



## **URBAN DEVELOPMENT INSTITUTE CALGARY CHAPTER**

### **INFORMATION BULLETIN 19-06-03 (Info Bulletin #2b)**

#### **Shallow Utility Installation**

**June 19, 2003**

UDI Calgary wishes to advise our members that we have received industry advice, that the attached form is now being used by the Developer's Consultant as a trigger date for the shallow utility plans after which the costs associated with any significant Developer-initiated revisions that require re-design by the utilities (eg. Re-lotting of the subdivision, changes in the number of lots included in the subdivision phase, interdevelopment issues, feeder issues, location of utility pocket easements, etc) will be chargeable to the Developer, and the project may lose its position in the construction que. The subdivision plan freeze date would be the date when the Enmax URD, Enmax Street Lighting, Shaw, Telus and Atco Gas final designs have been approved by the Developer's Consultant. Enmax, as the designated party would be the point of contact and coordination between the Developer's Consultant and the shallow utilities with regard to the re-design, impacts and ramifications of any revisions after the above-mentioned trigger point.

Enmax has begun to stamp and date their final plans. Any subsequent approved revisions to the Enmax final electrical plan will also be appropriately stamped and dated and distributed to the other utilities. Atco Gas will be developing its preliminary plans earlier in the process (eg. After receipt of the Enmax preliminary plan but prior to receipt of the Enmax final plan). This is expected to facilitate earlier coordination of the utility rights-of-way requirements for Enmax and Atco Gas and thereby reduce the number of subsequent revisions (eg. Changes from 1.5m or 2.4m easements to 3.5m easements) Attached are process flow chart drawings showing the status quo (expanded) process and the revised Atco Gas earlier preliminary plan process.

Each shallow utility will add a note to its "final plan" signifying that any significant changes initiated by the Developer after its approval will be chargeable to the Developer. Each utility will advise the Consultant of the costs associated with a redesign, and these costs will be billed directly to the Developer by that utility. Two copies of the final plans will be sent to the Developer's Consultant, one of which is to be returned to the shallow utility with the Consultant's approval clearly indicated thereon. The shallow utility will then issue its work package to D.A. Watt for scheduling and construction.