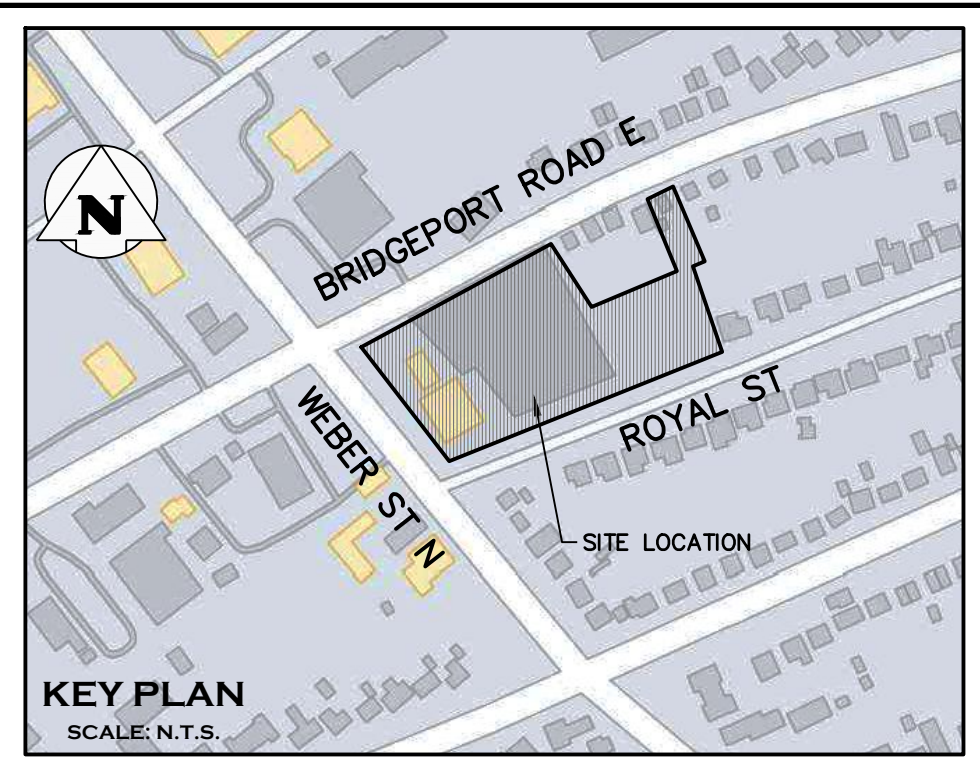
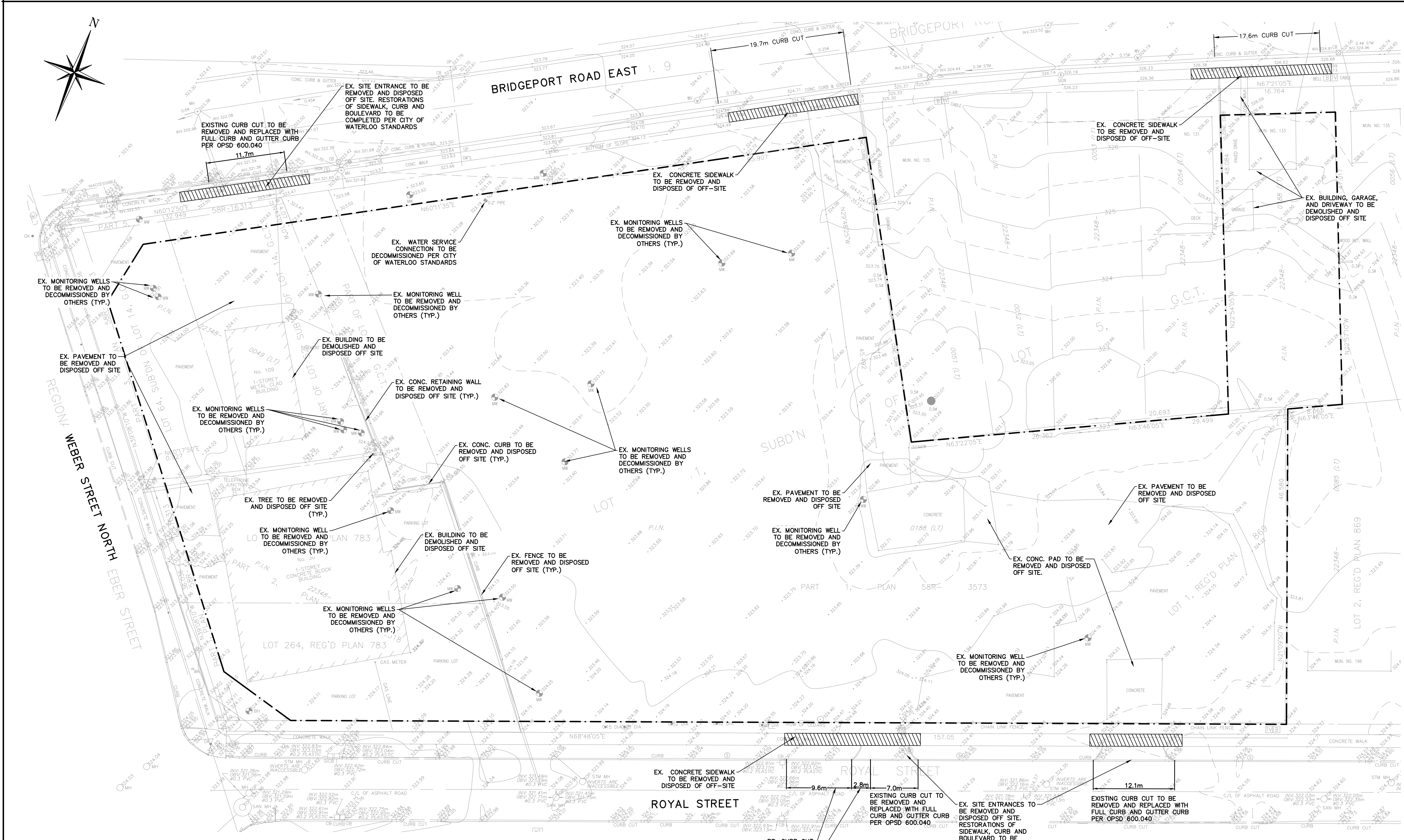




LEGEND	
---	PROPERTY LINE
---	EXISTING CONTOUR (0.5m)
---	EXISTING CONTOUR (1.0m)
---	EXISTING FENCE
---	EXISTING GRADE

- SITE REMOVAL NOTES:**
1. REMOVE ALL EXISTING SURFACE MATERIALS (BUILDINGS, SIDEWALKS, CURBING, ASPHALT, LANDSCAPING, LIGHT POLES, RETAINING WALLS, SIGNS, BASES ETC.) AS REQUIRED TO COMPLETE THE SITE WORKS AND DISPOSE OF OFF-SITE.
 2. STRIP AND REMOVE ALL TOPSOIL.
 3. REMOVE ALL SURFACE INFRASTRUCTURE ON TOWN PROPERTY (SIDEWALKS, CURBING, ASPHALT ETC.) AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
 4. REMOVE ALL SUBSURFACE STRUCTURES (MANHOLES, CATCHBASINS) AND ASSOCIATED PIPING, AS REQUIRED PER CITY OF WATERLOO AND REGION OF WATERLOO STANDARDS AND SPECIFICATIONS.
 5. ALL REMOVAL MATERIALS TO BE DISPOSED OFFSITE IN AN APPROVED LOCATION.
 6. THROUGHOUT EARTHWORKS, GRADING, AND SERVICING WORK, APPROPRIATE TRAFFIC SIGNS (TRUCK TURNING ETC.) MUST BE SET UP ALONG ROYAL STREET IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL BOOK 7

1	ISSUED FOR SECOND OPA/ZBA SUBMISSION	2023/DEC/15
0	ISSUED FOR FIRST OPA/ZBA SUBMISSION	2022/AUG/08
No.	ISSUE / REVISION	YYYY/MM/DD

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SURVEY NOTES:
SURVEY COMPLETED BY J.D. BARNES LIMITED ON THE 11TH DAY OF AUGUST, 2023. FILE No. 23-40-104-00.

