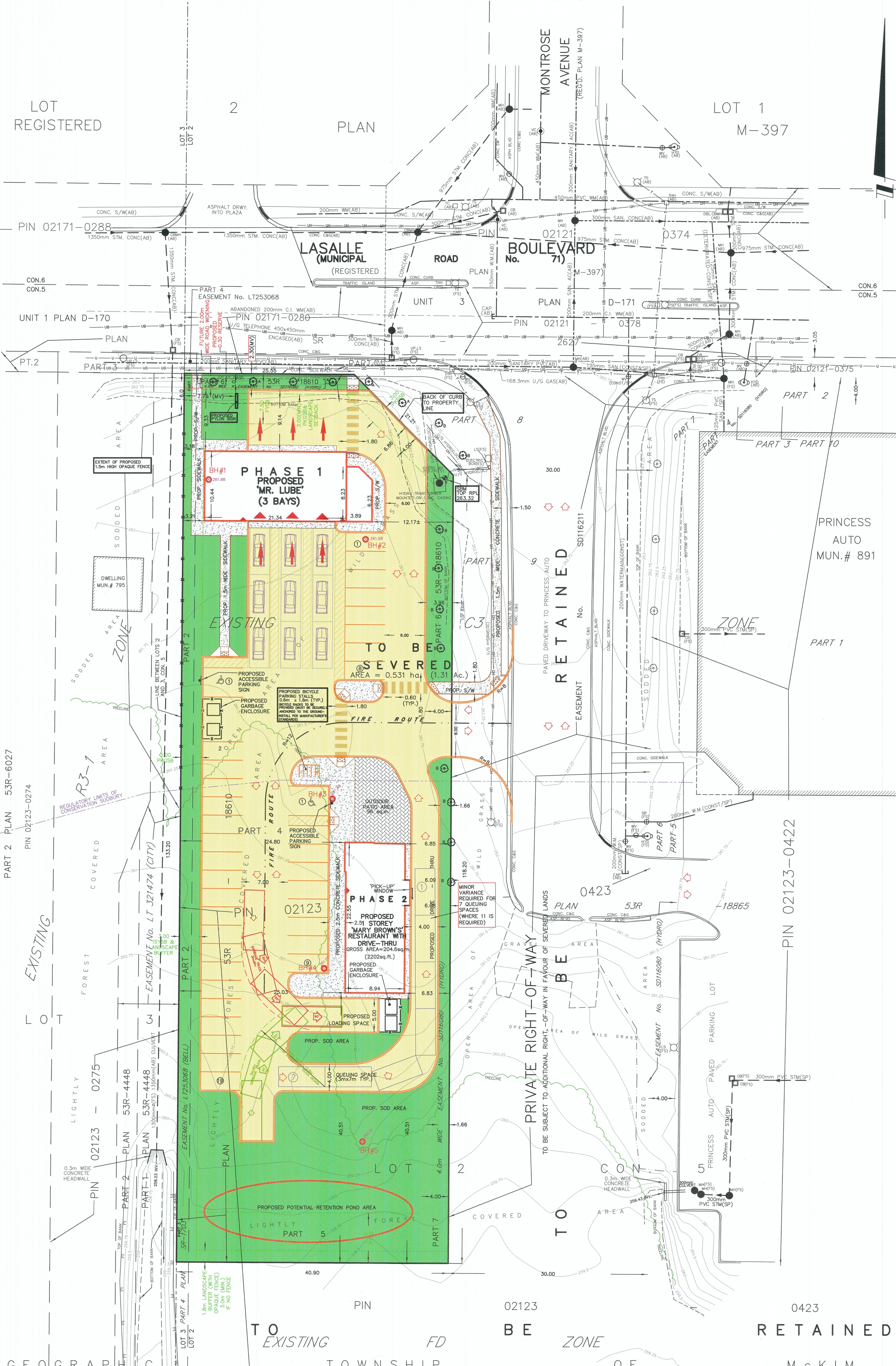
