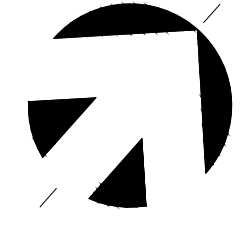
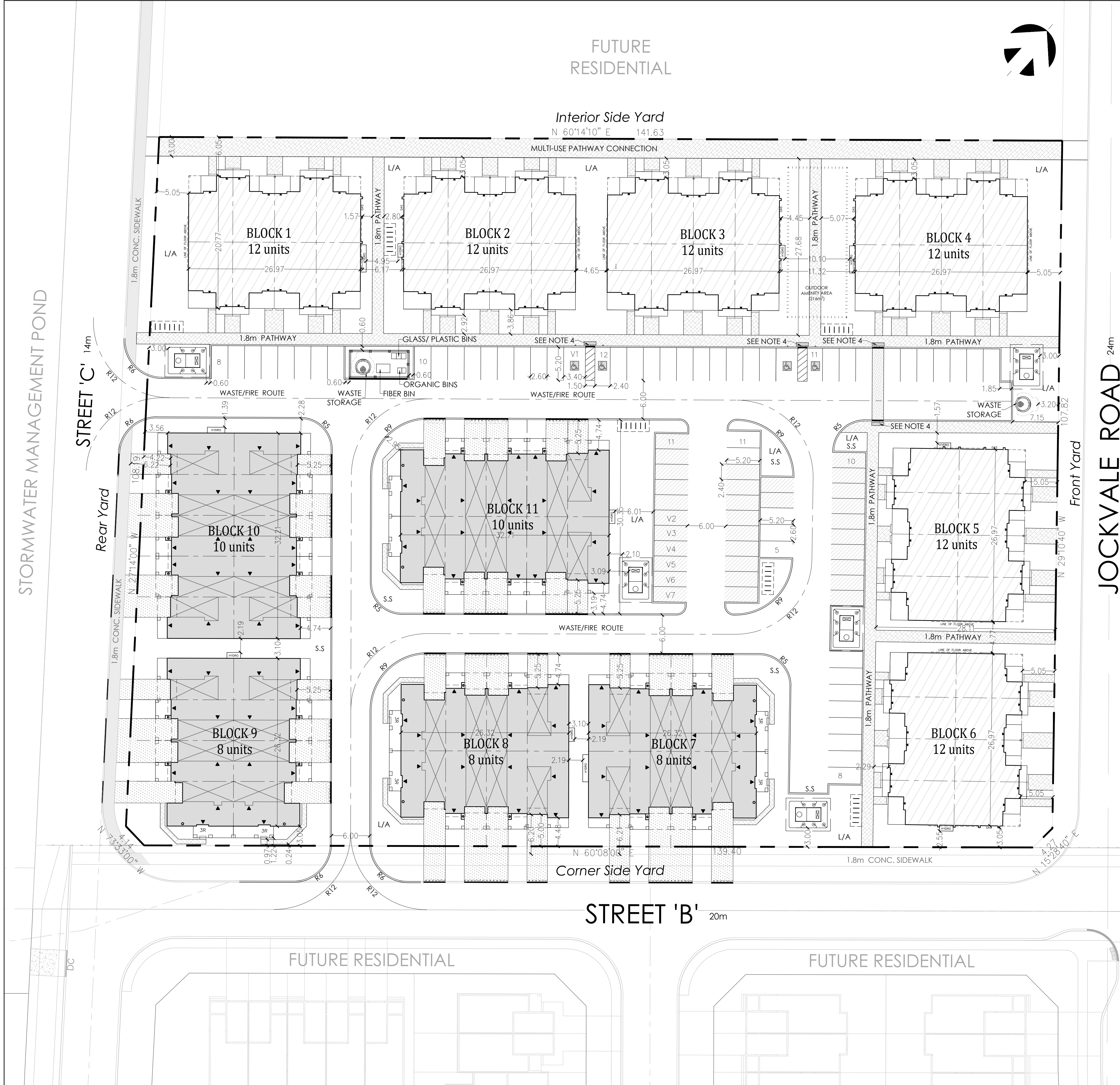