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Project
BRIDGEPORT & WEBER
115 & 133 BRIDGEPORT ROAD EAST
CITY OF WATERLOO

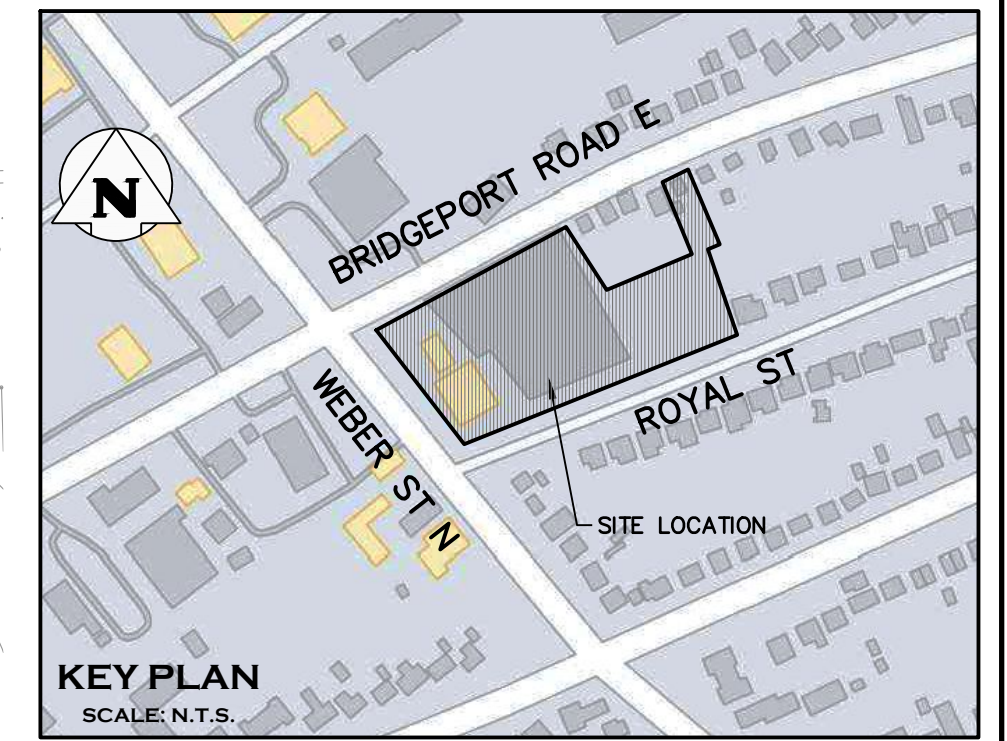
Drawing
EXISTING CONDITIONS AND REMOVALS PLAN

				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	M.B.	Design	M.B.	Project No.	2217-6286		
Check	J.K.	Check	N.C.	Scale	1: 300	Dwg. C101	

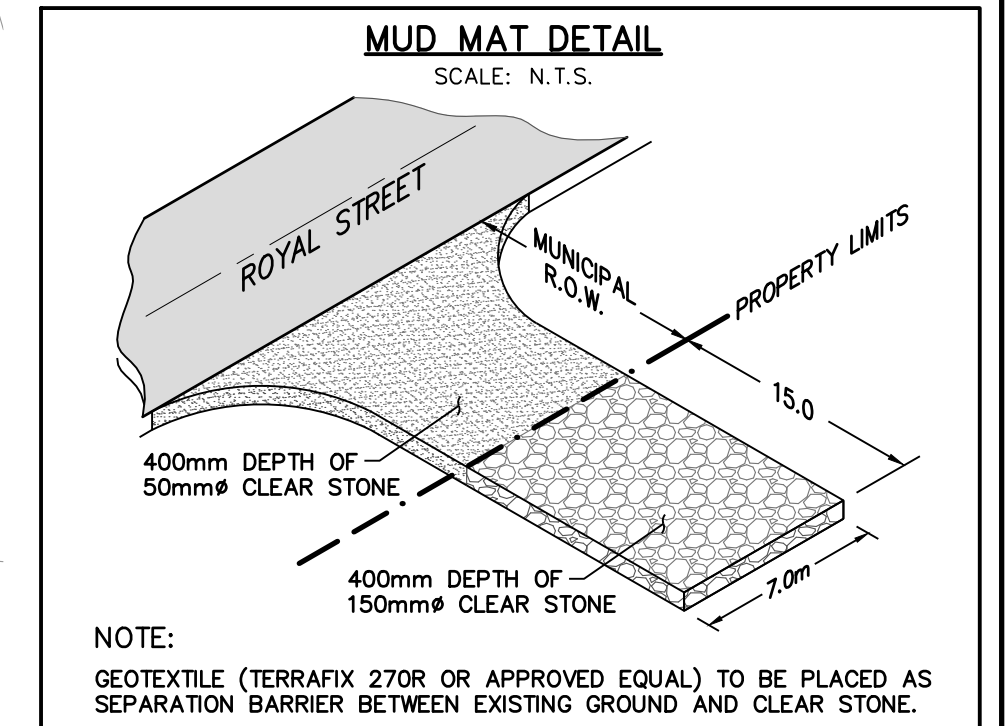
NOT FOR CONSTRUCTION

FOR REVIEW
NOT TO BE USED FOR CONSTRUCTION





LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR (0.5m)
	EXISTING CONTOUR (1.0m)
	EXISTING FENCE
	EXISTING GRADE
	EXISTING OVERLAND FLOW DIRECTION
	MUD-MAT; SEE DETAIL
	SEDIMENT CONTROL FENCE; SEE DETAIL
	SILT SACK; SEE DETAIL



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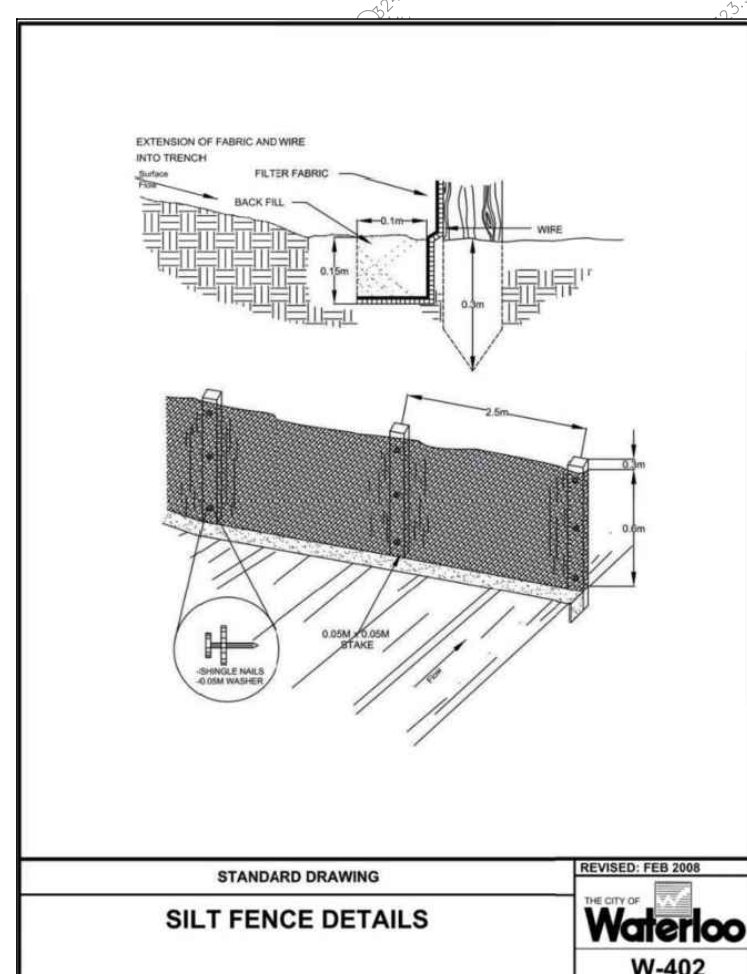
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Project
BRIDGEPORT & WEBER
115 & 133 BRIDGEPORT ROAD EAST
CITY OF WATERLOO

