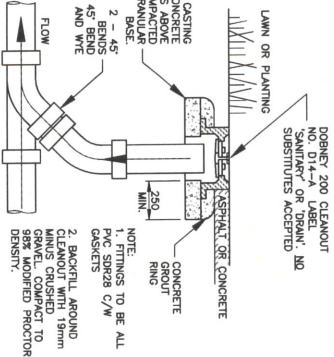
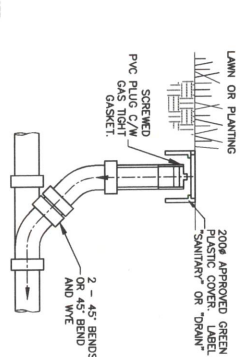
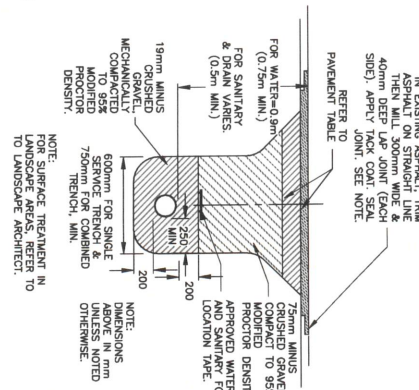


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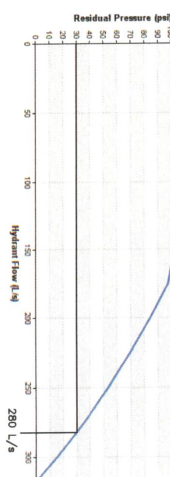
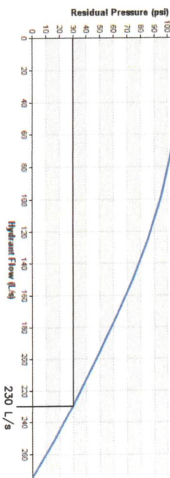
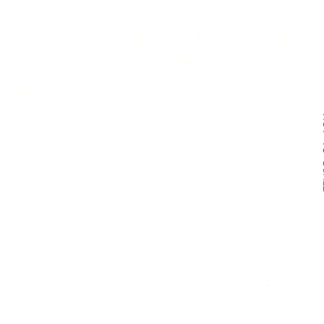
DWG No.	DWG TITLE
762-C01	KEY MAP, DESIGN DATA, NOTES AND DISCLAIMERS
762-C02	REMOVALS, TREE PROTECTION, SILT CONTROL PLAN
762-C03	OVERALL SITE SERVING PLAN
762-C04	DRAIN SRW WORKS
762-C05	DRAINAGE STORAGE TANK AND SMH DETAILS
762-C06	FRONTAGES IMPROVEMENTS PLAN
762-C07	SITE GRADING PLAN



DRAIN & SANITARY CLEANOUTS (ONSITE HARDSCAPE AND ALL OFFSITE CLEANOUTS)



DRAIN & SANITARY CLEANOUTS (ONSITE SOFT SURFACE)



GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE MANDAT AND TOWNSHIP OF ESQUIMALT SPECIFICATIONS AND STANDARDS. THE ON-SITE SERVICES ARE TO CONFORM TO THE LATEST VERSION OF THE BC PLUMBING CODE.
2. ALL DIMENSIONS ARE IN mm AND ALL ELEVATIONS ARE IN m UNLESS NOTED OTHERWISE.
3. A PLUMBING PERMIT TO CONSTRUCT ON-SITE PLUMBING WORKS MUST BE OBTAINED FROM THE TOWNSHIP OF ESQUIMALT PRIOR TO ANY ON-SITE WORK.
4. ANY UNDERGROUND UTILITY CONSTRUCTION PERMIT TO BE OBTAINED FROM THE TOWNSHIP OF ESQUIMALT PRIOR TO ANY ON-SITE WORK.
5. NOT ALL EXISTING SERVICES ARE SHOWN ON THIS DRAWING. THE CONTRACTOR IS TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES IN THE WORK AREA AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATION WORKS.
6. CAUTION - GAS LINES IN AREA CONTACT BC 1 CALL FOR LOCATION A MINIMUM 72 HOURS IN ADVANCE. PHONE 1-800-474-6886 OR GO TO mprobc.ca.
7. ALL EXISTING SERVICES MUST BE EXPOSED AT CROSSINGS AND CONNECTION POINTS AND SURVEYED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. INCLUDING RECORDING THE EXISTING INFRASTRUCTURE AND DESIGN SERVICES CONTACT THE ENGINEER AND TOWNSHIP OF ESQUIMALT.
8. EXISTING BUILDINGS ON THE PROPERTY MUST BE REMOVED PRIOR TO ANY OTHER WORK ON-SITE. PERMIT FROM ESQUIMALT IS REQUIRED.
9. ALL WORK IS TO BE UNDERGROUND AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO MINIMIZE LOCAL DISRUPTION AND PREVENT THE RELEASE OF SEDIMENT/DEBRIS INTO THE DRAINAGE DRAINAGE SYSTEM. THE CONTRACTOR IS TO MINIMIZE LOCAL DISRUPTION AND PREVENT THE RELEASE OF SEDIMENT/DEBRIS INTO THE DRAINAGE DRAINAGE SYSTEM. THE CONTRACTOR IS TO MINIMIZE LOCAL DISRUPTION AND PREVENT THE RELEASE OF SEDIMENT/DEBRIS INTO THE DRAINAGE DRAINAGE SYSTEM.
10. ALL EXISTING SERVICES MUST BE EXPOSED AT CROSSINGS AND CONNECTION POINTS AND SURVEYED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. INCLUDING RECORDING THE EXISTING INFRASTRUCTURE AND DESIGN SERVICES CONTACT THE ENGINEER AND TOWNSHIP OF ESQUIMALT.
11. THE CONTRACTOR SHALL ASSUME ALL WORK SHOWN IN THIS DRAWING SET IS BY THEM UNLESS SPECIFICALLY NOTED OTHERWISE.
12. LAYOUT OF SERVICES TO BE COMPLETED BY A PROFESSIONAL SURVEYOR. LAYOUT INFORMATION TO BE PROVIDED TO CALD MINIMUM 1 WEEK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES IN THE WORK AREA AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATION WORKS.
13. INSPECTED WORKS IN THE FIELD PRIOR TO BACKFILL. PHOTOS WILL NOT BE ACCEPTED. CONTRACTOR TO ALLOW FOR REVIEW OF INSPECTED WORKS.
14. FOR ANY CONFLICTS BETWEEN THE EXISTING INFRASTRUCTURE AND DESIGN SERVICES CONTACT THE ENGINEER AND TOWNSHIP OF ESQUIMALT.
15. BODILY FORCE AND WORK IN STORM, RAIN, FLOOD, OR "EXTREME" WEATHER ARE TO BE DONE UNDER A TREE BY-LAW PERMIT AND THE SUPERVISOR CONSULTING ENGINEER, ROAD CONSTRUCTION, AND SERVICE INSTALLATIONS ARE TO BE CARRIED OUT UNDER THE PROVISIONS OF THE ESQUIMALT TREE PROTECTION BY-LAW NO.3076 AND ANY AMENDMENTS THEREOF.
16. ANY TREE REPLACEMENT SELECTION TO BE APPROVED BY ESQUIMALT PARKS.
17. MATERIAL SUBSTITUTIONS ARE ACCEPTED ONLY BY WRITTEN PRE-APPROVAL OF THE TOWNSHIP OF ESQUIMALT AND/OR CONSULTING ENGINEER. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
18. CONTRACTOR TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
19. ALL TRENCH FOR THE OFFSITE BOLLARD TO BE IMPORTED NO.1 SPOILED TOPSOIL FREE OF COBBLES, GRAVEL, CLUMPS, OR OTHER DELETERIOUS MATERIAL.
20. BACKFILL TO BE TYPE "B" BACKFILL COMPACTED TO MIN. 95% WPT. TRENCHING, BACKFILLING, AND EXCAVATION FOR OFFSITE TRENCHES TO BE TO 1000mm DEPTH. TRENCH TO BE TYPE "B" BACKFILL COMPACTED TO MIN. 95% WPT. TRENCHING, BACKFILLING, AND EXCAVATION FOR OFFSITE TRENCHES TO BE TO 1000mm DEPTH.
21. WHERE TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF ROAD OR DRIVEWAY, USE 75mm MINUS CRUSHED ROCK GRAVEL, BACKFILL FROM THE TOP OF PIPE TO THE TOP OF THE SUBGRADE GRAVEL.
22. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROJECT SAFETY.
23. PROVIDE SAFE AND ADEQUATE TRAFFIC CONTROL WHEN WORKING IN THE PUBLIC ROAD ALLOWANCE. ALL EXCAVATIONS ARE TO BE FENCED WITH HIGH-VISIBILITY MATERIALS. ROADS ARE TO BE SPOILED ALTERNATE SIDEWAYS AND DRIVERS OF CONSTRUCTION ON PUBLIC ROAD, STEEL PLATES ARE TO BE USED TO PROTECT THE ROAD SURFACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE TRAFFIC CONTROL. THE CONTRACTOR IS TO PROVIDE ADEQUATE TRAFFIC CONTROL. THE CONTRACTOR IS TO PROVIDE ADEQUATE TRAFFIC CONTROL.
24. CONTRACTOR TO COOPERATE WITH NEIGHBOURING HOMEOWNERS AND BUSINESSES. WORK HOURS ARE TO BE LIMITED TO LOCAL BY-LAWS, NOISE CONTROL BY-LAW TO BE FOLLOWED FOR ANY WORK AFTER NORMAL HOURS.
25. STREET(S) AT THE JOB SITE ARE TO BE SWEPT OF GRAVEL, DIRT AND OTHER MATERIALS AT THE END OF EACH WORK DAY AT MINIMUM.
26. ALL TREE EXCAVATIONS AND TRENCHES TO HAVE SPOILING TO WORKSPACE BY REGULATIONS.
27. THE CONTRACTOR TO PROVIDE SMOOTH ROAD, SIDEWALK, CURB TRANSITIONS AT THE LIMIT OF WORK.
28. CONTRACTOR TO PROVIDE SMOOTH ROAD, SIDEWALK, CURB TRANSITIONS AT THE LIMIT OF WORK.
29. THE CLIENT IS INSTRUCTED NOT TO REGISTER ANY NEW ROAD OR WAYS OR EXISTENTS UNTIL CONSTRUCTION IS COMPLETE AND GEOMETRY IS COMPLETED.
30. THE CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE CONSULTING ENGINEER, ESQUIMALT ENGINEERING TECHNICIAN, CITY OF VICTORIA WATERWORKS TECHNICIAN, AND UTILITY DESIGNERS, PRIOR TO ANY CONSTRUCTION.
31. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE RENOVATED TO ORIGINAL OR BETTER CONDITION BY THE CONTRACTOR.
32. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL PAVED ASPHALT PAVED CONCRETE, SAND, SIDEWALK, AND BOLLARD AREAS TO AN APPROVED OFFSITE DRAINAGE GRADE. THE DRAINAGE GRADE IS TO BE 2.0% FOR GRAVEL BOLLARDS, 1.5% FOR ASPHALT PAVED ON-SITE AND 1.0% FOR CONCRETE SURFACES. THE DRAINAGE GRADE IS TO BE 2.0% FOR GRAVEL BOLLARDS, 1.5% FOR ASPHALT PAVED ON-SITE AND 1.0% FOR CONCRETE SURFACES.
33. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING/QUALITY CONTROL OF NEWLY CONSTRUCTED WORKS, INCLUDING BUT NOT LIMITED TO THE TESTING OF CONCRETE, GRAVEL, AND SAND. THE CONTRACTOR IS TO PROVIDE ADEQUATE TRAFFIC CONTROL. THE CONTRACTOR IS TO PROVIDE ADEQUATE TRAFFIC CONTROL. THE CONTRACTOR IS TO PROVIDE ADEQUATE TRAFFIC CONTROL.
34. THE CONTRACTOR IS TO PERFORM DENSITY AND GRADATION TESTING ON GRAVEL, BACKFILL, FOR SIDEWALKS, ROADS, CURBS, TRENCHES ETC.
35. CONTRACT HOLDBACK WILL APPLY FOR NOT SUBMITTING TEST RESULTS AND/OR AS-CONSTRUCTED PLANS.
36. THE CONTRACTOR IS TO COMPLETE AN AS-BUILT SURVEY AFTER WORK COMPLETION AND PROVIDE DIGITAL FILE TO CALD WITH ALL CIVIL WORKS. THE CONTRACTOR IS TO COMPLETE AN AS-BUILT SURVEY AFTER WORK COMPLETION AND PROVIDE DIGITAL FILE TO CALD WITH ALL CIVIL WORKS.
37. THE CONTRACTOR IS TO WARRANTY ALL WORK AGAINST DEFECTS FOR ONE YEAR FROM SUBSTANTIAL COMPLETION OR THE MUNICIPALITY'S WARRANTY PERIOD, WHICHEVER IS GREATER.

PAVING AND CONCRETE WORKS NOTES

1. CONTRACTOR TO PROVIDE SMOOTH ROAD, SIDEWALK, CURB TRANSITIONS AT THE LIMIT OF WORK.
2. CONTRACTOR TO RENOVATE ANY PAVEMENT LINES AND MARKINGS DISTURBED BY CONSTRUCTION. ASSURE RESTORATIONS IN THERMOPLASTIC.
3. CONTRACTOR TO PROTECT ALL LAYOUT POINTS. ANY POINTS DAMAGED SHALL BE RE-LAID AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR TO SET UP A STRENGTH FOR CURB PREPARATION A MINIMUM OF 24 HOURS PRIOR TO ANY FORMING. ENGINEER TO VIEW THE STRENGTH AND MAKE MINOR DESIGN ADJUSTMENTS PRIOR TO ACCEPTED TRUCK ARRIVING TO THE SITE.
5. CURB CURVES TO BE HAND FORMED, NO SUPERIMPOSE TO ACCEPTED DUE TO INABILITY OF SUPERIMPOSE MACHINE TO MAKE TIGHT TURNS.
6. CONTRACTOR MUST ENSURE NO VERTICAL OR HORIZONTAL KINKS IN CURBS. DO NOT END FORM LINE ON A TANGENT.
7. CONTRACTOR TO ARRANGE FOR ASPHALT TESTING INCLUDING SAMPLING, GRADATION, CORE/PATCH ASPHALT TEST, DENSITY TEST, ETC.
8. CONTRACTOR TO ARRANGE FOR CONCRETE TESTING INCLUDING SAMPLING, GRADATION, SLUMP, AIR CONTENT, MAX. REVIEW, ETC.
9. CONTRACTOR IS RESPONSIBLE TO ENSURE THERE CAN BE MINIMUM 0.25 POSITIVE GRADE IN THE CURBS PRIOR TO ANY FORMING. INFORM ENGINEER, A MINIMUM OF 48 HOURS PRIOR TO CURB FORMING, OF ANY POTENTIAL GUTTER GRADE PROBLEMS.
10. PAVEMENT RESTORATION TO BE IN ACCORDANCE WITH ESQUIMALT SUPPLEMENTARY STANDARD DRAWING NUMBER TDC-SD-50.1.

