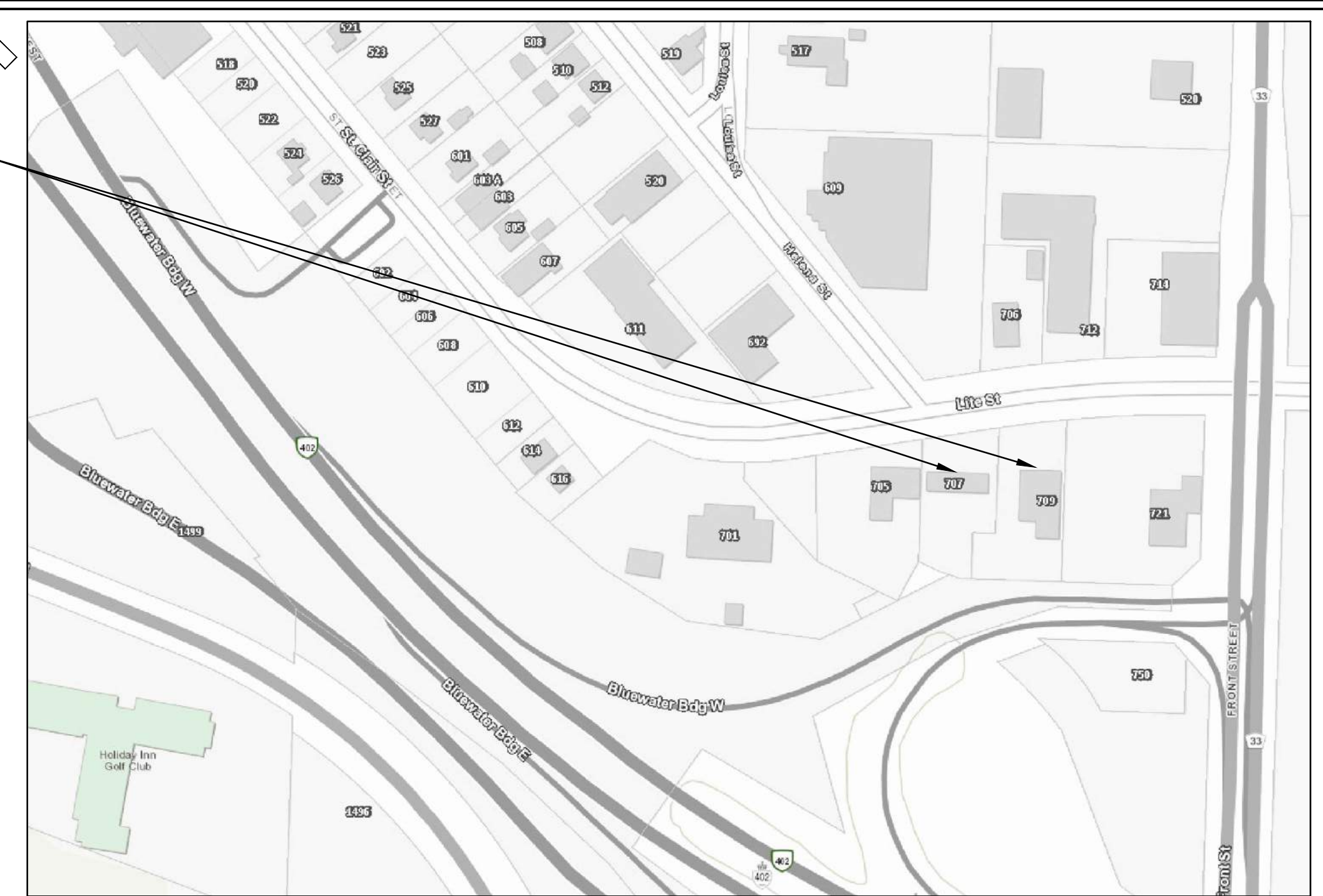
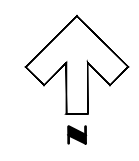


#707 & #709 LITE STREET



KEY PLAN
NTS

EXISTING RESTAURANT
(OPEN GRILL
STEAKHOUSE)

NOTE:
ALL WORK WITHIN THE ROW TO BE COMPLETED WHEN LITE STREET IS REBUILT BY OTHERS, EXCLUDING WATER, STORM AND SANITARY CONNECTIONS REQUIRED FOR THIS DEVELOPMENT AND THE ASSOCIATED RESTORATION OF EXISTING CONCRETE AND ASPHALT

LEGEND:

AREA TO HAVE ASPHALT REMOVED AND BE CLEARED AND GRUBBED WITHIN LIMITS OF NEW PAVEMENT, LANDSCAPING AND BUILDING

ASPHALT TO BE REMOVED

LEGEND

SAN. or STM.

EXISTING SEWERS, SANITARY or STORM

STORM.

PROPOSED STORM SEWERS

SANITARY.

PROPOSED SANITARY SEWERS

MH. CB

EXISTING MANHOLE and CATCHBASIN

MH. CB

PROPOSED MANHOLE and CATCHBASIN

EXISTING WATERMAIN

PROPOSED WATERMAIN

HYDRANT AND WATER VALVE

H B T H-B S/L

UTILITY POLES

GRUBBING

ROAD AND PARKING LOT TO BE PAVED

1:250

5m

0

5m

10m

N

NOTE
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BENCHMARK INFORMATION
Local B.M. Elev. = 301.070m
Top Nut of Hydrant Located on South Side of Lite Street in front of Sarnia Produce
Survey prepared by BM Ross

Design By: AM Checked By: PS

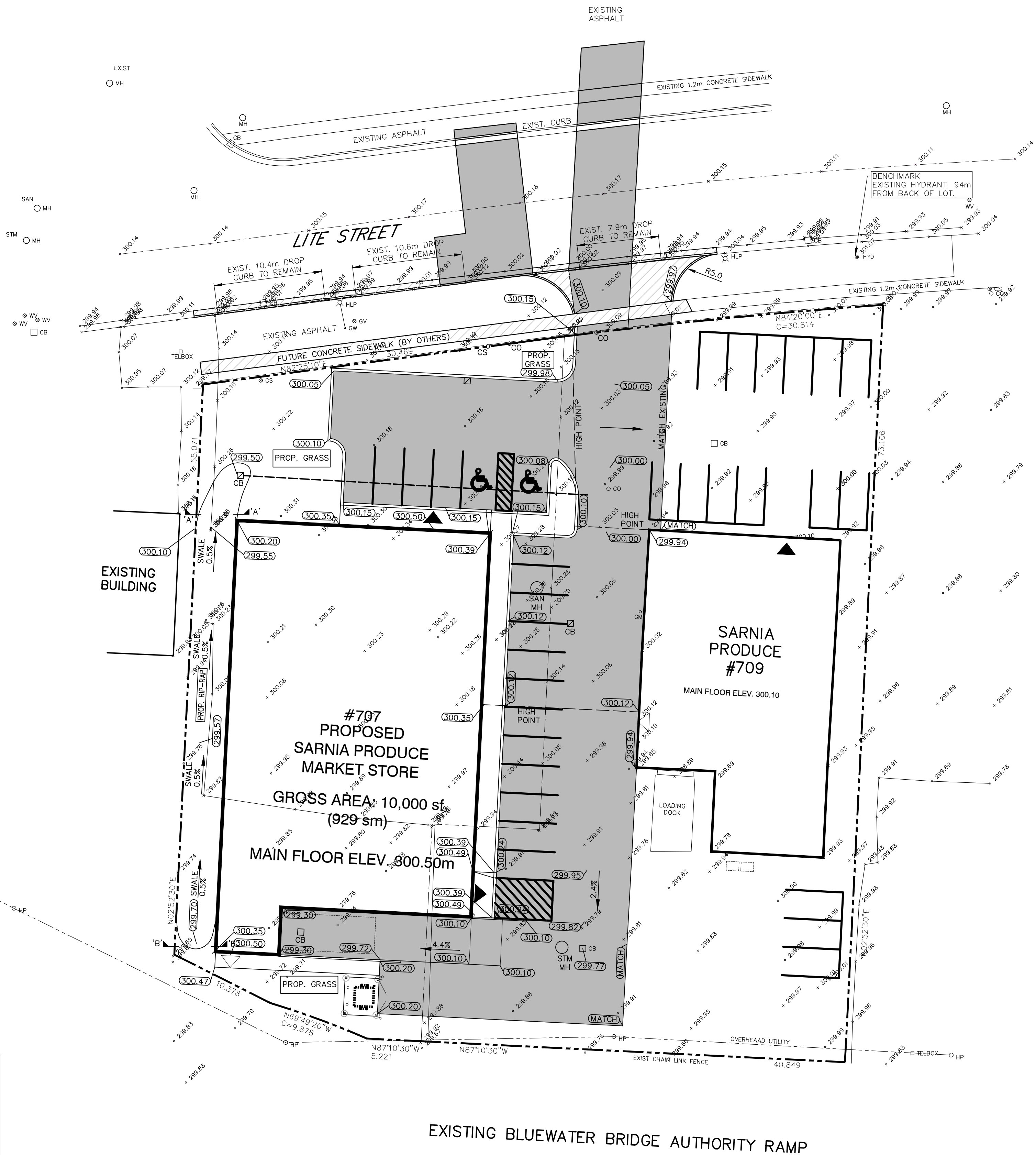
No.	DATE	REVISION
1	07/19	For Review
2	11/19	For Approval