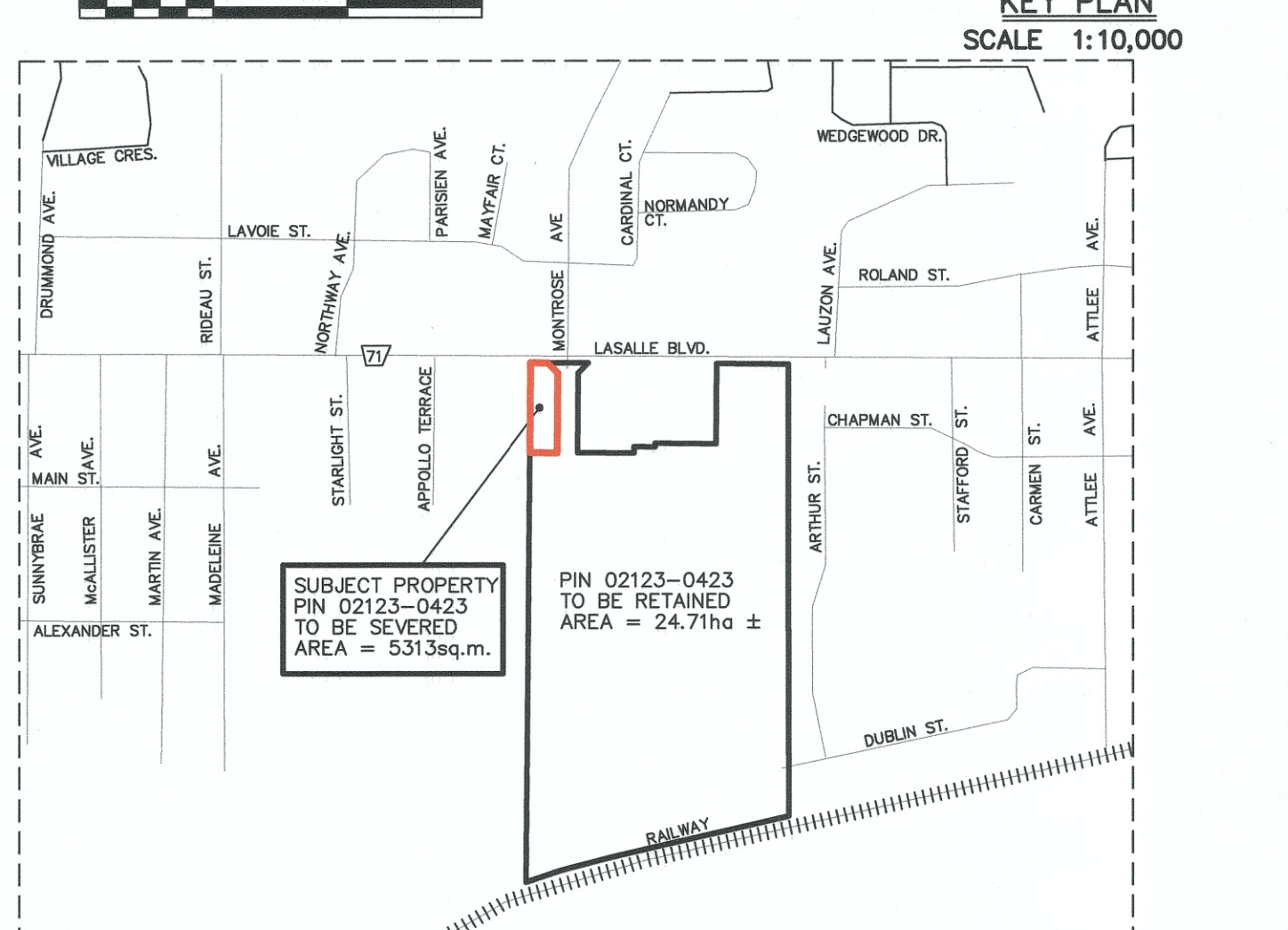




