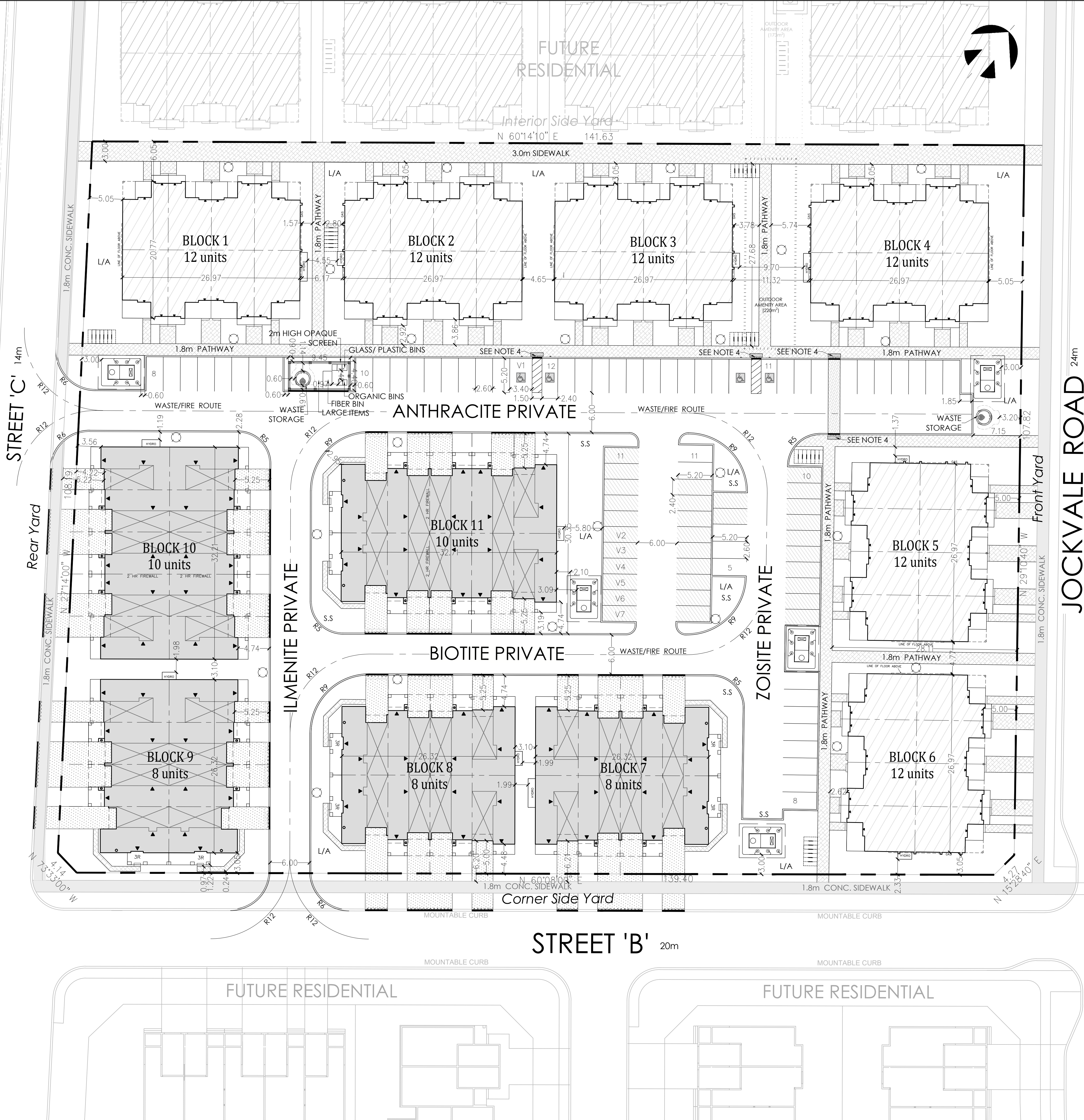


STORMWATER MANAGEMENT POND



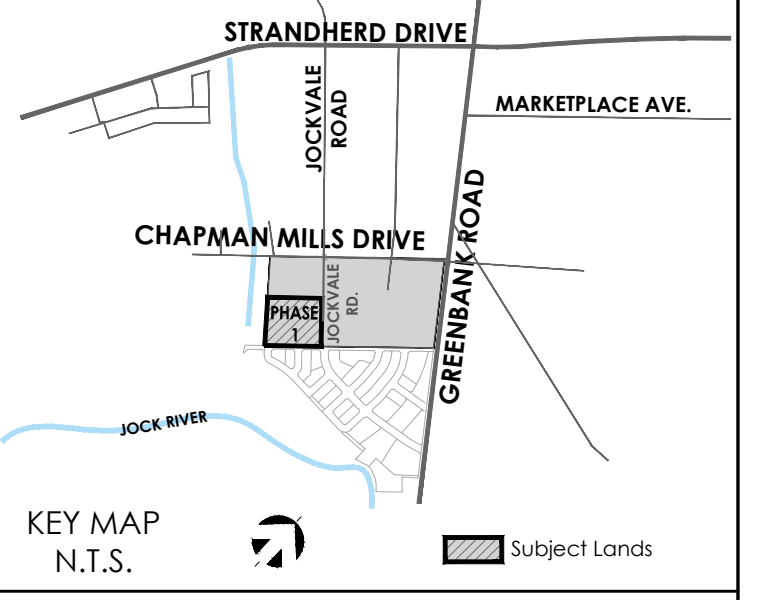
SITE STATISTICS AND DEVELOPMENT DATA

PHASE 1 SITE AREA	15,913 m ² (1.59 ha)
PAVED AREA	4,438 m ² (29%)
LANDSCAPED AREA	4,803 m ² (30%)
TOTAL BUILDING COVERAGE	6,472 m ² (41%)
TOTAL APPROXIMATE GROSS FLOOR AREA	14,856.24 m ²
TOTAL UNITS	116
DENSITY (UPH)	73 UPH
ZONE CATEGORY	MC[XXX1]

DWELLING BLOCK	DWELLING TYPE	GROSS FLOOR AREA (m ²)	UNITS
BLOCK 1	STACKED TOWNS	1,298.04	12
BLOCK 2	STACKED TOWNS	1,298.04	12
BLOCK 3	STACKED TOWNS	1,298.04	12
BLOCK 4	STACKED TOWNS	1,298.04	12
BLOCK 5	STACKED TOWNS	1,298.04	12
BLOCK 6	STACKED TOWNS	1,298.04	12
BLOCK 7	VILLAGE TOWNS	1,292.00	8
BLOCK 8	VILLAGE TOWNS	1,292.00	8
BLOCK 9	VILLAGE TOWNS	1,292.00	8
BLOCK 10	VILLAGE TOWNS	1,586.00	10
BLOCK 11	VILLAGE TOWNS	1,606.00	10
TOTAL		14,856.24	116

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
191 (Table)	MIN. LOT AREA (m ²)	No minimum	15,913.22m ²
191 (Table)	MIN. LOT WIDTH (m)	No minimum	107.82m
191 (Table)	MIN. BUILDING HEIGHT (m)	6.7m	10.0m
191 (Table)	MAX. BUILDING HEIGHT (m)	Within 20m of south property line: 21m (Max) Between 20-30m of south property line: 20m (Max)	10m Village Towns 12m Stacked Towns
