

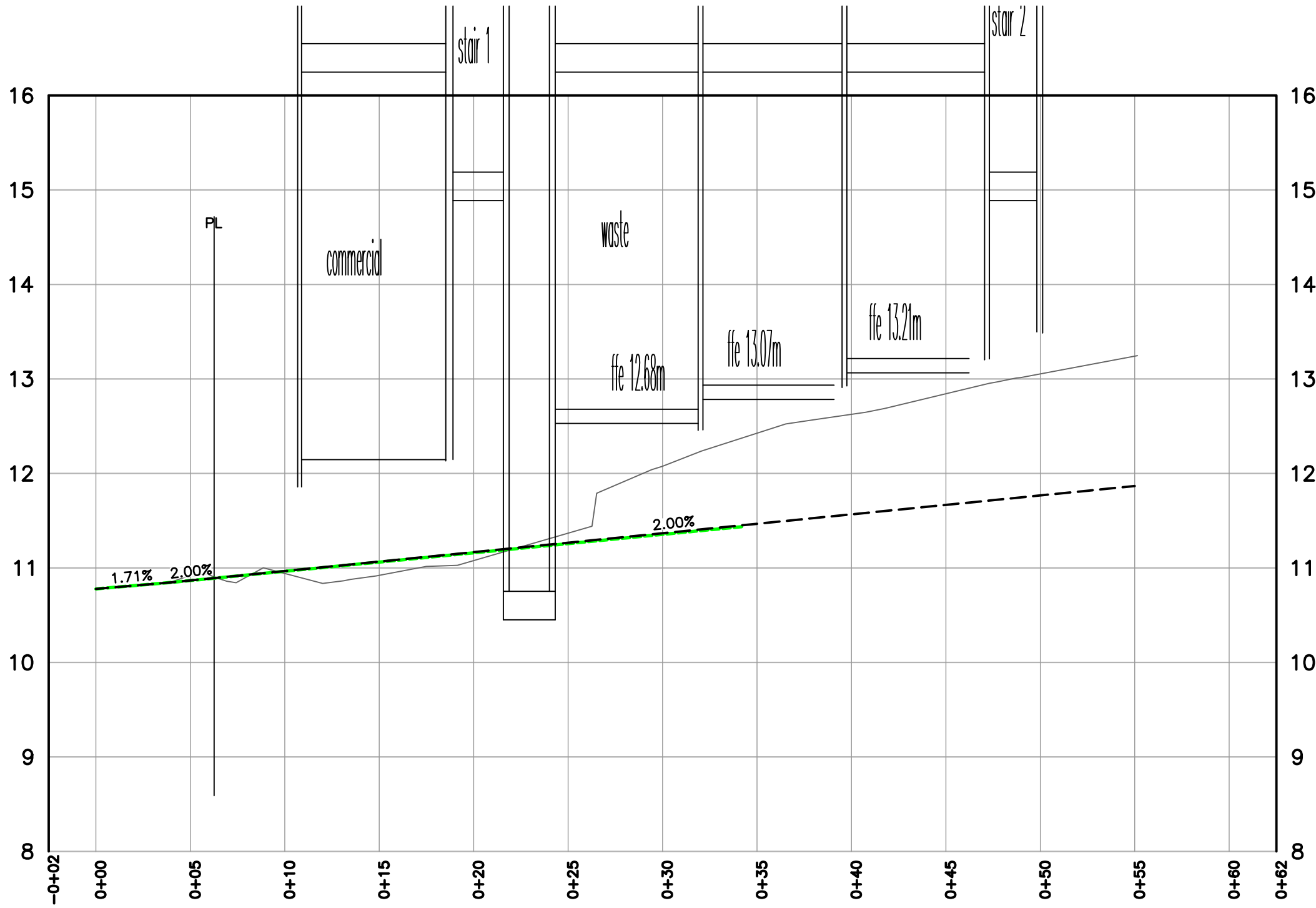
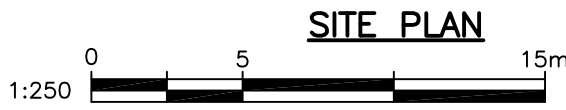
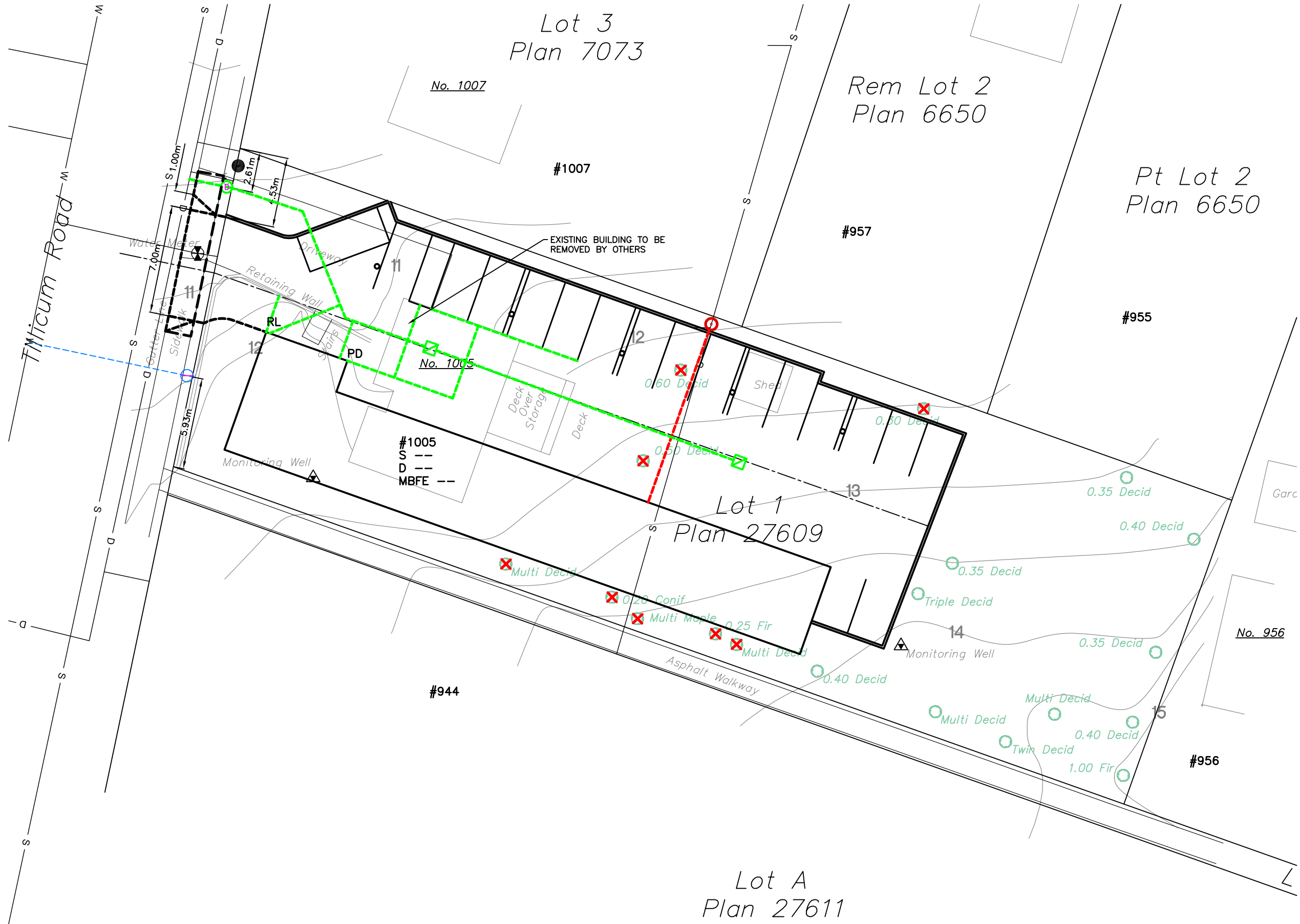
THE TOWN OF ESQUIMALT: November 28, 2023 / U:\CS\1400 Customer Files\2023\CV Civil\CV23-15 Tillicum - Xaquimall\03 EN-CA\040 Internal Drawings\00 Current\CV23-15 231124 Site Plan.dwg

