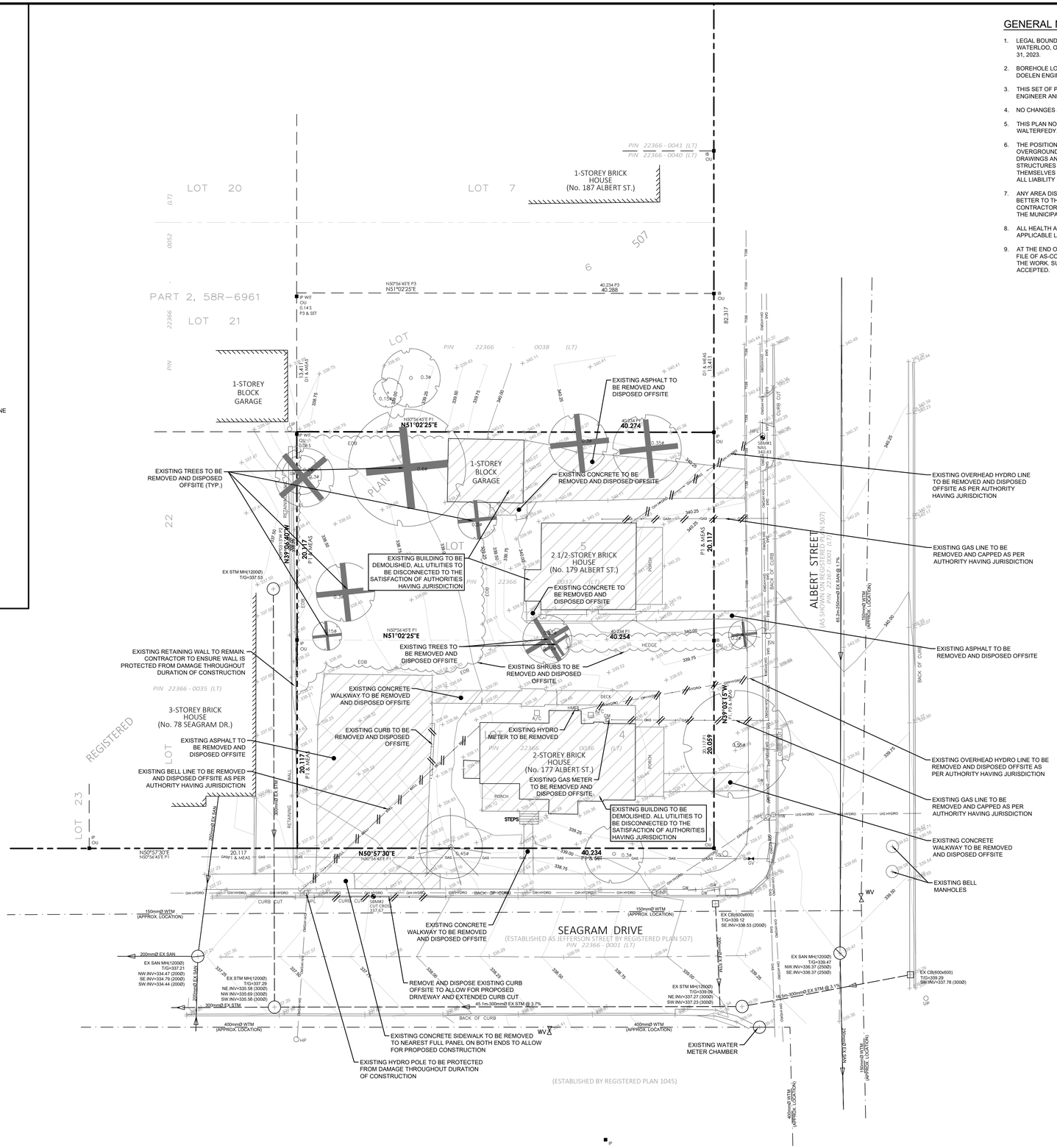
LEGEND

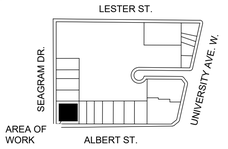
- PROPERTY LINE
- LOT LINE
- IB — IRON BAR
- SIB — STANDARD IRON BAR
- SSIB — SHORT STANDARD IRON BAR
- CC — CUT CROSS
- TBM — TEMPORARY BENCHMARK
- EX LS — EXISTING LAMP STANDARD
- EX UP — EXISTING UTILITY POLE
- EX HP — EXISTING HYDRO POLE
- EXISTING GUY WIRE
- EX SIGN — EXISTING SIGN
- EX BELL MH — EXISTING BELL MANHOLE
- EX BELL PED — EXISTING BELL PEDESTAL
- EX CB — EXISTING CATCHBASIN
- EX MH — EXISTING STORM MANHOLE
- EX CBMH — EXISTING CATCHBASIN MANHOLE
- EX SAN MH — EXISTING SANITARY MANHOLE
- EX HYD — EXISTING FIRE HYDRANT
- EX WV — EXISTING WATERMAIN VALVE
- BOREHOLE No. — EXISTING BOREHOLE LOCATION
- +ELEV — EXISTING SPOT ELEVATION
- 325.0 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 0.2m DIA — EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE DRIPLINE AND/OR VEGETATION LINE
- EXISTING SANITARY SERVICE
- EXISTING STORM SERVICE
- EXISTING WATERMAIN
- GAS — EXISTING GASMAIN
- OH HYDRO — EXISTING OVERHEAD HYDRO LINE
- UG HYDRO — EXISTING UNDERGROUND HYDRO LINE
- BELL — EXISTING BELL LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING CURB AND GUTTER
- REMOVALS
- SURFACE REMOVALS

GENERAL NOTES

1. LEGAL BOUNDARY DATA AND TOPOGRAPHICAL INFORMATION FOR 177-179 ALBERT STREET, WATERLOO, ON FROM SURVEY BY VAN HARTEN SURVEYING INC. DATED MAY 4 2023 AND REVISED MAY 31, 2023.
2. BOREHOLE LOCATIONS AND GEOTECHNICAL INFORMATION FROM REPORT BY CHUNG & VANDER DOELEN ENGINEERING DATED JULY 2023.
3. THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY THE DESIGN ENGINEER AND APPROVED BY THE LOCAL MUNICIPALITY.
4. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
5. THIS PLAN NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF WALTERFEDY.
6. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS, 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 THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM AND THOSE NOT LOCATED PRIOR TO CONSTRUCTION.
7. ANY AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CONSULTANT AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO MUNICIPAL STANDARDS.
8. ALL HEALTH AND SAFETY RELATED SIGNAGE MUST BE POSTED AT THE SITE AS REQUIRED BY APPLICABLE LAW AND BEST MANAGEMENT PRACTICES.
9. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CONSULTANT WITH A DIGITAL FILE OF AS-CONSTRUCTED DRAWINGS. THE DRAWINGS MUST REFLECT THE CONSTRUCTED STATE OF THE WORK. SUBMISSION OF UNALTERED DESIGN DRAWINGS AND CONTRACT CHANGES WILL NOT BE ACCEPTED.



KEY PLAN



North

DATE	ISSUANCE	NO.
2023.11.10	ISSUED FOR OPA / ZBA	

1:200
0 2.0 4.0 10.0

CLIENT

14688210 CANADA INC.

PROJECT

177-179 ALBERT STREET DEVELOPMENT

177-179 Albert Street, Waterloo, ON N2L 3T4

TITLE

EXISTING CONDITIONS AND REMOVALS PLAN

WALTERFEDY

KITCHENER | HAMILTON | TORONTO | CALGARY

A PART OF WF GROUP

800.685.1378 walterfedy.com

LICENSED PROFESSIONAL ENGINEER
T. B. KELLER
100529026
2023.11.10
PROVINCE OF ONTARIO

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY. DO NOT SCALE THIS DRAWING.

