

SITE INFORMATION:

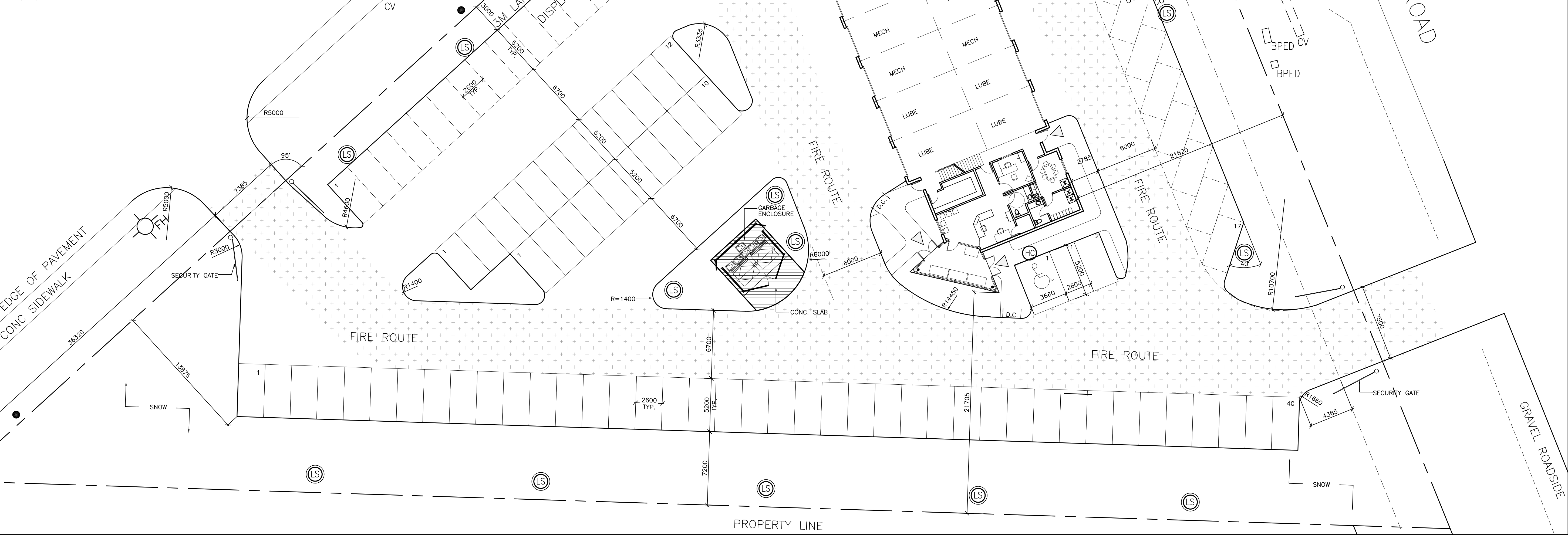
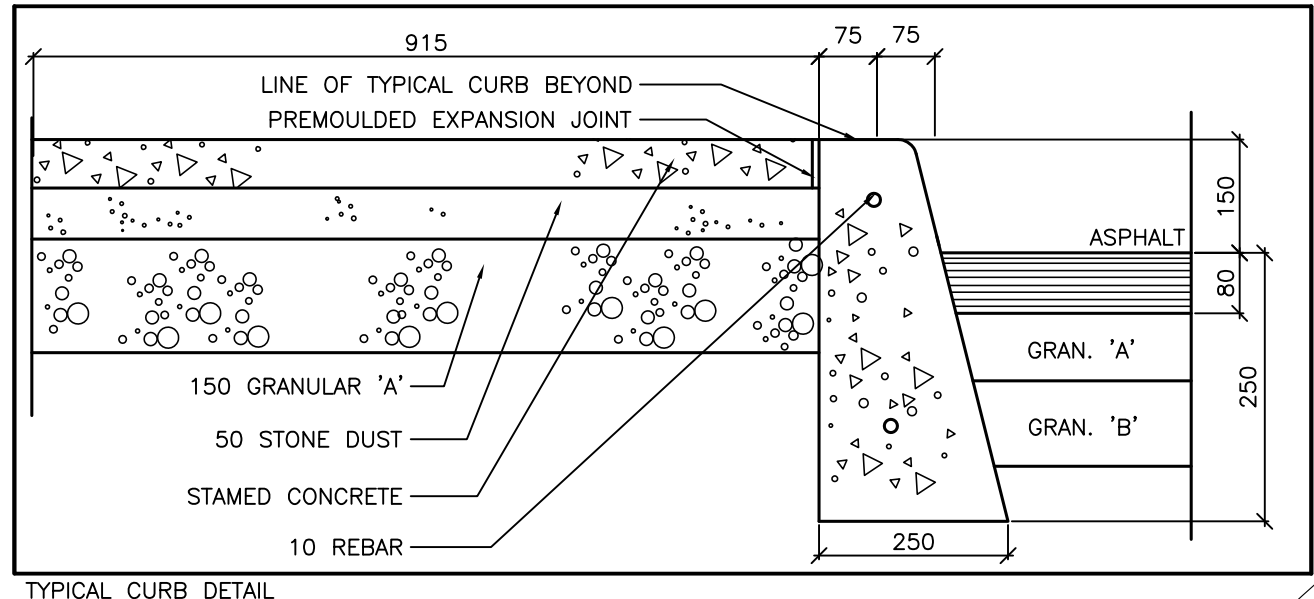
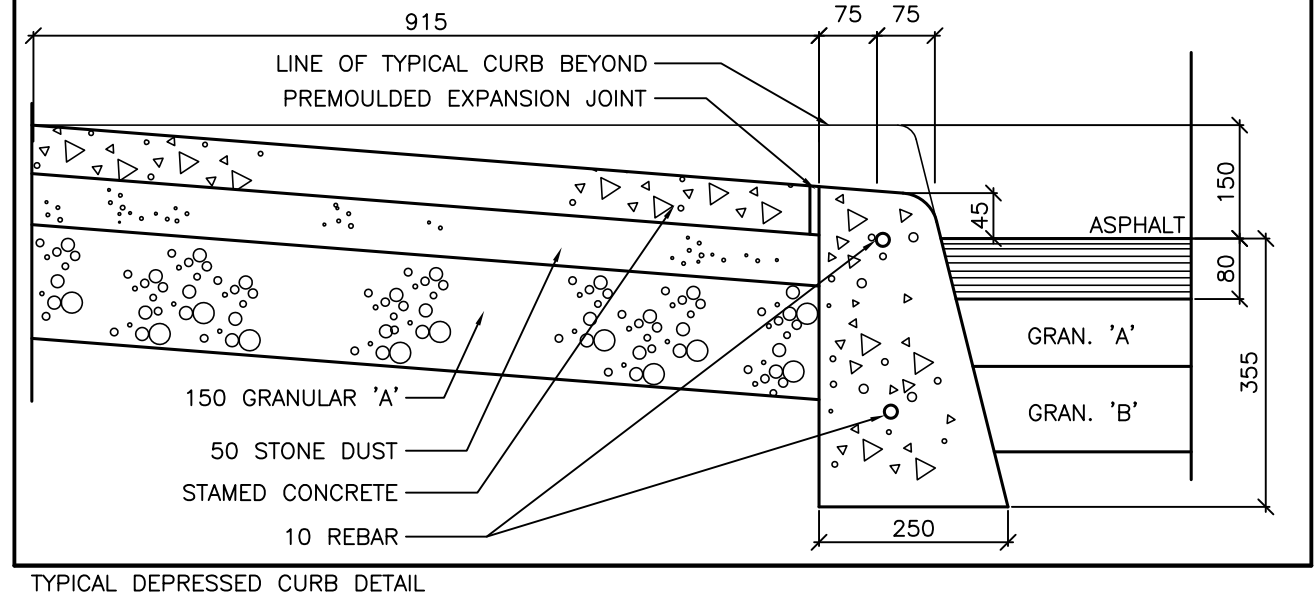
