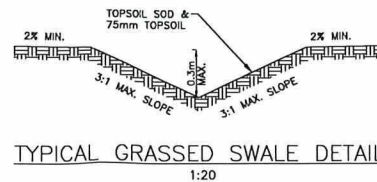


LEGEND:

	MAJOR CONTOURS		PROPOSED BUILDING		PROPOSED EDGE OF ROAD		EXISTING SIDEWALK
	MINOR CONTOURS		LOT LINE		EXISTING EDGE OF ROAD		EXISTING FIRE HYDRANT
	EXISTING ELEVATION		PROPOSED GRASSED SWALE		EXISTING BUILDING		SITE BENCHMARK
	PROPOSED ELEVATION		PROPERTY LINE		EXISTING OVERHEAD WIRES		EXISTING WATER VALVE
	PROPOSED SLOPE		PROPOSED LANDSCAPE WALL		EXISTING EDGE OF CURB		



GENERAL NOTES:

1. INFORMATION PRESENTED ON THIS DRAWING IS BASED UPON INFORMATION RECEIVED FROM THE FOLLOWING SOURCES:
- TOPOGRAPHICAL DETAILS: TULLOCH GEOMATICS - DEC, 2022
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING SERVICES AND UTILITIES PRIOR TO PROCEEDING WITH ANY WORK.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL NOT OPERATE ANY EXISTING SERVICE VALVES WITHOUT CONTACTING AND OBTAINING PERMISSION FROM THE SPECIFIC UTILITY OWNER.
5. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO PERFORMING ANY WORK AND MAKE THEMSELVES FULLY AWARE OF ALL EXISTING ON-SITE CONDITIONS.
6. ALL ELEVATIONS ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
7. ALL PROPERTY BARS SHALL BE PRESERVED AND REPLACED BY A CERTIFIED OLS AT THE CONTRACTOR'S EXPENSE IF DISTURBED DURING CONSTRUCTION.
8. DRAWINGS ARE NOT TO BE SCALED.
9. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF GREATER SUDBURY STANDARDS AND OPS STANDARDS. WHERE CONFLICT OCCURS, CITY OF GREATER SUDBURY STANDARDS GOVERN.

SILTATION CONTROL PLAN NOTES:

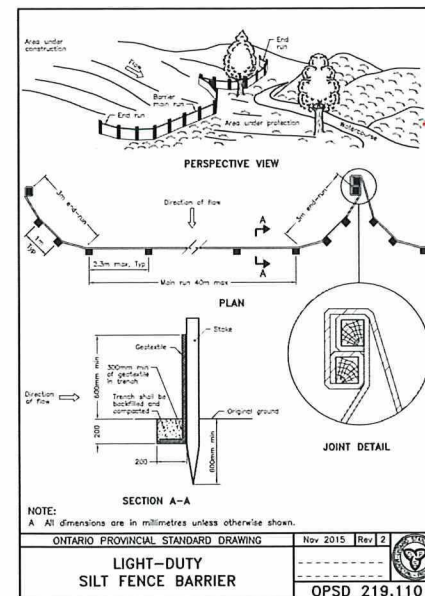
1. SEDIMENT BARRIERS, CHECK DAMS, AND TEMPORARY CONSTRUCTION ACCESS TO BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. ALL SEDIMENT CONTROL DEVICES TO BE ROUTINELY INSPECTED AND MAINTAINED IN PROPER WORKING ORDER UNTIL AREAS ARE STABILIZED.
3. IF NECESSARY, TRUCKS WILL BE WASHED DOWN BEFORE LEAVING THE SITE.
4. THE SITE WILL BE WET DOWN IF NECESSARY TO CONTROL DUST.
5. ALL CONSTRUCTION ACTIVITY WILL COMPLY WITH THE CITY OF GREATER SUDBURY NOISE BYLAW.
6. ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT THE SITE FROM TEMPORARY CONSTRUCTION ACCESS.
7. ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.
8. FILTER FABRIC TO BE PLACED UNDER GRATES ON ALL BASINS TO TRAP SEDIMENT. SILT TRAPS ARE TO BE CLEANED REGULARLY AND ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. FILTER FABRIC FOR SILT CONTROL TO BE TERRA FIX 270R OR APPROVED EQUIVALENT.
9. WHERE CONSTRUCTION ACTIVITY TAKES PLACE WITHIN THE CITY RIGHT OF WAY, SEDIMENT CONTROLS WILL BE PLACED ON THE CATCH BASINS ON PUBLIC STREETS ACROSS THE PROPERTY'S FRONTAGE.
10. STREET SWEEPING, CATCH BASIN CLEANING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE CITY OF GREATER SUDBURY.
11. SURFACE EROSION PROTECTION SHALL BE APPLIED FOR ALL DISTURBED AREAS, SUBJECT TO EROSION, UNTIL VEGETATION IS ESTABLISHED.

