

Ellerslie Road Southwest at Whitemud Creek Expansion Site Location Study

Municipal Site Location Study

March 2025

Prepared for:
Brookfield Residential (Alberta) LP

Prepared by:
Stantec Consulting Ltd.

Project/File:
1161110185



Limitations and Sign-off

This document entitled Ellerslie Road Southwest at Whitemud Creek Expansion Site Location Study was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Brookfield Residential (Alberta) LP (the "Client") to support the regulatory review process for its project to twin Ellerslie Road and construct a new bridge over Whitemud Creek (the "Application") for the Ellerslie Road Southwest at Whitemud Creek Expansion Site Location Study (the "Project"). In connection therewith, this document may be reviewed and used by the City of Edmonton participating in the review process in the normal course of its duties. Except as set forth in the previous sentence, any reliance on this document by any other party or use of it for any other purpose is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The information and conclusions in the document are based on the conditions existing at the time the document was published and does not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by the Client or others, unless expressly stated otherwise in the document. Any use which another party makes of this document is the responsibility and risk of such party. Such party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other party as a result of decisions made or actions taken based on this document.

Chan,
Colleen

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by Chan, Colleen
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Prepared by: _____

Signature

Colleen Chan, B.Sc., BIT

Printed Name

Date:
2025.03.13
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Reviewed by: _____

Signature

Kurtis Fouquette, B.Sc., P.Biol.

Printed Name

Little,
Elaine

Digitally signed
by Little, Elaine
Date:
2025.03.13
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Approved by: _____

Signature

Elaine Little, B.Sc.

Printed Name



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1 Introduction

Stantec Consulting Ltd. (Stantec) was retained by Brookfield Residential (Alberta) LP to complete a Site Location Study (SLS) for upgrades to Ellerslie Road (9 Avenue Southwest [SW], herein referred to as Ellerslie Road) in southern Edmonton (Figure 1.1). Upgrades to Ellerslie Road will entail the expansion of Ellerslie Road from the current two-lane configuration to a four-lane configuration and a new two-lane bridge crossing over Whitemud Creek (the Project). The Project extends from Ambleside Eco Station access road to approximately 300 metres east of Graydon Hill Boulevard. The existing Whitemud Creek bridge crossing lies approximately 185 metres (m) west of the intersection with 141 Street SW, which is a major north-south four-lane arterial street serving southwestern Edmonton residential communities.

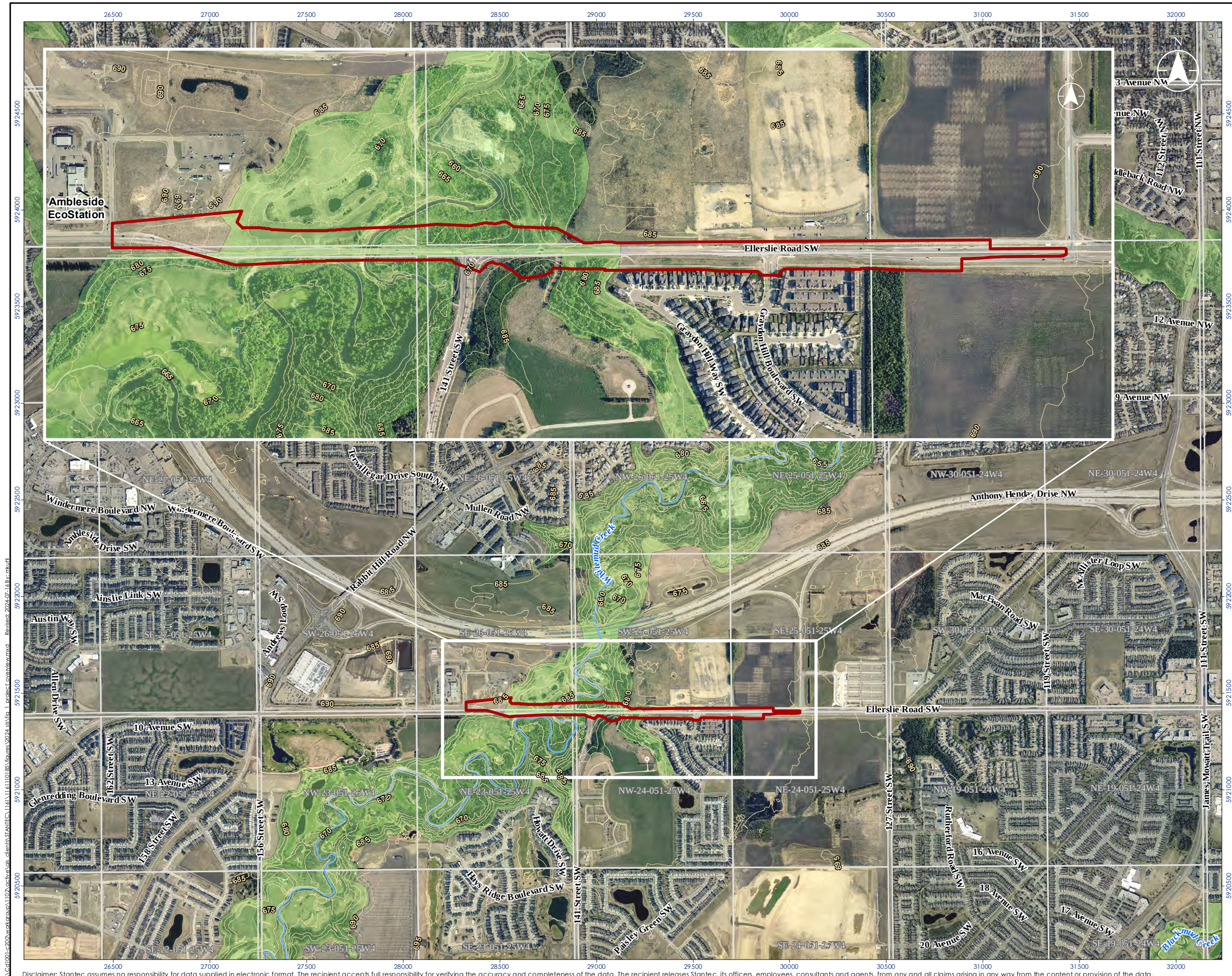
The scope of this SLS, as laid out in the SLS Terms of Reference (SLS TOR) is to examine the financial, social, environmental, and institutional opportunities and constraints associated with the development of the Project to aid the City of Edmonton's (COE) determination of the Project as essential to occur at the proposed location. Given that the Project is the expansion of Ellerslie Road, the Project cannot be physically re-sited outside of the North Saskatchewan River Valley Area Redevelopment Plan (NSRVARP) (COE Bylaw 7188; COE 2018) boundary. There are no reasonable scenarios where the entailed plans of the Ellerslie Road expansion could be located anywhere else. The Project is dependent on the North Saskatchewan River (NSR) Valley location.

Therefore, the questions posed in the Opportunities and Constraints Analysis section of the SLS TOR regarding constraints that limit the feasibility of locating the Project outside of the NSR Valley are limited to the two scenarios, as follows:

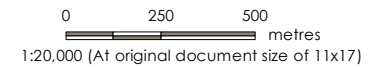
1. The Project is built as proposed;
2. The Project is not built.

This document is a companion document to the Municipal Environmental Impact Assessment (EIA) that will be submitted under a separate cover. Together these documents have been completed to meet the requirements of Bylaw 7188.



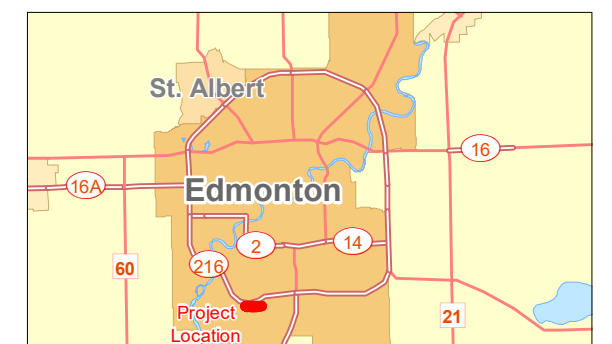


-  Project Footprint
 Ground Elevation Contours (m AMSL)
 Watercourse
 2019 River Valley ARP (Bylaw 7188 area)
 Quarter Section



Notes

1. Coordinate System: NAD 1983 3TM 114
2. Base features: Geogratis, ©Department of Natural Resources Canada, All rights reserved, AlfaLIS Ltd.
3. Imagery: City of Edmonton, 2023.
4. Contours: City of Edmonton, 2019.
5. m AMSL: metres above mean sea level



Project Location	1161110185
Portion of 19- and 30-051-24W4 and 23 to 26-051-25W4, Edmonton, Alberta	Prepared by MK on 2024-07-16 TR by KF on 2024-07-xx IR by EL on 2024-07-xx

Client/Project
 Brookfield Residential (Alberta) LP
 Municipal Site Location Study
 Ellerslie Road SW, Eco Station Rd to Graydon Hill Blvd

Figure No.

1

Title

Project Overview

1.1 Background

Ellerslie Road serves as a major east-west corridor for communities in the southwest part of the City of Edmonton. Upgrades to Ellerslie Road were identified as needed to support further development in the Windermere and Heritage Valley Area Structure Plans (ASPs) as the current layout of Ellerslie Road is not designed to handle the existing traffic volumes and results in regular traffic congestion. Regular traffic congestion impacts the ability of businesses located around Ellerslie Road to conduct business, as well as the commutes of people who work and/or reside in surrounding areas.

The segment of Ellerslie Road to be upgraded is a two-laned asphalt paved arterial road that is currently a rural cross section road. The expansion of Ellerslie Road from the current two-lane configuration to a four-lane configuration and a new two-lane bridge crossing over Whitemud Creek will help alleviate traffic congestion problems.

1.2 Site Description

The Project extends along Ellerslie Road in southwest Edmonton from the Ambleside Eco Station access road to approximately 300 m east of Graydon Hill Boulevard (Figure 1.1). The Project intersects an unnamed tributary to Whitemud Creek on the east side and intersects the Whitemud Creek Ravine system of the west side of 141 Street SW, which is a tributary to the NSR and part of the NSRVARP (COE Bylaw 7188; COE 2018). The Whitemud Creek Ravine system is also designated as a Biodiversity Core Area (COE 2007).

The Project is situated within a context of existing utility corridors and industrial land-use. There are several utilities that cross the Whitemud Creek Ravine at Ellerslie Road. Overhead powerlines can be found on both sides of the existing Ellerslie Road alignment. EPCOR's South Edmonton Sanitary Sewer Tunnel (SESS Tunnel) is north of the existing bridge crossing at the Whitemud Creek Ravine and includes an existing laydown and construction yard. Existing ATCO pipelines are located parallel to, and directly under, the Project; ATCO has agreed to the relocation of their pipelines and will complete this relocation under their own scope and permitting requirements.

The Anthony Henday Drive, a major transport utility corridor is located 350 m north of the Project. An already existing wildlife passage structure that was designed to provide north/south habitat connectivity for large mammals is located where the Anthony Henday Drive crosses Whitemud Creek Ravine.

1.3 Project Description

The Ellerslie Road upgrades are scheduled to commence in September 2024 and are anticipated to occur over approximately one to two years. Major components of the Projects are described below.



1.3.1 Relocate Utilities within Right of Way

Existing utility lines will be re-routed to allow for the expansion of Ellerslie Road. The planned re-routing of the ATCO gas pipeline on the north side of Ellerslie Road and to the west of the Whitemud Creek Ravine is being completed by ATCO under their own scope and permitting requirements.

1.3.2 Additional Two Traffic Lanes on Ellerslie Road

Ellerslie Road will ultimately be a four-lane arterial roadway, with two lanes in each direction (see Appendix A for project drawings). The two new lanes will be located on the north side of the existing lanes and will comprise the west bound lanes, there will also be some lane expansion occurring on the south side of the road near 141 Street SW. The existing road and bridge will become the east bound lanes.

The Project's design includes surface water management (see Appendix A). Major flow will be conveyed overland a minor flow will be conveyed through an underground pipe system along with storage tanks. Details for the roadway and bridge drainage will be designed and finalized at the detailed design phase. Stormwater quality will be managed through storm sewers, sediment traps, and will comply with requirements under the *Water Act*.

1.3.3 Ellerslie Road Bridge Crossing of Whitemud Creek Ravine

The new bridge crossing will be located to the north of the existing bridge crossing (see Appendix A). A shared use pedestrian and bike pathway (SUP) is included in the bridge design. Traffic barriers between the traffic lanes and the SUP, as well as guard rails along the north side of the SUP will be used to protect the SUP.

Due to instability and steepness of the Whitemud Creek Ravine banks, the Project requires work to improve slope stability under the new east bridge span, the north-east bridge head slope and north roadway embankment. Mechanically stabilized earth walls at the east bridge abutments will be constructed to manage slope stability, provide a foundation for the bridge crossing over uneven terrain, reduce the volume of excavation and backfilling required, and avoid encroachment on the SESS Tunnel and ATCO pipeline right-of-way (see Drawing S001-S001-023 in Appendix A).

Overland drainage associated with the new bridge crossing will be managed through storage tanks that will discharge into Whitemud Creek Ravine using existing outfalls. Discharge rates will be attenuated and occur at design rates.

An existing box culvert that is used as a wildlife passage is located under Ellerslie Road at the unnamed ravine occurring approximately 400 m east of Whitemud Creek (Appendix A – C102-003). A mechanically stabilized earth wall will be constructed over the existing box culvert. Additionally, the design and construction of the new bridge crossing over Whitemud Creek Ravine includes provisions for a wildlife passage.



1.3.4 Whitemud Creek Ravine Bank Armouring and Revegetation

Both banks of Whitemud Creek Ravine will be back graded to facilitate the installation of the new bridge crossing within the road right-of-way (See Appendix A drawings S001-020 and S001-021). No change in channel width or gradient will occur.

Installation of geotextile fabric and riprap will be conducted on both banks of Whitemud Creek Ravine. In addition to riprap, the east bank will require root wads. The logs will be buried into the riprap on the bank and extend from the bank and will be supported by a woody debris log beneath the streambed.

Bank restoration includes replacing topsoil, grass and forb seeding, and planting of shrubs along the slope (see Appendix A drawings S001-020 and S001-021).

1.4 Project Alternatives

1.4.1 Option 1 – Construct Project as Proposed

As described above, the expansion requires the relocation of existing utilities, addition of two traffic lanes, a new bridge crossing, and armouring and revegetating the banks of Whitemud Creek Ravine.

Completing the expansion of Ellerslie Road in its proposed location satisfies the approved Windermere and Heritage Valley ASPs for the anticipated increase of traffic volume to already traffic congested area.

1.4.2 Option 2 – Status Quo – Do Not Construct Road Expansion

Continuing with the status quo for Ellerslie Road would entail no relocation of utilities, no changes to lanes, no additional bridge crossing, or armouring and revegetation of the banks of Whitemud Creek Ravine. Periodic re-paving of these roads may be required as traffic volumes continue to increase. This option impacts the ability of surrounding companies to conduct business, as well as the commutes of people who work and/or live in surrounding areas.



2 Location Analysis and Justification

The SLS TOR requires the following three questions to be addressed in this document:

1. What other locations were considered for this project including other river valley and non-river valley locations?
2. Could the proposed project reasonably function at a location outside of the NSRVARP (Bylaw 7188) boundary?
3. Is the project dependent on either the river valley and ravine location or the users of the park system?

Given the location of Ellerslie Road, the expansion was not considered for construction outside the boundary of the NSRVARP. The purpose of the expansion to help alleviate traffic congestion that impact surrounding businesses, commuters and/or residents of Ellerslie Road, as such the expansion would not reasonably function and serve its purpose outside of the NSRVARP boundaries.



3 Opportunities and Constraints Analysis

The following discusses financial, social, environmental and institutional opportunities and constraints of the proposed project and its alternatives.

3.1 Financial Opportunities and Constraints

Constructing the Ellerslie Road Expansion as proposed (Option 1), will cost more than Status Quo (Option 2). Option 1 will be funded by the Arterial Roadway Assessment (ARA) funds. ARA funds are collected from developers as condition of Subdivision or Development Permits issued by the City of Edmonton. ARAs are a cost-sharing mechanism for arterial roadway construction, wherein developers and landowners proportionally pay for roadworks that serve their community developments. The City of Edmonton (COE) Bylaw 14380, City Policy and Procedure C507, and the Precedent Servicing Agreement Template govern how the ARA program is administered. Upgrades to Ellerslie Road in proximity to the Whitemud Creek crossing were identified as needed to support further development in the Windermere and Heritage Valley Area ASPs. Repairs or upgrades to the existing bridge crossing over Whitemud Creek, and the associated existing wildlife passage, are outside the scope of the Project because existing roadway and bridge are not subject to the ARA program. Option 2 may require periodic repaving of Ellerslie Road to address road deterioration associated with current and future traffic volumes. Although Option 2 is considered more cost effective, it is not the most effective option to manage traffic concerns discussed in Section 1.1. Option 1 meets the overall objective of reducing traffic congestion.

3.2 Social Opportunities and Constraints

Construction of Option 1 will likely pose inconveniences to businesses and personnel of Ellerslie Road due to an increase in traffic travelling to and from the construction zone. Noise and dust from construction may be a concern to nearby neighbourhoods. Additionally, there is potential for ground disturbance to interact with historical resources. However, once construction is complete, associated concerns from construction (e.g. noise and dust), and traffic congestion will be lessened, which will reduce travel time and inconveniences to people working, commuting and/or residing near Ellerslie Road in both the short and long term.

Option 2 does not meet the overall objective due to unresolved traffic congestion. As such, Option 1 represents the highest likelihood of a positive social outcome and consultation with Alberta Tourism and Culture has revealed that mitigation for the historic resources identified can be undertaken in the form of an additional study.

3.3 Environmental Opportunities and Constraints

The primary natural area of concern in the context of the Project is the Whitemud Creek Ravine. The NSR Valley is in close proximity but is not anticipated to be affected by the options discussed in this report.



Option 1 will have temporary and permanent disturbance in the Whitemud Creek Ravine that may result in effects on wildlife, water quality, hydrology, vegetation, and historical resources. Construction of the Project will cause a temporary disturbance to wildlife due to the presence of construction equipment and personnel and the noise associated with construction activities and permanent removal of habitat within the footprint of the Project. A mechanically stabilized earth wall will be constructed over the existing box culvert. The design and construction of the new bridge crossing over Whitemud Creek Ravine includes provisions for a wildlife passage and will fit the definition of a below-grade wildlife passage structure that is suitable for all wildlife EDGs (COE 2010) post construction. However, the twinning of the road and subsequent traffic may increase the barrier to movement that Ellerslie Road also poses within the ravine. Additionally, fish habitat and vegetation will be permanently altered due to the Project works as described in Section 1.3. The effects on fish habitat will be mitigated by the involvement of a Qualified Aquatic Environmental Specialist (QAES) in designing mitigation measures. The intent is that design will result in an overall change to fish habitat that is anticipated to be neutral post construction. The instream construction activities will also affect water quality and hydrology due to the isolation and realignment of the creek. Mitigation will include implementation of environmental protection measures during construction. Upon completion of construction activities, the temporary isolation will be removed, and fish passage restored. Although vegetation in the area will be permanently altered, the disturbed areas outside the roadway will be revegetated with native vegetation using a grass and forb seeding, and planting of shrubs along the slope, appropriate to the ravine.

Option 2 presents the greatest environmental opportunities when compared to Option 1 as no additional disturbance will take place within Whitemud Creek Ravine. Current wildlife habitat and movement through Whitemud Creek Ravine would not change and there would be no vegetation removal, as such habitat removal would not occur.

While Option 2 has the least potential for negative environmental effects on the landscape, it does not meet the overall objective of reducing traffic congestion. Option 1 has potential to cause negative environmental effects but meet the overall objective of reducing traffic congestion. Project designs have been developed by qualified engineers to meet safety standards and cost considerations and scrutinized by experienced environmental planners and qualified professional biologists in the context of potential lasting effects on biophysical components. Mitigation measures to protect the environment will be implemented during construction.

Environmental effects from the construction of the Project are assessed in the EIA. Detailed impacts and mitigation measures from the proposed construction have been identified and are contained within the accompanying EIA.

3.4 Institutional Opportunities and Constraints

The City of Edmonton has policies and bylaws that regulate and guide the construction of new facilities below the top-of-bank within the NSR Valley system. These policies are in place to protect Edmonton's natural features from increasing development pressures. Policies that may apply to the Project include, but are not limited to Bylaw 7188, Policy C531, The Way We Move and the Ribbon of Green SW + NE Plan. Each of these is discussed below in relation to Project construction.



3.4.1 Bylaw 7188: North Saskatchewan River Valley and Area

The Bylaw 7188 (COE 1985) was developed to protect the NSR Valley and ravine system as part of the City of Edmonton's open space heritage. Bylaw 7188 envisions a major portion of the NSR Valley and ravine system used as an environmental protection area. The major goal of Bylaw 7188 is to ensure preservation of the natural character and environment of the NSR Valley and ravine system.

Bylaw 7188 objectives that apply to the Project include:

- 2.4.2 Environmental Protection Objective: To consider environmental factors when planning for use in the NSR Valley.
- 3.2.1 Urban Design and Architectural Guidelines: It is the policy of this Plan that all public development will conform to Council approved environmental, urban, and architectural design guidelines to be developed in future studies and park development plans.
- 3.3.3 Application of Environmental Impact Assessment: To ensure the application of an environmental impact screening and assessment to all proposed public development and development on public land.

The Project meets the requirements of this bylaw by having undergone preliminary design with objectives to reduce the impact of the Project on the environment in the NSR Valley, by informed consultation with City of Edmonton, the public, neighbours, and others, conforming to all design guidelines provided by the City of Edmonton, preparation of an EIA, and a SLS.

3.4.2 Policy C351: Natural Area Systems

The Natural Area Systems Policy (COE 2007) was developed to help conserve, protect, and restore the natural wetlands, uplands, water bodies, and riparian areas within the City of Edmonton to safeguard the City's natural capital and associated ecological services. As per this policy, the City of Edmonton will demonstrate balance between ecological and environmental considerations with economic and social considerations in its decision making.

Policy C351 objectives that apply to the Project include:

- Conserve, protect, and restore biodiversity throughout Edmonton recognizing the urban context that we work within.
- Ensure consistent, uniform and equitable conservation practices that are based on the best available science; Direct Administration to:
 - Plan our city so that our ecological systems will function effectively at neighbourhood, city and regional scales.
- Conserve, protect, and restore natural area systems through the physical planning and development process; according to the provisions of municipal, provincial and federal policy and legislation.



The Project was designed to reduce adverse effects to ecological systems in the NSR Valley and has been a large component in the design of this Project. Additional impacts and mitigation measures related to the surrounding ecological system will be identified in the EIA.

3.4.3 Edmonton City Plan (Charter Bylaw 20,000)

The Edmonton City Plan (COE 2020a) supersedes and combines the Municipal Development Plan and Transportation Master Plan, and encompasses the strategic direction of Edmonton in environmental planning, social planning and economic development.

The Edmonton City Plan objectives include:

- Roadway and Goods Movement Network (roads and routes): New undeveloped lands designated as future residential, non-residential and agricultural will require a new or improved roadway network. The form and function of roads in these areas will be planned and designed over time to support The City Plan Concept. A basic network of arterial roads that broadly follow the grid pattern of existing rural roads will be used to service the area until future development takes place and will be designed in a proactive way to support transit and active modes.
- Roadway and Goods Movement Network (Network adaptation and expansion): As the number of people living in Edmonton grows, we will need to accommodate more trips by moving people as efficiently as possible. Reducing the distance people need to travel, and locating services and amenities near areas where people live, will make this easier to do. This may include trade-offs leading to a redistribution of limited road right-of-way and capital and operating resources to improve transit efficiency and travel time.

The Project meets the objectives of the Edmonton City Plan of Ellerslie Road from a two-lane to a four-lane arterial road. It will provide basic access to new neighbourhoods (i.e., meet the requirements of the Windermere and Heritage Valley ASPs), as well as help alleviate existing and future traffic volumes.

3.4.4 Ribbon of Green SW + NE Plan

The Ribbon of Green SW + NE Plan provides policy direction to guide the planning, programming, and management of the southwest and northwest portions of the NSR Valley (COE 2020b). The Project falls within the Ribbon of Green Future Amendment Areas. The vision for Ribbon of Green is: The North Saskatchewan River Valley and Ravine System is a protected, connected landscape that supports ecological resilience and promotes healthy living through opportunities for recreation, active transportation, learning, and gathering in the tranquility of nature.

The Project was designed to reduce adverse effects to ecological systems in the NSR Valley and has been a large component in the design of this Project. Additional impacts and mitigation measures related to the surrounding ecological system will be identified in the EIA.



4 Conclusions

The Project entails the expansion of Ellerslie Road from the current two-lane configuration to a four-lane configuration and a new two-lane bridge crossing over Whitemud Creek Ravine. The purpose of the expansion is to help alleviate traffic congestion that impacts surrounding companies and personnel who commute, work and/or reside near Ellerslie Road. The Project will be funded by ARA funds.

The SLS examined the opportunities and constraints associated with Project implementation versus Status Quo (no upgrades made). Given the location of Ellerslie Road, the expansion would not reasonably function and serve its purpose outside of the NSRVARP boundaries.

The implementation of the Project will result in some adverse residual effects limited to some adverse changes to vegetation and wildlife habitat and wildlife movements. These effects were reduced by Project design considerations. While maintaining the Status Quo has lower direct costs and less potential to adversely affect the environment, it does not meet the overall objective of reducing traffic congestion.

It is therefore the recommendation of this SLS that the proposed location (Option 1) for the crossing of Whitemud Creek Ravine within the NSRVARP area be accepted as the preferred option in the City's consideration of whether the project location is essential under Bylaw 7188.



5 References

- COE (City of Edmonton). 2007. Natural connections: City of Edmonton integrated natural areas conservation plan. Office of Natural Areas, Edmonton, AB. 48 pp. Available: http://www.edmonton.ca/environmental/documents/Natural_Connections_-_Strategic_Plan_JUNE_09.pdf
- COE. 2009. The Way We move: Transportation Master Plan. Edmonton, Alberta.
- COE. 2010. Wildlife Passage Engineering Design Guidelines. Report prepared by Stantec Consulting Ltd. for the Office of Natural Areas, City of Edmonton, AB. 249 pp. Available at: https://www.edmonton.ca/public-files/assets/document?path=WPEDG_FINAL_Aug_2010.pdf
- COE. 2018. North Saskatchewan River Valley Area Redevelopment Plan, Bylaw 7188. Edmonton, Alberta.
- COE. 2020a. Edmonton City Plan (Charter Bylaw 20,000). Edmonton, Alberta.
- COE. 2020b. Ribbon of Green SW + NE. Edmonton, Alberta.

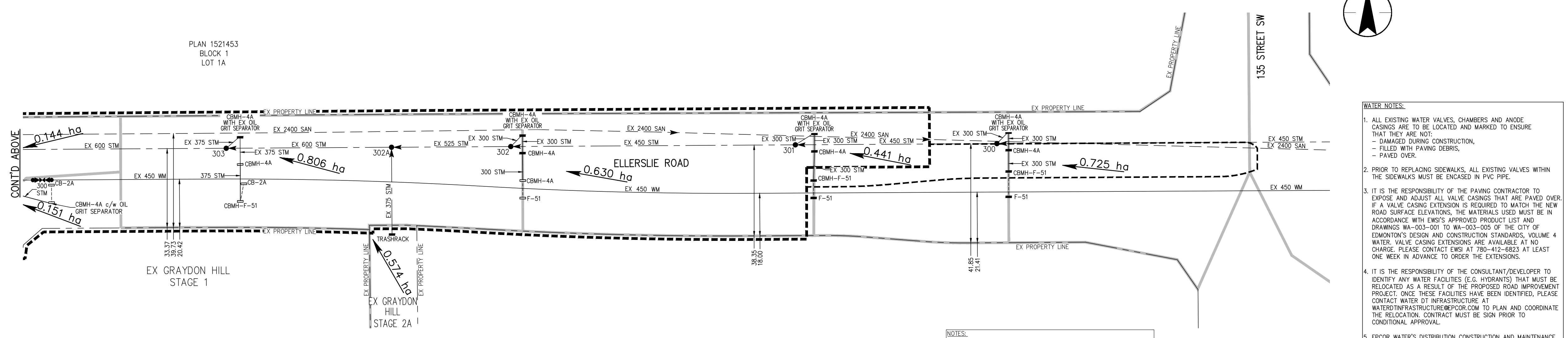
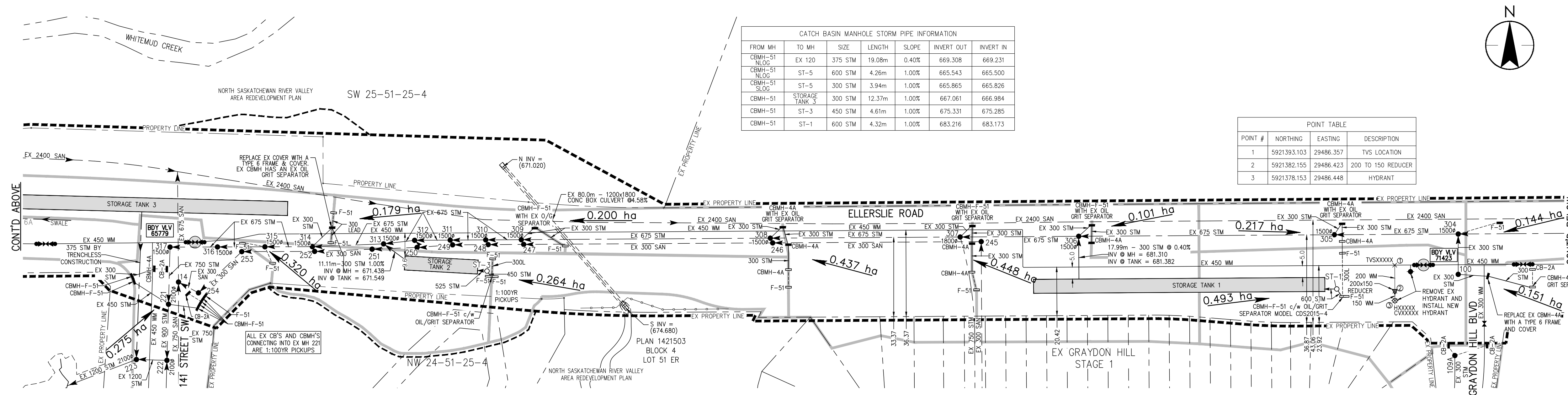
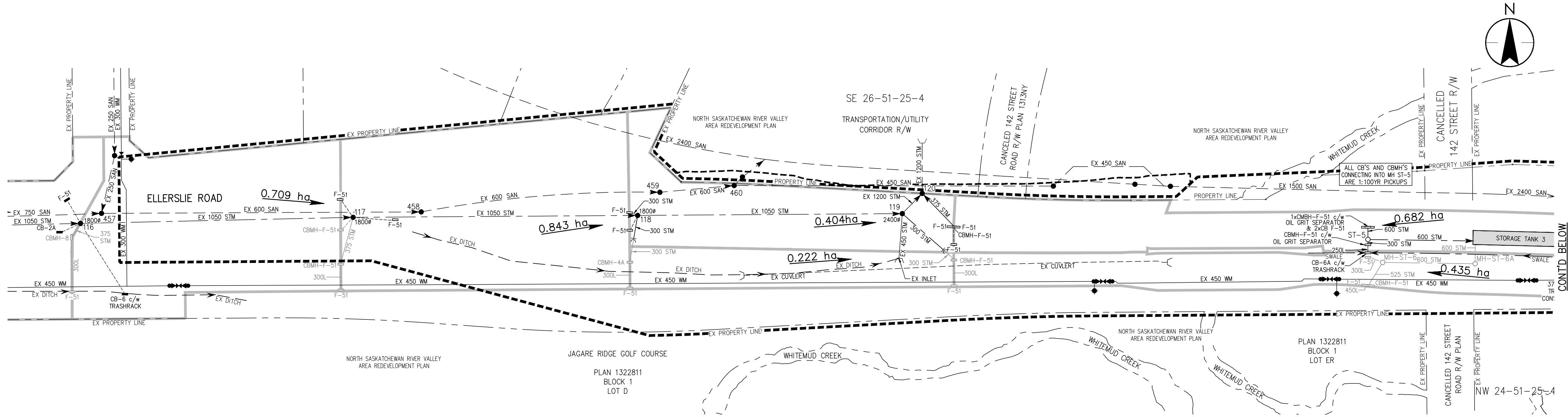


Appendices



Appendix A Design Drawing Package





CATCH BASIN MANHOLE STORM PIPE INFORMATION							
FROM MH	TO MH	SIZE	LENGTH	SLOPE	INVERT OUT	INVERT IN	
CBMH-51 NLOG	EX 120	375 STM	19.08m	0.40%	669.308	669.231	
CBMH-51 NLOG	ST-5	600 STM	4.26m	1.00%	665.543	665.500	
CBMH-51 SLOG	ST-5	300 STM	3.94m	1.00%	665.865	665.826	
CBMH-51 STORAGE TANK 3	ST-3	300 STM	12.37m	1.00%	667.061	666.984	
CBMH-51	ST-3	450 STM	4.61m	1.00%	675.331	675.285	
CBMH-51	ST-1	600 STM	4.32m	1.00%	683.216	683.173	

POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	5921393.103	29486.357	TVS LOCATION
2	5921382.155	29486.423	200 TO 150 REDUCER
3	5921378.153	29486.448	HYDRANT

- WATER NOTES:**
1. ALL EXISTING WATER VALVES, CHAMBERS AND ANODE CASINGS ARE TO BE LOCATED AND MARKED TO ENSURE THAT THEY ARE NOT:
 - DAMAGED DURING CONSTRUCTION,
 - FILLED WITH PAVING DEBRIS,
 - PAVED OVER.
 2. PRIOR TO REPLACING SIDEWALKS, ALL EXISTING VALVES WITHIN THE SIDEWALKS MUST BE ENCASED IN PVC PIPE.
 3. IT IS THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO EXPOSE AND ADJUST ALL VALVE CASINGS THAT ARE PAVED OVER. IF A VALVE CASING EXTENSION IS REQUIRED TO MATCH THE NEW ROAD SURFACE ELEVATIONS, THE MATERIALS USED MUST BE IN ACCORDANCE WITH EWSI'S APPROVED PRODUCT LIST AND DRAWINGS WA-003-001 TO WA-003-005 OF THE CITY OF EDMONTON'S DESIGN AND CONSTRUCTION STANDARDS, VOLUME 4 WATER. VALVE CASING EXTENSIONS ARE AVAILABLE AT NO CHARGE. PLEASE CONTACT EWSI AT 780-412-6823 AT LEAST ONE WEEK IN ADVANCE TO ORDER THE EXTENSIONS.
 4. IT IS THE RESPONSIBILITY OF THE CONSULTANT/DEVELOPER TO IDENTIFY ANY WATER FACILITIES (E.G. HYDRANTS) THAT MUST BE RELOCATED AS A RESULT OF THE PROPOSED ROAD IMPROVEMENT PROJECT. ONCE THESE FACILITIES HAVE BEEN IDENTIFIED, PLEASE CONTACT WATER DT INFRASTRUCTURE@EPCOR.COM TO PLAN AND COORDINATE THE RELOCATION. CONTRACT MUST BE SIGNED PRIOR TO CONDITIONAL APPROVAL.
 5. EPCOR WATER'S DISTRIBUTION CONSTRUCTION AND MAINTENANCE GROUP ALSO HAS WATER FACILITIES (VALVES, HYDRANTS) THAT MAY BE SCHEDULED FOR REPAIR/REPLACEMENT WITHIN THE NEIGHBOURHOODS. PLEASE CONTACT MICHELLE DZENIUK, MANAGER, NOT CONSTRUCTION SUPPORT, BY PHONE AT (780) 412-4107 OR BY MAIL AT MDZENIUK@EPCOR.COM TO COORDINATE YOUR PROPOSED WORKS.
 6. EXISTING HYDRANTS TO BE PROTECTED PER STANDARD DETAIL WA-004-004 FIRE HYDRANT HOARDING DETAIL.

- NOTES:**
1. NO ENCROACHMENT WITHIN RIVER BY-LAW AREA UNTIL PERMITS ARE OBTAINED BY OWNER FROM THE CITY OF EDMONTON.
 2. NO ENCROACHMENT WITHIN 2.0m'S FROM OUTSIDE OF SESS PIPE WITHOUT AN AGREEMENT FROM EPCOR (TO BE OBTAINED BY CONTRACTOR).
 3. NO ENCROACHMENT WITHIN EXISTING ATCO PIPELINES ROW OR FUTURE RELOCATED ATCO ROW.
 4. NO CONSTRUCTION TO PROCEED ON BRIDGE OR WEST OF WHITEMUD CREEK UNTIL EXISTING ATCO PIPELINE HAS BEEN RELOCATED AND IS IN OPERATION.
- DRAINAGE NOTES:**
1. ALL EXISTING CBMH'S ON THE NLOG, CONNECTED TO MHS 299 TO 314 HAVE AN EXISTING OIL/GRIT SEPARATOR.
 2. ADJUST EXISTING MH & CB RM ELEVATIONS AS NECESSARY TO MATCH PROPOSED ROAD SURFACE.
 3. VERIFY EXISTING OVERSIZE MANHOLE TOP OF SLAB ELEVATIONS AND ADJUST CB/CBMH LEADS AS REQUIRED.



Stantec Consulting Ltd.
Suite #300, 10220-103 Ave NW
Edmonton AB Canada
Tel. 780.917.7000
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- LIMIT OF CONSTRUCTION
- - - DEVELOPMENT BOUNDARY
- STORM DRAINAGE BOUNDARY

Permit-Seal for Revision/Plan of Record

Revision/Plan of Record

Development Engineer, Sustainable Development

Approvals

Permit-Seal for Issued

2. SECOND SUBMISSION

1. FIRST SUBMISSION

Issued

PROJECT MANAGER: ROY MCDIARMID

Client/Project

BROOKFIELD RESIDENTIAL
(ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.

Edmonton, AB

Title
ULTIMATE
SANITARY, STORM
AND WATERMAIN PLAN

Scale

1:1000

Drawing No.

C004-001

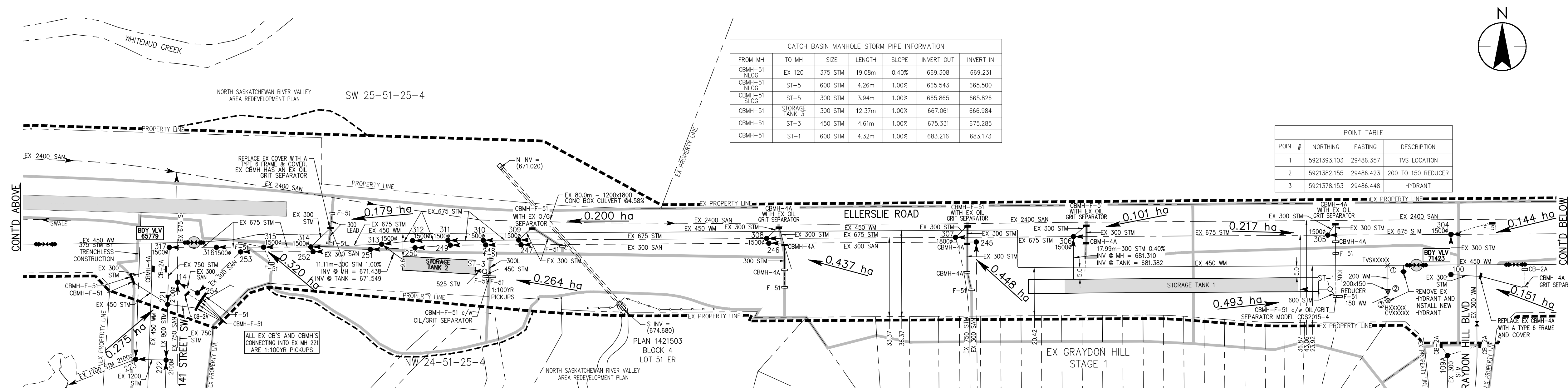
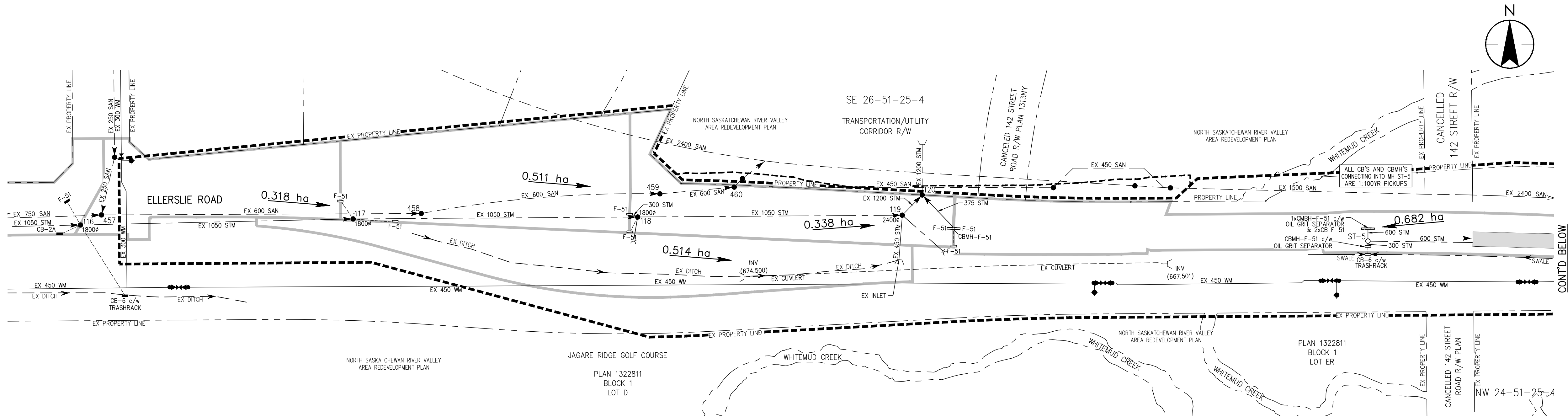


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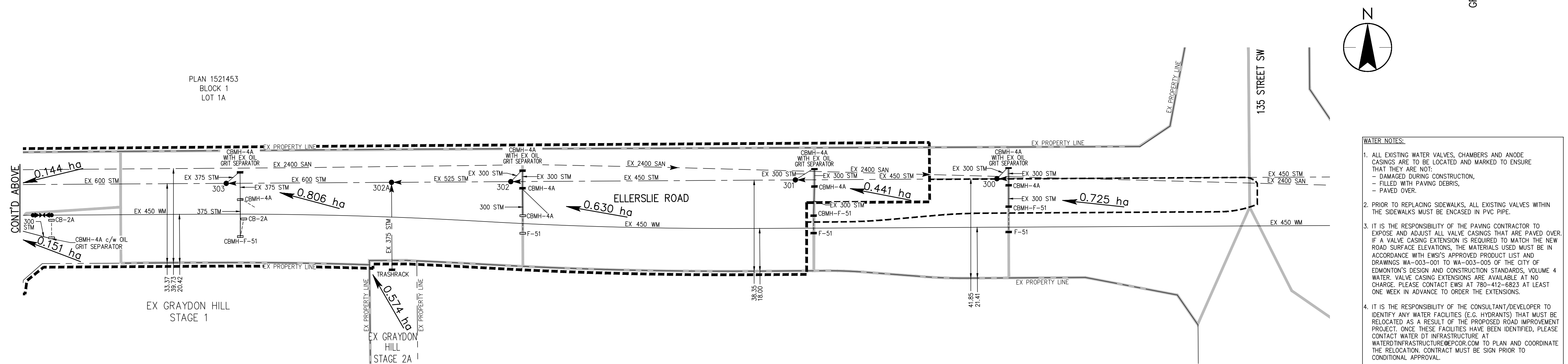
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----- LIMIT OF CONSTRUCTION
- - - - - DEVELOPMENT BOUNDARY
===== STORM DRAINAGE BOUNDARY



CATCH BASIN MANHOLE STORM PIPE INFORMATION						
FROM MH	TO MH	SIZE	LENGTH	SLOPE	INVERT OUT	INVERT IN
CBMH-51	EX 120	375 STM	19.08m	0.40%	669.308	669.231
CBMH-51	ST-5	600 STM	4.26m	1.00%	665.543	665.500
CBMH-51	ST-5	300 STM	3.94m	1.00%	665.865	665.826
CBMH-51	ST-3	300 STM	12.37m	1.00%	667.061	666.984
CBMH-51	ST-3	450 STM	4.61m	1.00%	675.331	675.285
CBMH-51	ST-1	600 STM	4.32m	1.00%	683.216	683.173

POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
1	5921393.103	29486.357	TVS LOCATION
2	5921382.155	29486.423	200 TO 150 REDUCER
3	5921378.153	29486.448	HYDRANT



- WATER NOTES:**
- ALL EXISTING WATER VALVES, CHAMBERS AND ANODE CASINGS ARE TO BE LOCATED AND MARKED TO ENSURE THAT THEY ARE NOT:
 - DAMAGED DURING CONSTRUCTION,
 - FILLED WITH PAVING DEBRIS,
 - PAVED OVER.
 - PRIOR TO REPLACING SIDEWALKS, ALL EXISTING VALVES WITHIN THE SIDEWALKS MUST BE ENCASED IN PVC PIPE.
 - IT IS THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO EXPOSE AND ADJUST ALL VALVE CASINGS THAT ARE PAVED OVER. IF A VALVE CASING EXTENSION IS REQUIRED TO MATCH THE NEW ROAD SURFACE ELEVATIONS, THE MATERIALS USED MUST BE IN ACCORDANCE WITH EWSI'S APPROVED PRODUCT LIST AND DRAWINGS WA-003-001 TO WA-003-005 OF THE CITY OF EDMONTON'S DESIGN AND CONSTRUCTION STANDARDS, VOLUME 4 WATER. VALVE CASING EXTENSIONS ARE AVAILABLE AT NO CHARGE. PLEASE CONTACT EWSI AT 780-412-6823 AT LEAST ONE WEEK IN ADVANCE TO ORDER THE EXTENSIONS.
 - IT IS THE RESPONSIBILITY OF THE CONSULTANT/DEVELOPER TO IDENTIFY ANY WATER FACILITIES (E.G. HYDRANTS) THAT MUST BE RELOCATED AS A RESULT OF THE PROPOSED ROAD IMPROVEMENT PROJECT. ONCE THESE FACILITIES HAVE BEEN IDENTIFIED, PLEASE CONTACT WATER DT INFRASTRUCTURE AT WATERINFRASTRUCTURE@EPCOR.COM TO PLAN AND COORDINATE THE RELOCATION. CONTRACT MUST BE SIGNED PRIOR TO CONDITIONAL APPROVAL.
 - EPCOR WATER'S DISTRIBUTION CONSTRUCTION AND MAINTENANCE GROUP ALSO HAS WATER FACILITIES (VALVES, HYDRANTS) THAT MAY BE SCHEDULED FOR REPAIR/REPLACEMENT WITHIN THE NEIGHBOURHOODS. PLEASE CONTACT MICHELLE DZENKIW, MANAGER, NOT CONSTRUCTION SUPPORT, BY PHONE AT (780) 412-4107 OR BY MAIL AT MDZENKIW@EPCOR.COM TO COORDINATE YOUR PROPOSED WORKS.
 - EXISTING HYDRANTS TO BE PROTECTED PER STANDARD DETAIL WA-004-004 FIRE HYDRANT HOARDING DETAIL.

- NOTES:**
- NO ENCROACHMENT WITHIN RIVER BYLAW AREA UNTIL PERMITS ARE OBTAINED BY OWNER FROM THE CITY OF EDMONTON.
 - NO ENCROACHMENT WITHIN 2.0m'S FROM OUTSIDE OF SESS PIPE WITHOUT AN AGREEMENT FROM EPCOR (TO BE OBTAINED BY CONTRACTOR).
 - NO ENCROACHMENT WITHIN EXISTING ATCO PIPELINES ROW OR FUTURE RELOCATED ATCO ROW.
 - NO CONSTRUCTION TO PROCEED ON BRIDGE OR WEST OF WHITEMUD CREEK UNTIL EXISTING ATCO PIPELINE HAS BEEN RELOCATED AND IS IN OPERATION.
- DRAINAGE NOTES:**
- ALL EXISTING CBMH'S ON THE N.L.O.G. CONNECTED TO MH'S 299 TO 314 HAVE AN EXISTING OIL/GRIT SEPARATOR.
 - ADJUST EXISTING MH & CB RM ELEVATIONS AS NECESSARY TO MATCH PROPOSED ROAD SURFACE.
 - VERIFY EXISTING OVERSIZE MANHOLE TOP OF SLAB ELEVATIONS AND ADJUST CB/CBMH LEADS AS REQUIRED.

Permit-Seal for Revision/Plan of Record

Revision/Plan of Record Dwn. PM YY.MM.DD

Development Engineer, Sustainable Development YY.MM.DD

Approvals

Permit-Seal for Issued

Client/Project

BROOKFIELD RESIDENTIAL
(ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.

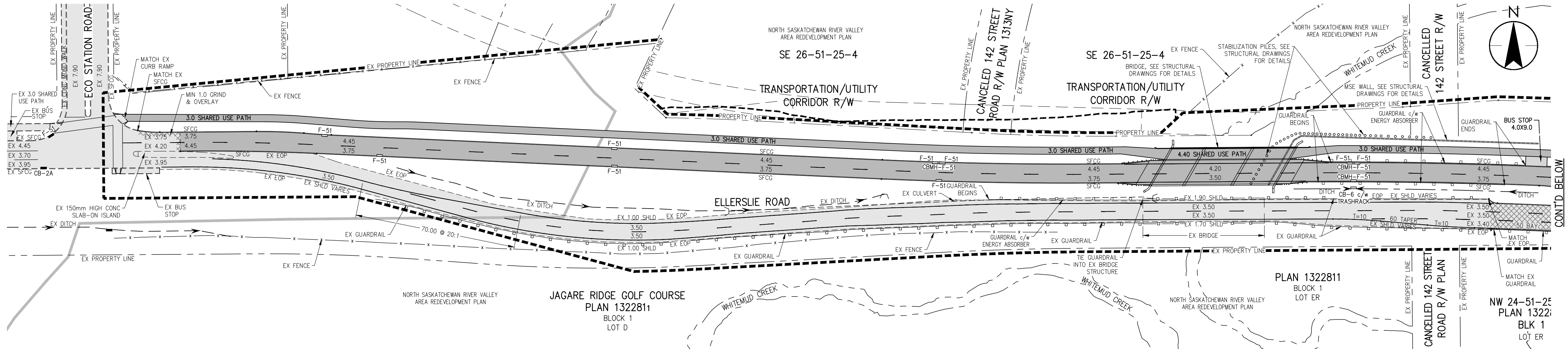
Edmonton, AB

Title
INTERIM
SANITARY, STORM
AND WATERMAIN PLAN

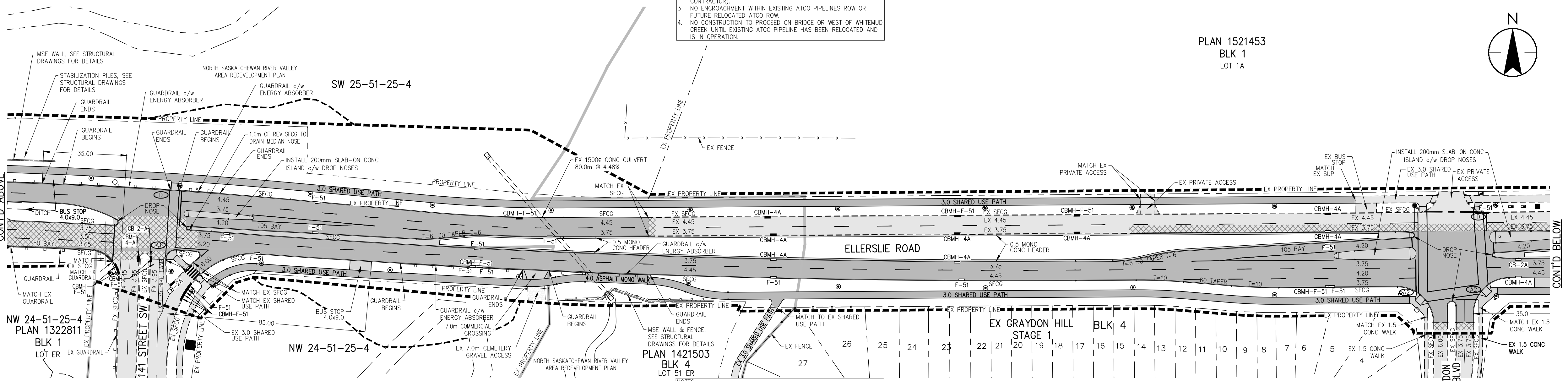
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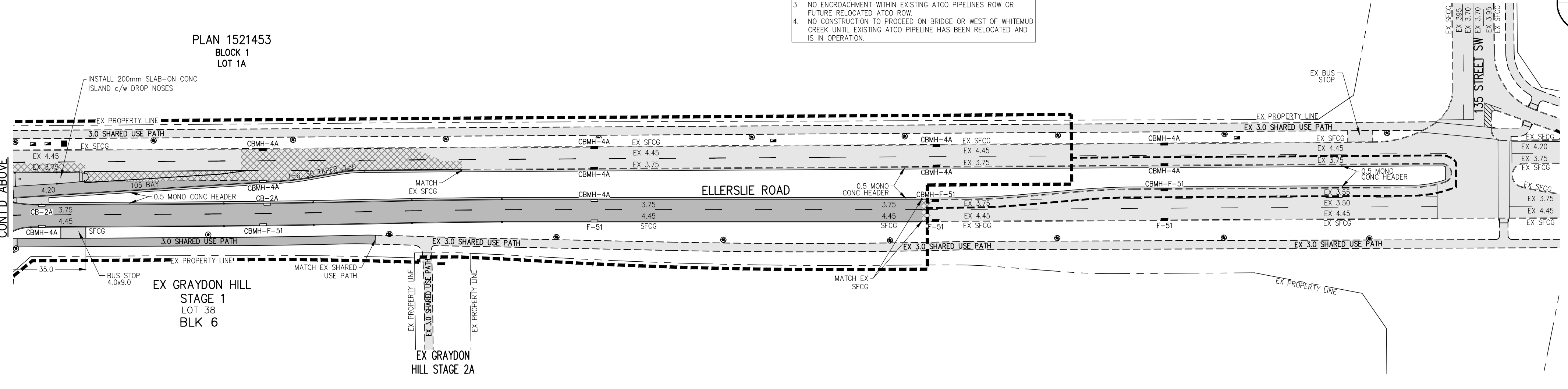
C004-002



NOTES:
1. NO ENCROACHMENT WITHIN RIVER BYLAW AREA UNTIL PERMITS ARE OBTAINED BY OWNER FROM THE CITY OF EDMONTON.
2. NO ENCROACHMENT WITHIN 2.0m'S FROM OUTSIDE OF SESS PIPE WITHOUT AN AGREEMENT FROM EPOR (TO BE OBTAINED BY CONTRACTOR).
3. NO ENCROACHMENT WITHIN EXISTING ATCO PIPELINES ROW OR FUTURE RELOCATED ATCO ROW.
4. NO CONSTRUCTION TO PROCEED ON BRIDGE OR WEST OF WHITEMUD CREEK UNTIL EXISTING ATCO PIPELINE HAS BEEN RELOCATED AND IS IN OPERATION.

