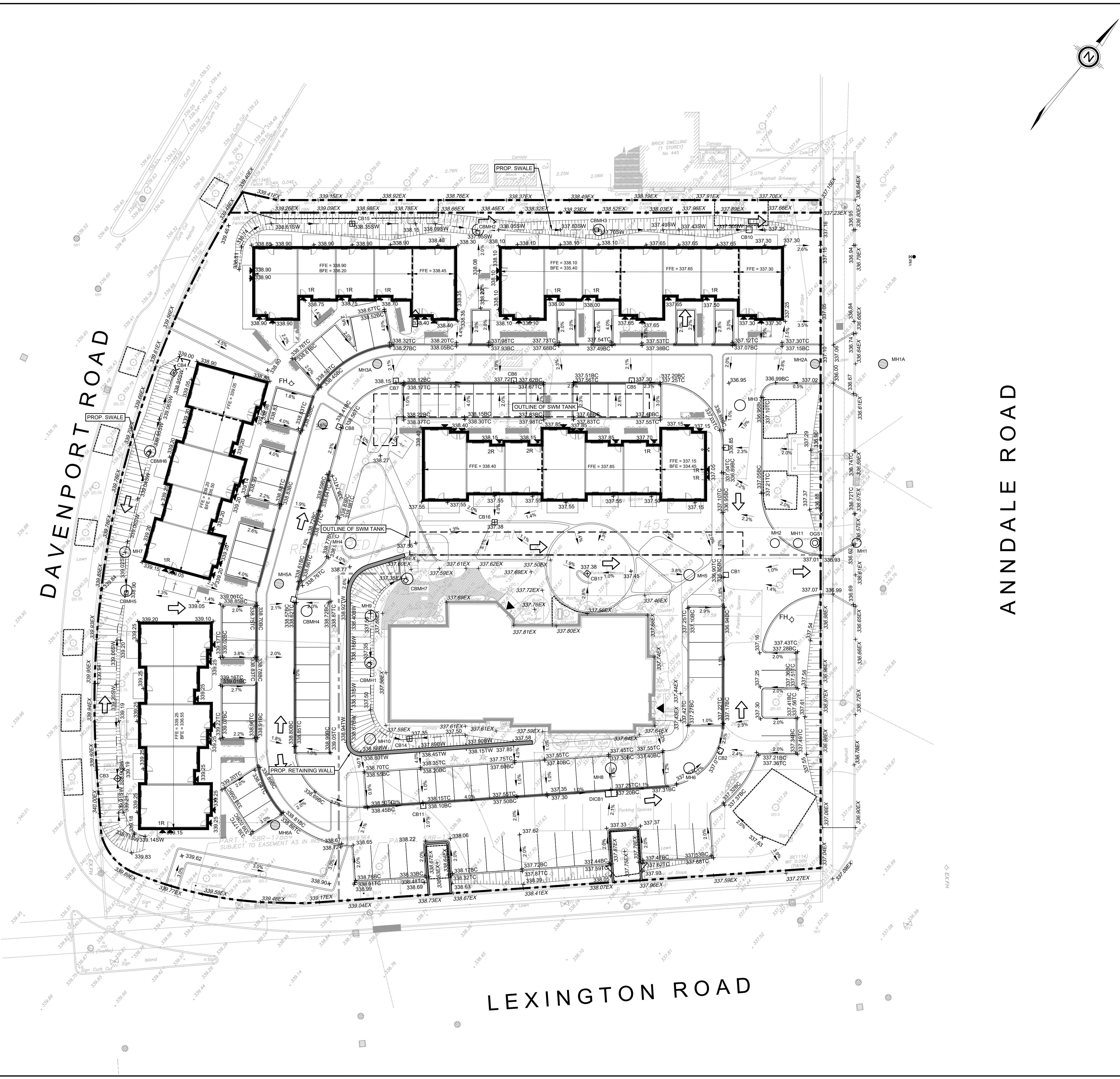




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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA SUBMISSION	SEP 19, 2025

LEGEND
PROPERTY LINE
OUTLINE OF BUILDING AT GROUND LEVEL
OUTLINE OF ABOVEGROUND LEVEL
OUTLINE OF LEVEL BELOW
PROPOSED DOOR / OVERHEAD DOOR
PROPOSED GRADE (TOP OF CURB)
PROPOSED GRADE (BOTTOM OF CURB)
PROPOSED GRADE (TOP OF WALL)
PROPOSED GRADE (SWALE)
PROPOSED STORM MAINTENANCE HOLE
PROPOSED STORM CATCHBASIN MANHOLE
PROPOSED SANITARY MAINTENANCE HOLE
PROPOSED CATCHBASIN
PROPOSED VALVE AND BOX
EMERGENCY OVERLAND FLOW ROUTE

SEAL

ENGINEERING & CONSTRUCTION SERVICES DIVISION
ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.
MANAGER, DEVELOPMENT ENGINEERING DATE

PROJECT
445 ANNDAL RD.
WATERLOO, ON. N2K 2E3

PROJECT NO:
30290838
DRAWN BY:
RJ
PROJECT MGR:
NS
CHECKED BY:
NS
APPROVED BY:
NS

LIST OF DRAWINGS
SG-01 - SITE GRADING PLAN
SS-01 - SITE SERVICING PLAN
DD-01 - GENERAL NOTES
DD-02 - DETAILS

SITE PLAN INFORMATION
KPMB ARCHITECTS
351 KING STREET EAST
SUITE 1200
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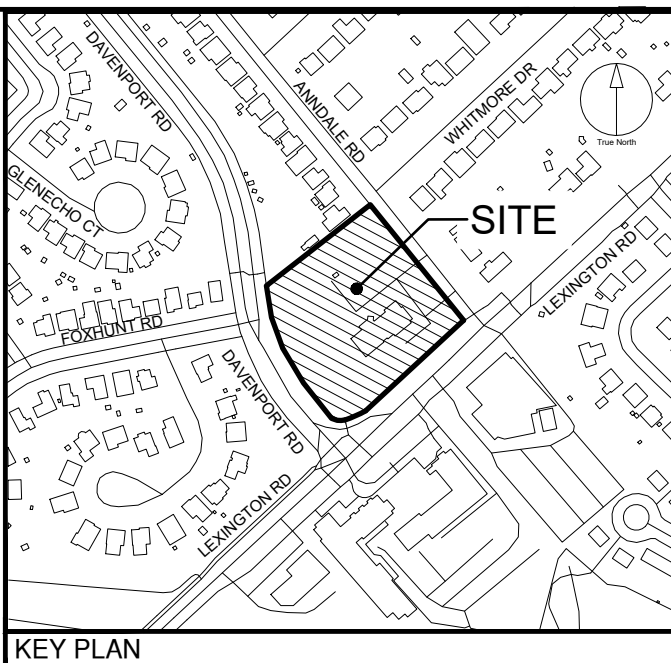
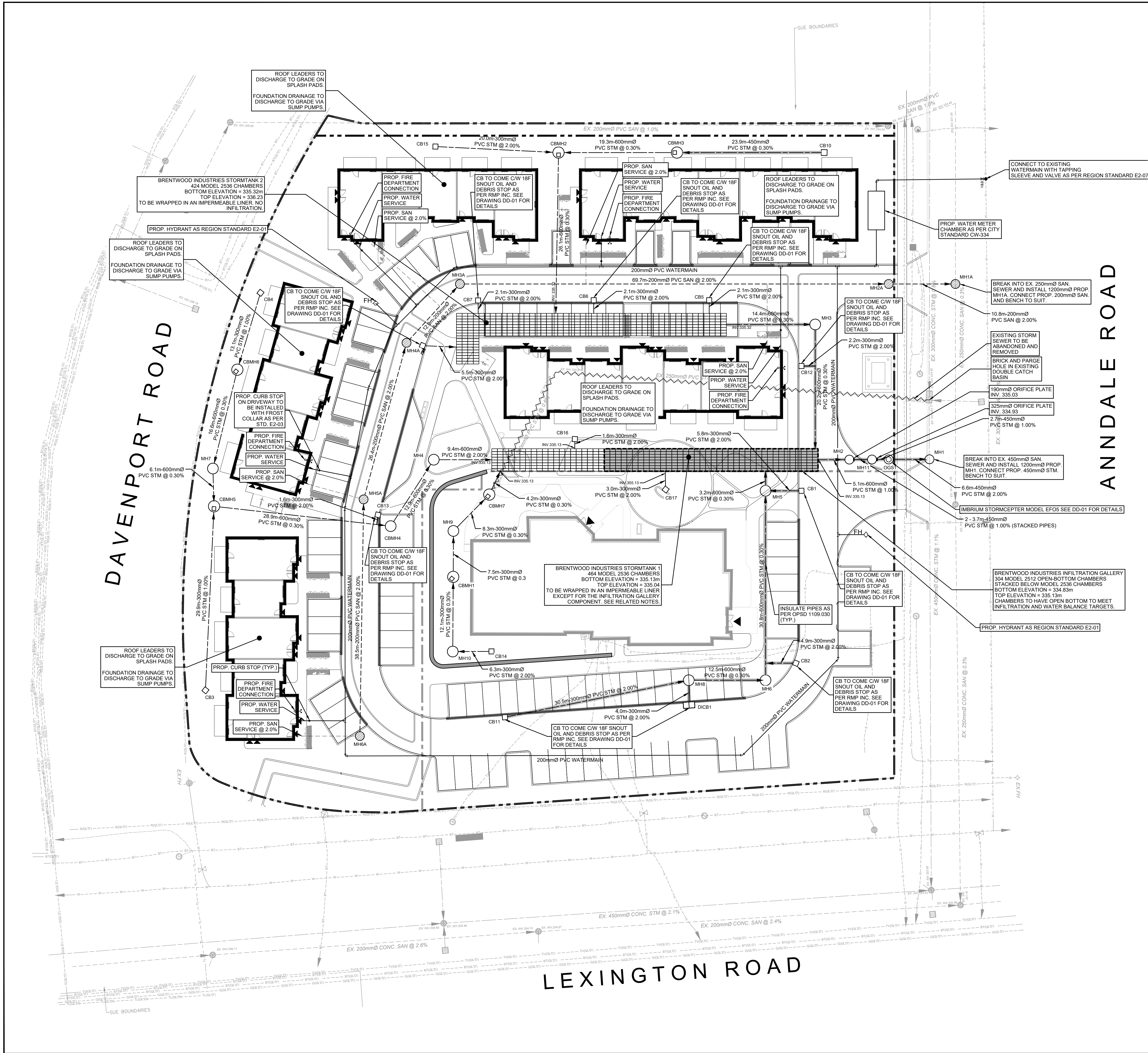
BENCHMARK INFORMATION:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE CITY OF WATERLOO BENCHMARK No. 6701078, HAVING AN ELEVATION OF 335.311 METRES.

