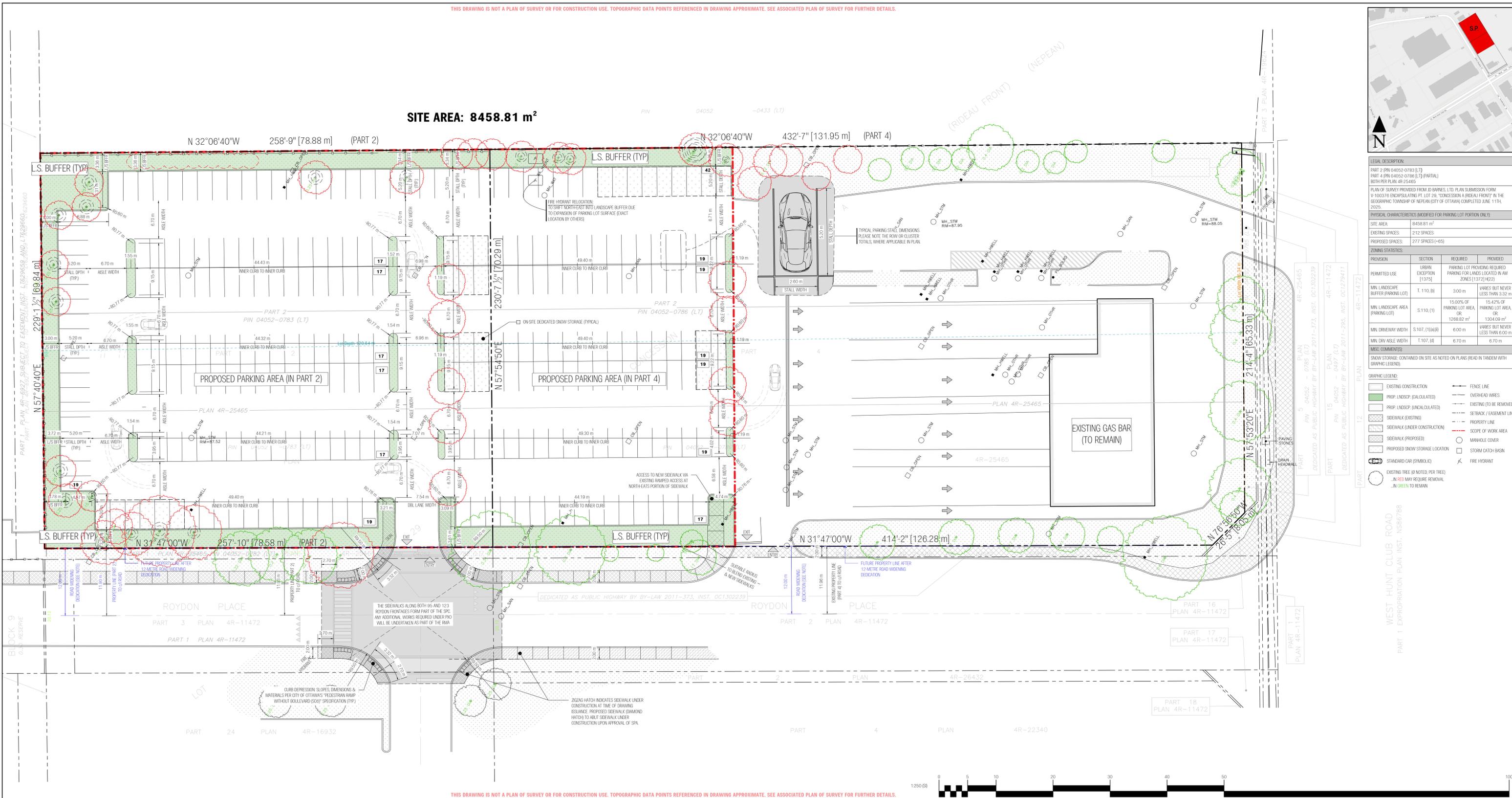
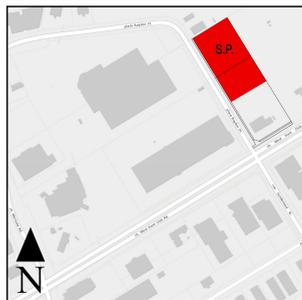


THIS DRAWING IS NOT A PLAN OF SURVEY OR FOR CONSTRUCTION USE. TOPOGRAPHIC DATA POINTS REFERENCED IN DRAWING APPROXIMATE. SEE ASSOCIATED PLAN OF SURVEY FOR FURTHER DETAILS.



