

THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2004-52

A by-law authorizing the signing of a Development Agreement.

WHEREAS Pacitti Contracting Company Inc. has proposed the development of property being Part of Gore Lot at Rear of Lot 19, Concession 1 for purposes of a commercial building with three units;

AND WHEREAS the Council of the Town of Amherstburg and owners of the said property have agreed to the terms and conditions of a Development Agreement in the form annexed hereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AMHERSTBURG HEREBY ENACTS AS FOLLOWS:

1. That the Mayor and Clerk be and they are hereby authorized to execute the original and copies of a Development Agreement in the form annexed hereto and affix the Corporate Seal thereto.
2. This By-law shall come into force and effect on the date of final passage hereof.

Read a first, second and third time and finally passed this 28th day of June, 2004.



Mayor



Clerk

Certified to be a true copy of By-law
No. 2004-52 passed by the Amherstburg
Municipal Council on June 28, 2004.

The applicant(s) hereby applies to the Land Registrar.

Properties

Lot 01546 - 0226 LT Estate/Qualifier Fee Simple Lt Conversion Qualified
Description PT GORELT IN REAR OF LT 19 CON 1 ANDERDON AS IN R320327; AMHERSTBURG
Address AMHERSTBURG

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land.

Name THE CORPORATION OF THE TOWN OF AMHERSTBURG
Address for Service 271 Sandwich St. S.
Amherstburg, Ontario
N9V 2Z3

I, LORY BRATT, AMCT, PLANNING COORDINATOR, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Party To(s) Capacity Share

Name PACITTI CONTRACTING COMPANY INC.
Address for Service 754 Second Concession Rd.
Amherstburg, Ontario
N9V 3R3

Statements

This notice is for an indeterminate period

Schedule: See Schedules

Signed By

Armando Felice Antonio DeLuca 500-251 Goyeau Street acting for Applicant(s) Signed 2004 08 06
Windsor N9A 6V2
Tel 519-258-0615
Fax 5192586833
Armando Felice Antonio DeLuca 500-251 Goyeau Street acting for Party To(s) Signed 2004 08 06
Windsor N9A 6V2
Tel 519-258-0615
Fax 5192586833

Submitted By

MOUSSEAU DELUCA 500-251 Goyeau Street 2004 08 09
MCPHERSON PRINCE Windsor N9A 6V2
Tel 519-258-0615
Fax 5192586833

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

File Number

Applicant Client File Number : 22772

FOR OFFICE USE ONLY

1542271

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
ESSEX (12) WINDSOR

2004 AUG 9 AM 10:34

LAND REGISTRAR / REGISTRATEUR

New Property Identifiers Additional:
See
Schedule

Executions Additional:
See
Schedule

(1) Registry Land Titles (2) Page 1 of 16 pages

(3) Property Identifier(s) Block 01546 Property 0227 Additional: See Schedule

(4) Nature of Document
DEVELOPMENT AGREEMENT

(5) Consideration
N / A Dollars \$

(6) Description
**Pt. Gorelt in rear of Lot 19 CON 1 Anderdon;
Town of Amherstburg, County of Essex**


(7) This Document Contains: (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other

(8) This Document provides as follows:
See Development Agreement attached

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
1 CORPORATION OF THE TOWN OF AMHERSTBURG (Applicant) by its solicitor	 ARMANDO F. DELUCA, Q.C.	2004 08 06

(11) Address for Service: 271 Sandwich St. S., Box 159, Amherstburg, Ontario N9V 2Z3

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y M D
PACITTI CONTRACTING COMPANY INC. (Owner)		

(13) Address for Service

(14) Municipal Address of Property vacant land Amherstburg, Ontario	(15) Document Prepared by: Armando F. DeLuca, Q.C. Mousseau, DeLuca, McPherson, Prince, LLP Barristers and Solicitors 500-251 Goyeau St. Windsor, Ontario N9A 6V2	Fees and Tax	
		Registration Fee	60
		Total	60

DEVELOPMENT AGREEMENT

Registered _____, 2004

THIS AGREEMENT made in quintuplicate this 28th day of June, 2004.

BETWEEN: Pacitti Contracting Company Inc.
hereinafter called the "OWNER"
OF THE FIRST PART

-and-

THE CORPORATION OF THE TOWN OF
AMHERSTBURG
hereinafter called the "CORPORATION"
OF THE SECOND PART

WHEREAS the lands affected by this Agreement are described in Schedule "A" attached hereto, and are hereinafter referred to as the "said lands";

AND WHEREAS the Owner warrants it is the registered owner of the said lands;

AND WHEREAS, in this Agreement the "Owner" includes an individual, an association, a partnership or corporation and, wherever the singular is used therein, it shall be construed as including the plural;

AND WHEREAS the Official Plan in effect in Amherstburg designated parts of the area covered by the Official Plan as a Site Plan Control area;

AND WHEREAS the Owner intends to develop or redevelop the said lands for a commercial building with three units in accordance with the Site Plan attached hereto as schedule "B", and hereinafter referred to as the "Site Plan";

AND WHEREAS the Corporation as a condition of development or redevelopment of the said lands requires the Owner to enter into a Development Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of other goods and valuable consideration and the sum of FIVE (\$5.00) DOLLARS of lawful money of Canada, now paid by each of the parties hereto to each of the other parties hereto, (the receipt of which is hereby acknowledged), the Owner hereby covenants and agrees with the Corporation as follows:

1. The following Schedules, which are identified by the signatures of the parties to this Agreement, and which are attached hereto, are hereby made a part of this Agreement as fully and to all intents and purposes as though recited in full herein:

- SCHEDULE "A" – Legal description of the said lands
- SCHEDULE "B" – Site Plan
- SCHEDULE "C" – Elevations
- SCHEDULE "D" – Site Servicing
- SCHEDULE "E" – Storm Water Detention Calculations
- SCHEDULE "F" – Landscaping

