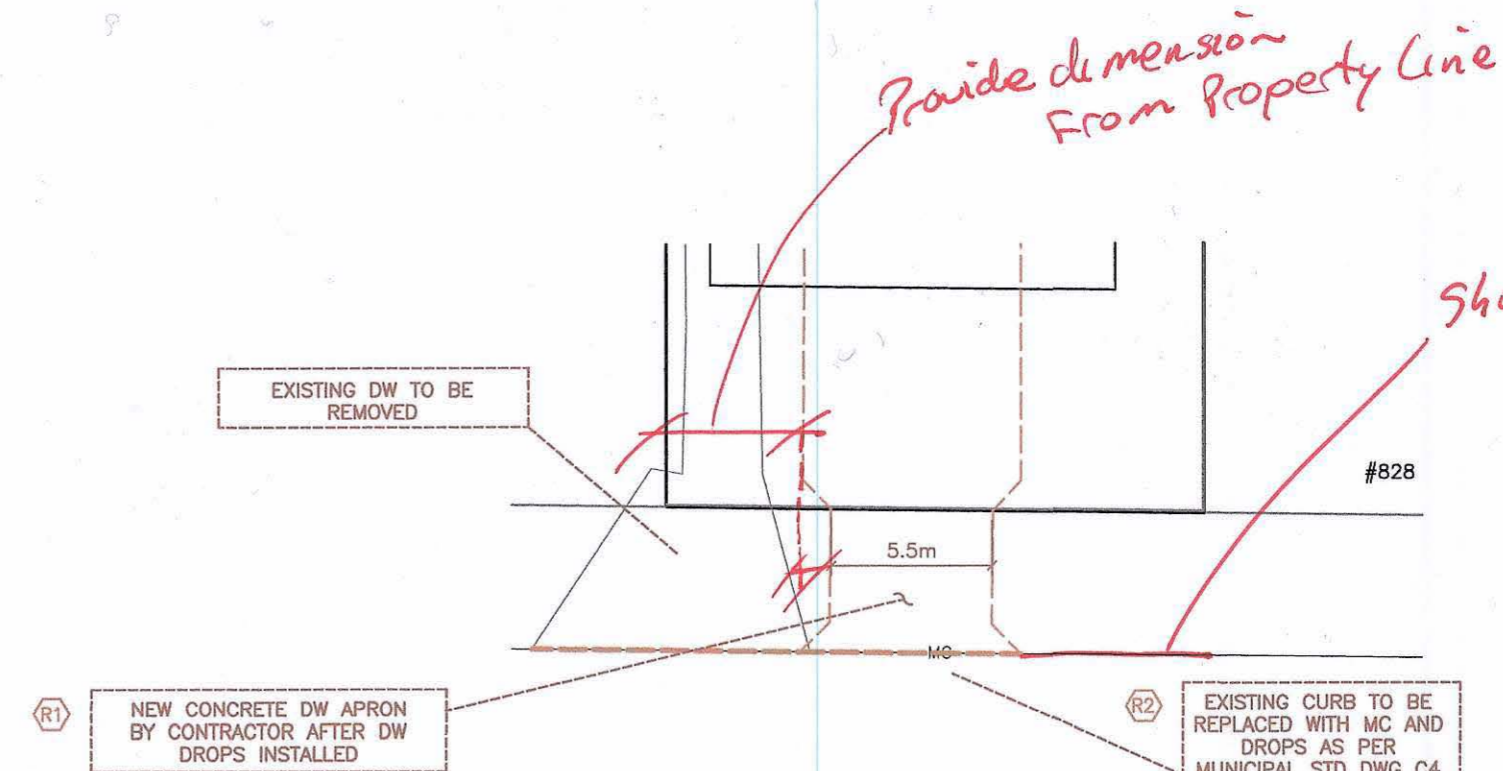
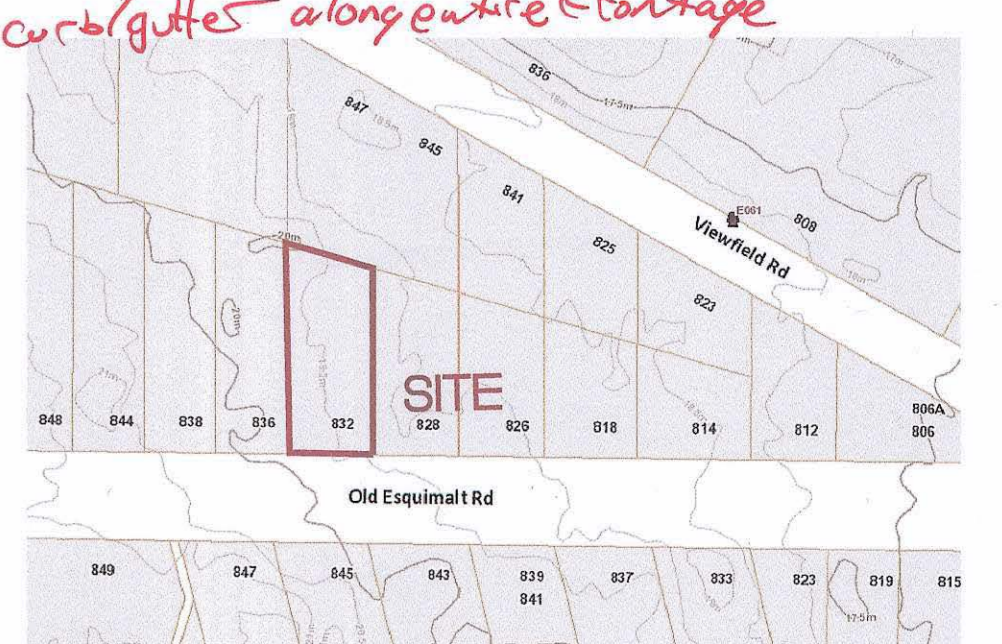


