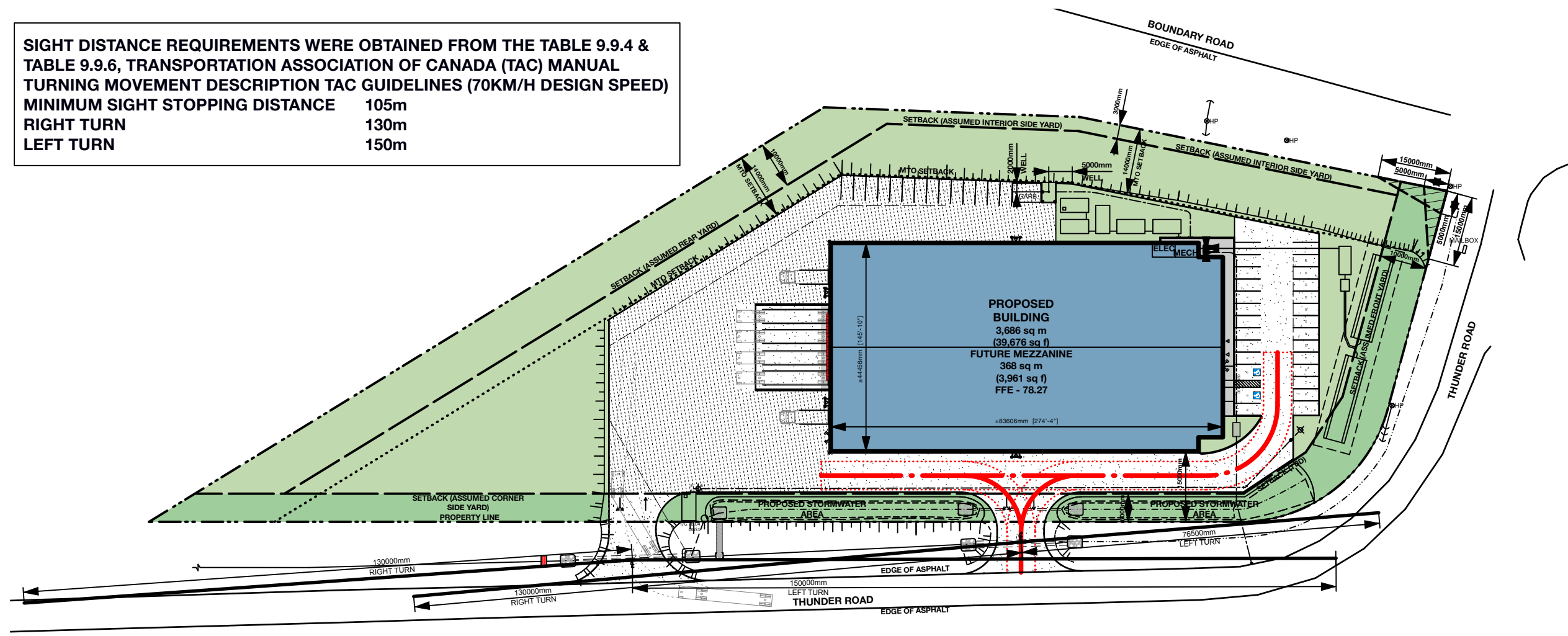


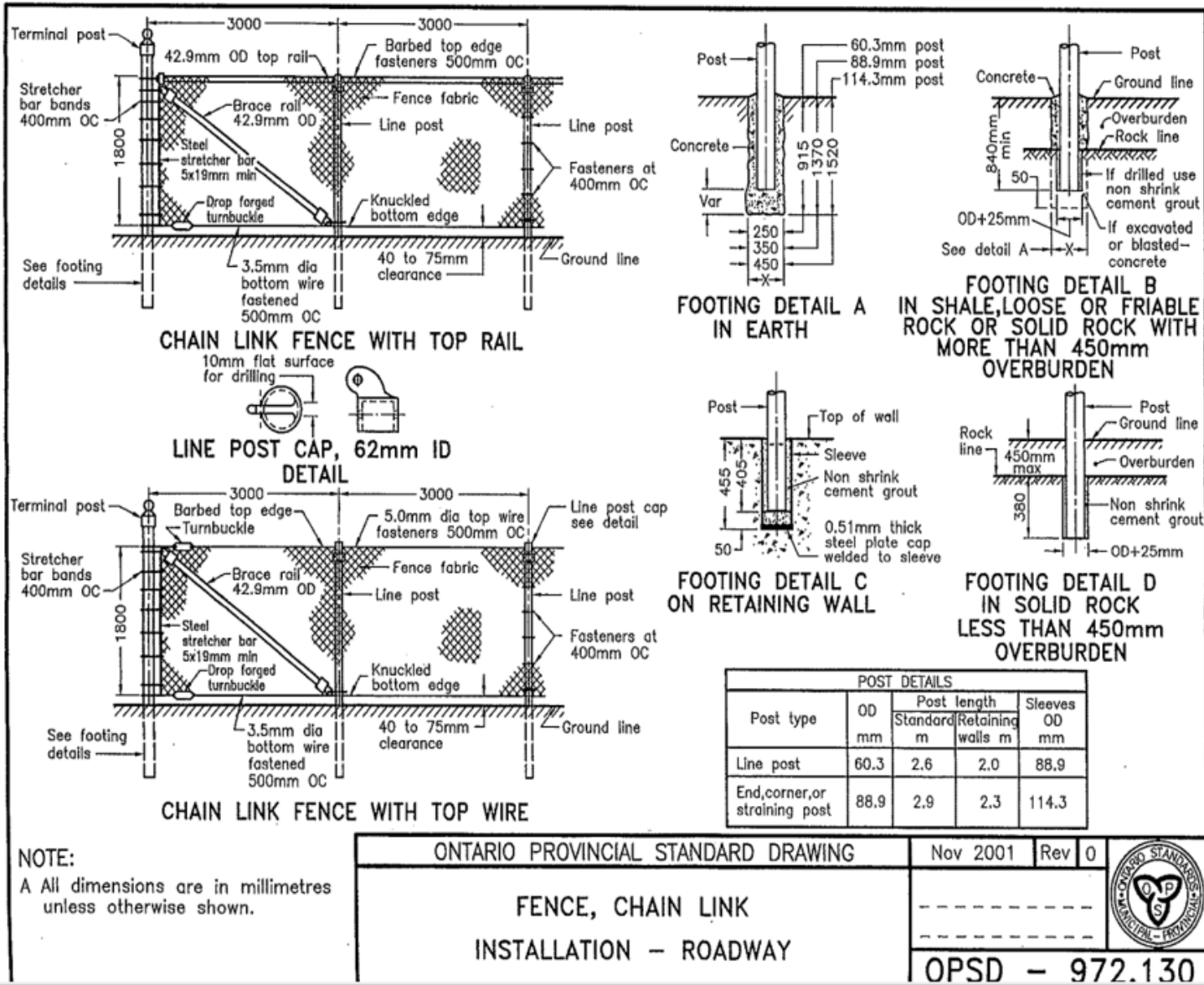
SITE INFORMATION		
ADDRESS		
6165 THUNDER ROAD		
LEGAL DESCRIPTION		
PART OF LOT 1 CONCESSION 9 (OTTAWA FRONT) PART 1 PLAN 5R-11663		
PIN 04324-0163		
TOTAL SITE AREA*	16,480.59 sq m	
*based on GeoOttawa property report		
ZONING		
RC RURAL COMMERCIAL		
SETBACKS		
Front Yard		
Minimum Required:	10.00 m	
Interior Side Yard		
Minimum Required:	3.00 m	
Corner Side Yard		
Minimum Required:	6.00 m	
Rear Yard		
Minimum Required:	10.00 m	
BUILDING HEIGHT		
Maximum Height	11.00 m	
GROSS FLOOR AREA		
Building	Proposed	3,686 sq m
Future Mezzanine	Proposed	368 sq m
TOTAL		4,054 sq m
LOT COVERAGE		
Proposed		22.4%
Maximum Allowed		25.0%
LANDSCAPED AREA		
Landscaping of yards: Required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area.		