Goderich Mount Forest Sarnia

**Sarnia Produce
707 & 709 Lite Street
Point Edward, Ontario**

Existing Conditions and Removal Plan

Scale (24x36) 1:250	Project No. 19158
	Drawing No. 19158-01



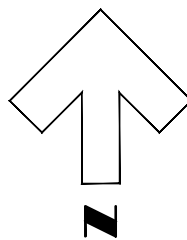
EXISTING RESTAURANT
(OPEN GRILL
STEAKHOUSE)

EXISTING BLUEWATER BRIDGE AUTHORITY RAMP

- LEGEND:**
- EXISTING GRADES
 - PROPOSED GRADES
(GRADES SHOWN AT CURBS ARE EDGE
OF ASPHALT ELEVATIONS)
 - FUTURE (BY OTHERS), AS PER NOTE 1
 - ASPHALT TO BE PLACED

- LEGEND**
- EXISTING SEWERS, SANITARY or STORM
 - PROPOSED STORM SEWERS
 - PROPOSED SANITARY SEWERS
 - EXISTING MANHOLE and CATCHBASIN
 - PROPOSED MANHOLE and CATCHBASIN
 - EXISTING WATERMAIN
 - PROPOSED WATERMAIN
 - HYDRANT AND WATER VALVE
 - UTILITY POLES
 - GRUBBING
 - ROAD AND PARKING LOT TO BE PAVED

1:250



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Top Nut of Hydrant Located on South Side of Lite
Street in front of Sarnia Produce

Design By: AM

Checked By: PS



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Goderich Mount Forest Sarnia

**Sarnia Produce
707 & 709 Lite Street
Point Edward, Ontario**

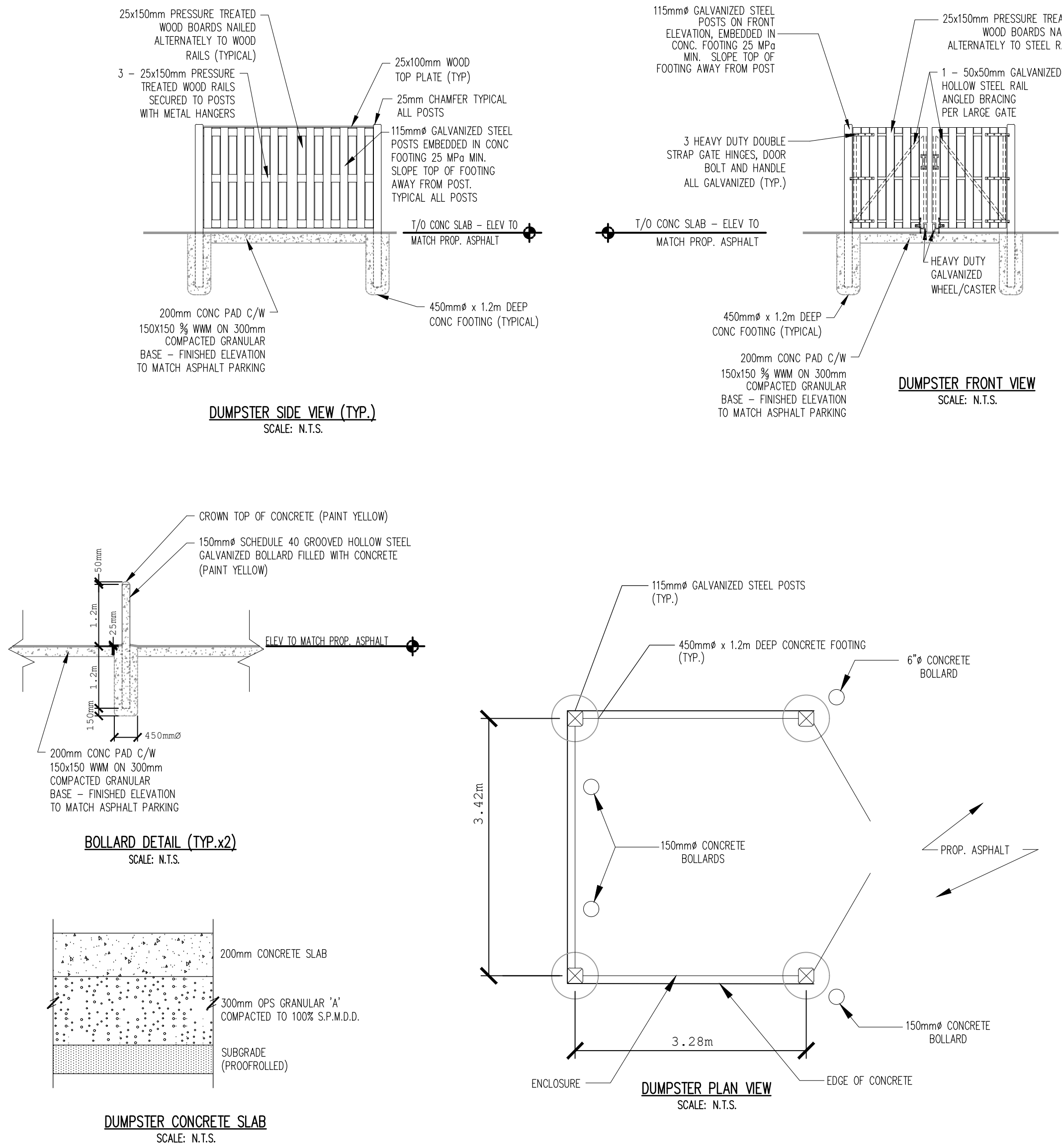
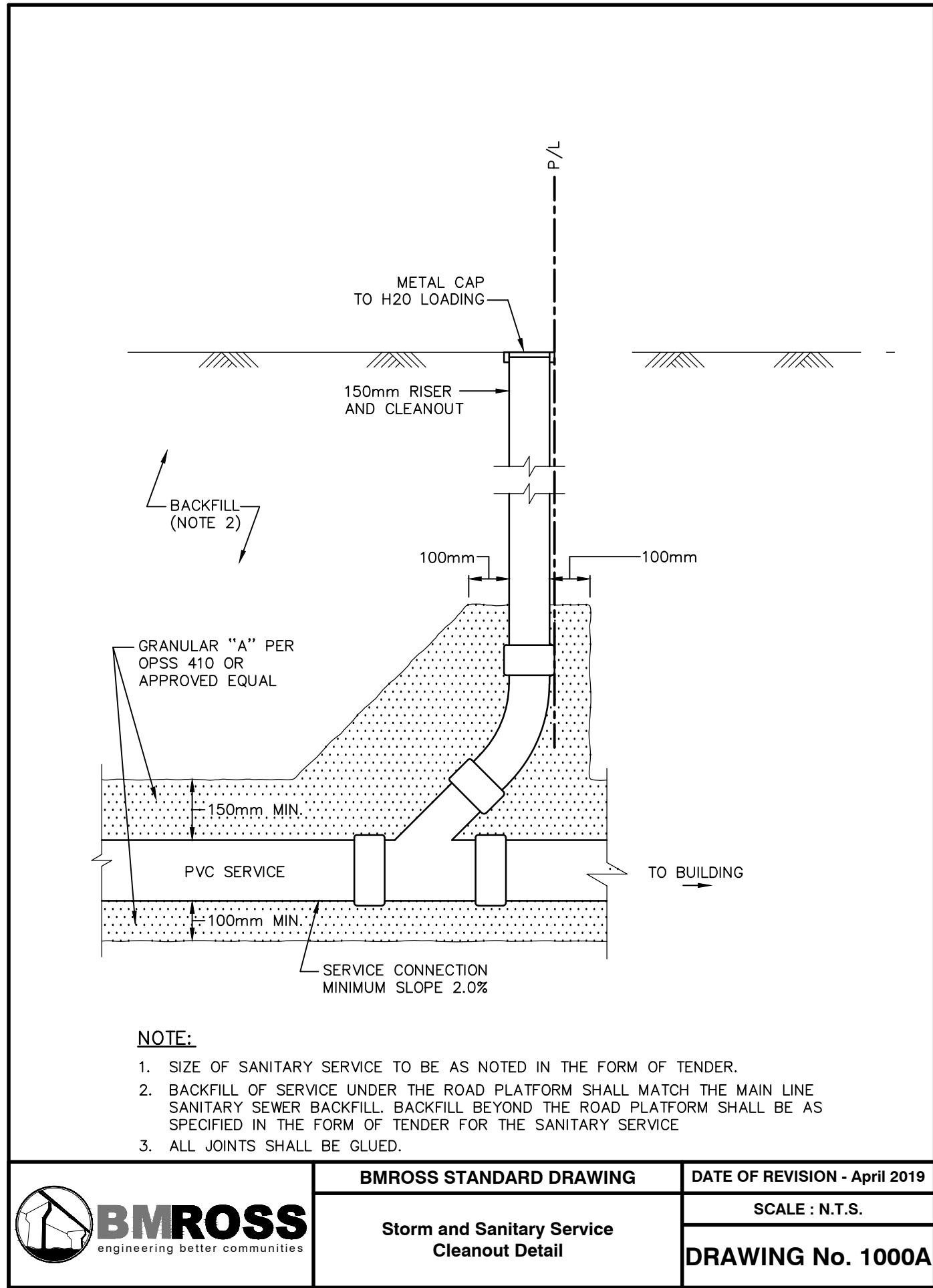
Site and Grading Plan