-2-

2. Schedule "A" hereto describes the lands affected by this Agreement.
3. Schedule "B" hereto shows:
 - (a) The location of all buildings and structures to be erected;
 - (b) The location and provision of off-street vehicular loading and parking facilities and access driveways including driveways for emergency vehicles;
 - (c) Walkways and all other means of pedestrian access;
 - (d) The location and provision for the collection and storage of garbage and other waste materials.
4. Schedule "C" hereto shows:
 - (a) Elevation Drawings
5. Schedule "D" hereto shows:
 - (a) Site Servicing Plan
6. Schedule "E" hereto shows:
 - (a) Storm Water Detention Calculations and Storm Sewer Design Sheet
7. Schedule "F" hereto shows:
 - (a) Landscaping Plan
8. The Owner shall be responsible for consulting with and obtaining any necessary approvals from Hydro One, Union Gas and Bell Canada regarding any matters that relate to services provided by Hydro One, Union Gas and Bell Canada.
9. The Owner shall be responsible for consulting with and obtaining any necessary approval from the Ministry of the Environment and/or the Essex Region Conservation Authority.
10. All of the exterior walls of the building shall be faced with decorative block, brick, stone, stucco, structural glass, tile, baked enamel on steel or similar finished material.
11. All parking or loading areas and lanes and driveways shall be paved with asphalt or a concrete Portland cement or other material capable of permitting accessibility under all climatic conditions, as shown on Schedule "B" and together with crushed stone, slag, gravel, crushed brick, tile, cinders or like materials, having a combined depth of at least 15.2 cm. and with provisions for drainage facilities.
12. The Owner shall maintain a minimum of parking spaces, as designated on Schedule "B".
13. All walkways on the said lands, where so designated on Schedule "B", shall be constructed of either concrete or interlocking paving stone by the Owner to the satisfaction of the Corporation.

- 14. If any curbs, sidewalks, boulevards or highway surfaces of the Corporation are damaged during the development by the Owner, such damage shall be repaired or replaced by the Owner.
- 15. Snow removal from the parking or loading areas and lanes, driveways and walkways shall be the responsibility of the Owner.
- 16. The Owner shall install and maintain a system for the disposal of storm and surface water as indicated on Schedule "D" and Schedule "E" so that no such water will flow along the surface from the said lands onto any adjoining lands. All storm and surface water disposal systems shall be to the satisfaction of the Corporation's Engineer and separated from the sanitary sewer.
- 17. Any garbage or refuse that is stored outside shall be stored in a non-combustible container and maintained so that the garbage or refuse does not blow or fall out of the container.
- 18. Any and all lighting shall be installed and maintained so as to not, in the opinion of the Corporation, interfere with the use or enjoyment of adjacent properties or with the safe flow of traffic on abutting or adjacent streets.
- 19. The Owner shall landscape and maintain in plants and ground cover acceptable to the Corporation those lands so indicated on Schedule "F". The Owner agrees that the site will be inspected on an annual basis and any deficiencies will require immediate correction in accordance with the approved site plan.
- 20. All driveways for emergency vehicles shall:
 - (1) Be connected with a public thoroughfare;
 - (2) Be designed and constructed to support expected loads imposed by firefighting equipment;
 - (3) Be surfaced with concrete, asphalt or other material capable of permitting accessibility under all climatic conditions;
 - (4) Have a clear width of 3 metres at all times;
 - (5) Be located not less than 3 metres and not more than 15.2 metres measured horizontally and at right angles from the face of the building;
 - (6) Have an overhead clearance not less than 4.5 metres;
 - (7) Have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15.2 metres; and
 - (8) Have approved signs displayed to indicate the emergency route.
- 21. If the Ontario Building Code requires that an architect or professional engineer or both shall be responsible for the field review of any new building or extension provided for in this Agreement, the Owner shall not occupy or use or permit to be occupied or used any said new building or extension until after an architect or professional engineer has given to the Corporation a letter addressed to the Corporation and signed by him certifying that all services on or in the said lands, required for this development or redevelopment, newly installed by the Owner in connection with this development or redevelopment and not contained within a building, have been installed and completed in a manner satisfactory to the architect or professional engineer.

22. The Corporation through its servants, officers and agents including its building inspector, plumbing inspector, fire chief, public works head and municipal engineer may from time to time and at any time enter on the premises of the Owner to inspect:
 - (1) The progress of development;
 - (2) The state of maintenance as provided for in this Agreement.
23. In the event of any servant, officer or agent of the Corporation determining upon inspection the development is not proceeding in strict accord with the plans and specifications filed, such servant, officer or agent shall forthwith place a notice requiring all work to be stopped upon the premises and forward a copy by registered mail to the Owner at his last address as shown by the revised assessment rolls, and the Owner shall forthwith correct the deficiency or deviation.
24. In the event of any servant, officer or agent of the Corporation upon inspection being of the opinion that the state of maintenance is not satisfactory, such servant, officer or agent shall forthwith forward notice of such opinion to the Owner by registered mail at his last address as shown from the revised assessment rolls, and the Owner shall forthwith correct the deficiency or appeal to Council of the Corporation as hereinafter provided.
25. In the event that an Owner should disagree with the opinion of the servant, officer or agent of the Corporation as to the state of maintenance, such Owner shall appear before Council of the Corporation, which after hearing the Owner, shall express its opinion as to whether the maintenance is satisfactory by resolution, which shall constitute a final determination of the matter.
26. In the event that an Owner should fail to obey a stop work order issued under Section 23 hereof, the Owner recognizes the right of the Corporation to apply to the Courts for a restraining order.
27. In the event that an Owner should fail to correct a deviation or deficiency after notice pursuant to Section 24 or after notice of an opinion, which Council of the Corporation determines is correct under Section 25, the Council of the Corporation may by law direct or default of the matter or thing being done by the Owner, after two (2) weeks notice to it by registered mail at the last shown address of the Owner pursuant to the revised assessment rolls of passage of such by-law, that such matter or thing be done by the Corporation at the expense of the Owner, which expense may be recovered by action or like manner as municipal taxes.
28. In the event of an Owner wishing to change at any time any of the buildings, structures or facilities described in the plans annexed or referred to in Section 3 hereof, it shall make application to Council of the Corporation for approval and shall not proceed with such change until approval is given by such Council, or in default by the Ontario Municipal Board, under the procedure set out in Section 41 of the Planning Act, R.S.O. 1990 herebefore referred to.
29. This Agreement and the provisions thereof do not give to the Owner or any person acquiring any interest in the said lands any rights against the Corporation with respect to the failure of the Owner to perform or fully perform any of its obligations under this Agreement or any negligence of the Owner in its performance of the said obligations.

