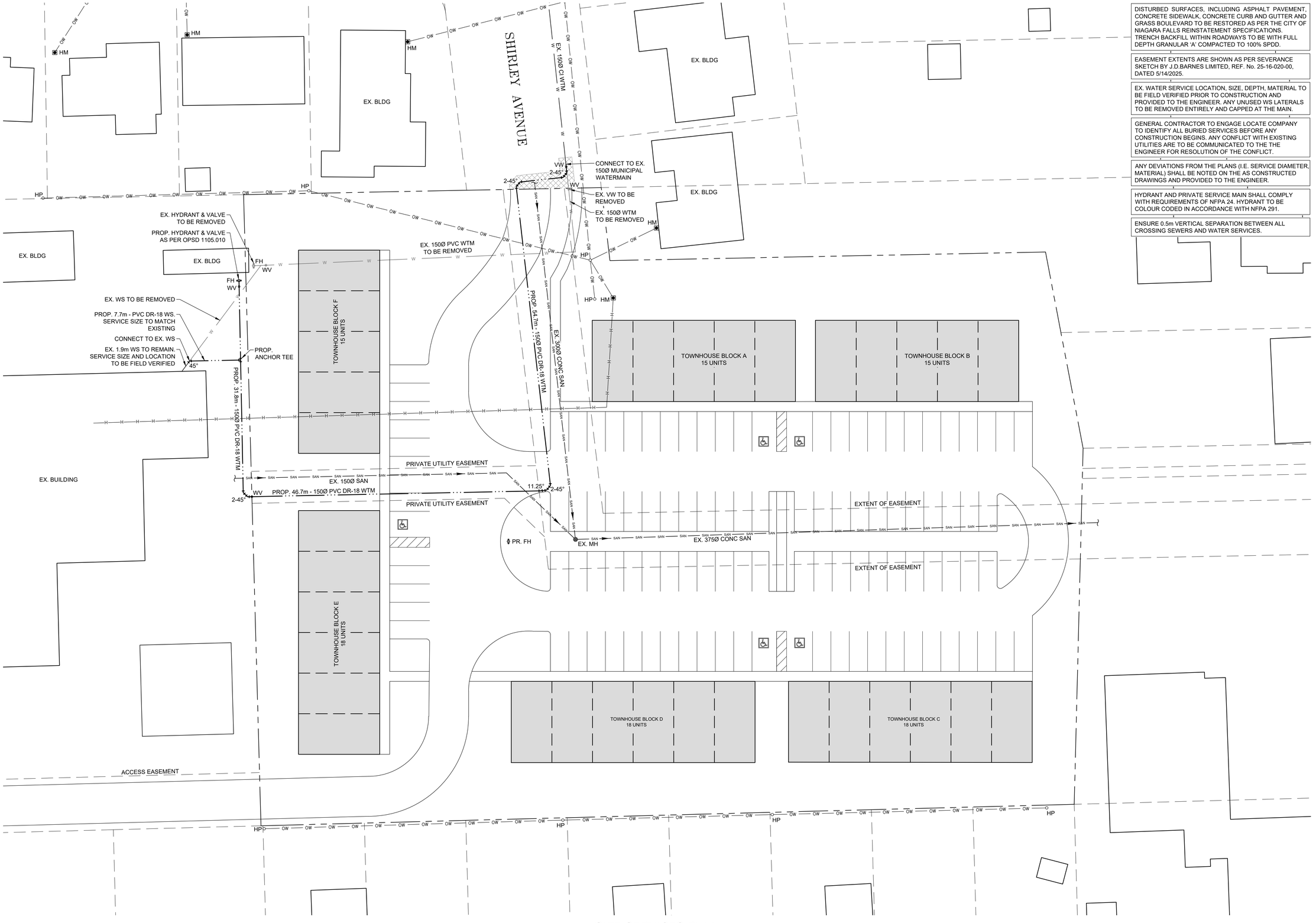

SITE SERVICES PLAN

SCALE: 1:250

DISTURBED SURFACES, INCLUDING ASPHALT PAVEMENT, CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER AND GRASS BOULEVARD TO BE RESTORED AS PER THE CITY OF NIAGARA FALLS REINSTATEMENT SPECIFICATIONS. TRENCH BACKFILL WITHIN ROADWAYS TO BE WITH FULL DEPTH GRANULAR 'A' COMPACTED TO 100% SPDD.

EASEMENT EXTENTS ARE SHOWN AS PER SEVERANCE SKETCH BY J.D.BARNES LIMITED, REF. No. 25-16-020-00, DATED 5/14/2025.

EX. WATER SERVICE LOCATION, SIZE, DEPTH, MATERIAL TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROVIDED TO THE ENGINEER. ANY UNUSED WS LATERALS TO BE REMOVED ENTIRELY AND CAPPED AT THE MAIN.

GENERAL CONTRACTOR TO ENGAGE LOCATE COMPANY TO IDENTIFY ALL BURIED SERVICES BEFORE ANY CONSTRUCTION BEGINS. ANY CONFLICT WITH EXISTING UTILITIES ARE TO BE COMMUNICATED TO THE THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

ANY DEVIATIONS FROM THE PLANS (I.E. SERVICE DIAMETER, MATERIAL) SHALL BE NOTED ON THE AS CONSTRUCTED DRAWINGS AND PROVIDED TO THE ENGINEER.

HYDRANT AND PRIVATE SERVICE MAIN SHALL COMPLY WITH REQUIREMENTS OF NFPA 24. HYDRANT TO BE COLOUR CODED IN ACCORDANCE WITH NFPA 291.

ENSURE 0.5m VERTICAL SEPARATION BETWEEN ALL CROSSING SEWERS AND WATER SERVICES.

PRELIMINARY

NOT FOR CONSTRUCTION

Do not scale drawings. Report any discrepancies to Hallex Civil Engineering Ltd. before proceeding.

This drawing must be signed and sealed by the Engineer prior to use in construction or submission for site plan approval or building permit.

All construction shall be in accordance with latest edition of the Ontario Building Code and all applicable Ontario regulations.

No part of this drawing including details, calculations or schedules may be reproduced in any form, either in part or whole, without the prior written consent of Hallex Civil Engineering Ltd.

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REV.	ISSUED FOR:	YYYY/MM/DD
A	REVIEW	2025/07/15
B	REVIEW	2025/11/12

CLIENT:
NEW CASTLE COMMUNITIES
1725 THIRD STREET LOUTH,
ST. CATHARINES, ON L2R 6P9

PROJECT:
VALLEY WAY STACKED TOWNHOUSES
6009-6017 VALLEY WAY,
NIAGARA FALLS, ON

SHEET TITLE:
SITE SERVICES PLAN

JOB NUMBER:	250208
DATE:	JULY 2025
DRAWN BY:	MA
DESIGNED BY:	MA
CHECKED BY:	AI / JH
SCALE:	1:250
DWG.	C1
REV.	B