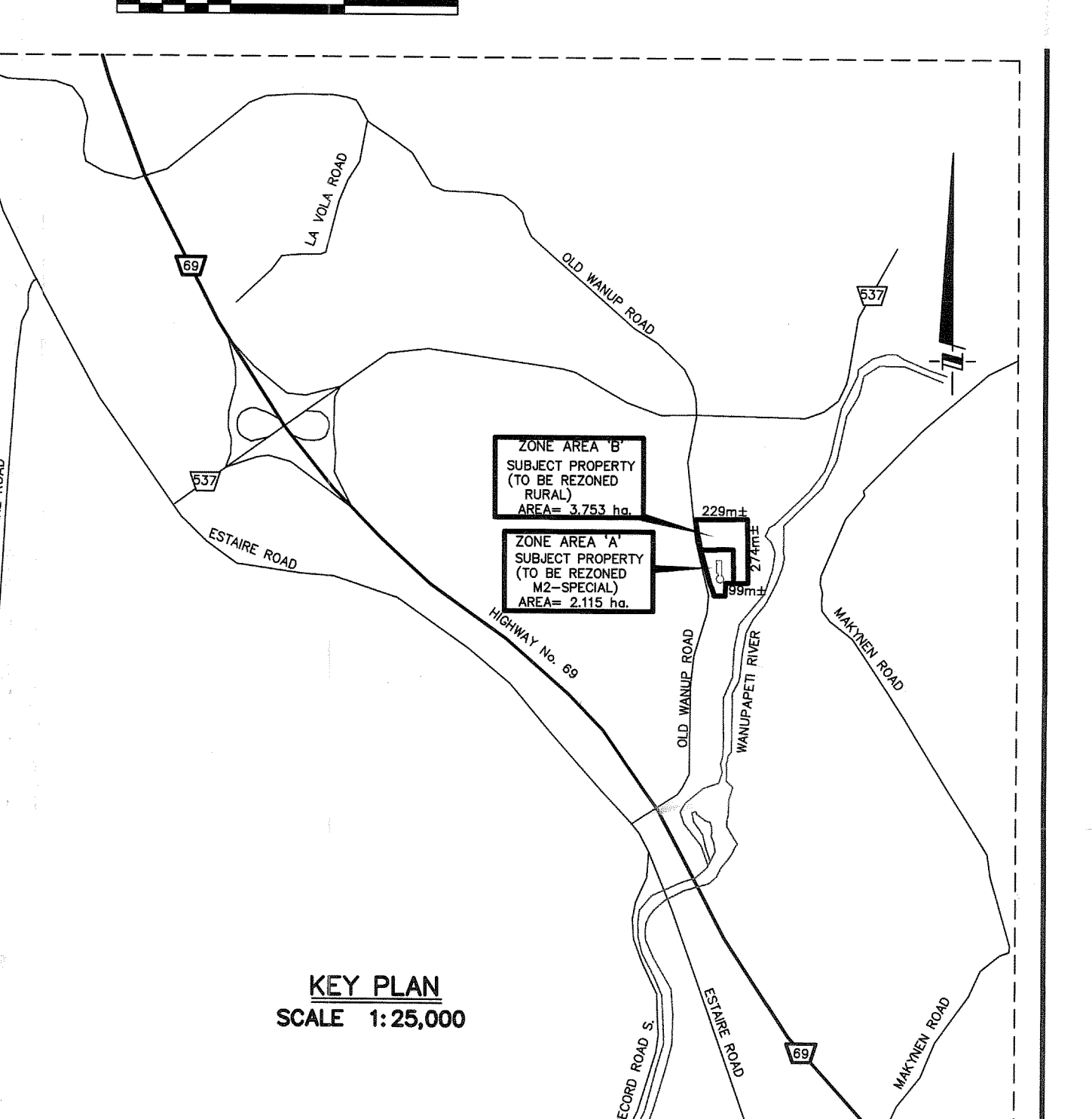
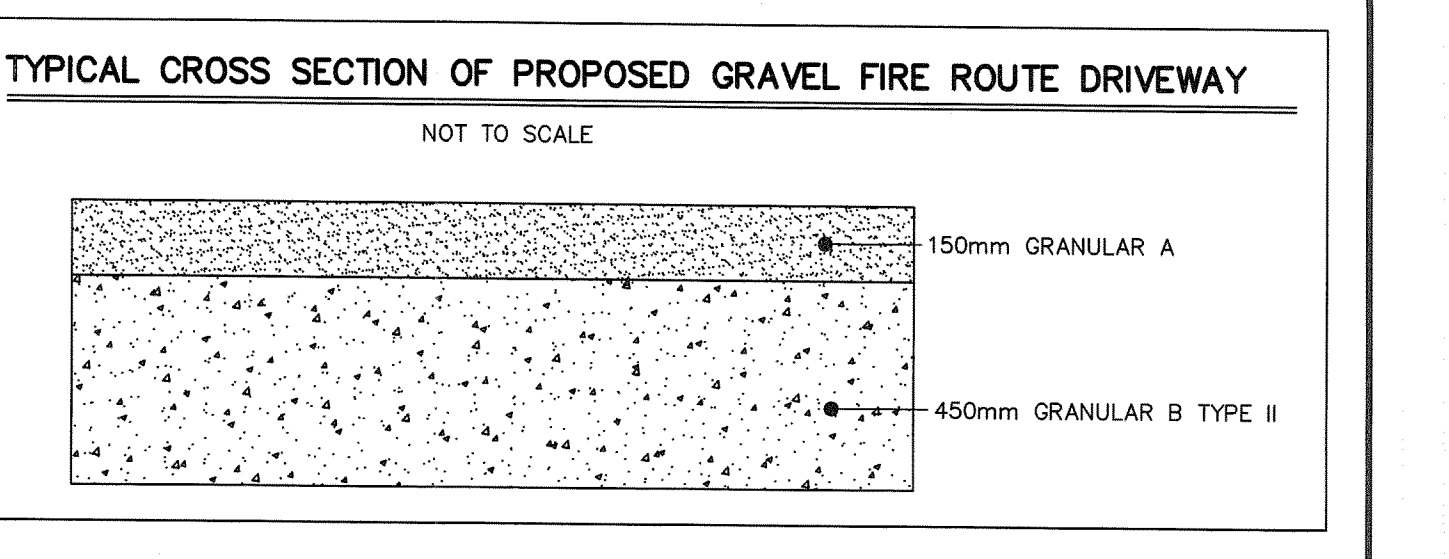
