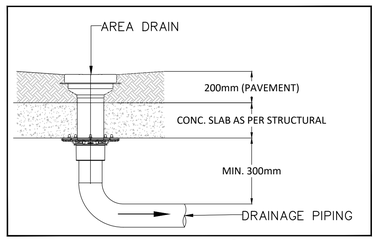


DETAIL-A (AREA DRAIN SUSPENDED UNDER CONC. SLAB)

SERVICING WITHIN MUNICIPAL ROW:
ALL UNDERGROUND SERVICING WITHIN THE MUNICIPAL RIGHT-OF-WAY IS TO BE COMPLETED BY CITY FORCES AT 100% OWNERS EXPENSE

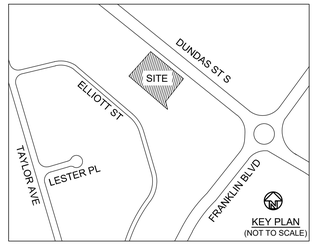
EXISTING WATERMAIN SERVICES DISCONNECTION NOTE:
ALL REDUNDANT WATER SERVICES TO BE CAPPED AT THE WATERMAIN AT 100% OWNER'S EXPENSE (WORKS TO BE COMPLETED BY CITY'S PUBLIC WORKS DEPARTMENT)

EXISTING SANITARY SERVICES DISCONNECTION NOTE:
ALL REDUNDANT SANITARY SERVICES TO BE CAPPED AT THE PROPERTY LINE BY THE CONTRACTOR.

* CROSSING NOTE
ELEVATION OF THE EXISTING WATER SERVICE IS IS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SANITARY SEWER

LEGEND:

- PROPERTY LINE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED AREA DRAIN (SEE DETAIL-A)
- V&B PROPOSED VALVE & BOX
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CLEAN OUT
- WATER METER
- BP BACKFLOW PREVENTOR
- STORM PIPING SUSPENDED UNDER SLAB



KEY PLAN
(NOT TO SCALE)

