

**SITE BENCH MARK**

- TOPOGRAPHIC SURVEY INFORMATION IS BASED ON J.D BARNES LIMITED. DATED FEBRUARY 13, 2023.

**KEY PLAN (NOT TO SCALE)**



**REVISIONS RECORD**

No.	BY	DD/MM/YYYY	DESCRIPTION
1.	A.R	08/03/2023	FIRST SUBMISSION

**NOT ISSUED FOR CONSTRUCTION**

DATE:	MARCH 08, 2023
DESIGN BY:	A.R
DRAWN BY:	A.J
CHECKED BY:	A.R
SCALE:	1:150



**LEGEND**

±000.00	EXISTING GROUND ELEVATION TO REMAIN
-000.00	CONTOUR ELEVATION
(000.00)	EXISTING GROUND ELEVATION
TC(000.00)	PROPOSED TOP OF CURB DESIGN GRADE
000.00	APPROXIMATE GRADE AT THE BUILDING
5000.00)	PROPOSED SWALE ELEVATION
---	EXISTING STORM SEWER & MANHOLE
---	EXISTING SANITARY SEWER & MANHOLE
---	EXISTING WATERMAIN
---	PROPOSED WATERMAIN
---	EXISTING CURB STOP
---	PROPOSED CURB STOP
FFE	FIRST FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
---	DIRECTION OF MAJOR DRAINAGE ROUTE
---	EXISTING SHEET FLOW DIRECTION
1.00%	ROAD/PARKING/GRASS AREA SLOPE
5m@1.00%	GRASS SWALE
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
---	DEPRESSED CURB
---	EXISTING DEPRESSED CURB
---	SEDIMENT CONTROL FENCE - OPSD 219.130
---	PROPOSED WATER METER
---	EXISTING CATCHBASIN
---	EXISTING HYDRANT
---	PROPOSED HYDRANT
---	EXISTING WATER VALVE
---	PROPOSED WATER VALVE
---	EXISTING FENCE
---	EXISTING BELL LINES
---	EXISTING HYDRO LINES
---	EXISTING GAS LINES
---	EXISTING TREE
---	PROPOSED LIGHT POLE (LS)
---	RAINWATER LEADER
---	HYDRO POLE

**PROJECT:** 8178 THOROLD STONE ROAD  
**OWNER:** ANTHONY VACCA  
**MUNICIPALITY:** CITY OF NIAGARA FALLS

**SITE SERVICING PLAN**

**GENERAL NOTES FOR SERVICING:**

1. ALL MUNICIPAL AND PRIVATE SANITARY, STORM AND WATERMAIN SERVICES TO BE INSTALLED AS PER THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING MUNICIPAL AND PRIVATE SEWERS, WATERMAINS AND UTILITIES ALIGNMENTS AND THEIR ELEVATIONS ARE ONLY PROVIDED FOR INFORMATION PURPOSES. THE CONTRACTOR ON SITE SHALL BE RESPONSIBLE TO LOCATE ALL EXISTING SEWERS, WATERMAINS AND UTILITIES ALIGNMENT AND ELEVATIONS PRIOR TO START OF CONSTRUCTION.
3. THE BIDDER/CONTRACTOR MUST REVIEW/VERIFY EXISTING SOIL CONDITIONS ON SITE.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR COST ASSOCIATED WITH THE CROSSING OF ANY EXISTING SEWERS, WATERMAINS AND UTILITIES INCLUDING ANY SUPPORTS AND PRECAUTIONS REQUIRED ON SITE SPECIFIC BASIS.
5. THE BIDDER/CONTRACTOR MUST VERIFY ALL DIMENSIONS ON ALL THE DRAWINGS. ANY ERRORS AND/OR OMISSIONS MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.