SILT AND EROSION CONTROL NOTES

1. SILT CONTROL WORKS ARE TO BE ERECTED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION WORKS AND TO BE MAINTAINED ON REGULAR BASIS.
2. ANY AREA RECEIVING VEHICLE TRAFFIC TO BE COVERED WITH SHOP REQUIREMENTS FOR DISCHARGE TO A WATER COURSE.
3. THE BUILDING EXCAVATION WATER IS TO BE TREATED TO THE CDD REQUIREMENTS FOR DISCHARGE TO A WATER COURSE.
4. DEVELOPER IS REQUIRED TO TEST DRAINAGE WATER LEAKING THE SITE TO CDD STANDARDS.

SEWER AND DRAIN NOTES

1. ALL SANITARY WORKS IN THE PUBLIC ROAD ALLOWANCE TO BE DONE BY THE TOWNSHIP OF ESQUIMALT CREWS AT DEVELOPER'S EXPENSE, UNLESS NOTED OTHERWISE. THE STORM DRAINAGE WORKS IN PUBLIC ROAD AND ON-SITE RIGHT OF WAYS ARE BY THE DEVELOPER'S CONTRACTOR.
2. ALL INSPECTIONS, SITE VISITS, REPORTS, ETC. BY THE DEVELOPER'S ENGINEER, ESQUIMALT MAY ATTEND SITE VISITS AND INSPECTIONS WITH THE ENGINEER, 48 HR NOTICE REQUIRED FOR ESQUIMALT/CALD TO ATTEND SITE.
3. CONTRACTOR TO ADJUST ALL APPURTENANCES TO THE PROPOSED FINISHED GRADES.
4. ALL PROPOSED MANHOLLS TO HAVE CAST-IN-PLACE BASES. PRECAST BASES ARE NOT ACCEPTABLE.
5. 1000 AND 1500 SANITARY AND DRAIN PIPES TO BE S2028 PVC PIPE, 2000 AND LARGER DRAIN AND SANITARY PIPES TO BE S2028 PVC PIPE.
6. CONTRACTOR TO PRESERVE TEST THE SANITARY SERVICES IN ACCORDANCE WITH ESQUIMALT STANDARDS AND BC PLUMBING CODE. CONFIRMATION FROM THE CONTRACTOR THAT THE SYSTEM IS HOLDING PRESSURE IS REQUIRED BEFORE CALD WILL INSPECT THE SYSTEM.
7. CONTRACTOR TO INSTALL INSULATED SINKER AND DRAINAGE PIPES. THE SINKER AND DRAINAGE PIPES MUST BE GREATER THAN 1000mm. THE SINKER AND DRAINAGE PIPES MUST BE GREATER THAN 1000mm. THE SINKER AND DRAINAGE PIPES MUST BE GREATER THAN 1000mm.
8. THE CONTRACTOR TO PROFESSIONALLY FLUSH AND VIDEO INSPECT EXISTING SANITARY SINKER AND STORM DRAIN LINES ON THE PROJECT SITE BEFORE ANY WORK AND AGAIN AFTER WORKS ON THE PROPERTY ARE COMPLETE. PROVIDE REPORT WITH DIGITAL VIDEO FILE TO CALD SERVICES LTD. FOR REVIEW AND TO THE TOWNSHIP FOR APPROVAL.
9. OFFSITE CATCHBASINS TO HAVE 1500mm SINKER AND 300mm DRAIN. THE SINKER AND DRAIN MUST BE GREATER THAN 1000mm. THE SINKER AND DRAIN MUST BE GREATER THAN 1000mm. THE SINKER AND DRAIN MUST BE GREATER THAN 1000mm.
10. ALL PENETRATIONS THROUGH THE FOUNDATION WALLS, PARAPET SLAB OR ANY OTHER PENETRATIONS THROUGH THE BUILDING ENVELOPE IS THE RESPONSIBILITY OF OTHERS (NOT CALD SERVICE LTD.). DRAINAGE OF THE BUILDING FOUNDATION IS BY OTHERS.

WATER NOTES

1. ALL WATERWORKS TO BE TO CITY OF VICTORIA SPECIFICATIONS.
2. ALL WATER WORKS IN THE PUBLIC ROAD ALLOWANCE TO BE DONE BY THE CITY OF VICTORIA CREWS AT DEVELOPER'S EXPENSE (INCLUDING INSTALLATION OF THE PROPOSED WATER SERVICE WALL).
3. CITY OF VICTORIA OPERATES THE WATER SYSTEM FOR THE TOWNSHIP OF ESQUIMALT BEFORE GOING ANY WATER WORKS MATERIALS FROM THE CITY CONNECTIONS TO 1"m FROM THE BUILDING. ENSURE THAT THEY MEET THE CITY OF VICTORIA STANDARDS (FOR EXAMPLE, THE OPENING NUT DIRECTION OF OPENING IS THE SAME AS THE CITY OF VICTORIA STANDARDS).
4. CITY OF VICTORIA WATER CHAMBER HAS TO BE INSTALLED BEFORE PIPING FROM THE BUILDING TO THE CHAMBER IS Laid.
5. ON-SITE WATERMAIN PIPE TO BE C150 GR90 PVC D18 PIPE WITH CAST FITTINGS C/W MECHANICAL RESTRAINTS AND THRUST BLOCKS.
6. THE CONTRACTOR TO FLUSH, INSPECT AND PRESSURE TEST NEW WATER PIPES PRIOR TO MAKING CONNECTION TO THE BUILDING WATER SYSTEM. THE CONTRACTOR TO FLUSH, INSPECT AND PRESSURE TEST NEW WATER PIPES PRIOR TO MAKING CONNECTION TO THE BUILDING WATER SYSTEM.
7. CONTRACTOR TO PROVIDE ADEQUATE TRAFFIC CONTROL WHEN WORKING IN THE PUBLIC ROAD ALLOWANCE. ALL EXCAVATIONS ARE TO BE FENCED WITH HIGH-VISIBILITY MATERIALS. ROADS ARE TO BE SPOILED ALTERNATE SIDEWAYS AND DRIVERS OF CONSTRUCTION ON PUBLIC ROAD, STEEL PLATES ARE TO BE USED TO PROTECT THE ROAD SURFACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE TRAFFIC CONTROL. THE CONTRACTOR IS TO PROVIDE ADEQUATE TRAFFIC CONTROL. THE CONTRACTOR IS TO PROVIDE ADEQUATE TRAFFIC CONTROL.
8. CONNECTION TO MUNICIPAL SYSTEM AND BUILDING SYSTEM ONLY AFTER 2 CONSECUTIVE MEANLINE (GUDAN) HEALTH TESTS.
9. ALL WATERMAIN FITTINGS TO HAVE CONCRETE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS.
10. THRUST BLOCKS TO CITY OF VICTORIA SUPPLEMENTARY DRAWING "SD W1".
11. CITY OF VICTORIA SRW TO BE REGISTERED AFTER THE WATER CHAMBER IS INSTALLED AND SURVEYED.

