OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

EXISTING SERVICING NOTE:
INVERTS OF THE EX. SANITARY & STORM SEWERS ⊕ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE REGION WATERLOO ENGINEERING SERVICES DEPARTMENT, ARE TO BE APPLIED TO WORKS WITHIN THE REGION ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE CITY.

SITE PREPARATION NOTE:
THIS PLAN HAS BEEN PREPARED TO IDENTIFY REMOVALS, EROSION & SEDIMENT CONTROL MEASURES AND TEMPORARY CONSTRUCTION WORKS FOR THE BENEFIT OF THE OWNER'S CONTRACTOR IN ADVANCE OF SERVICING WORKS. IT IS NOT INTENDED TO IDENTIFY PERMANENT GRADING PATTERNS.

UTILITIES NOTE:
FOR CLARITY, NOT ALL EXISTING UTILITIES MAY BE SHOWN. THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATES PRIOR TO CONSTRUCTION.

STORM DRAINAGE NOTE:
STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTOR'S WATER CONTROL PLANS. WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.

SEDIMENT AND EROSION CONTROL MEASURES MAY ONLY BE REMOVED UPON STABILIZATION OF CONTRIBUTING CATCHMENT AREA AND SUBJECT TO APPROVAL OF ENGINEER/REGION OF WATERLOO

UNLESS OTHERWISE NOTED ON THE PLANS, GEOTEXTILE SHALL BE NON-WOVEN TO MEET CLASS 2-OPSS.MUNI 1860.07.02 (I.E. TERRAFIX 270R, OR APPROVED EQUAL) WITH 300mm MIN. OVERLAPS.

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 FOR ALL WORKS WITHIN THE CITY RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

SILT FENCE TO BE CONSTRUCTED ON PROPERTY LINE. LINE WORK IS SHOWN AS OFFSET FOR CLARITY.

SILT SACKS (OR APPROVED EQUAL) SHALL BE INSTALLED AND MAINTAINED IN EXISTING CB's AND PROPOSED CB'S AND CBMH'S FOR DURATION OF PROJECT UNTIL SURFACES ARE PAVED AND BOULEVARDS ARE SODDED.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MONITORING & CLEANUP OF TRACKED MUD/DEBRIS ON ADJACENT LANDS & PUBLIC ROADS TO THE SATISFACTION OF THE CITY/REGION OF WATERLOO.

OWNER'S CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID MIXING TOPSOIL WITH SUBSOIL, WHERE REQUIRED FOR REUSE ON-SITE.

TOPSOIL STOCKPILE SIZES/LOCATIONS TO BE DETERMINED IN THE FIELD. SILT FENCE SHALL BE CONSTRUCTED AT TOE OF DOWNGRADE EDGES OF TOPSOIL STOCKPILE

ALL NATIVE FILL PLACED SHALL MEET THE REQUIREMENTS FOR ENGINEERED FILL, COMPACTED TO 100% SPMDD OR AS OUTLINED IN THE GEOTECHNICAL REPORT.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE CITY OR REGION.