SERVICES DIMENSIONS



OLD ESQUIMALT ROAD

DRIVEWAY DIMENSIONS



KEY PLAN - NTS FOR PROPOSED SERVICES OF LOT 7, SECTION 11, ESQUIMALT DISTRICT, PLAN 307, 832 OLD ESQUIMALT ROAD

**SPECIFIC NOTES**

**LANDSCAPE**

**Trees Permit**  
Refer to municipal bylaws for details on tree protection, removal and permits required.

**(L1) New Trees** New tree to be provided by Town of Esquimalt at applicants expense. Location and tree specifications to be approved by Town of Esquimalt.

**(L2) Trees Remove**  
Existing tree, shown red dotted, to be removed.

**Trees Fence**  
All protected and new 'boulevard tree' protection areas to be provided with Tree Protection Fencing as specified and approved by the Arborist and Parks.

**New 'boulevard tree' protection fencing** to be 2.5x2.5m centered upon the proposed 'new' location.

**Trees Other**  
Private, boulevard and other protected trees that may or may not be shown are subject to municipal bylaw unless otherwise permitted by Parks.

**Arborist Coordination**  
The Arborist shall supervise all activities, excavation or disturbances that occur within the CRZ of any trees.

**Pre-construction Meeting**  
A pre-construction meeting is to be conducted with Parks, project contractors, and engineers prior to any work being carried out.

**Road Shoulder and Boulevard Restoration**  
Provide full landscape and scenery restoration of disturbed areas. Provide 200mm of topsoil and lawnseed.

**ROAD**

**(R1) New**  
Proposed DW location. Existing DW to be removed.

**(R2) Curb and gutter** to be replaced with MC and drops. Remove and replace to nearest joint.

**(R3) Slew cut** and remove a minimum of 0.8m wide strip of asphalt and replace with new 50mm asphalt surface, lap joint to existing.

**SEWER**

**(S1) Existing**  
Existing sewer connection to be decommissioned by Town of Esquimalt at Applicants expense.

**(S2) New**  
Provide two (2) new 100mm S-CONN and IC by Town of Esquimalt at Applicants expense.

**DRAIN**

**(D1) Existing**  
Existing drain connection to be located and decommissioned by Town of Esquimalt at Applicants expense.

**(D2) New**  
Provide two (2) new 100mm D-CONN and IC by Town of Esquimalt at Applicants expense.

**WATER**

**(W1) Existing**  
Existing water service to be capped by City of Victoria at Applicants expense.

**(W2) New**  
Provide two (2) new 25mm water services by City of Victoria at Applicants expense.

**HYDRO AND TELECOM**

**(H1) Existing/New**  
Retain Existing connection. Contact BC Hydro for new connection.

**(H2) GAS**  
Caution: Gas services exist in the area.  
Confirm cover depth OK with Fortis before construction  
Contact BC One-Call 1-800-474-6886 for gas locate before excavation.  
New gas line installation to be applied for by owner if so required.

**GENERAL NOTES**

**DRAWING INFORMATION**  
Dimensions are metric; millimeters on Detail drawings; meters on 1:250 plan and profile, unless otherwise noted.  
Information that is provided in our plans, designs, or specifications is intended to indicate the general arrangement of work to be carried out. As the project progresses, the degree of detail that is provided may require additions or omissions.  
This document may not be used, copied or shared without the express written authority of Hoel Engineering Ltd and at no time may it be used or referenced in any form for any legal instrument.  
Existing service information within areas of construction may have been supplied by others and are approximate only, additional services may be present but not indicated on these drawings.