Drawing
EROSION & SEDIMENT CONTROL PLAN

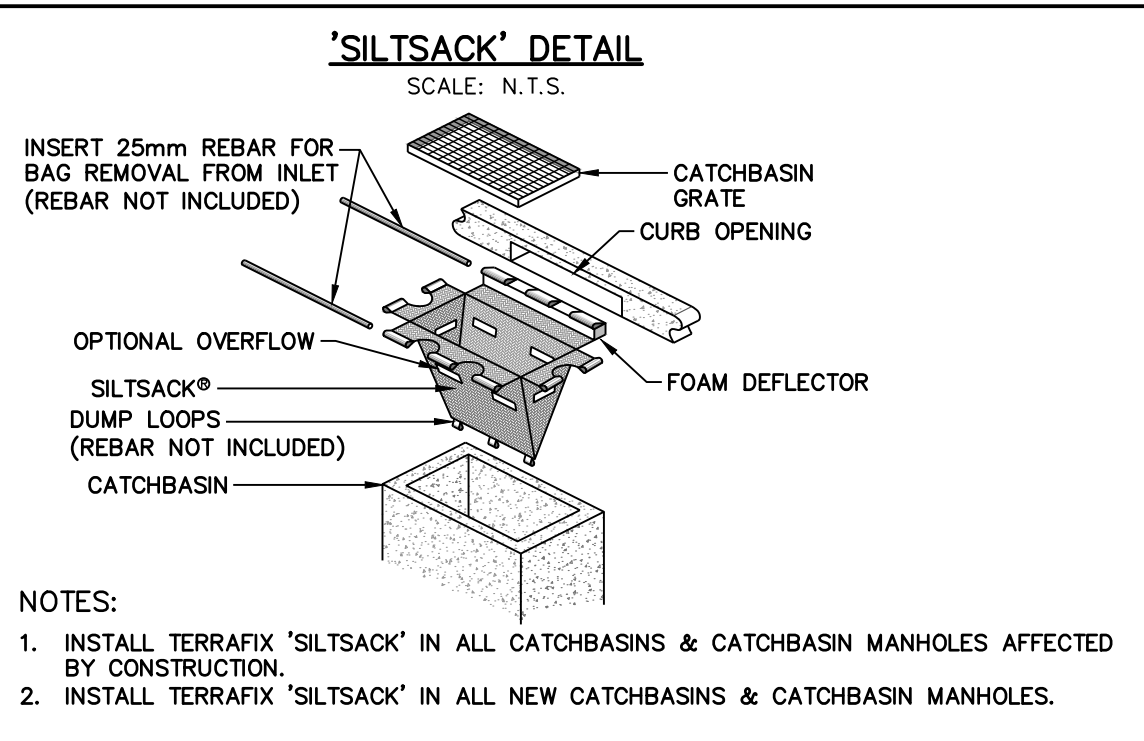
		2800 HIGH POINT DRIVE SUITE 100 MILTON, ON L9T 6P4 905-875-0026 T 905-875-4915 F WWW.CFCROZIER.CA			
Drawn	M.B.	Design	M.B.	Project No.	2217-6286
Check	J.K.	Check	N.C.	Scale	1: 300
				Dwg.	C101A



SITE REMOVAL NOTE:
1. REMOVE ALL EXISTING SURFACE MATERIALS AS REQUIRED TO COMPLETE THE SITE WORKS AND DISPOSE OF OFF SITE.
2. STRIP AND REMOVE ALL TOPSOIL.
3. REMOVE ALL SURFACE INFRASTRUCTURE ON TOWN PROPERTY AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION DURING CONSTRUCTION.

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 REGULAR 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 OF 50mm STONE COVER DURING CONSTRUCTION.
4. IT IS REQUIRED TO STABILIZE ALL AREAS 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.