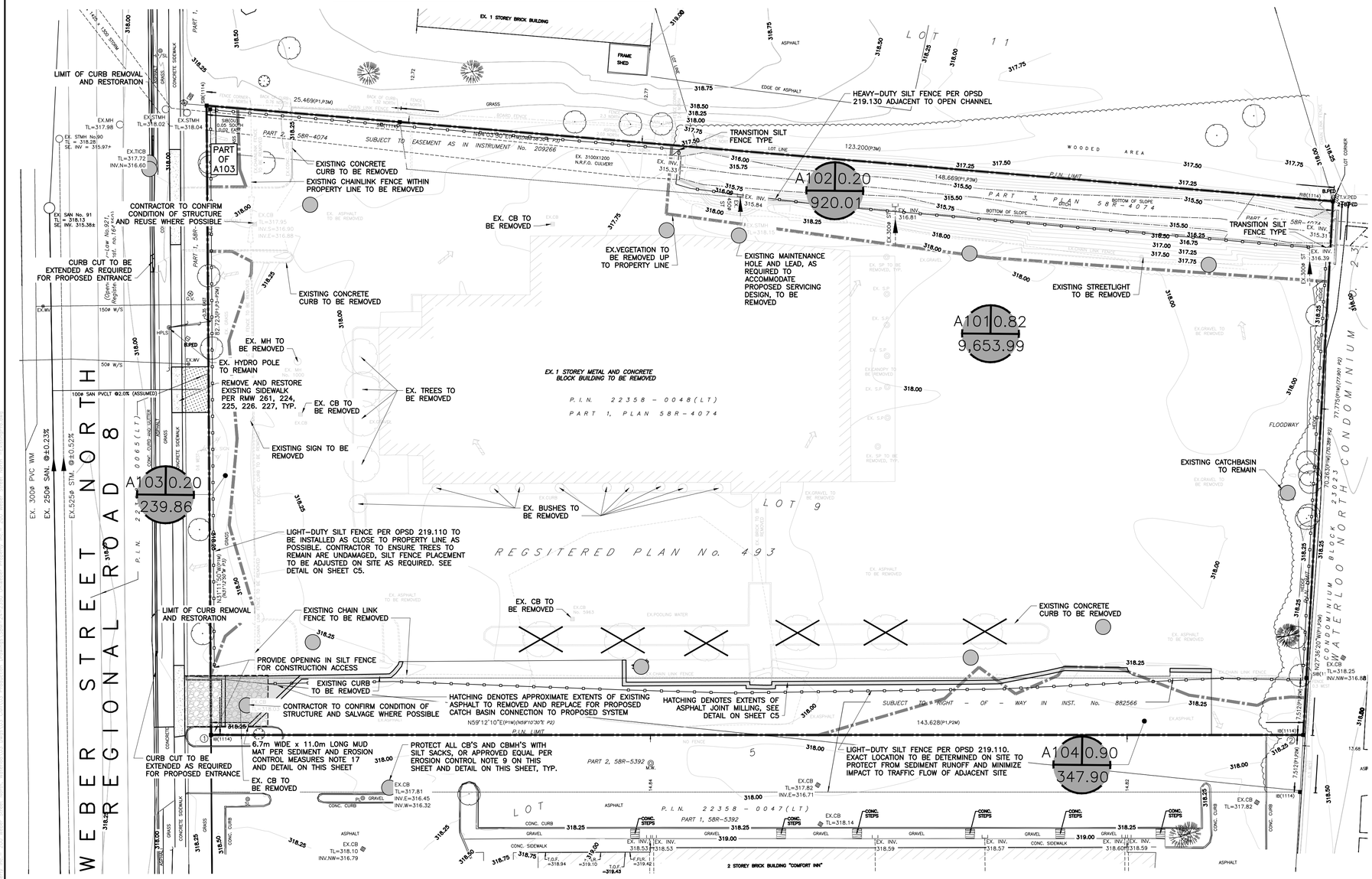
DISPOSAL NOTE:
ALL ITEMS NOTED AS "TO BE REMOVED" SHALL BE DISCARDED OFF-SITE AT AN APPROVED FACILITY.

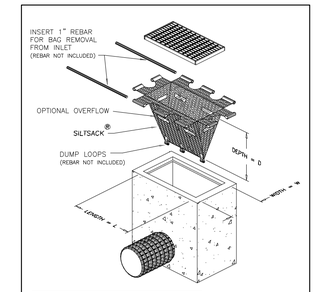
OWNER'S CONTRACTOR TO CLEAR AND GRUB SITE PRIOR TO CONSTRUCTION AND DISPOSE OF ALL DEBRIS AND EXCESS FILL/TOPSOIL OFF-SITE AT AN APPROVED FACILITY.

IF ENCOUNTERED, EXISTING WATER SERVICE MUST BE CUT AND CAPPED AT THE SOURCE AND CURB BOXES MUST BE CUT 600 BELOW FINISHED GRADE, ALL AT NO COST TO THE CITY OR REGION.

THE OWNER'S CONTRACTOR IS TO MANAGE ALL EXCESS SOIL AS PER O.REG 406/19 "ON-SITE AND EXCESS SOIL MANAGEMENT"

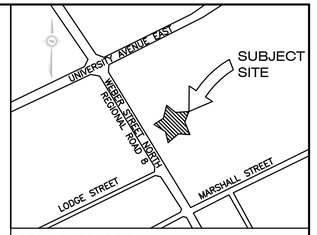
INSTALL PARSON, OR APPROVED EQUAL, MH INSERT IN ALL SANITARY MAINTENANCE HOLES IN AREA OF NEW CONSTRUCTION. INSERTS TO REMAIN IN PLACE UNTIL PAVING OF SURFACE ASPHALT





NOTE:
REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

SILT SACK DETAIL
N.T.S.



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 5 AND 9
REGISTERED PLAN No. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF WATERLOO

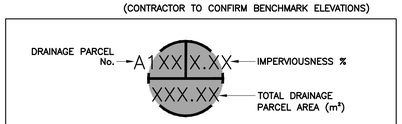
SITE BENCHMARK:

MONUMENT TYPE: BRASS TABLET

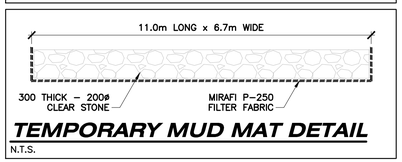
LOCATION: WATERLOO SOUTHEAST CORNER OF KING STREET NORTH AND UNIVERSITY AVENUE, TABLET IN FACE OF NORTH CONCRETE FOUNDATION WALL OF ROYAL BANK OF CANADA BUILDING (FACING UNIVERSITY AVENUE), 44cm EAST FROM NORTHWEST CORNER OF BUILDING AND 10cm BELOW STONE FACING.