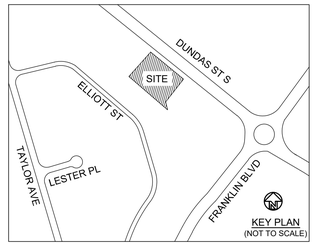
TRUE NORTH

CONSTRUCTION NORTH

A.K.A. KING'S HIGHWAY NO. 8
A.K.A. REGIONAL ROAD NO. 8
DUNDAS STREET SOUTH
P.I.N. 03824-0028 (LT)
CENTRE LINE OF ROAD
N50°31'00"W REFERENCE BEARING
EX STM MH133
TOP 292.63
SE INV 291.228
NW INV 291.416
SW INV 291.454
NE INV 291.294
CONNECT TO Ex 200Ø SANITARY AS PER CITY STANDARDS
Ex 200Ø INV=289.70
PROP. 200Ø INV=289.80
PIPE CROSSING 1
EX 300 STM INV 291.51
PROP. 200Ø SAN OBV 290.01
CONNECT TO Ex 200Ø WATERMAIN AS PER CITY STANDARDS
EXISTING SANITARY & WATER SERVICES TO BE DISCONNECTED AS PER DISCONNECTION NOTES
CONNECT TO Ex 300Ø STM AS PER CITY STANDARDS
Ex 300Ø STM INV 290.77
PROP. 300Ø STM INV 290.90
PIPE CROSSING 3
EX 200 WM OBV 290.60
PROP. 300Ø STM INV 290.91
PIPE CROSSING 2
EX 200 W/M INV 290.90
PROP. 200Ø SAN OBV 290.02
Ex 450Ø W/M
Ex 300Ø W/M
Ex 200Ø W/M
EX STM MH
TOP 293.59
Ex 200Ø SAN @ 2.68%
Ex 300Ø STM @ 2.49%
Ex 300Ø STM @ 2.45%
EX SAN MH95A
TOP 291.73
W INV 288.62
E INV 288.61
ROAD RESTORATION
CONCRETE CURB
CONCRETE APPROACH
CONCRETE DRIVEWAY
CONCRETE SIDEWALK
EXISTING CONCRETE SIDEWALK TO REMAIN
3 M MIMIMUM FRONT YARD
6 BIKE PARKING SPACES
LANDSCAPING
OPENING
EX CB180
TOP 293.75
150Ø V&B
10m-200Ø PVC-SDR 35 SAN @ 0.5%
11m-300Ø PVC-SDR 35 STM @ 0.5%
150Ø PVC-DR18 WS
PORTION D PLAN 511
FIRE HYDRANT
TOP NUT
24.46(P1&M)
60.56(P1&M)
35.66(P1&M)
ASPHALT DRIVEWAY
BELL PEDESTAL
LIGHT
SIGN
CONCRETE PAD
ACCESS DRIVEWAY
NEW CONCRETE DRIVEWAY
EXISTING CONCRETE SIDEWALK TO REMAIN
EXISTING RETAINING WALL TO BE DEMOLISHED
FIRE HYDRANT
3m-300Ø PVC-SDR 35 STM @ 0.5%
STM MH2
STORMCEPTOR
TOP 292.75
N INV 290.95
W INV 290.95
100Ø PVC STM
AD5
TOP 292.70
W INV 291.60
AD4
TOP 292.75
W INV 291.40
AD3
TOP 292.50
W INV 291.40
AD1
TOP 292.30
N INV 291.50
AD2
TOP 292.30
N INV 291.50
INV 291.24
28m-200Ø PVC STM @ 1.0%
(SUSPENDED UNDER PARKING (SEE DEAIL 'A')
32m-200Ø PVC STM @ 0.5%
(SUSPENDED UNDER PARKING (SEE DEAIL 'A')
PROP. SAN CONTROL MH1(1200Ø)
OPSD 701.010
TOP 293.20
N INV 289.86
S INV 289.89
SAN PLUG
INV 290.00
STM MH1(1200Ø)
OPSD 701.010
TOP 292.75
E INV 290.97
SW INV 291.07
2.0m - 200Ø PVC-SDR35 @ 0.5%
FFE=293.50
FFE=293.20
FFE=293.50
Commercial 2
158
105.33 m²
Commercial 3
130
143.91 m²
Commercial 1 - Food Service
125
151.80 m²
Retail
142
Retail
146
Retail
146
Retail
146

LEGEND:

PROPERTY LINE	292.24(Ex) EXISTING ELEVATION TO REMAIN
EXISTING CATCH BASIN	292.60 PROPOSED ELEVATION
EXISTING MANHOLE	1.2% PROPOSED SLOPE
EXISTING FIRE HYDRANT	OVERLAND FLOW ROUTE
EXISTING WATER VALVE	
PROPOSED AREA DRAIN	
V&B PROPOSED VALVE & BOX	
PROPOSED STORM MANHOLE	
PROPOSED SANITARY MANHOLE	
292.85 EXISTING ELEVATION (SURVEY)	
292.85 EXISTING CONTOURS	



TRUE NORTH

CONSTRUCTION NORTH

DESIGN CONSULTANT:

JAIN

Jain Infrastructure Consultants Ltd.
7405 EAST DANBRO CRESCENT
MISSISSAUGA, ON L5N 6P8
TEL: (905) 285-9900, FAX: (905) 567-5246
Email: yayub@jainconsultants.com

A.K.A. KING'S HIGHWAY NO. 8
A.K.A. REGIONAL ROAD NO. 8
DUNDAS STREET SOUTH
P.I.N. 03824-0028 (LT)
CENTRE LINE OF ROAD
N50°31'00"W REFERENCE BEARING

