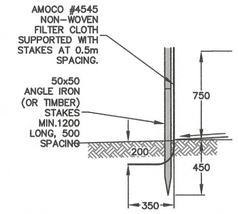
REMOVALS & SILT CONTROL PLAN
SCALE 1:250



TYPICAL SILT FENCE DETAIL
SCALE 1:25

NOTES:
1. SILT FENCE TO BE INSTALLED AT ALL LOW SIDES OF DEVELOPMENT THAT RECEIVE UPLAND DRAINAGE.
2. USE THIS IN WET WEATHER PERIOD OF YEAR

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD SPECIFICATIONS AND LATEST VERSION OF THE B.C. PLUMBING CODE. WORK TO BE INSPECTED BY CONSULTING ENGINEER AND ESQUIMALT PUBLIC WORKS INSPECTOR.
2. ALL SANITARY AND DRAIN WORKS IN THE PUBLIC ROAD ALLOWANCE TO BE DONE BY THE TOWNSHIP OF ESQUIMALT, AND ALL WATER WORKS IN THE PUBLIC ROAD ALLOWANCE TO BE DONE BY THE CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
3. A PLUMBING PERMIT TO CONSTRUCT ONSITE PLUMBING WORKS MUST BE OBTAINED FROM THE TOWNSHIP OF ESQUIMALT PRIOR TO ANY ONSITE WORK.
4. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY TOWNSHIP OF ESQUIMALT AT DEVELOPER'S EXPENSE. ALL OFF-SITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
5. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL BOULEVARD AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE BE 2.0%.
6. ALL EXISTING SERVICES ARE TO BE EXPOSED AT ALL CONNECTION AND CROSSING POINTS BEFORE ANY CONSTRUCTION. SURVEY SANITARY AND DRAIN CONNECTION POINTS AND PROVIDE POINT FILE TO ENGINEER FOR REVIEW. ALL WORK IS AT DEVELOPER'S EXPENSE.
7. ALL WORK TO BE UNDERTAKEN AND COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE STREET OR STORM SEWER.
8. ALL PLAN DIMENSIONS AND ALL ELEVATIONS ARE IN METERS (m) UNLESS NOTED OTHERWISE. ALL DETAIL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
9. CAUTION – GAS MAIN IN AREA. CONTACT FORTIS BC AND COMPLETE LOCATES FOR PRECISE SERVICES LOCATION. PHONE 250-388-6944. ANY NEW GAS WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED FORTIS BC GAS DRAWINGS.
10. CONSTRUCTION CREWS TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
11. WATER SERVICE, SANITARY SEWER AND DRAIN CHAINAGES FOR BUILDING CONNECTIONS TO BE SUPPLIED BY CONSTRUCTION CREW ON "AS-BUILTS" DRAWINGS. AS-BUILT DRAWINGS TO BE SUPPLIED TO THE ENGINEER AND TOWNSHIP OF ESQUIMALT.
12. ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING. CONSTRUCTION CREW TO USE SHORING ON DEPTH EXCAVATIONS TO WORK SAFE BC STANDARDS.
13. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES IN THE WORK AREA AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
14. MATERIAL SUBSTITUTIONS ARE ACCEPTED ONLY BY WRITTEN PRE-APPROVAL OF THE TOWNSHIP OF ESQUIMALT. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
15. BEDDING AND BACKFILL TO BE CLASS 'B' FOR ALL SERVICES.
16. FOR ANY CONFLICTS BETWEEN THE EXISTING INFRASTRUCTURE AND DESIGN SERVICES CONTACT ENGINEER AND TOWNSHIP OF ESQUIMALT IMMEDIATELY.
17. CLIENT IS INSTRUCTED NOT TO REGISTER ANY NEW RIGHT OF WAYS OR EASEMENTS UNTIL CONSTRUCTION IS COMPLETE AND GEOMETRY IS CONFIRMED.
18. CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH CONSULTING ENGINEER AND ESQUIMALT TECHNICIAN PRIOR TO ANY CONSTRUCTION.
19. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROJECT SAFETY.
20. ALL SEWER AND DRAIN WORK IS TO START AT LOW POINT OF CONNECTION AND PROCEED UPSTREAM. TO DO OTHERWISE IS AT OWNER/CONTRACTOR'S RISK.
21. PROPOSED HYDRO/TEL./CATV SERVICES ARE SHOWN ON THIS PLAN AS PRELIMINARY AND TO BE CONFIRMED.
22. DEVELOPER'S CONTRACTOR TO PROFESSIONALLY FLUSH AND VIDEO SURVEY THE EXISTING SANITARY SEWER AND DRAIN LINES ON THE PROJECT SITE BEFORE ANY WORK AND AGAIN AFTER DRIVEWAY/PARKING LOT WORK IS COMPLETE. PROVIDE REPORT WITH DIGITAL VIDEO FILE TO CALID SERVICES LTD. FOR REVIEW AND FOR TOWNSHIP APPROVAL.

