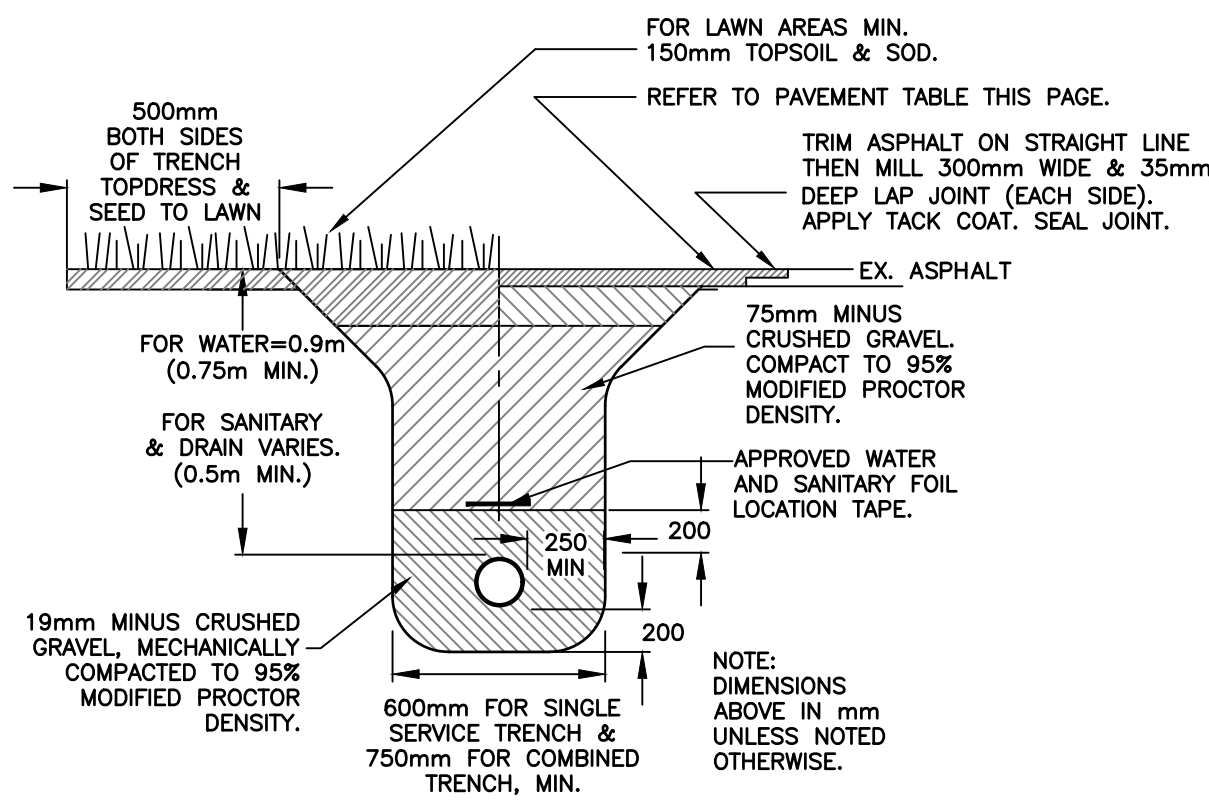
