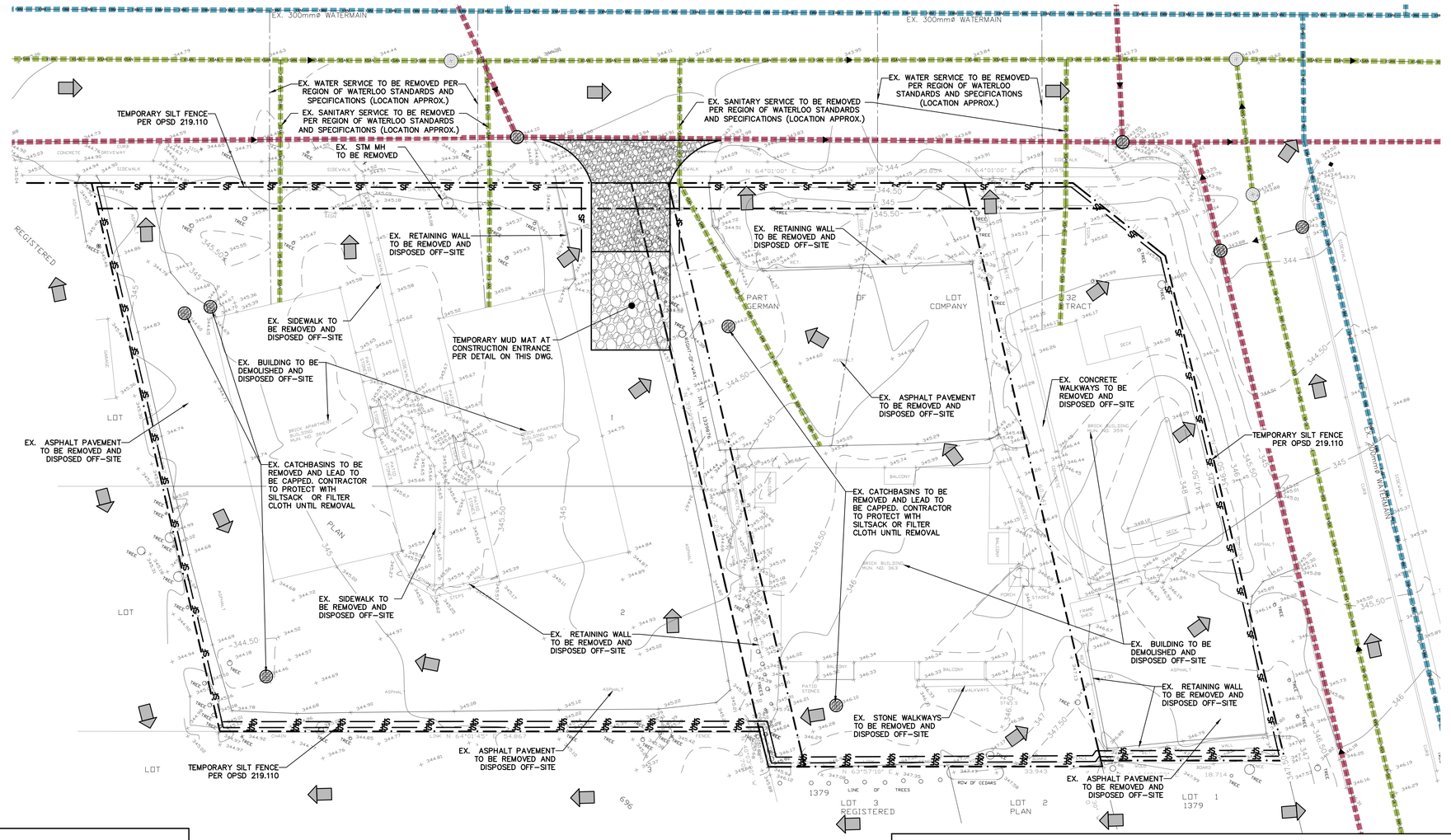
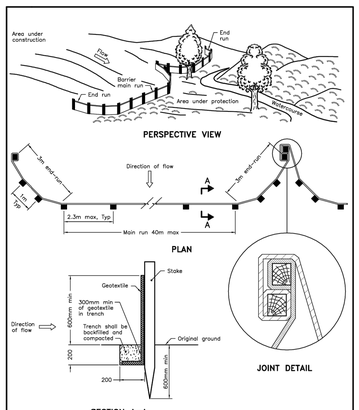




LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (1.0m)
- x 215.00 — EXISTING GRADE
- EXISTING WATERMAIN & GATE VALVE
- EXISTING STORM SEWER & MANHOLE
- EXISTING SINGLE CATCHBASIN
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED TEMPORARY MUD-MAT; SEE DETAIL
- SF — PROPOSED TEMPORARY SILT FENCE
- EXISTING FENCE
- EXISTING OVERLAND FLOW DIRECTION
- TEMPORARY CATCHBASIN SILTATION CONTROL DEVICE (SILTSACK) SEE DETAIL ON THIS PLAN



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
LIGHT-DUTY SILT FENCE BARRIER		OPSD 219.110

5 0m 5 10 15 20
SCALE: 1:250

EROSION & SEDIMENT CONTROL NOTES:

1. EROSION & SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE WORKS.
2. EROSION & SEDIMENT CONTROLS MUST BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAIN FALL EVENT, AND MUST BE MAINTAINED AND REPAIRED IN A TIMELY MANNER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
3. EXISTING AND PROPOSED CATCHBASINS ARE TO BE PROTECTED WITH FILTER CLOTH AND 150mm DEPTH OF 50mm DIA. STONE COVER DURING CONSTRUCTION.
4. IT IS REQUIRED TO STABILIZE ALL AREAS PER OPSS 804 THAT WILL REMAIN DISTURBED FOR MORE THAN 30 DAYS.
5. MUD MAT, SILT FENCE, AND CATCHBASIN PROTECTION ARE NOT TO BE REMOVED UNTIL COMPLETION OF CONSTRUCTION.
6. ALL SILT FENCES SHOWN ARE OFFSET FROM PROPERTY LINE FOR CLARITY ONLY. INSTALL SILT FENCE IN SUITABLE LOCATION FOR THE DURATION OF THE PROJECT.
7. SEDIMENT AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE STORM RUNOFF.
8. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASES TO THE NATURAL ENVIRONMENT. THE GRCA ENFORCEMENT OFFICER SHOULD BE IMMEDIATELY CONTACTED SHOULD THE EROSION AND SEDIMENT CONTROL PLANS CHANGE FROM THE APPROVED PLANS.
9. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
10. ALL DISTURBED AREAS WILL BE STABILIZED AND RESTORED WITH NATIVE/NON-INVASIVE SPECIES UPON COMPLETION OF THE WORK.
11. A REHABILITATION PLAN IS TO BE IMPLEMENTED TO RESTORE THE CONSTRUCTION SITE BACK TO ITS PRE-CONSTRUCTION STATE, OR BETTER.
12. THE CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVOURABLE WEATHER CONDITIONS.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE REMOVED ONLY AFTER CONSTRUCTION COMPLETION

REGION OF WATERLOO WORK PERMIT NOTE:

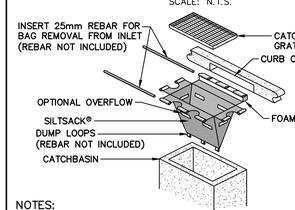
1. A REGION OF WATERLOO WORK PERMIT IS REQUIRED FOR ANY WORKS WITHIN THE ERB STREET WEST AND CULPEPPER DRIVE RIGHT-OF-WAY.

NOTE:

THROUGHOUT EARTHWORKS, GRADING, AND SERVICING WORK, APPROPRIATE TRAFFIC SIGNS (TRUCK TURNING ETC.) MUST BE SET UP ALONG ERB STREET WEST AND CULPEPPER DRIVE IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL BOOK 7.
ANY CONSTRUCTION SIGNAGE PROPOSED WITHIN THE ERB STREET WEST AND CULPEPPER DRIVE RIGHT-OF-WAY MUST BE APPROVED BY THE REGION OF WATERLOO.

'SILTSACK' DETAIL

SCALE: N.T.S.

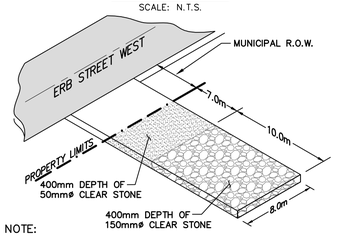


NOTES:

1. INSTALL TERRAFIX 'SILTSACK' IN ALL CATCHBASINS & CATCHBASIN MANHOLES AFFECTED BY CONSTRUCTION.
2. INSTALL TERRAFIX 'SILTSACK' IN ALL NEW CATCHBASINS & CATCHBASIN MANHOLES.

MUD MAT DETAIL

SCALE: N.T.S.



NOTE:
GEOTEXTILE (TERRAFIX 270R OR APPROVED EQUAL) TO BE PLACED AS SEPARATION BARRIER BETWEEN EXISTING GROUND AND CLEAR STONE.

SERVICE DISCONNECTION NOTES:

1. EXISTING SANITARY SERVICES MUST BE DISCONNECTED AT THE MAIN. IF THE EXISTING SERVICE IS NOT PVC, A SECTION OF PVC PIPE IS TO BE CONNECTED TO THE EXISTING PIPE WITH A FLEXIBLE COUPLING. THE DOWNSTREAM END OF THE ABANDONED SERVICE SHALL BE CAPPED WITH A GASKETED PVC CAP. THE UPSTREAM SIDE OF THE ABANDONED SERVICE SHALL BE PLUGGED WITH GROUT OR LEAN-MIX CONCRETE.
2. EXISTING WATER SERVICE 50mm OR LESS IN DIA. SHALL BE ABANDONED AT THE MAIN. IF THE MAIN STOP IS FOUND TO BE LEAKING AT THE TIME OF ABANDONMENT IT MUST BE REMOVED IN ITS ENTIRETY.
3. EXISTING WATER SERVICE 100mm OR LARGER IN DIA. SHALL BE DISCONNECTED AT THE MECHANICAL JOINT CONNECTION AT THE WATERMAIN. THE MECHANICAL JOINT CONNECTION SHALL BE COMPLETELY REMOVED FROM THE MAIN AND ANY SERVICE PIPE LEFT IN THE GROUND SHALL BE FILLED WITH GROUT TO PREVENT SINKHOLES.
4. TAPPING SLEEVE AND VALVES SHALL BE CUT OUT OF THE WATERMAIN AND THE WATERMAIN SHALL BE REINSTATED WITH A STRAIGHT PIPE AND APPROVED FITTINGS. IF THE SERVICE TERMINATES AT THE WATERMAIN WITH A MECHANICAL JOINT (MJ) THE SERVICE CAN BE DISCONNECTED FROM THE TEE AND A MJ PLUG PLACED ON THE TEE. ALL CUT OR DISCONNECTED PIPES MUST BE CAPPED OR BULKHEADED.
5. FOR RESIDENTIAL SERVICE ABANDONMENTS, THE BUILDING DEPARTMENT SHALL BE INFORMED OF ALL DISCONNECTIONS AND SHALL BE ON SITE TO COMPLETE AN INSPECTION DURING THE DISCONNECTIONS. RESIDENTIAL SANITARY AND WATER SERVICES ARE TO BE CAPPED AT PROPERTY LINE UNTIL THE DEVELOPMENT TAKES PLACE. AT THAT TIME THE WATER SERVICES ARE TO BE ABANDONED PROPERLY AT THE WATERMAIN AND CITY UTILITIES SHALL BE INFORMED OF THE ABANDONMENT AND SHALL BE ON SITE TO COMPLETE AN INSPECTION DURING THE DISCONNECTIONS. FOR ICI SERVICE ABANDONMENTS, ENGINEERING SERVICES AND CITY UTILITIES STAFF SHALL BE INFORMED OF ALL DISCONNECTIONS AND SHALL BE ON SITE TO COMPLETE AN INSPECTION DURING THE DISCONNECTIONS
6. ALL SERVICE DISCONNECTIONS MUST BE RECORDED AND PHOTOGRAPHICALLY DOCUMENTED BY THE CONTRACTOR OR DEVELOPER'S REPRESENTATIVE. A COPY MUST BE PROVIDED TO ENGINEERING SERVICES TO CONFIRM THE WORK HAS BEEN COMPLETED AS PER CITY STANDARDS.
7. ONLY CITY OF WATERLOO MECP CERTIFIED WATER OPERATIONS STAFF ARE TO OPERATE MUNICIPAL VALVES
8. ALTERATION TO ANY MUNICIPAL SYSTEM WILL REQUIRE APPROVAL FROM CITY UTILITIES OR THE MECP, WHERE THE MECP DESIGN CRITERIA IS NOT MET.
9. WHEN SERVICES ARE BEING DISCONNECTED WITHIN THE RMOW 'S ROW THEY SHALL BE DISCONNECTED PER RMOW CORRIDOR MANAGEMENT.