NEW CURB CUT=19.8m
ROAD RESTORATION
292.59(Ex)
292.05(Ex)
292.24(Ex)
293.46(Ex)
293.56(Ex)
293.61(Ex)
293.60(Ex)
293.59(Ex)
292.18(Ex)
292.13(Ex)
291.50(Ex)
291.46(Ex)
291.53(Ex)
291.79(Ex)
291.90(Ex)

60569 - LOT FRONTAGE - REFER TO SURVEY

FFE=293.50
FFE=293.20
Commercial 2 — 125.33 m²
Commercial 3 — 143.91 m²
Commercial 1 - Food Service — 151.80 m²
Stair — 24.91 m²
Elev. — 5.51 m²
Elev. — 5.64 m²
Service Corridor — 17.13 m²
Garbage — 43.89 m²
Loading — 72.11 m²
Room — 1784
Main Entrance — 1097

3000 INTERIOR SIDEYARD
16748 INTERIOR SIDEYARD
REAR YARD
3M MINIMUM INTERIOR SIDEYARD / SETBACK
EXISTING RETAINING WALL TO BE DEMOLISHED
EXISTING BUILDING TO BE DEMOLISHED
EXISTING CONCRETE SIDEWALK TO REMAIN
NEW CONCRETE DRIVEWAY
EXISTING CONCRETE DRIVEWAY TO REMAIN
EXISTING RETAINING WALL TO BE DEMOLISHED
EXISTING RETAINING WALL TO REMAIN
EX CB & LEAD TO BE REMOVED
RAMP DOWN TO BASEMENT GARAGE
INTERNAL FACE OF PARKING GARAGE WALL
6 BIKE PARKING SPACES
TYPE A/B/C SPACE
LOADING SPACE
MATCH EXISTING GRADES
MATCH EXISTING GRADES
MATCH EXISTING GRADES
MATCH EXISTING GRADES

1 STY. CONCRETE BLOCK BUILDING No. 14
2 STY. BRICK BUILDING No. 246
PORTION D PLAN 511
PART 3 PLAN 67R2837
PART 4 PLAN 67R2837
PART 5 PLAN 67R2837
P.I.N. 03842-0037 (LT)
P.I.N. 03842-0039 (LT)
P.I.N. 03842-0038 (LT)
P.I.N. 03842-0103 (LT)
P.I.N. 03842-0104 (LT)
P.I.N. 03842-0105 (LT)
P.I.N. 03842-0106 (LT)
P.I.N. 03842-0107 (LT)
P.I.N. 03842-0108 (LT)

LEGAL NOTES

PART OF LOTS 5 & 6
CONCESSION 10 NORTH DUMFRIES
IN THE CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO

PREPARED BY LEJAN LAND SURVEYING INC. 572 BARTON STREET STONEY CREEK, ON L8E 5N3
PHONE: 905-643.6131
EMAIL: info@lejansurveying.ca

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF REGIONAL ROAD NO. 8 HAVING A BEARING OF N50°31'00"W AS SHOWN ON PLAN 67R2837.

BENCH MARK

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A COSINE BENCHMARK NO. 00119663305 HAVING AN ELEVATION OF 287.529 METERS.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE STANDARD & SPECIFICATIONS OF THE CITY OF CAMBRIDGE AND OPSD.
2. GRADING OF THE SITE SHOULD NOT BE ALTERED TO CAUSE FLOODING TO ADJACENT PROPERTIES.
3. A SILT FENCE AS PER CITY OF CAMBRIDGE STANDARD MUST BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY
4. CONSTRUCTION ACCESS SHOULD BE AS PER CITY STANDARD.
5. MUNICIPAL SIDEWALKS THAT ARE REMOVED SHOULD BE RECONSTRUCTED AS PER OPSD 310.010.
6. ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITY SHALL BE VERIFIED PRIOR TO THE COMMENCEMENT OF WORK. AND ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER.
7. ALL CONCRETE CURBS SHALL BE BARRIER TYPE HAVING A MINIMUM HEIGHT OF 150MM, UNLESS OTHERWISE STATED.
8. ALL MANHOLES AND CATCHBASINS SHALL BE BACKFILLED WITH GRANULAR "B", MINIMUM THICKNESS OF 300MM TO 95% STANDARD PROCTOR DENSITY.
9. THE SITE SERVICING AND GRADING PLAN SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.
10. ALL FILL WITHIN ROAD ALLOWANCE AND BUILDING AREA TO BE COMPACTED TO A MINIMUM OF 95% STANDARDS PROCTOR DENSITY, AND THE SUITABILITY AND COMPACTION OF ALL FILL MATERIAL ARE TO BE CONFIRMED BY A SOIL CONSULTANT PRIOR TO THE INSTALLATION OF ANY ROAD BASED MATERIAL.

