SITE STATISTICS - 8279 STANLEY AVENUE
PROPERTY DETAILS
OFFICIAL LAND USE PLAN DESIGNATION: PRESTIGE INDUSTRIAL ZONE & GENERAL INDUSTRIAL ZONE
ZONING: PI - PRESTIGE INDUSTRIAL
GI - GENERAL INDUSTRIAL
ADDRESS: 8279 STANLEY AVENUE, NIAGARA FALLS, ON

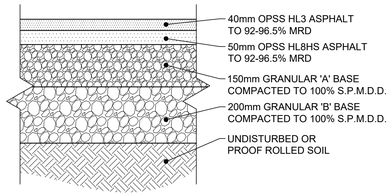
GEODETIC BENCHMARK INFORMATION

ELEVATIONS ARE GEODETIC, DERIVED BY GNSS OBSERVATIONS AND ARE RELATED TO BENCHMARK 00820200155 (CGVD2013), HAVING AN ELEVATION OF 174.366 METRES.

NOTE: PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.

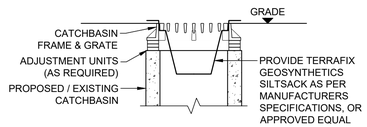
GENERAL NOTES:

1. READ ALL CIVIL DRAWINGS IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS, INCLUDING ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE AND VENDOR DRAWINGS AS APPLICABLE.
2. THE CONTRACTOR FOR ANY PORTION OF WORK SHALL VISIT THE SITE AND SHALL BE THOROUGHLY FAMILIAR WITH ALL THE PHYSICAL FEATURES THAT MAY AFFECT THE WORK IN ANY WAY.
3. THE CONTRACTOR MUST FIELD CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO COMMENCEMENT OF ANY WORK.
4. THE CONTRACTOR SHALL KEEP WORK SITES CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS DURING THE PROCESS OF CONSTRUCTION AND LEAVE THE SITE CLEAN UPON COMPLETION OF WORK OR PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL NOT OPERATE EXISTING MUNICIPAL WATER SYSTEM VALVES. VALVES CAN ONLY BE OPERATED BY THE CITY OF NIAGARA FALLS OPERATIONAL STAFF. THE CITY REQUIRES A MINIMUM OF 48 HOURS WRITTEN NOTICE PRIOR TO ALL WORKS.
6. CONSULTANT MUST APPROVE ALL DEVIATIONS FROM THE WORKING DRAWINGS. THE CONTRACTOR MUST KEEP AN ACCURATE RECORD OF ALL CHANGES FROM THE ORIGINAL INFORMATION SHOWN ON THE CONSTRUCTION DRAWINGS.
7. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE OF THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
8. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
   - OCCUPATIONAL HEALTH AND SAFETY ACT
   - ONTARIO REGULATION 213/91 - CONSTRUCTION PROJECTS
   - THE ONTARIO BUILDING CODE AND THE NATIONAL BUILDING CODE
   - THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS / DRAWINGS
   - THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENTS
10. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE IN METERS, UNLESS NOTED OTHERWISE.
11. ALL BUILDING ELEVATIONS (MAIN FINISHED FLOOR, TOP OF FOUNDATION, BASEMENT FINISHED FLOOR) TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS.
12. ALL NEW GRADING AFFECTING EXISTING SITE FEATURES (TREES, FENCES, LANDSCAPING, FOUNDATION WALLS, RETAINING WALLS, SLABS, BELL PEDESTALS, UTILITY POLES ETC.) TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, LANDSCAPE AND VENDOR DRAWINGS AS APPLICABLE.
13. PRE-CONSTRUCTION SURVEY TO BE COMPLETED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
14. REMOVAL OF EXISTING FEATURES OF THE SITE ARE TO BE CARRIED OUT IN ACCORDANCE WITH OPSS 510 AS APPLICABLE.
15. ROAD, PAVED AREAS AND GRASSED AREAS TO BE RESTORED TO THEIR ORIGINAL CONDITION OR AS PER THE CITY OF NIAGARA FALLS STANDARDS FOR ROAD RESTORATION IF EXISTS. TRENCH BACKFILLS WITHIN MUNICIPAL ROADWAYS TO BE WITH FULL DEPTH GRANULAR 'A'.
16. ALL BARRIER CURBS AS PER OPSD 600.110.
17. PROVIDE SILT FENCE PROTECTION ON ALL NEW AND EXISTING CATCH BASIN COVERS AND AROUND PERIMETER OF AREA OF WORK DURING CONSTRUCTION AND REMOVE UPON COMPLETION.
18. ALL EXISTING AND PROPOSED DOWNSPOUTS SHALL DISCHARGE ONTO SPLASH PADS AT GRADE LEVEL WITH FLOWS DIRECTED AWAY FROM THE BUILDING FOUNDATIONS WITHOUT EROSION OR INCONVENIENCE TO OTHERS.