SITE PLAN OF PRELIMINARY CONCEPT PLAN FEB. 4 2021
PROPOSED 'MR. LUBE'
AND
'MARY BROWN'S' RESTAURANT
WITH DRIVE-THRU
BEING PART OF
PIN 02123-0423
BEING PART OF
LOT 2, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF MCKIM
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE 1:250



- LEGEND**
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
 - LT DENOTES LAND TITLES
 - RPL DENOTES ROCK PLUG
 - TR DENOTES TRANSFORMER POLE
 - BB DENOTES BELL BOX
 - CB DENOTES CATCH BASIN
 - CBMH DENOTES CATCH BASIN MANHOLE
 - UP DENOTES UTILITY POLE
 - AN DENOTES ANCHOR
 - TLF DENOTES TRAFFIC LIGHT STANDARD
 - LS DENOTES LIGHT STANDARD
 - THH DENOTES TRAFFIC HANDHOLE
 - HH DENOTES HAND HOLE
 - MH DENOTES MANHOLE
 - SM DENOTES SITE BENCHMARK
 - CCO228 DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928
 - HYD DENOTES FIRE HYDRANT
 - SI DENOTES SERVICE BOX
 - WV DENOTES WATER VALVE
 - VC DENOTES VALVE CHAMBER
 - SDENOTES SIGN
 - UB DENOTES UNDERGROUND BELL LINE
 - UT DENOTES UNDERGROUND TELEPHONE DUCT
 - UH DENOTES UNDERGROUND HYDRO LINE
 - UN DENOTES UNDERGROUND HYDRO LINE
 - UG DENOTES UNDERGROUND GAS LINE
 - UL DENOTES UNDERGROUND UTILITY LINES
 - XF DENOTES FENCE
 - TS DENOTES UNDERGROUND TRAFFIC SIGNAL CABLE
 - SS DENOTES UNDERGROUND SANITARY SEWER
 - SSW DENOTES UNDERGROUND STORM SEWER
 - W DENOTES UNDERGROUND WATERMAIN
 - PS DENOTES PROPOSED 1.5m HIGH OPAQUE FENCE
 - INV DENOTES INVERT ELEVATION
 - OBV DENOTES OBVERT ELEVATION
 - AS-BUILT INFORMATION OBTAINED FROM AS-BUILT DRAWINGS
 - (FS) DENOTES FIELD SURVEY ELEVATION
 - (LOC) DENOTES FIELD LOCATES INFORMATION
 - (SP) DENOTES PRINCESS AUTO SITE PLAN INFORMATION
 - (CONST) DENOTES CONSTRUCTION DRAWING INFORMATION OF 'PROPOSED SOUTHERLY EXTENSION OF MONTROSE AVENUE' (PAGES 1 & 2)
 - FYSB-BUILDING FRONT YARD SETBACK (MIN.)
 - FYSB-BUILDING REAR YARD SETBACK (MIN.)
 - FYSB-BUILDING INTERIOR YARD SETBACK (MIN.)
 - PKGSB-PARKING SETBACK (MIN.)
 - TWS-PROPOSED TACTILE WARNING SURFACE (SEE GSSD-310-031)
 - DTSDENOTES PROPOSED DECIDUOUS TREE
 - EDTSDENOTES EXISTING DECIDUOUS TREE
 - GAEDENOTES EXISTING/PROPOSED GARAGE DOOR ENTRANCE
 - PEEDENOTES EXISTING/PROPOSED PEDESTRIAN DOOR ENTRANCE
 - SDENOTES PROPOSED AREA TO BE SODDED (& EXISTING ASPHALT &/OR CURBING TO BE REMOVED IF APPLICABLE)
 - PSAPROPOSED PAVED SURFACE AREA
 - PCAPROPOSED CONCRETE SURFACE AREA
 - PPAPROPOSED PATIO SURFACE AREA
 - CCB DENOTES PROPOSED CONCRETE BARRIER CURB WITHIN SUBJECT PROPERTY PARKING LOT AREAS (SEE DETAIL OF SD-800.110)
 - MV DENOTES MINOR VARIANCE REQUIRED

NOTES

PROPERTY BOUNDARY DIMENSIONS SHOWN HEREON ARE DERIVED FROM EXISTING SURVEY PLAN INFORMATION. THIS IS NOT A PLAN OF SURVEY & SHOULD ONLY BE USED FOR THE PURPOSE NOTED IN THE TITLE BLOCK.