COPYRIGHT © 2023 WalterFedy

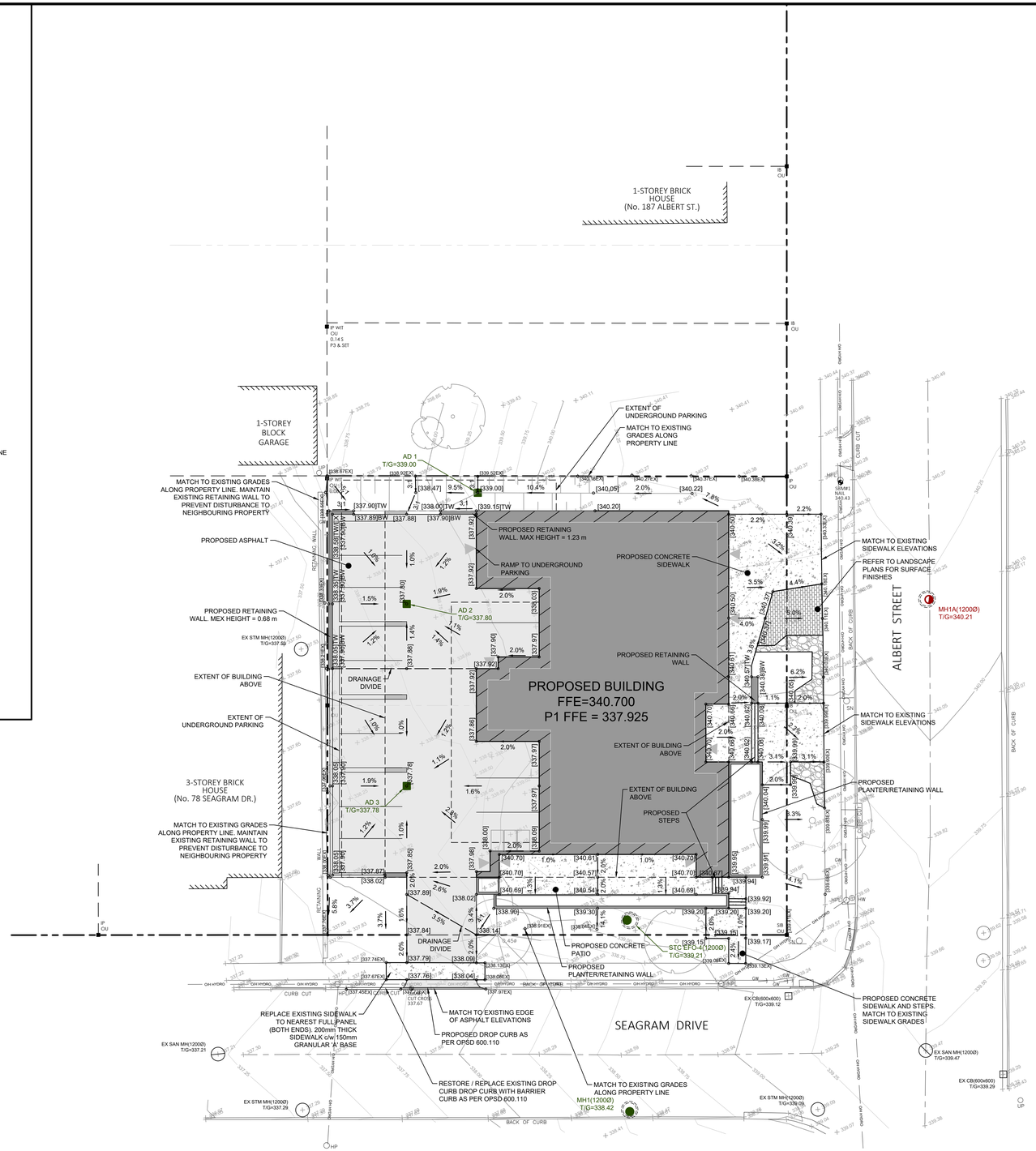
SCALE:	1:200
DATE:	2023-11-09
PROJECT NO.:	2022-0400-10
DRAWN BY:	TK
CHECKED BY:	JZ

SHEET NO.: C101

\\JBEL\Vols_Files\2022\2400\10\06-DWGS\Civil\Plot Files\2022-0400-10_EX_PLT; C101; None; Tyler Keller; 2023-11-10 8:30:36 AM