SIGHT DISTANCE REQUIREMENTS WERE OBTAINED FROM THE TABLE 9.9.4 & TABLE 9.9.6, TRANSPORTATION ASSOCIATION OF CANADA (TAC) MANUAL

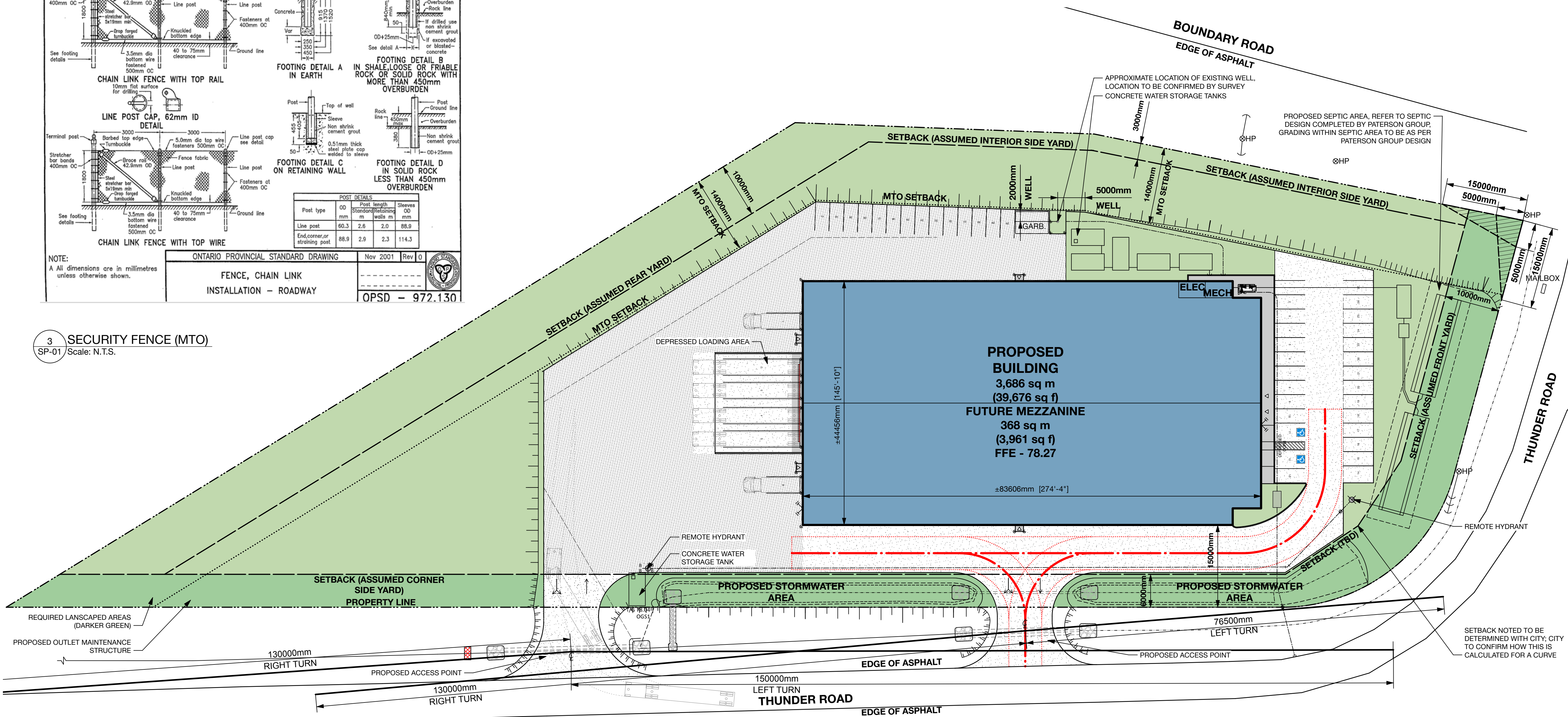
TURNING MOVEMENT DESCRIPTION TAC GUIDELINES (70KM/H DESIGN SPEED)	
MINIMUM SIGHT STOPPING DISTANCE	105m
RIGHT TURN	130m
LEFT TURN	150m



2 SITE PLAN - TURN LINES REFERENCE
SP-01 Scale: 1:1000



3 SECURITY FENCE (MTO)
SP-01 Scale: N.T.S.



1 SITE PLAN
SP-01 Scale: 1:400

LEGEND	
--- PROPERTY LINE	LANDSCAPED AREA
--- SETBACK LINE	REQUIRED LANDSCAPED SETBACK
--- MTO SETBACK	CONCRETE
--- FIRE ROUTE	ASPHALT
--- TO BE REMOVED OR DEMOLISHED AS NOTED	GRANULAR/GRAVEL