Stamp

FOR REVIEW
NOT TO BE USED FOR CONSTRUCTION

Stamp

No.	ISSUE / REVISION	YYYY/MMM/DD
0	ISSUED FOR 1ST SUBMISSION OPA/ZBA	2024/DEC/20

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (2010.0).

SURVEY NOTES:

SURVEY COMPLETED BY GUENTHER RUEB SURVEYING LIMITED, JULY 02, 2024.
REFERENCE No. 75-4 (18) & 75-4 (19)
DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999568

SITE PLAN NOTES:

DESIGN ELEMENTS ARE BASED ON CONCEPTUAL SITE PLAN BY 2296342 ONT INC.
DATED: DECEMBER, 2024
JOB No. 7530-10, SHEET NUMBER: 01

DRAWING NOTES:

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART OF IT WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.

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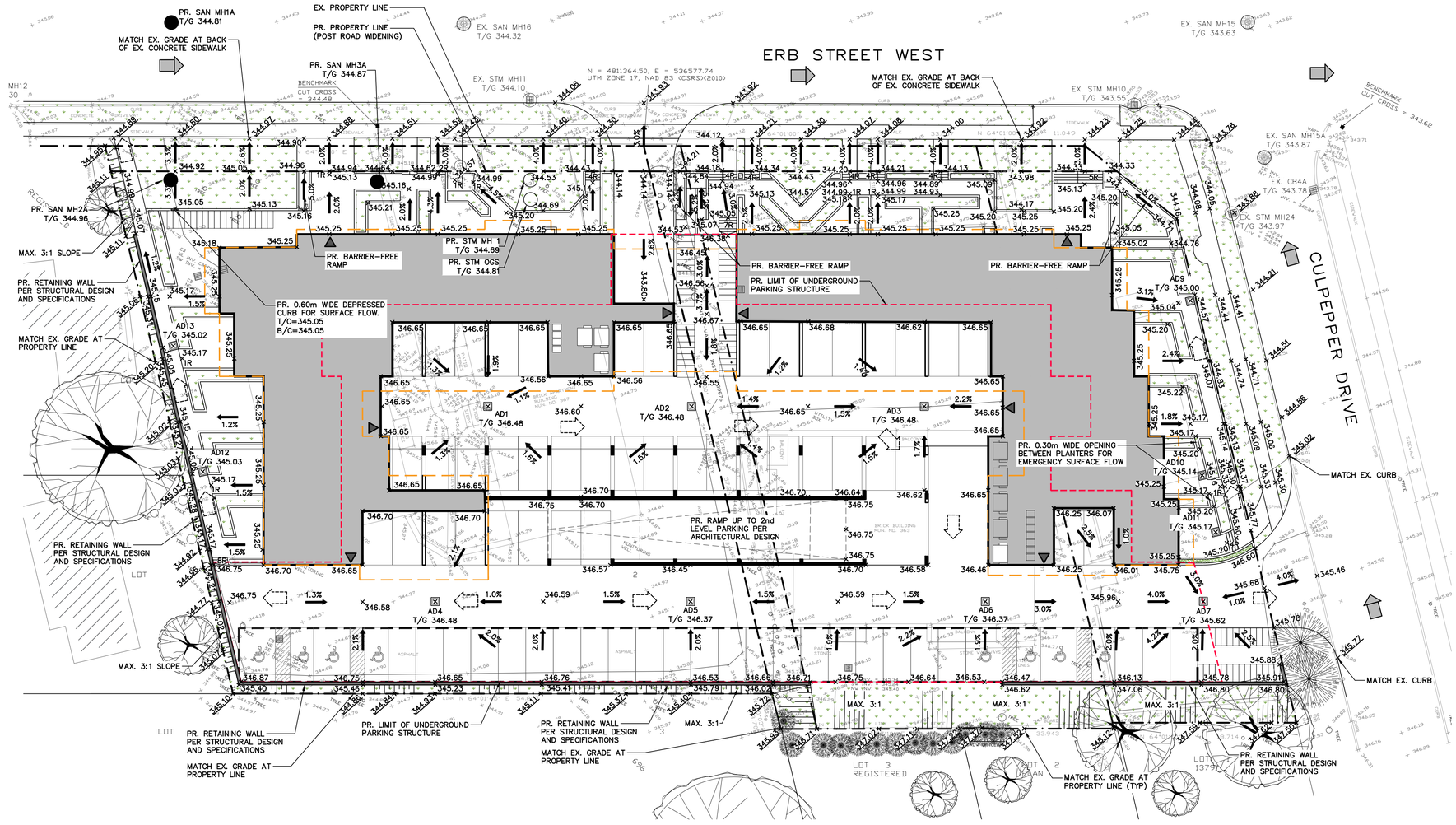
ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