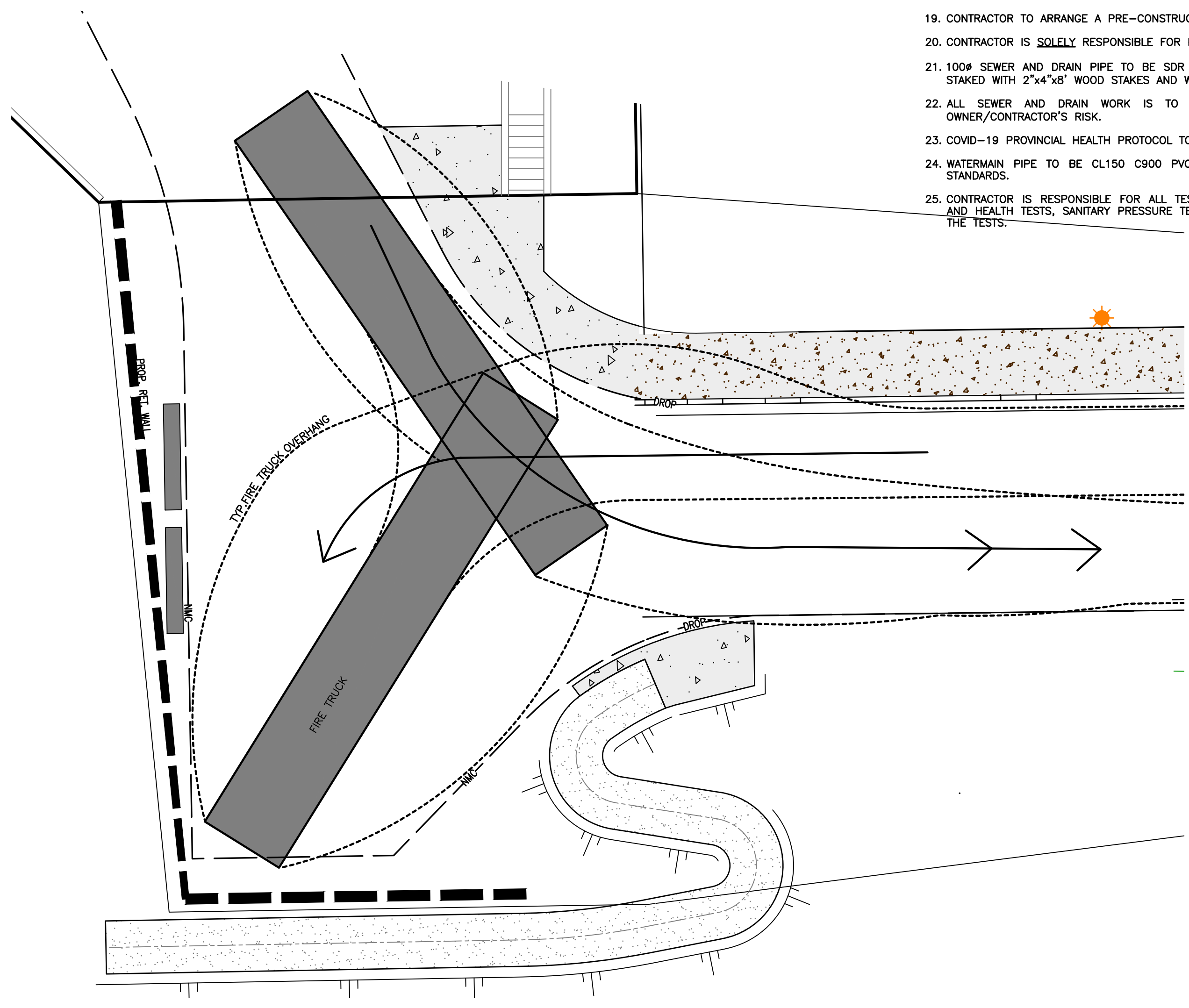