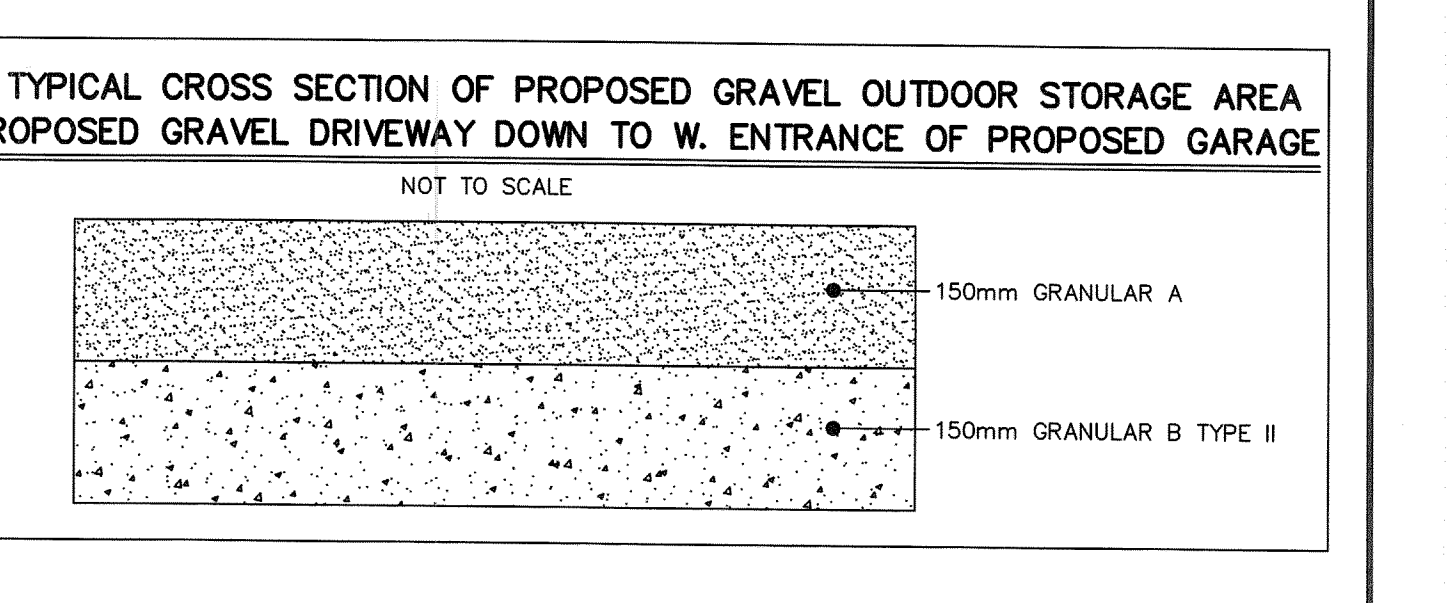
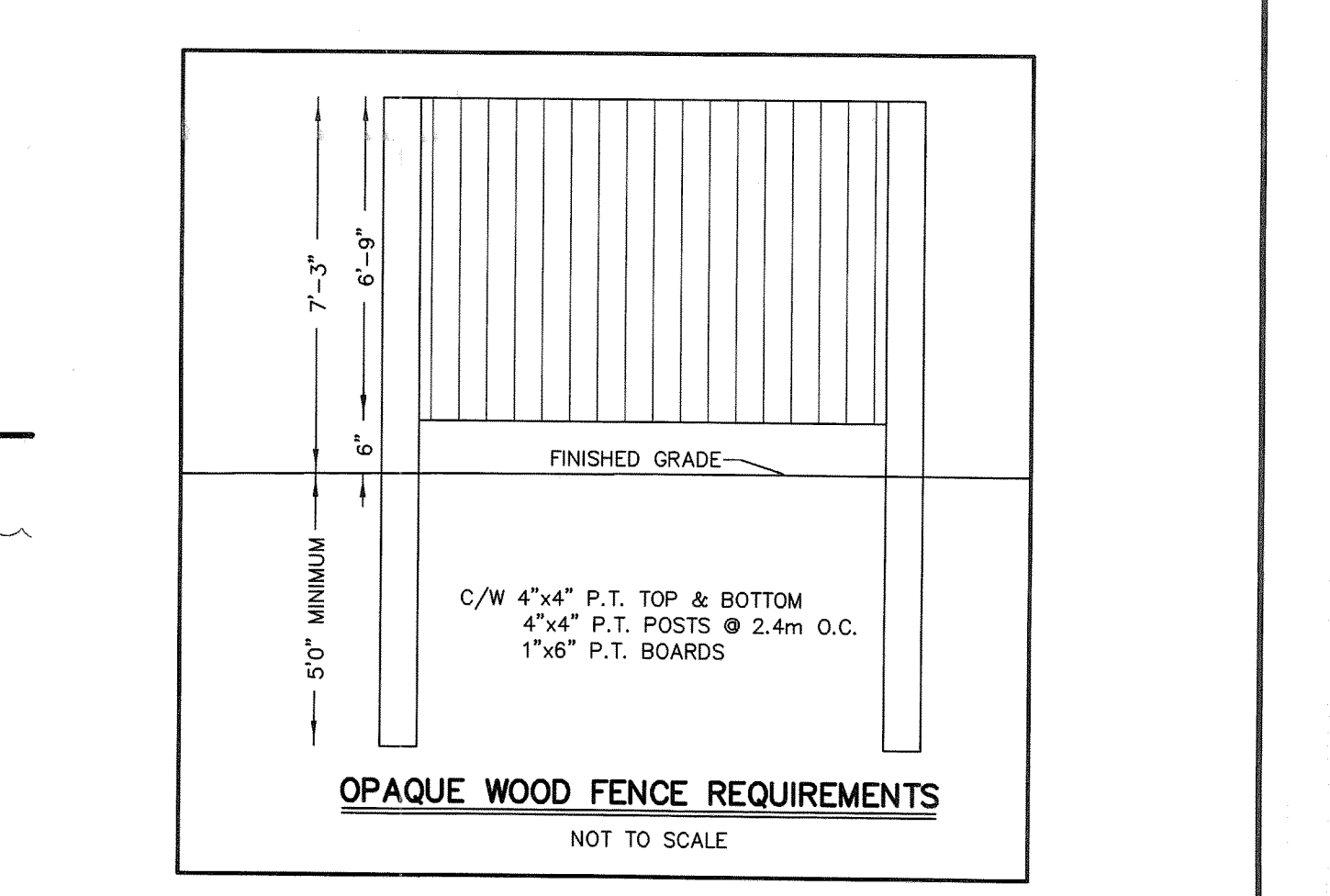