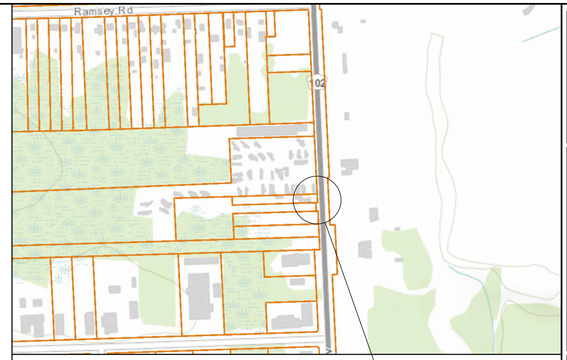
STANDARD DUTY ASPHALT DETAIL

SCALE: 1:10



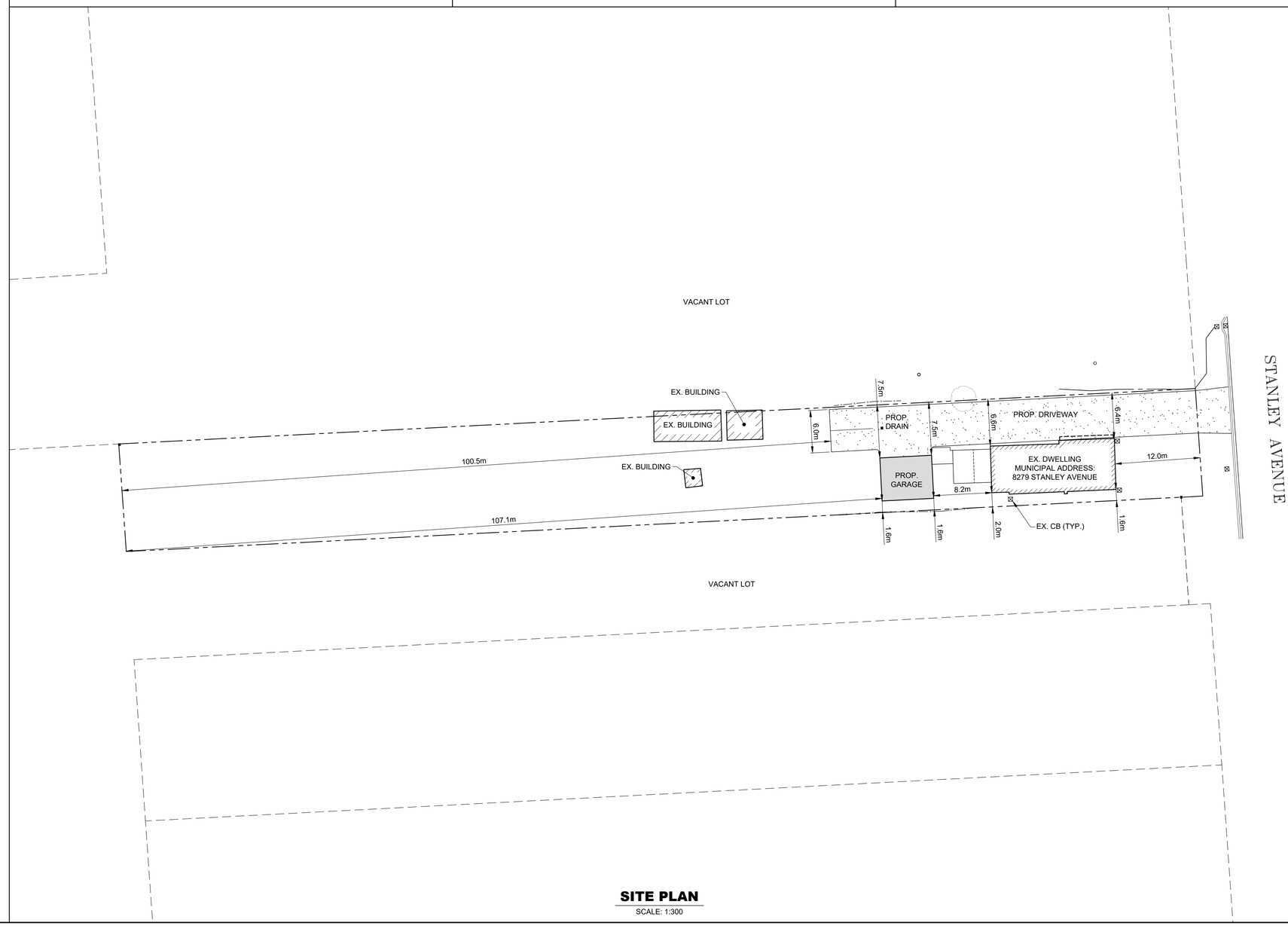
TYP. SEDIMENT TRAP DETAIL

SCALE: 1:25



KEY PLAN

SCALE: NTS



SITE PLAN

SCALE: 1:300

LICENSED PROFESSIONAL ENGINEER
J. J. HALUCHA
May 15, 2026
PROVINCE OF ONTARIO

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.

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HALLEX CIVIL ENGINEERING LTD.
4999 Victoria Avenue
Niagara Falls, ON L2E 4C9
Tel: 905-357-0405 Fax: 905-353-1105

