

LAZO ROAD UPGRADE SIMBA ROAD TO KYE BAY ROAD ISSUED FOR CONSTRUCTION

PROJECT No. 2213-1

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PREPARED FOR:

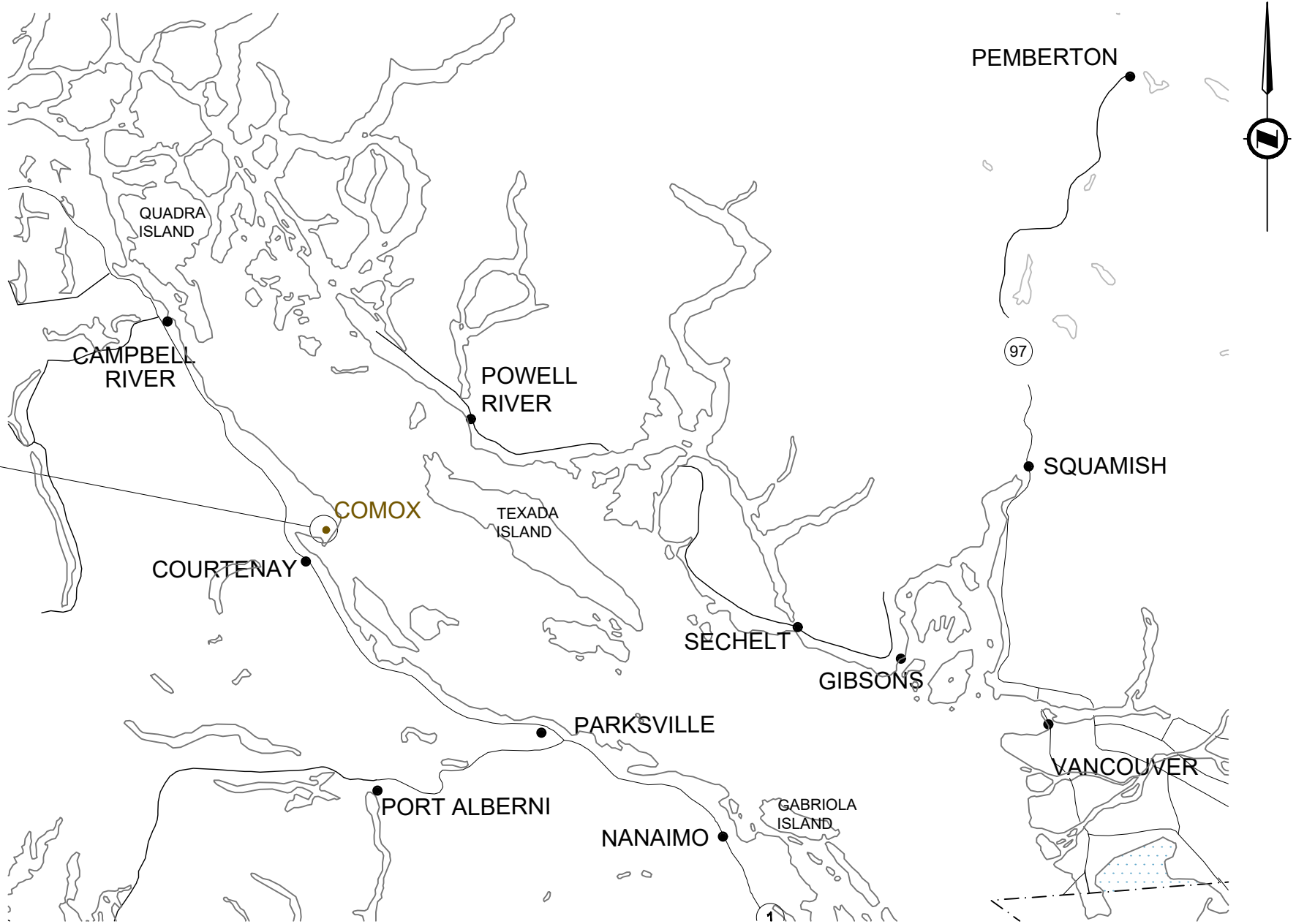


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LEGEND	EXISTING	PROPOSED
MANHOLE	⊙ ⊖ ∅	● C1 ● D1 ● S1
STORM SEWER	— D —	— D —
CATCH BASIN	⊞	⊞
CATCH BASIN LEAD	—	---
CULVERT	— — — — —	— — — — —
DITCH	— — — — —	— — — — —
SANITARY SEWER	— S —	— S —
SANITARY FORCEMAIN	— SPM —	— SPM —
WATER MAIN	—	— W —
WATER VALVE	⋈	⋈
FIRE HYDRANT	⬢	⬢
WATER METER	⊞	⬢
WATER SERVICE	⬢	⬢
GAS MAIN	— G —	— G —
ELECTRICAL CONDUIT	— UE —	— UE —
OVERHEAD UTILITIES	— O/H —	— O/H —
UTILITY POLE	⊙	●
UTILITY POLE WITH DIP	⊙	●
DAVIT STREET LIGHT	⊙	●
GUY WIRE ANCHOR	→	→
HYDRO MARKER	⊞	
TOP OF SLOPE	— — — — —	— — — — —
TOE OF SLOPE	---	---
VEGETATION LINE	— — — — —	
TREES (CONIF, DECID)	⬢ ⬢	
ROAD CENTRELINE	— — — — —	— — — — —
EDGE OF PAVEMENT	— — — — —	— — — — —
CURB & GUTTER	— — — — —	— — — — —
SHOULDER	— — — — —	— — — — —
SIGN	⊞	⊞
WOOD FENCE	— — — — —	— — — — —
RETAINING WALL	— — — — —	— — — — —
POST, REFLECTOR, GATE POST	⊞ OR ⊞ GP	
IRON PIN	⊞	

SITE LOCATION



KEY PLAN
NTS



LOCATION PLAN
NTS

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GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH:
 - THE TOWN OF COMOX BYLAW 733 AND 1261 CONSOLIDATED "SUBDIVISION AND DEVELOPMENT SPECIFICATIONS, INCLUDING AMENDMENTS AND APPENDICES, UNLESS OTHERWISE NOTED ON THESE DRAWINGS.
 - THE MASTER MUNICIPAL CONSTRUCTION DOCUMENT AND STANDARD DETAIL DRAWINGS (MMCD) 2019 EDITION;
 - FOR CONSTRUCTION CONTRACT DRAWINGS AS PER THE FORM OF AGREEMENT SIGNED & SEALED BY PROFESSIONAL ENGINEER
 - APPLICABLE CONTRACT DOCUMENTS AND ALL SPECIFICATIONS REFERENCED THEREIN
 - MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS, MINISTRY OF ENVIRONMENT AND/OR FEDERAL DEPARTMENT OF FISHERIES AND OCEANS REQUIREMENTS;
 - MINISTRY OF TRANSPORTATION "B.C. TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS", LATEST EDITION;
 - WORKSAFEBC, LATEST EDITION.
 - THE CONTRACTOR SHALL MAINTAIN ON SITE COPIES OF THE ABOVE DOCUMENTS AND SHALL ENSURE THAT ALL TRADES ARE THOROUGHLY FAMILIAR WITH THE APPLICABLE SECTIONS OF THE DOCUMENTS.
- ALL ELEVATIONS ARE GEODETIC AND ARE REFERENCED TO EXISTING INTEGRATED SURVEY MONUMENTS.
- THE CONTRACTOR SHALL REGISTER A BC ONE CALL BEFORE START OF CONSTRUCTION 1-800-474-6886.
 - USE THE BC ONE CALL INFORMATION PROVIDED TO MARK THE LOCATION OF BURIED LINES
 - HAND DIG TO EXPOSE ALL PRIVATE UTILITY LINES
- EXISTING PRIVATE UTILITIES ARE ASSUMED TO BE:
 - BC HYDRO 0.60m COVER
 - COMMUNICATIONS 0.90m COVER
 - FORTIS BC 0.90m COVER
- THE CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES WITHIN THE WORK ENVELOPE ON SITE PRIOR TO ANY CONSTRUCTION AND NOTIFY THE ENGINEER OR ADMINISTRATOR OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS PRIOR TO CONSTRUCTION.
- FIGURED DIMENSION(S) SHALL GOVERN OVER SCALED DIMENSION(S).
- THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS REQUIRED FOR THE PROPOSED WORKS HAVE BEEN OBTAINED FROM ALL AUTHORITIES AND AGENCIES PRIOR TO COMMENCING THE WORK.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE THE WORKS DONE BY
 - TOWN OF COMOX
 - BC HYDRO
 - FORTIS BC
 - TELLUS AND/OR SHAW

THE CONTRACTOR SHALL CONTACT THE APPROPRIATE PERSONNEL AT LEAST 72 HOURS PRIOR TO THE WORK. SCHEDULING AND OTHER CONSTRUCTION CONSTRAINTS IMPOSED BY THESE WORKS SHALL BE TAKEN INTO ACCOUNT.
- RESIDENTS DIRECTLY AFFECTED BY CONSTRUCTION OF THESE WORKS AND SERVICES SHALL BE GIVEN 48 HOURS WRITTEN NOTICE OF THE PROPOSED START OF CONSTRUCTION. ALL WORKS TO BE COMPLETED WITHIN THE TOWN RIGHT OF WAY. CONTRACTOR TO OBTAIN WRITTEN PERMISSIONS FOR ANY ACCESS TO PRIVATE PROPERTY. FOLLOWING CONSTRUCTION ACTIVITY ON THE AFFECTED PROPERTY A WRITTEN RELEASE MAY BE REQUIRED FROM THE PROPERTY OWNER AT THE DISCRETION OF THE TOWN.
- THE CONTRACTOR SHALL ENSURE THAT TOWN ROADS ARE KEPT CLEAN AND FREE OF EQUIPMENT AND MATERIALS AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL AS PART OF THE WORK PERFORM, OR CAUSE TO BE PERFORMED, ALL TESTS, INSPECTIONS AND APPROVALS OF THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS. PRIOR TO ISSUANCE OF THE CERTIFICATE OF SUBSTANTIAL PERFORMANCE, THE CONTRACTOR SHALL SUBMIT TO THE CONTRACT ADMINISTRATOR COPIES OF ALL TEST RESULTS, COPIES OF REPORTS AND TEST RESULTS SHALL BE SUBMITTED TO THE TOWN AS WORK PROGRESSES OR AS REQUESTED. COST OF ALL TESTING SHALL BE INCIDENTAL TO THE CONTRACT.
- A TRAFFIC AND PEDESTRIAN SAFETY CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO THE PRE-CONSTRUCTION MEETING.
- THE PRIME CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY AT THE PLACE OF WORK AND TO THE EXTENT REQUIRED BY WORKSAFE BC AND CODES, INCLUDING THE WORKERS COMPENSATION ACT AND APPLICABLE REGULATIONS, AND BY GOOD CONSTRUCTION PRACTICE. THE CONTRACTOR SHALL BE THE PRIME-CONTRACTOR UNLESS OTHERWISE CHANGED BY THE CONTRACT ADMINISTRATOR.
- ANY DAMAGES CAUSED TO EXISTING IRRIGATION SYSTEMS TO BE REPAIRED / REINSTATED BEHIND NEW WORKS, OR AT PROPERTY LINE, BY THE CONTRACTOR. CONTRACTOR IS TO VERIFY POTENTIAL IRRIGATION LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE EMERGENCY ACCESS TO PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- UNINTERRUPTED PEDESTRIAN ACCESS TO / FROM ALL PROPERTIES TO BE MAINTAINED DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE VEHICULAR ACCESS TO ALL PROPERTIES AT THE END OF DAILY CONSTRUCTION.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL SIGNAGE AND PERSONNEL AS REQUIRED.
- ALL TRAFFIC CONTROL SIGNAGE TO BE AS PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA (CURRENT EDITION)
- CONTRACTOR TO VERIFY THAT SITE SAFETY FOR VEHICLE OPERATORS AND PEDESTRIANS IS MAINTAINED FROM THE END OF EACH WORK DAY, THROUGH THE NIGHT, AND UNTIL THE START OF THE NEXT WORK DAY BY USING FLASHING BEACONS, BARRICADES, SIGNAGE, DELINEATORS, ETC. IN ACCORDANCE WITH CURRENT MoTi CONSTRUCTION ZONE SIGNAGE STANDARDS. CONTRACTOR TO PREPARE AND SUBMIT A PROJECT TRAFFIC MANAGEMENT PLAN (SIGNED BY A PROFESSIONAL TRAFFIC ENGINEER) FOR APPROVAL, PRIOR TO CONSTRUCTION.
- CONTRACTOR TO ERECT ALL APPROPRIATE CONSTRUCTION ZONE SIGNAGE AND USED CERTIFIED FLAG PERSONNEL TO MAINTAIN SAFE AND EFFICIENT TRAFFIC FLOW THRU AND AROUND THE WORK SITE.
- CONTRACTOR TO BE NOTIFIED IN WRITING BY THE PROJECT ENGINEER PRIOR TO COMMENCEMENT OF WORK THAT THE CONTRACTOR WILL ASSUME 'PRIME CONTRACTOR' STATUS AND WILL BE RESPONSIBLE FOR ALL MULTIPLE WORK PLACE SAFETY RESPONSIBILITIES FOR WORKERS IN ACCORDANCE WITH WCB-OHS REGULATIONS.
- CONTRACTOR TO NOTIFY ALL EMERGENCY SERVICE AGENCIES, BC TRANSIT, AND THE WASTE REMOVAL CONTRACTOR OF THE SUBSEQUENT WORK ZONE AREA, SPEED REDUCTIONS, AND DETOURS WHICH MAY EFFECT TRAFFIC FLOW.
- CONTRACTOR TO HAVE A PRE-CONSTRUCTION MEETING AND NOTIFY THE TOWN / ENGINEER ONE (1) WEEK PRIOR TO BEGINNING WORK.
- CONTRACTOR TO ARRANGE FOR OBSERVATION OF ALL KEY UNDERGROUND ASPECTS OF THE WORK PRIOR TO BACKFILL. ALL REQUESTS FOR FIELD CHANGES TO BE MADE TO THE ENGINEER FOR REVIEW. PAVEMENT OVERLAY MAY NOT PROCEED WITH THE EXPRESS WRITTEN CONSENT OF THE ENGINEER.
- CONTRACTOR TO ARRANGE FOR WORKS IN OR ABOUT EX. UTILITY POLES AND GUY WIRES WITH BC HYDRO. UPON AWARD OF CONTRACT, THE CONTRACTOR MUST CONTACT BC HYDRO (1-800-224-9376), AND SUBMIT A PROPOSED CONSTRUCTION SCHEDULE TO BC HYDRO.

EARTHWORKS & GRADING

- THESE WORKS ARE TO BE OVERSEEN BY THE ENGINEER, INCLUDING THE REVIEW AND APPROVAL OF NATIVE SUBGRADE PRIOR TO FILL PLACEMENT, AND REVIEW AND APPROVAL OF FILL MATERIAL PRIOR TO USE.
- REMOVE VEGETATION, STRIP ORGANIC MATERIAL, AND UNSUITABLE MATERIAL, AS REQUIRED, PRIOR TO PLACING STRUCTURAL FILL.
- COMPACT ALL EARTH FILLS AND GRANULAR MATERIAL LAYERS AS PER THE TOWN OF COMOX BYLAW 1261.
- ALL PROPOSED GRADING SHALL MEET EXISTING GROUND ELEVATIONS AT ADJOINING PROPERTY LINES UNLESS OTHERWISE NOTED.

PAVING & ROADWORKS

- CHANGES OF GRADE AND DIRECTION SHALL BE FORMED BY SMOOTH VERTICAL AND HORIZONTAL CURVES.
- EARTHWORKS, INCLUDING STRIPPING ALL LOOSE OR OTHERWISE DELETERIOUS MATERIALS OR SOFT SPOTS, COMPACTING, AND SLOPE GRADING, SHALL BE COMPLETED AS PER CONTRACT DOCUMENTS.
- EMBANKMENTS SHALL BE PLACED, SHAPED, COMPACTED, AND PROTECTED TO STANDARDS AND SPECIFICATIONS AS REQUIRED IN THE CONTRACT DOCUMENTS.
- WHERE INFILLING OF EXISTING DITCHES ETC. IS REQUIRED, AND WHERE SERVICES ARE CONSTRUCTED IN FILL SECTION, FILL MATERIAL SHALL BE GRANULAR MATERIAL, SUPPLIED, PLACED & COMPACTED AS PER TOWN OF COMOX SPECIFICATIONS.
- ALL SUB-BASE ROAD AND GRANULAR BASE MATERIALS SHALL CONFORM TO TOWN OF COMOX SPECIFICATIONS.
- THE ROAD SUB-BASE AND BASE SHALL EXTEND A MINIMUM OF 0.3 METERS BEYOND ROAD EDGE.
- THE CONDITIONS FOR PLACING ASPHALT PAVEMENT AND CONCRETE SHALL CONFORM WITH THE SPECIFICATIONS DETAILED UNDER THE TOWN OF COMOX SPECIFICATIONS AND DETAIL DRAWINGS.
- UNLESS OTHERWISE APPROVED, ASPHALTIC CONCRETE FOR ROADWORK SHALL BE LAID IN 2 LIFTS.
- TIE-INS TO EXISTING PAVEMENT SHALL BE MADE BY CUTTING BACK THE EXISTING PAVEMENT TO SOUND MATERIAL AS NECESSARY TO PRODUCE A NEAT VERTICAL FACE. PRIOR TO PLACING ASPHALTIC CONCRETE, EXPOSED PAVEMENT FACES AND OTHER ABUTTING STRUCTURES SHALL BE TACK COATED WITH ASPHALT EMULSION.
- ALL NEW PAVEMENT SHALL BE GRADED SO THAT NO PONDING FORMS. THE MINIMUM CROSS SLOPE ON ANY NEW OR OVERLAIN ROAD SURFACE SHALL BE 2%.
- ALL VALVES BOXES, MANHOLES, ETC., THAT ARE WITHIN THE PAVED SURFACE OF THE ROADWAY SHALL BE ADJUSTED TO FINISHED COURSE ELEVATION PRIOR TO FINISH COURSE PAVING.
- EXISTING EDGE OF ASPHALT SHALL BE SAW CUT IN LONG, STRAIGHT LINES AS REQUIRED PRIOR TO PAVING. WHERE EXISTING ASPHALT THICKNESS AT TIE IN IS EQUAL TO OR GREATER THAT 75mm, A 300mm WIDE x 38mm DEEP STEP JOINT WILL BE REQUIRED.

PAVEMENT MARKINGS AND STREET AND TRAFFIC ADVISORY PLAN

- SIGNS USED FOR CONSTRUCTION ARE TO BE PROVIDED, INSTALLED, AND REMOVED BY THE CONTRACTOR. THIS INCLUDES AN APPROVED TRAFFIC CONTROL PLAN FOR CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ALL SIGNS CURRENTLY IN PLACE, REMOVE ALL SURPLUS SIGNS AT THE COMPLETION OF WORKS AND RETURN TO THE TOWN WORKS YARD.
- TEMPORARY AND PERMANENT STREET, TRAFFIC, AND ADVISORY SIGNS, AND PAVEMENT MARKINGS NOT NECESSARILY SHOWN ON THE DRAWINGS, SHALL BE INSTALLED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL REPLACE ALL PERMANENT PAVEMENT MARKINGS WITH EXTRUDED THERMOPLASTIC.
- ALL EXISTING CONFLICTING PAVEMENT MARKINGS TO BE REMOVED BY THE CONTRACTOR, METHOD TO BE DECIDED IN CONSULTATION WITH THE TOWN OF COMOX.
- CONTRACTOR IS RESPONSIBLE FOR 'CHIPSEAL MARKERS' IMMEDIATELY UPON PAVEMENT APPLICATION ON ROADS WITH MARKED CENTERLINE, UNLESS OTHERWISE DIRECTED. (NO TEMPORARY TAPE TO BE USED ON FINAL LIFT.)

RESTORATION

- PAVEMENT AREAS
 - GRIND EDGE OF TRENCH MIN. 300mm BACK OF TRENCH WALL AND 300mm FROM ANY BROKEN OR DAMAGED EDGES.
 - BACKFILL WITH 300mm (MIN.) - 75mm MINUS PIT-RUN GRAVEL COMPACTED TO 95% MPD.
 - TOP WITH 100mm - 19mm CRUSHED GRAVEL COMPACTED TO 95% MPD.
 - PLACE 100mm OF HOT-MIX ASPHALT.
- BOULEVARD AREAS
 - RESTORE ALL TOPSOIL, TURF, LANDSCAPING, RETAINING WALLS, ETC. TO A CONDITION EQUAL TO OR BETTER THAN WHAT EXISTED PRIOR TO CONSTRUCTION (MIN. 150mm TOPSOIL WITH MIN. 50% ORGANIC CONTENT, AND HYDROSEED).
 - HYDRAULIC SEEDING IS TO BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS.
 - 25% ALL STAR PERENIAL RYEGRASS
 - 15% REPLICATOR - 4N PERENNIAL RYEGRASS
 - 10% ELKA 3 PERENNIAL RYEGRASS
 - 15% CINDY LOU CREEPING FESCUE
 - 15% CREEPING FESCUE
 - 20% LONGFELLOW II CHEWINGS FESCUE
 - SEEDING RATE @ 5-10 LB. PER 1,000 SQ FT.
 - TOPSOIL 150mm DEPTH TO TOP OF CURB OR SIDEWALK
 - IRRIGATION WATER SERVICE FOR TOWN USE SHALL BE SEPARATE FROM PRIVATE DEVELOPMENT.
 - DRIVEWAYS ARE TO BE SAWCUT AND RESTORED WITH EITHER 50mm THICH ASPHALT c/w 100mm BASE GRAVELS OR 150mm THICK CONCRETE c/w 100mm BASE GRAVELS. MINIMUM DRIVEWAY RESTORATION IS 1.0m x 5.5m WIDE (MIN.)
- ALL DISTURBED AREAS ON PUBLIC OR PRIVATE PROPERTY ARE TO BE RESTORED TO EQUAL TO OR BETTER THAN EXISTING CONDITION, AND TO THE SATISFACTION OF THE ENGINEER AND THE PROPERTY OWNER.

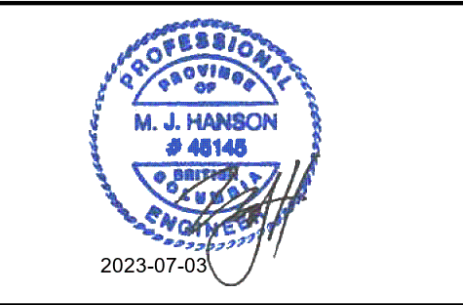
STORM SEWER

- TIE-INS AND CONNECTIONS TO EXISTING STORM SEWERS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF THE TOWN. COSTS ARE INCIDENTAL TO THE RELEVANT ITEM IN THE SCHEDULE OF QUANTITIES AND PRICES. A MINIMUM 72 HOURS NOTICE TO BE GIVEN FOR ANY TIE-IN.
- NEW SEWER LINES TIED TO EXISTING LINES MUST BE PLUGGED UNTIL THEY ARE TESTED AND FLUSHED.
- POWER FLUSHING SHALL BE PERFORMED ON ALL MAINS PRIOR TO ACCEPTANCE. VIDEO RECORDINGS OF ALL MAINS SHALL BE REVIEWED BY THE TOWN PRIOR TO PLACING IN SERVICE. TESTING AND VIDEO INSPECTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE SITE INSPECTOR. RECORDINGS AND TEST RESULTS SHALL BE PROVIDED TO THE CONSULTANT'S CONTRACT ADMINISTRATOR PRIOR TO THE ISSUANCE OF A SUBSTANTIAL COMPLETION CERTIFICATE.
- DELETERIOUS MATERIALS SHALL BE PREVENTED FROM ENTERING THE TOWN'S SEWER SYSTEM.
- MINIMUM SLOPE ON CATCH BASIN LEADS TO BE 2%.
- MANUFACTURED WYES OR APPROVED ALTERNATIVE SHALL BE USED FOR ALL SERVICE CONNECTIONS TO STORM MAINS.
- STORM SERVICE CONNECTIONS TO BE COMPLETE WITH CLEANOUT AS PER TOWN OF COMOX STANDARD DETAIL DRAWING S10.
- ALL MANHOLES AND CATCH BASINS TO BE GROUTED BETWEEN PRECAST SECTION AND DONUT

WATERWORKS

- THE CONTRACTOR SHALL ENSURE THAT ALL SECTIONS OF MAINS HAVE TEST POINTS AND TEMPORARY BLOW-OFFS TO ENSURE ADEQUATE PRESSURE TESTING. CHLORINATION AND FLUSHING. DISCHARGE OF CHLORINATED WATER INTO DITCHES, STORM SEWERS OR WATERCOURSES IS STRICTLY PROHIBITED.
- THE CONSULTANT'S CONTRACT ADMINISTRATOR SHALL BE RESPONSIBLE FOR TAKING WATER SAMPLES FOR TESTING AND PRESENTING THEM TO AN APPROVED TESTING FACILITY. ALL TEST RESULTS, WHETHER FAILED OR PASSED, SHALL BE SUBMITTED TO THE TOWN OF COMOX.
- THE CONTRACTOR WILL VELODOWN FLUSH ALL MAINS PRIOR TO PLACING IN SERVICE. A DISCHARGE PLAN SHOULD BE SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO ANY FLUSHING.
- ALL WATERMAINS ARE TO BE DR 18 PVC UNLESS OTHERWISE NOTED.
- AC PIPE REMOVAL ENCOUNTERED DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- FOLLOWING THE COMMISSIONING OF THE PROPOSED WATERMAIN, ALL VALVES ALONG THE EXISTING WATERMAINS SHALL BE ABANDONED BY REMOVING THE VALVE BOX AND LID, FILLING THE RISER PIPING WITH ROAD BASE MATERIAL AND PAVING OVER.
- WATERMAIN TIE-INS TO EXISTING, SHALL BE COMPLETED BY THE CONTRACTOR (UTILIZING MATERIALS SUPPLIED BY THE CONTRACTOR) UNDER THE SUPERVISION OF THE TOWN OF COMOX.
- ALL WATER PIPES TO BE INSTALLED WITH A MINIMUM OF 1.2m COVER.
- FIRE HYDRANTS ARE TO BE TERMINAL CITY INSTALLED AS PER TOW OF COMOX DWG# SF-1. STORTZ FITTINGS ARE NOT REQUIRED.
- ALL WATER FITTINGS ARE TO BE MECHANICALLY RESTRAINED AS PER THE MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, OR TO HAVE THRUST BLOCKS AS PER TOWN OF COMOX STD DWGS# 5A AND 5B
- THE CONTRACTOR SHALL MAINTAIN 0.5m MINIMUM VERTICAL CLEARANCE BETWEEN THE WATER SERVICES, MAINS, AND SEWERS AT ALL CROSSINGS. IN THE EVENT THAT THIS CANNOT BE ACHIEVED, ALL WATER PIPE JOINTS WITHIN 3.0m OF THE CROSSING ARE TO BE SECURED WITH SHRINK WRAP, PETROLATUM TAPE AND GEL, OR APPROVED EQUIVALENT.