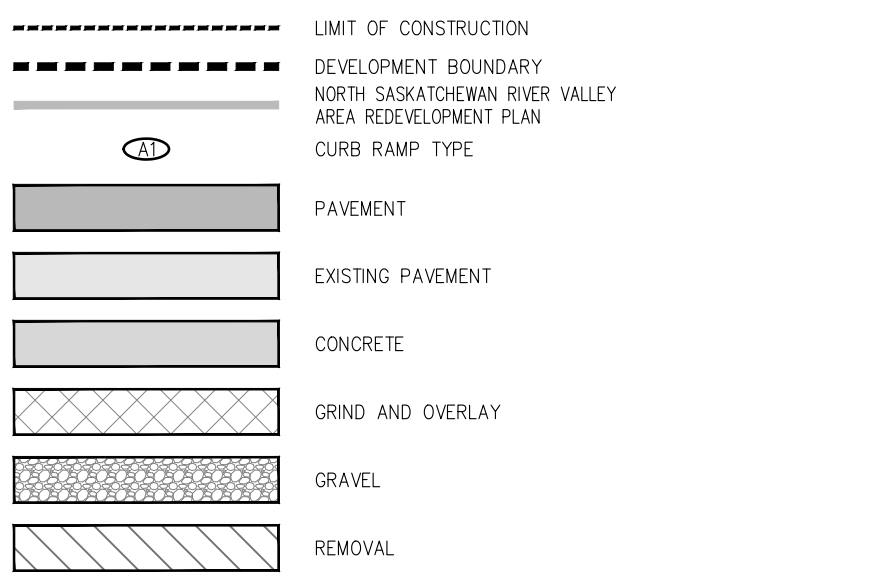


NOTES:
1. NO ENCROACHMENT WITHIN RIVER BYLAW AREA UNTIL PERMITS ARE OBTAINED BY OWNER FROM THE CITY OF EDMONTON.
2. NO ENCROACHMENT WITHIN 2.0m'S FROM OUTSIDE OF SESS PIPE WITHOUT AN AGREEMENT FROM EPOR (TO BE OBTAINED BY CONTRACTOR).
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1. ALL STATIONING, CURVE DATA, LENGTHS AND DIMENSIONS ARE AT GRID LEVEL. COMBINED FACTOR 0.999806.

SEE C100-REMOVALS FOR ROAD REMOVAL INFORMATION

ELLERSLIE ROAD
DESIGN SPEED=70km/h
POSTED SPEED=60km/h

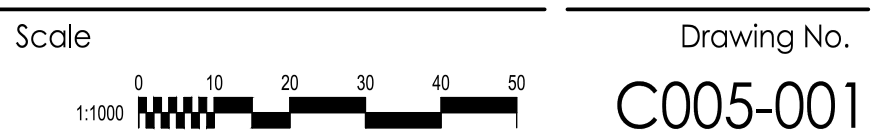
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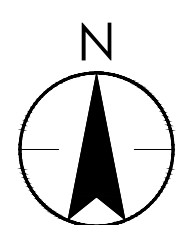
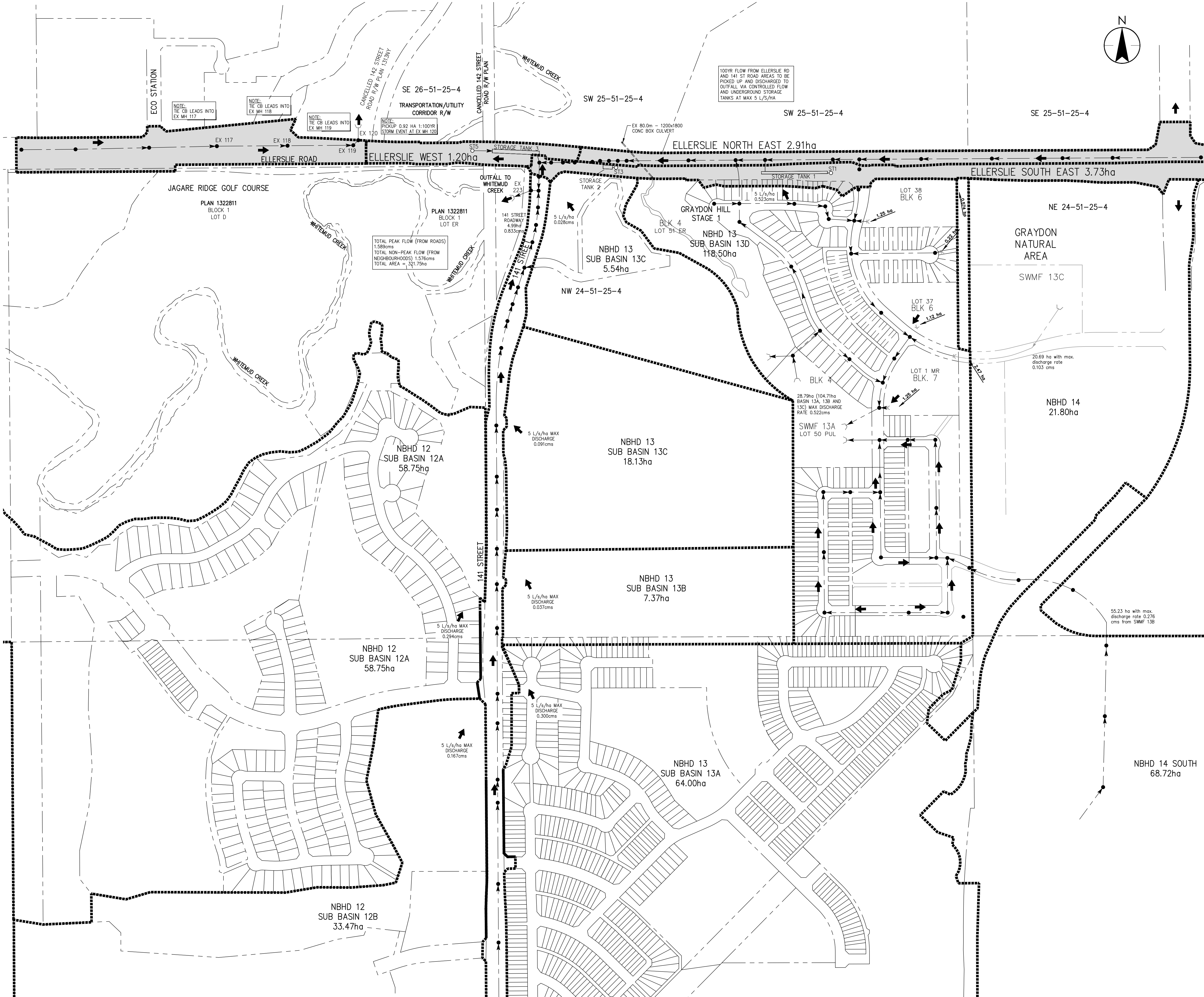
Revision/Plan of Record	Dwn.	PM	YY.MM.DD
Development Engineer, Sustainable Development			
Approvals			YY.MM.DD

Permit-Seal for Issued

2. SECOND SUBMISSION	TVW	TVW	25.01
1. FIRST SUBMISSION	TVW	TVW	24.02
Issued	Dsgn.	Dwn.	YY.MM
PROJECT MANAGER: ROY MCDIARMID			PROJECT No: 1161-110195

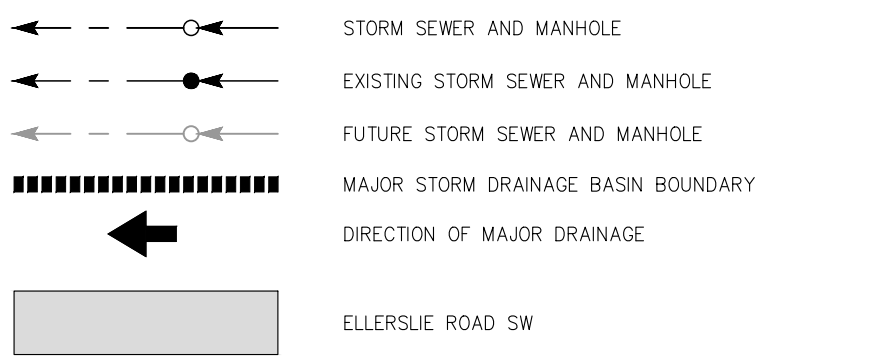
Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP
ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
Edmonton, AB
Title
ROAD AND SIDEWALK PLAN





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Revision/Plan of Record

Development Engineer, Sustainable Development

Approvals

Permit-Seal for Issued

2. SECOND SUBMISSION	TVW	TVW	25.01
1. FIRST SUBMISSION	TVW	TVW	24.02
Issued	Dsgn.	Dwn.	YY.MM

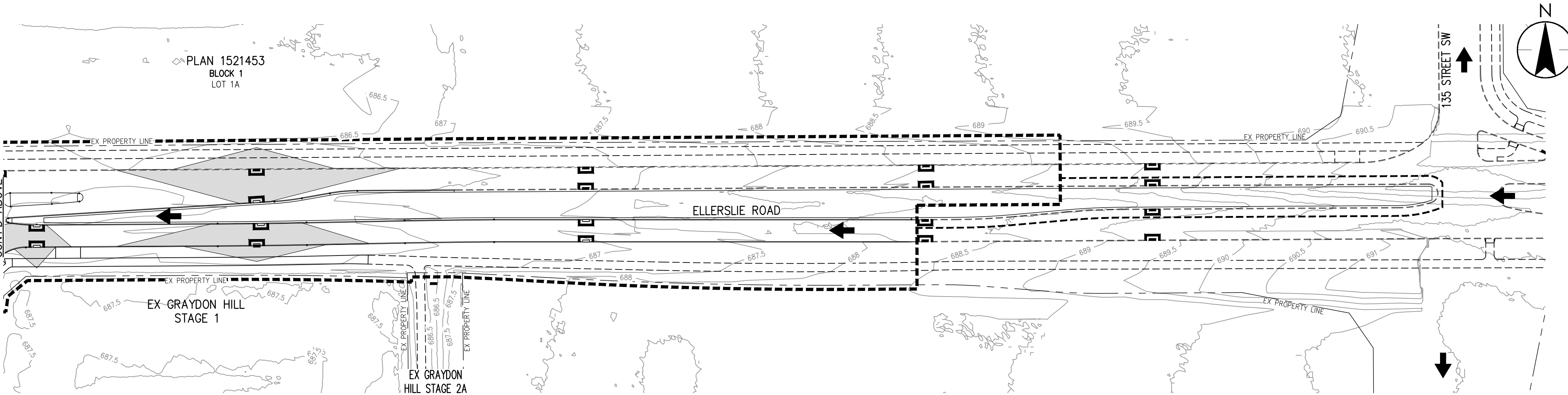
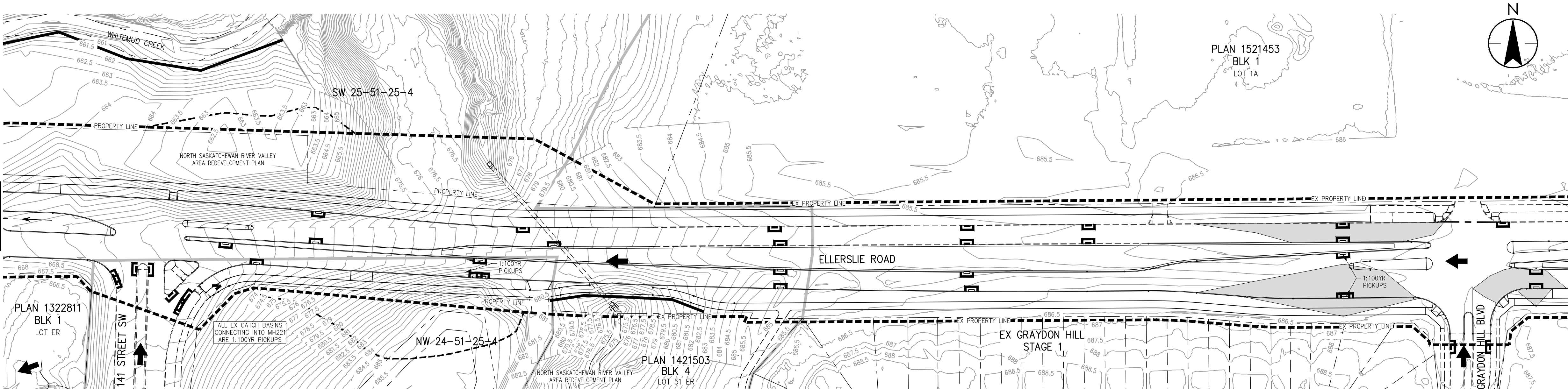
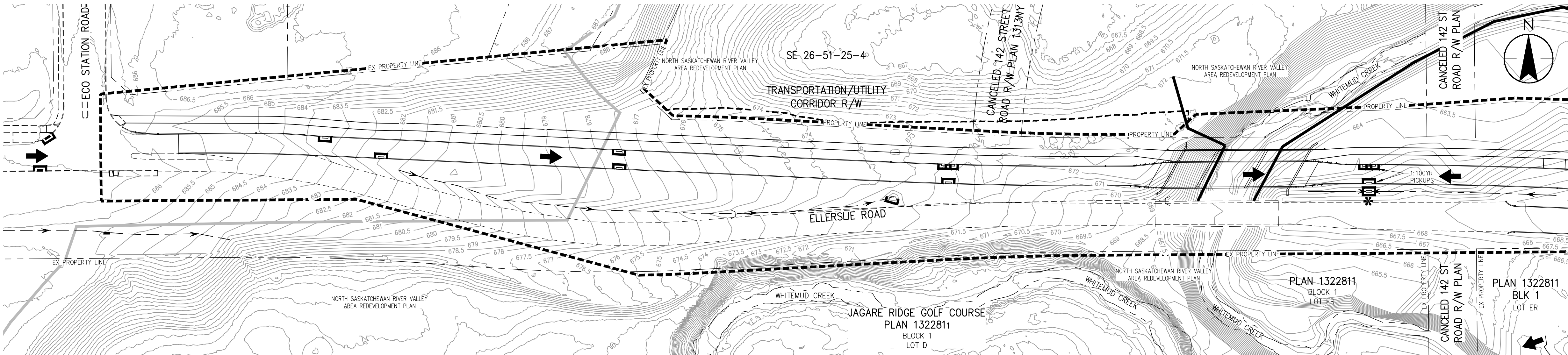
PROJECT MANAGER: ROY McDIARMID PROJECT No: 1161-110195

Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
Edmonton, AB

Title
STORM DRAINAGE BASIN SCHEMATIC

Scale
1:1000
0 10 20 30 40 50
Drawing No.
C007-001



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- OVERLAND FLOW
- GRASS SWALE
- CATCHBASIN WITH SEDIMENT BARRIER
- INTERIM STORM WATER DISCHARGE LOCATION
- SILT FENCE
- DIRECTION OF MAJOR DRAINAGE
- LOCALIZED LOW AREA
- LIMIT OF CONSTRUCTION
- DEVELOPMENT BOUNDARY
- NORTH SASKATCHEWAN RIVER VALLEY AREA REDEVELOPMENT PLAN

Permit-Seal for Revision/Plan of Record

Revision/Plan of Record	Dwn.	PM	YY.MM.DD
Development Engineer, Sustainable Development			
Approvals			YY.MM.DD

Permit-Seal for Issued

2. SECOND SUBMISSION	TVW	TVW	25.01
1. FIRST SUBMISSION	TVW	TVW	24.02
Issued	Dsgn.	Dwn.	YY.MM

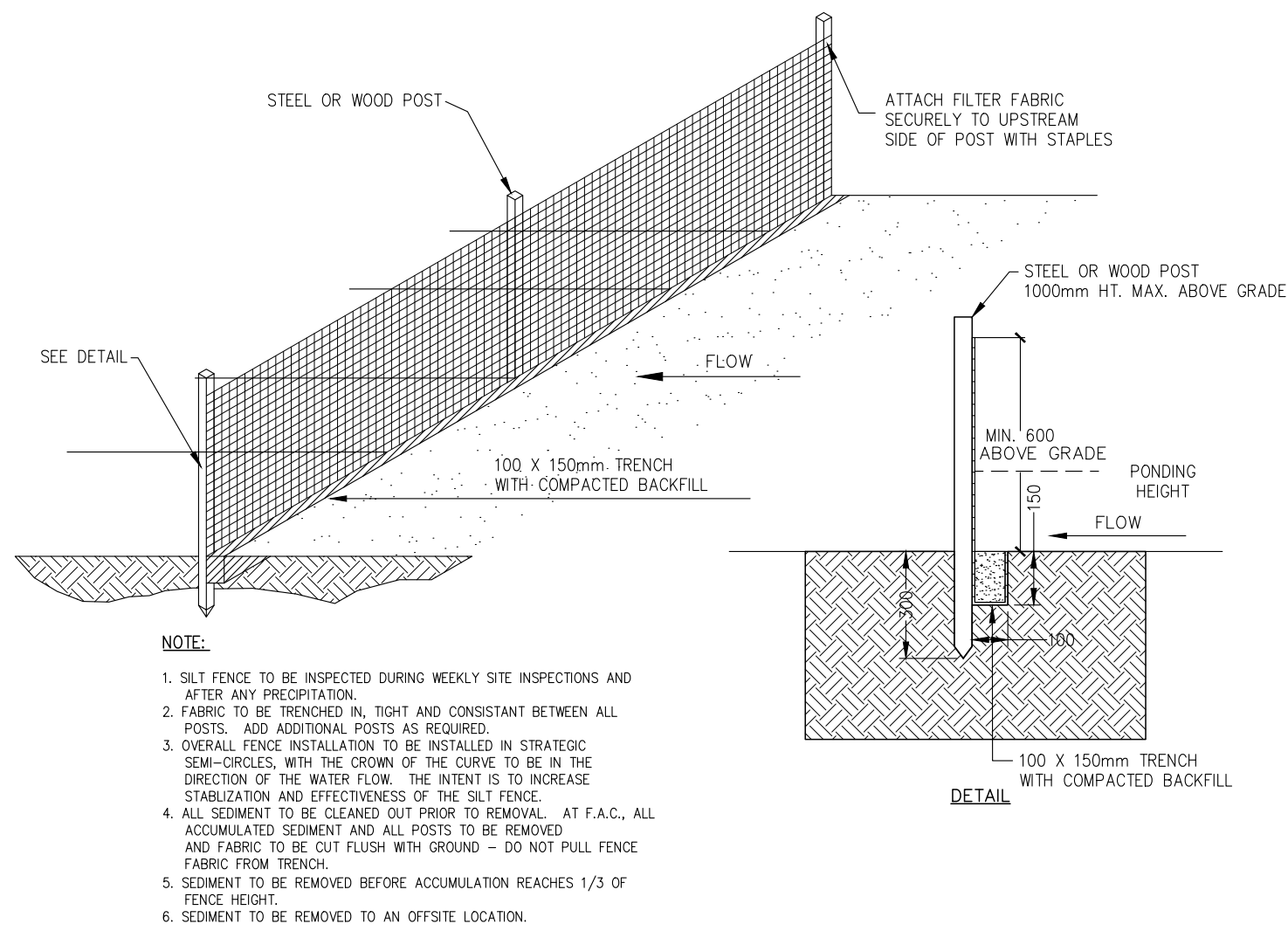
PROJECT MANAGER: ROY MCDIARMID PROJECT No: 1161-110195

Client/Project
BROOKFIELD RESIDENTIAL
(ALBERTA) LP

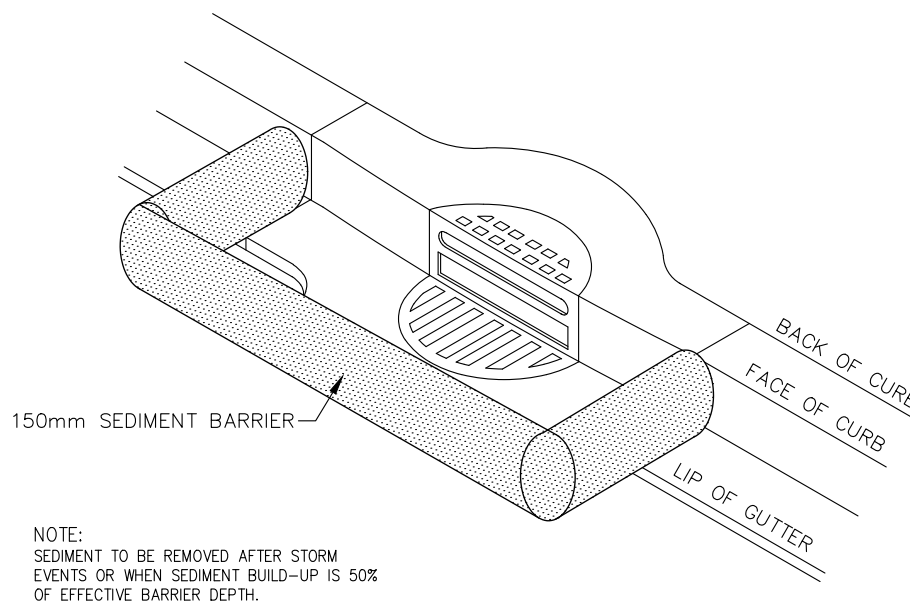
ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
Edmonton, AB

Title
EROSION AND SEDIMENT
CONTROL PLAN

Scale
1:1000
0 10 20 30 40 50
Drawing No.
C010-001



SILT FENCE DETAIL
(Silt Fence)



CATCH BASIN INLET SEDIMENT BARRIER DETAIL
(CB Barrier Detail)

1.0 EROSION AND SEDIMENT CONTROL PLAN WITH CONSTRUCTION SCHEDULE

1.1 PROPOSED SITE CLEARING AND GRADING

- LOW AREAS ARE TO BE PROTECTED FROM SPILL-OVER WITH PROPERLY INSTALLED SILT FENCE OR OTHER APPROPRIATE BMP. SEE ESC PLAN (DRAWING NO. C008-001 AND C008-002) FOR SPILL-OVER LOCATIONS AND DETAILS.
- SURFACE DRAINAGE OR POOLS OF STORM WATER WILL BE PUMPED TO DESIGNATED DISCHARGE LOCATIONS AS PER ESC PLAN C008-001 AND C008-002.
- SHOULD MUD TRACKING OCCUR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN THE AFFECTED ROADWAYS. BROOKFIELD RESIDENTIAL (ALBERTA) LP AND JAGARE RIDGE DEVELOPMENTS LTD. WILL HAVE A STREET CLEANING PROGRAM IN EFFECT IN ACCORDANCE WITH SECTION 48 (MATERIAL ON SIDEWALKS AND ROADWAYS) OF THE CITY OF EDMONTON'S TRAFFIC BYLAW #5590.

1.2 UNDERGROUND CONSTRUCTION

- INCLUDES STORM, SANITARY SEWERS, AND WATERMAIN.
- DURING UNDERGROUND INSTALLATION SILTY CLAY WILL BE EXPOSED. IF WET CONDITIONS ARE ENCOUNTERED, WATER IS TO BE PUMPED TO THE DESIGNATED DISCHARGE LOCATIONS PROTECTED WITH SILT FENCE. FILTER FABRIC IS TO BE WRAPPED AROUND THE END OF THE PIPE AT THE END OF EACH DAY.
- THE CONTRACTOR WILL PUMP SURFACE RUNOFF TO DESIGNATED DISCHARGE LOCATIONS AND NOT USE THE STORM SEWER DURING CONSTRUCTION.
- ALL RUNOFF IS MANAGED ON-SITE SIMILAR TO THE ESC FOR PROPOSED SITE CLEARING AND GRADING.
- SHOULD EROSION AND SEDIMENT CONTROL MEASURES IN PLACE BE DAMAGED OR DISRUPTED BY THE CONTRACTOR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND/OR REPLACE THE DAMAGE ON A TIMELY BASIS.
- SHOULD MUD TRACKING OCCUR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN THE AFFECTED ROADWAYS. BROOKFIELD RESIDENTIAL (ALBERTA) LP AND JAGARE RIDGE DEVELOPMENTS LTD. WILL HAVE A STREET CLEANING PROGRAM IN EFFECT IN ACCORDANCE WITH SECTION 48 (MATERIAL ON SIDEWALKS AND ROADWAYS) OF THE CITY OF EDMONTON'S TRAFFIC BYLAW #5590.

1.3 ROADWAY CONSTRUCTION

- MANHOLE & CATCH BASIN FRAME AND COVERS WILL BE LOWERED BELOW SUBGRADE TO ALLOW FOR ROADWAY SUBGRADE PREPARATION.
- ALL RUNOFF IS MANAGED ON-SITE SIMILAR TO THE ESC FOR PROPOSED SITE CLEARING AND GRADING.
- TRAPPED WATER WILL BE PUMPED TO THE DESIGNATED DISCHARGE LOCATIONS PROTECTED WITH SILT FENCE.
- THE CONTRACTOR WILL PUMP SURFACE RUNOFF TO DESIGNATED DISCHARGE LOCATIONS AND WILL NOT USE THE STORM OR SANITARY SEWERS OR CATCH BASINS DURING OR AFTER CONSTRUCTION.
- TEMPORARY INLET SEDIMENT CONTROL BARRIERS (SEE DETAIL ON ESC DRAWING) ARE TO BE INSTALLED AT EVERY ON-SITE CATCH BASIN AND THOSE DOWNSTREAM OF THE CONSTRUCTION, AS SHOWN ON DRAWING C008-001 AND C008-002.
- SHOULD EROSION AND SEDIMENT CONTROL MEASURES IN PLACE BE DAMAGED OR DISRUPTED BY THE CONTRACTOR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND/OR REPLACE THE DAMAGE ON A TIMELY BASIS.
- SHOULD MUD TRACKING OCCUR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN THE AFFECTED ROADWAYS. BROOKFIELD RESIDENTIAL (ALBERTA) LP AND JAGARE RIDGE DEVELOPMENTS LTD. WILL HAVE A STREET CLEANING PROGRAM IN EFFECT IN ACCORDANCE WITH SECTION 48 (MATERIAL ON SIDEWALKS AND ROADWAYS) OF THE CITY OF EDMONTON'S TRAFFIC BYLAW #5590.

1.4 SHALLOW UTILITIES CONSTRUCTION

- TRAPPED WATER WILL BE PUMPED TO DESIGNATED DISCHARGE LOCATIONS, PROTECTED WITH SILT FENCE.
- THE CONTRACTOR WILL PUMP SURFACE RUNOFF TO DESIGNATED DISCHARGE LOCATIONS AND WILL NOT USE THE STORM OR SANITARY SEWERS OR CATCH BASINS DURING OR AFTER CONSTRUCTION.
- SHOULD EROSION AND SEDIMENT CONTROL MEASURES IN PLACE BE DAMAGED OR DISRUPTED BY THE CONTRACTOR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND/OR REPLACE THE DAMAGE ON A TIMELY BASIS.
- BROOKFIELD RESIDENTIAL (ALBERTA) LP AND JAGARE RIDGE DEVELOPMENTS LTD. WILL HAVE A STREET CLEANING PROGRAM IN EFFECT IN ACCORDANCE WITH SECTION 48 (MATERIAL ON SIDEWALKS AND ROADWAYS) OF THE CITY OF EDMONTON'S TRAFFIC BYLAW #5590.

1.5 LANDSCAPING CONSTRUCTION

- BOULEVARDS AND DISTURBED AREAS ARE TO BE LANDSCAPED ACCORDING TO THE LANDSCAPING DRAWINGS.
- UNTIL LANDSCAPING IS COMPLETE, THE ESC SYSTEM WILL BE MONITORED FOR MAINTENANCE AND RECORD KEEPING AFTER WEATHER EVENTS AND DURING WEEKLY SITE INSPECTIONS, DURING AND AFTER CONSTRUCTION.
- THE CONTRACTOR WILL PUMP SURFACE RUNOFF TO DESIGNATED DISCHARGE LOCATIONS AND WILL NOT USE THE STORM OR SANITARY SEWERS OR CATCH BASINS DURING OR AFTER CONSTRUCTION.
- SHOULD EROSION AND SEDIMENT CONTROL MEASURES IN PLACE BE DAMAGED OR DISRUPTED BY THE CONTRACTOR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND/OR REPLACE THE DAMAGE ON A TIMELY BASIS.
- SHOULD MUD TRACKING OCCUR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN THE AFFECTED ROADWAYS. BROOKFIELD RESIDENTIAL (ALBERTA) LP AND JAGARE RIDGE DEVELOPMENTS LTD. WILL HAVE A STREET CLEANING PROGRAM IN EFFECT IN ACCORDANCE WITH SECTION 48 (MATERIAL ON SIDEWALKS AND ROADWAYS) OF THE CITY OF EDMONTON'S TRAFFIC BYLAW #5590.

1.6 SITE MAINTENANCE

- DRAINAGE SERVICES WILL BE NOTIFIED IF ANY MAJOR CHANGES TO THE ESC PLAN ARE TO BE CONTEMPLATED DURING CONSTRUCTION AND PRIOR TO FAC.
- THE CONTRACTOR WILL PUMP SURFACE RUNOFF TO DESIGNATED DISCHARGE LOCATIONS AND WILL NOT USE THE STORM OR SANITARY SEWERS OR CATCH BASINS DURING OR AFTER CONSTRUCTION.
- UNTIL LANDSCAPING IS COMPLETE, THE ESC SYSTEM WILL BE MONITORED FOR MAINTENANCE AND RECORD KEEPING AFTER WEATHER EVENTS AND DURING WEEKLY SITE INSPECTIONS, DURING AND AFTER CONSTRUCTION.
- SHOULD EROSION AND SEDIMENT CONTROL MEASURES IN PLACE BE DAMAGED OR DISRUPTED BY THE CONTRACTOR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND/OR REPLACE THE DAMAGE ON A TIMELY BASIS.
- SHOULD MUD TRACKING OCCUR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN THE AFFECTED ROADWAYS. BROOKFIELD RESIDENTIAL (ALBERTA) LP AND JAGARE RIDGE DEVELOPMENTS LTD. WILL HAVE A STREET CLEANING PROGRAM IN EFFECT IN ACCORDANCE WITH SECTION 48 (MATERIAL ON SIDEWALKS AND ROADWAYS) OF THE CITY OF EDMONTON'S TRAFFIC BYLAW #5590.

DRAINAGE SERVICES WILL BE NOTIFIED IF THE SEDIMENT CONTROL PLAN CHANGES. REFER TO THE EROSION AND SEDIMENT CONTROL REPORT FOR ELLERSLIE ROAD – ECO STATION TO GRAYDON HILL BLVD, PREPARED BY STANTEC CONSULTING LTD., DATED JANUARY 15, 2024.



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Revision/Plan of Record	Dwn.	PM	YY.MM.DD
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Development Engineer, Sustainable Development			
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Approvals			YY.MM.DD
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Permit-Seal for Issued

2. SECOND SUBMISSION	TVW	TVW	25.01
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1. FIRST SUBMISSION	TVW	TVW	24.02
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Issued	Dsgn.	Dwn.	YY.MM
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PROJECT MANAGER: ROY MCDIARMID			PROJECT No: 1161-110195
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Client/Project

BROOKFIELD RESIDENTIAL
(ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
Edmonton, AB

Title

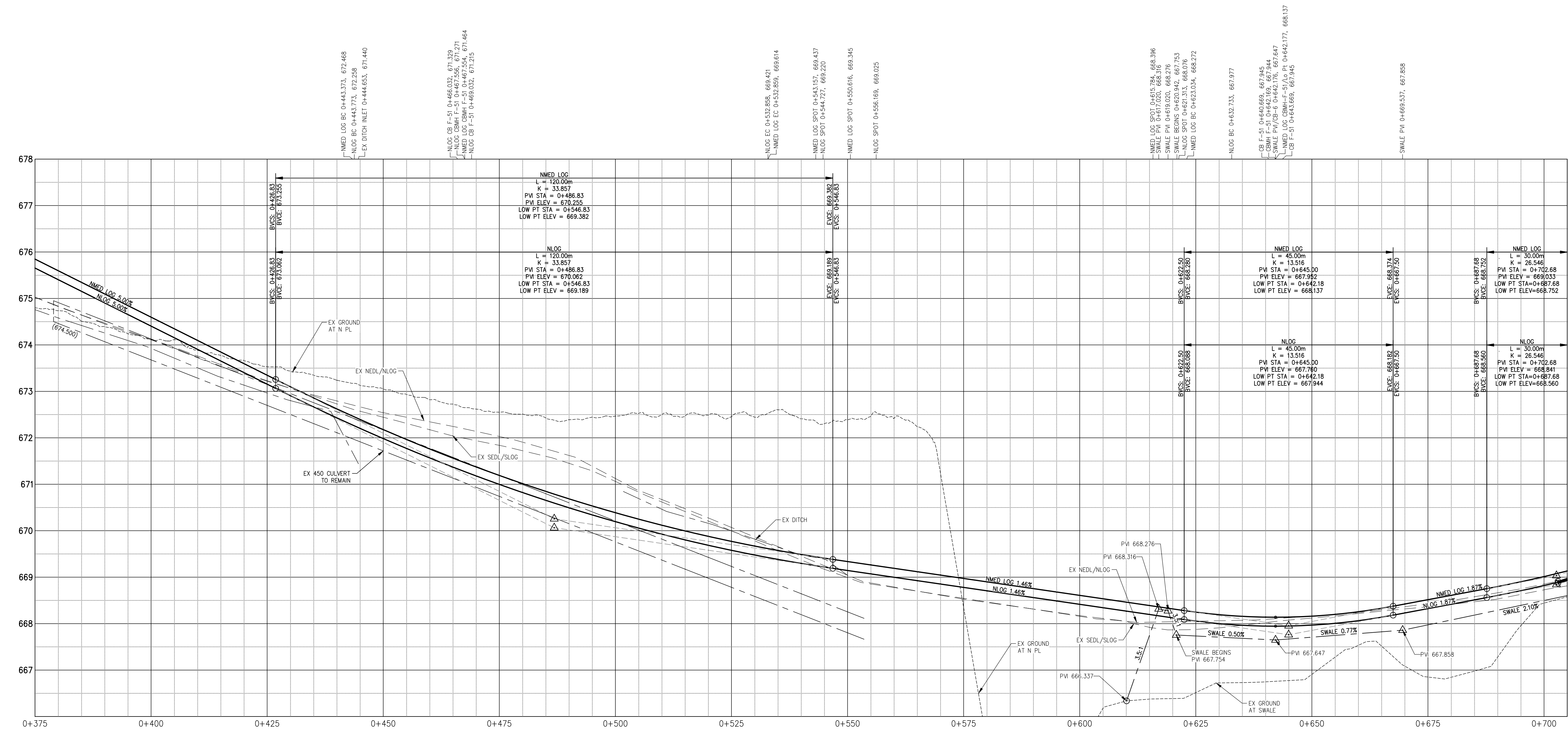
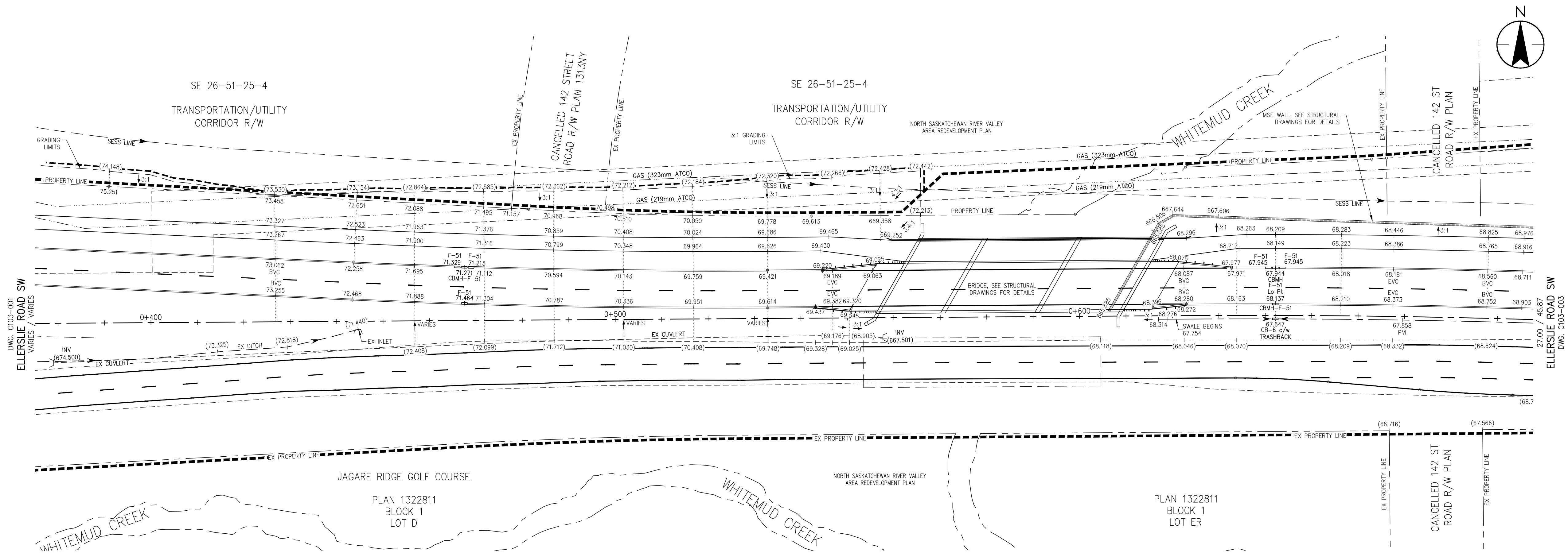
EROSION AND SEDIMENT
CONTROL PLAN

Scale



Drawing No.

C010-001



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- LIMIT OF CONSTRUCTION
- DEVELOPMENT BOUNDARY
- NORTH SASKATCHEWAN RIVER VALLEY AREA REDEVELOPMENT PLAN

- CHANGES ARE BASED ON CENTERLINE CONTROL.
- ELEVATION PREFIX 600.
- ELEVATIONS ARE TO LIP OF GUTTER GRADES UNLESS OTHERWISE SHOWN.
- ELEVATIONS ARE TO GEODETIC DATUM.
- EXISTING ELEVATIONS ARE SHOWN IN BRACKETS ()

Permit-Seal for Revision/Plan of Record

Revision/Plan of Record

Development Engineer, Sustainable Development

Approvals

Permit-Seal for Issued

2. SECOND SUBMISSION
1. FIRST SUBMISSION
Issued

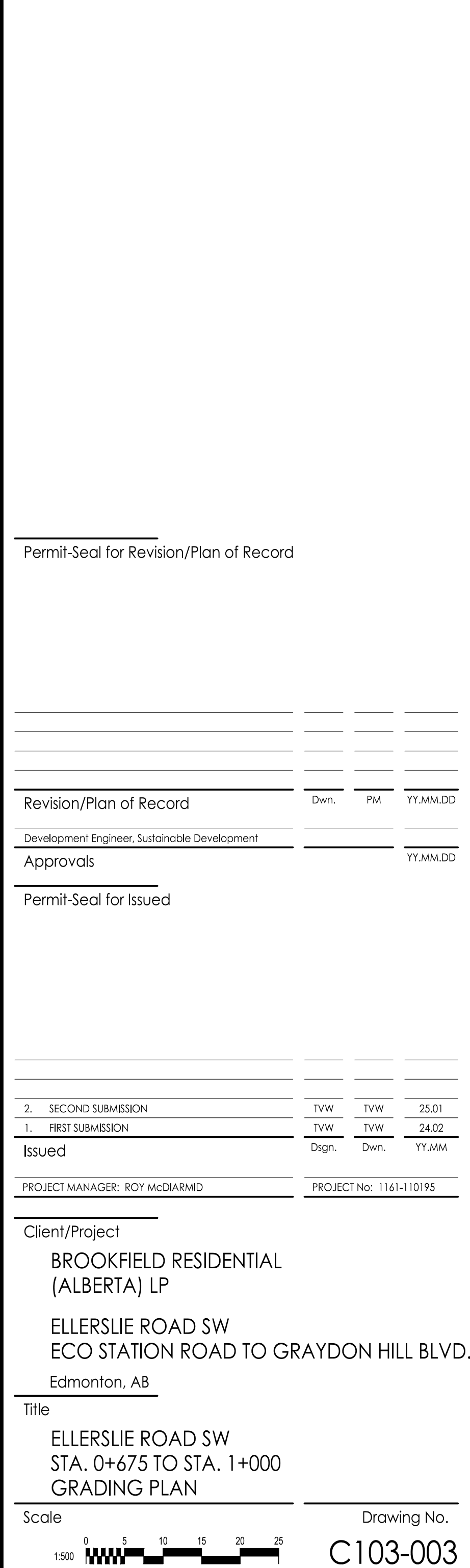
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PROJECT No: 1161-110195

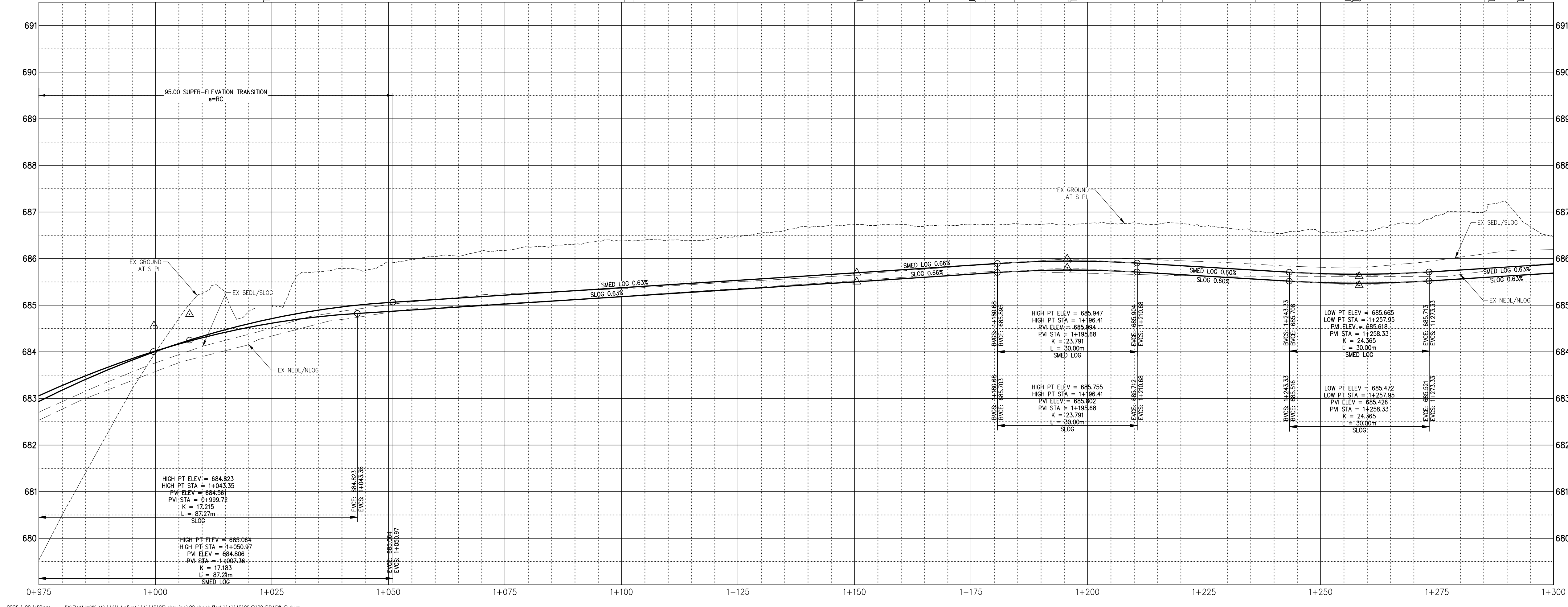
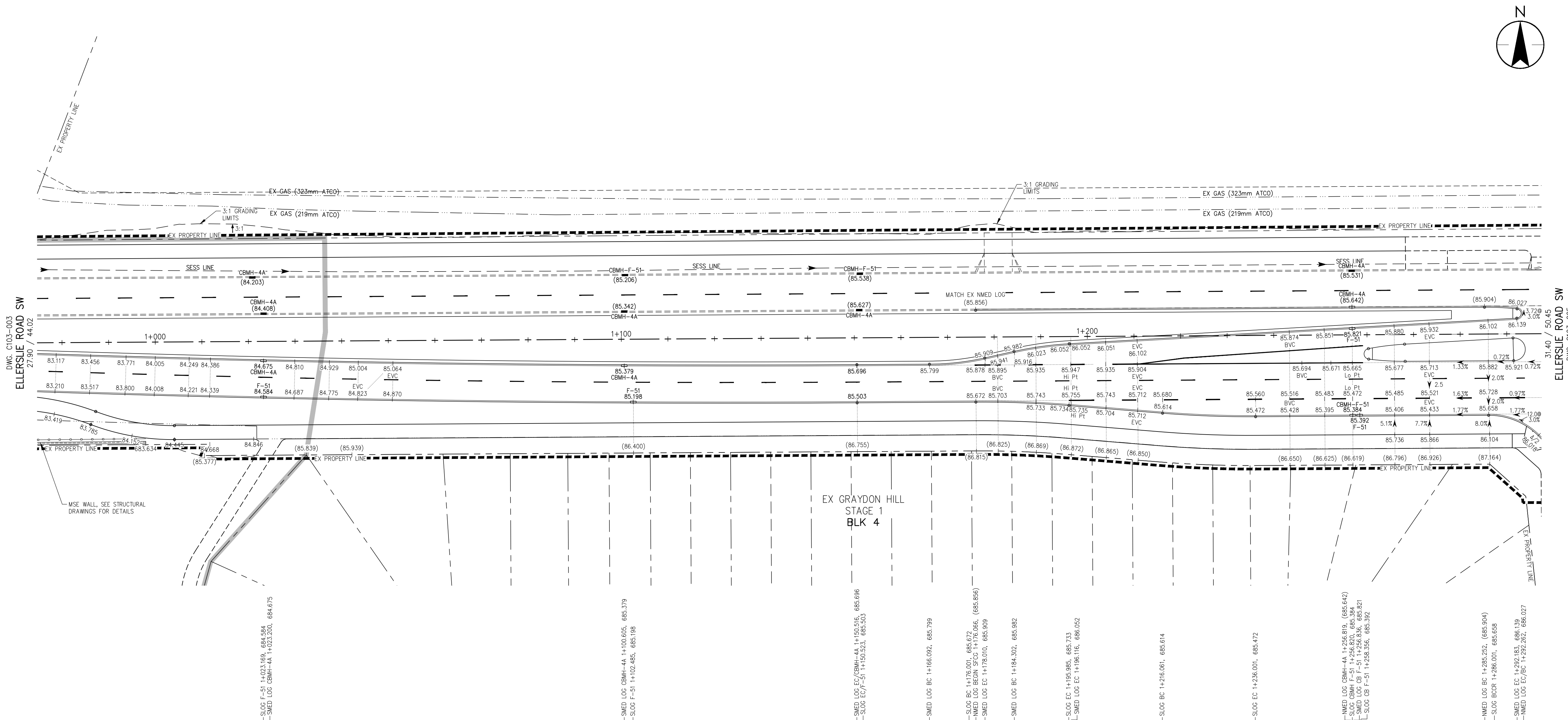
Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
Edmonton, AB

Title
ELLERSLIE ROAD SW
STA. 0+375 TO STA. 0+700
GRADING PLAN

Scale
Drawing No.
C103-002





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- 1. CHANGES ARE BASED ON CENTERLINE CONTROL.
- 2. ELEVATION PREFIX 600.
- 3. ELEVATIONS ARE TO TOP OF GUTTER GRADES UNLESS OTHERWISE SHOWN.
- 4. ELEVATIONS ARE TO GEODETIC DATUM.
- 5. EXISTING ELEVATIONS ARE SHOWN IN BRACKETS ()

Permit-Seal for Revision/Plan of Record

Revision/Plan of Record	Dwn.	PM	YY.MM.DD
Development Engineer, Sustainable Development			YY.MM.DD
Approvals			

Permit-Seal for Issued

2. SECOND SUBMISSION	TVW	TVW	25.01
1. FIRST SUBMISSION	TVW	TVW	24.02
Issued	Dsgn.	Dwn.	YY.MM

PROJECT MANAGER: ROY MCDIARMID PROJECT NO: 1161-110195

Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP
ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
Edmonton, AB
Title
ELLERSLIE ROAD SW
STA. 0+975 TO STA. 1+300
GRADING PLAN

Scale
1:500
Drawing No.
C103-004

GENERAL CONSTRUCTION NOTES

GENERAL NOTES ARE SUBJECT TO PROJECT SPECIFIC NOTES.
CONTRACTOR IS RESPONSIBLE TO CONFIRM THE LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION, CONFIRM ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK.
ALL PLAN VIEW DIMENSIONS ARE IN METRES AND ALL DETAILS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.

BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES OVER THE ENTIRE SITE. CONTRACTOR TO ENSURE THE LOCATION OF ALL UNDERGROUND UTILITIES ARE MARKED PRIOR TO WORK COMMENCING. ALL REQUISITE REPAIRS TO DAMAGE CAUSED BY WORK OF THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, PROVINCIAL AND/OR FEDERAL LAWS OR REGULATIONS.
CONTRACTOR IS RESPONSIBLE TO ENSURE ALL SETBACKS FROM UTILITIES, APPURTENANCES, STRUCTURES, AND HARDSCAPE MEET GOVERNING MUNICIPALITY'S STANDARDS.
CONTRACTOR SHALL CONFIRM ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT IMMEDIATELY.

MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL ENGINEER FOR STRUCTURAL INTEGRITY AND FIELD VERIFY DIMENSIONS OF ADJACENT AND ADJOINING WORK. REPORT ANY DISCREPANCIES TO OWNER AND LANDSCAPE ARCHITECT.

IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND THEY WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS. NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.

CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.

CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.

SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. STANTEC CONSULTING, LTD., UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION METHODOLOGIES RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

FINAL AESTHETIC GRADING SHALL BE SMOOTH AND CONTINUOUS WITH NO SHARP EDGES, ABRUPT CHANGE IN DIRECTIONS, OR UNSIGHTLY MOUNDS/DEPRESSIONS. TOPSOIL TO BE FREE AND CLEAR OF ANY DEBRIS, ROCKS, OR CLAY.

CONTRACTOR TO ESTABLISH POSITIVE DRAINAGE THROUGHOUT THE ENTIRE PROJECT SITE.
LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFFSITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.

IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, PLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.

GOOD HOUSEKEEPING PRACTICES

GOOD HOUSE KEEPING PRACTICES, AS OUTLINED IN THE CITY OF EDMONTON WASTEWATER AND DRAINAGE URBAN DEVELOPMENT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, WILL BE IMPLEMENTED DURING CONSTRUCTION AND RESTORATION OF THE SITE.

GOOD HOUSE KEEPING PRACTICES WILL HELP MINIMIZE EROSION AND SEDIMENT CONCERNS. GOOD HOUSE KEEPING PRACTICES THAT WILL BE IMPLEMENTED ON SITE ARE AS FOLLOWS:

STOCKPILES SHOULD BE LOCATED AWAY FROM WATERCOURSES, ENVIRONMENTALLY SENSITIVE AREAS, DRAINAGE COURSES, RAVINES, AND EXISTING ADJACENT DEVELOPMENTS. THE STOCKPILES SHOULD BE STABILIZED AGAINST EROSION IMMEDIATELY FOLLOWING STRIPPING OPERATIONS. STABILIZATION CAN INCLUDE, BUT IS NOT LIMITED TO, ESTABLISHMENT OF A COVER CROP OR A HYDROSEED MATRIX, CONSISTING OF SEED, FIBER BOND, AND TACKIFIER.

ALL CONSTRUCTION VEHICLES SHOULD LEAVE THE SITE AT A DESIGNATED POINT OR POINTS. GRAVELLING OR PAVING (WHERE PRACTICAL) OF FREQUENTLY USED ACCESS ROADS WILL HELP ENSURE THAT MINIMAL MATERIAL SUCH AS MUD IS TRACKED OFF-SITE. THE ACCESS ROAD SHOULD CONSIST OF A BED OF NON-ERODABLE MATERIAL (I.E. GRAVEL) OF SUFFICIENT LENGTH TO ENSURE THAT A MINIMUM OF MATERIAL (MUD) IS TRACKED OFFSITE ONTO ADJACENT MUNICIPAL STREETS. INTERNAL HAUL ROADS AND/OR TRACK PACKS CAN ALSO BE DESIGNATED AND MAINTAINED TO HELP REDUCE OFFSITE TRACKING. IN SITUATIONS WHERE MUD TRACKING BECOMES A MAJOR PROBLEM, A HIGH-PRESSURE PUMP AND HOSE INSTALLATION MAY BE USED TO PROVIDE A WASHDOWN FACILITY FOR TRUCK WHEELS.