REV.	ISSUED FOR:	YYYY/MM/DD
0	PERMIT	2026/05/15

CLIENT:
COLISEUM PAVING LTD.
1540 EVELYN STREET
FORT ERIE, ON

PROJECT:
PROPOSED GARAGE ADDITION
8279 STANLEY AVENUE
NIAGARA FALLS, ON

SHEET TITLE:
GENERAL NOTES,
TYPICAL DETAILS,
SITE PLAN
& KEY PLAN

JOB NUMBER:	260138
DATE:	MAY / 2026
DRAWN BY:	RD/AA
DESIGNED BY:	RD
CHECKED BY:	AI/JH
SCALE:	AS SHOWN
DWG.	C0
REV.	0

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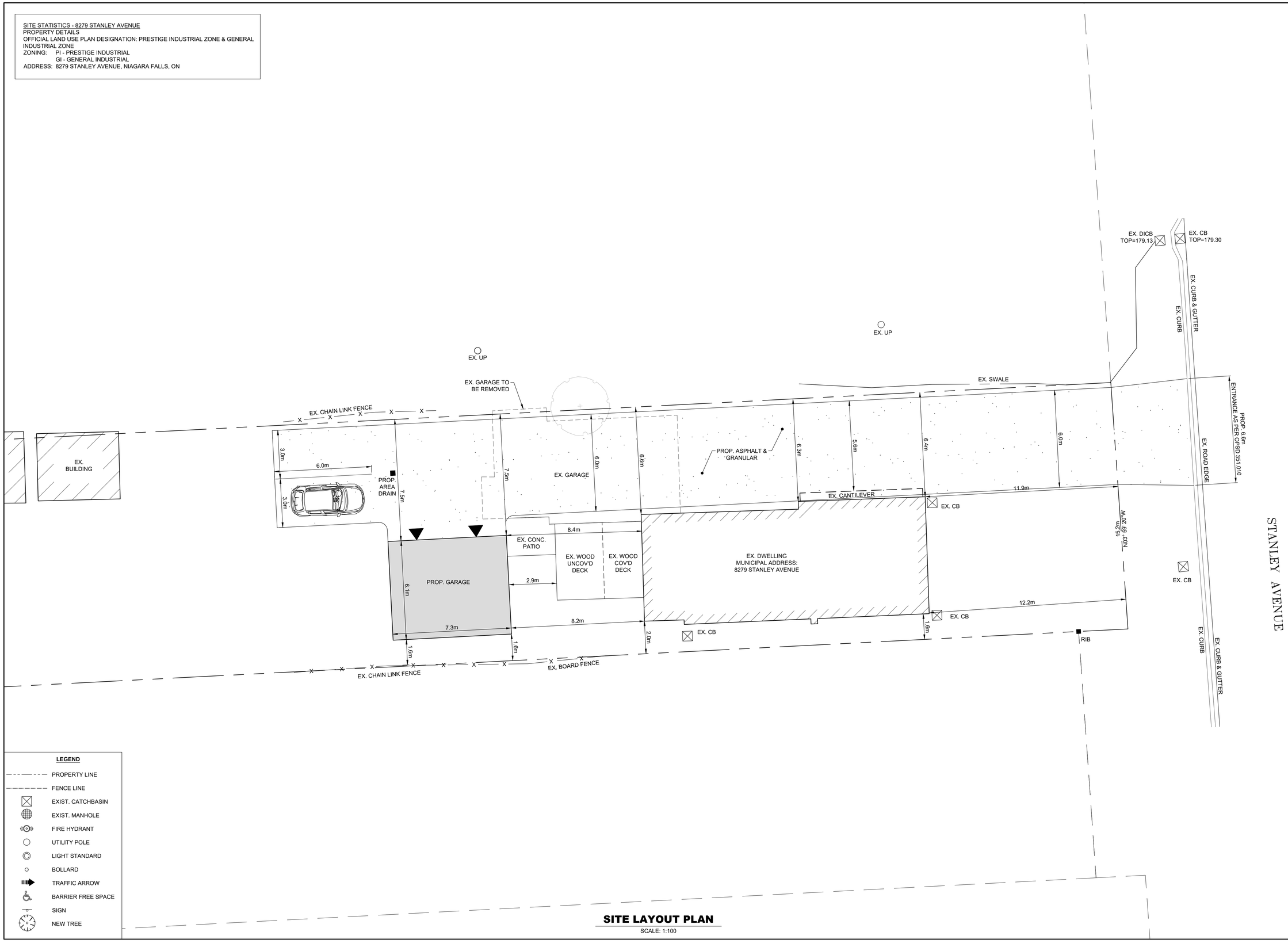

LEGEND

- PROPERTY LINE
- FENCE LINE
- EXIST. CATCHBASIN
- EXIST. MANHOLE
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- BOLLARD
- TRAFFIC ARROW
- BARRIER FREE SPACE
- SIGN
- NEW TREE