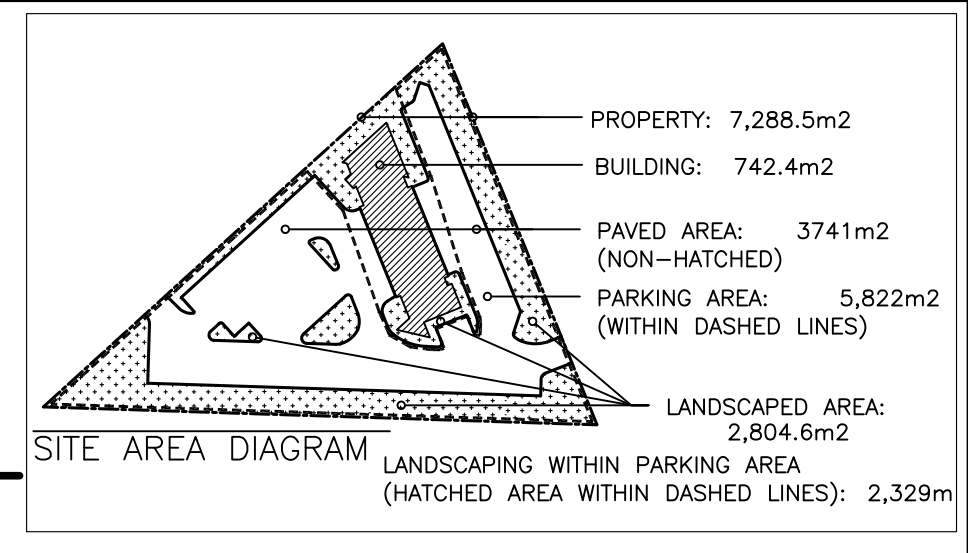
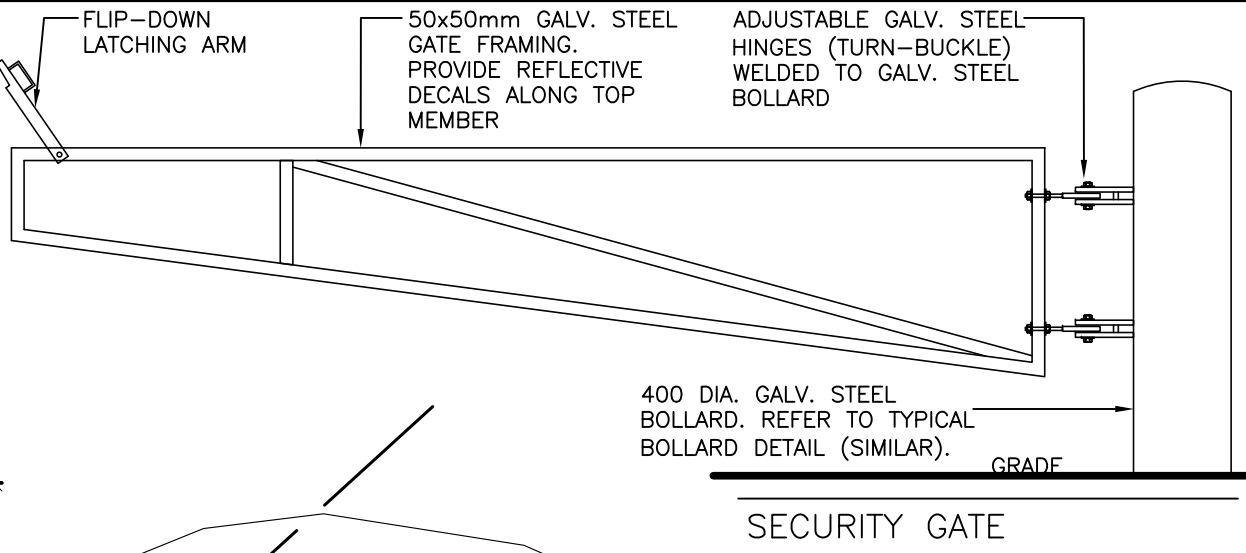
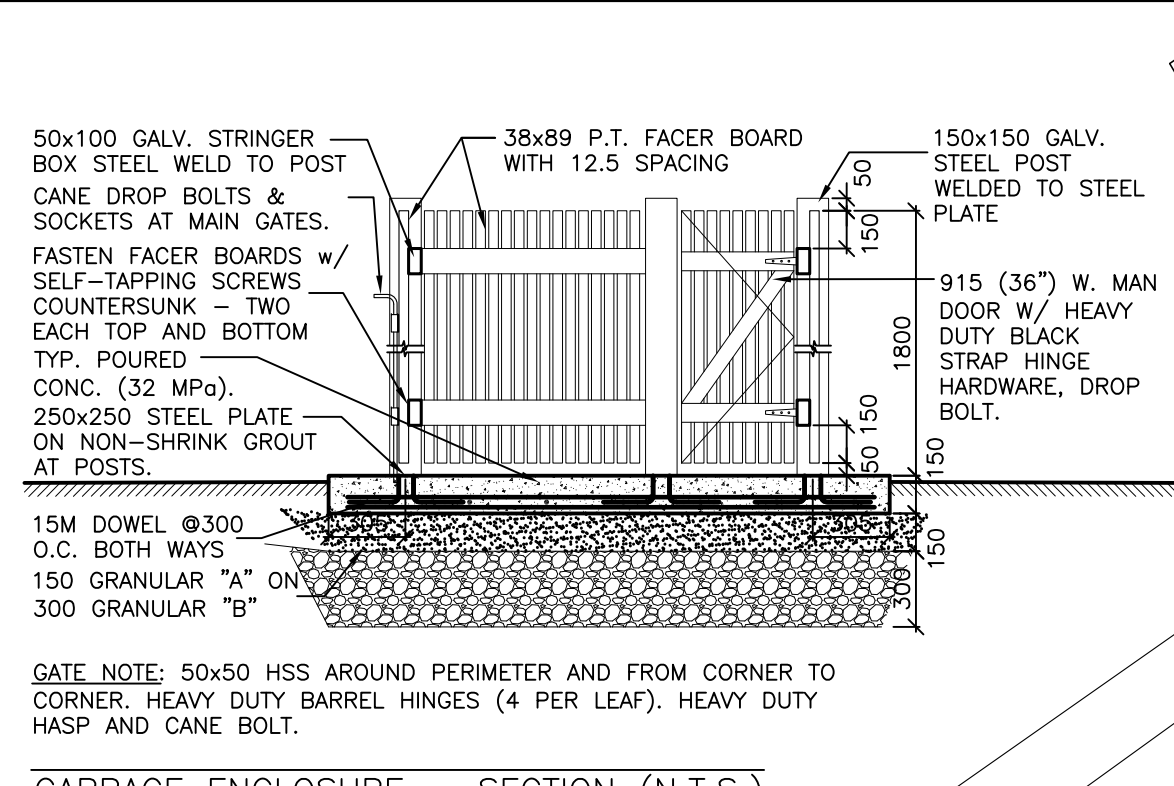