**STANDARD SERVICING NOTES:**

1. THE PROPERTY OWNER IS RESPONSIBLE FOR RESTORATION OF ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE CITY RIGHT-OF-WAY TO CITY OF NIAGARA FALLS STANDARDS.
2. IF, FOR UNFORESEEN REASONS, THE OWNER AND/OR HIS/HER REPRESENTATIVE MUST ENCROACH ONTO PRIVATE LANDS TO UNDERTAKE ANY WORKS, HE/SHE MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON THE PRIVATE PROPERTY TO PERFORM ANY WORKS. COPIES OF THESE LETTERS OF CONSENT MUST BE SUBMITTED TO DEVELOPMENT ENGINEERING DIVISION, PRIOR TO ANY WORK BEING PERFORMED. FAILURE TO COMPLY WITH THE ABOVE IS AT THE PROPERTY OWNERS OWN RISK.
3. REFER TO LANDSCAPING PLAN FOR TREE PRESERVATIONS AND PROPOSED TREES WITH RESPECT TO THE SITE SERVICING.
4. ALL PRIVATE WATER, SANITARY AND STORM SERVICE CONNECTIONS TO BE CONSTRUCTED AS PER CITY OF NIAGARA FALLS ENGINEERING STANDARDS AND GUIDELINES.
5. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES AROUND THE DEVELOPMENT PRIOR TO START CONSTRUCTION AND NOTIFY TO THE OWNER AND THE ENGINEER.

**SANITARY SERVICING GENERAL NOTES:**

1. SANITARY SERVICE SIZE SHALL BE 150mm DIAMETER PVC DR 28 PIPE AT MINIMUM 1.0% SLOPE OR AS SHOWN.
2. SANITARY SERVICE INSTALLATION SHALL BE AS PER OPSD 1006.010.
3. BUILDING INTERNAL PROPOSED SANITARY CONNECTIONS TO ALL FIXTURES TO BE REVIEWED BY THE MECHANICAL/PLUMBING ENGINEER.
4. JOINTS AND BEDDING SHALL BE AS PER CITY OF NIAGARA FALLS STANDARDS AND SPECIFICATIONS.
5. ALL BEDDING AND BACKFILL MATERIAL SHALL BE COMPACTED TO 100% SPD AND SHALL BE PLACED IN LAYER NOT EXCEEDING 300MM LIFT.

**WATER SERVICING GENERAL NOTES:**

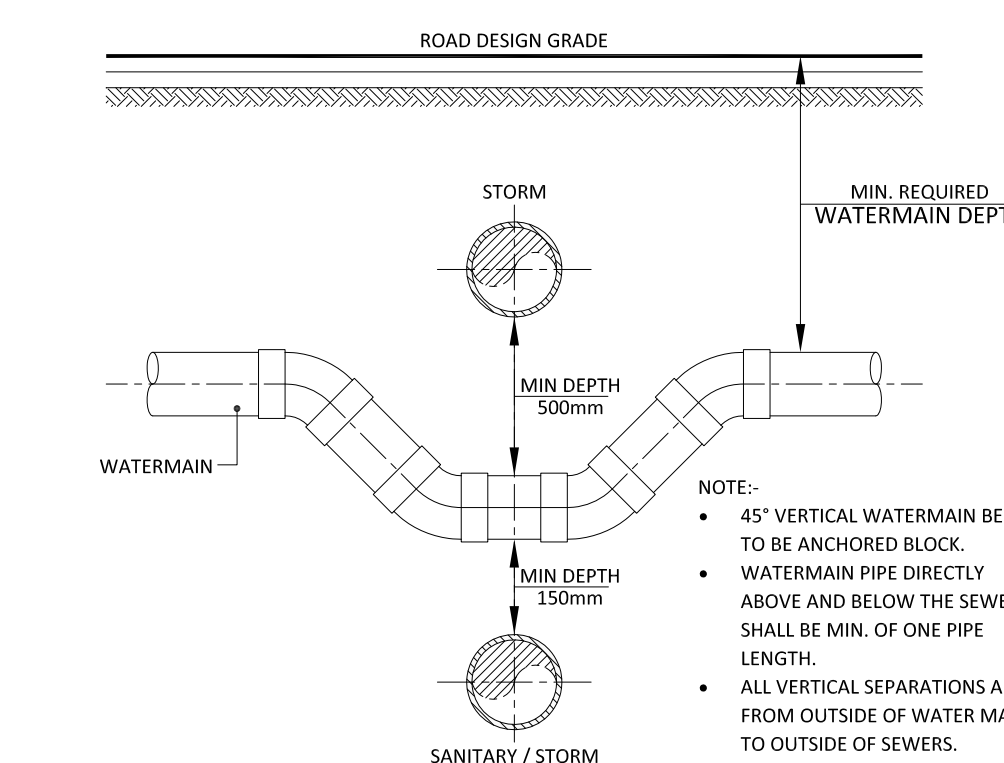
1. ALL WATERMAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND ONTARIO PROVINCIAL STANDARD DRAWING (OPSD).
2. THE TOP OF THE WATERMAIN SHALL HAVE A MINIMUM OF 1.7M COVER, MEASURED FROM THE TOP OF THE PIE TO THE FINISHED GRADE.
3. BEDDING REQUIREMENTS SHALL BE DETERMINED BY THE DEPTH OF BURY OF THE PIPE, SOIL TYPE AND TRENCH CONDITIONS. AS OF MINIMUM REQUIREMENT, WATERMAIN SHALL BE LAID ON 150MM OF GRANULAR 'A' BEDDING AND SHALL CONFORM TO OPSD 401.
4. ALL BEDDING AND BACKFILL MATERIAL SHALL BE COMPACTED TO 100% SPD AND SHALL BE PLACED IN LAYER NOT EXCEEDING 300MM LIFT.
5. ALL CURB STOPS SHALL BE A MUELLER II ORI-SEAL OR APPROVED EQUIVALENT, AS PER CITY STANDARD AND SPECIFICATIONS. ALL CURB STOPS WILL USE STAINLESS STEEL STEMS TO OPERATE VALVE.
6. CONSTRUCTION OF ALL WATERMAINS AND SERVICE CONNECTIONS IN THE CITY OF NIAGARA FALLS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY SPECIFICATIONS AND STANDARD DRAWINGS.
7. WATER METER MUST BE INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS IN ALL BUILDINGS PRIOR TO OCCUPANCY. WATER METERS MUST BE PURCHASE FROM THE MUNICIPALITY.