SITE PLAN OF FORMER 'WANUP PUBLIC SCHOOL' AND PROPOSED LIGHT INDUSTRIAL (SPECIAL) DEVELOPMENT
BEING PART OF
PIN 73470-0288
AND BEING ALL OF
PIN 73470-0231
AND BEING PART OF
LOT 1 CONCESSION 2
GEOGRAPHIC
TOWNSHIP OF DILL
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY
SCALE 1:250
METRES
APRIL 2ND, 2019 BETWEEN THE CITY AND 4543 OLD WANUP ROAD INC.



BENCHMARK NOTES
ELEVATIONS SHOWN HEREON HAVE BEEN OBSERVED USING SIMULTANEOUS REAL-TIME KINEMATIC GPS OBSERVATIONS WHICH ARE DIRECTLY RELATED TO THE GRID ELLIPSOID OF NAD83(CRS, 2002.0) AND HAVE BEEN CONVERTED TO CVD28 HEIGHTS USING THE HTF2.0 NATIONAL HEIGHT TRANSFORMATION AS PROVIDED BY NATURAL RESOURCES CANADA.
WHERE PRACTICAL THE DIRECT RELATIONSHIP OF THESE CONVERTED ELEVATIONS TO THE CVD28 VERTICAL DATUM HAVE BEEN CONFIRMED BY OBSERVING LOCAL BENCHMARKS.
SITE BENCHMARK #1 IS THE TOP OF FINISHED FLOOR OF THE EXISTING GYM (PROPOSED GARAGE) OF THIS FORMER SCHOOL, AS SHOWN HEREON, HAVING AN ELEVATION OF 225.32 METERS.
SITE BENCHMARK #2 IS THE TOP OF A WALL IN THE BEDROOM, 14.9m SOUTH OF THE SOUTH FACE OF THE SCHOOL, AS SHOWN HEREON, HAVING AN ELEVATION OF 227.22 METERS.