WHEN SEWERS HAVE BEEN INSTALLED OR ARE EXISTING, MEASURES SHOULD BE UNDERTAKEN TO ENSURE SEDIMENT AND DEBRIS DOES NOT GET INTO THE MUNICIPAL SEWER SYSTEM. BOTH CATCH BASINS AND MANHOLES SHOULD BE PROTECTED. THIS MAY BE ACCOMPLISHED BY SEALING OPENINGS, SETTING UP SUMPS OR WEIRS INSIDE THE STRUCTURES OR BY PROVIDING APPROPRIATE INLET PROTECTION (FILTER FENCES, SEDIMENT TRAPS, ETC.). A TEMPORARY DRAINAGE SYSTEM SHOULD BE USED WITH APPROPRIATE VELOCITY CONTROLS AND TEMPORARY STORAGE AREAS FOR SEDIMENT CONTROL. THIS WILL ENSURE THAT SEDIMENT AND DEBRIS DO NOT GET INTO THE MUNICIPAL SEWER SYSTEM AND INTO THE DOWNSTREAM WATER WAYS. DILIGENT EFFORTS MUST BE UNDERTAKEN TO ENSURE THAT THE TEMPORARY DRAINAGE SYSTEM DOES NOT FLOOD ADJACENT PROPERTIES.

WHERE ON-SITE OR DOWNSTREAM DETENTION FACILITIES ARE PROVIDED, USE CAN BE MADE OF A QUANTITY CONTROL FACILITY (THROUGH THE PLACING OF TEMPORARY WEIRS OR CHECK DAMS) FOR SEDIMENT CONTROL DURING CONSTRUCTION.

DUST CONTROL MEASURES SHOULD BE IMPLEMENTED TO PREVENT WIND TRANSPORTATION OF DUST FROM DISTURBED SOIL SURFACES. THIS MAY BE ACCOMPLISHED SEVERAL WAYS. VEGETATE, HYDROSEED, OR MULCH AREAS THAT WON'T RECEIVE VEHICLE TRAFFIC. OTHERWISE CONSTRUCT WIND BREAKS OR SCREENS. THE SITE MAY ALSO BE SPRINKLED WITH WATER OR A CHEMICAL DUST SUPPRESSANT TO CONTROL DUST; HOWEVER, CARE MUST BE TAKEN TO PREVENT THE TRACKING OF MUD AS A RESULT. OTHERWISE, ANOTHER EFFECTIVE TOOL IS TO REDUCE VEHICLE SPEEDS TO DECREASE THE AMOUNT OF DUST STIRRED UP.

PROJECT SPECIFIC NOTES

THIS PROJECT IS WITHIN THE JURISDICTION OF THE CITY OF EDMONTON. THE FOLLOWING PROJECT SPECIFIC NOTES SUPERSEDE ALL OTHER NOTES.

THE SUPPLY AND INSTALLATION OF ALL LABOUR AND MATERIALS SHALL CONFORM TO THE DEVELOPMENT AGREEMENT (ELLERSLIE RD SW ECO STATION TO GRAYDON HILL BLVD) AND THE CITY OF EDMONTON LANDSCAPE DESIGN AND CONSTRUCTION STANDARD SPECIFICATIONS, IN THE 2022 EDITION.

PLANT MATERIAL MAINTENANCE:
MAINTAIN PLANT MATERIAL AS OUTLINED IN THE CITY OF EDMONTON'S STANDARD LANDSCAPE DESIGN AND CONSTRUCTION STANDARD SPECIFICATIONS UNTIL THE DATE OF ISSUE OF FINAL ACCEPTANCE CERTIFICATE.

PLANT MATERIAL AT TIME OF FINAL ACCEPTANCE:
ALL MATERIAL MUST BE A HEALTHY, VIGOROUS GROWING CONDITION AS OUTLINED IN THE CITY OF EDMONTON'S STANDARD LANDSCAPE DESIGN AND CONSTRUCTION STANDARD SPECIFICATIONS.

TOPSOIL DEPTH AND TYPE SHALL CONFORM WITH THE CITY OF EDMONTON'S TOPSOIL STANDARD IN THE 2022 EDITION.

WIRE FENCE NOTES

CONTRACTOR TO CALL ALBERTA ONE CALL AT 1-800-242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.

ALL FENCE POSTS SHALL BE PRESSURE TREATED PINE OR FIR TIMBER.
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS, DRAWINGS AND DETAILS FOR THE PROJECT.

ALL LUMBER SHALL BE CLEAN, #1, CONSTRUCTION GRADE PINE, FIR OR SPRUCE MEMBERS, FINISHED AS PER THE DETAILS UNLESS OTHERWISE SPECIFIED.

ALL LUMBER SHALL BE STRAIGHT, SOUND AND FREE OF SPLINTS, WARPS, CRACKS, LARGE KNOTS AND OTHER DEFECTS.

PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-080.

ALL CUTS AND BOLT HOLES TO BE TREATED TO MATCH ORIGINAL TREATMENT WHERE POSSIBLE.
POSTS SHALL BE INSTALLED WITH THE LARGE END DOWN.

FENCE TO BE INSTALLED AS CLOSE TO FINISH GRADE AS POSSIBLE. IF REQUIRED, ALLOWABLE MAXIMUM GAP IS 150mm.

BRACE PANELS TO BE A MAXIMUM OF 54.0m APART.

WIRE FABRIC MINIMUM OVERLAP 500mm AND MAXIMUM OVERLAP 1000mm TENSION FABRIC TO PROVIDE UNIFORM PULL FOR EACH RUN OF FABRIC BETWEEN BRACE PANELS

LINE AND STAY WIRES TO BE JOINED THROUGHOUT WITH TIGHT LOCK KNOT CONSTRUCTION.
ENSURE THAT FRONT OF POST IS 1.5 METERS FROM GASLINE.

ALL HARDWARE TO BE GALVANIZED.
ALL FENCES TO BE PLACED 150mm. INSIDE PRIVATE PROPERTY UNLESS OTHERWISE SHOWN.

TREE PRESERVATION NOTES

PRIOR TO CONSTRUCTION, STANTEC IS TO IDENTIFY TREES FOR PRESERVATION AND/OR REMOVAL. NO EXISTING TREE ARE TO BE REMOVED UNTIL DIRECTED BY STANTEC.

ALL EXISTING TREES TO REMAIN ARE TO BE PROTECTED WITH TEMPORARY TREE PROTECTION FENCING CONSISTING OF 1.5m HIGH ORANGE PLASTIC CONSTRUCTION FENCE MOUNTED ON STEEL T-BARS @ 1.5m O.C. DRIVEN INTO GROUND A MINIMUM OF 0.6m. THE TREE PRESERVATION ZONE (TPZ) WILL BE A MINIMUM DISTANCE OF 4m FROM THE TRUNK OF THE TREE OR TO THE DRIPLINE, WHICHEVER IS GREATER. THE CANOPY OF THE TREE SHALL BE PROTECTED TO THE DRIPLINE.

PROTECTIVE BARRIER FENCING WILL REMAIN STANDING AND IN GOOD CONDITION UNTIL CONSTRUCTION COMPLETION.

PROTECTIVE FENCE IS TO BE INSTALLED PRIOR TO DEMOLITION OR OTHER SITE WORK AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL LANDSCAPE CONSTRUCTION IS FINISHED.

AREAS WITHIN THE DRIPLINE OF THE TREES ARE NOT TO BE USED FOR ANY TYPE OF STORAGE (E.G. STORAGE OF DEBRIS, SURPLUS SOILS). DO NOT PERFORM TRENCHING OR TUNNELING FOR UNDERGROUND SERVICES WITHIN THE DRIPLINE OF TREES DESIGNATED FOR PRESERVATION, UNLESS OTHERWISE SPECIFIED.

TREES SHALL NOT HAVE ANY RIGGING CABLES OR HARDWARE OF ANY KIND ATTACHED OR WRAPPED AROUND THEM, NOR SHALL ANY CONTAMINANTS BE DUMPED WITHIN THE PROTECTIVE AREAS. DO NOT DISPOSE OF CONTAMINANTS WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF THE TREES.

THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT PLANT AND ROOT SYSTEMS FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM THE CONSTRUCTION TO THE SATISFACTION OF STANTEC.

IN THE EVENT THAT IT IS NECESSARY TO REMOVE LIMBS OR PORTIONS OF TREES TO ACCOMMODATE CONSTRUCTION, STANTEC IS TO BE INFORMED AND THE REMOVAL IS TO BE EXECUTED CAREFULLY AND IN ACCORDANCE WITH PROPER ARBORICULTURAL TECHNIQUES BY A CERTIFIED ARBORIST. APPROVAL IS REQUIRED PRIOR TO REMOVAL OPERATIONS.

DURING EXCAVATION OPERATIONS IN WHICH ROOTS ARE AFFECTED, THE CONTRACTOR IS TO PRUNE ALL EXPOSED ROOTS CLEANLY. PRUNED ENDS TO POINTED OBLIQUELY DOWNWARDS. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT. THE CONTRACTOR SHALL DISCUSS WATERING OF THE ROOTS WITH THE OWNER AND STANTEC SO THAT OPTIMUM SOIL MOISTURE IS MAINTAINED DURING CONSTRUCTION AND BACK FILLING OPERATIONS, SO AS NOT TO INTERFERE WITH CONSTRUCTION OPERATIONS.

IF GRADES WITHIN THE DRIPLINE OF AN EXISTING TREE ARE TO BE CHANGED REFER TO GRADING NOTES.

TREE PROTECTION ZONES WILL BE IDENTIFIED BY CONTRACTOR AND VERIFIED IN FIELD BY CONSULTANT AND FENCED.

ALL SUPPORTS, BRACING AND PROTECTIVE FENCING WILL BE LOCATED OUTSIDE OF THE TPZ.
ALL SUPPORTS AND BRACING SHALL MINIMIZE DAMAGE TO TREE ROOTS OUTSIDE OF THE TPZ.

NO DISPOSAL OF LIQUIDS SHALL OCCUR WITHIN THE TPZ.

THERE WILL BE NO ACCESS FOR VEHICLES, EQUIPMENT, OR PEDESTRIANS THROUGH THE TPZ UNLESS EXPRESSLY PERMITTED FOR THE MAINTENANCE OF TREES WITHIN THE TPZ.

WEED MANAGEMENT PLAN

PREVENTION:

SEED CERTIFICATES WILL BE PROVIDED FOR REVIEW PRIOR TO PURCHASE OF THE SEED.

ALL CONSTRUCTION VEHICLES SHOULD LEAVE THE SITE AT A DESIGNATED POINT OR POINTS. GRAVELLING OR PAVING (WHERE PRACTICAL) OF FREQUENTLY USED ACCESS ROADS WILL HELP ENSURE THAT MINIMAL MATERIAL SUCH AS MUD IS TRACKED OFF-SITE. ALL CONSTRUCTION EQUIPMENT, VEHICLES AND MATERIALS MUST BE CLEAN AND WEED FREE PRIOR TO ENTERING THE SITE. A HIGH-PRESSURE PUMP AND HOSE INSTALLATION MAY BE USED TO PROVIDE A WASHDOWN FACILITY FOR CONSTRUCTION EQUIPMENT AND VEHICLES.

MONITORING:

TO PREVENT WEED INFESTATION FIELD MONITORING WILL BE CONDUCTED ON A BI-WEEKLY BASIS THROUGHOUT THE CONSTRUCTION PERIOD AND ON A MONTHLY BASIS DURING THE ESTABLISHMENT AND MAINTENANCE PERIOD. VEGETATION MANAGEMENT WILL BE CONDUCTED THROUGHOUT THE PROJECT, UNTIL THE MAINTENANCE PERIOD IS COMPLETED. TO CONTROL UNDESIED VEGETATION, SHOULD ANY NOXIOUS OR PROHIBITED NOXIOUS WEEDS OCCUR WITHIN THE AREA, THEY ARE TO BE REMOVED AS PER THE ALBERTA WEED CONTROL ACT.

CONTROL:

MECHANICAL VEGETATION CONTROL, SUCH AS MOWING OR HAND PULLING, WILL BE USED WHERE POSSIBLE. AND/OR WHEN APPLICATION OF CHEMICAL CONTROLS IS NOT APPROPRIATE.

CHEMICAL CONTROL:

CONTRACTOR TO ENSURE THAT AN APPLICATION FOR A WEED SPRAY PERMIT IS SUBMITTED THROUGH THE CITY OF EDMONTON. CONTRACTOR TO ENSURE TO CONTACT CONSULTANT FOR A SERVICING AGREEMENT NUMBER PRIOR TO APPLICATION FOR A HERBICIDE PERMIT. SPOT APPLICATION OF A NON-SELECTIVE HERBICIDE WILL BE USED, WHERE APPROPRIATE, WITHIN THE SITE. THE USE OF HERBICIDES WILL BE AVOIDED ADJACENT TO WETLANDS AND OTHER WATER BODIES. HERBICIDE WILL BE APPLIED TO INTRODUCED WEED SPECIES USING SPOT APPLICATION SPRAY TECHNIQUES TO MINIMIZE THE DAMAGE TO DESIRED PLANT SPECIES. ALL HERBICIDES WILL BE APPLIED IN ACCORDANCE WITH PROVINCIAL LEGISLATION BY A CERTIFIED PESTICIDE APPLICATOR. NOTICE SIGNS WILL BE POSTED AS PER CITY OF EDMONTON STANDARDS PRIOR TO APPLICATION OF CHEMICAL OR HERBICIDE. ONLY COMPANIES HOLDING A PESTICIDE SERVICE REGISTRATION WILL BE CONTACTED FOR THE APPLICATION OF ANY CHEMICAL CONTROLS.

THRESHOLD:

FOLLOW MUNICIPAL STANDARDS.

UNDISTURBED NATURAL AREAS:

WEEDS ARE TO BE MONITORED AND CONTROLLED IN ALL UNDISTURBED AREAS AS WELL AS NEWLY LANDSCAPED AREAS. UNDISTURBED NATURAL AREAS TO REMAIN.

PLANTING NOTES

CONTRACTOR TO CALL ALBERTA ONE CALL AT 1-800- 242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.

CONTRACTOR TO ENSURE THAT ALL NECESSARY ARRANGEMENTS ARE MADE WITH THE PIPELINE COMPANIES CONCERNING THE MOVEMENT OF MATERIALS AND EQUIPMENT NEAR ANY PIPELINE RIGHTS OF WAY.

CONTRACTOR IS RESPONSIBLE FOR THE HOARDING OF ALL TREES WITHIN OR ADJACENT TO CONSTRUCTION AREAS.

CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT OF ALL EXISTING CATCHBASINS, CATCHBASIN MANHOLES, MANHOLES, WATER VALVES, HYDRANTS, ETC. TO MATCH PROPOSED GRADES.

CONTRACTOR IS RESPONSIBLE FOR HAULING OF ALL EXCESS MATERIALS OFF THE SITE.

CONTRACTOR IS RESPONSIBLE FOR GENERAL SITE CLEAN UP.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPED AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS.

ALL ANCILLARY WORK NORMALLY ASSOCIATED WITH THIS TYPE OF CONSTRUCTION SHALL BE DEEMED TO BE PART OF THE CONTRACT.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION STARTING.

CONTRACTOR TO OBTAIN APPROVAL FOR PLANT MATERIAL LAYOUT.

ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK AND SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE CANADIAN NURSERY TRADES ASSOC. FOR SIZE, HEIGHT, SPREAD, GRADING, QUALITY, AND METHOD OF CULTIVATION.

NO SUBSTITUTIONS OF MATERIALS, PRODUCTS, OR QUANTITIES WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.

ALL TREES TO BE HIGH HEADED AND EXHIBIT A FULL AND UNIFORM CROWN, WITH A SINGLE, DOMINANT, WELL DEVELOPED LEADER. TREES WITH BROKEN OR DAMAGED OR MISSING LEADERS WILL NOT BE ACCEPTED.

ALL PLANT MATERIAL AND WORKMANSHIP TO CONFORM TO THE REQUIREMENTS OF THE CITY OF EDMONTON DESIGN AND CONSTRUCTION STANDARDS IN ITS MOST RECENT EDITION.

CONSULTANT TO CONTACT CITY OF EDMONTON VIA THE INFORMAL INSPECTION REQUEST. THIS REQUEST MUST BE COMPLETED 48 HOURS PRIOR TO CONSTRUCTION OF THE CORED BOULEVARDS.

PLANT SIZE NOTES

DECIDUOUS TREES

60 mm CAL. OVERALL HEIGHT TO BE 4750-6000mm ON BOULEVARDS MIN. BRANCHING HT. TO BE 1700mm WITH MIN. 15 BRANCHES. WIRE BASKET, BALLED & BURLAPPED, MIN. 900mm ROOT BALL DIA. WITH DEPTH NOT LESS THAN 500mm.

40 mm CAL. OVERALL HEIGHT TO BE 2500-3000mm MIN. BRANCHING HT. TO BE 1200mm WITH MIN. 8 BRANCHES. WIRE BASKET, BALLED & BURLAPPED, MIN. 600mm ROOT BALL DIA. WITH DEPTH NOT LESS THAN 300mm.

CONIFEROUS TREES

1500 mm HT. WIDTH AT BASE MIN. 40% OF HT. WIRE BASKET, BALLED & BURLAPPED MIN. ROOT BALL DIA. 600mm.

DECIDUOUS SHRUBS

400 mm HT. MIN. CONTAINER GROWN, OR BALLED & BURLAPPED 4 CANES OR MORE 400mm HT. WITH #5 CONTAINER MIN ROOT SPREAD 250mm.

CONIFEROUS SHRUBS

450 mm SPR. CONTAINER GROWN, OR BALLED & BURLAPPED WITH A MIN. ROOT BALL DIA. OF 250mm #5 CONTAINER WITH DEPTH NOT LESS THAN 75% OF DIA.

SOD

CERTIFIED CANADA NO.1 CULTIVATED TURF SOD; WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEALTHY GROWTH DELIVERED 24 HOURS FROM THE TIME OF CUTTING. SOD TO BE FREE OF STONES, BURNS, DRY SPOTS, AND TEARS. SOD TO BE DELIVERED MOIST, CUT IN UNIFORM STRIPS, WIDTH AND THICKNESS, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:

FOR MAINTAINED SOD AREAS:

70-90% KENTUCKY BLUEGRASS
0-10% CREEPING RED FESCUE
0-30% PERENNIAL RYEGRASS

SEED MIXES

CERTIFIED CANADA NO. 1 MIXTURE, MINIMUM GERMINATION OF 75%, MINIMUM PURITY OF 97%, ALL SEED MUST BE FROM A RECOGNIZED SEED FIRM, MEETING THE REQUIREMENTS FOR THE SEEDS ACT FOR CANADA NO. 1 SEED. SEED SHALL BE CERTIFIED NO. 1 GRADE. A GERMINATION TEST MAY BE REQUESTED AND ALL LAWN SEED MUST COMPLY WITH FEDERAL AND PROVINCIAL SEED LAWS. REFER TO CITY OF EDMONTON DESIGN AND CONSTRUCTION STANDARDS VOLUME 5 (2022 EDITION)

FOR UPLAND AREAS AND STEEP SLOPES: "CUSTOM GRASS MIX"

20% WESTERN WHEATGRASS 10% TUFTED HAIR GRASS
25% ROCKY MOUNTAIN FESCUE 10% ANNED WHEATGRASS
10% GREEN NEEDLE GRASS 15% SLENDER WHEATGRASS
10% JUNE GRASS
SEED RATE: 35KG PER HECTARE

FOR LOWLAND AND WETLAND AREAS: "CUSTOM FORBS MIX"

15% CANADA MILKVETCH 11% PHILADELPHIA FLEABANE
15% BLUE FLAX 10% TUFTED WHITE PRAIRIE ASTER
12% CANADA GOLDENROD 10% PURPLE PRAIRIE CLOVER
12% SMOOTH ASTER 15% LOW GOLDENROD
SEED RATE: 5KG PER HECTARE

FOR NON-MAINTAINED AREAS: "DRY MEADOW MIX"

20% JUNEGRASS 10% GREEN NEEDLEGRASS
20% ROUGH FESCUE 10% SHEEPS FESCUE
20% NORTHERN WHEATGRASS 5% ANNUAL RYEGRASS
15% STREAMBANK WHEATGRASS
SEED RATE: 250KG PER HECTARE

CoE TOPSOIL TYPE REFERENCE

BELOW LISTS THE TOPSOIL TYPE SCENARIOS FOR THIS SPECIFIC PROJECT. REFER TO DRAWING SCHEDULES FOR DEPTH SPECIFICATIONS, FOR A COMPLETE LIST OF THE TOPSOIL TYPE PER APPLICATION, PLEASE REFER TO THE CITY OF EDMONTON DESIGN AND CONSTRUCTION STANDARDS 2022 EDITION.

SOIL APPLICATION

CORED BOULEVARDS
SOD/SEED
ORNAMENTAL SHRUB BEDS
NATIVE SHRUB BEDS

SOIL TYPE

TYPE 1
TYPE 1
TYPE 4
TYPE 1

COMMON ABBREVIATIONS

ABBRV.	DEFINITION	ABBRV.	DEFINITION
@	AT	INFO	INFORMATION
ADDTL	ADDITIONAL	ISA	INTERNATIONAL SOCIETY OF ARBORICULTURE
AVG	AVERAGE	L.A.	LANDSCAPE ARCHITECT
BUP	BACKFLOW PREVENTION UNIT	LF	LINEAR FEET
BW	BOTTOM OF WALL	LM	LINEAR METRES
CAL	CALIPER	L/S	LANDSCAPE/LANDSCAPING
CALCS	CALCULATIONS	NIC	NOT IN CONTRACT
CB	CATCH BASIN	M	METRE
CIP	CAST IN PLACE	m2	SQUARE METRES
CL	CENTER LINE	m3	CUBIC METRES
CLR	CLEAR	mm	MILLIMETRE
cm	CENTIMETRE	MAX	MAXIMUM
CMU	CONCRETE MASONRY UNIT	MFG	MANUFACTURED / MANUFACTURING
CNTA	CANADIAN NURSERY TRADES ASSOCIATION	MIN	MINIMUM
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CPED	CRIME PREVENTION THOUGH ENVIRONMENTAL DESIGN	PL	PROPERTY LINE
DIA	DIAMETER	POC	POINT OF CONNECTION
EIA	EACH	PUE	PUBLIC UTILITY EASEMENT
EIA	ENVIRONMENTAL IMPACT ASSESSMENT	PSI	POUNDS PER SQUARE INCH
ELEV	ELEVATION (EL)	R, RAD	RADIUS
EQ	EQUAL(S)	R/W	RIGHT OF WAY (R.O.W.)
EX	EXISTING	SF	SQUARE FEET
FAB	FABRICATION/FABRICATOR	SM	SQUARE METRES
FF	FINISH FLOOR	SPD	STANDARD PROCTOR DENSITY
FG	FINISH GRADE	STD	STANDARD
FL	FLOW LINE	SVT	SIGHT VIEW TRIANGLE
FT	FEET	S/W	SIDEWALK(S)
GAL	GALLON	TBD	TO BE DETERMINED
GPH	GALLONS PER HOUR	TBS	TO BE SELECTED
GPM	GALLONS PER MINUTE	TW	TOP OF WALL
HORIZ	HORIZONTAL	TYP	TYPICAL
HP	HIGH POINT	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT	VERT	VERTICAL
		W/	WITH

PLANTING SETBACKS

LANDSCAPE CONTRACTOR TO CALL ALBERTA ONE CALL AT 1-800-242-3447 TO HAVE ALL EXISTING SITE UTILITIES LOCATED PRIOR TO CONSTRUCTION AND PLANT TREES NO CLOSER THAN THE FOLLOWING DIMENSIONS FROM THE UTILITY OR INFRASTRUCTURE. THIS LIST INDICATES SOME OF THE MOST TYPICALLY USED TREE OFFSETS. FOR A COMPLETE LIST (INCLUDING SITE FURNITURE AND SHRUBS) REFER TO THE CITY OF EDMONTON VOLUME 1 TABLE OF MINIMUM OFFSETS.

1.8m/3.5m (DEC./CONIFER TREE) FROM WATERMAINS, MANUAL AIR VENTS & SERVICES.
3.5m/7.0m (DEC./CONIFER TREE) FROM FIRE HYDRANTS.
1.8m (DEC. & CONIFER TREE) FROM STORM / SANITARY SERVICES & MANHOLES.
GAS (CONTACT UTILITY).
1.0m FROM STREETLIGHT CABLE & POWER TRENCH. 3.0m FROM STREETLIGHTS & POWER POLES.
COMMUNICATION UTILITY (CONTACT UTILITY) 1.25m FROM COLLECTOR RD FOC (<20m ROW).*
1.65m FROM COLLECTOR RD FOC (>20m ROW)* 1.0m FROM LOCAL RD FOC (1.25m PREFERRED).*
2.0m FROM ARTERIAL ROAD CURB FACE. 1.5m FROM INTERSECTION.
1.5M FROM COMMERCIAL ACCESS 3.5m FROM YIELD AND STOP SIGNS.
2.0m FROM ALL OTHER SIGNS. 3.5m FROM TRANSIT ZONES.
1.0m / 2.5m FROM PRIVATE PROP. (BLVD WALK/PARK).
1.0m FROM DRIVEWAY, PATH, WALK (1.5M PREFERRED).

*WHERE 1.8M SIDEWALKS APPLY, THE 1.0M OFFSET FROM THE SIDEWALK EDGE WILL GOVERN AND DICTATE THE REMAINING BOULEVARD SPACE AVAILABLE FOR CURB OFFSET. CURB OFFSETS WILL BE REDUCE (FROM THE STANDARD LISTED DISTANCE) AND WILL BECOME THE REMAINING DIFFERENCE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DAMAGES AND LIABILITIES INCURRED BY DAMAGES TO SITE UTILITIES.

LEGEND

○	MANHOLE	-----	DEVELOPMENT BOUNDARY
◇	HYDRANT	-----	LIMIT OF CONSTRUCTION
⊗	LIGHT STANDARD (/(W/ PEDESTAL)	—○—	WILDLIFE FENCING
⊞	PEDESTAL		(SCALE MAY VARY IN PLAN VIEW)
■	TRANSFORMER / (EX.)		
■	SWITCHING CUBICLE / (EX.)		
■	COMM. VAULT TYP. A		
■	COMM VAULT TYP. T		
	(SCALE MAY VARY IN PLAN VIEW)		

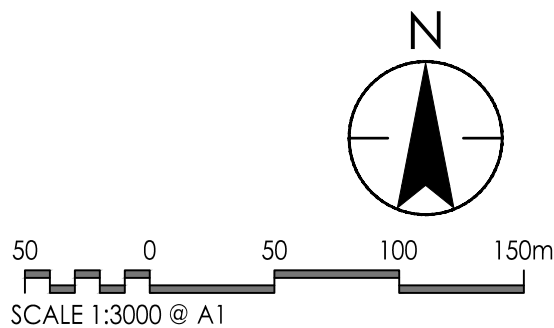
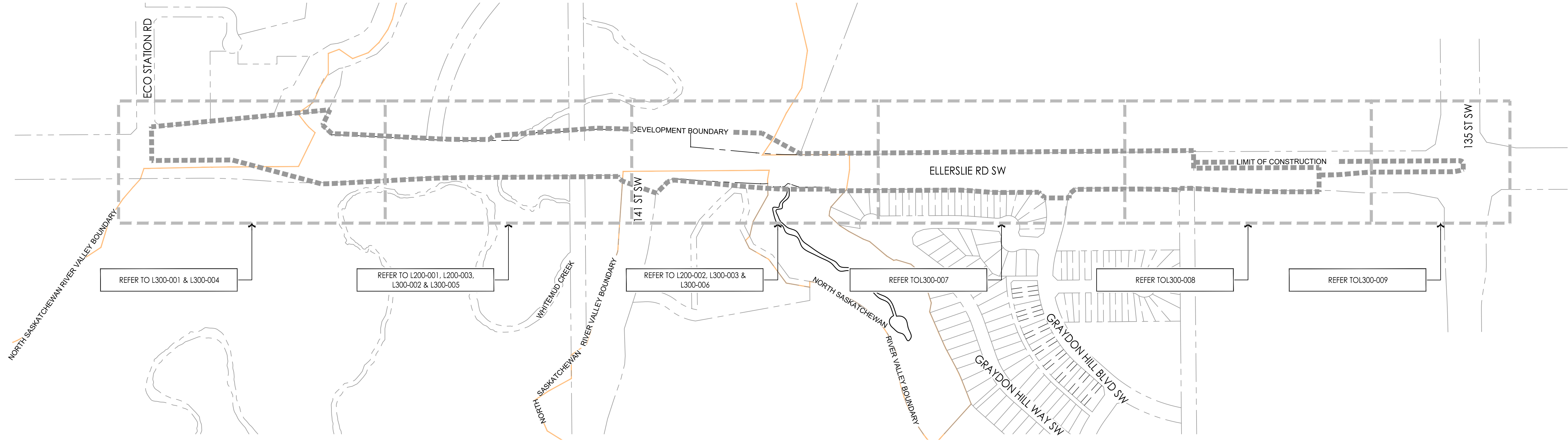
DRAWING LIST

L100-001	SPECIFICATIONS AND NOTES
L100-002	KEY PLAN
L200-001	TREE CLEARING PLAN
L200-002	TREE CLEARING PLAN
L200-003	FENCING PLAN
L300-001	RESTORATION PLANTING PLAN
L300-002	RESTORATION PLANTING PLAN
L300-003	RESTORATION PLANTING PLAN
L300-004	BOULEVARD PLANTING PLAN
L300-005	BOULEVARD PLANTING PLAN
L300-006	BOULEVARD PLANTING PLAN
L300-007	BOULEVARD PLANTING PLAN
L300-008	BOULEVARD PLANTING PLAN
L300-009	BOULEVARD PLANTING PLAN
L400-001	RESTORATION LANDSCAPE DETAILS
L400-002	RESTORATION PLANTING DETAILS
L400-003	RESTORATION PLANTING DETAILS

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300, 10220 103 Avenue
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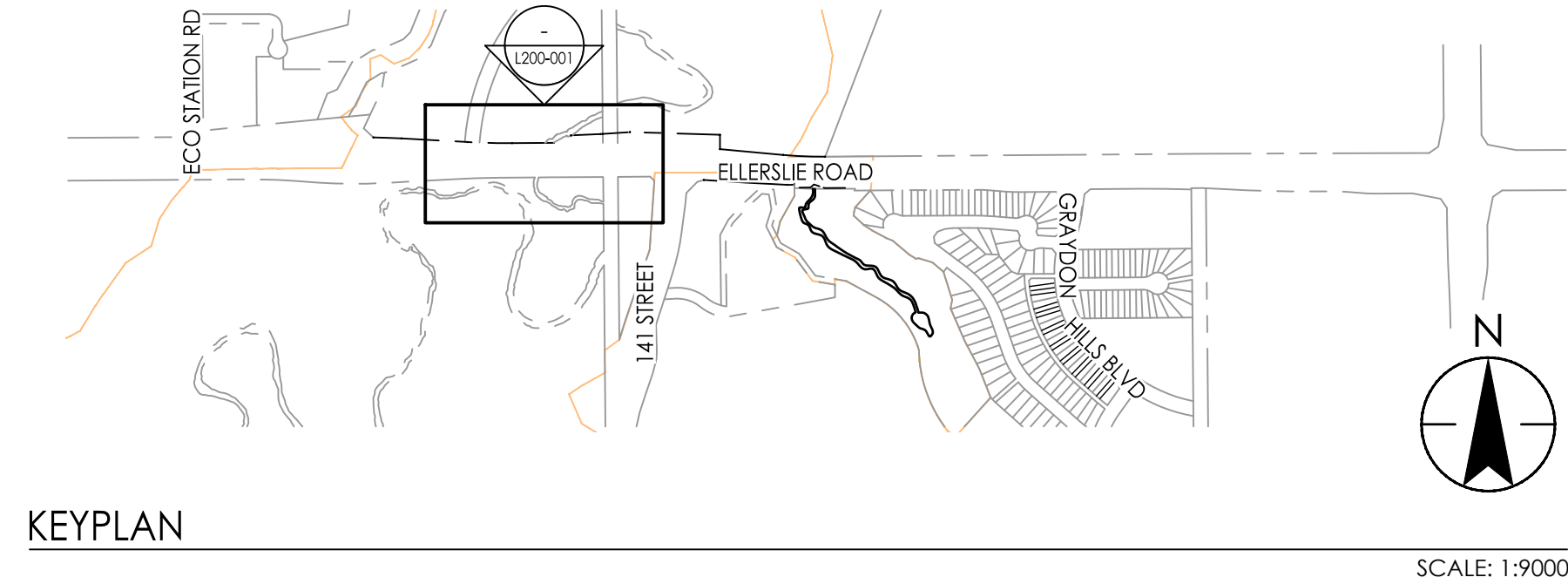
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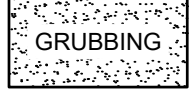
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FENCING SCHEDULE L200-001

SYMBOL	DESCRIPTION	QTY	DETAIL
 	TBAR AND VINYL TREE PROTECTION FENCE -PLACE ALONG EXISTING TREE LINE.	119.8 m	2/L400-001

LEGEND

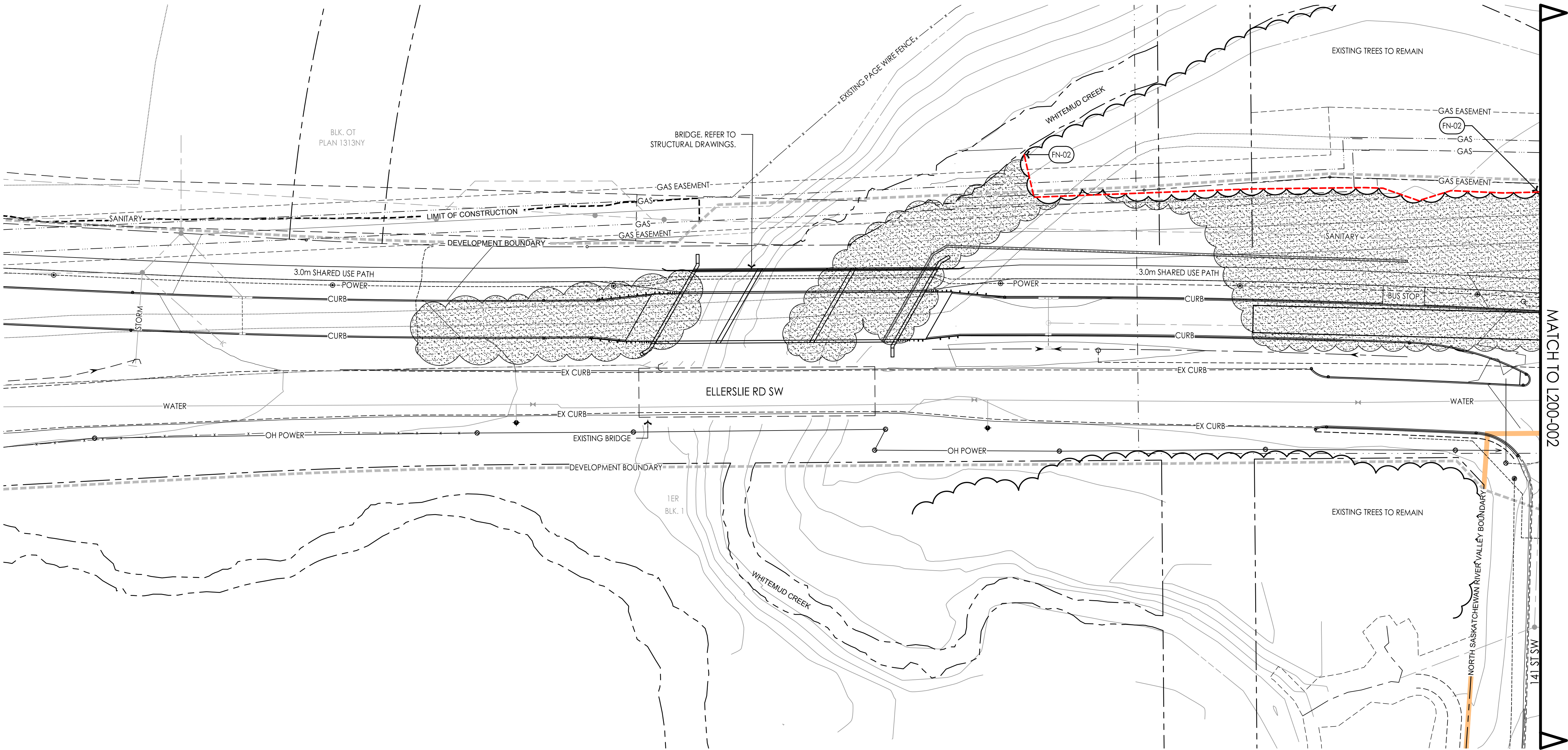


CLEARING AND GRUBBING
REFER TO DETAIL 3/L400-001

NATURAL TREE STAND NOTES

THE IDENTIFIED TREE STAND REQUIRES A NATURAL STAND ASSESSMENT TO BE CONDUCTED BY AN ISA CERTIFIED, CITY OF EDMONTON URBAN FORESTER. CONTACT PARKS AND ROADS SERVICES, NATURAL AREAS FORESTER FOR ASSESSMENT.

NATURAL TREE STAND ASSESSMENTS MUST BE COMPLETED A MINIMUM OF 4 WEEKS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ONCE HAZARDS ARE IDENTIFIED WITHIN THE TREE STAND, HAZARDS MUST BE CORRECTED AND REINSPECTED, PRIOR TO ACCEPTANCE INTO THE CITY INVENTORY.



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Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
TREE CLEARING PLAN

Permit-Seal



James Laidlaw
Date

JIM LAIDLAW
AALA, BCALA, LEED AP
STANTEC CONSULTING LTD.
300-352 25th Street SW Calgary, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.714.8000

Project Number: 1161110195
File Name: 1161110195_notes_key_grub.dwg

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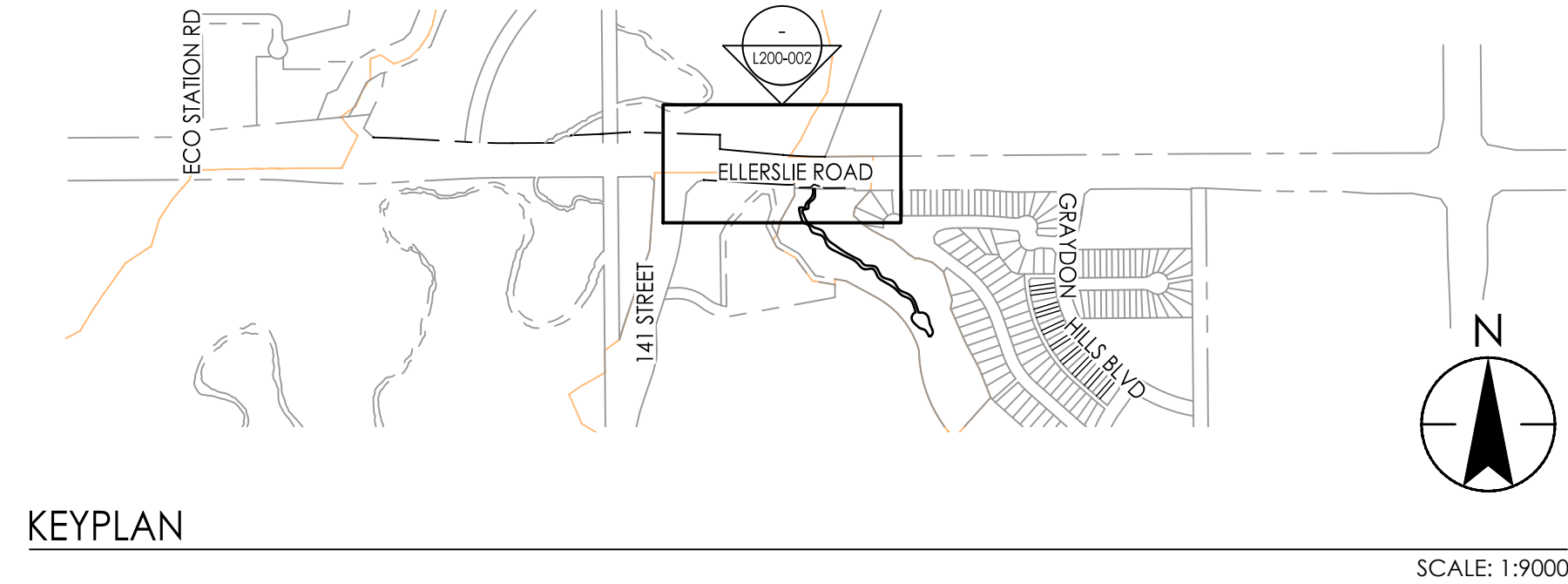
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3 of 17

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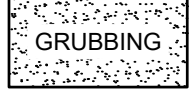
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FENCING SCHEDULE L200-002

SYMBOL	DESCRIPTION	QTY	DETAIL
 	TBAR AND VINYL TREE PROTECTION FENCE -PLACE ALONG EXISTING TREE LINE.	354.6 m	2/L400-001

LEGEND

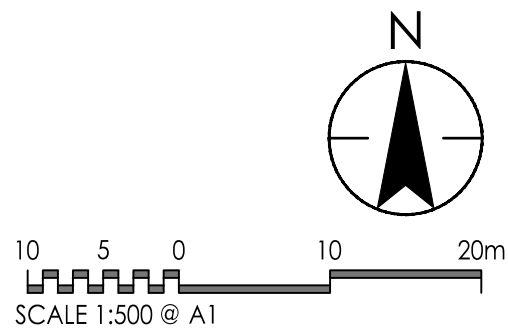
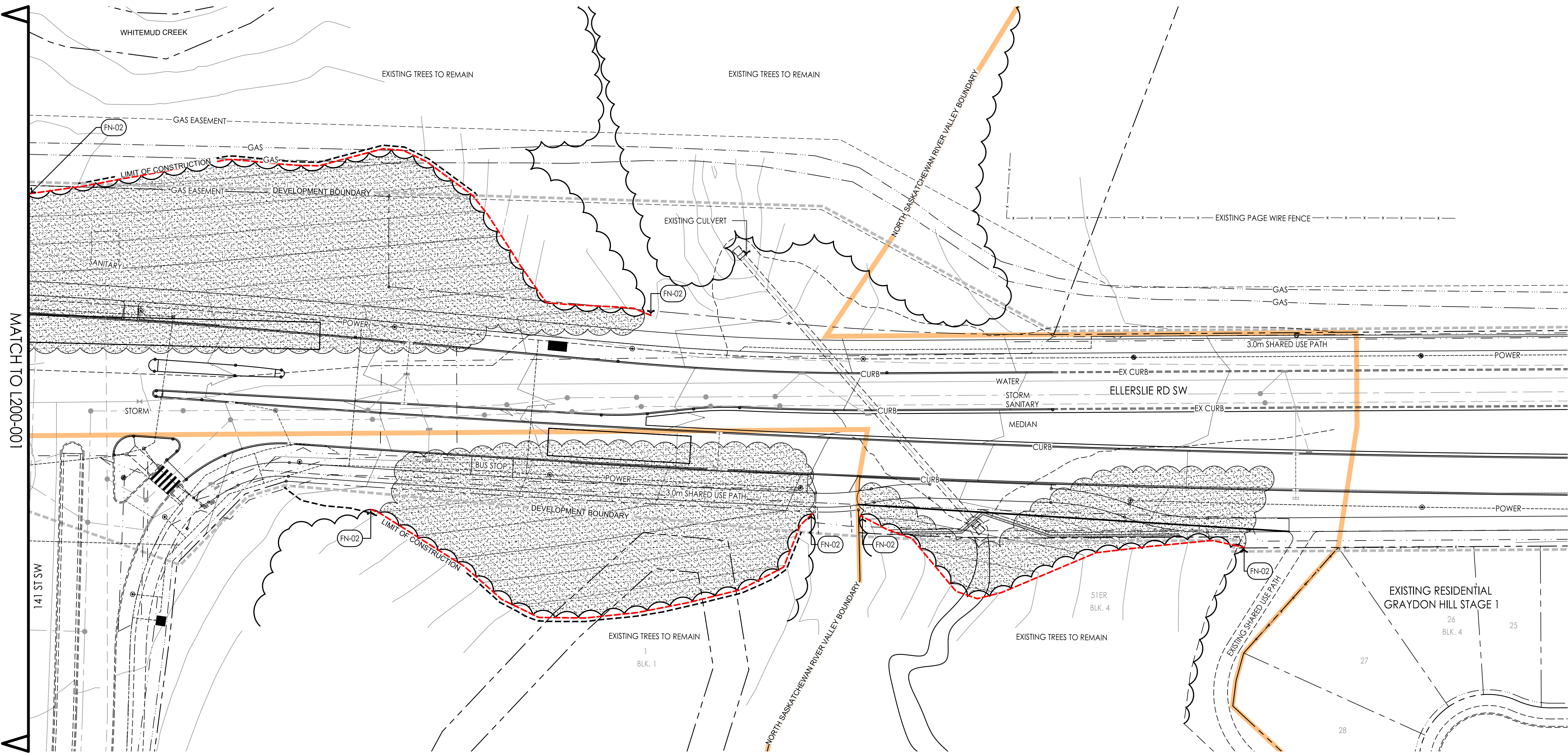


CLEARING AND GRUBBING
REFER TO DETAIL 3/L400-001

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Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
TREE CLEARING PLAN

Permit-Seal



James Laidlaw
Date

JIM LAIDLAW
AIA, BCALA, LEED AP
STANTEC CONSULTING LTD.
200-252 25th Street SE CALGARY, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.714.8000

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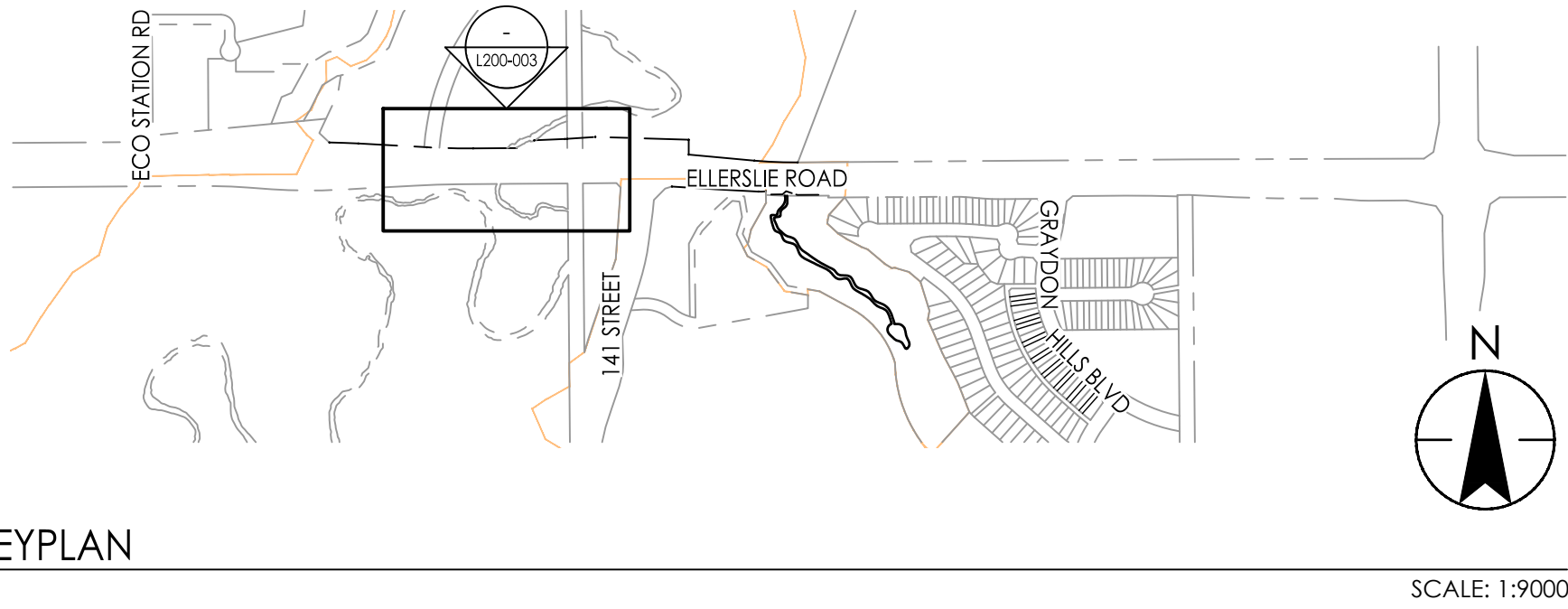
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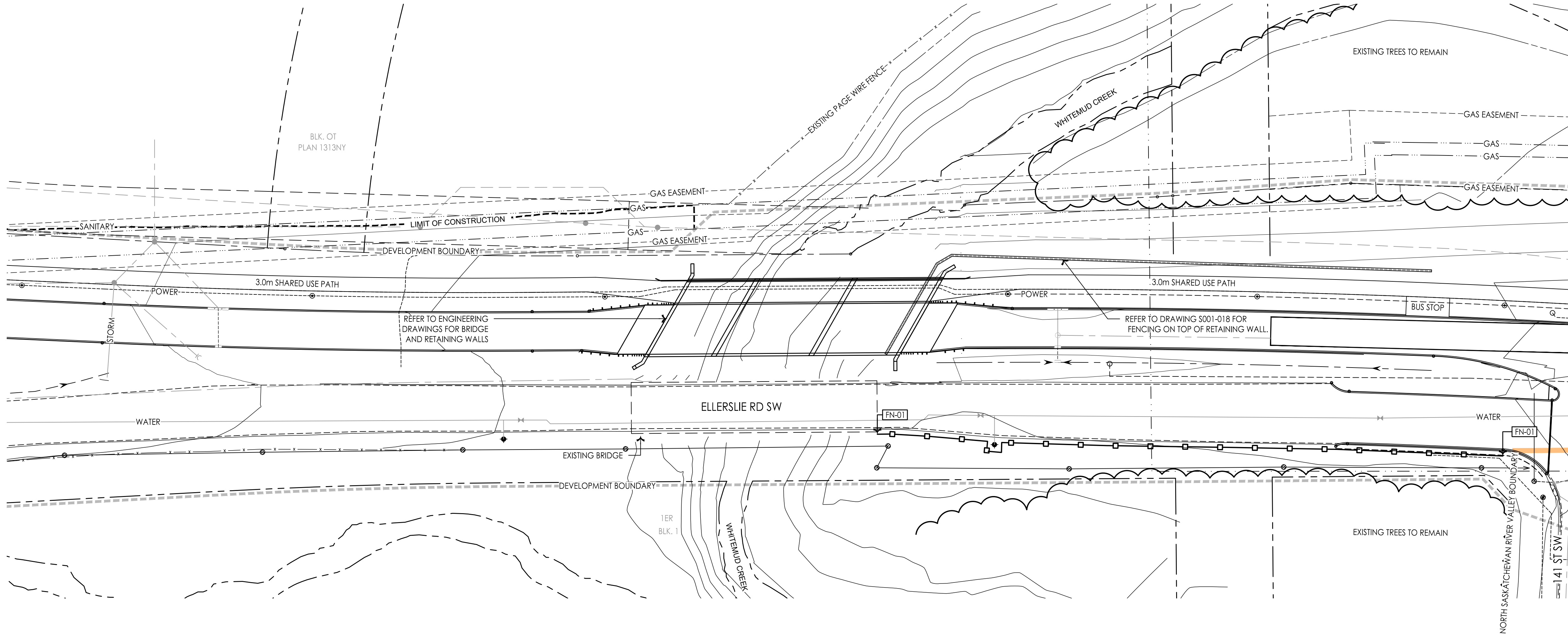
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KEYPLAN



FENCING SCHEDULE

SYMBOL	FENCING DESCRIPTION	QTY	DETAIL
	FN-01 2.4M HT. WILDLIFE FENCE, INSTALL ALONG BACK OF EXISTING/PROPOSED EDGE OF PAVEMENT AND CURB. MAX 1.0M OFFSET.	134.5 m	1/L400-001



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Development Engineer, Sustainable Development

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Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

Permit-Seal

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
FENCING PLAN



James Laidlaw
Date

JIM LAIDLAW
AALA, BCALA, LEED AP
STANTEC CONSULTING LTD.
300-352 29th Street SE CALGARY, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.713.8000

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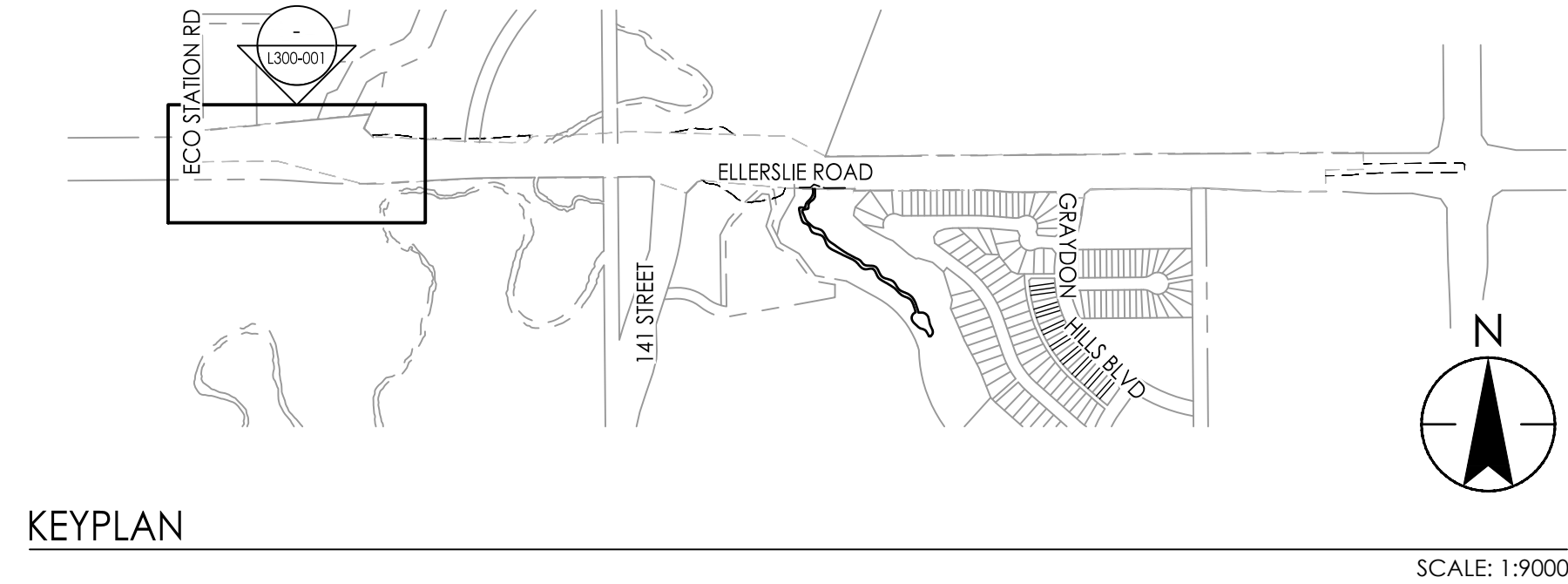
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RESTORATION PLANTING REQUIREMENTS

THE RAVINE WILL RECEIVE PLANT MATERIAL AS FOLLOWS:

REQUIRED PLANTING: 70 TREES/ha
(MAY SUBSTITUTE 7 5 GALLON SHRUBS PER TREE UP TO MAX. 10%)

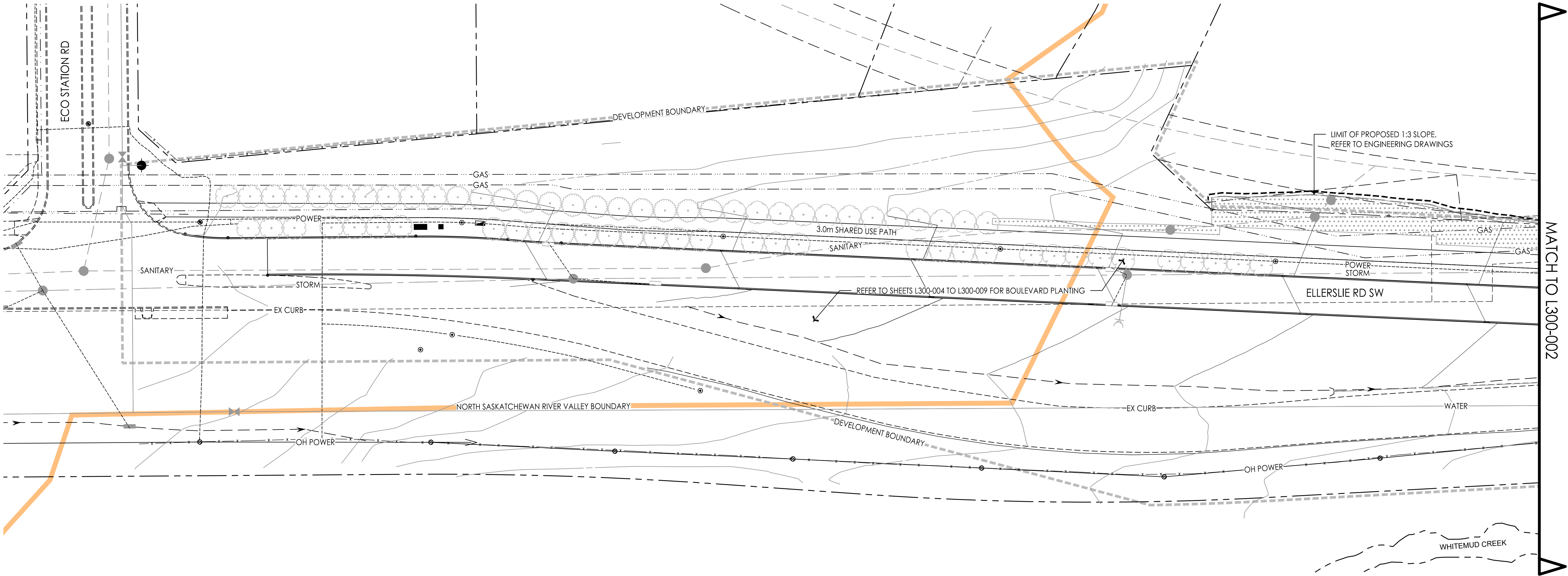
AREA: 1.10 ha x 70 = 77 TREES W/ MAX. 54 SHRUBS AS SUBSTITUTES.