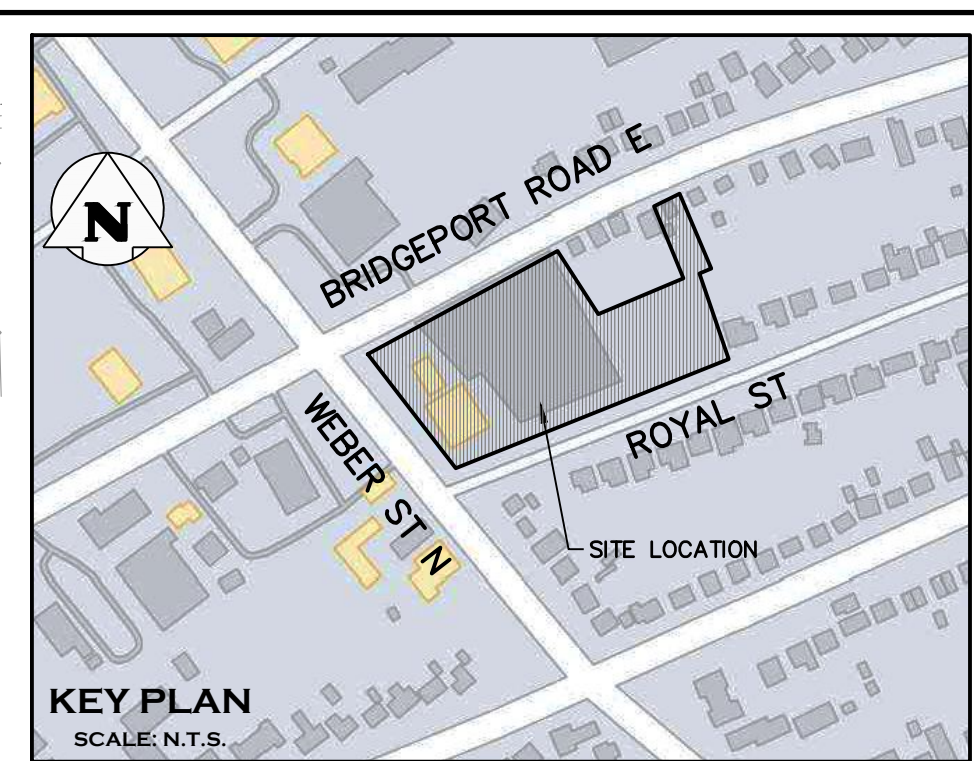
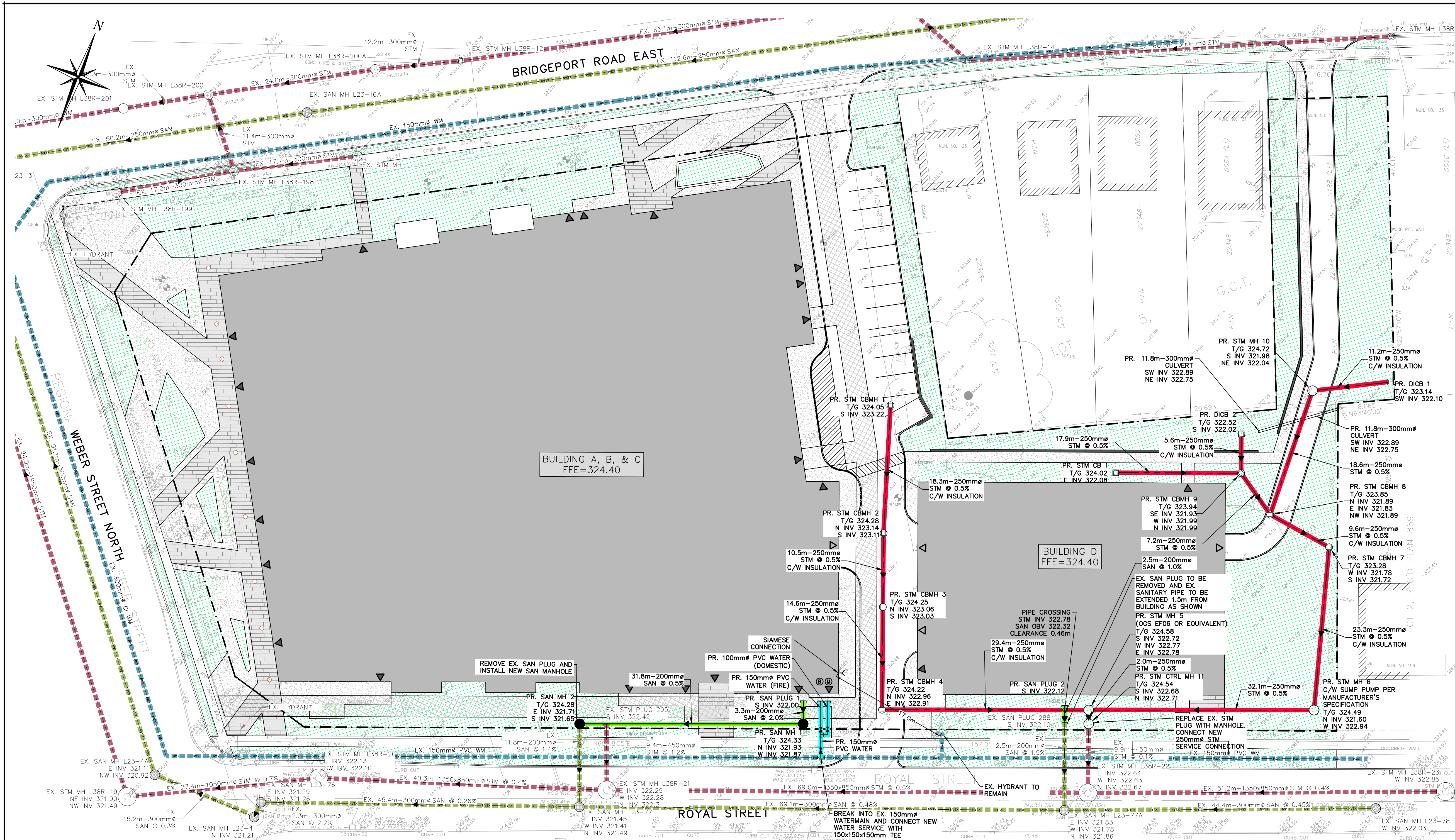
7. SEDIMENT AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER.
8. THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS 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 EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE INSPECTED WEEKLY, AFTER EVERY RAINFALL AND SIGNIFICANT SNOW MELT EVENT, AND DAILY DURING PERIODS OF EXTENDED RAIN OR SNOW MELT.
10. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
11. ALL DISTURBED AREAS WILL BE STABILIZED AND RESTORED WITH NATIVE/NON-INVASIVE SPECIES UPON COMPLETION OF THE WORK.
12. A REHABILITATION PLAN IS TO BE IMPLEMENTED TO RESTORE THE CONSTRUCTION SITE BACK TO ITS PRE-CONSTRUCTION STATE, OR BETTER.
13. 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.
14. THROUGHOUT EARTHWORKS, GRADING, AND SERVICING WORK, APPROPRIATE TRAFFIC SIGNS (TRUCK TURNING ETC.) MUST BE SET UP ALONG ROYAL STREET IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL BOOK 7.



