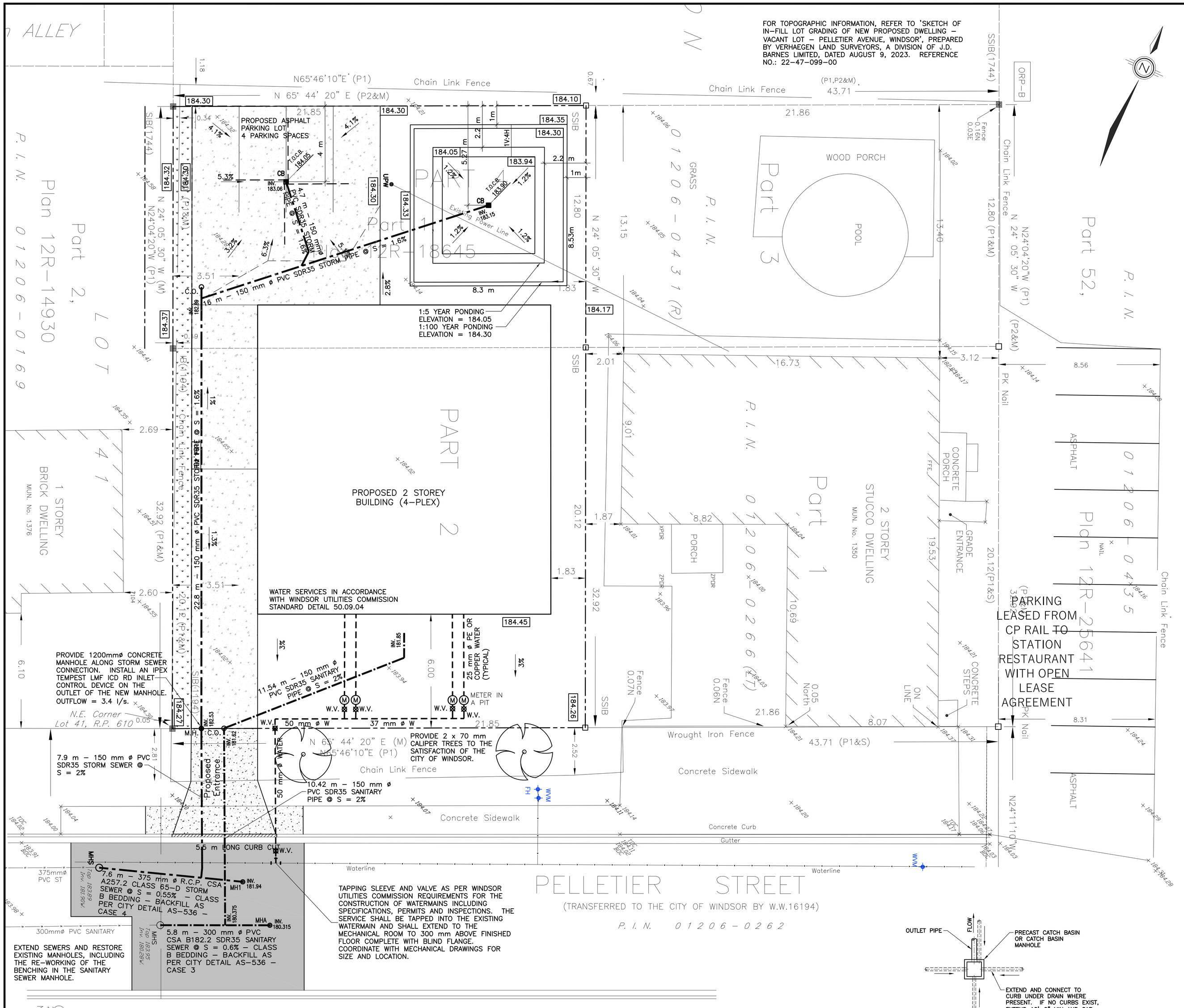
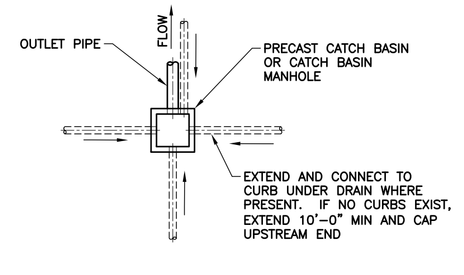