PROPOSED PLANTING: 77 UNITS OF 50mm CAL./2500mm HT. TREES*
347 UNITS OF 5 GAL. (OR LARGER) POTTED PLANT MATERIAL**

*154 #15 TREES @ 2 #15 POTTED TREES = 1 50mm CAL./2500mm HT. TREE = 77 TREES
**347 ADDITIONAL SHRUBS INCLUDED TO SATISFY BOULEVARD PLANTING REQUIREMENT

PLANT SCHEDULE L300-001

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DETAIL
GROUND COVERS					
	Grass	576 m²	GRASS MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX. SEED TO BE BRILLION SEEDDED.	N/A	N/A



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Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
RESTORATION PLANTING PLAN

Permit-Seal



James Laidlaw
Date

JIM LAIDLAW
AALA, BCSLA, LEED AP®
STANTEC CONSULTING LTD.
300-352 29th Street SE CALGARY, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.714.8000

Project Number: 1161110195
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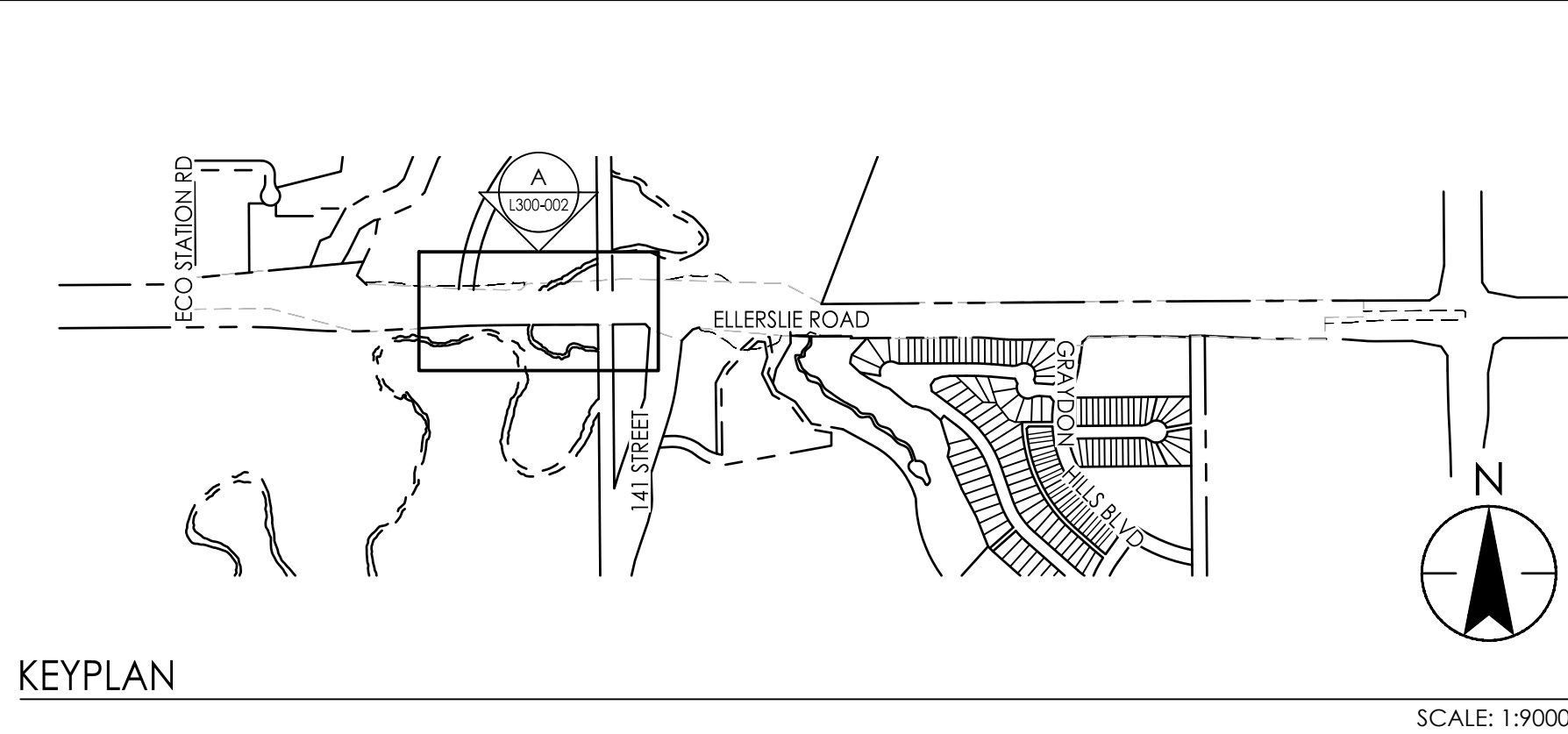
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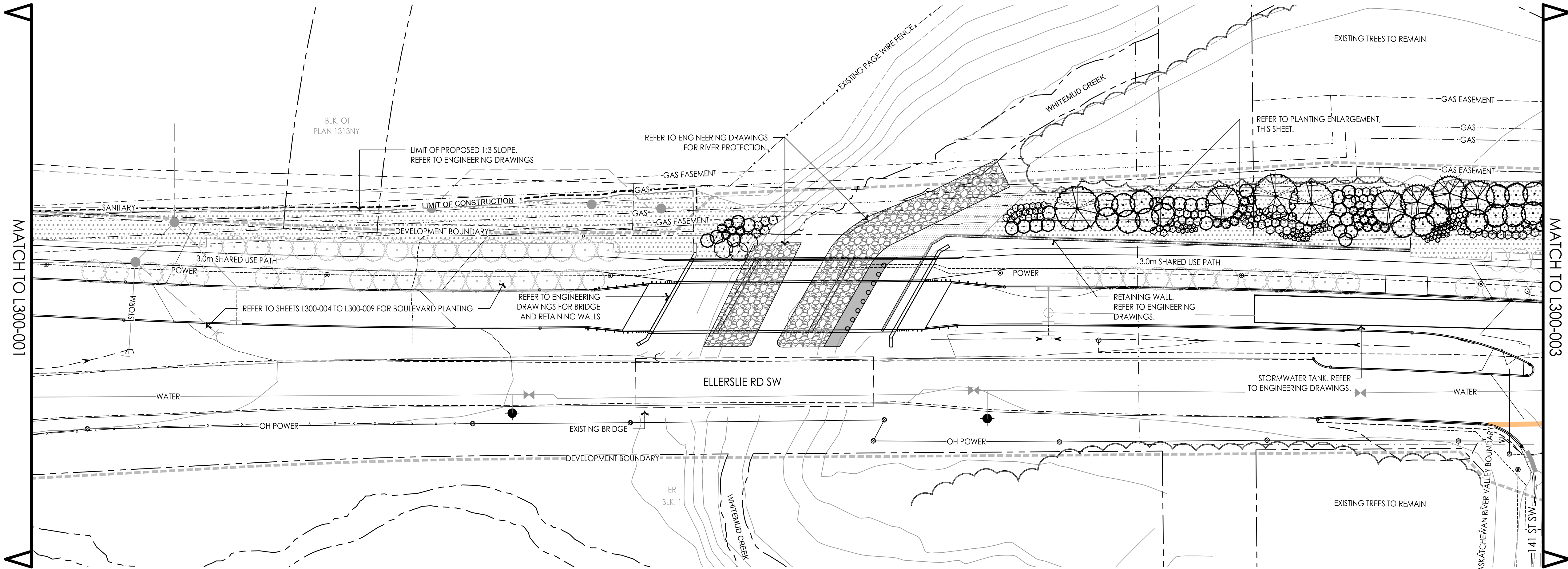


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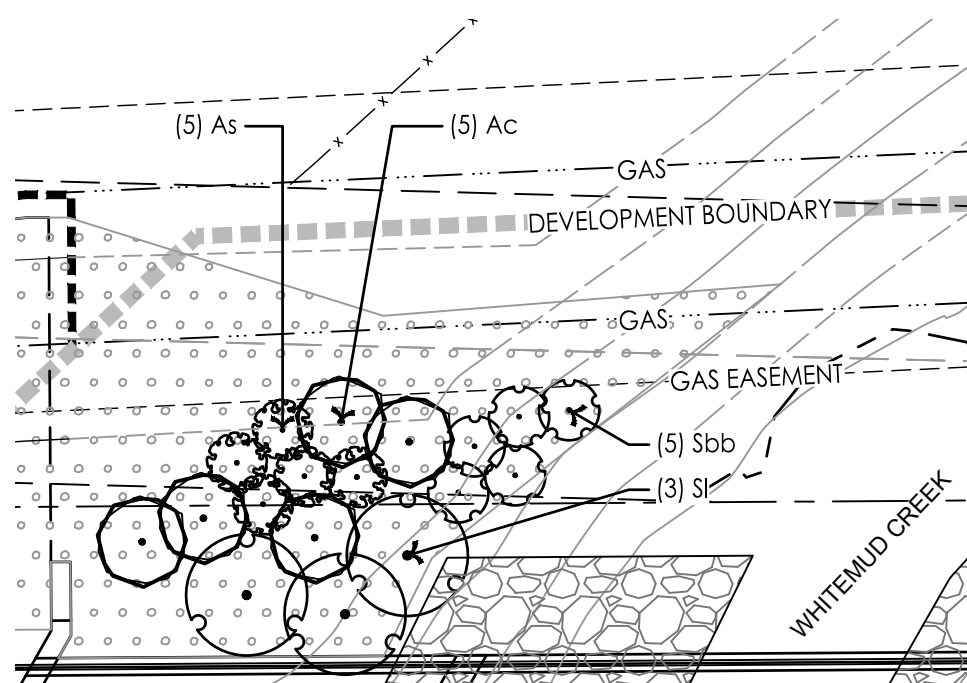
PLANT SCHEDULE L300-002

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	DETAIL
TREES					
	Ac	26	ALNUS CRISPA / GREEN ALDER	40MM CAL./#15 CONT.	1/L400-002
	Pg	5	PICEA GLAUCA / WHITE SPRUCE	1.5M HT./#15 CONT.	1/L400-002
	Pp	3	POPULUS BALSAMIFERA / BALSAM POPLAR	40MM CAL./#15 CONT.	1/L400-002
	Pt	17	POPULUS TREMULOIDES / QUAKING ASPEN	40MM CAL./#15 CONT.	1/L400-002
SHRUBS					
	As	22	AMELANCHIER ALNIFOLIA / SASKATOON	400MM HT. / #5 CONT.	2/L400-002
	Cr	45	CORNUS SERICEA / RED TWIG DOGWOOD	400MM HT. / #5 CONT.	2/L400-002
	Cw	20	CORYLUS CORNUTA / WESTERN HAZELNUT	400MM HT. / #5 CONT.	2/L400-002
	Rc	63	ROSA ACICULARIS / PRICKLY ROSE	400MM HT./ #5 CONT.	2/L400-002
	Sbb	5	SALIX BEBBIANA / BEAKED WILLOW	400MM HT. / #5 CONT.	2/L400-002

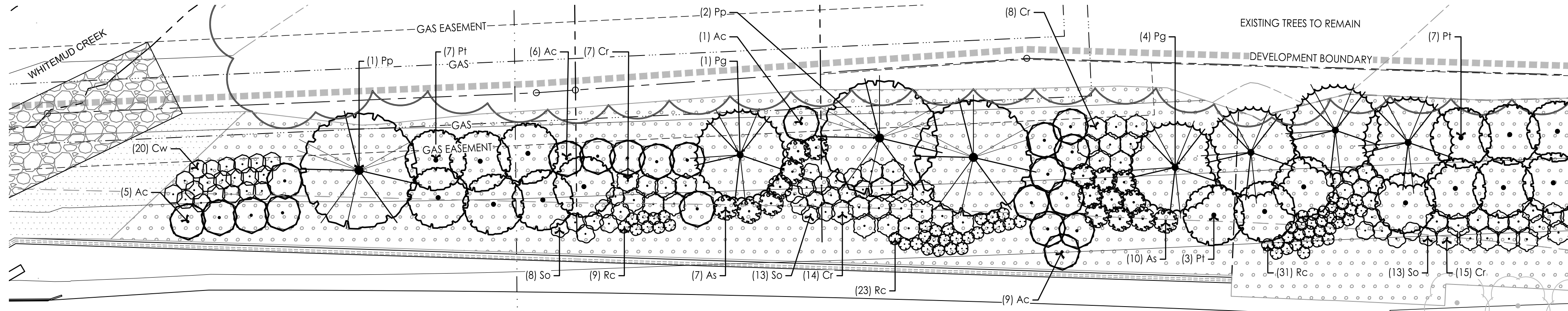
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DETAIL
	SI	3	SALIX LUCIDA / SHINING WILLOW	400MM HT. / #5 CONT.	2/L400-002
	So	34	SYMPHORICARPOS OCCIDENTALIS / WESTERN SNOWBERRY	400MM HT. / #5 CONT.	2/L400-002
GROUND COVERS					
	Forb	146 m²	FORB MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX. SEED TO BE BRILLION SEEDED.	N/A	N/A
	Grass	1,347 m²	GRASS MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX. SEED TO BE BRILLION SEEDED.	N/A	N/A
	WLC	67.2 m²	WILDLIFE CORRIDOR - W/ 300MM DEPTH NATIVE TOPSOIL SUBSTRATE	N/A	N/A



A RESTORATION PLANTING PLAN
SCALE: 1:500



B WEST RAVINE ENLARGEMENT
SCALE: 1:250



C EAST RAVINE ENLARGEMENT
SCALE: 1:250

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4.	By	YY.MM.DD
2. SECOND SUBMISSION	By	YY.MM.DD
1. FIRST SUBMISSION	By	YY.MM.DD
Issued	By	YY.MM.DD



Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
RESTORATION PLANTING PLAN

Permit-Seal



James Laidlaw
Date

JIM LAIDLAW
AALA, BCSLA, LEED AP
STANTEC CONSULTING LTD.
300-325 25th Street SW Calgary, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.713.8000

Project Number: 116110195

File Name: 116110195_planting_creek.dwg

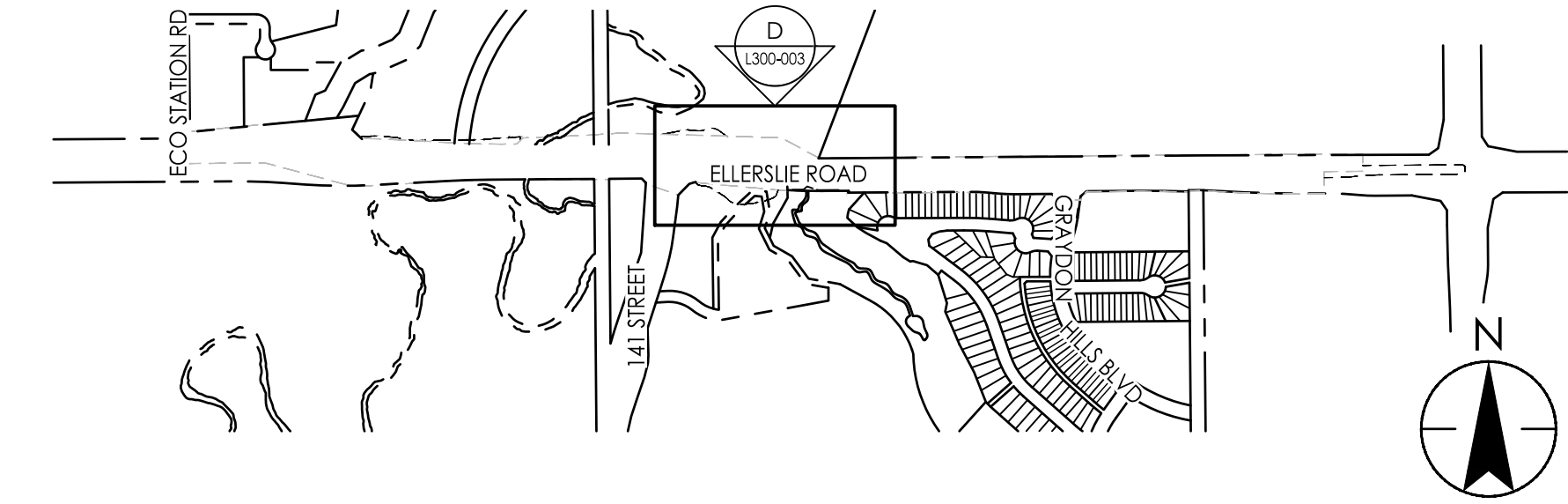
CV	KM	CV/JL	24.01.26
Dwn.	Chkd.	Dgn.	YY.MM.DD

Drawing No. L300-002

Revision Sheet

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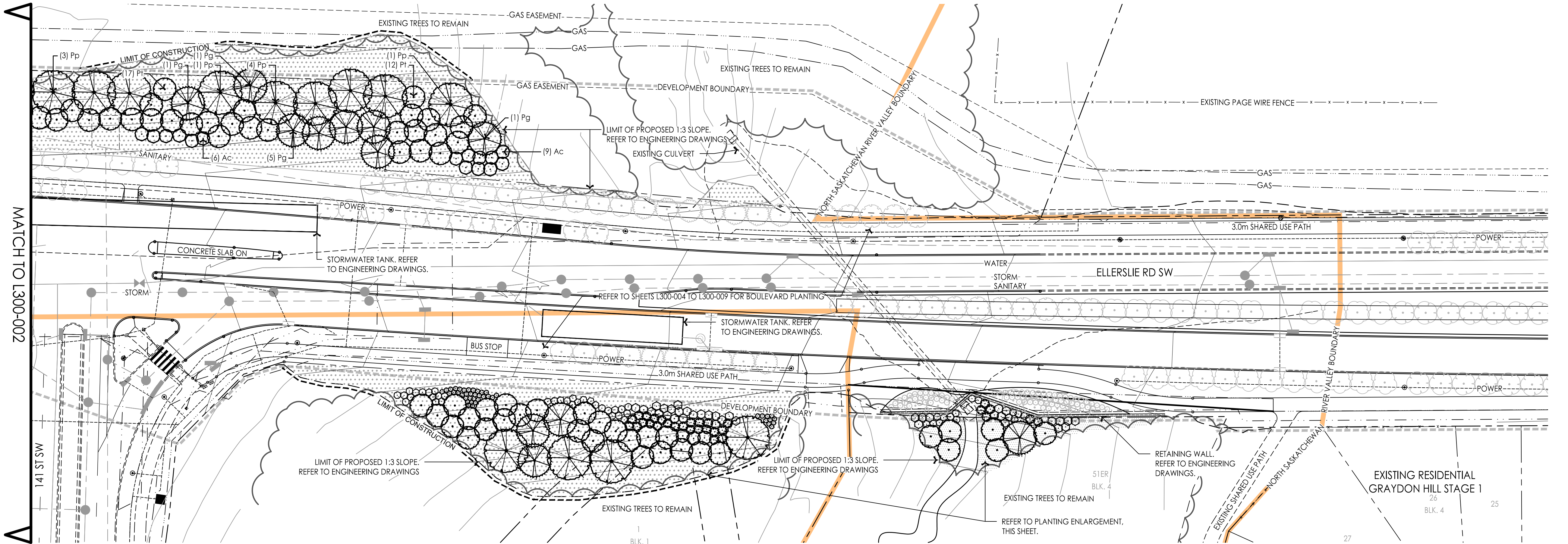
KEYPLAN

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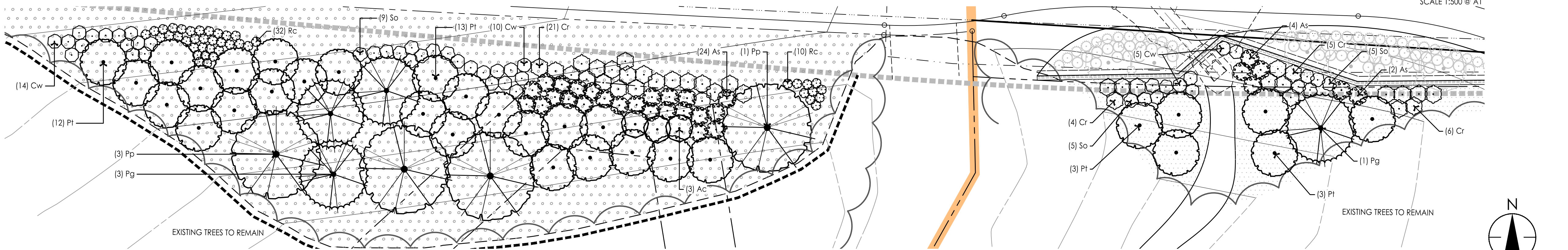
PLANT SCHEDULE L300-003

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	DETAIL
TREES					
	Ac	18	ALNUS CRISPA GREEN ALDER	40MM CAL./#15 CONT.	1/L400-002
	Pg	12	PICEA GLAUCA WHITE SPRUCE	1.5M HT./#15 CONT.	1/L400-002
	Pp	13	POPULUS BALSAMIFERA BALSAM POPLAR	40MM CAL./#15 CONT.	1/L400-002
	Pt	60	POPULUS TREMULOIDES QUAKING ASPEN	40MM CAL./#15 CONT.	1/L400-002
SHRUBS					
	As	30	AMELANCHIER ALNIFOLIA SASKATOON	400MM HT. / #5 CONT.	2/L400-002
	Cr	35	CORNUS SERICEA RED TWIG DOGWOOD	400MM HT. / #5 CONT.	2/L400-002

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	DETAIL
	Cw	29	CORYLUS CORNUTA WESTERN HAZELNUT	400MM HT. / #5 CONT.	2/L400-002
	Rc	42	ROSA ACICULARIS PRICKLY ROSE	400MM HT. / #5 CONT.	2/L400-002
	So	19	SYMPHORICARPOS OCCIDENTALIS WESTERN SNOWBERRY	400MM HT. / #5 CONT.	2/L400-002
GROUND COVERS					
	Forb	372 m²	FORBS MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX. SEED TO BE BRILLION SEEDED.	N/A	N/A
	Grass	6,003 m²	GRASS MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX. SEED TO BE BRILLION SEEDED.	N/A	N/A



D RESTORATION PLANTING PLAN
SCALE: 1:500



E SOUTH ENLARGEMENT
SCALE: 1:250

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Development Engineer, Sustainable Development	By	YY.MM.DD	Appd.	YY.MM
Approvals	4.			
	3.			
	2.			
Revision	1.			
	4.			
	3.			
SECOND SUBMISSION	CV	JL	25.01	
FIRST SUBMISSION	CV	JL	24.02	
ISSUED	By	YY.MM		



Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
RESTORATION PLANTING PLAN

Permit-Seal



JIM LAIDLAW
AALA, BCSLA, LEED AP®
STANTEC CONSULTING LTD.
200-352 25th Street SW CALGARY, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.916.8000

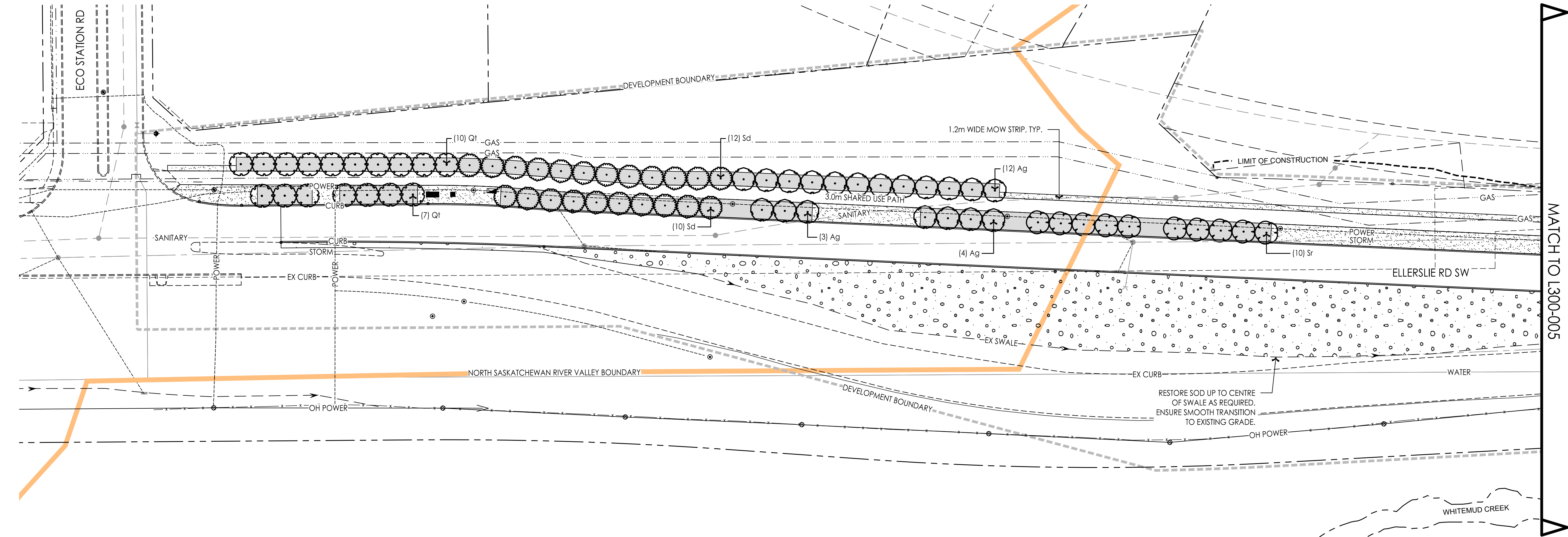
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CV	KM	CV/JL	24.01.26
Dwn.	Chkd.	Dsgn.	YY.MM.DD

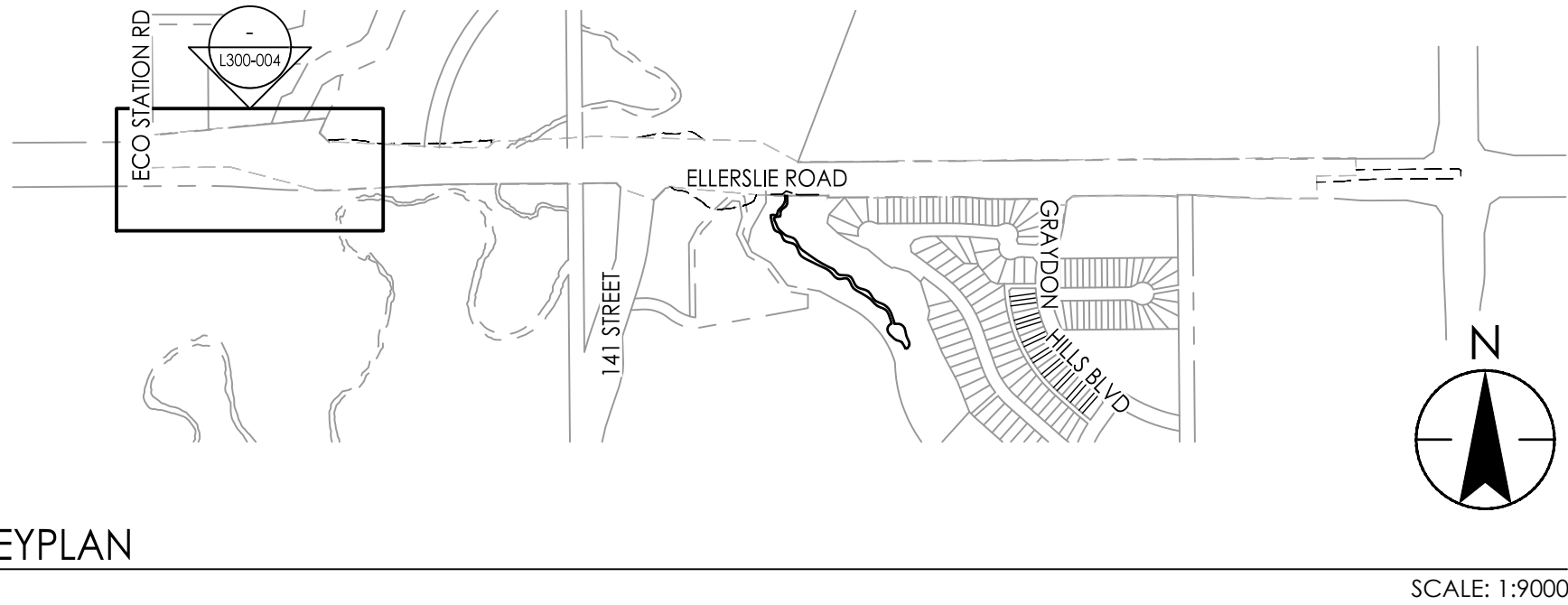
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Revision Sheet

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ORIGINAL SHEET - ISO A1



KEYPLAN



ARTERIAL ROAD PLANTING REQUIREMENTS

ELLERSLIE ROAD WILL RECEIVE PLANT MATERIAL AS FOLLOWS:

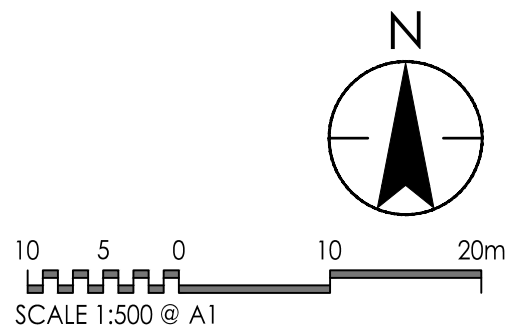
REQUIRED BOULEVARD TREE PLANTING: 1 TREE/10m
BOULEVARD LENGTH : 2034 m (Ultimate only)
REQUIRED BOULEVARD TREES: 203
PROPOSED BOULEVARD TREES: 282 (due to bus stops, utilities, and site lines)
REQUIRED SHRUB PLANTING: 1 SHRUB/1.2m BEHIND WALK ON EA. SIDE OF ULTIMATE RD.
WALK LENGTH: 1687 m (Ultimate only, corner cut to corner cut)
REQUIRED SHRUBS: 1406
PROPOSED SHRUBS: 79 + 980* = 1059**
REQUIRED MEDIAN TREE PLANTING: 1 TREE/10m ON MEDIANS MIN. 4.5m WIDE
MEDIAN LENGTH: 755 m (Ultimate only)
REQUIRED MEDIAN TREES: 76
PROPOSED MEDIAN TREES: 137
DIVERSITY REQUIREMENT: PROPOSED TREES 419 x 25 % = 105 TREES OF ANY ONE GENUS

*79 ADDITIONAL BOULEVARD TREES + 61 ADDITIONAL MEDIAN TREES @ 7 SHRUBS/TREE = 980 SHRUBS

**347 ADDITIONAL SHRUBS HAVE BEEN INCLUDED IN NATURAL AREA PLANTING TO SATISFY BOULEVARD PLANTING REQUIREMENT

PLANT SCHEDULE L300-004

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	DETAIL
TREES					
	Ag	19	AESCULUS GLABRA OHIO BUCKEYE	60MM CAL. / B & B	1/L400-003
	Q1	17	QUERCUS MACROCARPA 'TOP GUN' TOP GUN BUR OAK	60MM CAL. / B & B	1/L400-003
	Sd	22	SORBUS DECORA SHOWY MOUNTAIN ASH	60MM CAL. / B & B	1/L400-003
	Sr	10	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	60MM CAL. / B & B	1/L400-003
GROUND COVERS					
	SodC	1191 m²	CORED SOD - W/ 450MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	3/L400-003
	Na	2,800 m²	DRY MEADOW NATURALIZATION SEED MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX.	N/A	N/A
	Sod	660 m²	SOD - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	4/L400-003



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Development Engineer, Sustainable Development	By	YYMMDD
Approvals	By	
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Revision	By	YYMM
1.	Appd.	
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SECOND SUBMISSION	CV	JL
1.		
FIRST SUBMISSION	CV	JL
ISSUED	By	YYMM
1.	Appd.	



Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
BOULEVARD PLANTING PLAN

Permit-Seal



JIM LAIDLAW
AIA, BCSLA, LEED AP
STANTEC CONSULTING LTD.
200-255 25th Street SE CALGARY, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.714.8000

Project Number: 1161110195
File Name: 1161110195_planting_bld.dwg

CV	KM	CV/JL	24.01.26
Dwn.	Chkd.	Dgn.	YYMM-DD

Drawing No. L300-004

Revision Sheet

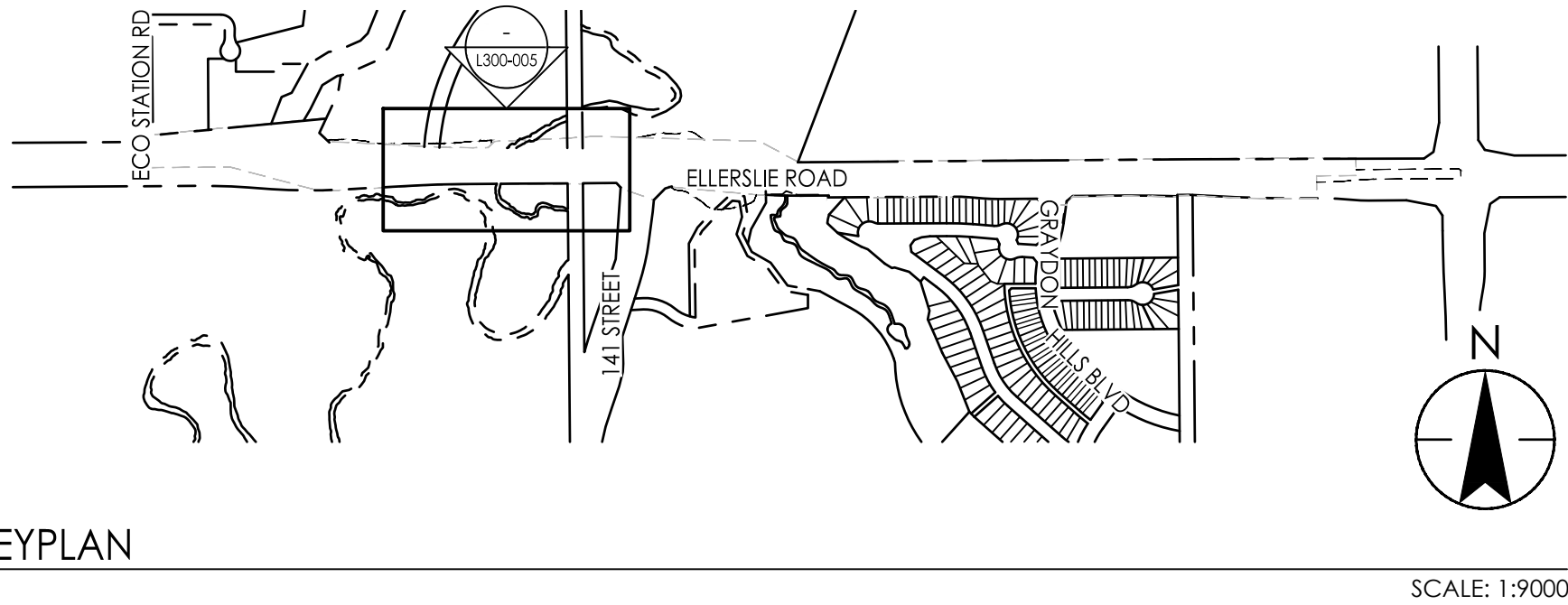
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9 of 17

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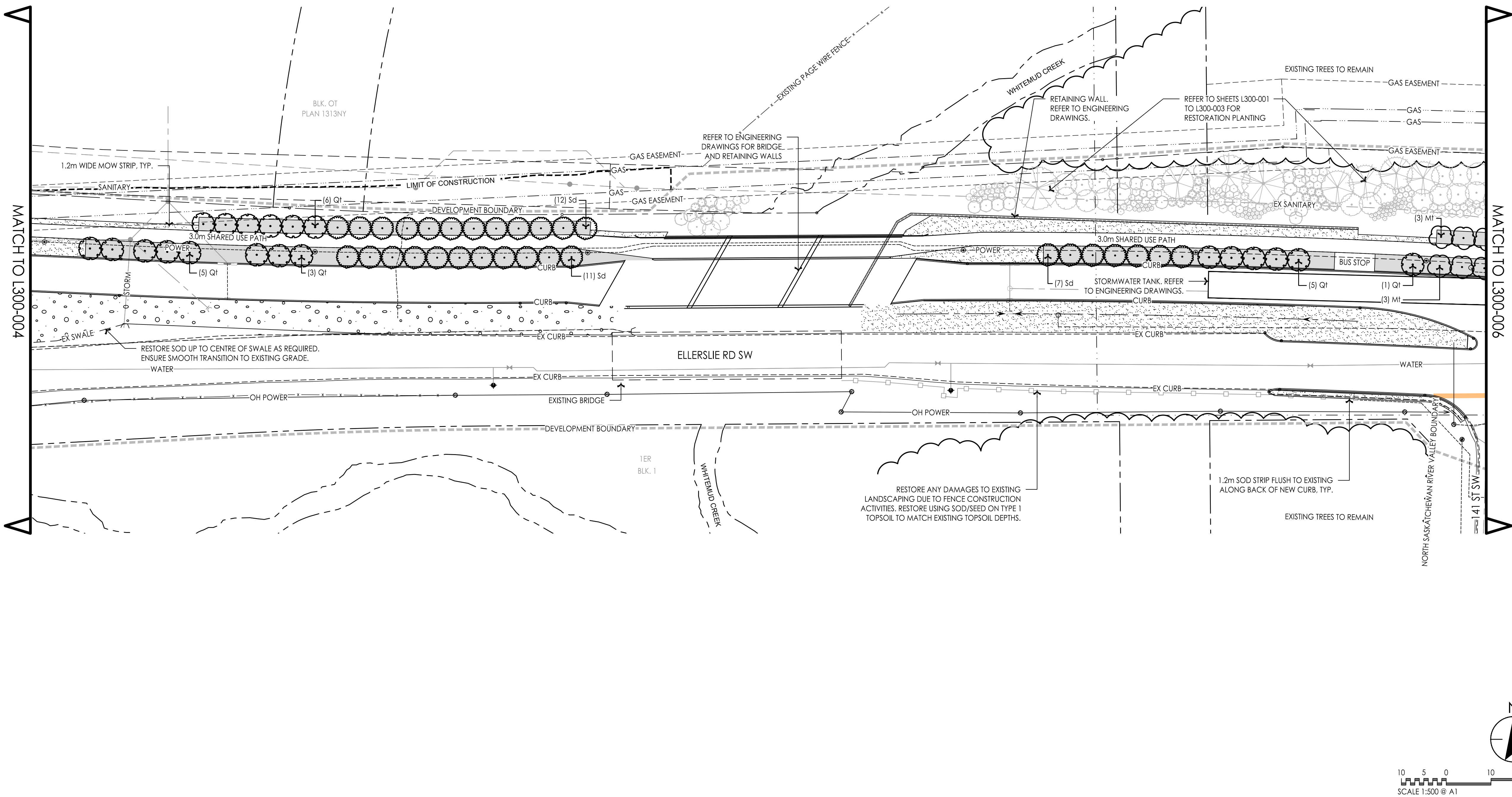
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KEYPLAN



PLANT SCHEDULE L300-005

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	DETAIL
TREES					
	Mt	6	MALUS X ADSTRINGENS 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	60MM CAL. / B & B	1/L400-003
	Qt	20	QUERCUS MACROCARPA 'TOP GUN' TOP GUN BUR OAK	60MM CAL. / B & B	1/L400-003
	Sd	30	SORBUS DECORA SHOWY MOUNTAIN ASH	60MM CAL. / B & B	1/L400-003
GROUND COVERS					
	SodC	1,126 m²	CORED SOD - W/ 450MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	3/L400-003
	Na	930 m²	DRY / MEADOW NATURALIZATION SEED MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX.	N/A	N/A
	Sod	1,495 m²	SOD - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	4/L400-003



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T5J 0K4
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Revision		
1.	Appd.	YYMM
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SECOND SUBMISSION	CV	JL
1.		
FIRST SUBMISSION	CV	JL
ISSUED	By	YYMM



Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
BOULEVARD PLANTING PLAN

Permit-Seal



James Laidlaw
Date

JIM LAIDLAW
AALA, BCALA, LEED AP
STANTEC CONSULTING LTD.
300-352 25th Street SE Calgary, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.914.8000

Project Number: 116110195
File Name: 116110195_planting_bld.dwg

CV	KM	CV/JL	24.01.26
Dwn.	Chkd.	Dgn.	YYMMDD

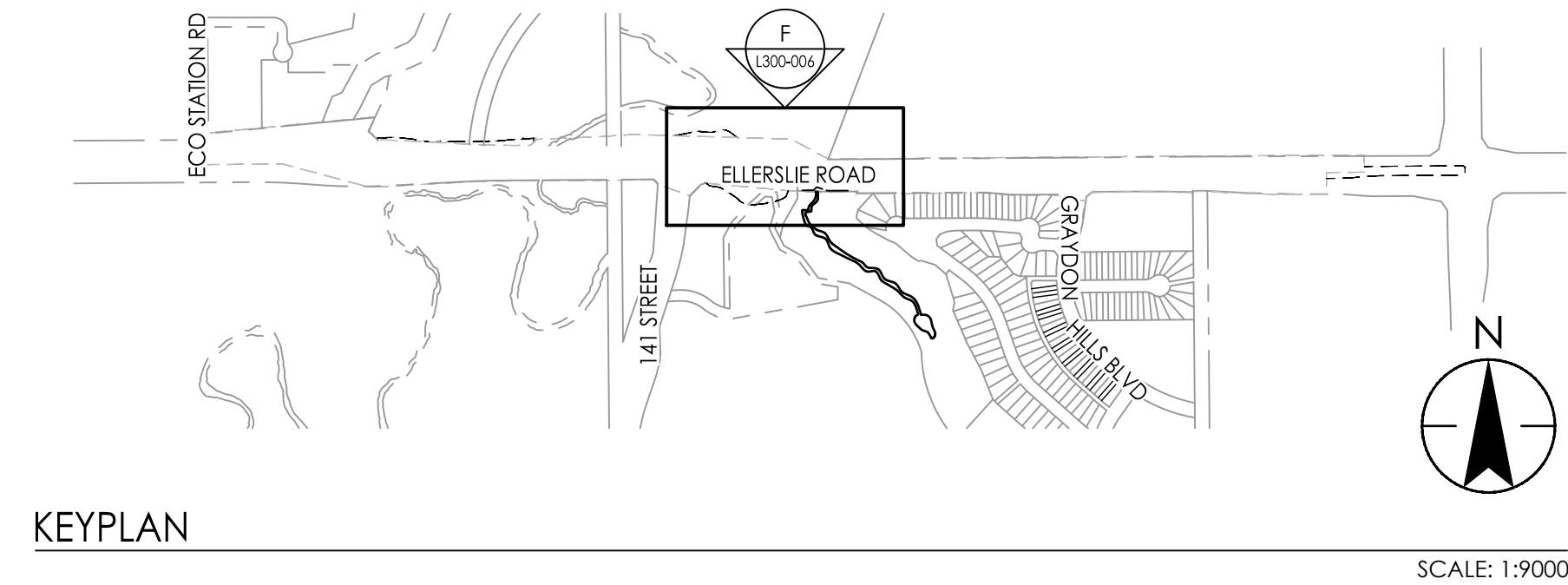
Drawing No. L300-005
Revision Sheet

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of 17

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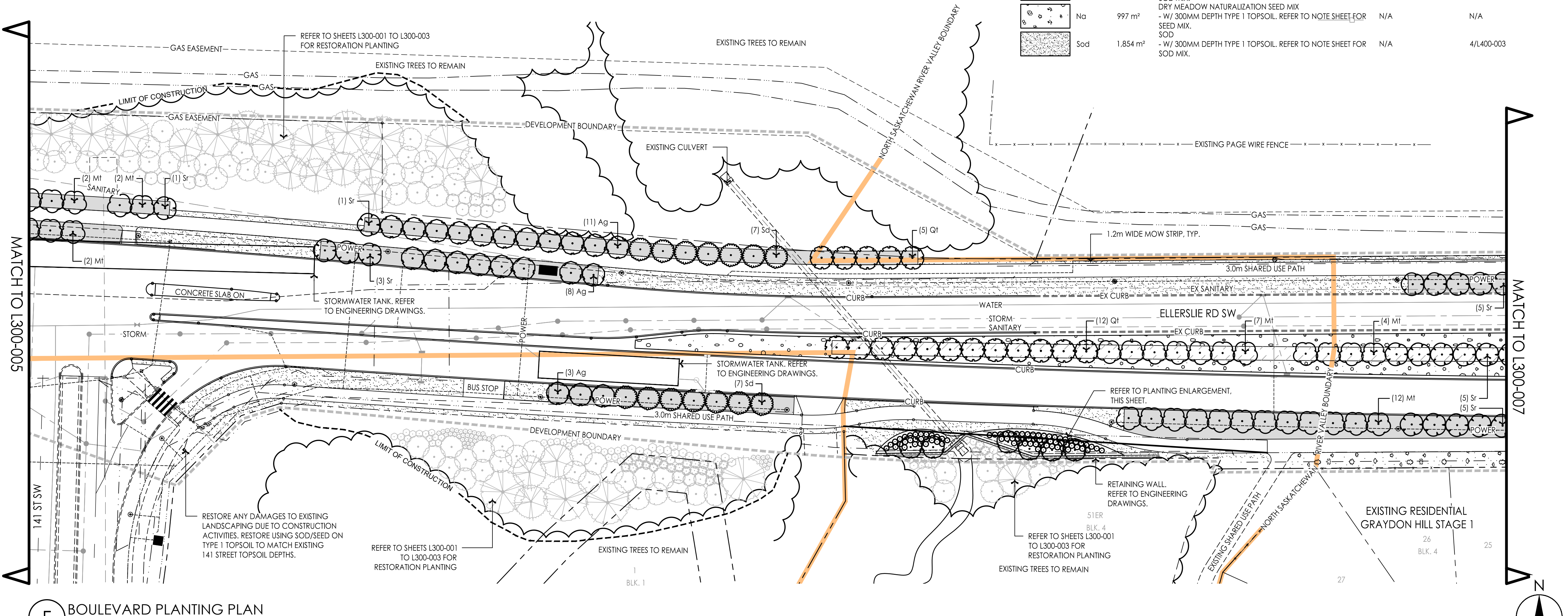
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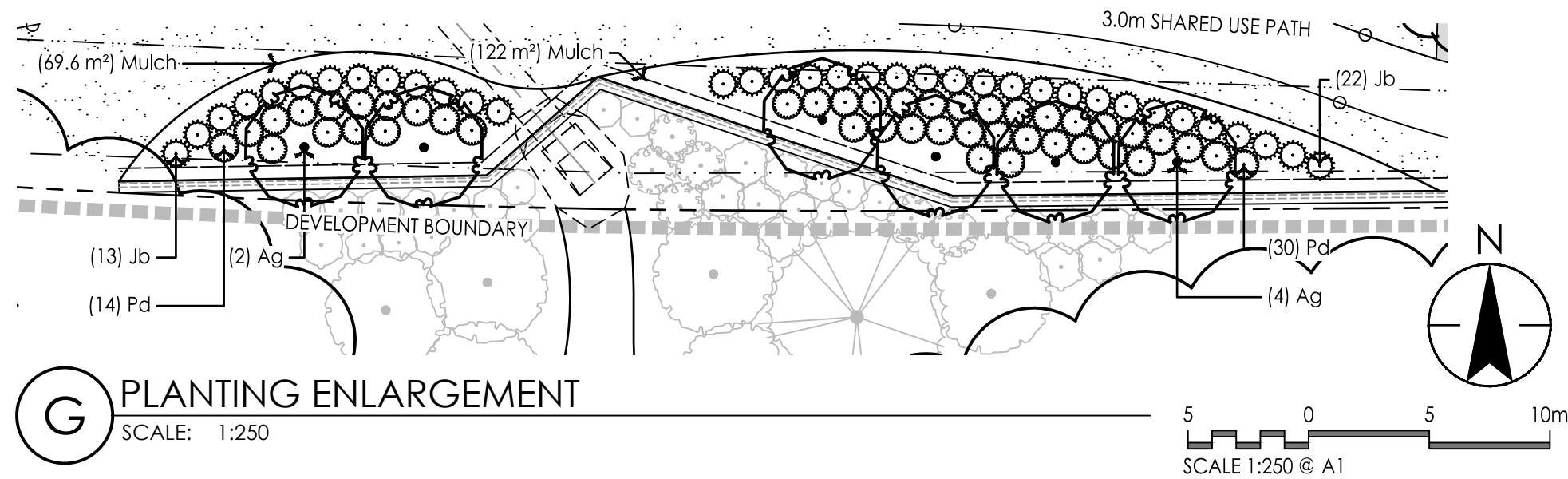
PLANT SCHEDULE L300-006

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	DETAIL
TREES					
	Ag	28	AESCULUS GLABRA OHIO BUCKEYE	60MM CAL. / B & B	1/L400-003
	Mt	29	MALUS X ADSTRINGENS 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	60MM CAL. / B & B	1/L400-003
	Qt	17	QUERCUS MACROCARPA 'TOP GUN' TOP GUN BUR OAK	60MM CAL. / B & B	1/L400-003
	Sd	14	SORBUS DECORA SHOWY MOUNTAIN ASH	60MM CAL. / B & B	1/L400-003
	Sr	20	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	60MM CAL. / B & B	1/L400-003
SHRUBS					
	Jb	35	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	450MM SP. / #5 CONT.	2/L400-003
	Pd	44	PHYSCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL™ DWARF NINEBARK	400MM HT. / #5 CONT.	2/L400-003
GROUND COVERS					
	MulchC	445 m²	100MM DEPTH SHREDDED CONIFEROUS MULCH CORED MULCH BED- W/ 450MM DEPTH TYPE 1 TOPSOIL.	N/A	3/L400-003
	Mulch	191.6 m²	100MM DEPTH SHREDDED CONIFEROUS MULCH - W/ 450MM DEPTH TYPE 4 TOPSOIL.	N/A	2/L400-003
	SodC	1,546 m²	CORED SOD - W/ 450MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	3/L400-003
	Na	997 m²	DRY MEADOW NATURALIZATION SEED MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX.	N/A	N/A
	Sod	1,854 m²	SOD - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	4/L400-003