NOTICE:
THERE ARE ONLY POOR QUALITY AS BUILT DRAWINGS AVAILABLE FOR THIS SITE. CALID SERVICES LTD. DOES NOT GUARANTEE THE ACCURACY OF THE EXISTING SITE SERVICES SHOWN ON THIS DRAWING. CONTRACTOR TO COMPLETE THEIR OWN INVESTIGATION AND CONFIRM LOCATION OF EXISTING SERVICES BEFORE START OF ANY CONSTRUCTION. ATTENTION: CONTRACTOR TO HAVE GAS LINES TO BE PAINTED OUT FOR SURVEYOR PRIOR TO CONSTRUCTION.

NOTICE:
IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO CONDUCT SITE INVESTIGATIONS FOR CONDITIONS AFFECTING THE PROJECT WORK. THIS MAY INCLUDE INVESTIGATIONS FOR ARCHEOLOGICAL MATERIALS, BEDROCK, SPECIAL SOILS, FILL, WASTE, HIGH GROUNDWATER, HAZARDOUS MATERIALS, OR OTHER DELETERIOUS CONDITIONS. DEVELOPER TO ALSO CONDUCT VIDEO TAPING OF EXISTING SANITARY MAINS, DRAIN MAINS AND SERVICE PIPES DOWNSTREAM OF CONNECTIONS SHOULD THERE BE A CONCERN OF CONDITION OF THE PIPES. THE DEVELOPER SHALL PROVIDE THE INVESTIGATION FINDINGS IN A WRITTEN REPORT OR DVD VIDEO INSPECTION TO CALID SERVICES LTD. FOR USE IN OUR DESIGN AND CONSTRUCTION SERVICES.

ATTENTION:
CONTRACTOR TO CAST IN PLACE MANHOLE BENCHING ONSITE. NO RECAST BENCHING TO BE USED.

ATTENTION:
IF THE CONTRACTOR DOES THEIR OWN LAYOUT, PROVIDE POINT FILE TO ENGINEER FOR REVIEW AT LEAST 48hrs BEFORE INSPECTION. SURVEYOR/CONTRACTOR RESPONSIBLE FOR LAYOUT TO BE PRESENT AT FIELD REVIEW WITH THE CITY TECHNICIAN AND PROJECT ENGINEER.

ATTENTION:
PROPOSED INVERTS SHOWN ON THIS DRAWING ARE ESTIMATES ONLY. THE NEW SITE SERVICES MUST BE INSTALLED AND SURVEYED PRIOR TO ANY FINAL BUILDING DESIGN OR CONSTRUCTION INCLUDING FOOTINGS.