- 30. In the event that no construction on the said lands has commenced within one (1) year from the date of registration of this Agreement, the Corporation may, at its option, on one month's notice to the Owner, declare this Agreement to be subject to re-negotiation, whereupon the Owner agrees that it will not undertake any construction on the said lands until this Agreement has been re-negotiated.
- 31. All facilities and matters required by this Agreement shall be provided and maintained by the Owner at its sole risk and expense to the satisfaction of the Corporation and in accordance with the standards determined by the Corporation and in default thereof and without limiting other remedies available to the Corporation, the provisions of Section 469 of The Municipal Act shall apply.
- 32. The Owner acknowledges that the site plan shows future development to the east and north of the subject site, however prior to any further Neighbourhood Commercial development proceeding an amendment to the Official Plan will be required.
- 33. The Owner acknowledges that prior to any further development on the site, improvements will be required to the Ouellette Drain to be completed under an engineer's report in accordance with the provisions of the Drainage Act and approved by the Corporation.
- 34. A financial guarantee (Performance Bond, Letter of Credit or other security acceptable to the Corporation) for 100% of the cost of on-site improvements (other than buildings or structures) is required as part of the site plan agreement. The said amount to be approved by the Corporation's Manager of Public Services. A one (1) year maintenance security is also a requirement of this agreement with the option of reducing the security to 15% of the cost of the site improvements during the one (1) year maintenance period after the Town has inspected and initially approved same.
- 35. This Agreement shall be registered against the land to which it applies, at the expense of the Owner, and the Corporation shall be entitled, subject to the provisions of The Registry Act and The Land Titles Act, to enforce its provisions against the Owner named herein and any and all subsequent owners of the land.

IN WITNESS WHEREOF the Owner executed this Agreement.

OWNER: Pacitti Contracting Company Inc.

Aldo Pacitti
Aldo Pacitti, President

THE CORPORATION OF THE
TOWN OF AMHERSTBURG

Wayne Hurst
Mayor Wayne Hurst

David Mailloux
Clerk David Mailloux

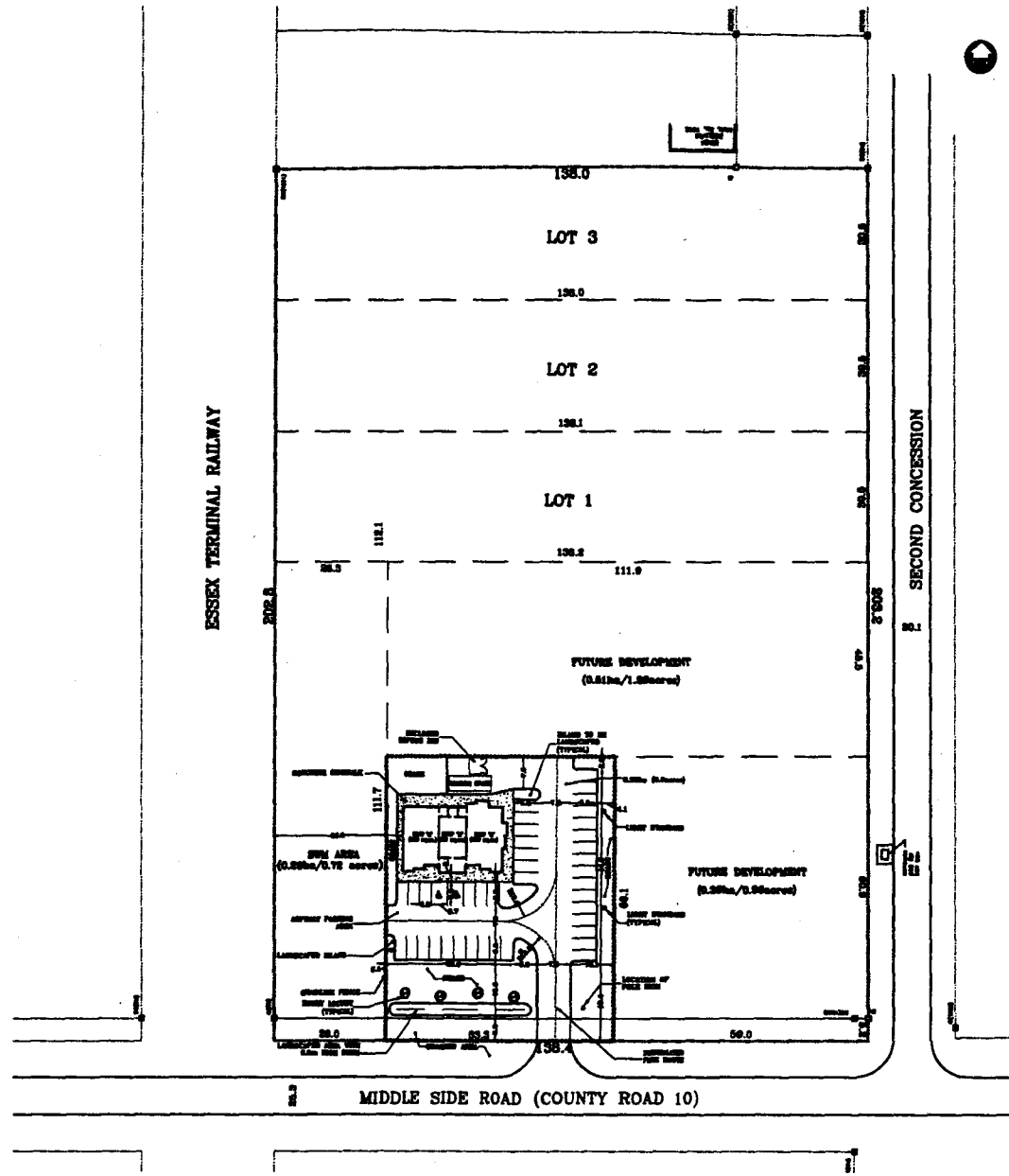
Authorized and approved by By-law
No. 2004-52 enacted the 28th day of
June, 2004.