SCALE: 1:300

SHEET NUMBER
SG-01

ISSUE
01

File Location: C:\Users\jmmczr1918\OneDrive\Arcadis\30290838-SHT-GRAD-01.dwg Last Saved: September 18, 2025, by jmmczr1918 Plotted: September 18, 2025 2:14:17 PM by jmmczr1918



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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA SUBMISSION	SEP 19, 2025

LEGEND

PROPERTY LINE
OUTLINE OF BUILDING AT GROUND LEVEL
OUTLINE OF ABOVEGROUND LEVEL
PROP. DEPRESSED CURB
PROP. DOOR / OVERHEAD DOOR
PROP. STORM SEWER
PROP. SANITARY SEWER
PROP. STORM MAINTENANCE HOLE
PROP. STORM CATCHBASIN MANHOLE
PROP. STORM CATCHBASIN SEPARATOR
PROP. SANITARY MAINTENANCE HOLE
PROP. AREA DRAIN
PROP. VALVE AND BOX
PROP. WATERMAIN
PROP. WATER SERVICE

SANITARY SEWER STRUCTURE INVENTORY					
MH #	MH DIAMETER	MH OPSD	COVER OPSD	TOP ELEV.	INVERTS
MH1A	1200mmØ	701.010	401.010	336.80	SW 331.59 (200mmØ) NE 331.81 (200mmØ)
MH2A	1200mmØ	701.010	401.010	337.07	SW 332.08 (200mmØ) NE 331.81 (200mmØ)
MH3A	1200mmØ	701.010	401.010	338.26	S 333.53 (200mmØ) NE 333.47 (200mmØ)
MH4A	1200mmØ	701.010	401.010	338.48	SE 333.85 (200mmØ) N 333.79 (200mmØ)
MH5A	1200mmØ	701.010	401.010	338.66	SE 334.44 (200mmØ) NW 334.38 (200mmØ)
MH6A	1200mmØ	701.010	401.010	338.92	NW 335.21 (200mmØ)

STORM SEWER STRUCTURE INVENTORY					
MH #	MH DIAMETER	MH OPSD	COVER OPSD	TOP ELEV.	INVERTS
CBMH1	1500mmØ	701.011	400.020	337.35	SE 335.34 (300mmØ) NW 335.31 (300mmØ)
CBMH2	1500mmØ	701.011	400.020	337.95	SW 335.49 (300mmØ) NE 335.49 (600mmØ) SE 335.40 (600mmØ)
CBMH3	1500mmØ	701.011	400.020	337.70	NE 335.58 (450mmØ) SW 335.55 (600mmØ)
CBMH4	1500mmØ	701.011	400.020	338.66	SW 335.42 (600mmØ) N 335.36 (600mmØ)
CBMH5	1500mmØ	701.011	400.020	338.90	NW 335.80 (600mmØ) SE 335.60 (300mmØ) NE 335.51 (600mmØ)
CBMH6	1500mmØ	701.011	400.020	338.95	N 335.76 (300mmØ) SE 335.73 (600mmØ)
CBMH7	1500mmØ	701.011	400.020	337.36	S 335.20 (300mmØ) N 335.14 (300mmØ)
MH1	1200mmØ	701.010	401.010	336.58	SW 334.75 (450mmØ)
MH2	1200mmØ	701.010	401.010	337.02	SW 335.08 (600mmØ) NE 335.03 (450mmØ) NE 335.73 (450mmØ)
MH3	1500mmØ	701.011	401.010	336.92	SW 335.28 (600mmØ) SE 335.19 (600mmØ)
MH4	1500mmØ	701.011	401.010	338.77	S 335.32 (600mmØ) NE 335.32 (600mmØ)
MH5	1500mmØ	701.011	401.010	337.10	SE 335.17 (600mmØ) NE 335.23 (300mmØ) NW 335.14 (600mmØ)
MH6	1500mmØ	701.011	401.010	337.27	SW 335.35 (600mmØ) NW 335.26 (600mmØ)
MH7	1500mmØ	701.011	401.010	339.02	NW 335.68 (600mmØ) SE 335.62 (600mmØ)
MH8	1500mmØ	701.011	401.010	337.29	SW 335.45 (300mmØ) SE 335.48 (300mmØ) NE 335.39 (600mmØ)
MH9	1500mmØ	701.011	401.010	337.50	SE 335.29 (300mmØ) N 335.23 (300mmØ)
MH10	1500mmØ	701.011	401.010	337.97	NE 335.47 (300mmØ) NW 335.38 (300mmØ)
MH11	1200mmØ	701.010	401.010	337.04	SW 334.99 (450mmØ) SW 335.69 (450mmØ) NE 334.93 (450mmØ)
OGS1	1200mmØ	AS PER MANUFACTURER'S DETAIL		337.09	SW 334.90 (450mmØ) NE 334.88 (450mmØ)

ENGINEERING & CONSTRUCTION
SERVICES DIVISION

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STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS
VERIFICATION OF ENGINEERING CONTENT.

MANAGER, DEVELOPMENT ENGINEERING

DATE

ARCADIS

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www.arcadis.com

PROJECT

445 ANNDAL RD.

WATERLOO, ON. N2K 2E3

PROJECT NO:
30290838

DRAWN BY:
RJ

CHECKED BY:
NS

PROJECT MGR:
NS

APPROVED BY:
NS

SHEET TITLE

SITE SERVICING PLAN

SHEET NUMBER

SS-01

ISSUE

01

LIST OF DRAWINGS

SG-01 - SITE GRADING PLAN
SG-02 - SITE SERVING PLAN
DD-01 - GENERAL NOTES
DD-02 - DETAILS

SITE PLAN INFORMATION

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BENCHMARK INFORMATION:

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WATERLOO BENCHMARK No. 0701078, HAVING AN ELEVATION OF 335.311 METRES.

SCALE: 1:300

GENERAL NOTES:

1. CONTRACTOR IS REQUIRED TO REFER THE APPROVED VEGETATION MANAGEMENT PLAN WITH RESPECT TO THE INFORMATION FOR TREE REMOVAL / TREE PROTECTION.
2. CONTRACTOR TO INFORM CITY'S PWS INSPECTOR PRIOR OF ALL SERVICE DISCONNECTIONS. CITY'S INSPECTOR TO BE ON SITE DURING SERVICE DISCONNECTIONS.
3. EXISTING WATER SERVICE TO BE REMOVED AND AT MAIN. DISCONNECTED PIPE MUST BE CAPPED OR BULK HEADED.
4. LEAD TEE JOINTS DRAINED, SUPER FLUSHED AND CHLORINATED WITH POSSIBLE MAIN SHUT DOWN.
5. EXISTING SANITARY SERVICE TO BE REMOVED AND CAPPED AT PROPERTY LINE.
6. IF EXISTING SANITARY SERVICE PIPE CONSIST OF BITUMINOUS FIBER PIPE, THE FULL SERVICE TO BE REMOVED AND CAPPED AT THE MAIN.
7. EXISTING VEGETATION NOT TO BE REMOVED UNTIL A BUILDING PERMIT HAS BEEN ISSUED OR UNTIL CONTROL MEASURES HAVE BEEN INSTALLED AND ACCEPTED BY CITY LANDSCAPE TECHNOLOGIST.
8. EXISTING CONCRETE SIDEWALK TO REMAIN UNTIL ALL CONSTRUCTION WORKS HAVE FINISHED.
9. CONCRETE WORKS (CURB AND GUTTER, SIDEWALKS) OF PAVING WILL NOT BE PERMITTED AFTER NOVEMBER 30th OF EACH YEAR UNLESS SPECIFICALLY APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING SERVICES.
10. ALL MUNICIPAL DRAIN INLETS, ON SITE CB AND MH's (UPON COMPLETION OF SERVICING), OR ANY OTHER CB INLETS IN THE AREA OF THE SITE AND ON HAUL ROUTES MUST BE PROTECTED WITH FILTER FABRIC, OR EQUIVALENT BARRIERS MEETING CRITERIA, STANDARDS AND SPECIFICATIONS ACCEPTABLE BY THE ENGINEERING AND CONSTRUCTION DIVISION.
11. EROSION AND SEDIMENT CONTROL AND CONCEPTUAL WORKSPACE MANAGEMENT PLAN MUST BE REVIEWED JOINTLY BY THE CONSULTANT, CONTRACTOR, SUPERINTENDENT AND THE CITY STAFF PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REVISIONS TO THE PLANS RESUBMITTED TO THE ENGINEERING AND CONSTRUCTION DIVISION, AS NECESSARY.
12. NO CONSTRUCTION WORK ON TO BE UNDERTAKEN ON THE SUBJECT PROPERTY WITHOUT FINAL ENGINEERING ACCEPTANCE AND A BUILDING PERMIT ISSUED BY THE CITY.
13. ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARDS AND SPECIFICATION OF THE REGION OF WATERLOO (DGSSMS), CITY OF WATERLOO AND OPSD EXCEPT WHICHEVER ARE MORE STRINGENT. NEW CURBS AND SOD TO BE REINSTATED AS REQUIRED. ANY AREAS IN RIGHT OF WAY DISTURBED THROUGH CONSTRUCTION TO BE REPLACED AT THE DEVELOPERS COST.
14. EXISTING CONC. SIDEWALK TO BE REMOVED AND REPLACED AT NEW ENTRANCE AS PER CITY STANDARD DWG. W-230. NEW SIDEWALK TO BE REPLACED AT THE DEVELOPERS COST.
15. ALL SERVICE CONNECTIONS TO THE PROPERTY LINE MUST BE INSTALLED TO THE CITY'S SATISFACTION PRIOR TO ANY INTERNAL SERVICING WORKS AS PER CITY BY-LAW.
16. CITY OF WATERLOO, ENGINEERING SERVICES DEPARTMENT MUST BE NOTIFIED OF ANY SIGNIFICANT CHANGES TO THE APPROVED DESIGN THAT MAY OCCUR DURING CONSTRUCTION.
18. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AFFECTED PROPERTY TO ORIGINAL CONDITION, AT THE OWNERS EXPENSE.
19. CONTRACTOR TO REFER TO BY-LAW 08-077 'THE CITY OF WATERLOO TRAFFIC AND PARKING BY-LAW'.
20. CONTRACTOR TO REFER TO BY-LAW 10-066 'THE CITY OF WATERLOO SITE ALTERATION BY-LAW'.
21. CONTRACTOR TO REFER TO BY-LAW 09-111 'THE CITY OF WATERLOO WORK PERMIT BY-LAW'.
22. THE ENGINEERING ACCEPTANCE OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS AND ADDITIONAL APPROVALS REQUIRED TO COMPLETE CONSTRUCTION PROJECT.
23. ALL SERVICE CONNECTIONS TO THE PROPERTY LINE MUST BE INSTALLED TO THE CITY'S SATISFACTION PRIOR TO ANY INTERNAL SERVICING WORKS AS PER CITY BY-LAW.
24. WATER SYSTEMS 100mm Ø AND LARGER TO BE ISOLATED FROM THE MUNICIPAL WATER SUPPLY WITH THE CERTIFIED BACKFLOW PREVENTION DEVICE DURING CONSTRUCTION.
25. WATER SERVICE TESTING AND COMMISSIONING TO COMPLY WITH DGSSMS SECTION D.28 'COMMISSIONING'.
26. #8 GAUGE TWU SOLID COPPER PLASTIC COATED TRACER WIRE TO BE ATTACHED TO EVERY NONMETALLIC SERVICE TO INSIDE THE BUILDING AND ON FIRE SERVICE LEAD TO ENABLE THE PIPE TO BE LOCATED.
27. ANODES CONNECTED TO EACH METALLIC FITTINGS USING BRASS GROUNDING CLAMPS, SHALL NOT BE ATTACHED TO TRACER WIRES, AND TRACER WIRE SHALL NOT BE CONNECTED TO WATERMAIN FITTINGS.
28. ALL METALLIC WATERMAIN FITTINGS AND APPURTENANCES ARE TO BE WRAPPED WITH AN APPROVED PETROLATUM SYSTEM.
29. ALL NEW MANHOLES MUST BE FITTED WITH SELF-ADJUSTING MANHOLE FRAMES AND COVERS FROM EAST JORDAN IRON WORKS (PRODUCT NO. 00302201) OR BIBBY-STE-CROIX (AUTOSTABLE C-50M-ONT).
30. ENGINEERING ACCEPTANCE OF THIS PLAN DOES NOT EXEMPT THE OWNERS BONDED CONTRACTOR FROM THE REQUIREMENT TO OBTAIN THE VARIOUS PERMITS AND ADDITIONAL APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION PROJECT

