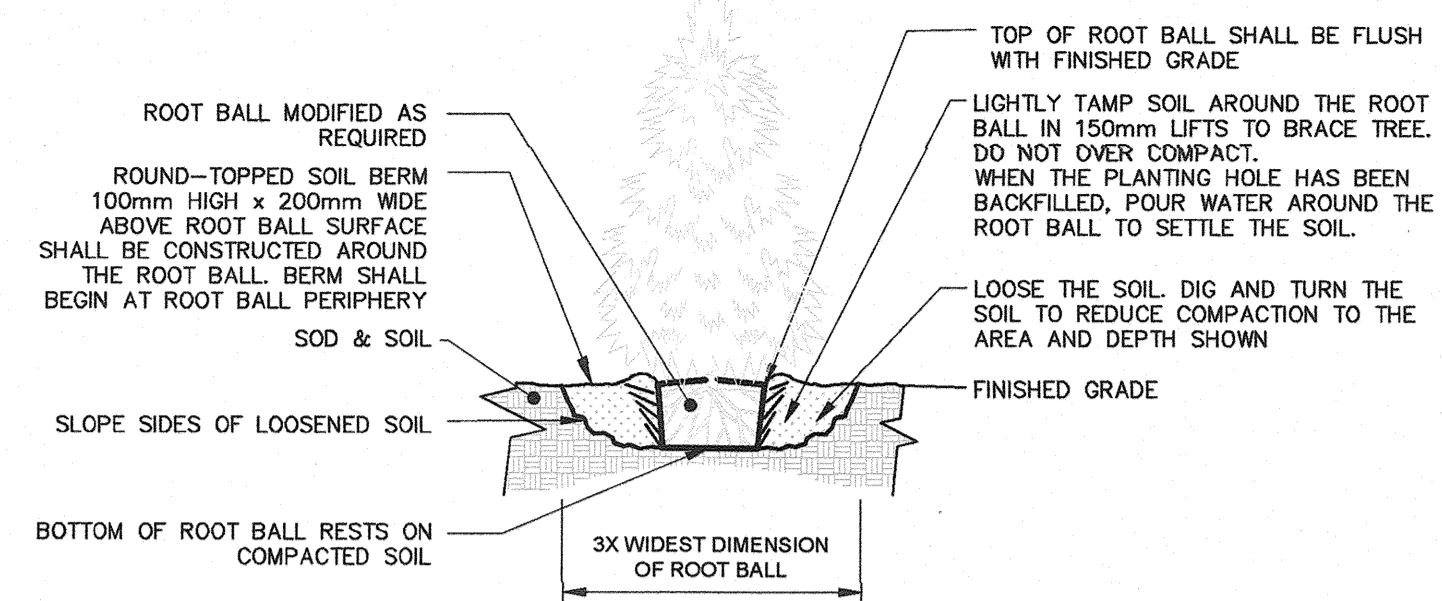


**LEGEND:**

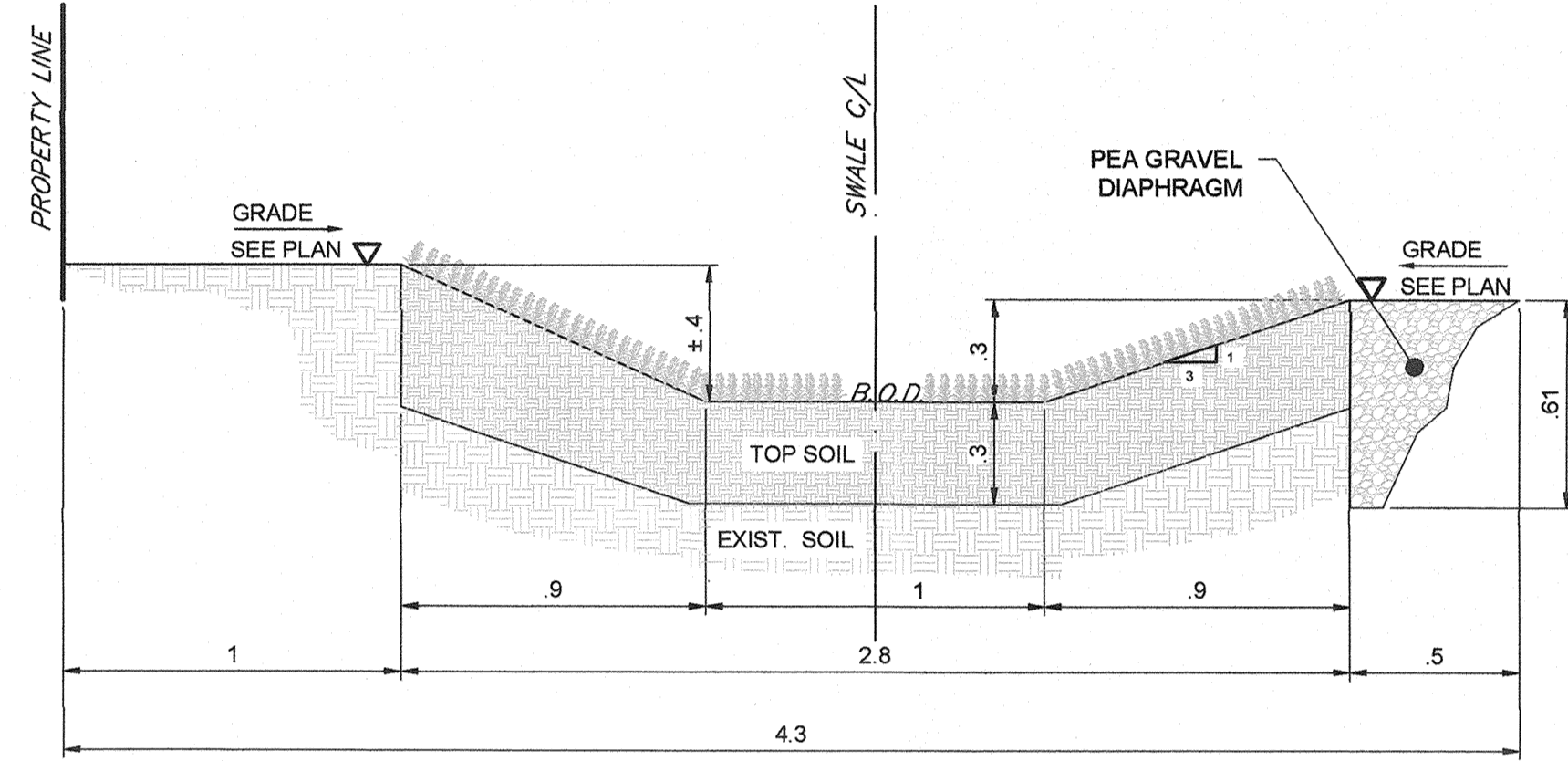
- DENOTES PROPERTY LINE
- DENOTES SET BACK
- DENOTES PROPOSED LANDSCAPING EDGE
- DENOTES CEDAR HEDGE
- DENOTES NEW GRAVEL
- DENOTES EXIST. GRAVEL
- DENOTES SOLAR PARKING LIGHT (SEE DETAIL 1)
- DENOTES EXIST. ELEVATION
- DENOTES NEW ELEVATION