THE SUBJECT LANDS CONSIST OF PART OF PIN 02123-0423, BEING ALL OF PARTS 1 TO 7 INCLUSIVE OF PLAN 53R-18610 (TO BE SEVERED FROM PIN 02123-0423), BEING PART OF LOT 2, CONCESSION 5, GEOGRAPHIC TOWNSHIP OF MCKIM.

PARTS 1, 2 & 3, PLAN 53R-18610 (FORMERLY PART OF PART 4, PLAN SR-1703) ARE SUBJECT TO EASEMENT No. L7253068 (BELL).

PARTS 1, 6 & 7, PLAN 53R-18610 ARE SUBJECT TO EASEMENT No. SD116080 (GREATER SUDBURY HYDRO INC.).

THERE IS A RIGHT-OF-WAY OVER PARTS 7, 8 & 9, PLAN 53R-18865 (FORMERLY PARTS 8 & 9, PLAN 53R-18610) IN FAVOUR OF PARTS 1 TO 6 & PART 10, PLAN 53R-18865 (FORMERLY PARTS 10 & 11, PLAN 53R-18610) AS IN SD116211.

FIELD WORK SHOWN HEREON WAS COMPLETED JULY 30, 2020.

THE LOCATION OF UTILITY SERVICES SHOWN HEREON ARE DERIVED FROM THE FOLLOWING SOURCES:

FIELD SURVEY INFORMATION & FIELD LOCATE INFORMATION

AND FROM CITY OF GREATER SUDBURY CONSTRUCTION DRAWINGS: PROPOSED SOUTHERLY EXTENSION OF MONTROSE AVE, PAGES 1 & 2, DATED NOV. 25, 2007 (REVISION DATE OF NOV. 15, 2008 FOR PAGE 1); ALSO KNOWN AS SCHEDULE F & G ATTACHED TO THE SITE PLAN CONTROL AGREEMENT OF 'PRINCESS AUTO' (#891 LASALLE BLVD.)

AND FROM 'PRINCESS AUTO SITE SERVING, GRADING, STORMWATER MANAGEMENT AND SEDIMENT EROSION CONTROL PLAN' DRAWING (SCHEDULE 'D'), PRODUCED BY GIFFELS, REVISION DATED SEPTEMBER 16, 2008

AND FROM PRELIMINARY BASE PLAN OF 'LASALLE BLVD.', PAGE 17 OF 37, DATED 2002-11-22, REVISION DATED 2017-09-05.

AND FROM CITY OF GREATER SUDBURY AS-BUILT DRAWING 'LASALLE BLVD.', PAGE 16 OF 37, DATED 1988-01, REVISION DATED 2012-11-23.

THE LOCATION OF ALL UNDERGROUND PIPES & SERVICE LINES HAVE NOT BEEN DETERMINED.

EXISTING CONTOUR INTERVAL = 0.25 METERS.

THIS PLAN IS NOT VALID UNLESS SEALED.

ALL PROPOSED PARKING AREAS & DRIVING ISLES ARE TO BE PAVED.

ALL EXISTING PARKING AREAS & DRIVING ISLES ARE PAVED.

PROPOSED PARKING STALLS TO BE LINE PAINTED

MINIMUM PARKING ISLES WIDTH REQUIRED (2 WAY) = 6.0m.

TYPICAL PARKING STALL SIZE IS 2.75m X 6.0m

TYPICAL BARRIER FREE PARKING STALL SIZE IS 4.4m X 6.0m

SNOW REMOVAL SHALL BE ON SITE AND PLACED WITHIN THE LANDSCAPED AREA ADJACENT TO THE PARKING AREAS.

PROPOSED GARBAGE COLLECTION WILL BE PROVIDED BY A PRIVATE CONTRACTOR, FROM THE GARBAGE BINS AREAS AS SHOWN HEREON.

FRONT YARD SETBACKS ARE MEASURED FROM SOUTH BOUNDARY OF FUTURE 2.0m WIDE ROAD WIDENING, AS SHOWN HEREON.