We have authority to bind the corporation

SCHEDULE "A"

The following is a description of the land to which this instrument applies:

Part of Gore Lot at Rear of Lot 19
Concession 1
Geographic Township of Anderdon
now in the
Town of Amherstburg
County of Essex
Province of Ontario
P.I.N. 01546-0227 and 01546-0226



LEGEND

— Fire Route

STATISTICS

- Parcel Area = 0.35ha (0.9 acres)
- Building Size: 363 sq.m (3907 sq.ft.)
- Parking Spaces Required: 13
- Parking Spaces Provided: 41 (including Handicap Spaces)
- Handicapped Spaces Required: 2
- Handicapped Spaces Provided: 2
- Loading Spaces Required: 1
- Loading Spaces Provided: 1

- Landscaped Area: 1350.1sq.m (14532.4 sq.ft)
- Curb Length: 289.9m (951.1 ft)

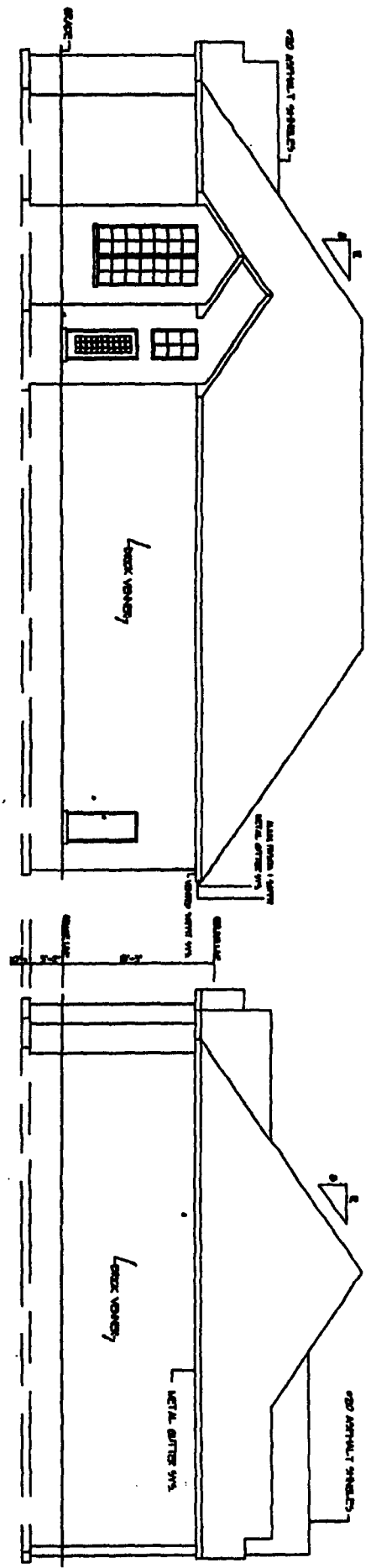
- Typical Parking Space = 2.8m x 5.5m (9'x18')
- Typical Handicapped Space = 3.7m x 5.5m (12.1'x18')
- Typical Loading Space = 3.5m x 10m (11.5'x32.8')

SCHEDULE "B" CONTINUED

May 13, 2004 - 11:48am G:\CAD\Yrinal\032225\032225 Reg Revolutions May 8, 2004.dwg



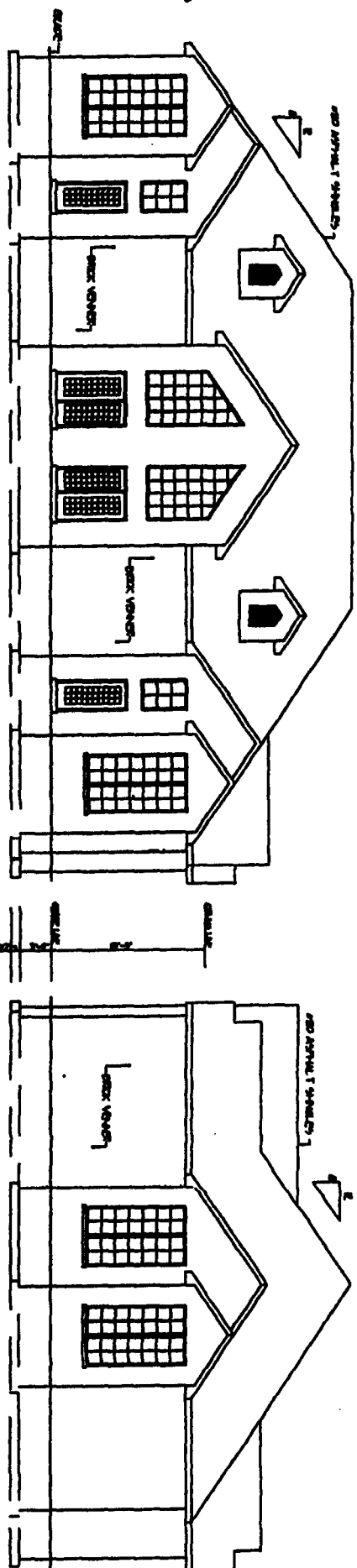
Conceptual Site Plan
 Middle Side Road (County Road 10)
 at Second Concession
 Pacitti Property
 Town of Amherstburg
 Scale: 1:750



