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## **Development Permit Notice of Decision**

Date of Decision: May 16, 2022

City of Beaumont – Beaumont Fire Services  
5600 49 Street  
Beaumont, AB. T4X 1A1

**Proposed Development:** **Temporary Government Development:** Fire Training Facility  
**Legal Description:** Plan 072 7682, Block 1, Lot 4  
**Municipal Address:** 24130 TWP RD 510, Beaumont, AB  
**Land Use District:** Agricultural Holding District  
**Permit Number:** 2021-711  
**Tax Roll:** 050500

**Development Permit Status:** Approved with conditions

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### **Development Permit Conditions**

The development noted above is considered a Permitted Use within the Agricultural Holding District, and has been **approved** by the Development Authority subject to the conditions listed below. Unless otherwise provided for in this approval, all requirements of the City of Beaumont Land Use Bylaw 944-19 shall be met. **Be sure to review all the documentation included with this permit.**

1. Development shall commence within one year from the date of decision noted above. If the development does not commence within this time frame, a new development permit will be required.
2. Permit shall be valid for 3 years unless an extension has been requested and approved by the Development Authority.
3. Shall not include training for "rescue and extraction" response as described within the City of Beaumont's Fire Bylaw 815-13.
4. Location of the Fire Training Facility is approved as per the attached site plan.
5. Approval is required from Apex Utilities for any work in the southeast corner of the property (Recycling Area) that involves changes to the cover over the Utility line prior to any development. Should there be work in this area, Apex Utility will need to be consulted and written approval granted.
6. The Applicant shall ensure that consideration be given to controlling noise on the site in addition to establishing reasonable hours of operation in accordance with Bylaw 642-05 Abatement of Noise.
7. Install a windsock and only do burns while the prevailing winds are to the west or northwest and fire shall be directed away from the residential areas.
8. Hydrocarbon fuels cannot be used as accelerants.
9. Only water shall be used for fire suppression.

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12. Only Class "A" material (pallets and plywood sheets) shall be burned onsite as per NFPA 1403 on Live Fire Training,, Fuel Materials 4.13.1.
13. Shall comply with City of Beaumont's Fire Bylaw 815-13.
14. A separate permit and approval are required for any signage on the building/property which shall follow the regulations of the Land Use Bylaw.

**Failure to comply with any of the preceding conditions will render this permit null and void.**

### **Additional Information**

1. This Notice of Decision is NOT a building permit. Work or construction shall not commence until an applicable Building Permit has been issued under the *Alberta Safety Codes Act* and any other applicable bylaws or regulations.
2. This Development Permit is issued under the City of Beaumont Land Use Bylaw 944-19. It does not exempt you from compliance with any other municipal bylaw or statutory plan applicable to the Proposed Development, any relevant federal or provincial statute or regulation, or any easement, covenant, agreement, or contract affecting the subject lands.
3. The Fire Training Facility shall be built to the NFPA 1402 Standard for Fire Training Buildings.
4. The drawings need to be stamped by an Alberta Engineer.
5. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.

### **Permit Notification Information**

In accordance with the City of Beaumont Land Use Bylaw 944-19, notice regarding this Development Permit has been published on our website, only.

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For more information regarding this Development Permit, its conditions, or the Land Use Bylaw, contact the Development Authority who made the decision on this permit:

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## Development Permit Notice of Decision

Date of Decision: May 16, 2022

**Permit Number: 2021-711**

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Shari Edgington  
Development Officer  
780-340-1678  
[shari.edgington@beaumont.ab.ca](mailto:shari.edgington@beaumont.ab.ca)

### Appeal Information

Any Development Permit may be appealed to the Subdivision and Development Appeal Board (SDAB) if the permit was:

- a) issued for a permitted use with a variance, or for a discretionary use, or
- b) issued with conditions, or
- c) refused.

An appeal may be filed by:

- a) the person applying for the permit, and/or
- b) any person affected by the issuance of the permit.

As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

<b>Notice of Decision:</b>	May 16, 2022
<b>Appeal deadline:</b>	June 6, 2022
<b>Permit active</b> (if no appeals filed):	June 7, 2022

To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at [legislative@beaumont.ab.ca](mailto:legislative@beaumont.ab.ca). Appeals must be filed no later than 4:30 p.m. on the date indicated above.



May 16, 2022

Approved \_\_\_\_\_  
Development Officer

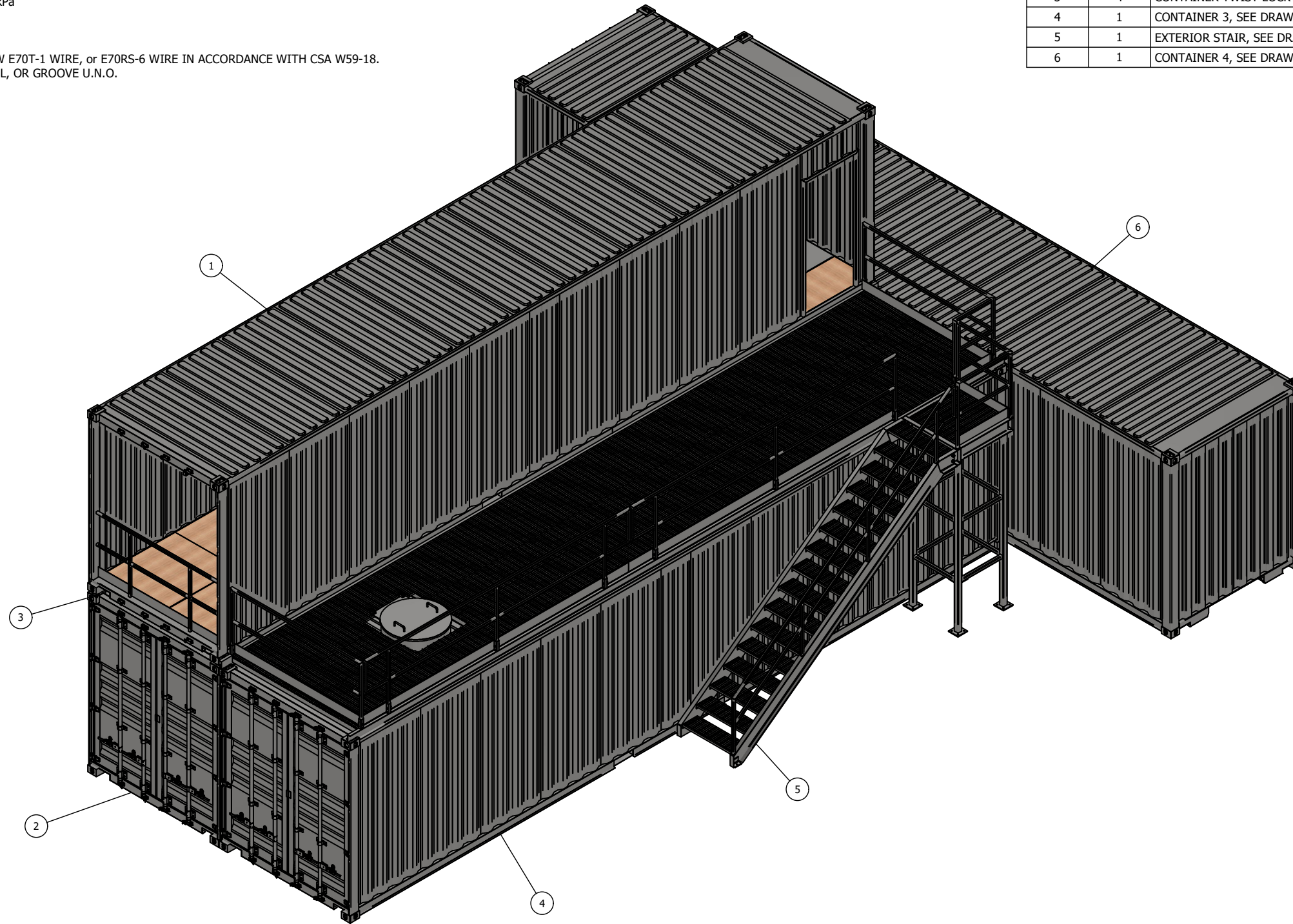
For location of the Fire Training Facility Only



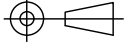

NOTES:

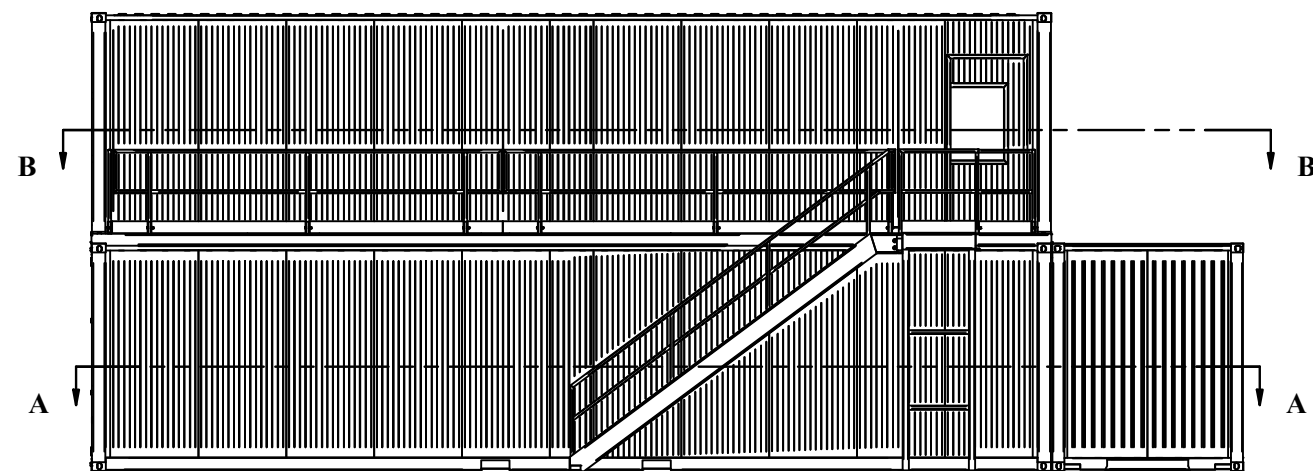
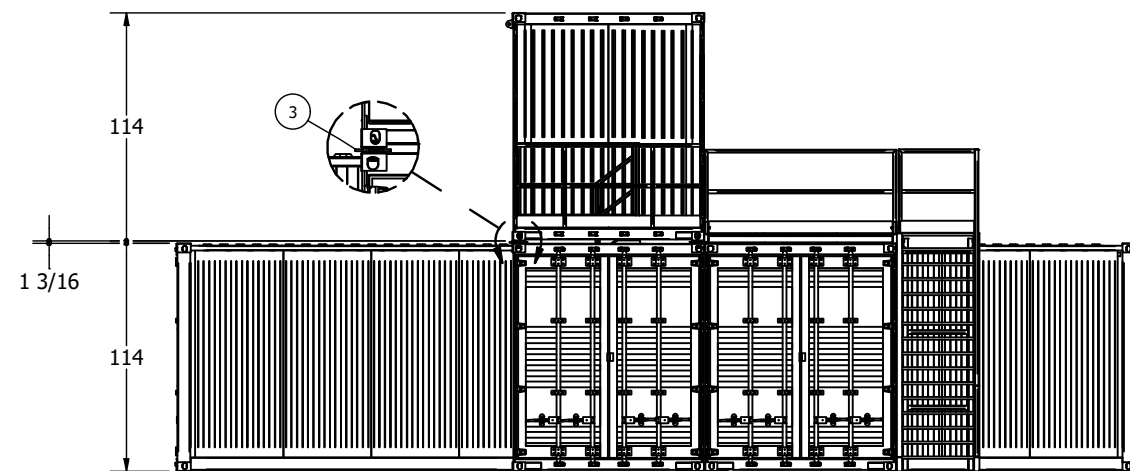
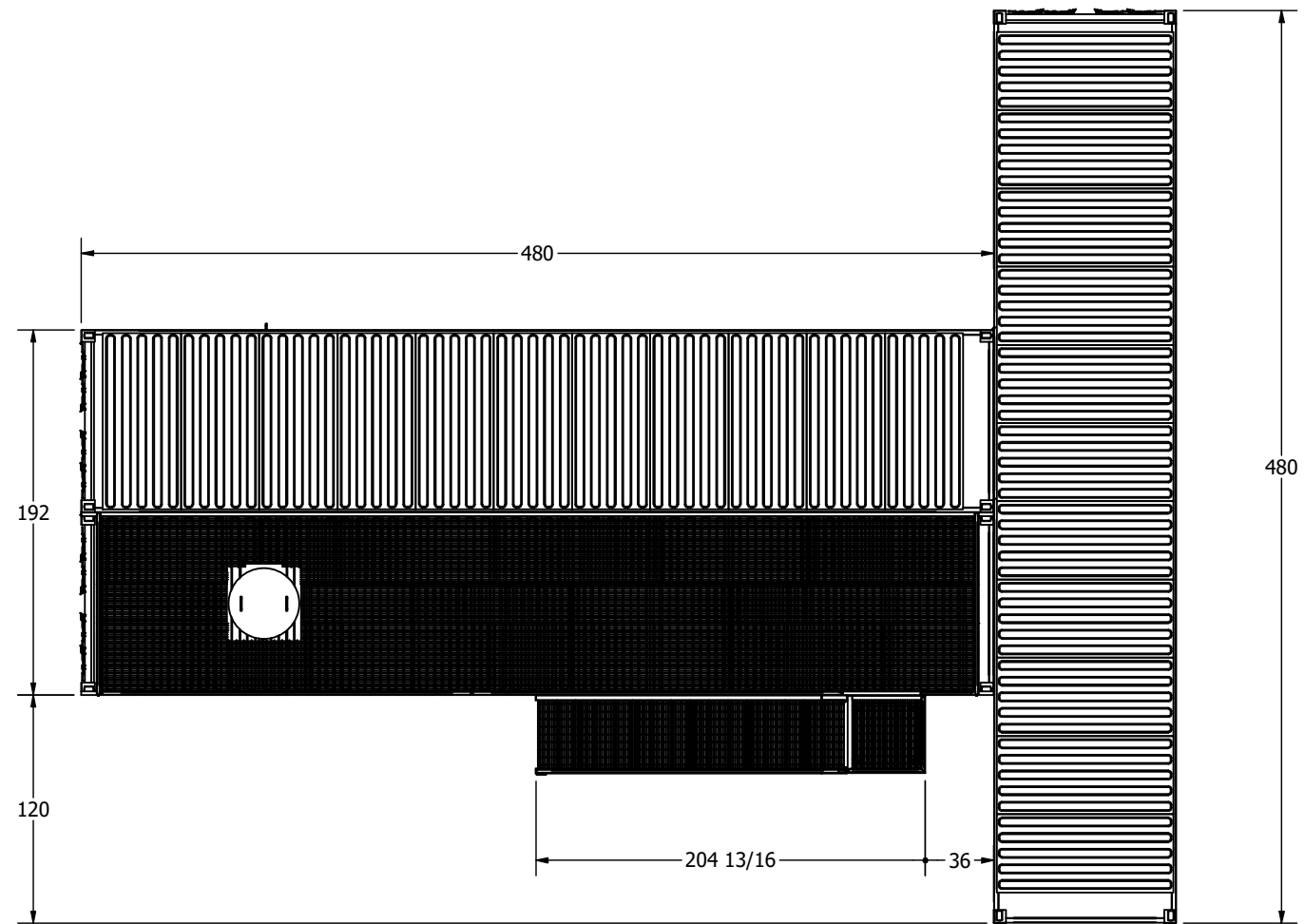
- 1) STRUCTURAL DESIGN TO NATIONAL BUILDING CODE 2019 PART 9.
- 2) MAXIMUM SPECIFIED LOADS AND EFFECTS FOR BEAUMONT, AB LOCATION;
  - FLOOR LIVE LOAD: L = 2.4 kPa
  - SPECIFIED GROUND SNOW LOAD  $S_s = 1.9$  kPa
  - ASSOCIATED RAIN LOAD  $S_r = 0.1$  kPa
  - DESIGN SNOW LOAD  $S = 1.15$  kPa
  - WIND LOAD  $q_{(1/50)} = 0.43$  kPa
- 3) WELD USING SMAW E7018 ELECTRODE, FCAW E70T-1 WIRE, or E70RS-6 WIRE IN ACCORDANCE WITH CSA W59-18.
- 4) ALL WELDS 3/16" CONTINUOUS FILLET, BEVEL, OR GROOVE U.N.O.