GENERAL NOTES

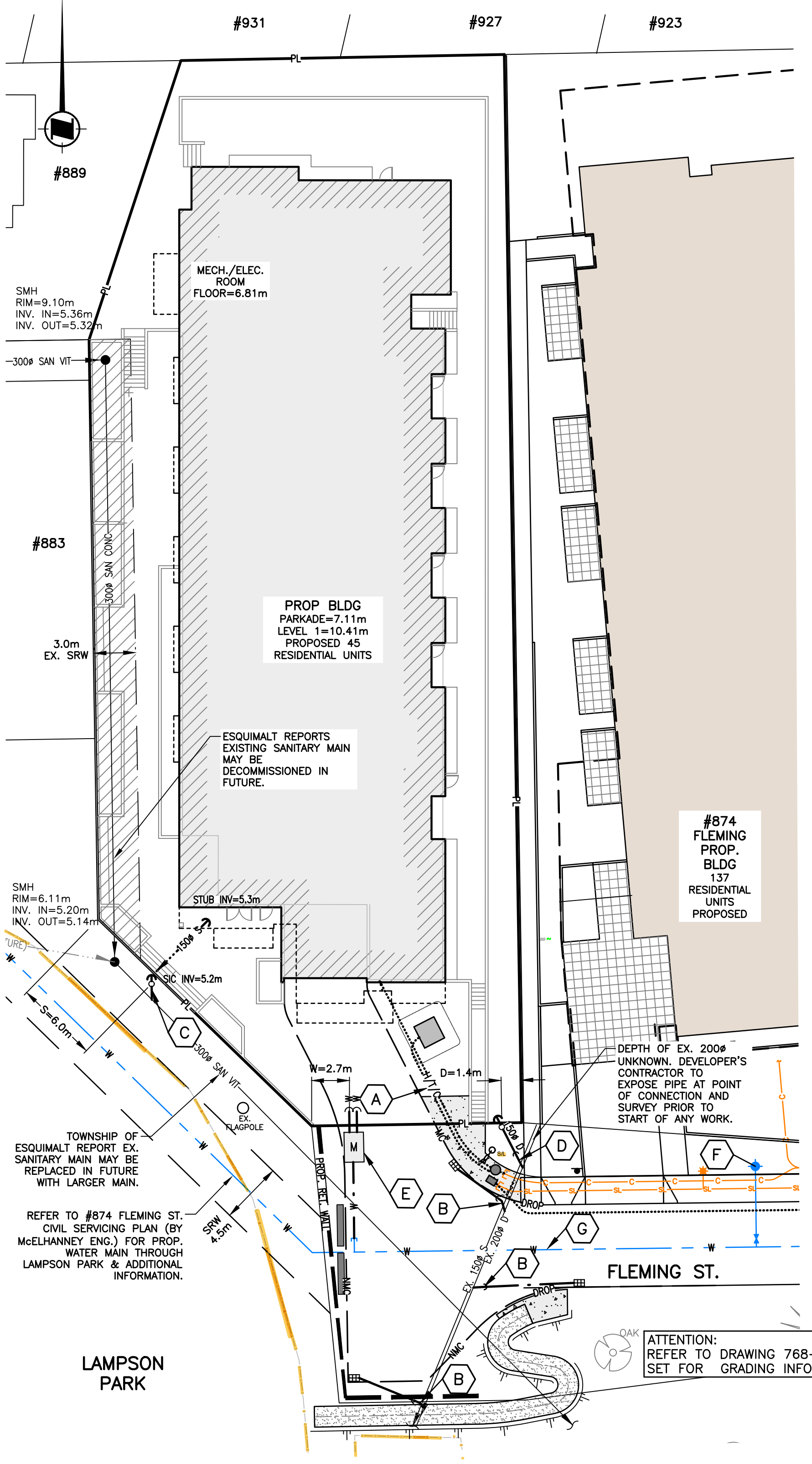
1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD SPECIFICATIONS AND LATEST VERSION OF THE B.C. PLUMBING CODE. WORK TO BE INSPECTED BY CONSULTING ENGINEER AND ESQUIMALT PUBLIC WORKS INSPECTOR.
2. ALL WORK IN THE PUBLIC ROAD ALLOWANCE TO BE DONE BY THE TOWNSHIP OF ESQUIMALT AT DEVELOPER'S 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 2.0%.
6. ALL EXISTING SERVICES ARE TO BE EXPOSED AT ALL CONNECTION AND CROSSING POINTS BEFORE ANY CONSTRUCTION. 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 TO BE EXTENDED INTO AREA. CONTACT FORTIS BC AND COMPLETE LOCATES FOR PRECISE SERVICES LOCATION. PHONE 250-388-6944. NEW GAS WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH APPROVED FORTIS BC GAS DRAWINGS. DEVELOPER TO CONTACT FORTIS GAS BC @ 1-888-224-2710 WHEN APPLYING FOR GAS SERVICE FOR NEW HOUSES.
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 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. ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN CONTACT ENGINEER AND TOWNSHIP OF ESQUIMALT IMMEDIATELY.
17. ALL SIDEWALK, CURB, DRIVEWAY DROP, SANITARY SEWER AND STORM DRAIN WORK IN THE PUBLIC ROAD ALLOWANCE TO BE BY THE TOWNSHIP OF ESQUIMALT AT THE DEVELOPER'S EXPENSE.
18. CLIENT IS INSTRUCTED NOT TO REGISTER ANY NEW RIGHT OF WAYS OR EASEMENTS UNTIL CONSTRUCTION IS COMPLETE AND GEOMETRY IS CONFIRMED.
19. CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH CONSULTING ENGINEER AND ESQUIMALT TECHNICIAN PRIOR TO ANY CONSTRUCTION.
20. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROJECT SAFETY.
21. 100Ø SEWER AND DRAIN PIPE TO BE SDR 28 PVC PIPE. PAINT TOP OF SANITARY PIPE 'RED' AND DRAIN PIPE 'GREEN'. ALL SERVICES TO BE STAKED WITH 2"x4"x8" WOOD STAKES AND WIRE WITH DEPTH NOTED FOR AS-BUILT SURVEY.
22. 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.
23. COVID-19 PROVINCIAL HEALTH PROTOCOL TO BE FOLLOWED BY THE CONTRACTOR.
24. WATERMAIN PIPE TO BE CL150 C900 PVC DR18 TO CITY OF VICTORIA STANDARDS. ALL WATER WORKS TO BE TO THE CITY OF VICTORIA STANDARDS.
25. CONTRACTOR IS RESPONSIBLE FOR ALL TESTING, INCLUDING, BUT NOT LIMITED TO, SANITARY AND DRAIN VIDEO INSPECTIONS, WATER PRESSURE AND HEALTH TESTS, SANITARY PRESSURE TEST, ROLL TESTING, CONCRETE TESTING, ETC. ALLOW 48 HOURS NOTICE TO THE ENGINEER TO WITNESS THE TESTS.



