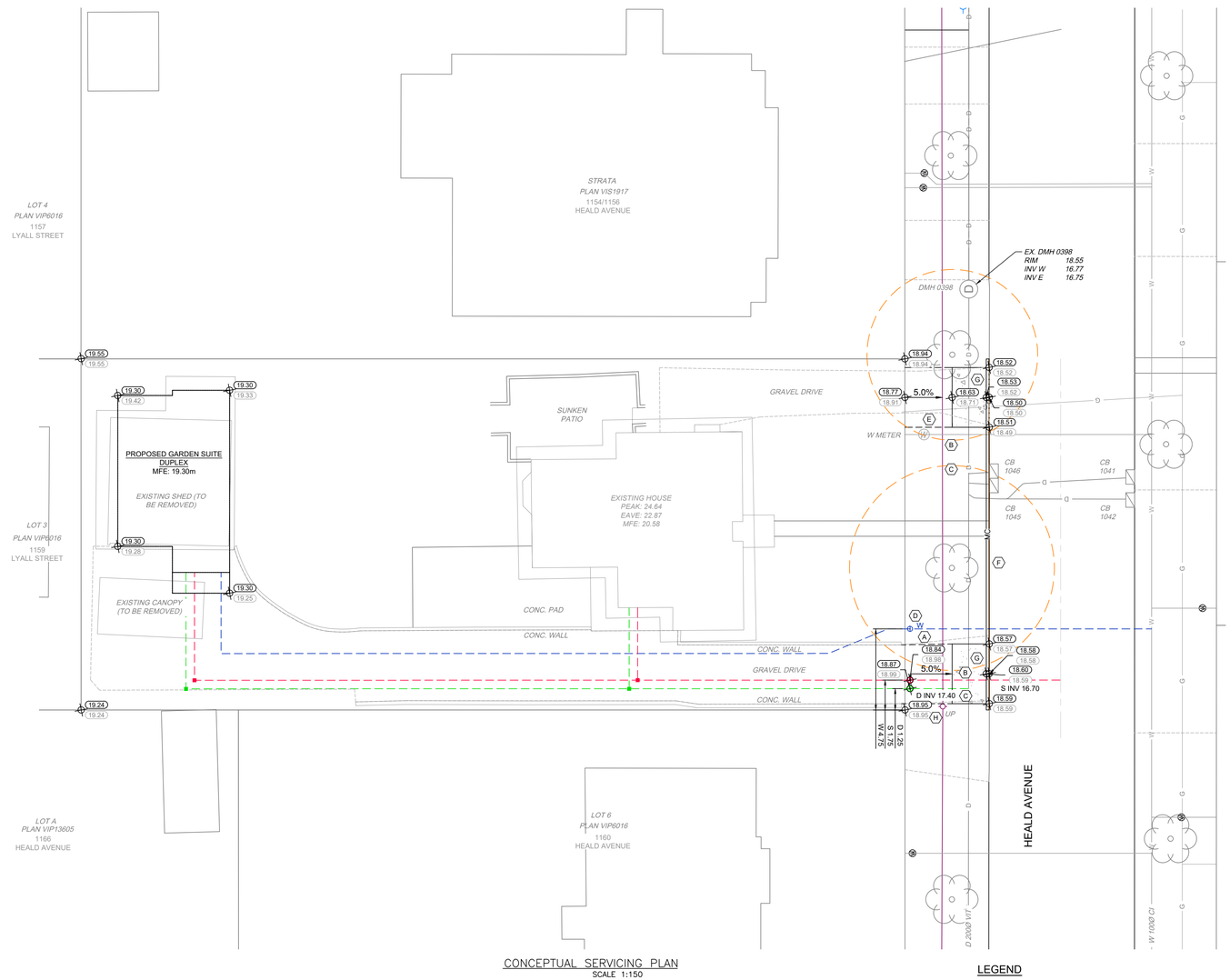
1158 HEALD AVENUE

DUPLEX SSMUH



CONCEPTUAL SERVICING PLAN
SCALE 1:150

LEGEND

A	992m²	- LOT AREA
G	19.0m	- APPROX. GROUND ELEVATION OF SERVICES AT PL
S	16.70	- SEWER SERVICE INVERT AT PL
D	17.40	- DRAIN SERVICE INVERT AT PL
M.F.E.		- MAIN FLOOR ELEVATION