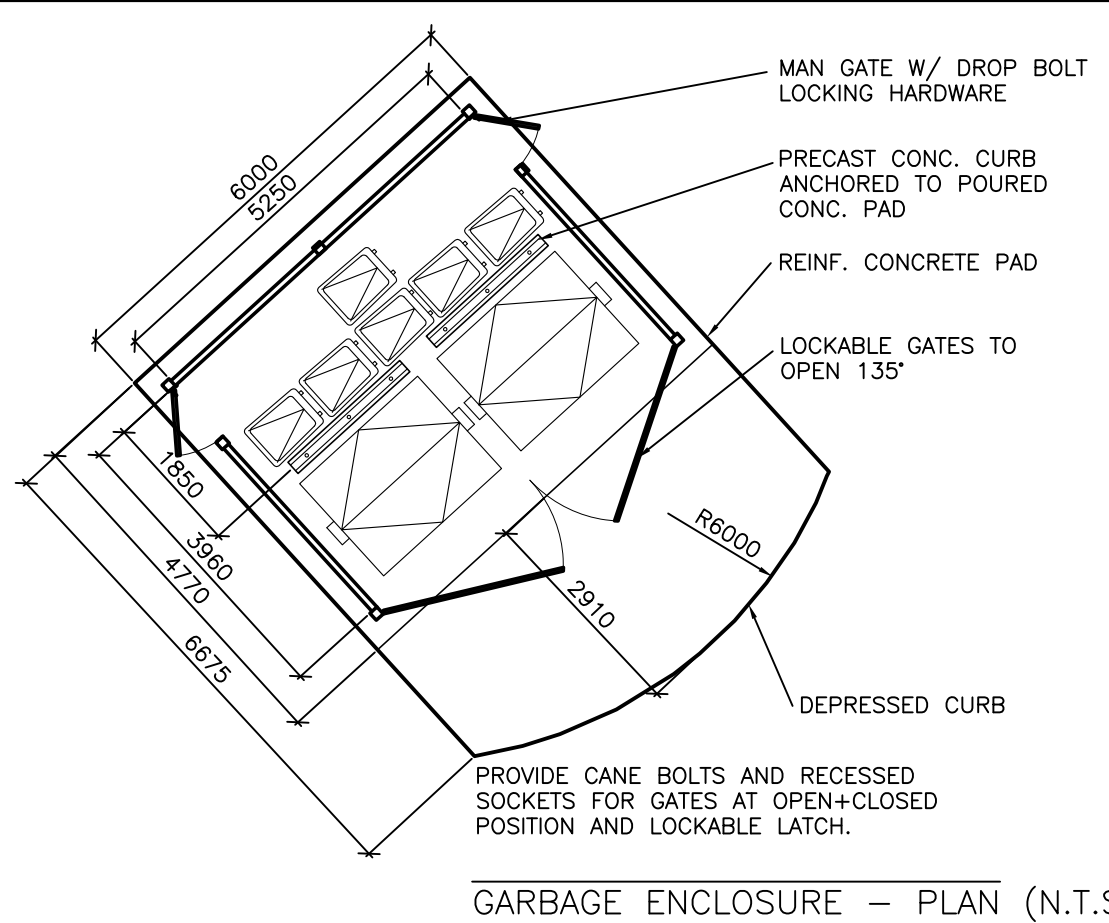
LEGAL DESCRIPTION: PART 3, 4R-20720 OF LOT 31
 CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF GOULBOURN
 REGIONAL MUNICIPALITY OF
 OTTAWA CARLETON

GENERAL NOTES:
 1. SITE PLAN BASED ON TOPOGRAPHICAL
 SURVEY PREPARED BY STANTEC
 GEOMATICS LTD. (OTTAWA).
 2. REFER TO CIVIL AND LANDSCAPE
 DRAWINGS FOR ALL SERVICES AND
 LANDSCAPE RELATED ITEMS.