ENVIRONMENTAL NOTES:

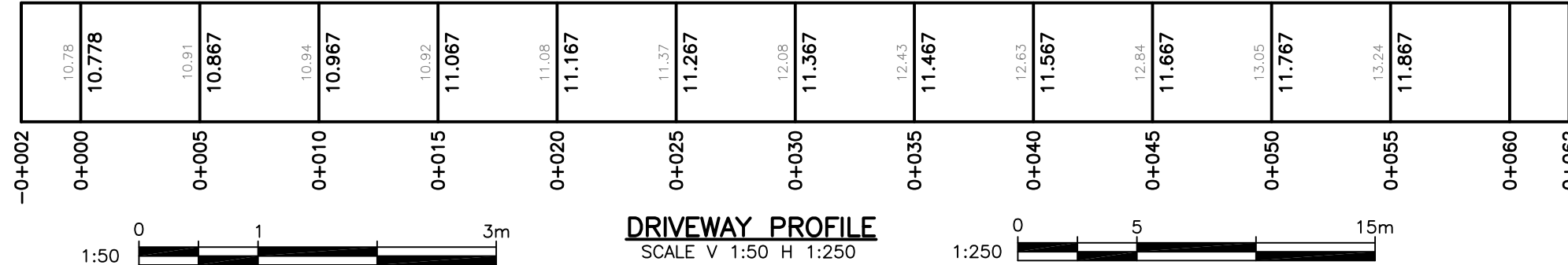
- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM. SOME BMP'S TO CONSIDER:
- CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
- NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK AREA UNLESS SPILL PROTECTION MEASURES ARE IN PLACE.
- A SPILL KIT IS TO BE MAINTAINED ON SITE THROUGHOUT THE CONSTRUCTION PERIOD.
- SURFACE WATER IS TO BE MANAGED WITHIN THE WORK AREA AND TREATED BEFORE DISCHARGED. THIS MAY INCLUDE ONSITE DETENTION AND/OR CULVERT FILTRATION.
- COVER EXPOSED SOILS IN INCLEMENT WEATHER ie TARP, HYDRO SEED OR ORGANIC LEAF MULCH.
- STOCKPILE SOILS AWAY FROM CULVERT INLETS AND ENSURE THEY ARE COVERED IF LEFT FOR MORE THAN 48 HOURS.
- PLACE DRAIN ROCK AND FILET FABRIC AT THE INLET OF CULVERT.
- SURROUND PROTECTED TREES WITH SNOW FENCING AT DRIP LINE OR CRITICAL ROOT ZONE OF TREE DURING CONSTRUCTION. CONTACT CITY ARBORIST PRIOR TO BEGINNING CONSTRUCTION.
- INSTALL SILT FENCING AS REQUIRED.