SITE PLAN

SCALE: 1:100



SUBDRAINS AT CATCHBASIN DETAIL

NOT TO SCALE

GENERAL NOTES:

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, PLUMBING CODE, ONTARIO REGULATION 815/84, AND CITY OF WINDSOR STANDARDS.
2. ALL WORK INSIDE PROPERTY SHALL MEET THE REQUIREMENTS OF THE CITY OF WINDSOR BUILDING DEPARTMENT.
3. ALL WORK OUTSIDE PROPERTY SHALL MEET THE REQUIREMENTS OF THE CITY OF WINDSOR PUBLIC WORKS DEPARTMENT.
4. RESTORE ALL SURFACES TO A CONDITION EQUAL TO OR BETTER THAN ORIGINAL AND TO THE SATISFACTION OF THE OWNER AND THE CITY OF WINDSOR PUBLIC WORKS DEPARTMENT.
5. THE LOCATION OF UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THESE DRAWINGS; AND WHERE SHOWN, THE LOCATIONS MAY NOT BE ACCURATE. PRIOR TO STARTING THE WORK, THE CONTRACTOR SHALL ASCERTAIN EXACT LOCATIONS OF ALL UTILITIES AND STRUCTURES AND ASSUME LIABILITY FOR ANY DAMAGES.
6. ALL SEWERS SHALL BE PVC SDR 35 PIPE, UNLESS NOTED OTHERWISE.
7. SEWER BEDDING SHALL BE CLASS 'B'. THE FIRST PIPE AT THE MANHOLE SHALL NOT EXCEED 3'-0".
8. BENCHING IS NOT REQUIRED IN STORM MANHOLES. PROVIDE A MINIMUM OF 12" AND A MAXIMUM OF 18" DEEP SUMP.
9. ALL SEWERS AND WATER SERVICES UNDER THE PAVEMENT SHALL BE BACKFILLED WITH GRANULAR 'A' TO 100% S.P.M.D.D. AND WITH APPROVED NATIVE MATERIAL TO 95% S.P.M.D.D. ELSEWHERE.
10. EXTEND BACKFILL FOR SEWERS CROSSING PAVEMENT TO 1'-6" BEYOND FACE OF CURB.
11. ALL CATCH BASINS SHALL BE EQUIPPED WITH 6" PVC SDR 35 LEADS, UNLESS NOTED OTHERWISE.
12. ALL MANHOLES TO BE 48" DIAMETER AS PER OPSD 701.010, UNLESS OTHERWISE NOTED.
13. PROVIDE CLEANOUTS ALONG 6" PIPES AT A MINIMUM SPACING OF 100'-0".
14. CLEAN-OUTS IN PAVED AREAS SHALL BE SURROUNDED IN 6" CONCRETE. COVERS SHALL BE HEAVY DUTY METAL.
15. SUBGRADE SHALL BE SHAPED TO THE SPECIFIED GRADE AND CROSS SECTION AND HEAVILY PROOF-ROLLED TO DETERMINE THE PRESENCE OF ANY SOFT SPOTS IN THE PRESENCE OF A GEOTECHNICAL ENGINEER. IF SOFT OR SPONGY SUBGRADE AREAS ARE ENCOUNTERED, THESE AREAS SHOULD BE SUB-EXCAVATED AND REPLACED WITH HIGH STABILITY FILL SUCH AS GRANULAR 'B TYPE II' (OPSS 1010) COMPACTED TO 100% S.P.M.D.D.
16. PAVEMENT GRADES SHOWN ARE AT CATCH BASINS OR AT EDGE OF PAVEMENT.
17. RADII DIMENSIONS AND PAVEMENT WIDTHS SHOWN ARE TO THE EDGE OF PAVEMENT.
18. SAWCUT EDGE OF EXISTING ASPHALT PAVEMENT TO MEET NEW ASPHALT, WHERE NECESSARY.
19. JOINT SPACING FOR CONCRETE CURB SHALL BE EVERY 10'-0" MAXIMUM.
20. ANY FILL SHALL BE APPROVED NATIVE MATERIAL.
21. THE CONTRACTOR SHALL DISPOSE OF REMOVED AND EXCESS MATERIAL OFF SITE IN A SUITABLE MANNER.
22. ALL CATCHBASINS/MANHOLE CATCHBASINS TO BE EQUIPPED WITH 4" DIA. SUBDRAIN WITH FILTER SOCK, INSTALLED IN FOUR DIRECTIONS EACH 10'-0" IN LENGTH, TRENCHED IN THE SUBGRADE.
23. ALL PERFORATED PIPE TO BE CAPPED AT UPSTREAM END.
24. THE ELEVATIONS OF ALL EXISTING UTILITY COVERS/APPURTENANCES SHALL BE ADJUSTED TO MEET THE PROPOSED GRADES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING: MANHOLES, CLEANOUTS, VALVES, ETC.
25. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CERTIFICATE BY AN ONTARIO LAND SURVEYOR OR ENGINEER STATING THAT THE GRADES CONFORM TO THE GRADES SHOWN ON THE APPROVED DRAWINGS.
26. THE LIMIT FOR EXCAVATION AND GRANULAR BASE INSTALLATION SHALL BE 6" BEYOND EDGE OF PAVEMENTS OR BACK OF CURB.
27. GRANULAR BASE SHALL BE GRANULAR 'A' MATERIAL CONFORMING TO OPSS 1010, MECHANICALLY COMPACTED TO 100% S.P.M.D.D. BASE THICKNESS SHALL BE MINIMUM 12".
28. CONCRETE FOR BARRIER CURBS, SIDEWALKS AND DRIVEWAYS SHALL HAVE A COMPRESSIVE STRENGTH OF 30 MPa AT 28 DAYS WITH 6% TO 8% AIR ENTRAINMENT.
29. THE CONTRACTOR SHALL SUPPLY, PLACE AND COMPACT HOT-MIX, HOT-LAID ASPHALTIC CONCRETE IN ACCORDANCE WITH OPSS 310 "HOT MIX ASPHALT".
30. SURFACE COURSE ASPHALT SHALL BE HL3 AND BASE COURSE ASPHALT SHALL BE HL4. ASPHALTIC MIXTURES SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF OPSS 1150.
31. PAVEMENT MARKINGS SHALL BE PLACED ON A CLEAN SURFACE. TRAFFIC PAINT SHALL BE WATER BASED LATEX TRAFFIC PAINT YELLOW IN COLOUR.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR, OBTAINING, SCHEDULING AND PAYING FOR ALL NECESSARY PERMITS, INSPECTIONS, FEES, ETC. TO PERFORM THE WORK.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE TO SATISFY HIMSELF OF THE EXISTING SITE CONDITIONS.

