

SITE PLAN LEGEND:				<u>SIT</u>	E PLAN KEYNO			
		EXISTING BUILDING & SITE ELEMENTS		ENTRANCE/ BARRIER-FREE ENTRANCE	- - Fh	FIRE HYDRANT	1	LINE OF SETBACK
		DEMOLISHED BUILDING & SITE ELEMENTS	BF	MAIN ENTRANCE	⊗мн	MAINTENANCE HOLE	2	DROP OFF / LOADIN
			BF				3	OUTLINE OF SECO
		ASPHALT PAVING	$\bigtriangleup$	VEHICLE ACCESS	UP	UTILITY POLE	4	TRUCK TURNING R
	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	GRASS		PROPERTY LINE	$\leq 2$	SIAMESE CONNECTION	5	LINE OF PROPERTY
		STONE DUST/ SAND -x-	<u> </u>	- FENCE PER SURVEY	DC	DROPPED CURB	6	FRONT YARD SETB
< -4 7							7	CORNER YARD SET
		PAVER TYPE 1		DOMESTIC WATER PER CIVIL		TREE	8	EXISTING SANITAR
		PAVER TYPE 2	—SAN—SAN—SAN—SAN-	SANITARY PER CIVIL	$\bigvee$	INEE	9	NEW SANITARY CO
		PAVER TYPE 3	—ST—ST—ST—ST—	NEW STORM PER CIVIL	$\sim$		10	FIRE TRUCK ROUTI
			<u>—H—H—H—H</u>	NEW ELECTRICAL SERVICE	$\bigotimes$	SHRUB	11	TRANSFORMER
				(BELOW GRADE) PER CIVIL		EXTERIOR WALL SCONCES PER LIGHTING PACKAGE	12	GARBAGE
			-GAS-GAS-GAS-GAS-GAS-	GAS PER CIVIL			13	PEDESTRIAN WALK
				OVERHEAD WIRE		HOSE BIB	14	CANOPY COLUMN
				SUBJECT TO EASEMENT			15	CANOPY
			СВ	CATCH BASIN, REFER TO CIVIL			16	DOMESTIC WATER
			°O <sub>LS</sub>	LIGHT STANDARD			17	3m LANDSCAPE BU
			U L3				18	BIKE PARKING

(NOTES:	19 DOUBLE EV CHARGER (FUTURE)	CIRCULATION SWEEP PATH DESIGN VEHICLE	LEGAL DESCRI
СК	20 2m TALL GARBAGE ENCLOUSRE FENCE	14.64	BLOCK 2, PLAN
ADING BAY	21 3.5m X 7m LOADING SPACE	8.29	REFERENCE SU
ECOND STOREY	22 REAR YARD SETBACK		
IG RADIUS	23 CULVERT, REFER TO MECHANICAL		BASED ON SUR 4M - 1746 PREP
ERTY	24 CENTER OF LOT DEPTH AT FRONT YARD SETBACK USED TO CALCULATE LOT WIDTH	Max 90° Horiz           6.9         Max 10° Vert           0.7         5.59         1.22	VOLLEBEKK LT
ETBACK	25 SIGNAGE INDICATING "NO TRUCK ACCESS"	6.2 11.89 1.22 0 <sup>7</sup> 63 <sup>1</sup> 0.9 12.5 0 <sup>6</sup> 61 <sup>1</sup>	
SETBACK		TST - Tractor & Semi-Trailer Overall Length 20.640m Overall Width 2.600m	MUNICIPAL ADI
TARY CONNECTION		Overall Body Height 3 730m	NOT YET ESTAB
CONNECTION		Track Width 2.600m Lock-to-lock time 5.00s	DEVELOPMENT
DUTE	SITE PLAN GENERAL NOTES:	Curb to Curb Turning Radius 14.500m	
3	1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM		SITE AREA:
	EXISTING PLANS AND SURVEYS 2. DO NOT SCALE THIS DRAWING 3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN		BUILDING AREA (OBC DEFINITIC
ALKWAY	SUBSURFACE CONDITIONS 4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND		GROSS FLOOR
MN	REPORT ANY DISCREPANCIES TO THE CONSULTANT 5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT		LIGHT INDUSTF OFFICE:
TEB	<ol> <li>CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY LANDSCAPE EXCAVATION</li> <li>THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED -</li> </ol>		ZONE:
EBUFFER	CONTRACTOR TO VERIFY PRIOR TO EXCAVATION 8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING		SCHEDULE 1:
	<ol> <li>ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED</li> </ol>		SCHEDULE 1A:

# EGAL DESCRIPTION:

LOCK 2, PLAN 4M-1746

**EFERENCE SURVEY:** 

ASED ON SURVEY INFORMATION FROM REGISTERED PLAN M - 1746 PREPARED BY SURVEYED BY ANNIS, O'SULLIVAN, OLLEBEKK LTD.