CONCRETE SURFACE

TREES (PROPOSED GREEN, EXISTING GREY);
SEE LANDSCAPE PLAN FOR PROPOSED TREE TYPE

ASSUMED EXISTING CRZ AS PER ToE
BYLAW# 3076

CONSTRUCTION NOTES

1.0 GENERAL

1. UNLESS OTHERWISE STATED ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) AND ANY AMENDMENTS TO THE MMCD.
2. OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE TOWNSHIP OF ESQUIMALT A MINIMUM OF 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
3. LOCATE AND EXPOSE ALL EXISTING SERVICES AND UTILITIES AT CONNECTION AND CROSSING POINTS 48 HOURS PRIOR TO STARTING CONSTRUCTION AND CONFIRM THE HORIZONTAL AND VERTICAL LOCATION. INFORM THE ENGINEER IF INFORMATION CONFLICTS WITH DESIGN DRAWINGS AND PROVIDE AS-CONSTRUCTED INFORMATION.
4. AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE TOWNSHIP OF ESQUIMALT AND/OR OWNER.
5. ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED AND, IF DISTURBED, BE REPLACED BY A BCLS AT THE CONTRACTORS EXPENSE.
6. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
7. CONSTRUCTION SURVEY LAYOUT FOR SERVICE INSTALLATIONS TO BE COMPLETED BY CONTRACTOR AT THE DEVELOPER'S EXPENSE.
8. MAINTAIN AN UP-TO-DATE SET OF REDLINE DRAWINGS FOR THE PREPARATION OF AS-CONSTRUCTED DRAWINGS. THE REDLINES ARE TO BE DELIVERED TO THE ENGINEER PRIOR TO SUBSTANTIAL PERFORMANCE.

2.0 TRENCHING, EXCAVATING AND BACKFILLING

1. EXCAVATE TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND CONFIRM ELEVATIONS WITH THE ENGINEER PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE REQUIRED TO BE CONFIRMED IN THE FIELD. ANY DAMAGE OR REPAIR TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
2. DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEERS INSPECTION.
3. CONTRACTOR TO ENSURE THAT ALL THE EXISTING SERVICES REMAIN IN OPERATION DURING CONSTRUCTION.
4. ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH MMCD SECTION 31 23 01.
5. CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE AT A MINIMUM:
   - 5.1. SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK IF REQUESTED
   - 5.2. STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS IF REQUESTED
   - 5.3. STANDARD PROCTOR DENSITY CURVES FOR APPROVED BORROW MATERIALS IF REQUESTED
   - 5.4. TRENCH BEDDING DENSITY TEST (MAINLINE) – ONE PER DAY OR FOR EVERY 75m OF TRENCH
   - 5.5. TRENCH BACKFILL DENSITY TEST (MAINLINE) – ONE PER DAY OR FOR EVERY 75m OF TRENCH
   - 5.6. TRENCH BEDDING DENSITY TEST (SERVICE) – ONE PER ROAD CROSSING
   - 5.7. TRENCH BACKFILL DENSITY TEST (SERVICE) – ONE PER ROAD CROSSING AT EACH 1.0m FILL DEPTH

3.0 PARKS

1. PERMIT TO CONSTRUCT WORKS ON OR ADJACENT TO BOULEVARD OR BYLAW PROTECTED TREES MUST BE OBTAINED FROM TOWNSHIP OF ESQUIMALT PARKS DEPARTMENT PRIOR TO CONSTRUCTION.