LEGEND

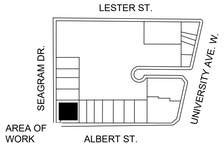
- PROPERTY LINE
- LOT LINE
- IB — IRON BAR
- SIB — STANDARD IRON BAR
- SSIB — SHORT STANDARD IRON BAR
- CC — CUT CROSS
- TBM — TEMPORARY BENCHMARK
- EX LS — EXISTING LAMP STANDARD
- EX UP — EXISTING UTILITY POLE
- EX HP — EXISTING HYDRO POLE
- EXISTING GUY WIRE
- EX SIGN — EXISTING SIGN
- EX BELL MH — EXISTING BELL MANHOLE
- EX BELL PED — EXISTING BELL PEDESTAL
- EX CB — EXISTING CATCHBASIN
- EX MH — EXISTING STORM MANHOLE
- EX CBMH — EXISTING CATCHBASIN MANHOLE
- EX SAN MH — EXISTING SANITARY MANHOLE
- EX HYD — EXISTING FIRE HYDRANT
- EX WV — EXISTING WATERMAIN VALVE
- BOREHOLE No. — EXISTING BOREHOLE LOCATION
- +ELEV — EXISTING SPOT ELEVATION
- 325.0 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 0.2m DIA — EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE DRIPLINE AND/OR VEGETATION LINE
- OH HYDRO — EXISTING OVERHEAD HYDRO LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING CURB AND GUTTER
- AD — PROPOSED AREA DRAIN
- MH — PROPOSED STORM MANHOLE
- MH — PROPOSED SANITARY MANHOLE
- [123.45] — PROPOSED GRADE
- 2.0% 2.0% — PROPOSED DRAINAGE ARROW/SLOPE
- PROPOSED OVERLAND FLOW ROUTE
- PROPOSED CURB
- PROPOSED DROP CURB
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SURFACE



GENERAL NOTES

1. LEGAL BOUNDARY DATA AND TOPOGRAPHICAL INFORMATION FOR 177-179 ALBERT STREET, WATERLOO, ON FROM SURVEY BY VAN HARTEN SURVEYING INC. DATED MAY 4 2023 AND REVISED MAY 31, 2023.
2. BOREHOLE LOCATIONS AND GEOTECHNICAL INFORMATION FROM REPORT BY CHUNG & VANDER DOELEN ENGINEERING DATED JULY 2023.
3. THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY THE DESIGN ENGINEER AND APPROVED BY THE LOCAL MUNICIPALITY.
4. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
5. THIS PLAN NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF WALTERFEDY.
6. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS, 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 THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM AND THOSE NOT LOCATED PRIOR TO CONSTRUCTION.
7. ANY AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CONSULTANT AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO MUNICIPAL STANDARDS.
8. ALL HEALTH AND SAFETY RELATED SIGNAGE MUST BE POSTED AT THE SITE AS REQUIRED BY APPLICABLE LAW AND BEST MANAGEMENT PRACTICES.
9. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CONSULTANT WITH A DIGITAL FILE OF AS-CONSTRUCTED DRAWINGS. THE DRAWINGS MUST REFLECT THE CONSTRUCTED STATE OF THE WORK. SUBMISSION OF UNALTERED DESIGN DRAWINGS AND CONTRACT CHANGES WILL NOT BE ACCEPTED.

KEY PLAN



North

DATE	ISSUANCE	NO.
2023.11.10	ISSUED FOR OPA / ZBA	

1:200 (0, 2.0, 4.0, 10.0)

CLIENT

14688210 CANADA INC.

PROJECT

177-179 ALBERT STREET DEVELOPMENT

177-179 Albert Street, Waterloo, ON N2L 3T4

TITLE

GRADING PLAN

WALTERFEDY

KITCHENER | HAMILTON | TORONTO | CALGARY

A PART OF WF GROUP

800.685.1378 walterfedy.com

LICENSED PROFESSIONAL ENGINEER
T. B. KELLER
100529026
2023.11.10
PROVINCE OF ONTARIO

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY. DO NOT SCALE THIS DRAWING.

COPYRIGHT © 2023 WalterFedy

SCALE:	1:200
DATE:	2023-11-09
PROJECT NO.:	2022-0400-10
DRAWN BY:	TK
CHECKED BY:	JZ

SHEET NO.:

C201

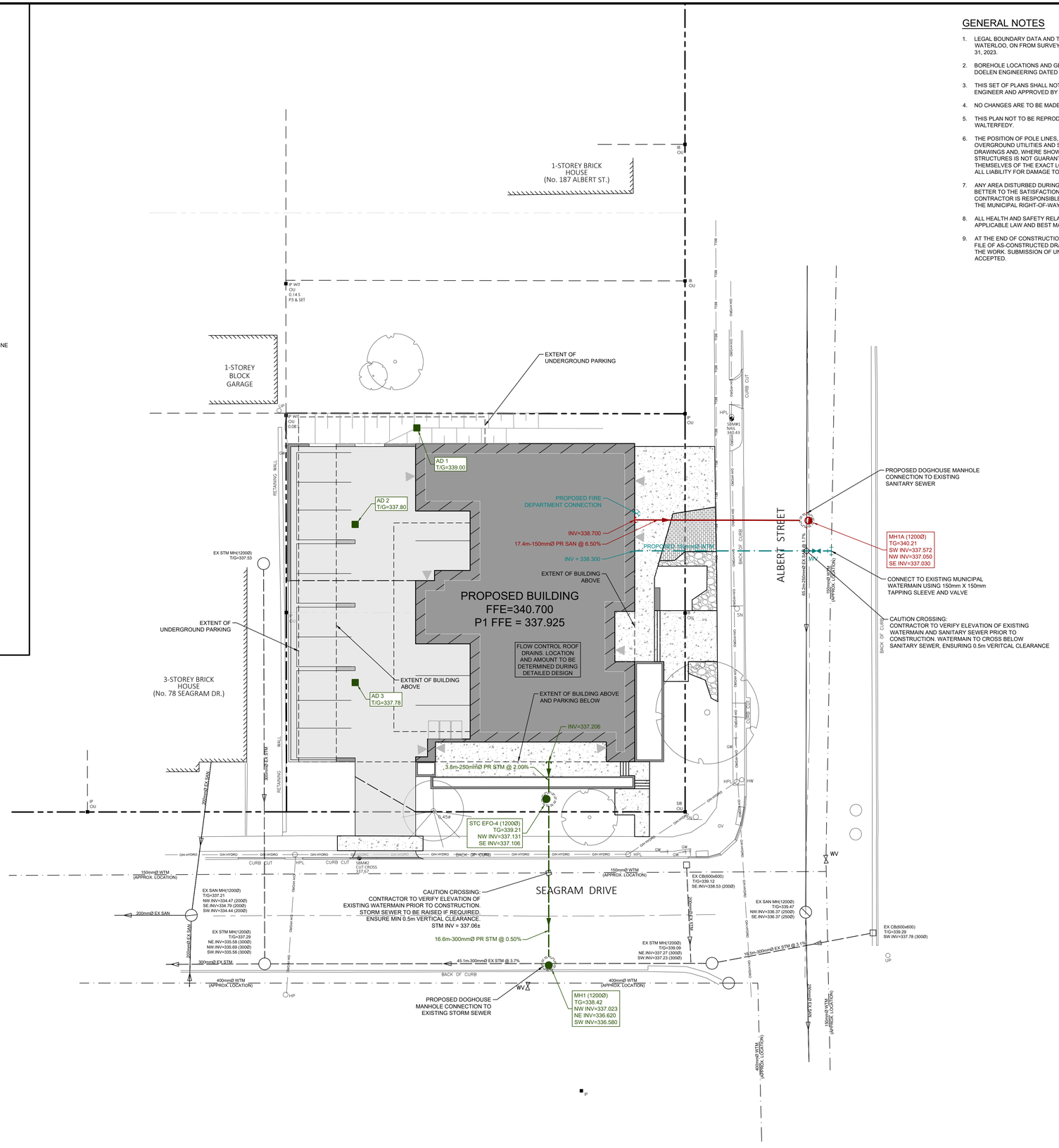
\\BELL1\Job_Files\2022\0400\10\06-DWGS\Civil\Plot Files\2022-0400-10_GRD_PLT; C201; None; Tyler Keller; 2023-11-10 8:30:38 AM

