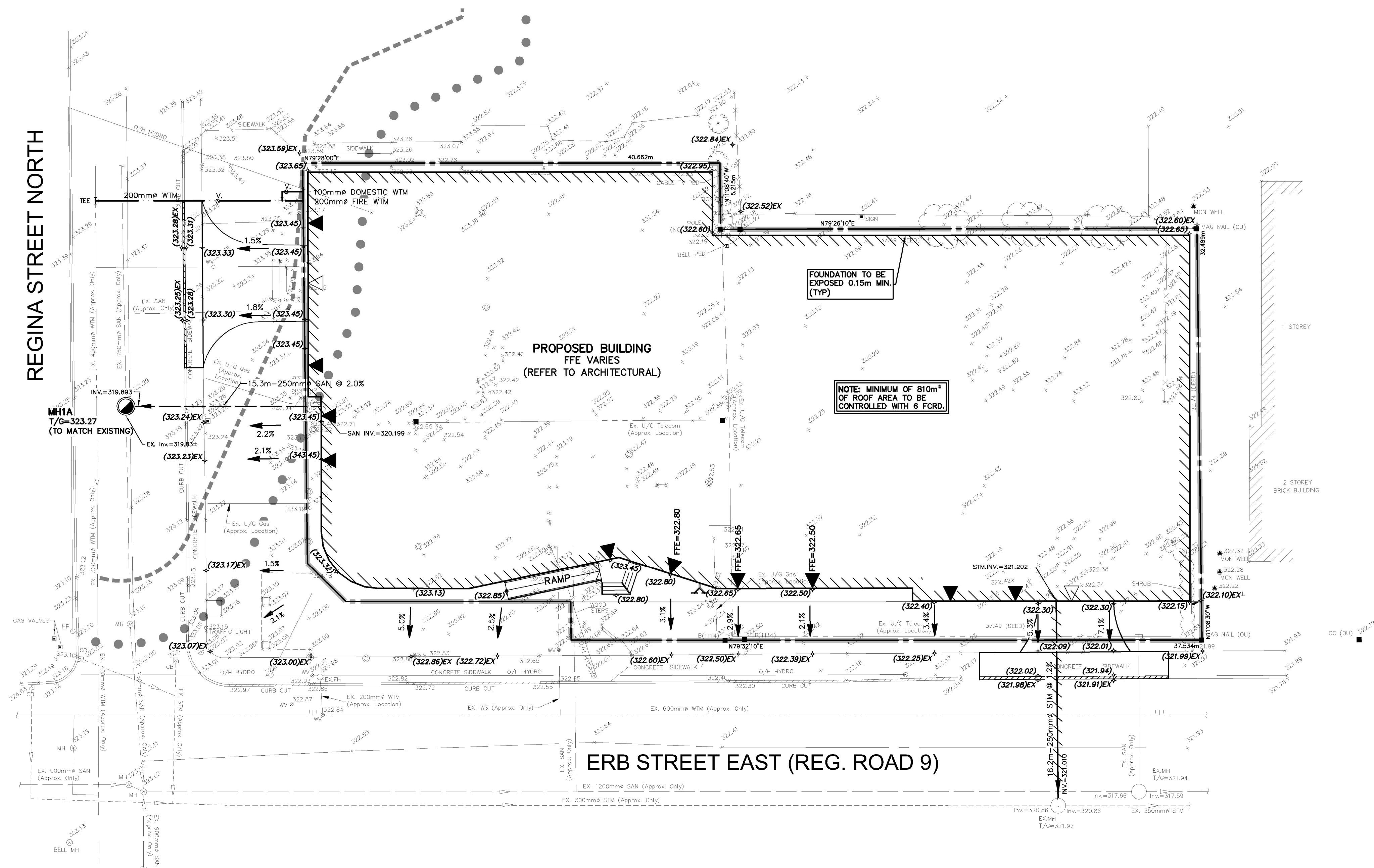


REGINA STREET NORTH

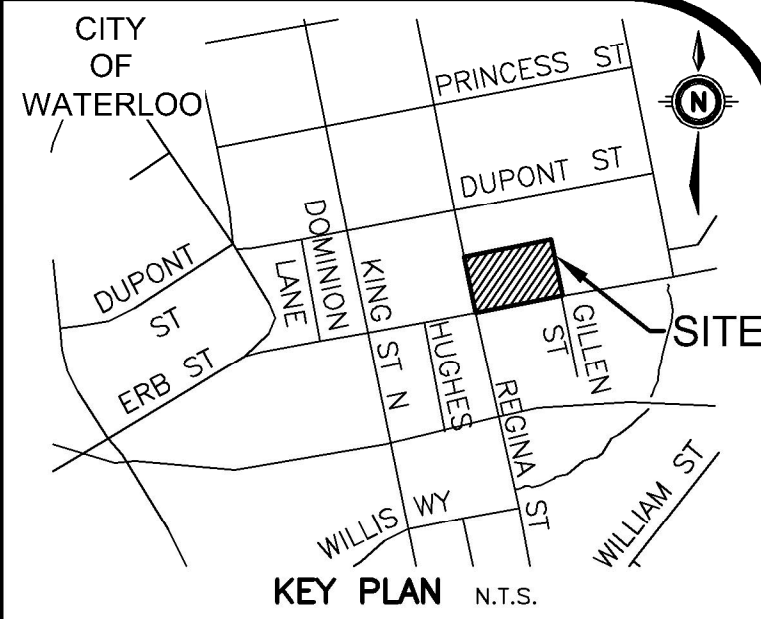
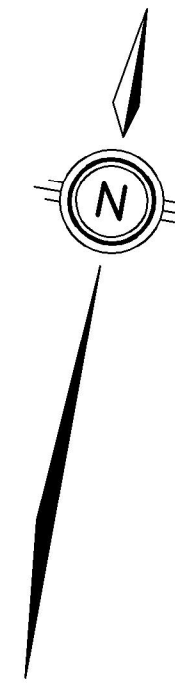


LEGEND OF EXISTING FEATURES

	SITE BOUNDARY
	EASEMENT
	EXISTING FLOODLINE LIMIT (ELEVATION=323.30m)
	EXISTING SPOT ELEVATIONS
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING CURB
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING RETAINING WALL
	EXISTING DOWNSPOUT
	EXISTING BOLLARD

LEGEND OF PROPOSED FEATURES

	PROPOSED SPOT ELEVATIONS
	EX = MAINTAIN EXISTING
	T/G = TOP OF CASTING/GRATE
	INV = INVERT ELEVATION
	FFE = FINISHED FLOOR ELEVATION
	DIRECTION OF DRAINAGE/SWALE
	DRAINAGE SPLIT (RIDGE)
	SANITARY SEWER
	STORM SEWER
	WATERMAIN
	SHALLOW PIPE INSULATION (SEE DETAIL)
	PROPOSED BUILDING
	OVERHEAD DOOR
	MAN DOOR
	CONCRETE CURB



GEODETIC BM ELEV. = 323.069m
ELEVATIONS SHOWN ON THIS PLAN ARE IN METERS AND WERE
DERIVED FROM THE VERTICAL CONTROL MONUMENT
No. 001116U9BF.

SITE BENCHMARK ELEV. = 323.069m
SEE ABOVE.

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS
AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE
PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER
AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE
ENGINEER'S WRITTEN PERMISSION.

NOTE:

1. EXISTING TOPOGRAPHICAL INFORMATION PROVIDED
BY MacDONALD TAMBLYN LORD SURVEYING DATED
DECEMBER 16, 2016.

2. INVERTS DENOTED WITH "±" ARE TAKEN FROM
AS-RECORDED PLAN AND PROFILE DRAWINGS
COMPLETED BY CITY OF WATERLOO AND ARE
CONSIDERED APPROXIMATE ONLY. CONTRACTOR TO
FIELD VERIFY AND REPORT ANY DISCREPANCIES
TO ENGINEER.

8.			
7.			
6.			
5.			
4.			
3.			
2.	ISSUED FOR OPA/ZBA	RCK	MAR.01/22
1.	ISSUED FOR CLIENT REVIEW	RCK	FEB.19/21
No.	REVISION	BY	DATE



Engineers, Scientists, Surveyors

519-743-6500

CLIENT
**URBAN LEGEND
DEVELOPMENT LTD.**
22 KING STREET SOUTH WATERLOO

PROJECT
**6 REGINA ST. N, 24, 28
AND 36 ERB ST. W.**
WATERLOO ONTARIO

FUNCTIONAL GRADING
AND SERVICING PLAN

Project Manager	R.KERR	Project No.	41932-200
Design By	CAH	Checked By	
Drawn By	SDC/LXW	Checked By	CAH
Surveyed By	OTHERS	Drawing No.	C2.1
Date	Feb.02/21	Sheet 2 of 2	
Scale	1:200		