THIS DESIGN IS VALID ONLY IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

RECEIVED
APR 10 2024
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

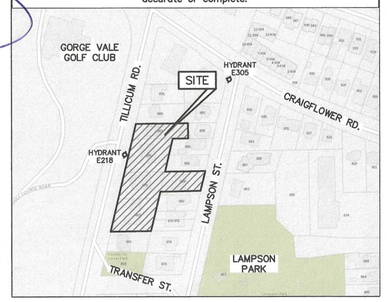
NOTICE:
OWNER TO ARRANGE AND HAVE LAYOUT COMPLETED BY PROFESSIONAL SURVEYOR.

BC 1 CALL
1-800-474-6886
CELLULAR *6886

BENCHMARK
REFER TO LEGAL SURVEYOR'S PLAN

LEGAL DESCRIPTION
REFER TO LEGAL SURVEYOR'S PLAN

The Contractor shall confirm the actual location of all services within the area of construction, and should not assume that the locations shown on the drawings are either accurate or complete.



PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA G. K. CARMICHAEL # 16667 FEB - 5 2024

PERMIT TO PRACTICE
CALID SERVICES LTD.
PERMIT NUMBER: 1001820
ENGINEERS & GEOSCIENTISTS BRITISH COLUMBIA

PRELIMINARY
Not for Construction

NOTE:
DEVELOPER TO CONTRIBUTE FUNDS TO THE TOWNSHIP OF ESQUIMALT FOR SEWAGE INFILTRATION/INFLOW REDUCTION PROGRAM IN ORDER TO OBTAIN SEWAGE CAPACITY FOR THE DEVELOPMENT.

NOTE:
PROPOSED 900ø DRAIN PIPE LINE DESIGNED TO HAVE GREATER FLOW CAPACITY THAN CURRENT EXISTING 750ø CONCRETE PIPE.

CALID SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.

Dwg. No.	REFERENCE DRAWINGS	DATE
–	–	–

LEGEND

EXISTING		PROPOSED
W	WATER	W
S	SEWER	S
D	DRAIN	D
G	GAS	G
H/T	H/T	H/T
	EOP	

EX.	PROP.		EX.	PROP.	
		WATER VALVE ON MAIN			SEWER PUMP STATION
		HYDRANT			CATCH BASIN
		CAP OR PLUG			SILT TRAP
		WATER METER			CULVERT
		FLUSH VALVE			DITCH
		MANHOLE			HYDRO/TEL POLE
		CLEANOUT			HYDRO ANCHOR