SILTATION & EROSION CONTROL MEASURES:
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 MAINTAINED AND MONITORED IN PROPER WORKING ORDER UNTIL WORK IS COMPLETED.
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 CITY OF GREATER SUDBURY NOISE BYLAW.
6. ALL CONSTRUCTION VEHICLES TO ENTER AND EXIT SITE FROM TEMPORARY CONSTRUCTION ACCESS.
7. ALL TOPSOIL STOCKPILES TO BE SURROUNDED WITH SEDIMENT CONTROL FENCING.
8. STREET SWEEPING AND DUST CONTROL ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE KEPT UNDER CONTROL ON ALL ROADWAYS TO THE SATISFACTION OF THE GENERAL MANAGER OF GROWTH AND INFRASTRUCTURE.
9. SURFACE EROSION PROTECTION SHOULD BE APPLIED FOR ALL DISTURBED AREAS. SUBJECT TO BROOKLYN, WIND EROSION IS REQUIRED.
10. A LOG BOOK SHALL BE KEPT ON-SITE INDICATING PROTECTION SCHEDULES, REPAIRS MADE, & ANY CONCERNED NOTED.



LEGEND

○	DENOTES NOT TO SCALE
○	DENOTES PROPERTY IDENTIFIER NUMBER
○	DENOTES LAND TITLES
○	DENOTES HYDRO POLE
○	DENOTES BELL POLE
○	DENOTES TRANSFORMER POLE
○	DENOTES ANCHOR
○	DENOTES SITE BENCHMARK
○	DENOTES EXISTING DECIDUOUS TREE
○	DENOTES EXISTING CONIFEROUS TREE
○	DENOTES SIGN
○	DENOTES PROPOSED WALL MOUNTED FLOOD LIGHT FIXTURE
○	DENOTES EXISTING WALL MOUNTED LOW INTENSITY LIGHT FIXTURE
○	DENOTES EXISTING WALL MOUNTED FLOOD LIGHT FIXTURE
○	DENOTES PROPOSED BOLLARD
○	DENOTES EXISTING WALL MOUNTED WATER TAP
○	DENOTES MANHOLE
○	DENOTES INVERT ELEVATION
○	DENOTES OVERST ELEVATION
○	DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928
○	DENOTES FINISHED FLOOR ELEVATION
○	DENOTES DOOR SILL ELEVATION
○	DENOTES PROPOSED LANDSCAPING BOLLARD
○	DENOTES PROPOSED LANDSCAPING BOLLARD
○	DENOTES ONTARIO PROVINCIAL STANDARD DRAWING
○	DENOTES PROPOSED DECIDUOUS TREE
○	DENOTES PROPOSED CONIFEROUS TREE

