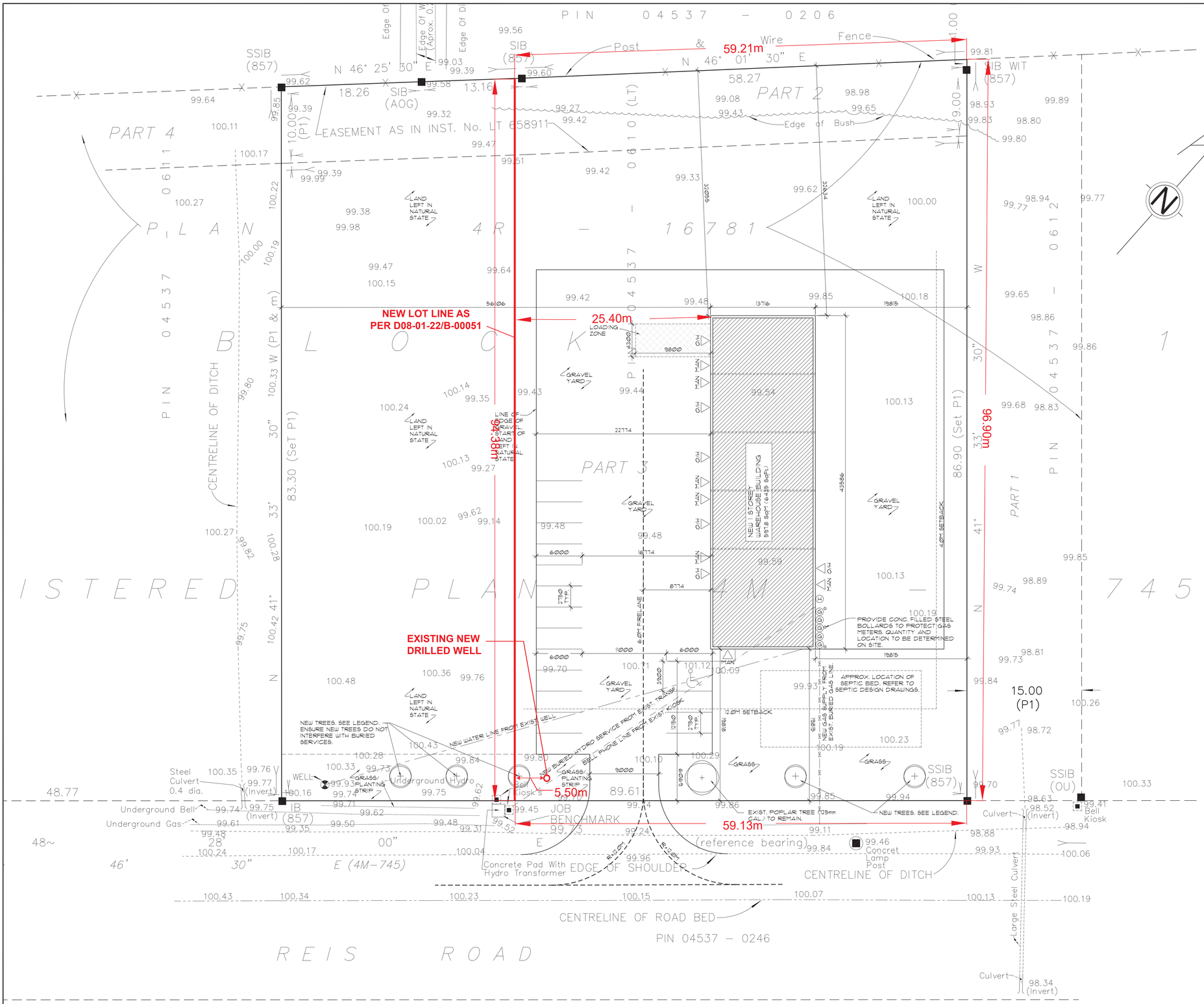

SITE DESCRIPTION

PART OF BLOCK 1
REGISTERED PLAN 4M-745
GEOGRAPHIC TOWNSHIP OF HUNTLEY
FORMERLY TOWNSHIP OF WEST CARLETON
CITY OF OTTAWA

ALL TOPOGRPHICAL INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM TOPOGARPHIC SURVEY PRODUCED IN THE OFFICES OF G.A. SMITH SURVEYING, JUNE 25, 2007