NORTH ELEVATION

WEST ELEVATION

SCALE 3/8" = 1'-0"



SOUTH ELEVATION

EAST ELEVATION

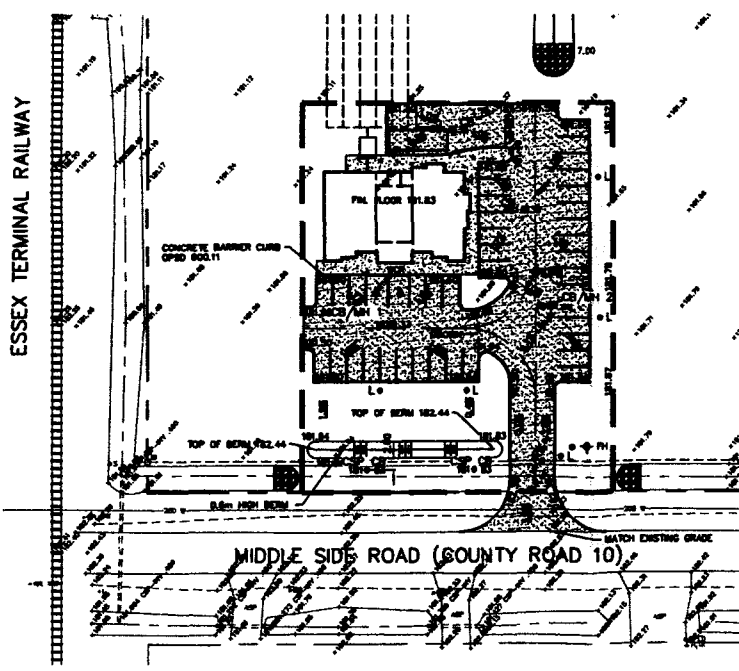
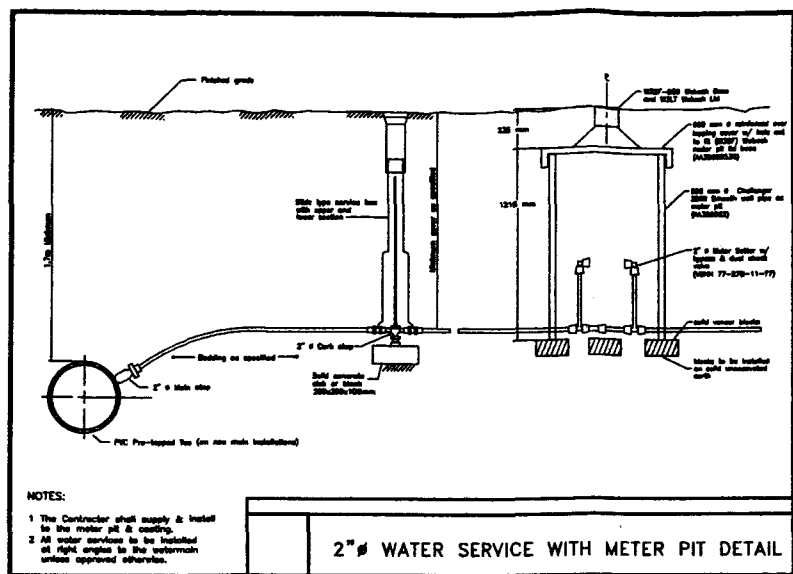
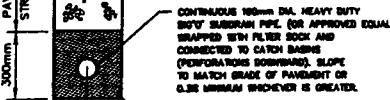
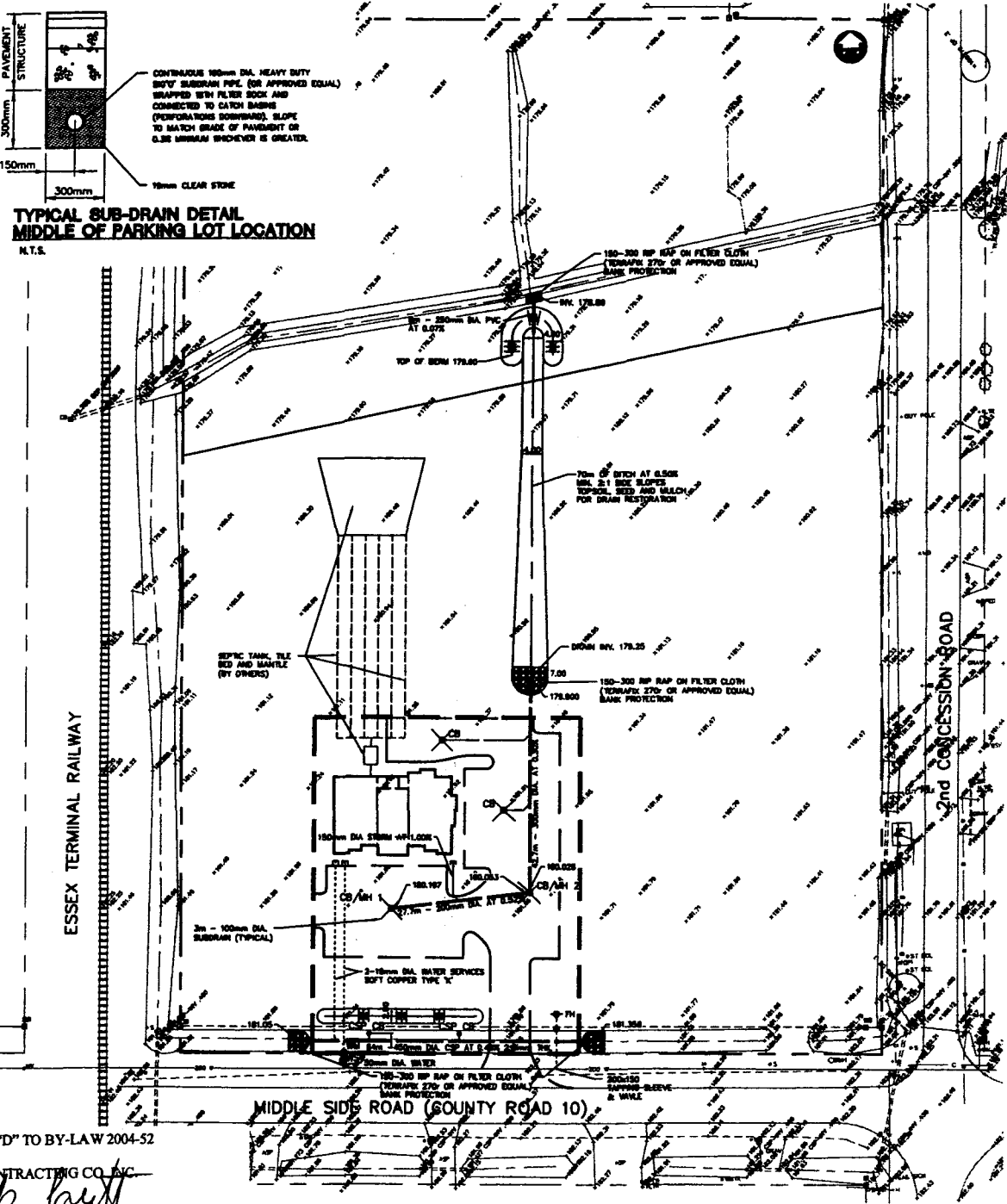
SCHEDULE "C" TO BY-LAW 2004-52