DRAINAGE NOTES:

1. SLOPE AWAY FROM THE BUILDING AT A MINIMUM 2.0% GRADE.
2. SWALES SHOWN TO DIRECT WATER AWAY FROM THE BUILDING AND THE ADJACENT PROPERTIES. WHERE MINIMUM SWALE GRADE IS LESS THAN 1.0%, UNDERDRAIN SHALL BE INSTALLED.
3. MINIMUM 200mm HEIGHT FROM TOP OF FOUNDATION WALL TO FINISHED GRADE SHALL BE PROVIDED.

RETAINING WALLS:

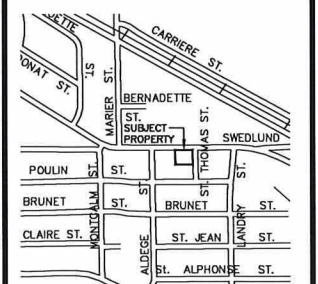
1. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
2. RETAINING WALLS MAY REQUIRE A PERMIT AND ENGINEERING DRAWINGS. THE MUNICIPALITY SHALL BE CONTACTED REGARDING ANY ASSOCIATED PERMITS.
3. CONSTRUCTION OF THE RETAINING WALL SHALL NOT COMMENCE UNTIL APPLICABLE PERMITS ARE IN PLACE.
4. RETAINING WALL SHALL BE COMPLETE WITH GUARDS WHERE APPLICABLE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.



SCALE 1:200
0 3 6 9 12 METRES



KEY PLAN



ENGINEER'S SEAL



CLIENT:

2538085 ONTARIO INC.

CONSULTANT:



PROJECT TITLE:

105 NOTRE DAME STREET
DEVELOPMENT

DRAWING TITLE:

LOT GRADING PLAN
FOR SEVERANCE
APPLICATION

BZ	BZ	PD	PD
DRAWN	DESIGNED	CHECKED	APPROVED
1:200	JAN 31, 2023		
SCALE	DATE		
22-1151	0	C1	
PROJECT No.	REVISION	DRAWING	

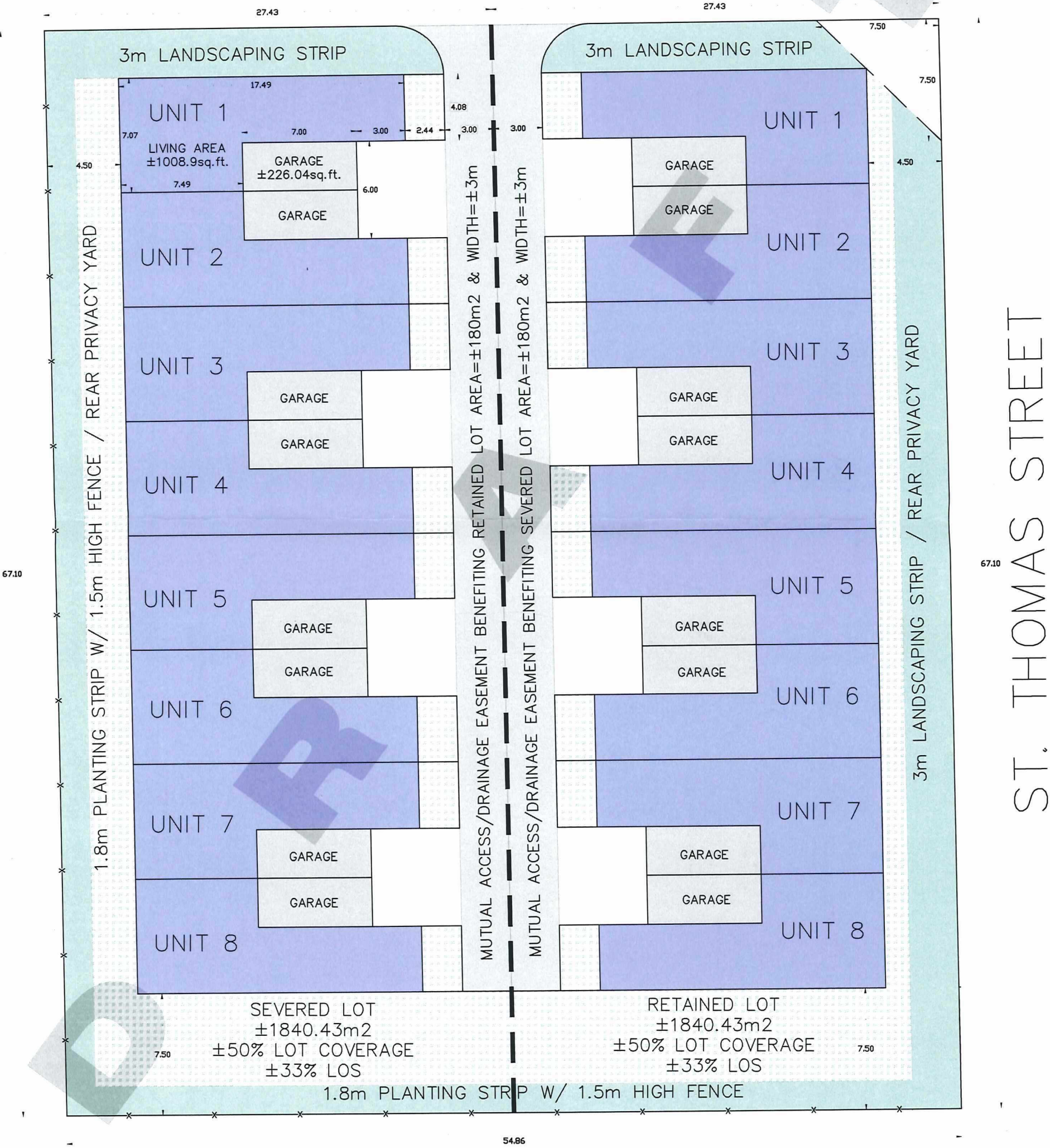
CONCEPTUAL SKETCH
NOTRE DAME & ST. THOMAS STREET
GEOGRAPHIC TOWNSHIP OF AZILDA
CITY OF GREATER SUDBURY
2023

REQUIRED RELIEF'S FOR REZONING
(ROW DWELLINGS)

- FYS of 3m, whereas 6m is required
- Lot Coverage of 50%, whereas 40% is required
- 3m drive aisles, whereas 6m drive aisles are required
- Rear Privacy Yard of 4.5m, whereas 7.5m is required
- Parking Ratio of 1 parking space per unit, whereas a parking ratio of 1.5 parking spaces per unit is required



NOTRE DAME STREET EAST



CAUTION

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS PLAN HAVE BEEN COMPILED FROM PLANS PROVIDED BY THE OWNER AND HAVE NOT BEEN CONFIRMED.

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE.

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NOTE: WASTE WILL BE COLLECTED PRIVATELY IN ACCORDANCE WITH SECTION 20 & 21 OF THE WASTE MANAGEMENT BY-LAW (2006-280)



TULLOCH

1942 REGENT STREET UNIT L P3E 5V5 SUDBURY, ONTARIO 705-671-2295

DRAWN BY: AA FILE: 22-1151