REV NO	REVISIONS	DATE	DRAWN	APPRD
0	ISSUED FOR TENDER	APR. 19-2023	TM	MH
1	ISSUED FOR CONSTRUCTION	JUN. 16 - 2023	TM	MH



SCALE:	
DESIGNED:	MH/JLB
DRAWN:	JLB
CHECKED:	JM
SURVEYED:	AB
DATE:	OCT 2022

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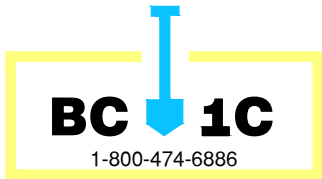
TOWN OF COMOX

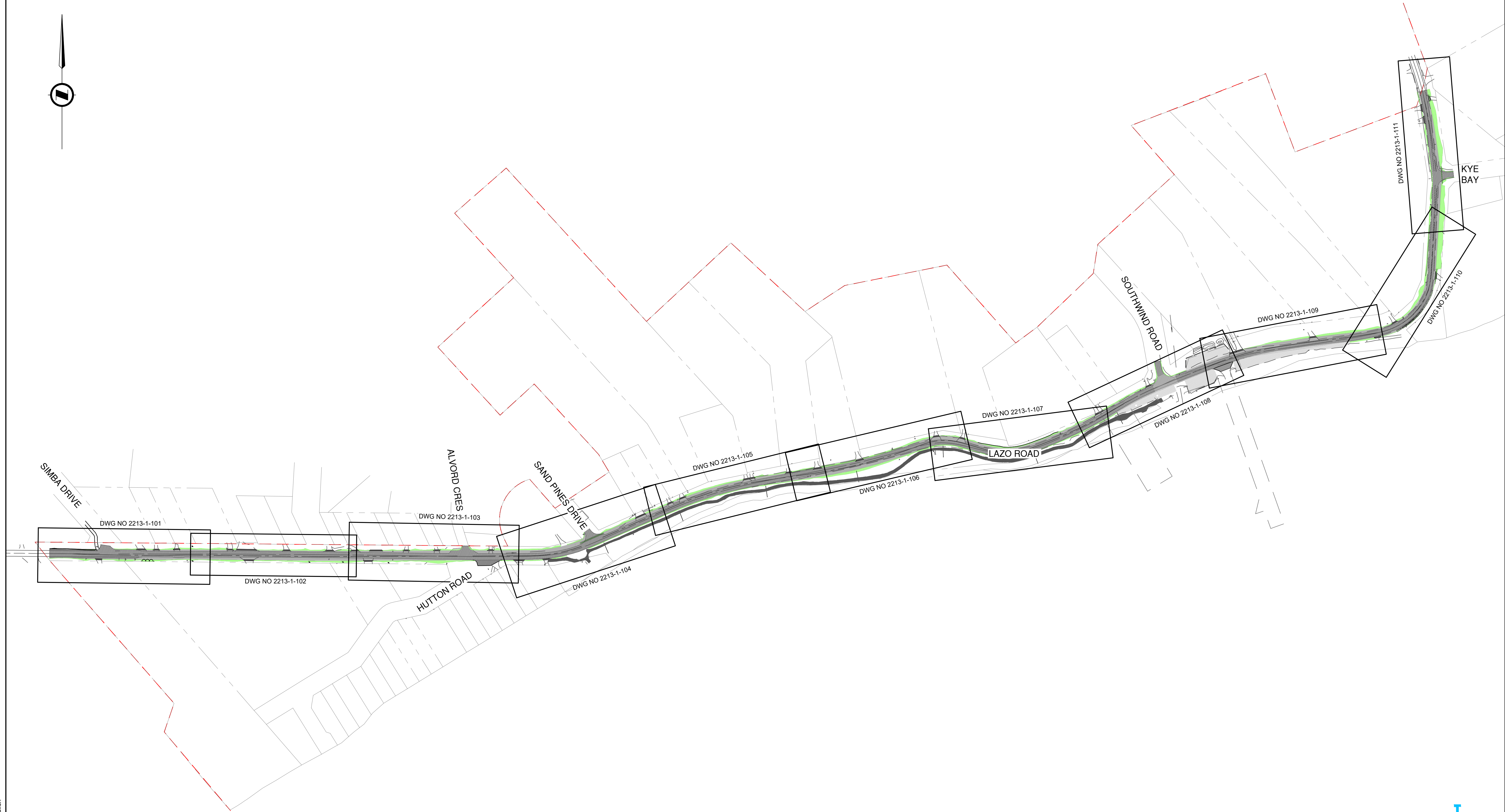
LAZO ROAD TRAFFIC CALMING
SIMBA ROAD TO KYE BAY ROAD
GENERAL NOTES

CLIENT PROJECT NO.

OEL PROJECT NO.
DRAWING NO.
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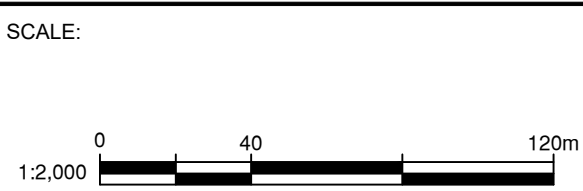
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KEY PLAN
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0	ISSUED FOR TENDER	APR. 19-2023	TM	MH
1	ISSUED FOR CONSTRUCTION	JUN. 16 - 2023	TM	MH



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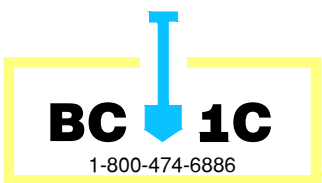
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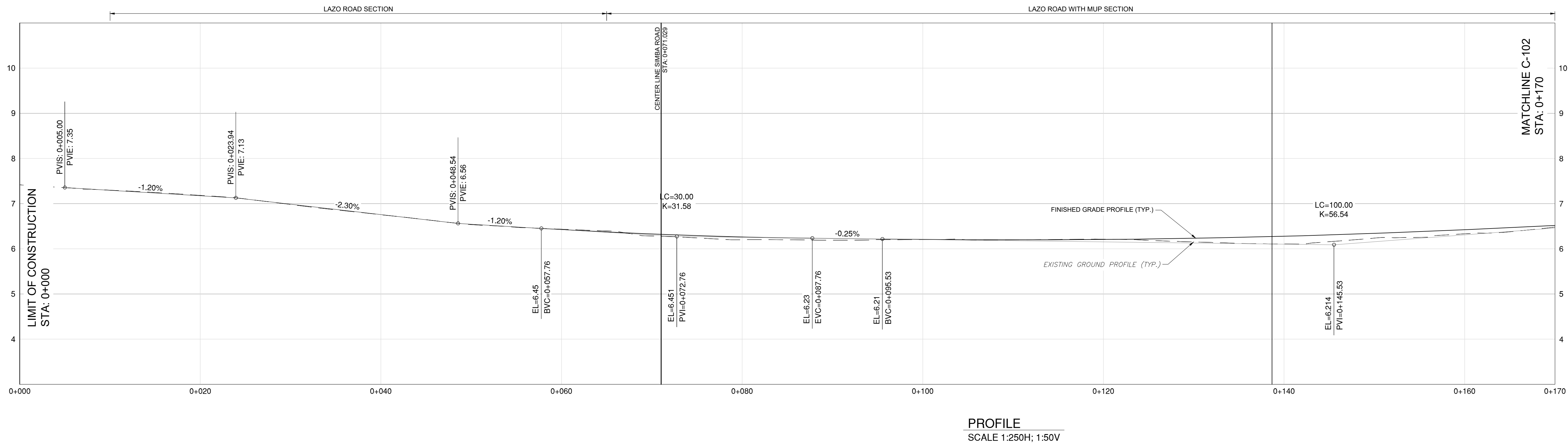
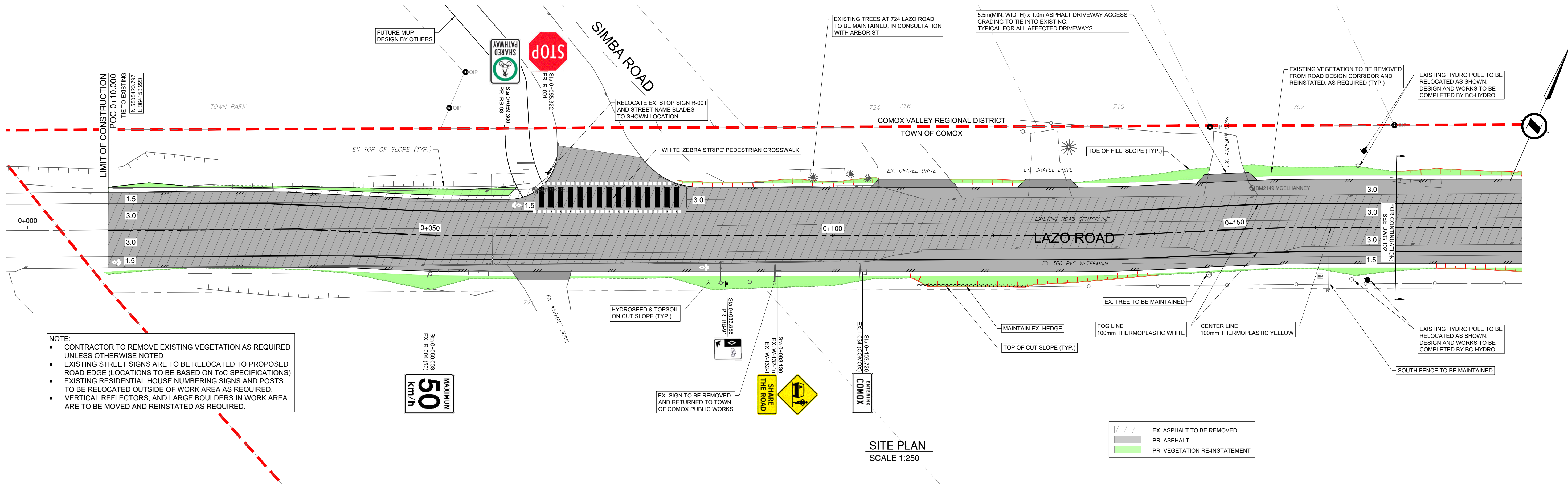
TOWN OF COMOX

**LAZO ROAD TRAFFIC CALMING
SIMBA ROAD TO KYE BAY
SHEET PLAN**

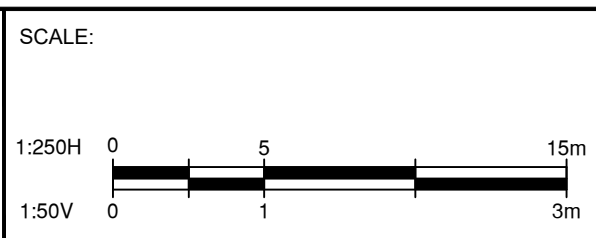
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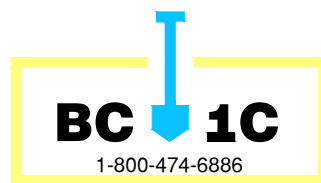


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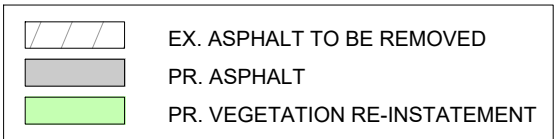
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TOWN OF COMOX
LAZO ROAD TRAFFIC CALMING
PLAN AND PROFILE
STA 0+000 TO STA 0+170

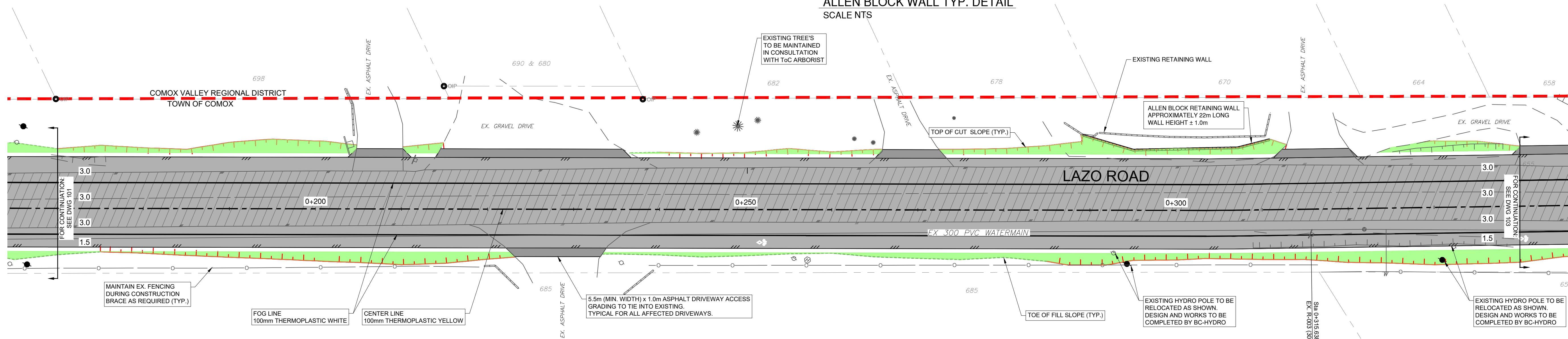
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SHEET:	4 OF 20
REV	1



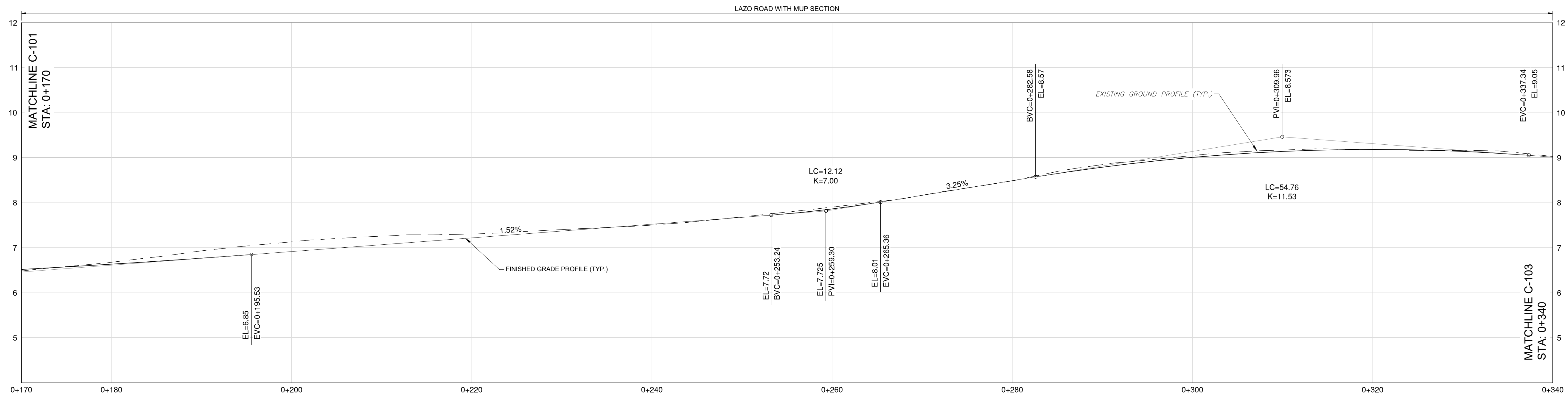
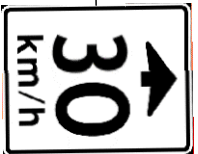
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SCALE NTS

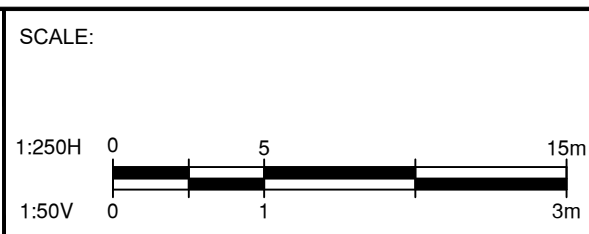


SCALE 1:250



SCALE 1:250H; 1:50V

REV NO	REVISIONS	DATE	DRAWN	APPRD
0	ISSUED FOR TENDER	APR. 19-2023	TM	MH
1	ISSUED FOR CONSTRUCTION	JUN. 16 - 2023	TM	MH



DESIGNED:	MH/JLB
DRAWN:	JLB
CHECKED:	JM
SURVEYED:	AB
DATE:	OCT 2022

ONSITE
Engineering Ltd.

COURTENAY OFFICE
#201- 780 GRANT AVENUE
COURTENAY, BC V9N 2T3
PH.: 778-647-5643
FAX: 866-235-6943

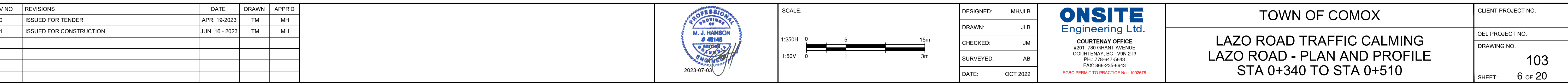
EGBC PERMIT TO PRACTICE No.: 1002678

TOWN OF COMOX

LAZO ROAD TRAFFIC CALMING
PLAN AND PROFILE
STA 0+170 TO STA 0+340

CLIENT PROJECT NO.	
OEL PROJECT NO.	
DRAWING NO.	102
SHEET:	5 OF 20
	REV 1





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DATE: 28/01/2022 12:03 PM BY: tmcullen

- NOTE:
- CONTRACTOR TO REMOVE EXISTING VEGETATION AS REQUIRED UNLESS OTHERWISE NOTED
 - EXISTING STREET SIGNS ARE TO BE RELOCATED TO PROPOSED ROAD EDGE (LOCATIONS TO BE BASED ON ToC SPECIFICATIONS)
 - EXISTING RESIDENTIAL HOUSE NUMBERING SIGNS AND POSTS TO BE RELOCATED OUTSIDE OF WORK AREA AS REQUIRED.
 - VERTICAL REFLECTORS, AND LARGE BOULDERS IN WORK AREA ARE TO BE MOVED AND REINSTATED AS REQUIRED.

RELOCATE EXISTING HYDRANT TO APPROX. 3.0m NORTH
INSTALL NEW 1500 PVC C-900 EXTENSION AND ADJUST
HYDRANT FLANGE ELEVATION TO SUIT NEW GRADES.
RELOCATE EXISTING BOLLARDS TO PROTECT HYDRANTS
PROPOSED LOCATION.

RELOCATE EX. STOP SIGN R-001
AND STREET SIGN BLADES
AS REQUIRED

EXISTING CATCHBASIN MANHOLE TO BE REMOVED
AND NEW 3750 RPPVC TO BE INSTALLED
TO CONNECT WITH PR. MH DMH 1 @ 0.24%
(MATCHING EXISTING CROSSING GRADE)

PROVIDE POSITIVE DRAINAGE TO CBMH DMH 3

5.5m (MIN. WIDTH) x 1.0m ASPHALT DRIVEWAY ACCESS
GRADING TO TIE INTO EXISTING.
TYPICAL FOR ALL AFFECTED DRIVEWAYS.

ALLEN BLOCK RETAINING WALL
APPROXIMATELY 52m LONG. WALL
HEIGHT ± 1.4m

SAND DUNES

CENTER LINE
100mm THERMOPLASTIC YELLOW

FOG LINE
100mm THERMOPLASTIC WHITE

GRADE TO MEET EX. TRAIL
MAX 5.0% SLOPE

EX. ASPHALT TO BE REMOVED
PR. ASPHALT
PR. VEGETATION RE-INSTALLMENT

EX GRAVEL MULTI-USE PATH
EX PUBLIC PARKING
EX 350Ø STORM CULVERT

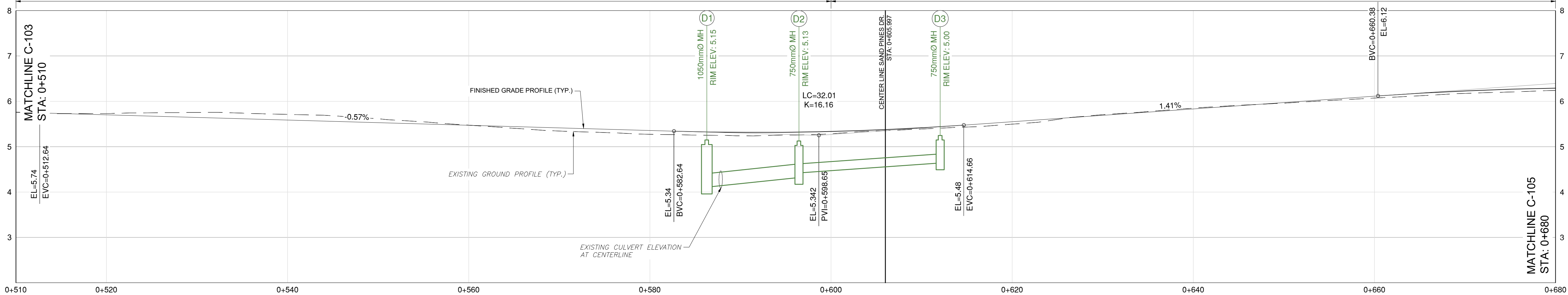
REINSTATE EXISTING
REFLECTORS AND LARGE
BOULDERS AS REQUIRED
(TYP.)

566

SAND DUNES

SITE PLAN
SCALE 1:250

LAZO ROAD SECTION



PROPOSED STORM
INVERTS, LENGTHS
& GRADES

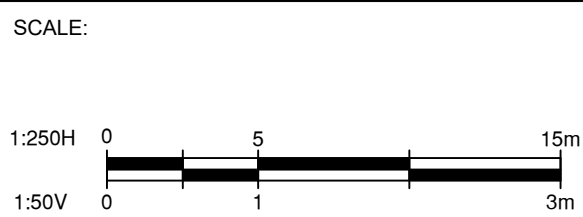
4.19 9.78m 300Ø
PVC Ultra-Rib
@ 2.18% STORM

4.32 15.38m 200Ø PVC SDR35
@ -1.43% STORM

4.64

PROFILE
SCALE 1:250H; 1:50V

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR TENDER	APR. 19-2023	TM	MH
1	ISSUED FOR CONSTRUCTION	JUN. 16 - 2023	TM	MH

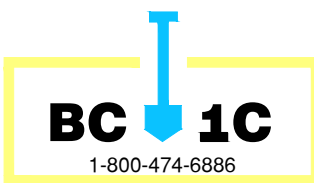


DESIGNED: MH/JLB
DRAWN: JLB
CHECKED: JM
SURVEYED: AB
DATE: OCT 2022

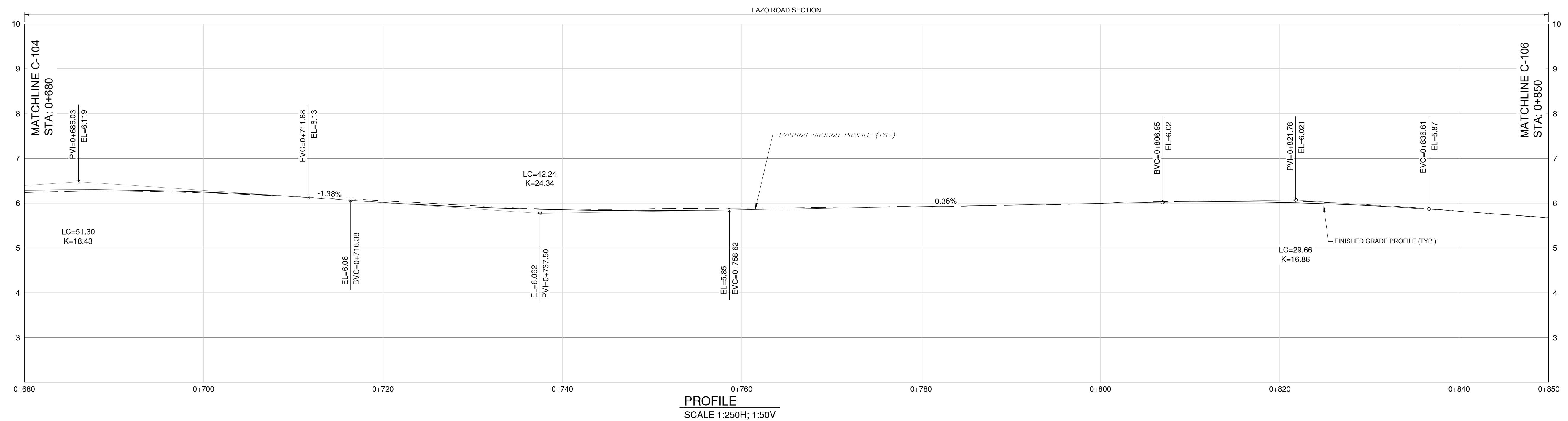
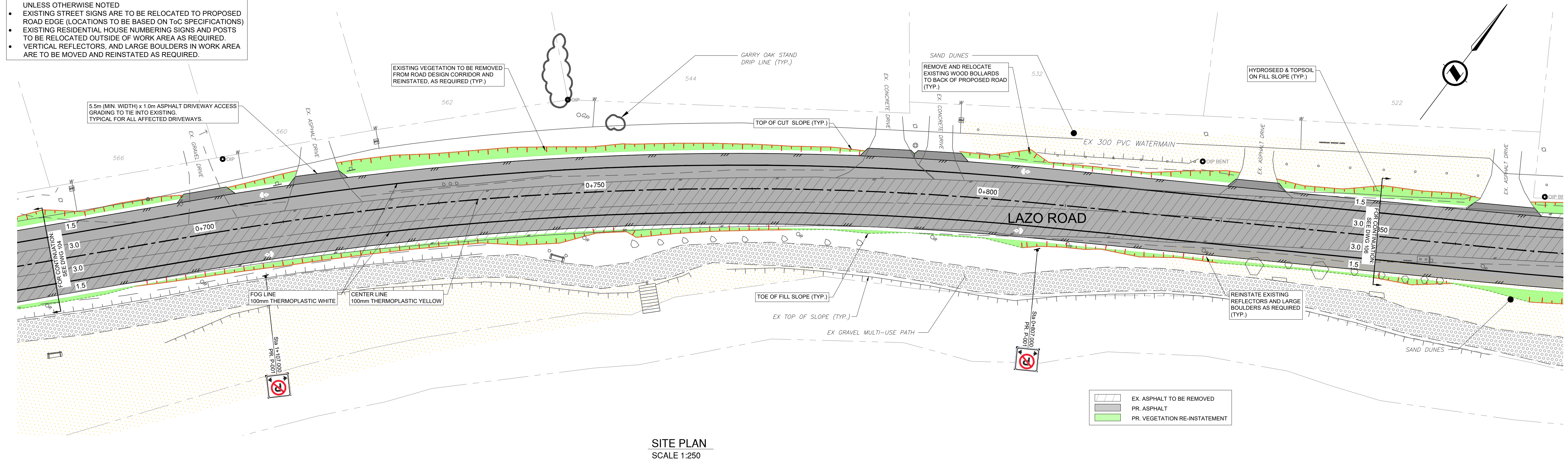
ONSITE
Engineering Ltd.
COURTENAY OFFICE
#201-780 GRANT AVENUE
COURTENAY, BC V9N 2T3
PH: 778-647-5543
FAX: 888-235-6343
EGBC PERMIT TO PRACTICE No.: 1002678

TOWN OF COMOX
LAZO ROAD TRAFFIC CALMING
LAZO ROAD - PLAN AND PROFILE
STA 0+510 TO STA 0+680

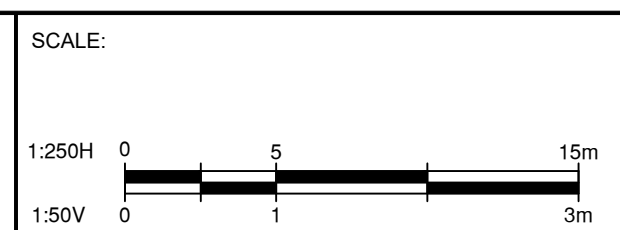
CLIENT PROJECT NO. ---
OEL PROJECT NO. ---
DRAWING NO. 104
SHEET: 7 OF 20 REV 1



- NOTE:
- CONTRACTOR TO REMOVE EXISTING VEGETATION AS REQUIRED UNLESS OTHERWISE NOTED
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 - VERTICAL REFLECTORS, AND LARGE BOULDERS IN WORK AREA ARE TO BE MOVED AND REINSTATED AS REQUIRED.



REV NO	REVISIONS	DATE	DRAWN	APPRD
0	ISSUED FOR TENDER	APR. 19-2023	TM	MH
1	ISSUED FOR CONSTRUCTION	JUN. 16 - 2023	TM	MH



DESIGNED:	MH/JLB
DRAWN:	JLB
CHECKED:	JM
SURVEYED:	AB
DATE:	OCT 2022

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Engineering Ltd.