**Project No.
19158**

Scale (24x36)

1:250

**Drawing No.
19158-03**



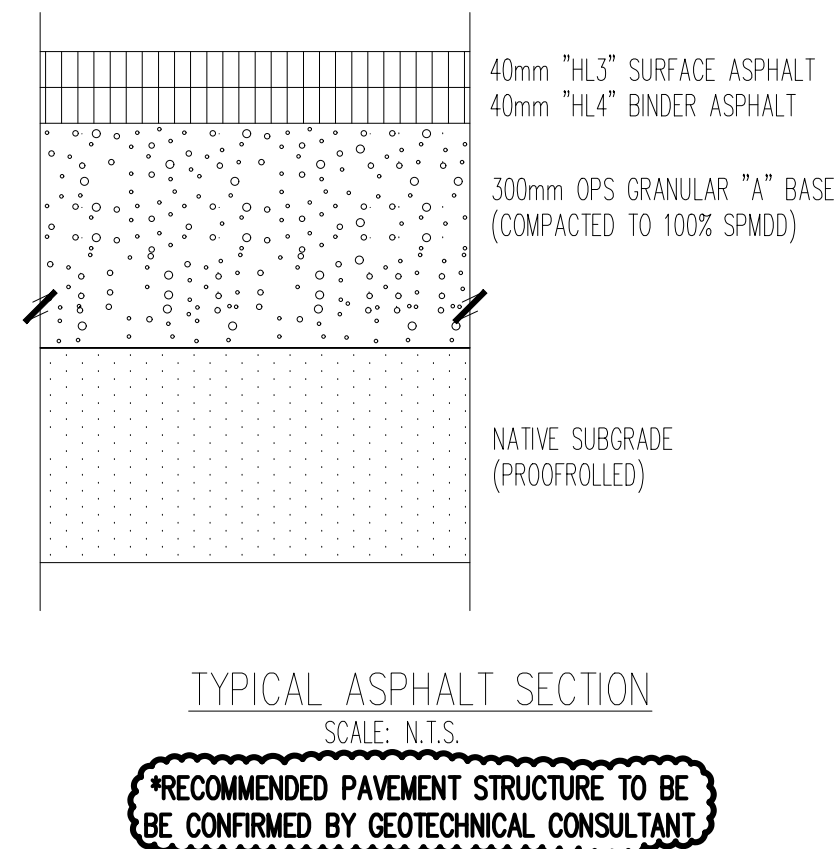
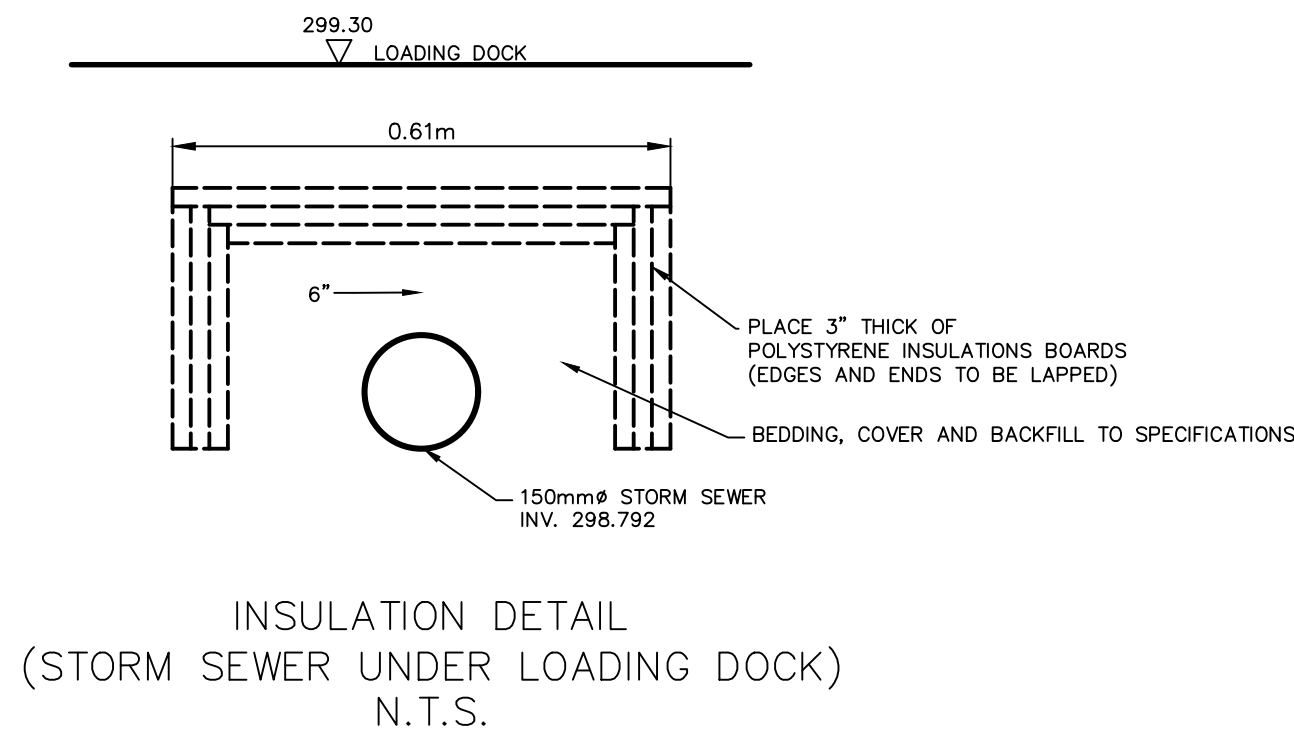
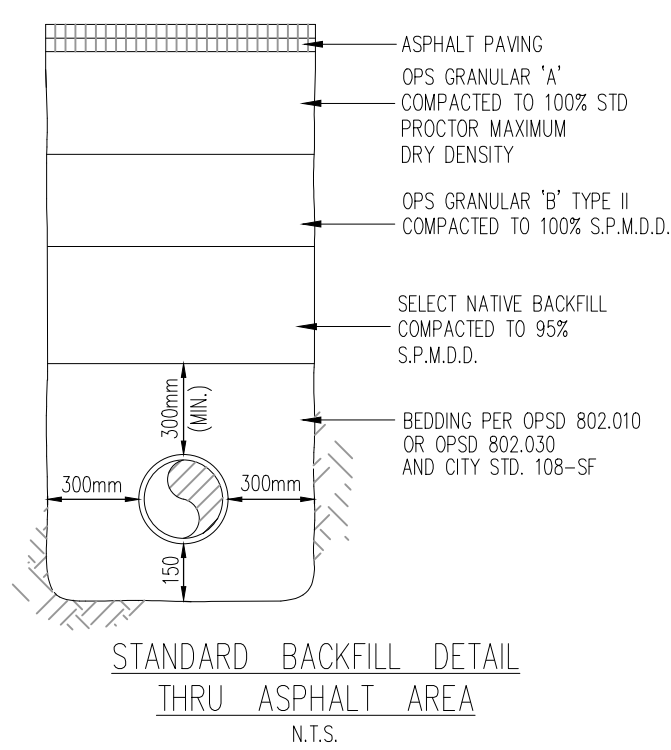
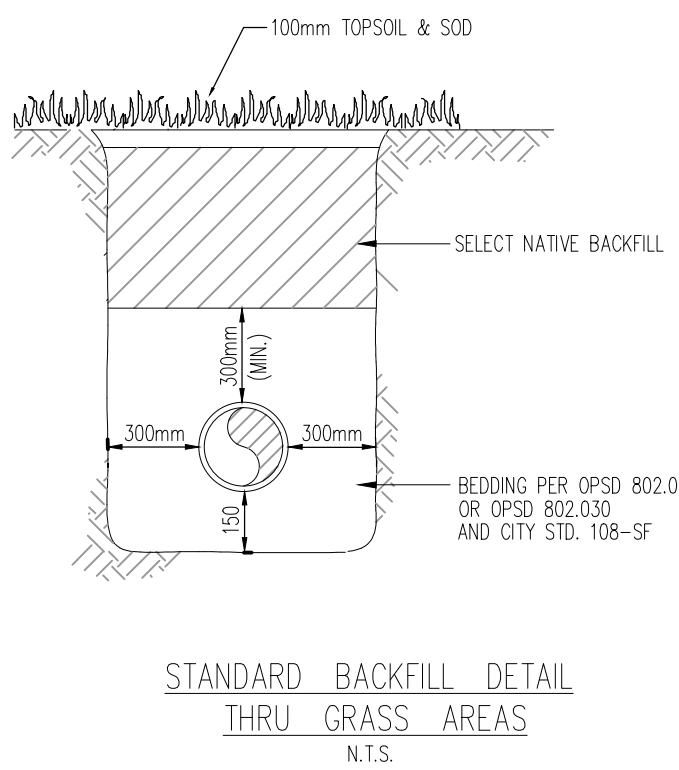
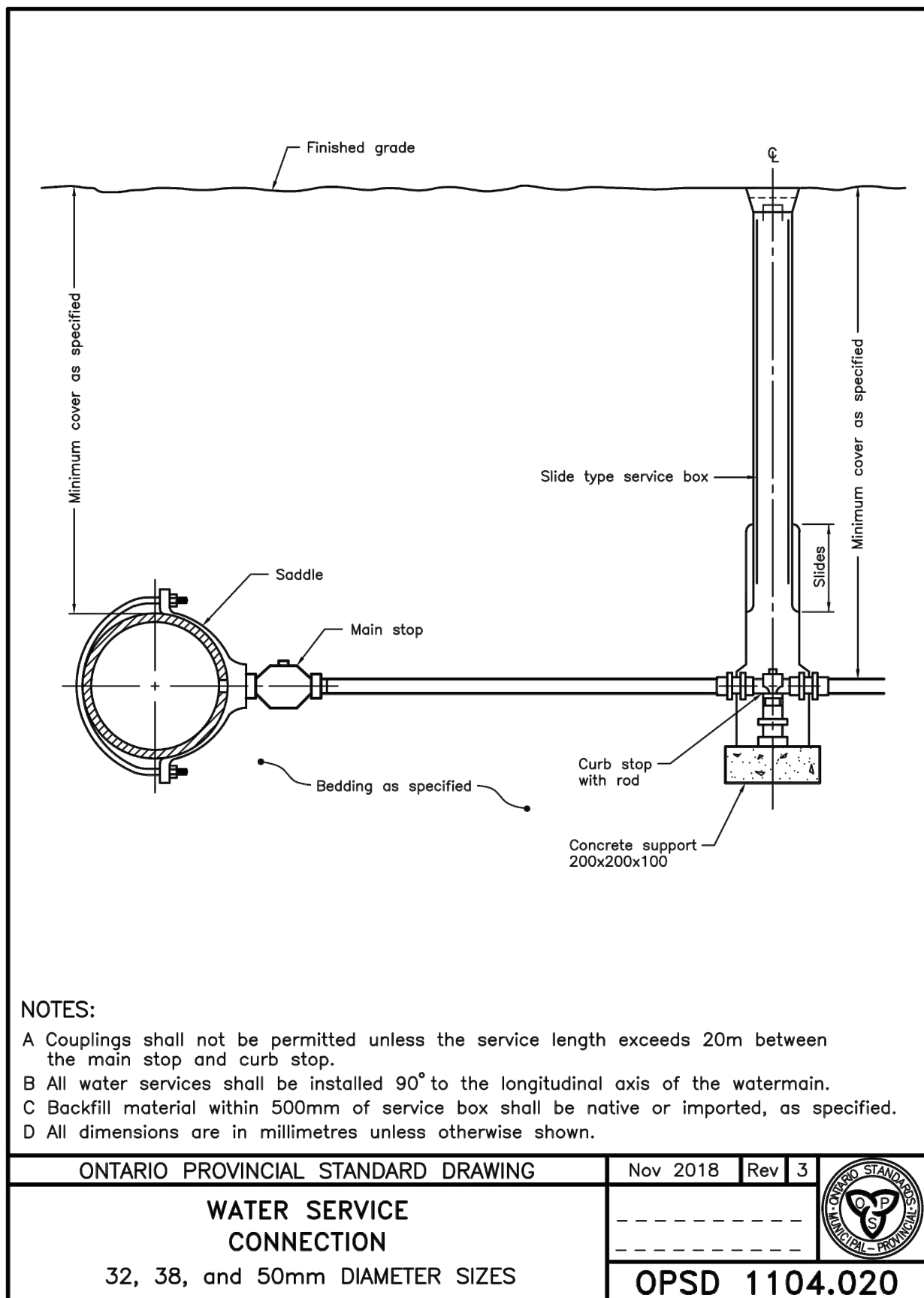
- NOTES:**
1. IT IS THE CONTRACTOR'S RESPONSIBILITY PRIOR TO CONSTRUCTION TO INVESTIGATE AND VERIFY THE LOCATIONS OF ALL EXISTING MUNICIPAL AND PRIVATE SERVICES AND UTILITIES WHICH MAY EFFECT THE WORK WHETHER OR NOT INDICATED ON THE DRAWINGS
 2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING AND SITE LAYOUT DIMENSIONS.
 3. ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST REVISION OF THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND CITY OF SARNIA SPECIFICATIONS AND DRAWINGS
 4. THE CONTRACTOR AND/OR APPROPRIATE SUB-TRADES SHALL BE RESPONSIBLE FOR NOTIFYING THE FOLLOWING PEOPLE AT LEAST THREE (3) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION:
 - A. THE VILLAGE OF POINT EDWARD:
CONTACT: JAY VERSTRAETEN 519-339-7273
CONTACT: PAUL CHURCHILL 519-337-3021
 - B. THE ENGINEERING CONSULTANT BM ROSS AT 519-908-9564
 - C. THE COUNTRY OF LAMBTON BUILDING & PLUMBING INSPECTOR AT 519-845-0801
 5. THE CONTRACTOR SHALL CONDUCT PRE-CONSTRUCTION METING BEFORE STARTING ANY WORK ONSITE
 6. ALL WORK SHALL BE CARRIED OUT TO THE SATISFACTION OF THE MUNICIPAL ENGINEER OR HIS/HER REPRESENTATIVE
 7. ANY EXISTING ROAD OR PROPERTY DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE FULLY RESTORED IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARDS TO THE SATISFACTION OF THE MUNICIPAL ENGINEER
 8. TRAFFIC SHALL NOT BE INTERRUPTED WITHOUT PREVIOUS WRITTEN AUTHORITY OF THE MUNICIPAL ENGINEER

