



The Corporation of the Town of LaSalle

<b>Date</b>	November 20, 2018	<b>Report No:</b>	PW-53-18
<b>Directed To:</b>	Mayor and Members of Council	<b>Attachments:</b>	~ Developer request letter ~ sketch of proposed street
<b>Department:</b>	Public Works	<b>Policy References:</b>	
<b>Prepared By:</b>	Peter Marra, P.Eng. – Director of Public Works		
<b>Subject:</b>	Leptis Magna Drive and Robert D Hayes Park naming		

**RECOMMENDATION:**

That Council concur that the new street in the Leptis Magna Subdivision be named Leptis Magna Drive

That Council concur with the Culture and Recreation Committee that the new park as part of the Leptis Magna development be named Robert D Hayes Park once developed in the future.

**REPORT:**

The Town is in receipt of a request from the developer of the Leptis Magna Subdivision for naming of the first street to be built and the naming of the future park. The following sections provides background on each request.

**Street Naming**

The first street is currently being constructed now and the developer has put forward a proposed street name. The proposed street will eventually be built between Disputed Road and Laurier Parkway. The first section is being built extending from Laurier Parkway and will be the location for the new elementary school to be built in the coming years. It is currently depicted as Street A on the enclosed sketch.

The developers have put forward that the street be named Leptis Magna Drive.

Administration concurs with this name and it would be appropriate for Council to concur with the proposed street name to be Leptis Magna Drive.


**Future Park Naming**

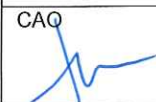


As part of the overall Leptis Magna Development, there will be a future proposed park to be incorporated into the development. The Developer has put forward that the future park be named after the Town’s former Town Engineer and the park be named Robert D Hayes Park.

This request was brought forward to the Nov 19<sup>th</sup> Culture and Recreation Committee and they have recommended that this be brought to Council for formal approval.

It is recommended that Council approve the proposed future park within the Leptis Magna Development be named Robert D Hayes Park.

Respectfully submitted,

  
Peter Marra, P.Eng.  
Director of Public Works

Reviewed by:							
CAO	Treasury	Clerks	Public Works	Planning	Cult. & Rec.	Building	Fire
							

**LEPTIS MAGNA DEVELOPMENT INC.**  
**c/o Vindella Enterprise Inc.**  
**2470 Dougall Avenue, Unit 2A, Windsor, Ontario N8X 1T2**

September 26, 2018

Re: New Street Name  
Attention: Town of LaSalle

We are formally requesting that the new street as part of our development be named Leptis Magna. Whether it is Road or Drive can be up to you.

Furthermore, as our development progresses in the future, there will be a proposed future park and stormwater management ponds provided. These two facilities will be jointly located into one area. We are formally requesting that in the future the park be named in honor of Mr Robert Hayes and that the formal name of the park be "Robert D Hayes Park". We would also propose in the future with the development of the park that a location within the park be landscaped and a plaque be provided to explain who Mr Hayes is, his contribution, etc.