CANADA CAMBRIDGE It's all right here

SITE PLAN CONTROL
APPLICATION FILE NO.: SP41/19

LICENCED PROFESSIONAL ENGINEER
Y.AYUB
AUG 09,21
PROVINCE OF ONTARIO
21-530

Project:
200 DUNDAS ST.S

200 DUNDAS STREET SOUTH,
CAMBRIDGE ON, N1R 8A8

A20006

PURELAND INVESTMENTS INC.

Date Plotted: 2021-08-06 5:39:45 PM
Drawn by: C.C.
Scale: 1:150

REV #	DATE	DESCRIPTION
1	08-09-2021	ISSUED FOR ZONING APPROVAL

SITE GRADING PLAN

C102

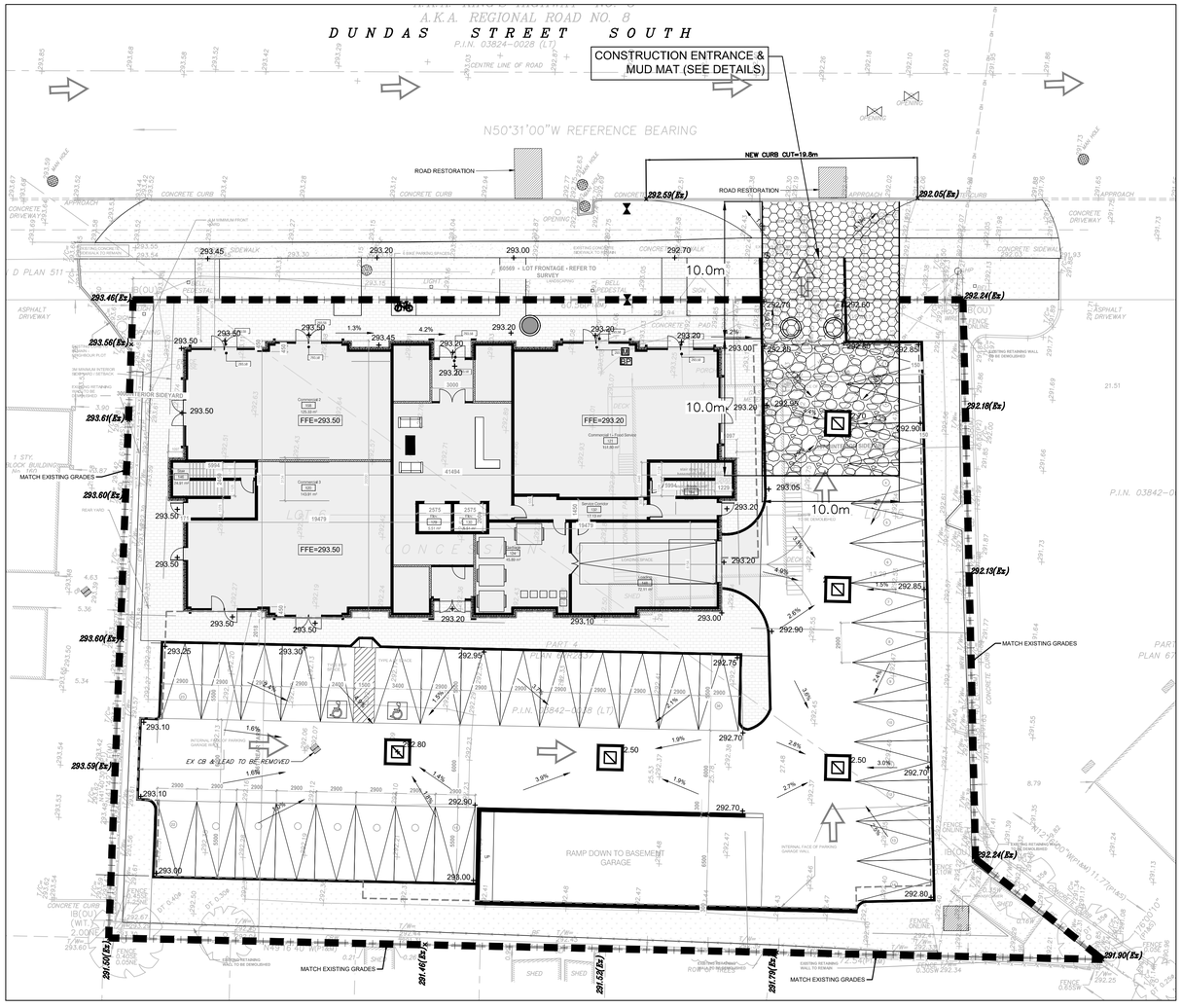
CONSTRUCTION MANAGEMENT NOTES

THE NOTES BELOW DEMONSTRATE THE CONSTRUCTION MANAGEMENT PLAN AND ANTICIPATED SEQUENCING FOR THE PROJECT.

1. INSTALL CONSTRUCTION FENCING WITH GATED SITE ENTRANCE AS INDICATED. SILT FENCE TO BE CONSTRUCTED INSIDE TEMPORARY CONSTRUCTION FENCE AND ALONG PERIMETER OF CONSTRUCTION AREA AS INDICATED ON DRAWINGS.
2. PLACE GRANULAR TO LOCATE CONSTRUCTION TRAILER IN SPECIFIED AREA.
3. MAKE TEMPORARY POWER CONNECTION AND PROVIDE TEMPORARY TOILET.
4. CONSTRUCT MUD MAT AT SITE ENTRANCE PRIOR TO GRADING WORKS AS PER EROSION & SEDIMENT CONTROL PLAN (THIS DRAWING).
5. INSTALL CATCHBASIN SEDIMENT PROTECTION FOR ALL CATCHBASINS AND CATCHBASIN MANHOLES AS INDICATED ON THIS DRAWING.