COURTENAY OFFICE
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PH.: 778-647-5643
FAX: 866-235-6943

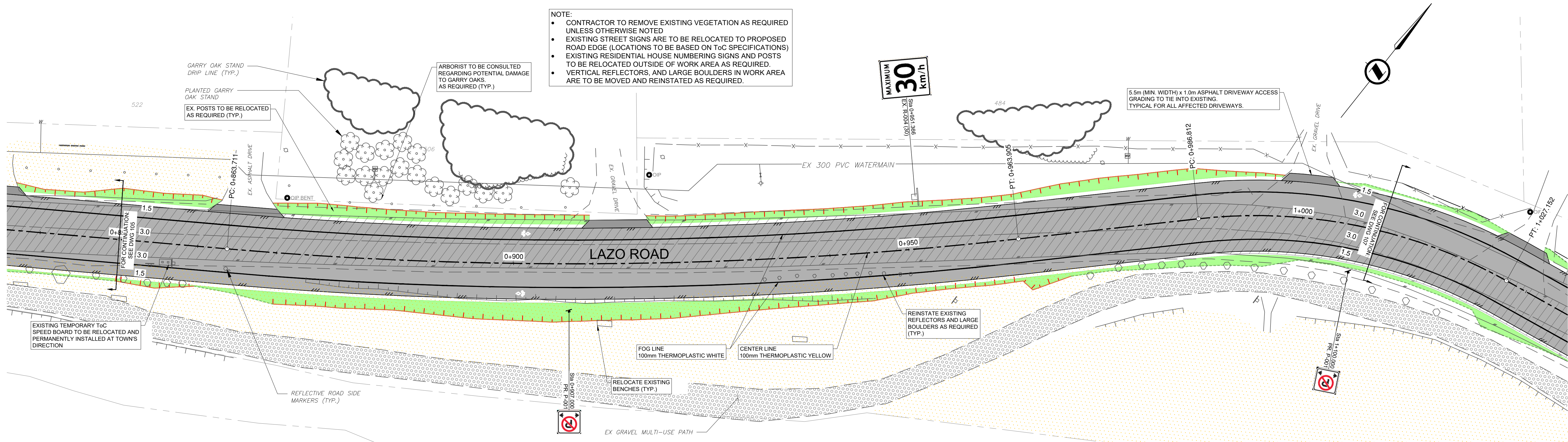
EGBC PERMIT TO PRACTICE No.: 1002678

TOWN OF COMOX

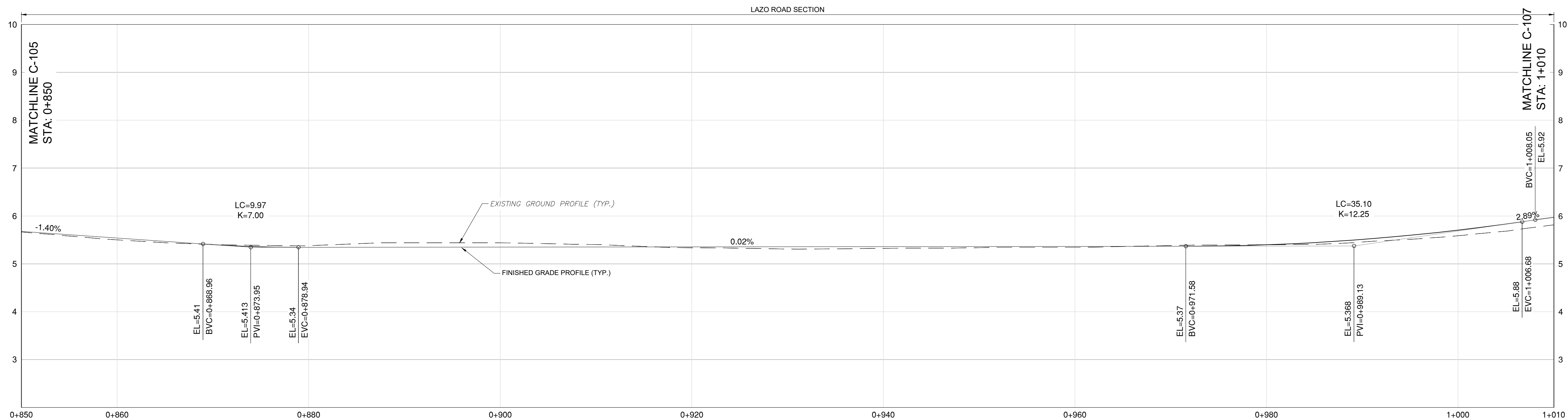
LAZO ROAD TRAFFIC CALMING
LAZO ROAD - PLAN AND PROFILE
STA 0+680 TO STA 0+850

CLIENT PROJECT NO.	
OEL PROJECT NO.	
DRAWING NO.	
105	
SHEET: 8 OF 20	REV 1

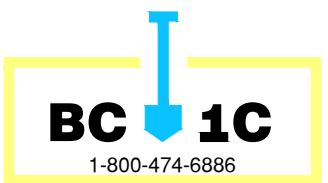
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DATE: 28/01/2022 12:03 PM BY: tmcullen



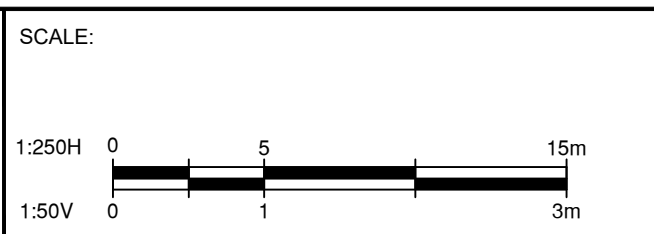
SITE PLAN
SCALE 1:250



PROFILE
SCALE 1:250H; 1:50V



REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR TENDER	APR. 19-2023	TM	MH
1	ISSUED FOR CONSTRUCTION	JUN. 16-2023	TM	MH



DESIGNED:	MH/JLB
DRAWN:	JLB
CHECKED:	JM
SURVEYED:	AB
DATE:	OCT 2022

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FAX: 855-235-6343
EGBC PERMIT TO PRACTICE NO.: 1002678

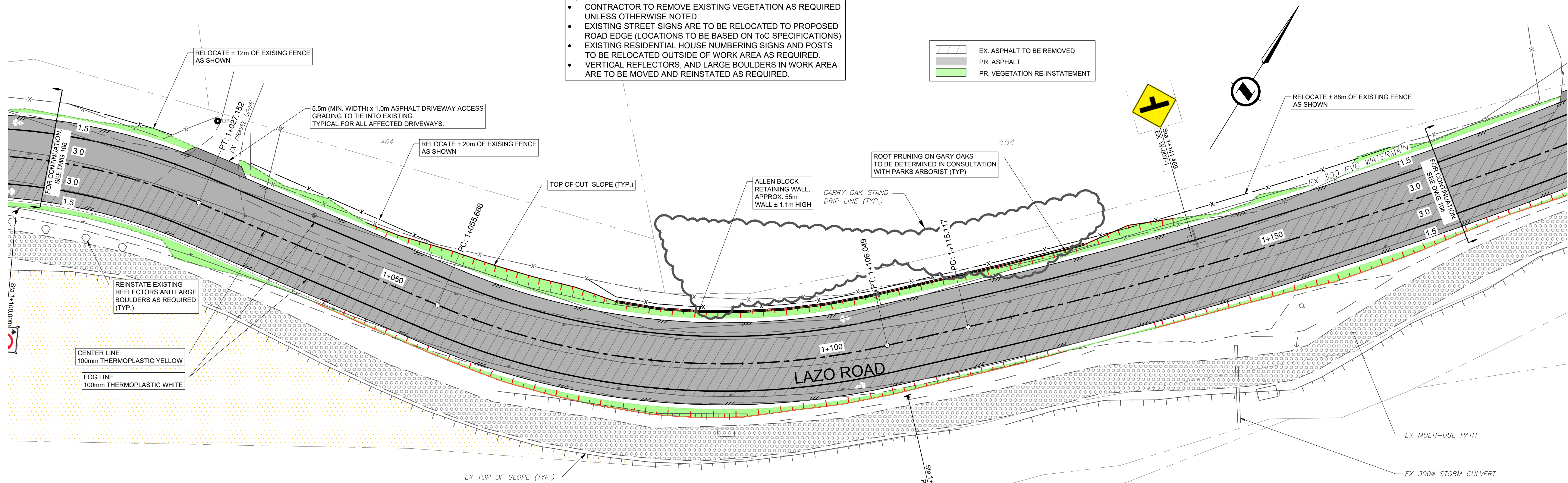
TOWN OF COMOX
LAZO ROAD TRAFFIC CALMING
LAZO ROAD - PLAN AND PROFILE
STA 0+850 TO STA 1+010

CLIENT PROJECT NO.	----
OEL PROJECT NO.	-----
DRAWING NO.	106
SHEET:	9 OF 20
REV	1

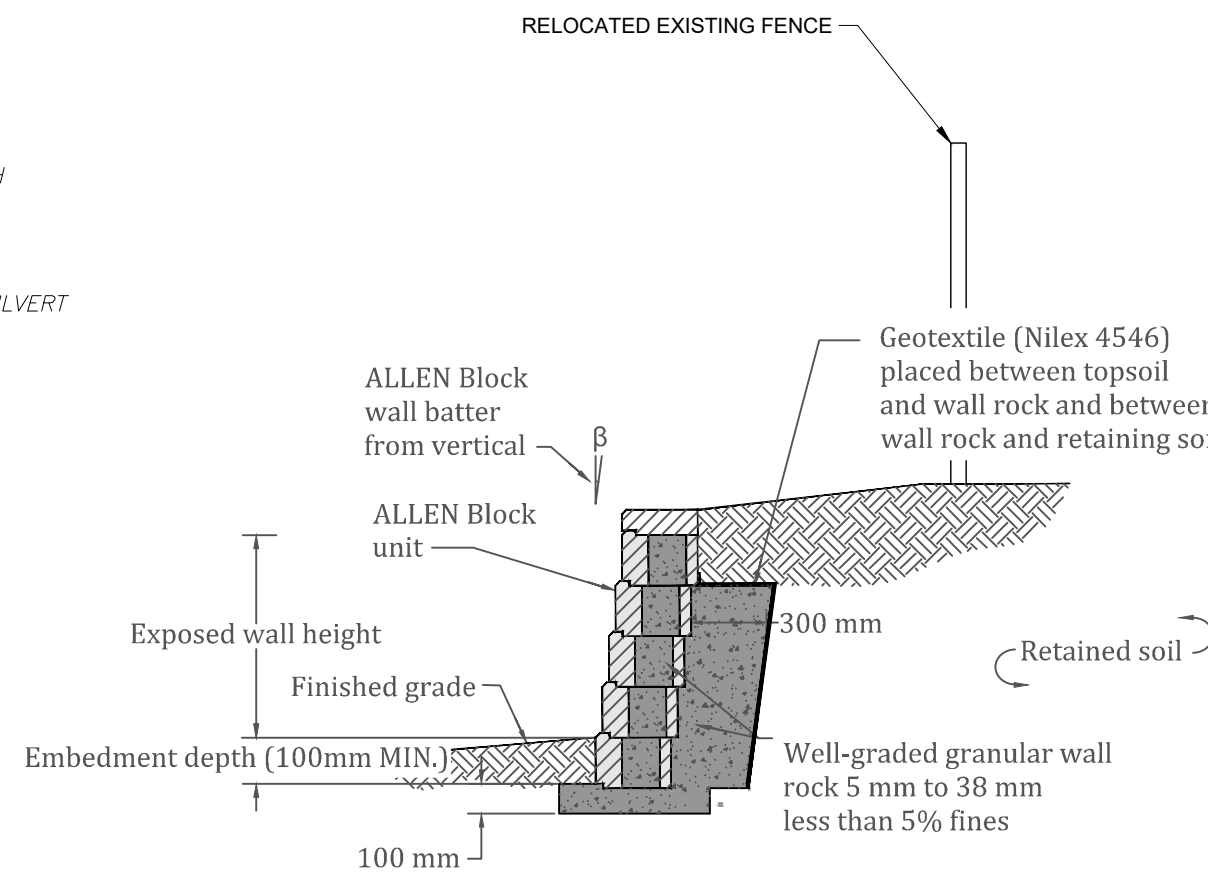
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- NOTE:
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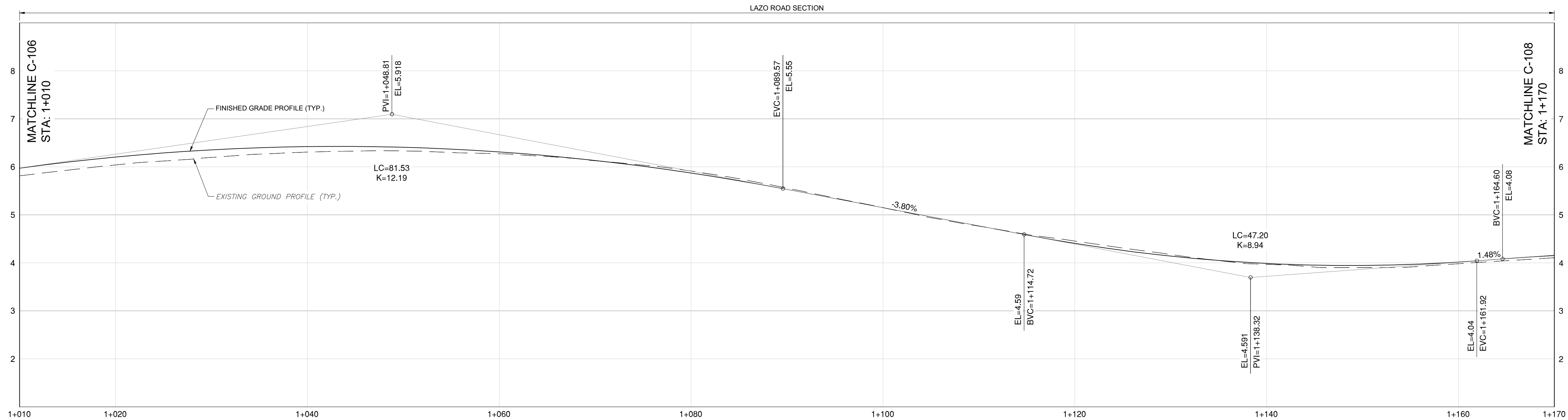
EX. ASPHALT TO BE REMOVED
PR. ASPHALT
PR. VEGETATION RE-INSTATEMENT



SITE PLAN
SCALE 1:250

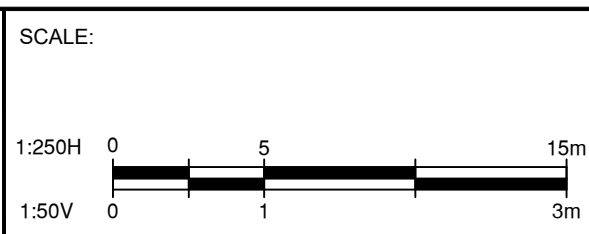


ALLEN BLOCK WALL TYP. DETAIL
SCALE NTS



PROFILE
SCALE 1:250H; 1:50V

REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR TENDER	APR. 19-2023	TM	MH
1	ISSUED FOR CONSTRUCTION	JUN. 16 - 2023	TM	MH



DESIGNED: MH/JLB
DRAWN: JLB
CHECKED: JM
SURVEYED: AB
DATE: OCT 2022

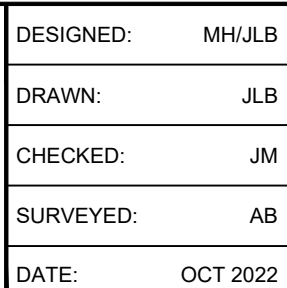
ONSITE
Engineering Ltd.
COURTENAY OFFICE
#201-780 GRANT AVENUE
COURTENAY, BC V9N 2T3
PH: 778-647-5543
FAX: 855-235-6343
EGBC PERMIT TO PRACTICE NO.: 1002678

TOWN OF COMOX
LAZO ROAD TRAFFIC CALMING
LAZO ROAD - PLAN AND PROFILE
STA 1+010 TO STA 1+170

CLIENT PROJECT NO. ---
OEL PROJECT NO. ---
DRAWING NO. 107
SHEET: 10 OF 20 REV 1



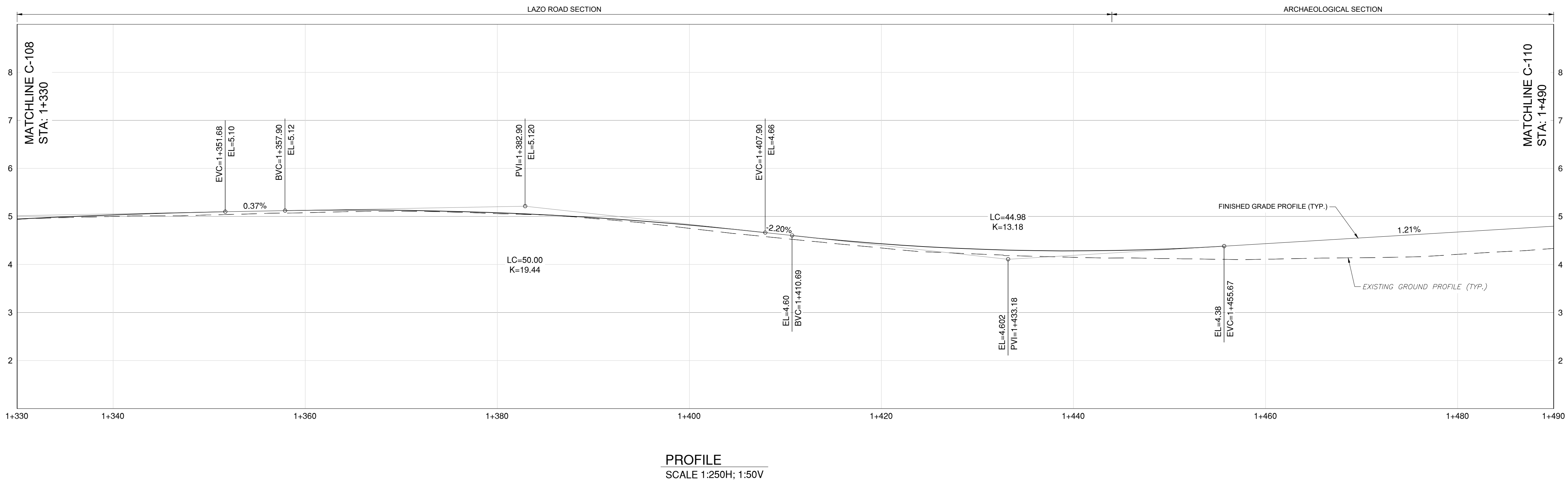
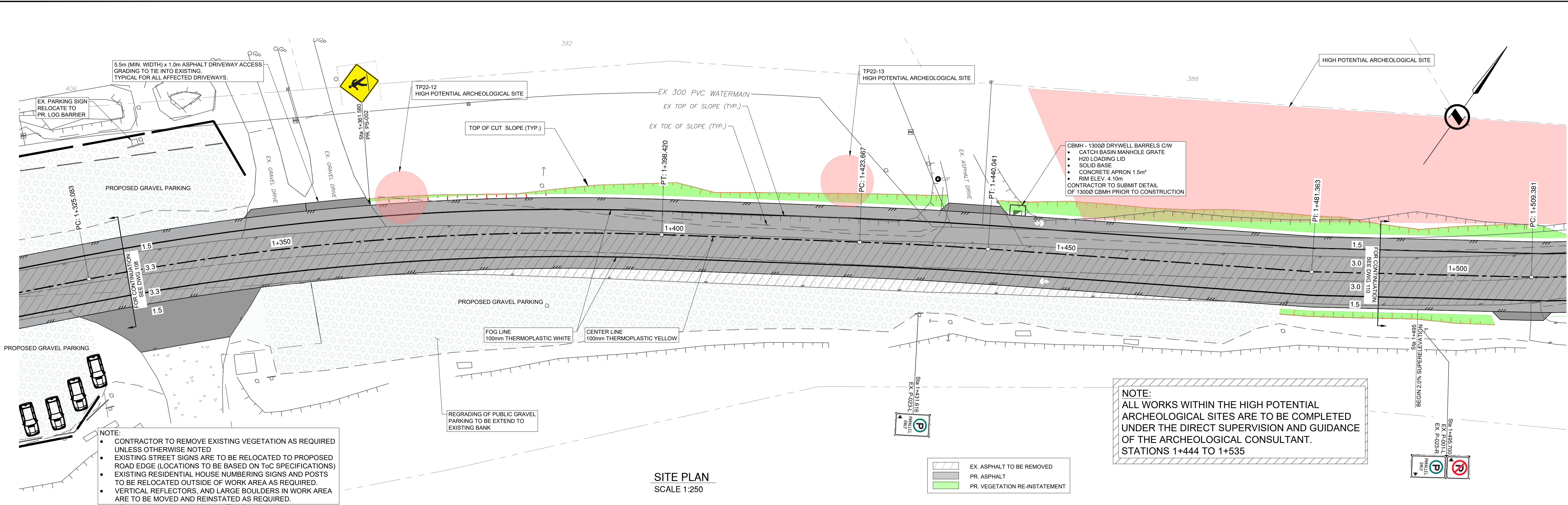
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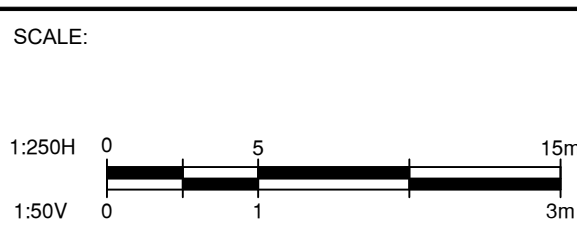
TOWN OF COMOX

LAZO ROAD TRAFFIC CALMING
LAZO ROAD - PLAN AND PROFILE
STA 1+170 TO STA 1+330

CLIENT PROJECT NO.	
OEL PROJECT NO.	
DRAWING NO.	
	108
SHEET: 11 OF 20	REV 1



REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR TENDER	APR. 19-2023	TM	MH
1	ISSUED FOR CONSTRUCTION	JUN. 16 - 2023	TM	MH



DESIGNED: MH/JLB

DRAWN: JLB

CHECKED: JM

SURVEYED: AB

DATE: OCT 2022

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COURTENAY OFFICE
#201-780 GRANT AVENUE
COURTENAY, BC V9N 2T3
PH: 778-647-5543
FAX: 888-235-6343
EGBC PERMIT TO PRACTICE No.: 1002678

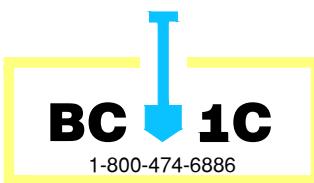
TOWN OF COMOX

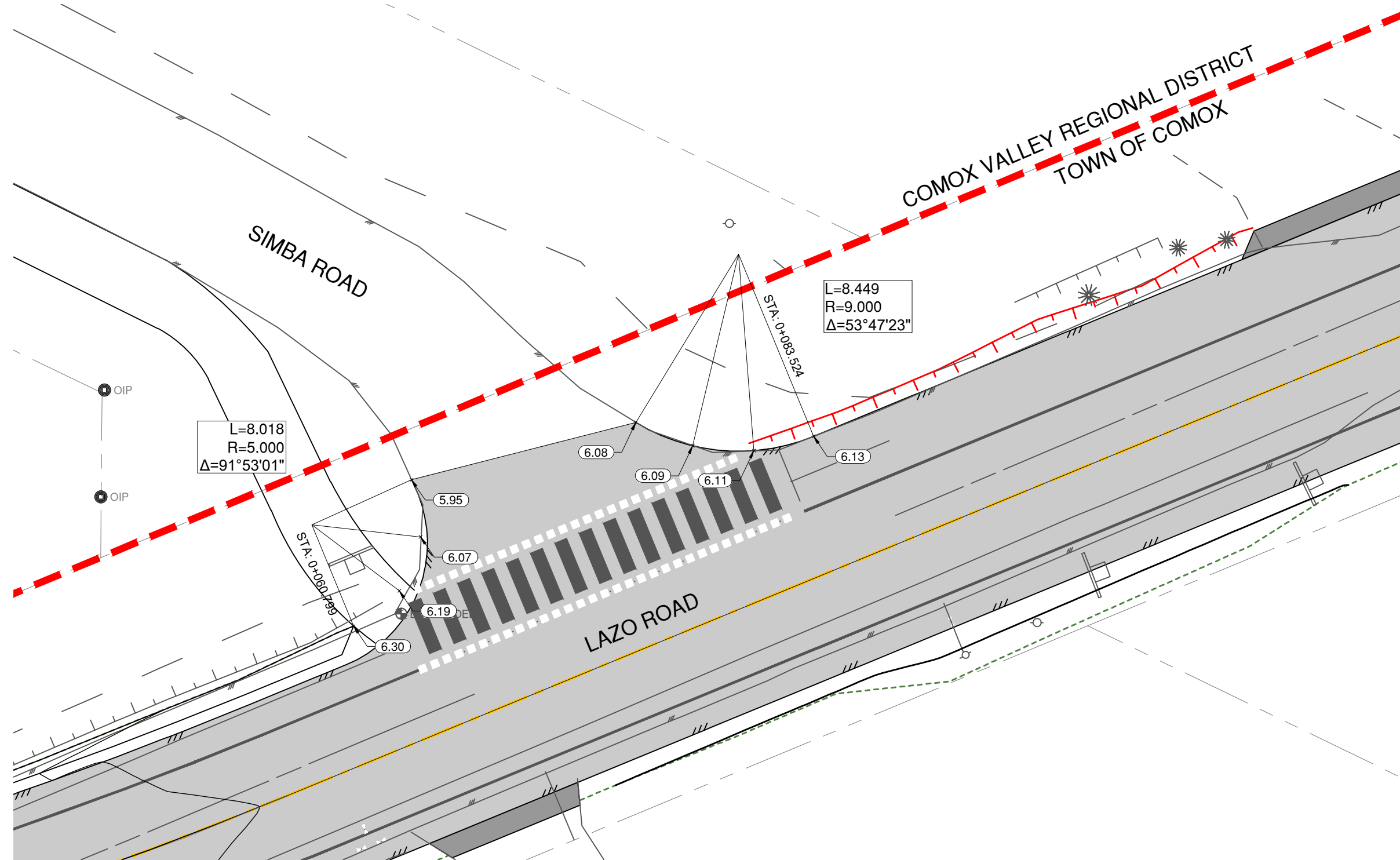
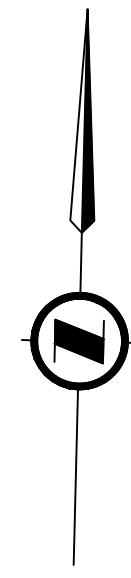
LAZO ROAD TRAFFIC CALMING

