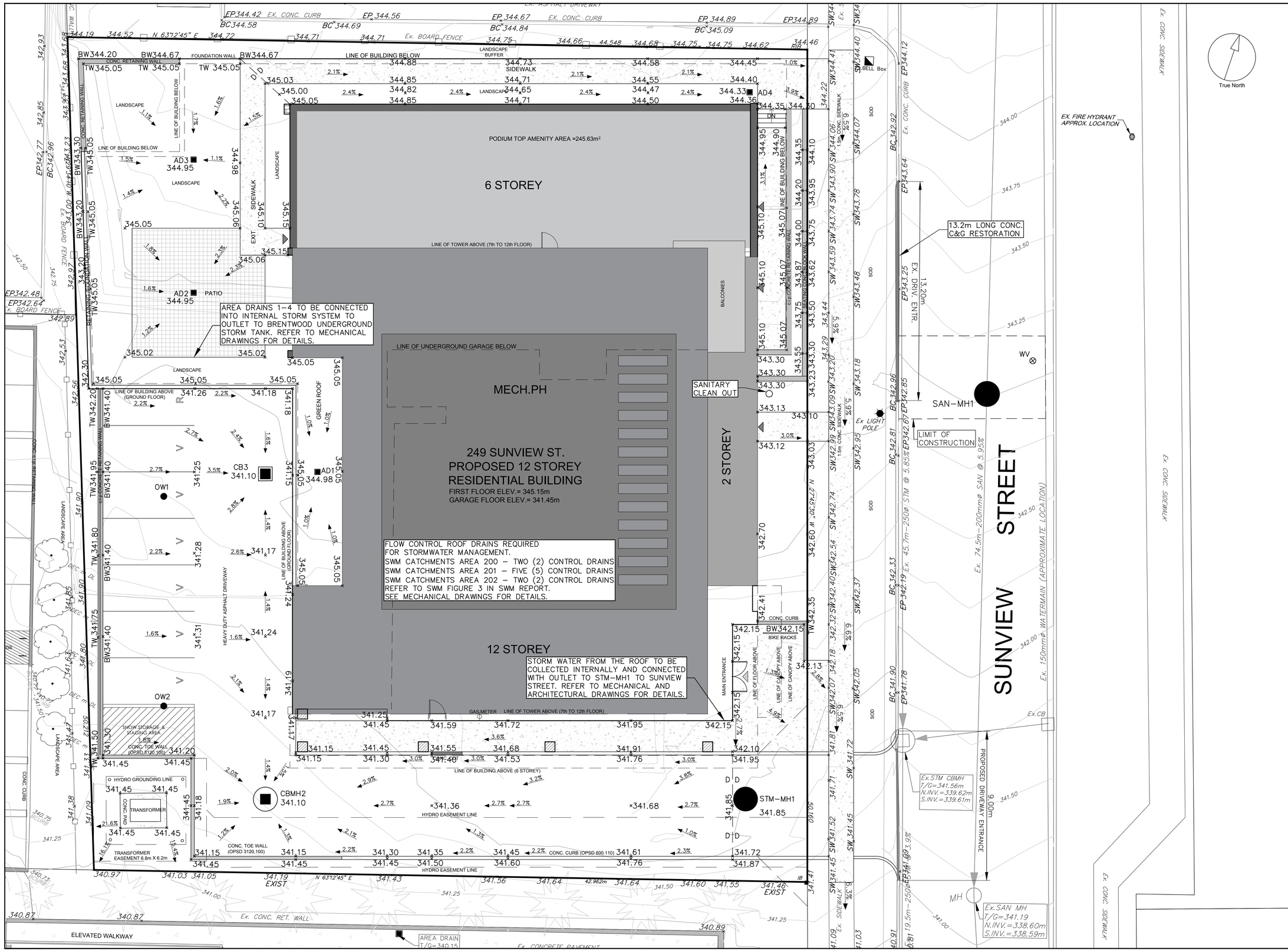


CLIENT

Lester Sunview Development Inc.