191 (Table)	MIN. FRONT YARD SETBACK (m)	No minimum	5.00m
191 (Table)	MIN. CORNER SIDE YARD SETBACK (m)	No minimum	3.05m
191 (Table)	MIN. INTERIOR SIDE YARD SETBACK (m)	No minimum	6.05m
191 (Table)	MIN. REAR YARD SETBACK (m)	No minimum	3.56m
101 (Table)	RESIDENT PARKING - VILLAGE TOWNS (44 units @ 1/unit)	44	44 in garage, 44 in driveway
AREA C	- STACKED TOWNS (72 units @ 1.2/unit)	86.4	79 (1:1)
102 (Table)	VISITOR PARKING - STACKED TOWNS (72 units @ 0.2/unit)	14.4	7 (0.1)
111A (Table)	BICYCLE PARKING (0.5/unit)	36	36
131 (Table) (1)	MIN. WIDTH OF PRIVATE WAY (m)	6.0m	6.0m
131 (Table) (2)	MIN. SETBACK OF ANY WALL OF A RESIDENTIAL BUILDING TO PRIVATE WAY (m)	1.8m	2.28m
131 (Table) (3)	MIN. SETBACK FOR ANY GARAGE OR CARPORT ENTRANCE FROM A PRIVATE WAY (m)	5.2m	5.25m
131 (Table) (4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN PLANNED UNIT DEVELOPMENT (m)	1.2m	3.1m
136	MAX. NUMBER OF ATTACHED DWELLING UNITS	Single Row: 8 Attached: 16	5 10
137 (Table)	MIN. STACKED TOTAL AMENITY AREA (6m ² /unit)	432m ²	828m ²
137 (Table)	MIN. STACKED COMMUNAL AMENITY AREA (min. 50% area)	216m ²	220m ²