LAZO ROAD - PLAN AND PROFILE

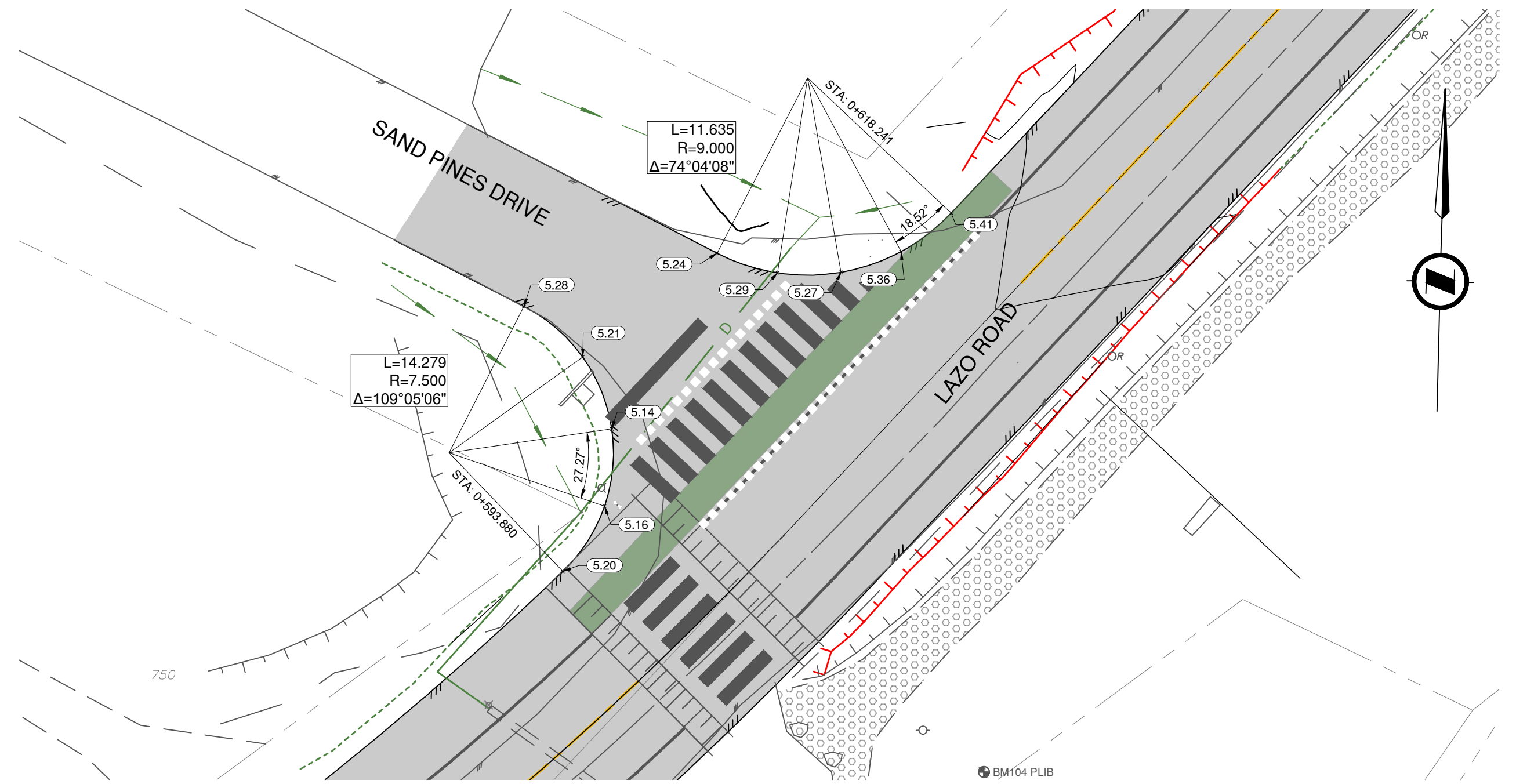
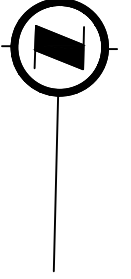
STA 1+330 TO STA 1+490

CLIENT PROJECT NO.	----
OEL PROJECT NO.	-----
DRAWING NO.	109
SHEET:	12 OF 20
REV	1

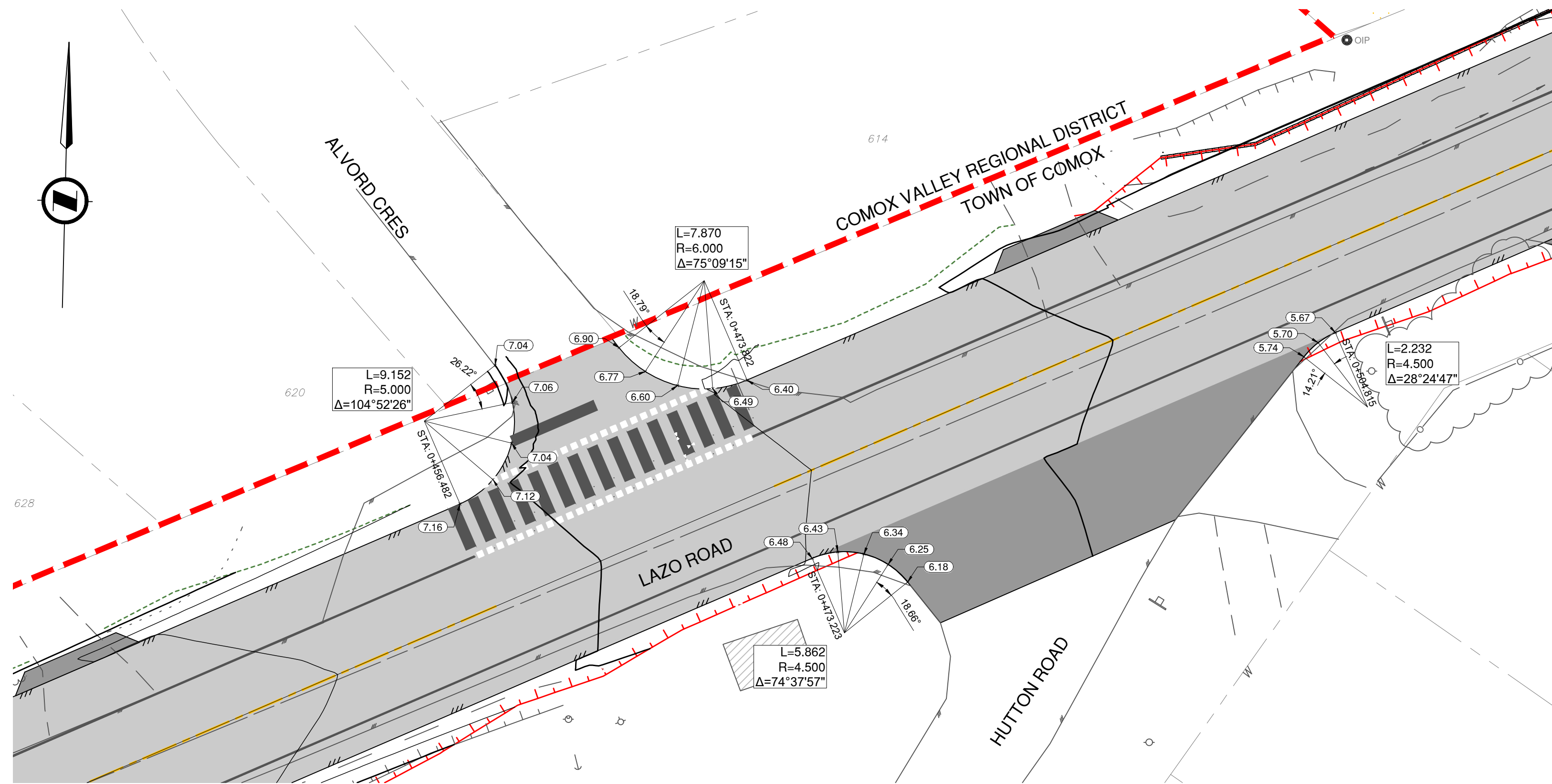
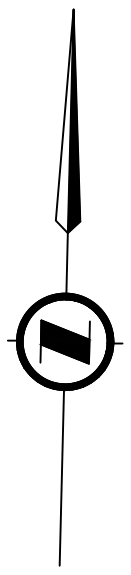




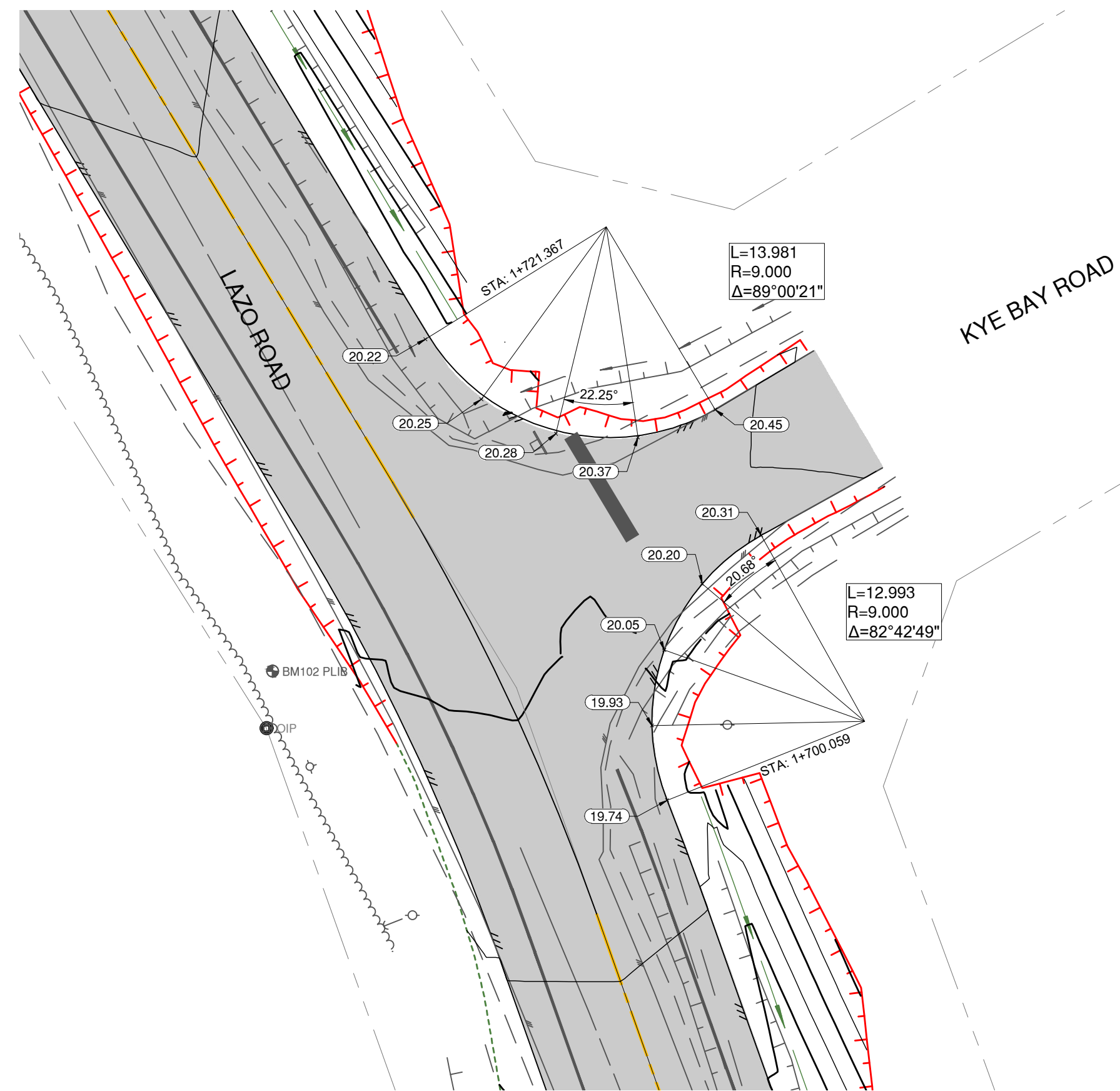
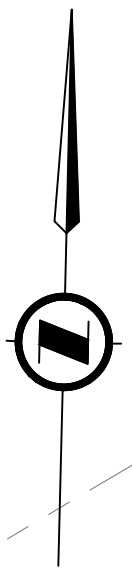
SIMBA ROAD - LAZO ROAD
SCALE 1:200



SAND PINES DR - LAZO ROAD
SCALE 1:200



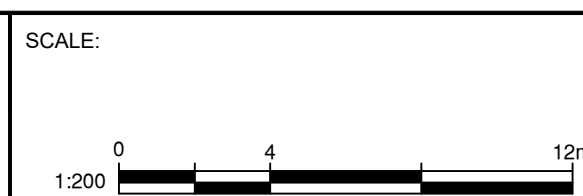
ALVORD CRES - HUTTON ROAD
SCALE 1:200



KYE BAY ROAD - LAZO ROAD
SCALE 1:200



REV NO	REVISIONS	DATE	DRAWN	APPR'D
0	ISSUED FOR TENDER	MAR 20, 2023	TM	MH
1	ISSUED FOR CONSTRUCTION	JUN. 16 - 2023	TM	MH



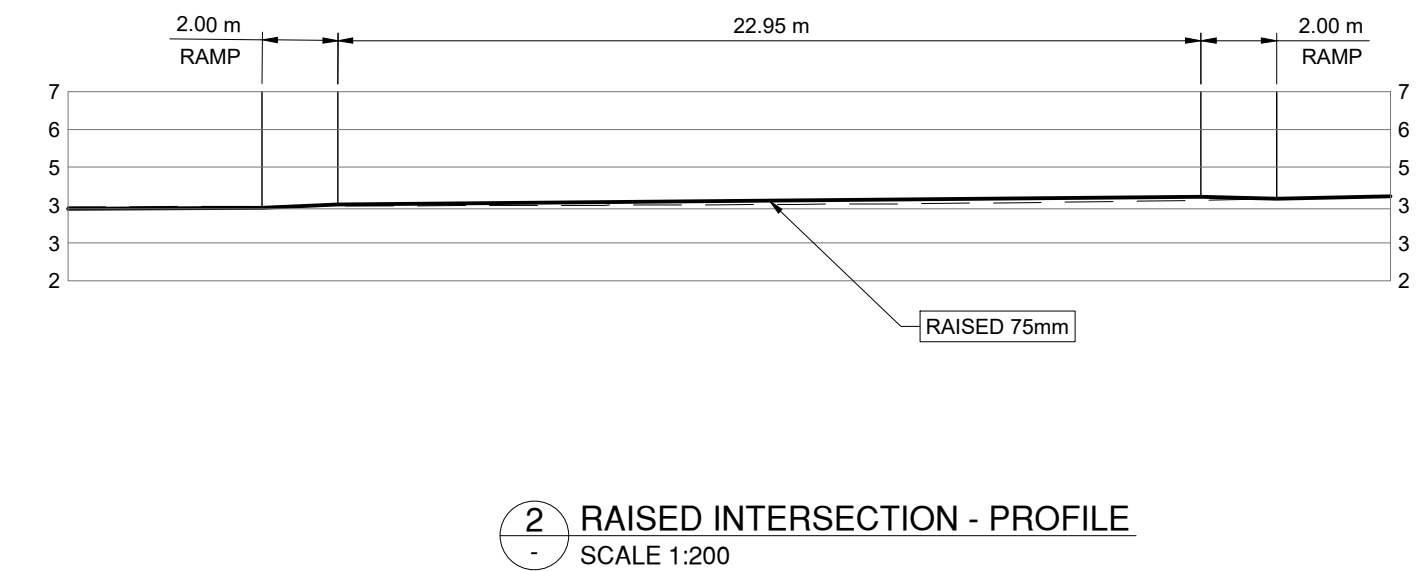
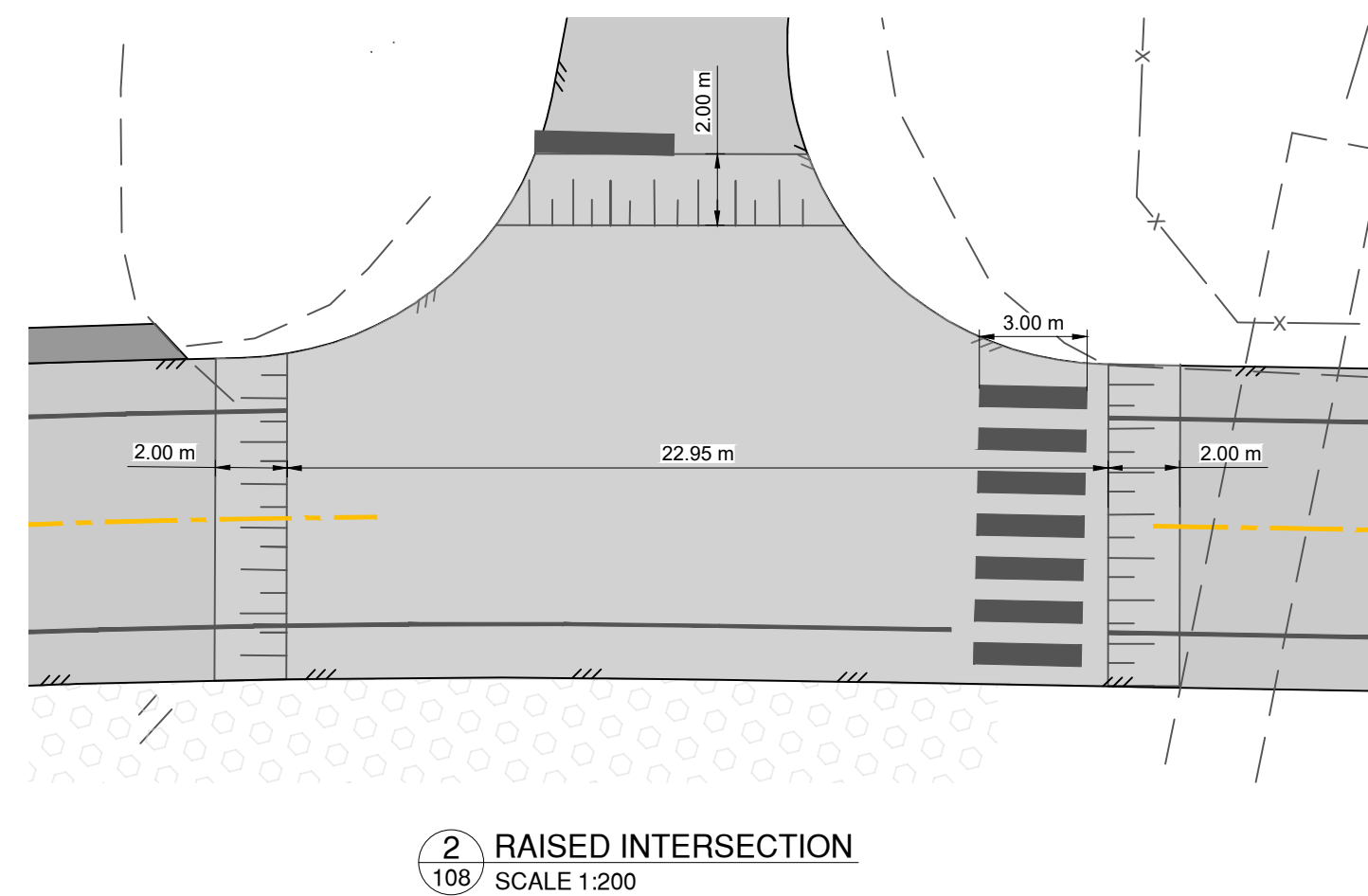
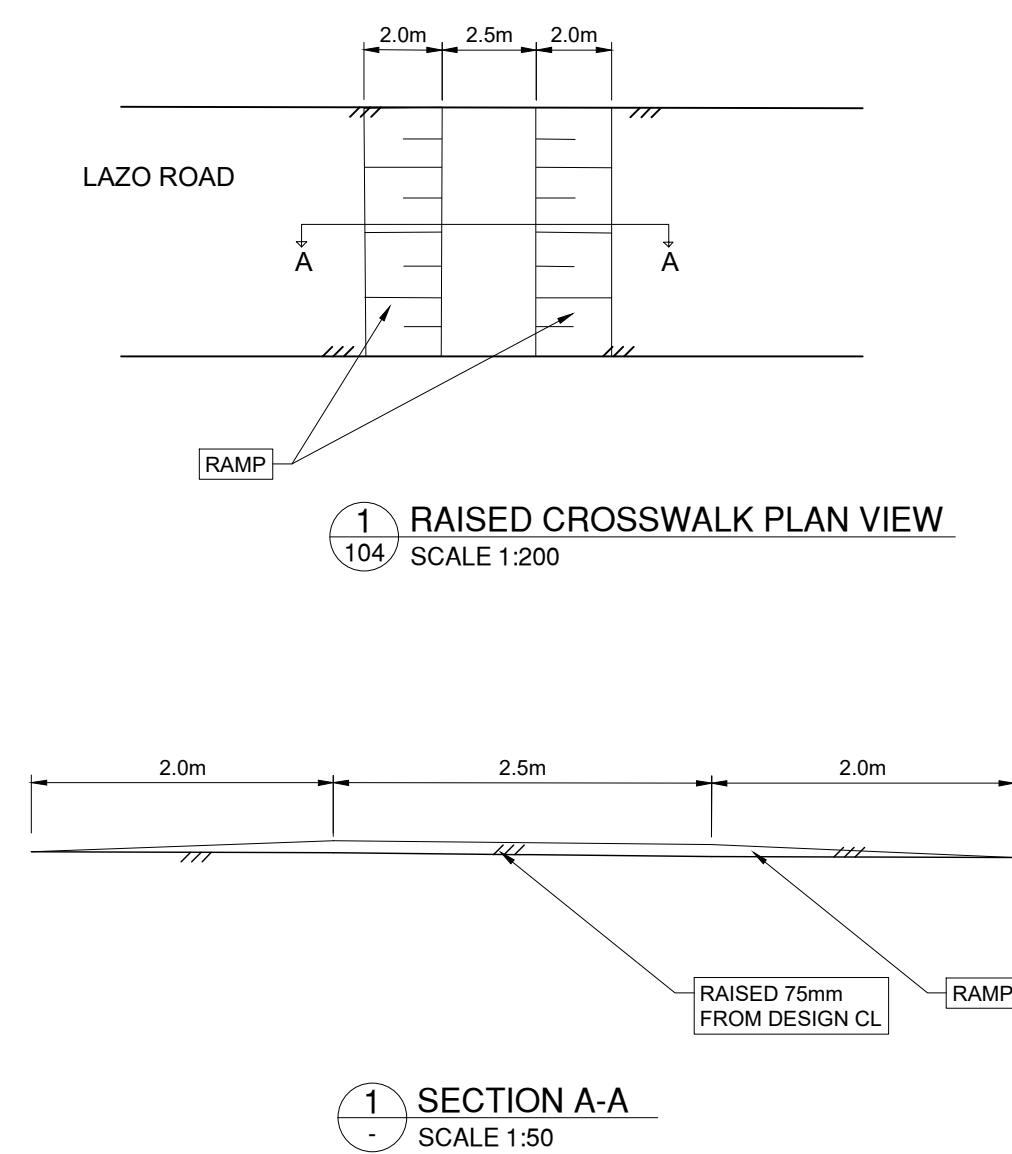
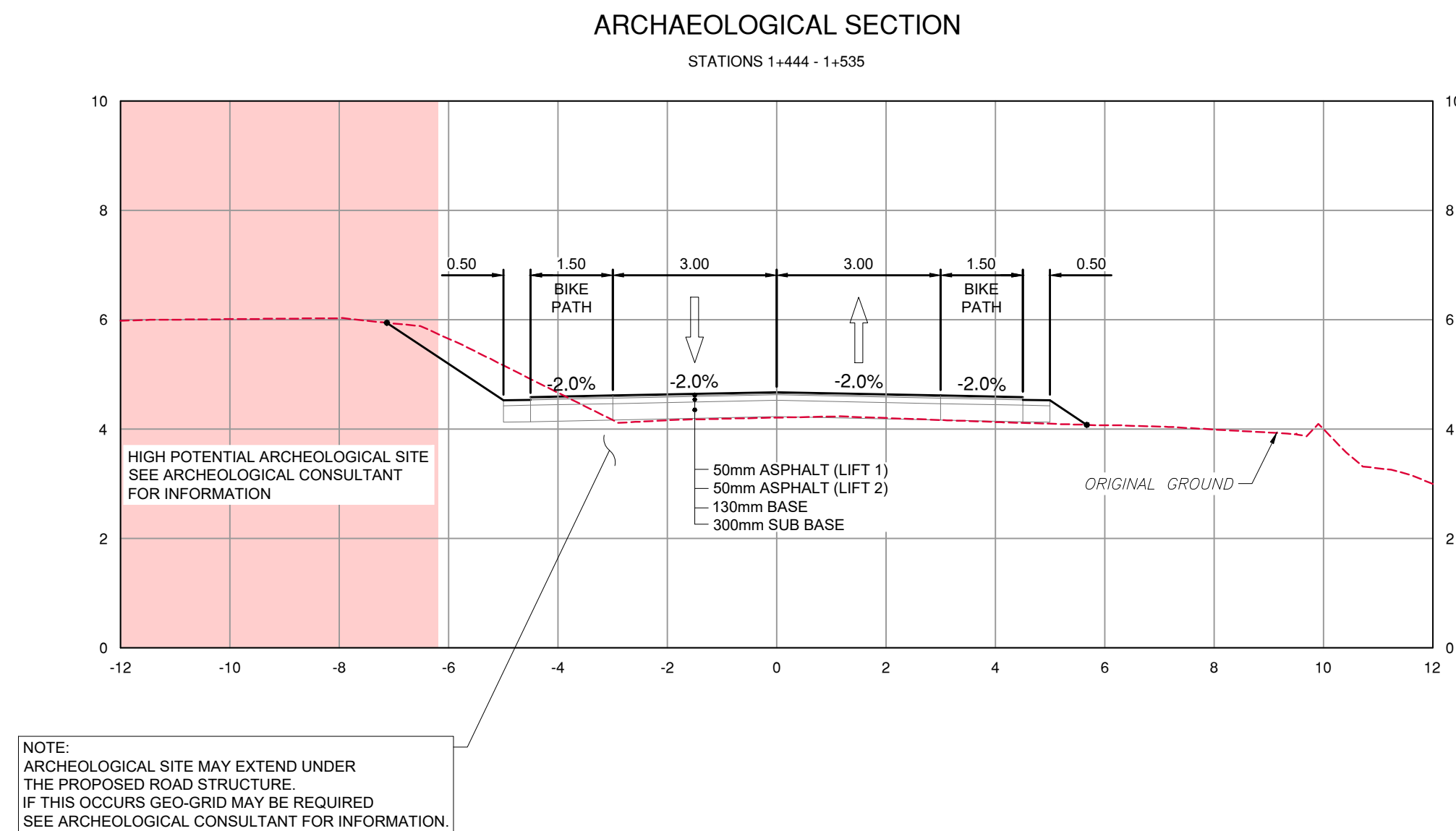
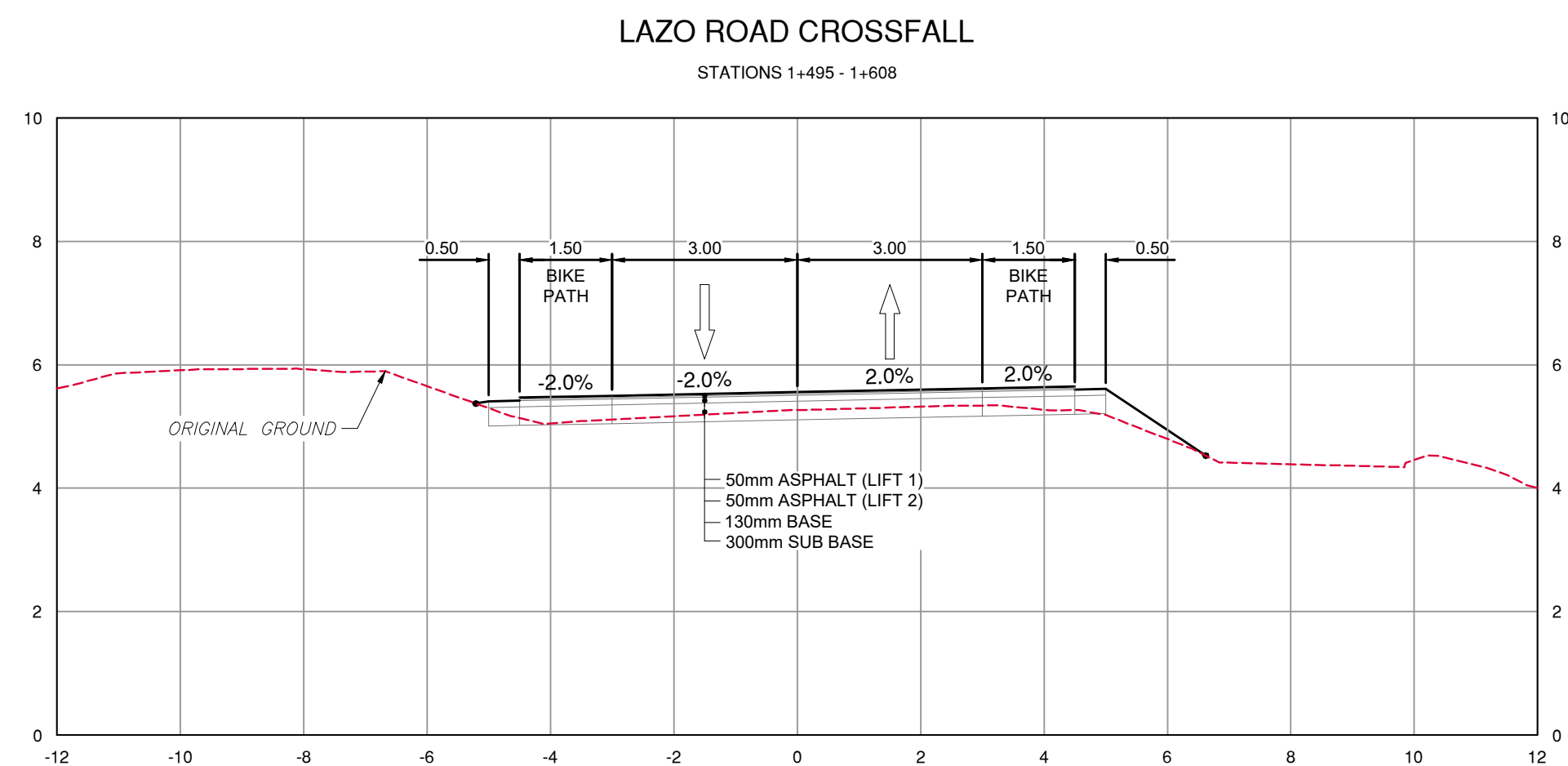
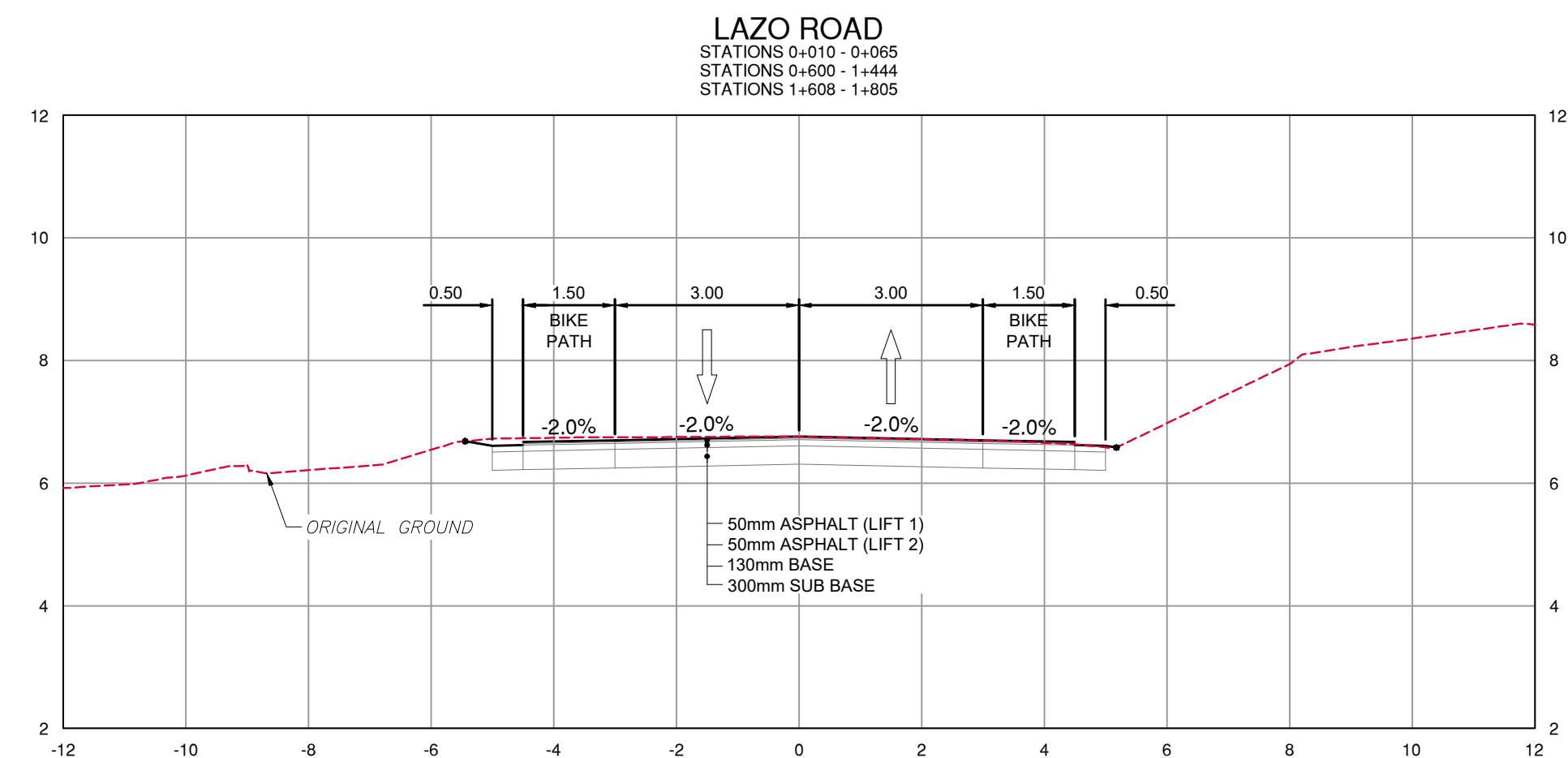
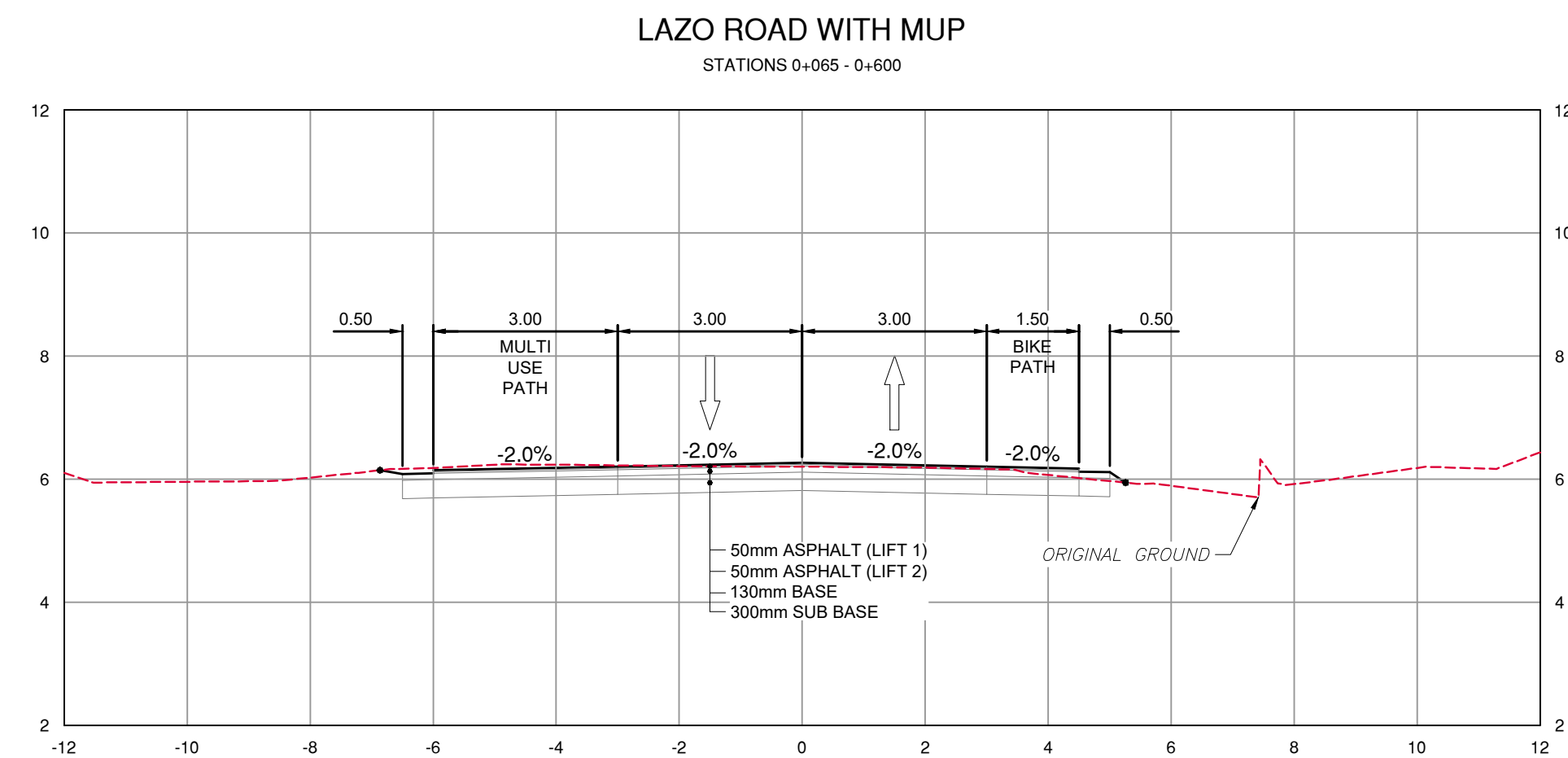
DESIGNED:	MH/JLB
DRAWN:	JLB
CHECKED:	JM
SURVEYED:	AB
DATE:	OCT 2022