- REMOVALS:**
1. REMOVE AND DISPOSE OF EXISTING ASPHALT AND GRANULAR BASE MATERIALS TO SUB-GRADE LEVEL OFF-SITE
 2. REMOVE AND DISPOSE OF EXISTING CONCRETE PADS, CURBS AND GRANULAR BASE MATERIALS TO DESIGN SUBGRADE LEVEL OFF-SITE
- PAVEMENT, CURBS, AND SIDEWALKS:**
1. EXCAVATE AS REQUIRED TO PAVMENT SUBGRADE INCLUDING REMOVAL OF ANY TOPSOIL ENCOUNTERED.
 2. PAVEMENT OVER APPROVED SUBGRADE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 3. CONTRACTOR SHALL SUBMIT MIX DESIGN FOR ASPHALT FOR REVIEW AND APPROVAL BY ENGINEER PRIOR TO CONSTRUCTION.
 4. OFF-SITE ROADWORKS TO BE COMPLETED BY OTHERS WHEN LITE STREET UPGRADES TAKE PLACE. ADJUSTMENTS TO THE PROPOSED CUT AND RESTORATION LIMITS MAY NEED TO BE ADJUSTED DEPENDING ON GEOTECHNICAL REPORT AND/OR CONSTRUCTION METHODS.
 5. BARRIER FREE PARKING SIGNS & POSTS TO BE INSTALLED IN THE MIDDLE OF PARKING SPACES INCLUDING PARKING LINES AND PAVEMENT PAINTED BLUE c/w GLASS BEADS AND BARRIER FREE SYMBOL.
 6. RETAINING WALL TO BE DESIGNED BY OTHERS. RAILINGS TO BE PROVIDED ALONG TOP OF RETAINING WALL WHERE DIFFERENCES IN GRADE ARE GREATER THAN 0.6m MIN.

