

















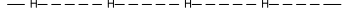
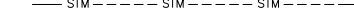








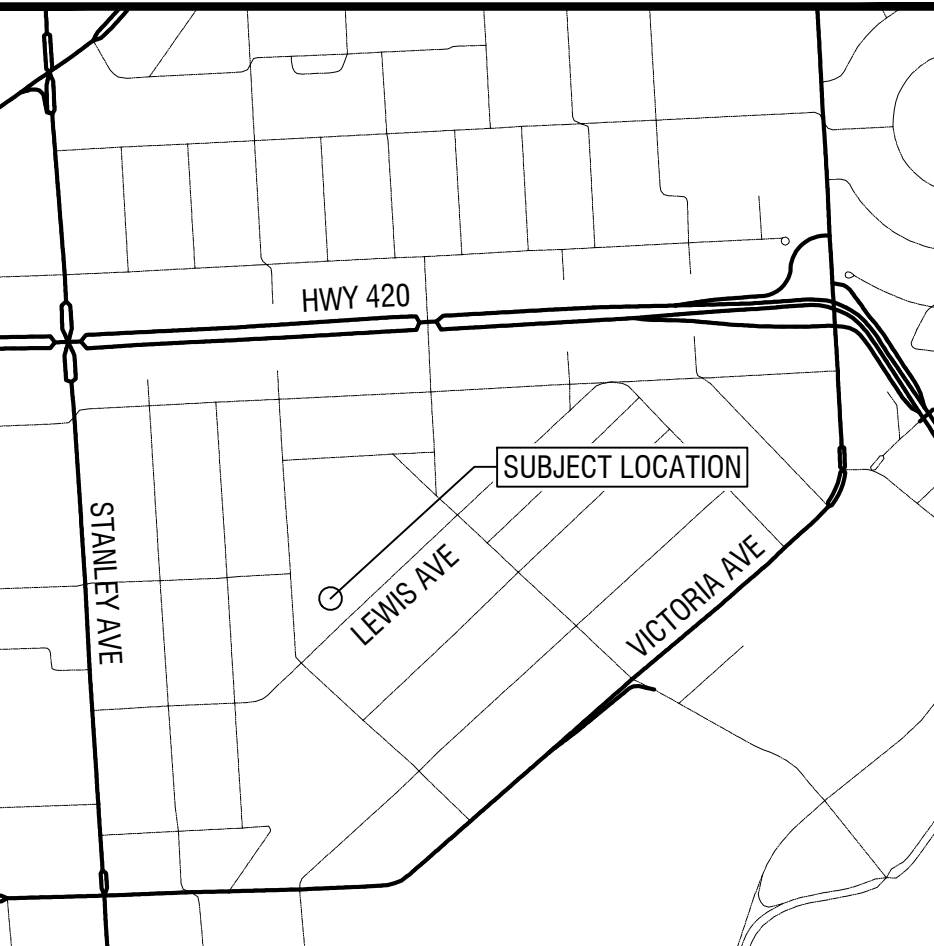
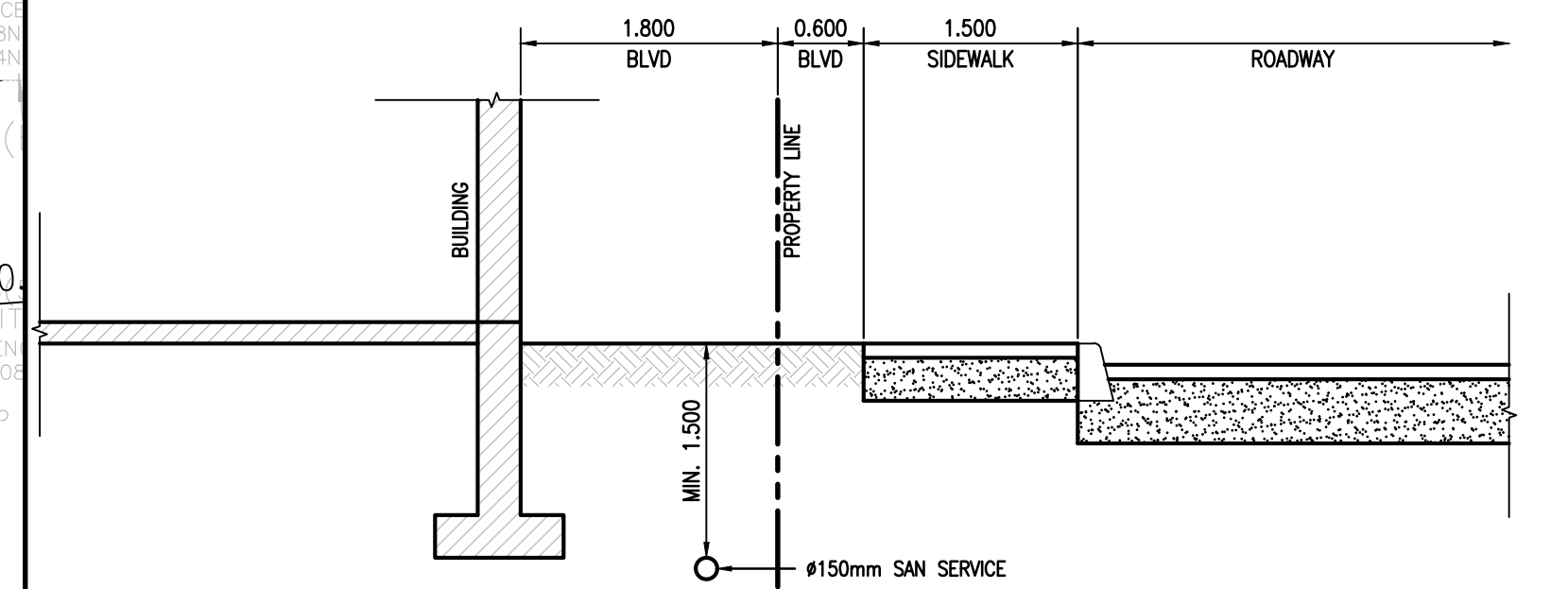