SEDIMENT CONTROL MEASURES:

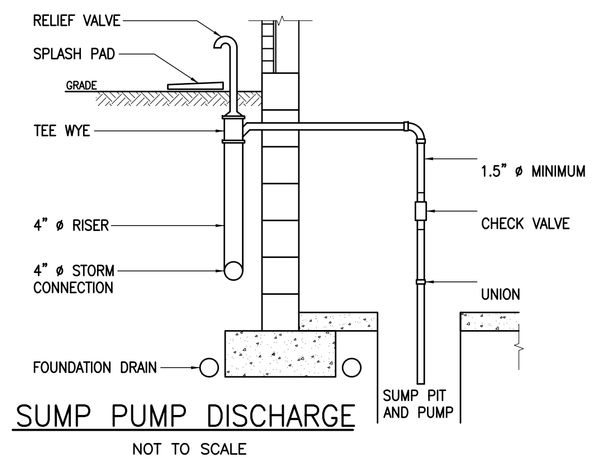
1. THE CONTRACTOR SHALL PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL RESTORATION IS COMPLETE.
3. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION.
4. ALL COLLECTED SEDIMENT SHALL BE DISPOSED OF AT AN APPROVED LOCATION.
5. AREA DISTURBED DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
6. ALL DE-WATERING SHALL BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
7. THE CONTRACTOR SHALL PROTECT ALL CATCHBASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH FILTER CLOTH OR OTHER APPROVED METHOD.
8. ALL SUMPS SHALL BE KEPT CLEAN DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL PREVENT WIND-BLOWN DUST.
10. STRAW BALES ARE TO BE USED DURING CONSTRUCTION, AS REQUIRED.