**POLAND STREET**

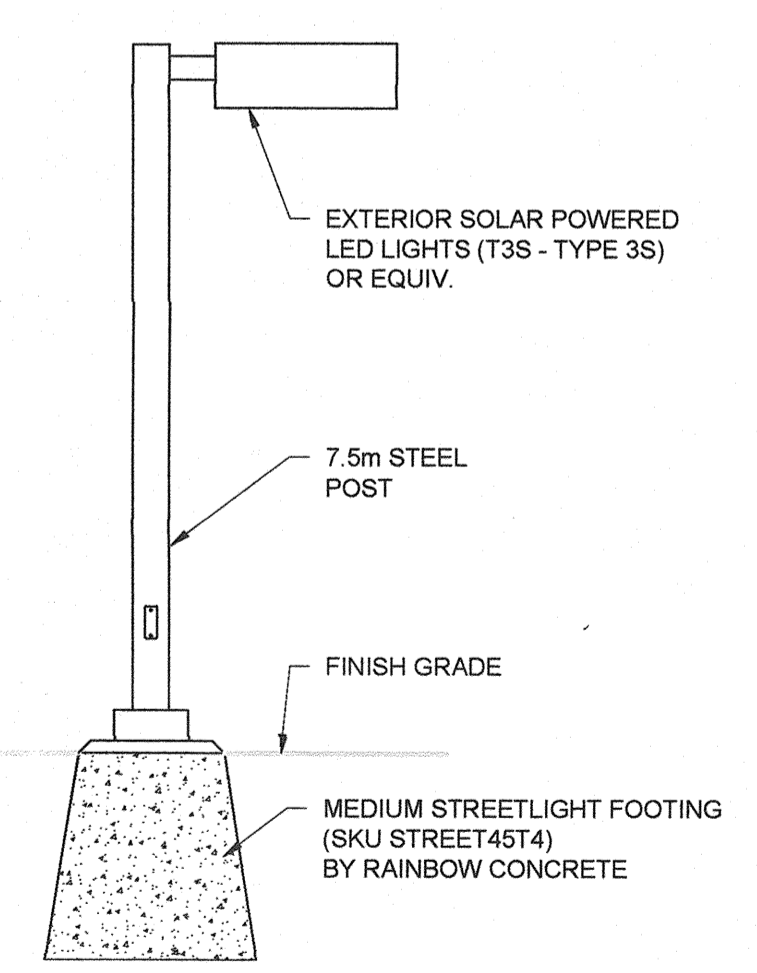
**PLAN**  
SCALE: 1:150



**TYPICAL PLANTING DETAIL**  
N.T.S.

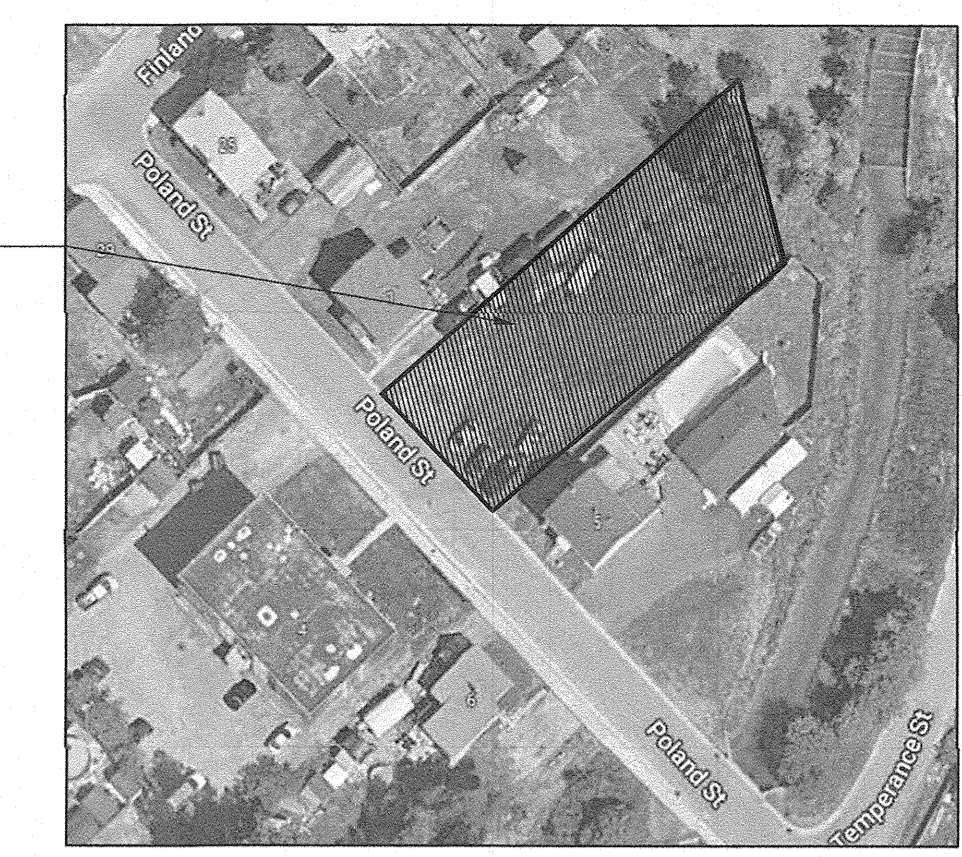


**SECTION (SWALE)**  
SCALE: 1:20



**DETAIL 1**

SCALE: N.T.S.  
NOTE:  
1. CONTRACTOR TO COORDINATE ANCHOR BOLTS W/ RAINBOW CONCRETE  
2. RIGID PVC NOT REQUIRED



**KEY PLAN**  
SCALE: N.T.S.

**PROPERTY DESCRIPTION**

MCKIM CON 2 LOT 12 PLAN M1023  
LOT 114 PCL 40767  
3 POLAND ST., COPPER CLIFF POM 1N0

	REQUIRED	PROPOSED
ZONE	R1-5	R1-5 (S) - PARKING LOT
LOT AREA	771 sq m	-
LOT FRONTAGE	16.77 m	-
LOT DEPTH	39.93m / 49.66m	-
FRONT YARD	6m	-
REAR YARD	7.5 m	-
INT. SIDE YARD	1.2 m	-
PARKING	-	9 (2.75m x 6m)
LANDSCAPE	1.8m	0.97m
PARKING AISLE	6m	5.5m
DRIVEWAY WIDTH	6m	5.18m
PARKING AREA & DRIVE AISLES	PAVE	GRAVEL