DETAIL OF WATER, SANITARY, DRAIN TRENCH
NOT TO SCALE



FIRE TRUCK TURNING
SCALE 1:100

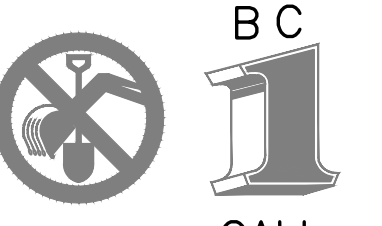


OFFSITE SERVICING PLAN
SCALE 1:250

- (A) PROPOSED SCHEMATIC DESIGN ROUTE FOR HYDRO/COMM/TEL SERVICES. REFER TO ELECTRICAL CONSULTANT'S DRAWINGS AND UTILITIES' DESIGNS FOR ADDITIONAL INFORMATION.
- (B) ESQUIMALT CREW TO INSTALL NEW CB & LEAD. ALL WORK AT DEVELOPER'S EXPENSE.
- (C) DISTRICT OF ESQUIMALT CREW TO INSTALL NEW 150mm SANITARY SERVICE C/W IC AT PL AT LOWEST POSSIBLE INVERT. ALL WORK AT DEVELOPER'S EXPENSE.
- (D) DISTRICT OF ESQUIMALT CREW TO INSTALL NEW 150mm DRAIN SERVICE C/W IC AT LOWEST POSSIBLE INVERT AT PL. ALL WORK AT DEVELOPER'S EXPENSE.