SHRUBS					
	Jb	35	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	450MM SP. / #5 CONT.	2/L400-003
	Pd	44	PHYSCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL™ DWARF NINEBARK	400MM HT. / #5 CONT.	2/L400-003
GROUND COVERS					
	MulchC	445 m²	100MM DEPTH SHREDDED CONIFEROUS MULCH CORED MULCH BED- W/ 450MM DEPTH TYPE 1 TOPSOIL.	N/A	3/L400-003
	Mulch	191.6 m²	100MM DEPTH SHREDDED CONIFEROUS MULCH - W/ 450MM DEPTH TYPE 4 TOPSOIL.	N/A	2/L400-003
	SodC	1,546 m²	CORED SOD - W/ 450MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	3/L400-003
	Na	997 m²	DRY MEADOW NATURALIZATION SEED MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX.	N/A	N/A
	Sod	1,854 m²	SOD - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	4/L400-003



F BOULEVARD PLANTING PLAN
SCALE: 1:500



G PLANTING ENLARGEMENT
SCALE: 1:250

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T5J 0K4
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Development Engineer, Sustainable Development	YY.MM.DD	By	YY.MM	Appd.	YY.MM
Approvals	1.	2.	3.	4.	5.
Revision	1.	2.	3.	4.	5.
1. SECOND SUBMISSION	CV	JL	25.01	24.02	24.02
1. FIRST SUBMISSION	CV	JL	24.02	24.02	24.02
Issued	By	Appd.	YY.MM	YY.MM	YY.MM



Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
BOULEVARD PLANTING PLAN

Permit-Seal



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AALA, BCSLA, LEED AP
STANTEC CONSULTING LTD.
300-355 25th Street SE CALGARY, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
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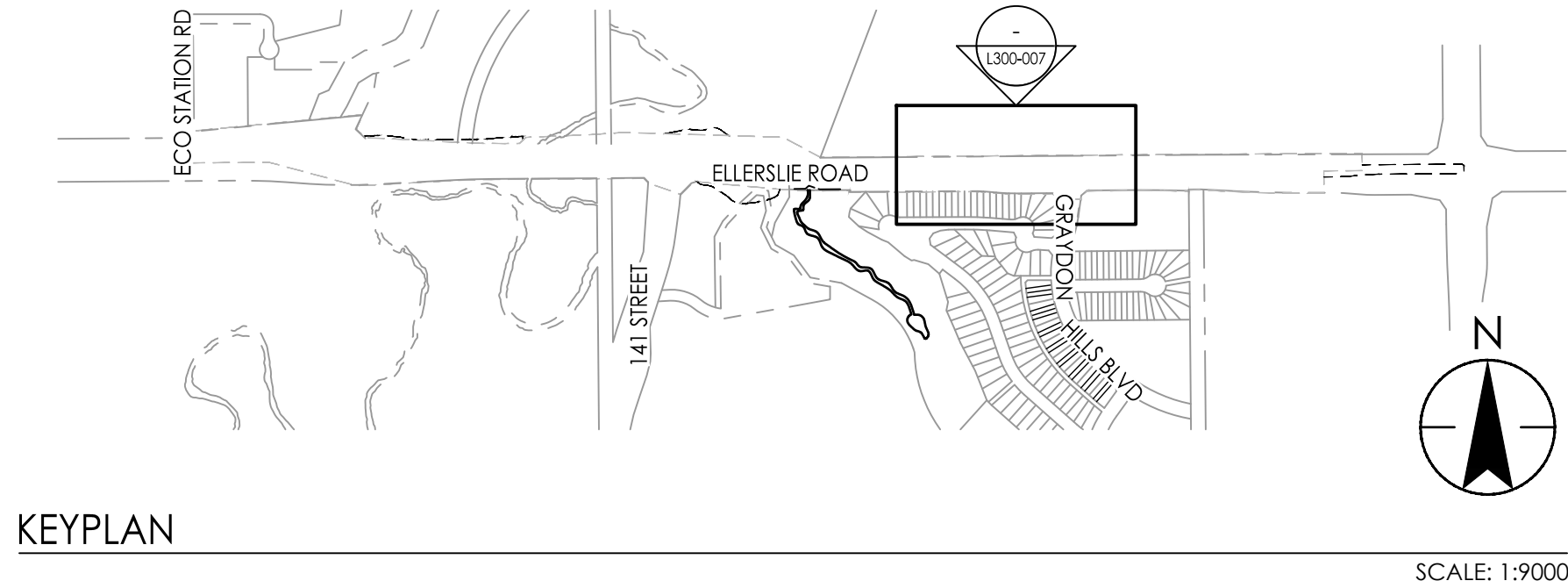
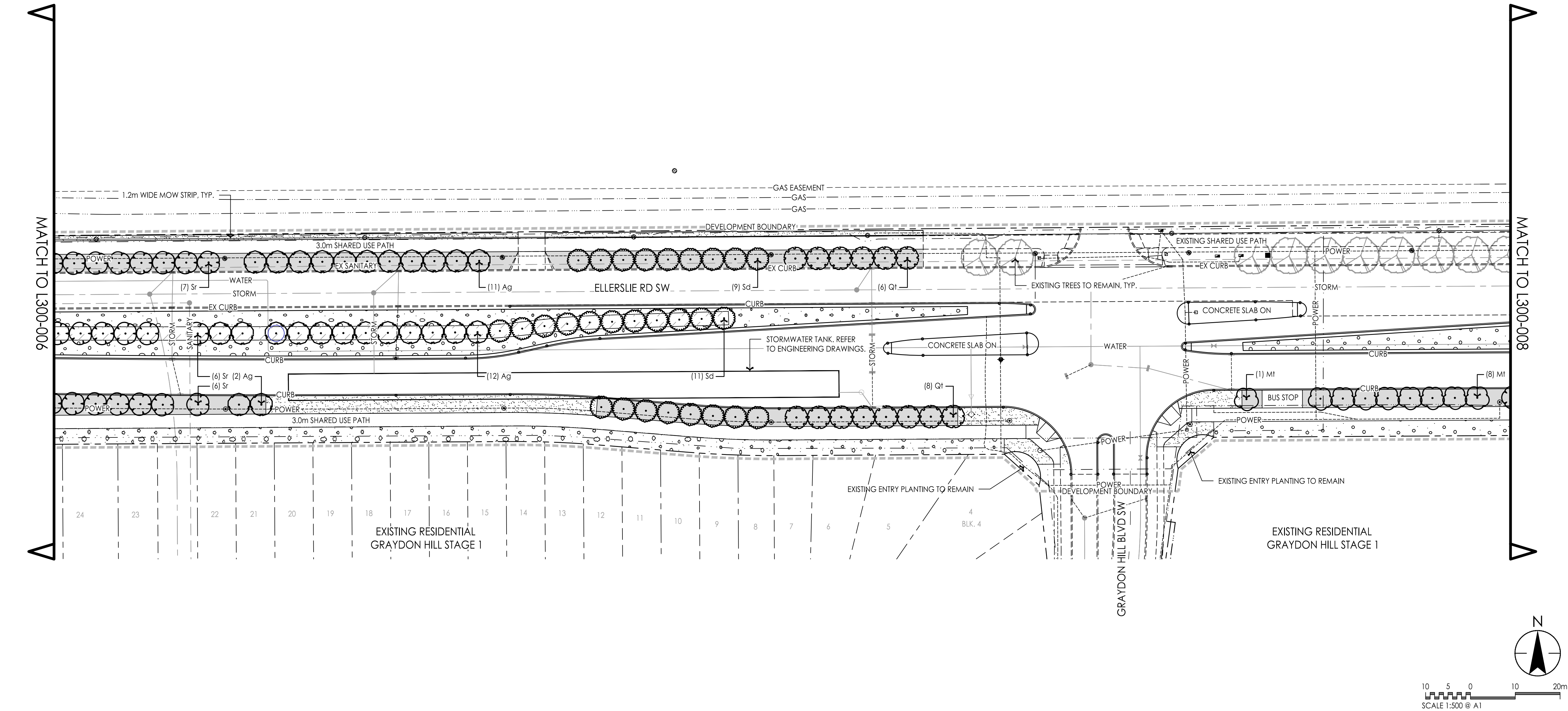
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CV KM CV/JL 24.01.26
Dwn. Chkd. Dgn. YY.MM.DD
Drawing No. L300-006
Revision Sheet

0 11 of 17

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Location: C:\2025\work\residential\116110195_planting_bld.dwg

ORIGINAL SHEET - ISO A1

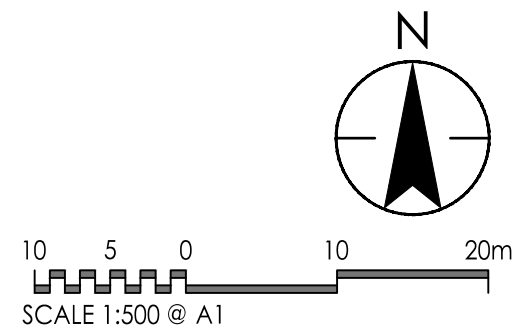


OFFSET LEGEND

- R3500 HYDRANT OFFSET
- R2700 DOUBLE LOT SERVICE OFFSET
- R2100 SINGLE LOT SERVICE OFFSET
- R1800 WATER MAIN / FIXTURE OFFSET

PLANT SCHEDULE L300-007

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	DETAIL
TREES					
	Ag	25	AESCULUS GLABRA OHIO BUCKEYE	60MM CAL. / B & B	1/L400-003
	Mt	9	MALUS X ADSTRINGENS 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	60MM CAL. / B & B	1/L400-003
	Qt	14	QUERCUS MACROCARPA 'TOP GUN' TOP GUN BUR OAK	60MM CAL. / B & B	1/L400-003
	Sd	28	SORBUS DECORA SHOWY MOUNTAIN ASH	60MM CAL. / B & B	1/L400-003
	Sr	19	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	60MM CAL. / B & B	1/L400-003
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DETAIL
GROUND COVERS					
	MulchC	452 m²	100MM DEPTH SHREDDED CONIFEROUS MULCH CORED MULCH BED- W/ 450MM DEPTH TYPE 1 TOPSOIL	N/A	3/L400-003
	SodC	1,475 m²	CORED SOD - W/ 450MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	3/L400-003
	Na	2,207 m²	DRY MEADOW NATURALIZATION SEED MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX.	N/A	N/A
	Sod	716 m²	SOD - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	4/L400-003



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Revision	By	YY.MM
1.	Appd.	
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1. FIRST SUBMISSION	CV	JL
2. SECOND SUBMISSION	CV	JL
3. THIRD SUBMISSION	CV	JL
4. FOURTH SUBMISSION	CV	JL
5. FIFTH SUBMISSION	CV	JL
6. SIXTH SUBMISSION	CV	JL
7. SEVENTH SUBMISSION	CV	JL
8. EIGHTH SUBMISSION	CV	JL
9. NINTH SUBMISSION	CV	JL
10. TENTH SUBMISSION	CV	JL
11. ELEVENTH SUBMISSION	CV	JL
12. TWELFTH SUBMISSION	CV	JL
13. THIRTEENTH SUBMISSION	CV	JL
14. FOURTEENTH SUBMISSION	CV	JL
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46. FORTY-SIXTH SUBMISSION	CV	JL
47. FORTY-SEVENTH SUBMISSION	CV	JL
48. FORTY-EIGHTH SUBMISSION	CV	JL
49. FORTY-NINTH SUBMISSION	CV	JL
50. FIFTIETH SUBMISSION	CV	JL
51. FIFTY-FIRST SUBMISSION	CV	JL
52. FIFTY-SECOND SUBMISSION	CV	JL
53. FIFTY-THIRD SUBMISSION	CV	JL
54. FIFTY-FOURTH SUBMISSION	CV	JL
55. FIFTY-FIFTH SUBMISSION	CV	JL
56. FIFTY-SIXTH SUBMISSION	CV	JL
57. FIFTY-SEVENTH SUBMISSION	CV	JL
58. FIFTY-EIGHTH SUBMISSION	CV	JL
59. FIFTY-NINTH SUBMISSION	CV	JL
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61. SIXTY-FIRST SUBMISSION	CV	JL
62. SIXTY-SECOND SUBMISSION	CV	JL
63. SIXTY-THIRD SUBMISSION	CV	JL
64. SIXTY-FOURTH SUBMISSION	CV	JL
65. SIXTY-FIFTH SUBMISSION	CV	JL
66. SIXTY-SIXTH SUBMISSION	CV	JL
67. SIXTY-SEVENTH SUBMISSION	CV	JL
68. SIXTY-EIGHTH SUBMISSION	CV	JL
69. SIXTY-NINTH SUBMISSION	CV	JL
70. SEVENTIETH SUBMISSION	CV	JL
71. SEVENTY-FIRST SUBMISSION	CV	JL
72. SEVENTY-SECOND SUBMISSION	CV	JL
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74. SEVENTY-FOURTH SUBMISSION	CV	JL
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76. SEVENTY-SIXTH SUBMISSION	CV	JL
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80. EIGHTIETH SUBMISSION	CV	JL
81. EIGHTY-FIRST SUBMISSION	CV	JL
82. EIGHTY-SECOND SUBMISSION	CV	JL
83. EIGHTY-THIRD SUBMISSION	CV	JL
84. EIGHTY-FOURTH SUBMISSION	CV	JL
85. EIGHTY-FIFTH SUBMISSION	CV	JL
86. EIGHTY-SIXTH SUBMISSION	CV	JL
87. EIGHTY-SEVENTH SUBMISSION	CV	JL
88. EIGHTY-EIGHTH SUBMISSION	CV	JL
89. EIGHTY-NINTH SUBMISSION	CV	JL
90. NINETY SUBMISSION	CV	JL
91. NINETY-FIRST SUBMISSION	CV	JL
92. NINETY-SECOND SUBMISSION	CV	JL
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97. NINETY-SEVENTH SUBMISSION	CV	JL
98. NINETY-EIGHTH SUBMISSION	CV	JL
99. NINETY-NINTH SUBMISSION	CV	JL
100. HUNDRETH SUBMISSION	CV	JL



Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP
ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB
Title
BOULEVARD PLANTING PLAN

Permit-Seal



James Laidlaw
Date

JIM LAIDLAW
AALA, BCSLA, LEED AP
STANTEC CONSULTING LTD.
200-255 25th Street SE CALGARY, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.916.8000

Project Number: 116110195
File Name: 116110195_planting_bld.dwg

CV	KM	CV/JL	24.01.26
Dwn.	Chkd.	Dgn.	YY.MM.DD

Drawing No. L300-007

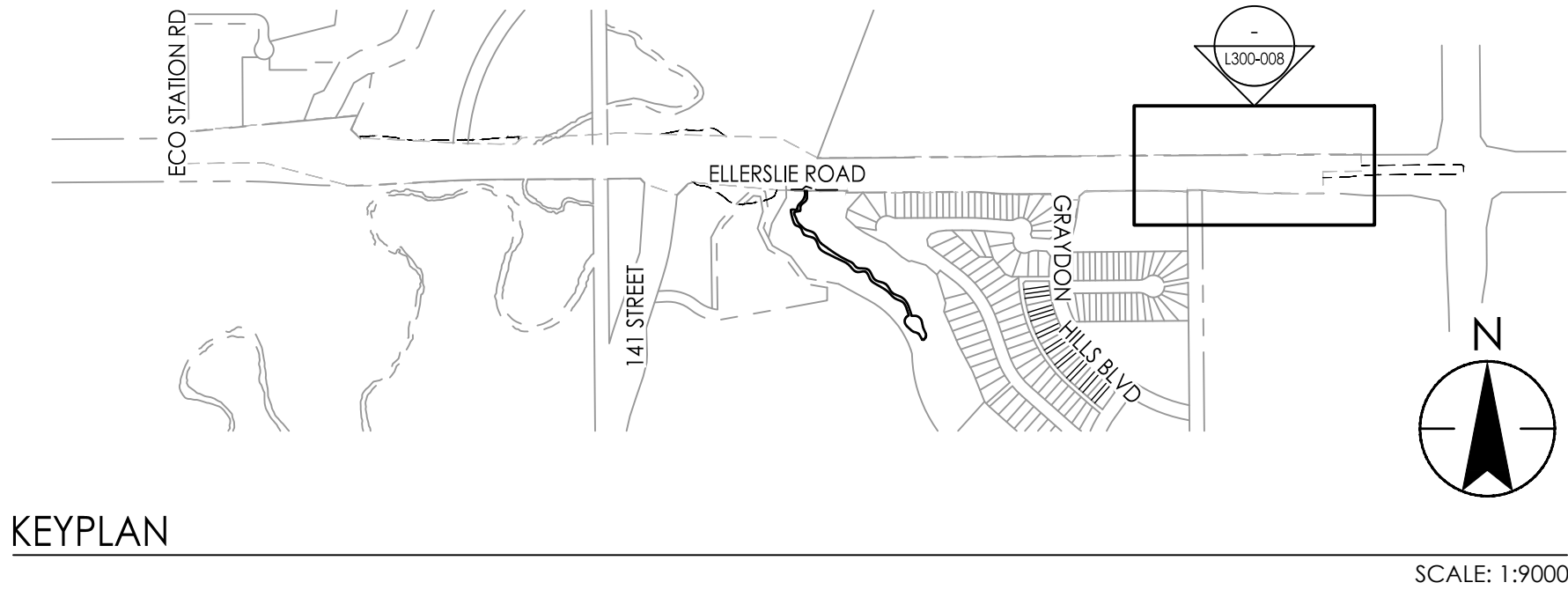
Revision Sheet

0 12 of 17

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2025/01/31 8:23 AM By: cvanostine
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ORIGINAL SHEET - ISO A1

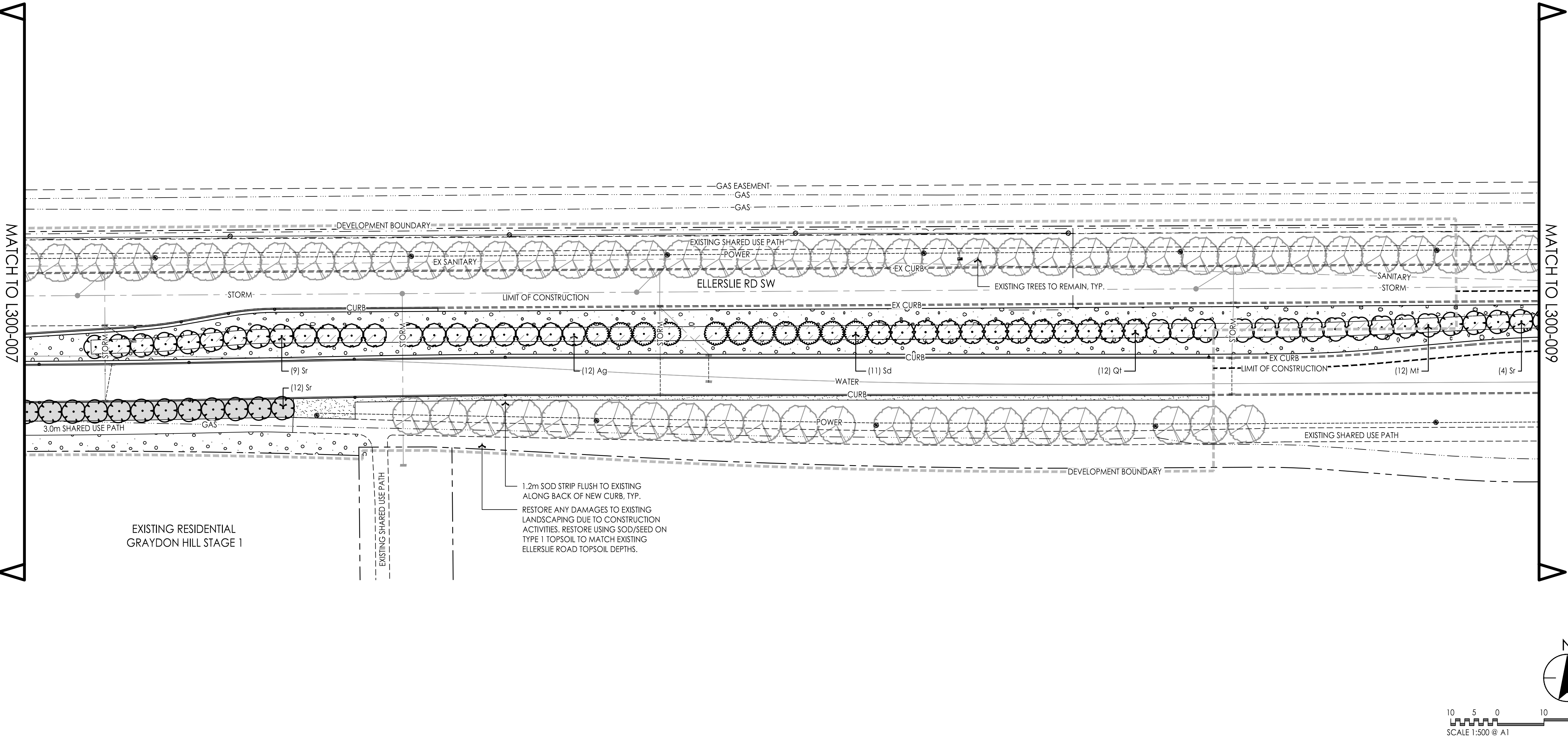


KEYPLAN

SCALE: 1:9000

PLANT SCHEDULE L300-008

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	DETAIL
TREES					
	Ag	12	AESCULUS GLABRA OHIO BUCKEYE	60MM CAL. / B & B	1/L400-003
	Mt	12	MALUS X ADSTRINGENS 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	60MM CAL. / B & B	1/L400-003
	Qt	12	QUERCUS MACROCARPA 'TOP GUN' TOP GUN BUR OAK	60MM CAL. / B & B	1/L400-003
	Sd	11	SORBUS DECORA SHOWY MOUNTAIN ASH	60MM CAL. / B & B	1/L400-003
	Sr	25	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	60MM CAL. / B & B	1/L400-003
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DETAIL
GROUND COVERS					
	MulchC	932 m²	100MM DEPTH SHREDDED CONIFEROUS MULCH CORED MULCH BED- W/ 450MM DEPTH TYPE 1 TOPSOIL.	N/A	3/L400-003
	SodC	231 m²	CORED SOD - W/ 450MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	3/L400-003
	Na	2,329 m²	DRY MEADOW NATURALIZATION SEED MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX.	N/A	N/A
	Sod	241 m²	SOD - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SOD MIX.	N/A	4/L400-003



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T5J 0K4
Tel. 780.917.7000
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Approvals		
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Revision	By	YYMM
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1. SECOND SUBMISSION	CV	JL
1. FIRST SUBMISSION	CV	JL
Issued	By	YYMM



Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

Permit-Seal

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
BOULEVARD PLANTING PLAN



James Laidlaw
Date

JIM LAIDLAW
AALA, BCSLA, LEED AP®
STANTEC CONSULTING LTD.
200-252 25th Street SE CALGARY, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.714.8000

Project Number: 116110195
File Name: 116110195_planting_bld.dwg

CV	KM	CV/JL	24.01.26
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Drawing No. L300-008

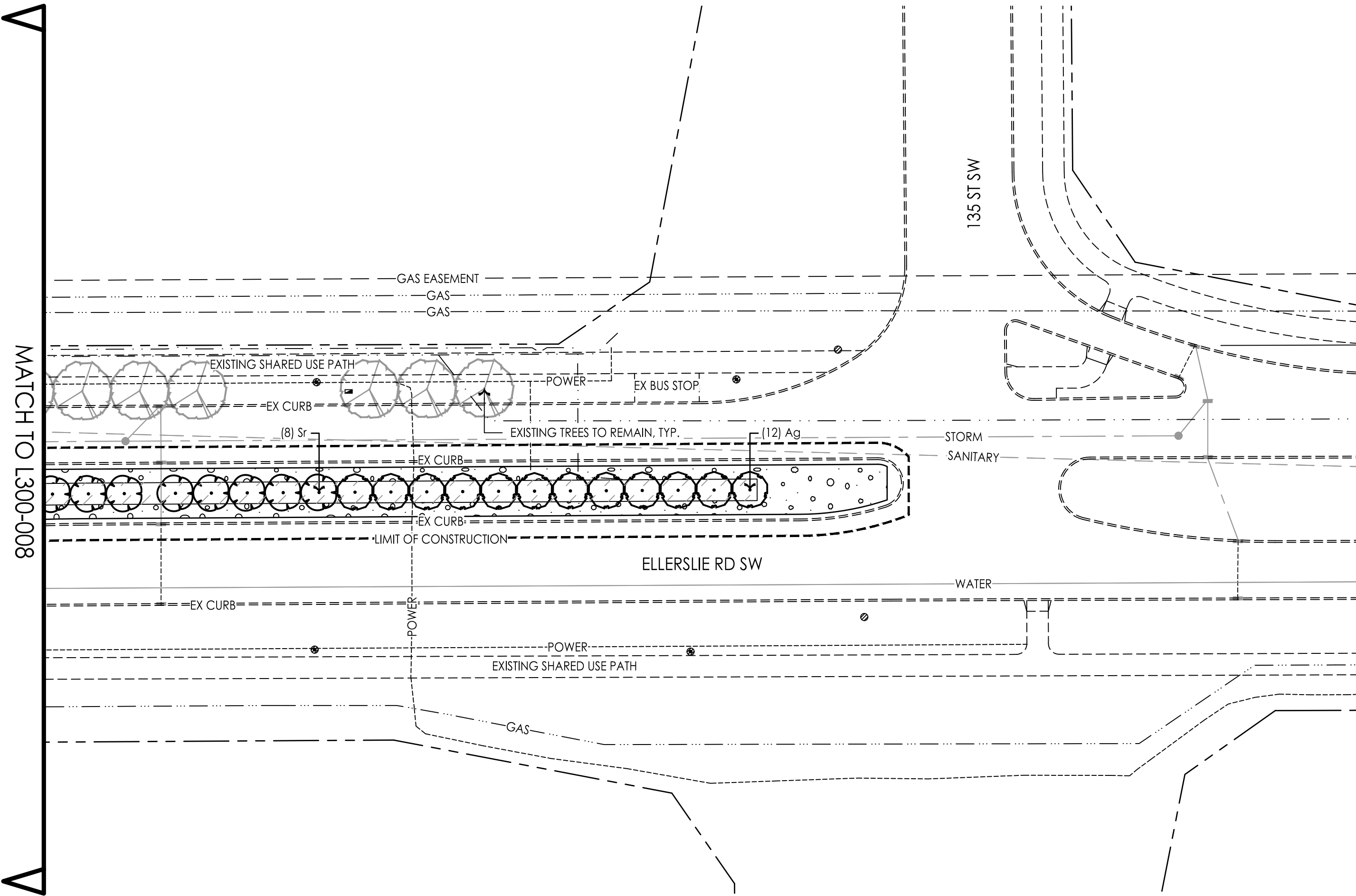
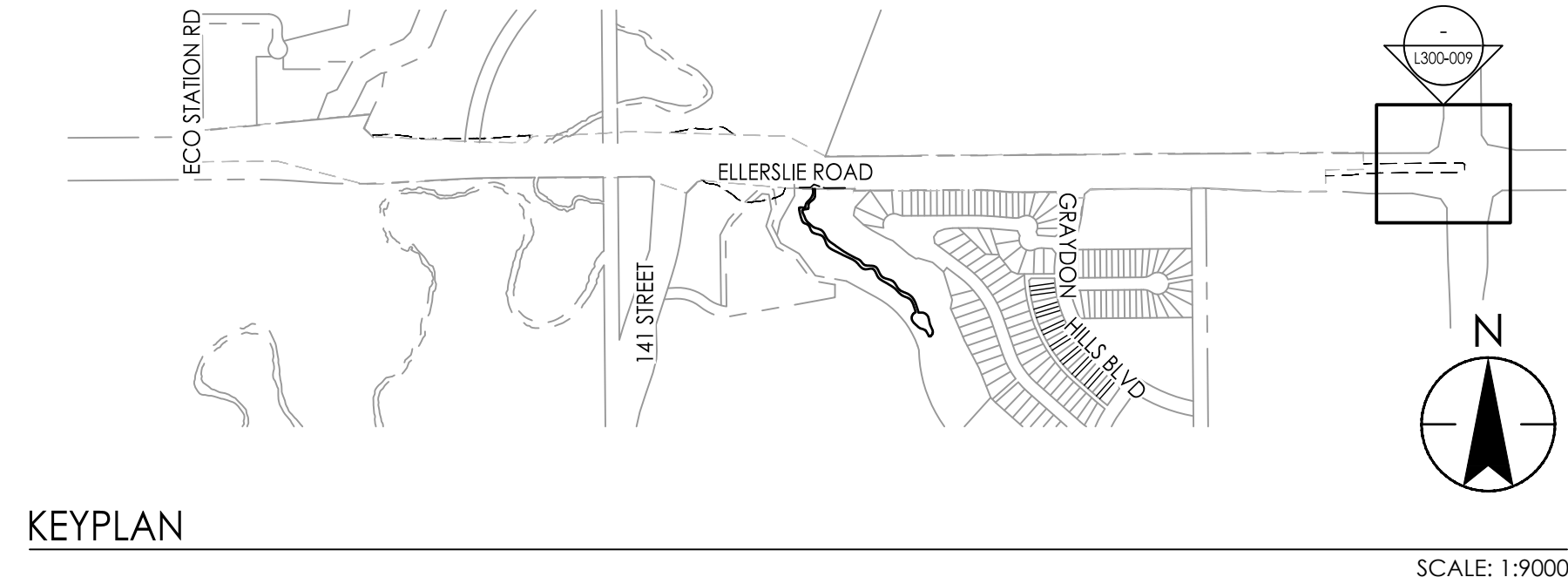
Revision Sheet

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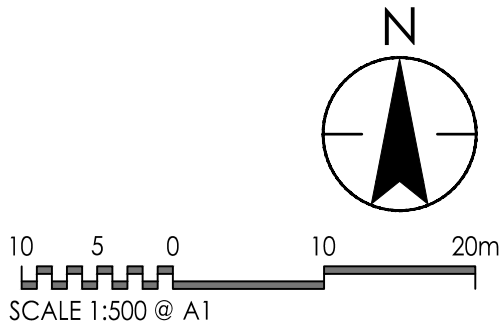
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2025/01/31 8:23 AM By: cvanostine
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PLANT SCHEDULE L300-009

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL/HT	DETAIL
TREES					
	Ag	12	AESCLUS GLABRA OHIO BUCKEYE	60MM CAL. / B & B	1/L400-003
	Sr	8	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	60MM CAL. / B & B	1/L400-003
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	DETAIL
GROUND COVERS					
	MulchC	298 m²	100MM DEPTH SHREDDED CONIFEROUS MULCH CORED MULCH BED- W/ 450MM DEPTH TYPE 1 TOPSOIL	N/A	3/L400-003
	Na	505 m²	DRY MEADOW NATURALIZATION SEED MIX - W/ 300MM DEPTH TYPE 1 TOPSOIL. REFER TO NOTE SHEET FOR SEED MIX.	N/A	N/A



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Revision	By	YYMM
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2.	CV	JL
1.	CV	JL
Issued	By	YYMM



Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
BOULEVARD PLANTING PLAN

Permit-Seal



James Laidlaw
Date

JIM LAIDLAW
AALA, BCSLA, LEED AP®
STANTEC CONSULTING LTD.
300-352 25th Street SW CALGARY, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.714.8000

Project Number: 116110195
File Name: 116110195_planting_bld.dwg

CV	KM	CV/JL	24.01.26
Dwn.	Chkd.	Dgn.	YYMMDD

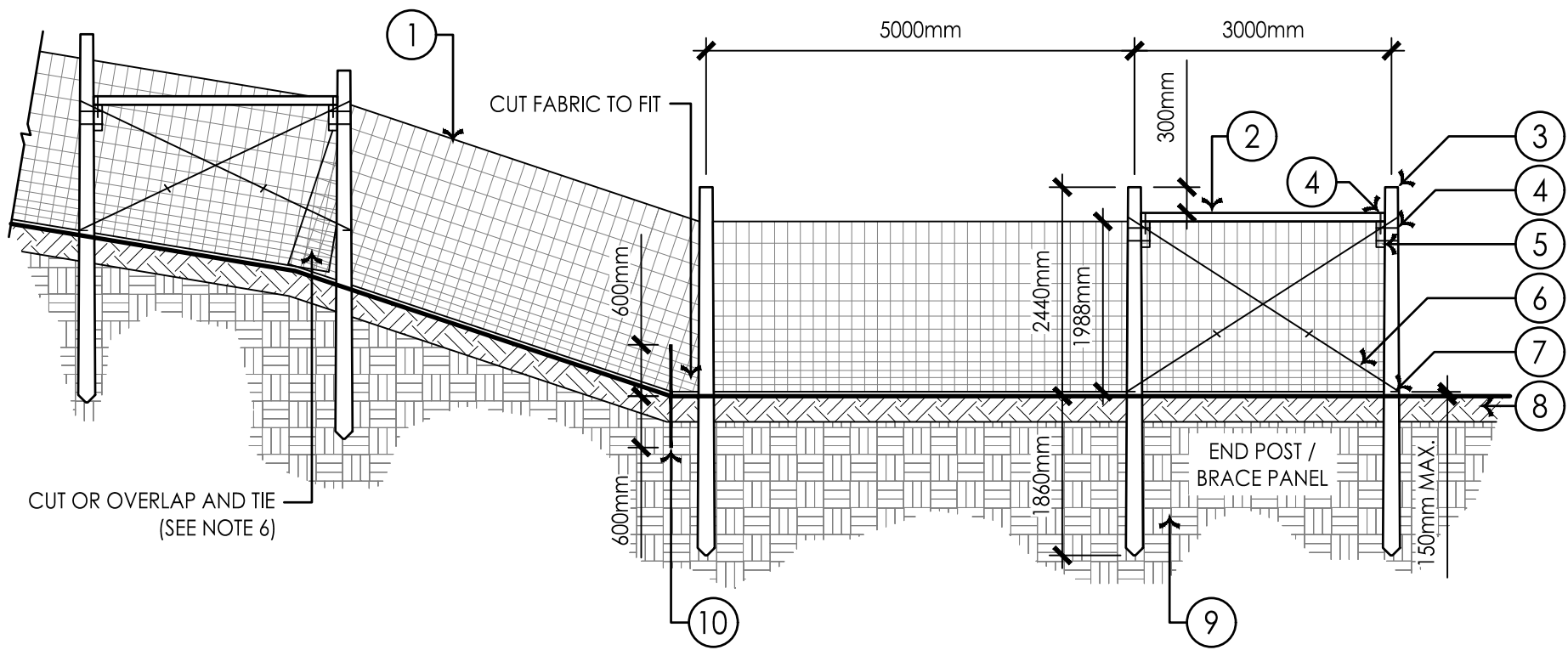
Drawing No. L300-009

Revision Sheet

0

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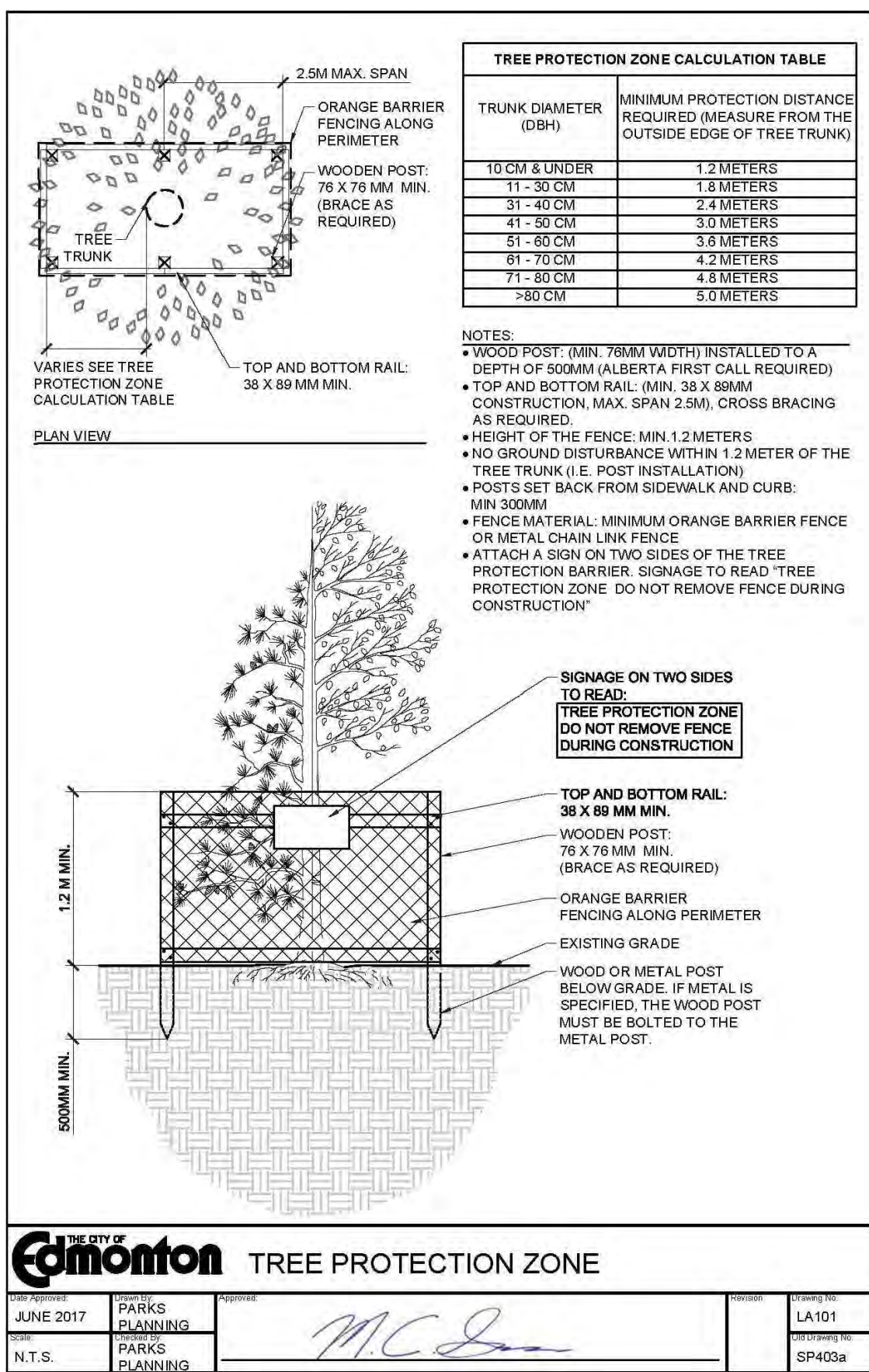
- 1 12 1/2 GAUGE HIGH TENSILE WIRE FENCE. HORIZONTAL WIRES TO BE SPACED @ 150mm. VERTICAL WIRES TO TAPER TOWARDS FINISHED GRADE. STAPLE VERTICALLY @ 150mm O.C. USING GALVANIZED, BARBED 3.5mm DIA STAPLES. DRIVE STAPLES 50mm INTO POST.
- 2 100 x 100mm PRESSURE TREATED WOOD CROSS BRACE.
- 3 4300mm LONG PRESSURE TREATED WOOD POST. MIN TIP DIA. 150mm, MAX BUTT DIA. 200mm.
- 4 250mm LONG GALVANIZED SPIKE. PRE-DRILL HOLE.
- 5 100 x 100 x 300mm SUPPORT POST UNDER CROSS BRACE.
- 6 2 - 9.75 GAUGE GALVANIZED WIRES (TWISTED). TENSION BATTEN TO BE LEFT IN PLACE.
- 7 100mm LONG GALVANIZED ARDOX NAIL.
- 8 TOPSOIL.
- 9 UNDISTURBED NATIVE CLAY.
- 10 STEEL T POST C/W GALVANIZED POST CLIPS AT EACH HORIZONTAL FENCE WIRE.

NOTES:

- CONTRACTOR TO CALL ALBERTA ONE CALL AT 1-800-242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
- PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-080.
- ALL FENCE POSTS SHALL BE PRESSURE TREATED PINE OR FIR TIMBER.
- ALL LUMBER SHALL BE CLEAN, #1, CONSTRUCTION GRADE PINE, FIR OR SPRUCE MEMBERS, FINISHED AS PER THE DETAILS UNLESS OTHERWISE SPECIFIED.
- ALL LUMBER SHALL BE STRAIGHT, SOUND AND FREE OF SPLINTS, WARPS, CRACKS, LARGE KNOTS AND OTHER DEFECTS.
- CONTRACTOR TO CALL ALBERTA ONE CALL AT 1-800-242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
- ALL CUTS AND BOLT HOLES TO BE TREATED TO MATCH ORIGINAL TREATMENT WHERE POSSIBLE.
- POSTS SHALL BE INSTALLED WITH THE LARGE END DOWN.
- FENCE TO BE INSTALLED AS CLOSE TO FINISH GRADE AS POSSIBLE. IF REQUIRED, ALLOWABLE MAXIMUM GAP IS 150mm.
- BRACE PANELS TO BE A MAXIMUM OF 54.0m APART.
- WIRE FABRIC MINIMUM OVERLAP 500mm AND MAXIMUM OVERLAP 1000mm TENSION FABRIC TO PROVIDE UNIFORM PULL FOR EACH RUN OF FABRIC BETWEEN BRACE PANELS.
- LINE AND STAY WIRES TO BE JOINED THROUGHOUT WITH TIGHT LOCK KNOT CONSTRUCTION.
- ENSURE THAT FRONT OF POST IS 1.5 METERS FROM GASLINE.
- ALL FENCES TO BE PLACED 150mm INSIDE PRIVATE PROPERTY.
- ALL HARDWARE TO BE GALVANIZED.
- DETAIL TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS AND DRAWINGS FOR THE PROJECT.

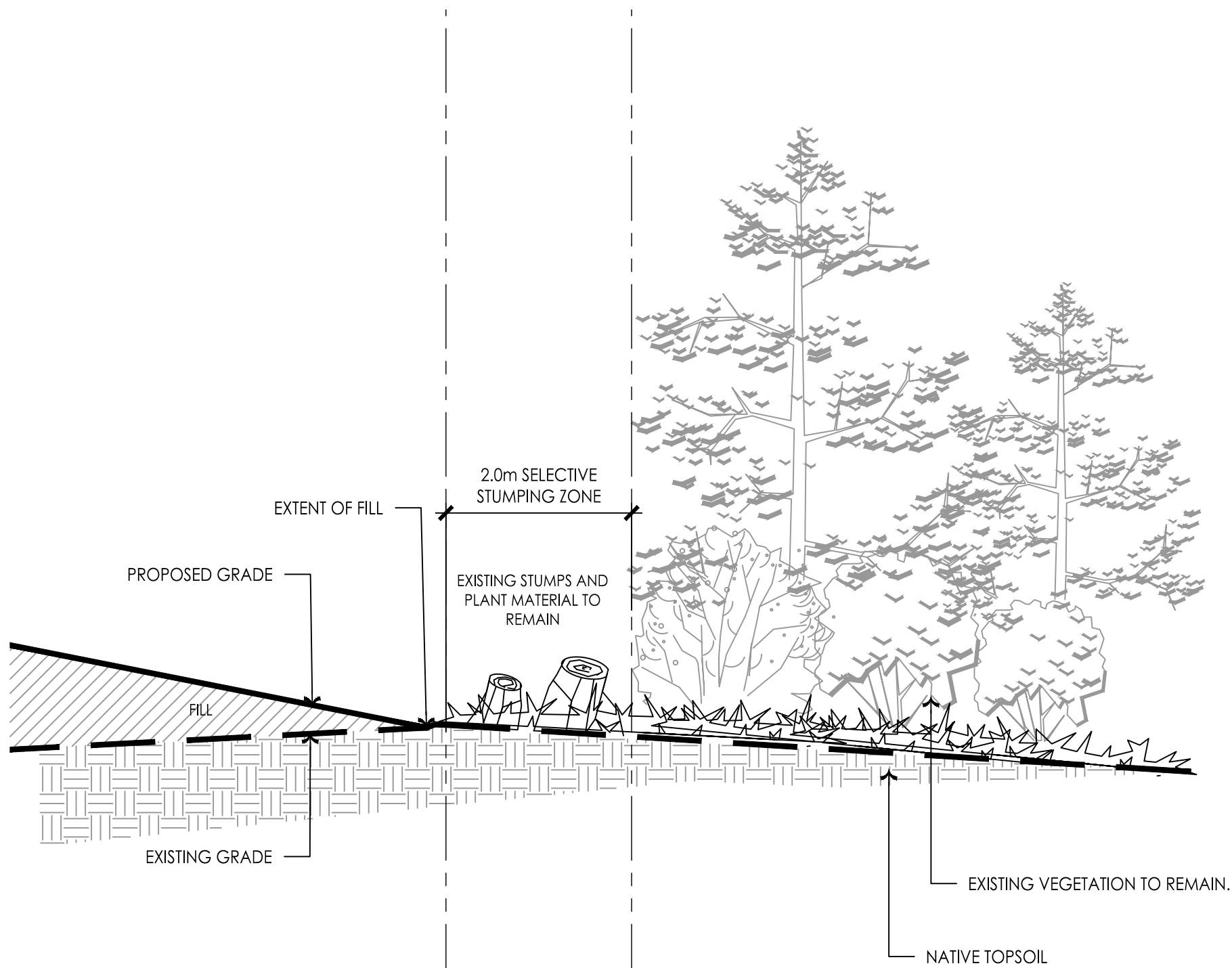
1 2440MM HT. WILDLIFE FENCE

SCALE: 1:75



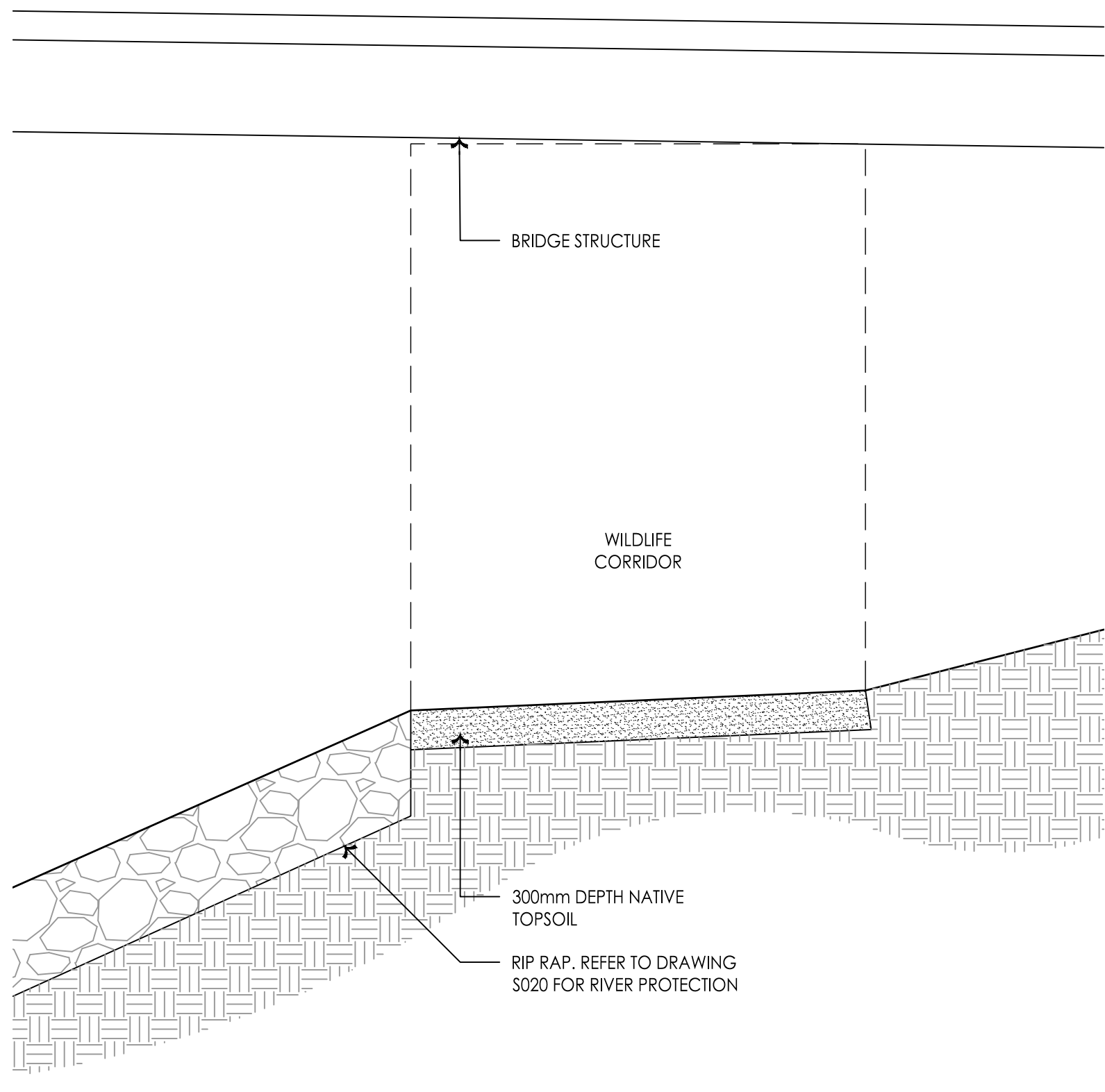
2 TREE PROTECTION - LA101

SCALE: N.T.S.