PACITTI CONTRACTING CO., INC.

Aldo Pacitti
ALDO PACITTI - PRESIDENT

TOWN OF AMHERSTBURG
Wesley Huns
MAYOR

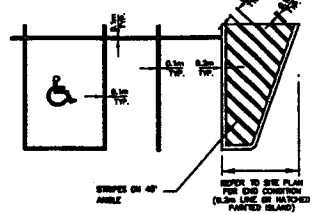
Deborah
CLERK



- GENERAL NOTES:**
- THE OWNER AND DILLON CONSULTING LIMITED DO NOT GUARANTEE THE ACCURACY OF THE UTILITIES SHOWN ON THE DRAWINGS. OTHER UTILITIES MAY BE PRESENT ON THE UTILITIES SHOWN MAY VARY IN SIZE OR LOCATION FROM THOSE SHOWN. THE CONTRACTOR SHALL NOTE THAT SERVICES FROM THE MAIN LINES ARE NOT SHOWN. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES AND TO REPAIR ANY DAMAGE IT MAY CAUSE TO THESE UTILITIES OR TO OTHER THIRD PARTIES. THE CONTRACTOR AGREES TO INDEMNIFY THE OWNER AND DILLON CONSULTING LIMITED AGAINST ANY CLAIMS WHICH MAY ARISE FROM THE CONTRACTOR'S ACTIONS.
 - ALL DIMENSIONS AND RIGS ARE TO CONSTRUCTION BASELINE OR EDGE OF PAVEMENT.
 - THE CONTRACTOR SHALL CONSTRUCT ALL TO WITHIN DIMENSIONS SPECIFIED, UNLESS NOTED OTHERWISE.
 - LIMITS OF PARKING LOT CONSTRUCTION AROUND THE PERIMETER OF PROPOSED BUILDING FOOTPRINT SHALL BE UP TO AND INCLUDING THE CONCRETE CURB. ALL WORK TO BE CO-ORDINATED WITH THE SCHEDULES OF THE BUILDING GENERAL CONTRACTOR.
 - RESTORATION OF ALL BOULEVARD AREAS ADJUTING THE SITE PERIMETER AND WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PART OF THIS CONTRACT AND SHALL INCLUDE GRASSING, SOIL TOPSOIL, AND NURSERY SOIL FROM PROPERTY LINE TO ROADWAY.
 - ALL CATCH BASINS SHALL BE 600mmx600mm. (UNLESS NOTED OTHERWISE) INSTALL DEBRIS TRAP.
 - ALL CATCH BASIN LEADS TO BE 150mm DIA. AT LOSS (UNLESS NOTED OTHERWISE)
 - ALL SUBDRAIN PIPE TO CS'S SHALL BE 100mm DIA. HEAVY DUTY 80' U'. (UNLESS NOTED OTHERWISE) CONNECT TO CS'S WHERE POSSIBLE.
 - ALL STORM SEWER SERVICES TO BE INSTALLED TO 1.5m FROM THE BUILDING FACE, CAPPED AND SHALL BE 150mm DIA. PVC DR 35 PFC.
 - NEW WATER SERVICES TO BE TERMINATED 1.5m FROM BUILDING FACE.
 - LAYOUT DIMENSIONS FOR SERVICES ARE SHOWN ON THE SITE PLAN.
 - ALL STORM, SANITARY AND GAS LEAD CONNECTIONS TO PVC AND COND. MASSES SERVICES SHALL BE MADE USING A PREFABRICATED 'TIE' CONNECTION.
 - CSIP OR TO BE 300mm DIA. CSIP WITH CAST IRON GRATE.
 - THE LIGHTING LAYOUT IS BASED ON 5.1m MOUNTING HEIGHT AND 250 WATT METAL HALIDE, HOLOPHANE SOMERSET OUTDOOR FIXTURE SIZES/2041.

STATISTICS

Parcel Area =	2.31ha (5.69 acres)
Building Footprint =	343.0m ² (7927 sq.ft.)
Parking Spaces Proposed =	13 (Including Handicap Spaces)
Handicap Spaces Proposed =	2
Landscaped Areas Proposed =	2
Landscaped Areas =	1.98ha (4.82 acres)
Grass Landscaped Area =	1.48ha (3.41 acres)
Total Parking Space =	2.8m x 5.5m (15,740)
Total Handicap Space =	3.7m x 5.5m (20,525)
Total Landscaped Space =	3.5m x 10m (115,325)



NEW CONSTRUCTION LEGEND

---	NEW CONCRETE BARRIER CURB
---	WHEEL CHAIR RAMP (SP10-303.04)
---	FINISHED GRADE AT EDGE OF PAVEMENT.
---	300mm COMPACTED GRANULAR 'A'
---	CONCRETE SIDEWALK

SCHEDULE "D" TO BY-LAW 2004-52

PACITTI CONTRACTING CO. INC.