NOT FOR CONSTRUCTION

FOR REVIEW

NOT TO BE USED FOR CONSTRUCTION



LEGEND	
	PROPERTY LINE
	EXISTING WATERMAIN & GATE VALVE
	EXISTING STORM SEWER & MANHOLE
	EXISTING SINGLE CATCHBASIN
	EXISTING SANITARY SEWER & MANHOLE
	PROPOSED WATERMAIN & GATE VALVE
	PROPOSED FIRE HYDRANT & GATE VALVE
	PROPOSED SIAMESE CONNECTION
	PROPOSED WATER METER PER MECHANICAL DESIGN AND SPECIFICATIONS
	PROPOSED BACKFLOW PREVENTOR PER MECHANICAL DESIGN AND SPECIFICATIONS
	PROPOSED STORM SEWER & MANHOLE
	PROPOSED SINGLE CATCHBASIN
	PROPOSED SANITARY SEWER & MANHOLE
	BUILDING ENTRANCE (PERSONNEL DOOR)
	PARKING GARAGE ENTRANCE (OVERHEAD DOOR)
	PROPOSED RETAINING WALL
	PROPOSED 3.0m WIDE HYDRO EASEMENT

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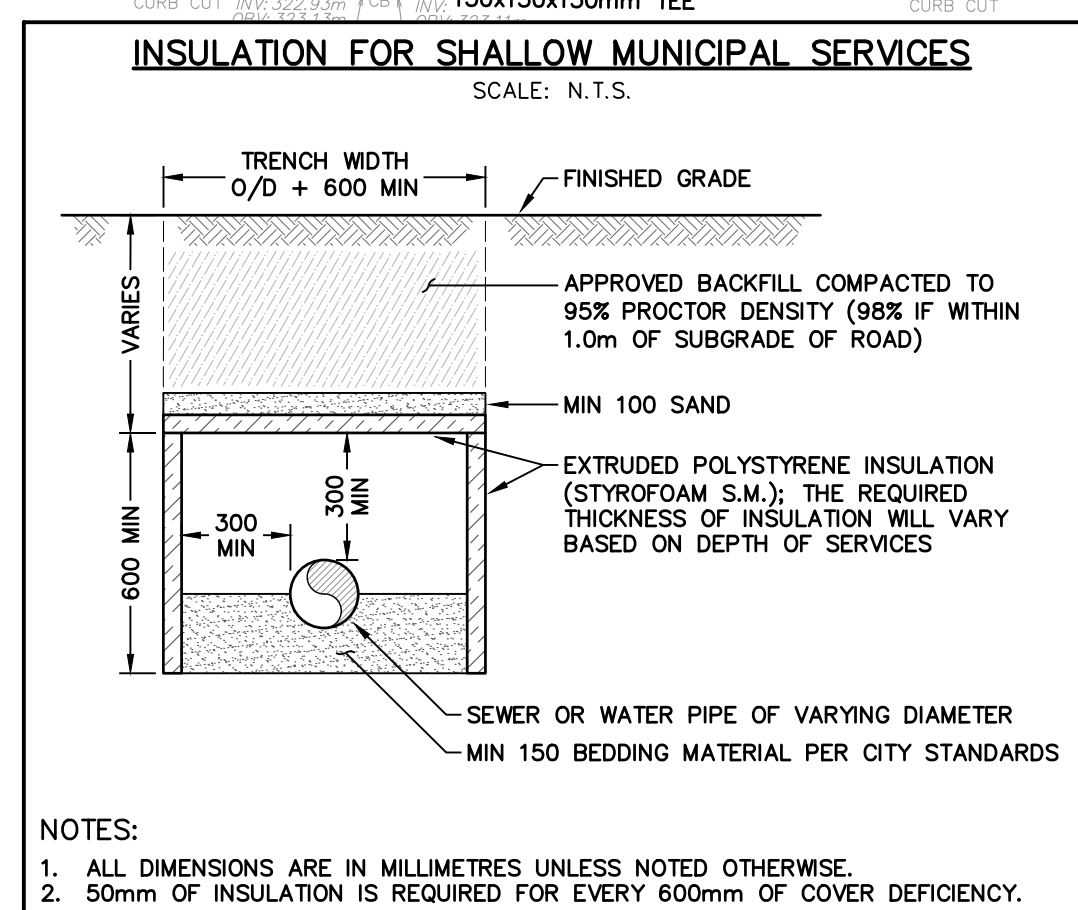
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Project
BRIDGEPORT & WEBER
115 & 133 BRIDGEPORT ROAD EAST
CITY OF WATERLOO

