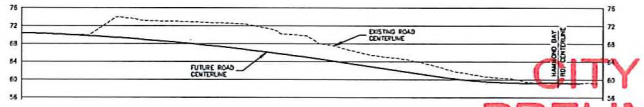
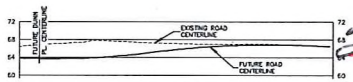
SCHEDULE "A"



DUNN PLACE EXTENSION
1:500 H : 1:500 V



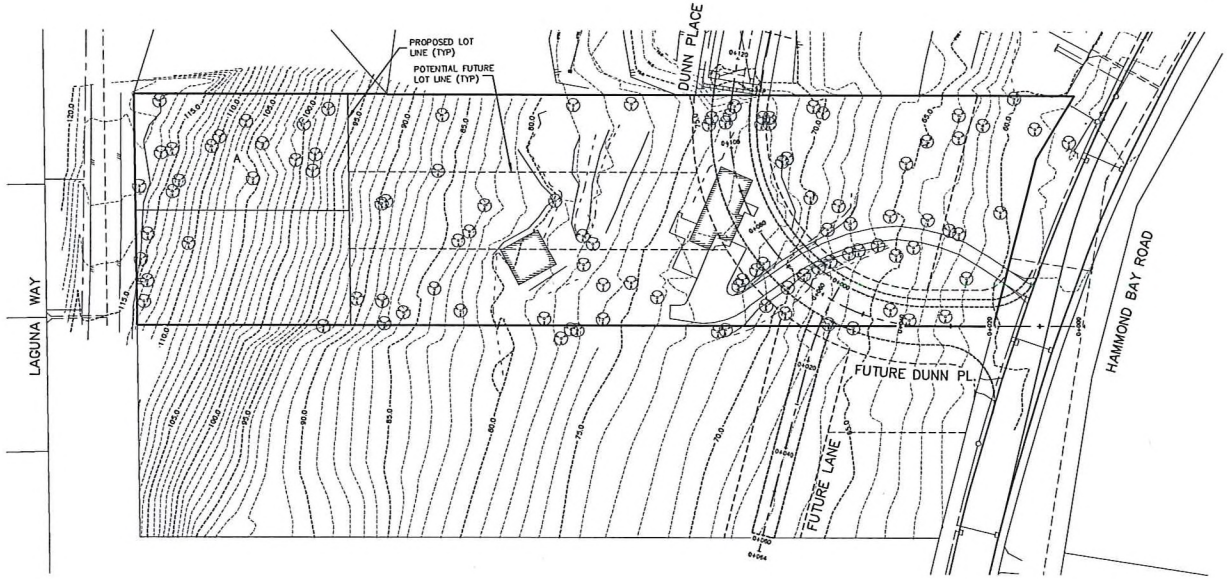
LANE
1:500 H : 1:500 V

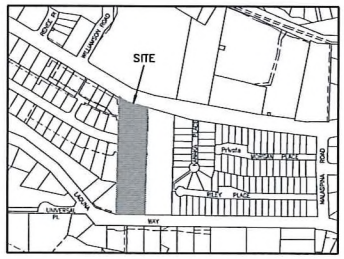
CITY OF NANAIMO
PRELIMINARY LAYOUT
ACCEPTANCE

2017-NOV-06
Date

Approved By

2018-NOV-06
Expiry Date





LOCATION PLAN
N.T.S.

NOTES:

1. ALL WORK AND MATERIALS ARE TO BE AS DESCRIBED IN THE 2016 EDITION OF THE CITY OF NANAIMO'S ENGINEERING STANDARDS AND SPECIFICATIONS OR AS OTHERWISE APPROVED BY THE CITY OF NANAIMO'S ENGINEERING SERVICE DIVISION.
2. THE CITY OF NANAIMO'S CONSTRUCTION DIVISION SHALL BE NOTIFIED 48 HOURS PRIOR THE COMMENCEMENT OF WORK ON-SITE.
3. CONNECTION TO, OR ALTERATION OF EXISTING CITY OWNED UTILITIES WILL BE UNDERTAKEN BY CITY OF NANAIMO FORCES ONLY, UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.
4. A "PERMIT TO INSTALL WORKS WITHIN CITY STREETS, LANES, AND CITY PROPERTY AREAS" WILL BE REQUIRED WHERE CONSTRUCTION IS TO BE UNDERTAKEN IN THESE AREAS.
5. CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE MINISTRY OF ENVIRONMENT AND FISHERIES & OCEANS CANADA REQUIREMENTS AT ALL TIMES DURING CONSTRUCTION.
6. LOCATE FIRE HYDRANTS SO THAT STREET SIDE PORT DOES NOT PROTRUDE OVER SIDEWALK.
7. THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.
8. CONTRACTOR TO CONFIRM THE LOCATION AND INVERT OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTION POINTS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION
9. CONTRACTOR TO CONFIRM THAT THE ELEVATION, LOCATION AND GRADIENT OF CURB AND GUTTER MATCH EXISTING PRIOR TO PLACEMENT OF CONCRETE.
10. EXISTING EDGE OF PAVEMENT TO BE SAWCUT STRAIGHT BACK TO THE REQUIRED THICKNESS OF SOUND PAVEMENT TO ENSURE POSITIVE DRAINAGE TO PROPOSED GUTTER, OR AS DIRECTED BY THE CITY OF NANAIMO PUBLIC WORKS INSPECTOR.
11. ALL WORK TO BE EXECUTED IN COMPLIANCE WITH WORKSAFE BC REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF AND ALL PERSONNEL INVOLVED IN THE PROJECT WITH THE MOST CURRENT VERSION OF THESE REQUIREMENTS AND ENSURING THAT THEY ARE ADHERED TO AT ALL TIMES.
12. TO AVOID IMPACTS AND CONFLICT WITH SECTION 34 OF THE WILDLIFE ACT ALL LAND CLEARING ACTIVITIES SHOULD BE SCHEDULED TO OCCUR DURING THE AUGUST 1 – MARCH 1 PERIOD. ANY LAND CLEARING ACTIVITIES UNDERTAKEN DURING THE MARCH 1 – AUGUST 1 MUST BE PRECEDED BY A BIRD NEST SITE SURVEY. ACTIVE NEST SITES SHOULD BE IDENTIFIED AND FLAGGED SO THE THE NEST SITES CAN BE LEFT UNDISTURBED UNTIL THE YOUNG BIRDS HAVE FLEDGED AND LEFT THE NEST. SECTION 34(c) OF THE WILDLIFE ACT PROHIBITS THE DISTURBANCE OF A BIRD, EGG, OR NEST WHILE THE NEST IS OCCUPIED.

EROSION and SEDIMENT CONTROL:

1. EROSION AND SEDIMENT CONTROL FOR THIS PROJECT WILL BE AS OUTLINED IN THE FISHERIES AND OCEANS CANADA AND MINISTRY OF WATER, LANDS AND AIR PROTECTION HANDBOOK ENTITLED "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT, MAY 1992" AND "BEST MANAGEMENT PRACTICES FOR URBAN AND RURAL LAND DEVELOPMENT IN BRITISH COLUMBIA, JUNE 2004" AND "EROSION & SEDIMENT CONTROL GUIDELINE" BY THE CITY OF NANAIMO. IT IS INCUMBENT UPON THE CONTRACTOR TO ACQUIRE THESE GUIDELINES AND FAMILIARIZE HIMSELF WITH THE REQUIREMENTS THEREIN.
2. THE CONSULTANT ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM IMPROPER EROSION AND SEDIMENT CONTROL MEASURES UNDERTAKEN BY THE CONTRACTOR.
3. ANY DIRECTION GIVEN BY THE ENGINEER TO THE CONTRACTOR FOR EROSION AND SEDIMENT CONTROL NOT FOLLOWED BY THE CONTRACTOR WILL BE REPORTED TO THE CITY OF NANAIMO.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT NO MUD, DIRT, SOIL, SILT OR ANY OTHER SUBSTANCES ARE SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY, OR AREAS THAT LEAD TO CATCH BASINS CONNECTED TO PUBLIC SYSTEMS. THE CONTRACTOR IS TO CLEAN ANY SUCH MATERIAL IMMEDIATELY. STREETS ARE TO BE SWEPT WITH A VACUUM STREET SWEEPER AFTER WORK STOPPAGE EACH DAY.
5. PRIOR TO CONSTRUCTION, INSTALL A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT TO LIMIT TRACKING OF SITE SOILS ONTO OFF-SITE ROADWAYS. THE WIDTH OF THE PAD SHOULD NOT BE LESS THAN THE FULL WIDTH OF POINT OF INGRESS OR EGRESS AND IN ANY CASE SHOULD NOT BE LESS THAN 6m WIDE WITH A LENGTH OF NOT LESS THAN 20m. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 200mm OF COARSE GRANULAR MATERIAL 75mm SHOT ROCK OR FRACTURED DRAIN ROCK UNDERLAIN WITH GEOTEXTILE FABRIC IS RECOMMENDED.
6. SITE ENTRANCE IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. MAINTENANCE MAY INCLUDE THE PLACEMENT OF ADDITIONAL TOP DRESSING MATERIAL AS CONDITIONS DEMAND. A WHEEL WASH SHOULD BE INSTALLED IF REQUIRED. THE TEMPORARY SITE ACCESS PAD MAY BE REMOVED DURING PREPARATION FOR PAVING.
7. PRIOR TO CONSTRUCTION, AREAS OF NO DISTURBANCE AND/OR VEGETATION TO BE RETAINED SHALL BE FENCED OFF AND/OR FLAGGED FOR PROTECTION. THESE MEASURES ARE TO REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
8. CLEARING AND GRUBBING OF THE SITE SHALL BE COMPLETED IN STAGES IF POSSIBLE TO LIMIT THE DISTURBANCE AND POSSIBLE EROSION TO THE SITE.
9. CONTRACTOR IS TO GRADE THE SITE AND INSTALL DRAINAGE CONTROL MEASURES TO DIRECT SURFACE RUN-OFF TO ON-SITE SEDIMENT CONTROL PONDS FOR DISPERSAL AND INFILTRATION.
10. IF GRADED AREAS WITHIN THE PROJECT WILL NOT BE COMPLETED OUTSIDE OF THE WET SEASON (OCTOBER – APRIL), REVEGETATION OPERATIONS SHOULD BE CARRIED OUT WITHIN ONE WEEK OF GRADING COMPLETION (IF NO LATER THAN SEPTEMBER 15th.
11. SILT FENCING IS TO BE INSTALLED AROUND ALL STOCK/SPOIL PILES, OR PILES ARE TO BE OTHERWISE PROTECTED TO LIMIT EROSION AND SEDIMENT GENERATION.
12. INSTALL SETTLEMENT PONDS EQUIPPED WITH EMERGENCY OVERFLOW, FOR RETENTION/INFILTRATION TREATMENT OF RUNOFF COLLECTED BY INTERCEPTOR SWALES AND/OR SILT BARRIERS. THE SETTLEMENT PONDS ARE TO HAVE A MINIMUM VOLUME TO CONTAIN FLOWS FROM A 10 YEAR RETURN PERIOD, 24 HOUR RAINFALL EVENT. THE PONDS SHOULD BE USED AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION PERIOD.
13. THE CONTRACTOR IS TO CARRY OUT ROUTINE INSPECTIONS AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL SYSTEM COMPONENTS ON-SITE. AT A MINIMUM, THE CONTRACTOR SHALL INSPECT ALL BMP'S WEEKLY AND PROVIDE A REPORT TO THE CONSULTANT AND THE CITY OF NANAIMO FOR REVIEW.
14. DURING AND/OR FOLLOWING EACH SIGNIFICANT STORM EVENT, THE CONTRACTOR SHOULD OBSERVE THE SETTLEMENT PONDS AND DOWNSTREAM STORM DRAINS TO CONFIRM THAT TURBID WATERS FROM SOURCES ASSOCIATED WITH CONSTRUCTION ARE NOT ENTERING THE STORM DRAINAGE SYSTEM. THE CONTRACTOR SHALL RECORD INSPECTION DATES s/w ANY SIGNIFICANT OBSERVATIONS AND ACTIONS TAKEN, AND THEN INFORM THE CONSULTANT AND CITY OF NANAIMO.
15. CITY OF NANAIMO STANDARD EROSION AND SEDIMENT SIGNAGE IS REQUIRED TO BE PLACED ON-SITE PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED IN PLACE UNTIL LANDSCAPING IS COMPLETED.

Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG
00	10/13/17	GC	SUBMITTED TO CITY OF NANAIMO FOR REVIEW – NOT FOR CONSTRUCTION	RHS

LEGEND

PROP.	EXIST.	PROP.	EXIST.
WATERMAIN		HYDRANT ABOVE GROUND FLUSHOUT	
STORM SEWER		BELOW GROUND FLUSHOUT	
SANITARY SEWER		CATCHBASIN	
GAS MAIN		MANHOLE	
ELECTRICAL DUCT		CLEANOUT	
CULVERT & DITCH		HYDRO POLE	
DITCH INLET/OUTLET		CAP	
SWALE		PLUG	
EDGE OF PAVEMENT		STREETLIGHT	
VALVE BOX		FENCE	
LIMIT OF CONSTRUCTION			

SITE LEGAL DESCRIPTION
LOT 1, DISTRICT LOT 54, WELLINGTON DISTRICT
PLAN 16990

BENCHMARK DESCRIPTION
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 82H5687 LOCATED TO THE WEST OF THE DRIVEWAY TO #4971 HAMMOND BAY ROAD. ELEVATION 57.944m

ENGINEER'S SEAL

HORIZONTAL SCALE 1:500

VERTICAL SCALE 1:1

DESIGN GC
DRAWN GC
CHECKED
PLOT DATE 10-13-17
PRINT DATE

CLIENT NAME
BILL AND DONNA DeGROAT

PROJECT NAME
PROPOSED SUBDIVISION
4971 HAMMOND BAY ROAD

ENG01___ / SUB00___

DRAWING TITLE SUB00257
SITE PLAN
SECTIONS AND FUTURE ROAD PROFILES

NEWCASTLE ENGINEERING LTD.
4–3179 BARONS ROAD
NANAIMO, B.C. V9T 5W5
PHONE (250) 758-9553

PROJECT No.	DRAWING No.	REVISION No.	CITY PLAN FILE No.
1069-001	01	00	

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