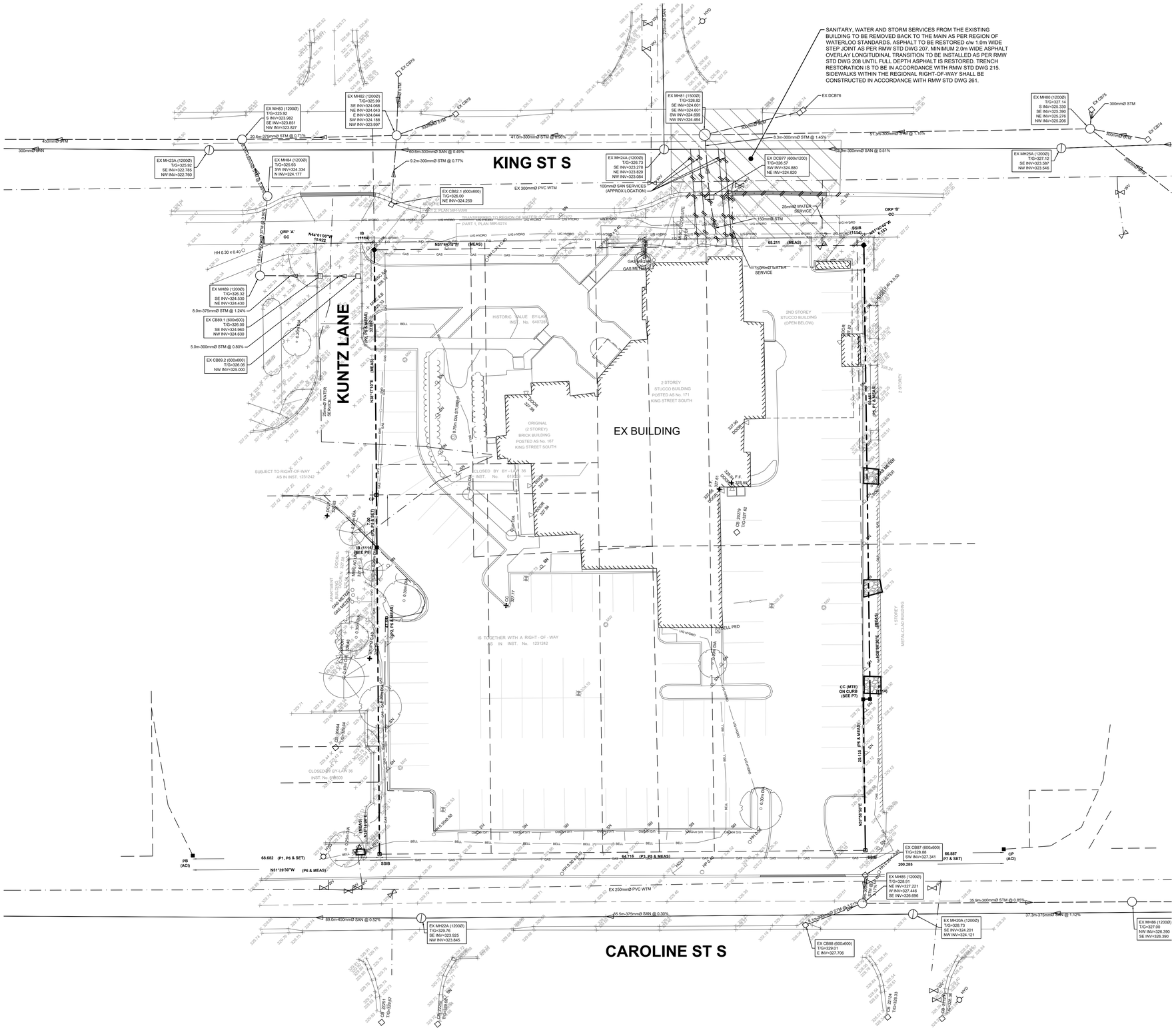
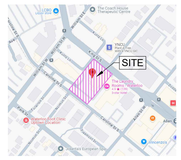


LEGEND

	PROPERTY LINE
	LOT LINE
	LEGAL EASEMENT
IB	IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
CC	CUT CROSS
EX LS	EXISTING LAMP STANDARD
EX HP	EXISTING HYDRO POLE
	EXISTING GUY WIRE
EX SIGN	EXISTING SIGN
EX BELL PED	EXISTING BELL PEDESTAL
EX HYDRO TRANSFORMER	EXISTING HYDRO TRANSFORMER
EX GV	EXISTING GAS VALVE
EX CB	EXISTING CATCHBASIN
EX DCB	EXISTING DOUBLE CATCHBASIN
EX MH	EXISTING STORM MANHOLE
EX CBMH	EXISTING CATCHBASIN MANHOLE
EX DCBMH	EXISTING DOUBLE CATCHBASIN MANHOLE
EX SAN MH	EXISTING SANITARY MANHOLE
EX HYD	EXISTING FIRE HYDRANT
EX WV	EXISTING WATERMAIN VALVE
BOREHOLE No.	EXISTING BOREHOLE LOCATION
+325.00	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
	EXISTING GASMAIN
	EXISTING OVERHEAD HYDRO LINE
	EXISTING UNDERGROUND HYDRO LINE
	EXISTING BELL LINE