Drawing
SITE SERVICING PLAN

		2800 HIGH POINT DRIVE SUITE 100 MILTON, ON L9T 6P4 905-875-0026 T 905-875-4915 F WWW.CFCROZIER.CA	
Drawn	M.B.	Design	M.B.
Check	J.K.	Check	N.C.
Project No.		2217-6286	
Scale		1:300	
Dwg.		C102	

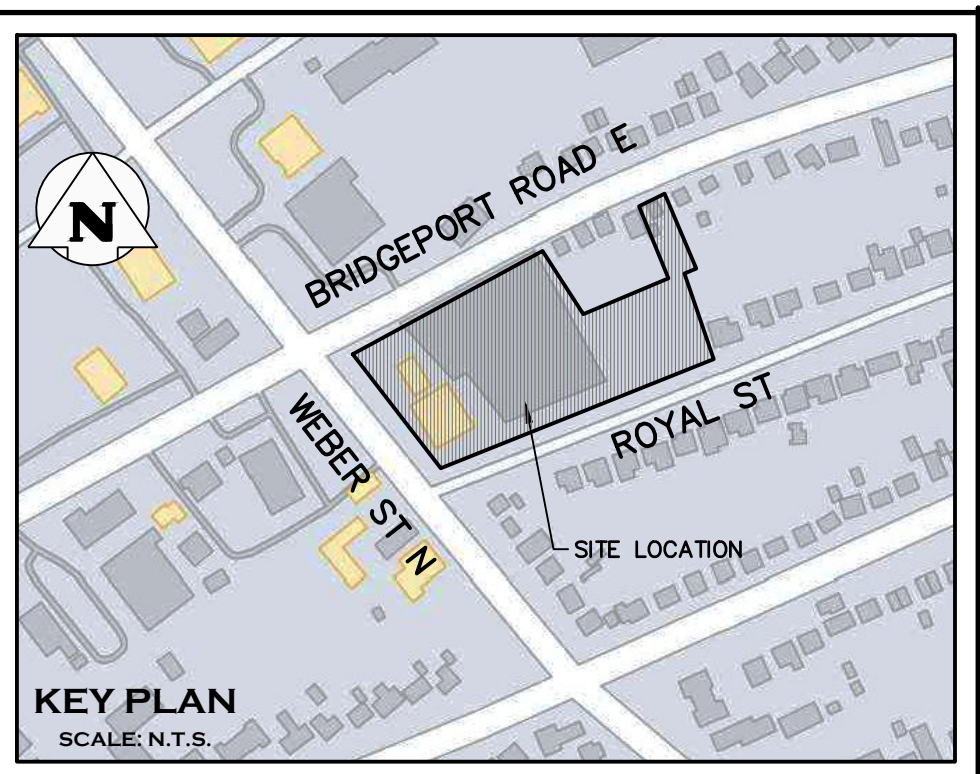
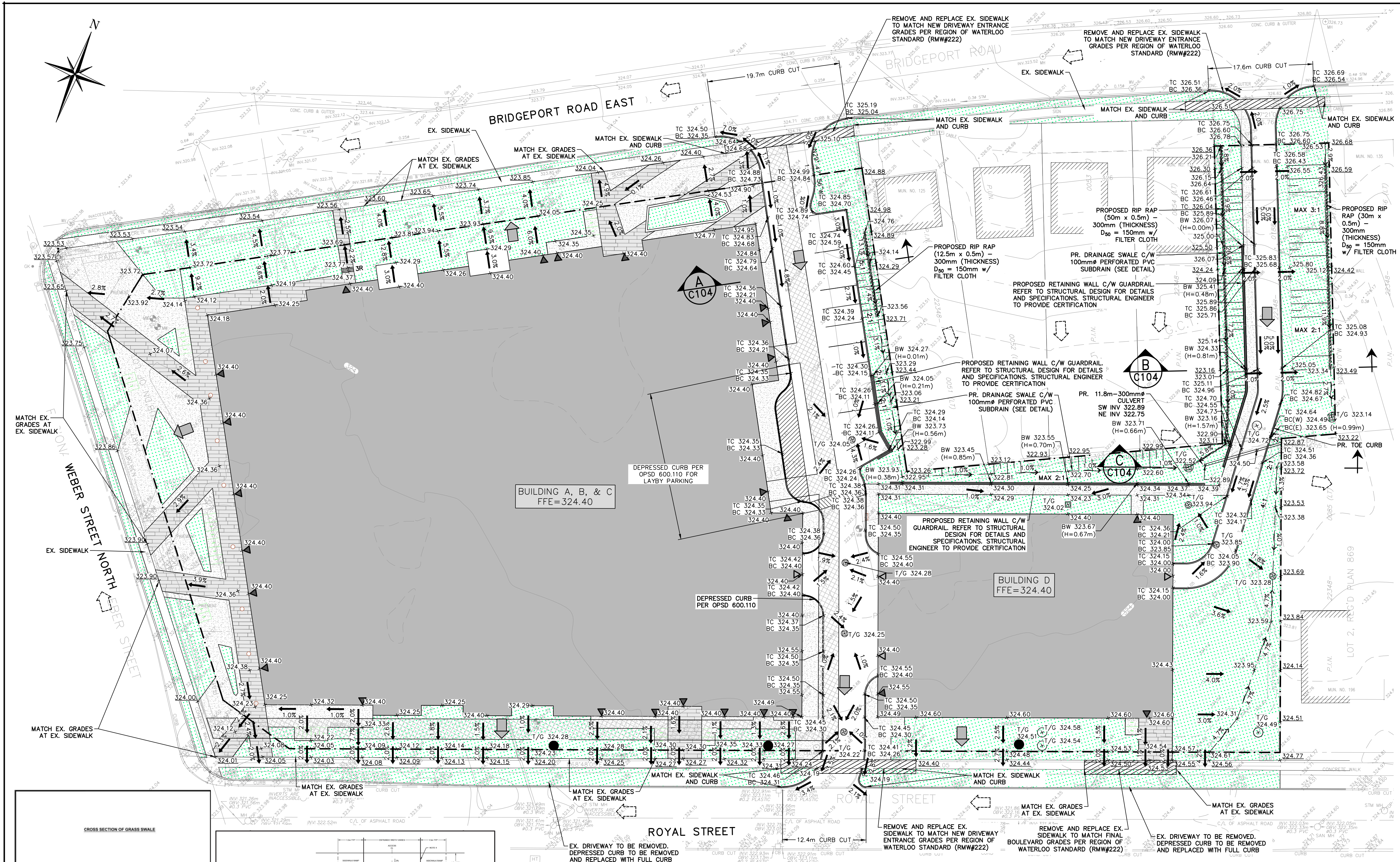
- NOTES:
- CONTRACTOR TO ENSURE A MINIMUM 0.50m VERTICAL SEPARATION BETWEEN THE WATERMAIN AND ALL SEWER CROSSINGS DURING CONSTRUCTION. IN CASE OF CONFLICT WITH PROPOSED SEWER, CONTRACTOR TO LOWER THE PROPOSED WATERMAIN TO ENSURE MINIMUM REQUIRED CLEARANCE.
 - ALL PVC WATERMAINS TO BE CL150 DR-18.
 - ALL PVC STORM AND SANITARY SEWERS TO BE SDR-35.
 - ALL PVC STORM CATCHBASIN LEADS TO BE SDR-35.
 - ALL SANITARY SERVICE CONNECTIONS TO BE PVC SDR-28.
 - 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.



