

SERVICING REPORT

WELLINGTON BUILDERS INC.
SARNIA PRODUCE SITE EXPANSION

VILLAGE OF POINT EDWARD

Project No. 19158

Date: November 19, 2019



B. M. ROSS AND ASSOCIATES LIMITED

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File No. 19158

November 19, 2019

WELLINGTON BUILDERS INC.
 6367 Townsend Line
 P.O. Box 790
 Forest, Ontario
 N0N 1J0

Attention: Mr. Jake Wellington

Re: Servicing Report
 Sarnia Produce Site
 707 & 709 Lite Street
 Point Edward, Ontario

Dear Sir:

This letter summarizes the servicing report for the proposed expansion of the Sarnia produce site located at #709 Lite Street in the Village of Point Edward in support of an application for Site Plan Approval. The expansion will consolidate two existing commercial lots (#707 and #709 Lite Street) Zoned C3 to create one lot (the "site") with two buildings. The design proposes new water/sanitary/storm service connections for the new building and one shared vehicle access off Lite Street. Independent utilities shall also be provided from Lite Street. Please refer to the following descriptions and the attached drawings:

- | | |
|--------------|-----------------------|
| • 19158 – 01 | Removals Plan |
| • 19158 – 02 | Site Servicing Plan |
| • 19158 – 03 | Site and Grading Plan |
| • 19158 – 04 | Details Sheet |
| • 19158 – 05 | Details Sheet |

The servicing layout is based on the latest AGAR Architect Site Plan A101 dated July 11, 2019.

Roads:

Access to the site is currently provided by three driveways on Lite Street. The design proposes to eliminate the existing driveways and provide a single new 9m wide asphalt driveway on Lite Street complete with asphalt ramp and dropped curb as per OPSD-350.010. Due to future road upgrades on Lite Street planned for 2021 by the Village of Point Edward, the surface works to be constructed under the site plan agreement will terminate at the property line with the exception of minimal grading to meet existing boulevard grade.

Removal of existing curb cuts, placement of new curbs and gutter, municipal sidewalk and grassed boulevard will be completed by the Village of Point Edward as part of their Lite Street reconstruction project.

Garbage and recycling pickup shall remain with a new storage bin and concrete pad proposed at the rear of the new building.

Water:

Water servicing to the site was provided by two (2) service connections from the existing 200mm dia. main on Lite Street, one (1) to #707 and one (1) to #709. The existing service connection to #709 shall remain in place and the service to the former carwash at #707 has already been decommissioned.

The design proposes a new 50mm dia. service connection located 27.5 meters off-set from the west property line to service the new building at #707. A 50mm dia. curb stop and service box shall be provided at property line.

Sanitary:

Sanitary servicing to the site is provided by two (2) service connections from the existing 250mm dia. main on Lite Street, one (1) to #707 and one (1) to #709. The existing service connection to #709 shall remain in place as required by the Village of Point Edward. The size and location of the service connection to #707 is unknown.

The design proposes a new 150mm dia. service connection located 29.6 meters off-set from the west property line to service the new building at #707 complete with cleanout at property line and a sanitary maintenance hole at the building sewer connection.

Storm Drainage:

Storm servicing to the site is provided by one (1) 150mm service connection from the existing 450mm dia. main on Lite Street. The on-site system consists of three catch basins: one located at the front; one at the rear of the site; and one at the bottom of the loading dock.

The design proposes a new 200mm dia. service connection located 38.2 meters off-set from the west property line to service the new building and parking lot at #707. The new service connection will consist of three additional catch basins located in the parking lot and a lawn basin to collect runoff from landscaped areas and the building roof drainage. The existing storm service connection to #709 shall remain in place as required by the Village of Point Edward.

The existing 450mm dia. municipal storm sewer on Lite Street flows easterly along Lite Street to the existing 1350mm dia. storm sewer on Front Street which flows to the existing Village stormwater pumping station at the intersection of Venetian Boulevard and Exmouth Street, which discharges to Sarnia Bay.

Stormwater Management

The existing site coverage is 92% impervious and consists of asphalt pavement, one building, grass, and a few small shrubs. The design proposes additional landscaping at the front of the lot to reduce the overall site imperviousness to 89%. This provides a reduction in the 2-year peak run-off of 2.5 L/s. The proposed design will also reduce the imperviousness off-site within the municipal boulevard with proposed sodding once the road is re-constructed in 2021.

Due to the proposed reduction in on-site imperviousness, quantity control of storm runoff is not required. However, it is considered appropriate to implement quality control measures. To improve runoff quality before discharge, roof drainage shall be discharged to ground surface and directed to flow overland to the proposed lawn basin to promote filtration and absorption of runoff. The catch basins on the site shall also be provided with appropriate sumps to manage contaminants in the runoff from the parking lot.

Utilities:

Independent utility servicing to the site is provided by Bluewater Power, Bell Canada, and Union Gas. The design proposes to use the existing Bell Canada and Union Gas services and to upgrade the Bluewater Power service connection with a single underground service from Lite Street.


We trust that this summary letter is sufficient for your present requirements in support of an application for site plan approval. Should any point require clarification, please contact the undersigned.

Servicing Report Prepared by

B. M. ROSS AND ASSOCIATES LIMITED



Per


 Alex Morfin, P.Eng.