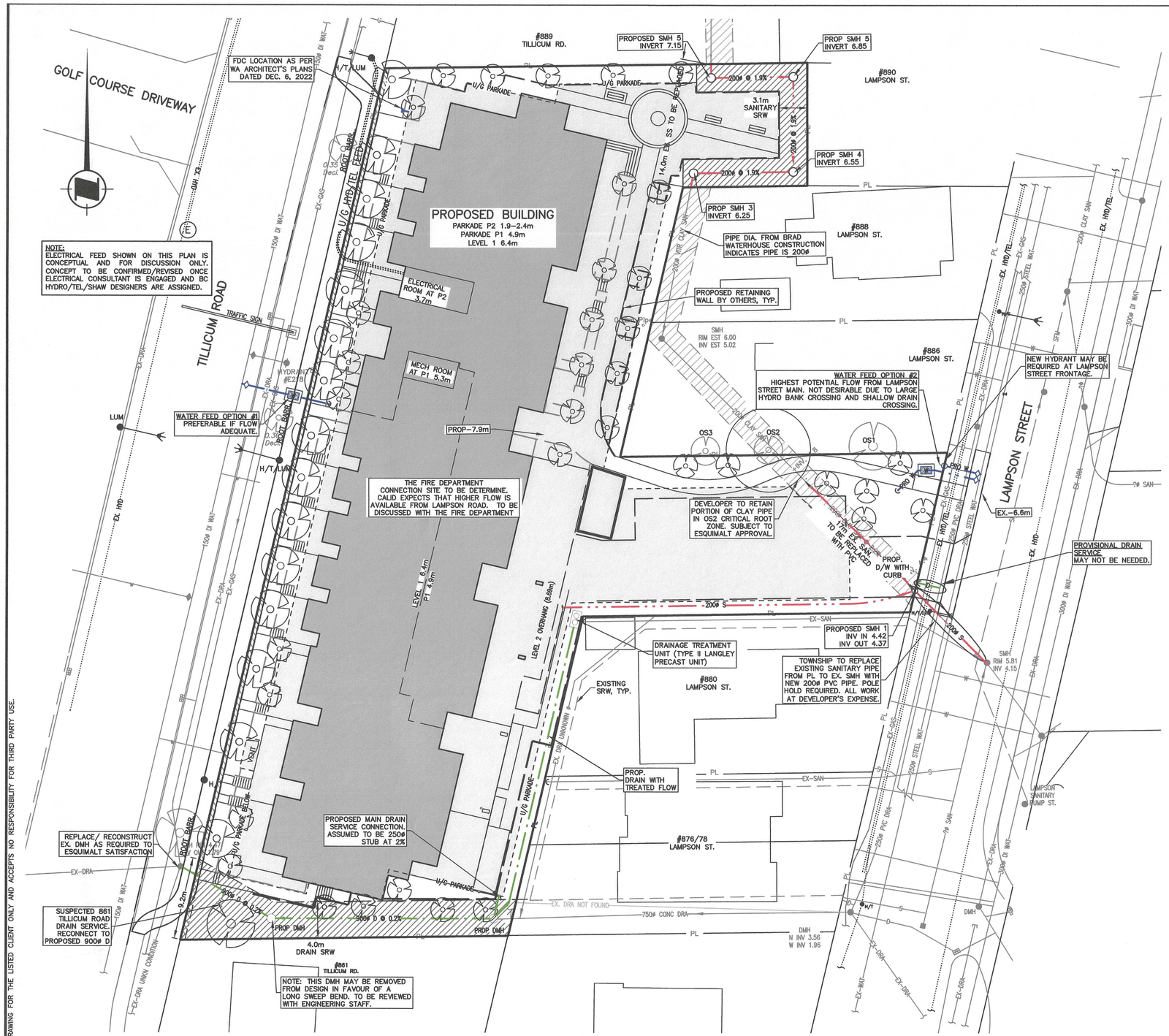
REV.	DATE	REVISIONS	BY	APPROVED
7	FEB 05/24	TO LANDSCAPE & ARCHITECTURAL CHANGES	DP	
6	JUN 26/23	TO ARCHITECTURAL CHANGES	DP	
5	MAY 31/23	TILLICUM FRONTAGE CHANGES	DP	
4	DEC 19/22	OS2 CRITICAL ROOT ZONE/CLAY LINE NOTE	EB	–

88Four Development
Site Removals Plan and Notes
Client: LIDA Homes Inc.

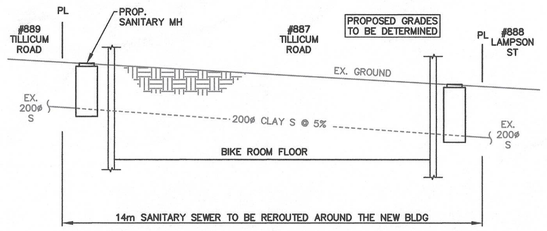
CALID Services Ltd.
207-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE: (250) 388-6919
FAX: (250) 381-6919
engineer@calid.ca

Drawn gkc/sp	Date Nov 30, 2022
Checked	Project # 762
Approved	Scale As Noted
Designed gkc	
762-C01	Rev. 7