GENERAL CONSTRUCTION NOTES:

1. CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
3. REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
4. REINSTATE ALL PRIVATE PROPERTY TO PRE-CONSTRUCTION CONDITIONS.
5. CONTACT CITY PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
6. ENSURE THE CURRENT MUNICIPAL O.H.&S. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT BC1 AT 1-800-474-6886 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
8. CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
9. ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.
10. SIGNS ARE TO BE CONSTRUCTED AS PER MUNICIPAL STANDARD DRAWINGS
11. ALL BOULEVARDS TO BE RESTORED WITH 200mm TOPSOIL AND GRASS.
12. MAINTAIN VEHICLE AND PEDESTRIAN ACCESS AT ALL TIMES.
13. ALL EXISTING AND PROPOSED APPURTENANCES TO MEET FINAL GRADES.
14. ALL TRENCHING EXCAVATIONS AND BEDDING TO BE PER MMCD G4



DRIVEWAY (Ground)
DRIVEWAY (FG1)



DETAILED CONSTRUCTION NOTES:

- ① INSTALL NEW 1050mm MANHOLE AS SHOWN ON EXISTING SEWER MAIN. DECOMMISSION SEWER PIPE TO THE SOUTH AND INSTALL NEW 150mm PVC CONNECTION AS SHOWN BY CONTRACTOR AT APPLICANTS EXPENSE.
- ② CAP EXISTING STORM CONNECTION AT PROPERTY LINE BY CONTRACTOR AT APPLICANTS EXPENSE.
- ③ NEW 150mm STORM CONNECTION AND IC BY CONTRACTOR AT APPLICANTS EXPENSE.
- ④ NEW WATER CONNECTION AND METER BY CITY OF VICTORIA AT APPLICANTS EXPENSE.
- ⑤ PROPOSED DRIVEWAY (FLARES AT ROAD EDGE TO BE 1.0m WIDE) AS PER TOWN OF ESQUIMALT SPECIFICATIONS R15.
- ⑥ REMOVE AND REPLACE EXISTING CURB WITH NMC AND DROPS AS PER TOWN OF ESQUIMALT SPECIFICATIONS R12.
- ⑦ REMOVE AND REPLACE EXISTING SIDEWALK AS SHOWN AS PER TOWN OF ESQUIMALT SPECIFICATIONS R13

PERMIT TO PRACTICE NUM: 1000348



KEY PLAN -- 1:2000

FOR PROPOSED SERVICES OF
LOT 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 27609
PID 002-145-073
1005 TILlicum ROAD

KYLE ENGINEERING
SUITE 1, 40 CADILLAC
AVE. VICTORIA, BC, V8Z 1T2
250 475 6906

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.	LEGEND					REVISIONS		REVISIONS APPROVED						DESIGN APPROVED			TOWN OF ESQUIMALT				FILE No.	—		
	Existing Municipal Infrastructure ————					Drain —○—	Curb —○—	Concrete Box ☒	Valve ☒	REVISION # 1		REVISION # 2		REVISION # 3		Approved By	Date	Signed	1005 TILlicum ROAD				DESIGN No.	—
	Proposed Municipal Infrastructure - - - - -					Ditch —○—	Sidewalk 5/7	Wood Box ☒	Flush Valve ☒	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed	WATER, SEWER, DRAIN AND ROAD					
	Existing External U/G Utilities —e—t—g—c—					Sewer —○—	Manhole ○	Catch Basin ☒	Hydrant ☒	Design Engineer	Design Engineer	Design Engineer	Manager of Development	Manager of Development	Manager of Development	B.M. : —				DRAWING No.	1 OF 1			
	Proposed External U/G Utilities - - - - -					Water —W—	Cleanout □	Culvert —)—	Reducer ☒	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Development Coordinator	Design: ESK Drawn: ESK Checked: ESK									
	Street Lighting Pole Mount Standard Mount					Traffic Sign ☒	Silt Trap ☒	Cap / Plug —	Air Valve ☒	Development Coordinator		Development Coordinator		Development Coordinator		Development Coordinator		Scale: Hor: 1:250 Vertical: 1:50 Date: NOV 2023						
	Post Top Pedestrian Signal Traffic Signal					Ctrl Monument ☒	Traverse Hub ☒	Gas Valve ☒	Water Meter ☒	Development Coordinator		Development Coordinator		Development Coordinator		Development Coordinator								