

Legend

- PROPERTY LINE
- PROPOSED DEPRESSED CURB LOCATION
- HEAVY DUTY ASPHALT
- FIRE ROUTE
- SETBACK LINE
- RETAINING WALL TO BE DESIGN BY LICENSED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO. RAILINGS ON WALL REQUIRED WHEN WALL IS 0.6m IN HEIGHT OR GREATER.
- VISITOR PARKING SIGN
- FIRE ROUTE SIGN NO PARKING
- STOP SIGN (R-1)
- STORM WATER MANAGEMENT POND
- VISITOR PARKING SPACES c/w SIGNAGE AT EACH PARKING SPACE
- PROPOSED COMMUNITY MAILBOX LOCATIONS

GENERAL NOTES:

1. SNOW TO BE REMOVED FROM SITE AFTER CLEARING.

SIGN AND LINE PAINTING NOTES:

1. GROUND MOUNTED SIGNAGE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR UNLESS NOTIFIED OTHERWISE BY THE ENGINEER.
2. PAVEMENT MARKING TO BE ORGANIC SOLVENT BASED TRAFFIC PAINT C/M OVERLAY GLASS BEADS.
3. PAVEMENT MARKINGS AND TRAFFIC SIGNS SHALL BE IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL, LATEST EDITION, UNLESS NOTED OTHERWISE.
4. POSTS FOR GROUND MOUNTED SIGNS TO BE 45mmx45mm GALVANIZED UNSTRIUT CHANNEL. 60mmx60mm GALVANIZED UNSTRIUT SLEEVE TO BE PROVIDED FOR SIGNS LOCATED ON RAISED ISLANDS. MOUNTING HEIGHT FOR SIGNS TO BE 2.1m TO BOTTOM OF SIGN FROM FINISHED GRADE EXCEPT FOR HAZARD MARKER SIGNS (UNLESS OTHERWISE NOTED).
5. DURING CONSTRUCTION TRAFFIC FLOW SHALL BE MAINTAINED WITH MINIMUM DISRUPTION.

| | | | | |
|--------------------------------|------------------------------|------|-------|----------|
| 4 | REVISED LANDSCAPE BUFFER | AJ | DK | 18.08.27 |
| 3 | REVISED AS PER CITY COMMENTS | MJS | DK | 18.08.02 |
| 2 | REVISED AS PER CITY COMMENTS | MJS | DK | 18.02.01 |
| 1 | ISSUED FOR SPA | MJS | DK | 17.08.18 |
| Revision | | By | Appd. | YY.MM.DD |
| File Name: 160401305-SITE PLAN | | Dwn. | Chkd. | Dsgn. |
| Permit-Seal | | | | YY.MM.DD |

Client/Project

URBANDALE CONSTRUCTION

RIVERSIDE SOUTH PHASE 8
BLOCK 211
OTTAWA, ON

Title

SITE PLAN

Project No.
160401305

Drawing No.

