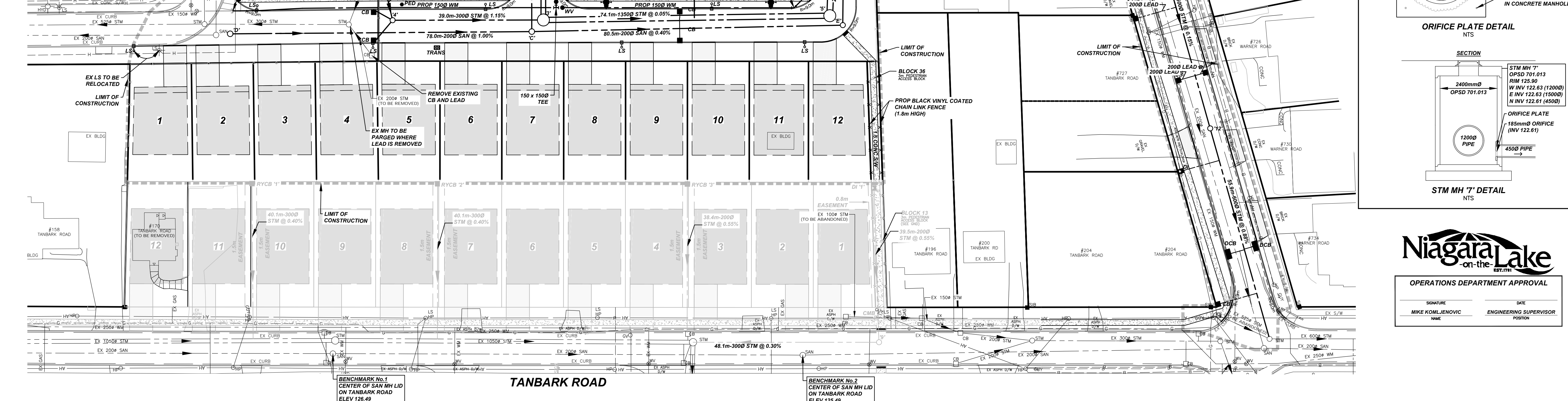
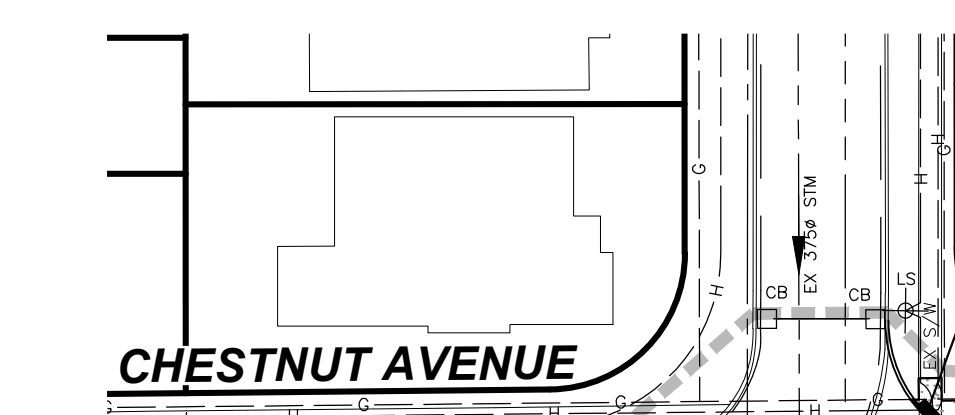


GENERAL NOTES:

1. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE 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 CONFIRM THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THE WORKS HEREIN, SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER AS DETERMINED BY THE ENGINEER. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING A MINIMUM 100mm OF TOPSOIL AND No. 1 NURSERY SOD TO ESTABLISH A GRASS COVER TO THE SATISFACTION OF THE TOWN, UNLESS NOTED OTHERWISE.
3. ALL CONSTRUCTION SIGNING MUST CONFORM TO THE M.T.C. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.
5. TOWN OF NIAGARA-ON-THE-LAKE STANDARD DRAWINGS AND O.P.S.D. SHALL CONSTITUTE PART OF THE ENGINEERING DESIGN AND CONSTRUCTION CONTRACT.
6. GRANULAR BACKFILL AROUND MAINTENANCE HOLES AND CATCH BASINS SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 100% S.P.D.
7. ROOF WATER DOWNSPOUTS TO DISCHARGE ONTO THE GROUND VIA DOWNSPOUT EXTENSIONS OR SPLASH PADS.
8. ANY AREAS WITHIN THE R.O.W. WHICH REQUIRE FILL IN EXCESS OF 0.30m ARE SUBJECT TO COMPACTION TESTS AND SUCH TESTS MUST SHOW A MINIMUM COMPACTION OF 95% S.P.D. AT ALL DEPTHS.
9. EROSION AND SILTATION CONTROL WORKS SHALL BE AS SHOWN ON THE GRADING PLAN. SILTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO START OF CONSTRUCTION AND MAINTAINED FOR THE DURATION UNTIL BUILDING ACTIVITY IS COMPLETED OR GROUND COVER ESTABLISHED.
10. RESIDENTIAL DRIVEWAYS SHALL CONFORM WITH THE APPROVED GRADING PLAN WITH 75mm OF HL3 FINE (SURFACE COURSE) AND 300mm OF GRANULAR "A" (BASE COURSE) WITH A MINIMUM OF 2% AND A MAXIMUM OF 8% SLOPE.
11. CHAIN LINK FENCE TO BE BLACK VINYL COATED MESH (COMMERCIAL GAUGE WIRE), BLACK PAINTED POSTS AND TOP RAIL, INSTALLED PER O.P.S.D. 972.130.

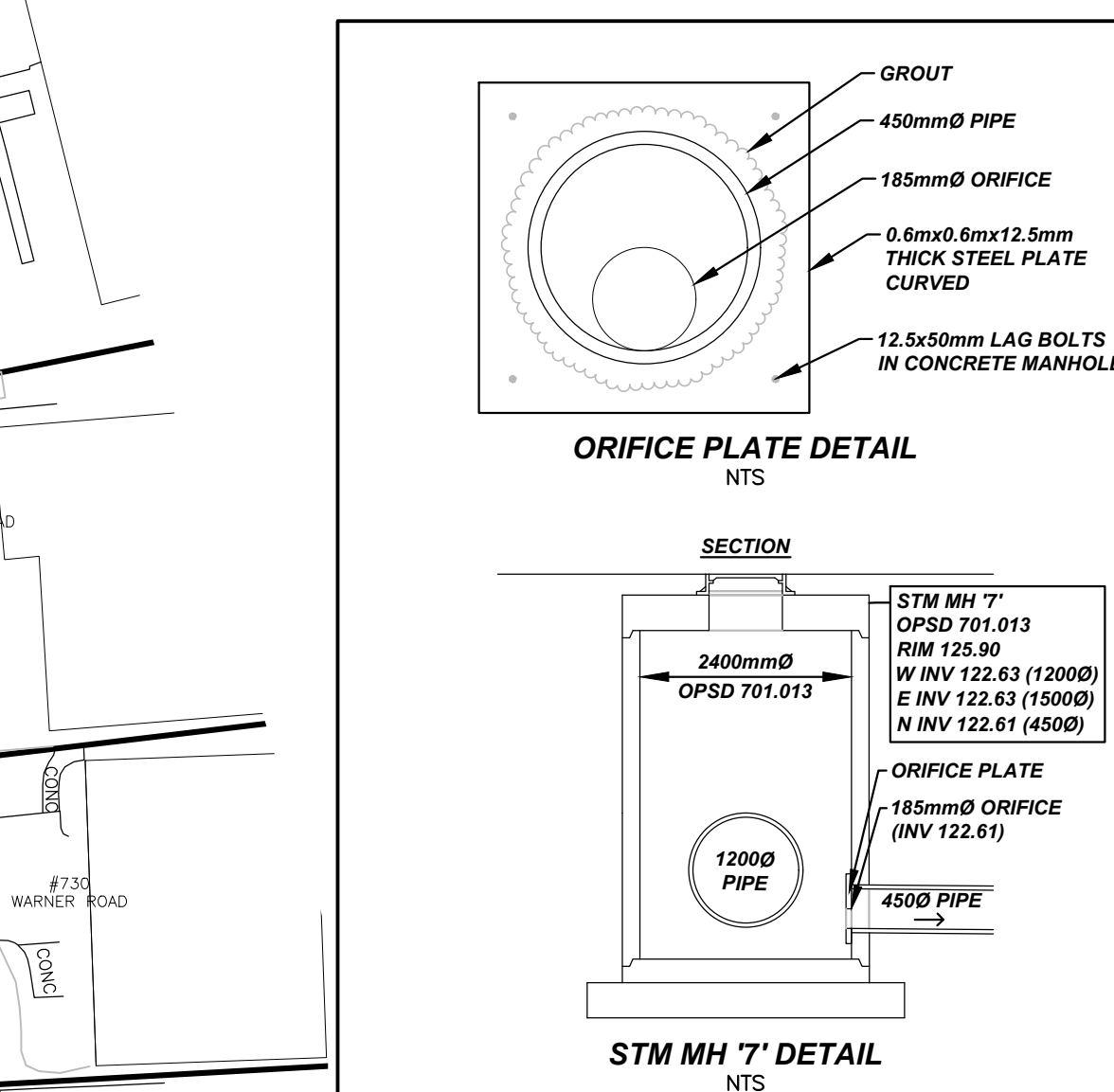
BEFORE STARTING WORK:

1. THE CONTRACTOR SHALL NOTIFY THE TOWN OF NIAGARA-ON-THE-LAKE AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS, AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER.
3. ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE.
4. AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES.



LEGEND

WV	EX WATER VALVE	HYD	EX HYDRO POLE
WV	PROP WATER VALVE	TF	PROP HYDRO TRANSFORMER
WVC	EX WATER VALVE CHAMBER	SL PED	PROP STREET LIGHT PEDESTAL
WMC	PROP WATER METER CHAMBER	LS	EX LIGHT STANDARD
HYD	EX HYDRANT	LS	PROP LIGHT POLE
HYD	PROP HYDRANT	LS	PROP TACTILE WARNING PLATE
CB	EX CATCHBASIN	WAT	PROP WATER LATERAL WITH CURBSTOP
CB	PROP CATCHBASIN	DCB	EX DOUBLE CATCHBASIN
DCB	PROP DOUBLE CATCHBASIN	DCB	PROP WATERMAIN
CBMH	EX CATCHBASIN MANHOLE	STM	EX STORM SEWER
CBMH	PROP CATCHBASIN MANHOLE	STM	PROPOSED STORM LATERAL
STM	EX STORM MANHOLE	STM	PROP STORM SEWER
STM	PROP STORM MANHOLE	SAN	EX SANITARY SEWER
SAN	EX SANITARY MANHOLE	SAN	PROP SANITARY LATERAL WITH CLEANOUT
SAN	PROP SANITARY MANHOLE	SAN	EX SANITARY SEWER
PLUG	EX PLUG	PLUG	PROP PLUG
PLUG	PROP PLUG	CMB	PROP COMMUNITY MAILBOX
CMB	PROP COMMUNITY MAILBOX		



NOTES:

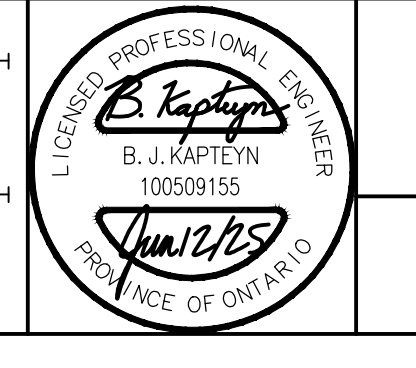
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2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD TO VERIFY THE ACCURACY OF THESE PROPERTY LINES. A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING

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

BENCH MARK

1. CENTER OF SAN MH LID ON TANBARK ROAD, ELEV 126.49
2. CENTER OF SAN MH LID ON TANBARK ROAD, ELEV 125.49



Niagara Lake on-the-Lake

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L2W 1A3
Phone: (905) 688-9400
Fax: (905) 688-5274

OWNER

ST. DAVIDS RIVERVIEW ESTATES INC.

1755 STEVENSVILLE ROAD
FORT ERIE, ONT
L0S 1N0

TAWNY RIDGE ESTATES - PHASE 2
NIAGARA-ON-THE-LAKE

GENERAL SERVICING PLAN

CONSULTANT FILE No. 21178
DATE: 2025-06-12
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DWG No. **21178-PH2-GSP**
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