3 GRUBBING DETAIL

SCALE: 1:40



4 WILDLIFE CORRIDOR

SCALE: 1:40

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1.	CV	25.01
2.	CV	24.02
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Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

Permit-Seal

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
LANDSCAPE DETAILS



James Laidlaw
Date

JIM LAIDLAW
AALA, BCALA, LEED AP
STANTEC CONSULTING LTD.
200-255 25th Street SE Calgary, AB T2A 7H8
EMAIL: jmlaidlaw@stantec.com
PHONE: 403.714.8000

Project Number: 1161110195

File Name: 1161110195_details.dwg

CV	KM	CV/JL	24.01.26
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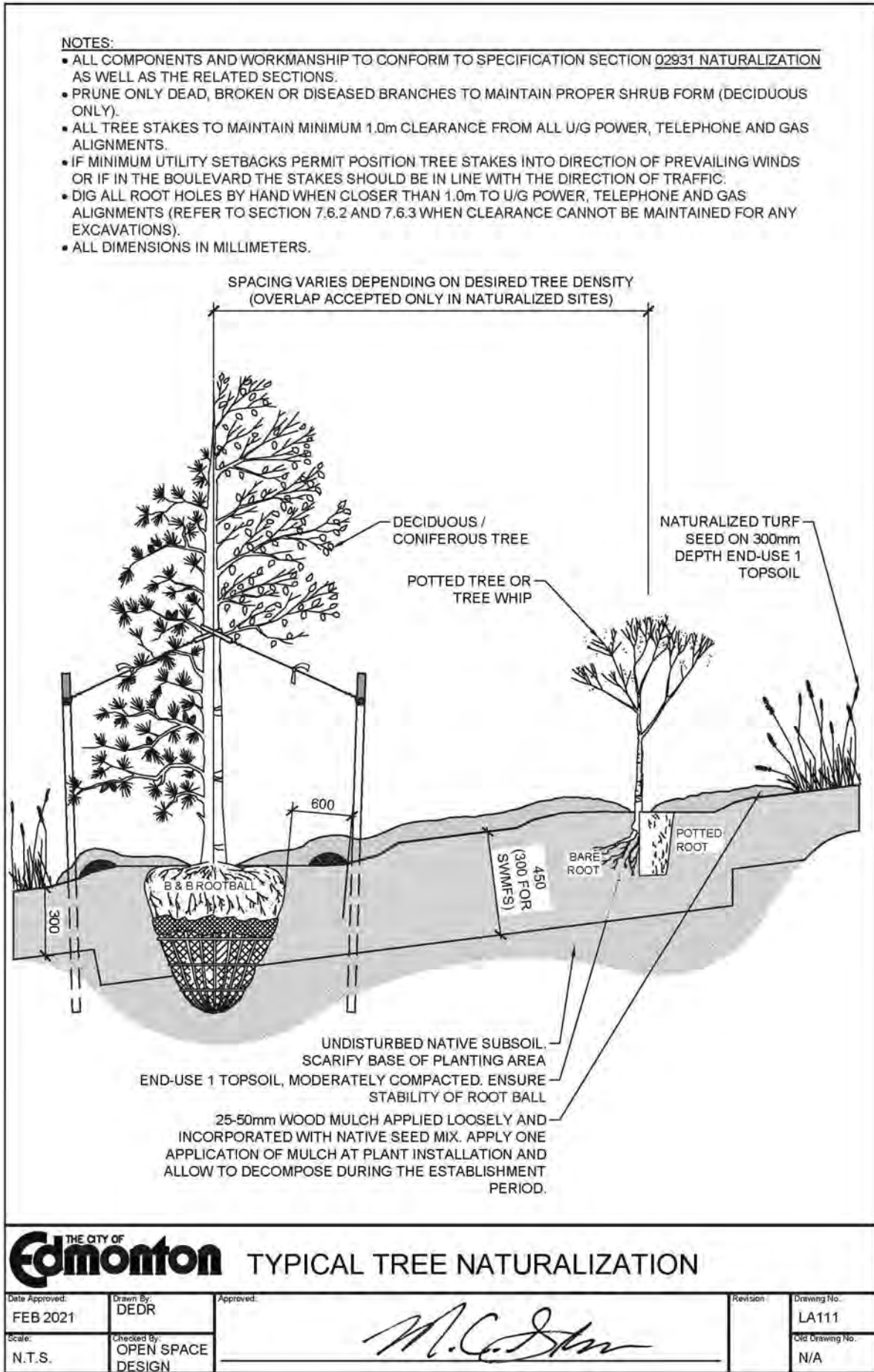
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Revision Sheet

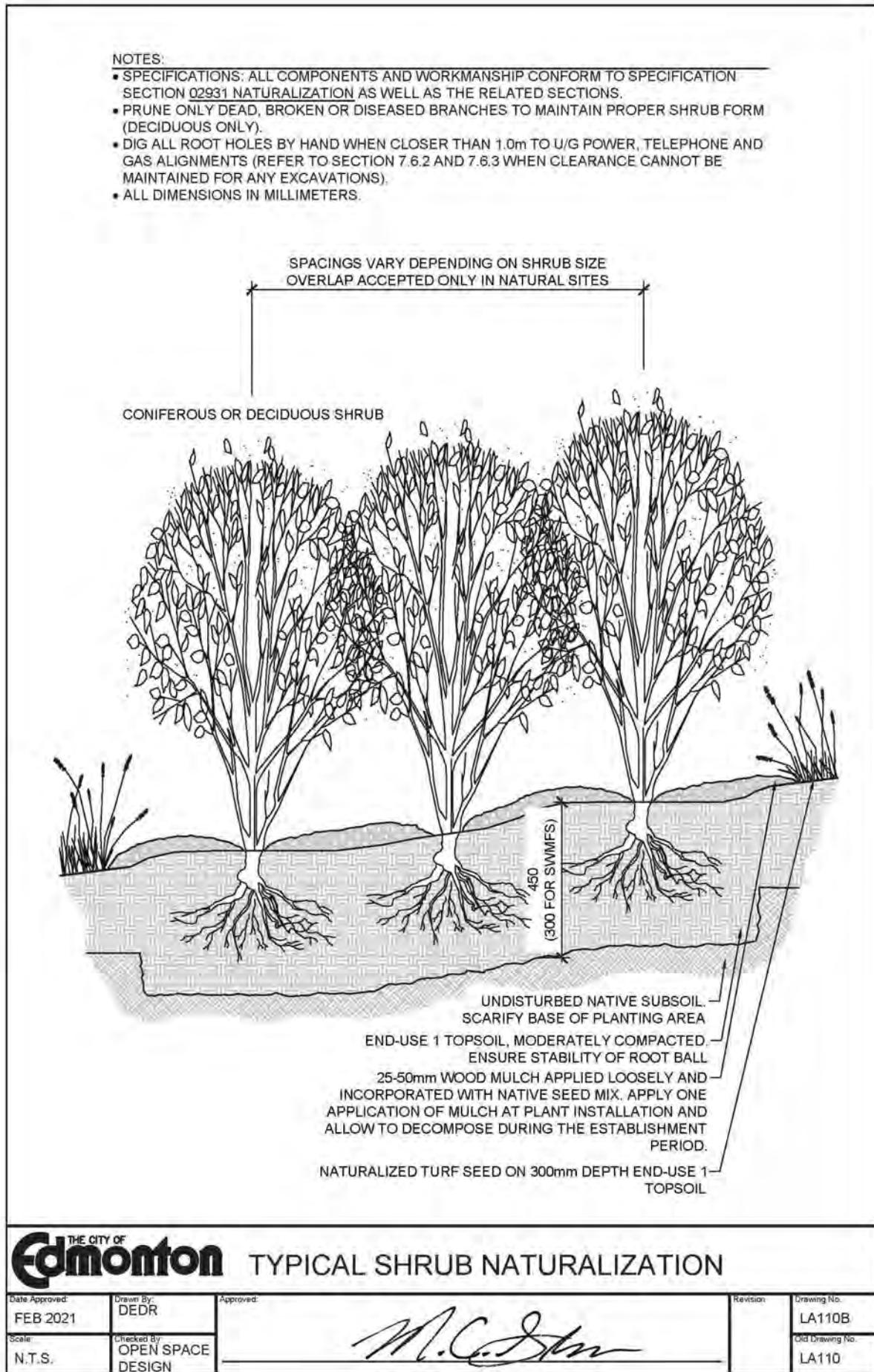
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15 of 17

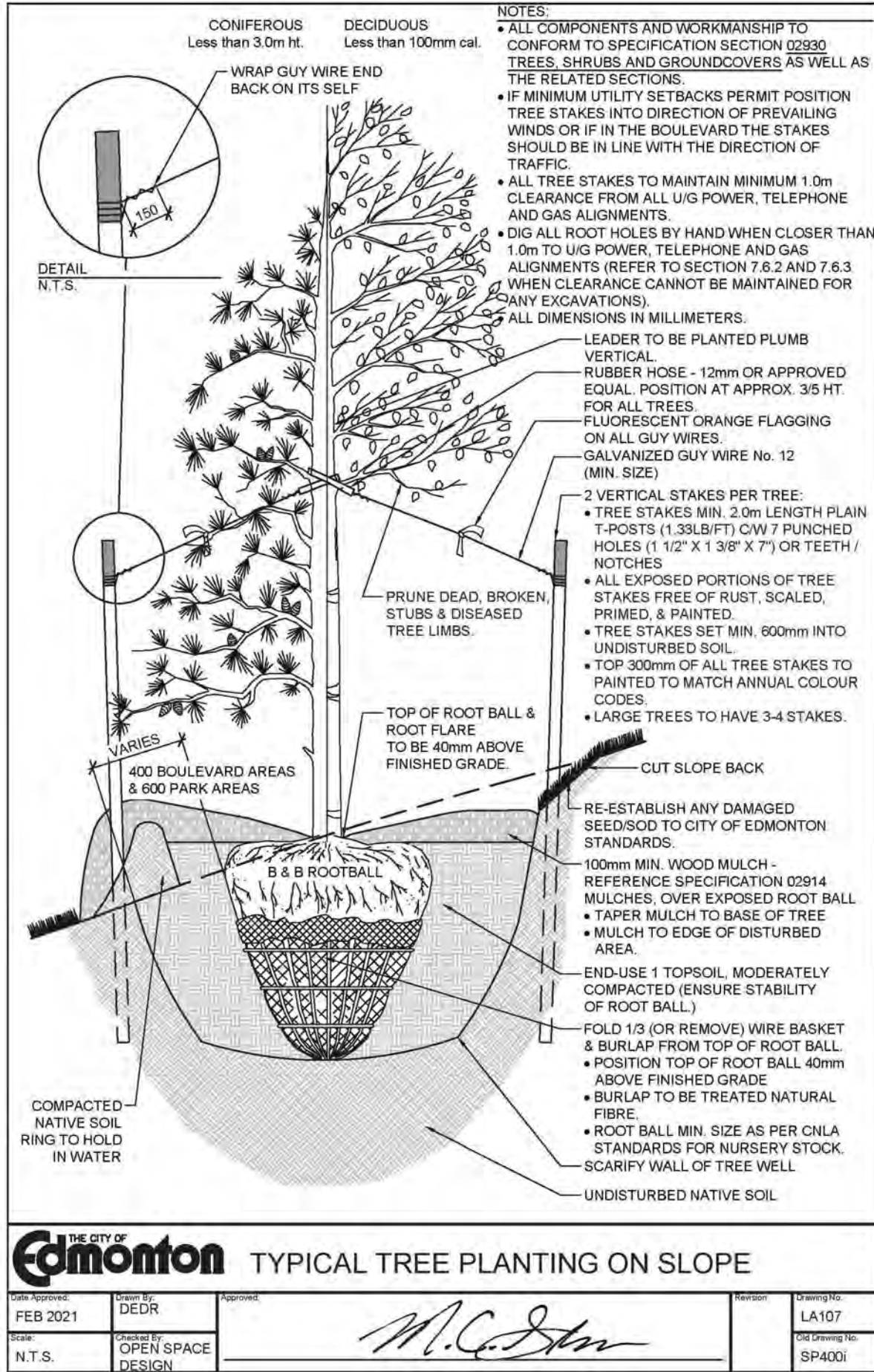
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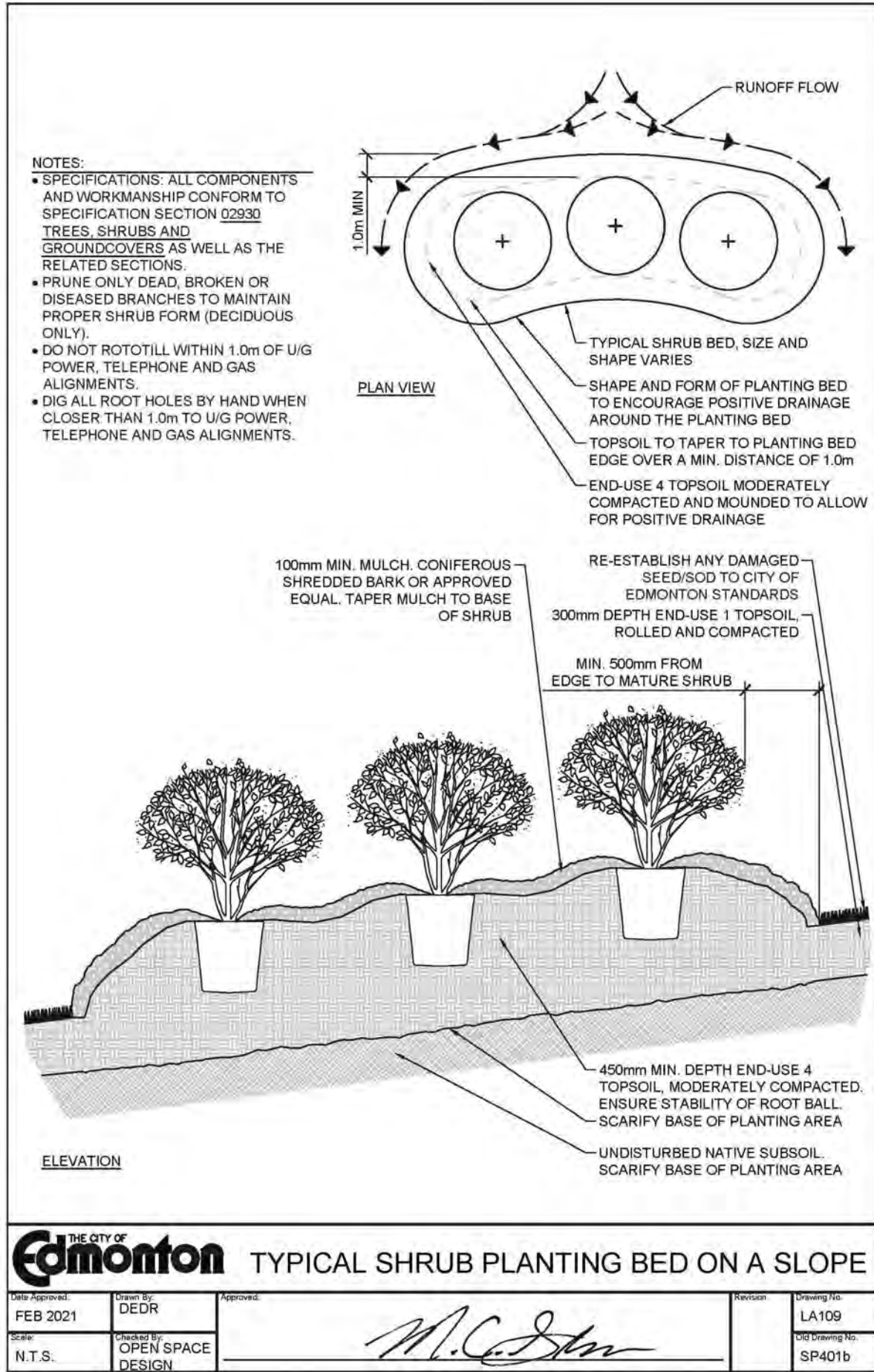
1 TYP. TREE NATURALIZATION - LA111
SCALE: N.T.S.



2 TYP. SHRUB NATURALIZATION - LA110B
SCALE: N.T.S.



3 TYP. TREE PLANTING ON SLOPE - LA107
SCALE: N.T.S.



4 TYP. SHRUB PLANTING BED ON SLOPE - LA109
SCALE: N.T.S.

Client/Project
BROOKFIELD RESIDENTIAL (ALBERTA) LP

ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
RESTORATION PLANTING DETAILS

Permit-Seal

Project Number:		116110195	
File Name:		116110195_details.dwg	
CV	KM	CV/JL	24.01.26
Dwn.	Chkd.	Dgn.	YY-MM-DD
Drawing No. L400-002		Revision Sheet	

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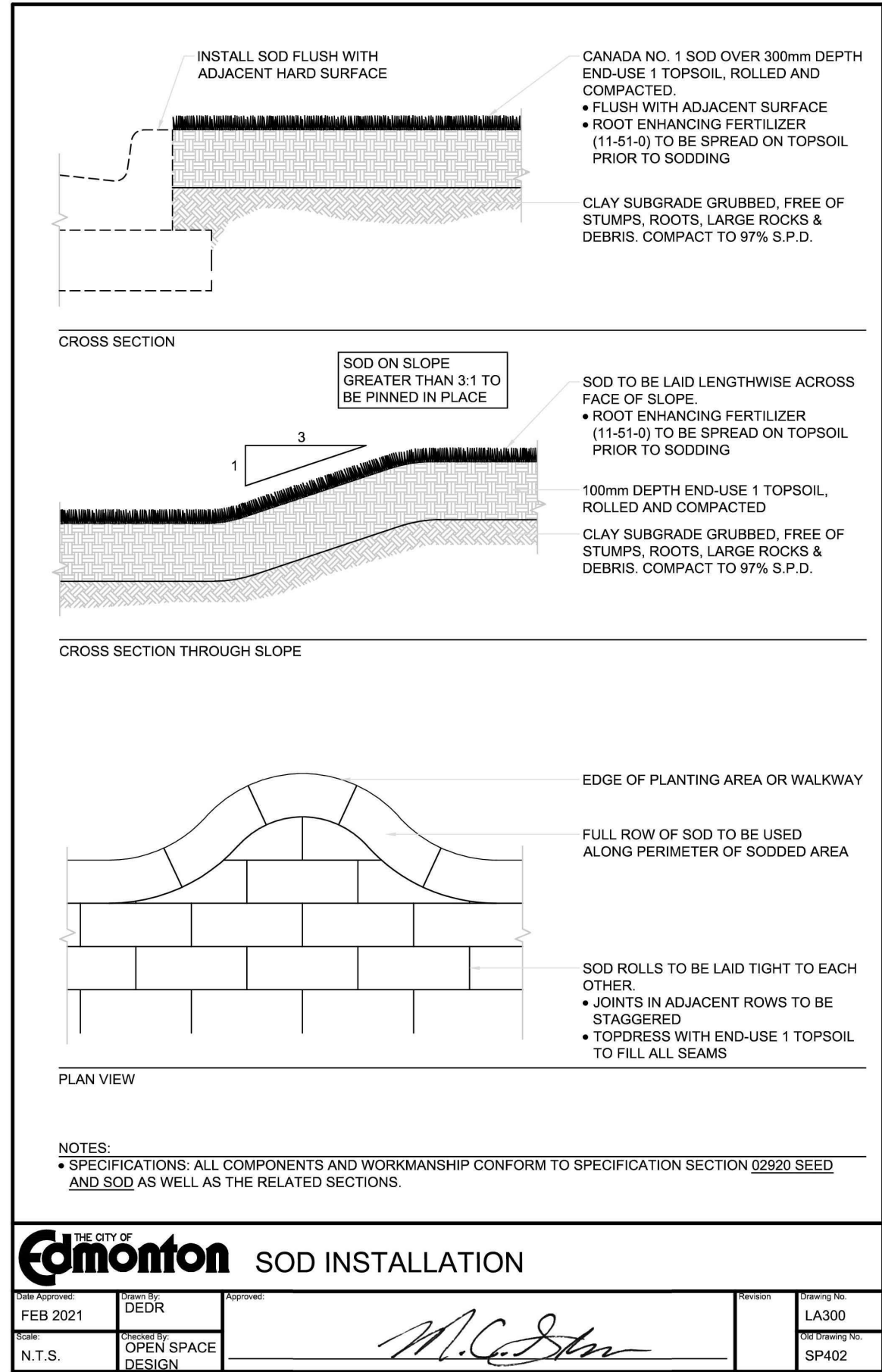


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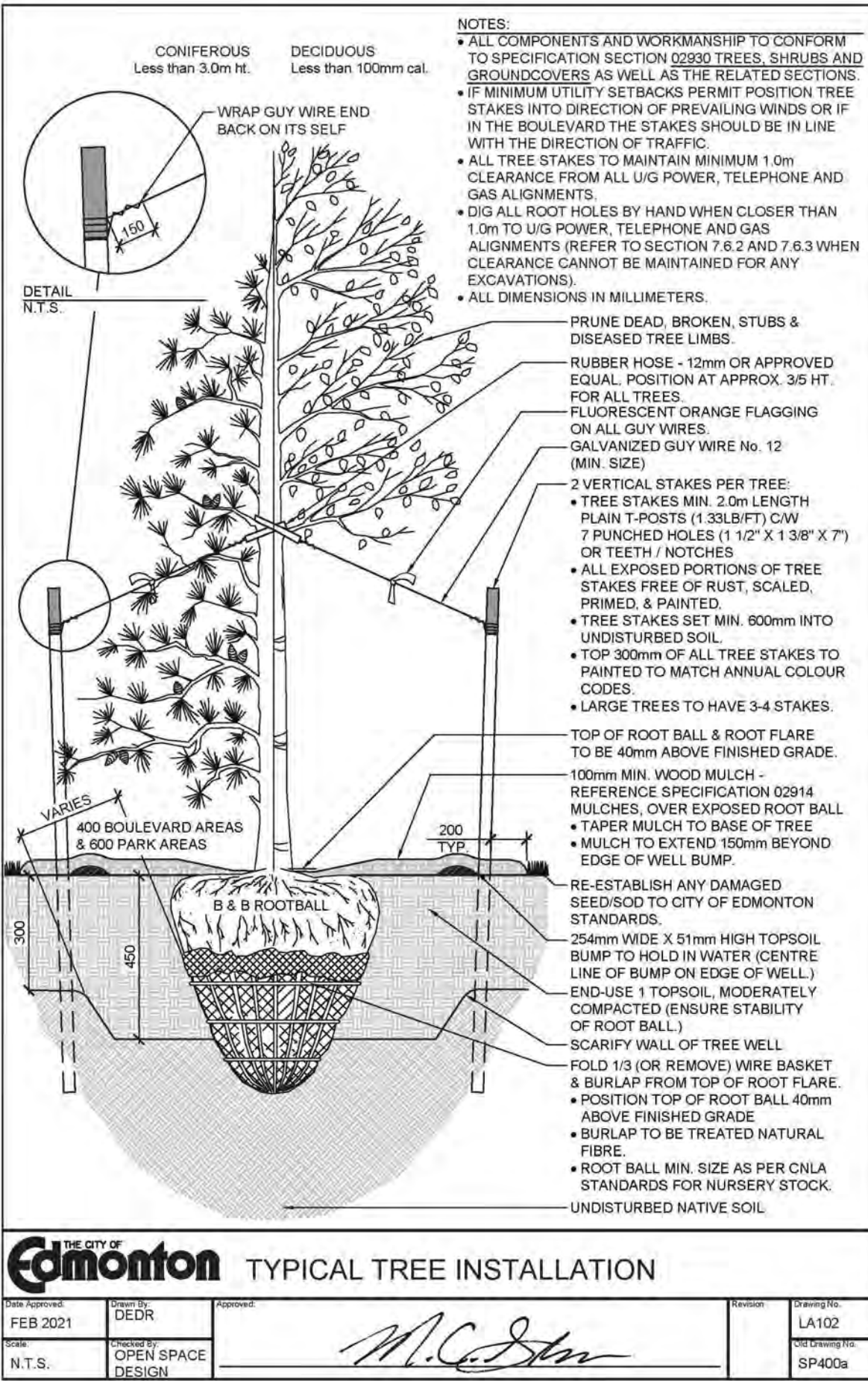
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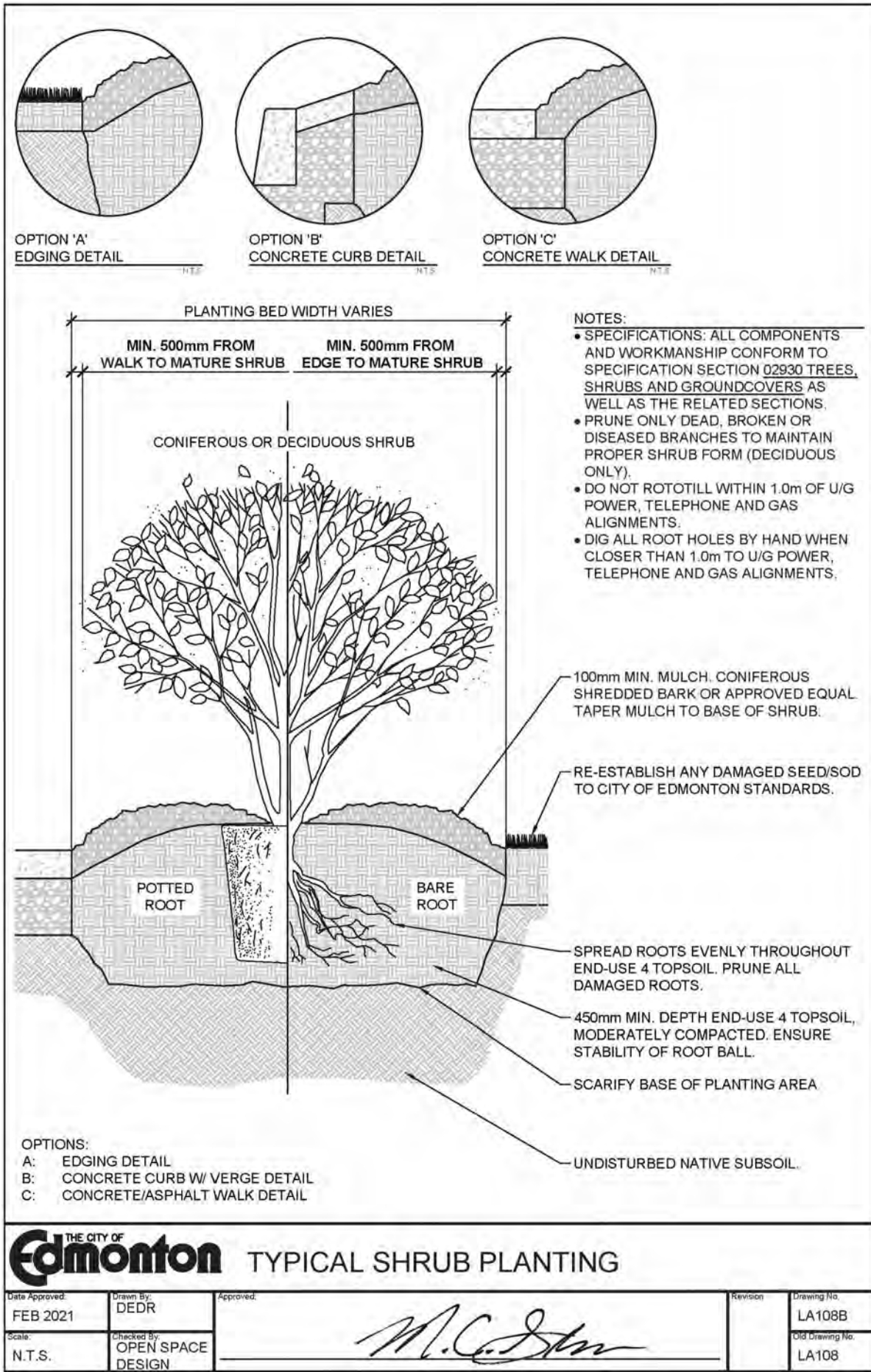
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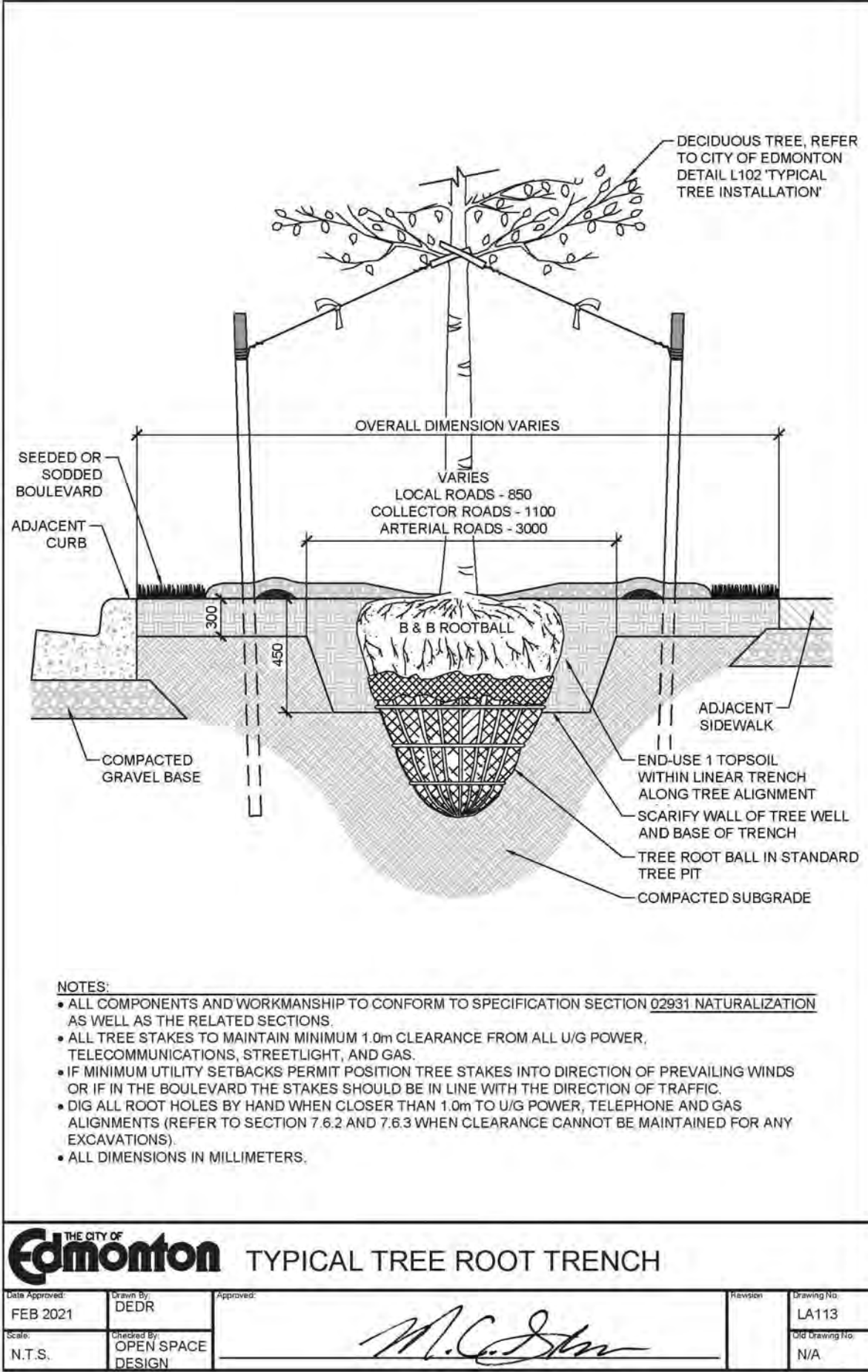
4 SOD INSTALLATION - LA300
SCALE: N.T.S.



1 TYP. TREE INSTALLATION - LA102
SCALE: N.T.S.



2 TYP. SHRUB PLANTING - LA108B
SCALE: N.T.S.



3 TYP. TREE ROOT TRENCH - LA113
SCALE: N.T.S.

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BROOKFIELD RESIDENTIAL (ALBERTA) LP

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EDMONTON, AB

Title
BOULEVARD PLANTING DETAILS

Project Number: 1161110195
File Name: 1161110195_details.dwg

CV KM CV/JL 24.01.26
Dwn. Chkd. Dgn. YY MM DD

Drawing No. L400-003
Revision Sheet

0 17 of 17

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Notes

Revision	By	Appd	YYYY.MM.DD
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2	2ND SUBMISSION	RC	RM	2025.01.3
1	1ST SUBMISSION	RC	JC	2024.02.0

Issued	By	Appd	YYYY.MM.DD
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File Name: 1161110185_GENERAL_LAYOUT	JDC	RC	???	2023.07.22
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

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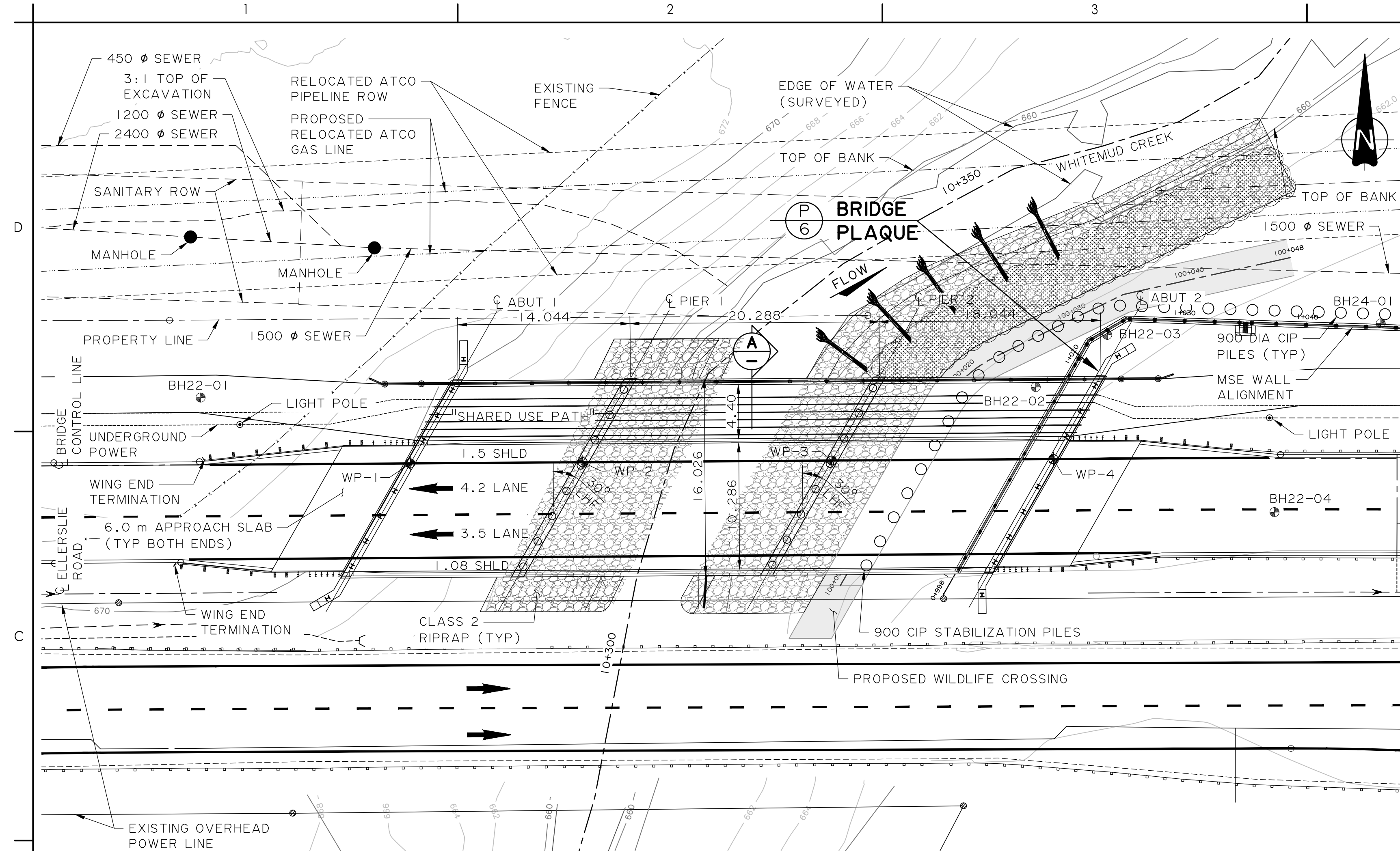
Client/Project
BROOKFIELD RESIDENTIAL
(ALBERTA) LP
ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
B524 - ELLERSLIE ROAD WESTBOUND
BRIDGE OVER WHITEMUD CREEK
GENERAL LAYOUT

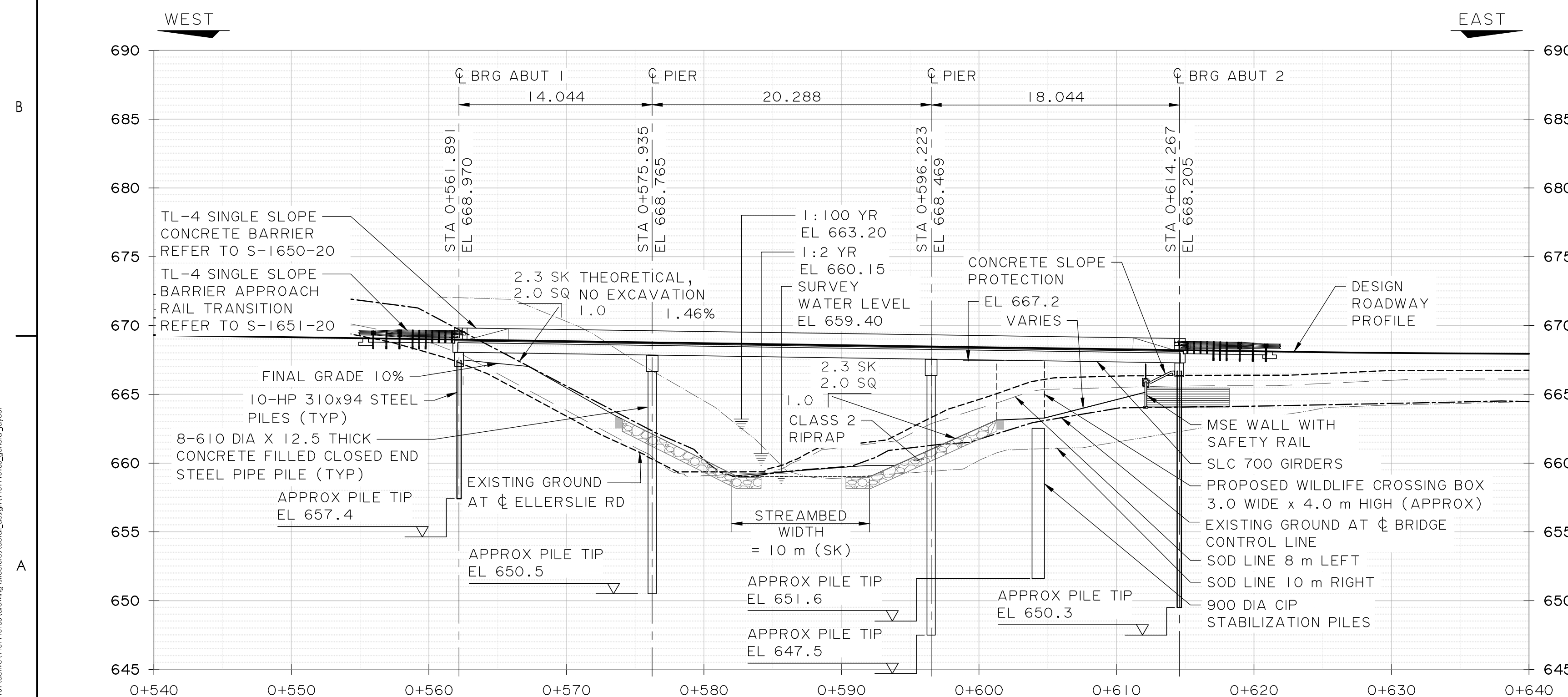
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Revision	Sheet	Drawing No.
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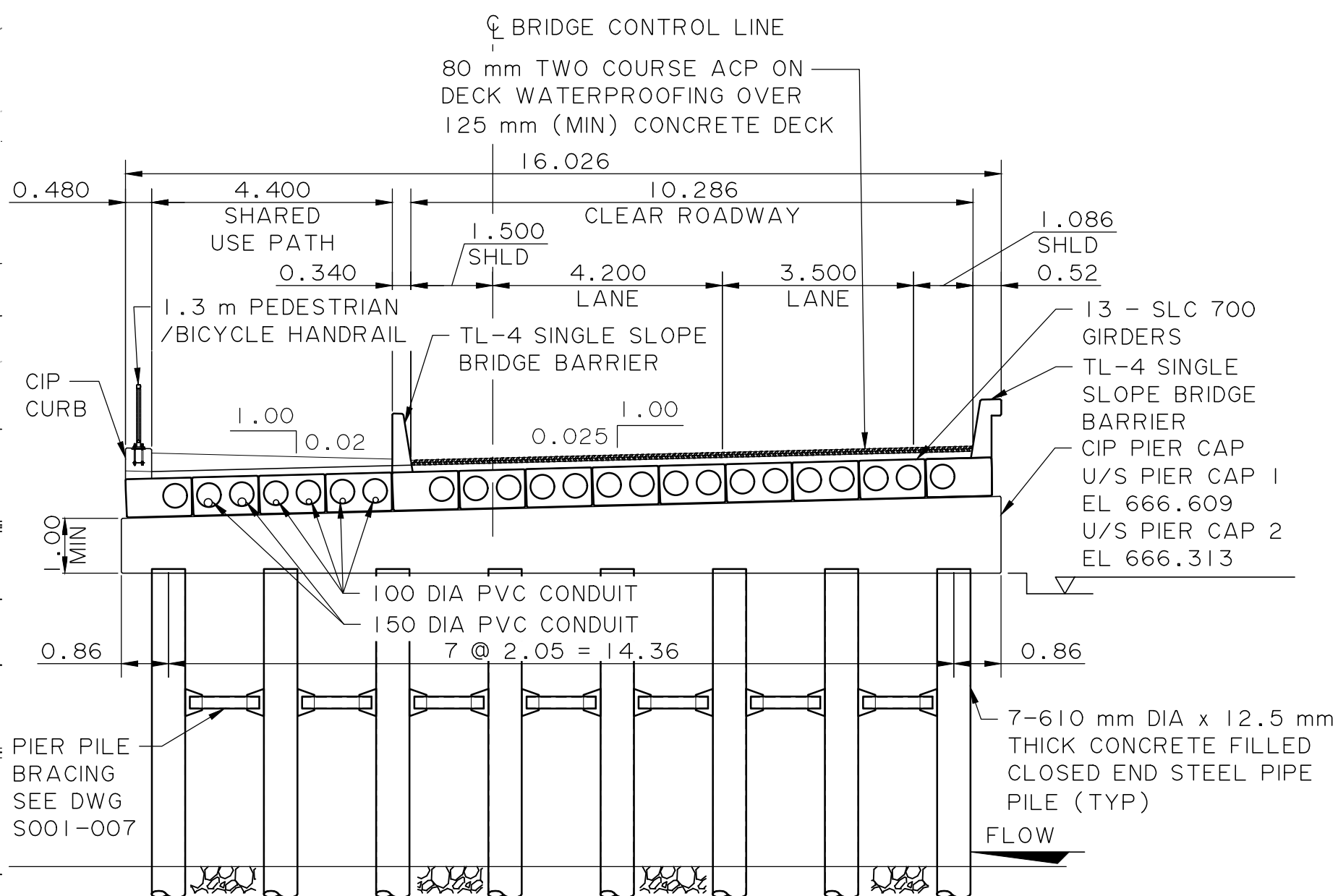
S001-001



PLAN
1:250



ELEVATION
1:250



SECTION
1:100

WORKING POINT (WP) TABLE				
WP	ELEVATION	NORTHING	EASTING	NOTE
1	668.970	5921424.137	28769.991	BRG ABUT 1
2	668.765	5921424.233	28784.035	BRG PIER 1
3	668.469	5921424.371	28804.323	BRG PIER 2
4	668.205	5921424.494	28822.366	BRG ABUT 2

GENERAL NOTES:

- ALL DIMENSIONS SHOWN ON THE GENERAL LAYOUT ARE GIVEN IN METERS UNLESS NOTED OTHERWISE.
- GIRDER LENGTHS SHOWN ARE MEASURED ALONG BOTTOM FLANGE AND ARE CORRECT AT +20°C. ABUTMENT AND PIER STATIONINGS ARE LOCATED SUCH THAT BEARINGS ARE CENTERED AT -5°C. PRECAST SUPPLIERS SHALL MAKE APPROPRIATE ALLOWANCE FOR PRESTRESS SHORTENING, SHRINKAGE & CREEP UP TO THE TIME OF GIRDER ERECTION.

24	CONCRETE STABILIZATION PILE DETAIL	S001-024
23	CONCRETE STABILIZATION PILE PLAN	S001-023
22	RIVER PROTECTION - SHEET 2	S001-022
21	RIVER PROTECTION - SHEET 1	S001-021
20	MSE WALL DRAIN TROUGH	S001-020
19	MSE WALL SAFETY FENCE	S001-019
18	MSE WALL SAFETY RAIL	S001-018
17	MSE WALL DETAILS - SHEET 2	S001-017
16	MSE WALL DETAILS - SHEET 1	S001-016
15	MSE WALL ELEVATION	S001-015
14	MSE WALL PLAN	S001-014
13	HANDRAIL DETAILS	S001-013
12	DECK DETAIL - SHEET 2	S001-012
11	DECK DETAILS - SHEET 1	S001-011
10	GIRDER DETAILS - SHEET 2	S001-010
9	GIRDER DETAILS - SHEET 1	S001-009
8	PIER DETAILS	S001-008
7	ABUTMENT SECTIONS AND DETAILS	S001-007
6	ABUTMENT 2 PLAN AND ELEVATION	S001-006
5	ABUTMENT 1 PLAN AND ELEVATION	S001-005
4	PILE LAYOUT	S001-004
3	SOIL INFORMATION SHEET	S001-003
2	SITE INFORMATION SHEET	S001-002
1	GENERAL LAYOUT	S001-001
SHEET	DESCRIPTION	DRAWING
INDEX		

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2	2ND SUBMISSION	RC	RmCd	2025.01.31
1	1ST SUBMISSION	RC	JC	2024.02.02
Issued		By	Appd	YYYY.MM.DD
File Name:	1161110185_MSE_PLAN	JDC	???	2023.12.04
	Dwn.	Dgn.	Chtkd.	YYYY.MM.DD

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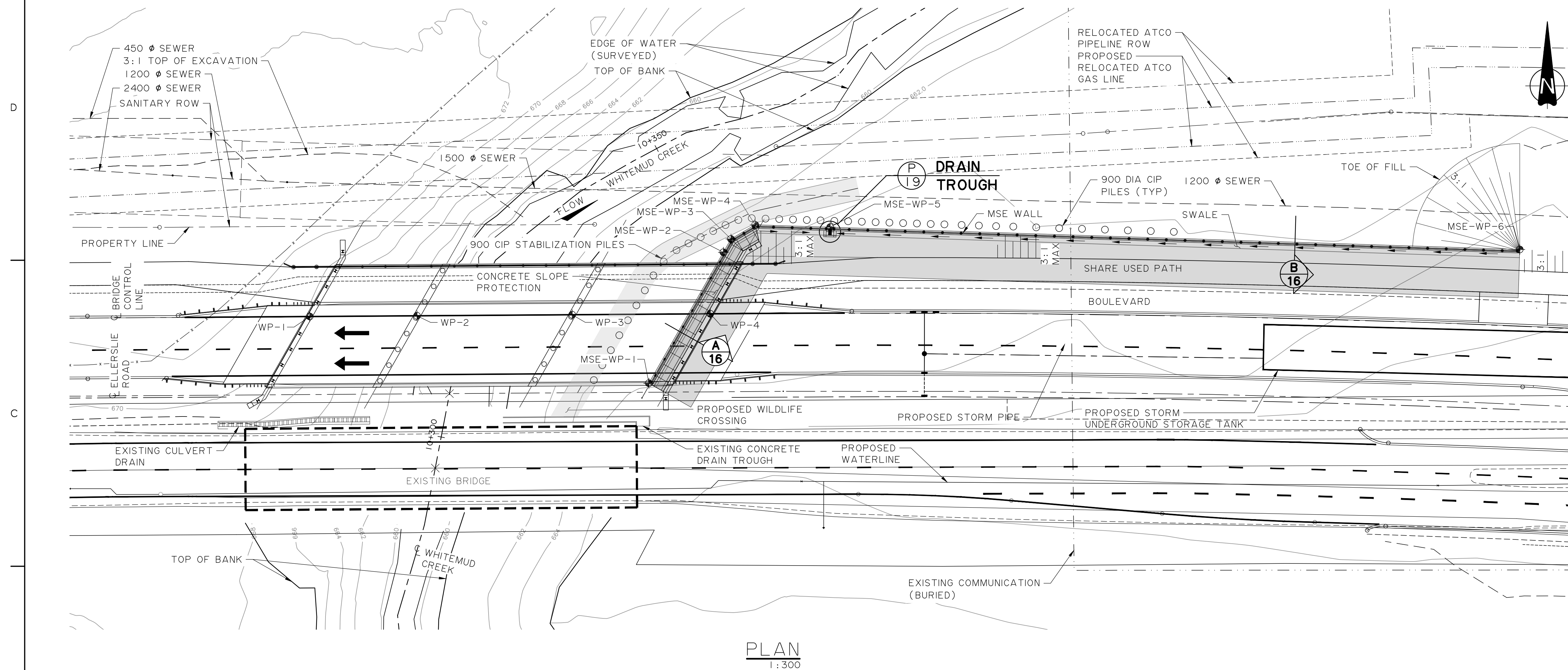
Title
B524 - ELLERSLIE ROAD WESTBOUND
BRIDGE OVER WHITEMUD CREEK
MSE WALL PLAN AND CIP PILE

Project No.
1161 110185

Revision	Sheet
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Drawing No.

S001-014

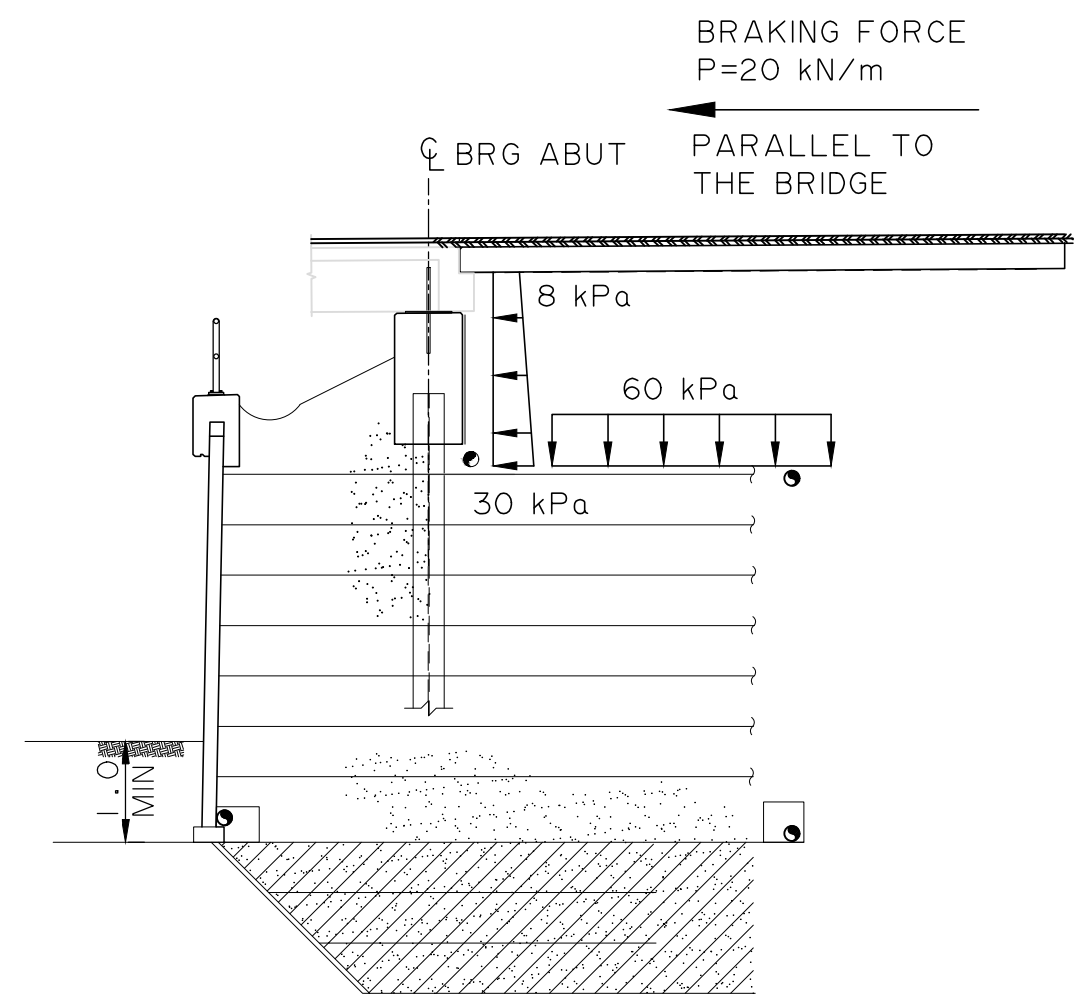


WORKING POINT (WP) TABLE			
WP#	ELEVATION	NORTHING	EASTING
MSE-WP-1	665.885	5921415.413	28814.347
MSE-WP-2	665.885	5921432.540	28824.081
MSE-WP-3	666.506	5921434.280	28825.069
MSE-WP-4	667.644	5921436.139	28828.240
MSE-WP-5	667.606	5921435.822	28838.037
MSE-WP-6	669.101	5921432.904	28928.169

NOTES:

- FOR PILE LAYOUT REFER TO SHEET S001-004
- THE MSE WALL DESIGN AND CONSTRUCTION SHALL FOLLOW THE LATEST VERSION OF "SPECIFICATION FOR BRIDGE CONSTRUCTION" FROM ALBERTA TRANSPORTATION
- MSE WALL SUPPLIER SHALL PROVIDE DETAILED DESIGN/SHOP DRAWINGS WHICH ARE TO SHOW HOW THE MSE WALL INTERFACES WITH THE STRUCTURE AND MEETS THE DESIGN REQUIREMENTS. THESE DRAWINGS SHALL BE SUBJECT TO REVIEW BY THE ENGINEER FOR COMPLIANCE WITH THESE DESIGN REQUIREMENTS
- PRECAST PANEL AND ATTACHMENT DETAIL SHALL BE DESIGNED TO ACCOMMODATE THE RESIDUAL SETTLEMENT OF PANEL AFTER INSTALLATION. REFER TO GEOTECHNICAL REPORT
- REFER TO DRAWING C005-001 FOR ROADWAY CURB & GUTTER AND C006-001 FOR GRADING

CAST-IN-PLACE COPING	m ³	34	
MSE WALL AREA	m ²	590	
REINFORCEMENT STEEL (COPING) - CORROSION RESISTANT	kg	2512	
CONCRETE LEVELLING PADS	m ³	6	
BACKFILL - CRUSHED GRANULAR (DES. 2, CL. 20)	m ³	3790	
CONCRETE SLOPE PROTECTION - CLASS C CONCRETE	m ²	41	
REINFORCING STEEL - SLOPE PROTECTION - PLAIN	kg	689	
150 PERFORATED PIPE	m	454	
ITEM	UNIT	ESTIMATE	AS CONSTR
QUANTITY ESTIMATE			



HORIZONTAL LOADS TO MSE WALL FROM ABUTMENT BACKFILL AND SUPERSTRUCTURE

NTS

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Title
**ELLERSLIE ROAD
ECO STATION RD. TO GLENRIDDING
MSE WALL ELEVATION**

Project No.
1161 110185

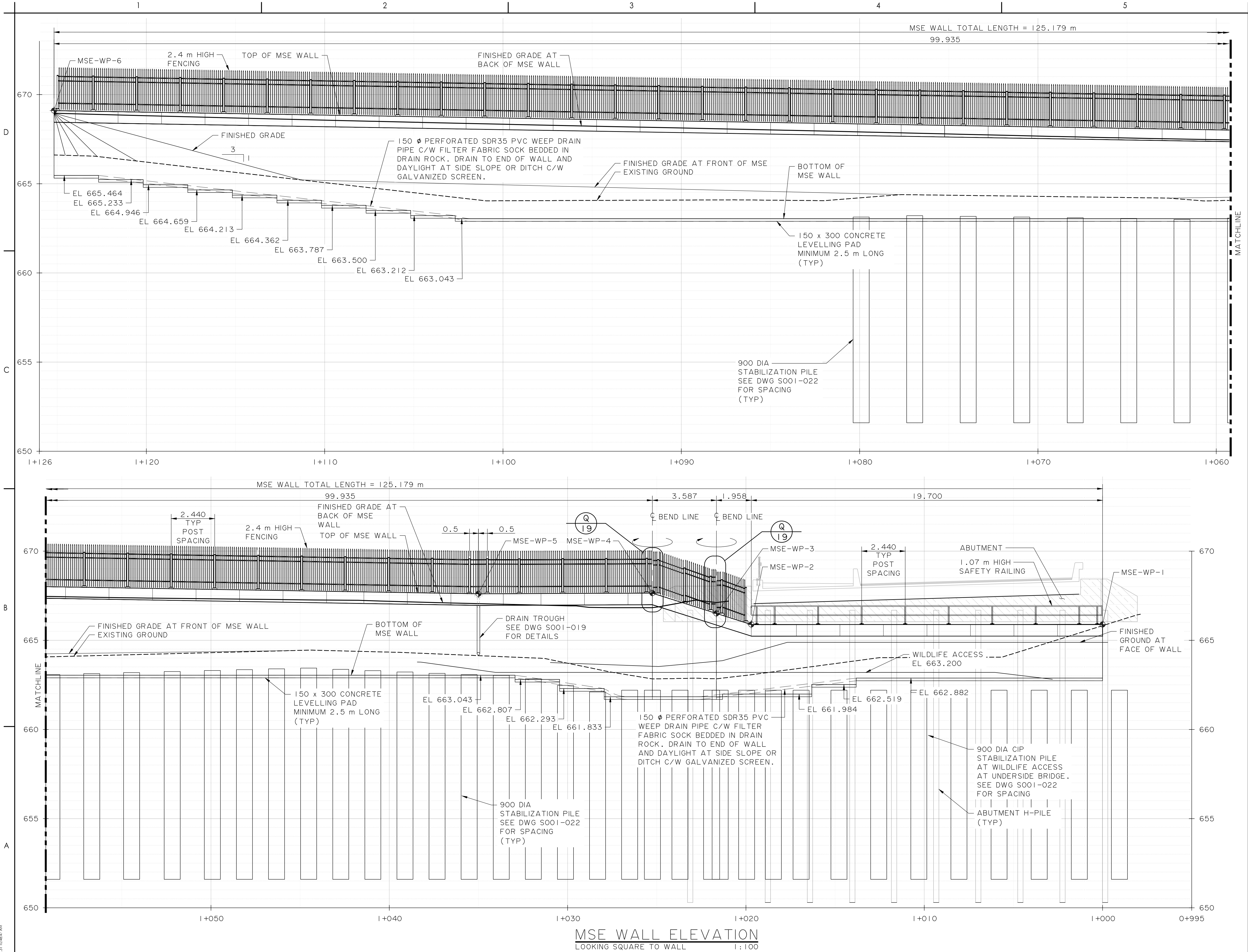
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Drawing No.