SUE UTILITY CODES & LEGEND					
	Watermain		Water Service		Sanitary Sewer
	Gasmain		Gas Service		Water (QL-D)
	Bell		Rogers Cable		Gas (QL-D)
	Bell Fiber Optic		Rogers FO		Bell (QL-D)
	Bell Service Cable		Streetlight Cable		Storm (QL-D)
	Hydro Cable		Storm Sewer		Sanitary (QL-D)
	Hydro Service		Project Boundaries		

	- Manhole
	- Catch Basin
	- Fire Hydrant
	- Water/Gas Valve
	- Ground Level Box
	- Bell/Rogers Ped
	- Streetlight Pole
	- Transformer

ALL UTILITIES DEPICTED ARE AT "QUALITY LEVEL B" UNLESS OTHERWISE NOTED



KEYPLAN

- CONSTRUCTION NOTES:
- PUBLIC AND PRIVATE SERVICES, APPURTENANCES, MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE MOST CURRENT CITY OF NIAGARA FALLS STANDARDS AND SPECIFICATIONS. THE LOCAL MUNICIPALITY'S REQUIREMENTS FOR THE ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL STANDARDS.
  - WATERMAIN AND / OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE PVC DR18 CONSTRUCTED AS PER ASTM A305-16. SIZE 50 MM (2") AND SMALLER MUST BE TYPE K SOFT COPPER CONSTRUCTED AS PER ASTM B88-89 OR POLYETHYLENE CONSTRUCTED AS PER ASTM C901 AND CSA B137.10 (CHOOSE ONLY ONE MATERIAL).
  - WATERMANS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'6") MIN.
  - PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT.
  - ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
  - WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 M (1'2") OVER / 0.5 M (2'0") UNDER CABLES AND ALL OTHER UTILITIES WHEN CROSSING.
  - ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
  - LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
  - THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK, WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
  - THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
  - ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM.
  - ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.
  - PROPOSALS TO CONNECT TO AN EXISTING SERVICE LATERAL REQUIRES APPROVAL FROM THE CITY OF NIAGARA FALLS INSPECTOR AT CONSTRUCTION STAGE.
  - PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY IN FIELD THE EXACT SIZE AND LOCATION OF THE EXISTING WATER SERVICE CONNECTION AND REPORT IT TO THE ENGINEER.
  - ALL SURPLUS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE.
  - CONTRACTOR TO MATCH EXISTING GRADES ALONG PROPERTY LINES.
  - ALL DISTURBED AREAS WITHIN EXISTING ROAD ALLOWANCE TO BE REINSTATE WITH TOPSOIL AND SOD TO THE SATISFACTION OF THE CITY OF NIAGARA FALLS.
  - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. GAS, HYDRO, TELEPHONE OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREETLINE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED PRIOR TO CONSTRUCTION.
  - ALL NEW CONNECTIONS SHALL BE INSTALLED AS PER THE CITY OF NIAGARA FALLS STANDARDS AND SPECIFICATIONS.
  - NO SODDING ON ANY LOT IS PERMITTED UNTIL PRELIMINARY INSPECTION IS DONE BY THE ENGINEER AND THE BUILDER.
  - SEDIMENT CONTROL FENCING TO BE INSTALLED AS PER OPSD 219.110.

6			
5			
4			
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2			
1			
0	2025/02/20	FOR CITY REVIEW	FS
REV.	DATE	DESCRIPTION	BY

ENGINEER'S STAMP

CIVIL ENGINEER:

7373 LONGHEAD AVENUE, NIAGARA FALLS, ONTARIO, L2G7S4  
TEL: 226-688-7828, EMAIL: FENG.SH@LUBAN.CA

CLIENT:	ARCHITECT:
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SITE SERVICING PLAN		
PROPOSED RESTAURANT (UNIT 2)		
5701 LEWIS AVE, NIAGARA FALLS, ON L2G 3R8		
DESIGNED BY:	MG	SCALE:
CHECKED BY:	FS	HORIZONTAL:
DRAWN BY:	MG	VERTICAL:
DATE:	2025/02/20	CONTRACT No.
		SHEET
		No 1 OF 1
		SS1
		DRAWING No.