Aldo Pacitti
ALDO PACITTI - PRESIDENT

TOWN OF AMHERSTBURG

Wayne
MAYOR

UTILITIES

DILLON CONSULTING LIMITED
DATE: June 22, 2004

Pacitti Contracting Company Inc

DILLON CONSULTING
3200 Dundas Street, Suite 200, Whitby, ON M2B 1K2
Phone: (905) 448-5020 Fax: (905) 448-5054

NO.	REVISION	DATE	BY
1	REVISED BUILDING AREA AND LANDSCAPING	MAY 05/04	ESTERLE
2	TOWN REVIEW	APR 22/04	SESLAR
3	CLIENT REVIEW	APR 14/04	SESLAR
4	ISSUED FOR PERMITS	APR 14/04	DAK

Pacitti Commercial Site Development PROJECT NO. 04-5072-1000

REMOVALS, GRADING, STORM SEWER AND WATERMAIN LAYOUT

SHEET NO. 1

PROJECT NO.: 04-3072-1000
DESIGN BY: SES
DATE: April 19, 2004

**PACITTI DEVELOPMENT
ON-SITE STORM WATER DETENTION CALCULATIONS**

A. PRE-DEVELOPED SITE CONDITIONS:

Ex. Site Area = 3304 sq.m = 0.33 Ha

B. PROPOSED SITE CONDITIONS:

Commercial (C=0.62)= 3304 sq.m = 0.33 Ha

C. RUNOFF COEFFICIENTS:

EXISTING: C_{und}= 0.20 (1:5 yr freq)

FUTURE: C_{dev}= 0.63 (1:5 yr freq)

D. PRE-DEVELOPED (ALLOWABLE) DISCHARGE FOR 1:5 YEAR FREQUENCY STORM:

Average Runoff Coefficient, C_{und} = 0.20
Time of Concentration = 16.6 min. (for 1:5 year)
Intensity, I = 86.75 mm/hr Where Intensity, I = 125 * 25.4 / (T+20),
for CITY OF WINDSOR 1:5 year frequency stor

Q_{und} = 2.78 C I A
= 15.94 L/s

E. POST-DEVELOPMENT DISCHARGE FOR 1:5 YEAR FREQUENCY STORM:

Average Runoff Coefficient, C_{dev} = 0.63

Q_{dev} = 2.78 C I A
= 0.58 * I L/s

SCHEDULE "E" TO BY-LAW 2004-52

PACITTI CONTRACTING CO. INC.

Aldo Pacitti
ALDO PACITTI - PRESIDENT

TOWN OF AMHERSTBURG

Walter Stewart
MAYOR

Debra...
CLERK

F. STORM VOLUME CALCULATIONS FOR 1:5 YEAR FREQUENCY STORM:

Duration (min.) t	Intensity* (mm/hr) i	Qd=2.78CIA (L/s)	Storm Volume (cu.m.)** V1=Qd t 60	Relief Volume*** (cu.m.)** V2=Qu t 60	Storage (cu.m.) V1 - V2
0	158.75	0.00	0.00	0.00	0.00
5	127.00	22.24	6.67	4.78	1.89
10	105.83	37.07	22.24	9.56	12.68
15	90.71	47.66	42.89	14.34	28.55
20	79.38	46.15	55.38	19.12	36.26
25	70.56	41.02	61.53	23.90	37.63
30	63.50	36.92	66.46	28.68	37.77 ***
35	57.73	33.56	70.48	33.47	37.02
40	52.92	30.77	73.84	38.25	35.59
45	48.85	28.40	76.68	43.03	33.65
50	45.36	26.37	79.11	47.81	31.31
55	42.33	24.61	81.22	52.59	28.64
60	39.69	23.08	83.07	57.37	25.70

* Where Intensity, $i = 125 * 25.4 / (T+20)$, for CITY OF WINDSOR 1:5 year frequency Storm

** Where Qd or Qu is entered in cms

*** Qund = 15.94 L/s for 1:5 year storm

**** Max. volume to be stored = 37.77 cu.m. for 1:5 year storm

Storage will be provided in the proposed temporary swale proposed with the smaller culvert to restrict flows to the municipal drain to predeveloped flows.

STORM SEWER DESIGN SHEET

Town of Amherstburg
County of Essex

Project Name: Pacitti Development
Project Number: 04-3104-1000

Location	From M.H.	To M.H.	Len. (m)	Area (ha)	Run. Coef.	2.78AC	Accum. 2.78AC	T of In (min)	T of F (min)	T of C (min)	Intens. (mm/hr)	Exp.fl. (L/s)	Invert Up M.H.	Elev. Low M.H.	Fall (m)	Slope (%)	Pipe D(mm)	Capac. (L/s)	Vel. (m/s)	Act. T of F(min)	Drop in Low M.H.	Ground Elevation Up M.H.	Pipe Diameter D(mm)	Pipe Wall Thickness t(mm)	Depth of Cover (m)
A1	CB/MH 1	CB/MH 2	27.70	0.14	0.645	0.24	0.24	15.00	0.81323	15.61	86.15	21.81	180.197	180.053	0.144	0.520	200	23.68	0.75	0.61	0.025	181.330	200	7	0.9
A2 A3 A4	CB/MH 2	outlet	42.70	0.20	0.625	0.34	0.58		0.94877	16.56	86.84	50.50	180.028	179.900	0.128	0.300	300	52.97	0.75	0.95	0.000	181.500	300	7	1.2
Orifice Pipe																0.070	250	15.73							