**GENERAL NOTES**

- ALL CONTRACTORS ARE SOLELY RESPONSIBLE FOR ENSURING THAT ALL WORK CONFORMS TO THE REQUIREMENTS OF THE APPLICABLE CODES, STANDARDS AND SPECIFICATIONS, DRAWINGS AND NOTES. SITE REVIEW BY CONSULTANTS IS FOR THE SOLE PURPOSE OF OBSERVING AND REPORTING ON CONFORMANCE W/ THE DESIGN CONCEPT & CERTIFICATION OF THE WORKS TO THE MUNICIPALITY. RESPONSIBILITY FOR ERRORS & OMISSIONS IN THE CONSTRUCTION AND FOR MEETING ALL REQUIREMENTS RESTS SOLELY W/ THE CONTRACTOR. THE CONTRACTOR OWES A DUTY TO REPORT ALL INCONSISTENCIES IN WRITING BETWEEN THE DESIGN DRAWINGS AND SITE CONDITIONS TO THE CONSULTANTS IMMEDIATELY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE CONSEQUENCES OF NOT REPORTING SUCH INCONSISTENCIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE THIS FIRM WITH A MARKED UP SITE PLAN SHOWING ALL AS-BUILT INFORMATION, BUILDING LOCATIONS AND SIZES, FINISHED FLOOR ELEV'S, GRADES, SIGN LOCATIONS, SWALES, REFUSE LOCATION ETC. FAILURE TO PROVIDE THIS FIRM WITH REQUIRED AS-BUILT INFORMATION AT THE COMPLETION OF JOB WILL MAKE THIS CONTRACTOR RESPONSIBLE FOR ALL THE COSTS RELATED TO OBTAINING THIS INFORMATION.
- ALL REFUSE SHALL BE STORED IN DESIGNATED AREAS WITH PRIVATE PICK-UP.
- ALL DISTURBED ADJACENT PROPERTIES SHALL BE RESTORED TO ORIGINAL CONDITIONS.
- PROVIDE A MINIMUM SLOPE OF 2% AWAY FROM ALL BUILDING.
- IT IS THE RESPONSIBILITY OF EACH CONTRACTOR WORKING ON THE SITE TO OBTAIN THEIR OWN RELIABLE GEODETIC BENCH MARK TO USE TO SET GRADES, SERVICES, BUILDINGS, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES AND SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL UNWANTED MATERIALS. THE CONTRACT ADMINISTRATOR SHALL FIELD DETERMINE MATERIALS SUITABLE FOR RE-USE WITHIN THE PROJECT.
- OPSS SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH APPLICABLE GSSS SPECIFICATIONS.
- THE ENGINEER CERTIFICATION SUBMISSION FOR ALL WORK COMPLETED IN THE MUNICIPAL RIGHT OF WAY AND ALL PIPE WORK CONSTRUCTED ON PRIVATE PROPERTY SHALL BE IN CONFORMANCE WITH THE CITY'S CERTIFICATION REQUIREMENTS.
- PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR OR DEVELOPER OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMIT, AND SERVICE CONNECTION PERMITS FROM THE CITY'S ENGINEERING SERVICES.
- ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CGS DESIGN STANDARD AND SPECIFICATION, OR THE ONTARIO PROVINCIAL STANDARDS MAY, SUBJECT TO THE APPROVAL OF THE CITY OF CGS, BE USED WHERE NO STANDARD OR SPECIFICATION IS NOTED.
- ALL DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT OF WAY SHALL BE RECTIFIED TO THE ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE GENERAL MANAGER OF GROWTH AND INFRASTRUCTURE.
- ENTRANCE TO BE AS PER GSSD 350.010
- LOCATION OF ALL EXISTING DETAIL SHOWN ON THE PLANS IS APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR.
- THIS SITE PLAN WAS DERIVED FROM BORTOLUSSI SURVEYING, ONTARIO LAND SURVEYORS
- ALL SITE PLAN WORK TO BE THE RESPONSIBILITY OF THE OWNER FOR INSTALLATION AND COMPLETION

-THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL INFORM THE ENGINEERS IMMEDIATELY OF ANY DISCREPANCY OR VARIATION FROM THE DRAWINGS.  
-THIS DRAWING, AND THE DESIGNS AND INFORMATION IT CONTAINS, IS THE PROPERTY OF THE ENGINEERS AND MAY NOT BE REPRODUCED OR USED OTHERWISE THAN ON THE SPECIFIED PROJECT WITHOUT THEIR WRITTEN PERMISSION.  
-DO NOT SCALE DRAWINGS.

Rev	Description	Date
0	ISSUED FOR REZONING	SEPT. 9, 2022
1		
2		

NOTES

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**3 POLAND ST., SUDBURY**  
  
**SITE PLAN**

Print Date:	Sept. 9, 2022
Drawn by:	MO
Checked by:	BA
Scale:	AS NOTED
Job No.:	EQ23042
Drawing No.	Rev.
<b>SP1</b>	<b>0</b>