

SKETCH OF
PROPOSED RESIDENTIAL DEVELOPMENT
 ON
MUNICIPAL # 2131 BANCROFT DR.
 PIN 73577-0535
 BEING PART OF
LOT 11, CONCESSION 3
 GEOGRAPHIC
 TOWNSHIP OF NEELON
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 SCALE 1:150
 METRES

BENCHMARK NOTES
 ELEVATIONS SHOWN HEREON HAVE BEEN OBSERVED USING SIMULTANEOUS REAL-TIME KINEMATIC (RTK) GPS OBSERVATIONS WHICH ARE DIRECTLY RELATED TO GRID50 ELLIPSOID OF NAD83(CRS, 2011) AND HAVE BEEN CONVERTED TO CGVD28 DATUM BY THE CITY OF GREATER SUDBURY. BENCHMARK IS THE CITY OF GREATER SUDBURY BENCH MARK IT IS THE TOP OF THE SSBM IN THE FOUNDATION OF THE NORTH FACE OF HOUSE MUNICIPAL # 2131 BANCROFT DR. 0.00M EAST OF THE N.W. CORNER, 0.07M BELOW SIDING, HAVING AN ELEVATION OF 260.221 CVD28, AS SHOWN HEREON.

NOTES
 DIMENSIONS SHOWN HEREON ARE DERIVED FROM EXISTING FIELD NOTES OF D.S. DORLAND LIMITED, O.L.S. FILE 18312. THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR THE PURPOSES NOTED IN THE TITLE BLOCK.
 PIN 73577-0535 CONSISTS OF ALL OF PROPOSED PARTS 1 TO 8 INCLUSIVE. PROPOSED PARTS 2, 3, 5 & 8 WILL BE SUBJECT TO A PROPOSED HYDRO EASEMENT. PROPOSED PARTS 3 TO 6 INCLUSIVE WILL BE SUBJECT TO A SHARED RIGHT-OF-WAY IN BENEFIT OF BOTH THE SEVERED AND RETAINED LANDS.
 TOPOGRAPHICAL FIELD SURVEY INFORMATION WAS COMPLETED DECEMBER 2, 2020.
 THE EDGE OF WATER WAS SURVEYED ON DECEMBER 2, 2020.
 CONTOUR INTERVAL = 0.25 METRES.
 THE LOCATION OF UNDERGROUND PIPES HAVE NOT BEEN DETERMINED.
 UNDERGROUND SERVICES SHOWN HEREON ARE DERIVED FROM CITY OF GREATER SUDBURY AS-BUILTS TRANSPORT DRIVE, DRAWING No's 23 & 24 OF 41, DATED 2009-12-18. NOTE THAT ABANDONED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS PLAN.
 NO DRAINAGE FROM A NEWLY CREATED LOT SHALL FLOW ONTO EXISTING LOTS.
 THESE NEW LOTS SHALL CONFORM TO CITY ENTRANCE POLICY (REFER TO CITY STANDARD DRAWING 0550-303.020).
 PERMITS ARE REQUIRED FOR ALL DRIVEWAY CONSTRUCTIONS AND CULVERT INSTALLATIONS.
 STORM WATER MANAGEMENT: SEE EXP SERVICES DESIGN BRIEF FOR SUMMARY OF PROPOSED WORKS.