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Engineering Ltd.
COURTENAY OFFICE
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COURTENAY, BC V9N 2T3
PH: 778-647-5543
FAX: 888-235-6343
EGBC PERMIT TO PRACTICE NO.: 1002678

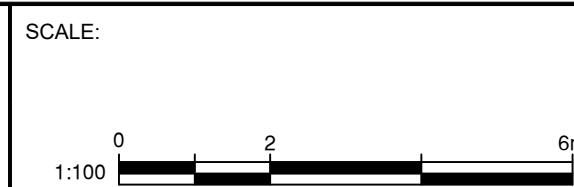
TOWN OF COMOX
LAZO ROAD TRAFFIC CALMING
LAZO ROAD
CURB RETURNS

CLIENT PROJECT NO.	----
OEL PROJECT NO.	----
DRAWING NO.	112
SHEET:	15 OF 20
REV	1

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DATE: 28/01/2022 12:03 PM BY: tmcullen



REV NO	REVISIONS	DATE	DRAWN	APPRD
0	ISSUED FOR TENDER	MAR 20, 2023	TM	MH
1	ISSUED FOR CONSTRUCTION	JUN. 16 - 2023	TM	MH



DESIGNED:	MH/JLB
DRAWN:	JLB
CHECKED:	JM
SURVEYED:	AB
DATE:	OCT 2022

ONSITE
Engineering Ltd.