STATISTICS TABLE SUBJECT PROPERTY (PARTS 1 TO 7, PLAN 53R-18610):

PHASE 1: 'MR. LUBE' PHASE 2: 'MARY BROWN'S' RESTAURANT/DRIVE-THRU BUILDING

ITEM:		CALCULATIONS
LOT AREA	5313 Sq.m.	
LOT FRONTAGE (MEASURED AT A 6.0m OFFSET FROM PROPERTY LINE)	31.5m	
PAVED AREA (%)	47.2%	2510 / 5313 = 47.2%
LANDSCAPED AREA (%)	43.7%	2319.5 / 5313 = 43.7%
PROPOSED RESTAURANT & DRIVE-THRU BUILDING GROSS FLOOR AREA	204.6 Sq.m.	
PROPOSED RESTAURANT & DRIVE-THRU BUILDING NET FLOOR AREA	±183 Sq.m.	
PROPOSED RESTAURANT & DRIVE-THRU BUILDING HEIGHT (1 STOREY)	5.5m ±	
PROPOSED 'MR. LUBE' BUILDING GROSS FLOOR AREA (GROUND LEVEL)	253 Sq.m.	
PROPOSED 'MR. LUBE' BUILDING GROSS FLOOR AREA	261 Sq.m.	GROSS AUTOMOTIVE AREA= 160 sq.m. GROSS ACCESSORY OFFICE AREA= 8 sq.m. GROSS OTHER AREA= 93 sq.m.
PROPOSED 'MR. LUBE' BUILDING NET FLOOR AREA	±165.6 Sq.m.	NET AUTOMOTIVE AREA= ±158 sq.m. NET ACCESSORY OFFICE AREA= ±7.6 sq.m.
PROPOSED 'MR. LUBE' BUILDING HEIGHT (1 STOREY)	5.5m ±	
PROPOSED 'MR. LUBE' BUILDING PARKING SPACES REQUIRED = 7 (INCLUDES BARRIER FREE SPACES REQUIRED = 6+1)	PROVIDED = 7 (INCLUDES BARRIER FREE SPACES REQUIRED = 6+1)	AUTOMOTIVE USE: 1/30 sq.m. NET FLOOR AREA = 158/30=5 spaces BUSINESS OFFICE: 1/30 sq.m. NET FLOOR AREA = 7.6/30= 1 spaces
PROPOSED 'MARY BROWN'S' RESTAURANT & DRIVE-THRU BUILDING PARKING SPACES REQUIRED = 24 (INCLUDES BARRIER FREE SPACES REQUIRED = 23+1)	PROVIDED = 29 (INCLUDES BARRIER FREE SPACES REQUIRED = 23+1)	RESTAURANT(1/10sq.m.net floor area) OR 1/2 SEATING CAPACITY (WHICH EVER IS GREATER) = 183/10 = 18 SPACES (BASED FLOOR AREA) = 70/3 = 23 SPACES (BASED 70 SEATS) (50 INSIDE SEATS & 20 PATIO SEATS)
SUBJECT PROPERTY TOTAL PARKING: REQUIRED = 32	PROVIDED 38	
BICYCLE PARKING REQUIRED = 3	PROVIDED = 5	RESTAURANT: 2spaces + 1space/500m2 gross fl. area = 2+((204+261)/500)) = 3
PROPOSED 'MARY BROWN'S' RESTAURANT & DRIVE-THRU BUILDING BARRIER FREE PARKING SPACES REQUIRED = 1	PROVIDED = 2	TOTAL # PARKING SPACES PROVIDED = 29 REQUIRES 1 BARRIER FREE SPACE
PROPOSED 'MR. LUBE' BUILDING BARRIER FREE PARKING SPACES REQUIRED = 1	PROVIDED = 1	TOTAL # PARKING SPACES PROVIDED = 7 REQUIRES 1 BARRIER FREE SPACE
LOADING SPACES REQUIRED FOR PROPOSED RESTAURANT & DRIVE-THRU BUILDING = 0	PROVIDED = 1	GROSS FL. AREA = 204.6 sq.m. GROSS FL. AREA < 300sq.m. = 0 SPACES
LOADING SPACES REQUIRED FOR MR. LUBE = 0	PROVIDED = 0	GROSS FL. AREA = 261 sq.m. GROSS FL. AREA < 300sq.m. = 0 SPACES
QUEUING SPACES REQUIRED FOR DRIVE-THRU REQUIRED = 11	PROVIDED = 7	MIN. QUEUING SPACES FOR RESTAURANT= 11 (MINOR VARIANCE REQUIRED)
LOT COVERAGE (%)	9.1%	(204.6+278.7)/ 5313 = 9.1%
ZONE EXISTING = C3	PROPOSED = C2 SPECIAL	