ITEM	QTY	DESCRIPTION	MATERIAL	WT (LBS)
1	1	CONTAINER 1, SEE DRAWING 212404-2		7455.1
2	1	CONTAINER 2, SEE DRAWING 212404-3		9748.6
3	4	CONTAINER TWIST LOCK		8.6
4	1	CONTAINER 3, SEE DRAWING 212404-4		12718.9
5	1	EXTERIOR STAIR, SEE DRAWING 212404-5		1805.8
6	1	CONTAINER 4, SEE DRAWING 212404-6		9087.9

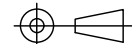



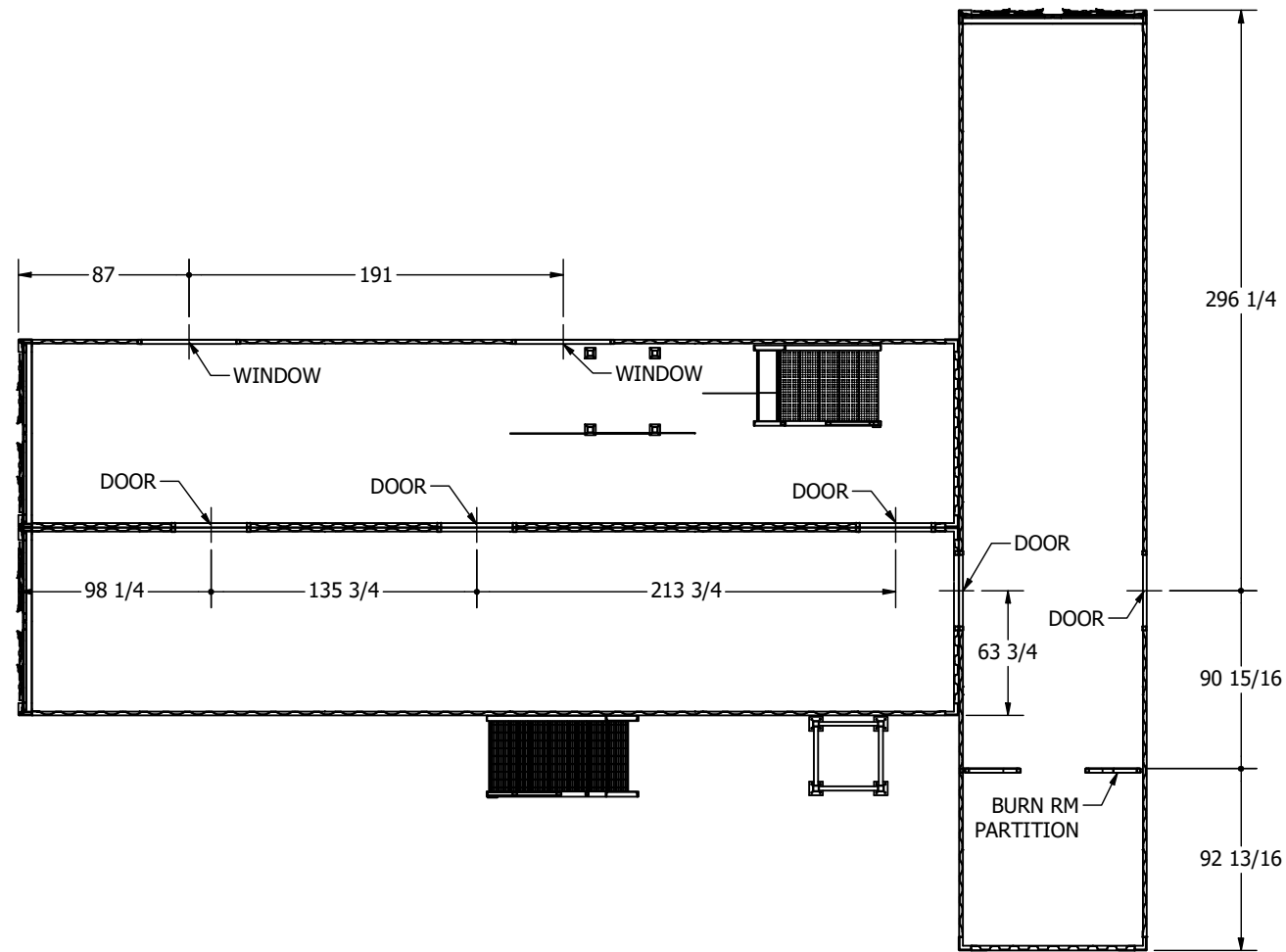
APEGA PERMIT P10678

					THIRD ANGLE PROJECTION:  UNLESS NOTED OTHERWISE DIMENSIONS IN INCHES DO NOT SCALE DRAWING	DECIMAL .X ± .1 .XX ± .03 .XXX ± .015	FRACTIONAL XX' - X X/X" ± 1/4" X' - X X/X" ± 1/8" X X/X" ± 1/16"	THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED, OR TRANSMITTED EXCEPT AS AUTHORIZED IN WRITING BY CS ENGINEERING INC.	DRAWN: cms 2021-08-05 CHECKED: as 2021-08-16 MFG: APPROVED: cms 2021-08-16	CLIENT: CNG CONTAINERS TITLE: BEAUMONT FIRE TRAINING CENTRE GENERAL ARRANGEMENT	 PO Box 1406, Camrose AB T4V 1X3   (780)672-4920   info@cseng.ca
REV	DATE	DESCRIPTION	DRW	CHK	APP				SHEET: 1 OF 3 DATE: 2021-08-05 SCALE: NONE	DRAWING NO.: 212404-1 SIZE: B REV: 0	

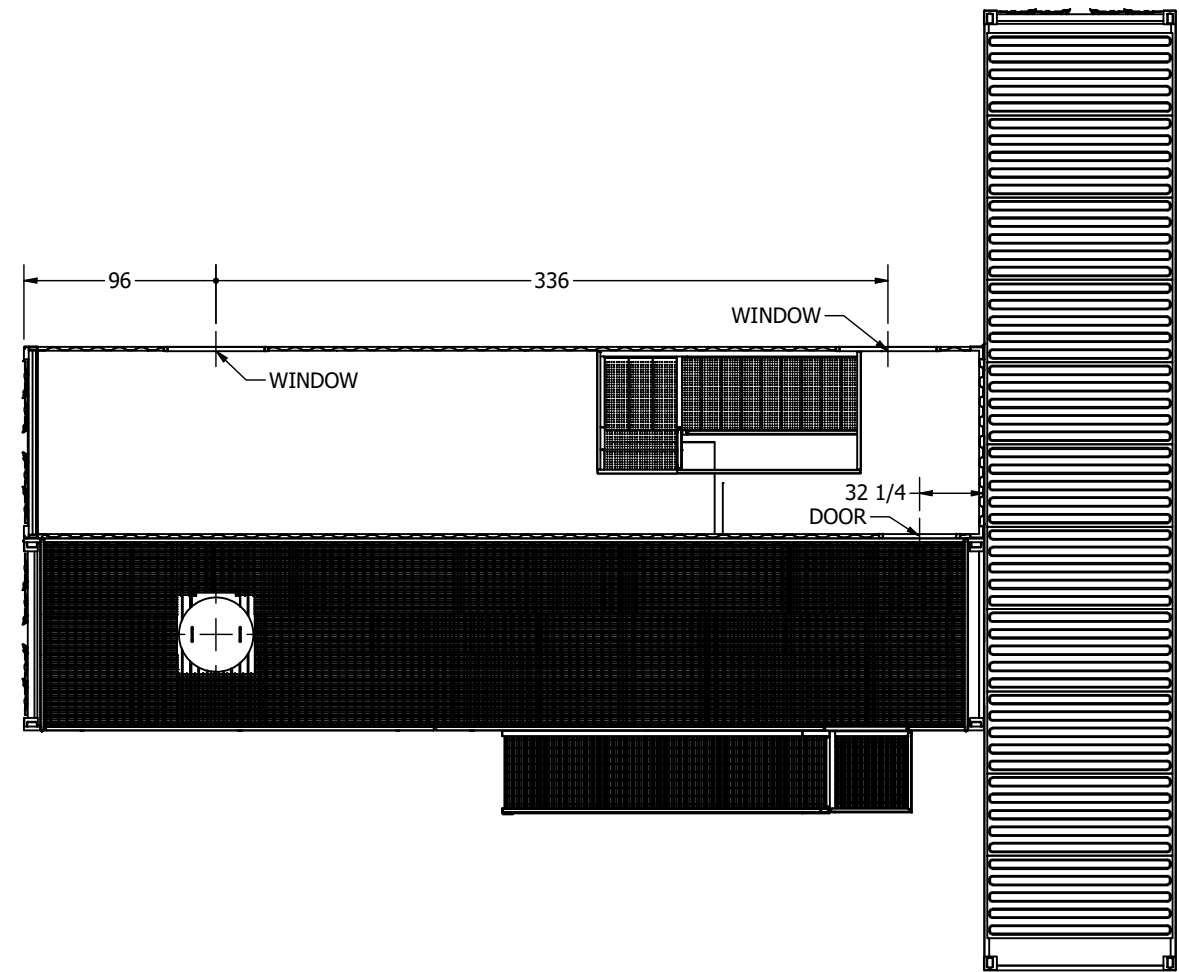


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REV	DATE	DESCRIPTION	DRW	CHK	APP								