VanMar DEVELOPMENTS

KEY PLAN



North

DATE	ISSUANCE	NO.
2025.07.09	ISSUED FOR ZBA SUBMISSION	1
2026.03.27	REISSUED FOR ZBA	

1:250 0 2.5 5.0 12.5

CLIENT
VanMar Developments
145 Goddard Crescent, Cambridge, ON

PROJECT
167-171 King St S - VanMar
167-171 King St S, Waterloo, ON

TITLE
EXISTING CONDITIONS PLAN

WALTERFEDY
TORONTO | CALGARY | **KITCHENER** | HAMILTON
800.685.1378 **walterfedy.com**

LICENSED PROFESSIONAL ENGINEER
T. B. KELLER
100529026
2026-03-27
PROVINCE OF ONTARIO

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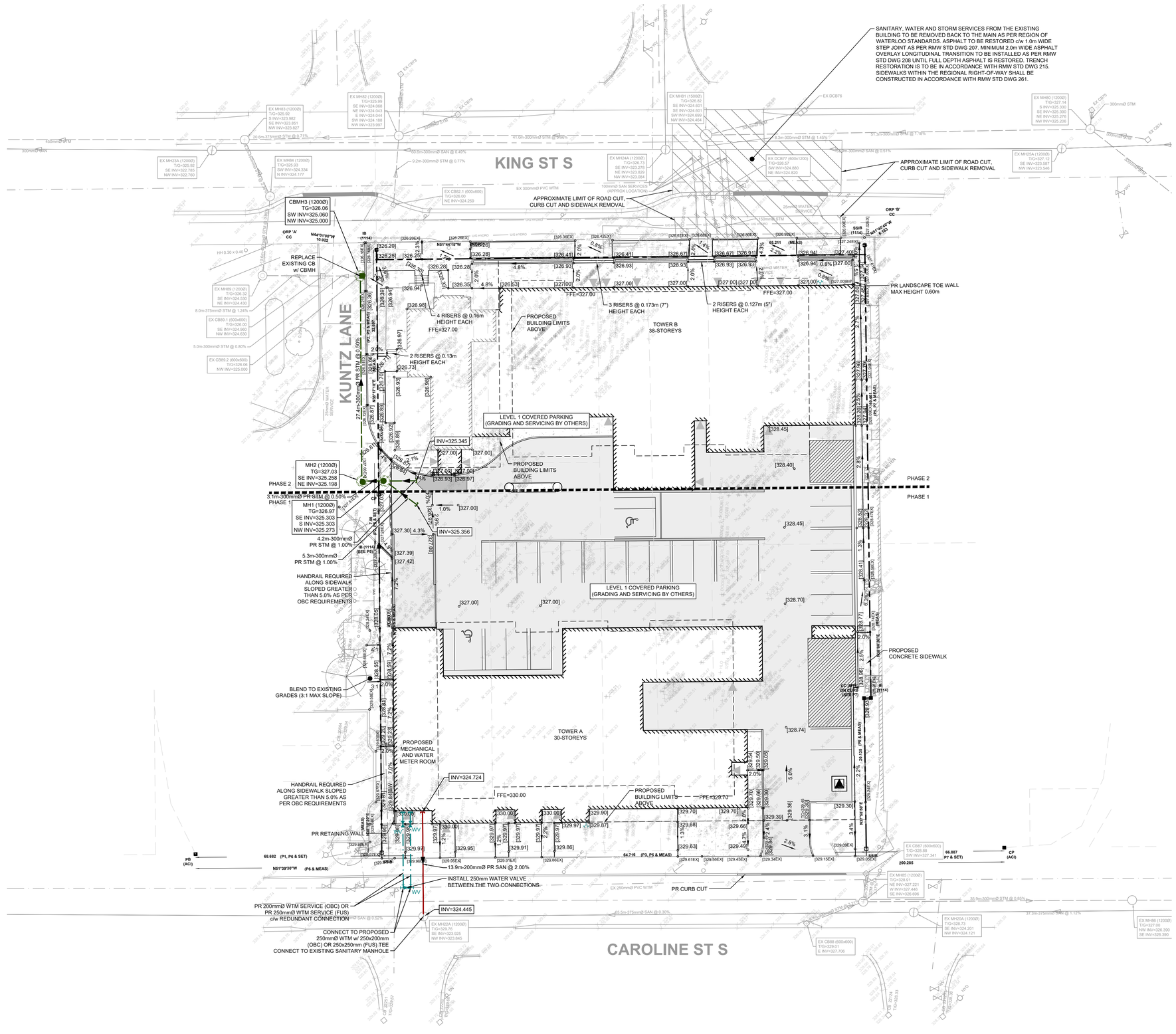
SCALE:	1:250
DATE:	2026-03-27
PROJECT NO.:	2024-0507-10
DRAWN BY:	TDK
CHECKED BY:	ZS