BEFORE STARTING WORK:

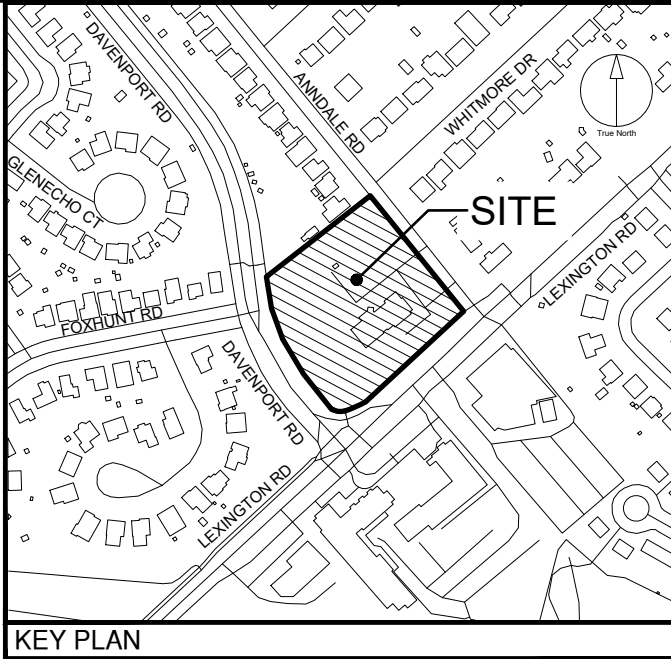
1. ANY CONSTRUCTION WORK WITHIN THE TRAVELED PORTION OF A ROADWAY IS PROHIBITED UNTIL FORMAL WRITTEN AUTHORIZATION FROM THE CITY'S PWS TRANSPORTATION DIVISION IS OBTAINED. A TRAFFIC CONTROL PLAN (INCLUDING SIGNAGE CONSIDERATIONS) WILL REQUIRE APPROVAL BY PWS STAFF. MAKE APPLICABLE TRAFFIC CONTROL ARRANGEMENTS WITH HELGA BOWMAN AT (519-886-2310 EXT:30270)
2. PER CITY BY-LAW 10-066 NO WORK SHALL BE COMPLETED ON THE SUBJECT PROPERTY WITHOUT A BUILDING PERMIT, INCLUDING PRE-GRADING OR TREE REMOVAL. SHOULD THE DEVELOPER OR CONTRACTOR WISH TO PREPARE THE SITE FOR CONSTRUCTION PRIOR TO ENGINEERING ACCEPTANCE OR ISSUANCE OF THE BUILDING PERMIT, AN APPLICATION FOR A SITE ALTERATION PERMIT SHALL BE SUBMITTED TO THE ENGINEERING AND CONSTRUCTION DIVISION FOR REVIEW AND APPROVAL. PLEASE REFER TO CITY BY-LAW 10-066 FOR ALL REQUIREMENTS OF THE PERMIT.
3. CONTRACTOR MUST HAVE THE SEDIMENT AND EROSION CONTROLS IN PLACE AND INSPECTION BY CITY FORCES PRIOR TO ANY WORK COMPLETED ON SITE.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF WATERLOO AND ARCADIS AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
5. THE POSITION OF THE POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER 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.
6. 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.
7. 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.
8. ALL WORK WITHIN CITY RIGHT-OF-WAY TO BE DONE BY CITY FORCES OR APPROVED CONTRACTOR TO CITY/REGIONAL STANDARDS AT THE EXPENSE OF THE OWNER.
9. ALL MUDTRACING/SEDIMENT LEAVING SITE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CLEARED DAILY.
10. CONTRACTOR/OWNER IS RESPONSIBLE TO RESTORE ANY DOWNSTREAM STORMWATER DAMAGE CAUSED BY CONSTRUCTION AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO REGION OF WATERLOO AND THE CITY OF WATERLOO STANDARDS.
11. PRIOR OF CONSTRUCTION OWNER OF THE SITE TO INSTALL A PROJECT SIGN CLEARLY VISIBLE TO THE PUBLIC INDICATING:
 - a. THE NAME OF THE REGISTERED OWNER OR DEVELOPER;
 - b. THE NAME OF THE CONSULTING ENGINEER;
 - c. THE NAME OF THE GENERAL CONTRACTORA TELEPHONE CONTACT NUMBER FOR EACH OF THE ABOVE TO BE CLEARLY MARKED ON THE SIGN. AT LEAST ONE OF THE TELEPHONE NUMBERS TO BE DESIGNATED AS A 24 HOUR EMERGENCY CONTACT NUMBER. SIGN TO BE MAINTAINED IN GOOD ORDER UNTIL PROJECT IS COMPLETED
12. ALL HEALTH AND SAFETY RELATED SIGNAGE MUST BE POSTED AT THE SITE REQUIRED BY THE APPLICABLE LAW AND BEST MANAGEMENT PRACTICES.
13. CONTRACTOR TO ENSURE ALL CATCHBASINS ALONG ROADS BORDERING AND DOWNSTREAM OF CONSTRUCTION MUST BE PROTECTED WITH FILTER FABRIC.
14. EXISTING PROPERTY LINE MUST BE SURVEYED AND IDENTIFIED PRIOR TO CONSTRUCTION AND ALL FENCING MUST BE PLACED INSIDE THE PROPERTY LINE.
15. CONTRACTOR IS REQUIRED TO INSTALL FULL BOARD HOARDING BETWEEN CONSTRUCTION AND PUBLIC WALKWAYS WITHIN HIGH PEDESTRIAN TRAFFIC.
16. CONTRACTOR MUST NOTIFY ALL NEIGHBORING RESIDENCE PRIOR OF PROPOSED WORKS ON THE ROAD RIGHT-OF-WAY. CLEAR ACCESS TO ADJACENT PROPERTIES MUST BE MAINTAINED AT ALL TIMES.
17. CONTRACTOR TO PROVIDE LOCATION OF EMERGENCY ACCESS TO THE CITY FOR APPROVAL PRIOR OF CONSTRUCTION. EMERGENCY ENTRANCE TO HAVE CLEAR ACCESS AT ALL TIME FOR EMERGENCY.
18. GENERAL CONTRACTOR IS RESPONSIBLE TO SCHEDULE PRE-CONSTRUCTION MEETING WITH THE CITY OF WATERLOO ENGINEERING SERVICE REPRESENTATIVE AND ARCADIS PRIOR OF CONSTRUCTION.
19. THE DEVELOPER'S CONSULTING ENGINEER SHALL NOTIFY THE CITY'S ENGINEERING AND CONSTRUCTION PROJECT MANAGER AT LEAST ONE WEEK IN ADVANCE OF ALL PRE-CONSTRUCTION AND SITE MEETINGS. CONSTRUCTION CAN NOT PROCEED UNTIL A PRE-CONSTRUCTION MEETING INCLUDING THE DEVELOPER'S REPRESENTATIVE, THE CONTRACTOR AND ENGINEERING AND CONSTRUCTION STAFF HAS BEEN HELD.
20. TRAFFIC PLAN BASED ON ONTARIO TRAFFIC MANUAL (OTM) BOOK 7 IS REQUIRED AND MUST BE APPROVED BY THE CITY OF WATERLOO. CONTRACTOR TO PROVIDE THE TRAFFIC PLAN TO THE CITY PRIOR OF CONSTRUCTION. COPY OF TRAFFIC PLAN TO BE ON THE SITE AT ALL TIMES.
21. TRAFFIC CONTROL PLAN MUST BE BASED ON ONTARIO TRAFFIC MANUAL (OTM) BOOK 7.
22. CONTRACTOR TO INFORM PUBLIC WORKS SERVICES STAFF OF ALL DISCONNECTIONS. PWS STAFF TO COMPLETE AN INSPECTION DURING EXISTING SERVICE DISCONNECTIONS.
23. REPLACEMENT OF FULL SIDEWALK FRONTING PROPERTY IS REQUIRED AT A COST TO THE DEVELOPER.

EROSION CONTROL NOTES:

1. NO ALTERNATIVE METHODS OF EROSION CONTROL PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY IBJ GROUP AND THE CITY OF WATERLOO'S INTEGRATED PLANNING AND PUBLIC WORKS - ENGINEERING SERVICES.
2. SILT FENCING TO BE PER OPSD 219.110 AND REQUIRED TO BE INSTALLED AROUND FULL CONSTRUCTION AREA.
3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PUT INTO PLACE AT THE CITY'S REQUEST.
4. STOCKPILE LOCATIONS TO BE MINIMUM 2.50m FROM PROPERTY LINE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES.
5. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL FEATURES TO PREVENT SEDIMENT FROM LEAVING THE SITE.
6. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE STRUCTURE.
7. CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENTS FROM THE MUNICIPAL ROADWAY AND SIDEWALKS AT THE END OF EACH WORK DAY.
8. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RE-STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
9. CONTRACTOR TO MONITOR THE SITE DEVELOPMENT TO ENSURE ALL EROSION CONTROLS ARE INSTALLED AND MAINTAINED TO CITY REQUIREMENTS AND ANY DAMAGE REPAIRED IMMEDIATELY.
10. CONTRACTOR TO COMPLY WITH THE ENGINEER'S INSTRUCTIONS TO INSTALL, MODIFY OR MAINTAIN EROSION CONTROL WORKS.
11. MUNICIPAL ROAD RIGHT-OF-WAY TO BE MAINTAINED FREE OF DEBRIS THROUGHOUT CONSTRUCTION. STREET SWEEPING AND DUST CONTROL SHALL BE COMPLETED DAILY, IF APPLICABLE.