GEODETIC ELEVATION: 324.759m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)



CATCHMENT AREA MARKER
N.T.S.



TEMPORARY MUD MAT DETAIL
N.T.S.

SEDIMENT & EROSION CONTROL MEASURES:

1. ALL SILT FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF ANY AREA GRADING, EXCAVATING, OR DEMOLITION.
2. EROSION CONTROL FENCING TO BE PLACED AROUND THE BASE OF ALL STOCKPILES. ALL STOCKPILES MUST BE KEPT A MINIMUM DISTANCE OF 2.5M FROM ALL PROPERTY LINES AND 15M AWAY FROM ALL WATER COURSES.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
4. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
5. ALL EROSION CONTROL STRUCTURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN RESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
6. ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
7. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
8. ALL DEWATERING TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
9. PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (TERRAFIX 270 R) OR APPROVED SILT SACKS.
10. PROTECT ALL CATCH BASINS WITHIN LANDSCAPE AREAS FROM SEDIMENT INTRUSION WITH STRAW BALE SEDIMENT FILTERS PER DETAIL ON THIS SHEET.
11. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
12. PREVENT WIND-BLOWN DUST.
13. OBTAIN APPROVAL FROM THE GRAND RIVER CONSERVATION AUTHORITY (GRCA) PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOOD LINES, FILL LINES AND HAZARDOUS SLOPES.
14. ALL SILT FENCING AND DETAILS ARE AT THE MINIMUM TO BE CONSTRUCTED IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
15. NO ALTERNATE METHODS OF EROSION CONTROL PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY SBM AND THE CITY OF WATERLOO'S INFRASTRUCTURE SERVICES DEPARTMENT (ENGINEERING).
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENTS FROM THE MUNICIPAL ROADWAY AND SIDEWALKS AT THE END OF EACH WORK DAY.
17. MUD MATS TO BE PROVIDED ON SITE AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES EXIT THE SITE. MUD MATS SHALL BE A MINIMUM OF 6.7m WIDE, 11.0m LONG (LENGTH MAY VARY DEPENDING ON SITE LAYOUT) AND 0.3M DEEP AND SHALL CONSIST OF 200MM CLEAR STONE MATERIAL OR APPROVED EQUIVALENT. CONTRACTOR TO ENSURE ALL VEHICLES LEAVE THE SITE VIA THE MUD MAT AND THAT THE MAT IS MAINTAINED IN A MANNER TO MAXIMIZE ITS EFFECTIVENESS AT ALL TIMES.
18. SBM TO MONITOR THE SITE DEVELOPMENT TO ENSURE ALL EROSION CONTROLS ARE INSTALLED AND MAINTAINED TO CITY REQUIREMENTS. CONTRACTOR TO COMPLY WITH THE ENGINEER'S INSTRUCTIONS TO INSTALL, MODIFY, OR MAINTAIN EROSION CONTROL WORKS.
19. ALL OF THE ABOVE NOTES AND ANY SEDIMENT & EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
20. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY OR FOLLOWING SIGNIFICANT RAINFALL EVENTS (25mm OR GREATER) AND AFTER SIGNIFICANT SNOWMELT.
21. DAILY INSPECTIONS ARE REQUIRED DURING EXTENDED RAINFALL OR SNOW MELT PERIODS.
22. PERMANENT RECORD OF THESE INSPECTIONS MUST BE SUBMITTED TO CITY OF WATERLOO DEVELOPMENT ENGINEERING STAFF WITHIN 5 DAYS OF INSPECTION.
23. ON-SITE SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE REVIEWED AND MODIFIED TO MEET THE CHANGING SITE.
24. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REPAIRED WITHOUT DELAY BY THE OWNERS CONTRACTOR AS INSTRUCTED BY THE CONTRACT ADMINISTRATOR/ENGINEER AT NO EXPENSE TO THE OWNER.

AS CONSTRUCTED SERVICES | COMPLETION

DESIGN	JJ	
DRAWN	AV	
CHECKED	LS	
APPROVED	LS/LP	
DATE	04/11/2024	
CAD	24-2350	

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR SPA APPROVAL	26/02/25	AV
2	ISSUED FOR REZONING	17/07/25	JSF

CONSULTANT
STRIK BALDINELLI MONIZ
PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

ENGINEER'S STAMP
LICENSED PROFESSIONAL ENGINEER
R.S. FROUWS
100203453
2025.07.18
PROVINCE OF ONTARIO

CLIENT
UNIWEBER PROPERTY INC.
130 DEARBORN PLACE
WATERLOO, ON
N2J 4N5
P: 519-573-6857
E: BRAD.COTTON@SUDSJIFFY.COM

SCALE
SCALE - 1:300
3.0 0 6.0m

TITLE
EXISTING CONDITIONS, REMOVALS, AND SEDIMENT & EROSION CONTROL PLAN
PROPOSED COMMERCIAL DEVELOPMENT
200 WEBER STREET NORTH
WATERLOO, ON.