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SEAL

CONSULTANTS

KEY PLAN

ISSUE / REVISION	DATE
01 REVIEW & COORDINATION	FEB 23, 2023
02 REVIEW & COORDINATION	MAR 01, 2023
03 REVIEW & COORDINATION	JUN 28, 2023
04 REVIEW & COORDINATION	SEP 28, 2023
05 REVIEW	JAN 17, 2024
06 REVIEW & COORDINATION	APR 8, 2024
07 REVIEW & COORDINATION	MAY 7, 2024
08 SITE PLAN CONTROL	MAY 17, 2024
09 REVIEW & COORDINATION	SEP 04, 2024
10 REV. SITE PLAN CONTROL	OCT 18, 2024
11 REV. SITE PLAN CONTROL	OCT 29, 2024

PROJECT NAME

THUNDER ROAD DEVELOPMENT
6165 THUNDER ROAD
OTTAWA, ON

SHEET TITLE

PROPOSED SITE PLAN

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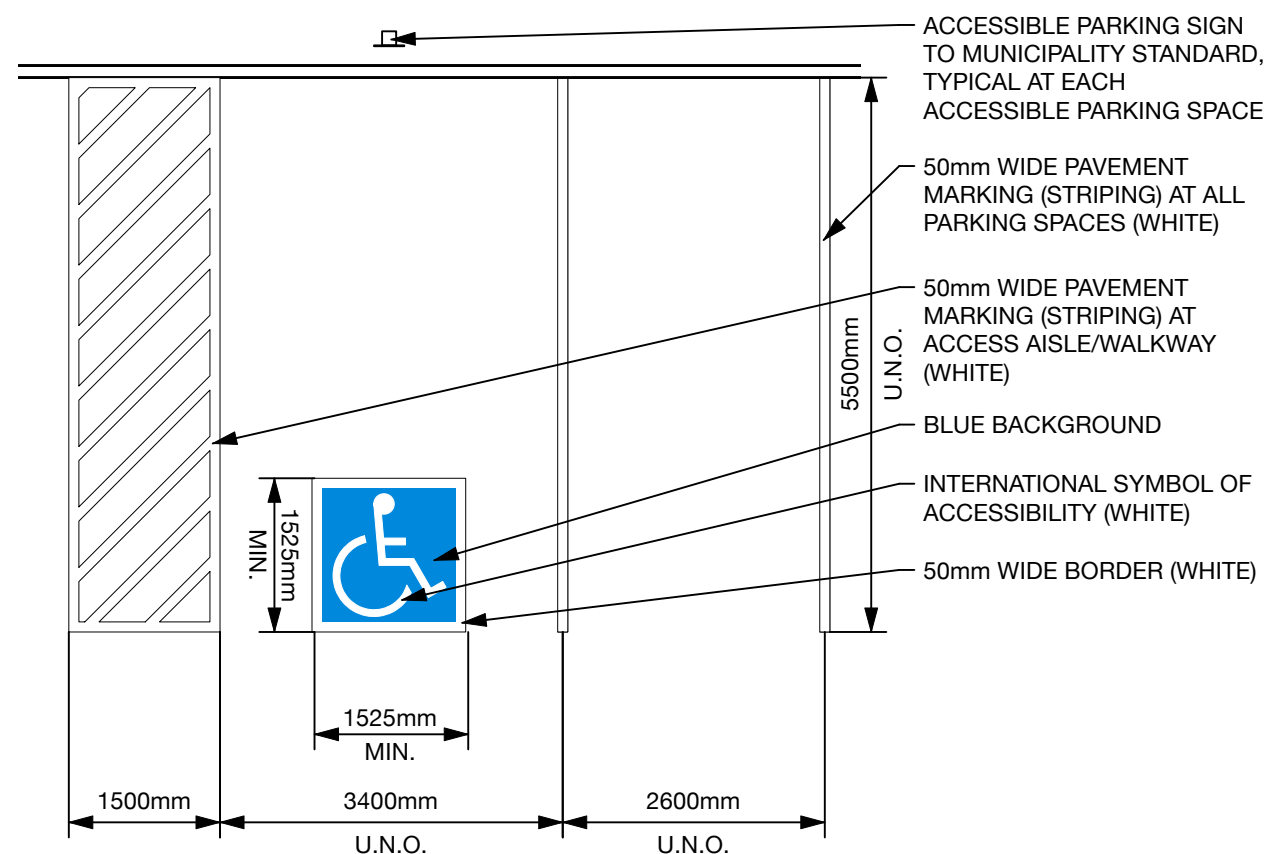
PROJECT NO: 22003