GENERAL SERVICING NOTES:

1. SANITARY SEWER SYSTEM:
 - A. PVC PIPE SDR 28 - BACK FILLED WITH APPROVED MATERIAL (95% SPD MIN.) OR EQUIVALENT. PER OPSD 802.010
 - B. CLASS "B" BEDDING
 - C. MINIMUM PIPE COVER 2.0m.
 - D. NOR-A-SEAL BOOT OR APPROVED EQUAL IS REQUIRED WHERE PIPE PASS THROUGH MANHOLE WALLS. BENCHING IS REQUIRED INSIDE THE MANHOLE PER OPSD 701.021.
 - E. MANHOLES - OPSD 701.010. BACKFILLED WITH GRAN. 'B' (100% SPD MIN.)
 - F. 2.0m MINIMUM COVER.
 - G. SERVICES:
 - G.1. 150mmDIA. PVC SDR 28
 - G.2. SERVICE MARKER PAINTED RED
2. STORM SEWER SYSTEM:
 - A. PVC PIPE SDR 28 - BACK FILLED WITH APPROVED MATERIAL (95% SPD MIN.) OR EQUIVALENT. PER OPSD 802.010
 - B. CLASS "B" BEDDING.
 - C. 1.5m MINIMUM COVER.
 - D. CB FRAME AND GRATE PER OPSD 400.100.
 - E. SINGLE CATCH BASINS - OPSD 705.010.
 - F. STORM PIPE PVC SDR 35
 - G. MANHOLE - 701.010.
 - H. SERVICE MARKER PAINTED GREEN
3. WATERMAIN SYSTEM:
 - A. PVC PIPE SDR 28 - BACK FILLED WITH APPROVED MATERIAL (95% SPD MIN.) OR EQUIVALENT. PER OPSD 802.010
 - B. CLASS "B" BEDDING.
 - C. 150mmØ (IPEX-BLUE BRUTE B1373) DR18 PVC PIPE
 - D. 2.0m MINIMUM COVER.
 - E. MIN. VERTICAL CLEARANCE BETWEEN WATER MAIN AND OTHER SERVICES = 0.5m
 - F. MIN. HORIZ. CLEARANCE BETWEEN WATER MAIN AND OTHER SERVICES = 2.5m.
 - G. HYDRANTS ON WATER MAINS LESS THAN 300mm, 2-65mm NOZZLES, 150mm MECHANICAL JOINT INLET.
 - H. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 1105.010
 - H.1. <300mm DIAMETER, HYDRANT SHALL HAVE 1-100M DIAMETER NOZZLE WITH STORZ CONNECTION, 2-65mm DIAMETER NOZZLES, AND 150mm MECHANICAL JOINT OUTLET
 - H.2. DRAIN PLUGS SHALL BE UNPLUGGED.
 - I. SERVICE MARKER PAINTED BLUE
 - J. 8 GAUGE TRACER WIRE TO BE INSTALLED ALONG THE LENGTH OF THE WATER SERVICE
 - K. ALL NEW PRIVATE FIRE SERVICE MAINS TO BE TESTED HYDROSTATICALLY AT NOT LESS THAN 200psi PRESSURE FOR TWO HOURS PER BUILDING CODE.
 - L. CONCRETE THRUST BLOCK TO BE INSTALLED ON ALL BENDS.
 - M. EXISTING SERVICES TO BE REMOVED AND CAPPED AT MAIN.



CLIENT
KINDRED WORKS

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LEGEND

SEAL



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MANAGER, DEVELOPMENT ENGINEERING DATE



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tel 905 783 2322
www.arcadis.com

PROJECT
445 ANNDAL RD.

WATERLOO, ON. N2K 2E3

LIST OF DRAWINGS
SG-01 - SITE GRADING PLAN
SS-01 - SITE SERVICING PLAN
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SURVEYOR INFORMATION
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750 OAKDALE ROAD,
UNIT 65 & 66
TORONTO, ON M3N 2Z4
PHONE: (416) 749-7864
FAX: (416) 749-7866
E-MAIL: www.toronto.svng.on.ca

BENCHMARK INFORMATION:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE CITY OF WATERLOO BENCHMARK No. 6701075, HAVING AN ELEVATION OF 335.311 METRES.