NOTE: THE DEVELOPER'S RESPONSIBILITY TO CONDUCT SITE INVESTIGATIONS FOR CONDITIONS AFFECTING THE PROJECT WORK. THIS INCLUDES BUT NOT LIMITED TO: GEOTECHNICAL, ARCHITECTURAL, MATERIALS, BEDROCK, SPECIAL SOILS, FILL, WASTE, HIGH GROUNDWATER, MATERIALS, OR OTHER DELETERIOUS CONDITIONS.

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CLIENT IS TO CONTACT CANADA 659 FOR MATERIAL LOCATION.

Issued For Building Permit Review

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VICTORIA AND THE TOWNSHIP OF ESQUIMALT. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VICTORIA AND THE TOWNSHIP OF ESQUIMALT.

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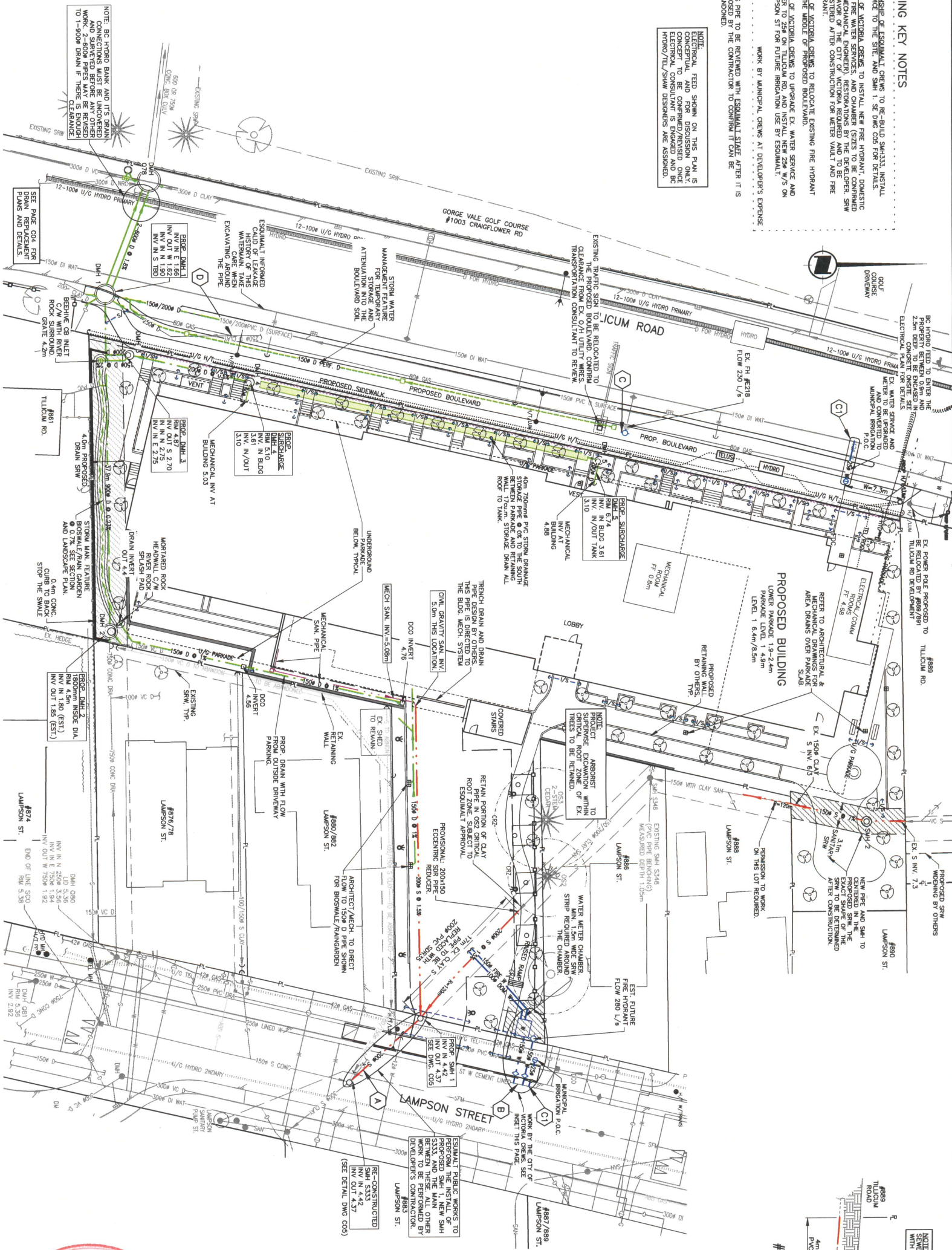
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SERVICING KEY NOTES

- A TOWNSHIP OF ESQUIMALT CREWS TO BE-BUILD SHAFT, INSTALL SERVICE TO THE SITE, AND SHAFT 1, SEE DWG C05 FOR DETAILS.
 - B CITY OF VICTORIA CREWS TO INSTALL NEW PRE-HYDRANT DOMESTIC AND FIRE WATER SERVICES, AND CHAMBER (SIZES TO BE CONFIRMED BY MECHANICAL ENGINEER) RESTORATIONS BY THE DEVELOPER, SNW IN FAVOR OF THE CITY OF VICTORIA REQUIRED AND TO BE HYDRANT AFTER CONSTRUCTION FOR WATER MAIN AND FIRE HYDRANT.
 - C CITY OF VICTORIA CREWS TO RELOCATE EXISTING FIRE HYDRANT TO THE MIDDLE OF PROPOSED BOULEVARD.
 - D CITY OF VICTORIA CREWS TO UPGRADE EX. WATER SERVICE AND METER TO 25# ON TILlicum RD, AND INSTALL NEW 25# W/S ON LAMPSON ST FOR FUTURE IRRIGATION USE BY ESQUIMALT.
- WORK BY MUNICIPAL CREWS AT DEVELOPER'S EXPENSE.
- THIS PAGE TO BE REVIEWED WITH ESQUIMALT STAFF AFTER IT IS APPROVED BY THE CONTRACTOR TO CONFIRM IT CAN BE ABANDONED.

NOTE: ELECTRICAL FEED SHOWN ON THIS PLAN IS CONCEPTUAL AND FOR DISCUSSION ONLY. ELECTRICAL FEEDS SHALL BE DESIGNED BY AN ELECTRICAL CONSULTANT. ESQUIMALT AND BC HYDRO/TEL/SNWM DESIGNERS ARE ASSIGNED.



OVERALL SITE SERVICING PLAN

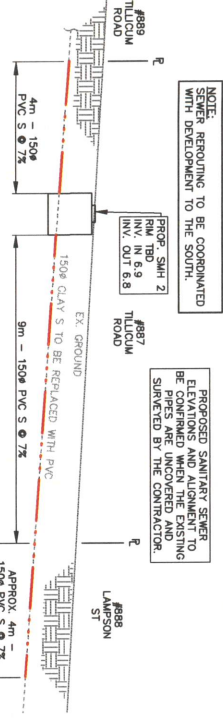
CALD SERVICES LTD. PREPARED THIS DRAWING FOR THE LISTED CLIENT ONLY AND ACCEPTS NO RESPONSIBILITY FOR THIRDO PARTY USE.