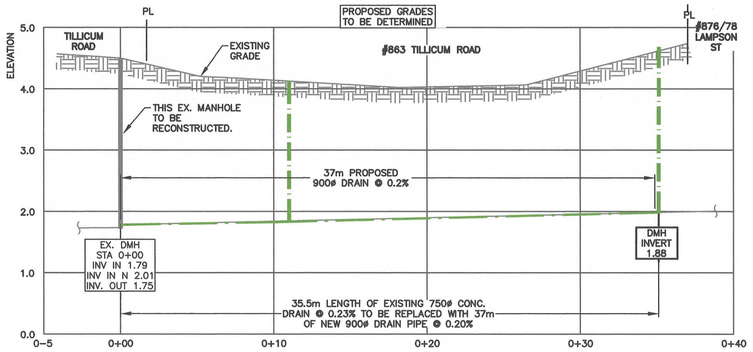
CANCEL PRINTS BEARING EARLIER LETTER



SITE SERVICING CONCEPT PLAN
SCALE 1:250



#887 TILLICUM RD SANITARY AT BIKE ROOM PROFILE
SCALE 1:100



#863 TILLICUM RD LARGE DRAIN REPLACEMENT PROFILE
SCALE HOR. 1:200, VERT. 1:50

ATTENTION: PROPOSED INVERTS SHOWN ON THIS DRAWING ARE ESTIMATES ONLY. THE NEW SITE SERVICES MUST BE INSTALLED AND SURVEYED PRIOR TO ANY FINAL BUILDING DESIGN OR CONSTRUCTION INCLUDING FOOTINGS.

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RECEIVED APR 10 2024 CORP. OF TOWNSHIP OF ESQUIMALT DEVELOPMENT SERVICES

NOTICE: OWNER TO ARRANGE AND HAVE LAYOUT COMPLETED BY PROFESSIONAL SURVEYOR.

B C 1 CALL
1–800–474–6886
CELLULAR *6886

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BENCHMARK
REFER TO LEGAL SURVEYOR'S PLAN

LEGAL DESCRIPTION
REFER TO LEGAL SURVEYOR'S PLAN

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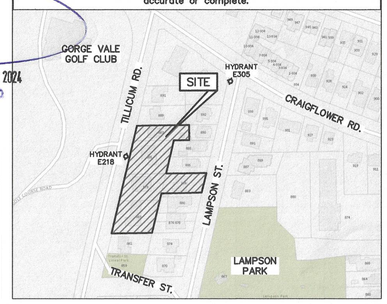

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — G. C. CARROTHERS # 16660 — FEB 5 2024

PERMIT TO PRACTICE
CALID SERVICES LTD.
PERMIT NUMBER: 1001820
ENGINEERS & GEOSCIENTISTS BRITISH COLUMBIA

PRELIMINARY
Not for Construction

NOTE: DEVELOPER TO CONTRIBUTE FUNDS TO THE TOWNSHIP OF ESQUIMALT FOR SEWAGE INFILTRATION/INFLOW REDUCTION PROGRAM IN ORDER TO OBTAIN SEWAGE CAPACITY FOR THE DEVELOPMENT.

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CALID SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRD PARTY USE.

Dwg. No.	REFERENCE DRAWINGS	DATE
–	–	–

LEGEND

EXISTING		PROPOSED
W	WATER	W
S	SEWER	S
D	DRAIN	D
G	GAS	G
H/T	H/T	H/T
	EOP	

EX.	PROP.		EX.	PROP.	
		WATER VALVE ON MAIN			SEWER PUMP STATION
		HYDRANT			CATCH BASIN
		CAP OR PLUG			SILT TRAP
		WATER METER			CULVERT
		FLUSH VALVE			DITCH
		MANHOLE			HYDRO/TEL POLE
		CLEANOUT			HYDRO ANCHOR

REV.	DATE	REVISIONS	BY	APPROVED
7	FEB 05/24	TO LANDSCAPE & ARCHITECTURAL CHANGES	DP	
6	JUN 26/23	TO ARCHITECTURAL CHANGES	DP	
5	MAY 18/23	TILLICUM FRONTAGE CHANGES	DP	
4	DEC 19/22	OS2 CRITICAL ROOT ZONE/CLAY LINE NOTE	EB	–