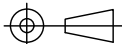



SECTION A-A



SECTION B-B

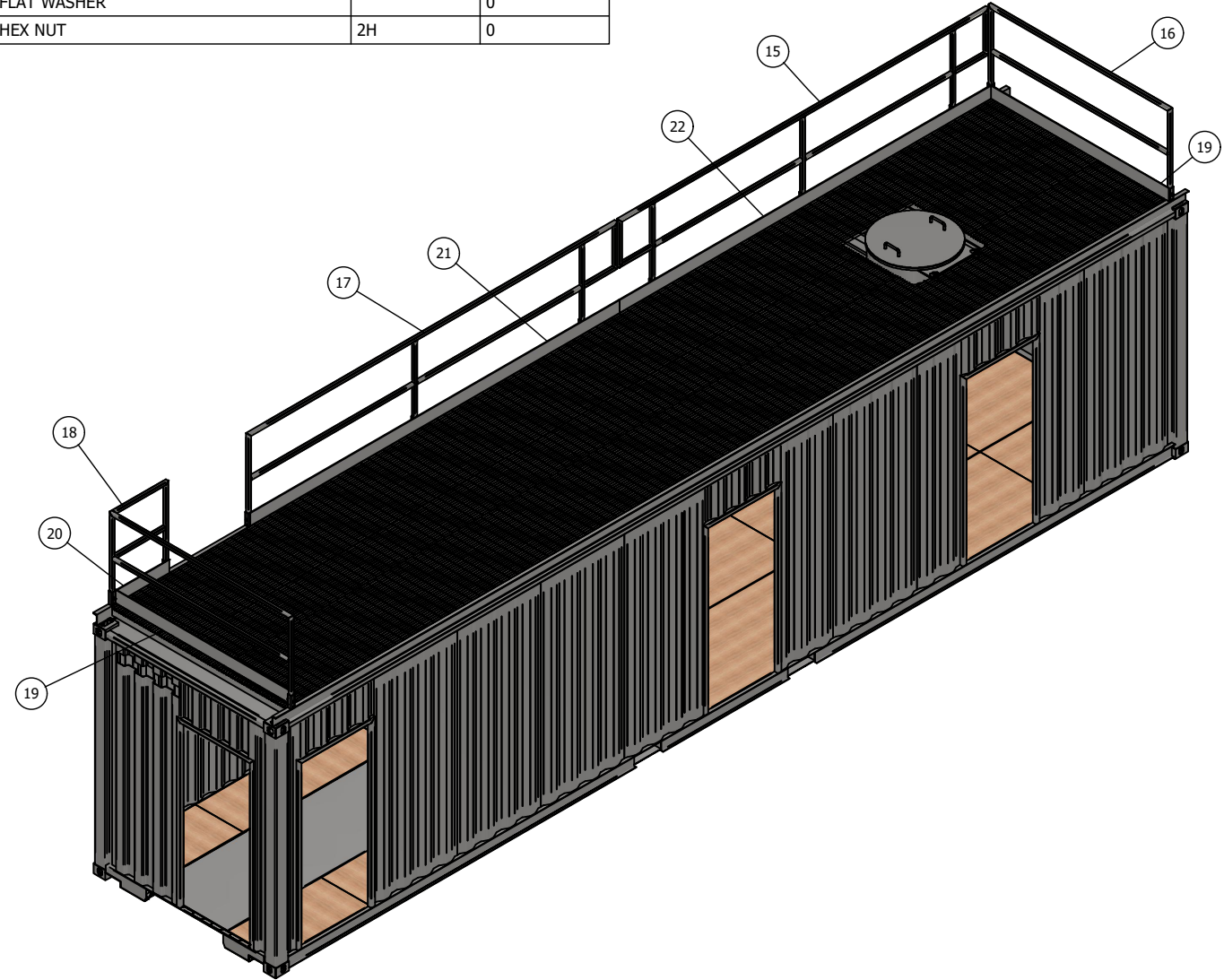
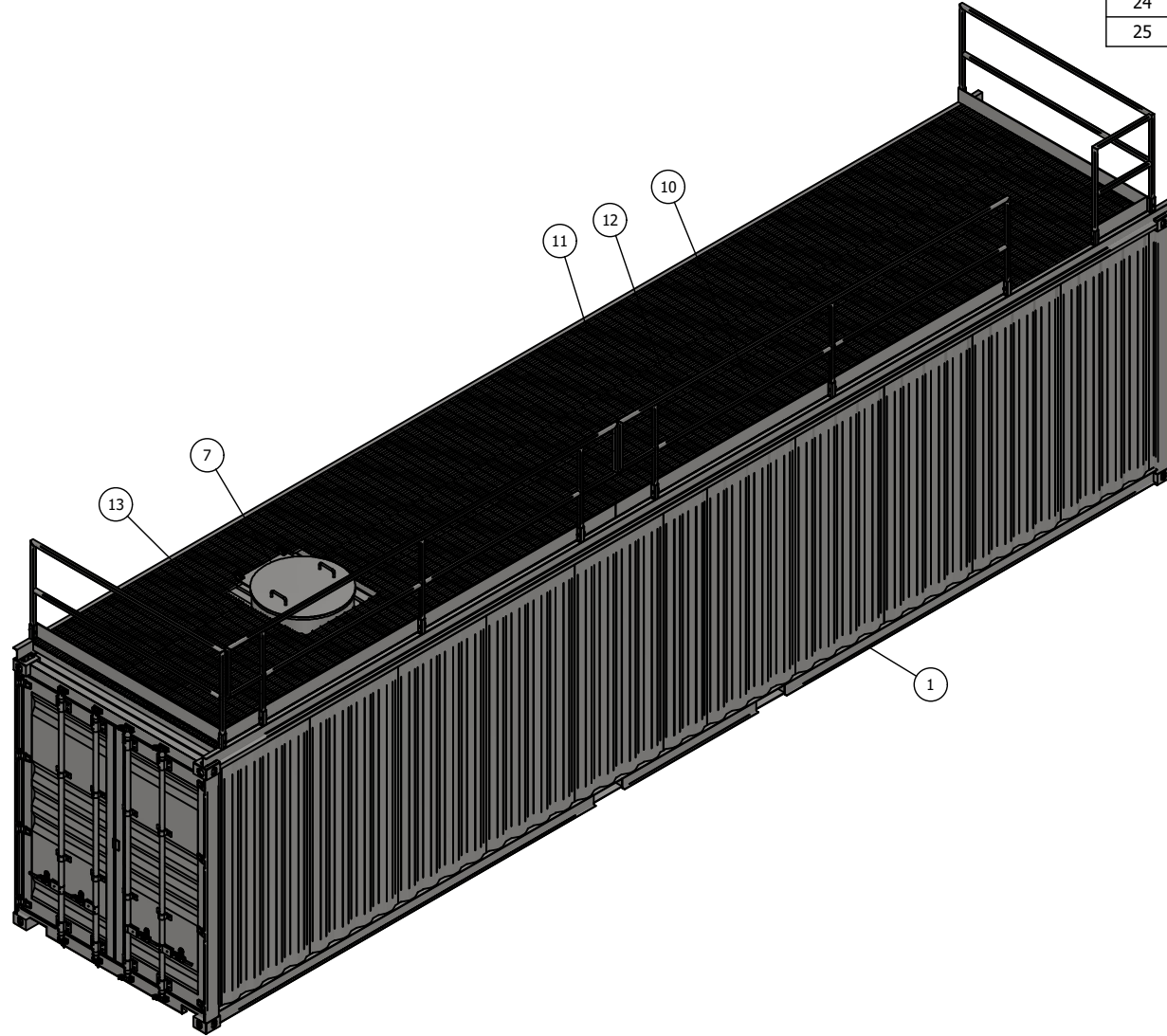
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					UNLESS NOTED OTHERWISE DIMENSIONS IN INCHES DO NOT SCALE DRAWING			CHECKED: as 2021-08-16	TITLE: BEAUMONT FIRE TRAINING CENTRE GENERAL ARRANGEMENT					
REV	DATE	DESCRIPTION	DRW	CHK	APP			APPROVED: cms 2021-08-16	SHEET: 3 OF 3	DATE: 2021-08-05		SCALE: 1/8" = 1'-0"	DRAWING NO.: 212404-1	SIZE: B

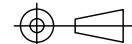



NOTES:  
 1) DIMENSIONS MAY VARY PENDING CONTAINER CONSTRUCTION. VERIFY APPLICABLE MATERIAL LENGTHS PRIOR TO FABRICATION.  
 2) WELD USING SMAW E7018 ELECTRODE, FCAW E70T-1 WIRE, or E70RS-6 WIRE IN ACCORDANCE WITH CSA W59-18.  
 3) ALL WELDS 3/16" CONTINUOUS FILLET, BEVEL, OR GROOVE U.N.O.  
 4) DOORS AND WINDOWS PER CONTRACTOR / OWNER REQUIREMENTS.

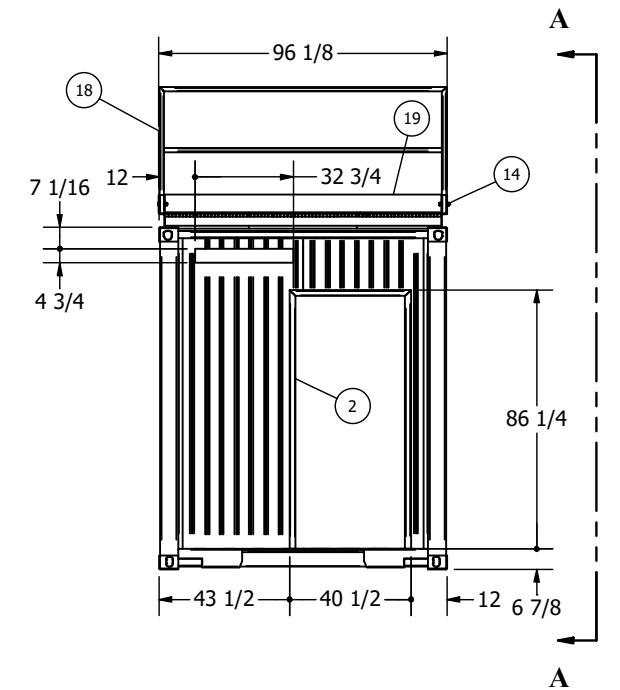
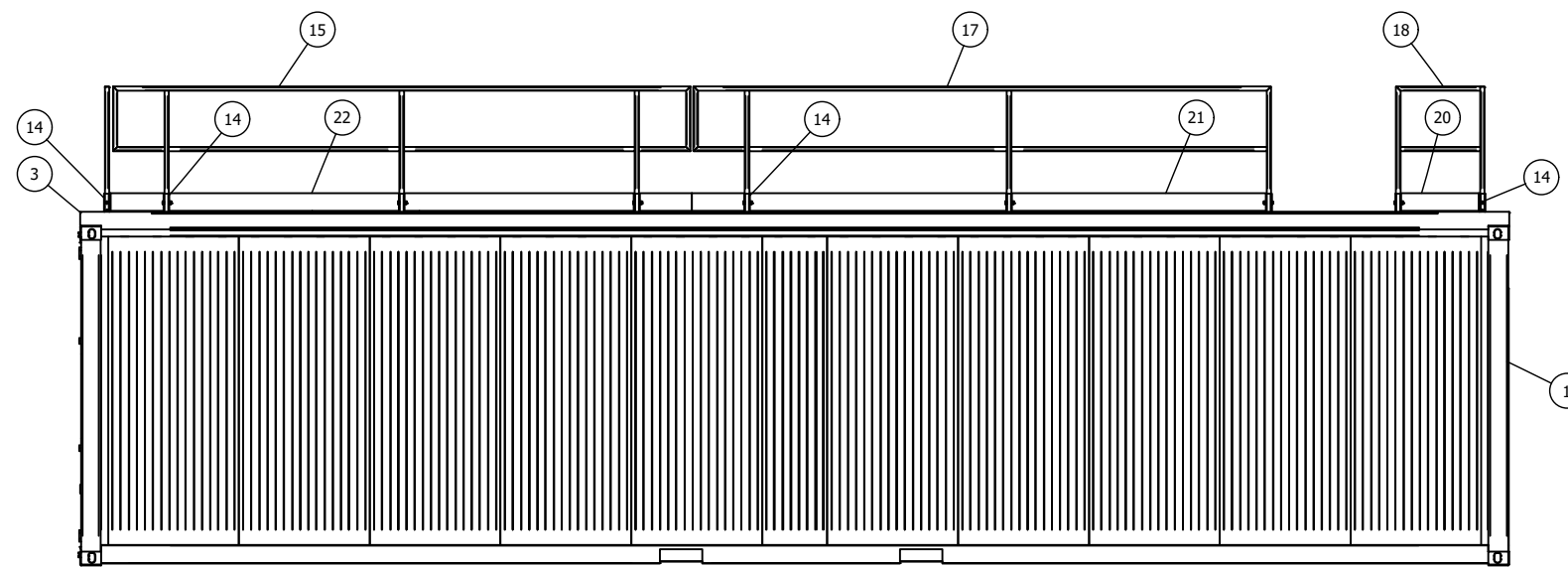
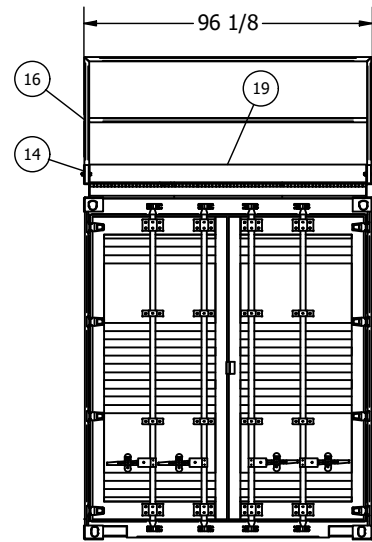
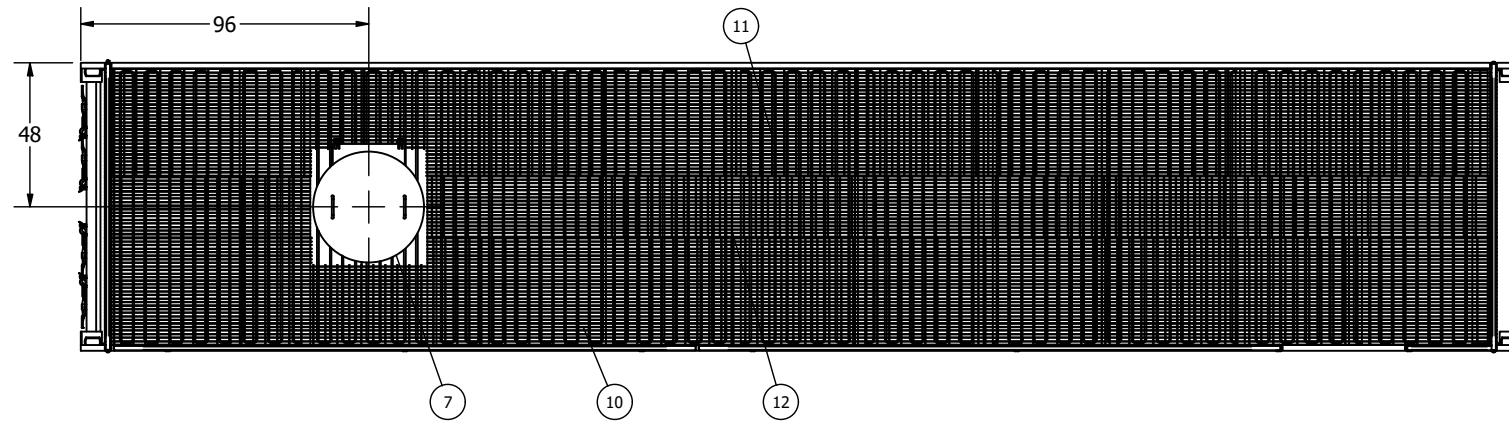
ITEM	QTY	DESCRIPTION	MATERIAL	WT (LBS)	ITEM	QTY	DESCRIPTION	MATERIAL	WT (LBS)
12	1	1 1/4 x 3/16 BB SERRATED GRATING TO SUIT		438.4	1	1	40 FT HC SHIPPING CONTAINER		8024.9
13	1	1 1/4 x 3/16 BB SERRATED GRATING TO SUIT		84.2	2	4	7' x 3' DOOR FRAME, SEE DRAWING 212404-7		53.1
14	11	2 x 2 x 3/16 HSS, 6 LG., SEE ITEM DETAIL t12	350W	2.1	3	2	C 6 x 8.2, 480 LG.	300W	325
15	1	GUARDRAIL 1, SEE SHEET 5		99.4	4	2	2 x 2 x 3/16 HSS, 90 13/16 LG.	350W	32.7
16	1	GUARDRAIL 2, SEE SHEET 5		49.3	5	2	2 x 2 x 3/16 HSS, 36 LG.	350W	13
17	1	GUARDRAIL 3, SEE SHEET 6		96	6	1	ROOF HATCH, SEE SHEET 4		128.5
18	1	GUARDRAIL 4, SEE SHEET 6		66.8	7	1	HATCH LID, SEE SHEET 4		74.9
19	2	6x1/4 FB, 95 LG.	300W	40.4	8	2	5/8 DIA PIN, SEE ITEM DETAIL r1 SHEET 4	C1018	.2
20	1	6x1/4 FB, 27 5/8 LG.	300W	11.8	9	13	L 3 x 3 x 1/4, 92 1/8 LG.	300W	38
21	1	6x1/4 FB, 194 LG.	300W	82.5	10	1	1 1/4 x 3/16 BB SERRATED GRATING TO SUIT		962.3
22	1	6x1/4 FB, 195 1/4 LG.	300W	83.1	11	1	1 1/4 x 3/16 BB SERRATED GRATING TO SUIT		962.3
23	11	1/2 X 2 3/4 HEX CAPSCREW	SAE GR.5	.2					
24	11	1/2 FLAT WASHER		0					
25	11	1/2 HEX NUT	2H	0					



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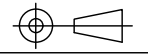
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REV	DATE	DESCRIPTION	DRW	CHK	APP								





APEGA PERMIT P10678

REV	DATE	DESCRIPTION	DRW	CHK	APP


THIRD ANGLE PROJECTION:  
  
 UNLESS NOTED OTHERWISE  
 DIMENSIONS IN INCHES  
 DO NOT SCALE DRAWING

DECIMAL	FRACTIONAL
.X ± .1	XX' - X X/X" ± 1/4"
.XX ± .03	X' - X X/X" ± 1/8"
.XXX ± .015	X X/X" ± 1/16"

THIS DOCUMENT CONTAINS  
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 BY CS ENGINEERING INC.