4.0 ROADWORKS

1. MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO ROADWAY AT ALL TIMES, UNLESS OTHERWISE SPECIFIED AND APPROVED BY TOWNSHIP OF ESQUIMALT ENGINEERING DEPARTMENT.
2. ALL PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 16.
3. ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE IN ACCORDANCE WITH MMCD SECTION 03 30 20.
4. ALL NON-MOUNTABLE CURB (NMC) AND MOUNTABLE CURB (MC) TO BE CONSTRUCTED AS PER MMCD STD DWG C4.
5. ALL GRANULAR BASE AND GRANULAR SUB-BASE TO BE IN ACCORDANCE WITH SECTION 31 05 17.
6. RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE AT A MINIMUM:
   - 6.1. SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK IF REQUESTED
   - 6.2. STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS IF REQUESTED
   - 6.3. STANDARD PROCTOR DENSITY CURVES FOR APPROVED FILL MATERIALS IF REQUESTED
   - 6.4. COMPACTION CONTROL TESTS FOR BACKFILL AND EMBANKMENT MATERIAL INCLUDING:
     - 6.4.1. GRANULAR BASE (CURBS) – ONCE PER 50 LINEAL METRES
   - 6.5. CONCRETE MIX DESIGN AND TESTING
   - 6.6. CONCRETE STRENGTH TESTS IN ACCORDANCE WITH CSA A23.1 FOR THE FOLLOWING:
     - 6.6.1. CURB AND GUTTER – ONE SET (MIN. THREE CYLINDERS) PER 150 LINEAL METRES (MINIMUM ONE SET PER DAY DURING CONCRETE PLACING)
   - 6.7. ASPHALT MIX DESIGN AND TESTING
   - 6.8. ASPHALT TESTS FOR THE FOLLOWING:
     - 6.8.1. AGGREGATE GRADATION TESTS – ONE PER 300 TONNES OF PRODUCTION (MINIMUM ONE PER DAY DURING ASPHALT PLACEMENT)
     - 6.8.2. MARSHALL TEST – THREE BRIQUETTES FOR EVERY 300 TONNES OF PRODUCTION (MINIMUM ONE PER DAY DURING ASPHALT PLACEMENT)
     - 6.8.3. COMPACTION – ONE CORE FOR EVERY 500sq.m PLACED, MINIMUM THREE.

5.0 HYDRO, TELEPHONE, STREETLIGHTING AND GAS

1. CONTACT "BC 1 CALL" AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
2. CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS GAS 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
3. CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, SHAW CABLE OR OTHER UTILITIES WILL BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.
4. ANY BC HYDRO, TELUS, SHAW CABLE OR FORTIS GAS FACILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE SCHEMATIC ONLY. CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLE AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS

6.0 WATER

1. MAINTAIN A MINIMUM OF 3m HORIZONTAL CLEAR SEPARATION AND 450mm CLEAR VERTICAL SEPARATION BETWEEN WATERMAINS AND ALL SANITARY SEWERS/SERVICES AND DRAIN SEWERS/SERVICES EXCEPT WHERE NOTED AND APPROVED BY TOWNSHIP OF ESQUIMALT AND ISLAND HEALTH. SANITARY SEWER MAINS SHALL NOT CROSS OVER WATER MAINS. FOR A SANITARY FORCEMAIN, WHERE THE ABOVE NOTED SEPARATIONS CANNOT BE ACHIEVED, THE FORCEMAIN SHALL BE GASKETED PRESSURE RATED PIPE WITH A MINIMUM DR (DIMENSION RATIO) OF 18; OR HDPE MINIMUM DR11.
2. MAINTAIN A MINIMUM OF 3m HORIZONTAL AND 450mm CLEAR VERTICAL SEPARATION BETWEEN WATER SERVICES AND SEWER SERVICES, SANITARY OR STORM/DRAIN. IN SPECIAL CIRCUMSTANCES, WHERE A SANITARY OR STORM DRAIN SERVICE IS LOWER THAN A WATER SERVICE BY MORE THAN 450 mm IN ELEVATION THE HORIZONTAL OFFSET MAY BE REDUCED TO NO LESS THAN 1.0 METERS EXCEPT WHERE NOTED AND APPROVED BY TOWNSHIP OF ESQUIMALT. ISLAND HEALTH APPROVAL IS REQUIRED FOR ANY REDUCTION IN THE SEPARATION.
3. FOR CROSSING OF EXISTING SEWERS, WHERE THE WATER MAIN DOES NOT HAVE THE REQUIRED 450mm VERTICAL SEPARATION, WRAP WATER MAIN JOINTS WITH PETROLATUM TAPE 3m EITHER SIDE OF THE SEWER. WHERE A VERTICAL SEPARATION OF 150mm CANNOT BE ACHIEVED, SPECIAL MITIGATIVE MEASURES SHALL BE APPROVED BY THE TOWNSHIP OF ESQUIMALT.
4. WHERE NEW CATCHBASIN (CB) LEADS DO NOT HAVE A 450mm VERTICAL SEPARATION, WRAP CB LEAD JOINTS WITH PETROLATUM TAPE.
5. MAINTAIN A MINIMUM OF 1.5m HORIZONTAL CENTER TO CENTER AND 150mm CLEAR VERTICAL SEPARATION BETWEEN WATERMAINS GAS MAINS AND TELEPHONE CONDUITS, AND 300mm CLEAR VERTICAL SEPARATION BETWEEN WATER AND HYDRO CONDUITS
6. MINIMUM OF 1.0m HORIZONTAL CENTER TO CENTER AND 150mm CLEAR VERTICAL SEPARATION BETWEEN WATER SERVICES AND ELECTRICAL CONDUITS, GAS MAINS AND TELEPHONE CONDUITS
7. TOWNSHIP OF ESQUIMALT SHALL MAKE ALL CONNECTIONS TO EXISTING WATER MAINS AT APPLICANT'S EXPENSE.
8. SERVICE LINES AND METER BOXES SHALL BE INSTALLED TO FINISHED GRADE, OUTSIDE OF DRIVEWAYS OR PAVED AREAS.

SERVICING NOTES:

(A) 25Ø WATER SERVICE AS PER CoV DWG# SD-W2a c/w SERVICE BOX
WORK TO BE COMPLETED BY VICTORIA CREWS, AT DEVELOPERS EXPENSE.

(B) 100Ø PVC STORM SERVICE AS PER ToE DWG# SD-S7a c/w INSPECTION CHAMBER
WORK TO BE COMPLETED BY DEVELOPER'S CONTRACTOR WITH SUPERVISION OF ARBORIST.

(C) 100Ø PVC SANITARY SERVICE AS PER ToE DWG# SD-S7a c/w INSPECTION CHAMBER
WORK TO BE COMPLETED BY DEVELOPER'S CONTRACTOR WITH SUPERVISION OF ARBORIST.

(D) 25Ø WATER METER AS PER CoV DWG# SD-W2c
WORK TO BE COMPLETED BY VICTORIA CREWS, AT DEVELOPERS EXPENSE.

(E) 19Ø EXISTING WATER SERVICE TO BE RETAINED FOR EXISTING HOUSE

(F) MOUNTABLE CONCRETE CURB AND GUTTER AS PER MMCD DWG# C3
WORK TO BE COMPLETED BY DEVELOPER'S CONTRACTOR.

(G) CONCRETE DRIVEWAY TO REPLACE EXISTING DRIVEWAY AS PER ToE DWG# SD-9.1
WORK TO BE COMPLETED BY DEVELOPER'S CONTRACTOR.