SHEET NO.: **C101**

P:\2024\0507\10\06-DWGS\CIVIL\Plot Files\2024-0507-10_EX_PLT: C101 EXISTING CONDITIONS AND REMOVALS PLAN; None; Tyler Keller; 2026-03-27 9:06:10 AM



LEGEND

	PROPERTY LINE
	LOT LINE
	LEGAL EASEMENT
IB	IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
CC	CUT CROSS
EX LS	EXISTING LAMP STANDARD
EX HP	EXISTING HYDRO POLE
	EXISTING GUY WIRE
EX SIGN	EXISTING SIGN
EX BELL PED	EXISTING BELL PEDESTAL
EX HYDRO TRANSFORMER	EXISTING HYDRO TRANSFORMER
EX GV	EXISTING GAS VALVE
EX CB	EXISTING CATCHBASIN
EX DCB	EXISTING DOUBLE CATCHBASIN
EX MH	EXISTING STORM MANHOLE
EX CBMH	EXISTING CATCHBASIN MANHOLE
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EX SAN MH	EXISTING SANITARY MANHOLE
EX HYD	EXISTING FIRE HYDRANT
EX WV	EXISTING WATERMAIN VALVE
BOREHOLE No.	EXISTING BOREHOLE LOCATION
+325.00	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
	EXISTING GASMAIN
	EXISTING OVERHEAD HYDRO LINE
	EXISTING UNDERGROUND HYDRO LINE
	EXISTING BELL LINE
{123.45}	PROPOSED GRADE
{123.45}EX	EXISTING GRADE
2.0% 2.0%	PROPOSED DRAINAGE ARROW/SLOPE
	PROPOSED SWALE
	PROPOSED OVERLAND FLOW ROUTE
	PROPOSED EMBANKMENT (3:1 MAX UNLESS OTHERWISE NOTED)
	PROPOSED CHAINLINK FENCE
325.0	EXISTING CONTOUR
	PROPOSED CONCRETE SURFACE
	PROPOSED LIGHT DUTY ASPHALT SURFACE
	PROPOSED HEAVY DUTY ASPHALT SURFACE
CBMH / DCBMH	PROPOSED CATCHBASIN MANHOLE / DOUBLE CATCHBASIN MANHOLE
MH	PROPOSED STORM MANHOLE
MH	PROPOSED SANITARY MANHOLE
WV	PROPOSED WATERMAIN VALVE
	PROPOSED SANITARY SEWER/SERVICE
	PROPOSED STORM SEWER/SERVICE
	PROPOSED WATERMAIN/SERVICE
PR HYDRO TRANSFORMER	PROPOSED HYDRO TRANSFORMER

VanMar DEVELOPMENTS

KEY PLAN

North

DATE	ISSUANCE	NO.
2025.07.09	ISSUED FOR ZBA SUBMISSION	1
2026.03.27	REISSUED FOR ZBA	

1:250 0 2.5 5.0 12.5

CLIENT
VanMar Developments
145 Goddard Crescent, Cambridge, ON

PROJECT
167-171 King St S - VanMar
167-171 King St S, Waterloo, ON

TITLE
FUNCTIONAL GRADING AND SERVICING PLAN
1 of 1

WALTERFEDY
TORONTO | CALGARY | **KITCHENER** | HAMILTON
800.685.1378 **walterfedy.com**

LICENSED PROFESSIONAL ENGINEER
T. B. KELLER
100529026
2026-03-27
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SCALE:	1:250
DATE:	2026-03-27
PROJECT NO.:	2024-0507-10
DRAWN BY:	TDK
CHECKED BY:	ZS

SHEET NO.: **C201**

P:\2024\0507\10\06-DWGS\CIVIL\Plot Files\2024-0507-10_GRD_PL1; C201 FUNCTIONAL GRADING AND SERVICING PLAN; None; Tyler Keller; 2026-03-27 9:04:10 AM