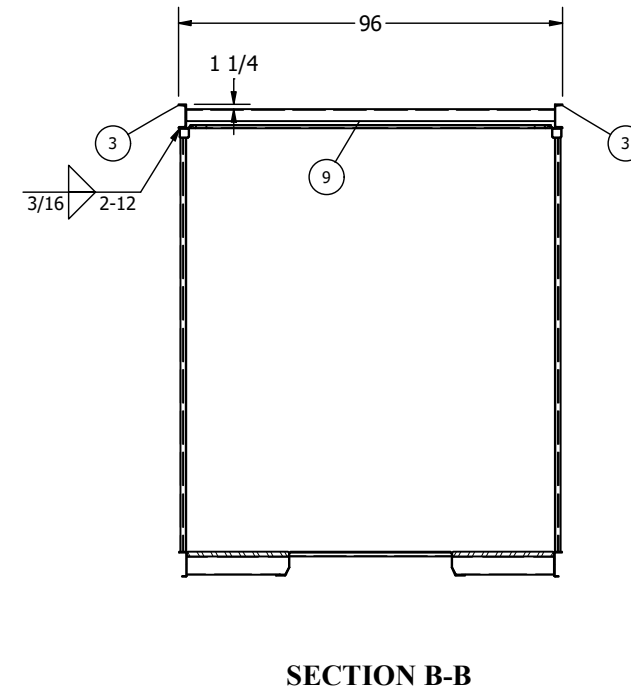
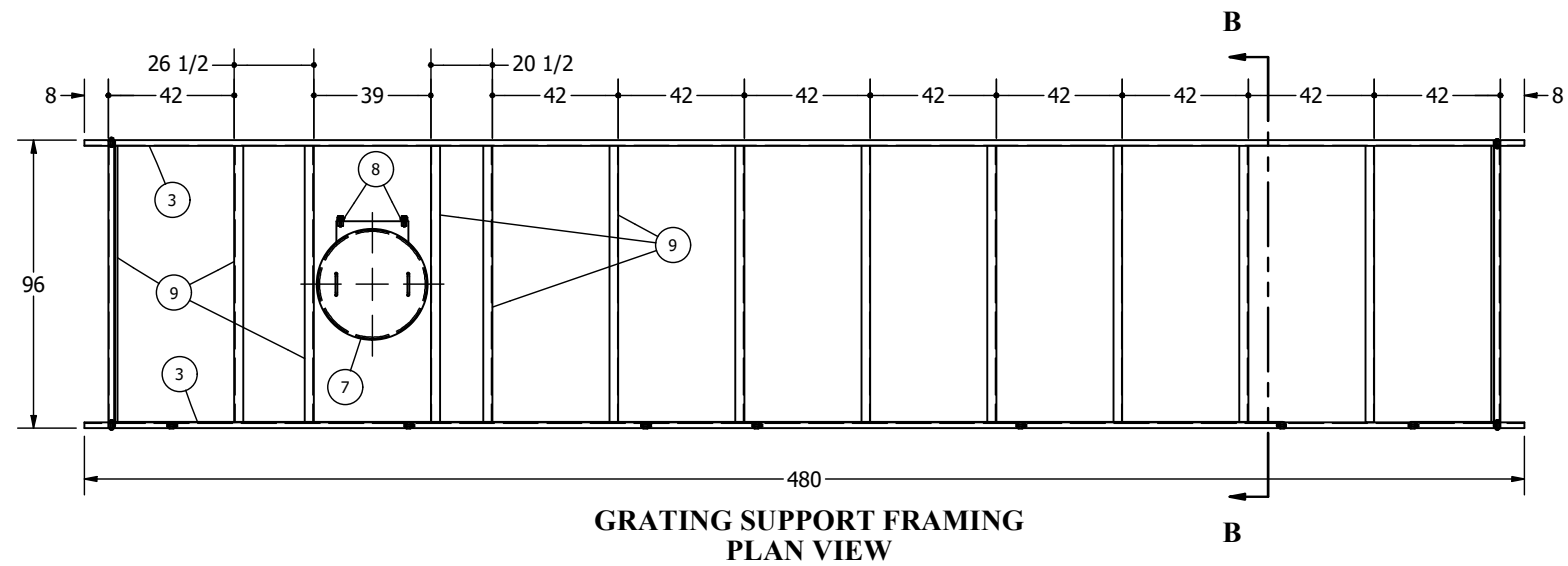
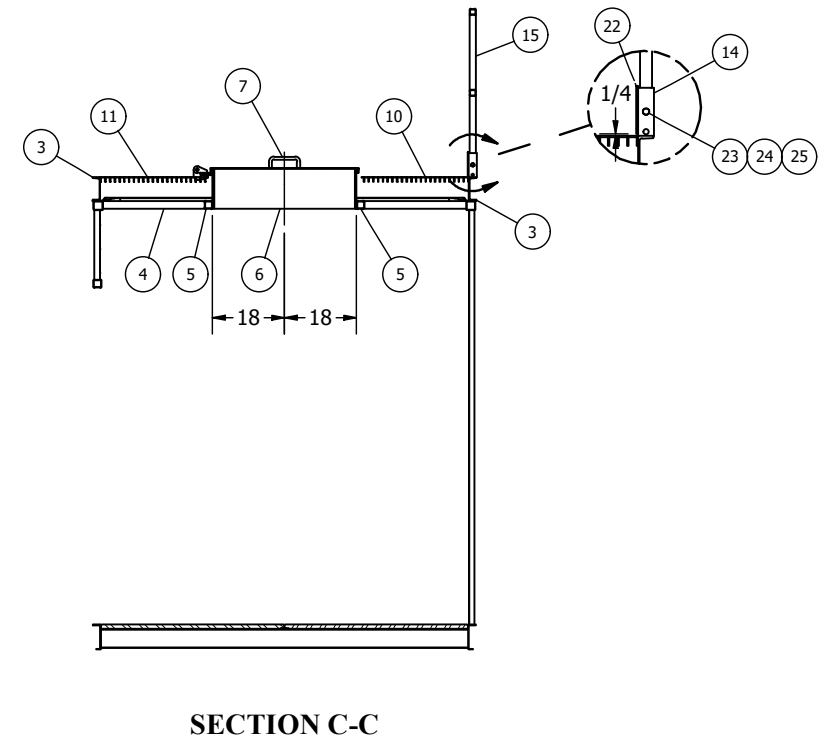
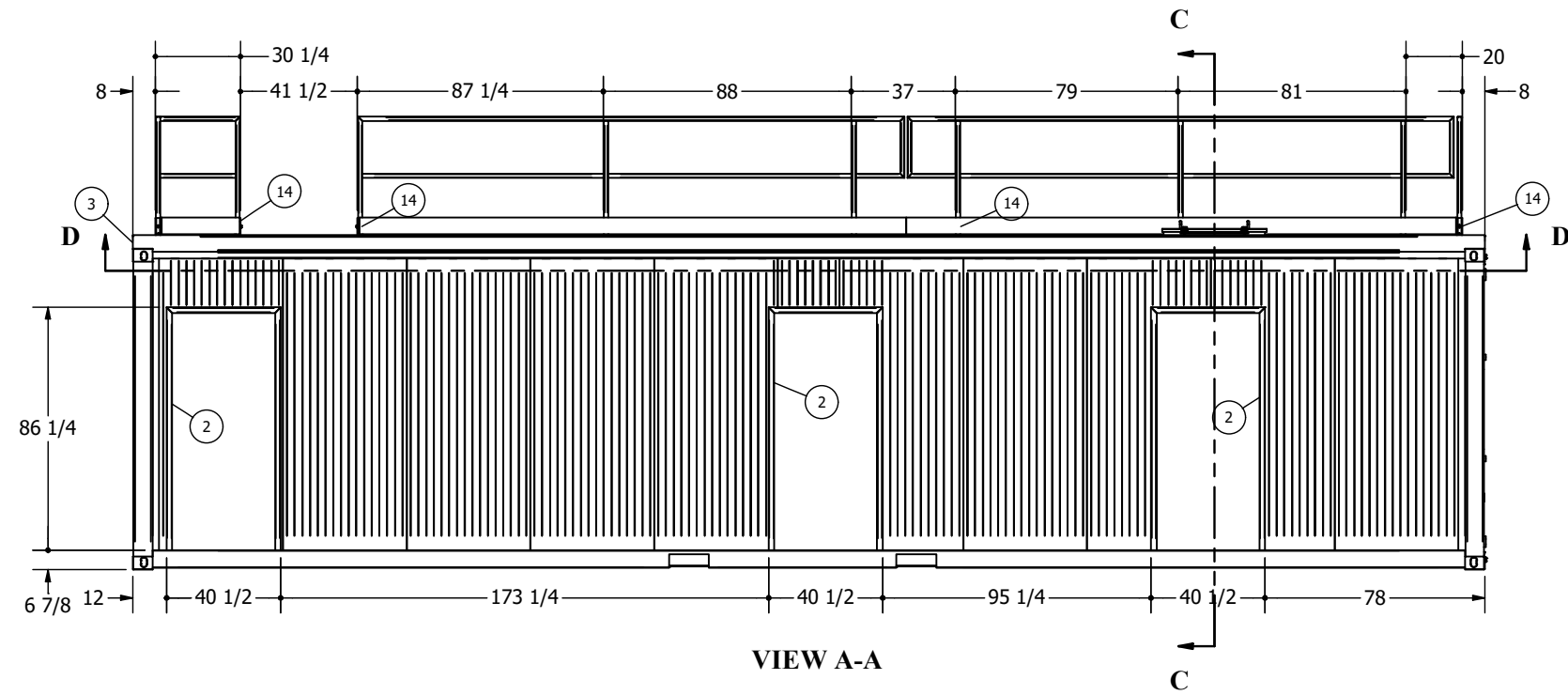
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CHECKED:	as	2021-08-20
MFG:		
APPROVED:	cms	2021-08-20

CLIENT:	CNG CONTAINERS	
TITLE:	BEAUMONT FIRE TRAINING CENTRE CONTAINER 3 DETAILS	
SHEET:	2 OF 6	DATE: 2021-08-05
SCALE:	3/16"=1'-0"	

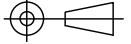



PO Box 1406, Camrose AB T4V 1X3 | (780)672-4920 | info@cseng.ca

DRAWING NO.:	212404-4	SIZE:	B	REV:	0
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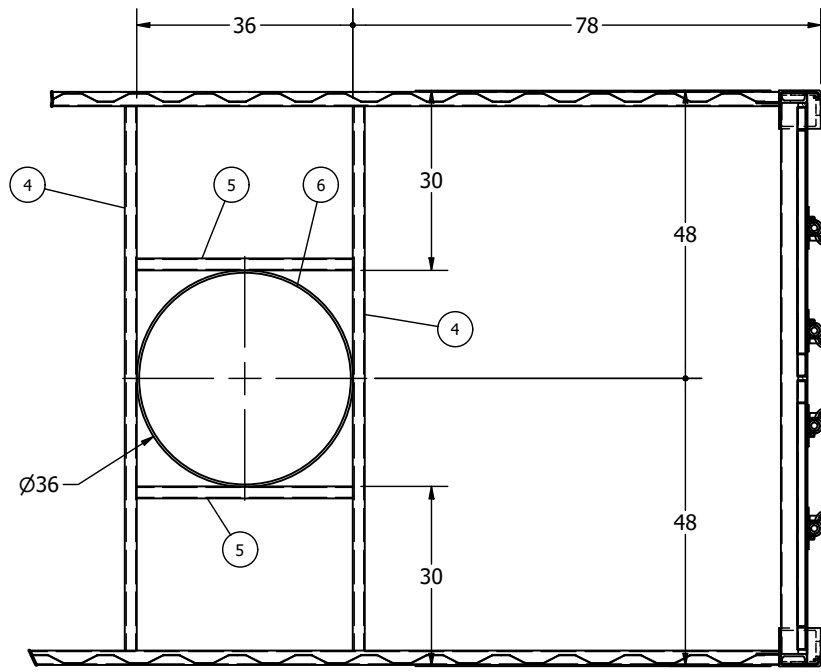


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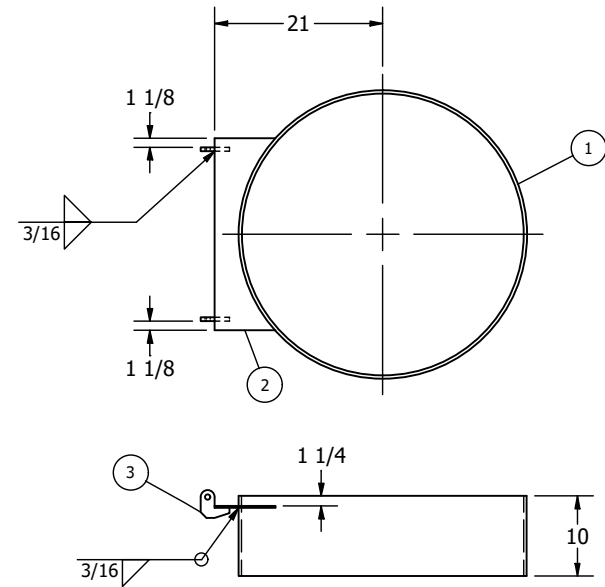
					THIRD ANGLE PROJECTION:  UNLESS NOTED OTHERWISE DIMENSIONS IN INCHES DO NOT SCALE DRAWING	DECIMAL .X ± .1 .XX ± .03 .XXX ± .015	FRACTIONAL XX' - X X/X" ± 1/4" X' - X X/X" ± 1/8" X X/X" ± 1/16"	THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED, OR TRANSMITTED EXCEPT AS AUTHORIZED IN WRITING BY CS ENGINEERING INC.	DRAWN: cms 2021-08-05 CHECKED: as 2021-08-20 MFG: APPROVED: cms 2021-08-20	CLIENT: CNG CONTAINERS TITLE: BEAUMONT FIRE TRAINING CENTRE CONTAINER 3 DETAILS SHEET: 3 OF 6 DATE: 2021-08-05 SCALE: NONE	 PO Box 1406, Camrose AB T4V 1X3   (780)672-4920   info@cseng.ca DRAWING NO.: 212404-4 SIZE: B REV: 0
REV	DATE	DESCRIPTION	DRW	CHK	APP						

ROOF HATCH (1 REQ'D)				
ITEM	QTY	DESCRIPTION	MATERIAL	WT (LBS)
1	1	36" STD PIPE, 10 LG.	A106B	119
2	1	1/4 PL., SEE ITEM DETAIL p1	300W	7.6
3	2	1/2 PL., SEE ITEM DETAIL p2	300W	1