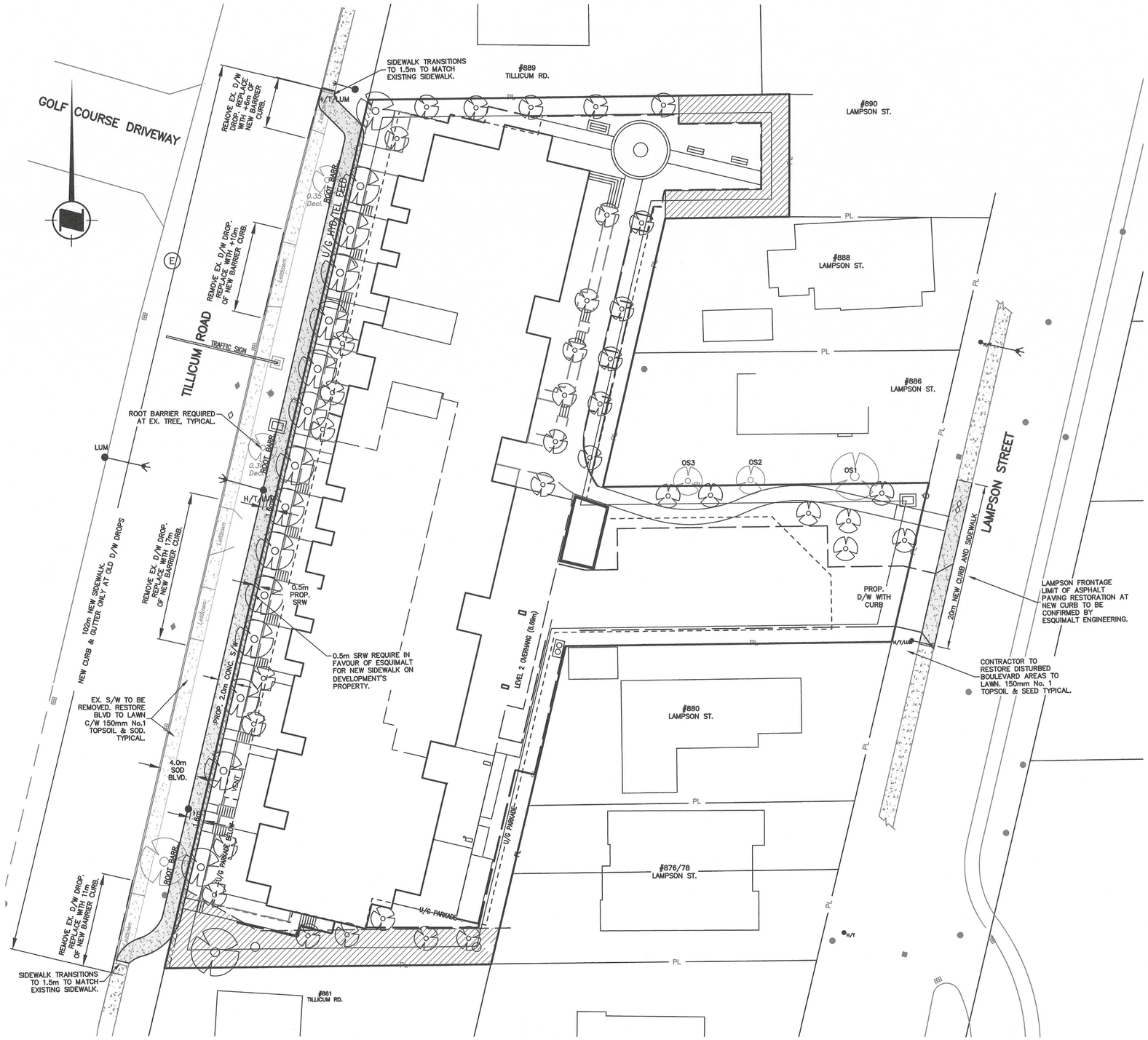
88Four Development
Site Servicing Plan Concept
Client: LIDA Homes Inc.