DRAWN BY: GS

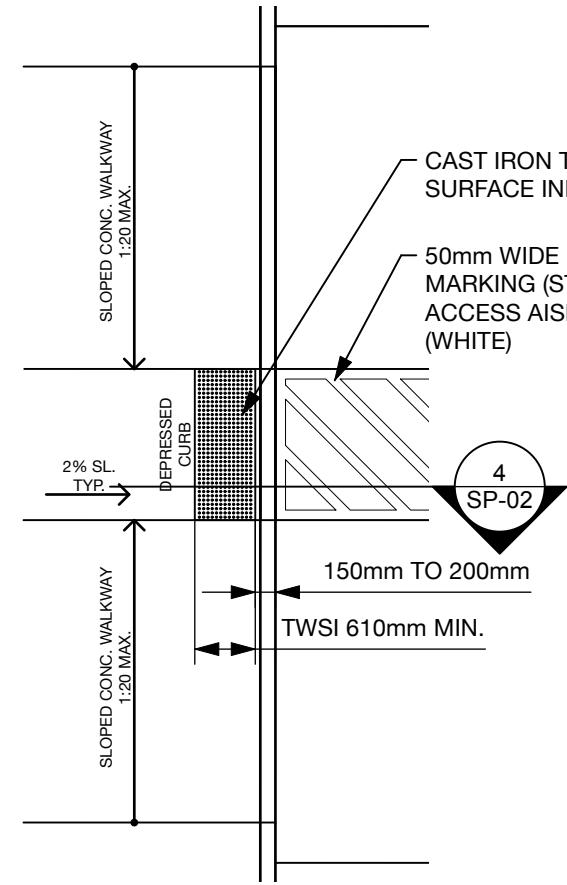
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SHEET