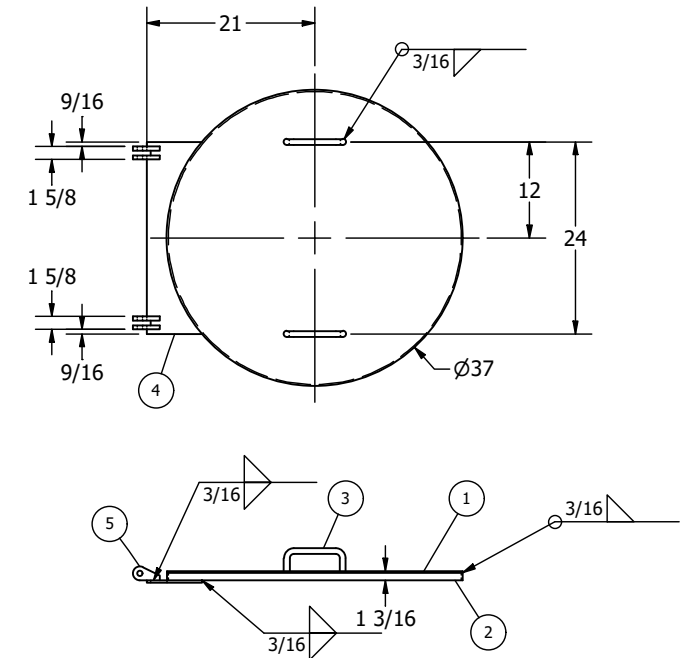
HATCH LID (1 REQ'D)				
ITEM	QTY	DESCRIPTION	MATERIAL	WT (LBS)
1	1	3/16 PL, 37 DIA	300W	57.2
2	1	1 x 3/16 FB, 37 O.D.	300W	6.1
3	2	3/4 RB, SEE ITEM DETAIL r2	C1018	1.4
4	1	1/4 PL., SEE ITEM DETAIL p3	300W	6.6
5	4	1/2 PL., SEE ITEM DETAIL p4	300W	.6



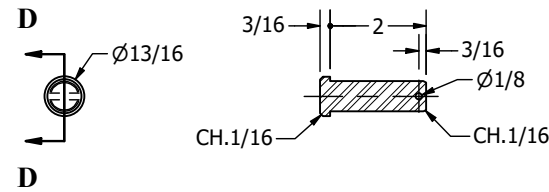
SECTION D-D (PARTIAL)



ROOF HATCH  
ONE (1) REQ'D

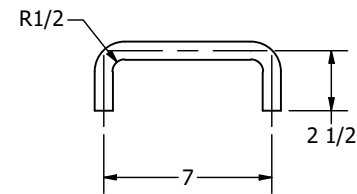


HATCH LID  
ONE (1) REQ'D

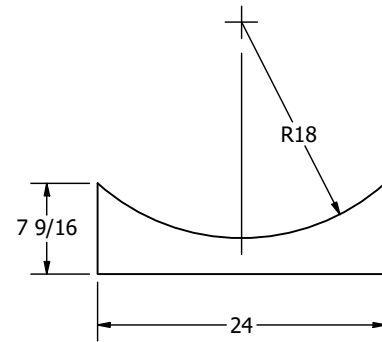


SECTION D-D

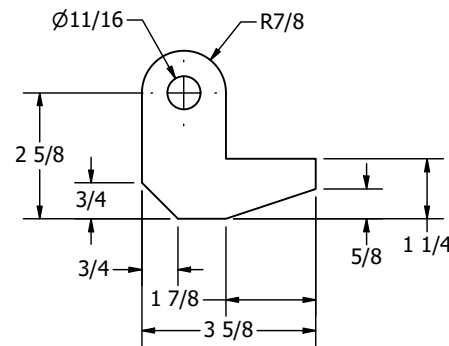
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TWO (2) REQ'D, C1018 MAT'L



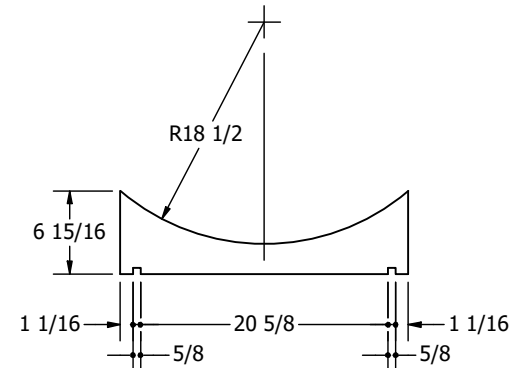
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TWO (2) REQ'D, 3/4 RB



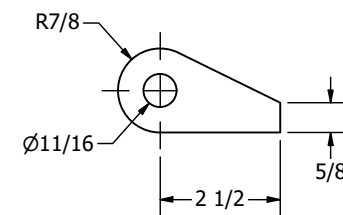
ITEM DETAIL p1  
ONE (1) REQ'D, 1/4 PL.



ITEM DETAIL p2  
TWO (2) REQ'D, 1/2 PL.



ITEM DETAIL p3  
ONE (1) REQ'D, 1/4 PL.

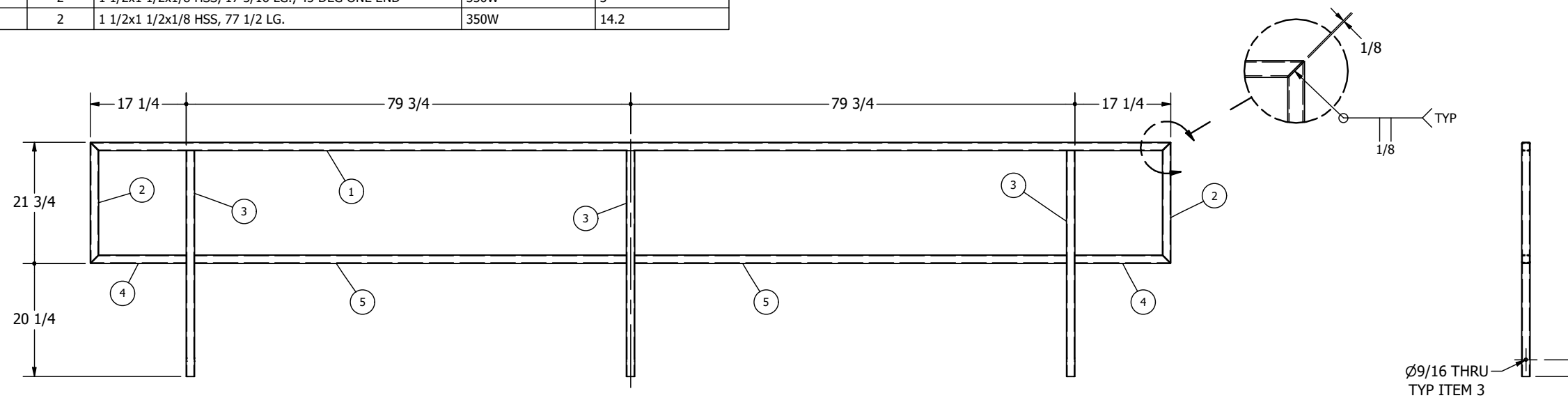


ITEM DETAIL p4  
FOUR (4) REQ'D, 1/2 PL.

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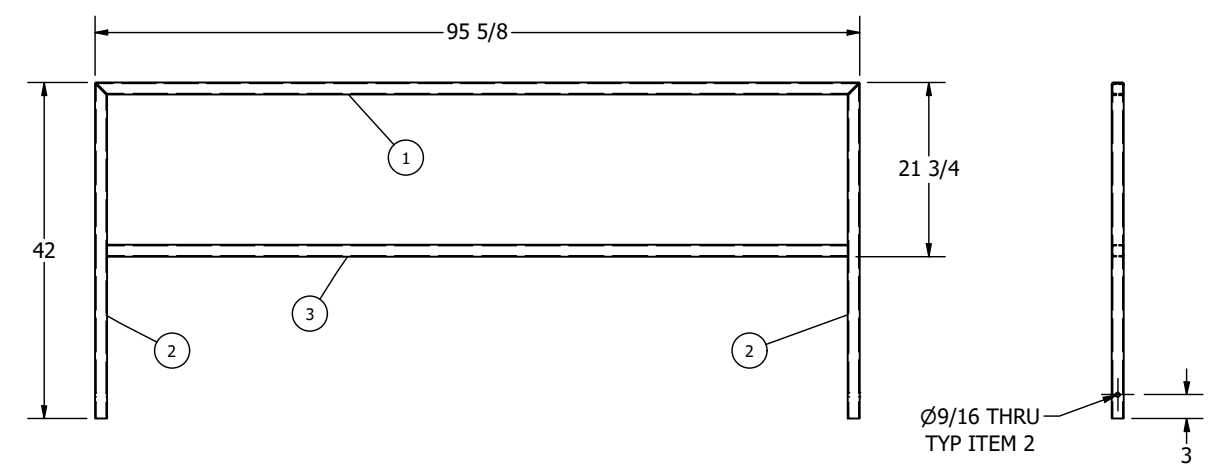
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						 UNLESS NOTED OTHERWISE DIMENSIONS IN INCHES DO NOT SCALE DRAWING	.X ± .1	XX' - X X/X" ± 1/4"	DRAWN: cms CHECKED: as MFG: APPROVED: cms	2021-08-05	CLIENT: CNG CONTAINERS TITLE: BEAUMONT FIRE TRAINING CENTRE CONTAINER 3 DETAILS SHEET: 4 OF 6	 CS ENGINEERING INC.			
							.XX ± .03	X' - X X/X" ± 1/8"		2021-08-20		DATE: 2021-08-05	SCALE: NONE	PO Box 1406, Camrose AB T4V 1X3   (780)672-4920   info@cseng.ca DRAWING NO.: 212404-4	
							.XXX ± .015	X X/X" ± 1/16"		2021-08-20			SIZE: B	REV: 0	

GUARDRAIL 1 (1 REQ'D)				
ITEM	QTY	DESCRIPTION	MATERIAL	WT (LBS)
1	1	1 1/2x1 1/2x1/8 HSS, 193 13/16 LG., 45 DEG EA END	350W	35.3
2	2	(1 1/2x1 1/2x1/8) HSS, 21 9/16 LG., 45 DEG EA END	350W	3.7
3	3	1 1/2x1 1/2x1/8 HSS, 40 1/2 LG.	350W	7.4
4	2	1 1/2x1 1/2x1/8 HSS, 17 3/16 LG., 45 DEG ONE END	350W	3
5	2	1 1/2x1 1/2x1/8 HSS, 77 1/2 LG.	350W	14.2



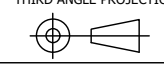

**GUARDRAIL 1**  
ONE (1) REQ'D

GUARDRAIL 2 (1 REQ'D)				
ITEM	QTY	DESCRIPTION	MATERIAL	WT (LBS)
1	1	1 1/2x1 1/2x1/8 HSS, 95 7/16 LG., 45 DEG EA END	350W	17.2
2	2	(1 1/2x1 1/2x1/8) HSS, 41 15/16 LG., 45 DEG ONE END	350W	7.5
3	1	1 1/2x1 1/2x1/8 HSS, 92 5/8 LG.	350W	17



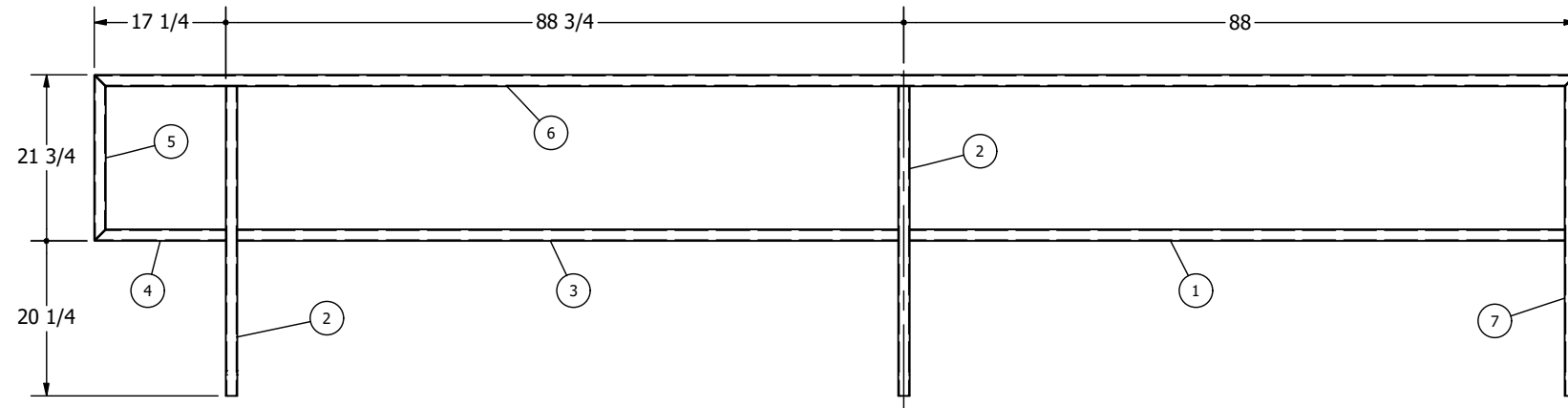
**GUARDRAIL 2**  
ONE (1) REQ'D

APEGA PERMIT P10678

REV		DATE	DESCRIPTION	DRW	CHK	APP	THIRD ANGLE PROJECTION:  UNLESS NOTED OTHERWISE DIMENSIONS IN INCHES DO NOT SCALE DRAWING	DECIMAL .X ± .1 .XX ± .03 .XXX ± .015	FRACTIONAL XX' - X X/X" ± 1/4" X' - X X/X" ± 1/8" X X/X" ± 1/16"	THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED, OR TRANSMITTED EXCEPT AS AUTHORIZED IN WRITING BY CS ENGINEERING INC.	DRAWN: cms CHECKED: as MFG: APPROVED: cms	2021-08-05 2021-08-20 2021-08-20	CLIENT: <b>CNG CONTAINERS</b> TITLE: <b>BEAUMONT FIRE TRAINING CENTRE          CONTAINER 3 DETAILS</b>	 PO Box 1406, Camrose AB T4V 1X3   (780)672-4920   info@cseng.ca	SHEET: 5 OF 6 DATE: 2021-08-05 SCALE: 1/2" = 1'-0"	DRAWING NO.: 212404-4 SIZE: B REV: 0
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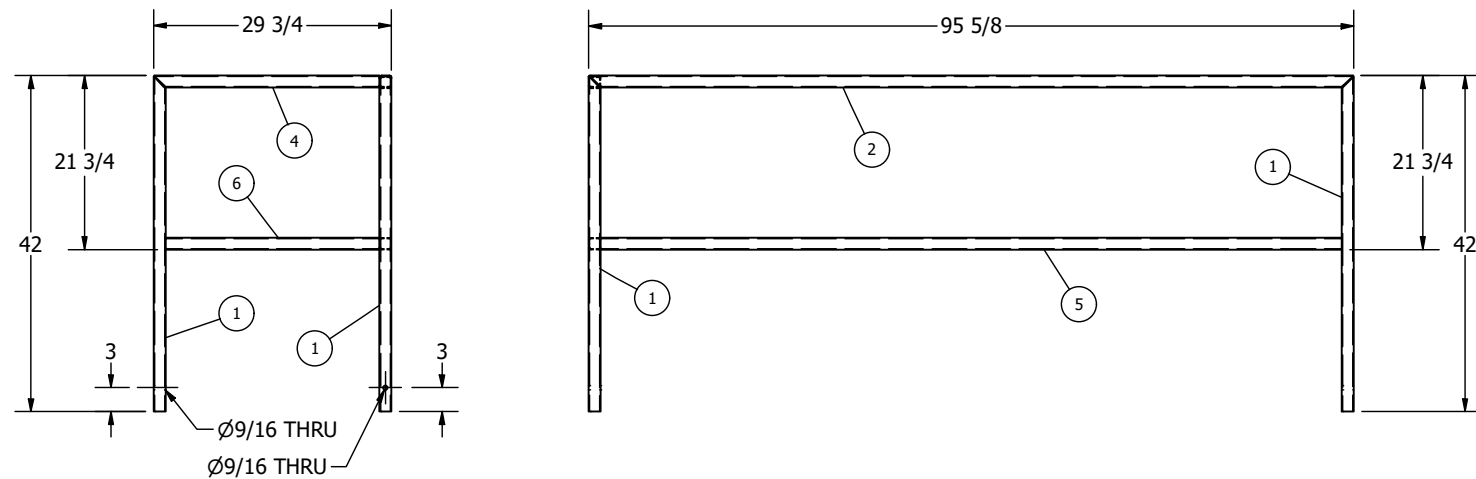