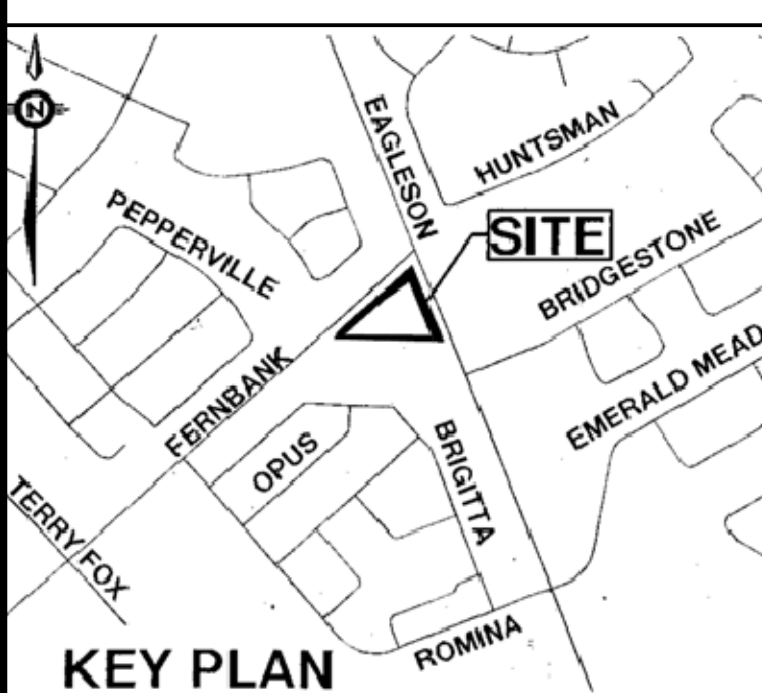
EXISTING ZONING: I1A (1487)
 PROPOSED ZONING: AM

SITE ANALYSIS

| CATEGORY | PROVISIONS FOR AM ZONING | PROVIDED |
|-------------------------------------|--|---|
| PROPOSED NEW BUILDING: | | TWO STOREY AUTOMOTIVE |
| SITE AREA: | NO MINIMUM | 7,288.5m ² (0.729 HECTARES) |
| PROPOSED BUILDING FOOTPRINT: | N/A | 742.4m ² |
| PROPOSED BUILDING COVERAGE: | N/A | 10.2% |
| PAVED AREA: | N/A | 3,741m ² |
| PARKING AREA: | N/A | 5,822m ² |
| LANDSCAPED PORTION OF PARKING AREA: | N/A | 2,329m ² |
| LANDSCAPED AREA FOR ALL SITE: | 15% | 2,804.6m ² |
| MAXIMUM BUILDING HEIGHT (m) | VARIABLE FROM 11m TO 25m | 9.7m |
| MINIMUM FRONT YARD SET BACK (m) | NO MINIMUM | 21.62m (EAGLESON) |
| MINIMUM CORNER YARD SET BACK (m) | NO MINIMUM | 5.39m (FERNBANK) |
| MINIMUM REAR YARD SET BACK (m) | NO MINIMUM | 21.70m |
| MINIMUM FLOOR SPACE RATIO: | 2 | 0.12 |
| MINIMUM AREA OF LANDSCAPE: | -15% OF PARKING LOT MUST BE LANDSCAPED | 40% |
| | -3m BUFFER REQUIRED BETWEEN PARKING LOT AND LOT LINE ABUTTING A STREET | 3m PROVIDED |
| VEHICULAR PARKING: | | 34 DISPLAY VEHICLES 64 REGULAR PARKING 2 HANDICAP PARKING |