Project
359-369 ERB STREET WEST
CITY OF WATERLOO

Drawing
REMOVALS, EROSION & SEDIMENT CONTROL PLAN

CROZIER CONSULTING ENGINEERS
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905-875-0026 T
905-875-4915 F
WWW.CFCROZIER.CA

Drawn	Design	Project No.	
M.I.M	M.I.M		2704-7158
Check	Check	Scale	Dwg.
M.B.	T.F.	1: 250	C101





LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (1.0m)
- EXISTING FENCE
- x215.00 EXISTING GRADE
- x215.00 PROPOSED GRADE
- x215.00 PROPOSED GRADE (TO MATCH EXISTING)
- 2.0% PROPOSED MINOR FLOW DIRECTION
- 2.0% PROPOSED GRASSED SWALE
- x 215.00 TW PROPOSED TOP OF WALL GRADE
- x 215.00 BW PROPOSED BOTTOM OF WALL GRADE
- PROPOSED RETAINING WALL
- PROPOSED SLOPE (3:1 MAX.)
- BUILDING ENTRANCE
- PARKING GARAGE ENTRANCE (OVERHEAD DOOR)
- EXISTING OVERLAND FLOW DIRECTION
- PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED FIRE HYDRANT & GATE VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- AD PROPOSED AREA DRAIN
- PROPOSED UNDERGROUND PARKING LIMITS
- PROPOSED LIMIT OF BUILDING ROOF ABOVE

NOTES:
1. THROUGHOUT EARTHWORKS, GRADING, AND SERVICING WORK, APPROPRIATE TRAFFIC SIGNS (TRUCK TURNING ETC.) MUST BE SET UP ALONG ERB STREET WEST AND CULPEPPER DRIVE IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL BOOK 7.
2. ANY EXISTING ABOVEGROUND AND UNDERGROUND SERVICES AND UTILITIES TO BE ADJUSTED TO FINAL GRADES.
3. SEE ARCHITECTURAL SITE PLAN LAYOUT OF PROPOSED BUILDINGS, SIDEWALKS AND CURBS.
4. THE PROPOSED TOP OF FOUNDATION WALL MUST BE A MINIMUM OF 0.15m HIGHER THAN THE EXISTING EXTERIOR GRADES AROUND THE BUILDING.
5. ALL PROPOSED INTERNAL CONCRETE CURBING TO BE BARRIER CURB PER OPSD 600.110 WITH DEPRESSED CURB (DC) AT NOTED LOCATIONS.

NOTE:
ALL PAVEMENT TO BE HEAVY DUTY STRUCTURE (BY OTHERS) UNLESS NOTED OTHERWISE PER THIS PLAN.

NOTE:
AN ARBORIST SHOULD BE PRESENT DURING GRADING TO ENSURE PROPER TREE PROTECTION IS PROVIDED

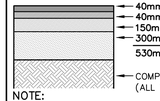
ANY CONSTRUCTION SIGNAGE PROPOSED WITHIN THE ERB STREET WEST AND CULPEPPER DRIVE RIGHT-OF-WAY MUST BE APPROVED BY THE REGION OF WATERLOO.

FOR ALL LANDSCAPE WALLS AND FEATURES REFER TO THE LANDSCAPE PLANS AND DETAILS.

FOR ANY WORKS WITHIN THE ERB STREET WEST AND THE CULPEPPER DRIVE RIGHT-OF-WAY A REGION OF WATERLOO WORK PERMIT IS REQUIRED.

5 0m 5 10 15 20
SCALE: 1:250

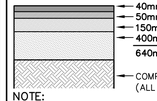
LIGHT DUTY PAVEMENT STRUCTURE
SCALE: N.T.S.



- 40mm HL3 SURFACE COURSE ASPHALT
- 40mm HL8 BASE COURSE ASPHALT
- 150mm GRANULAR 'A' BASE COURSE
- 300mm GRANULAR 'B' SUB-BASE COURSE
- 530mm TOTAL
- COMPACTED SUB-BASE (ALL TOPSOIL REMOVED)

NOTE:
REFER TO CONSTRUCTION NOTES FOR DETAILS ON COMPACTION. PAVEMENT STRUCTURE IS BASED ON GEOTECHNICAL CONSULTANT'S RECOMMENDATIONS BY CHUNG & VANDER DOELEN ENGINEERING LTD., PROJECT # 1723, DATED SEPT 3, 2024.