GUARDRAIL 3 (1 REQ'D)				
ITEM	QTY	DESCRIPTION	MATERIAL	WT (LBS)
1	1	1 1/2x1 1/2x1/8 HSS, 85 3/4 LG.	350W	15.7
2	2	1 1/2x1 1/2x1/8 HSS, 40 1/2 LG.	350W	7.4
3	1	1 1/2x1 1/2x1/8 HSS, 86 1/2 LG.	350W	15.9
4	1	1 1/2x1 1/2x1/8 HSS, 17 3/16 LG., 45 DEG ONE END	350W	3
5	1	1 1/2x1 1/2x1/8 HSS, 21 9/16 LG., 45 DEG EA END	350W	3.7
6	1	1 1/2x1 1/2x1/8 HSS, 193 13/16 LG., 45 DEG EA END	350W	35.3
7	1	1 1/2x1 1/2x1/8 HSS, 41 15/16 LG., 45 DEG ONE END	350W	7.5



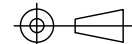

**GUARDRAIL 3**  
ONE (1) REQ'D

GUARDRAIL 4 (1 REQ'D)				
ITEM	QTY	DESCRIPTION	MATERIAL	WT (LBS)
1	3	1 1/2x1 1/2x1/8 HSS, 41 15/16 LG., 45 DEG ONE END	350W	7.5
2	1	1 1/2x1 1/2x1/8 HSS, 95 7/16 LG., 45 DEG EA END	350W	17.2
4	1	1 1/2x1 1/2x1/8 HSS, 28 3/16 LG., 45 DEG ONE END	350W	5
5	1	1 1/2x1 1/2x1/8 HSS, 92 5/8 LG.	350W	17
6	1	1 1/2x1 1/2x1/8 HSS, 26 3/4 LG.	350W	4.9



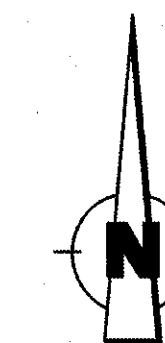
**GUARDRAIL 4**  
ONE (1) REQ'D

APEGA PERMIT P10678

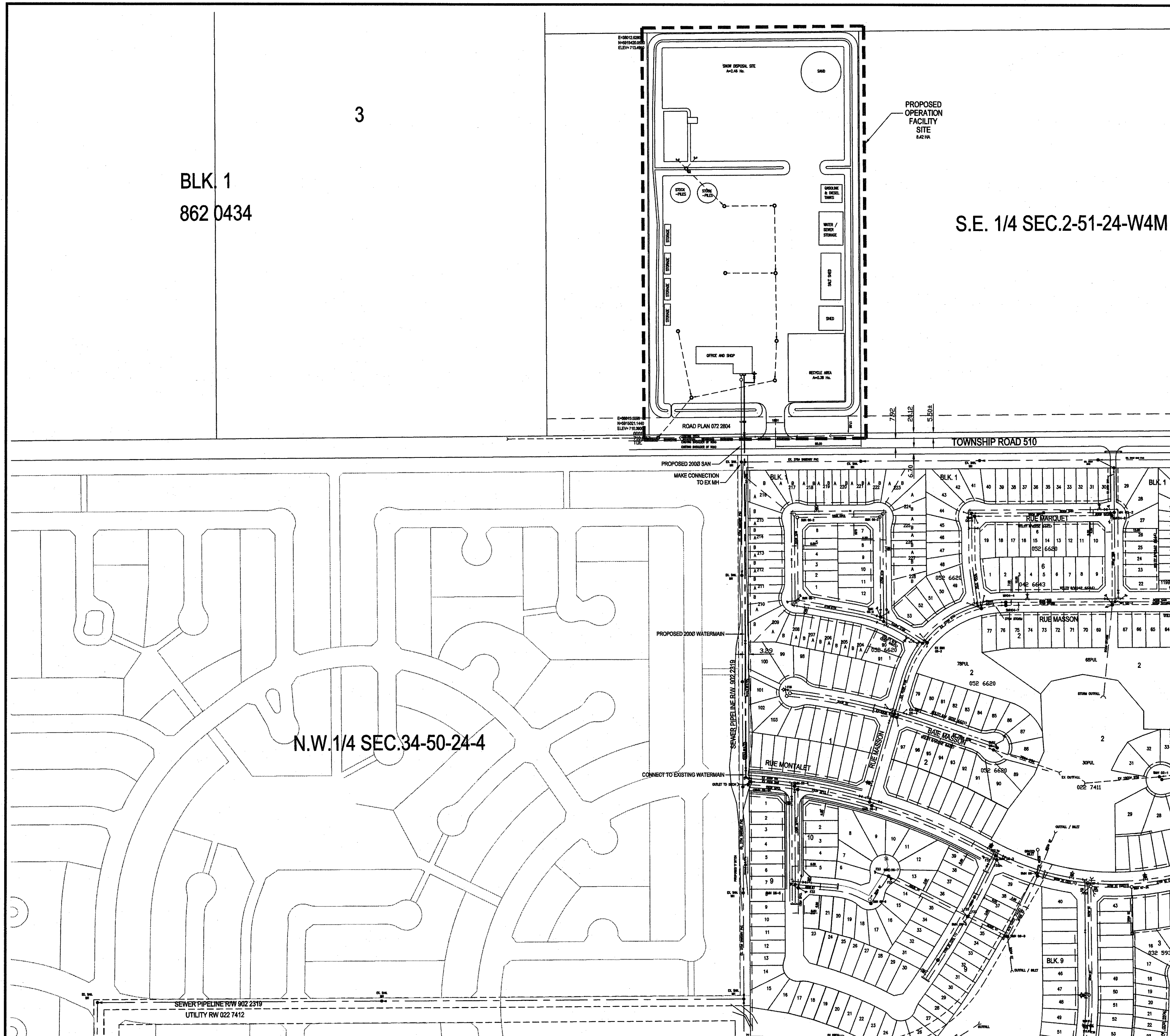
REV		DATE	DESCRIPTION	DRW	CHK	APP	THIRD ANGLE PROJECTION:  UNLESS NOTED OTHERWISE DIMENSIONS IN INCHES DO NOT SCALE DRAWING		DECIMAL .X ±.1 .XX ±.03 .XXX ±.015	FRACTIONAL XX' - X X/4" ± 1/4" X' - X X/8" ± 1/8" X X/16" ± 1/16"	THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION AND SHALL NOT BE USED, REPRODUCED, OR TRANSMITTED EXCEPT AS AUTHORIZED IN WRITING BY CS ENGINEERING INC.	DRAWN: cms CHECKED: as MFG: APPROVED: cms	2021-08-05 2021-08-20 2021-08-20	CLIENT: <b>CNG CONTAINERS</b> TITLE: <b>BEAUMONT FIRE TRAINING CENTRE          CONTAINER 3 DETAILS</b>	 PO Box 1406, Camrose AB T4V 1X3   (780)672-4920   info@cseng.ca	SHEET: 6 OF 6	DATE: 2021-08-05	SCALE: 1/2" = 1'-0"	DRAWING NO.: 212404-4	SIZE: B	REV: 0
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3

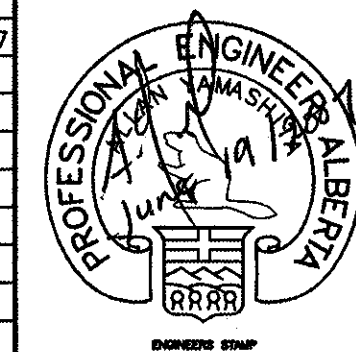
BLK. 1  
862 0434



S.E. 1/4 SEC.2-51-24-W4M



REVISION NO.	DESCRIPTION	BY	APPD.	DATE
A	ISSUED FOR CONSTRUCTION	P.Y.L.	A.Y.	06/19/07



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**FOCUS CORPORATION**  
Signature: *[Signature]*  
Date: *June 20, 2006*  
**PERMIT NUMBER: P 6386**  
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www.focus.ca

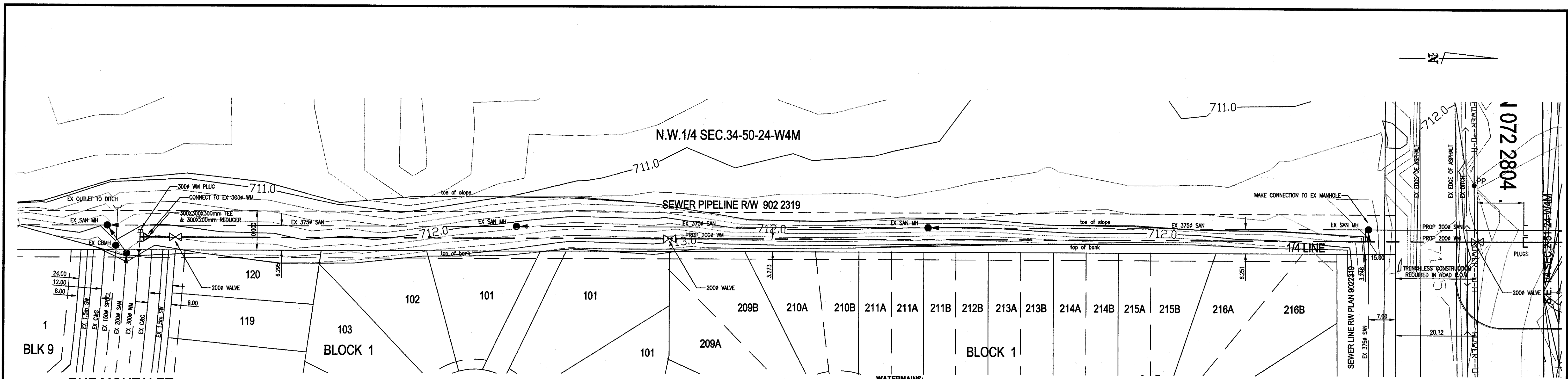
Client  
**TOWN OF BEAUMONT**

Project  
**PROPOSED OPERATIONS FACILITY**  
**S.E. 1/4 SEC.2-51-24-W4M**  
**BEAUMONT, ALBERTA**  
**SITE SERVICING**  
**OVERALL PLAN**

Designed	Scale	Date
A.Y.	1:2000	APRIL, 2007
Drawn	Project No.	
M.L.G.	102385-20	
Checked	Drawing No.	Rev.
A.Y.	1	A
Approved		

C:\P\1\102385 - Beaumont Operations Facility\Drawings\102385 Beaumont Operations Facility-20a.dwg



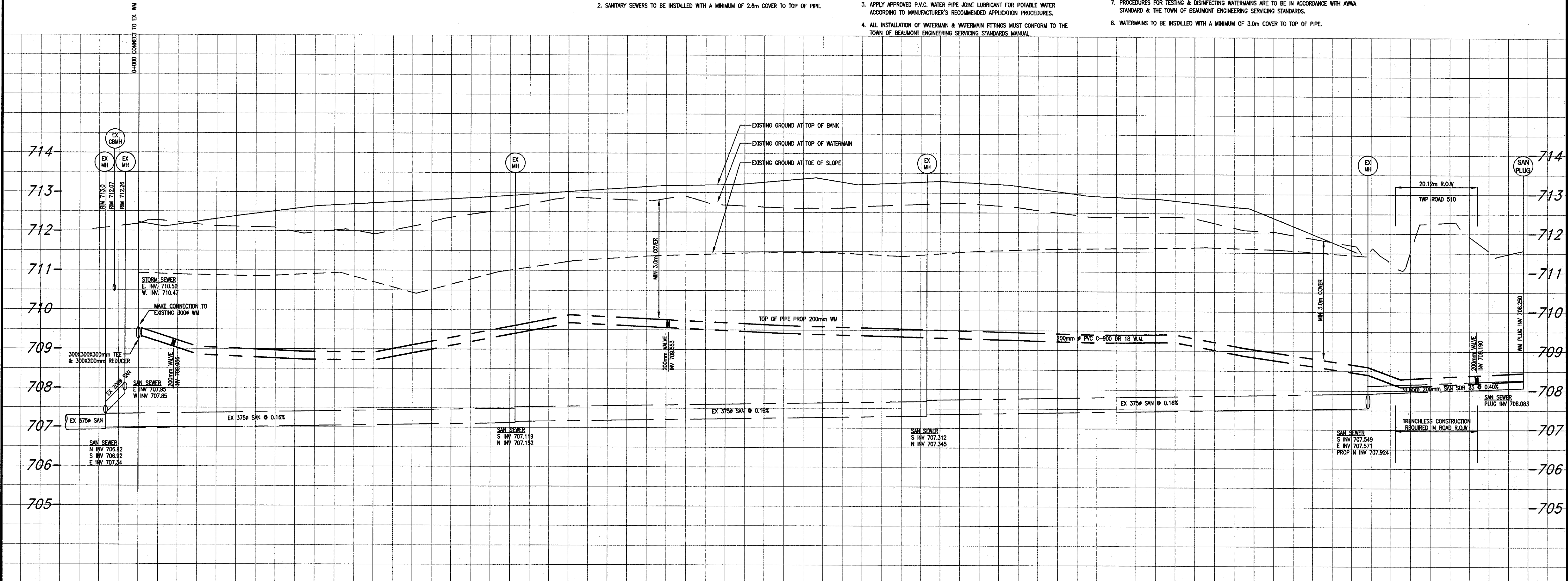


**SANITARY SEWER:**

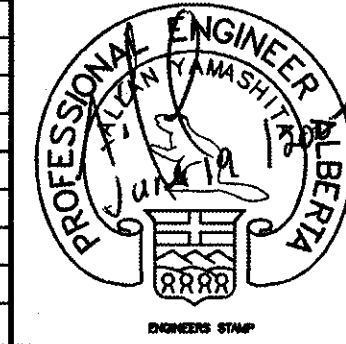
- SANITARY SEWER PIPE:
  - TYPE P.V.C.-DR35 CONFORMING TO CSA B182.2, INSTALLED ACCORDING TO CSA B182.11. ALL EMBEDMENT MATERIALS SHALL BE CLASS II, COMPACTED TO TOP OF EMBEDMENT TO 95% STANDARD PROCTOR DENSITY. BEDDING TO BE CLASS 'B'.
- SANITARY SEWERS TO BE INSTALLED WITH A MINIMUM OF 2.6m COVER TO TOP OF PIPE.