| BICYCLE PARKING: | | |

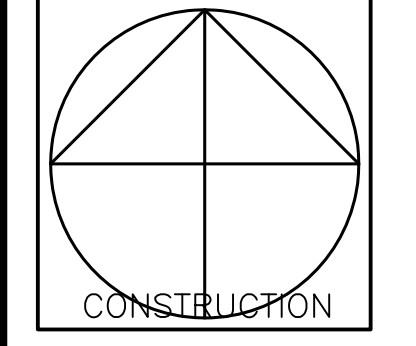
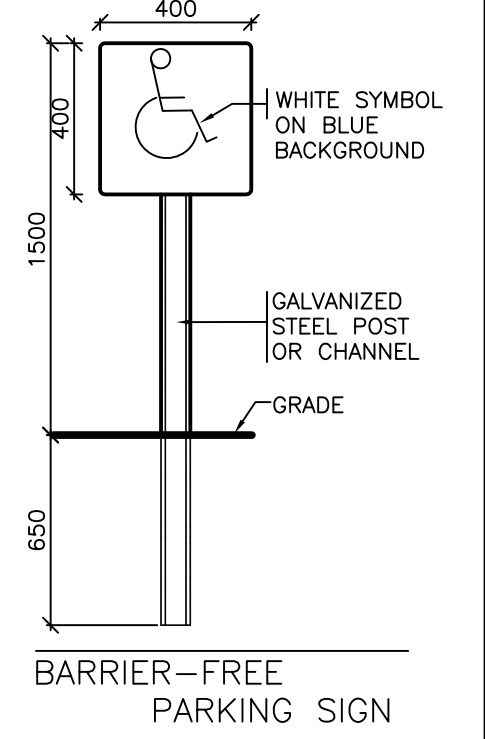
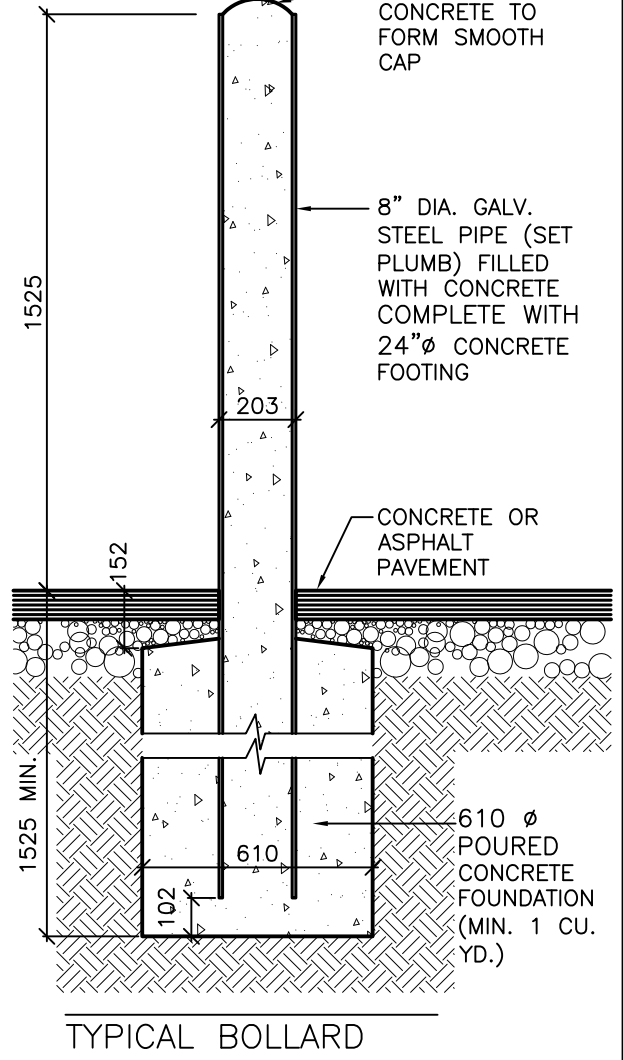


| NO. | REVISION | DATE |
|-----|------------------------------|--------------|
| 1 | ISSUED FOR SITE PLAN CONTROL | MAR.24, 2014 |



LEGEND

- △ DENOTES BUILDING EXIT / ENTRY
- ⊙ FLAG POLE
- ⊙ LIGHT STANDARD-EXISTING
- ⊙ LIGHT STANDARD-NEW
- ⊙ UTILITY POLE
- ⊙ DECIDUOUS TREE
- ⊙ CATCH BASIN
- ⊙ FIRE HYDRANT
- ⊙ CONIFEROUS TREE
- ⊙ GUY WIRE
- ➔ GRADE DIRECTION
- + 84.55 EXISTING GRADE
- + 84.85 NEW GRADE
- PROPERTY LINE
- | D.C. | DEPRESSED CURB
- ⊙ HC HANDICAP PARKING SIGN
- ⊙ TRAFFIC LIGHTS
- ⊙ BPED UTILITY PEDESTAL (SEE SURVEY/CIVIL DWGS)
- ⊙ HTRAN HYDRO TRANSFORMER (SEE SURVEY/CIVIL DWGS)
- ⊙ RS ROAD SIGN
- ⊙ CV CULVERT



| | |
|---------------|---|
| PROJECT TITLE | MARCH GROUP AUTO CENTRE EAGLESON ROAD AT FERNBANK ROAD, KANATA, ON |
| DRAWING TITLE | SITE PLAN |
| DESIGNED BY: | RV |
| DRAWN BY: | GB |
| START DATE: | 2013 |
| SCALE: | 1:250 |
| PROJECT NO. | 1348 |

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