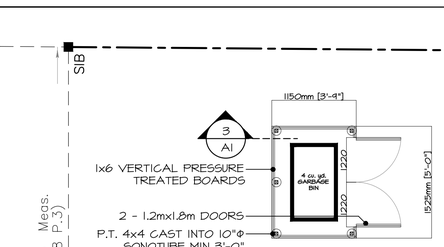
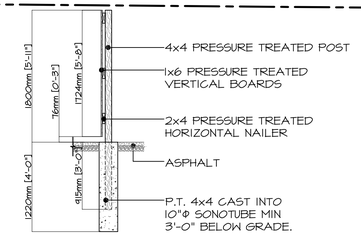


2 A1 GARBAGE ENCLOSURE PLAN

SCALE: 1:125



3 A1 ENCLOSURE SECTION

SCALE: 1:62.5

APPROXIMATE LOCATION OF NEIGHBOURING SEPTIC BED

LEGEND

	PROPERTY LINE
	SURVEY MONUMENT
	DITCH / SWALE
	REQUIRED SETBACK LINE
O H.P.	HYDRO POLE
	WALL CUBE LIGHT (REFER TO ELECTRICAL DRAWINGS)
	FENCING
	POURED CONCRETE CURB
	POURED CONCRETE
	PAINTED PARKING LINES
	TWO WAY ASPHALT DRIVEWAY
	GRAVEL DRIVEWAY

GENERAL NOTES

THIS DRAWING AND THE DESIGN IS THE PROPERTY OF BEL-CON DESIGN-BUILDERS AND SHALL NOT BE REPRODUCED, ALTERED, COPIED, OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF BEL-CON DESIGN-BUILDERS

ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

Part of Lot 18, Concession 12,
Geographic Township of Goulbourn, City of Ottawa

Elevations are CGVD 1928:1978 derived from Vertical Control Monument 0011968u118 having a published elevation of 126.180 metres.

Bearings and coordinates are MTM NAD83 Zone 9
Original derived from City of Ottawa GPS calibration.

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by 0.9999063 .

Boundary information was obtained from the topographic survey produced by McIntosh Perry Surveying Inc., August 17, 2015

SITE STATISTICS

DESCRIPTION	PHASE 1		PHASE 2	
	PROVIDED	%	PROVIDED	%
LOT AREA	8,269.08 sq.m.	100.0 %	8,269.08 sq.m.	100.0 %
PROPOSED BUILDING AREA 'A'	597.74 sq.m.	7.2 %	597.74 sq.m.	7.2 %
BODY SHOP GROSS FLOOR AREA	518.94 sq.m.	6.3 %	--	--
OFFICE GROSS FLOOR AREA	78.80 sq.m.	0.9 %	--	--
EXISTING BUILDING AREA (PREVIOUS PHASES)	--	--	597.74 sq.m.	7.2 %
ASPHALT AREA	2205.12 sq.m.	26.7 %	TBD	TBD
GRAVEL AREA (COMPOUND)	876.67 sq.m.	10.6 %	TBD	TBD
LANDSCAPED AREA	4584.55 sq.m.	55.5 %	TBD	TBD

CITY OF OTTAWA BY-LAWS - RG1 [81Gr] ZONING PROVISIONS

DESCRIPTION	REQUIRED	PHASE 1	PHASE 2
MIN. FRONT YARD WIDTH	56.0m	57.21m	NO CHANGE
FRONT YARD SETBACK	15.0m	23.37m	NO CHANGE
SIDE YARD SETBACK (EAST)	3.0m	29.09m	27.55m
SIDE YARD SETBACK (WEST)	3.0m	8.40m	NO CHANGE
REAR YARD SETBACK	15.0m	95.39m	61.79m
MAX. BUILDING HEIGHT	15.0m	6.40m	NO CHANGE
LOT COVERAGE	50.0%	7.2%	14.46%
MIN. LOT AREA	8000.0 sq.m.	8,269.08 sq.m.	NO CHANGE

CITY OF OTTAWA GENERAL PROVISIONS

DESCRIPTION	PHASE 1		PHASE 2	
	REQ'D	PROV'D	REQ'D	PROV'D
TOTAL PARKING SPACES	52	50	62	71
AUTOBODY SHOP (3 PER SERVICE BAY)	30	49	60	70
OFFICE (2 PER 100 m2)	2	2	2	2
BARRIER FREE	3	3	3	3
TYPE 'A' (WIDTH OF 3.4m)	1	1	1	1
TYPE 'B' (WIDTH OF 2.4m)	2	2	2	2
ACCESS AISLE ABUTTING - WIDTH OF 1.5m	2	2	2	2
STANDARD PARKING SPACE DIMENSIONS	2.6m X 5.2m	2.75m X 6.1m	2.6m X 5.2m	2.75m X 6.1m
BICYCLE PARKING	1	3	3	3
AUTOBODY SHOP (3 PER SERVICE BAY)	1.03	2	2.23	2
OFFICE (2 PER 100 m2)	0.32	1	0.32	1
TOTAL LOADING SPACES	1	1	1	1
STANDARD LOADING SPACE DIMENSIONS	3.5m X 7.0m	3.5m X 10.5m	3.5m X 7.0m	3.5m X 10.5m
PERMITTED LOADING SPACE LOCATION	REAR	REAR	REAR	REAR

NO.	DATE	REVISIONS	BY
11	05/09/16	REVISED FOR SITE PLAN COMMENTS	HSLB
10	04/06/16	REVISED FOR SITE PLAN COMMENTS	DTT
09	12/2/15	ADDED FUTURE FIRE TANKS (PHASE 2)	DTT
08	11/10/15	ADDED FIRE LANE	DTT
07	09/16/15	CHANGES FOR SITE PLAN SUBMISSION	DTT
06	08/24/15	CHANGED BUILDING POSITION ON LOT	DTT
05	07/09/15	PREPARED FOR SITE PLAN REVIEW	DTT
04	04/25/14	REVISED FOR CLIENT REVIEW	DTT
03	03/18/10	REVISED FOR CLIENT REVIEW	JLFA
02	01/06/10	REVISED FOR BUDGET	JLFA
01	02/27/09	PRELIMINARY - FOR DISCUSSION	JV

CONSULTANTS

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SURVEYING

McINTOSH PERRY SURVEYING INC.
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RR #3 Carp, Ontario K0A 1L0
Tel: 613-836-2184
Fax: 613-836-3742

1 A1 SITE PLAN

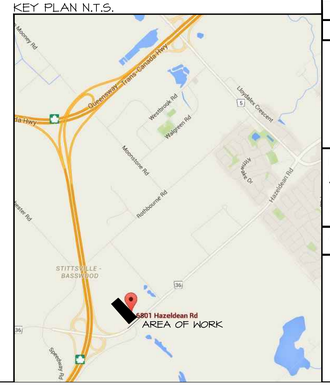
SCALE = 1:300

NORTH PROJECT

NORTH TRUE

-20m 0m 25m 50m

KEY PLAN N.T.S.



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TELEPHONE: (613) 968-6707 FACSIMILE: (613) 968-6700
10 DUNDAS ST. W. BELLEVILLE, ONTARIO

DEVELOPER:
KANATA COLLISION
6801 HAZELDEAN ROAD,
STITTSVILLE, ONTARIO

SITE PLAN

DATE: JAN. 29, 2009
CONTRACT No.: 1512
CHECKED BY: JN
DESIGNED BY: BJ
DRAWN BY: DTT
SCALE: AS SHOWN
DWG. No.: A-1