**RAINWATER ROOF LEADERS AND SUMP PUMPS:**

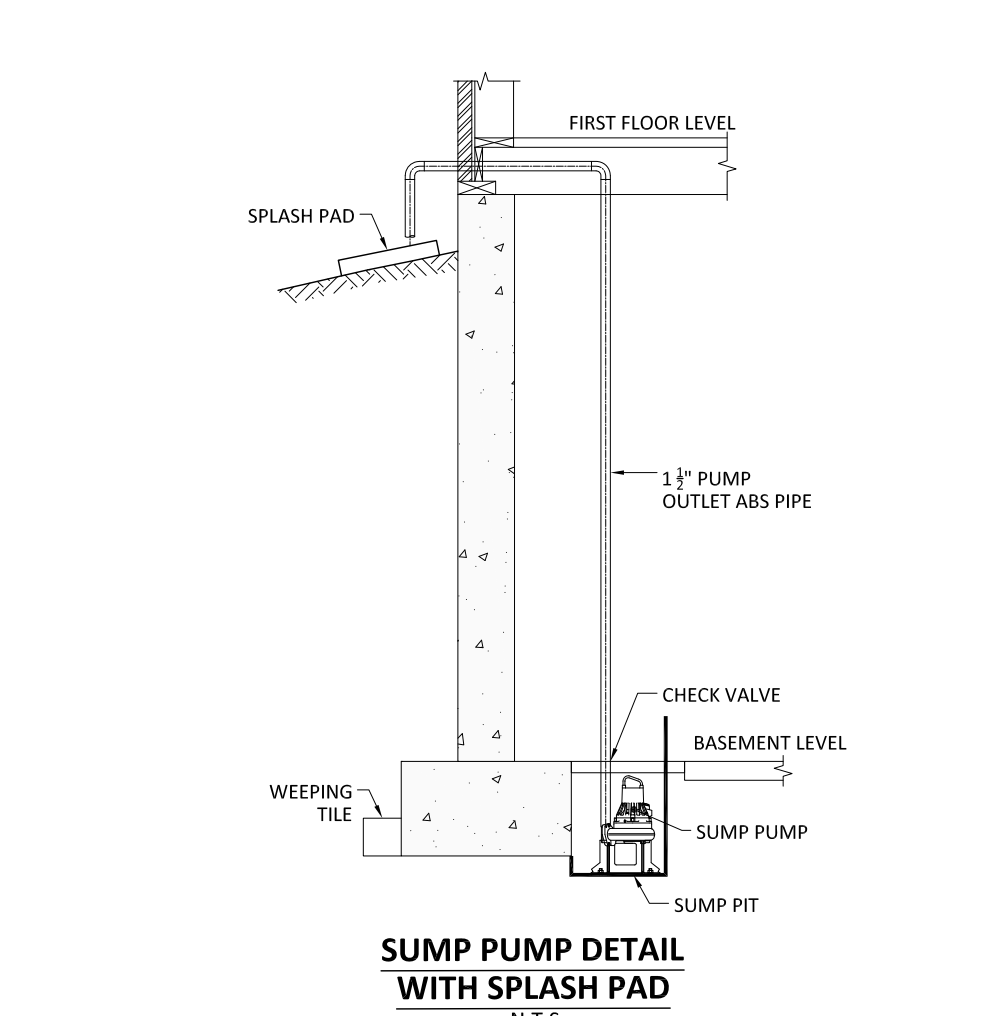
- ALL RAINWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AND THEN TO GRASSED OR LANDSCAPED AREAS A MINIMUM OF 0.60M FROM THE BUILDING FACE.
- SUMP PUMP WITH CHECK VALVE SHALL BE INSTALLED IN THE BUILDING TO PUMP BUILDING WEEPING TILES TO THE GRADE OUTSIDE THE BUILDING. THE SUMP PUMP OUTLET PIPE SHALL EXTEND A MINIMUM OF 150MM ABOVE THE PROPOSED GRADE AT THE BUILDING PRIOR TO DISCHARGE TO THE GRADE OUTSIDE THE BUILDING.

**SPECIAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO PROVIDE SANITARY & WATER SERVICE CONNECTIONS TO THE EXISTING BUILDING AND PROPOSED SEVERED LOT.
2. LOT GRADING FOR THE EXISTING HOUSE/LOT & SEVERED LOT HAVE NOT BEEN REVIEWED.
3. EXISTING DRAINAGE PATTERN OF THE PROPERTY TO REMAIN AND NOT TO BE DISTURBED.
4. WATER SERVICE CONNECTION TO THE EXISTING BUILDING WILL REMAIN IF IT MEETS THE CURRENT CITY STANDARDS. WATER SERVICE CONNECTION FOR THE PROPOSED SEVERED LOT TO BE PROVIDED FROM THOROLD STONE ROAD.
5. EXISTING BUILDING IS BEING CURRENTLY SANITARY SERVICED FROM SMITH AVENUE. RE-USE EXISTING SANITARY SERVICE FOR THE SEVERED LOT AND PROVIDE NEW SANITARY SERVICE CONNECTION FOR THE EXISTING BUILDING FROM THOROLD STONE ROAD.
6. EXISTING SANITARY SERVICE LOCATION, SIZE AND INVERT FROM SMITH AVENUE IS APPROXIMATE AND TO BE VERIFIED ON SITE AND MAY BE RE-USEABLE IT IS ADEQUATE AND CONFORMS TO THE CURRENT CITY OF NIAGARA FALLS STANDARDS. IF IT IS NOT ADEQUATE, THEN ABANDON THE EXISTING SANITARY SERVICE AND INSTALL NEW SANITARY SERVICE AS PER THE CURRENT CITY STANDARDS AND PROCEDURES.
7. EXISTING WATER, SANITARY AND STORM SEWERS, SERVICES AND UTILITIES LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE AND TO BE CONFIRMED ON SITE.
8. CONTRACTOR IS RESPONSIBLE TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. ALL EXISTING MUNICIPAL SANITARY AND STORM SEWERS LOCATION AND INVERTS WHERE PROPOSED SITE SERVICES WILL TIE-IN TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
10. MINIMUM BASEMENT FLOOR ELEVATION SHALL BE BASED ON INVERT OF THE SANITARY SERVICE. CONTRACTOR MUST VERIFY SANITARY INVERTS OF THE EXISTING MUNICIPAL SEWERS PRIOR TO SETTING BASEMENT FOUNDATION LEVEL.
11. THE BIDDER/CONTRACTOR MUST REVIEW/VERIFY EXISTING SOIL CONDITIONS ON SITE.
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR COST ASSOCIATED WITH THE CROSSING OF ANY EXISTING SEWERS, WATERMAINS AND UTILITIES INCLUDING SUPPORT AND PRECAUTIONS REQUIRED ON SITE SPECIFIC BASIS WHERE APPLICABLE.
13. THE BIDDER/CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE DRAWING. ANY ERROR AND/OR OMISSIONS MUST BE REPORTED TO THE ENGINEER IMMEDIATELY.



**WATERMAIN CROSSING DETAIL**  
N.T.S.



**SUMP PUMP DETAIL WITH SPLASH PAD**  
N.T.S.