6. DEMOLISH PORTION OF EXISTING CHURCH AS INDICATED, CUT BACK EXISTING GRADES.
7. MAINTAIN EXISTING SIDEWALK & ENTRANCE UNTIL THE COMPLETION OF CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL SEDIMENT AND SILTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF SITE GRADING WORKS, TO THE SATISFACTION OF THE CITY OF CAMBRIDGE.
2. IF CONSTRUCTION IS INTERRUPTED FOR MORE THAN 30 DAYS, STRIPPED AND BARE AREAS SHALL BE STABILIZED BY SEEDING.
3. THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED WEEKLY & AFTER EACH SIGNIFICANT RAINFALL.
4. THE SEDIMENT CONTROL MEASURES SHALL BE REPAIRED, CLEANED OR REPLACED AS NECESSARY, OR AS DIRECTED BY THE CITY OF CAMBRIDGE OR ENGINEER ON SITE.
5. ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOIL AND SODDING ARE COMPLETE.
6. THE CONTRACTOR SHALL CONSTRUCT AN ACCESS DRIVEWAY TO THE SATISFACTION OF THE CITY. A MUD TRACKING MAT SHALL BE INCLUDED IN SUCH WORKS.
7. THE MUNICIPAL ROAD MUST BE KEPT CLEAN OF MUD AND DIRT; IT SHOULD BE CLEANED AT LEAST WEEKLY OR AS REQUIRED BY THE CITY OF CAMBRIDGE.