Proj. No.	DATE	REVISIONS	BY	APPROVED
887	10.5	NOV 12/25	UPDATES FOR BLDG FOUNDATION CHANGES (P/C/P)	BC
887	10.1	DEC 17/25	SANITARY SEWER CHANGE IS SNW	BC
887	10.1	JUL 12/25	REVISIONS FROM TOWNSHIP & SP/OKC	BC
887	9.1	JUNE 9/25	ADDED SHAFT #3333X SHAFT PLAN DETAILS	BC
887	8	MAY 12/25	CHANGED SANITARY SEWER COMMENTS AND SP/OKC	BC
887	7	NOV 15/24	ISSUED FOR BUILDING PERMIT REVIEW	OKC
887	6	FEB 05/24	TO LANDSCAPE & ARCHITECTURAL CHANGES (P/C)	DP
887	5	JUN 28/24	TO ARCHITECTURAL CHANGES	DP
887	4	MAY 31/23	TILlicum FRONTAGE CHANGES	DP
887	3	DEC 19/22	ISSUED CRITICAL ROOT ZONE/CLAY LINE NOTE	EB

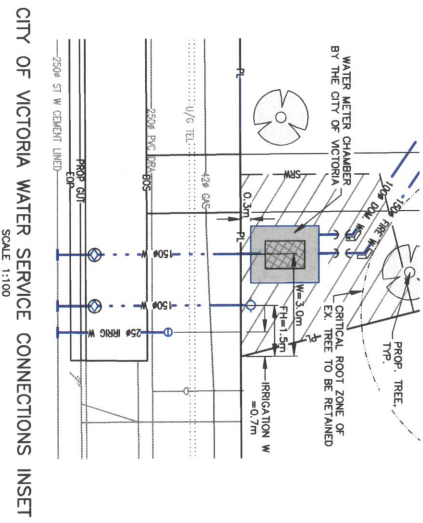
LEGEND	EXISTING	PROPOSED
WATER	—	—
SEWER	—	—
DRAIN	—	—
GAS	—	—
H/T	—	—
EXP	—	—

REV.	DATE	REVISIONS	BY	APPROVED
10.5	NOV 12/25	UPDATES FOR BLDG FOUNDATION CHANGES (P/C/P)	BC	
10.1	DEC 17/25	SANITARY SEWER CHANGE IS SNW	BC	
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3	DEC 19/22	ISSUED CRITICAL ROOT ZONE/CLAY LINE NOTE	EB	

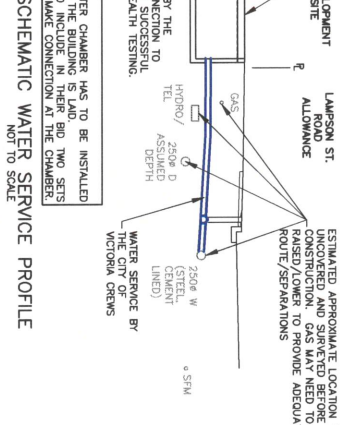
#887 TILlicum RD SANITARY REPLACEMENT PROFILE