THE FOLLOWING CITY OF WINDSOR STANDARDS SHALL APPLY TO THIS CONTRACT:

FLAT CATCH BASIN FRAME AND GRATE	AS-301
MANHOLE FRAME AND COVER TYPE II	AS-304A
DETAIL OF TYPICAL MANHOLE STEP	AS-305
PRE-CAST MAINTENANCE HOLE 1200mm DIAMETER	AS-314A
2' x 2' PRE-CAST CONCRETE CATCHBASIN WITH TRAP	BD-02

WATER SERVICE NOTES:

1. ALL MATERIAL AND WORK SHALL BE IN ACCORDANCE WITH WINDSOR UTILITIES COMMISSION SPECIFICATIONS AND STANDARD DETAILS, INCLUDING ALL NECESSARY FITTINGS, FLUSHING AND TESTING AND PERMITS.
2. WATER SERVICES SHALL HAVE 5 ft. (1.5m) MINIMUM DEPTH OF COVER.
3. 1" (25mm) TO 2" (50mm) WATER SERVICES SHALL BE CROSSLINKED POLYETHYLENE PEX – COPPER TUBE SIZES (CTS) OD (SDR 9) – AWWA C-904 – CSA B137.5.
4. WHERE NON-METALLIC SERVICE PIPE IS INSTALLED, A 12 GAUGE AWG COPPER CLAD STEEL, BLUE COLOURED HDPE COATED TRACER WIRE MUST BE INSTALLED WITH AND THE PIPE. TRACER WIRE TO RUN ALONG CURB BOX ROAD AND CONNECT TO NUT ON CURB BOX LID.
5. ALL UNUTILIZED WATER SERVICES SHALL BE ABANDONED AT THE WATERMAIN WITH VALVE OR CURB BOX REMOVED. SERVICES BEING UTILIZED FOR FUTURE RE-DEVELOPMENT CAN BE ABANDONED AT THE CURB BOX OR VALVE BOX AT THE PROPERTY LINE. AN ABANDONMENT PERMIT IS REQUIRED WITH A DEPOSIT AMOUNT DECIDED BY WATER ENGINEERING. AFTER THE ABANDONMENT IS COMPLETED THE ABANDONMENT DEPOSIT WILL BE REFUNDED.
6. THE CONTRACTOR SHALL SUPPLY THE NECESSARY TRAFFIC PLAN AND INSPECTION WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WINDSOR PUBLIC WORKS DEPARTMENT AND THE WINDSOR UTILITIES COMMISSION.



SUMP PUMP DISCHARGE

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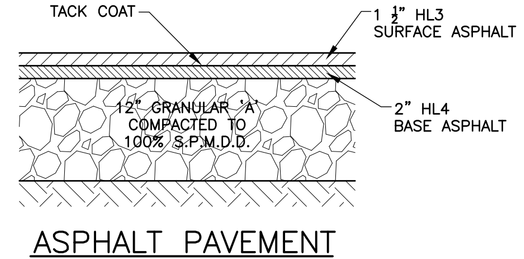

ASPHALT PAVEMENT

HADDAD MORGAN & ASSOCIATES LTD
CONSULTING ENGINEERS
1316 Ouellette Windsor, ON N8X 1J8
(519) 973-1177 hma@haddadmorgan.com

LICENSED PROFESSIONAL ENGINEER
23-A146
DEC.8.2023
CATHERINE GIRGIS
PROVINCE OF ONTARIO

DATE	ISSUED FOR
DEC. 8, 2023	SITE SERVICES & SWM

PROJECT :

PROPOSED FOURPLEX RESIDENTIAL BUILDING

1364 (Assumed) Pelletier Street
Located between 1350 and 1376 Pelletier Street, Windsor, ON

DWG. TITLE :

STORMWATER MANAGEMENT, SITE SERVICES PLAN, DETAILS & NOTES

DATE	: SEPT. 19, 2023
SCALE	: AS NOTED
DESIGNED BY	: CG
DRAWN BY	: CG
CHECKEDBY	: WD
APPROVED BY	: WD
PROJECTNO.	: 23-a146

DWG. NO.

C-1