SP-1

Scale
1:250

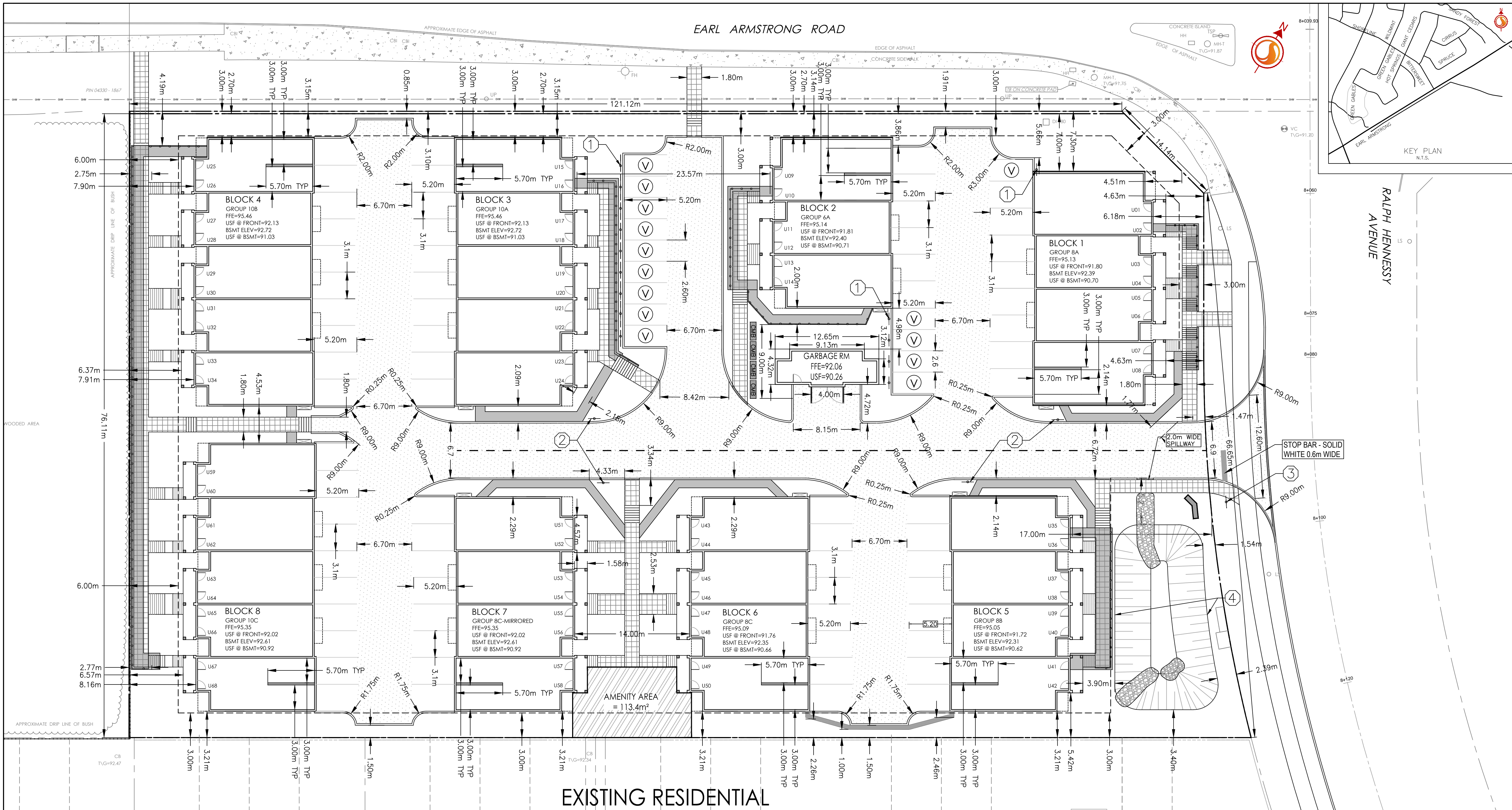
Sheet

1 of 1

Revision

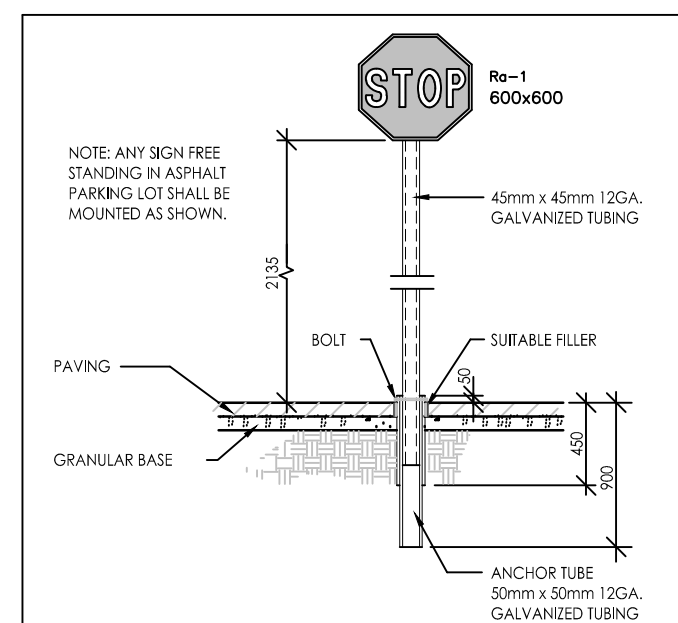
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17623



TRAFFIC SIGNS

| SIGN | COLOURS |
|------|---|
| | R-1 (600x600) WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND. |
| | (300x450) BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND. |
| | (300x450) BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND. |



STOP SIGN
N.T.S.

SITE INFORMATION

| | | |
|---|--------------------|---|
| Legal Description | | Block 211, Plan 4M - 1573 |
| Site Area: | | 1 Hectare |
| Zoning Provisions: | | City of Ottawa Zoning By-law 2008-250 |
| Planned Unit Development | | R4Z, Residential Fourth Density Z Subzone |
| Stacked Townhouses | | |
| Table 162A R4Z | Required | Provided |
| Min. Lot Width | 18m | 76m |
| Min. Lot Area (PUD) | 1400m ² | 1 ha |
| Max Building Height | 15m | 15m |
| Min. Front Yard Setback | 3m | 6.18m |
| Min. Corner Side Yard Setback | 3m | 3.15m |
| Min. Rear Yard Setback | 6m | 7.9m |
| Min. Interior Side Yard Setback | 3m | 3.21m |
| Required Width of a Landscaped Buffer of a Parking Lot (Table 110) | | |
| Location of Buffer | 3m minimum | 0.85m |
| Abutting a Street | 1.5m minimum | 1.5m |
| Not Abutting a Street | | |

| Planned Unit Development Provisions (Table 131) | Required | Provided | Complies | Amenity Area (Section 137) | Required | Provided | Complies |
|--|----------|----------|----------|--|-------------------|---------------------|----------|
| Min. Width of Private Driveway | 6m | 6.7m | ✓ | Total Amenity Area | 180m ² | 281.7m ² | ✓ |
| Min. Setback of a Residential Use Building to a Private Way | 1.8 | 2.1 | ✓ | Communal Amenity Area | 90m ² | 113.4m ² | ✓ |
| Min. Setback of garage from private way | 5.2m | 5.2m | ✓ | Indoor Amenity Area | | 168.3m ² | ✓ |
| Min. Separation Area Between Buildings in a PUD where the building heights are less than or equal to 14.5m | 1.2m | 4.53m | ✓ | Aggregated Amenity Area | 54m ² | 113.4m ² | ✓ |
| Landscaped Area | | | | Accessory Buildings (Table 55) | | | |
| Required | 30% | 34% | ✓ | Min. required distance from any other building on the same lot | 1.2m | 4.98m | ✓ |
| Parking Required - Autos (Section 101.102) | | | | Max No. of Accessory Buildings per Lot | Max 2 | 1 | ✓ |
| Residents 68 x 1.2 | 84 | 136 | ✓ | | | | |
| Visitor Parking 68 x 2 | 14 | 14 | ✓ | | | | |
| Parking Required - Bikes | 0 | 68 | ✓ | | | | |
| Stacked Dwelling with a Garage or Carport | 0 | 68 | ✓ | | | | |

APPROVED
By Adam Brown at 11:48 am, Oct 11, 2018

Adam Brown

ADAM BROWN
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