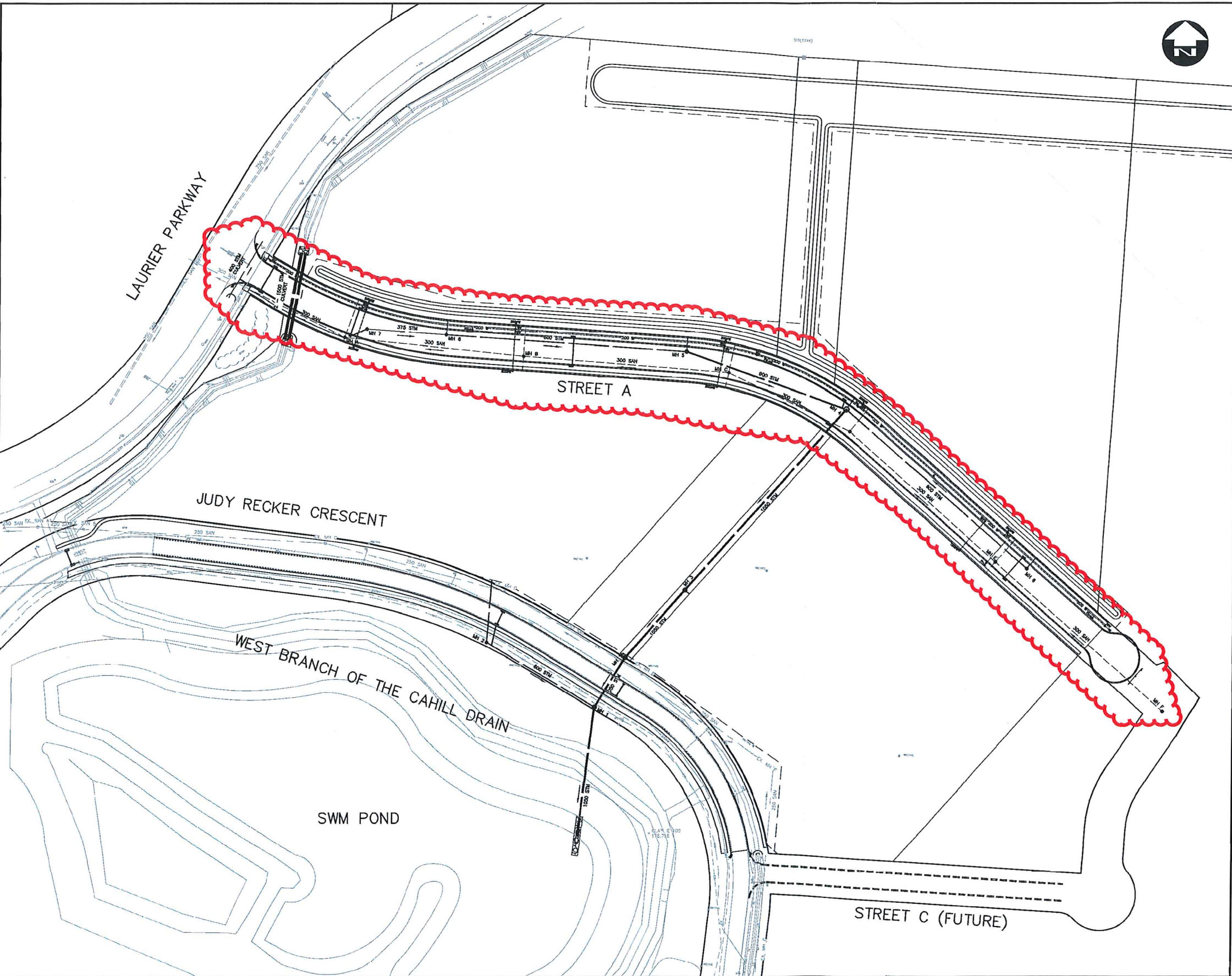
Please let us know if you require anything further to process this request.

Yours truly,

Mohamed Tabib and Vince Balsamo  
c/o Leptis Magna Development Inc.

DILLON CONSULTING LIMITED 3200 DEZIEL DRIVE, SUITE 600 WINDSOR, ONTARIO, N9W 5G6, PHONE (519) 948-5000, FAX (519) 948-5004

PLANNING: C. VANDERKAM, DESIGN: A. DILLON, CHECKED: J. DILLON, DATE: 17/18, SCALE: 1:1000, DRAWN: J. DILLON, PLOTTED BY: M. DILLON, DATE: 17/18