- STORM & SANITARY SEWER:**
1. STORM AND SANITARY SEWERS SHALL BE INSTALLED IN ACCORDANCE WITH MOE GUIDELINES, ONTARIO PROVINCIAL STANDARDS OPSS 410 AND 407.
 2. STORM LATERAL CONNECTION SHALL BE CONNECTED TO EXISTING MAIN ON LITE STREET USING TEE SECURED WITH FERNCO'S
 3. SANITARY LATERAL CONNECTION SHALL BE CONNECTED TO EXISTING MAIN ON LITE STREET USING TEE SECURED WITH FERNCO'S
 4. STORM AND SANITARY LATERALS SHALL BE A MINIMUM GRADE OF 0.5% AND MAXIMUM GRADE OF 8% TO THE PROPERTY LINE.
 5. STORM LATERALS SHALL BE 150mm DIAMETER PVC SDR-28 GREEN IN COLOUR AND CERTIFIED BY CSA; CSA B182.2 AND ASTM APPROVED.
 6. SANITARY LATERALS SHALL BE 150mm DIAMETER PVC SDR-28 PVC WHITE IN COLOUR AND CERTIFIED BY CSA; CSA B182.2 AND ASTM APPROVED.
 7. SERVICE LATERALS SHALL BE MANUFACTURED BY REHAU INDUSTRIES INC., ROYAL PIPE CO., IPEX INC., DIAMOND PLASTICS CORPORATION, NORTHERN PIPE PRODUCTS OR NATIONAL PIPE AND PLASTICS INC.
 8. SERVICE LATERAL CLEAN OUT CAPS SHALL BE CAST IRON EMCO # DF44 c/w SOLVENT WELD BUSHING AND H2O LOADING OR APPROVED EQUAL AND INSTALLED TO FINISHED GRADE.
 9. ALL BACKFILL MATERIAL SHALL BE GRANULAR B TYPE I IN OPSS 1010 UP TO 600mm BELOW FINISHED GRADE, UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
 10. CB'S SHALL BE PROVIDED WITH FRAME AND GRATE AS PER OPSD-400.020.
 11. ROOF DOWNSPOUTS SHALL DISCHARGE TO SWALE AT THE FRONT OF THE BUILDING. DETAILS TO BE PROVIDED ONCE BUILDING DESIGN IS COMPLETED.
 12. STORM SWALE TO BE LINED WITH RIP RAP ON NON-WOVEN FILTER FABRIC.
 13. DITCH INLET CATCH BASIN AT NORTH END OF WEST SIDEYARD SWALE BE PER OPSD-705.030 c/w HORIZONTAL GRATE PER OPSD-403.010.

WATERMAIN:

1. WATERMAIN, VALVES, CURB STOP AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH OPSS 441.
2. WATERMAIN SERVICE CONNECTION INSTALLATION SHALL BE PER OPSD 1104.020.
3. WATER BACKFLOW PREVENTERS SHALL BE WILKINS MODEL 350A c/w STRAINER OR EQUAL APPROVED.
4. CORP STOP, CURB STOP AND SERVICE BOX SHALL BE c/w STAINLESS STEEL ROD AND PIN.



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Goderich Mount Forest Sarnia