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT (m)	SPREAD (m)	SIZE (AT MATURITY)
A	ACER RUBRUM	RED MAPLE	13	21	13	SEE NOTE 'A'
B	PIEA GLAUCA	WHITE SPRUCE	14	20	6	1600mm MIN.

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 TRADE 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 FRONTS 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.

D.S. DORLAND LIMITED
288 LARON STREET
SUDBURY, ONTARIO, P3B 1M1
PHONE (705) 875-2556 FAX (705) 873-1051
WWW.DORLANDLIMITED.CA

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 INCURRED IN THE COURSE OF THE CONSTRUCTION PHASE UNLESS THE SERVICES OF THE SURVEYOR ARE ENGAGED TO CARRY OUT SITE SUPERVISION SERVICES.
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF D.S. DORLAND LTD.
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ZONE AREA 'B':
PART OF PIN 73470-0288 TO BE RE-ZONED RURAL ONLY:

ITEM:	EXISTING ZONE	PROPOSED ZONE
LOT AREA (FOR PROPOSED ZONE RURAL ONLY)	37,535 Sq.m. (3,753 ha)	
ZONE AREA 'B', PART 1, PLAN SR-2355 (BEING PART OF PIN 73470-0288)		PROPOSED = RURAL

TYPICAL CROSS SECTION OF PROPOSED PAVED AREAS
NOT TO SCALE
40mm H3.3 SURFACE COURSE
50mm H4.8 BASE COURSE
150mm GRANULAR A
600mm GRANULAR B TYPE II

NOTES
THIS PLAN DEALS MAINLY WITH THE PORTION OF THE PROPERTY TO BE RE-ZONED LIGHT INDUSTRIAL SPECIAL 'M2-S' (REFERRED TO AS REZONING AREA 'A') ON THIS PLAN - (SEE KEYPLAN). THE USES FOR THIS AREA SHALL BE A CONTRACTOR'S YARD, COMMERCIAL SELF STORAGE, SERVICE TRAIL, WAREHOUSE AND RELATED ACCESSORY USES.
THE SUBJECT LANDS (FOR BOTH REZONING AREAS 'A' & 'B' - SEE KEY PLAN) CONSIST OF PIN 73470-0288 BEING PART 1 & 2, PLAN SR-2355 AND PIN 73470-0231, BEING PARCEL 2691 SEC. 35, AS IN LT171805 & PART 1, PLAN SR-551 EXCEPT UNIT 1, EXPROPRIATION PLAN D-20, BEING PART OF LOT 1, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF DILL, CITY OF GREATER SUDBURY, DISTRICT OF SUDBURY.
PROPERTY DIMENSIONS SHOWN HEREON ARE DERIVED FROM EXISTING FIELD NOTES OF D.S. DORLAND LIMITED, O.L.S., FILE 17859. THIS IS NOT A PLAN OF SURVEY AND SHOULD ONLY BE USED FOR PURPOSE NOTED IN FIELD WORK SHOWN HEREON. THIS PLAN WAS COMPLETED JUNE 18, 2018.
THE LOCATION OF UTILITY SERVICES SHOWN HEREON ARE DERIVED FROM: FIELD SURVEY INFORMATION
THE LOCATION OF UNDERGROUND PIPES & SERVICES HAVE NOT BEEN DETERMINED.
EXISTING CONCRETE INTERVAL = 0.25 METERS.
THIS PLAN IS NOT VALID UNLESS SIGNED BY THE SURVEYOR.
NOTE: ALL EXISTING GRADING OF THE SUBJECT PROPERTY TO BE RE-ZONED M2-SPECIAL: ASPHALT, GRAVEL & SODDED AREAS TO REMAIN, UNLESS OTHERWISE NOTED BY HATCHING OF PROPOSED SURFACE FEATURES.
AT THE TIME OF CONSTRUCTION A DESIGN WILL BE MADE TO EITHER: (A) INSTALL A 2.2m HIGH OPAQUE FENCE AROUND THE WEST, NORTH & SOUTH SIDE LIMITS OF THE PROPOSED STORAGE AREA (& A REGULAR CHAIN LINK FENCE ALONG THE EAST SIDE) OR (B) CONSTRUCT THE BERM WITH SECURITY CHAIN LINK FENCING (& SOME GRAVEL FENCING SOUTH OF THE SATED ENTRANCE INTO THE PROPOSED STORAGE AREA) AS SHOWN ON THIS PLAN.
PROPOSED PARKING STALLS TO BE LINE PAINTED IN THE FUTURE WHEN WARRANTED.
MINIMUM PARKING ISLES WIDTH REQUIRED (2 WAY) = 6.0m.
TYPICAL PARKING STALL SIZE IS 2.75m x 5.0m.
TYPICAL BARRIER FREE PARKING STALL SIZE IS 4.4m x 6.0m.
TYPICAL BARRIER FREE PARKING STALL SIZE IS 0.8m x 1.8m.
SNOW REMOVAL SHALL BE ON SITE AND PLACED WITHIN THE LANDSCAPED AREA ADJACENT TO THE PARKING AREAS.
PRIVATE GARBAGE COLLECTION WILL BE PICKED UP AT GARBAGE/RECYCLING AREA AS SHOWN HEREON.