STORMWATER MANAGEMENT POND



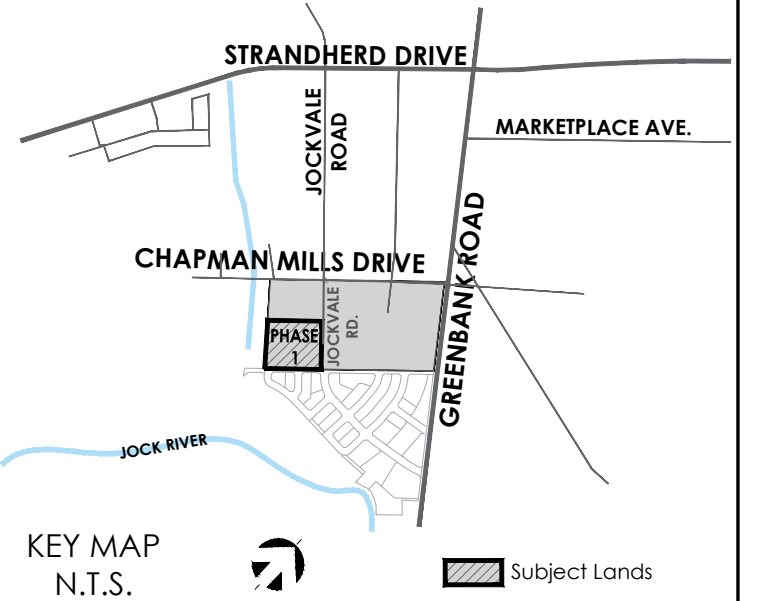
SITE STATISTICS AND DEVELOPMENT DATA

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	15,346.40 m ²
TOTAL UNITS	116
DENSITY (UPH)	73 UPH
ZONE CATEGORY	MC[XXX1]

DWELLING BLOCK	DWELLING TYPE	GROUND FLOOR AREA (m ²)	UNITS
BLOCK 1	STACKED TOWNS	469.81	12
BLOCK 2	STACKED TOWNS	469.81	12
BLOCK 3	STACKED TOWNS	469.81	12
BLOCK 4	STACKED TOWNS	469.81	12
BLOCK 5	STACKED TOWNS	469.81	12
BLOCK 6	STACKED TOWNS	469.81	12
BLOCK 7	VILLAGE TOWNS	498.97	8
BLOCK 8	VILLAGE TOWNS	498.97	8
BLOCK 9	VILLAGE TOWNS	498.97	8
BLOCK 10	VILLAGE TOWNS	621.07	10
BLOCK 11	VILLAGE TOWNS	617.59	10
TOTAL		5,554.43	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)	12.0m
191 (Table)	MIN. FRONT YARD SETBACK (m)	No minimum	5.05m
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	216m 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	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

[Symbol]	STACKED TOWNS	[Symbol]	NO PARKING
[Symbol]	VILLAGE TOWNS	[Symbol]	BIKE RACKS
[Symbol]	WALKWAY TO ENTRY (PAVERS)	[Symbol]	ENTRANCE
[Symbol]	CONCRETE	[Symbol]	VISITOR PARKING
[Symbol]	ASPHALT	[Symbol]	TACTILE WALKING SURFACE INDICATOR
[Symbol]	GARAGE		
[Symbol]	CURB (0.2m)		
[Symbol]	DEPRESSED CURB		
[Symbol]	MOUNTABLE CURB		
[Symbol]	BALCONY		
[Symbol]	PORCH		
[Symbol]	PROJECTION (STAIRS)		
[Symbol]	R RISERS		
[Symbol]	S.S SNOW STORAGE AREA		
[Symbol]	L/A LANDSCAPED AREA		
[Symbol]	BLOCK BOUNDARY		
[Symbol]	BARRIER FREE PARKING		
[Symbol]	BARRIER FREE PARKING SIGNAGE		

DATE	REVISION	BY
04/05/20	Issue for submission	EC
17/01/20	Insert new boundaries and layout adjustment	EC
23/11/19	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

GENERAL NOTES

- DO NOT SCALE DRAWINGS FOR PRINT.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KORSIAK URBAN PLANNING. COPYRIGHT RESERVED.
- WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
- REFERENCES CITY OF OTTAWA I.W.S.I. 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: **KORSIAK Urban Planning**

LANDSCAPE ARCHITECTURE: **NAK design strategies**

PLANNING: **FOTENN Planning + Design**

TRANSPORTATION: **G**

ARCHITECTURE: **Q4A**

CIVIL ENGINEER: **Stantec**

South Nepean Town Centre

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

TITLE: PHASE 1 SITE PLAN

DATE: May 04, 2020	DRAWN BY: EC	DRAWING NO.:
FILE NO.:	CHECKED BY: CR	A
JOB NO.: SNTC PHASE 1		