NOT FOR CONSTRUCTION

FOR REVIEW

NOT TO BE USED FOR CONSTRUCTION



LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR (0.5m)
	EXISTING CONTOUR (1.0m)
	EXISTING FENCE
	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED GRADE (TO MATCH EXISTING)
	PROPOSED MINOR FLOW DIRECTION
	PROPOSED GRASSED SWALE
	PROPOSED RETAINING WALL
	PROPOSED SLOPE (3:1 MAX.)
	BUILDING ENTRANCE
	PARKING GARAGE ENTRANCE (OVERHEAD DOOR)
	PROPOSED MAJOR OVERLAND FLOW DIRECTION
	EXISTING MAJOR OVERLAND FLOW DIRECTION
	PROPOSED STORM SEWER & MANHOLE
	PROPOSED RIP RAP
	PROPOSED 3.0m WIDE HYDRO EASEMENT

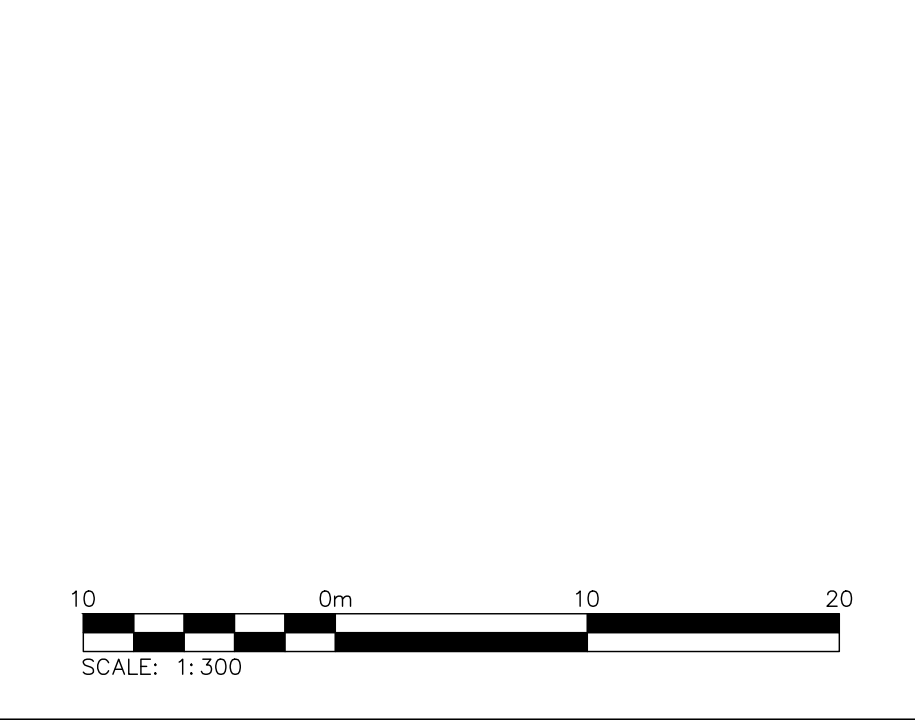
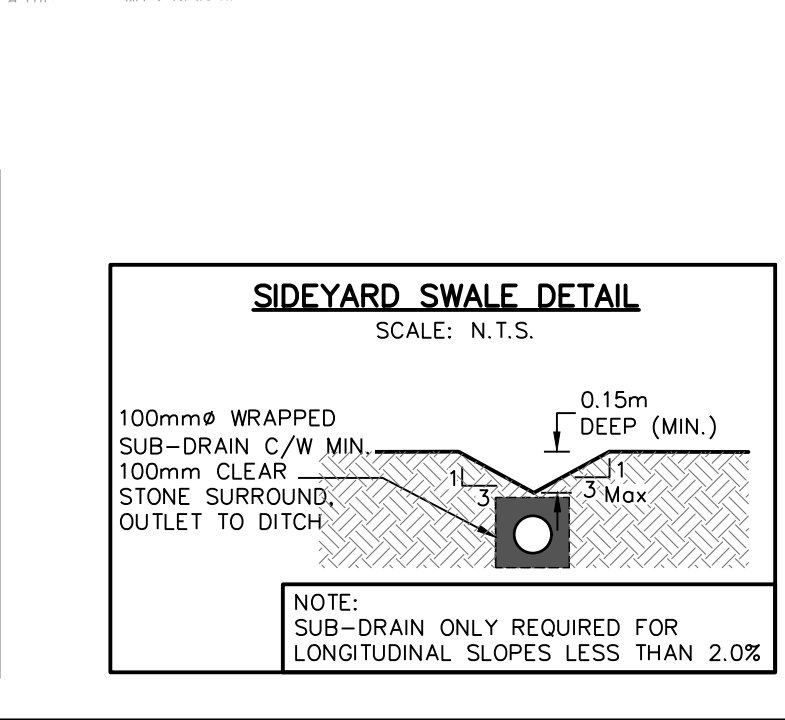
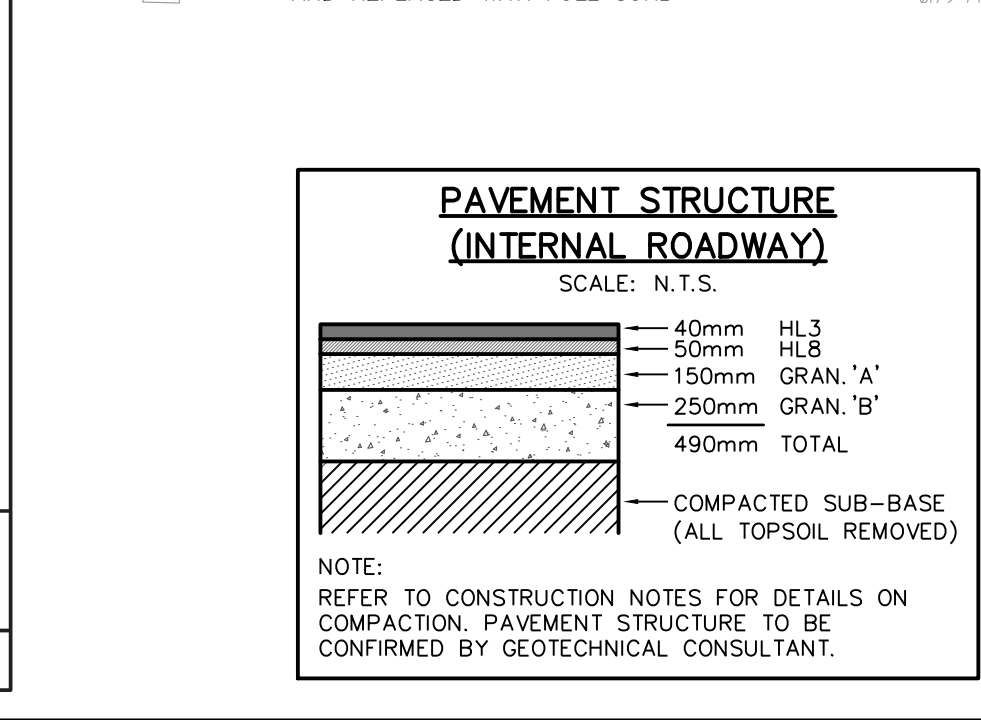
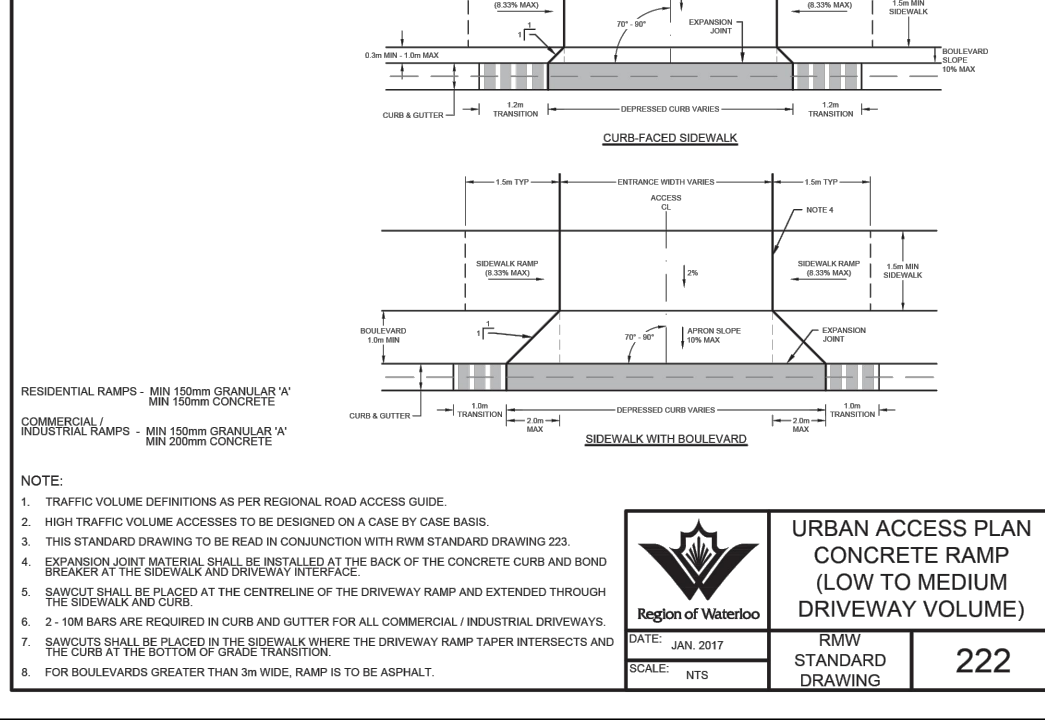
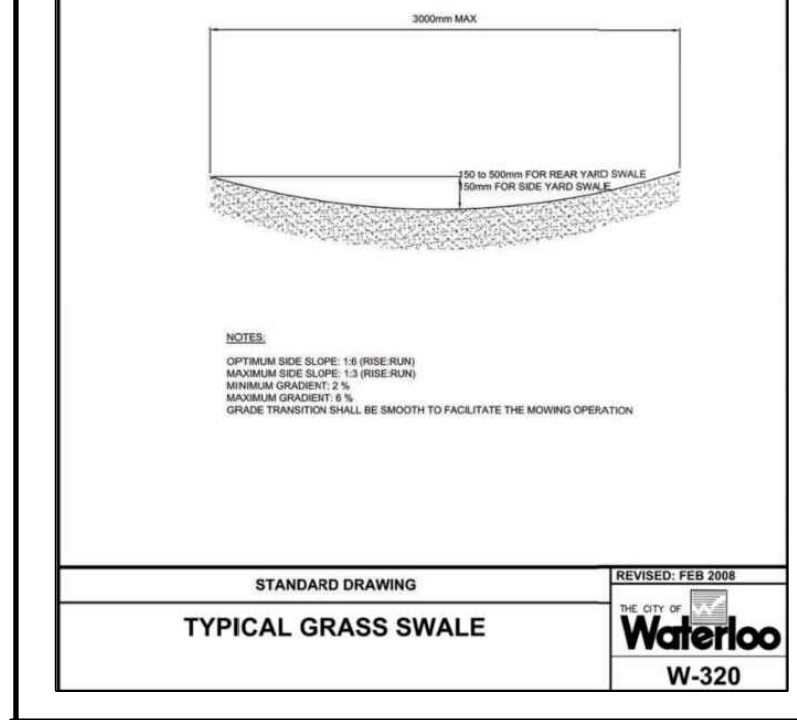
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Project