LEGEND

- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- LT DENOTES LOT
- COVD28 DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928
- SSBM DENOTES STAINLESS STEEL BOLT & WASHER
- FS DENOTES FIELD SURVEY INFORMATION
- AB DENOTES ABSOLUTE INFORMATION
- INV DENOTES INVERT ELEVATION
- BP DENOTES BELL POLE
- TR DENOTES TRANSFORMER POLE
- BB DENOTES BELL BOX
- CB DENOTES CATCH BASIN
- CBMH DENOTES CATCH BASIN MANHOLE
- UP DENOTES UTILITY POLE
- HP DENOTES HYDRO POLE
- AN DENOTES ANCHOR
- LS DENOTES LIGHT STANDARD
- MH DENOTES MANHOLE
- SBM DENOTES SITE BENCHMARK
- H10 DENOTES FIRE HYDRANT
- WV DENOTES WATER VALVE
- SOB DENOTES SOIL
- RYSB DENOTES REAR YARD SET BACK (MINIMUM)
- FYSB DENOTES FRONT YARD SET BACK (MINIMUM)
- ISYB DENOTES INTERIOR SIDE YARD SET BACK (MINIMUM)
- PSYB DENOTES PRIVACY YARD DEPTH SET BACK (MINIMUM)
- M.V. DENOTES MINOR VARIANCE REQUIRED (FOR ONE SIDE OF EACH ROW DWELLING UNIT)
- N.D.C.A. DENOTES NICKEL DISTRICT CONSERVATION AUTHORITY (NOW KNOWN AS CONSERVATION SUDBURY)
- S.W.M. DENOTES STORM WATER MANAGEMENT
- DENOTES UNDERGROUND CABLE
- - - DENOTES FENCE
- - - DENOTES OVERHEAD UTILITY LINE
- - - DENOTES OVERHEAD BELL LINE
- - - DENOTES UNDERGROUND GAS MAIN
- - - DENOTES OVERHEAD HYDRO LINE

NDCA LINE LEGEND

- STREAM TOP OF BANK EDGE
- BOTTOM OF FILL BANK (VALLEY TOE OF SLOPE)
- TOE EROSION ALLOWANCE (AS DETERMINED BY EXP SERVICES INC.)
- 6.0m OFFSET LINE FROM TOE EROSION ALLOWANCE TO PERMIT AN ACCESS ALLOWANCE
- REVISED REGIONAL FLOOD LINE, AS PER SITE SURVEY (AS DETERMINED BY EXP SERVICES INC.)
- 15m OFFSET FROM REVISED REGIONAL FLOOD LINE
- 12m SHORELINE BUFFER (MEASURED FROM EDGE OF WATER)
- APPROX. 3:1 SLOPE FROM BOTTOM OF FILL (VALLEY TOP OF SLOPE)

- PROPOSED GRASS AREA
- AREA TO BE CLEARED WITHIN SHORELINE BUFFER

METRIC NOTE
 DISTANCES & ELEVATIONS SHOWN ON THIS PLAN ARE IN METERS & CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



WESTERLY PROPOSED LOT (TO BE RETAINED) (PROPOSED PARTS 1 TO 4 INCLUSIVE)

ITEM	PROVIDED	REQUIRED	CALCULATIONS
LOT AREA	± 1923 Sq.m.	450 Sq.m.(MIN.)	150.0 sq.m. per unit x 3 units = 450 Sq.m.
LOT FRONTAGE	34.18m	18m (MIN.)	
FRONT YARD	7.5m	7.5m (MIN.)	
REAR YARD	5.8m	7.5m (MIN.)	
INTERIOR SIDE	15.3m	1.8m (MIN.)	1.8m (MIN.) FOR 2 STOREY
INTERIOR SIDE	4.6m	1.8m (MIN.)	1.8m (MIN.) FOR 2 STOREY
PARKING AND DRIVEWAY AREA (%)	12.1%	232 / 1923 = 12.1%	
LANDSCAPED AREA (%)	78.6%	30% (MIN.)	1513 / 1923 = 78.6%
TOTAL GROUND FLOOR GROSS AREA OF ALL 3 ROW HOUSING UNITS	178 Sq.m.		
TOTAL GROSS FLOOR AREA OF 2 STOREYS OF UNITS	356 Sq.m.		
PROPOSED 2 STOREY DWELLING HEIGHT	9m ±	MAX. 11.0m	
LOT COVERAGE (%)	9.3%	MAX. 40%	178 / 1923 = 9.3%
7.5m PRIVACY YARD DEPTH IS REQUIRED ABUTTING THE FULL LENGTH OF AT LEAST ONE EXTERIOR WALL OF EACH DWELLING UNIT.	15.3m (MIN.)	7.5m (MIN.)	
MINIMUM 3.0m LANDSCAPE AREA IS REQUIRED ALONG THE FULL LENGTH OF A LOT LINE ABUTTING PUBLIC ROADS HAVING A WIDTH GREATER THAN 10m.	7.5m (MIN.)	3.0m (MIN.)	
MINIMUM 3.0m PLANTING STRIP IS REQUIRED WHERE R3 ZONE ABUTS R1 ZONE. THIS WIDTH CAN BE REDUCED TO 1.8m IF PLANTING STRIP CONTAINS OPAQUE FENCE HAVING HEIGHT OF 1.5m OR MORE	241 Sq.m. (THIS WILL BE A VARIANCE WITH THE BY-LAW)	MAX. 197 Sq.m.	PARKING AREA + DRIVEWAY) + LAWN AREA TOTAL (CLEARED AREA) = 241 Sq.m.
LENGTH OF SHORELINE TO BE CLEARED	0m	MAX. 23m	
EXISTING ZONE: R1-5			
PROPOSED ZONE: R3-SPECIAL			