CITY OF VICTORIA WATER SERVICE CONNECTIONS INSET



SCHEMATIC WATER SERVICE PROFILE



RECEIVED

NOV 25 2025

CORP OF TOWNSHIP OF ESQUIMALT DEVELOPMENT SERVICES

PERMIT TO PRACTICE CALD SERVICES LTD. PERMIT NUMBER: 1001020

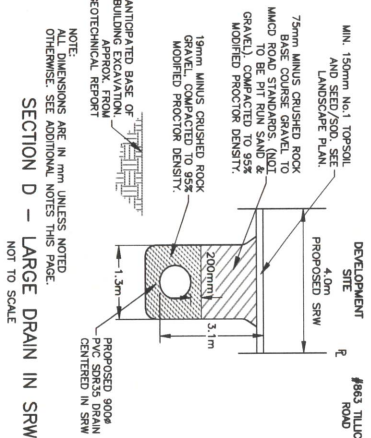
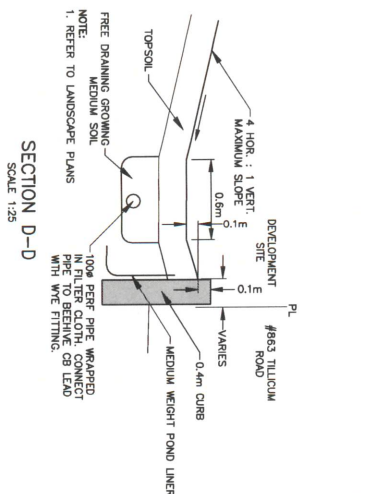
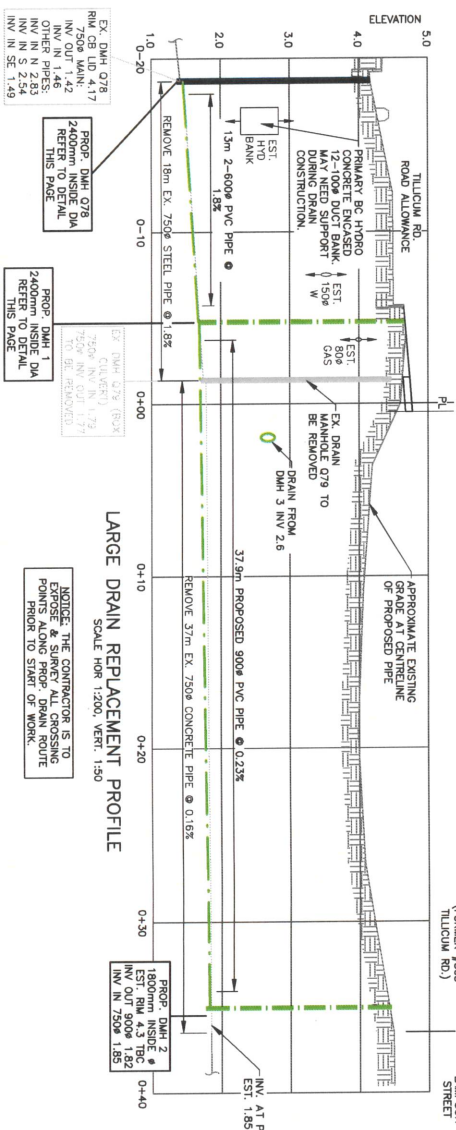
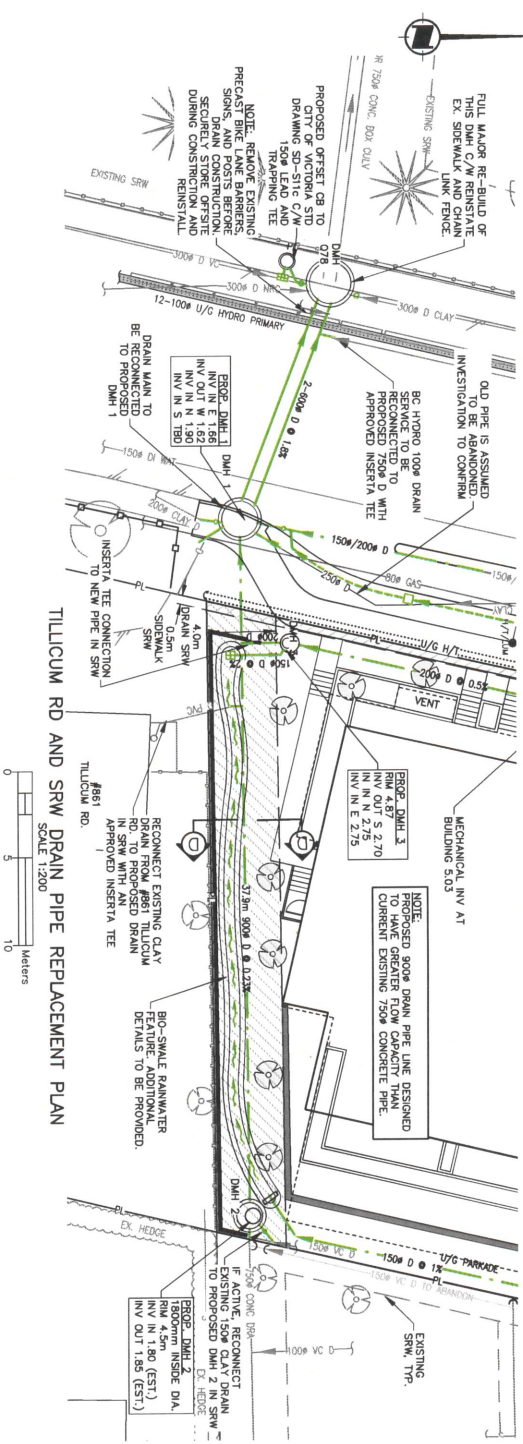
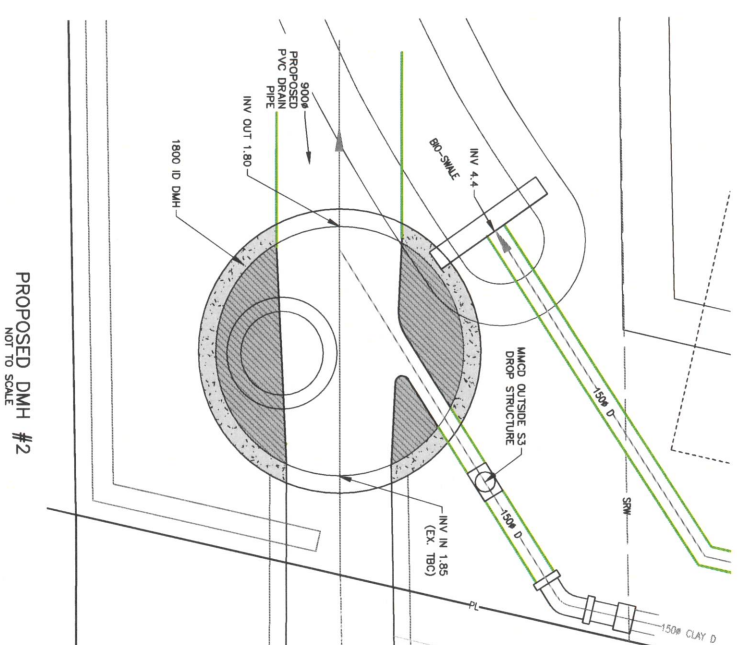
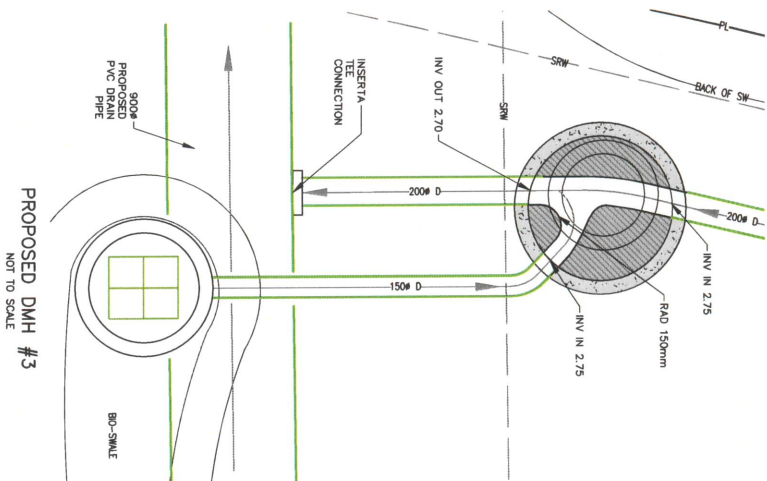
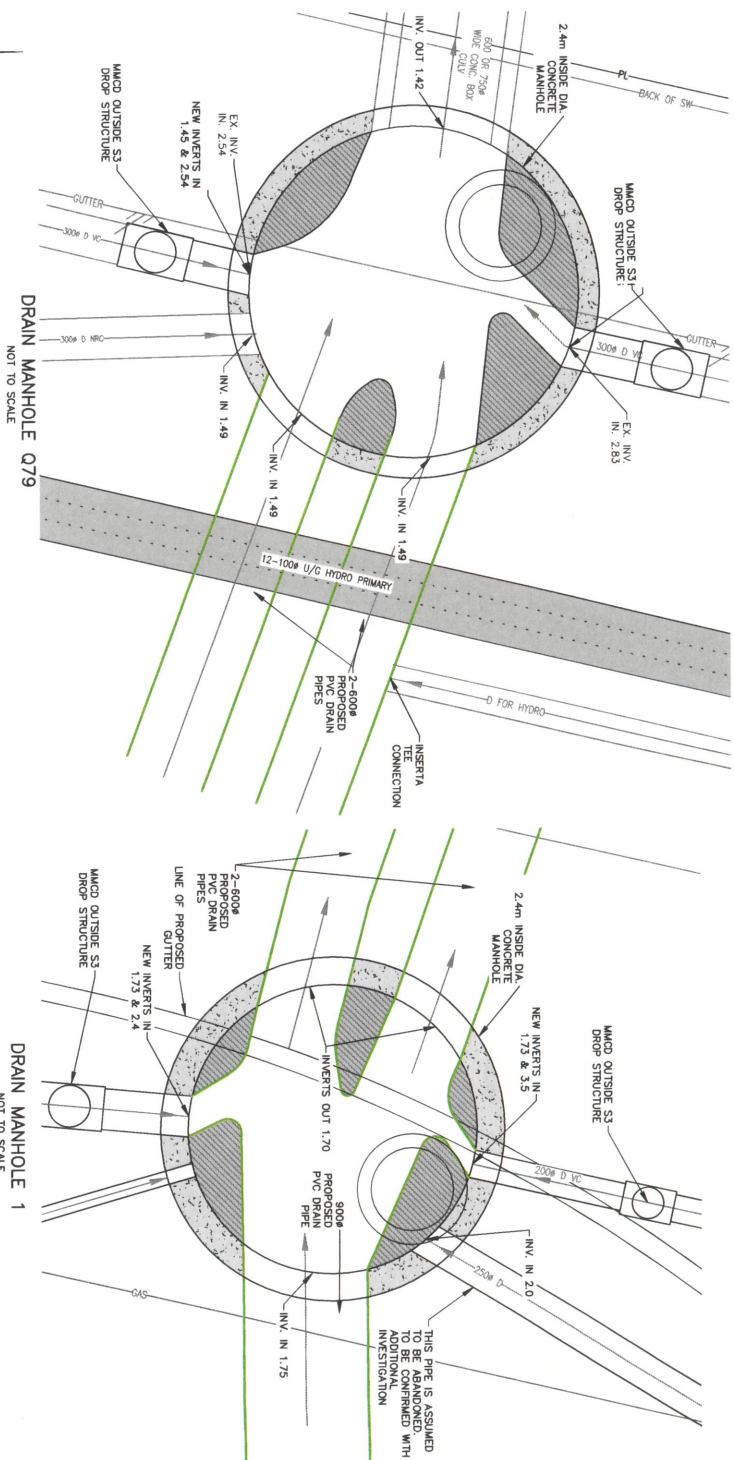
Issued For Building Permit Review

88Four Development Site Servicing Plan Client: LDA CONSTRUCTION INC.