BRIDGEPORT & WEBER
115 & 133 BRIDGEPORT ROAD EAST
CITY OF WATERLOO

Drawing

SITE GRADING PLAN

Engineer

C.F. CROZIER & ASSOCIATES INC.

Engineer

C.F. CROZIER & ASSOCIATES INC.

Drawn

M.B.

Design

M.B.

Project No.

2217-6286

Check

J.K.

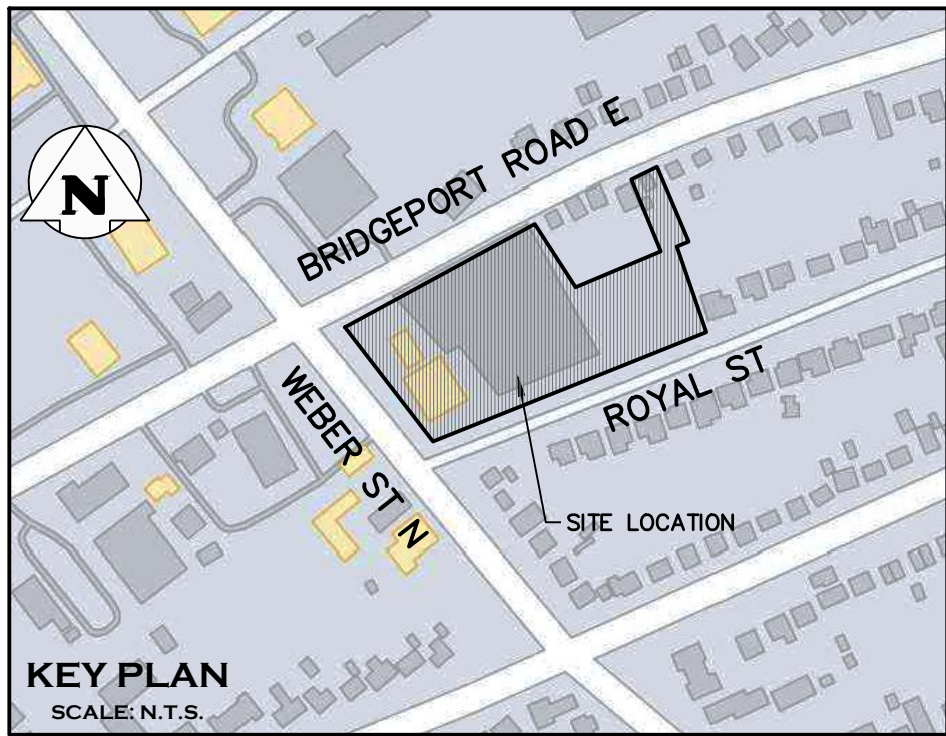
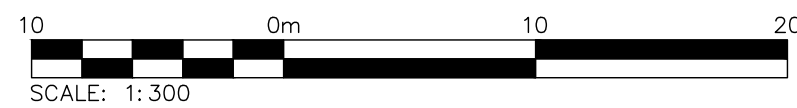
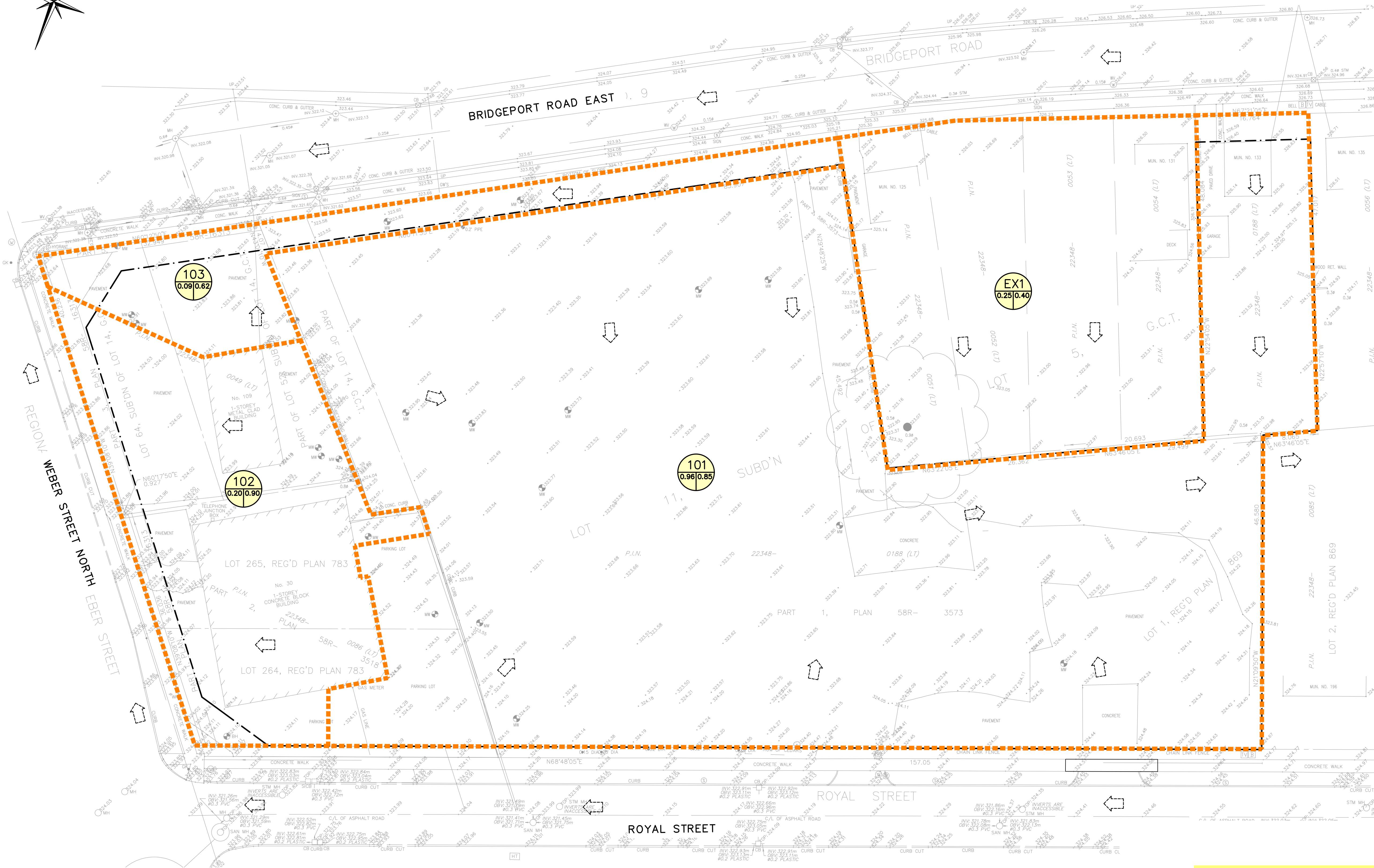
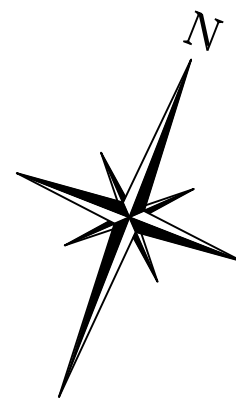
Scale

1:300

Dwg.

C103

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



LEGEND	
	PROPERTY LINE
	STORM DRAINAGE CATCHMENT
	EXISTING OVERLAND FLOW DIRECTION
	CATCHMENT I.D.
	AREA (ha) RUNOFF COEFFICIENT

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Project
BRIDGEPORT & WEBER
115 & 133 BRIDGEPORT ROAD EAST
CITY OF WATERLOO

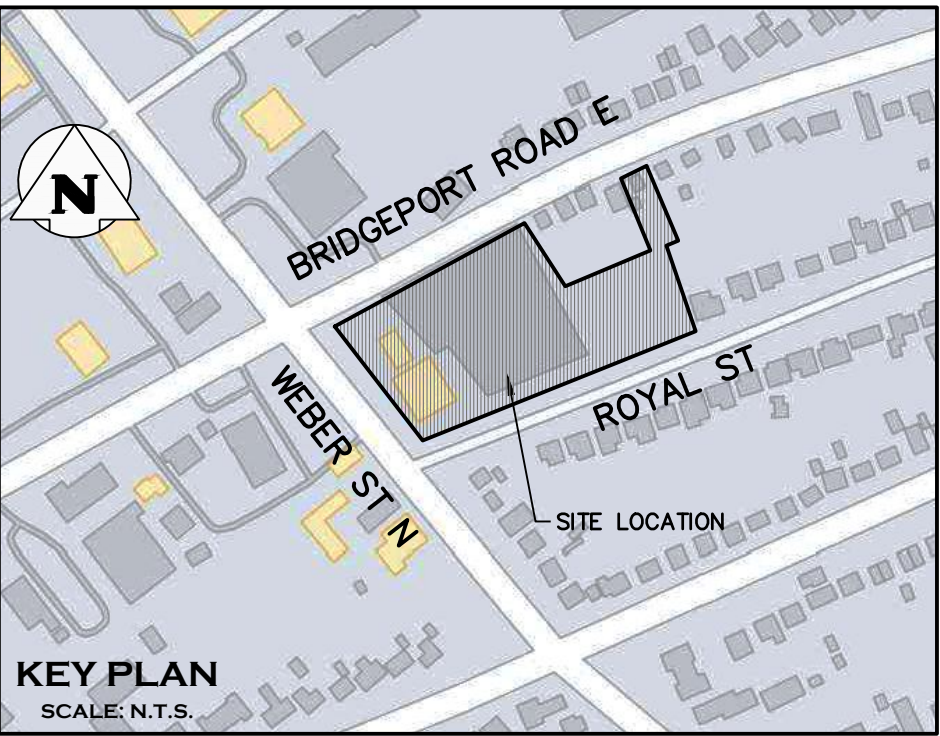
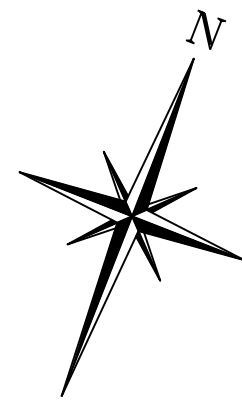
Drawing
PRE-DEVELOPMENT DRAINAGE PLAN

NOT FOR CONSTRUCTION

Engineer
FOR REVIEW
NOT TO BE USED FOR CONSTRUCTION

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.B.	Design	M.B.	Project No.	2217-6286
Check	J.K.	Check	N.C.	Scale	1:300
				Dwg.	FIG1



LEGEND

- PROPERTY LINE
- - - STORM DRAINAGE CATCHMENT
- EXISTING OVERLAND FLOW DIRECTION
- ➡ PROPOSED MAJOR OVERLAND FLOW DIRECTION
- ID
A/R C CATCHMENT I.D.
- AREA (ha) | RUNOFF COEFFICIENT



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Project
BRIDGEPORT & WEBER
115 & 133 BRIDGEPORT ROAD EAST
CITY OF WATERLOO

Drawing
POST-DEVELOPMENT DRAINAGE 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	M.B.	Design	M.B.	Project No.	2217-6286
Check	J.K.	Check	N.C.	Scale	1:300
				Dwg.	FIG2

NOT FOR CONSTRUCTION

FOR REVIEW
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