SCALE: 1:300
0 5.0m 10.0m

PROJECT NO:
30290838

DRAWN BY:
RJ

CHECKED BY:
NS

PROJECT MGR:
NS

APPROVED BY:
NS

SHEET TITLE

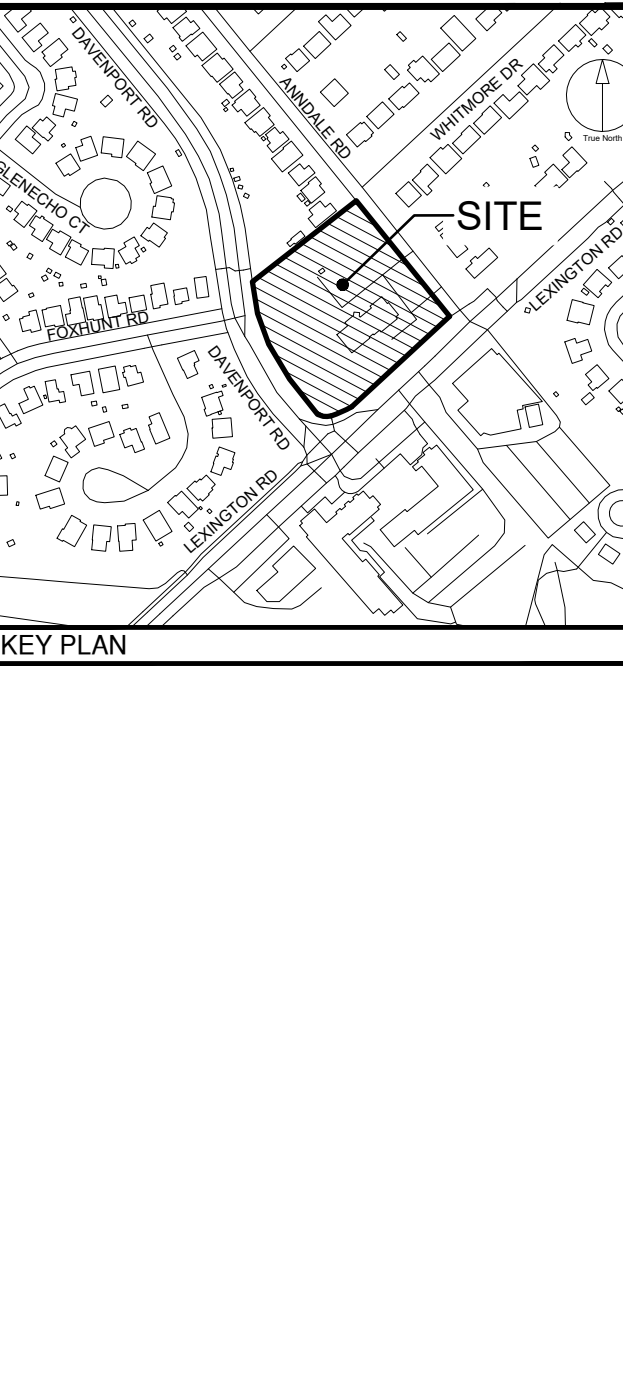
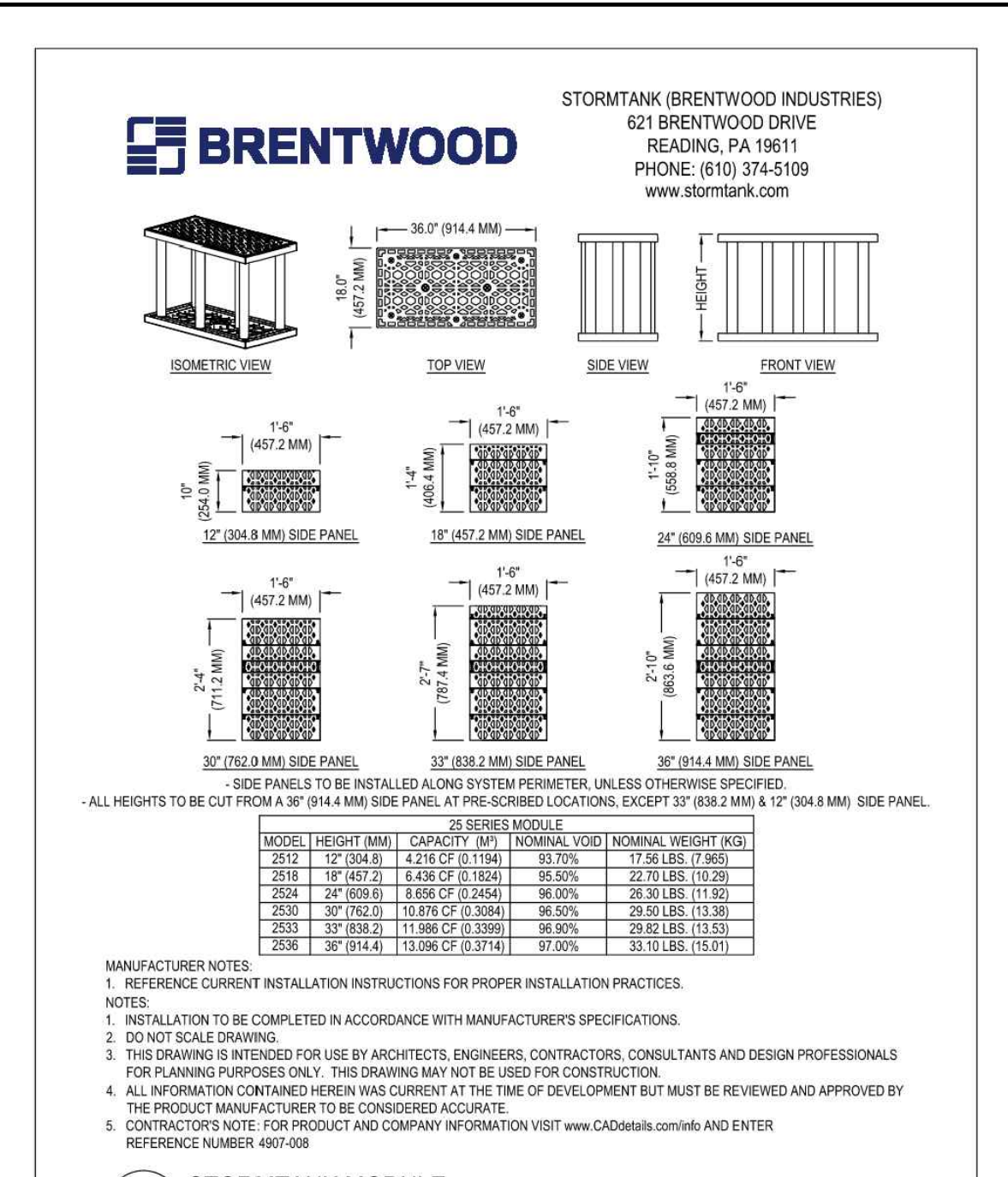
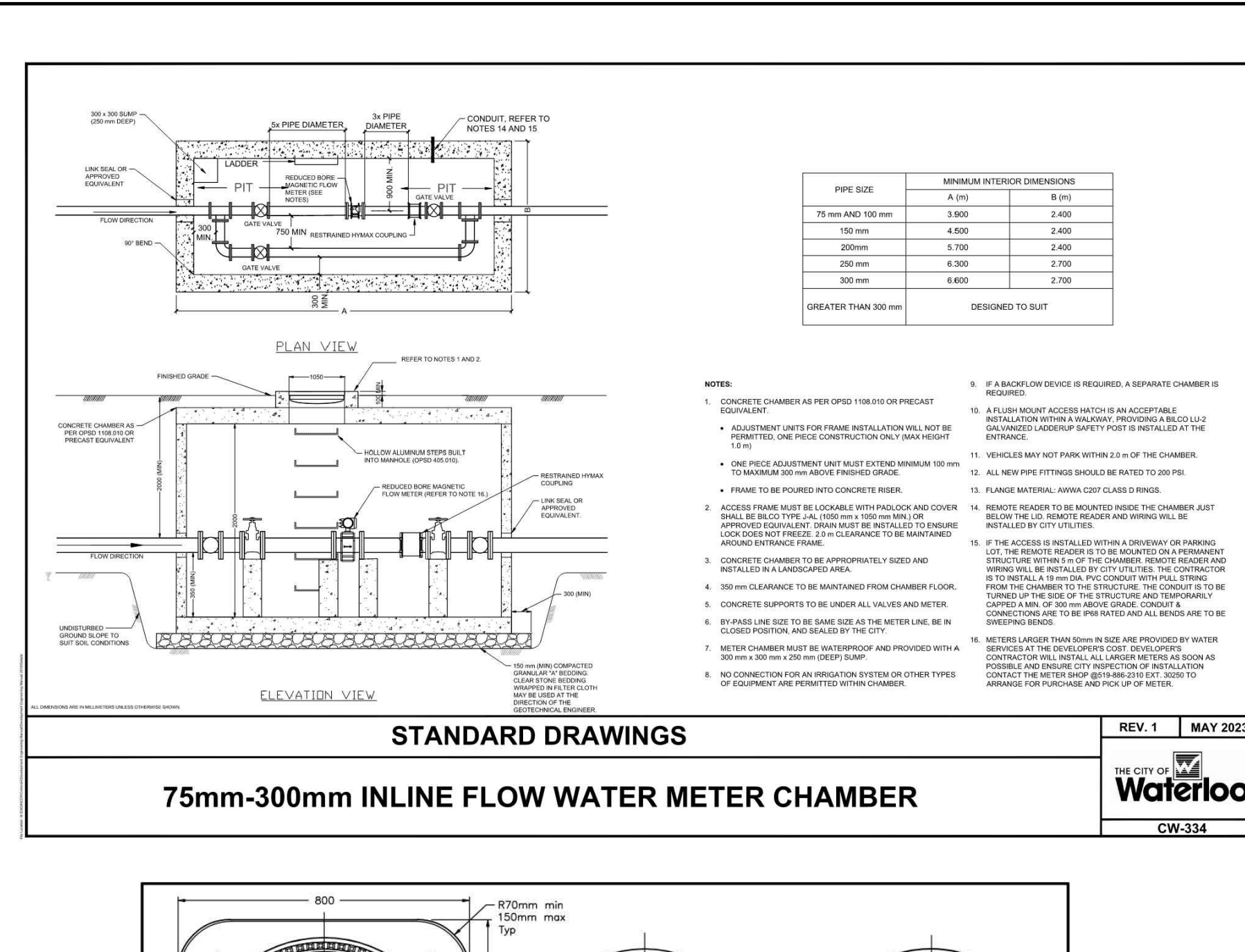
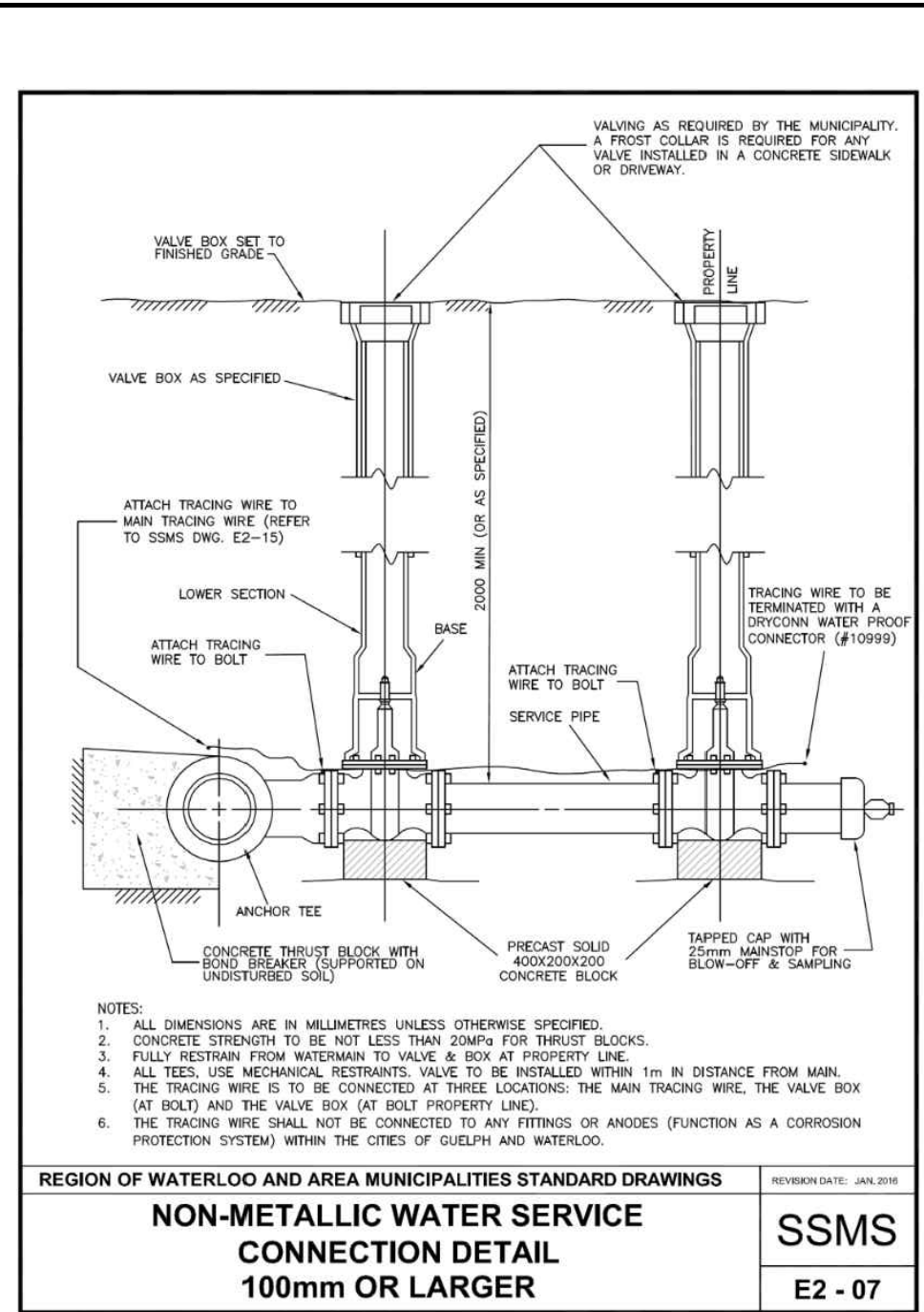
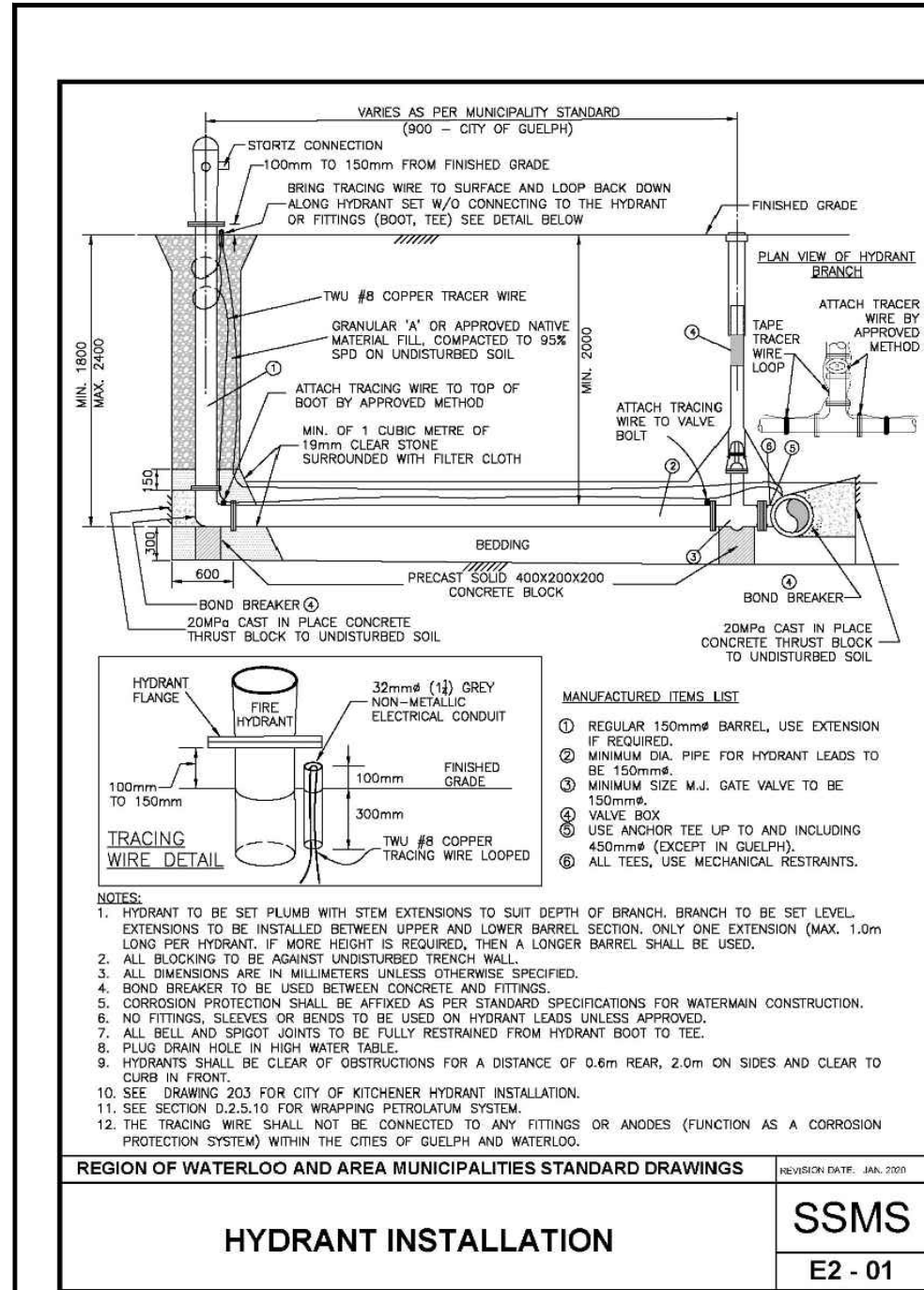
**GENERAL NOTES AND
DETAILS**