SCALE 1:250

0 5 10 15 20 METRES

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARINGS ARE GRID BEARINGS REFERRED TO THE NORTHWESTERLY LIMIT OF REIS ROAD SHOWN ON PLAN 4R–16781, HAVING A GRID BEARING OF N 48~ 28' 00" E

NOTES:

1. ELEVATIONS ARE ASSUMED.
2. JOB BENCHMARK IS THE MOST EASTERLY CORNER OF A CONCRETE PAD (SHOWN ON THE PLAN) HAVING AN ASSUMED ELEVATION OF 99.73m
3. ELEVATIONS SHOWN THUS x 99.73
4. THE LOCATION SHOWN OF THE UNDERGROUND UTILITIES WAS PROVIDED BY LOCAL UTILITY LOCATORS.

SITE INFORMATION:

LOT AREA:
TOTAL LOT AREA = 8525.16 SqM (91,764 SqFt) = 100%

BUILDING AREA:
TOTAL BUILDING AREA = 597.8 SqM (6,435 SqFt) = 7.0% COVERAGE

BUILDING HEIGHT: = 6.7M (22'-0")

PARKING CALCULATION:
(BASED ON:
- 1 SPACES PER 37 SqM FOR INDUSTRIAL

TOTAL PARKING REQUIRED = 17 SPACES (17 PROVIDED)
- NOTE: 1 OF THE REQ'D PARKING SPACES SHALL BE H.C. SPACE

LEGEND:

(H) DENOTES HYDRO METER

(G) DENOTES GAS METERS

TREE LEGEND:

(+) DENOTES NEW CONIFEROUS TREE TO BE PLANTED (5 TOTAL)
- COLORADO SPRUCE, PICEA PUNGENS 'FAT ALBERT', 200cm HGT., BALLED & BURLAPPED.

(+) DENOTES EXIST. TREES TO REMAIN

*NOTE: OWNER WOULD LIKE TO RESERVE THE RIGHT TO SUBSTITUTE PROPOSED NEW TREES WITH NATIVE, RELOCATED TREES FROM ELSEWHERE ON THE SITE (IF THEY ARE AVAILABLE). THIS WILL BE DONE TO THE SATISFACTION AND APPROVAL OF THE CITY OF OTTAWA PLANNING DEPT.

SITE PLAN AMENDMENT
DATE: 7/19/2022
COMPLETED BY: ZANDERPLAN INC.

LEGEND

AMENDMENTS BY ZANDERPLAN INC. 7/19/2022

RG5 Zone Provisions		
Zoning Mechanisms	Required	Proposed
(a) Minimum lot width (m)	30	59
(b) Minimum lot area (m2)	4000	5665
(e) Minimum interior side yard setback (m)	(i) Abutting a RG, RH or RC zone = 4.5	25.4
(h) Maximum lot coverage (%)	50	11

BAIRD CONSTRUCTION MANAGEMENT LTD.
GENERAL CONTRACTOR
151 TANSLEY DRIVE, CARP, ONTARIO, K0A 1L0

LANDMARX DESIGN SERVICES
HOUSE PLANS • DRAFTING SERVICES • CONCEPT PLANS
1047 WILLIAM MOONEY RD., CARP, ONTARIO, K0A 1L0
PHONE: (613) 839-0552 FAX: (613) 839-0592
EMAIL: landmarxdesigns@gmail.com
BCIN: 33592

REVISIONS		
1	ISSUED FOR REVIEW	JUL6'07
2	ISSUED FOR REVIEW	AUG9'07
3	ISSUED FOR SITE PLAN APPLICATION	AUG13'07
4	REVISED AS PER CITY COMMENTS	OCT24'07
5	REVISED AS PER OWNERS COMMENTS	OCT25'07
6	REVISED AS PER CITY COMMENTS	OCT29'07
7	ISSUED FOR BUILDING PERMIT	NOV30'07
8		
9		
10		

PROJECT: PLATINUM CONSTRUCTION
REIS ROAD
CARP, ONTARIO

DRAWING: SITE PLAN

ISSUE DATE: JUL 2007
SCALE 1:250
DRAWN BY M.W.
PROJECT NO. 0727

DRAWING NO. A-1