CALID Services Ltd.
207–2750 QUADRA ST.
VICTORIA, B.C. V8T–4E8
PHONE: (250) 388–6919
FAX: (250) 381–6919
engineer@calid.co

Drawn	gkc/sp	Date	Nov 30, 2022
Checked		Project #	762
Approved		Scale	As Noted
Designed	gkc		

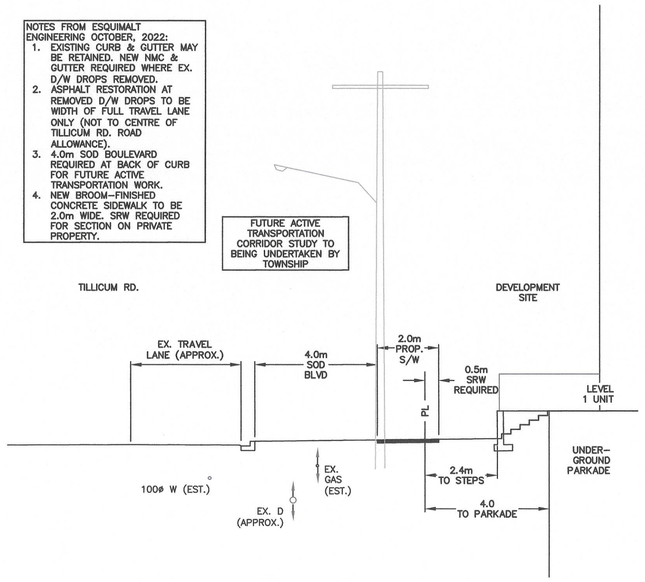
762–C02 | Rev. 7

CANCEL PRINTS BEARING EARLIER LETTER



FRONTAGE IMPROVEMENTS PLAN
SCALE 1:250

NOTES FROM ESQUIMALT ENGINEERING OCTOBER, 2022:
1. EXISTING CURB & GUTTER MAY BE RETAINED. NEW NMC & GUTTER REQUIRED WHERE EX. D/W DROPS REMOVED.
2. ASPHALT RESTORATION AT REMOVED D/W DROPS TO BE WIDTH OF FULL TRAVEL LANE ONLY (NOT TO CENTRE OF TILLICUM RD. ROAD ALLOWANCE).
3. 4.0m SOD BOULEVARD REQUIRED AT BACK OF CURB FOR FUTURE ACTIVE TRANSPORTATION WORK.
4. NEW BROOM-FINISHED CONCRETE SIDEWALK TO BE 2.0m WIDE. SRW REQUIRED FOR SECTION ON PRIVATE PROPERTY.



TILLICUM FRONTAGE IMPROVEMENTS (SCHEMATIC)
SCALE 1:100

RECEIVED
APR 10 2024
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

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PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — G. K. CARROTHERS # 16860

FEB - 5 2024

BC 1 CALL
1-800-474-6886
CELLULAR *6886

PRELIMINARY
Not for Construction

PERMIT TO PRACTICE
CALID SERVICES LTD.
PERMIT NUMBER: 1001820
ENGINEERS & GEOSCIENTISTS BRITISH COLUMBIA

Dwg. No.	REFERENCE DRAWINGS	DATE
–	–	–

LEGEND

EXISTING		PROPOSED
W	WATER	W
S	SEWER	S
D	DRAIN	D
G	GAS	G
H/T	H/T	H/T
	EOP	

EX.	PROP.		EX.	PROP.	
		WATER VALVE ON MAIN	P	P	SEWER PUMP STATION
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4	DEC 19/22	OS2 CRITICAL ROOT ZONE/CLAY LINE NOTE	EB	–

88Four Development
Frontages Improvments Plan
Client: LIDA Homes Inc.

Drawn	gkc/sp
Date	Nov 15, 2022
Checked	
Project #	762
Approved	
Scale	As Noted
Designed	gkc

CALID Services Ltd.
207-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE: (250) 386-6919
FAX: (250) 381-6919
engineer@calid.co

762-C03 | Rev. 7

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