COURTENAY OFFICE
#201- 780 GRANT AVENUE
COURTENAY, BC V9N 2T3
PH.: 778-647-5643
FAX: 866-235-6943

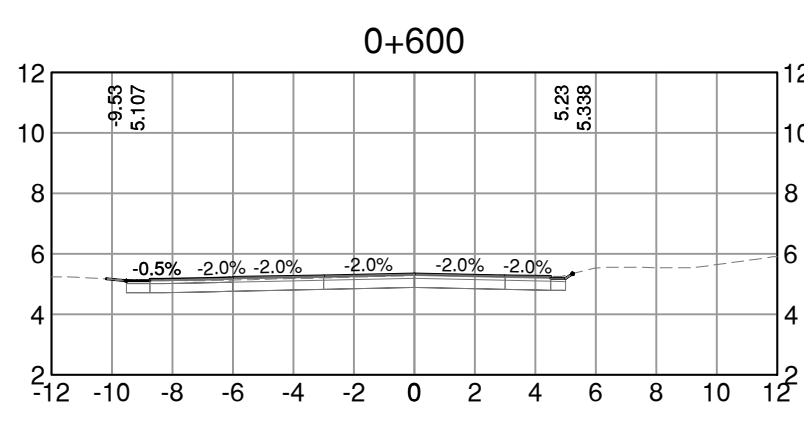
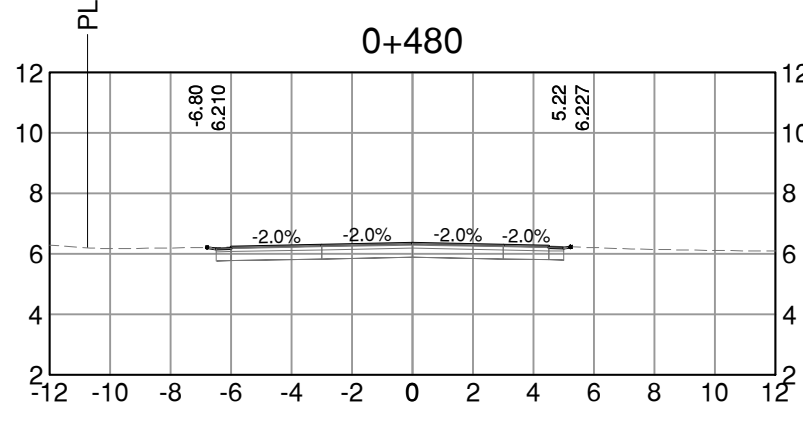
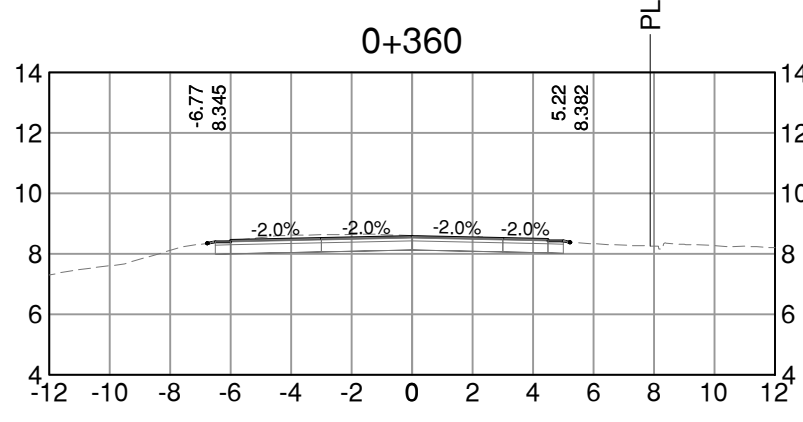
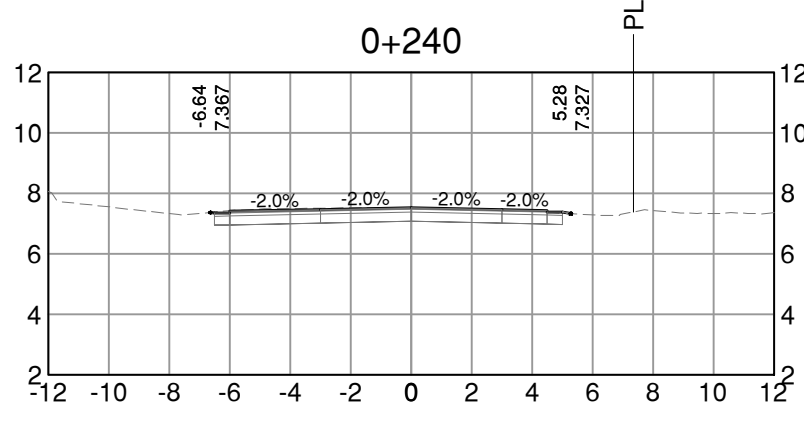
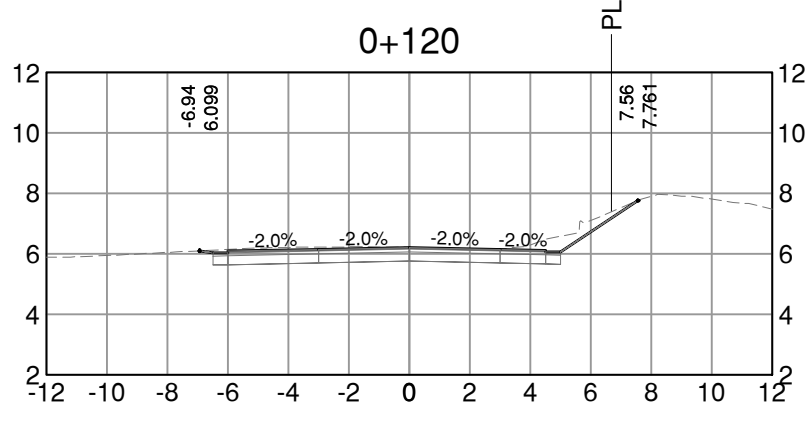
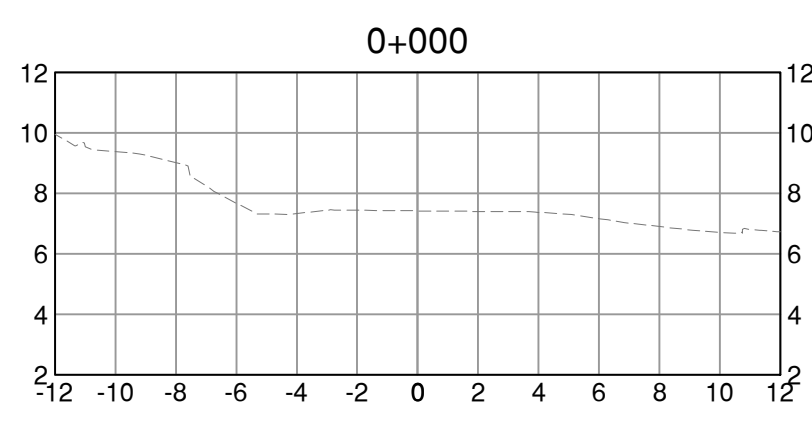
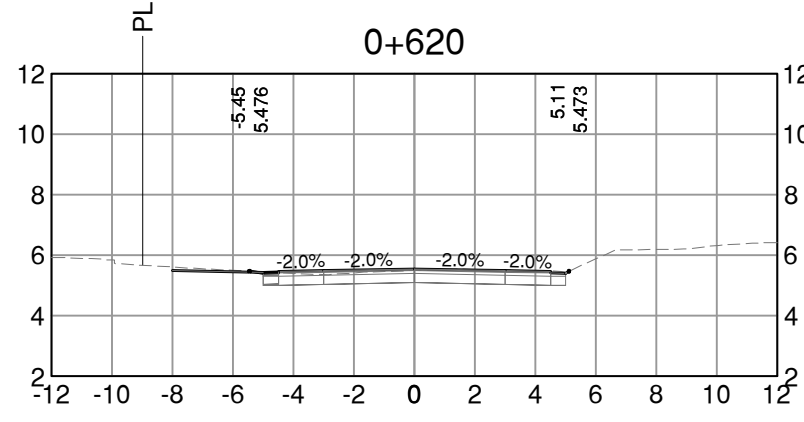
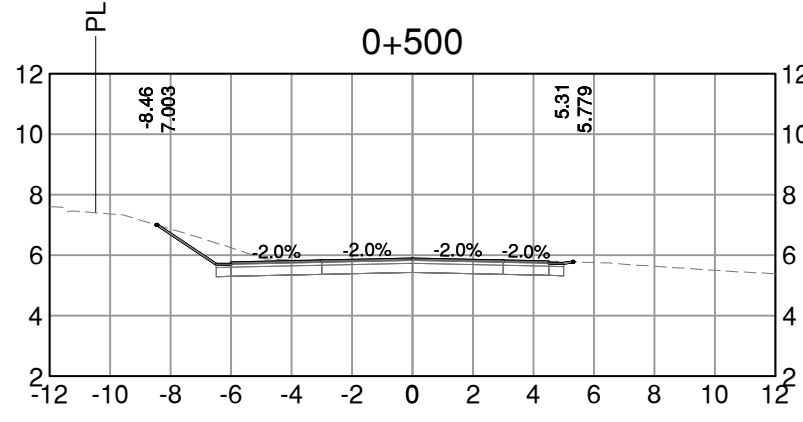
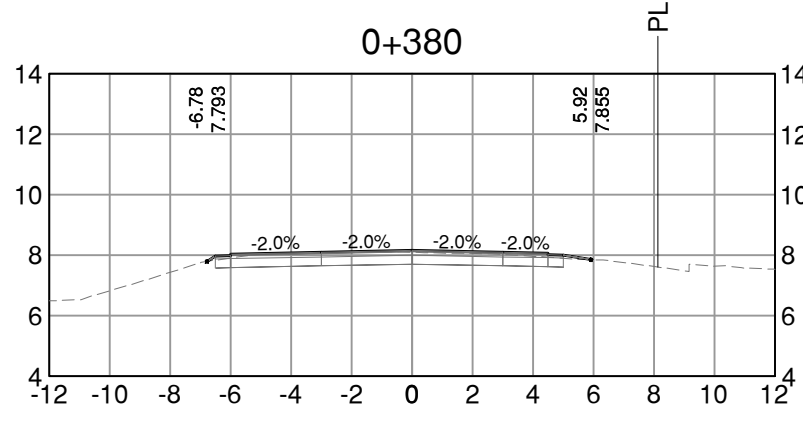
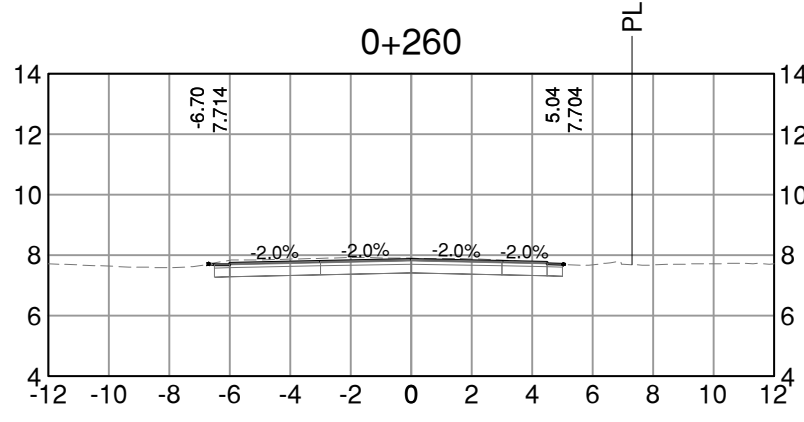
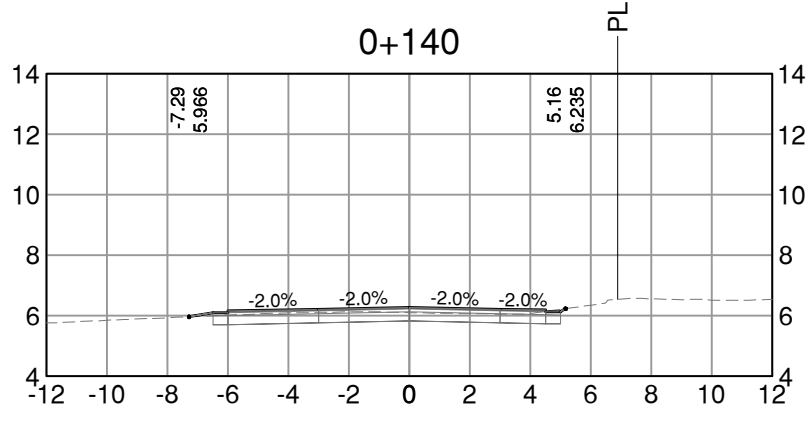
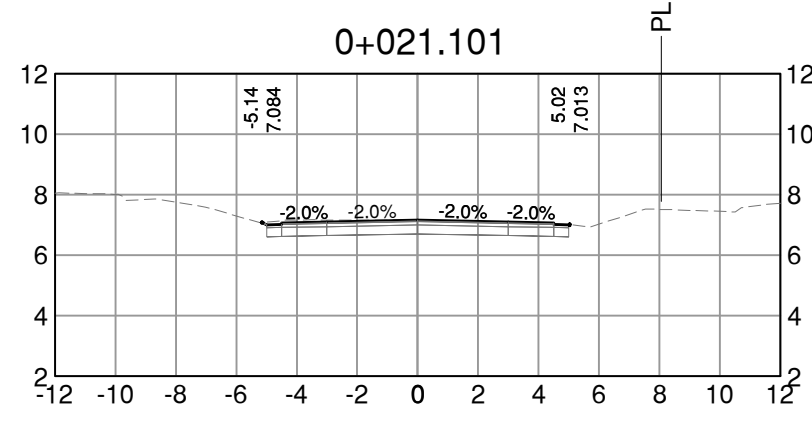
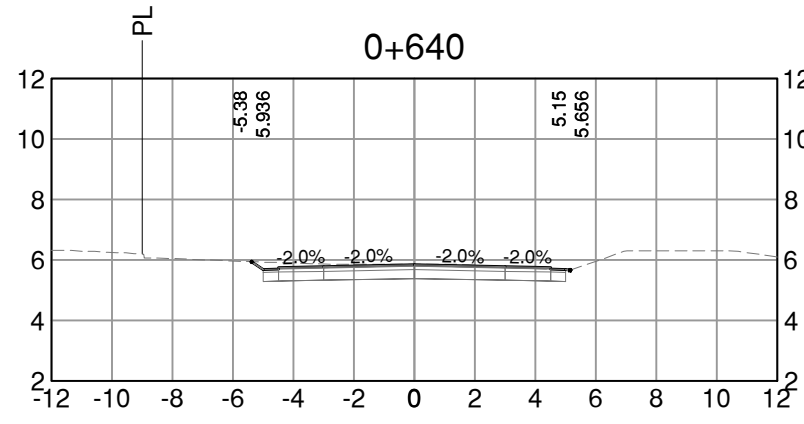
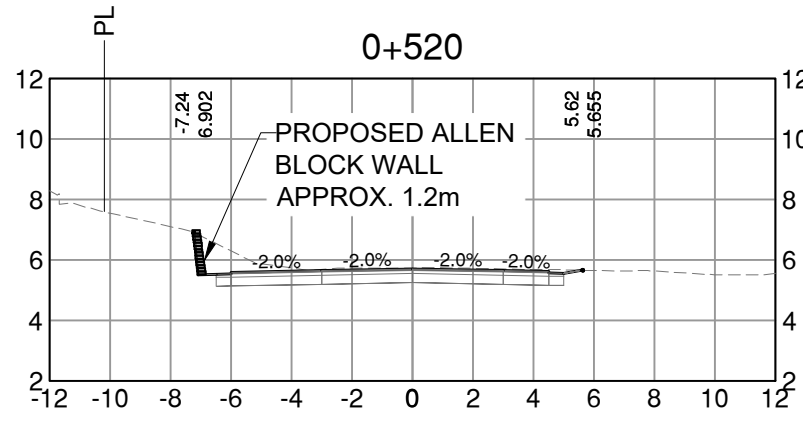
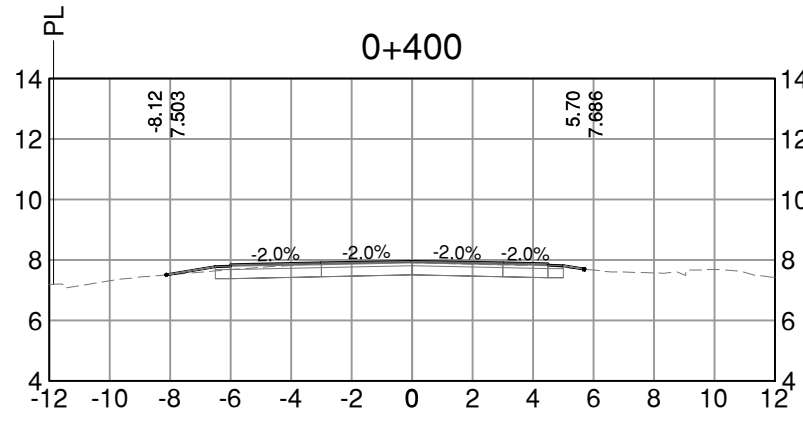
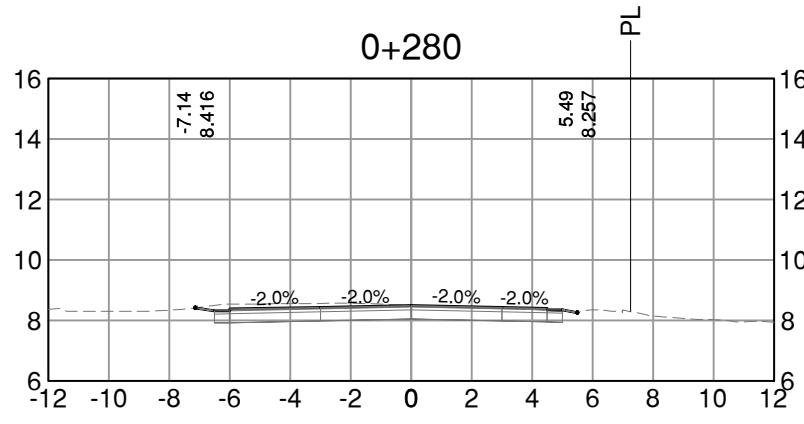
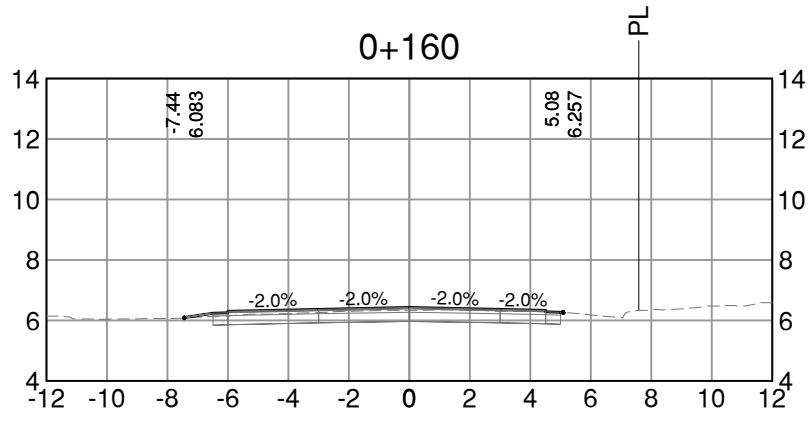
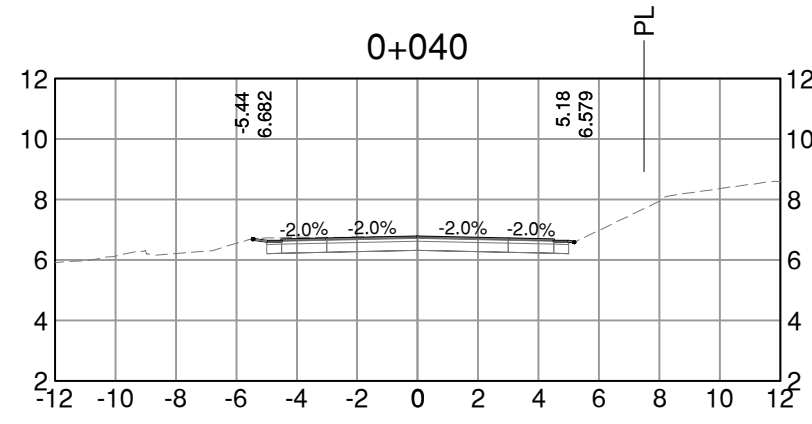
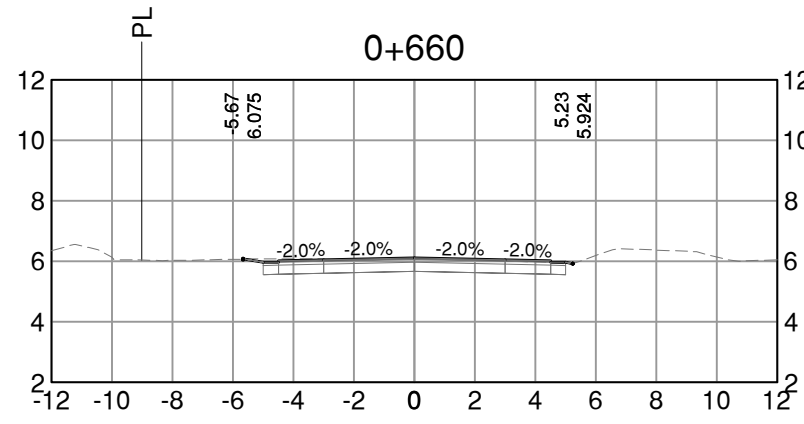
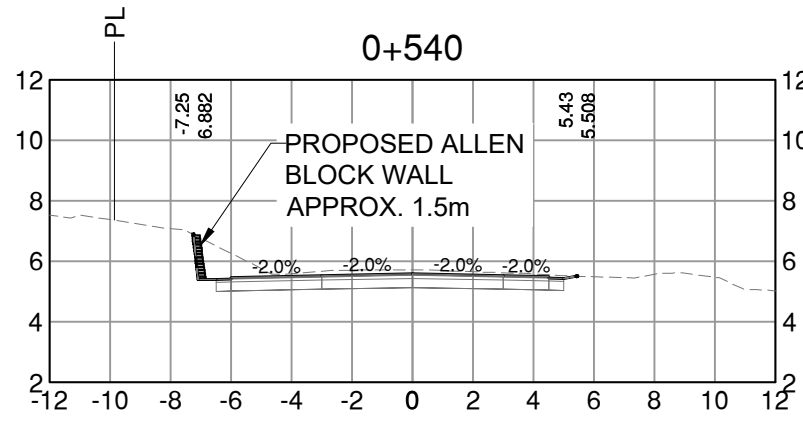
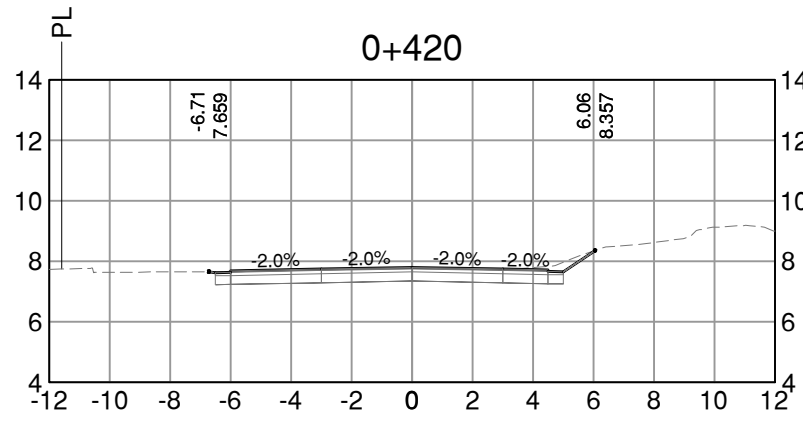
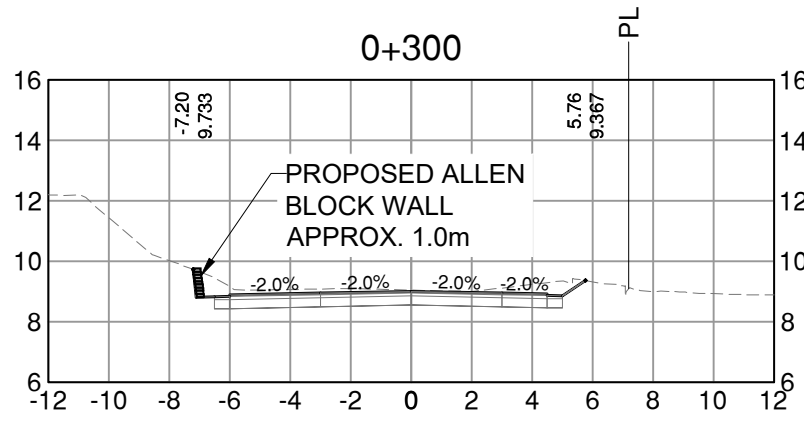
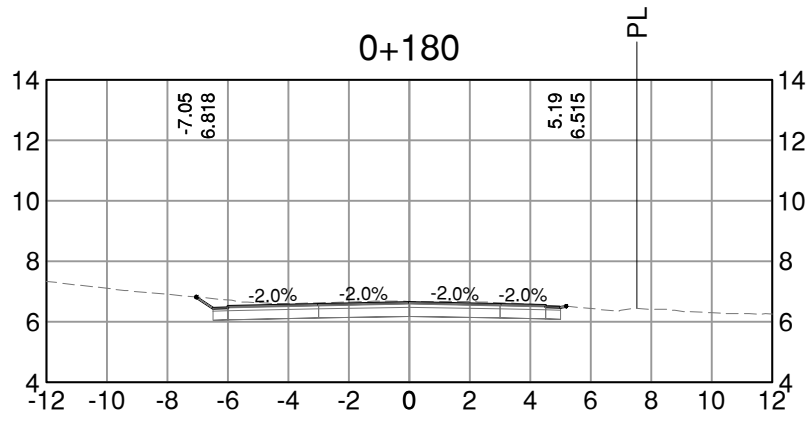
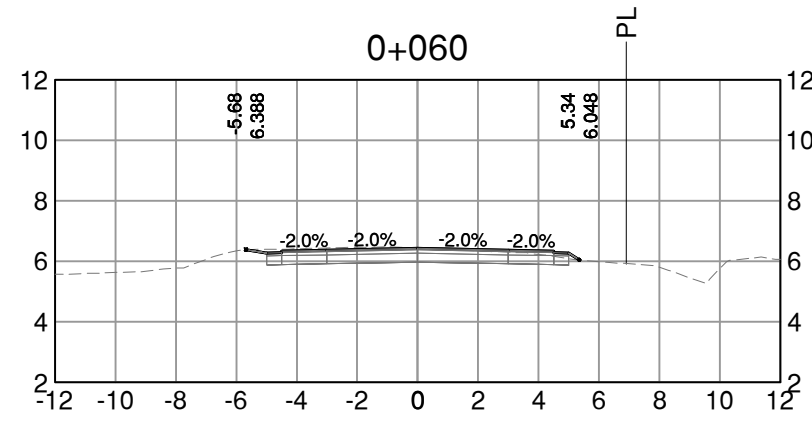
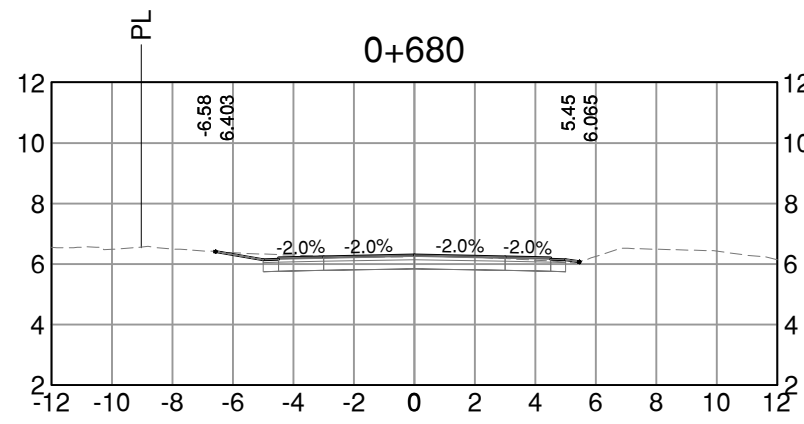
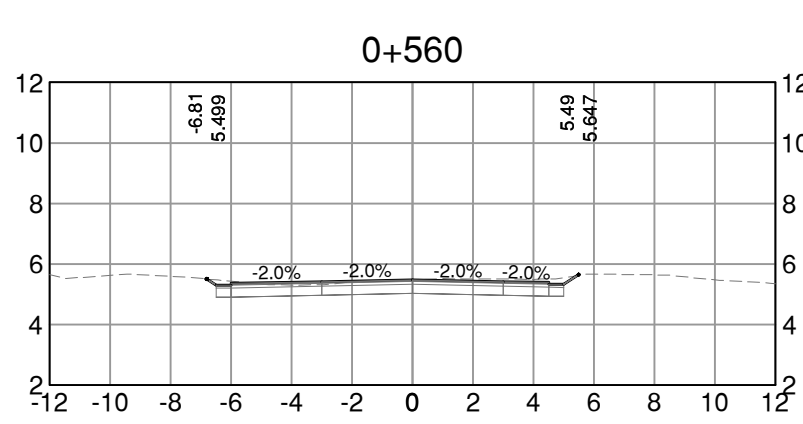
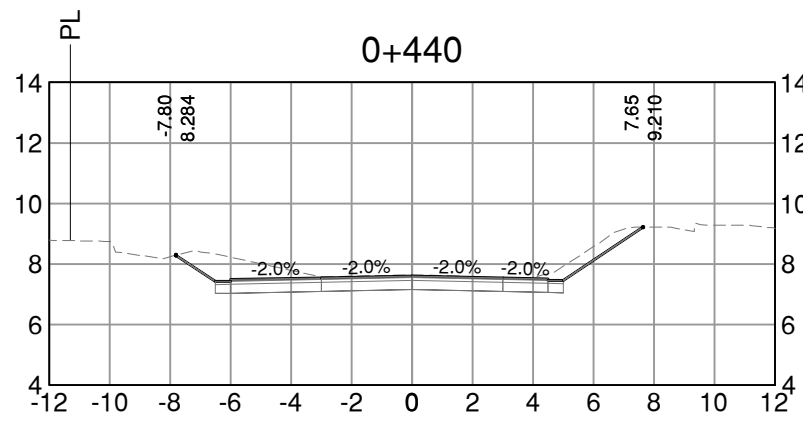
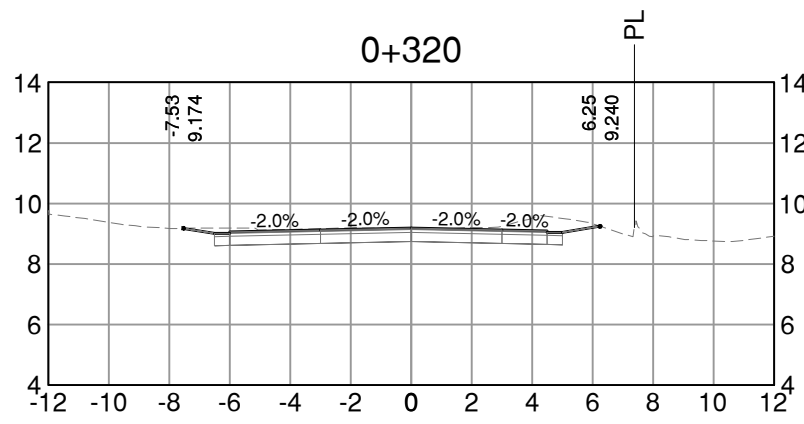
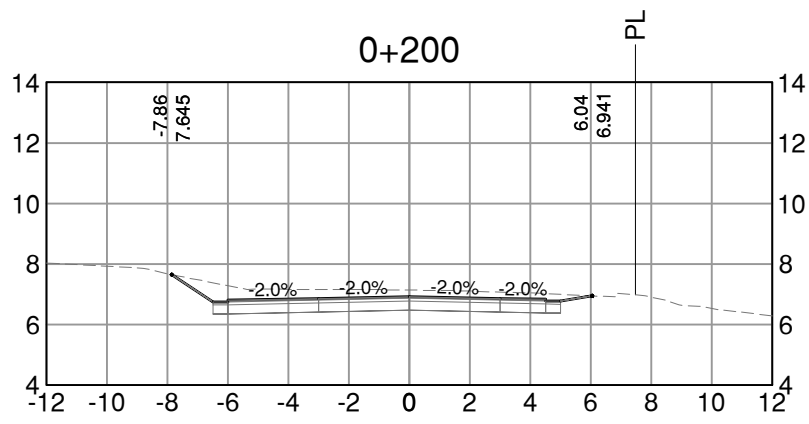
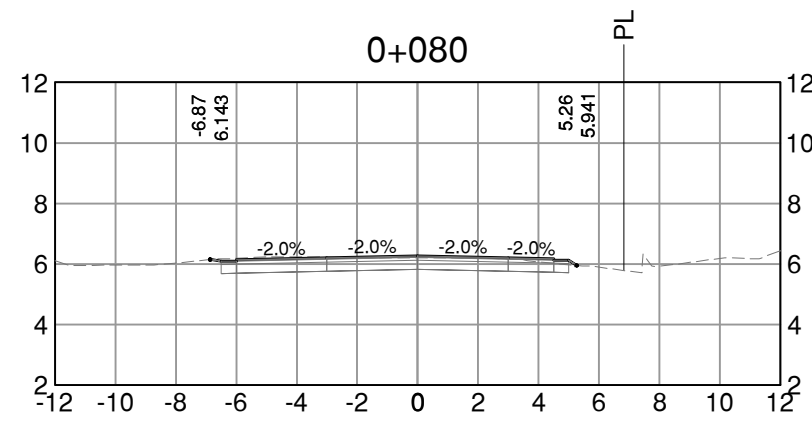
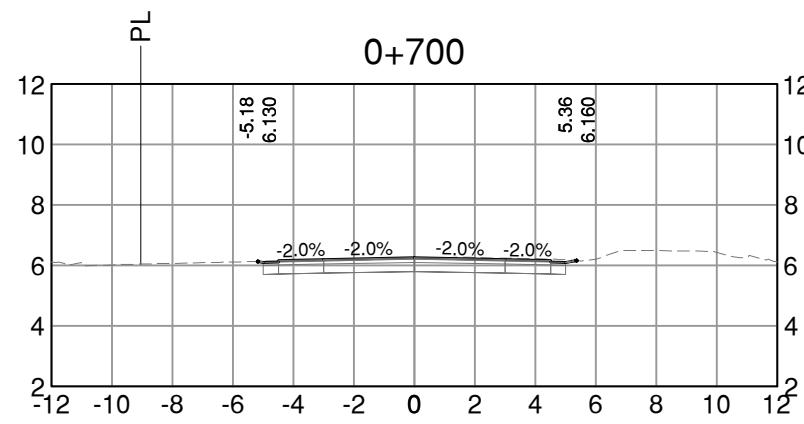
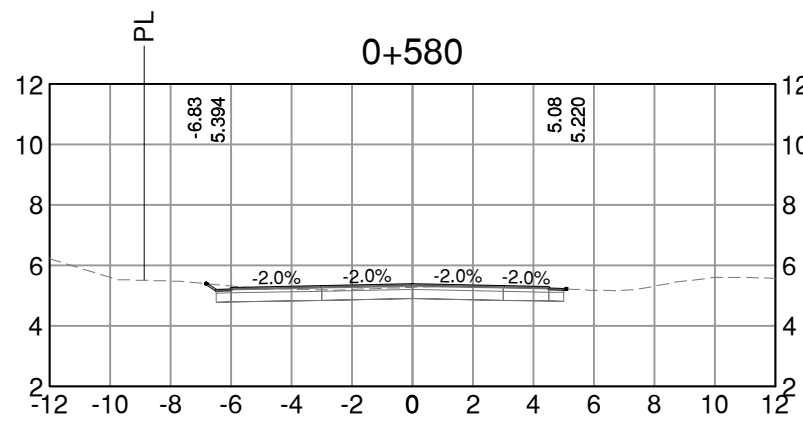
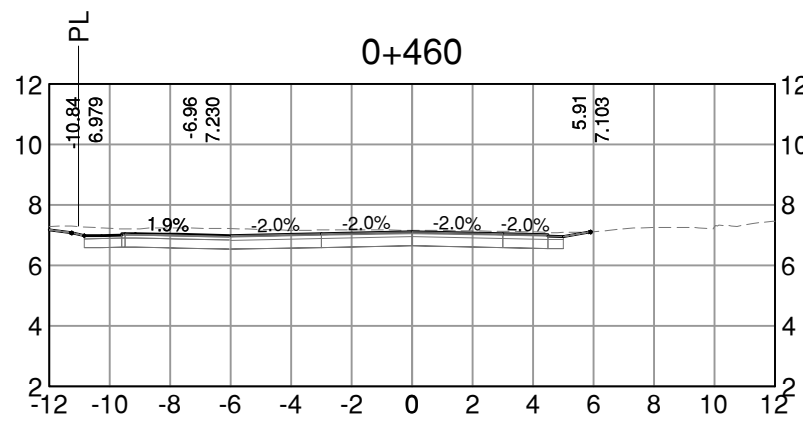
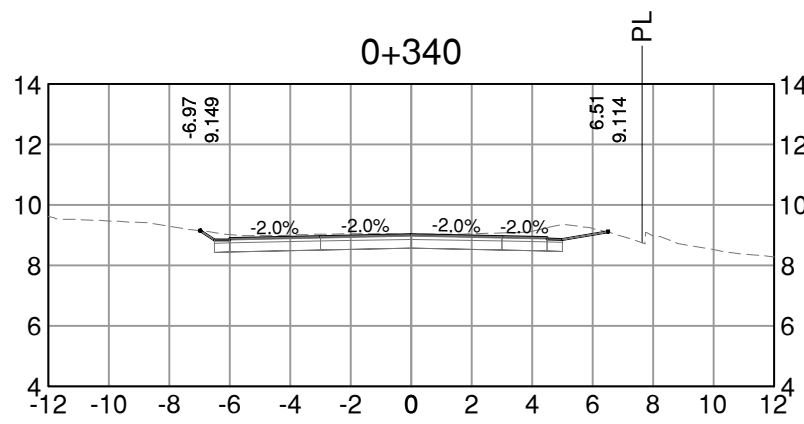
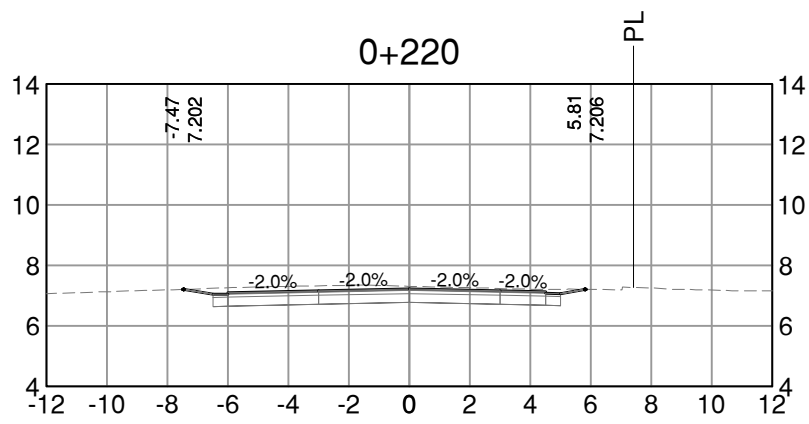
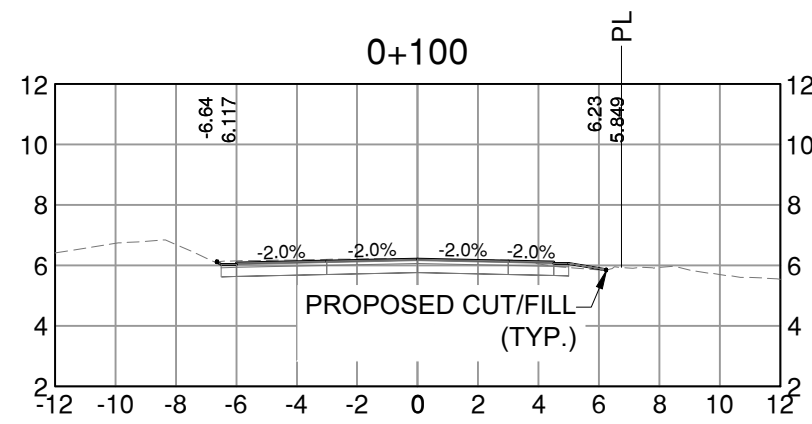
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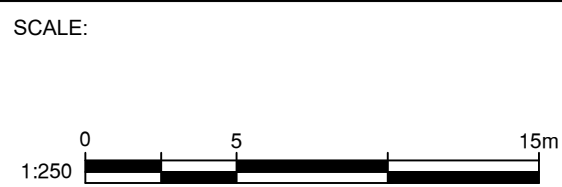
LAZO ROAD TRAFFIC CALMING
SIMBA ROAD TO KYE BAY ROAD
TYPICAL ROAD DETAILS AND SECTIONS

CLIENT PROJECT NO.	
OEL PROJECT NO.	
DRAWING NO.	
114	
SHEET:	17 OF 20
	REV 1

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DATE: 28/01/2022 12:03 PM BY: tmcullen



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1	ISSUED FOR CONSTRUCTION	JUN 16, 2023	TM	MH