SHEET NUMBER

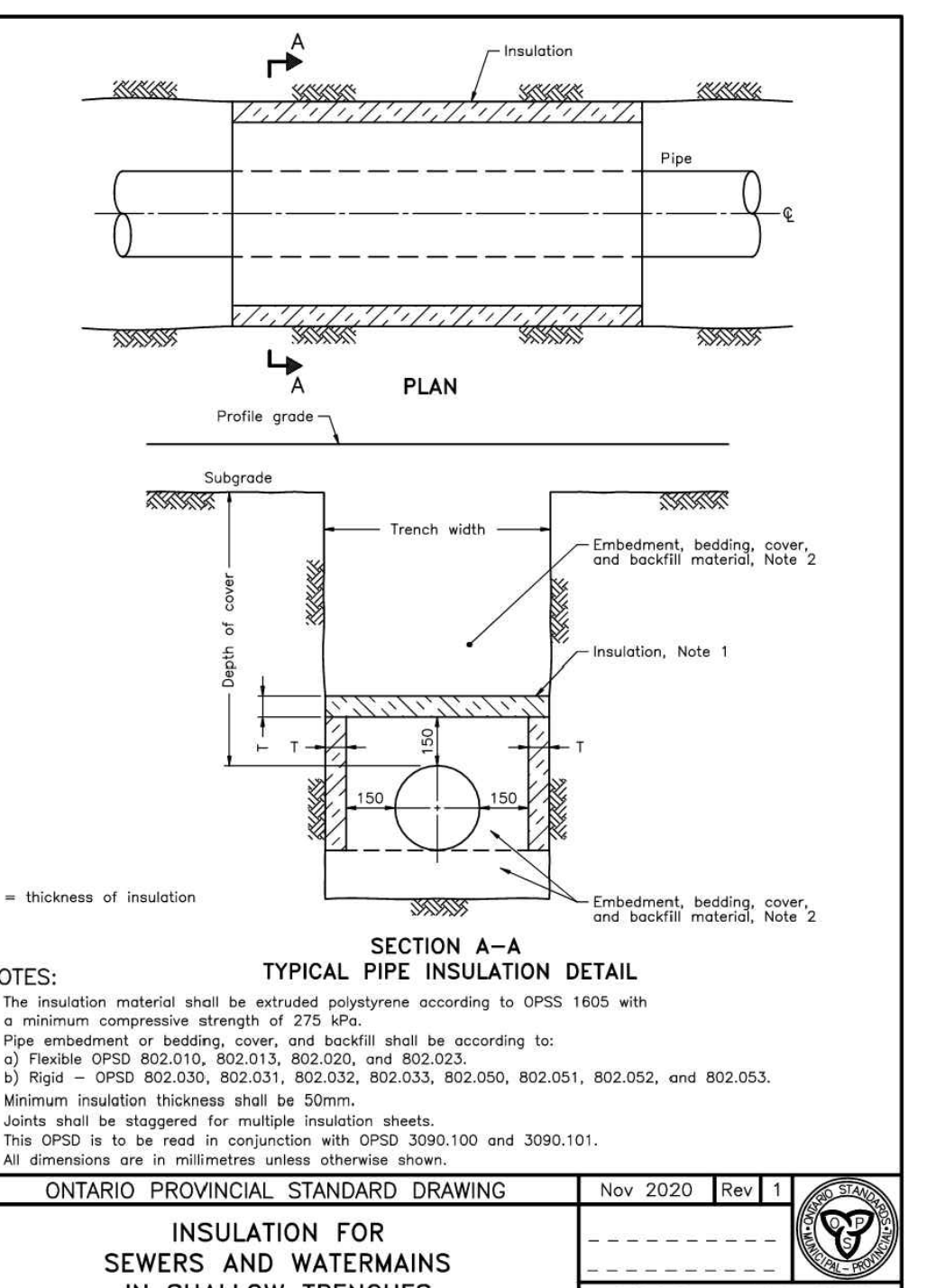
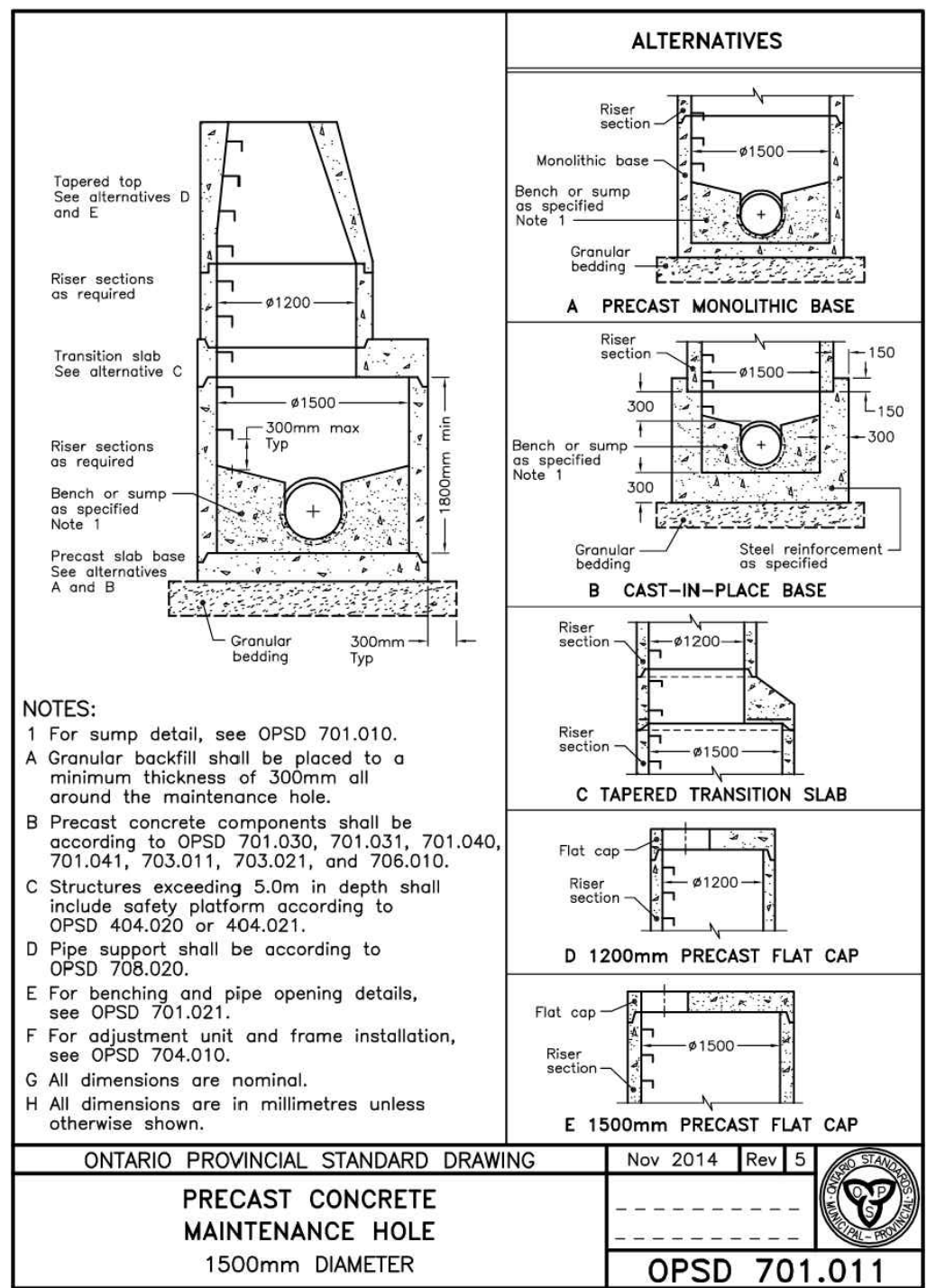