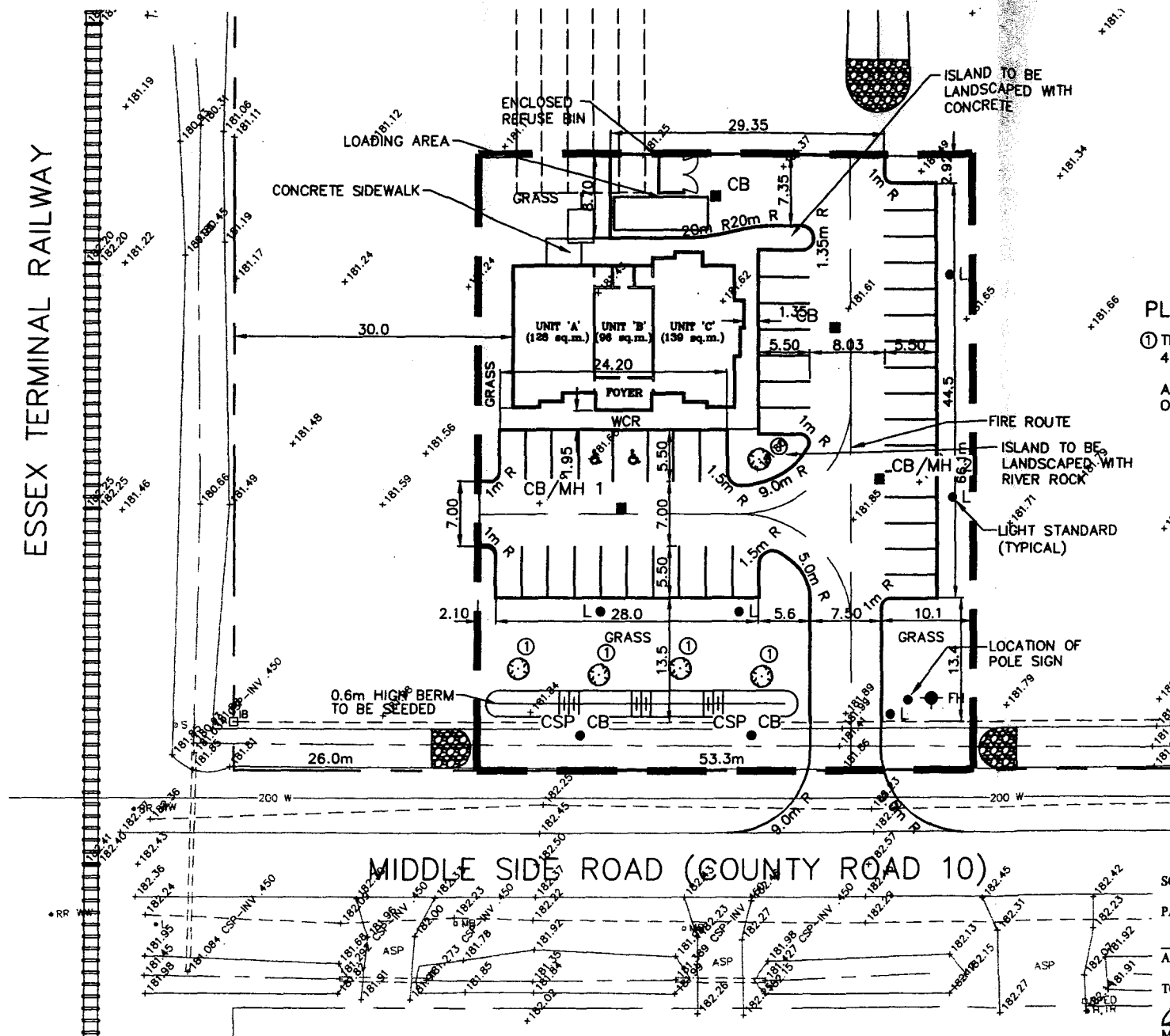
Total Area 0.33 ha.

NOTES :

- 1) Design Storm = 1:5 Year C.O.W. (125*25.4/(Tc+20)) mm/hr
- 2) Manning's Coefficient = 0.013
- 3) Minimum Velocity = 0.60 m/s 2.0 fps
- Maximum Velocity = 3.00 m/s 9.8 fps

SCHEDULE "E" CONTINUED

W:\INT 2004 - 11-49m G:\CAD\PM\1043072\0430721000.dwg Sp. Facilities Revolutions May 5 2004.dwg
 Jun 22 2004



- PLANT LIST:**
- ① THORNLESS HONEY LOCUST - 45mm DIA. (5)
- ALL GRASS AREAS TO BE SEEDDED OR SODDED.

SITE PLAN

SCHEDULE "F" TO BY-LAW 2004-52

PACITTI CONTRACTING CO. INC.

Aldo Pacitti
ALDO PACITTI - PRESIDENT

TOWN OF AMHERSTBURG

Wayne Deind
MAYOR

Julia...
CLERK

DILLON CONSULTING LIMITED June 22, 2004 DATE		Pacitti Contracting Company Inc		DILLON CONSULTING <small>3200 Dorset Drive, Suite 800, Windsor, ON N9B 3P9 Phone: (519) 946-3200 Fax: (519) 946-3554</small>		<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>2</td> <td>TOWN REVIEW</td> <td>APR 23/04</td> <td>REL:JL</td> </tr> <tr> <td>1</td> <td>CLIENT REVIEW</td> <td>APR 14/04</td> <td>REL:JL</td> </tr> </table>		NO.	REVISION	DATE	BY	2	TOWN REVIEW	APR 23/04	REL:JL	1	CLIENT REVIEW	APR 14/04	REL:JL	Pacitti Commercial Site Development PROJECT NO. 04-3072-1000	
NO.	REVISION	DATE	BY																		
2	TOWN REVIEW	APR 23/04	REL:JL																		
1	CLIENT REVIEW	APR 14/04	REL:JL																		
SITE PLAN AND LANDSCAPE PLAN						SHEET NO. 2															