CALD Services Ltd.

762-C03

Drawn	gkc/af	Date	Nov 20, 2022
Checked	gkc/af	Project #	782
Approved	gkc	Scale	As Noted
Designed	gkc	Rev.	10.5



- ## LARGE DRAIN REPLACEMENT AND MANHOLES CONSTRUCTION NOTES
1. SCHEDULING PLAN IS REQUIRED FOR LARGE DRAIN REPLACEMENT AND MANHOLES CONSTRUCTION WORKS. PLANNED CONSTRUCTION PERIODS MUST BE INDICATED ON THE SCHEDULING PLAN.
 2. TRAFFIC CONTROL PLAN REQUIRED FOR WORK IN ROAD ALLOWANCE. SEE ADDITIONAL NOTES ON PAGE 1.
 3. NEW 900MM PIPE MUST BE ADEQUATELY SUPPORTED IF IT IS INSTALLED PRIOR TO BUILDING PARKADE EXCAVATION.
 4. WORK IS TO BE SCHEDULED IN DRY SEASON (MAY TO SEPTEMBER) WHEN DRAIN FLOW IS LOWEST.
 5. CONTRACTOR IS RESPONSIBLE TO CONTROL FLOW DURING CONSTRUCTION.
 6. TRENCH SHORING IS REQUIRED FOR SILEN AND ROW WORK.
 7. ALL MANHOLE BENCHING IS TO BE POLISHED IN PLACE. NO PRECAST BENCHING IS ACCEPTABLE.

[illegible]

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

Issued For Building
Permit Review

88Four Development
Large Drain Replacement
Client: LIDA CONSTRUCTION INC



CLID
Services Ltd.

207-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E5
PHONE: (250) 388-6911
EMAIL: engineer@colld.ca

CANCEL PRINTS BEARING EARLIER LETTER

ER TO CONTRIBUTE FUNDS TO
SHIPMENT OF EQUIPMENT FOR
INFILTRATION/LEAKAGE REDUCTION
IN ORDER TO OBTAIN SPACE
FOR THE DECONTAMINATION.

ATTENTION: INTEREST PARTIES SHOULD
PROPOSED WORKING WITH THE
ESTIMATES ONLY. THE NEW
SITE SERVICES MUST BE
INSTALLED AND SUPERVISED
DESIGN OF CONSTRUCTION
INCLUDING ROOMINGS.

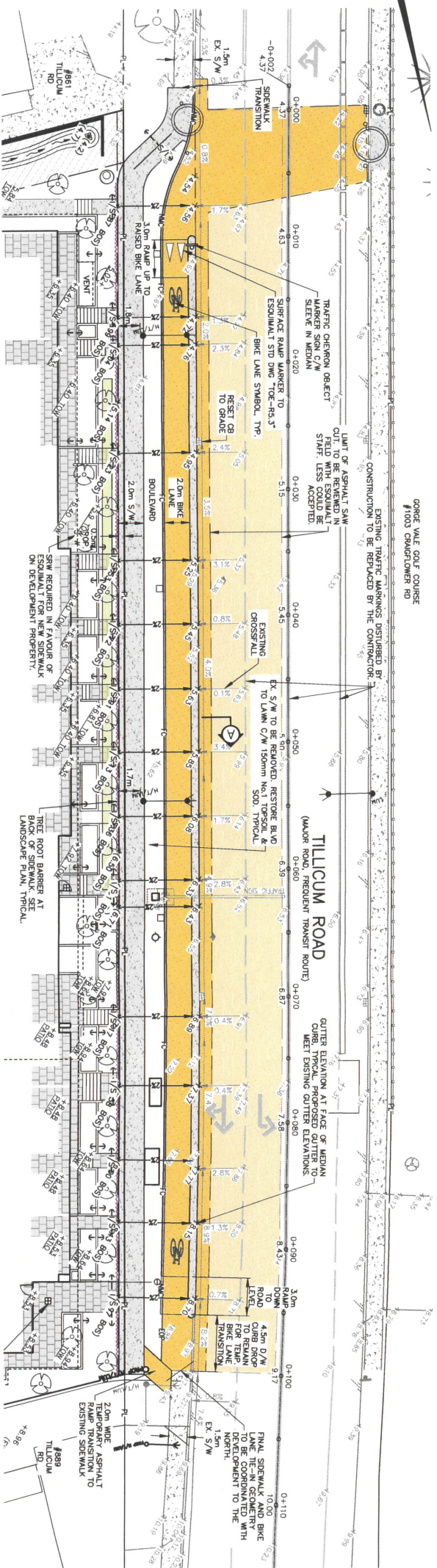
THIS DESIGN IS VALID ONLY IF
REMOVED DURING
CONSTRUCTION BY CALD
SERVICES LTD.

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

PERMIT TO PRACTICE
CALID SERVICES LTD.
PERMIT NUMBER: 100182
ENGINEERS & GEOSCIENTISTS
BRITISH COLUMBIA

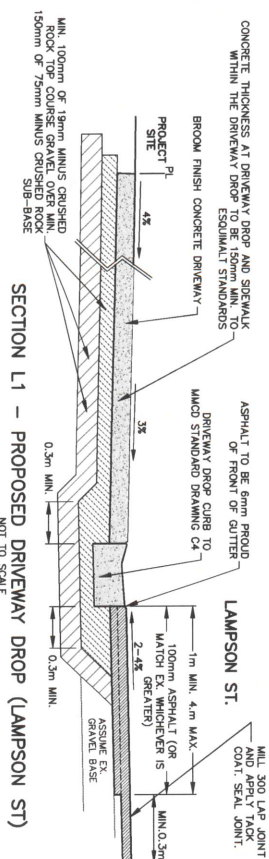
THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.



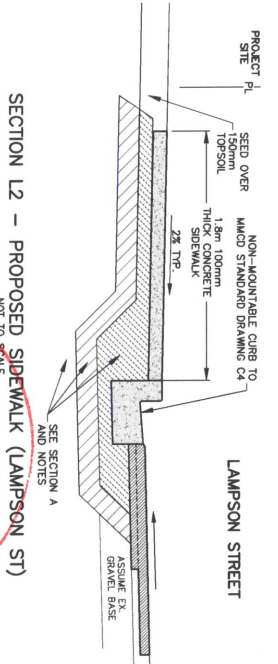
TILLCUM ROAD FRONTAGE IMPROVEMENTS PLAN



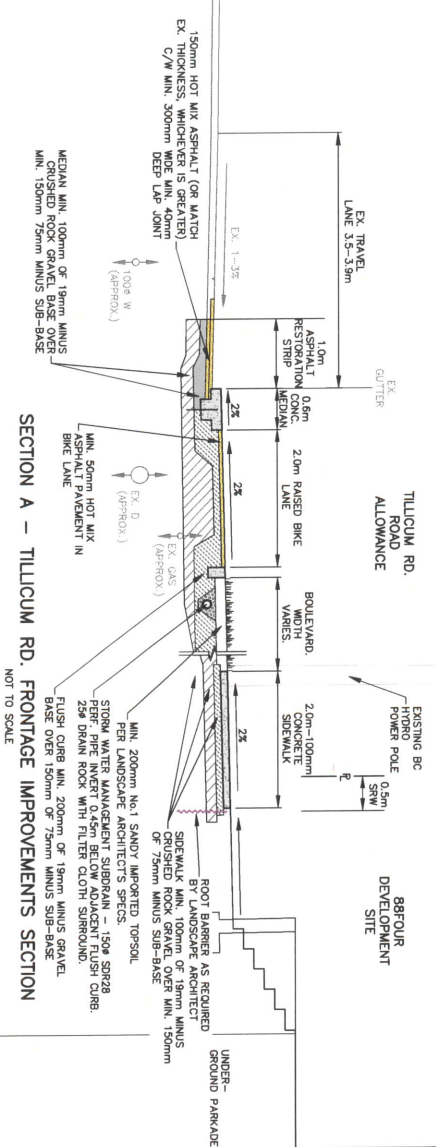
SECTION L1 - PROPOSED DRIVEWAY DROP (LAMPSON ST)
NOT TO SCALE



SECTION L2 - PROPOSED SIDEWALK (LAMPSON ST, NOT TO SCALE)



