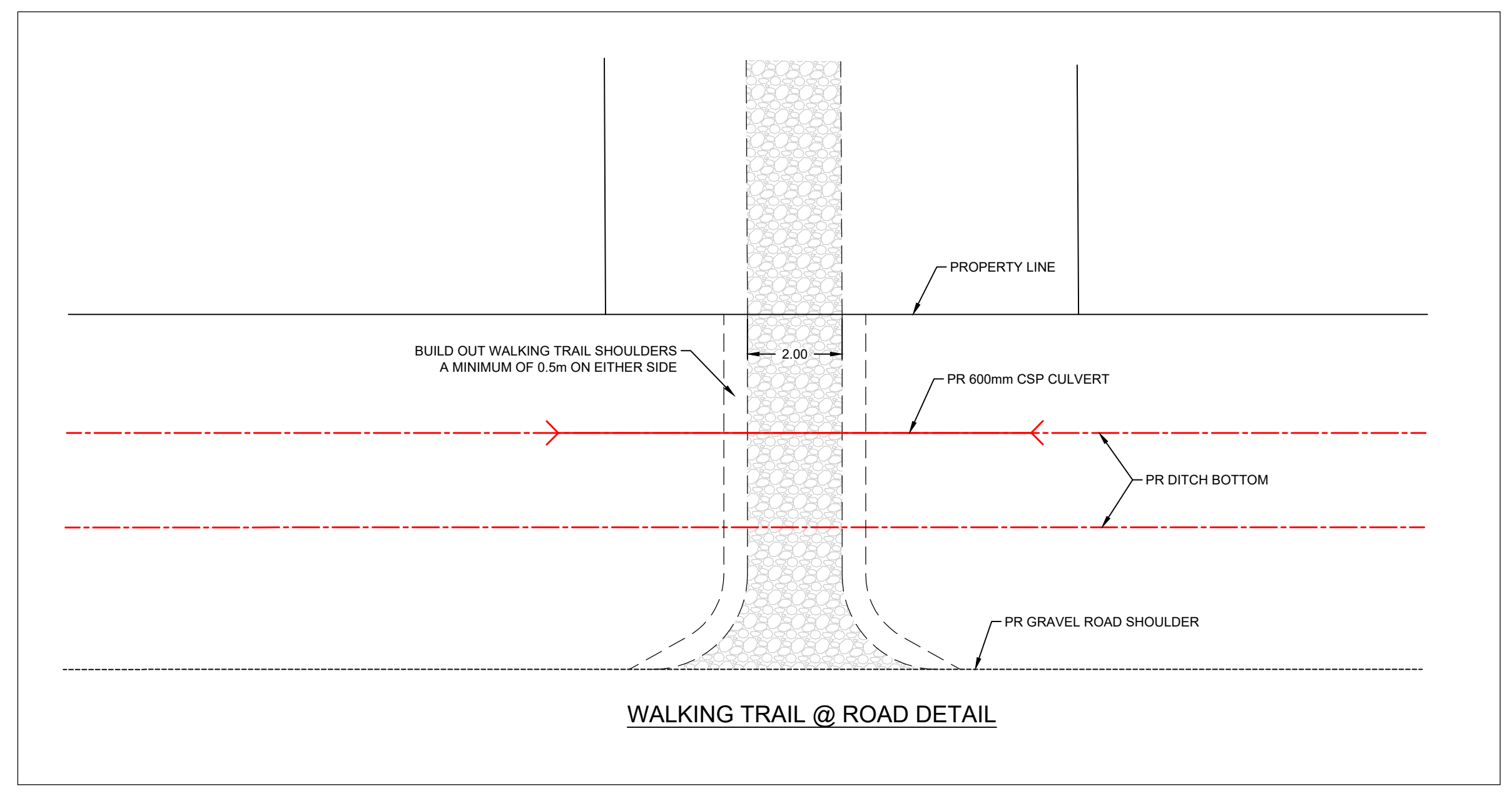
DRAWING DESCRIPTION
TYPICAL SECTIONS
W-E ROAD

DRAWING NO. XS-02

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ENGINEER: I. Matyka, P. Eng.
DATE: October 15, 2021
SCALE: NTS

PROJECT NO. 21GEME6061

PROJECT NAME
RIVER ROAD SUBDIVISION

DRAWING DESCRIPTION
TYPICAL DETAILS

DRAWING NO. **DT-01**