PLAN OF SEDIMENT CONTROL FENCE & MUD MAT
SCALE : 1: 200

LEGEND:

- SEDIMENT CONTROL FENCE
- CATCH BASIN SEDIMENT PROTECTION

LEGAL NOTES

PART OF LOTS 5 & 6
CONCESSION 10 NORTH DUMFRIES
IN THE CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO

PREPARED BY LEJAN LAND SURVEYING INC. 572 BARTON STREET STONEY CREEK, ON L8E 5N3
PHONE: 905-643.6131
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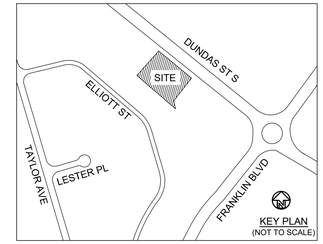
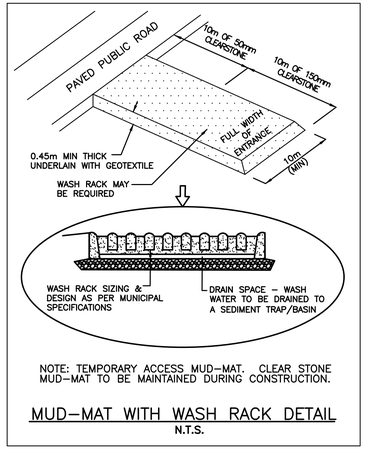
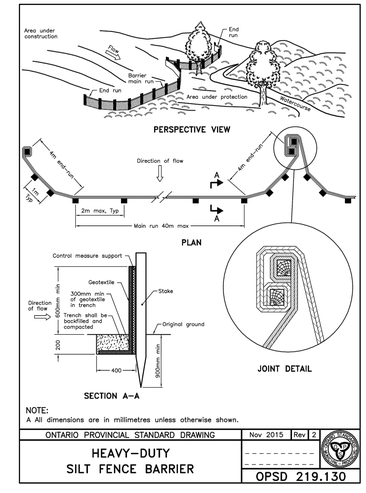




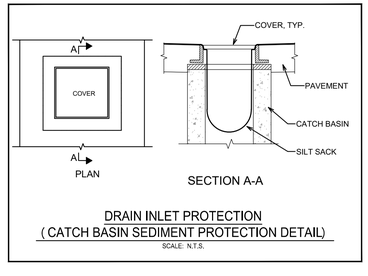
NOTE: TEMPORARY ACCESS MUD-MAT. CLEAR STONE MUD-MAT TO BE MAINTAINED DURING CONSTRUCTION.

MUD-MAT WITH WASH RACK DETAIL
N.T.S.



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
HEAVY-DUTY SILT FENCE BARRIER		OPSD 219.130



DRAIN INLET PROTECTION
(CATCH BASIN SEDIMENT PROTECTION DETAIL)
SCALE: N.T.S.

DESIGN CONSULTANT:
JAIN
Jain Infrastructure Consultants Ltd.
7405 EAST DANBRO CRESCENT
MISSISSAUGA, ON L5N 6P8
TEL: (905) 285-9900, FAX: (905) 567-5246
Email: yayub@jainconsultants.com

TRUE NORTH

CONSTRUCTION NORTH

CANADA CAMBRIDGE It's all right here

SITE PLAN CONTROL APPLICATION FILE NO.: SP41/19

LICENCED PROFESSIONAL ENGINEER
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Date Plotted: 2021-08-06 5:39:48 PM
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1	08-09-2021	ISSUED FOR ZONING APPROVAL

EROSION & SEDIMENT PLAN, NOTES & DETAILS

C103