ZONE AREA 'A':
ALL OF PIN 73470-0231 & PART OF PIN 73470-0288 TO BE RE-ZONED M2-SPECIAL ONLY:

ITEM:	EXISTING ZONE	PROPOSED ZONE
LOT AREA (FOR PROPOSED ZONE M2-SPECIAL ONLY)	21,146 Sq.m. (2,115 ha)	
PAVED AREA	2,595 Sq.m.	
PAVED AREA (%)	13.2%	2784 / 21146 = 13.2%
EXISTING GRAVEL SURFACE AREA TO REMAIN & PROPOSED GRAVEL LANDSCAPED AREA(%)	2.9%	600 / 21146 = 2.9%
PROPOSED GRAVEL SURFACE OUTDOOR STORAGE AREA (%)	18.1%	3835 / 21146 = 18.1%
PROPOSED GRAVEL FIRE ROUTE DRIVEWAY(%)	1.5%	328 / 21146 = 1.5%
LANDSCAPED AREA (%)	53.7%	11358 / 21146 = 53.7%
EXISTING GROUND FLOOR GROSS BUILDING AREA	2242 Sq.m.	
EXISTING BUILDING NET FLOOR AREA	2018 Sq.m.	
EXISTING BUILDING TOTAL GROSS FLOOR AREA	2242 Sq.m.	
EXISTING BUILDING HEIGHT	4.1m to 6.1m ±	
BICYCLE PARKING REQUIRED = 3	PROVIDED = 3	2spaces + 1ap./200m2 gross floor area of Office & Service Trade Area = 2 + [(2242x2)/500] = 3
EXISTING BUILDING PARKING SPACES REQUIRED = 34	PROVIDED = 40	COMMERCIAL SELF STORAGE FACILITY: net floor area/100sq.m. = 8072 / 80 = 8 SPACES SERVICE TRAIL: net floor area/20sq.m. = 2018 / 20 = 10 SPACES WAREHOUSE: net floor area/80sq.m. = 2018 / 80 = 25 SPACES WAREHOUSE ACCESSORY OFFICE: net floor area/30sq.m. = 2018 / 30 = 7 SPACES
BARRIER FREE PARKING SPACES REQUIRED = 1	PROVIDED = 1	
LOADING SPACES REQUIRED = 1	PROVIDED = 1	
LOT COVERAGE (%)	10.6%	2242 / 21146 = 10.6%

REVISIONS / AMENDMENTS
REVISION NO. 1: FEBRUARY 6, 2019: REVISED PLAN PER COMMENTS FROM CITY OF GREATER SUDBURY SITE PLAN REVIEW DATED NOV. 28, 2018.

TOPOGRAPHIC SURVEY
4543 OLD WANUP ROAD INC.
PREPARED FOR: COMET CONTRACTING INC.
SUDBURY ONTARIO

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

THIS IS NOT AN ORIGINAL COPY UNLESS IT IS EMBOSSED WITH THE SURVEYOR'S SEAL