S001-015





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Title
ELLERSLIE ROAD
BRIDGE OVER WHITEMUD CREEK
MSE WALL DETAILS - SHEET 1

Project No.
1161 110185

Scale

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0

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Drawing No.

S001-016

D

C

B

A

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Title
ELLERSLIE ROAD
BRIDGE OVER WHITEMUD CREEK
MSE WALL DETAILS - SHEET 2

Project No.	Scale
1161 110185	

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0	17 of 24	S001 017

S001-017



- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 4 OF THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION 2020
- REINFORCING STEEL SHALL BE PLAIN REINFORCEMENT AND BE IN ACCORDANCE WITH SECTION 5 OF THE STANDARD SPECIFICATION FOR BRIDGE CONSTRUCTION 2020
- CONCRETE SHALL BE CLASS C WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH OF $f'_c = 35 \text{ MPa}$
- ASPHALT IMPREGATED FIBRE BOARD (AIFB) SHALL MEET THE REQUIREMENTS OF ASTM D1751
- CLOSED CELL FOAM SHALL BE EVAZOTE CROSSED-LINKED ETHYLENE VINYL ACETATE COPOLYMER 30 kg/m^3
- ALL CONCRETE SHALL BE PLACED IN ALTERNATE HORIZONTAL OR VERTICAL COURSES. FIRST COURSE SHALL HAVE CURED A MINIMUM 24 HOURS PRIOR TO PLACING ADJACENT COURSES
- ALL JOINTS SHALL BE FORMED USING A BRONZE SIDEWALK TYPE GROOVING TOOL 100 WIDE AND ROUNDED EDGES TO 6 RADIUS
- CONCRETE SURFACES BETWEEN TOOLED GROOVES SHALL BE GIVEN A CLASS 5 FINISH. BROOM FINISH SHALL BE PARALLEL TO THE ABUTMENT SEAT
- TWO COATS OF A TYPE 2 CURING COMPOUND MEETING THE REQUIREMENTS OF ASTM C309 OR C1315 SHALL BE APPLIED TO CONCRETE SURFACES IN ACCORDANCE WITH SECTION 4 OF THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION 2020
- CLEAR COVER IS 60 UNLESS NOTED OTHERWISE. THE CONCRETE COVER TO REINFORCING STEEL SHALL BE WITHIN CONCRETE PLACEMENT TOLERANCES AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION 2020
- STEEL SHEET FLASHING SHALL CONFORM TO ASTM A653/A653M AND BE GALVANIZED



CONTROL JOINT
SECTION

- ## NOTES:
- CAST-IN-PLACE CONCRETE COPING SHALL BE PLACED CONTINUOUSLY WITH FORMED CONTROL JOINTS AT MAX 2440. LAST SECTION CAN BE LONGER THAN 2440 AT MSE WALL ENDS
 - AT CONTROL JOINT, LONGITUDINAL REINFORCEMENT SHALL BE DISCONTINUOUS AND HAVE 60 CLEAR CONCRETE COVER FROM THE CENTERLINE OF THE JOINTS
 - CENTER CONTROL JOINTS BETWEEN POSTS OR MINIMUM 300 mm OF FENCE POST CENTER
 - CONTROL JOINT SEALANT SHALL BE APPLIED AND CURED

CONTROL JOINTS SHALL BE LOCATED AT THE CENTERLINE OF THE PRECAST CONCRETE FASCIA PANEL JOINTS

COPING DETAIL PLAN
1:10





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EDMONTON, AB

Title
ELLERSLIE ROAD
BRIDGE OVER WHITEMUD CREEK
MSE WALL SAFETY RAIL

Project No.
1161 110185

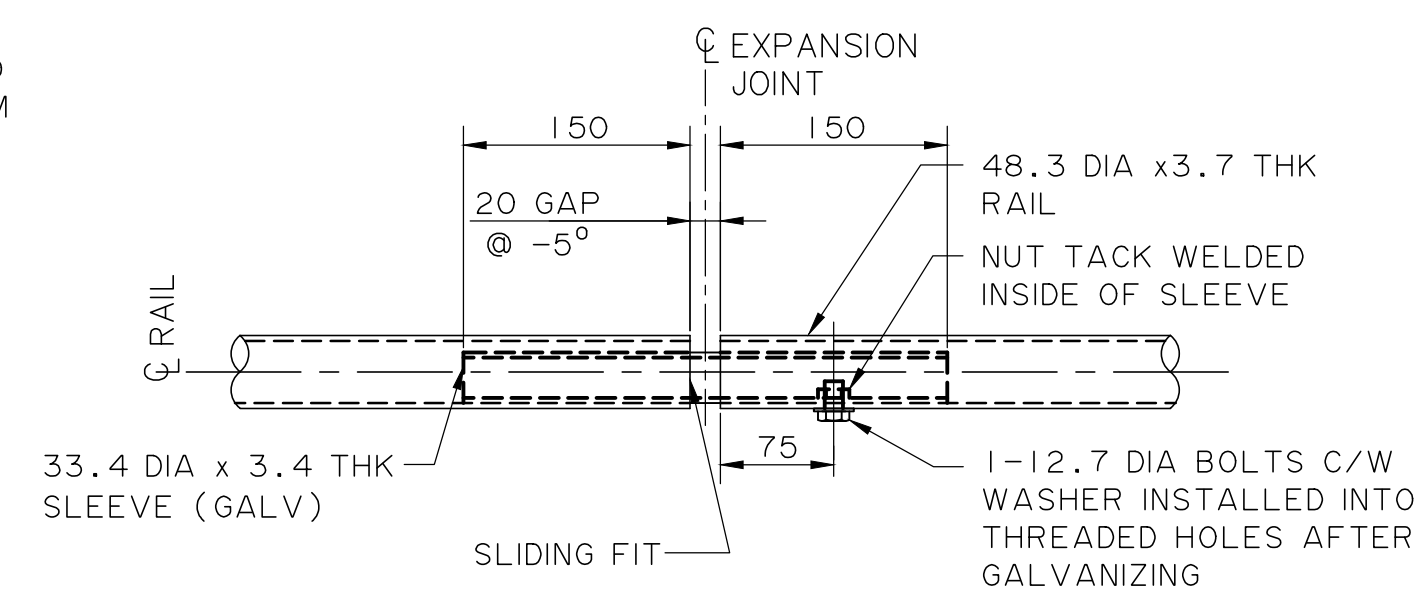
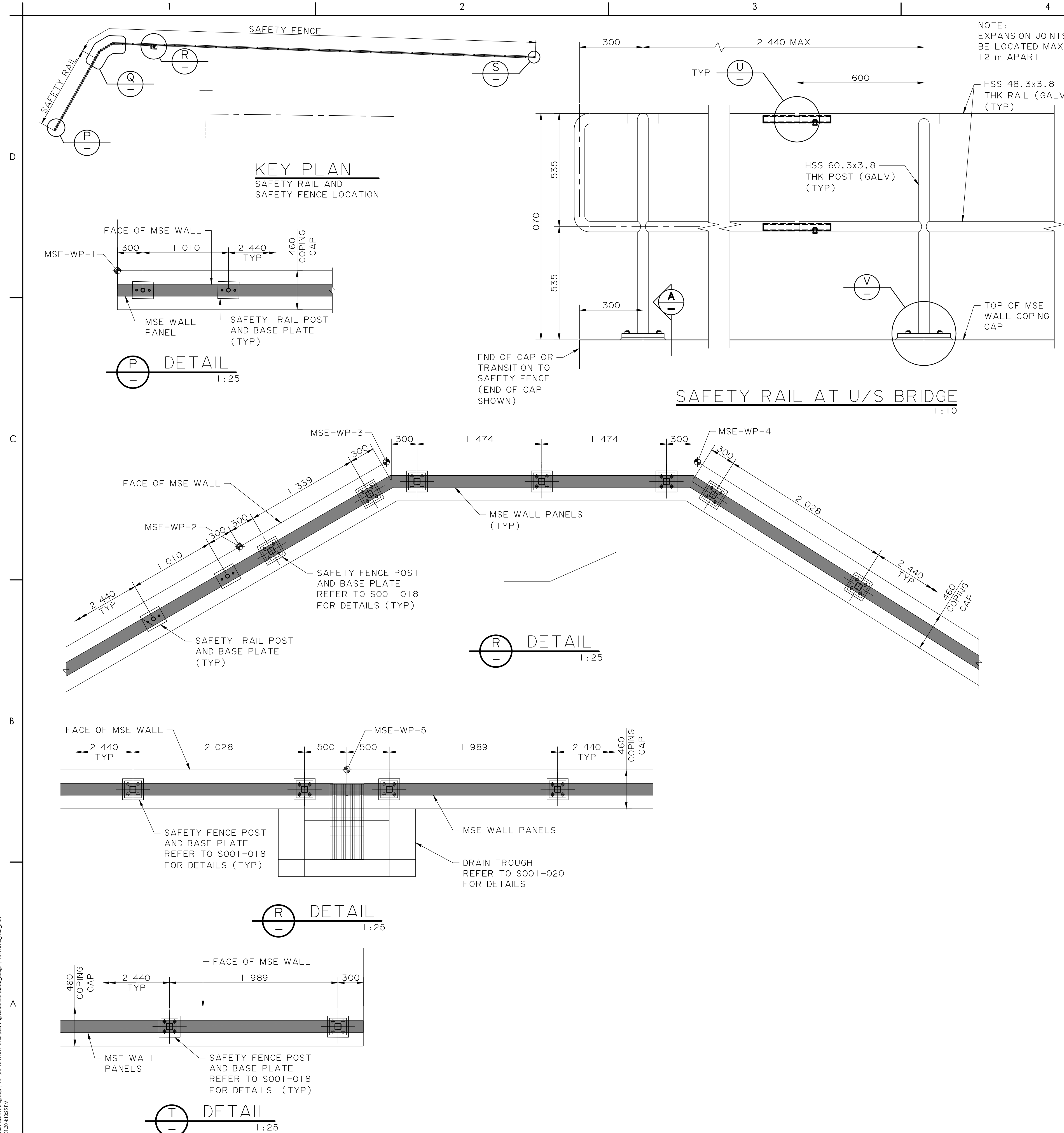
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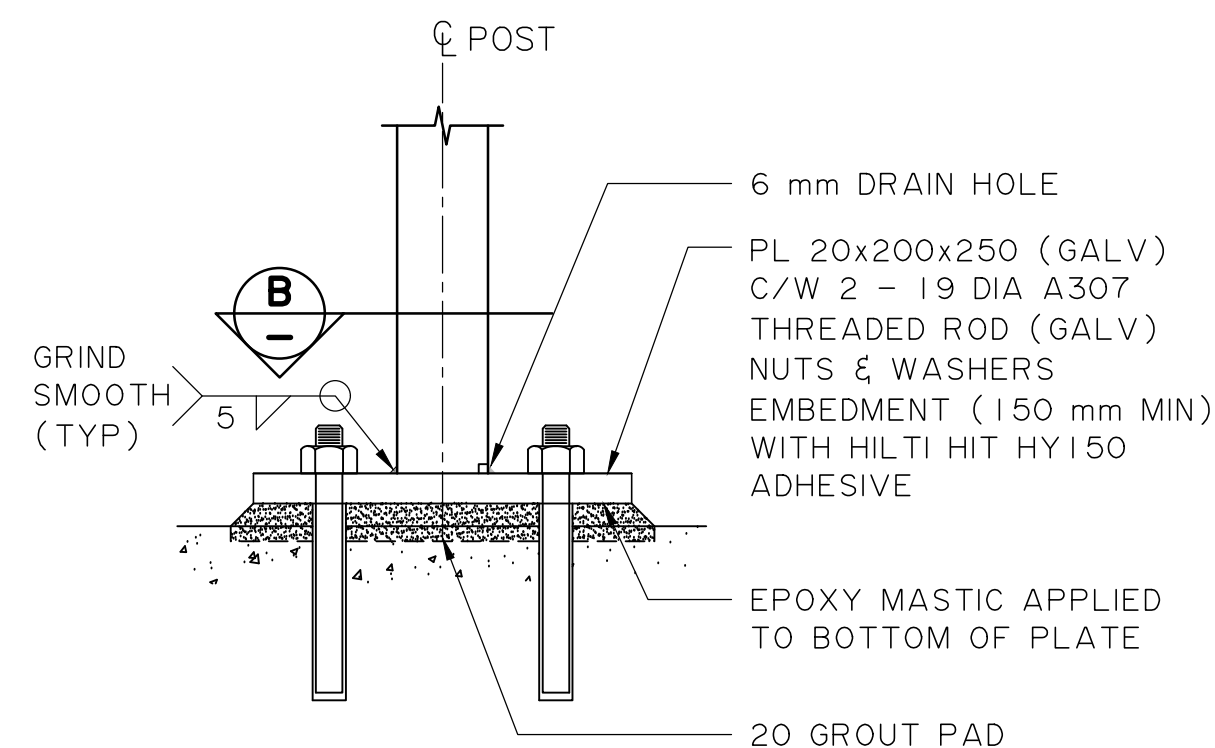
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18 of 24

Drawing No.

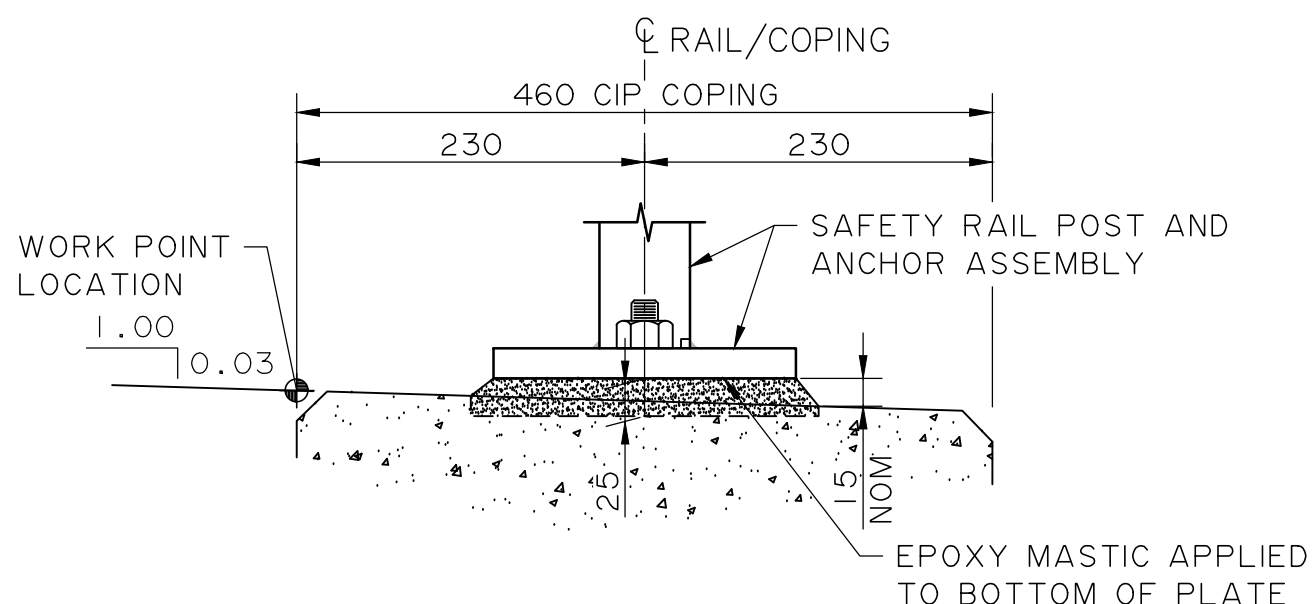
S001-018



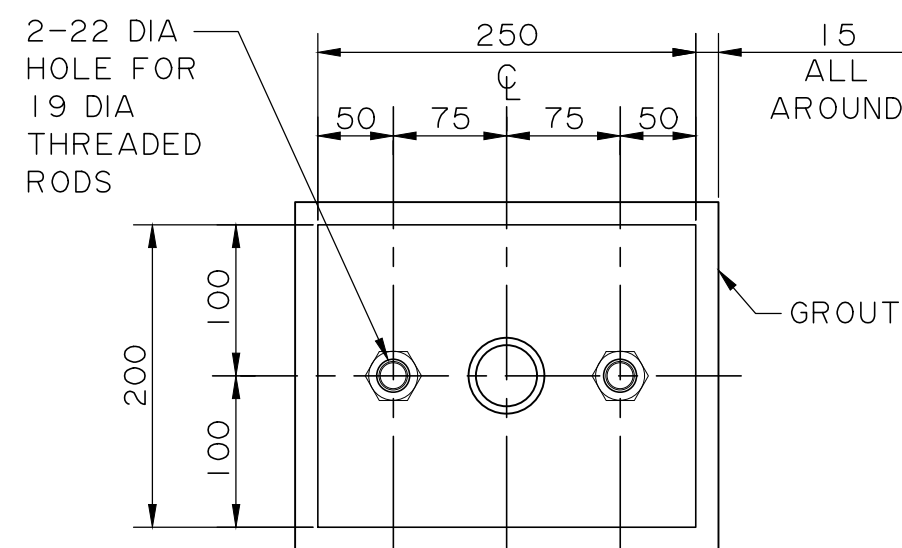
U DETAIL 1:5



DETAIL
1:5



SECTION
1:5



SECTION
1:5

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EDMONTON, AB

Title
**ELLERSLIE ROAD
BRIDGE OVER WHITEMUD CREEK
MSE WALL SAFETY FENCE**

Project No.
1161 110185

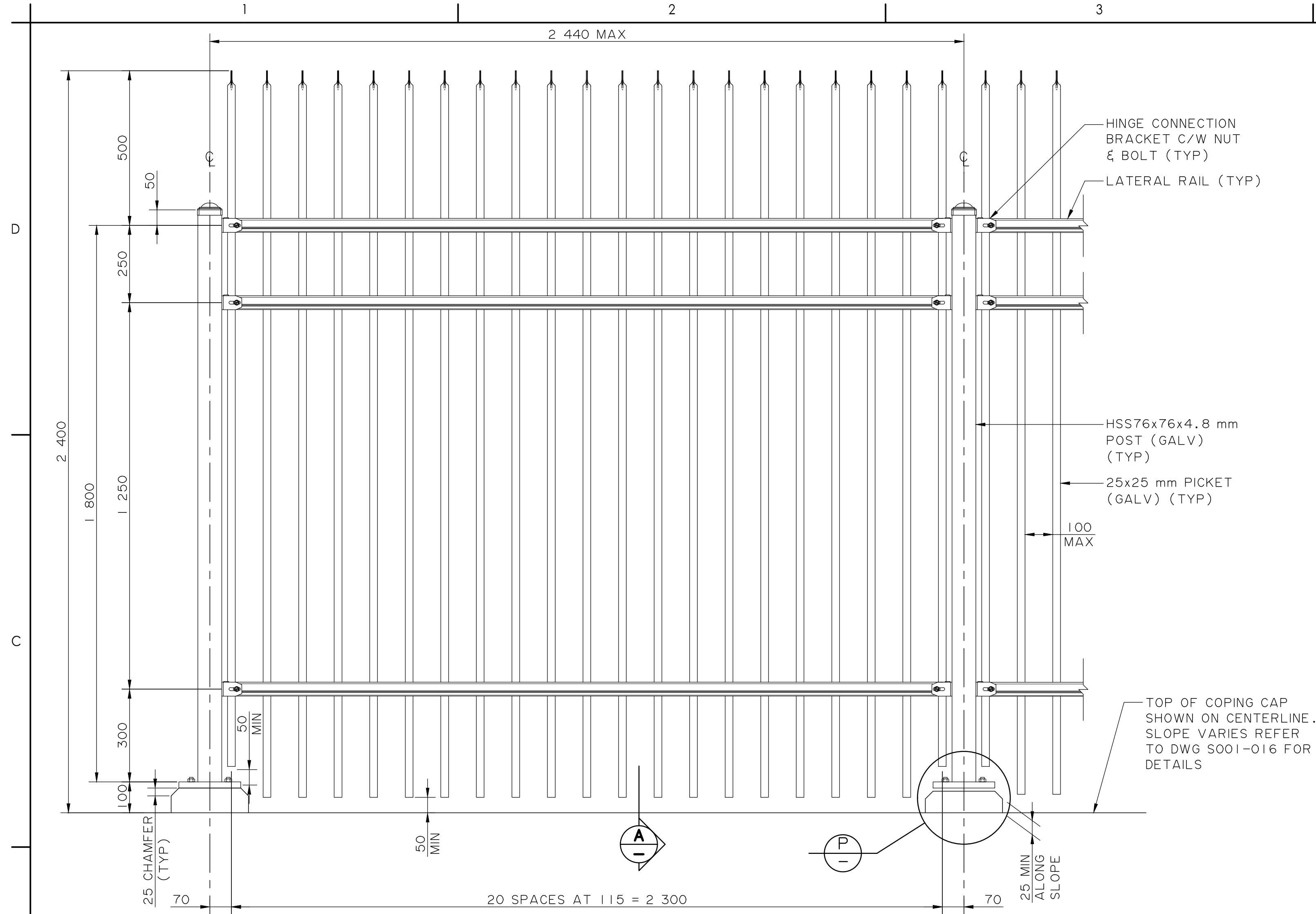
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Revision
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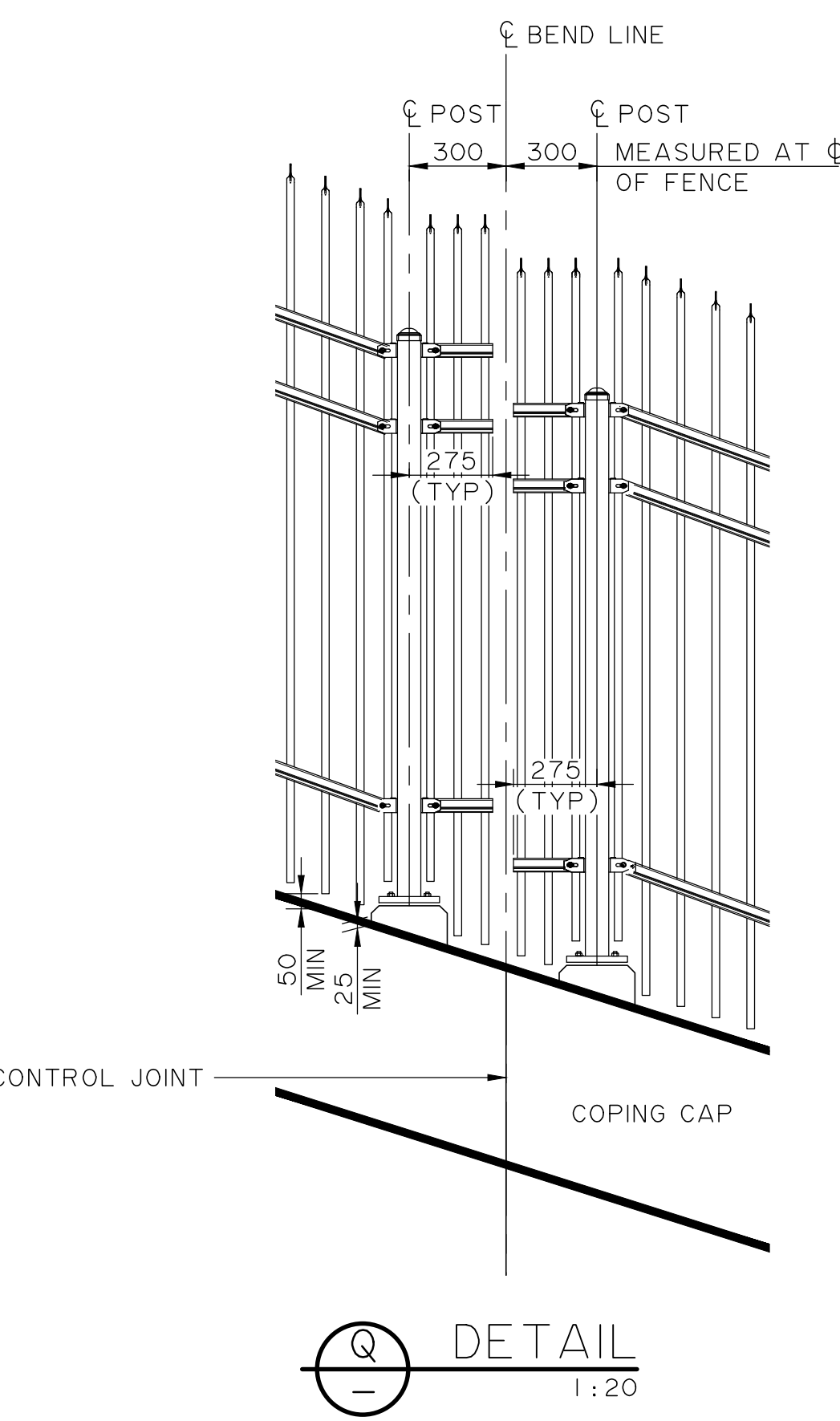
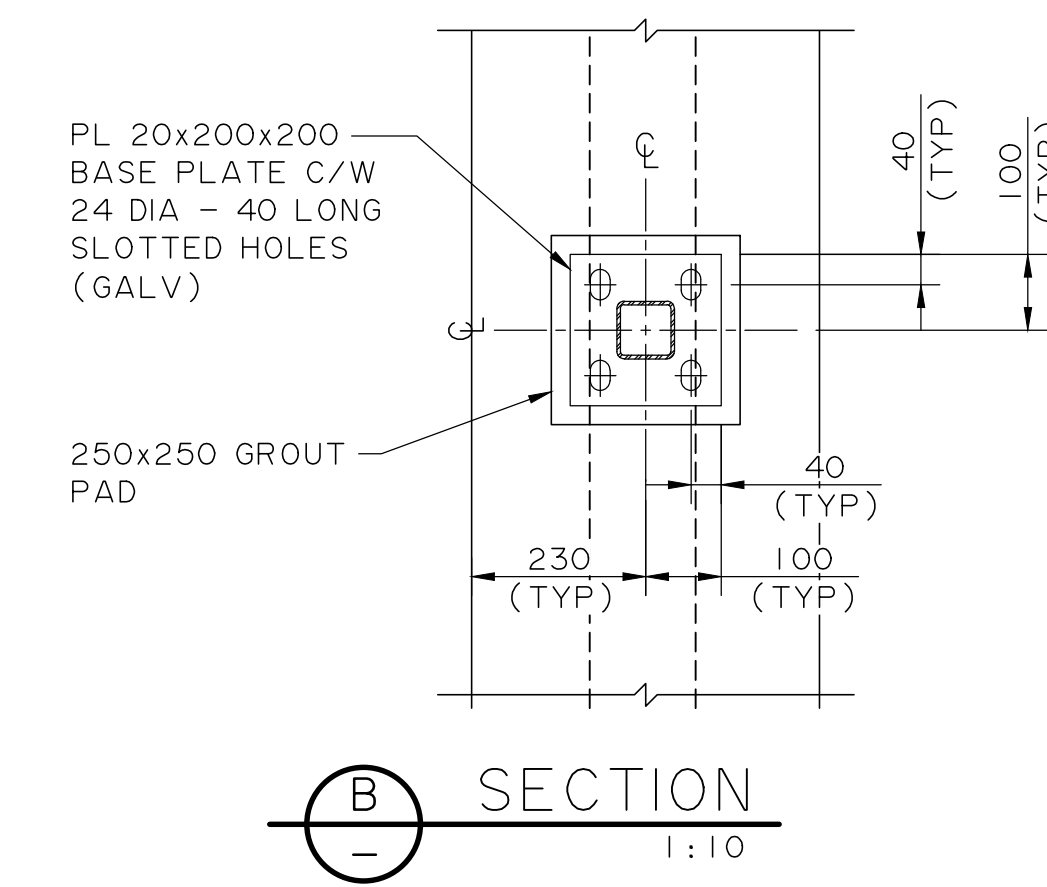
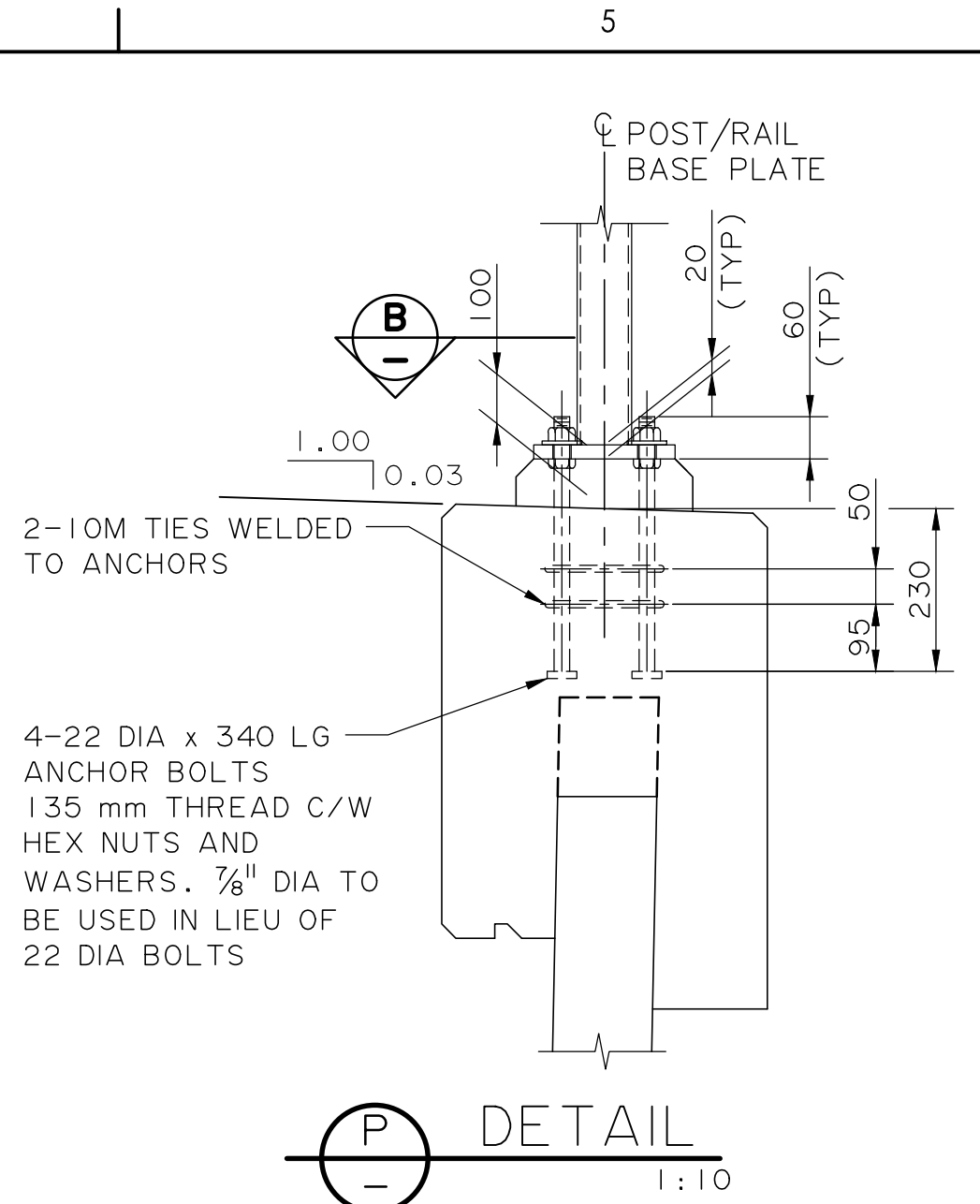
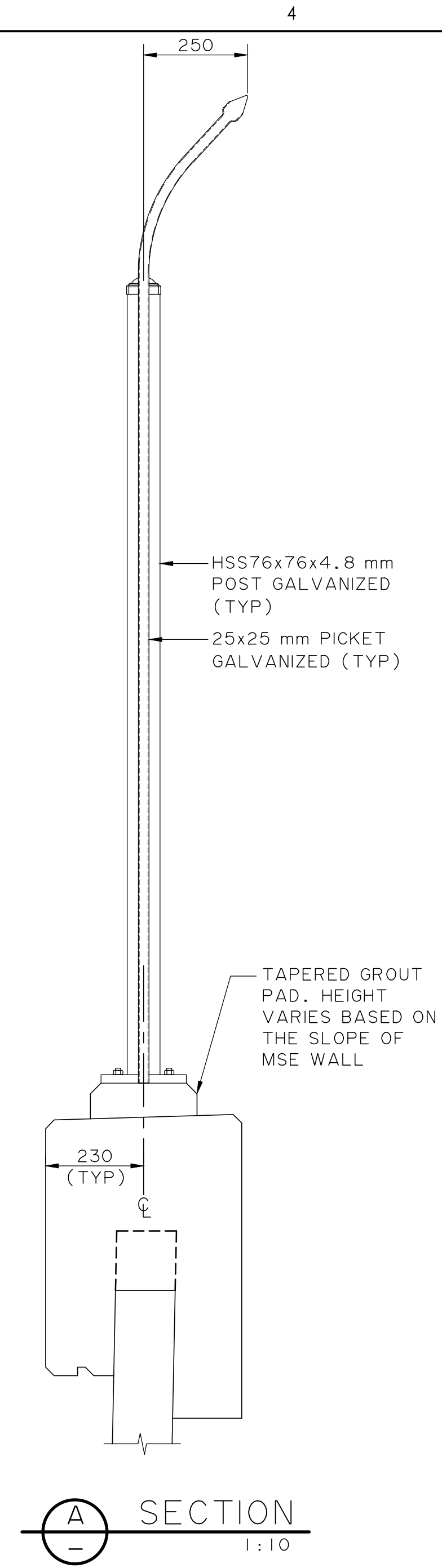
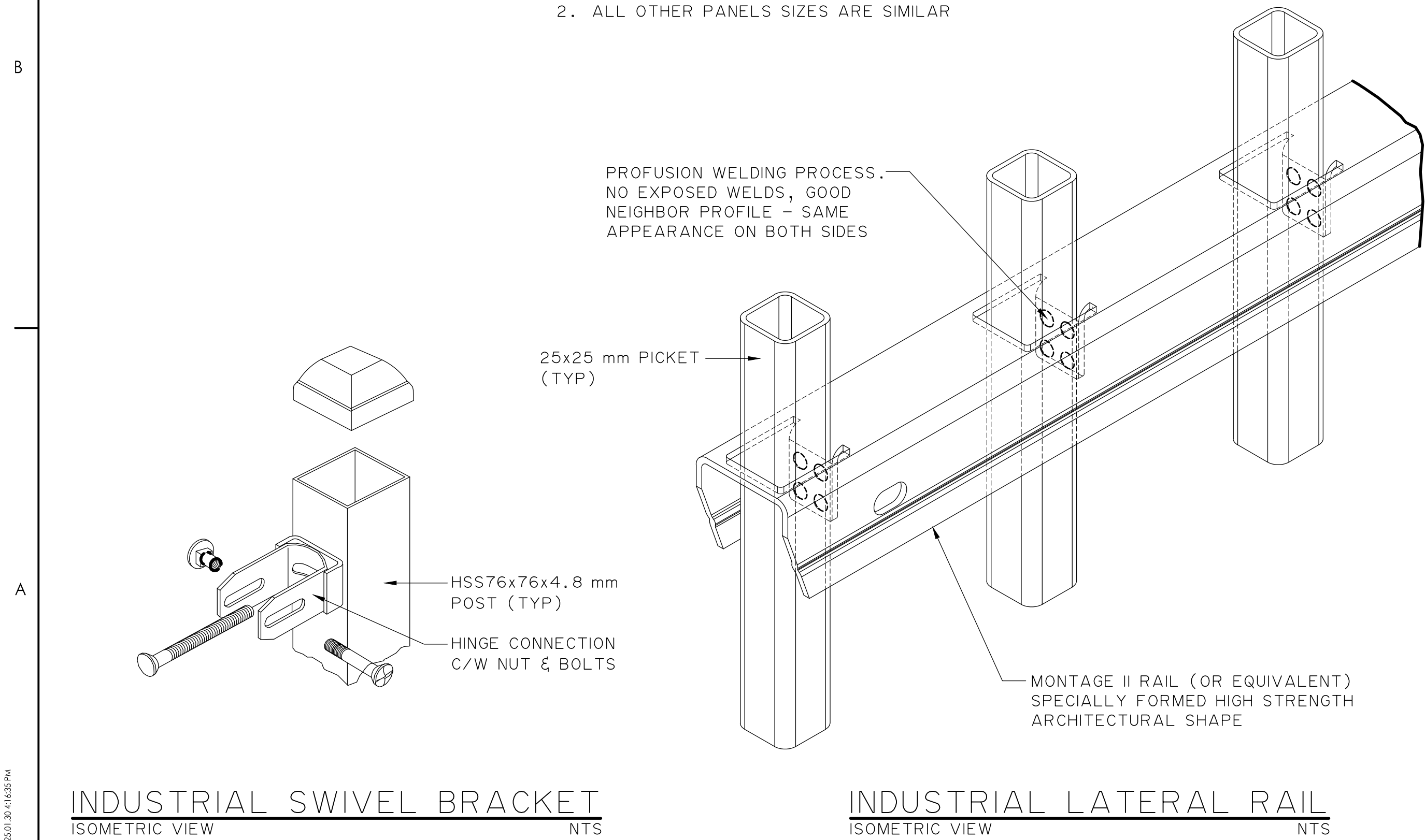
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Drawing No.

S001-019



NOTE:
1. TYPICAL 2440 mm LONG PANELS SHOWN
2. ALL OTHER PANELS SIZES ARE SIMILAR



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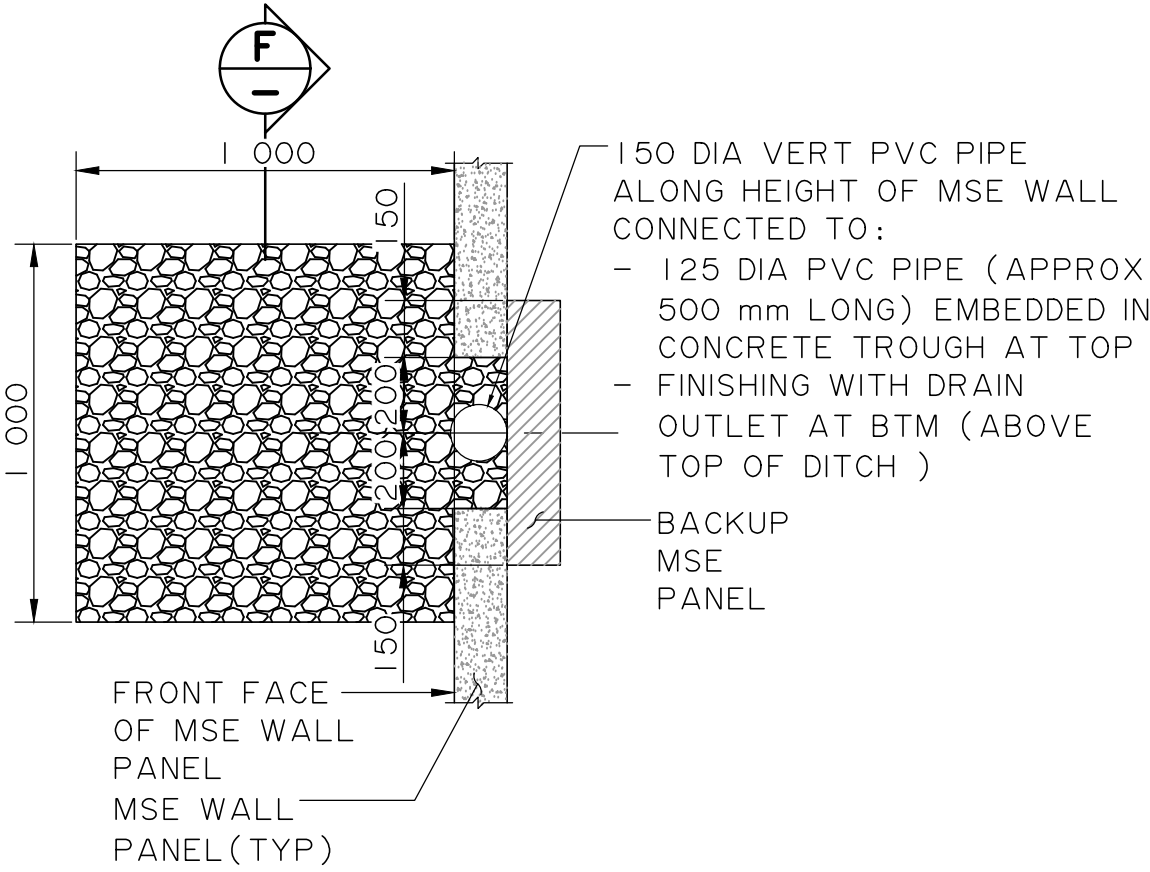
ELLERSLIE ROAD SW
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EDMONTON, AB

Title
**ELLERSLIE ROAD
BRIDGE OVER WHITEMUD CREEK
MSE WALL DRAIN TROUGH DETAIL**

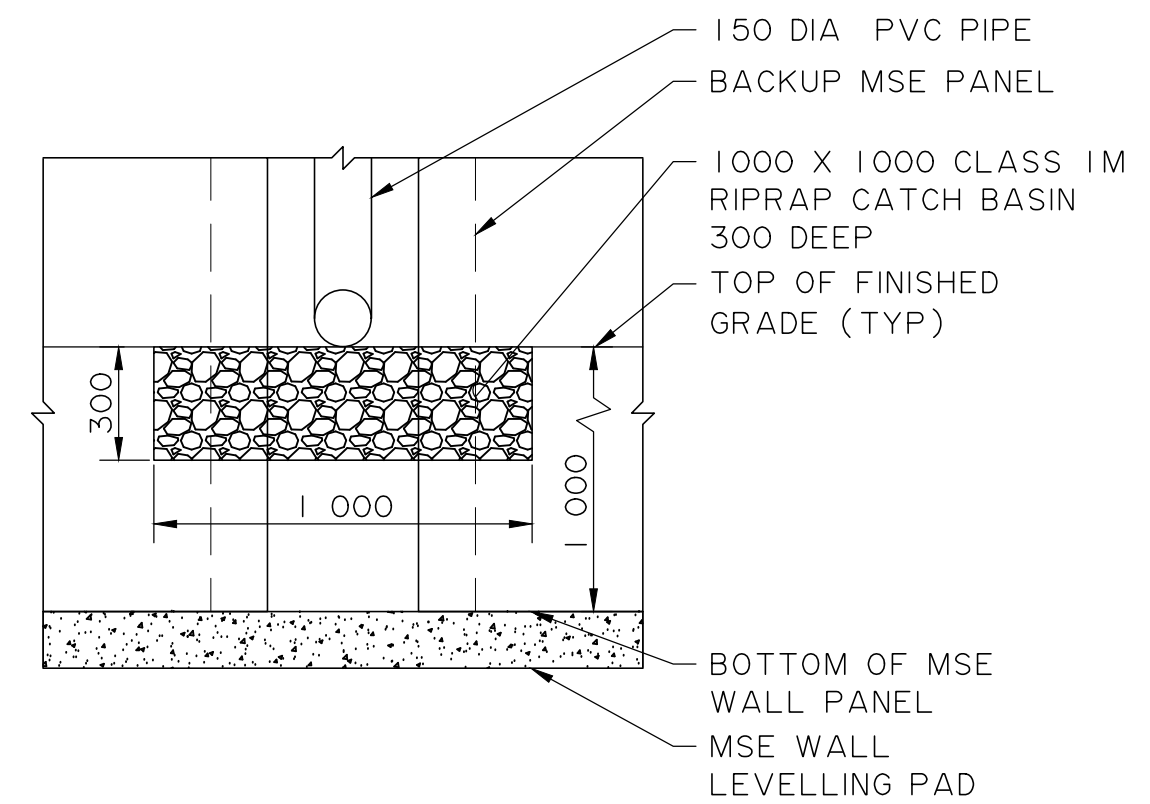
Project No. 1161 110185	Scale
Revision 0	Sheet 20 of 24
Drawing No. S001-020	

NOTES:

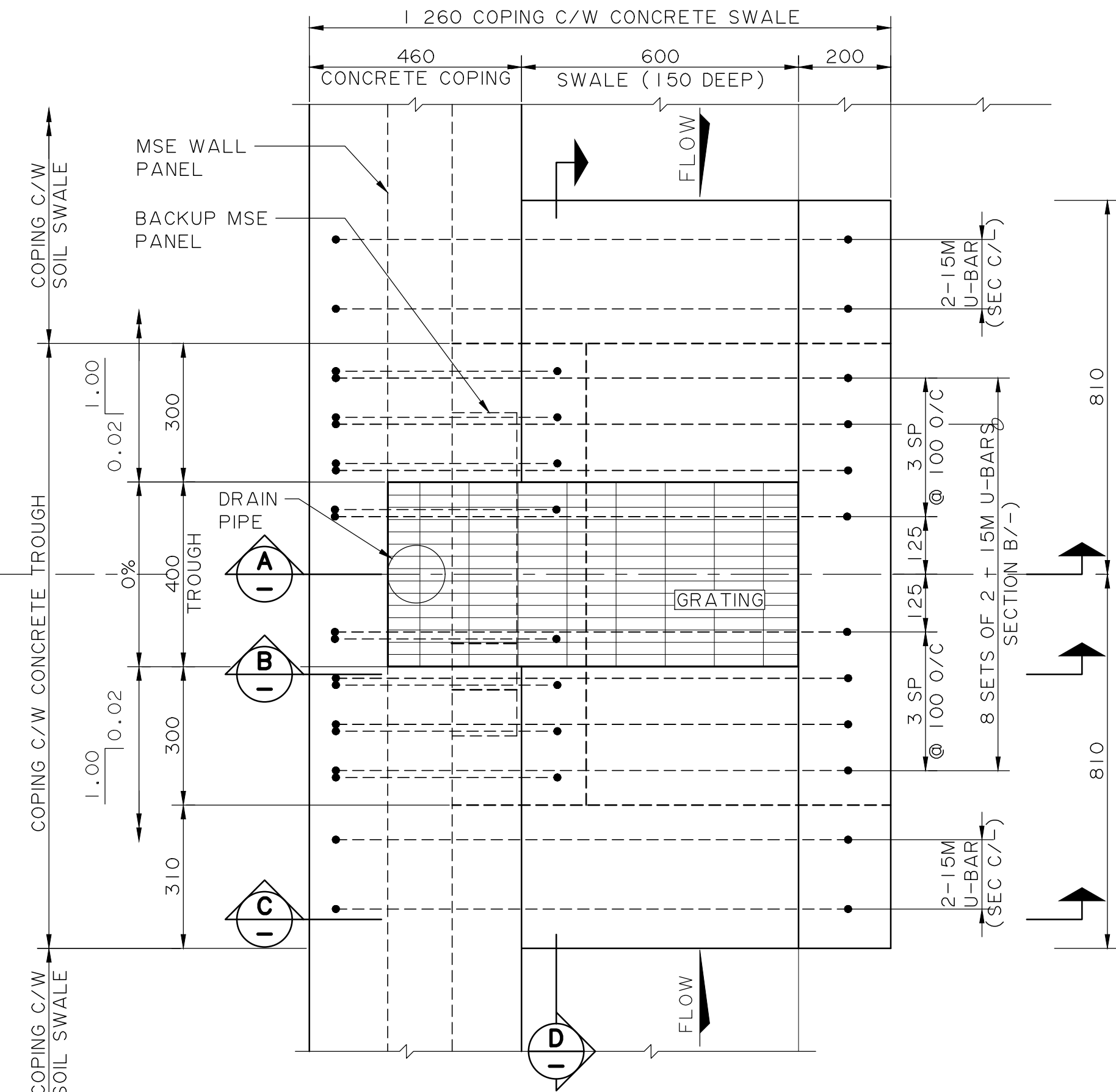
- CONCRETE DRAIN TROUGH IS DESIGNED WITH CONCRETE COPING WITH SOIL SWALE (150 mm DEEP)
- MSE CONCRETE COPING C/W TROUGH SHALL BE CLASS 'HPC' ($f'_c = 45 \text{ MPa}$)
- ALL STEEL PLATES FOR GRATING SHALL CONFORM TO CSA G40.2 GRADE 300W AND TO BE HOT-DIPPED GALVANIZED AS PER ASTM A123/A123M



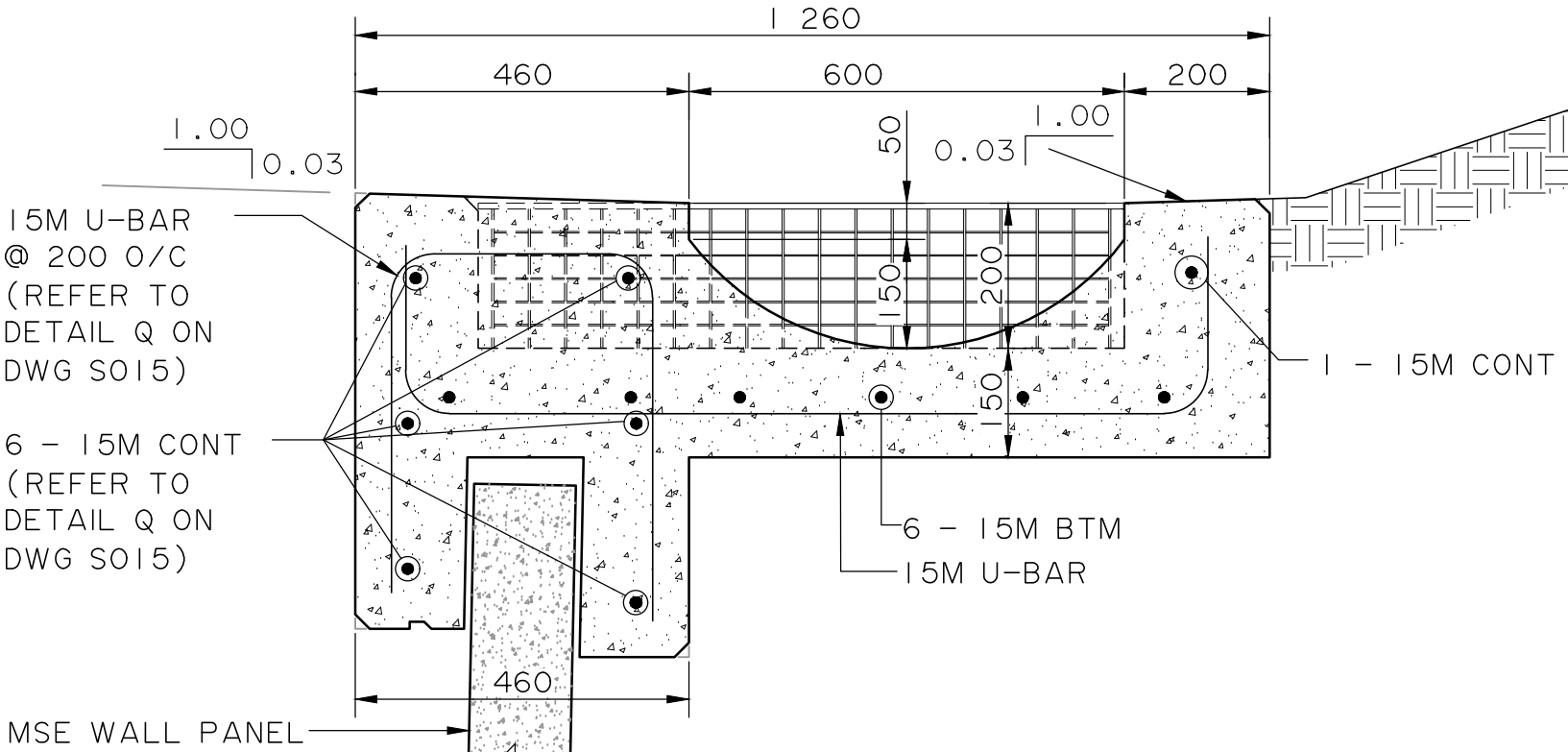
SECTION E
AT PANELS 1:20



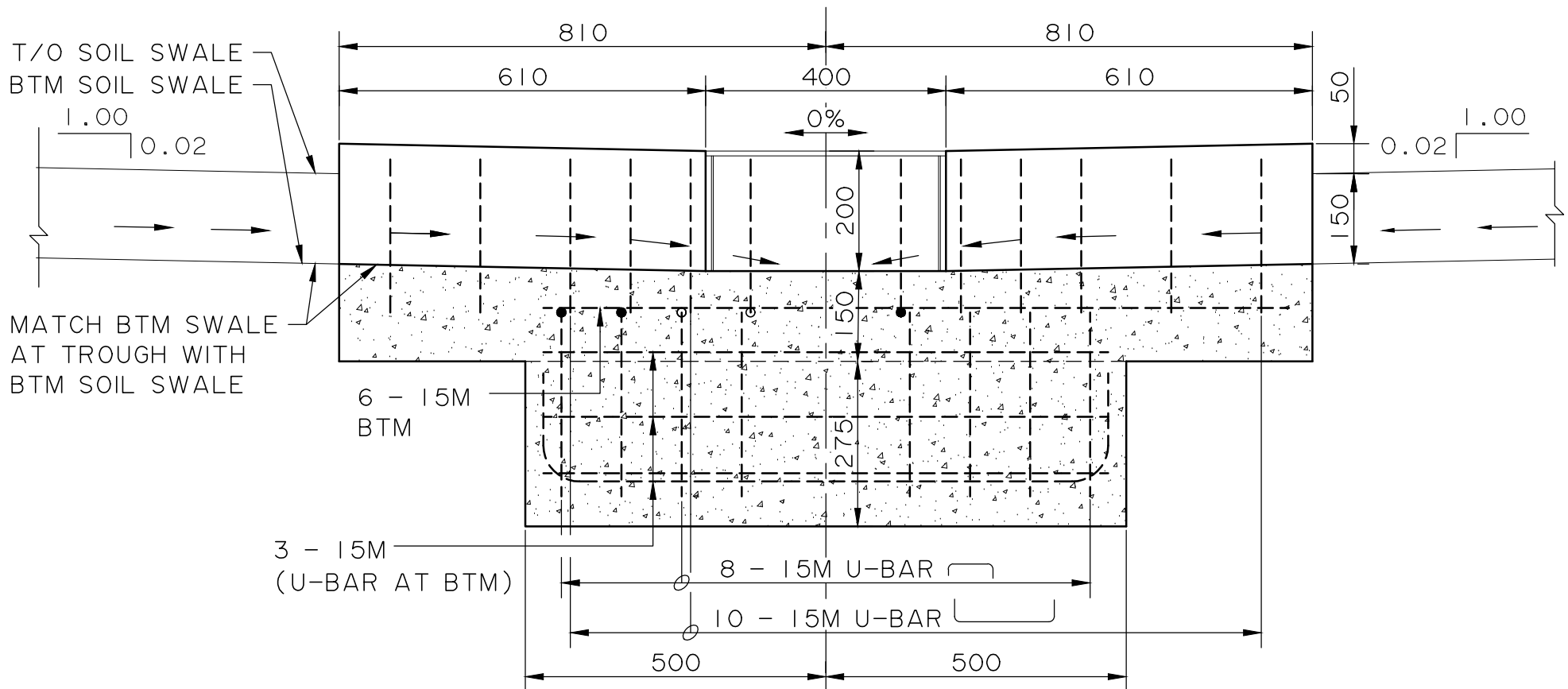
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AT PANELS 1:20