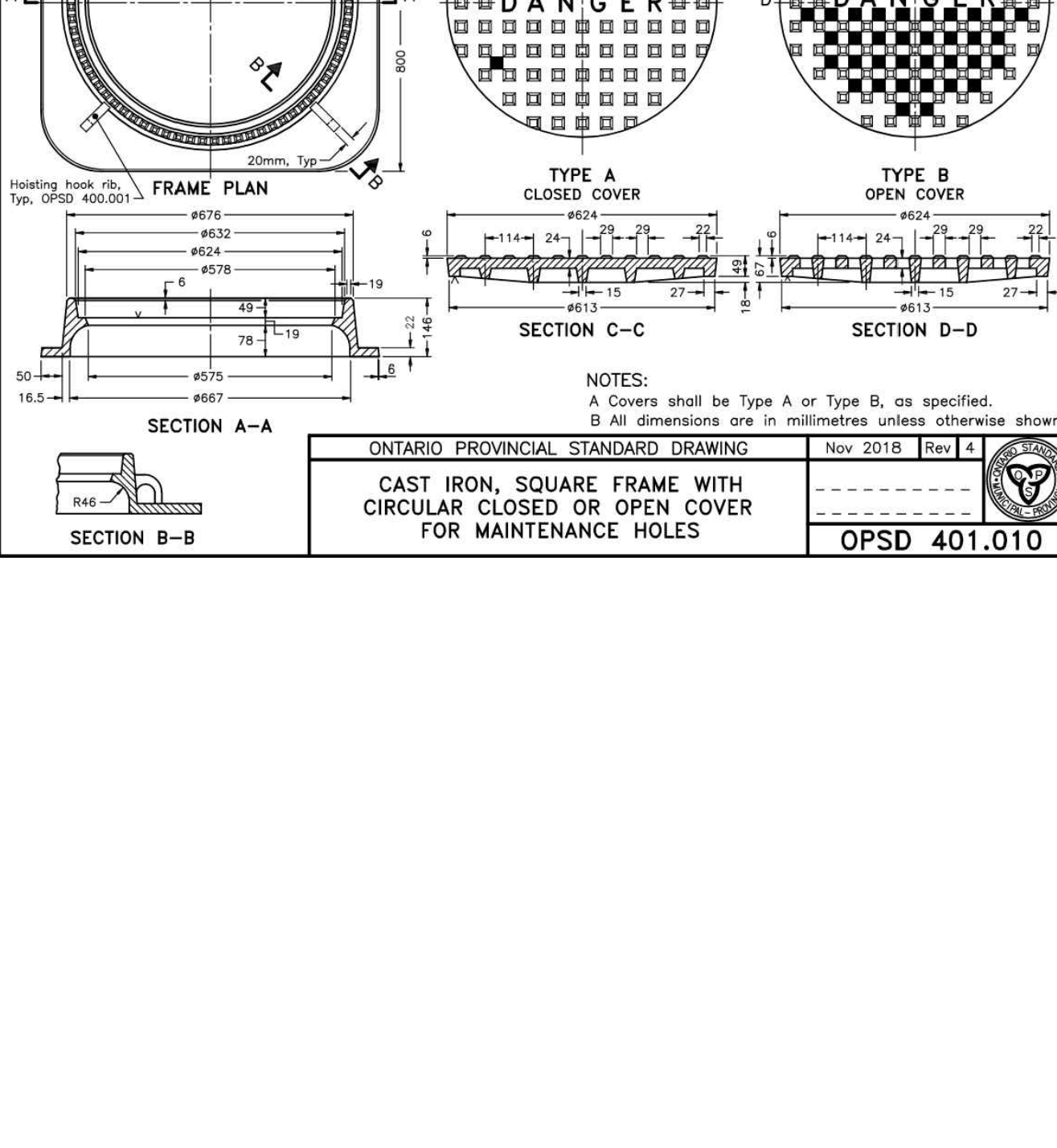
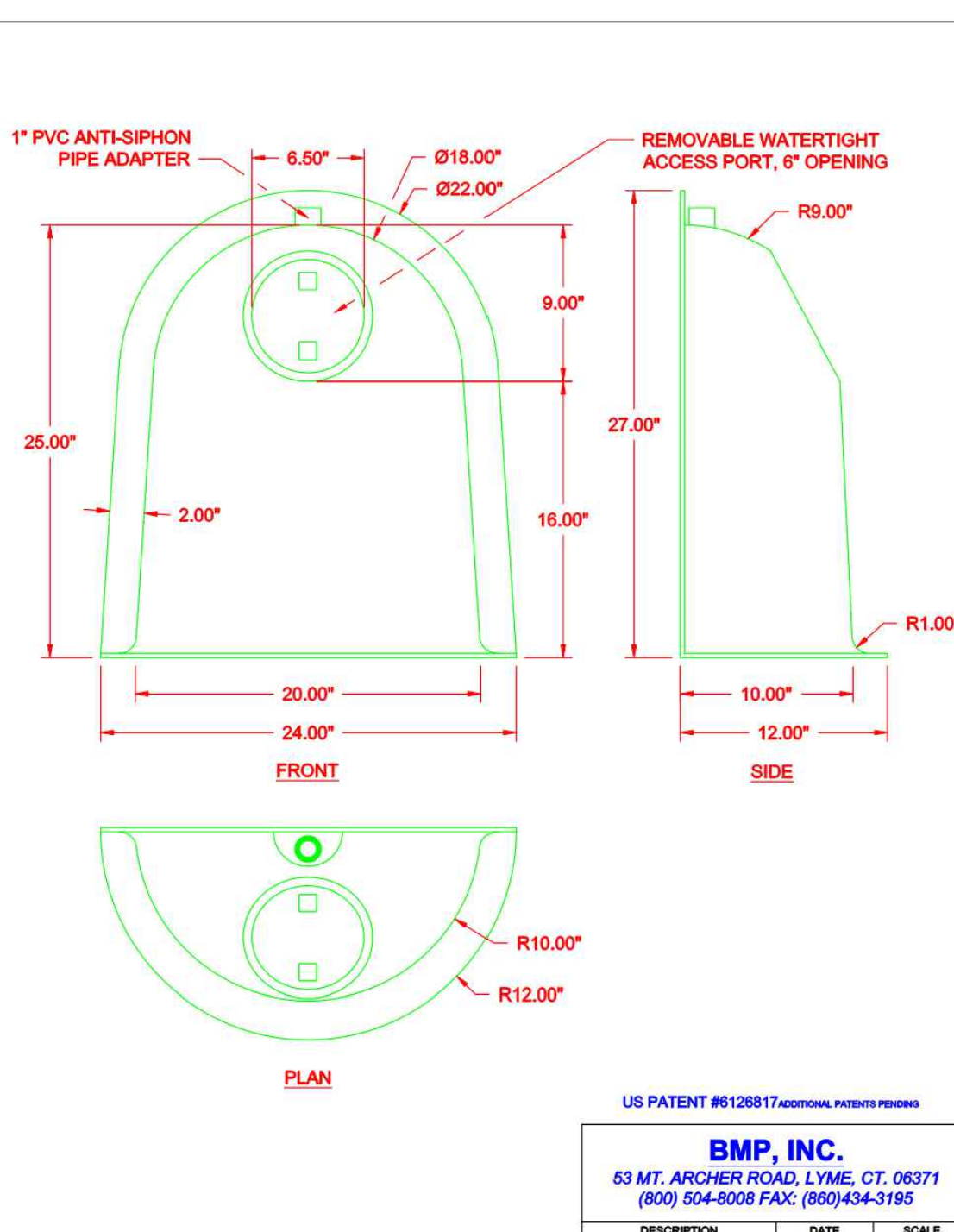
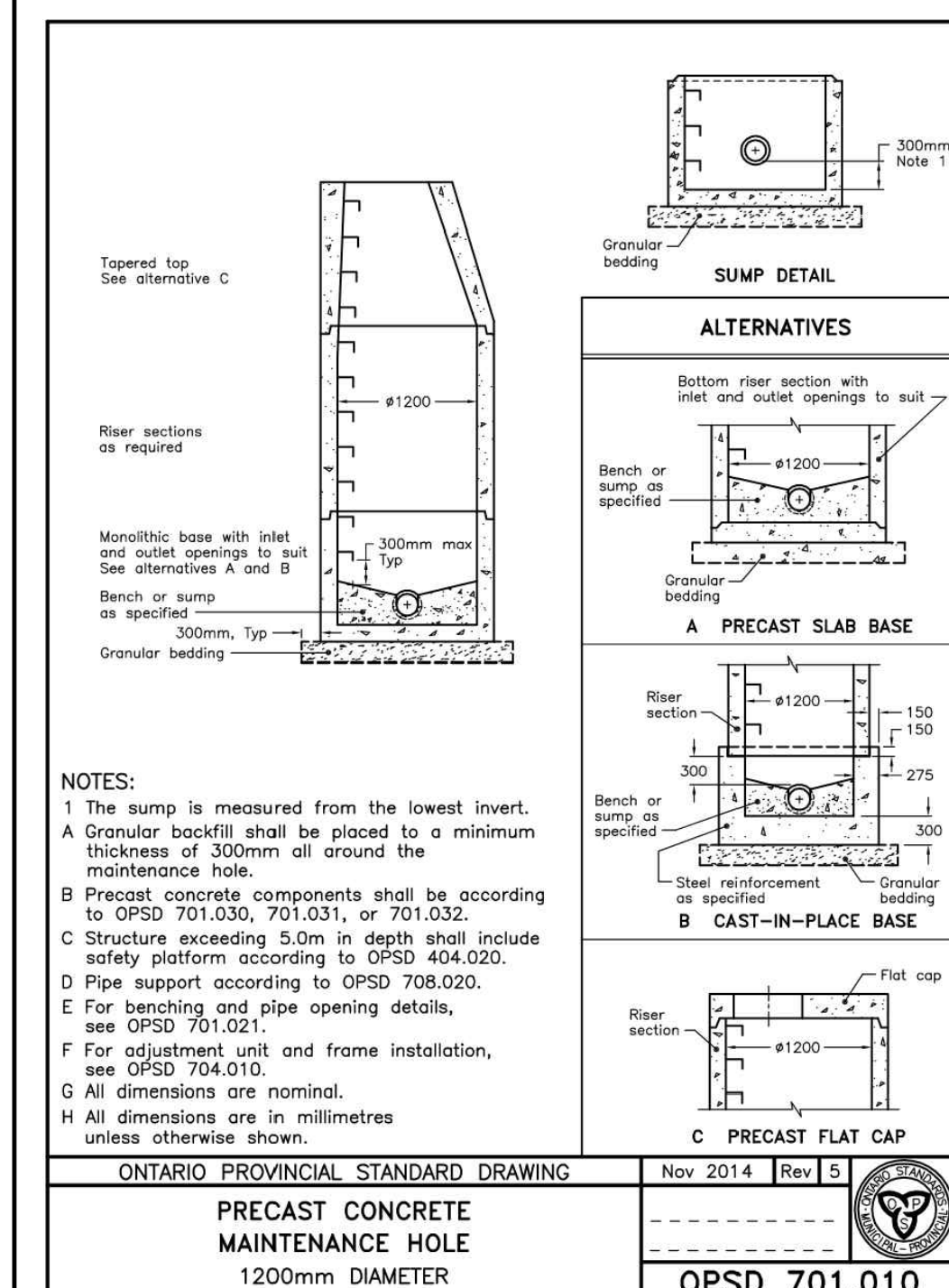
DD-01