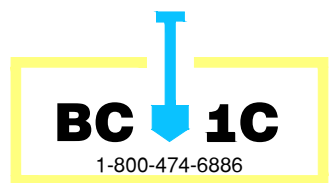


DESIGNED: MH/JLB
DRAWN: JLB
CHECKED: JM
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DATE: OCT 2022

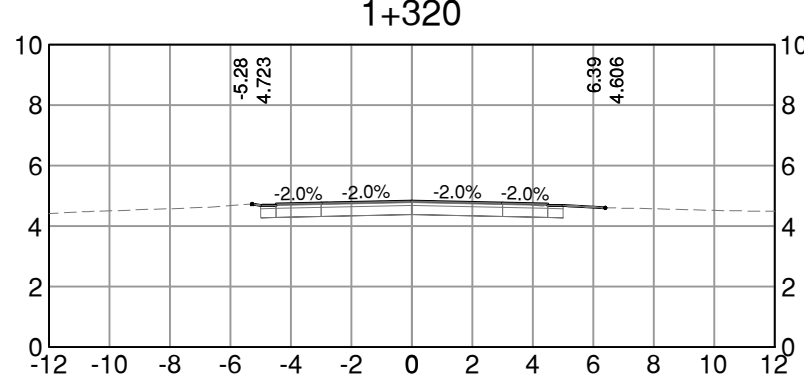
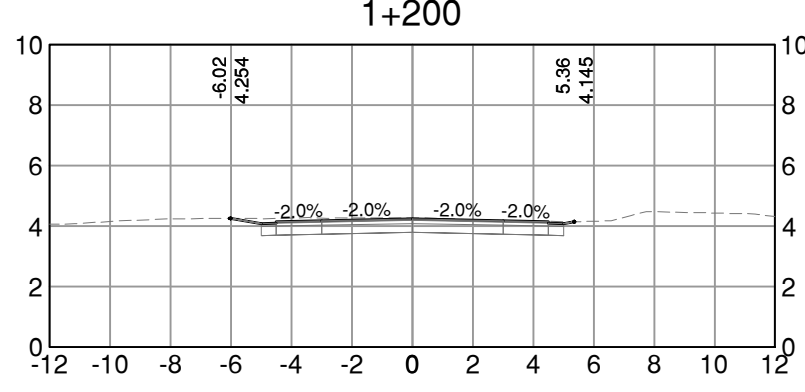
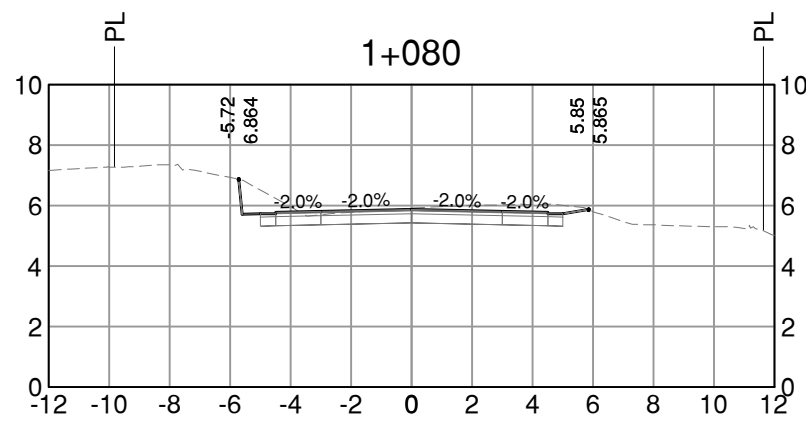
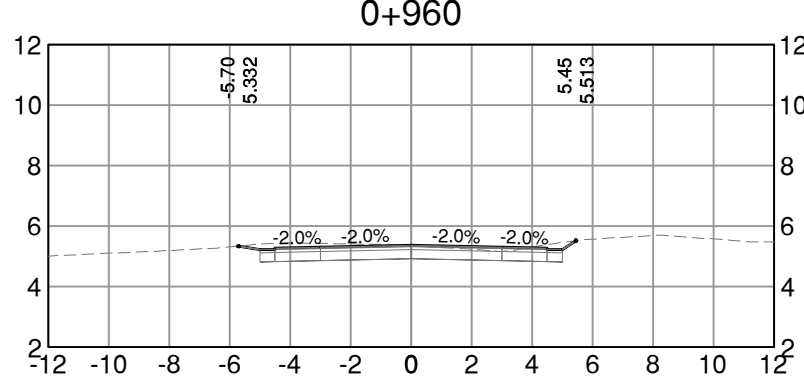
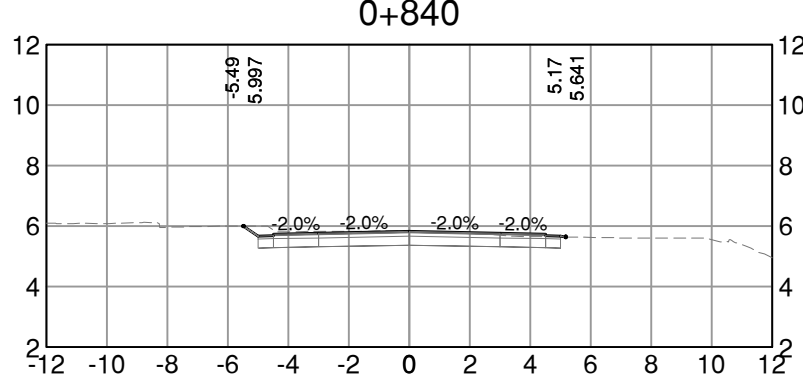
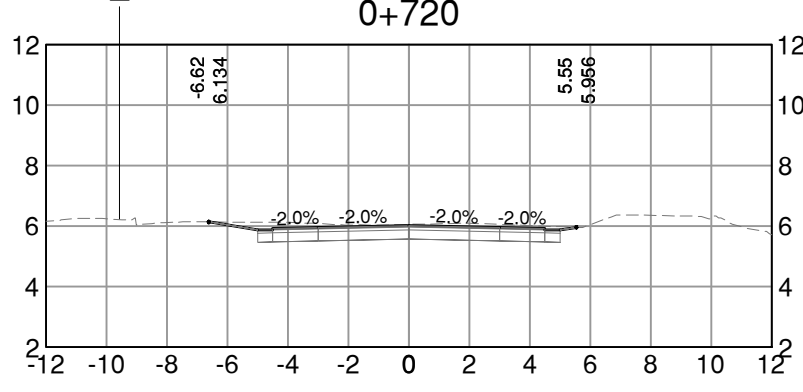
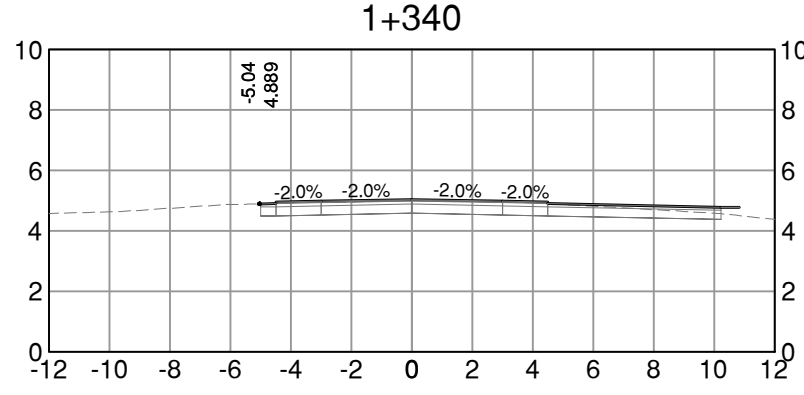
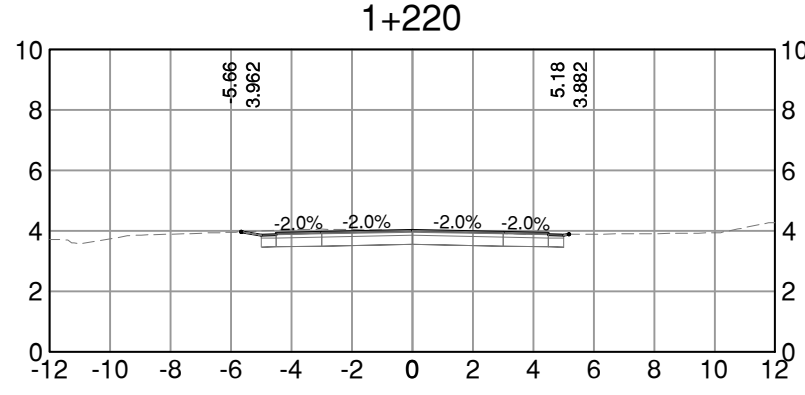
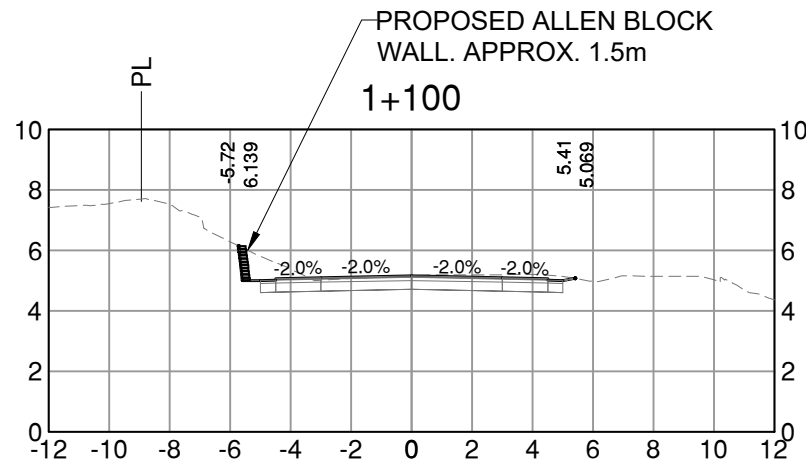
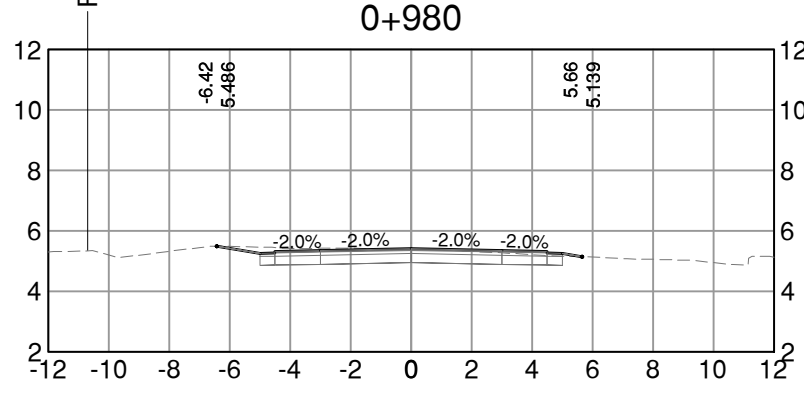
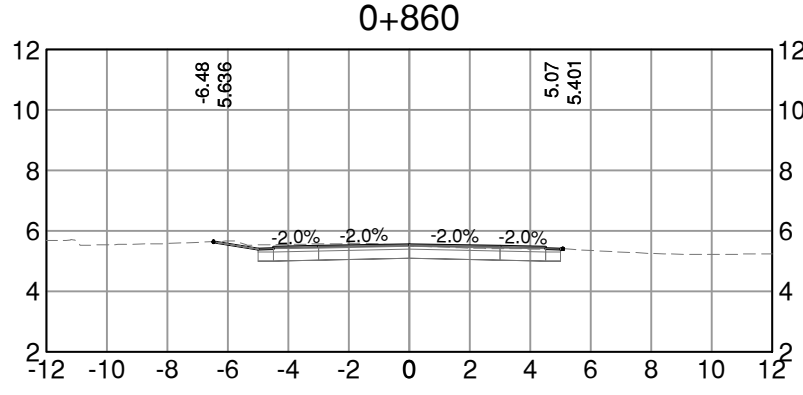
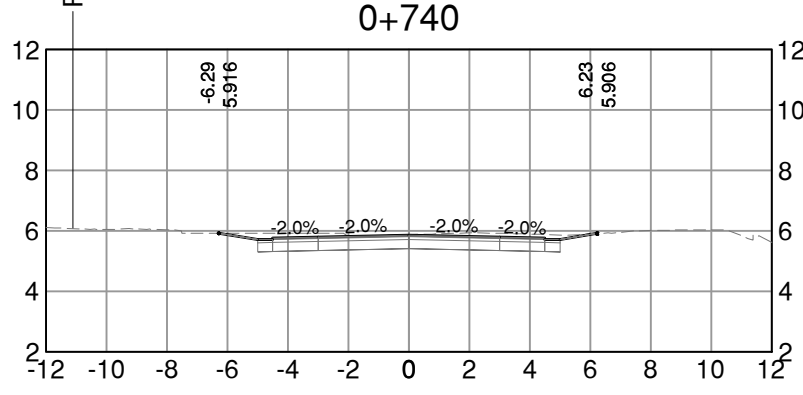
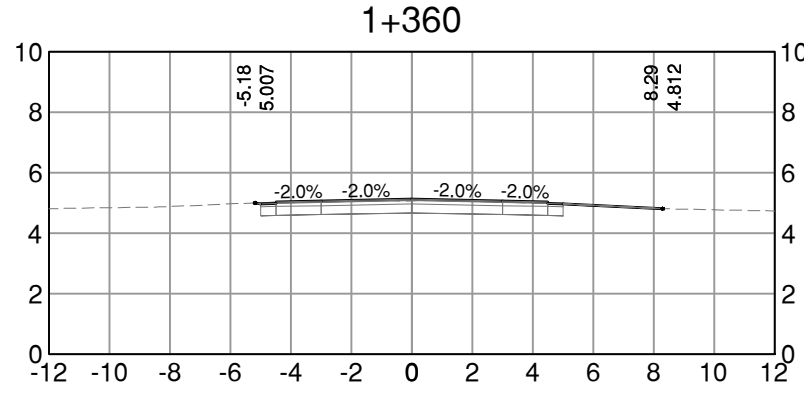
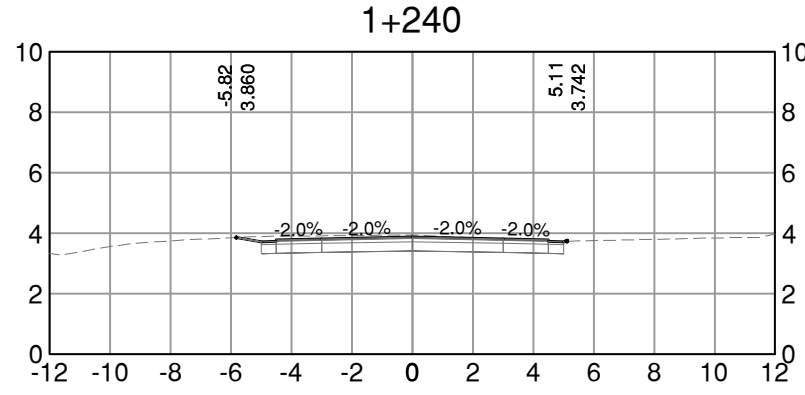
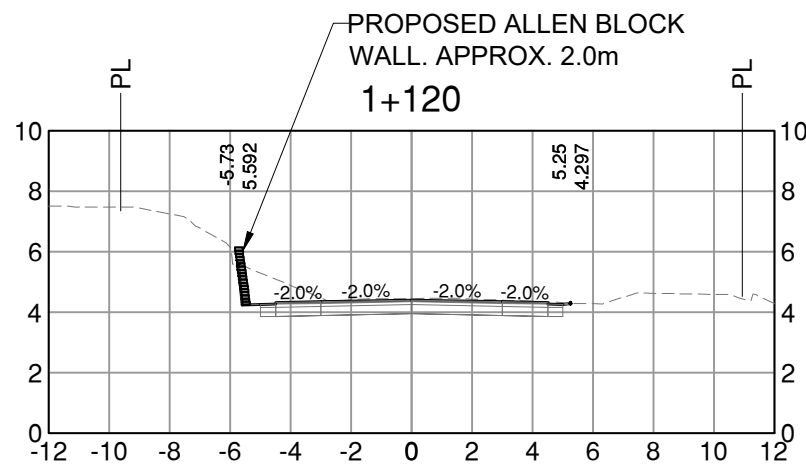
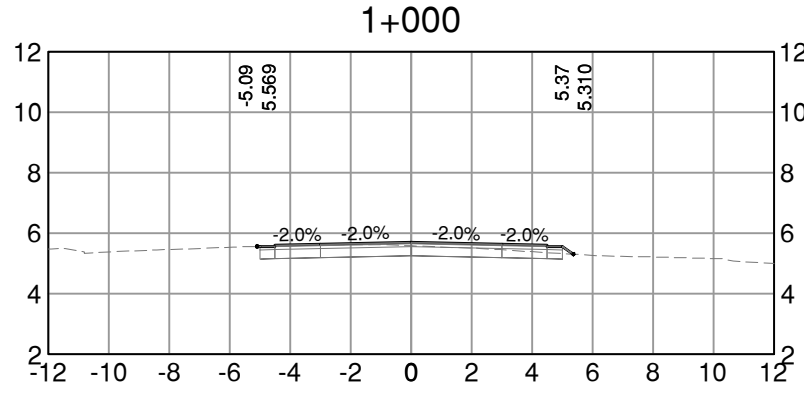
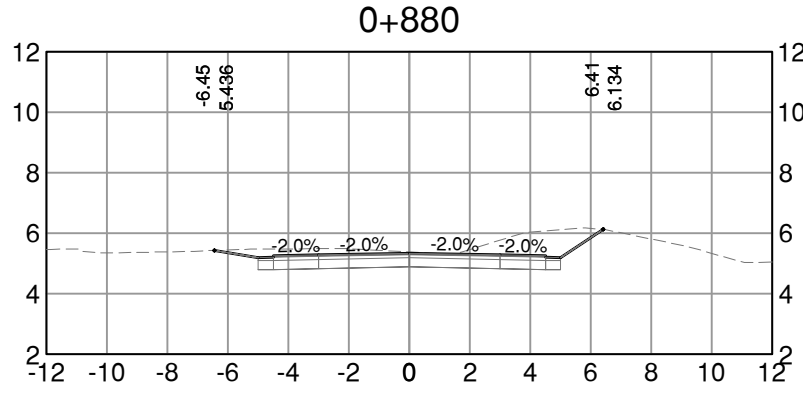
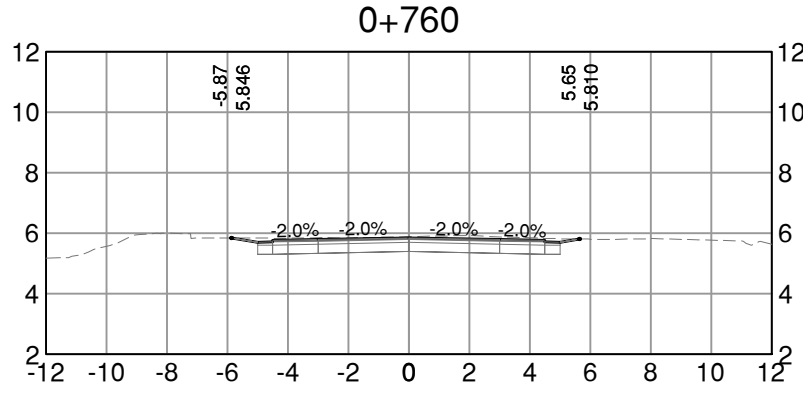
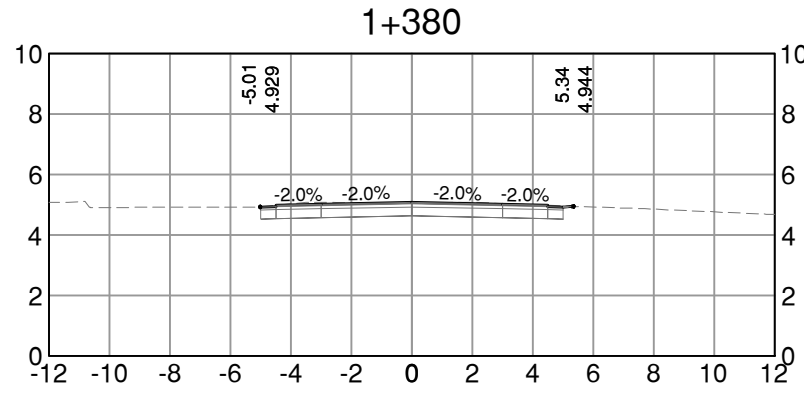
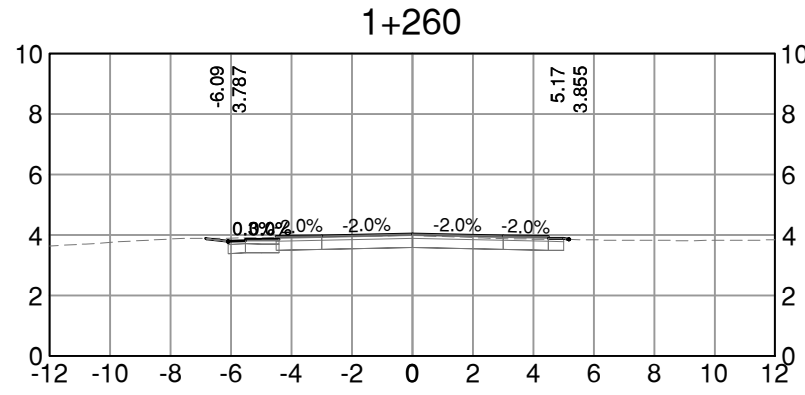
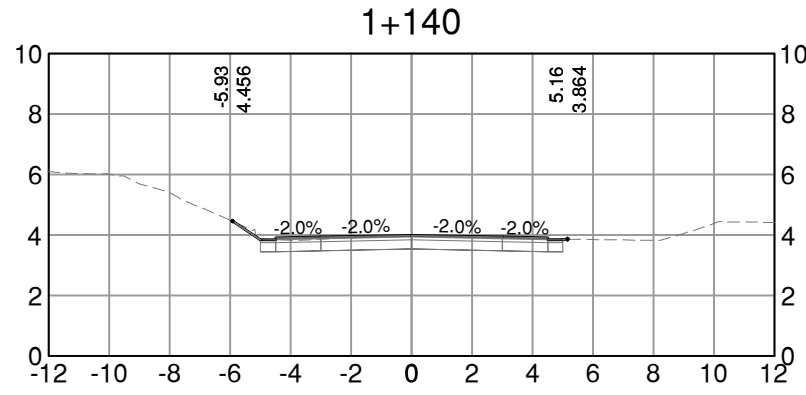
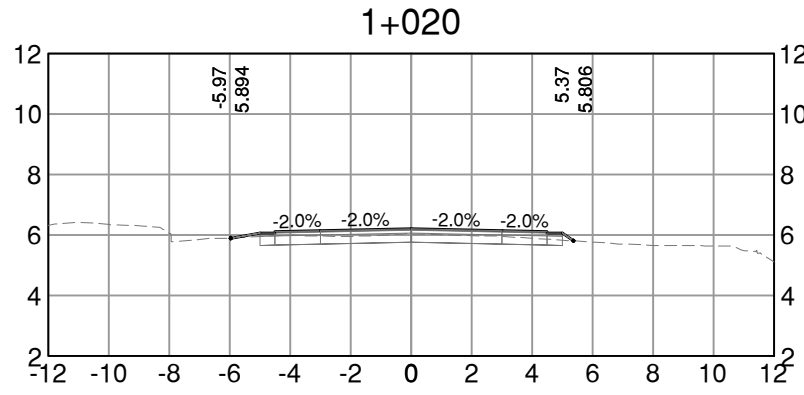
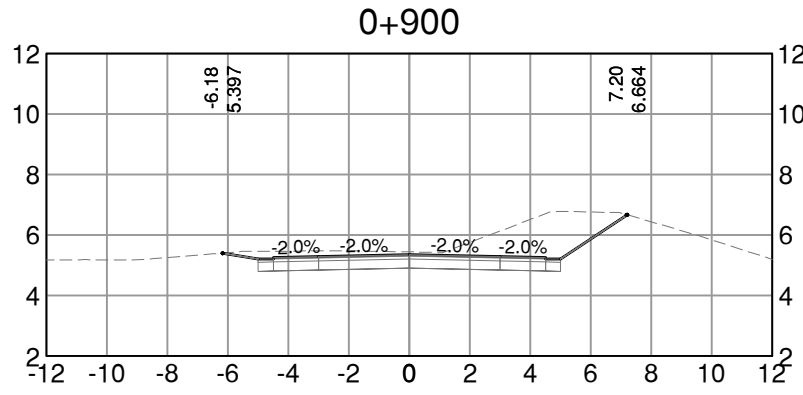
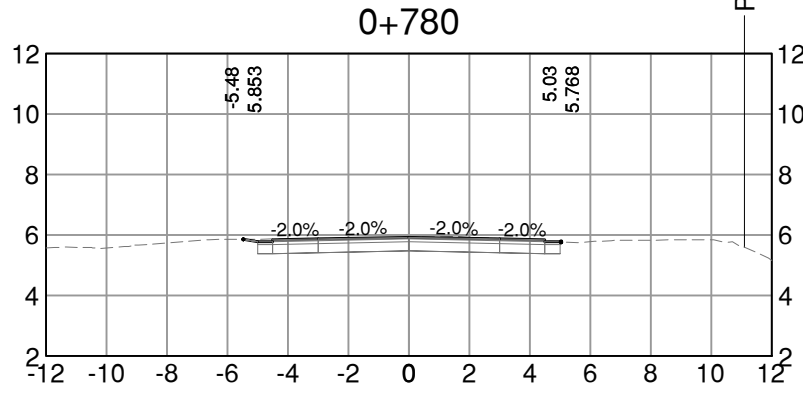
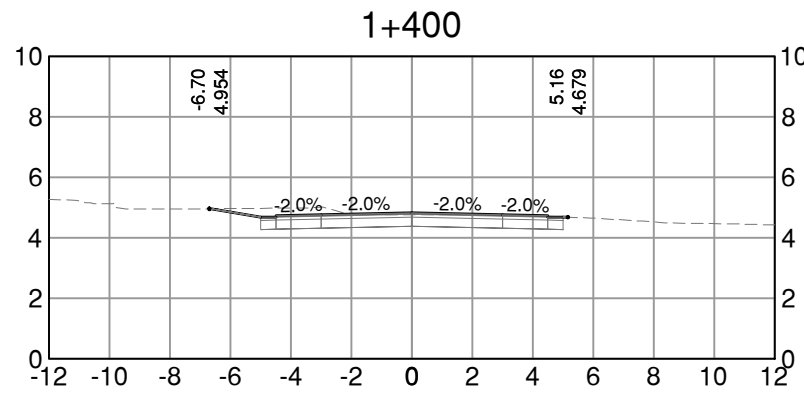
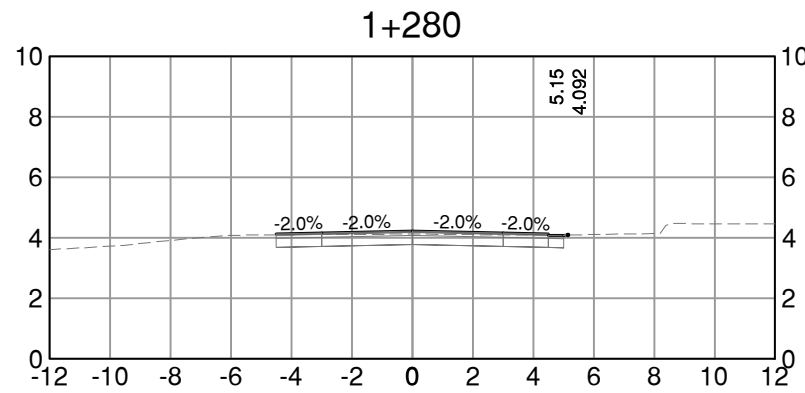
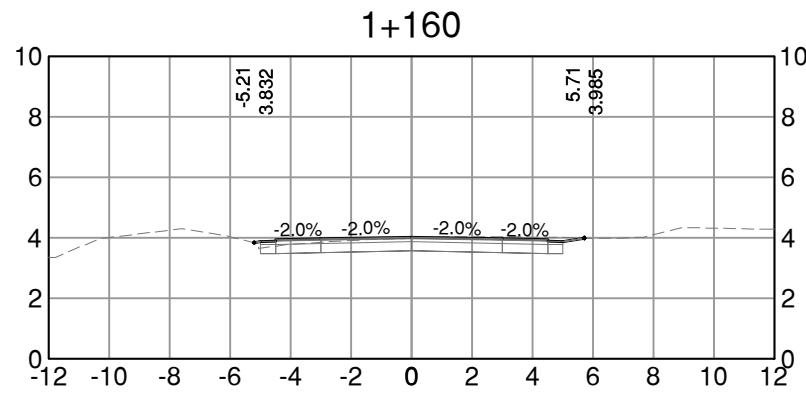
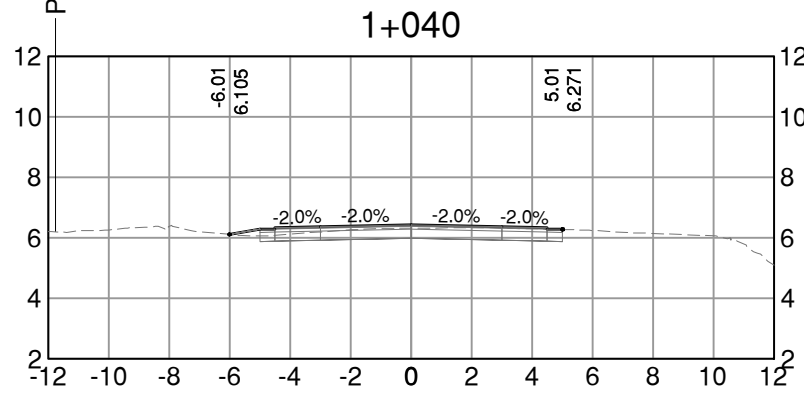
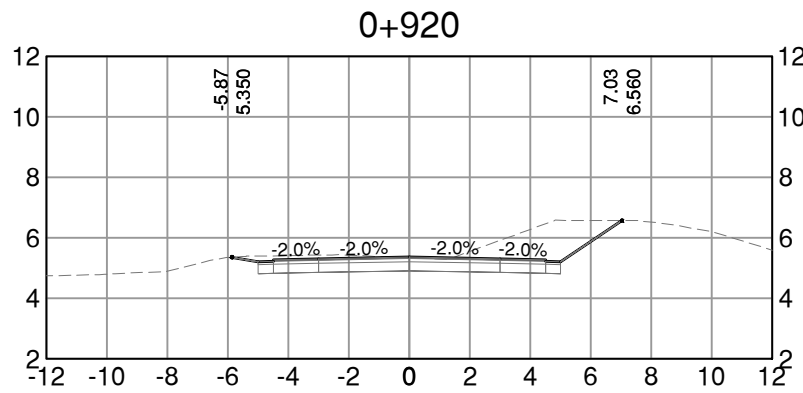
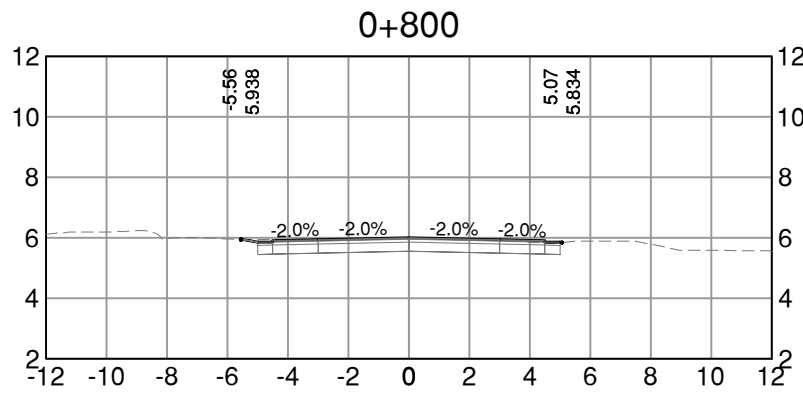
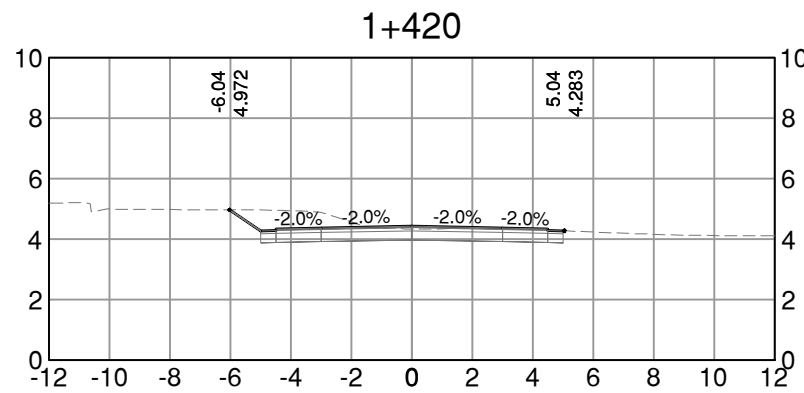
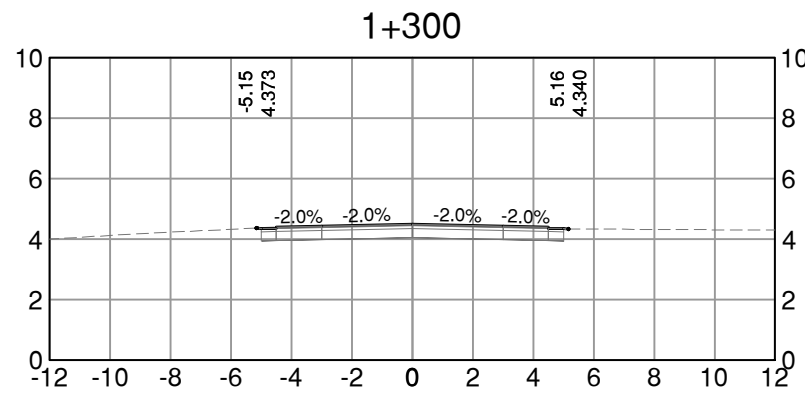
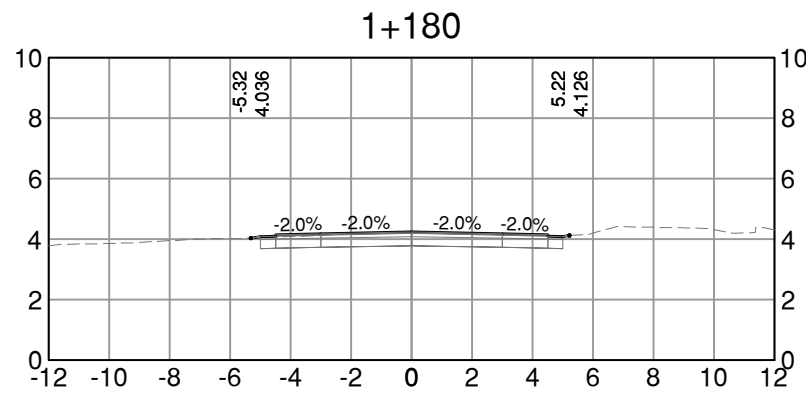
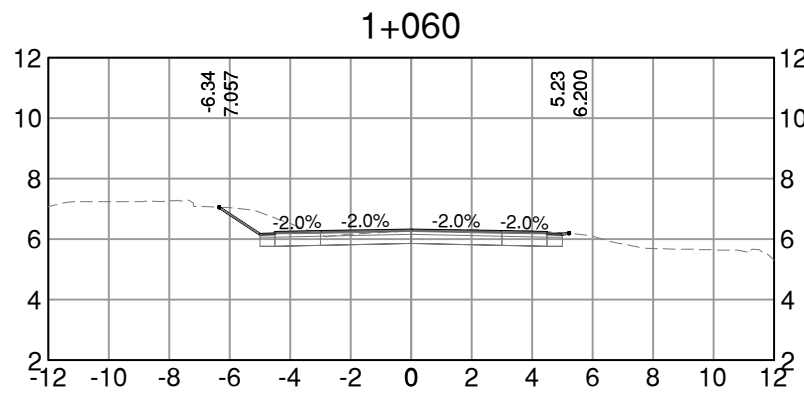
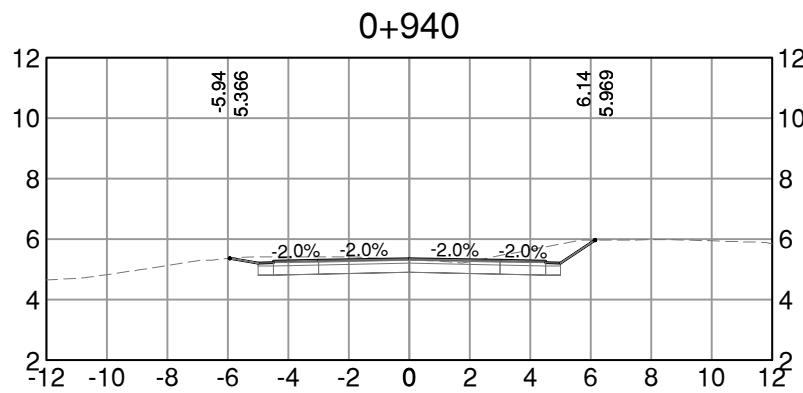
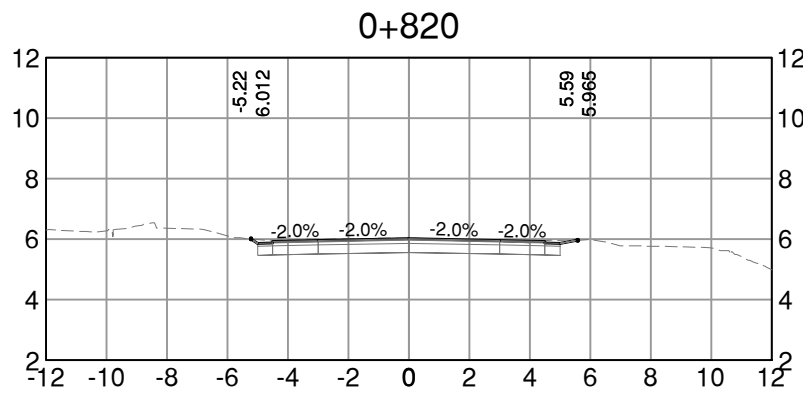
ONSITE
Engineering Ltd.
COURTENAY OFFICE
#201-780 GRANT AVENUE
COURTENAY, BC V9N 2T3
PH: 778-647-5543
FAX: 888-235-6343
EGBC PERMIT TO PRACTICE NO.: 1002678