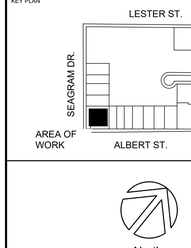
LEGEND

- PROPERTY LINE
- LOT LINE
- IB — IRON BAR
- SIB — STANDARD IRON BAR
- SSIB — SHORT STANDARD IRON BAR
- CC — CUT CROSS
- TBM — TEMPORARY BENCHMARK
- EX LS — EXISTING LAMP STANDARD
- EX UP — EXISTING UTILITY POLE
- EX HP — EXISTING HYDRO POLE
- EXISTING GUY WIRE
- EX SIGN — EXISTING SIGN
- EX BELL MH — EXISTING BELL MANHOLE
- EX BELL PED — EXISTING BELL PEDESTAL
- EX CB — EXISTING CATCHBASIN
- EX MH — EXISTING STORM MANHOLE
- EX CBMH — EXISTING CATCHBASIN MANHOLE
- EX SAN MH — EXISTING SANITARY MANHOLE
- EX HYD — EXISTING FIRE HYDRANT
- EX WV — EXISTING WATERMAIN VALVE
- BOREHOLE No. — EXISTING BOREHOLE LOCATION
- EXISTING DECIDUOUS TREE (0.2m DIA)
- EXISTING CONIFEROUS TREE
- EXISTING TREE DRIPLINE AND/OR VEGETATION LINE
- EXISTING SANITARY SERVICE
- EXISTING STORM SERVICE
- EXISTING WATERMAIN
- GAS — EXISTING GASMAIN
- OH HYDRO — EXISTING OVERHEAD HYDRO LINE
- UG HYDRO — EXISTING UNDERGROUND HYDRO LINE
- BELL — EXISTING BELL LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CURB
- EXISTING CURB AND GUTTER
- AD — PROPOSED AREA DRAIN
- MH — PROPOSED STORM MANHOLE
- MH — PROPOSED SANITARY MANHOLE
- WV — PROPOSED WATERMAIN VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED SANITARY SEWER/SERVICE
- PROPOSED STORM SEWER/SERVICE
- PROPOSED WATERMAIN/SERVICE
- PROPOSED CURB
- PROPOSED DROP CURB
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SURFACE

GENERAL NOTES

1. LEGAL BOUNDARY DATA AND TOPOGRAPHICAL INFORMATION FOR 177-179 ALBERT STREET, WATERLOO, ON FROM SURVEY BY VAN HARTEN SURVEYING INC. DATED MAY 4 2023 AND REVISED MAY 31, 2023.
2. BOREHOLE LOCATIONS AND GEOTECHNICAL INFORMATION FROM REPORT BY CHUNG & VANDER DOELEN ENGINEERING DATED JULY 2023.
3. THIS SET OF PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED BY THE DESIGN ENGINEER AND APPROVED BY THE LOCAL MUNICIPALITY.
4. NO CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
5. THIS PLAN NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF WALTERFEDY.
6. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS, 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 THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM AND THOSE NOT LOCATED PRIOR TO CONSTRUCTION.
7. ANY AREA DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CONSULTANT AND AUTHORITY HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO MUNICIPAL STANDARDS.
8. ALL HEALTH AND SAFETY RELATED SIGNAGE MUST BE POSTED AT THE SITE AS REQUIRED BY APPLICABLE LAW AND BEST MANAGEMENT PRACTICES.
9. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CONSULTANT WITH A DIGITAL FILE OF AS-CONSTRUCTED DRAWINGS. THE DRAWINGS MUST REFLECT THE CONSTRUCTED STATE OF THE WORK. SUBMISSION OF UNALTERED DESIGN DRAWINGS AND CONTRACT CHANGES WILL NOT BE ACCEPTED.





DATE	ISSUANCE	NO.
2023.11.10	ISSUED FOR OPA / ZBA	

1:200
0 2.0 4.0 10.0

CLIENT
14688210 CANADA INC.

PROJECT
177-179 ALBERT STREET DEVELOPMENT
177-179 Albert Street, Waterloo, ON N2L 3T4

TITLE
SERVICING PLAN

WALTERFEDY
KITCHENER | HAMILTON | TORONTO | CALGARY
A PART OF WF GROUP
800.685.1378 walterfedy.com

LICENSED PROFESSIONAL ENGINEER
T. B. KELLER
100529026
2023.11.10
PROVINCE OF ONTARIO

REPRODUCTION OR DISTRIBUTION FOR PURPOSES OTHER THAN AUTHORIZED BY WALTERFEDY IS FORBIDDEN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS TO WALTERFEDY. DO NOT SCALE THIS DRAWING.
COPYRIGHT © 2023 WalterFedy

SCALE:	1:200
DATE:	2023-07-04
PROJECT NO.:	2022-0400-10
DRAWN BY:	TK
CHECKED BY:	JZ

SHEET NO.:
C301

\\Del1\Jobs_Files\2022\0400\07\06-SWGS\Civil\Plot Files\2022-0400-10_SVC_PLT; C301; Nome; Tyler Keller; 2023-11-10 8:30:51 AM