**GENERAL REQUIREMENTS**  
Refer to Hoel Engineering's "Statement of Conditions" for additional information as to the use of these documents and construction of the works.  
Refer to Architecture, Mechanical and Electrical drawings and specifications not covered on these drawings.  
Refer to City Standard Drawings and Specifications and permits, Master Municipal Construction Documents, latest edition, including Municipal Bylaws and addendums thereof, BC Hydro, Telus, Shaw and Fortis Gas drawings and specifications, and other agencies/sub-consultants drawings and specifications for information not covered on these drawings.  
All other construction, material and installation of services not covered specifically by the BC Building Code, BC Electrical Code, or by other bylaws or specifications shall be in general conformance with the Master MMCD specifications/standard detail drawings, and addendums.  
Unless otherwise specified herein, all work within private property and easements to be installed in accordance with the BC Building Code and inspected by the Municipal Works Inspector.

**COORDINATION REQUIREMENTS**  
**Communication and Reporting**  
Contact BC One-Call prior to construction for services locate. 1-800-474-6886  
The Contractor is to coordinate and communicate with the engineer, all utilities, and authorities having jurisdiction, well in advance (2-working days minimum) of the start of any excavation and commencement of each phase of construction.  
The Contractor shall coordinate and schedule all sub-consultants, contractors and trades required for the completion of each phase of the work.  
The Contractor shall provide the required quality control and performance testing reports to the engineer at the completion of each phase of the work.  
**Permits**  
A Tree Bylaw Permit is to be obtained prior to any site activities.  
A Permit to construct works on a Municipal Road Allowance must be obtained before works commence.  
A permit to cross or work near Fortis Gas pipeline is required. Contact 1-877-599-0996  
**Notification**  
A pre-construction meeting is required prior to the foundation pour to inspect on site soil conditions.  
When giving advance notification, the contractor shall take into consideration the scheduling demand and prior commitments of all parties.  
Failure to comply with these requirements may result in delays, rejection of the work, or expensive testing to prove compliance.  
In the event that the contractor is not providing his own construction layout, the Engineer is to be notified by email or otherwise in writing at least 5 days before any construction layout is required.  
The contractor shall notify the Engineer immediately if conditions are not favorable to the achievement of the design intent.  
**Change Requests**  
Contractor requested construction changes must be submitted and approved by the Engineer prior to implementation.

**GENERAL CONSTRUCTION REQUIREMENTS**  
**Public Access**  
Contractor to maintain vehicular access to services locate. 1-800-474-6886  
**Existing Services**  
Existing services must be exposed, locations and elevations confirmed by the Contractor prior to works commencement.  
Services conflicts are to be reported to the Engineer immediately.  
All services to be reinstated to buildings and infrastructure. Must be inspected by City and authorities having jurisdiction.  
Contractor shall adjust all the services components to match finished grades.  
**Protection of Services**  
Contact BC One-Call prior to construction for services locate. 1-800-474-6886  
Exposed service points such as IC pots, meters boxes and cleanouts to be provided with traffic bearing covers where subject to vehicle traffic.  
Except where otherwise specified herein, provide Class B bedding under all sewers and drains using free draining 15mm crush gravel.  
Provide full depth compacted gravel backfill in trenches through existing or foreseeable paved areas, footpaths or within 1m of the edge of a road or driveway.  
All trenches and road structures are to be provided with properly compacted fills and backfills such that no settlement occurs during the service life of the project.  
**Testing Requirements**  
Performance testing is to be provided by the contractors testing engineer for all road crossings, road base, concrete, and paving construction materials and as otherwise required by the City or the Engineer.  
**Miscellaneous**  
All testing is to be provided by the Contractor at the Contractors expense.  
All public roads are to be maintained mud and dust free during construction.

**ISSUED FOR DESIGN REVIEW**  
CHECK REVISION AND RELEASE NUMBER FOR CURRENT PLAN

171124

**HOEL ENGINEERING LTD**  
28-40 Cadillac Avenue, Victoria, BC  
Canada V8Z 1T2

Rev	Date	Description	Signature

**REVISIONS**

**Town of Esquimalt**

SERVICING PLAN FOR  
LOT 7, SECTION 11, ESQUIMALT DISTRICT, PLAN 307

**832 OLD ESQUIMALT ROAD**

PROJECT FILE CV1740	CITY FILE REFERENCE NA	DRAWING NUMBER <b>C1.1</b> of 1
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DESTROY PRINTS BEARING EARLIER RELEASE NO.

CIVIL - 832 OLD ESQUIMALT ROAD - ISSUED 171124