**WATERMANS:**

- 100mm TO 300mm SIZED WATERMANS ARE AWWA C-900 DR18 P.V.C. PIPE WITH CLASS 'B' BEDDING.
- WATER SERVICES MUST BE A MINIMUM OF 2.0m FROM MANHOLE SHAFTS, LIGHT POLES, CABLES, & CATCH BASINS.
- APPLY APPROVED P.V.C. WATER PIPE JOINT LUBRICANT FOR POTABLE WATER ACCORDING TO MANUFACTURER'S RECOMMENDED APPLICATION PROCEDURES.
- ALL INSTALLATION OF WATERMAIN & WATERMAIN FITTINGS MUST CONFORM TO THE TOWN OF BEAUMONT ENGINEERING SERVICING STANDARDS MANUAL.
- THE TOWN OF BEAUMONT WILL OPERATE BOUNDARY VALVES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE MUNICIPALITY.
- ALL BOUNDARY VALVES MUST BE OPERATED IN A MANNER WHICH PREVENTS CONTAMINATION OF THE EXISTING WATER SUPPLY IN ADJACENT WORKS.
- PROCEDURES FOR TESTING & DISINFECTING WATERMANS ARE TO BE IN ACCORDANCE WITH AWWA STANDARD & THE TOWN OF BEAUMONT ENGINEERING SERVICING STANDARDS.
- WATERMANS TO BE INSTALLED WITH A MINIMUM OF 3.0m COVER TO TOP OF PIPE.



REVISION NO.	DESCRIPTION	BY	APPD.	DATE
A	ISSUED FOR CONSTRUCTION	P.Y.L.	A.Y.	05/07/07
B	REVISED SANITARY PLUG ELEVATION	P.Y.L.	A.Y.	06/17/07



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**FOCUS CORPORATION**  
 Signature: \_\_\_\_\_  
 Date: June 20, 2007  
**PERMIT NUMBER: P 6386**  
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**FOCUS Corporation**  
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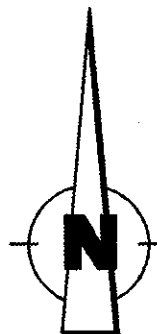
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Client  
**TOWN OF BEAUMONT**

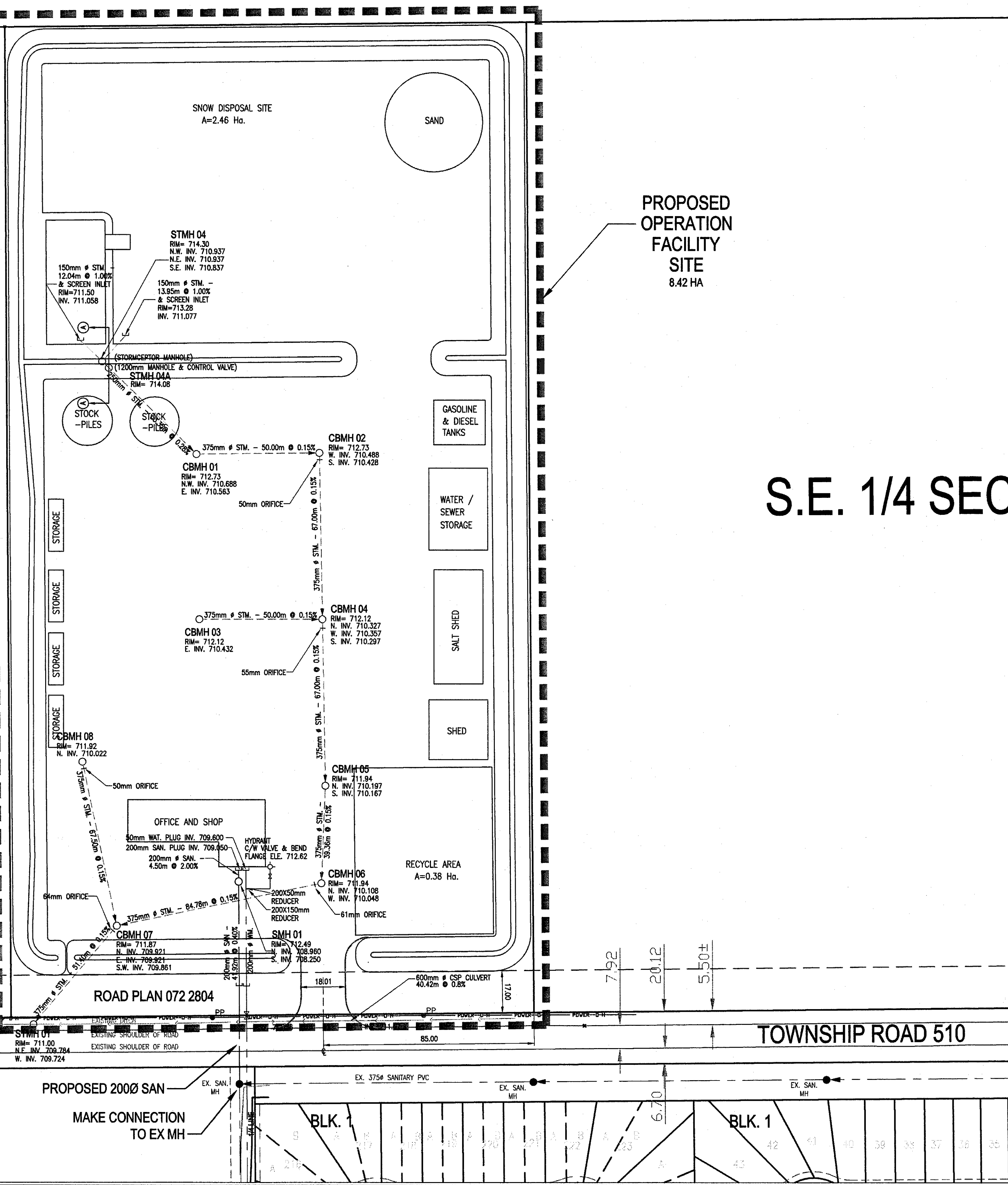
Project  
**PROPOSED OPERATIONS FACILITY**  
 S.E. 1/4 SEC.2-51-24-W4M  
 BEAUMONT, ALBERTA

SITE SERVICING  
 PLAN PROFILE - PIPELINE ROW

Designed	Scale	Date
P.Y.L.	1:500	APRIL, 2007
Drawn	Project No.	Rev.
M.L.G.	102385-20	
Checked	Drawing No.	Rev.
A.Y.	2	B
Approved		

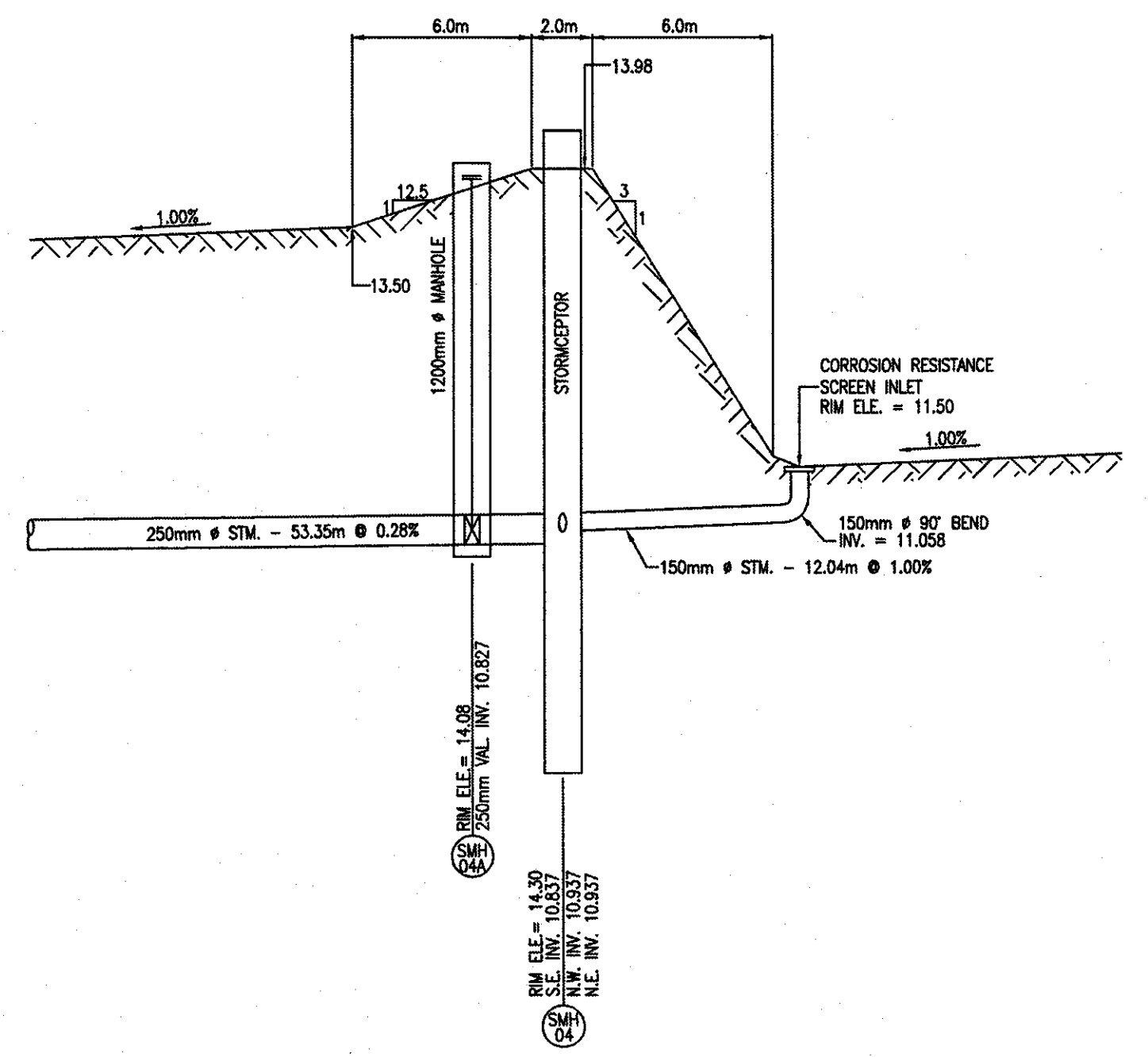


E=38012.6280  
N=5915420.0590  
ELEV=713.4980



PROPOSED  
OPERATION  
FACILITY  
SITE  
8.42 HA

S.E. 1/4 SEC



SECTION A-A

SCALE: H = 1:200  
V = 1:50

**STORM & SANITARY SEWER:**

- SANITARY SEWER PIPE:
  - a) TYPE P.V.C.-DR35 CONFORMING TO CSA B182.2, INSTALLED ACCORDING TO CSA B182.11. ALL EMBEDMENT MATERIALS SHALL BE CLASS II, COMPACTED TO TOP OF EMBEDMENT TO 95% STANDARD PROCTOR DENSITY. BEDDING TO BE CLASS 'B'.
- STORM SEWER PIPE:
  - a) TYPE P.V.C.-DR41 CONFORMING TO CSA B182.4, INSTALLED ACCORDING TO CSA B182.11. ALL EMBEDMENT MATERIALS SHALL BE CLASS II, COMPACTED TO TOP OF EMBEDMENT TO 95% STANDARD PROCTOR DENSITY. BEDDING TO BE CLASS 'B'.
- SANITARY SEWERS TO BE INSTALLED WITH A MINIMUM OF 2.6m COVER TO TOP OF PIPE. STORM SEWERS TO BE INSTALLED WITH A MINIMUM OF 1.75m COVER TO TOP OF PIPE UNLESS NOTED OTHERWISE.
- ALL SANITARY SERVICES ARE 150mm DIAMETER PVC-DR35 CONFORMING TO CSA B182.2. PIPE AT 2.00% MINIMUM GRADE.

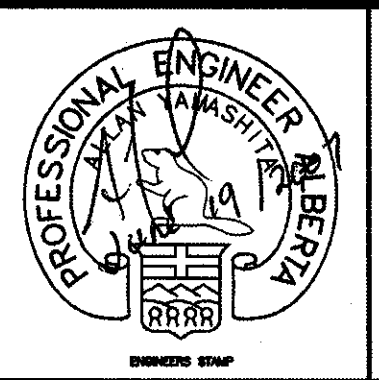
**WATERMANS:**

- 100mm to 300mm SIZED WATERMANS ARE AWWA C-900 DR18 P.V.C. PIPE WITH CLASS 'B' BEDDING.
- 50mm WATERMANS ARE AWWA C-800 TYPE K COPPER PIPE WITH CLASS 'B' BEDDING.
- WATER SERVICES MUST BE A MINIMUM OF 2.0m FROM MANHOLE SHAFTS, LIGHT POLES, CABLES, & CATCH BASINS.
- APPLY APPROVED P.V.C. WATER PIPE JOINT LUBRICANT FOR POTABLE WATER ACCORDING TO MANUFACTURER'S RECOMMENDED APPLICATION PROCEDURES.
- ALL INSTALLATION OF WATERMAIN & WATERMAIN FITTINGS MUST CONFORM TO THE TOWN OF BEAUMONT ENGINEERING SERVING STANDARDS MANUAL.
- THE TOWN OF BEAUMONT WILL OPERATE BOUNDARY VALVES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE MUNICIPALITY.
- ALL BOUNDARY VALVES MUST BE OPERATED IN A MANNER WHICH PREVENTS CONTAMINATION OF THE EXISTING WATER SUPPLY IN ADJACENT WORKS.
- PROCEDURES FOR TESTING & DISINFECTING WATERMANS ARE TO BE IN ACCORDANCE WITH AWWA STANDARD & THE TOWN OF BEAUMONT ENGINEERING SERVING STANDARDS.
- WATERMANS TO BE INSTALLED WITH A MINIMUM OF 3.0m COVER TO TOP OF PIPE.

