



KEY PLAN
N.T.S.

Subject Property
..\Images\Google Maps.jpg

SITE PLAN

Part of Lot 13, Concession 13
(Geographic Township of North Dumfries)
Partly in the City of Cambridge and
Partly in the Township of North Dumfries
Regional Municipality of Waterloo

Preliminary

Plan 1 of 2

SITE DATA

| Multiple Res. RM3 Zone | Required | Proposed |
|----------------------------|-------------------|------------------------------|
| Total Site Area | ___m ² | 88,077.8m ² |
| Developable Area | ___m ² | 45,999.0m ² |
| Minimum Lot Frontage | 20m | 182.2m |
| Maximum Density | ___ uph | 18.6 uph |
| Front Yard Setback | 6.0m | 6.0m |
| Exterior Side Yard Setback | 6.0m | 6.0m |
| Interior Side Yard Setback | 5.5m | 44.1m |
| Rear Yard Setback | 5.5m | 26.4m |
| Max. Lot Coverage | 40% | ___% |
| Building Area | N/A | ___m ² (___%) |
| Landscaped Area | 30% | 18,189m ² (41.7%) |
| Asphalt Area | N/A | ___m ² (___%) |
| No. of Units | N/A | 164 |
| Street Townhouses | N/A | 12 |
| Cluster Townhouses | N/A | 152 |
| Gross Floor Area | N/A | ??m ² |
| Min. Private Amenity Area | 30m ² | 41.1m ² |
| Parking | N/A | 240 spaces |
| Street Townhouses | 1sp/unit=12 | 12 driveways |
| Cluster Townhouses | 1.5sp/unit=228 | 152 driveways, 76 visitors |
| Barrier-Free Parking | 7 spaces | 7 spaces |

LEGEND

- Fire Route Sign
- Fire Hydrant
- Accessible Parking Sign
- Canada Post Mailboxes
- Snow Storage Area

NOTES:

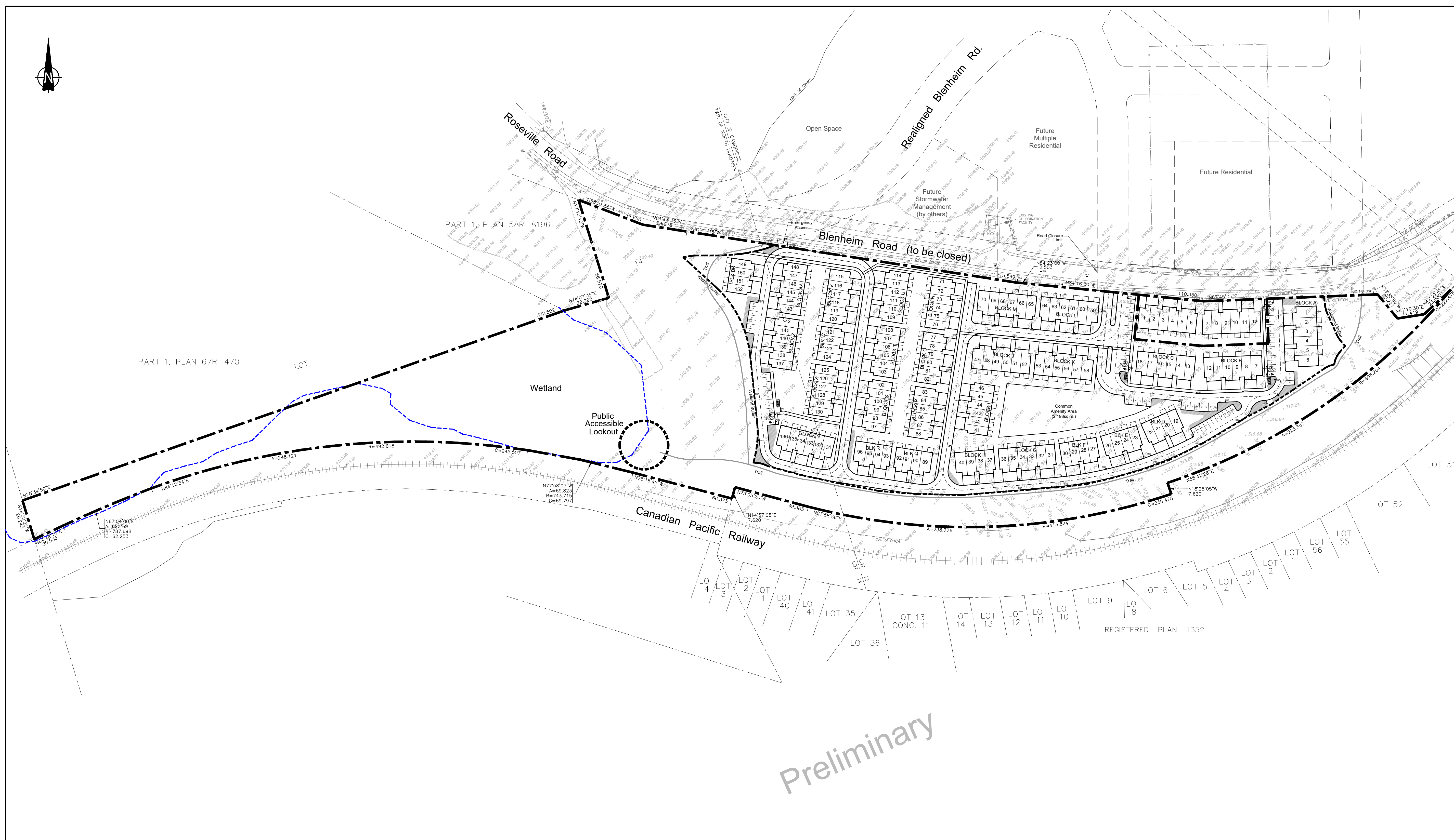
- Units 7, 18, 19, 30, 31, and 148 will not contain a window to a habitable room, where the surface of the floor in such room is less than 1m above finished grade and less than 6m away from a parking lot.
- Private curbside garbage and recycling to be provided.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE
gspgroup.ca

REVISIONS

| No. | Description |
|-----|-------------|
| | |
| | |
| | |
| | |
| | |

Date: _____ Drawn By: S.L. Dwg. #94936(02).dwg
Scale: 1:1,250 metric Project No.: 19079



Preliminary

LED SIGNAGE

- NO LIGHT SPILL IS PERMITTED AT PROPERTY LINE
- ALL LED SIGNAGE SUBJECT TO SITE PLAN/LIGHTING PLAN REVIEW

ENERGY + INC.

ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITIES MINIMUM STANDARDS AND CLEARANCES.

CONTACT ENERGY + MINIMUM 6 MONTHS PRIOR TO ANY RELOCATIONS, SERVICE UPGRADE OR NEW IN SERVICE DATE, FOR A DESIGN AND ESTIMATE, WITH ALL OF THE INFORMATION ENERGY + REQUIRES TO PREPARE AS PER ENERGY +'S CONDITIONS OF SERVICE WWW.ENERGYPLUS.CA

CITY OF CAMBRIDGE
APPROVED
UNDER SECTION 41 OF
THE PLANNING ACT
R.S.O. 1990, c.P.13

SIGNATURE _____
NAME _____
TITLE _____
DATE _____

SITE PLAN IS RECOMMENDED FOR APPROVAL

BUILDING DIV. _____
ACCESSIBILITY _____
ECON. DEV. _____
DEV. ENG. _____
FIRE DEPT. _____
HYDRO _____
TRANSPORTATION _____
PLANNING _____
REGION OF WATERLOO _____

FIRE ROUTE SIGN ACCESSIBLE PARKING SIGN
SIGN DETAILS (AS LOCATED ON SITE PLAN)