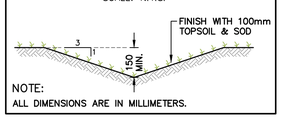
HEAVY DUTY PAVEMENT STRUCTURE
SCALE: N.T.S.



- 40mm HL3 SURFACE COURSE ASPHALT
- 50mm HL8 BASE COURSE ASPHALT
- 150mm GRANULAR 'A' BASE COURSE
- 400mm GRANULAR 'B' SUB-BASE COURSE
- 640mm TOTAL
- COMPACTED SUB-BASE (ALL TOPSOIL REMOVED)

NOTE:
REFER TO CONSTRUCTION NOTES FOR DETAILS ON COMPACTION. PAVEMENT STRUCTURE IS BASED ON GEOTECHNICAL CONSULTANT'S RECOMMENDATIONS BY CHUNG & VANDER DOELEN ENGINEERING LTD., PROJECT # 1723, DATED SEPT 3, 2024.

TYPICAL GRASSED SWALE DETAIL
SCALE: N.T.S.



NOTE:
ALL DIMENSIONS ARE IN MILLIMETERS.

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SURVEY NOTES:
SURVEY COMPLETED BY GUENTHER RUEB SURVEYING LIMITED, JULY 02, 2024.
REFERENCE No. 75-4 (18) & 75-4 (19)
DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999568

SITE PLAN NOTES:
DESIGN ELEMENTS ARE BASED ON CONCEPTUAL SITE PLAN BY 2296342 ONT INC.
DATED: DECEMBER, 2024
JOB No. 7530-10, SHEET NUMBER: 01

DRAWING NOTES:
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Project
359-369 ERB STREET WEST
CITY OF WATERLOO

Drawing
PRELIMINARY SITE GRADING PLAN

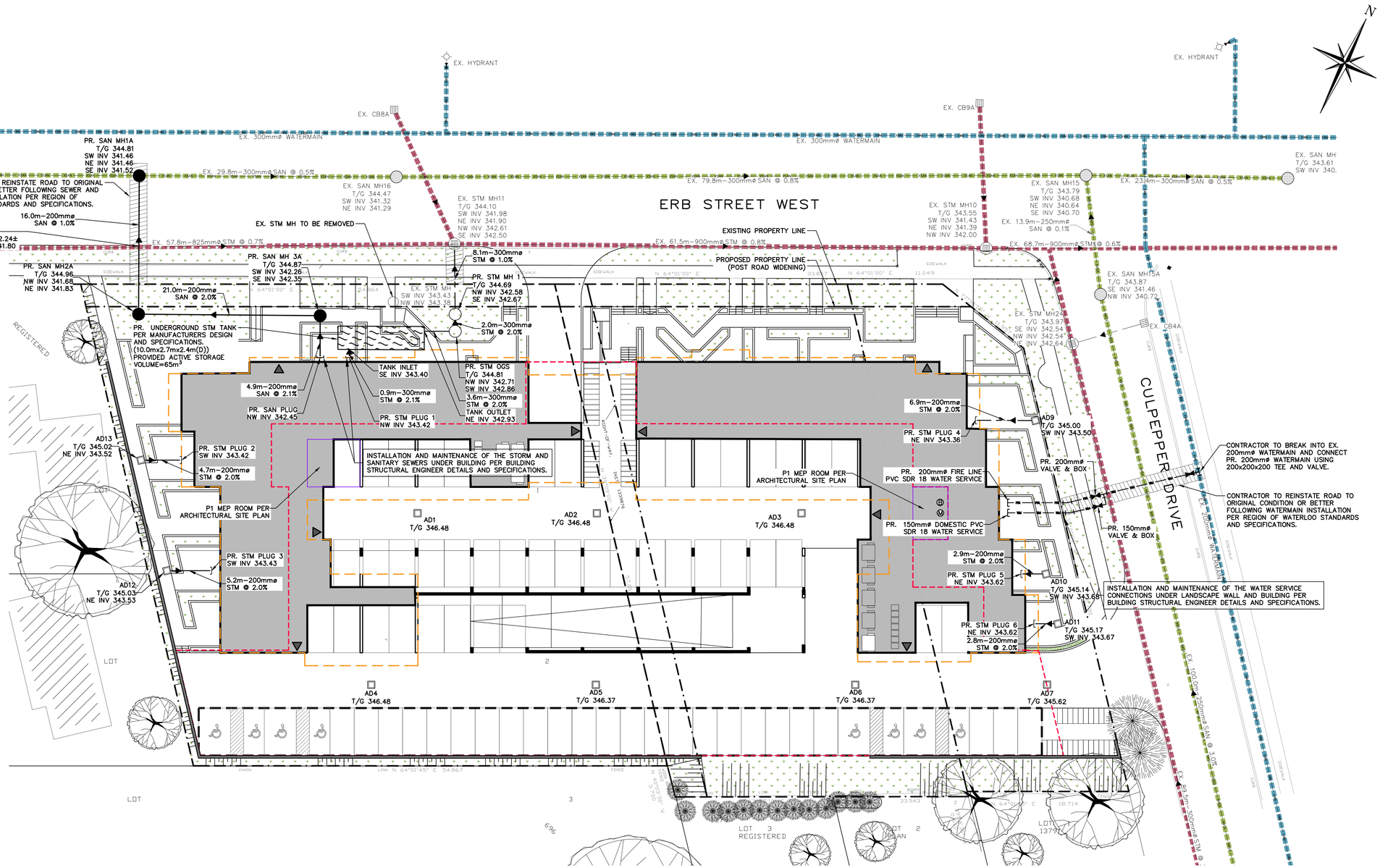
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FOR REVIEW
NOT TO BE USED FOR CONSTRUCTION