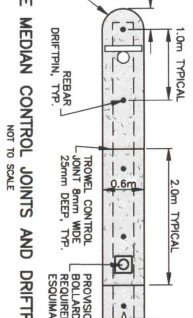
SECTION A - TILLCUM RD. FRONTAGE IMPROVEMENTS SECTION



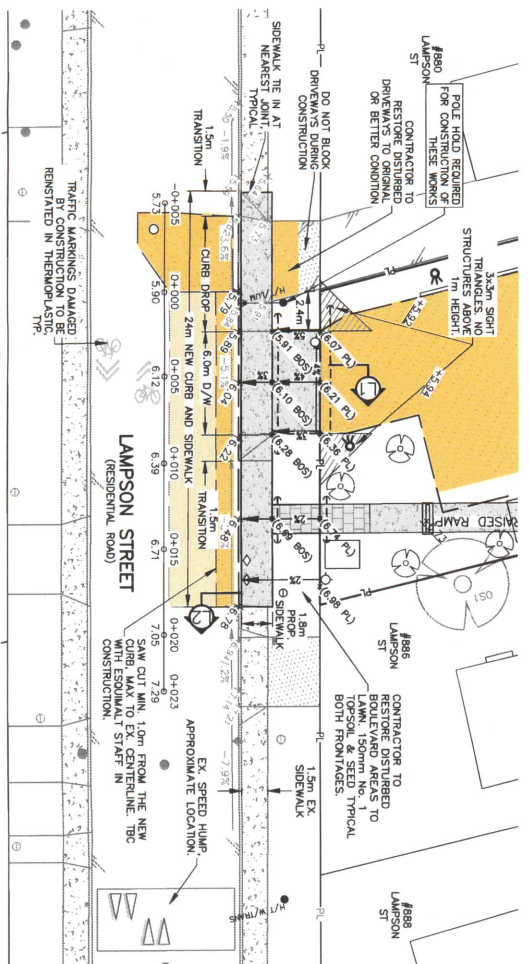
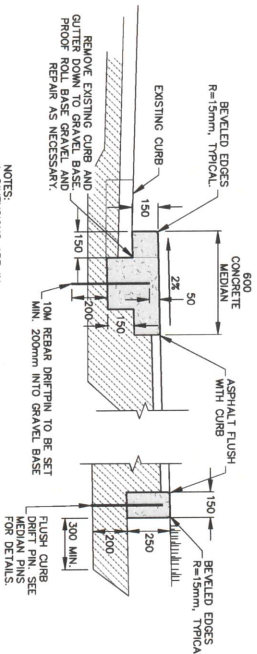
SECTIONS A, L1 AND L2 NOTES

1. DRIVEWAY DROP WORK TO EQUIVALENT STANDARD DRAINING TCE-SD-C7-2.
2. SIDEWALKS TO BE BROOM FINISHED CONCRETE (THICKNESS INCREASES AT DRIVEWAY DROP). SIDEWALK WORK TO EQUIVALENT STANDARD DRAINING TCE-SD-C2.1
3. ALL CONCRECTION TO MIN. 95% MODIFIED PROCTOR DENSITY.
4. GEOTECHNICAL ENGINEER TO APPROVE SUBGRADE.
5. ASPHALT RESTORATION TO EQUIVALENT SUB DRAINING TCE-SD-C5.1 AND WOOD DING GRASS.
6. ALL SAW CUTS AND GRINDS TO BE CLEANED PRIOR TO APPLICATION OF TACK COAT.

CONCRETE MEDIAN CONTROL JOINTS AND DRIFT PIN PLAN



CONCRETE MEDIAN AND FLUSH CURB DETAIL



GRADING LEGEND	
* 00.00	EXISTING GRADE
* (100.00)	PROP. GRADE BY CALD
* 00.00	PROP. GRADE BY ARCHITECT OR LANDSCAPE ARCHITECT

LEGEND

NMC = NON-MOUNTABLE CURB
MC = MOUNTABLE CURB
FC = FLUSH CURB
EOP = EDGE OF PAVEMENT
BOS = BACK OF SIDEWALK
G = CUTTER
TOC = TOP OF CURB

FRONTAGE IMPROVEMENTS NOTES

1. CONTRACTORS BE ADVISED AND INCLUDE IN THE WORK, REVISIONS TO THE FINAL CURB GRABES AFTER THE FINAL LAYOUT AS DIRECTED BY CALD TO PROVIDE THE BEST FIT FOR THE CONCRETE CURB. REVISIONS SHALL BE CALLED AT LEAST 48 HOURS TO MAKE ADJUSTMENTS PRIOR TO CONCRETE POUR.
2. NO SET FOR CURBS WILL BE ACCEPTED AT THE TULLEDA ROAD FRONTAGE. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
3. ALL NEW/RESTORED PAVEMENT WORKS TO BE THERMOPLASTIC.
4. FOR TRAFFIC MARKING/LINE PAINTING LAYOUT, THE CONTRACTORS TO ARRANGE A SITE VISIT WITH THE TOWN ENGINEER AND TOWNSHIP 48 HOURS PRIOR TO LINE PAINTING WORK.

[illegible]



OVERALL SITE GRADING PLAN

SCALE 1:250
0 5 10
Meters

GRADING LEGEND	
* 00.00	EXISTING GRADE
* (0.00)	PROP. GRADE BY CALD
* 00.00	PROP. GRADE BY LANDSCAPE ARCHITECT OR ARCHITECT



ATTENTION: INVERTS SHOWN ON THIS PLAN ARE BASED ON THE PROPOSED FINISH GRADES. THE NEW SITE SERVICES MUST BE DESIGNED AND CONSTRUCTED PRIOR TO ANY FINAL BUILDING DESIGN OR CONSTRUCTION INCLUDING FOOTINGS.

THIS DESIGN IS VALID ONLY IF REMOVED DURING CONSTRUCTION BY CALD SERVICES LTD.

THE CONTRACTOR IS TO MAINTAIN EXISTING U/S AND SERVICES STAYED PRIOR TO ANY CONSTRUCTION



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PERMIT TO PRACTICE
CALD SERVICES LTD.
PERMIT NUMBER: 1001820
ENGINEER & ARCHITECTS
B.C. 2111/2006

1-800-474-6886
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88Four Development
Site Grading Plan
Client: LIDA CONSTRUCTION INC.

887-2700 GARDEN ST.
VICTORIA, B.C. V8S 4E9
PHONE: (250) 298-6819
EMAIL: info@cald.ca

Drawn: gkc/br
Checked: gkc/br
Approved: gkc/br
Scale: As Noted
Date: Nov. 15, 2022
Project: 762

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