PROJECT No. SBM-24-2350
SHEET No. C2
PLAN FILE No. —

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

***EXISTING SERVICING NOTE:**
INVERTS OF THE EX. SANITARY & STORM SEWERS @ CONNECTION POINTS SHALL BE CONFIRMED BY THE OWNER'S CONTRACTOR PRIOR TO THE START OF CONSTRUCTION/ORDERING STRUCTURES. THE CONSULTANT IS TO BE INFORMED IF DIFFERENT THAN NOTED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE CITY OF WATERLOO AND ARE TO BE APPLIED TO WORKS WITHIN THE CITY ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE CITY.

SUMP PUMP AND DRAIN LOCATIONS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. REFER TO ARCHITECTS PLANS FOR SUMP PUMP DESIGN.

SERVICE STUBS TO BE CAPPED AT 1.0m O/S FROM BUILDING ENVELOPE FOR CONNECTION ONCE BUILDING SERVICES ARE INSTALLED.

OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY CONSTRUCTION MEASURES SUCH AS, BUT NOT LIMITED TO, PIPE COVER AT NO ADDITIONAL CHARGE TO THE CONTRACT.

STORM SERVICING NOTE:
NO BUILDING DRAIN (SUMP/WEEPING TILE/RAIN WATER LEADER) CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT GRAVITY CONNECTIONS FROM THE FOUNDATION DRAINS WILL BE PERMITTED TO THE STORM SYSTEM UNLESS THE STORM SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTIONS TO THE SATISFACTION OF THE CITY ENGINEER.

ALL PROP WATER METERS ARE c/w DOUBLE CHECK VALVE ASSEMBLIES (DCVA) FOR PREMISE ISOLATION

ALL WATERMAIN CONSTRUCTION TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF WATERLOO ENGINEERING DEPARTMENT. WHERE COVER IS LESS THAN 2.0m (EVEN TEMPORARY CONDITIONS), THE WATERMAIN/SERVICE SHALL BE ADEQUATELY INSULATED OVER THE AFFECTED LENGTH.

BOULEVARD AREAS AND CONCRETE SIDEWALKS DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EX. CONDITION OR SURFACE WORKS NOTES ON SHEET C1, WHICHEVER IS GREATER, ALL AT NO COST TO THE CITY.

WATERMAIN & SEWER CROSSING NOTE:
1. UNDER PRACTICAL CONDITIONS, WATERMAINS SHALL CROSS ABOVE SEWERS WITH SUFFICIENT VERTICAL SEPARATION TO ALLOW FOR PROPER BEDDING AND STRUCTURAL SUPPORT OF THE WATERMAIN AND SEWER. INSULATE AS PER OPSD 1109.030 (WHERE REQUIRED).
2. WHEN IT IS NOT POSSIBLE FOR THE WATERMAIN TO CROSS ABOVE THE SEWER, THE WATERMAIN PASSING UNDER A SEWER SHALL BE PROTECTED BY:
   - 2.1. PROVIDING A VERTICAL SEPARATION OF AT LEAST 0.5 METRES BETWEEN THE INVERT OF THE SEWER AND THE CROWN OF THE WATERMAIN;
   - 2.2. PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING; AND
   - 2.3. ENSURING THAT THE LENGTH OF WATER PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SO THAT THE JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE SEWER.

REFERENCE: JUNE 2012 MINISTRY OF THE ENVIRONMENT'S "WATERMAIN DESIGN CRITERIA FOR FUTURE ALTERATION AUTHORIZED UNDER A DRINKING WATER WORKS PERMIT"

ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE CURRENT OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

UTILITIES NOTE:
FOR CLARITY, NOT ALL EXISTING UTILITIES MAY BE SHOWN. THE OWNER'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY LOCATES PRIOR TO CONSTRUCTION.

OWNER'S CONTRACTOR SHALL SUPPORT ALL EXISTING UTILITIES AS REQUIRED DURING THE INSTALLATION OF SERVICES TO THE SATISFACTION OF THE UTILITY OWNER AT NO EXTRA COST TO THE CONTRACT.

ALL SUMP PIT CONFIGURATIONS SHALL MEET, AT MINIMUM, OBC SECTION 7. ALL PUMPS ARE TO INCLUDE A CHECK VALVE.