ISSUE

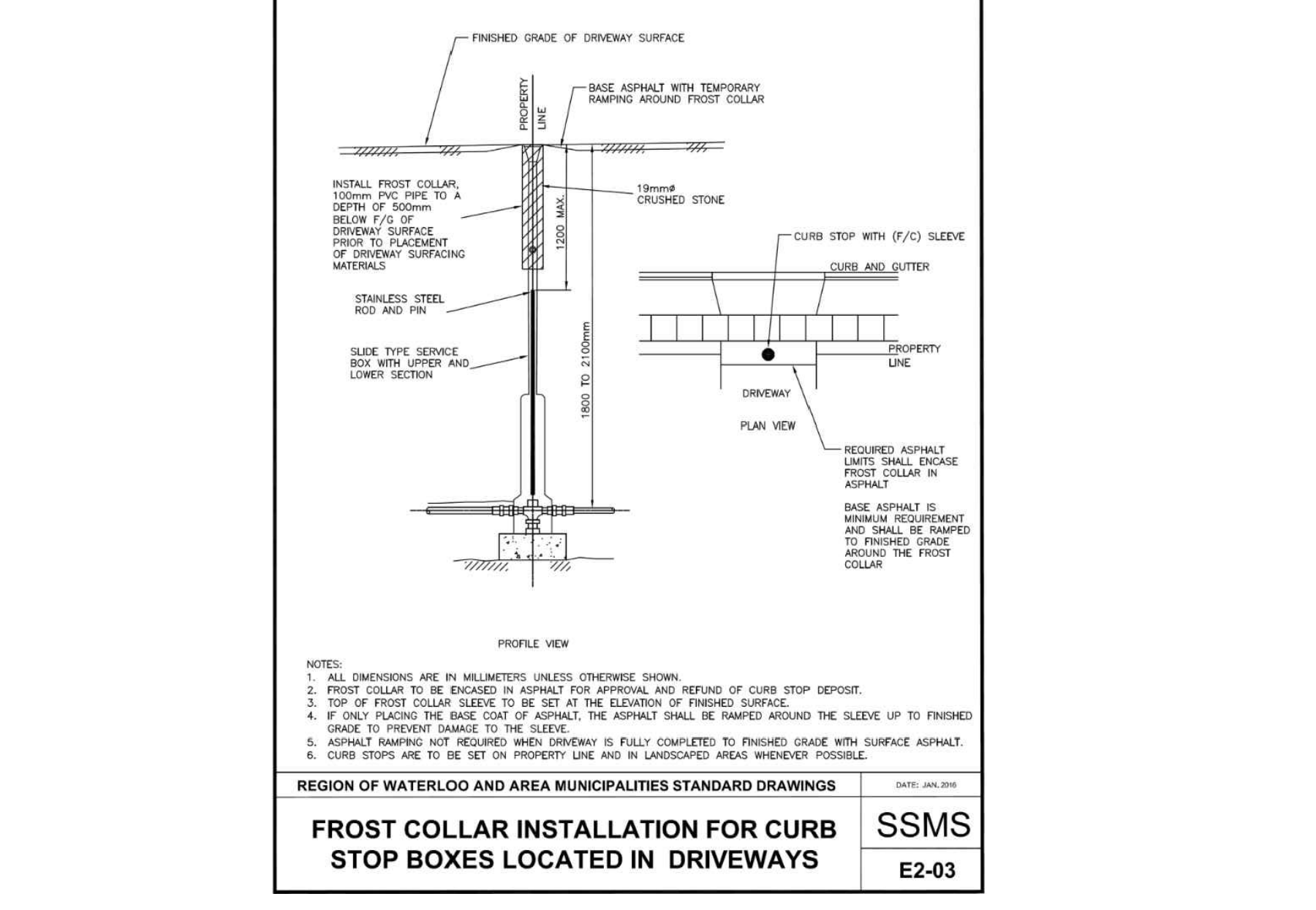
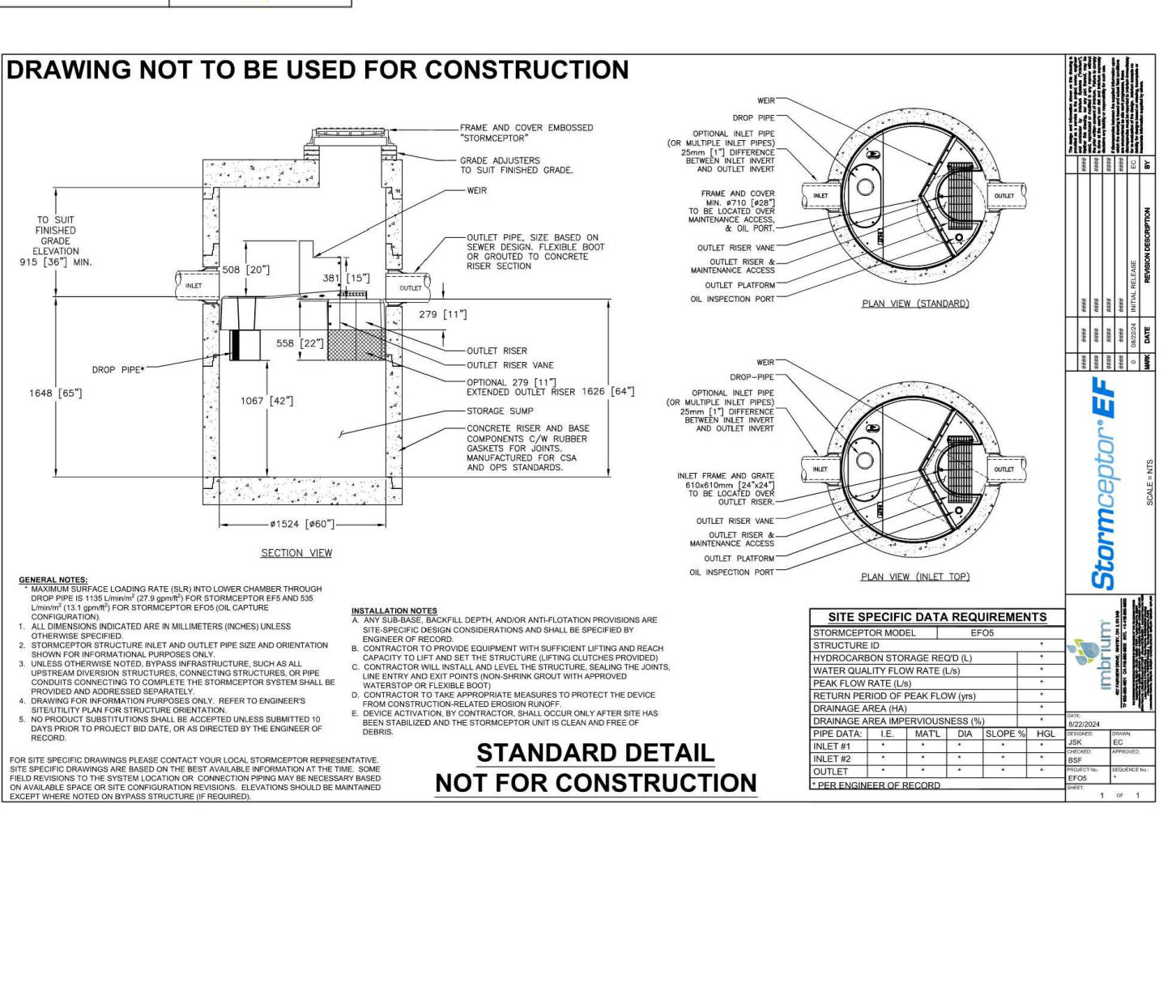
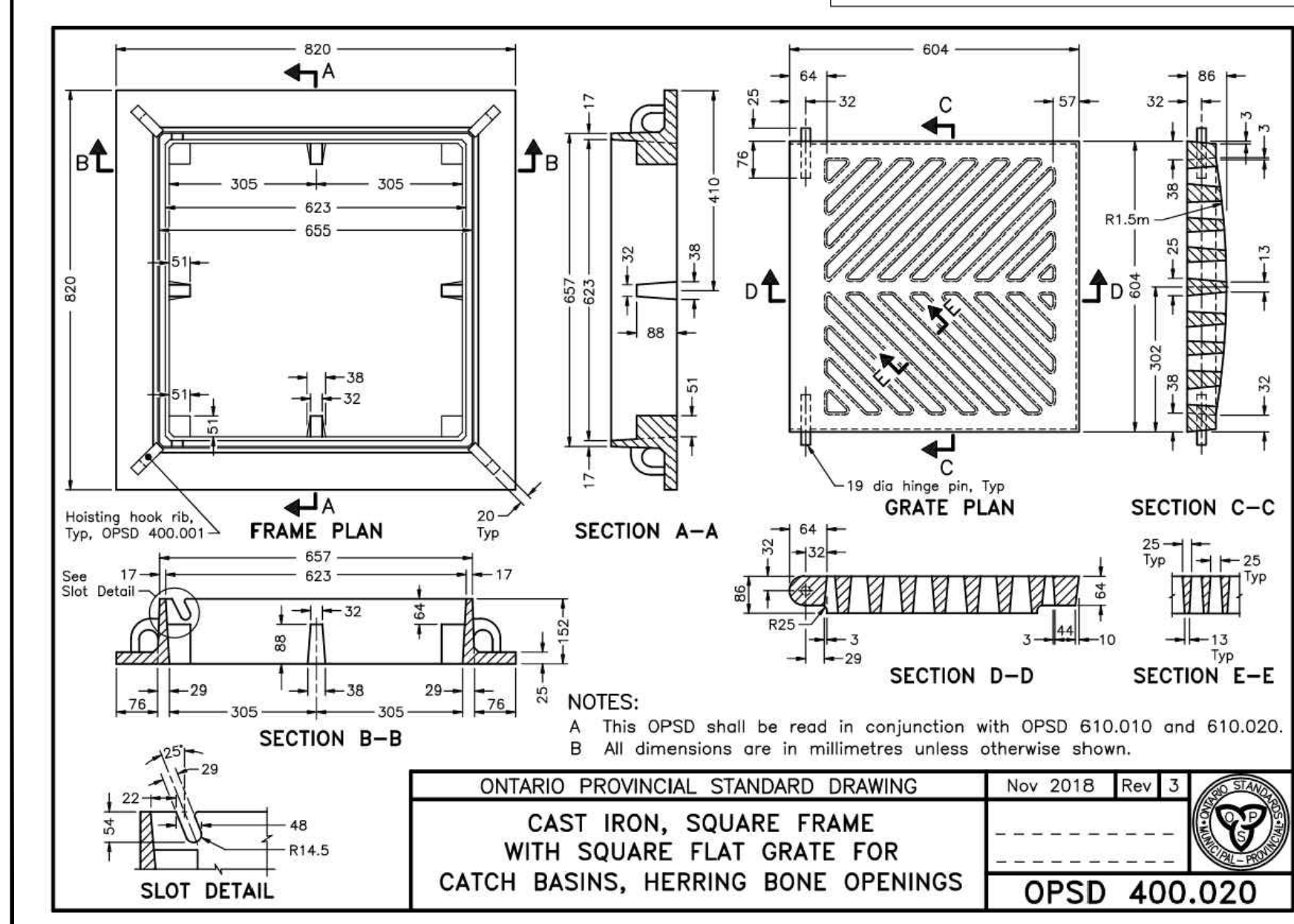
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No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA SUBMISSION	SEP 19, 2025
LEGEND		



SEAL		
TORONTO ENGINEERING & CONSTRUCTION SERVICES DIVISION ACCEPTED TO BE IN ACCORDANCE WITH THE CITY OF TORONTO STANDARDS. THIS ACCEPTANCE IS NOT TO BE CONSTRUED AS VERIFICATION OF ENGINEERING CONTENT.		
MANAGER, DEVELOPMENT ENGINEERING		
DATE		



LIST OF DRAWINGS	
SG-01 - SITE GRADING PLAN	
SS-01 - SITE SERVING PLAN	
DD-01 - GENERAL NOTES	
DD-02 - DETAILS	
BENCHMARK INFORMATION	
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO THE CITY OF WATERLOO BENCHMARK No. 670178, HAVING AN ELEVATION OF 335.311 METRES.	
SCALE: 1:300	

MANAGER, DEVELOPMENT ENGINEERING	
DATE	
ARCADIS	
8133 Warden Avenue - Unit 300 Markham ON L3R 9V3 Canada Tel: 905 783 2322 www.arcadis.com	
PROJECT	
445 ANNDAL RD.	
WATERLOO, ON. N2K 2E3	
PROJECT NO:	
30290838	
DRAWN BY:	
RJ	
PROJECT MGR:	
NS	
SHEET TITLE	
GENERAL NOTES AND DETAILS	
SHEET NUMBER	
DD-02	
ISSUE	
01	

File Location: C:\Users\jmmenezr\1916\DWG\ACCS\30290838\30290838-SHT-DET-01.dwg Plot Date: September 19, 2025 2:52:27 PM by jmmenezr1916