SITE AREA: 8458.81 m²



LEGAL DESCRIPTION:
 PART 2 (PIN 04052-0783 (LT))
 PART 4 (PIN 04052-0786 (LT)) (PARTIAL)
 BOTH PER PLAN 4R-25465

PLAN OF SURVEY PROVIDED FROM J.D. BARNES, LTD. PLAN SUBMISSION FORM Y-100376 ENCAPSULATING PT. LOT 29 "CONVESSION A RIDEAU FRONT" IN THE GEOGRAPHIC TOWNSHIP OF NEPEAN (CITY OF OTTAWA) COMPLETED JUNE 11TH, 2025.

PHYSICAL CHARACTERISTICS (MODIFIED FOR PARKING LOT PORTION ONLY):

PROVISION	SECTION	REQUIRED	PROVIDED
PERMITTED USE	URBAN EXCEPTION (1375)	PARKING LOT PROVIDING REQUIRED PARKING FOR LANDS LOCATED IN AM ZONES (1372) (HCZ)	
MIN. LANDSCAPE BUFFER (PARKING LOT)	T. 110 (B)	3.00 m	VARIABLES BUT NEVER LESS THAN 3.32 m
MIN. LANDSCAPE AREA (PARKING LOT)	S.110 (1)	15.00% OF PARKING LOT AREA OR 1288.82 m ²	15.42% OF PARKING LOT AREA OR 1304.09 m ²
MIN. DRIVEWAY WIDTH	S.107 (1)(A)(R)	6.00 m	VARIABLES BUT NEVER LESS THAN 6.00 m
MIN. DRY ASLE WIDTH	T.107 (R)	6.70 m	6.70 m

MISC. COMMENTS:
 SNOW STORAGE: CONTAINED ON SITE AS NOTED ON PLANS (READ IN TANDEM WITH GRAPHIC LEGEND)

GRAPHIC LEGEND:

	EXISTING CONSTRUCTION		FENCE LINE
	PROP. LANDSC. (CALCULATED)		OVERHEAD WIRES
	PROP. LANDSC. (UNCALCULATED)		EXISTING (TO BE REMOVED)
	SIDEWALK (EXISTING)		SETBACK / EASEMENT LINE
	SIDEWALK (UNDER CONSTRUCTION)		PROPERTY LINE
	SIDEWALK (PROPOSED)		SCOPE OF WORK AREA
	PROPOSED SNOW STORAGE LOCATION		MANHOLE COVER
	STANDARD CAR (SYMBOL)		STORM CATCH BASIN
	EXISTING TREE (TO BE NOTED PER TREE)		FIRE HYDRANT
	IN RED MAY REQUIRE REMOVAL		
	IN GREEN TO REMAIN		

P² concepts
2200 THURSTON DR., UNIT 203
OTTAWA, ONTARIO, K1G 6E1

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COSTCO WHOLESALE

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SURVEYOR:
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LIMITED
LAND INFORMATION SPECIALISTS
1100 RIVERVIEW DRIVE, SUITE 100
OTTAWA, ONTARIO K1N 8S8
TEL: (613) 733-1111 FAX: (613) 733-1112
www.jdbarnes.com

LANDSCAPE ARCHITECT:

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
DO NOT SCALE DRAWINGS.

NO.	REVISION	DATE
2	REVISED PER LANDSCAPE ARCH.	2026.02.17
1	ISSUED FOR SITE PLAN CONTROL APPROVAL	2026.01.21

SEAL: _____ NORTH:

PARKING LOT EXPANSION
95-123 ROYDON PL.
OTTAWA, ONTARIO, K2E 1A5

DRAWING:
LOCATION MAP, SITE PLAN &
ZONING INFORMATION

DATE: 2026-01-14 SHEET NO.:
SCALE: 1:250
DRAWN: CD
CHECKED: YB
JOB NO. PC2025-0179

A100

APPLICATION No. D07-12-25-0147
PLAN No. #10411

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