- 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 OR THE UTILITIES SHOWN MAY DIFFER 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 WORKS TO BE CONSTRUCTED TO A TOLERANCE OF 5mm±.
  - ALL DIMENSIONS AND RADII ARE TO CONSTRUCTION BASELINE OR EDGE OF PAVEMENT.
  - CHAINAGES SHOWN REFER TO CONSTRUCTION BASELINE.
  - ALL INTERNAL STORM DRAINAGE SHALL BE CONTAINED ON THE LOT. LOT GRADING IS NOT PART OF THIS CONTRACT.
  - ALL SANITARY/WATERMANS SHALL HAVE A MINIMUM OUTSIDE EDGE OF PIPE/OUTSIDE EDGE OF PIPE SEPARATION OF 2.50m.
  - SEWER BEDDING TO BE CLASS 'B' (EXCEPT CLASS 'A' TO FIRST PIPE JOINT OUTSIDE OF MANHOLE FOR RIGID PIPE).
  - ALL PRIVATE DRAIN CONNECTIONS TO EXTEND TO THE PROPERTY LINE OR THROUGH EASEMENT WHERE SHOWN. ALL SANITARY AND STORM CLEANOUTS TO BE INSTALLED BY THE CONTRACTOR AT THE PROPERTY LINE AND THE STUB EXTENDED TO THE EASEMENT LINE. PDC TO BE MARKED AT PROPERTY LINE WITH A 2x4 EXTENDING FROM THE INVERT TO 600mm ABOVE GRADE AND PAINTED AS FOLLOWS:  
STORM - GREEN  
SANITARY - RED  
WATER - BLUE
  - CONTINUOUS 150mm DIA. FLEXIBLE PERFORATED SUBDRAIN PIPE WITH FILTER SOCK IS REQUIRED (100mm DIA. IF INSTALLED USING A LASER LEVEL). SEE DETAIL SHEET.
  - SUPPORT FOR RIGID PIPE AT MANHOLES AND CATCH BASINS AS PER OPSD-708.020.
  - BEDDING**  
BEDDING FOR RIGID PIPE AS PER OPSD-802.030.  
BEDDING FOR FLEXIBLE SEWER PIPE AS PER OPSD-802.010.  
SEWER STONE CAN BE USED AS PIPE BEDDING.  
SEWER STONE SHALL BE SOUND CRUSHED ROCK LUMESTONE MEETING THE FOLLOWING GRADATIONS:

SEWER DESIGNATION	PERCENT PASSING
1	100
3/4	95-100
5/8	51-88
3/8	26-62
No. 4	5-14
No. 5	0-5

  
THE SEWER STONE SHALL BE MECHANICALLY COMPACTED WITH A VIBRATORY COMPACTOR.
  - UTILITY SUPPORTS OR GRANULAR BACKFILL SHALL BE USED WHERE STORM PDC'S CROSS SANITARY TRENCH.
  - CONNECTIONS TO P.V.C. PIPE:**  
THE CONTRACTOR SHALL BE REQUIRED TO USE ONLY PLANT MANUFACTURED TEES WHEN INSTALLING PRIVATE DRAIN CONNECTIONS. THE ANGULAR RISE OF THE CONNECTIONS SHALL BE BETWEEN 5° AND 85°. IF THE ANGULAR RISE EXCEED 45°, THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL P.V.C. COUPLING WITH STOP IMMEDIATELY BEYOND THE TEE FITTING. A SHORT SECTION OF P.V.C. PIPE IS TO BE USED TO CONNECT THE COUPLING TO THE TEE FITTING. THE COUPLING SHALL REST DIRECTLY UPON THE BELL PORTION OF THE TEE FITTING.
  - CONNECTIONS TO CONCRETE PIPE:**  
ALL PLANT OR FIELD MANUFACTURED TEES SHALL CONSIST OF A NON-ASBESTOS CEMENT STOP COUPLER GROUTED IN PLACE WITH A NON-SHRINK GROUT. ALL GROUTED STOP COUPLERS SHALL BE ALLOWED TO CURE FOR A MINIMUM OF 12 HOURS BEFORE USE. ALL ASBESTOS CEMENT STOP COUPLERS ARE TO HAVE A MINIMUM 6mm INTERNAL MONOLITHIC STOPPER AS WELL AS AN INTERNAL RUBBER GASKET, WHICH IS TO BE GLUED IN PLACE. THE USE OF WINGED P.V.C. SAND COATED BELL WILL NOT BE PERMITTED IN TAPPING CONCRETE PIPE.
  - CONNECTIONS TO HDPE PIPE:**  
PRIVATE DRAIN CONNECTION SHALL BE ALLOWED USING PLANT MANUFACTURED TEE FITTING CUT INTO THE PIPE AS REQUIRED. NO CORING OR INSERT-A-TEE WILL BE ALLOWED.
  - KOR-A-SEAL BOOTS ARE REQUIRED FOR ALL PVC PIPE AT MANHOLE CONNECTIONS.
- WATERMANS**
- ALL WATERMANS 100mm DIA. TO 500mm DIA. TO BE PVC AWWA C-900 CLASS 150 DR18.
  - ALL WATERMANS AND SERVICES TO HAVE A MINIMUM OF 1.80m OF COVER. INSTALL WATER SERVICES BELOW STORM SEWER WHERE NECESSARY TO MAINTAIN MINIMUM 1.80m COVER. INSULATE WATER SERVICES WHERE COVER IS LESS THAN 1.80m.
  - THE TEMPORARY CONNECTION DETAIL REQUIREMENTS WITH RESPECT TO WATERMAIN CONNECTIONS BE ADHERED TO AND COMPLIED WITH TO THE SATISFACTION OF THE TOWN OF LASALLE.
  - FIRE HYDRANTS TO BE AS SPECIFIED IN THE TOWN OF LASALLE WATER SPECIFICATION.
  - WATER SERVICES TO BE 200mm (8") PVC AWWA C-900 CLASS 150 DR18.
  - CLEAR VERTICAL SEPARATION OF 0.50m SHALL BE MAINTAINED WHEN A WATERMAIN PASSES UNDERNEATH OR OVER A STORM OR SANITARY SEWER.
  - INSTALL TEMPORARY FULL SIZE BLOW-OFF FOR SWAB REMOVAL AND TESTING. AFTER TESTING IS COMPLETE, CONNECT TO EXISTING WATERMAIN.
- SANITARY SEWERS**
- ALL SANITARY SEWERS TO BE PVC DR-35 UNLESS SHOWN OTHERWISE.
  - SANITARY SEWERS TO BE AIR TESTED.
  - SANITARY PRIVATE DRAIN CONNECTIONS TO BE 200mm PVC DR-35.
  - ALL SANITARY PDC TO HAVE A PREFERRED COVER OF 2.74m AT PROPERTY LINE (MINIMUM 2.60m) AND SHALL BE SET TO A MINIMUM 2% GRADE UNLESS NOTED OTHERWISE.
  - ALL SANITARY MANHOLES TO BE BENCHED.
  - ELEVATION [100.00] SHOWN ON PROFILE AT EACH SANITARY MANHOLE REPRESENTS THE APPROXIMATE SANITARY HYDRAULIC GRADE LINE.
- STORM SEWERS**
- ALL STORM SEWERS 450mm DIA. OR SMALLER TO BE PVC DR-35. ALL STORM SEWERS 450mm DIA. OR LARGER TO BE PVC, HDPE OR CONCRETE.
  - ALL STORM PDC SHALL HAVE A MINIMUM 1.2m OF COVER AT THE PROPERTY LINE AND SHALL BE SET TO A MINIMUM 2% GRADE UNLESS NOTED OTHERWISE.
  - ALL STORM MANHOLES TO HAVE A 450mm DEEP SUMP.
  - MANHOLE COVERS SHALL BE SET TO BASE SURFACE ASPHALT GRADE. WHEN SURFACE ASPHALT IS PLACED, THE CONTRACTOR SHALL RAISE THE MANHOLE FRAME AND COVER.
  - CATCH BASIN LEADS TO BE 300mm DIA. PVC DR-35.
  - ELEVATION [100.00] SHOWN ON PROFILE AT EACH STORM MANHOLE REPRESENTS THE APPROXIMATE STORM HYDRAULIC GRADE LINE.

**Conditions of Use**  
Verify elevations and/or dimensions on drawing prior to use.  
Report any discrepancies to Dillon Consulting Limited.  
Do not scale dimensions from drawing.  
Do not modify drawing, re-use it, or use it for purposes other than those intended at the time of its preparation without prior written permission from Dillon Consulting Limited.



LEPTIS MAGNA  
DEVELOPMENT  
INC.



8	CONSTRUCTION	SEP 05/18	KNE.DAM
7	EXECUTION	AUG 31/18	KNE.DAM
6	TENDER	AUG 17/18	KNE.DAM
5	MOECC APPROVAL - TRANSFER OF REVIEW	JUL 24/18	KNE.DAM
4	RE-ISSUED FOR MUNICIPAL & ERCA APPROVAL	MAY 31/18	KNE.DAM
3	RE-ISSUED FOR MUNICIPAL & ERCA REVIEW	MAY 18/18	KNE.DAM
2	MUNICIPAL & ERCA APPROVAL	JAN 23/18	KNE.DAM
1	MUNICIPAL REVIEW	DEC 19/17	KNE.DAM
NA	ISSUED FOR	DATE	BY

Leptis Magna School Site Servicing  
Town of LaSalle

PROJECT NO.  
17-6464

SITE SERVICING

SHEET NO.  
1