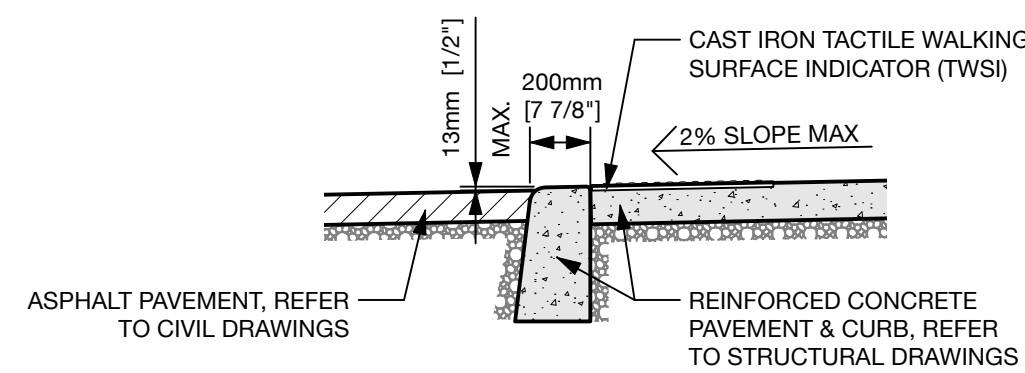
SP-01



2 TYPICAL PAVEMENT MARKING
SP-02 / Scale: 1:75

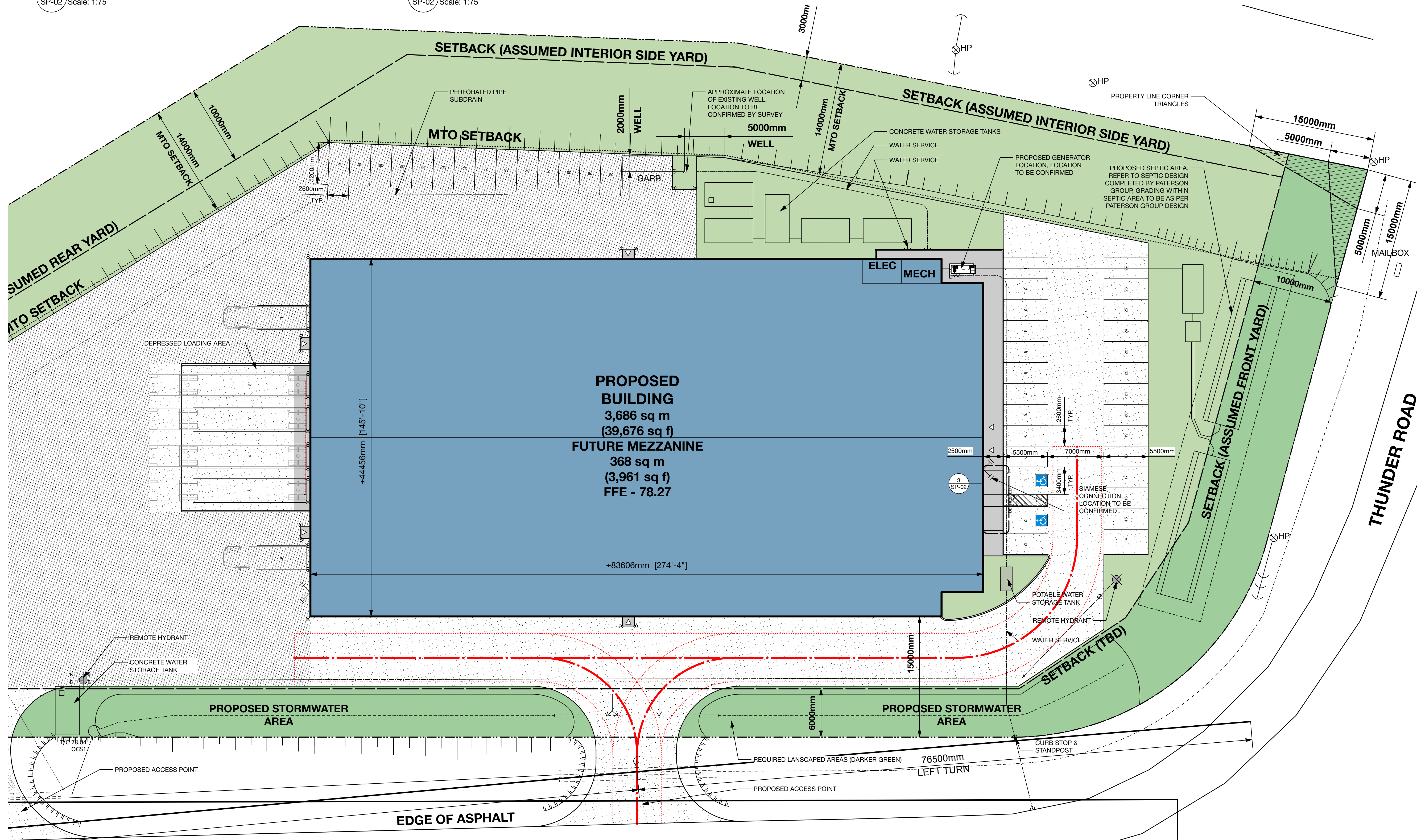


3 DEPRESSED CURB PLAN
SP-02 / Scale: 1:75



4 DEPRESSED CURB SECTION
SP-02 / Scale: 1:25

LEGEND	
--- PROPERTY LINE	LANDSCAPED AREA
--- SETBACK LINE	REQUIRED LANDSCAPED SETBACK
--- MTO SETBACK	CONCRETE
--- FIRE ROUTE	ASPHALT
--- TO BE REMOVED OR DEMOLISHED AS NOTED	GRANULAR/GRAVEL



1 PART SITE PLAN
SP-02 / Scale: 1:250

SEAL

CONSULTANTS

KEY PLAN

ISSUE / REVISION	DATE
01 REVIEW & COORDINATION	JUN 28, 2023
02 REVIEW & COORDINATION	SEP 28, 2023
03 REVIEW	JAN 17, 2024
04 REVIEW & COORDINATION	APR 8, 2024
05 REVIEW & COORDINATION	MAY 7, 2024
06 SITE PLAN CONTROL	MAY 17, 2024
07 REVIEW & COORDINATION	SEP 04, 2024
08 REV. SITE PLAN CONTROL	OCT 18, 2024
09 REV. SITE PLAN CONTROL	OCT 29, 2024

PROJECT NAME

**THUNDER ROAD
DEVELOPMENT**
6165 THUNDER ROAD
OTTAWA, ON

SHEET TITLE

**PROPOSED PART
SITE PLAN**

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PROJECT NO: 22003

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SHEET

SP-02