WES GRAHAM WAY

HAGEY BOULEVARD

SITE BM# 1:
TOP NUT OF FIRE HYDRANT
ELEV=348.73

SITE BM# 2:
TOP NUT OF FIRE HYDRANT
ELEV=347.10

PROPERTY LINE

EASEMENT

SETBACK

LEVEL 1 (5.03m T/O SECOND LEVEL)

SUNROOM ENTRANCE
FFE 348.20

POOL ROOM

EXIT FFE 348.20

MIXED USE BUILDING
9 STOREYS (29.72m T/O ROOF DECK)
216 GUESTROOMS
7000 ft² CONFERENCE SPACE
FFE 347.70

OUTLINE OF BUILDING ABOVE (LVL 2-9)

HOTEL ENTRANCE

SERVICE ROOM

SIAMESE CONNECTION

CONFERENCE CENTRE
1 STOREY (7.62m T/O ROOF)
FFE 348.20

OUTLINE OF CONFERENCE ROOMS

CONFERENCE CENTRE ENTRANCE

CONFERENCE ENTRANCE

FIRE ROUTE

PROP. FIRE HYDRANT

DEPRESSED CURB TO CITY STANDARD

OPENING FOR OVERLAND FLOW DRAINAGE

200–300mmø RIP–RAP PLACED ON 450mm DEEP ON TERRAFIX 570R FILTER CLOTH

SAN MH#1A (1200ø) TOP 348.00

STM MH#1 (1200ø) TOP 348.00

MH22 TOP 348.45

MH28 TOP 348.08

MH35A TOP 347.40

MH36A TOP 345.91

CBMH23 TOP 347.62

CBMH24 TOP 346.29

CBMH29 TOP 347.66

EX 348.15

EX 348.10

EX 348.00

EX 347.81

EX 347.38

EX 347.43

EX 347.78

EX 347.60

EX 347.55

EX 345.52

EX 347.65

EX 347.35

EX 346.95

EX 346.50

EX 345.95

EX 345.60
EX 345.65

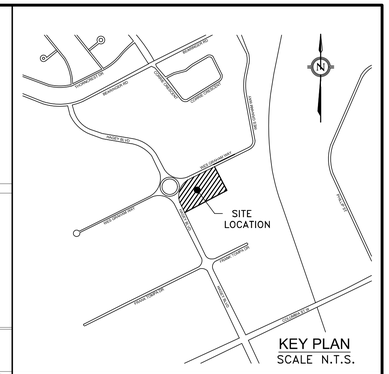
EX 345.61

EX 345.25

EX 345.30

EX 345.20

PROPERTY LINE 347.08



LEGEND:

176.40	PROPOSED ELEVATION	EX. 176.00	EXISTING ELEVATION
176.44 TC / 176.31 BC	PROPOSED TOP OF WALL / PROPOSED BOTTOM OF WALL		EXTERNAL OVERLAND FLOW DIRECTION
EX. 175.93	EXISTING ELEVATION TO REMAIN		EXISTING CATCHBASIN
	PROP. SANITARY MANHOLE		EXISTING SANITARY MANHOLE
	PROP. STORM MANHOLE		EXISTING STORM MANHOLE
	PROP. CATCHBASIN		EXISTING HYDRANT
	PROP. WATER VALVE & BOX		EXISTING VALVE & BOX
	PROP. HYDRANT	UP	EXISTING UTILITY POLE
M	WATER METER LOCATION		EXISTING EASEMENT
2.0%	DRAINAGE FLOW		PROPERTY LINE
	OVERLAND FLOW DIRECTION		SETBACK

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATIONS CAN-NET NETWORK NAD '83 (CGVD 2013) AND ARE RELATED TO:

SITE BM #1 – TOP NUT OF FIRE HYDRANT, NORTHERLY LIMIT OF WES GRAHAM ELEVATION – 348.73

SITE BM #2 – TOP NUT OF FIRE HYDRANT, NORTHERLY LIMIT OF WES GRAHAM ELEVATION – 347.10

SITE BM #3 – TOP NUT OF FIRE HYDRANT, EASTERLY LIMIT OF HAGEY BLVD. ELEVATION – 348.36

TOPO INFORMATION TAKEN FROM PLAN OF SURVEY OF PART OF BLOCK 1, REGISTERED PLAN 58M–272 IN THE CITY OF WATERLOO. PLAN OF SURVEY PREPARED BY McKECHNIE SURVEYING LTD., OLS; COMPLETED ON THE 27TH OF FEBRUARY, 2025.

INT.	DATE	REVISIONS
1.	04/14/25	ISSUED FOR ZBA

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LICENSED PROFESSIONAL ENGINEER
W. C. IP
APR. 14/25
PROVINCE OF ONTARIO

THE CITY OF Waterloo

PRELIMINARY SITE GRADING PLAN

HAYATT DUAL BRAND – HH & HP
PROP. 9–STOREY MIXED–USE BUILDING

380 HAGEY BLVD, WATERLOO

DATE: APRIL 2025	DESIGNED BY: J.K.
SCALE: 1:300	DRAWN BY: J.K.
	CHECKED BY: K.L.
FILE NO: 30T–XXXXXX	PROJECT No: 25–159
FILED BK. / PAGE / DATE	GR–1