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
65(5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	0.97m
65(6)	COVERED OR UNCOVERED BALCONY, PORCH, DECK (m)	>1m to lot line 2.0m (Max)	1.22m
106(1)(a)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106(2)	MIN. BARRIER FREE PARKING		
	TYPE A PARKING SPACE SIZE (m)	3.4m wide	3.4m wide
	TYPE B PARKING SPACE SIZE (m)	2.4m wide	2.4m wide
	ACCESS AISLE (m)	1.5m	1.5m
1118 (Table)	MIN. BICYCLE PARKING SPACE DIMENSION, HORIZONTAL (m)	Width: 0.6m Length: 1.8m	0.6m 1.8m
111(9)	MIN. BICYCLE PARKING SPACE ACCESS AISLE WIDTH (m)	1.5m	1.5m
110(1)	MIN. % OF PARKING LOT LANDSCAPED	15%	>15%
110 (Table)	LANDSCAPED AREA SURROUNDING PARKING LOT:		
	ABUTTING A STREET (m)	3.0m	7.15m
	NOT ABUTTING A STREET (m)	3.0m	N/A
110(3)(b)	MIN. WASTE COLLECTION SETBACK TO LOT LINE (m)	3.0m	3.20m
110(3)(c)	OPAQUE SCREEN MIN. HEIGHT (m)	2.0m	2.0m



LEGEND

[Hatched Box]	STACKED TOWNS	[Hatched Box]	NO PARKING
[Hatched Box]	VILLAGE TOWNS	[Hatched Box]	REDUCED SIZE PARKING SPACES
[Dashed Line]	WALKWAY TO ENTRY (PAVERS)	[Hatched Box]	BIKE RACKS
[Solid Line]	CONCRETE	[Triangle]	ENTRANCE
[Dotted Pattern]	ASPHALT	[V Symbol]	VISITOR PARKING
[Hatched Box]	GARAGE	[Square]	TACTILE WALKING SURFACE INDICATOR
[Line]	CURB (0.2m)		
[Line]	DEPRESSED CURB		
[Line]	MOUNTABLE CURB		
[Line]	BALCONY		
[Line]	PORCH		
[Line]	PROJECTION (STAIRS)		
[Line]	RISERS		
[Line]	SNOW STORAGE AREA		
[Line]	LANDSCAPED AREA		
[Line]	BLOCK BOUNDARY		
[Symbol]	BARRIER FREE PARKING		
[Symbol]	BARRIER FREE PARKING SIGNAGE		
[Symbol]	STREETLIGHT		

DATE	REVISION	BY
07/08/20	Revised Site Plan Per Town Comments	EC
04/05/20	Issue for submission	EC
17/01/20	Insert new boundary and layout adjustment	EC
22/11/19	Insert sight triangles from draft M-Plan	SP
20/11/19	General Revision	SP
05/11/19	Insert Street B detailed design	SP
25/10/19	Draft site plan	SP
	DATE	REVISION

GENERAL NOTES

- DO NOT SCALE DRAWINGS FOR PRINT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIK URBAN PLANNING. COPYRIGHT RESERVED.
- WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
- REFERENCES CITY OF OTTAWA T.W.S.J. DETAIL SC7.3
- SURVEY BOUNDARY BY J.D. BARNES LIMITED, 2430 DON RED DRIVE, SUITE 204, OTTAWA, ON TEL: (613) 731-7244 FAX: (613) 731-8955

PROJECT TEAM

SITE PLAN DESIGN: KORSIK Urban Planning

LANDSCAPE ARCHITECTURE: NAK

PLANNING: FOTENN

ARCHITECTURE: Q4A

TRANSPORTATION: G

CIVIL ENGINEER: Stantec

mattamyHOMES

50 Hines Road, Suite 100, Ottawa, ON Canada K2K 2M5

South Nepean Town Centre

3288 GREENBANK ROAD
BLOCK 4, REGISTERED PLAN #
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

TITLE:	PHASE 1 SITE PLAN	
DATE:	August 7, 2020	DRAWN BY: EC
		CHECKED BY: CR
FILE NO.:	D07-12-20-0058	
JOB NO.:	SNTC PHASE 1	
		A

S:\Homes & Community\1161\1161-12-20-0058 - Town Centre\Site Planning\GIS\GIS - Site Plan - August 7, 2020.dwg