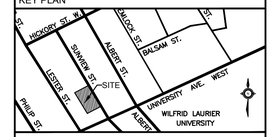
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPA - FIRST SUBMISS.	2022-10-27
2	ISSUED FOR ZBA-SECOND SUBMISS	2023-10-24
3	####	####
4	####	####
5	####	####

KEY PLAN



LEGEND

- ×346.00 – PROPOSED GRADE ELEVATION
- ×156.41 – EXISTING GRADE ELEVATION
- 2.0% – PROPOSED SLOPE
- D/D – DRAINAGE DIVIDE
- ● – PROPOSED STORM MANHOLE
- □ CB – EXISTING CATCH BASIN
- ○ ST–MH – EXISTING STORM MANHOLE
- ⊕ CBMH – EXISTING CB MANHOLE
- ○ S–MH – EXISTING SANITARY MANHOLE
- HYD – EXISTING HYDRANT
- WV – EXISTING WATER VALVE
- 364.00 – ORIGINAL GROUND CONTOUR

CITY WORK PERMIT BY-LOW (No. 09-111)
DEVELOPER / GENERAL CONTRACTOR TO CONTACT CITY'S PUBLIC WORKS SERVICE DEPARTMENT FOR PERMIT FOR WORK ON ROADS WITHIN THE CITY OF WATERLOO. CONTACT HELGA BOWMAN AT 519-747-0217 FOR PERMIT INFORMATION.

CITY WORK PERMIT BY-LOW (No. 09-111)
DEVELOPMENT WILL BE SUBJECT TO ALL INSPECTION REQUIREMENTS OF THE CITY. NOTE CITY INSPECTOR'S INFORMATION ON THE SERVICING PLAN I.E. ROB NOLAN AT 519-747-8517

BENCHMARK - ELEVATION
WA-15 TOPO 68-U-518 1
ELEVATION=324.760m
SOUTHEAST CORNER OF KING STREET NORTH AND UNIVERSITY AVENUE, TABLET IN FACE OF NORTH CONCRETE FOUNDATION WALL OF ROYAL BANK OF CANADA BUILDING (FACING UNIVERSITY AVENUE), 44cm EAST FROM NW CORNER OF BUILDING AND 10cm BELOW STONE FACING.
LOCAL BENCHMARK:
NAIL IN HYDRO POLE AT SOUTHEAST CORNER OF THE SITE
ELEVATION = 327.219m

LEGAL DESCRIPTION
PLAN SHOWING PART OF LOTS 20, 21 AND 22
REG. PLAN No. 856, CITY OF WATERLOO
LEGAL INFORMATION AND TOPOGRAPHIC SURVEY PROVIDED BY METZ & LORENTZ Ltd., DATED SEP. 2, 2015.

THIS PLAN TO BE READ IN CONJUNCTION WITH THE GRADING PLAN, SERVICING PLAN, TREE PRESERVATION PLAN, DETAILS AND NOTES PLAN AND THE STORM WATER MANAGEMENT REPORT PREPARED BY IBI GROUP.

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND 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 HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

CERTIFIED ENGINEERING TECHNOLOGIST — OACETT — OCT. 24, 2023 — EMIR CERIC — Nº 826841

LICENSED PROFESSIONAL ENGINEER — PROVINCE OF ONTARIO — 2023-10-24

ARCADIS
Arcadis Professional Services (Canada) Inc.
Suite 101 - 410 Albert Street Waterloo ON N2L 3V3
Canada. tel 519 585 2255 arcadis.com

PROJECT

249 SUNVIEW STREET APARTMENT BUILDING

CITY OF WATERLOO

PROJECT NO:	SCALE:
139419	1:100
DRAWN BY: E. CERIC	CHECKED BY: E. CERIC
PROJECT MGR: Tim McCormick	APPROVED BY: K. COBBE

SHEET TITLE

SITE GRADING PLAN

SHEET NUMBER	ISSUE
3	2

SCALE CHECK 1 cm

File Location: z:\139419_249_Sunview_Y\0_Production\7.0\3_Design\04_Civil\139419C.dwg Last Saved: October 20, 2023, by emir.ceric Plotted: Thursday, October 26, 2023 3:49:31 PM by Emir Ceric