(H) EXISTING HYDRO POLE LOCATION, OVERHEAD SERVICING TO EXISTING BUILDING AND PROPOSED BUILDINGS

1:150 0 3 9m

1:1000 0 20 60m

7.0 SANITARY & STORM SEWER

1. SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mmØ TO BE PVC DR28 AND DR35 FOR 200mm AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
2. UNLESS NOTED OTHERWISE, SEWER AND DRAIN SERVICE CONNECTIONS TO BE 100mmØ PVC AT A MINIMUM GRADE OF 2.00% FROM THE OBVERT OF THE MAIN AND ARE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE. TOWNSHIP OF ESQUIMALT FORCES TO INSTALL ALL SERVICES FROM MAIN TO PROPERTY LINE AT OWNERS EXPENSE.
3. ALL BEDDING TO BE COMPLETED USING CLASS 'B' BEDDING.
4. SEWER INSPECTION CHAMBER LIDS AND COVERS SHALL BE INSTALLED AS PER STD DWG MMCD SS S9.
5. ALL MANHOLES TO BE 1050Ø UNLESS OTHERWISE NOTED AND TO BE AS PER MMCD STD DWG S1.
6. ALL CATCHBASINS TO BE AS PER STD DWG MMCD SS S11.
7. CATCH BASIN LEADS TO BE 150mm PVC DR28 AND HAVE LEADS TO THE MAIN. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
4. ENSURE ALL EXISTING SEWER SYSTEMS REMAIN IN USE DURING CONSTRUCTION AND RECONNECT EXISTING SERVICES TO PROPOSED MAINS AS REQUIRED.
5. PROVIDE A LOW PRESSURE AIR TEST ON ALL GRAVITY SEWERS AS PER MMCD SECTION 33 30 01 SUBSECTION 3.14 – LOW PRESSURE AIR TEST

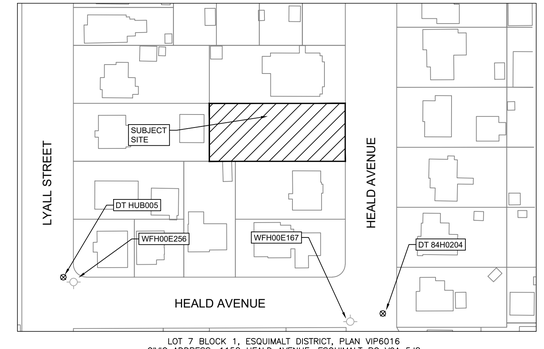
8.0 EROSION AND SEDIMENT CONTROL NOTES:

1. THE EROSION AND SEDIMENT CONTROL PLAN IS AN ENDURING PROCESS. DETAILS SHOWN ON THESE PLANS ARE FOR EARTHWORKS AND GENERAL GUIDANCE ONLY. AS CONSTRUCTION PROCEEDS VARIOUS EROSION AND SEDIMENT CONTROL TECHNIQUES WILL BE REQUIRED OF THE CONTRACTOR TO AVOID THE TRANSPORT OF SEDIMENTS. EROSION AND SEDIMENT WORKS SHOULD BE INSTALLED WHERE POTENTIAL PROBLEMS CAN BE PREDICTED OR ARE LIKELY TO HAPPEN, RATHER THAN WAITING FOR AN EROSION AND SEDIMENT PROBLEM THEN TRYING TO RESPOND.
2. EQUIPMENT AND WORKMANSHIP IS TO BE OF BEST QUALITY. THE ENGINEER RESERVES THE RIGHT TO DISMISS ANY EQUIPMENT FROM THE SITE WHICH IS UNSUITABLE (I.E. HYDRAULIC LEAKS ETC.)
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES FOR KEEPING SILT AND/OR OTHER DELETERIOUS MATERIAL FROM LEAVING THE SITE. TO ENSURE ADEQUATE CONTROL, EROSION AND SEDIMENT WORKS SHOULD BE INSTALLED WHERE POTENTIAL PROBLEMS CAN BE PREDICTED OR ARE LIKELY TO HAPPEN.
4. THE BEST WAY TO KEEP SEDIMENT OUT OF WATER IS TO AVOID IT BEING SUSPENDED IN THE FIRST PLACE. THE ONLY FEASIBLE WAY TO REMOVE SEDIMENT FROM WATER IS TO SLOW THE VELOCITY OF MOVING WATER AND ALLOW THE SEDIMENTS TO DROP OUT OF SUSPENSION. EROSION AND SEDIMENT WORKS ARE TO BE A PREVENTATIVE MEASURE TO AVOID SUSPENDED SEDIMENTS IN WATER.
5. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION BEING ACHIEVED OR AFTER THE TEMPORARY BEST MANAGEMENT PRACTICE (BMP) IS NO LONGER NEEDED.
6. TRAPPED SEDIMENT SHOULD BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHOULD BE PERMANENTLY STABILIZED.
7. THE ENGINEER OR QEP WILL PERFORM ROUTINE OBSERVATIONS AND MAKE RECOMMENDATIONS FOR EROSION AND SEDIMENT CONTROL METHODS.
8. EROSION AND SEDIMENT CONTROL FEATURES TO BE INSPECTED AT LEAST WEEKLY AND IMMEDIATELY FOLLOWING RUNOFF-PRODUCING EVENTS. CONTRACTOR TO KEEP A RECORD ONSITE FOR REVIEW OF MAINTENANCE WORK PERFORMED ON EROSION AND SEDIMENT CONTROL RECORDS ARE TO INCLUDE DATE MAINTENANCE PERFORMED.
9. EXCAVATION WORK SHOULD BE TIMED TO OCCUR DURING THE SUMMER MONTHS (MAY TO SEPTEMBER) WHEN PRECIPITATION IS AT A MINIMUM.
10. CONTRACTOR TO INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCED EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN EFFECTIVENESS OF THE EROSION CONTROL FEATURES SHALL BE MADE IMMEDIATELY.
11. EROSION AND SEDIMENT CONTROL REQUIREMENTS FOR THIS PROJECT WILL BE AS OUTLINED IN THE LATEST ADDITION OF THE FISHERIES AND OCEANS CANADA AND MINISTRY OF ENVIRONMENT "DEVELOP WITH CARE: ENVIRONMENTAL GUIDELINES FOR URBAN AND RURAL DEVELOPMENT IN BRITISH COLUMBIA". IT IS INCUMBENT ON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS THEREIN.
12. SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE THE MINIMUM REQUIRED. THE LOCATION AND EXTENT OF SEDIMENT CONTROL WORKS ARE TO BE REVIEWED REGULARLY WITH THE ENGINEER/QEP OR ENVIRONMENTAL MONITOR.
13. ONLY THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS CONTAINED IN THE ENGINEERING DRAWINGS ARE TO BE DISTURBED.
14. RETAIN EXISTING VEGETATION AND GROUND COVER WHERE POSSIBLE.
15. RESTRICT VEHICLE AND MACHINE ACCESS TO THOSE AREAS NECESSARY TO CONSTRUCT THE WORKS.

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT MEASURES:
1. LIMIT CLEARING ACTIVITIES TO AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION. AREAS CLEARED AND NOT SCHEDULED FOR CONSTRUCTION TO BE PROTECTED FROM WIND AND RAIN BY IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL MEASURES SUCH AS STRAW BALE COVERING OR ALTERNATIVE.
2. STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION OF ACCESS TO SITE
3. CONCRETE WASH AREA TO BE LOCATED ON SITE AND ALL CONCRETE WASHING SHALL OCCUR AT DESIGNATED AREAS TO BE DETERMINED BY THE ENGINEER.
4. SILT FENCING TO BE AT LOCATIONS SHOWN ON PLAN. WHERE POSSIBLE FENCING SHALL BE ERECTED ALONG EXISTING GROUND CONTOURS. SILT FENCING TO BE INSTALLED PROPERLY, KEYED INTO SLOPE SO THAT HEIGHT OF FENCE IS MIN. 0.90m. SILT FENCING TO BE INSPECTED FOR PROPER INSTALLATION AND COMPACTION BY PULLING UP ON THE FABRIC WHILE KICKING AT THE TOE OF THE FABRIC – IF THE FENCE COMES OUT OF THE GROUND, INSTALLATION AS A SEDIMENT CONTROL FENCE WILL BE REJECTED. REMOVAL OF SEDIMENT SHALL OCCUR WHEN THE SEDIMENT BUILD-UP IS NO GREATER THAN (1) THE HEIGHT OF THE FENCE.
5. NEW CATCHBASINS INSTALLED SHALL BE PROTECTED FROM SEDIMENT AND NEW DRAINAGE SYSTEM SHALL NOT BE ALLOWED TO DRAIN TO EXISTING DRAINAGE SYSTEM UNTIL CONSTRUCTION WORKS HAVE BEEN COMPLETED OR APPROPRIATE SEDIMENT REMOVAL SYSTEM INSTALLED.