- (E) CITY OF VICTORIA CREW TO INSTALL NEW WATER SERVICE C/W WATER CHAMBER. ALL WORK AT DEVELOPER'S EXPENSE.
 - (F) PROPOSED NEW FIRE HYDRANT ASSEMBLY C/W GATE VALVE INSTALLED BY CITY OF VICTORIA DURING #874 FLEMING DEVELOPMENT WORKS.
 - (G) PROPOSED NEW WATER MAIN TO BE INSTALLED BY CITY OF VICTORIA TO EXISTING W MAIN ON LAMPSON DURING #874 FLEMING DEVELOPMENT WORKS.
- WORK BY CITY OF VICTORIA CREW

PRELIMINARY
NOT FOR CONSTRUCTION



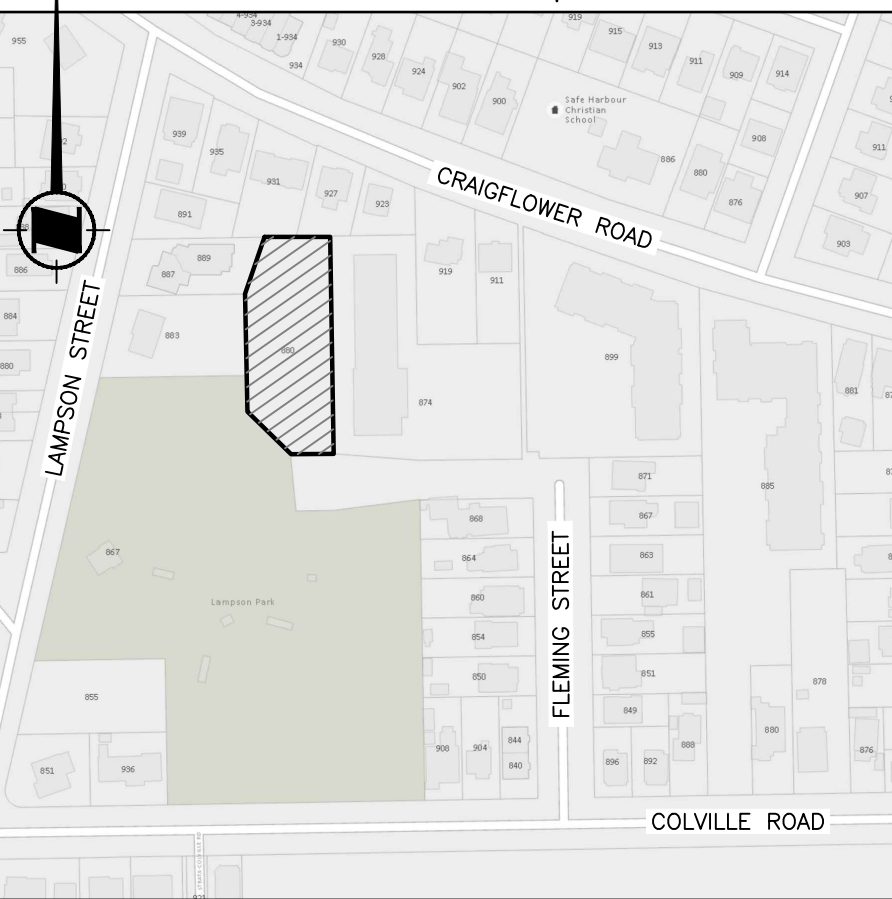
CALL
1-800-474-6886
CELLULAR *6886

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.
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.

BENCHMARK
CONTROL MONUMENT: 84H0150 ELEVATION: 15.154m
CONTROL MONUMENT: HUB007 ELEVATION: 17.729m

LEGAL DESCRIPTION
LOT A, SECTION 10, ESQUIMALT DISTRICT, PLAN 25267, EXCEPT PLAN 38082

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.



KEY PLAN
NOT TO SCALE

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

REV.	DATE	DESCRIPTION	BY	APPROVED
1	OCT 19/21	DETAILED CIVIL DESIGN AND INSERTED #874 FLEMING STREET CIVIL PLANS	dp/gkc	

880 FLEMING STREET DEVELOPMENT
Offsite Servicing Plan & General Notes
Client: 0958593 B.C. Ltd

Drawn: gkc/sp Date: December 17, 2020
Checked: Project #: 768
Approved: Scale: AS NOTED
Designed: gkc

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

768-01 1

CANCEL PRINTS BEARING EARLIER LETTER