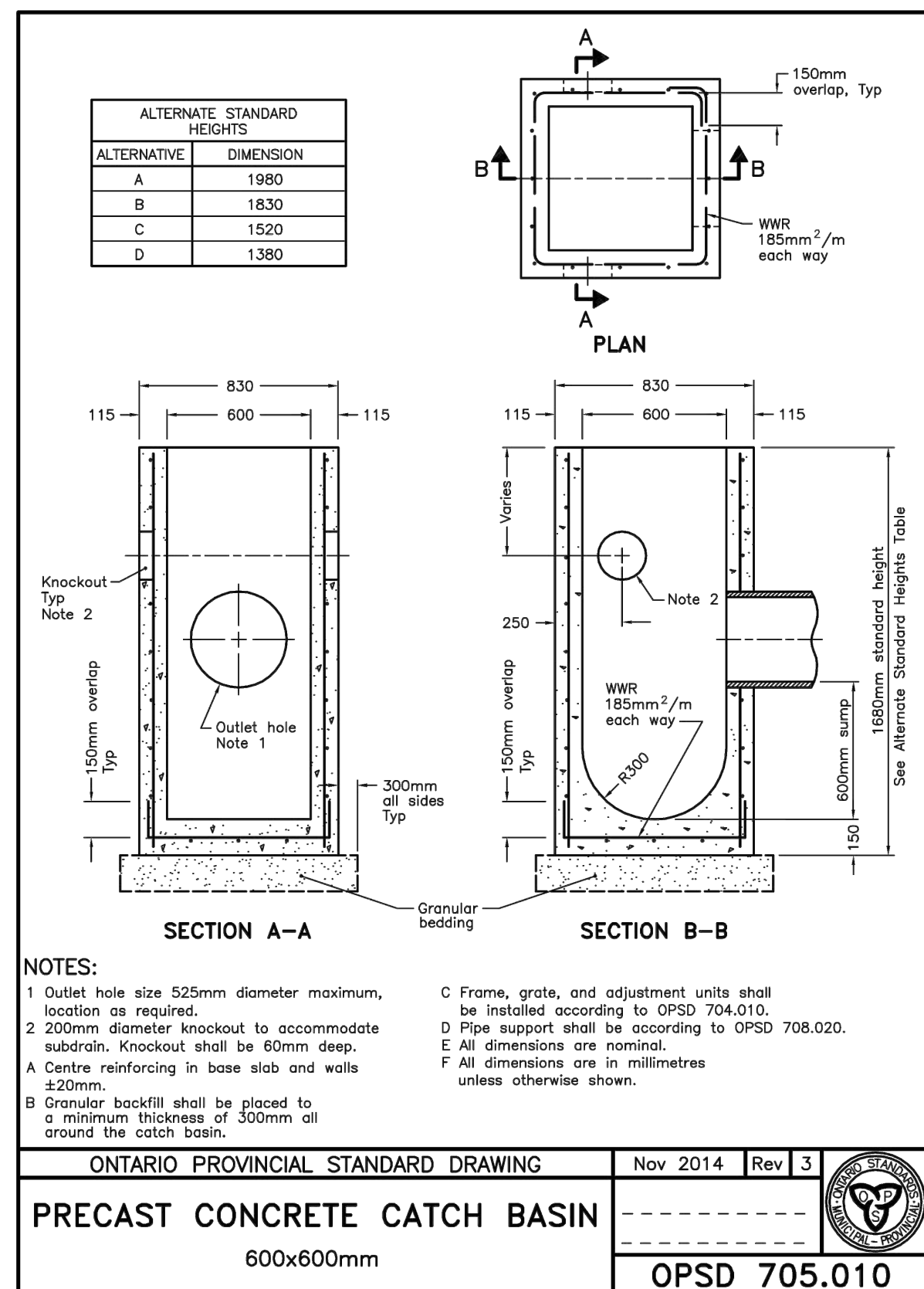
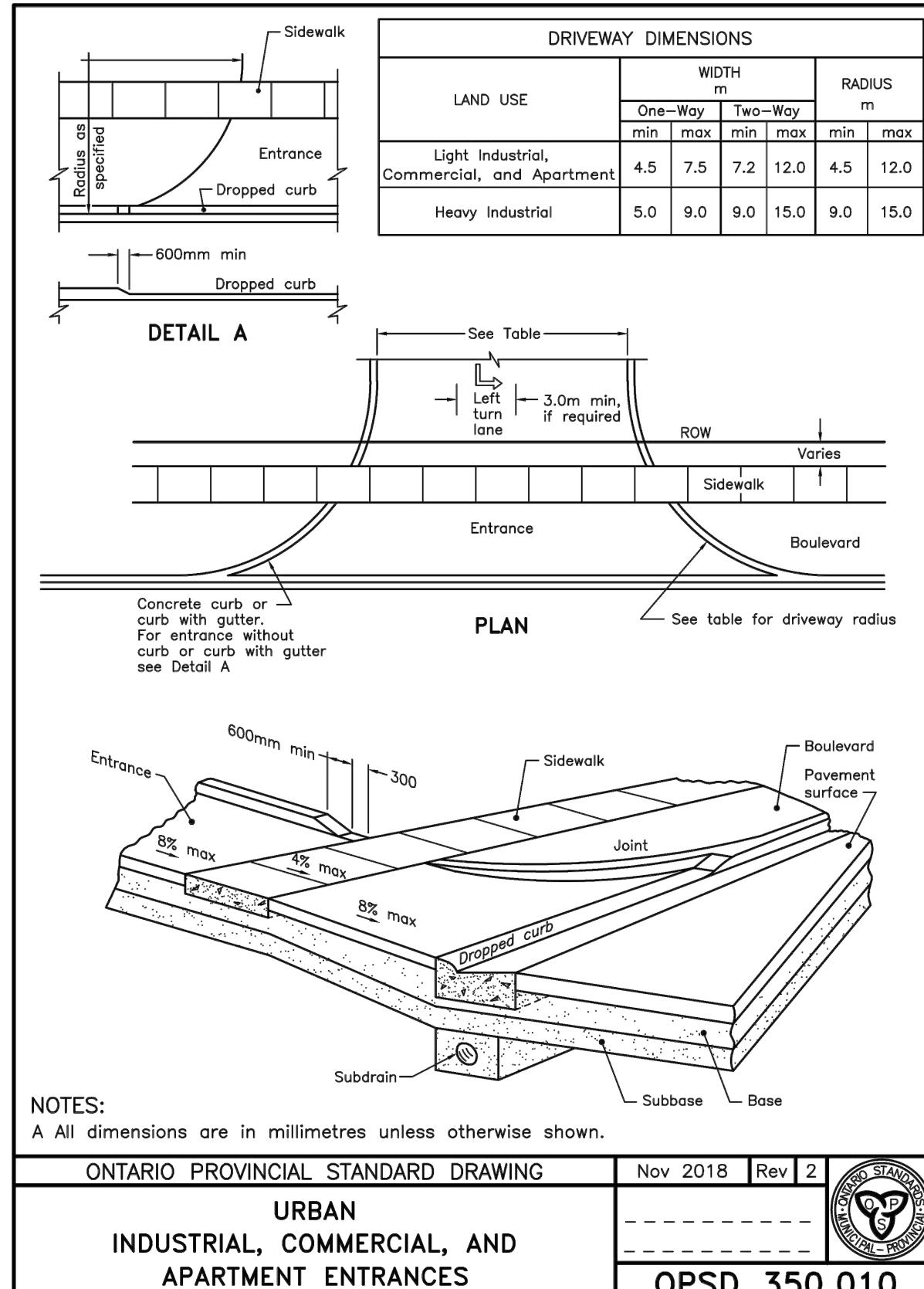
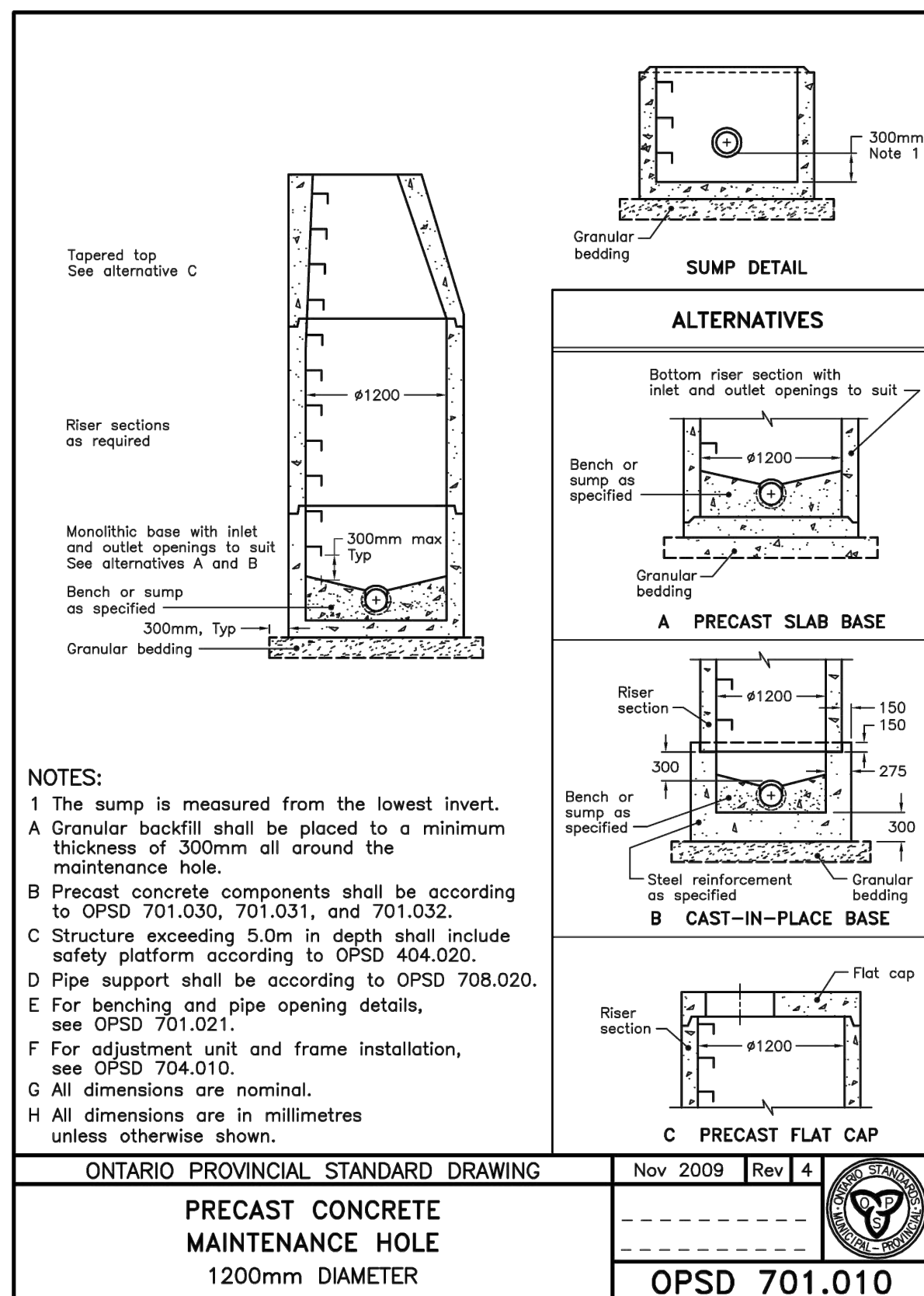
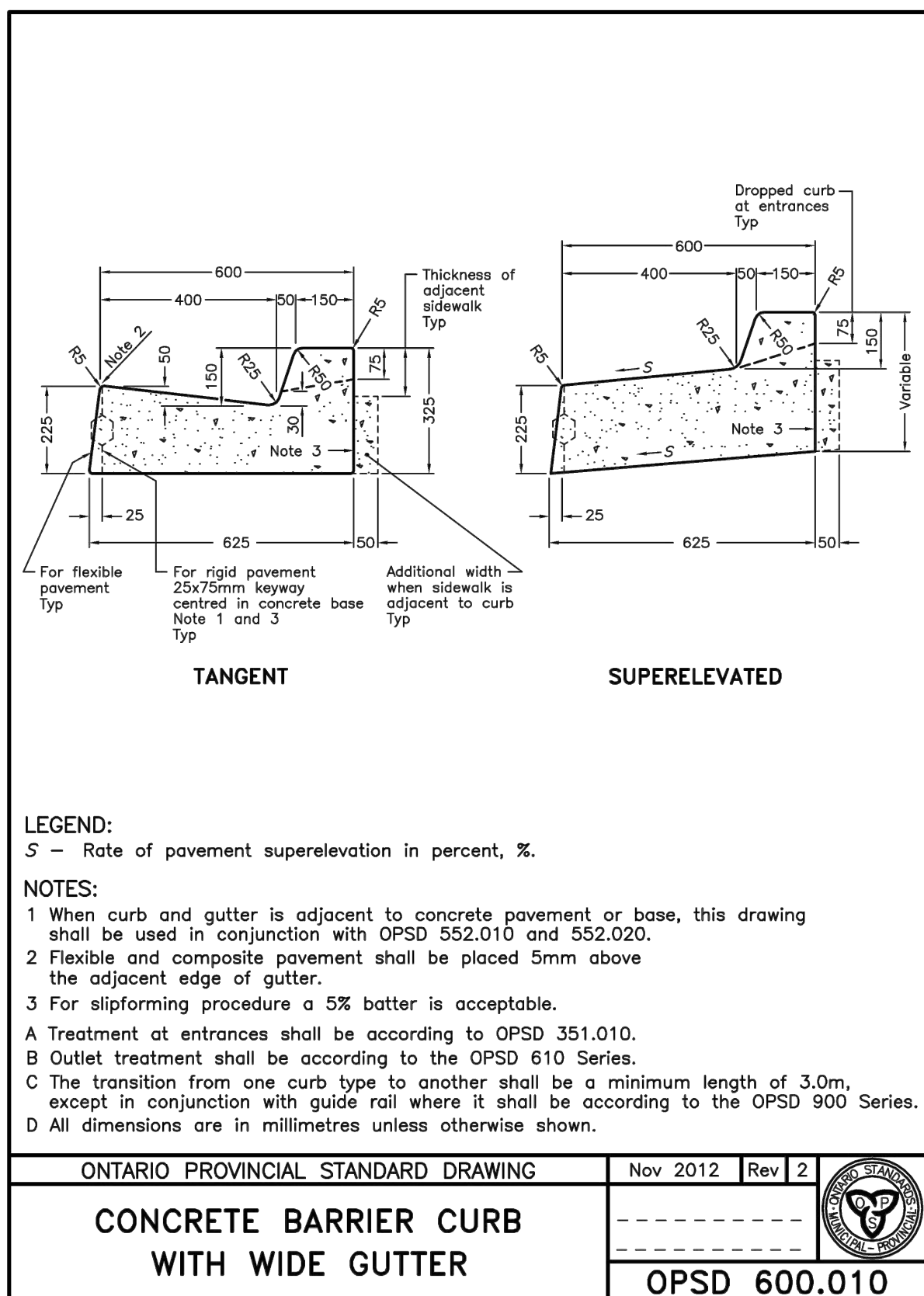
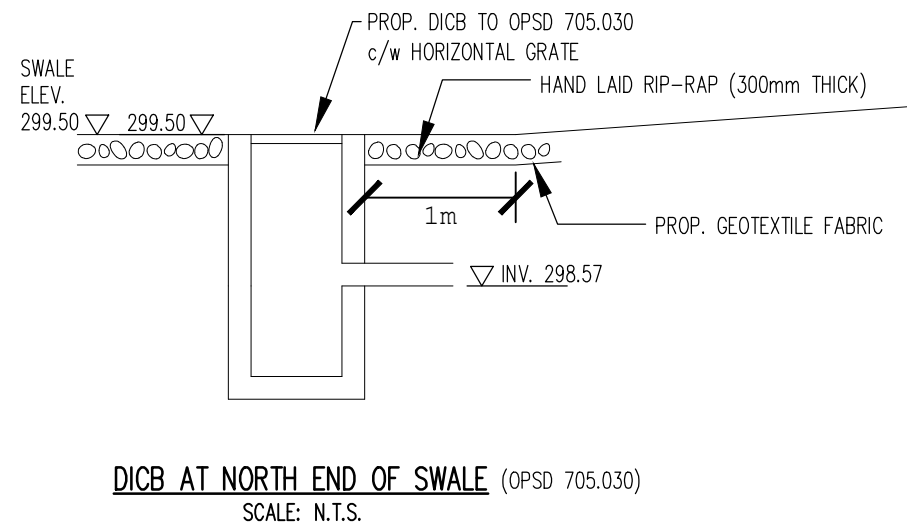