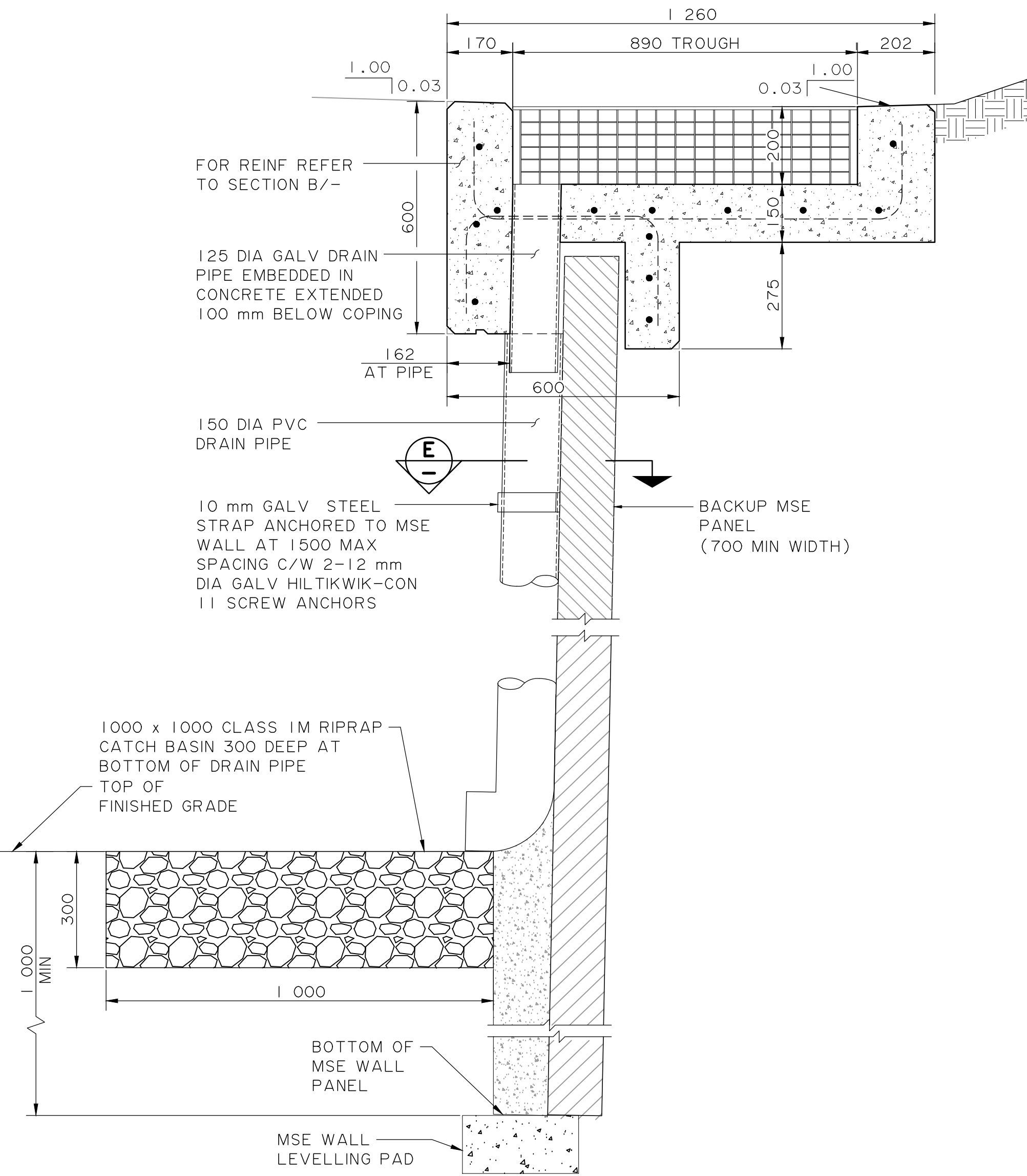
TROUGH DETAIL P
1:10



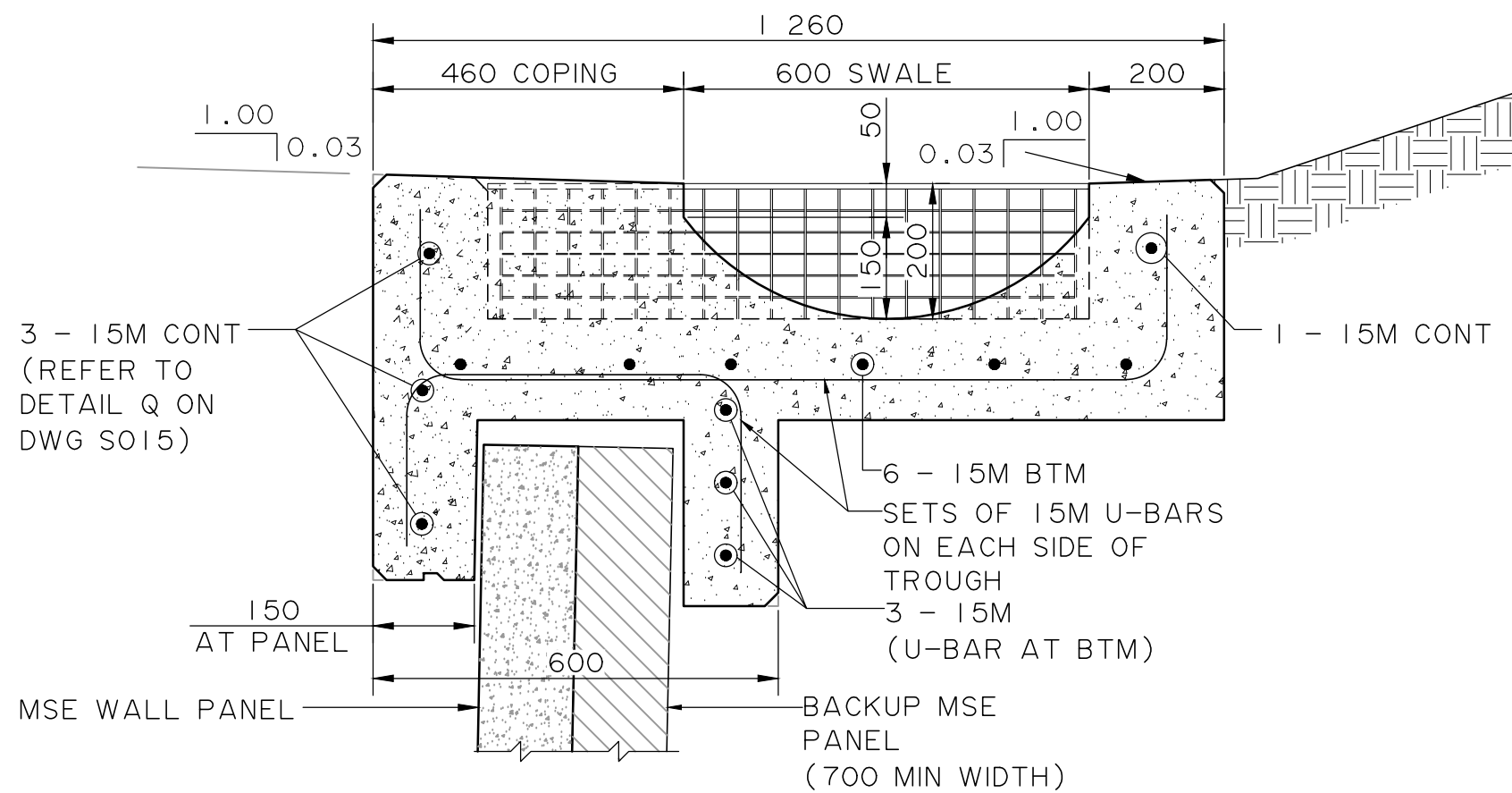
TROUGH SECTION C
AT TROUGH 1:10



TROUGH SECTION D
AT TROUGH WITH SWALES 1:10



TROUGH SECTION A
AT TROUGH/AT DRAIN PIPE 1:10



TROUGH SECTION B
AT TROUGH 1:10

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Title
ELLERSLIE ROAD BRIDGE
OVER WHITEMUD CREEK
RIVER PROTECTION - SHEET 1

Project No.
1161110185

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21 of 24

Drawing No.

S001-021

RIPRAP NOTES:

- CLASS 2 HEAVY ROCK RIPRAP SHALL COVER THE AREA AND SHALL BE PLACED TO THICKNESS SHOWN ON SECTIONS IN THIS DRAWING
- CONSTRUCTION OF RIPRAP SHALL BE IN ACCORDANCE WITH SECTION 10 OF ALBERTA TRANSPORTATION STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION
- PLACE NON-WOVEN GEOTEXTILE FILTER FABRIC UNDER ALL HEAVY ROCK RIPRAP
- GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENT INDICATED IN PROVIDED TABLE
- PROPOSED RIPRAP TO BE ADJUSTED IN FIELD BY THE ENGINEER AS REQUIRED

NON-WOVEN GEOTEXTILE FILTER FABRIC REQUIREMENTS

REQUIRED PHYSICAL PROPERTIES	TEST METHOD	MINIMUM MARV REQUIRED
		CLASS 2
GRAB STRENGTH	ASTM D4632/D4632M	900 N
ELONGATION (FAILURE)	ASTM D4632/D4632M	50%
STATIC PUNCTURE STRENGTH	ASTM D6241	1925 N
TRAPEZOIDAL TEAR	ASTM D4533/D4533M	350 N

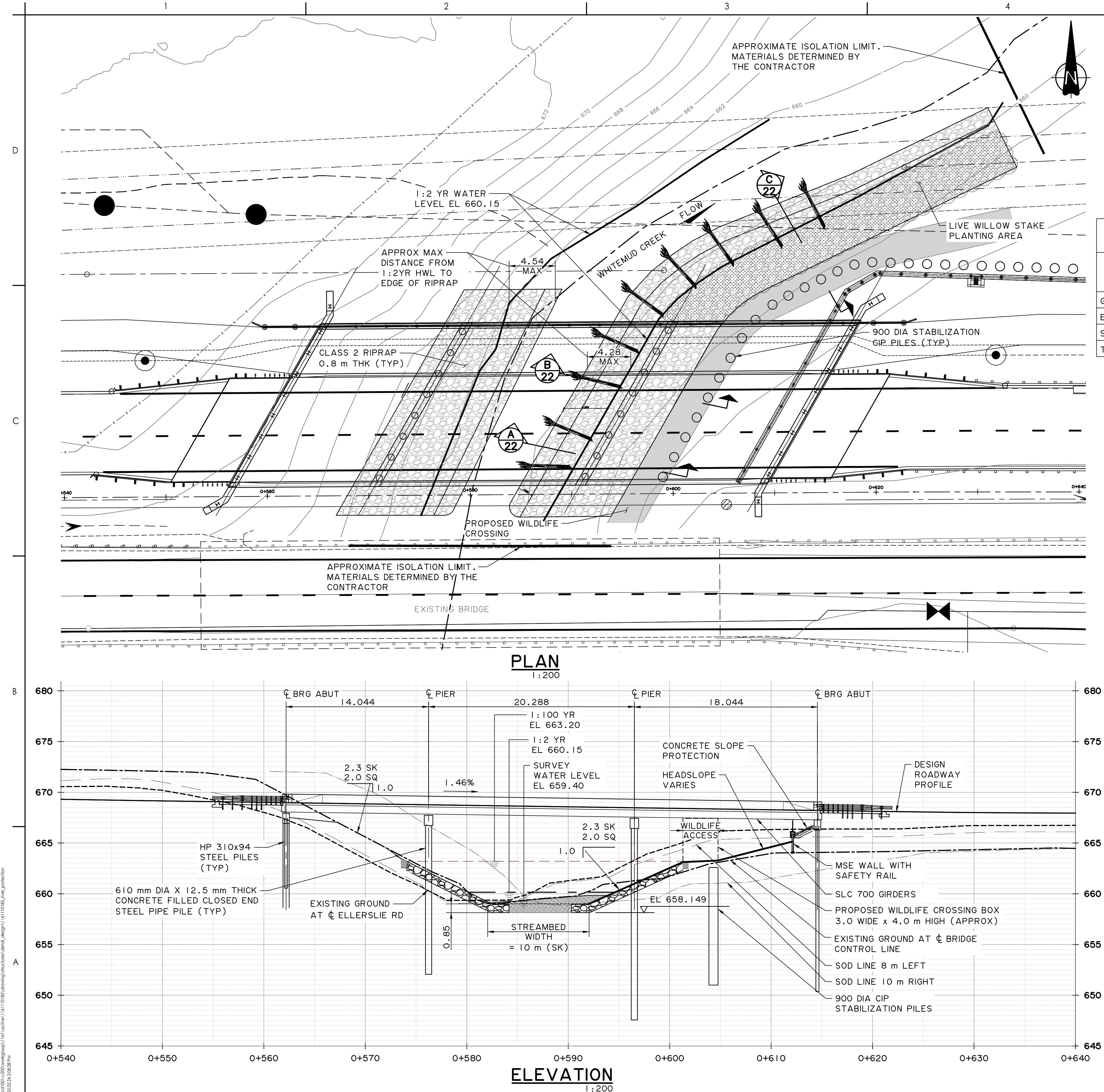
GRADATION REQUIREMENTS

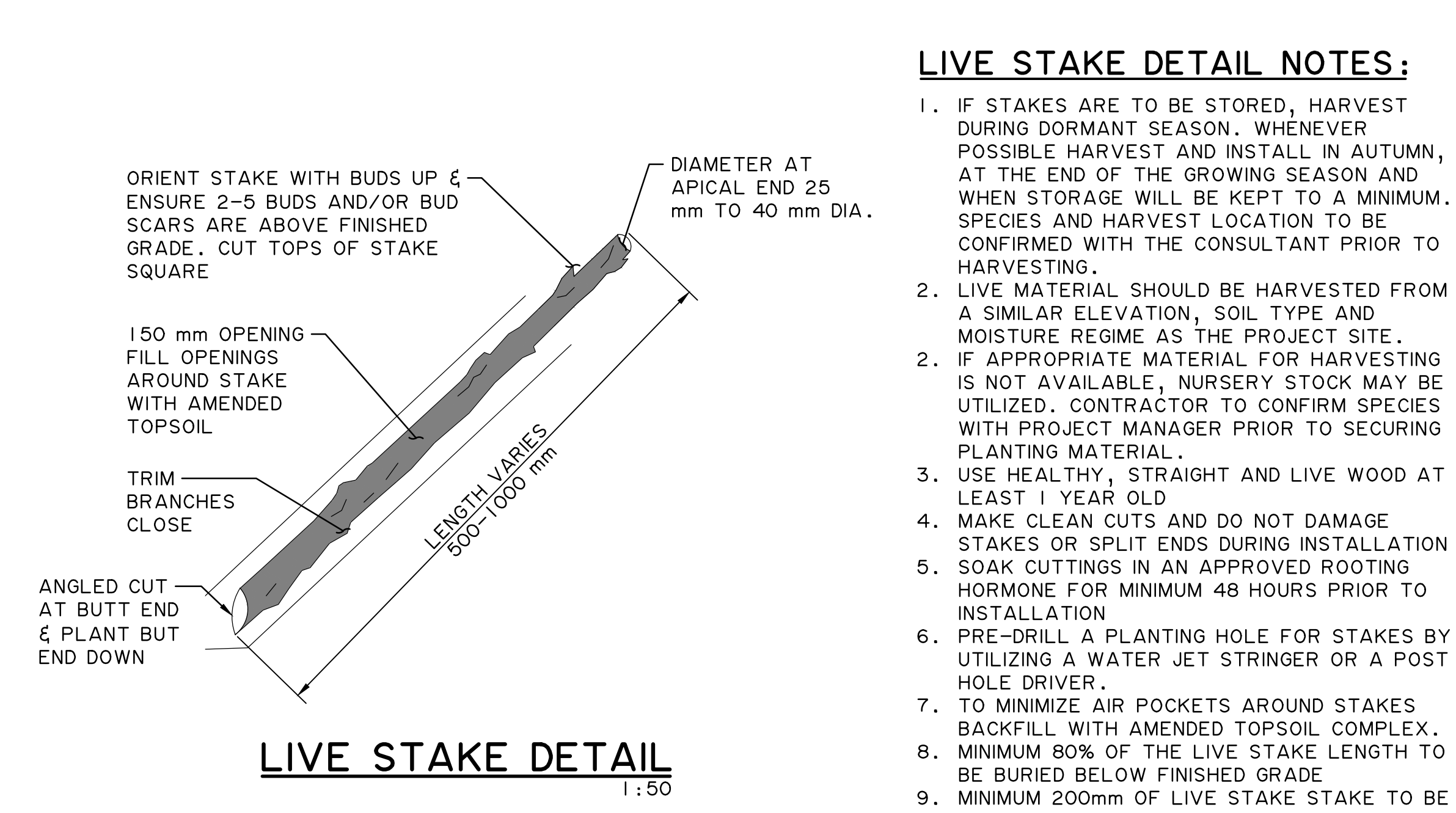
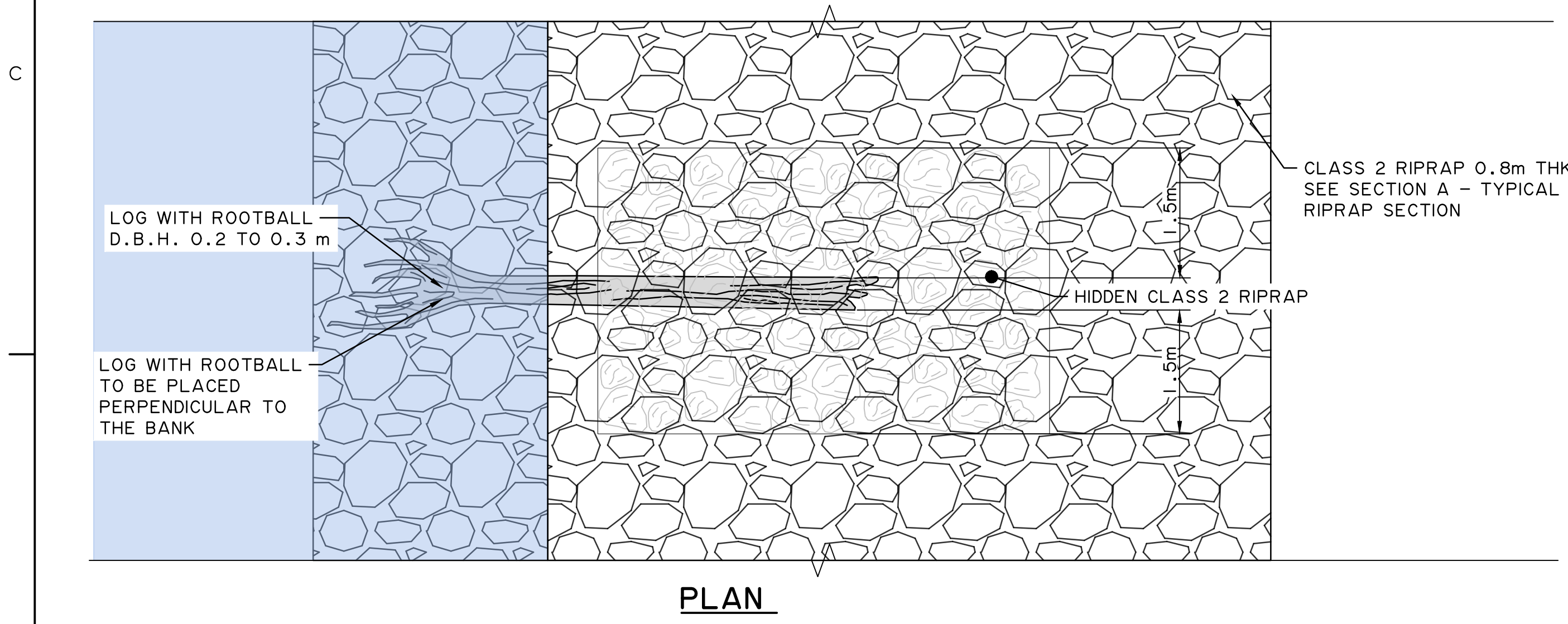
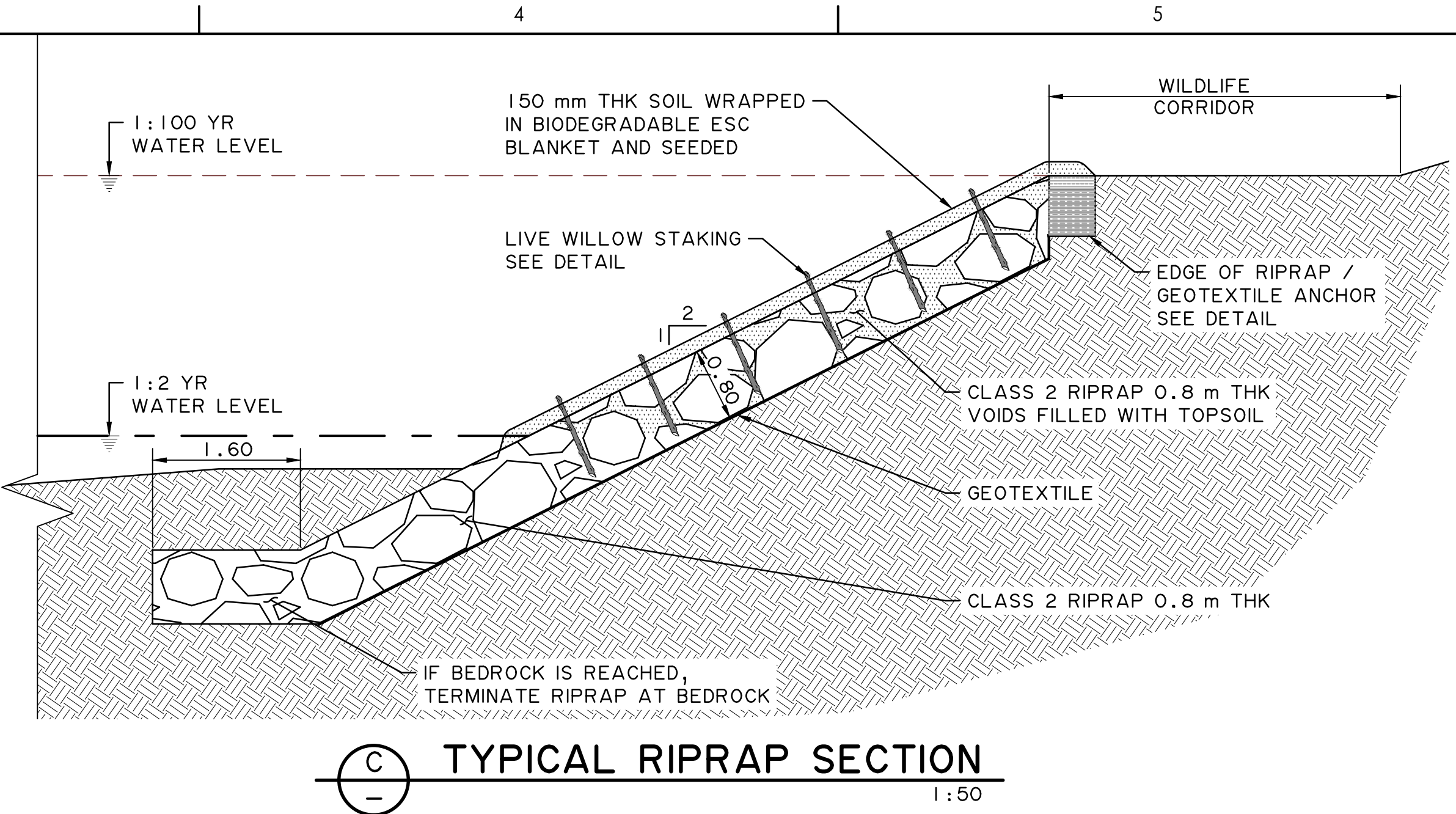
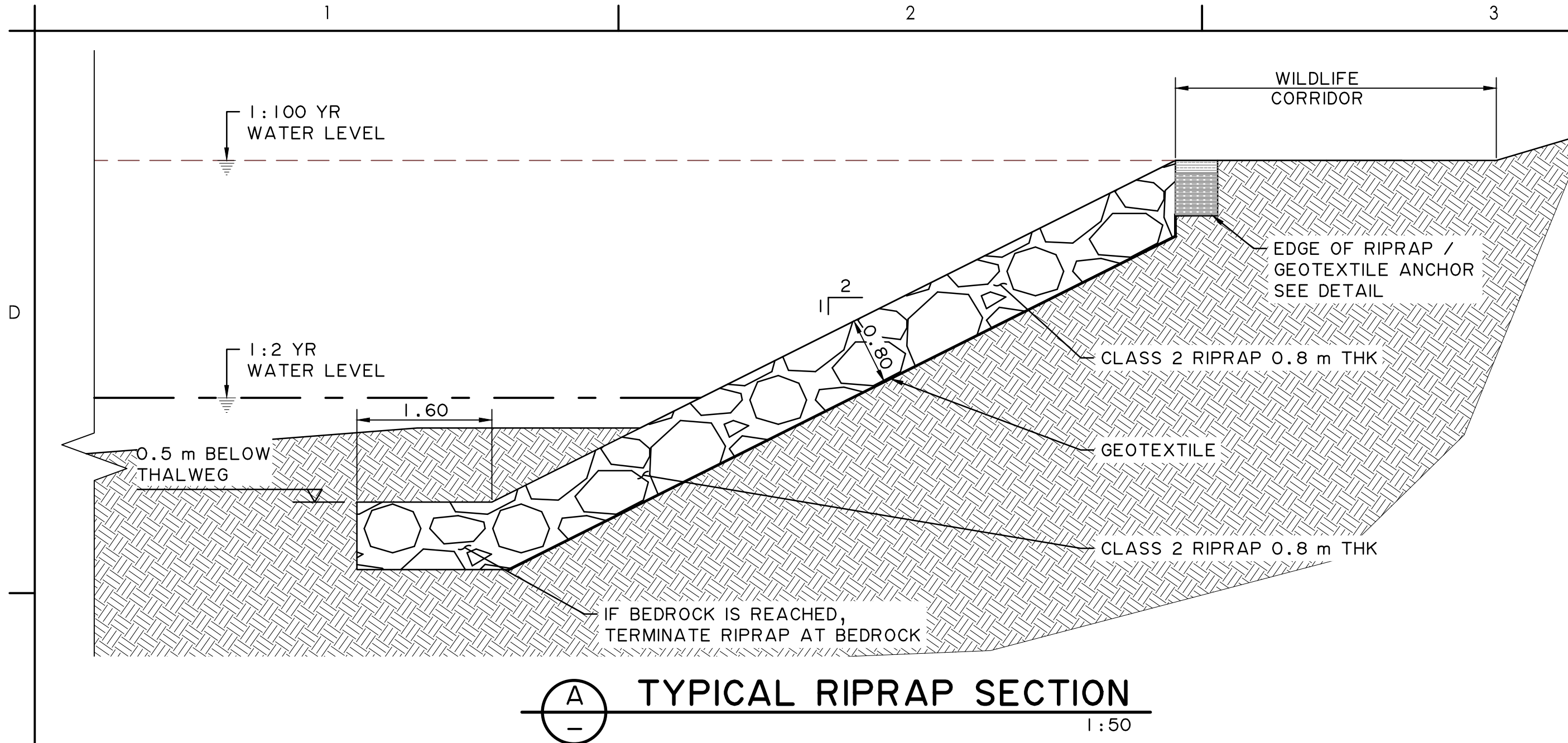
GRADATION		HEAVY ROCK RIPRAP CLASS
REQUIRED PROPERTIES	UNITS	2
NOMINAL MASS	kg	200
NOMINAL DIAMETER	mm	500
NONE GREATER THAN	mm	700
20% TO 50%	kg	300
	mm	600
50% TO 80%	kg	200
	mm	500
100% GREATER THAN	kg	40
	mm	300

EXCAVATION	m ³	1300	
CLASS 2 RIPRAP	m ³	862	
LOG WITH ROOTBALL	EA	9	
LIVE STAKES	EA	163	
ITEM	UNIT	ESTIMATE	AS CONSTR
QUANTITY ESTIMATE			

PLAN
1:200

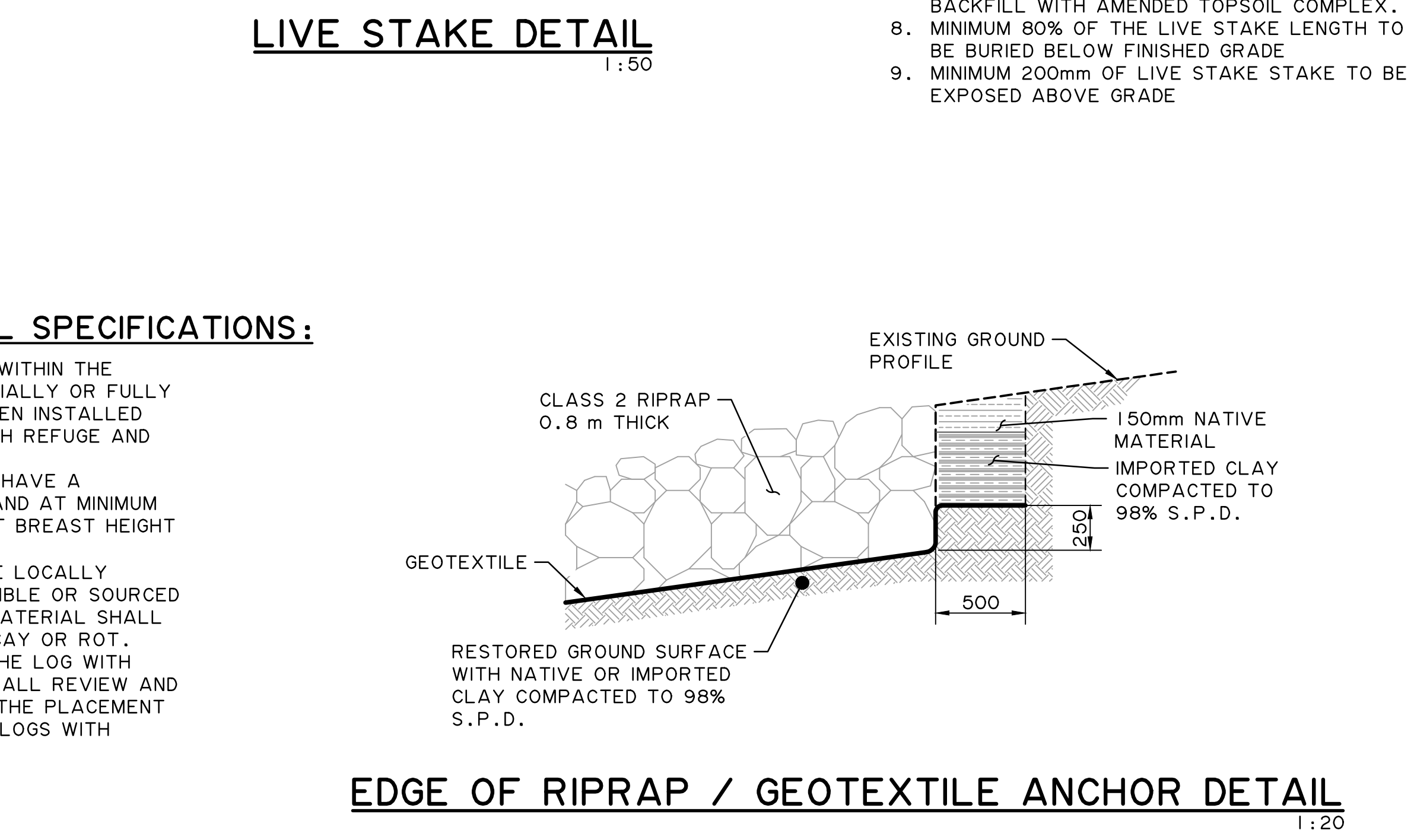
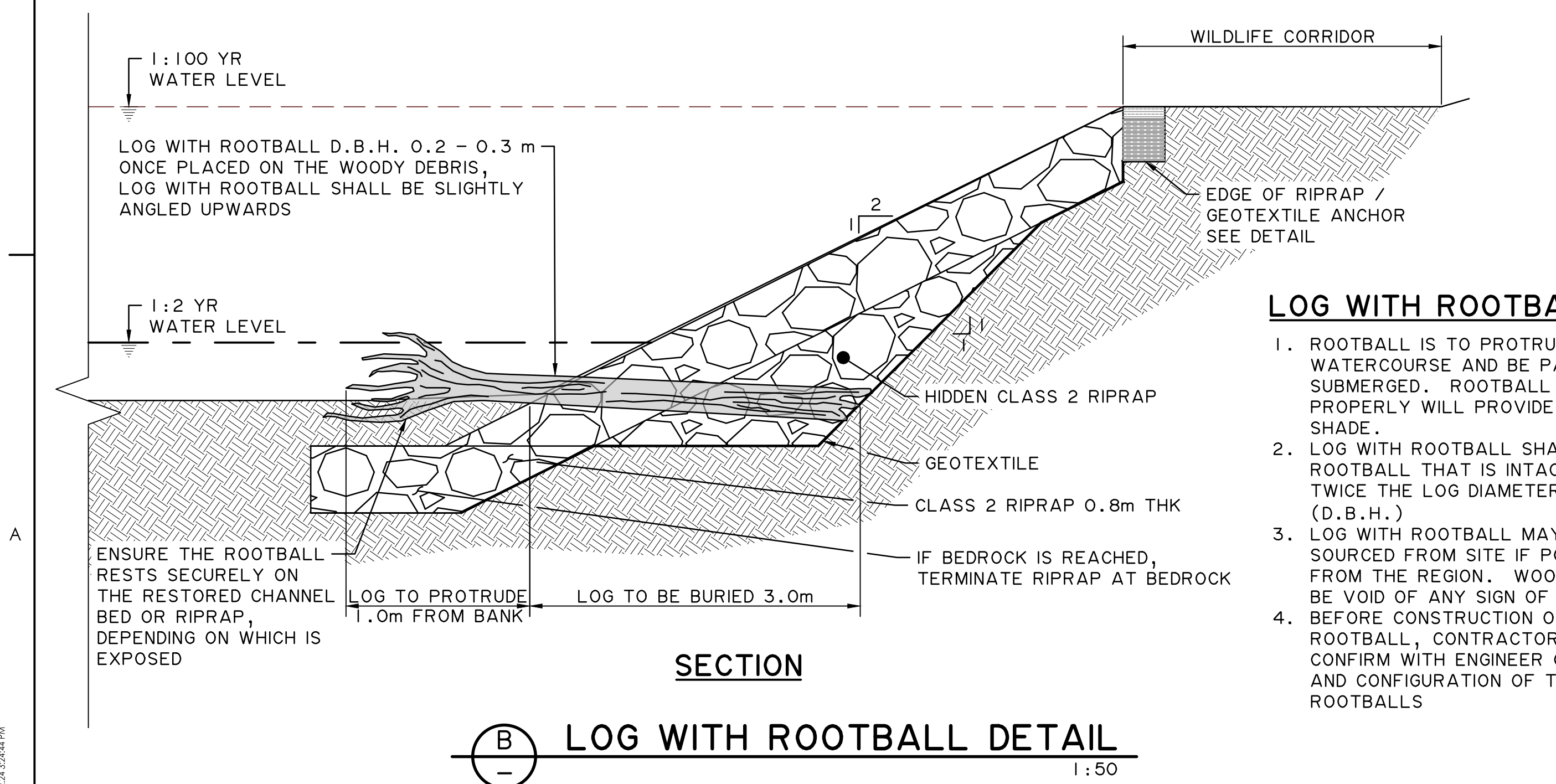
ELEVATION
1:200





LIVE STAKE DETAIL NOTES:

1. IF STAKES ARE TO BE STORED, HARVEST DURING DORMANT SEASON. WHENEVER POSSIBLE HARVEST AND INSTALL IN AUTUMN, AT THE END OF THE GROWING SEASON AND WHEN STORAGE WILL BE KEPT TO A MINIMUM. SPECIES AND HARVEST LOCATION TO BE CONFIRMED WITH THE CONSULTANT PRIOR TO HARVESTING.
2. LIVE MATERIAL SHOULD BE HARVESTED FROM A SIMILAR ELEVATION, SOIL TYPE AND MOISTURE REGIME AS THE PROJECT SITE.
2. IF APPROPRIATE MATERIAL FOR HARVESTING IS NOT AVAILABLE, NURSERY STOCK MAY BE UTILIZED. CONTRACTOR TO CONFIRM SPECIES WITH PROJECT MANAGER PRIOR TO SECURING PLANTING MATERIAL.
3. USE HEALTHY, STRAIGHT AND LIVE WOOD AT LEAST 1 YEAR OLD
4. MAKE CLEAN CUTS AND DO NOT DAMAGE STAKES OR SPLIT ENDS DURING INSTALLATION
5. SOAK CUTTINGS IN AN APPROVED ROOTING HORMONE FOR MINIMUM 48 HOURS PRIOR TO INSTALLATION
6. PRE-DRILL A PLANTING HOLE FOR STAKES BY UTILIZING A WATER JET STRINGER OR A POST HOLE DRIVER.
7. TO MINIMIZE AIR POCKETS AROUND STAKES BACKFILL WITH AMENDED TOPSOIL COMPLEX.
8. MINIMUM 80% OF THE LIVE STAKE LENGTH TO BE BURIED BELOW FINISHED GRADE
9. MINIMUM 200mm OF LIVE STAKE STAKE TO BE EXPOSED ABOVE GRADE



LOG WITH ROOTBALL SPECIFICATIONS:

1. ROOTBALL IS TO PROTRUDE WITHIN THE WATERCOURSE AND BE PARTIALLY OR FULLY SUBMERGED. ROOTBALL WHEN INSTALLED PROPERLY WILL PROVIDE FISH REFUGE AND SHADE.
2. LOG WITH ROOTBALL SHALL HAVE A ROOTBALL THAT IS INTACT AND AT MINIMUM TWICE THE LOG DIAMETER AT BREAST HEIGHT (D.B.H.)
3. LOG WITH ROOTBALL MAY BE LOCALLY SOURCED FROM SITE IF POSSIBLE OR SOURCED FROM THE REGION. WOOD MATERIAL SHALL BE VOID OF ANY SIGN OF DECAY OR ROT.
4. BEFORE CONSTRUCTION OF THE LOG WITH ROOTBALL, CONTRACTOR SHALL REVIEW AND CONFIRM WITH ENGINEER ON THE PLACEMENT AND CONFIGURATION OF THE LOGS WITH ROOTBALLS

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Title
ELLERSLIE ROAD BRIDGE OVER WHITEMUD CREEK
RIVER PROTECTION - SHEET 2

Project No. 1161 110185 Scale

Revision 0 Sheet 22 of 24 Drawing No.

S001-022

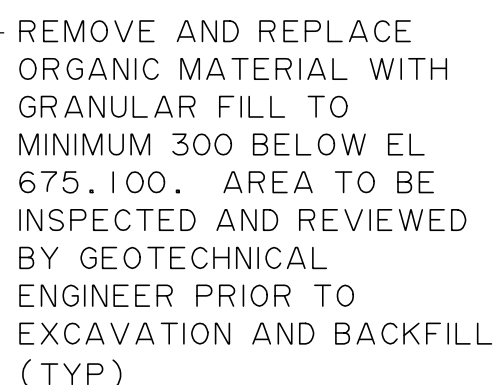


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Notes

| : 300



LOOKING TOWARDS WALL | : | 00

FRONT OF WALL SHOWN



- ALL DIMENSIONS SHOWN ON THE GENERAL LAYOUT AND INFORMATION SHEETS ARE GIVEN IN METRES. ALL OTHER DRAWINGS ARE DIMENSIONED IN MILLIMETRES EXCEPT FOR STATIONS AND ELEVATIONS WHICH ARE EXPRESSED IN METRES
- GEOTECHNICAL INFORMATION PROVIDED FOR THIS PROJECT WAS COMPILED FROM THE REPORT, "ELLERSLIE ROAD – WHITEMUD CREEK BRIDGE CROSSING GEOTECHNICAL INVESTIGATION PREPARED BY STANTEC CONSULTING LTD. DATED JANUARY 31, 2025

- CREEK SURVEY INFORMATION PROVIDED BY STANTEC GEOMATICS LTD., COMPLETED JULY 2021 UNDER THE DIRECT SUPERVISION OF JOEL CORCORAN, ALS
- BOUNDARY SURVEY INFORMATION PROVIDED BY STANTEC GEOMATICS LTD., COMPLETED MARCH 2023 UNDER THE DIRECT SUPERVISION OF JOEL CORCORAN, ALS

- ASCM 181636 N 5921414.621 E 29377.379 EL 685.546T
- THE COORDINATES AND STATIONING ARE BASED ON NAD '83 DATUM USING 3TM GRID PROJECTION, CENTRAL MERIDIAN 114°W. A COMBINED SCALE FACTOR OF 0.999808 HAD BEEN ADOPTED FOR THIS PROJECT

- DESIGN CODE CAN/CSA-S6-19
- MSE WIRE WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 25 – MECHANICALLY STABILIZED EARTH WALL OF THE ALBERTA TRANSPORTATION STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION 2020
- DESIGN LIFE – 100 YEARS
- COBBLE ROCK TO FILL GABIONS SHALL MEET THE FOLLOWING SPECIFICATIONS

DESIGNATION EMBANKMENT ROCK FILL CLASS 200	
m SIEVE SIZE	mm
200 000	100
150 000	50 - 80
125 500	0

WORKING POINT (WP) TABLE				
WP	STATION	ELEVATION	NORTHING	EASTING
WP1	0+000.000	679.339	5921373.992	29143.052
WP2	0+015.410	679.763	5921374.243	29158.457
WP3	0+021.470	675.990	5921378.261	29162.998
WP4	0+036.790	680.693	5921373.394	29177.525
WP5	0+064.690	683.634	5921373.671	29205.422

MSE WIRE WALL	m ²	235	
BACKFILL (REINFORCE ZONE) CRUSHED GRANULAR (DES 2, CLASS 40)	m ³	765	
ITEM	UNIT	ESTIMATE	AS CONSTR
QUANTITY ESTIMATE			

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Client/Project Logo

Client/Project
BROOKFIELD RESIDENTIAL
(ALBERTA) LP
ELLERSLIE ROAD SW
ECO STATION ROAD TO GRAYDON HILL BLVD.
EDMONTON, AB

Title
ELLERSLIE ROAD
WELDED WIRE MESH FACE MSE WALL
GENERAL LAYOUT

Project No.	Scale
1161 110185	

Revision	Sheet	Drawing No.
0	1 of 4	S002 001

S002-001

\\cd1001-c200\workgroup\1161\active\116110185\drawing\structures\mse wall at culvert location\9022_001-002a

ORIGINAL SHEET ANGLE



Stantec Consulting Ltd.
300-10220 103 Avenue NW
Edmonton AB T5J 0K4
Tel: (780) 917-7000
www.stantec.com

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Notes

Revision		By	Appd	YYYY.MM.DD	
2	2ND SUBMISSION	RC	RM	2025.01.31	
1	1ST SUBMISSION	RC	JC	2024.02.02	
Issued		By	Appd	YYYY.MM.DD	
File Name: S002_001-002A		JDC	RC	SL	2023.07.22
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD	

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EDMONTON, AB

Title
ELLERSLIE ROAD - CULVERT
WELDED WIRE MESH FACE MSE WALL
SECTIONS - SHEET 1

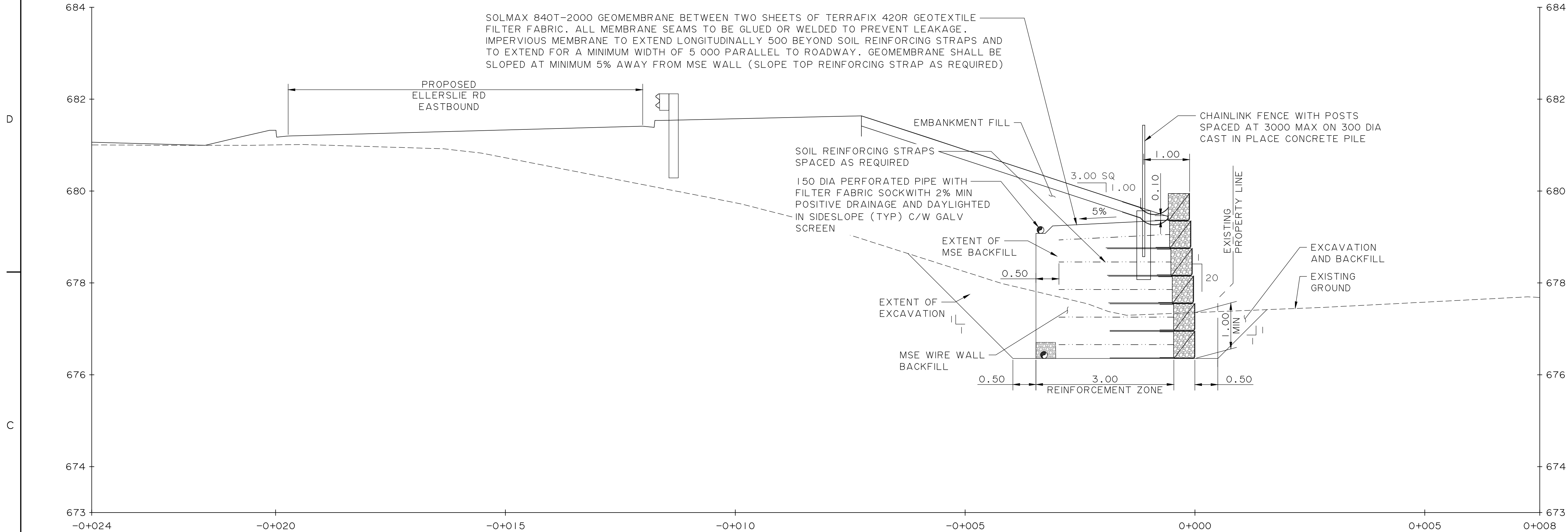
Project No.
1161 110185

Scale

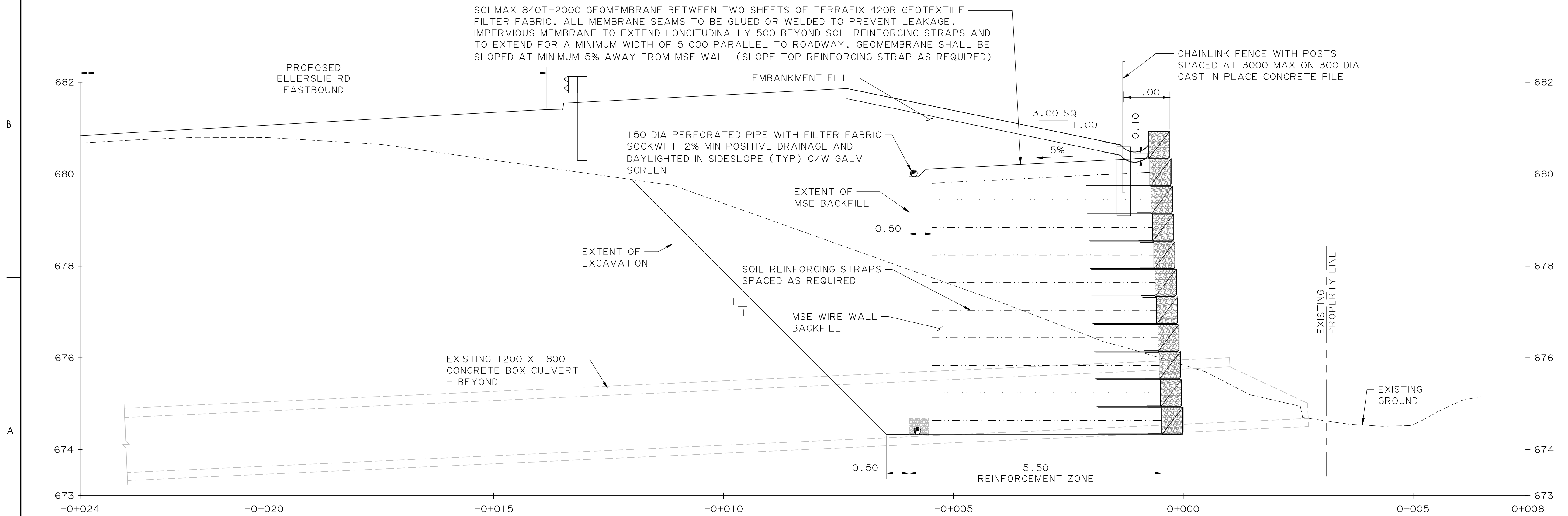
Revision Sheet
0 2 of 4

Drawing No.

S002-002



A SECTION
1:50



B SECTION
1:50



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Revision	By	Appd	YYYY.MM.DD
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2	2ND SUBMISSION	RC	RM
1	1ST SUBMISSION	RC	JC

Issued	By	Appd	YYYY.MM.DD
File Name: S002_001-002A	JDC	RC	2023.07.22
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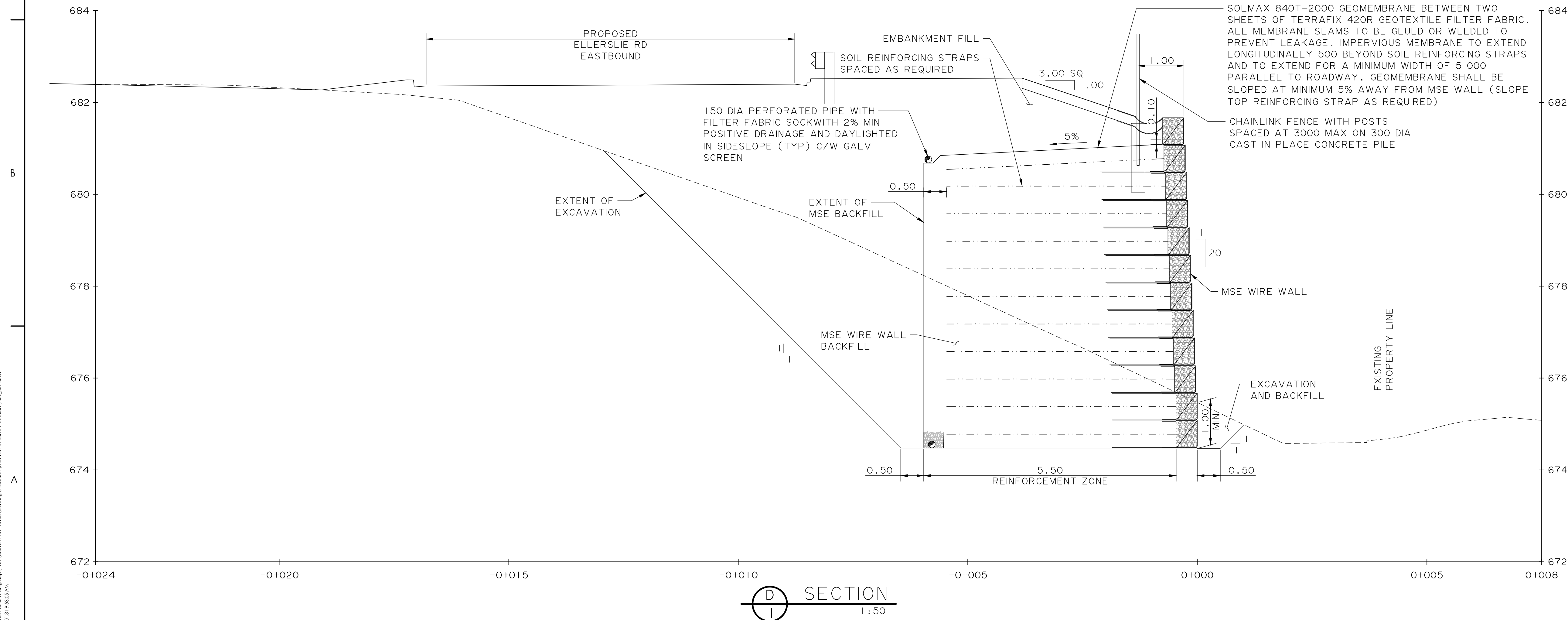
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ELLERSLIE ROAD SW
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EDMONTON, AB

Title
ELLERSLIE ROAD
CULVERT GABION WIRE WALL
MSE WIRE WALL SECTIONS - SHEET 2

Project No.	Scale
1161 110185	

Revision	Sheet	Drawing No.
0	3 of 4	S002 003





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EDMONTON, AB

Title
ELLERSLIE ROAD
CULVERT GABION WIRE WALL
MSE WIRE WALL SECTIONS - SHEET 3

Project No.
1161 110185

Scale

Revision
0

Sheet
4 of 4

Drawing No.

S002-004