OFFSITE CONTROLS:
1. FILTER FABRIC TO BE INSTALLED ON ROADWAY CATCH BASINS ADJACENT TO WORK SITE. ALL SOILS TO BE REMOVED FROM SITE WHERE REASONABLE.
2. ADJACENT ROADWAYS AFFECTED BY CONSTRUCTION PRACTICES AREA TO BE SWEPT DAILY TO REMOVE DIRT/DUST. DO NOT SWEEP DIRT/MUD INTO CATCHBASINS OR WATER COURSES.

GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES ARE TO BE FOLLOWED ONSITE DURING CONSTRUCTION:
1. AN EFFORT IS MADE TO STORE ONLY ENOUGH PRODUCT TO DO THE JOB.
2. ALL MATERIALS STORED ONSITE ARE TO BE STORED IN A NEAT, ORDERLY MANNER IN THE APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
3. PRODUCTS ARE TO BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURES' LABEL. SUBSTANCES ARE NOT TO BE MIXED UNLESS RECOMMENDED BY THE MANUFACTURER.
4. WHENEVER POSSIBLE, ALL OF A PRODUCT TO BE USED BEFORE DISPOSING OF THE CONTAINER.
5. MANUFACTURES' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL ARE TO BE FOLLOWED.
6. CONTRACTOR WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.



LOT 7 BLOCK 1, ESQUIMALT DISTRICT, PLAN VIP6016
CIVIC ADDRESS: 1158 HEALD AVENUE, ESQUIMALT BC V9A 5J8

LOCATION PLAN
SCALE: 1:1,000

BC 1 CALL
1-800-474-6886

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

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

Existing Municipal Infrastructure		Drain —D—	Curb —C—	Concrete Box	Valve
Proposed Municipal Infrastructure		Ditch —D—	Sidewalk SW	Wood Box	Flush Valve
Existing External U/G Utilities	—e— t —g— c —	Sewer —S—	Manhole	Catch Basin	Hydrant
Proposed External U/G Utilities		Water —W—	Cleanout	Culvert	Reducer
Street Lighting	Pole Mount / Standard Mount	Traffic Sign	Silt Trap	Cap / Plug	Air Valve
Post Top	Pedestrian Signal	Traffic Signal	Ctrl Monument	Traverse Hub	Gas Valve

Concrete Box	Water Meter

REVISIONS

6	
5	
4	
3	
2	
1	

REVISIONS APPROVED

	REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer			Design Engineer			Design Engineer		
Manager of Development			Manager of Development			Manager of Development		
Development Coordinator			Development Coordinator			Development Coordinator		

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

JULY 8, 2026

SUBMITTED FOR DEVELOPMENT PERMIT APPLICATION

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PERMIT #1003310

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
43368
JEREMY J. GRADEY
2026-07-08

TOWNSHIP OF ESQUIMALT		ISLANDER FILE #	3073
1158 HEALD AVENUE		MUNICIPAL DESIGN #	X
CONCEPTUAL SITE SERVICING PLAN		REV. #	0
B.M. : 84H0204	Elev: 19.031	DRAWING #	C01
Design: CD / Drawn: CD	Checked: JJB		
Scale: Hor: 1:150 Vertical: 1:XXX	Date: 2026-07-08	SHEET #	1 OF 1

ISLANDER ENGINEERING: July 8, 2026 / G:_shortcut-targets-by-id\0B9TdRYW5unTWkhsdzk5kQtLemc\Civil\Civil Projects\3073 - 1158 Heald Avenue\3 Drawings\2026-06-23 - 3073 - CD.dwg