STORM DRAINAGE NOTE:
STORM DRAINAGE MAY TEMPORARILY NEED TO BE CONTROLLED AND PUMPED FROM STORM SEWER SYSTEM. ANY SUCH TEMPORARY MEASURES SHALL BE CONDUCTED AT NO EXTRA COST TO THE CONTRACT AND BE BASED UPON THE OWNER'S CONTRACTORS WATER CONTROL PLANS. WHICH MUST BE APPROVED BY THE CONTRACT ADMINISTRATOR/ENGINEER PRIOR TO CONSTRUCTION.

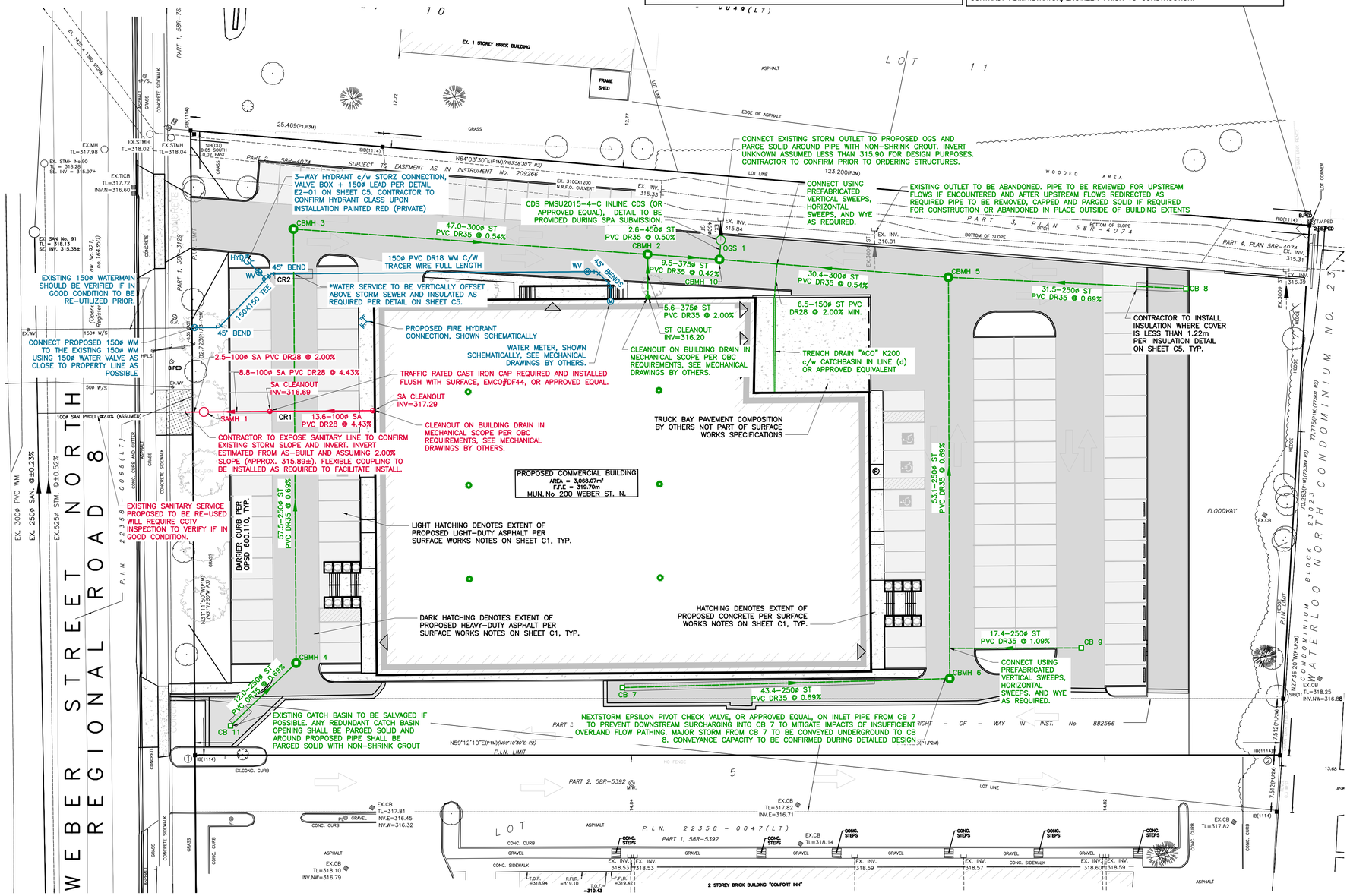
THE SUBJECT SITE HAS BEEN DESIGNED UNDER A SINGLE OWNERSHIP. IF ONE OF THE LAND PARCELS IS SOLD TO ANOTHER OWNER, AN ECA FOR SHARED SEWER WILL BE REQUIRED FROM THE M.E.C.P.

