



LEGEND

HYD	EX HYDRANT
HP	PROP HYDRANT
LS	EX LIGHT STANDARD
LS	PROP LIGHT POLE
TRANS	PROP HYDRO TRANSFORMER
PED	PROP STREET PEDESTAL
CMB	PROP COMMUNITY MAILBOX
	PROP CURB
WAT	PROP WATER LATERAL WITH CURBSTOP
STM	PROPOSED STORM LATERAL
SAN	PROP SANITARY LATERAL WITH CLEANOUT

1	SOLID YELLOW LINE, 10cm
15	SOLID WHITE LINE, 60cm
18	SOLID WHITE DRAGONS TEETH, 60cm WIDE, 1.0m TALL (DURABLE)

—	STOP W/ STREET NAME SIGN (Rb-1)
—	NO PARKING - BOTH WAYS (Rb-51)
—	NO PARKING - LEFT (Rb-51L)
—	EMERGENCY PARKING ONLY (Rb-58)
—	CHEVRON ALIGNMENT SIGN (Wg-9)
—	CHECKERBOARD WARNING (Wg-8)
—	NO PASSING HERE TO CROSSING (Ra-10)
—	PEDESTRIAN CROSSING AHEAD (Wc-27R)

PLANT SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	NO.	SIZE	CONDITION
STREETSCAPING:					
A1	ACER RUBRUM	RED MAPLE	6	60mm CAL	W.B.
A2	QUERCUS RUBRA	RED OAK	6	60mm CAL	W.B.
A3	GYMNOCLADUS DIOICUS	GINKO	5	60mm CAL	W.B.

NOTES:

- STREET TREES ARE TO BE PLANTED A MINIMUM OF 1.5m AWAY FROM LOT SERVICES, FIRE HYDRANTS AND STREET LIGHTS IF POSSIBLE.
- LOCATIONS OF STREET TREES ARE TO BE STAKED, REVIEWED AND APPROVED BY TOWN STAFF PRIOR TO PLANTING.
- STREET TREES ARE TO BE PLANTED A MINIMUM OF 15.0m AWAY FROM STOP SIGNS IN THE APPROACHING DIRECTION.
- DRIVEWAY WIDTH SHALL NOT EXCEED 6.0m WIDTH WITH IN TOWN ROAD ALLOWANCE FOR SINGLE DETACHED OR DUPLEX LOT.
- DRIVEWAY WIDTH SHALL NOT EXCEED 3.5m WIDTH WITH IN TOWN ROAD ALLOWANCE FOR TOWNHOUSE LOTS
- STREET TREES ALONG CHESTNUT AVENUE INSTALLED DURING PHASE 2.

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- 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.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING

M.K
DESIGN
B.K
CHECKED BY
M.H
APPROVED BY
B.K



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L2W 1A3
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OWNER

ST. DAVIDS RIVERVIEW
ESTATES INC.

1755 STEVENSVILLE ROAD
FORT ERIE, ONT
L0S 1N0

TAWNY RIDGE ESTATES - PHASE 3
NIAGARA-ON-THE-LAKE

STREETSCAPE

CONSULTANT FILE No. 21178

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SCALE 1:500 m

REF No. #

DWG No.

21178-PH3-STR

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