EASTERLY PROPOSED LOT (TO BE SEVERED) (PROPOSED PARTS 5 TO 8 INCLUSIVE)

ITEM	PROVIDED	REQUIRED	CALCULATIONS
LOT AREA	± 2085 Sq.m.	600 Sq.m.	150.0 sq.m. per unit x 4 units = 600sq.m.
LOT FRONTAGE	28.55m	18m (MIN.)	
FRONT YARD	** 6.0m	7.5m (MIN.)	** VARIANCE TO BY-LAW
REAR YARD	19.97m	7.5m (MIN.)	
INTERIOR SIDE	7.6m	1.2m (MIN.)	1.2m (MIN.) FOR 1 STOREY
INTERIOR SIDE	6.39m	1.2m (MIN.)	1.2m (MIN.) FOR 2 STOREY
PARKING AND DRIVEWAY AREA (%)	11.4%	238 / 2085 = 11.4%	
LANDSCAPED AREA (%)	66.6%	30% (MIN.)	1389 / 2085 = 66.6%
TOTAL GROUND FLOOR GROSS AREA OF ALL 4 ROW HOUSING UNITS	458 Sq.m.		
PROPOSED 1 STOREY DWELLING HEIGHT	7m ±	MAX. 11.0m	
LOT COVERAGE (%)	22.0%	MAX. 40%	458 / 2085 = 22.0%
7.5m PRIVACY YARD DEPTH IS REQUIRED ABUTTING THE FULL LENGTH OF AT LEAST ONE EXTERIOR WALL OF EACH DWELLING UNIT.	** 6.39m	7.5m (MIN.)	** VARIANCE TO BY-LAW
MINIMUM 3.0m LANDSCAPE AREA IS REQUIRED ALONG THE FULL LENGTH OF A LOT LINE ABUTTING PUBLIC ROADS HAVING A WIDTH GREATER THAN 10m.	6.0m (MIN.)	3.0m (MIN.)	
MINIMUM 3.0m PLANTING STRIP IS REQUIRED WHERE R3 ZONE ABUTS R1 ZONE. THIS WIDTH CAN BE REDUCED TO 1.8m IF PLANTING STRIP CONTAINS OPAQUE FENCE HAVING HEIGHT OF 1.5m OR MORE	76 Sq.m.	MAX. 81 Sq.m.	PARKING AREA + DRIVEWAY) + LAWN AREA TOTAL (CLEARED AREA) = 76 Sq.m.
LENGTH OF SHORELINE TO BE CLEARED	0m	MAX. 23m	
EXISTING ZONE: R1-5			
PROPOSED ZONE: R3-SPECIAL			

CAUTION
 TOPOGRAPHICAL SURVEY AND PLAN PREPARED FOR ASSISTING IN GENERAL BUILDING LAYOUT AND DESIGN. DETAIL SITE SURVEYS AND SOIL INVESTIGATIONS AT BUILDING SITE, AND AT CRITICAL POINTS MUST BE OBTAINED FOR FINAL CONSTRUCTION DESIGN AND CONTRACT PURPOSES.

DISCLAIMER
 OWNERS OF UNDERGROUND UTILITIES HAVE NOT BEEN CONTACTED FOR THE PURPOSES OF THIS SURVEY. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES TO THE SURVEYOR BEFORE PROCEEDING WITH THE WORK.

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PREPARED BY: A.L. SCALE: 1:150 METRIC
 FIELD WORKER: CAD FILE: 18312-051010
 DATE: DEC. 21, 2022 P. SPACE TAB: T090-105004E