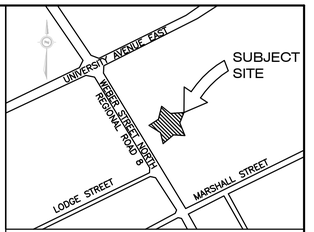
INSULATION NOTE:
INSULATE SEWERS + WATER PIPES AS PER THE OPSD 1109.030 INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES
WHERE 2.00m (1.22m FOR ON-SITE SEWERS) COVER CAN NOT BE PROVIDED.

THE UNDERSIDE OF FOOTING ELEVATION ARE BASED OFF 1.22m (4') COVER FROM THE LOWEST SURFACE ELEVATION AT THE BUILDING PERIMETER.

SANITARY INVERTS BASED ON PROVIDING 0.6m COVER BELOW THE PROPOSED UNDER SIDE OF FOOTING.

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 AND BOOK 18 FOR ALL WORKS WITHIN THE CITY RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.





KEY PLAN
N.T.S.

LEGAL INFORMATION
PART OF
LOTS 5 AND 9
REGISTERED PLAN No. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF
WATERLOO

SITE BENCHMARK:
MONUMENT TYPE: BRASS TABLET

LOCATION: WATERLOO 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 NORTHWEST CORNER OF BUILDING AND 10cm BELOW STONE FACING.

GEODETIC ELEVATION: 324.759m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

STORM SEWER STRUCTURES TABLE

STRUCTURE I.D.	TOP OF LID	INVERTS	DIAMETER	MATERIAL
OGS 1 DETAIL AT SPA SUBMISSION	318.00	315.89SE EX. TBD	450ø 450ø	PVC DR35 EX. TBD
CBMH 2 1200ø OPSD 400.020 OPSD 701.010	317.55	315.96SW 316.08SE 315.95NE	300ø 375ø 375ø	PVC DR35 PVC DR35 PVC DR35
CBMH 3 1200ø OPSD 400.020 OPSD 701.010	317.83	316.22SE 316.21NE	250ø 300ø	PVC DR35 PVC DR35
CBMH 4 1200ø OPSD 400.020 OPSD 701.010	318.16	316.63S 316.62NW	250ø 250ø	PVC DR35 PVC DR35
CBMH 5 1200ø OPSD 400.020 OPSD 701.010	318.45	316.13SE 316.13NE 316.12SW	250ø 250ø 300ø	PVC DR35 PVC DR35 PVC DR35
CBMH 6 1200ø OPSD 400.020 OPSD 701.010	318.03	316.51SW 316.50NW	250ø 250ø	PVC DR35 PVC DR35
CB 7 600X600 OPSD 400.020 OPSD 705.010	317.72	316.81NE	250ø	PVC DR35
CB 8 600X600 OPSD 400.020 OPSD 705.010	317.72	316.35SW	250ø	PVC DR35
CB 9 600X600 OPSD 400.020 OPSD 705.010	318.13	316.66SW	250ø	PVC DR35
CBMH 10 1200ø OPSD 400.020 OPSD 701.010	317.98	315.91SW 315.98NE 315.90NW	375ø 300ø 450ø	PVC DR35 PVC DR35 PVC DR35
CB 11 600X600 OPSD 400.020 OPSD 705.010	318.02	316.71N	250ø	PVC DR35

SAN SEWER STRUCTURES TABLE

STRUCTURE I.D.	TOP OF LID	INVERTS	DIAMETER	MATERIAL
SAMH 1 1200ø OPSD 401.030 OPSD 701.010	318.28	316.30NE 315.94SW	100ø 100ø	PVC DR28 PVC DR28

PIPE CROSSINGS & VERTICAL CLEARANCES

CROSSING No.	SEWER/WATERMAIN ELEVATIONS (*NOT ADJUSTED VALUE)							VERTICAL CLEARANCES (NOT ADJUSTED)	VERTICAL CLEARANCES (ADJUSTED)	*VERTICAL OFFSET
CR1	100mm	SAN	INV.	316.83	250mm	STM	OBV. 316.64	0.19	0.19	N/A
CR2	150mm	WM	INV.	316.74 (*316.19)	250mm	STM	OBV. 316.51	-0.08	0.23	YES*

AS CONSTRUCTED SERVICES	COMPLETION

		No.	REVISIONS	D/M/Y	BY
DESIGN	JJ	1	ISSUED FOR SPA APPROVAL	26/02/25	AV
DRAWN	AV	2	ISSUED FOR REZONING	17/07/25	JSF
CHECKED	LP				
APPROVED	LS/LP				
DATE	05/11/2024				
CA

GRADING NOTES:

1. EXISTING GRADES AND DRAINAGE OF ABUTTING LANDS IS NOT TO BE DISTURBED.
2. GROUND ELEVATIONS AT BUILDINGS ABUTTING OVERLAND FLOW ROUTES ARE TO BE 225 ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
3. GROUND ELEVATIONS AT BUILDING OPENING ABUTTING OVERLAND FLOW ROUTES ARE TO TO BE 450mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
4. SUMP PUMP DISCHARGE MUST BE DIRECTED TO THE STORM SEWER VIA THE STORM PDC. NO SANITARY SEWER CONNECTIONS PERMITTED.
5. A MINIMUM OF 150mm (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
6. RETAINING WALLS, 1000mm OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
7. THE MIN. TOP OF FOUNDATION ELEVATION, UNDERSIDE OF FOOTING ELEVATION, BASEMENT WINDOW SILL ELEVATION, ETC. ARE TO BE CONFIRMED BY THE CONTRACTOR IN CONSULTATION WITH THE BUILDING DESIGNER, BASED ON THE FINISHED FLOOR ELEVATION PROVIDED. CONTACT STRIK, BALDINELLI, MONIZ LTD. (SBM) FOR CLARIFICATION, IF REQUIRED.

GRADING CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE CITY BY-LAWS.

TACTILE PLATE NOTE:
CAST IRON TACTILE PLATES POWDER COATED RED ARE REQUIRED IN THE SIDEWALK RAMPS PER AODA LEGISLATION, OPSD 310.033, AND OPSD 310.039.

OFF-SITE WORKS NOTE:
PERMIT OF APPROVED WORKS FOR ALL EXTERNAL WORKS IS REQUIRED.

RESTORATION NOTE:
ALL WORK IN THE ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE REGION OF WATERLOO ENVIRONMENTAL AND ENGINEERING SERVICES DEPARTMENT, ARE TO BE APPLIED TO WORKS WITHIN THE REGION ROAD ALLOWANCE UNLESS OTHERWISE APPROVED BY THE REGION.

NOTE: MATCH EXISTING ELEVATIONS AT PROPERTY LINES

FOR GRADING ON ADJACENT LANDS, IF REQUIRED, DEVELOPER SHALL OBTAIN WRITTEN APPROVAL FROM ADJACENT LAND OWNER.

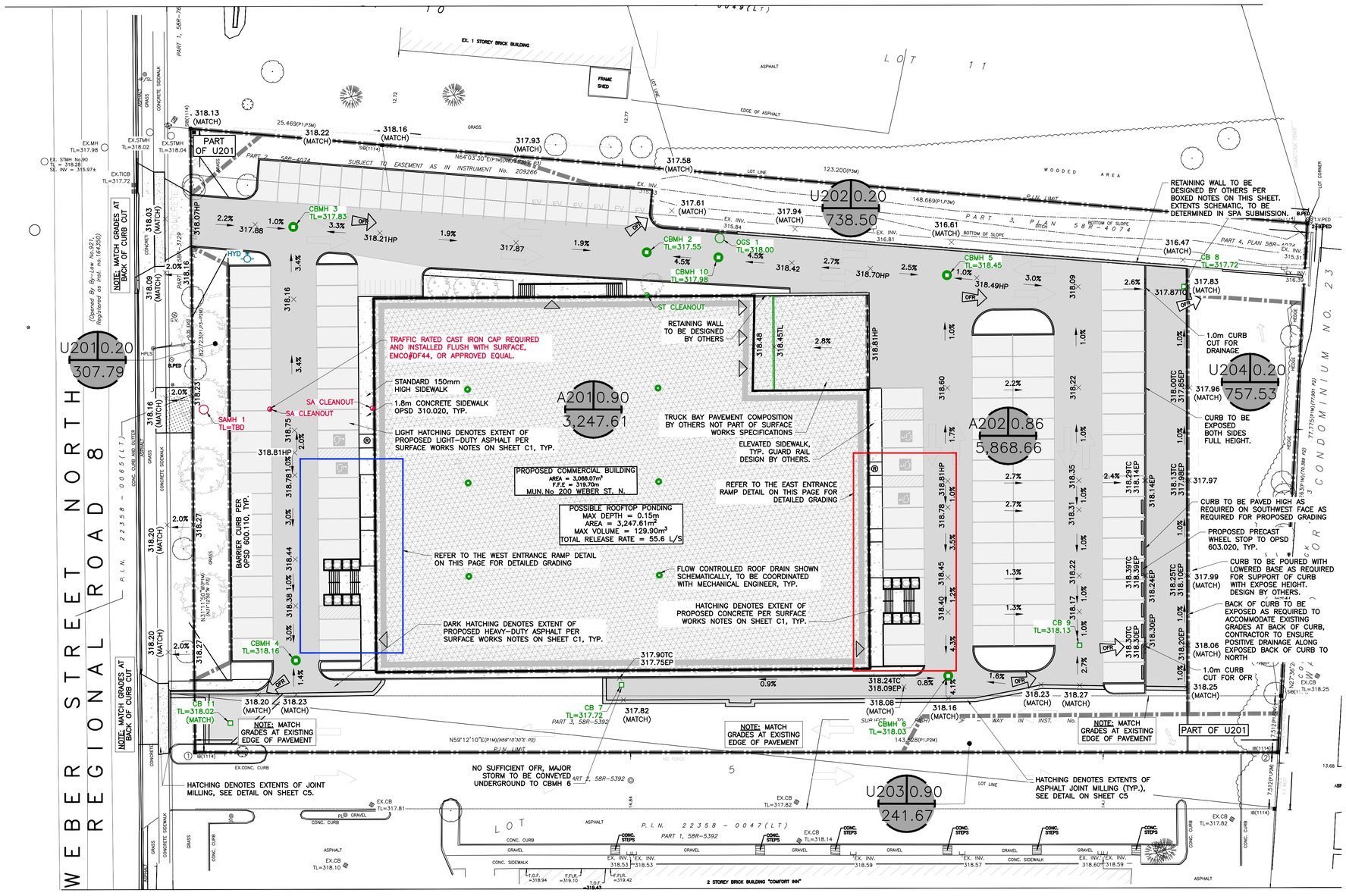
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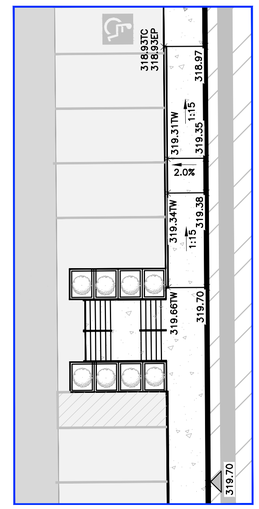
ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE CURRENT OBC DIV. B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED

THE OWNER'S CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 FOR ALL WORKS WITHIN THE CITY RIGHT-OF-WAY. THE OWNER'S OWNER'S CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO THE CITY/ENGINEER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.

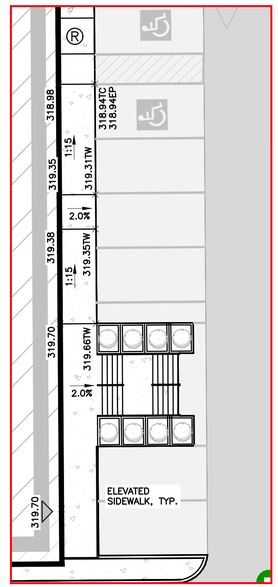
DRAINAGE PARCEL No. — A1XX.XX — IMPERVIOUSNESS (%)
XXX.XX — TOTAL DRAINAGE PARCEL AREA (ha)

CATCHMENT AREA MARKER
N.T.S.

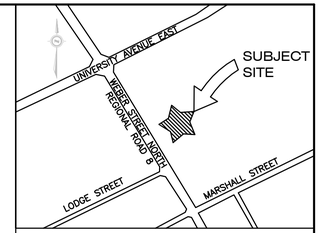




WEST ENTRANCE RAMP DETAIL
SCALE - 1:150



EAST ENTRANCE RAMP DETAIL
SCALE - 1:150



KEY PLAN
N.T.S.

LEGAL INFORMATION

PART OF
LOTS 5 AND 9
REGISTERED PLAN No. 493
IN THE
CITY OF WATERLOO
REGIONAL MUNICIPALITY OF
WATERLOO

SITE BENCHMARK:

MONUMENT TYPE: BRASS TABLET

LOCATION: WATERLOO 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 NORTHWEST CORNER OF BUILDING AND 10cm BELOW STONE FACING.

GEODETIC ELEVATION: 324.759m

(CONTRACTOR TO CONFIRM BENCHMARK ELEVATIONS)

AS CONSTRUCTED SERVICES	COMPLETION

DESIGN	JJ
DRAWN	AV
CHECKED	LP
APPROVED	LS/LP
DATE	16/07/2025
CAD	24-2350

No.	REVISIONS	D/M/Y	BY
1	ISSUED FOR SPA APPROVAL	26/02/25	AV
2	ISSUED FOR REZONING	17/07/25	JSF

CONSULTANT
STRIK BALDINELLI MONIZ
PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

LICENSED PROFESSIONAL ENGINEER
R.S. FROUWS
100203453
2025.07.18
PROVINCE OF ONTARIO

ENGINEER'S STAMP

CLIENT
UNIWEBER PROPERTY INC.
130 DEARBORN PLACE
WATERLOO, ON
N2J 4N5
P: 519-573-6857
E: BRAD.COTTON@SUDSJIFFY.COM

SCALE
SCALE - 1:300
3.0 0 6.0m
SCALE - 1:150
1.5 0 3.0m

TITLE
PRELIMINARY SITE GRADING AND STORMWATER MANAGEMENT PLAN
PROPOSED COMMERCIAL DEVELOPMENT
200 WEBER STREET NORTH
WATERLOO, ON.

PROJECT No. SBM-24-2350
SHEET No. C4
PLAN FILE No. -