SITE LAYOUT PLAN

SCALE: 1:100

LICENSED PROFESSIONAL ENGINEER
J. D. HALUCHA
May 15, 2026
PROVINCE OF ONTARIO

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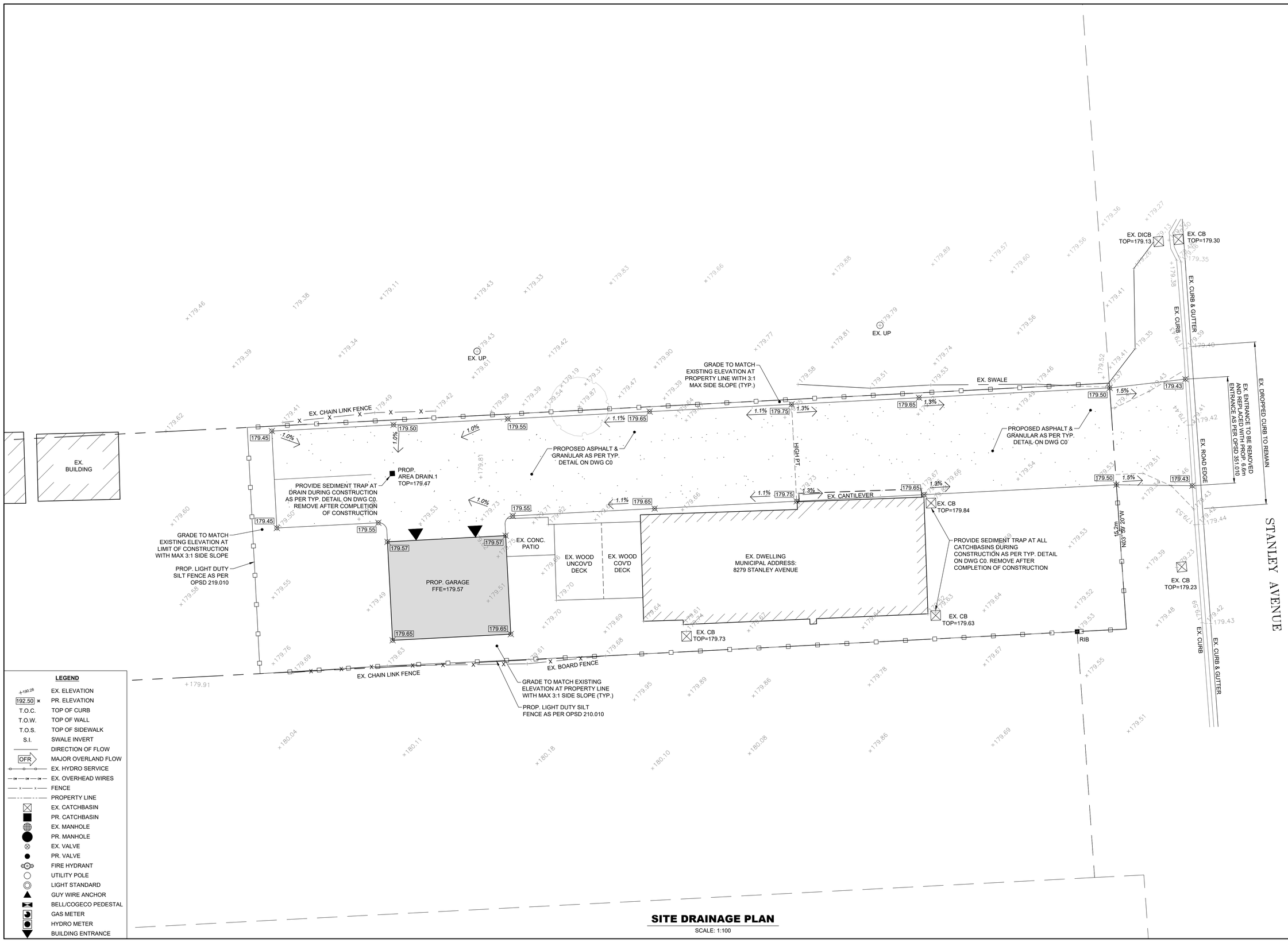
REV.	0



LEGEND

- EX. ELEVATION
- PR. ELEVATION
- T.O.C. TOP OF CURB
- T.O.W. TOP OF WALL
- T.O.S. TOP OF SIDEWALK
- S.I. SWALE INVERT
- DIRECTION OF FLOW
- MAJOR OVERLAND FLOW
- EX. HYDRO SERVICE
- EX. OVERHEAD WIRES
- FENCE
- PROPERTY LINE
- EX. CATCHBASIN
- PR. CATCHBASIN
- EX. MANHOLE
- PR. MANHOLE
- EX. VALVE
- PR. VALVE
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- GUY WIRE ANCHOR
- BELL/COGECO PEDESTAL
- GAS METER
- HYDRO METER
- BUILDING ENTRANCE

SITE DRAINAGE PLAN

SCALE: 1:100

LICENSED PROFESSIONAL ENGINEER
J. D. HALUCHA
May 15, 2026
PROVINCE OF ONTARIO

N

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REV.	0