Stamp

CROZIER CONSULTING ENGINEERS
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905-875-0026 T
905-875-4915 F
WWW.CFCROZIER.CA

Drawn	M.I.M	Design	M.I.M	Project No.	2704-7158
Check	M.B.	Check	T.F.	Scale	1: 250
				Dwg.	C102





LEGEND

- PROPERTY LINE
- EXISTING WATERMAIN & GATE VALVE
- EXISTING STORM SEWER & MANHOLE
- EXISTING SINGLE CATCHBASIN
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED WATERMAIN & GATE VALVE
- EXISTING FIRE HYDRANT & GATE VALVE
- PROPOSED FIRE HYDRANT & GATE VALVE
- PROPOSED SIAMESE CONNECTION
- PROPOSED WATER METER PER MECHANICAL DESIGN AND SPECIFICAITONS
- PROPOSED BACKFLOW PREVENTOR PER MECHANICAL DESIGN AND SPECIFICAITONS
- PROPOSED STORM SEWER & MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- BUILDING ENTRANCE (PERSONNEL DOOR)
- PARKING GARAGE ENTRANCE (OVERHEAD DOOR)
- PROPOSED RETAINING WALL
- PROPOSED UNDERGROUND PARKING LIMITS
- PROPOSED LIMIT OF BUILDING ROOF ABOVE
- PROPOSED UNDERGROUND STORMWATER STORAGE TANK

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Project

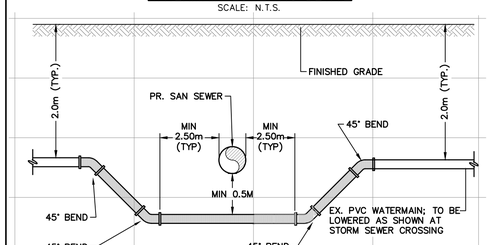
359–369 ERB STREET WEST CITY OF WATERLOO

Drawing

PRELIMINARY SITE SERVICING PLAN

WATERMAIN LOWERING DETAIL

SCALE: N.T.S.



A BURIED WATER SERVICE PIPE MAY PASS UNDER A BUILDING DRAIN OR BUILDING SEWER IF THE LENGTH OF THE WATER SERVICE PIPE IS LOCATED SO THAT THERE ARE NO JOINTS WITHIN 2440mm MEASURE HORIZONTALLY FROM THE INTERSECTION WITH THE BUILDING DRAIN OR THE BUILDING SEWER.

NOTES:

1. MANHOLES IN EXCESS OF 5.0m DEPTH ARE TO BE EQUIPPED WITH SAFETY PLATFORMS PER OPSD 404.020.
2. CONTRACTOR TO ENSURE A MINIMUM 0.50m VERTICAL SEPARATION BETWEEN THE WATERMAIN AND ALL SEWER CROSSINGS DURING CONSTRUCTION. IN CASE OF CONFLICT WITH PROPOSED SEWER, CONTRACTOR TO LOWER THE PROPOSED WATERMAIN TO ENSURE MINIMUM REQUIRED CLEARANCE.
3. ALL PVC WATERMAINS TO BE CL150 DR–18.
4. ALL PVC STORM AND SANITARY SEWERS TO BE SDR–35.
5. ALL PVC STORM CATCHBASIN LEADS TO BE SDR–35.
6. ALL SANITARY SERVICE CONNECTIONS TO BE PVC SDR–28.
7. EXISTING 150mmø WATER SERVICE TO BE DISCONNECTED AT THE MECHANICAL JOINT ON MAIN. MECHANICAL JOINT CONNECTION TO BE COMPLETELY REMOVED FROM MAIN AND ANY SERVICE PIPE LEFT IN THE GROUND SHALL BE CAPPED.
8. CONTRACTOR TO CO–ORDINATE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF THE EXTERNAL SERVICE CONNECTIONS OF THE BUILDINGS WITH THE SERVICES INSTALLED INSIDE OF BUILDINGS.

THROUGHOUT EARTHWORKS, GRADING, AND SERVICING WORK, APPROPRIATE TRAFFIC SIGNS (TRUCK TURNING ETC.) MUST BE SET UP ALONG ERB STREET WEST AND CULPEPPER DRIVE IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL BOOK 7. ANY CONSTRUCTION SIGNAGE PROPOSED WITHIN THE ERB STREET WEST RIGHT–OF–WAY MUST BE APPROVED BY THE REGION OF WATERLOO.

FOR ALL LANDSCAPE WALLS AND FEATURES REFER TO THE LANDSCAPE PLANS AND DETAILS.

FOR ANY WORKS WITHIN THE ERB STREET WEST AND CULPEPPER DRIVE RIGHT–OF–WAY A REGION OF WATERLOO WORK PERMIT IS REQUIRED.

WATERMAIN NOTES:

1. IF MIN 0.50m VERTICAL CLEARANCE IS NOT ACHIEVED UPON VERIFYING SERVICES IN THE FIELD, A WATERMAIN ALTERATION (FORM 1) APPLICATION AND APPROVAL IS REQUIRED FROM CITY UTILITIES.
2. THE REMOVAL OF EXISTING WATER SERVICE REQUIRES THE EXISTING TEE BE CUT OUT OF THE EXISTING MUNICIPAL WATERMAIN AND REPLACED WITH A SECTION OF PIPE AND SLEEVE. THE REMOVAL OF THE EXISTING WATER SERVICE WILL FORM PART OF THE WATERMAIN ALTERATION (FORM 1) APPLICATION AND APPROVAL FROM CITY UTILITIES.