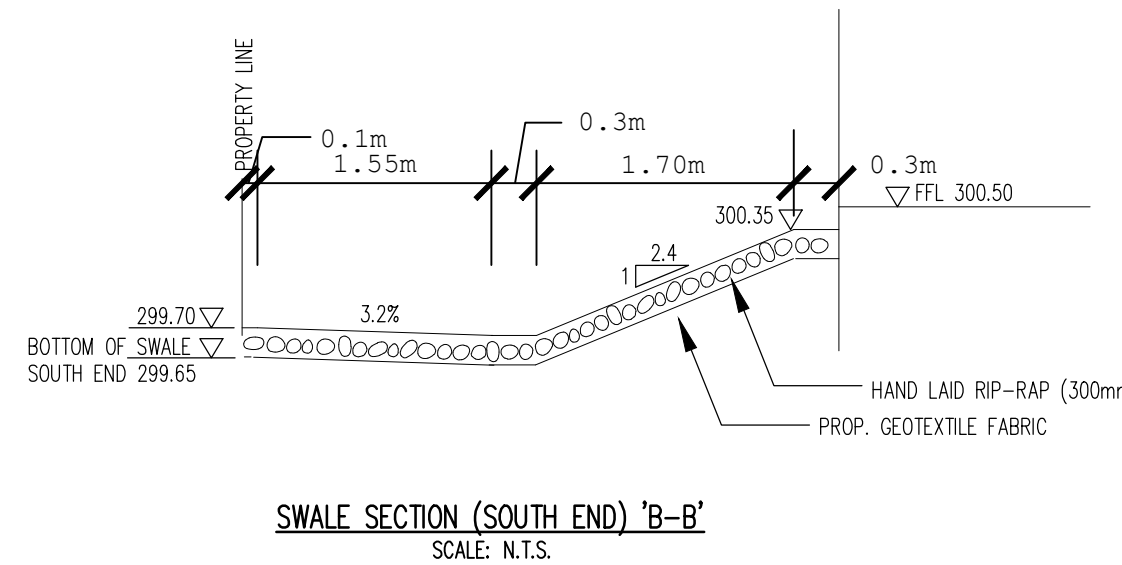
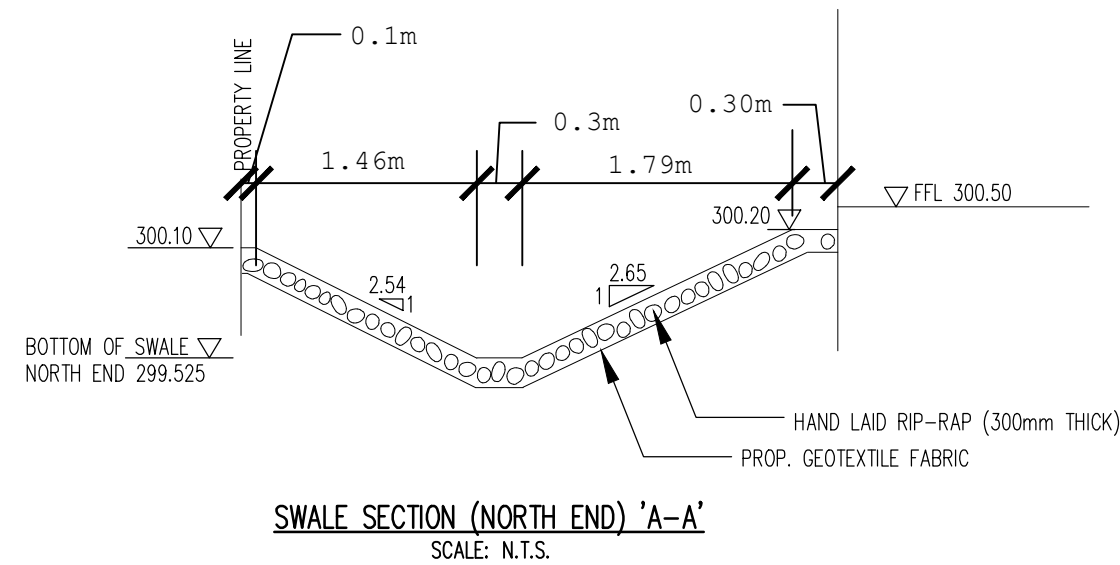
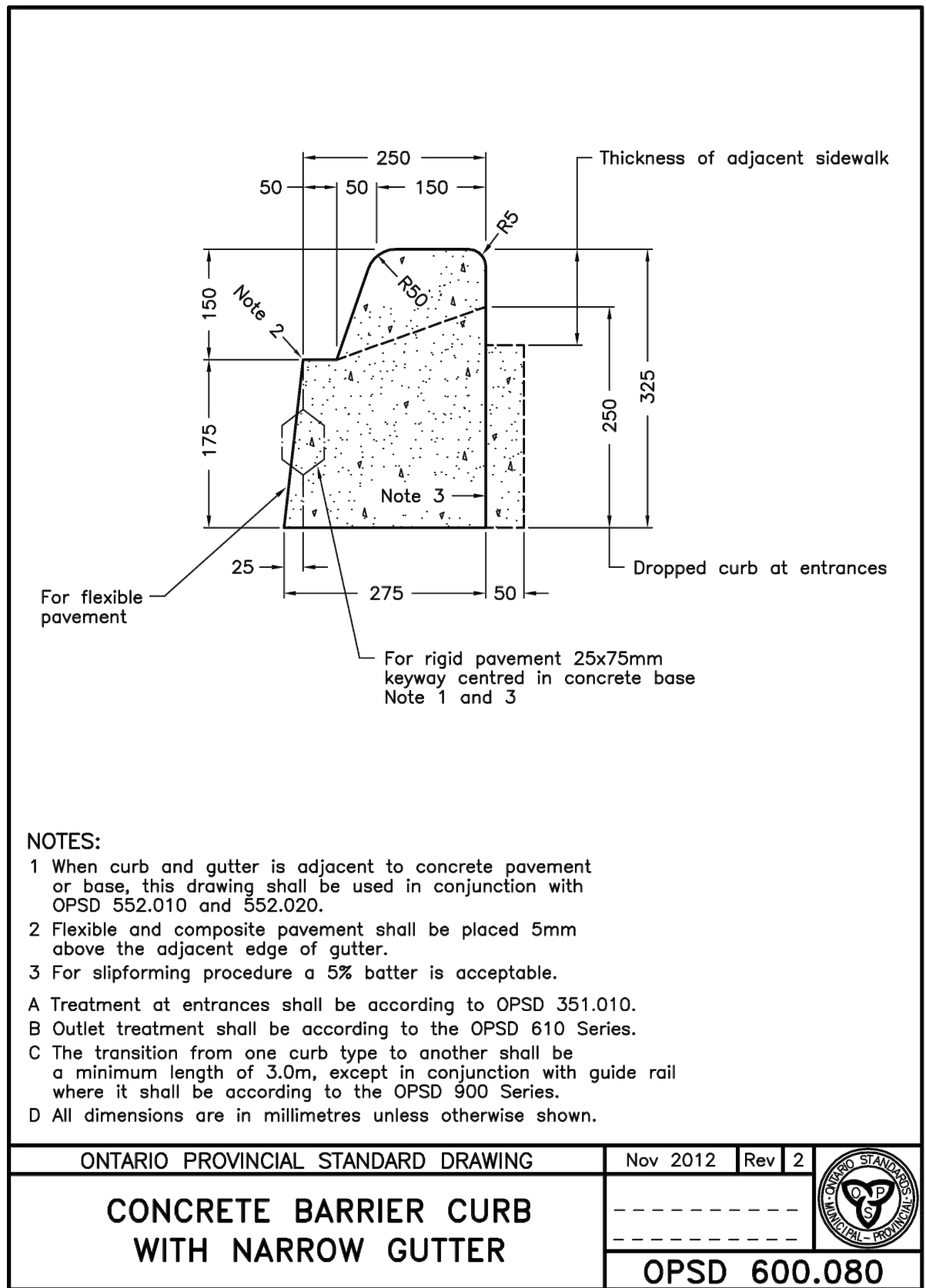
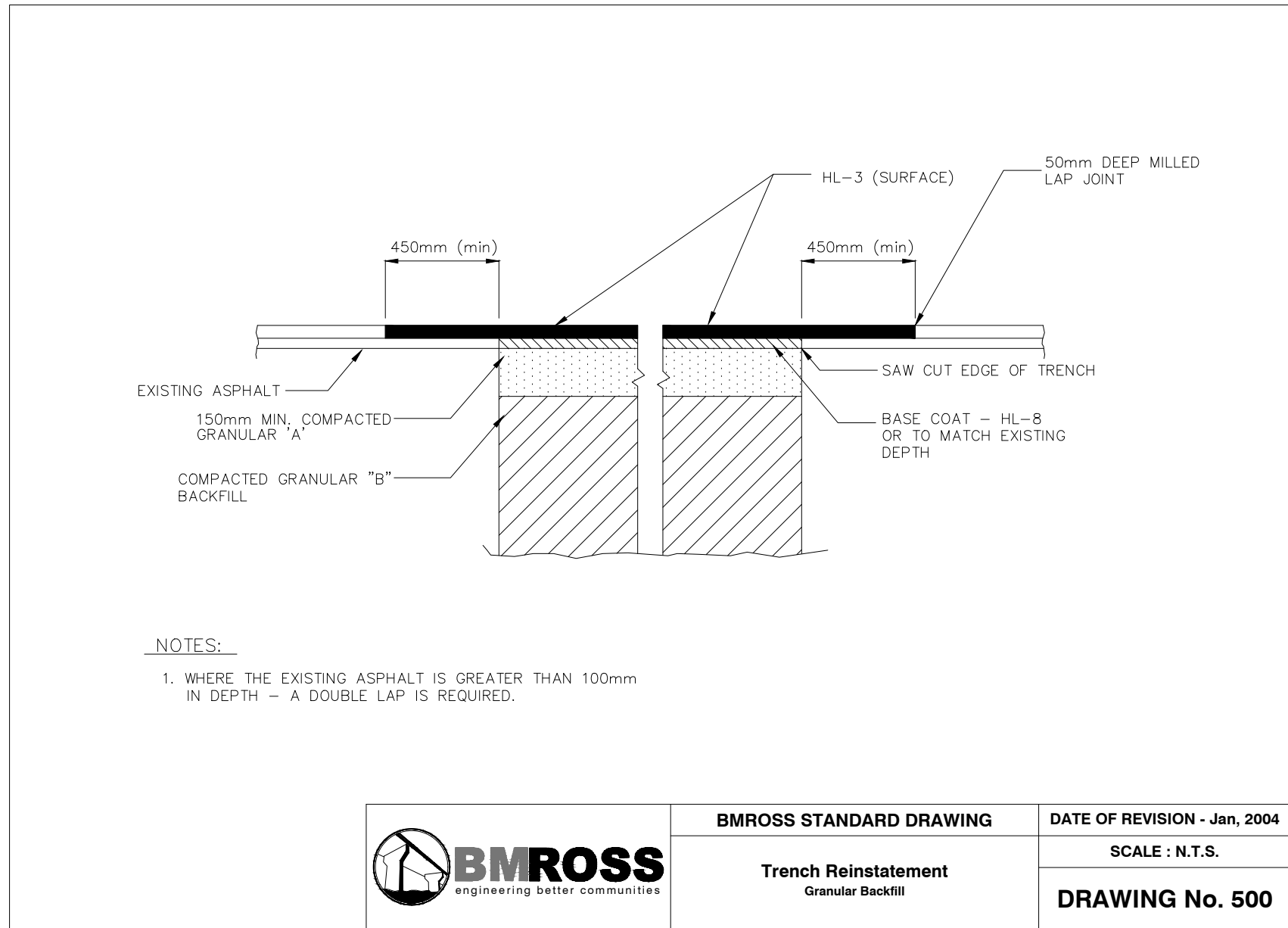
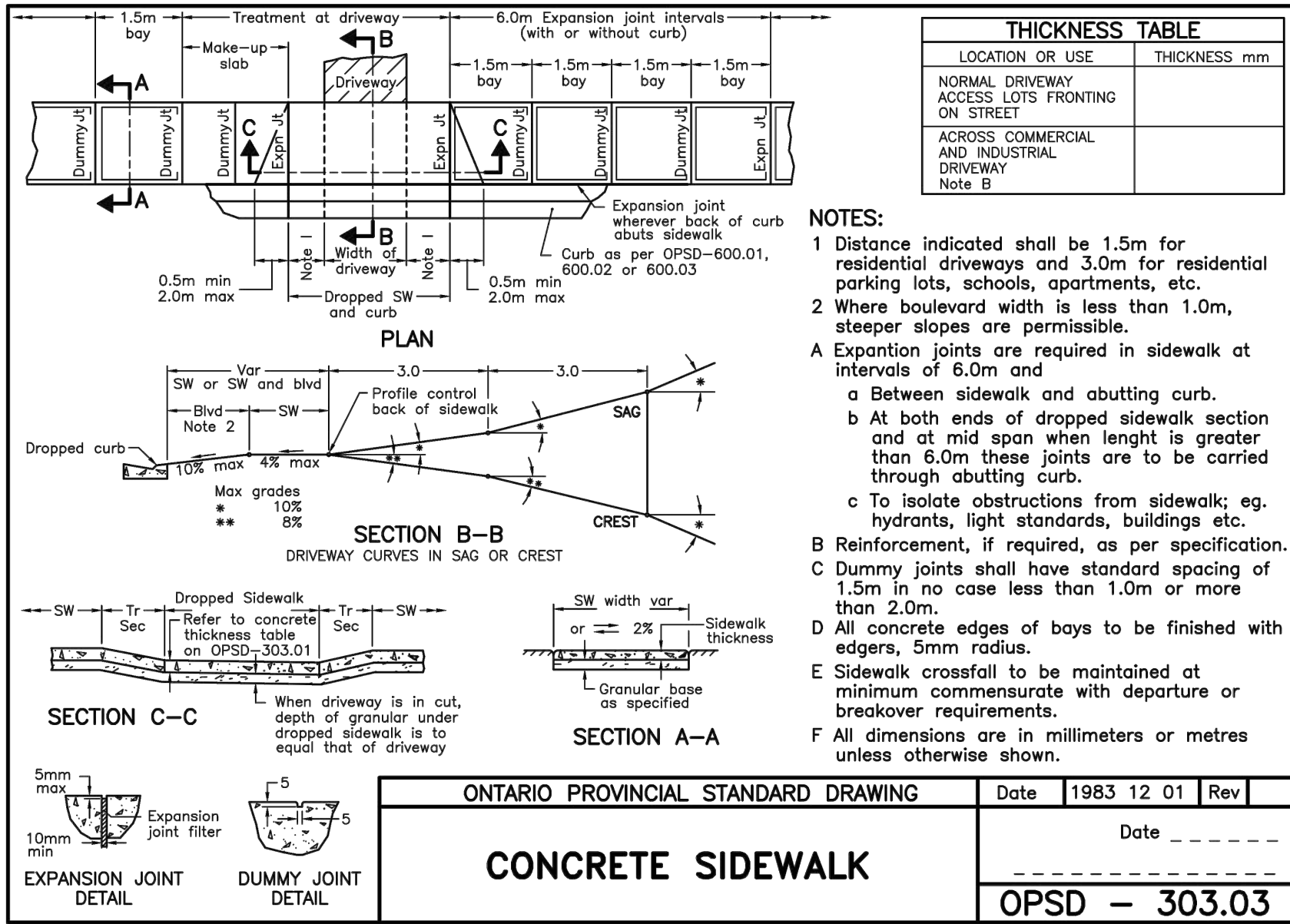
Sarnia Produce
707 & 709 Lite Street
Point Edward, Ontario

Detail Sheet

Project No.
19158

Scale (24x36)
NTS

Drawing No.
19158-04



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Detail Sheet

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19158-05