



Main Street Engineering
190A Ontario Street
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SERVICING BRIEF

LEDWEZ COURT SUBDIVISION

Niagara.on.the.Lake

2025 08 05

This is an outline of the intended servicing for Ledwez Court in support for Draft Plan Approval. Detailed engineering design will be provided at the Subdivision Agreement stage.

Attachments

Drawing 25008-PSP-1 Preliminary Servicing Plan

Drawing 25008-PGP-1 Preliminary Grading Plan

Sanitary Sewers

The existing sanitary sewer on Queenston Road will be extended from Townline Road easterly to the proposed Ledwez Circle. This sewer will be a minimum sized pipe at a minimum grade (200mm @0.4%). Care will have to be taken in the location of the sewer within the road allowance to maintain at least one-way traffic during construction as well as protecting the existing watermain in the south shoulder.

The sanitary sewer will be extended through the subdivision with the upper link at 0.6% to increase the cleaning velocity. Some sewage ejectors in the basement levels of some of the houses may be necessary depending upon those house designs.

Storm Drainage

The existing drainage pattern is shown in purple on 25008-PGP-1. The only external area entering the site is the rear yard of #363 Townline Road. If/when that lot gets redeveloped, increased flows from that lot will be restricted to existing or redirected to Queenston Road or Townline Road.

Swales are incorporated along the west and south edges of the subdivision to accept the overland flows from 363 Townline Road and to direct rear yard flows to the Queenston Road ditch and the ditch/former watercourse to the east.

The internal storm sewers will direct the flow from the west through the subdivision to the ditch at the south-east corner of the site. That storm sewer will drain much of the site. The



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upstream flows in the receiving ditch (former watercourse) are being redirected to the east upon development of the industrial lands to the south.

The increased flows from development of the site will be detained via an in-line storage sewer between the two manholes and/or infiltration trenches below the swales.

Preliminary calculations indicate a storage requirement of about 90m³.

The two catchbasins within the circle will be fitted with inlet silt control devices for quality control.

Water Servicing

A 150mm firemain will be installed from the Queenston Road main to the circle where a hydrant will be located in a convenient spot for fire services.

A 50mm domestic main will be installed around the circle with both ends connected to the fire main.

Individual lot services will be provided per Town standards.

Street Design

The street has been designed with a continuous 6m wide carriageway as required by the fire department. Curb-side parking has been added to the straight porting.

Lot Grading

Conventional split drainage has been assumed for all lots. Detailed lot grading plans will be required for each lot at the time of building permit application.

Easements

The parcel within the circle will be owned by the condominium corporation. Easements in favour of the Town will be required across that parcel for the sanitary sewer as well as between Lots $\frac{3}{4}$ and $\frac{7}{8}$ for the storm sewers.


G.E. Barr P.Eng. CNU-A