PLANTING SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT (m) (AT MATURITY)	SPREAD (m) (AT MATURITY)
A	GINKGO BILOBA	GINKGO BILOBA	6	16	11
B	ACER GINNALA FLAME	FLAME AMUR MAPLE	10	6	5

PLANTING INFORMATION NOTES:

A) DECIDUOUS TREES ARE TO BE MINIMUM 70mm (2.75") CALIPER, MEASURED AT 1.5m (4.9') ABOVE GROUND

B) ALL PLANT MATERIAL IS TO BE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS AS PER GUIDE SPECIFICATION FOR NURSERY STOCK. WHEN POSSIBLE ALL PLANT MATERIAL IS TO BE NATIVE ONTARIO MATERIALS. ALL PLANT SUBSTITUTIONS ARE TO BE APPROVED PRIOR TO PLANTING.

C) STREET TREES ARE TO BE PLANTED 6m ON CENTER. STREET TREES ALONG ROAD FRONTAGES CAN BE PLANTED IN THE ROAD RIGHT-OF-WAY, IF REQUESTED AND APPROVED BY THE CITY OF GREATER SUDBURY PLANNING DEPARTMENT. PRIOR TO PLANTING STREET TREES, ALL LOCATIONS OF SERVICES ARE TO BE IDENTIFIED ON SITE, AND PLANTING IS TO BE OFFSET FROM DIRECTLY OVER SERVICES.

DISCLAIMER

CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES TO THE SURVEYOR BEFORE PROCEEDING WITH THE WORK.

SURVEYOR WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ENCOUNTERED IN THE COURSE OF THE CONSTRUCTION. UNLESS THE SERVICES OF THE SURVEYOR ARE ENGAGED TO CARRY OUT SITE SUPERVISION SERVICES.

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TOPOGRAPHIC SURVEY
AUF BARRYDOWNIE INC.

REVISIONS / AMENDMENTS

REVISION No.

SUDBURY ONTARIO

BENCHMARK NOTES

ELEVATIONS SHOWN HEREON HAVE BEEN OBSERVED USING SIMULTANEOUS REAL-TIME KINEMATIC GPS OBSERVATIONS WHICH ARE DIRECTLY RELATED TO THE GRS80 ELLIPSOID OF NAD83(CSR8, 2002.0) AND HAVE BEEN CONVERTED TO CONVD8 HEIGHTS USING THE HTY2.0 NATIONAL HEIGHT TRANSFORMATION AS PROVIDED BY NATURAL RESOURCES CANADA.

ELEVATIONS WERE CONFIRMED WITH THE CITY OF GREATER SUDBURY BENCH MARK No. 027805045B HAVING A PUBLISHED ELEVATION OF 265.618m COVD08.

SITE BENCH MARK IS ON TOP OF A ROCK PLUG, AT THE N.E. CORNER OF THE CONCRETE CASING OF THE HYDRO TRANSFORMER, AT THE N.E. CORNER OF THE SUBJECT LANDS AS SHOWN HEREON.

METRIC NOTE

DISTANCES & ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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PREPARED BY: A.A.
DATE: FEB. 4 2021
FIELD: SM/MB

SCALE: 1:250 METRIC
CADD FILE: 1813R-SITE PLAN.dwg
P. SPACE TAB: SITE PLAN 250 SCALE

FEB. 04 2021

DATE
SUDBURY, ONTARIO

D.S. DORLAND
ONTARIO LAND SURVEYOR

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