Stamp

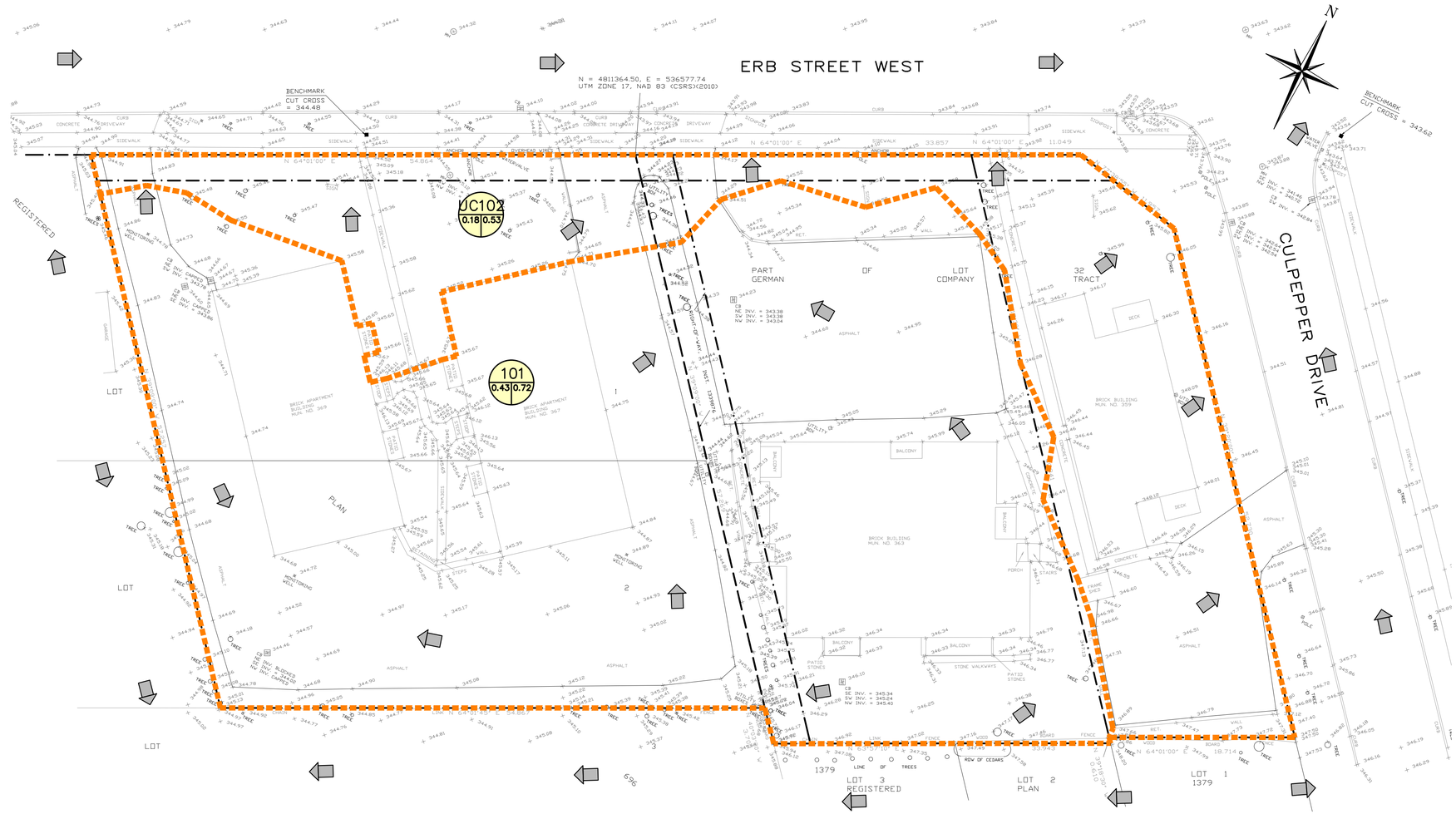
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CROZIER CONSULTING ENGINEERS
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905-875-0026 T
905-875-4915 F
WWW.CFCROZIER.CA

Drawn	Design	Project No.	
M.I.M	M.I.M		2704–7158
Check	Check	Scale	Dwg.
M.B.	T.F.	1: 250	C103

5 0m 5 10 15 20
SCALE: 1: 250





LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (1.0m)
- × 215.00 EXISTING GRADE
- EXISTING OVERLAND FLOW DIRECTION
- STORM DRAINAGE CATCHMENT
- ID / A | RC — CATCHMENT I.D. / AREA (ha) | RUNOFF COEFFICIENT

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0	ISSUED FOR 1ST SUBMISSION OPA/ZBA	2024/DEC/20

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (2010.0).

SURVEY NOTES:

SURVEY COMPLETED BY GUENTHER RUEB SURVEYING LIMITED, JULY 02, 2024.
REFERENCE No. 75-4 (18) & 75-4 (19)
DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999568

SITE PLAN NOTES:

DESIGN ELEMENTS ARE BASED ON CONCEPTUAL SITE PLAN BY 2296342 ONT INC.
DATED: DECEMBER, 2024
JOB No. 7530-10, SHEET NUMBER: 01

DRAWING NOTES:

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART OF IT WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.