TOWN OF COMOX
LAZO ROAD TRAFFIC CALMING
LAZO ROAD - CROSS SECTIONS
STA 0+000 TO STA 0+700

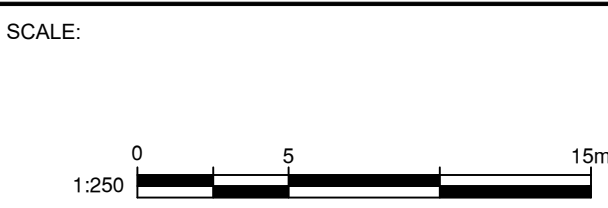
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0	ISSUED FOR TENDER	APR 19, 2023	TM	MH
1	ISSUED FOR CONSTRUCTION	JUN 16, 2023	TM	MH



DESIGNED:	MH/JLB
DRAWN:	JLB
CHECKED:	JM
SURVEYED:	AB
DATE:	OCT 2022

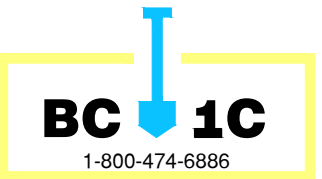
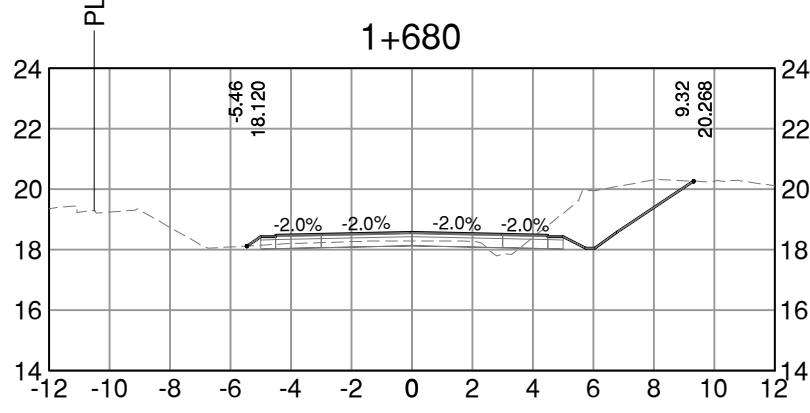
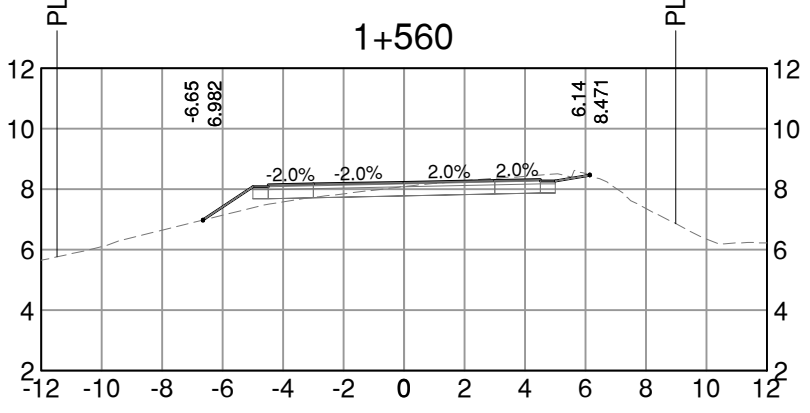
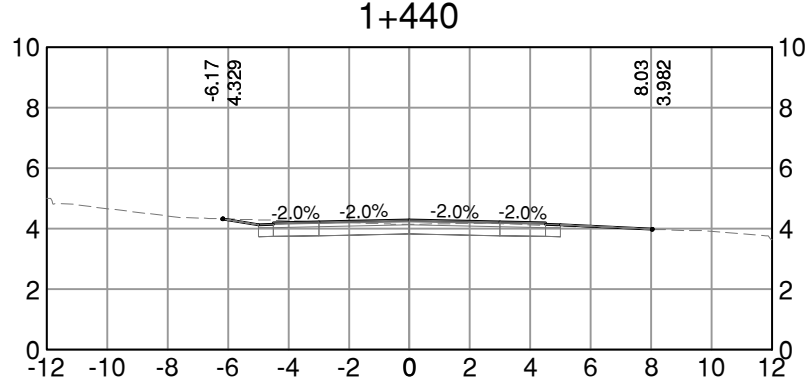
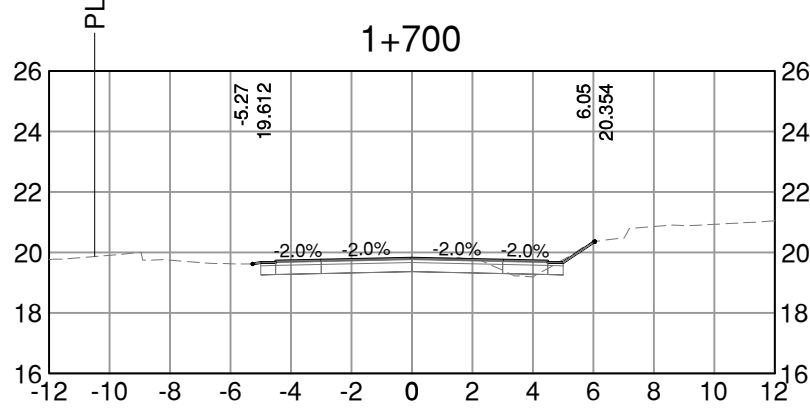
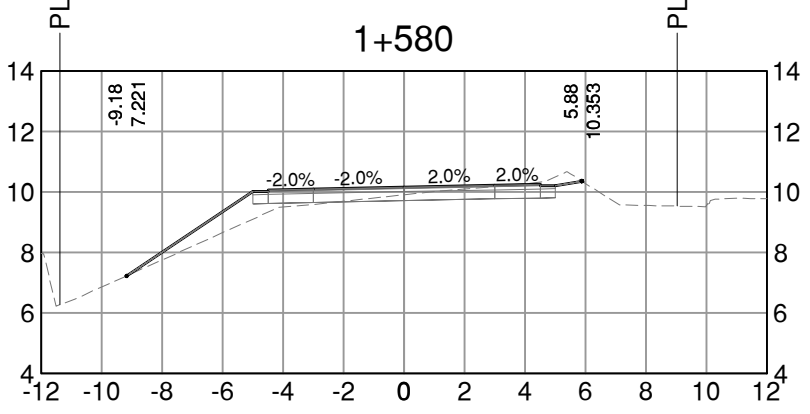
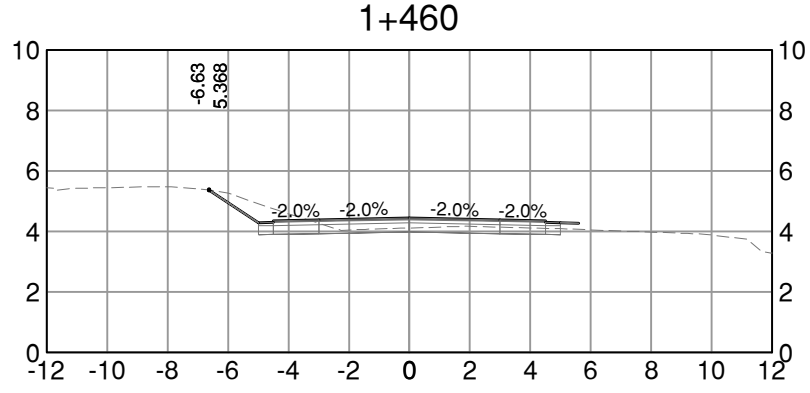
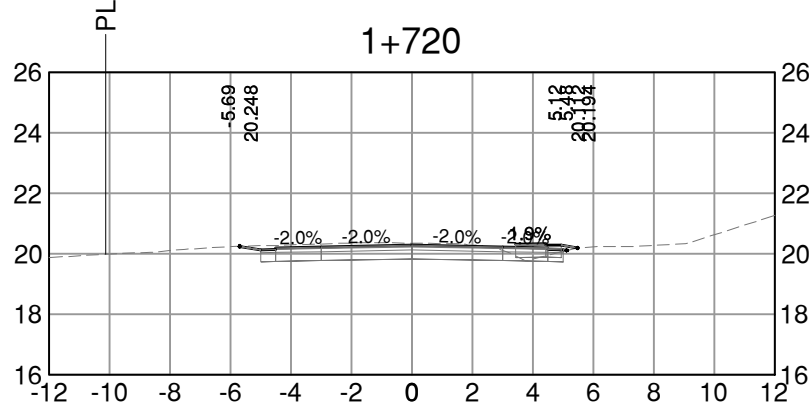
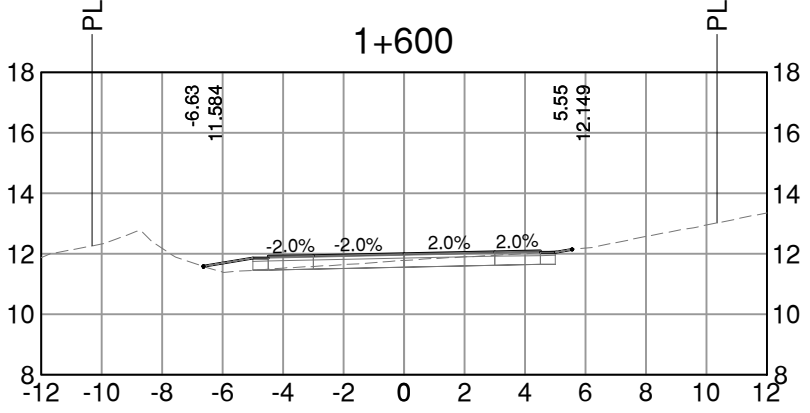
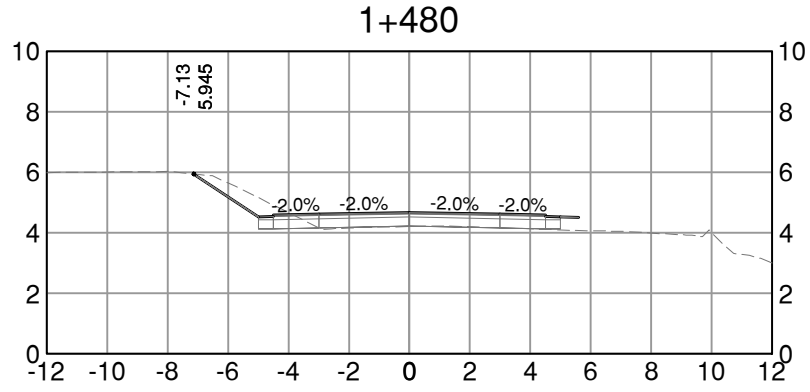
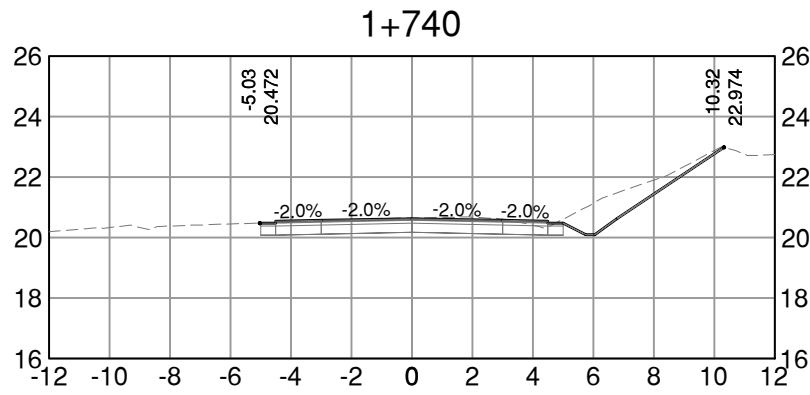
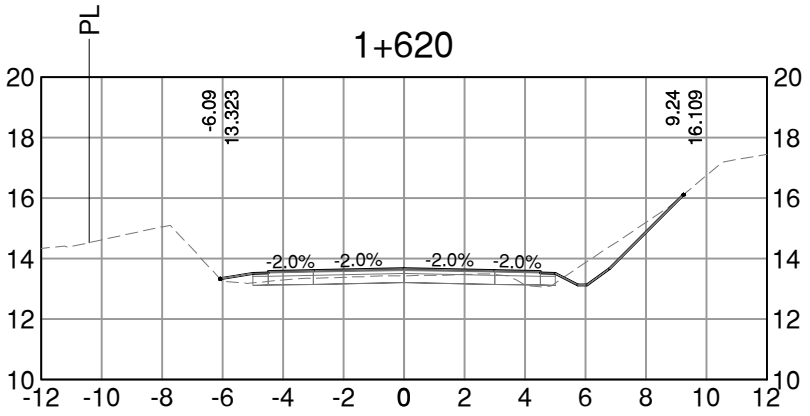
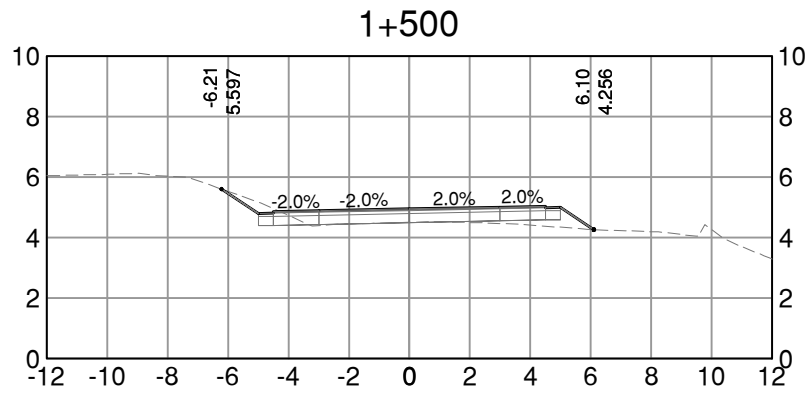
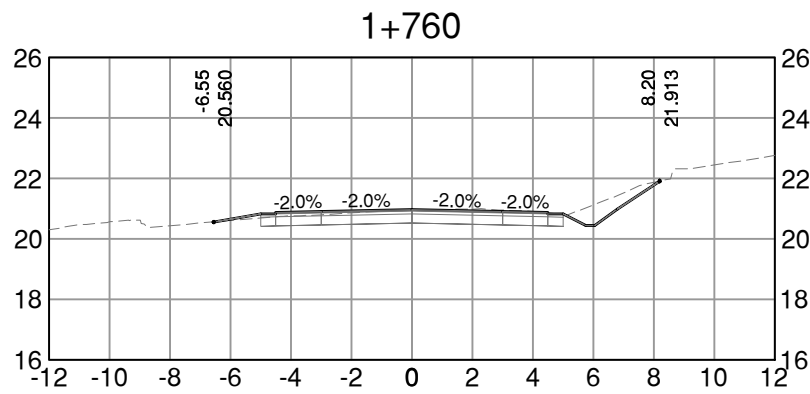
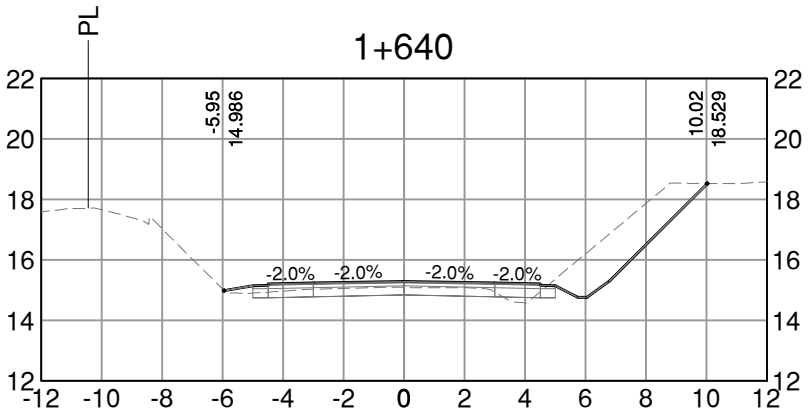
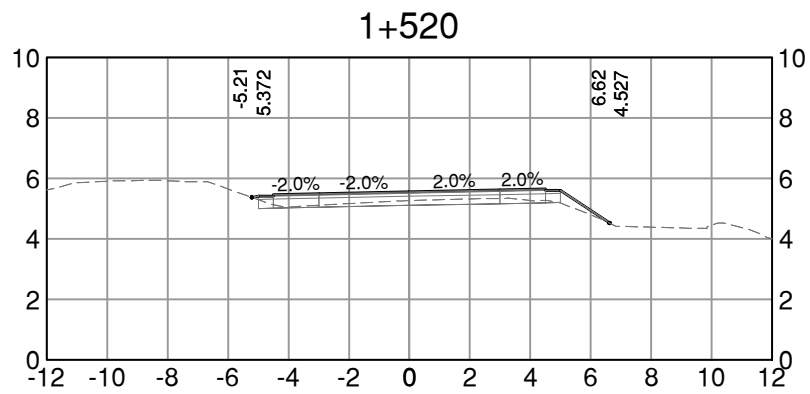
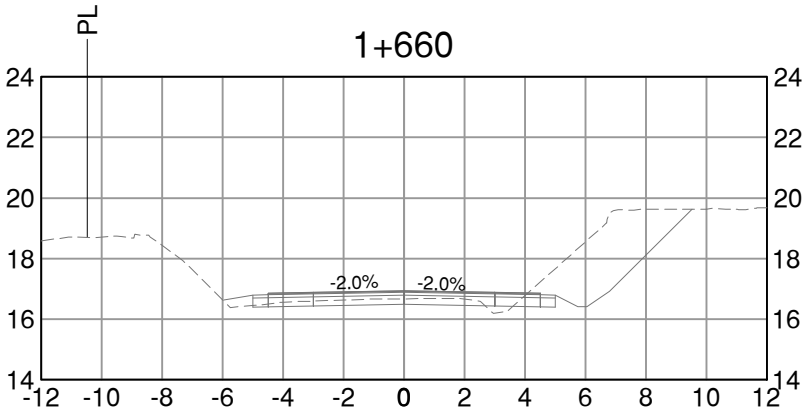
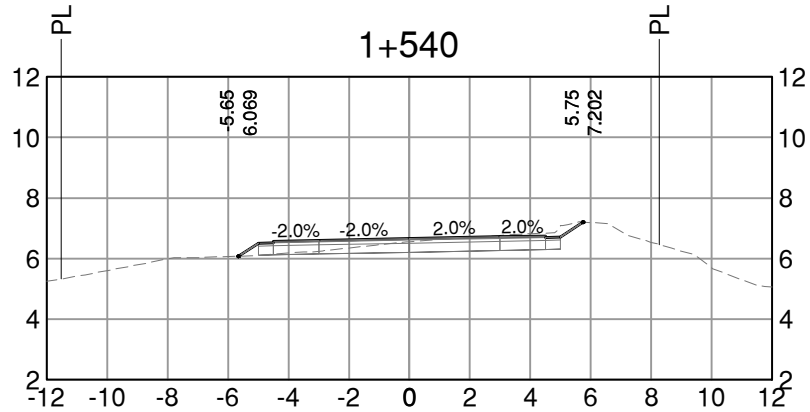
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COURTENAY, BC V9N 2T3
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FAX: 888-235-6343
EGBC PERMIT TO PRACTICE NO.: 1002678

TOWN OF COMOX
LAZO ROAD TRAFFIC CALMING
LAZO ROAD - CROSS SECTIONS
STA 0+720 TO STA 1+420

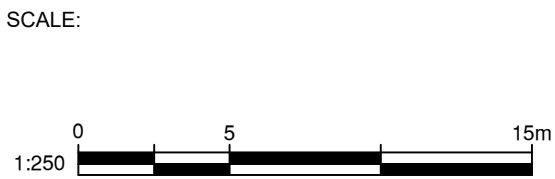
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SHEET:	19 OF 20
REV	1



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1	ISSUED FOR CONSTRUCTION	JUN 16, 2023	TM	MH



DESIGNED:	MH/JLB
DRAWN:	JLB
CHECKED:	JM
SURVEYED:	AB
DATE:	OCT 2022

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EGBC PERMIT TO PRACTICE No.: 1002678

TOWN OF COMOX
LAZO ROAD TRAFFIC CALMING
LAZO ROAD - CROSS SECTIONS
STA 1+440 TO STA 1+760

CLIENT PROJECT NO.	----
OEL PROJECT NO.	
DRAWING NO.	1003
SHEET:	20 OF 20
REV	1