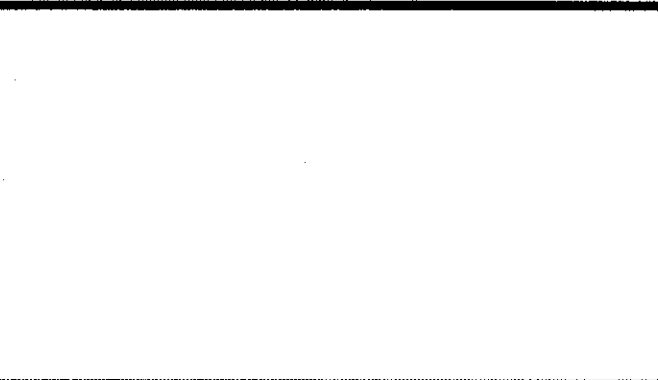
**ORIFICE CALCULATION**

	AREA (Ha.)	ALL. DISCHARGE (m <sup>3</sup> /hr)	ALL. FLOW (m <sup>3</sup> /hr)	HEAD AT ORIFICE (m)	ORIFICE AREA (m <sup>2</sup> )	ORIFICE DIA. (mm)	
CB 1 & 2	3.92	0.0018	0.007	2.465	0.0017	46	USE 50mm
CB 3 & 4	5.13	0.0018	0.009	2.016	0.0024	55	
CB 5 & 6	6.36	0.0018	0.011	2.105	0.0028	61	
CB 8	0.38	0.0018	0.001	2.051	0.0002	15	USE 50mm
CB 7	7.15	0.0018	0.013	2.202	0.0032	64	

REVISION NO.	DESCRIPTION	BY	APPRO.	DATE
A	ISSUED FOR CONSTRUCTION	P.Y.L.	A.Y.	06/19/07



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Signature: *[Signature]*  
Date: *June 20, 2007*  
**PERMIT NUMBER: P 6386**  
The Association of Professional Engineers,  
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Edmonton, AB, Canada T6K 2J8  
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Client  
**TOWN OF BEAUMONT**

Project  
**PROPOSED OPERATIONS FACILITY**  
**S.E. 1/4 SEC.2-51-24-W4M**  
**BEAUMONT, ALBERTA**

**SITE SERVICING PLAN**

Designed	P.Y.L.	Scale	1:1000	Date	APRIL, 2007
Drawn	M.L.G.	Project No.	102385-20		
Checked	A.Y.	Drawing No.	3	Rev.	A
Approved					

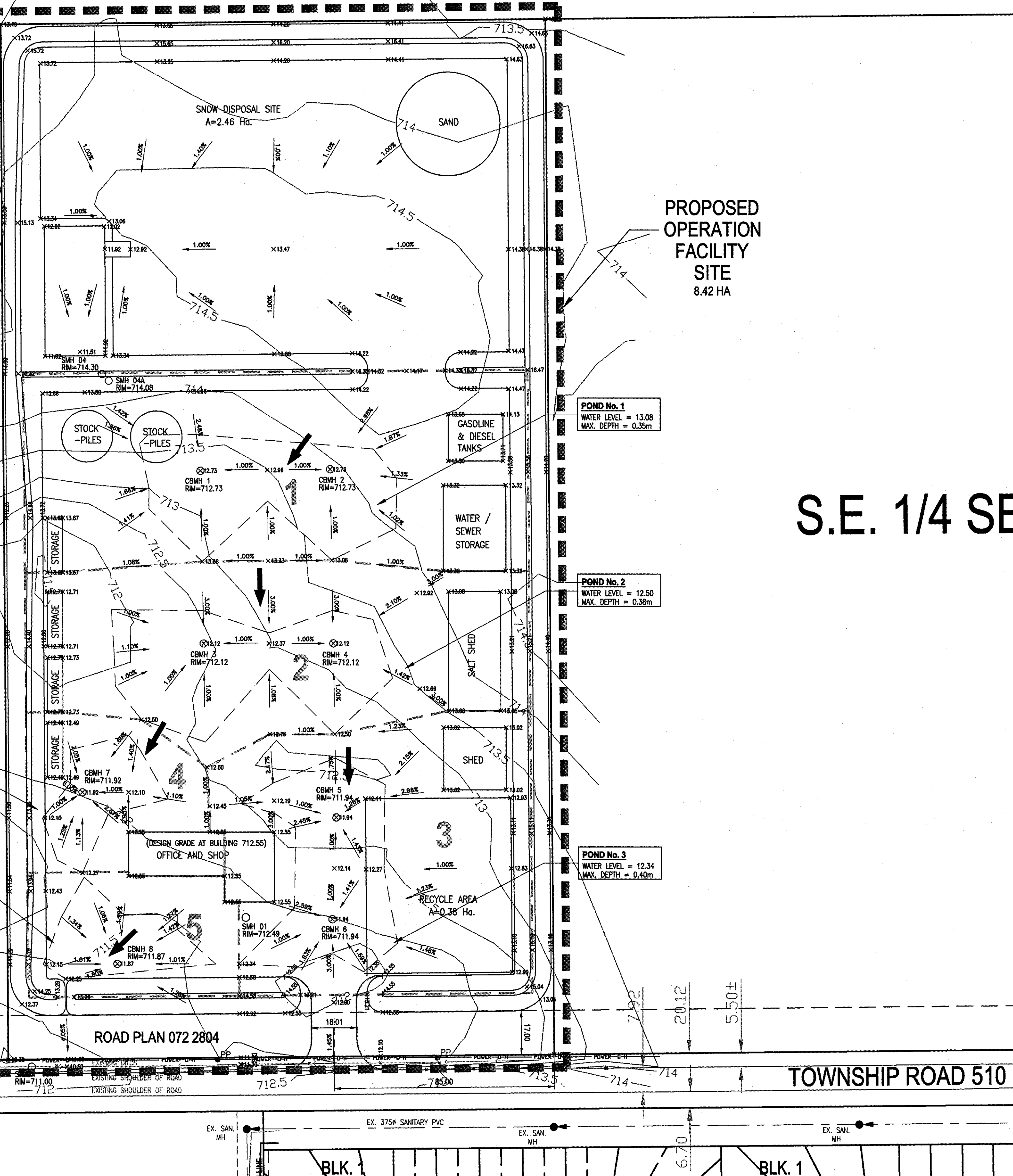
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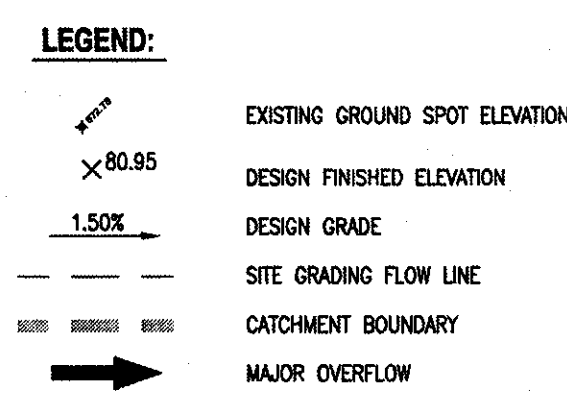
LOT 2  
BLK. B

E=38012.6280  
N=5815420.0580  
ELEV=713.4910

E=38015.5890  
N=5815021.1440  
ELEV=710.3600



S.E. 1/4 SEC



- GENERAL NOTES:**
- ALL TIE-INS TO EXISTING SURFACE OR UNDERGROUND FACILITIES MUST BE DONE TO THE SATISFACTION OF THE TOWN ENGINEER.
  - ALL CONSTRUCTION TO COMPLY WITH TOWN OF BEAUMONT DESIGN & CONSTRUCTION STANDARDS.
  - ALL ELEVATIONS ARE IN METRES & ARE REFERENCED TO A.S.C.M. 937664, ELEVATION 716.352m.
  - CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT OF ALL CATCH BASINS, CATCH BASIN MANHOLES, WATER VALVES, HYDRANTS ETC. TO MATCH PROPOSED GRADES, WHERE REQUIRED.
  - CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT ALL SITE FEATURES EXISTING AT THE TIME OF CONSTRUCTION UNLESS SPECIFIED FOR DEMOLITION ON THE DRAWINGS. THIS INCLUDES ALL SURVEY BARS, STAKES & MONUMENTS. CONTRACTOR TO MAKE GOOD ANY DAMAGE.
  - ALL DESIGN ELEVATIONS & DIMENSIONS TO BE FIELD VERIFIED AT TIME OF CONSTRUCTION LAYOUT SURVEY. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER.
  - THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPED AREAS & MUST MAKE ALL NECESSARY RESTORATIONS & REPAIRS.
  - EXISTING CONCRETE MUST BE SAW CUT AT THE TIE-IN POINTS.
  - EXISTING ASPHALT MUST BE SAW CUT & MILLED 1.50m WIDE & 50mm DEEP AT THE TIE-IN POINTS.

**STORMWATER MANAGEMENT INFORMATION**

**DESIGN REQUIREMENTS**  
STORE 1.25 YR RETURN PERIOD STORM RUNOFF.  
MAXIMUM ALLOWABLE DISCHARGE TO BE 0.0018m<sup>3</sup>/s/ha

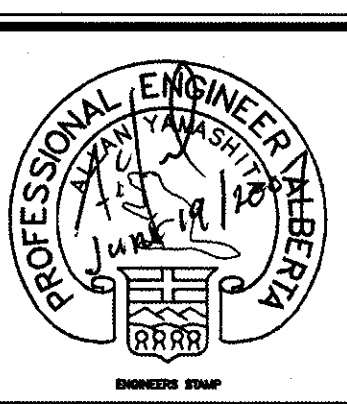
**SITE AREA**  
TOTAL SITE AREA = 4.69 Ha

**RUNOFF COEFFICIENT**  
RUNOFF COEFFICIENT, C = 0.65

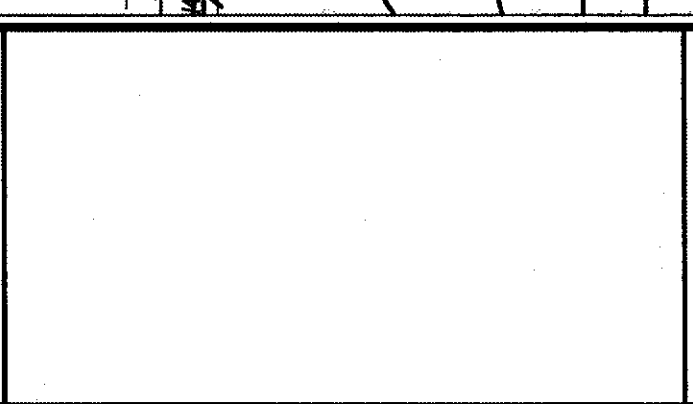
CATCHMENT AREA No.	STORAGE REQUIRED	STORAGE PROVIDED
<b>CATCHMENT AREA No. 1</b>	FROM TOWN OF BEAUMONT STORAGE REQUIREMENTS, STORAGE REQUIRED PER Ha. = 330m <sup>3</sup> CATCHMENT AREA = 1.46 Ha STORAGE REQUIRED = 481.8m <sup>3</sup>	STORAGE PROVIDED POND AREA = 3471.9m <sup>2</sup> POND DEPTH = 0.35m VOLUME = 3471.9 x 0.35 = 405.1m <sup>3</sup>
<b>CATCHMENT AREA No. 2</b>	FROM TOWN OF BEAUMONT STORAGE REQUIREMENTS, STORAGE REQUIRED PER Ha. = 330m <sup>3</sup> CATCHMENT AREA = 1.21 Ha STORAGE REQUIRED = 399.3m <sup>3</sup>	STORAGE PROVIDED POND AREA = 3799.6m <sup>2</sup> POND DEPTH = 0.38m VOLUME = 3799.6 x 0.38 = 481.3m <sup>3</sup>
<b>CATCHMENT AREA No. 3</b>	FROM TOWN OF BEAUMONT STORAGE REQUIREMENTS, STORAGE REQUIRED PER Ha. = 330m <sup>3</sup> CATCHMENT AREA = 1.23 Ha STORAGE REQUIRED = 405.9m <sup>3</sup>	STORAGE PROVIDED POND AREA = 3142.0m <sup>2</sup> POND DEPTH = 0.40m VOLUME = 3142.0 x 0.40 = 418.0m <sup>3</sup>
<b>CATCHMENT AREA No. 4</b>	FROM TOWN OF BEAUMONT STORAGE REQUIREMENTS, STORAGE REQUIRED PER Ha. = 330m <sup>3</sup> CATCHMENT AREA = 0.41 Ha STORAGE REQUIRED = 135.3m <sup>3</sup>	STORAGE PROVIDED POND AREA = 1269.6m <sup>2</sup> POND DEPTH = 0.35m VOLUME = 1269.6 x 0.35 = 148.1m <sup>3</sup>
<b>CATCHMENT AREA No. 5</b>	FROM TOWN OF BEAUMONT STORAGE REQUIREMENTS, STORAGE REQUIRED PER Ha. = 330m <sup>3</sup> CATCHMENT AREA = 0.38 Ha STORAGE REQUIRED = 125.4m <sup>3</sup>	STORAGE PROVIDED POND AREA = 1385.0m <sup>2</sup> POND DEPTH = 0.38m VOLUME = 1385.0 x 0.38 = 175.4m <sup>3</sup>

**TOTAL ON-SITE STORAGE REQUIREMENTS**  
TOTAL ON-SITE STORAGE REQUIRED = 1547.7m<sup>3</sup>  
TOTAL ON-SITE STORAGE PROVIDED = 1627.9m<sup>3</sup>

REVISION NO.	DESCRIPTION	BY	APPD.	DATE
A	ISSUED FOR CONSTRUCTION	P.Y.L.	AY	06/19/07



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**FOCUS CORPORATION**  
Signature: *[Signature]*  
Date: *June 20, 2007*  
**PERMIT NUMBER: P 6386**  
The Association of Professional Engineers, Geologists and Geophysicists of Alberta



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Client  
**TOWN OF BEAUMONT**

Project  
**PROPOSED OPERATIONS FACILITY**  
**S.E. 1/4 SEC.2-51-24-W4M**  
**BEAUMONT, ALBERTA**  
**SITE GRADING PLAN**

Designed	Scale	Date
P.Y.L.	1:1000	APRIL, 2007
Drawn	Project No.	
M.L.G.	102385-20	
Checked	Drawing No.	Rev.
A.Y.	4	A
Approved		

ON FILE NAME: A\102385 - Beaumont Operations Facility\Drawings\Plan\Construction\Drawings\102385 Beaumont Operations Facility-Site Grading.dwg  
 DATE: 2007-06-19 11:30:27