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ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

Project

359–369 ERB STREET WEST
CITY OF WATERLOO

Drawing

PRE–DEVELOPMENT DRAINAGE PLAN

Stamp

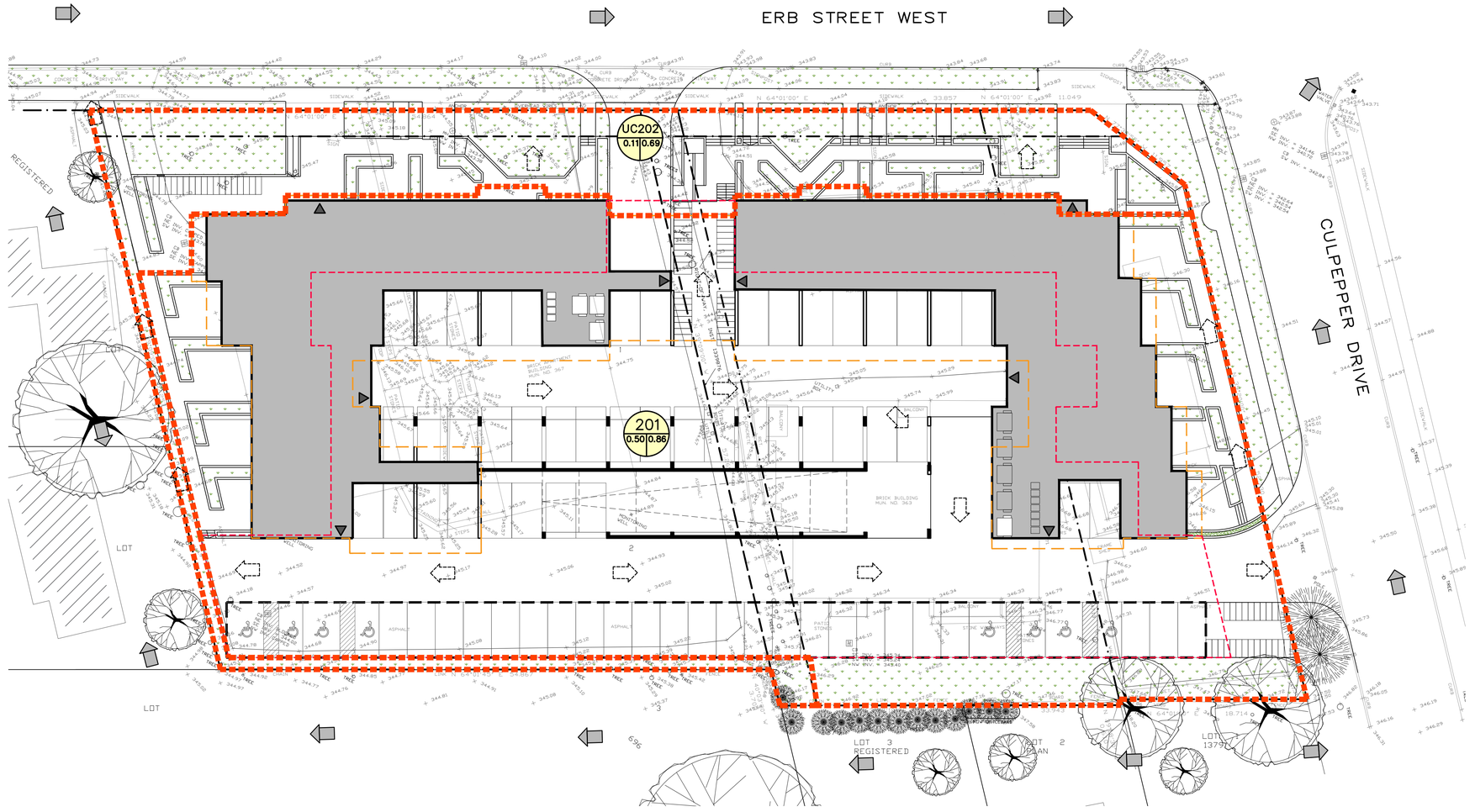
FOR REVIEW
NOT TO BE USED FOR CONSTRUCTION

Stamp

CROZIER CONSULTING ENGINEERS
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905-875-0026 T
905-875-4915 F
WWW.CFCROZIER.CA

Drawn	Design	Project No.	
M.I.M	M.I.M		2704–7158
Check	Check	Scale	Dwg.
M.B.	T.F.	1: 250	FIG1

5 0m 5 10 15 20
SCALE: 1: 250





LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (0.5m)
- EXISTING CONTOUR (1.0m)
- EXISTING SINGLE / DOUBLE CATCHBASIN
- x215.00 EXISTING GRADE
- EXISTING OVERLAND FLOW DIRECTION
- PROPOSED OVERLAND FLOW DIRECTION
- PROPOSED UNDERGROUND PARKING LIMITS
- LIMIT OF BUILDING ROOF ABOVE
- STORM DRAINAGE CATCHMENT
- EXISTING SINGLE / DOUBLE CATCHBASIN
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- ID / A | RC — CATCHMENT I.D. / AREA (ha) | RUNOFF COEFFICIENT

No.	ISSUE / REVISION	YYYY/MMM/DD
0	ISSUED FOR 1ST SUBMISSION OPA/ZBA	2024/DEC/20

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Project

359–369 ERB STREET WEST
CITY OF WATERLOO

Drawing

POST–DEVELOPMENT DRAINAGE PLAN

Stamp

FOR REVIEW
NOT TO BE USED FOR CONSTRUCTION

Stamp

CROZIER CONSULTING ENGINEERS
2800 HIGH POINT DRIVE
SUITE 100
MILTON, ON L9T 6P4
905-875-0026 T
905-875-4915 F
WWW.CFCROZIER.CA

Drawn	Design	Project No.	
M.I.M	M.I.M		2704–7158
Check	Check	Scale	Dwg.
M.B.	T.F.	1:250	FIG2

5 0m 5 10 15 20
SCALE: 1:250