# IUNICIPAL ADDRESS:

NOT YET ESTABLISHED

MENT INFORMATION:		
۹:	24,708m <sup>2</sup>	
AREA: INITION)	3353 m²	
LOOR AREA: DUSTRIAL:	4605m <sup>2</sup> 1995M <sup>2</sup> 2610M <sup>2</sup>	
	IL	
E 1:	AREA [C]	

AREA [C]

ZONING PROVISION:	REQUIRED:
MIN. LOT WIDTH:	NO MINIMUM
MIN. LOT AREA:	2000 m <sup>2</sup>
MAX. LOT COVERAGE:	65%
MIN. FRONT YARD SETBACK:	7.5 m
MIN. CORNER YARD SETBACK: EAST MIN. CORNER YARD SETBACK: WES	7.0 111
MIN. REAR YARD SETBACK:	7.5 m
MIN. INTERIOR YARD SETBACK:	7.5 m
MAXIMUM FLOOR SPACE INDEX:	2
MAXIMUM BUILDING HEIGHT:	18 m
MINIMUM LANDSCAPE AREA:	NO MINIMUM
MINIMUM LANDSCAPE BUFFER:	3m

<u>):</u>	PROVIDED:
JM	86.88m
	24708m <sup>2</sup>
	13.6%
	20.56m
	23.20m 24.01m
	131.49m
	N/A
	0.186
	8.44m
JM	15530m <sup>2</sup>
	>3m

### PARKING QUEL TOTAL SPACES:

TYPICAL SPACE ACCESSIBLE PA BICYCLE PARKIN LOADING SPACE REFUSE COLLEC MIN SETBACK F (ABUTTING STR MIN SETBACK F (ABUTTING STR MINIMUM SCRE

REQUIREMENT

1 : 300		
0	7.5 15	30m
UING + LOADING	REQUIRED:	PROVIDED:
5:	16 FOR LIGHT INDUSTI 63 FOR OFFICES TOTAL = 79	RIAL 178
ES:	77	174
ARKING:	(3) TYPE A (4) TYPE	B (3) TYPE A (4) TYPE B
ING:	13	13
CES:	2	2
ECTION	REQUIRED:	PROVIDED:
FROM LOT LINE REET)	9M	>9M
FROM LOT LINE REET)	ЗМ	>3M
EENING 'S	OPAQUE SCREEN WITH MINIMUM HEIGHT OF 2M	WOOD PRIVACY FENCE, 2M

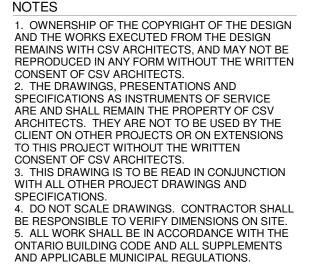
# 613.564.8118 190 O'Connor Street, Suite 100 Ottawa, Ontario,K2P 2R3 www.csv.ca STRUCTURAL ENGINEER CLELAND JARDINE 580 Terry Fox Drive Kanata, Ontario K2L 4B9 MECHANICAL ENGINEER QUASAR CONSULTING GROUP 150 Isabella Street, Suite 400 Ottawa, Ontario K1S 5H3 ELECTRICAL ENGINEER CIVIL ENGINEER EGIS GROUP 115 Walgreen Road R.R. 3 Carp, Ontario K0A 1L0 egis 🖉 LANDSCAPE ARCHITECT URBAN TYPOLOGY INC 163 Sterling Road Unit 10 Toronto, Ontario M6R 2B2 Ut

**CSV** ARCHITECTS

sustainable design · conception écologique

### STAMP

REV	DATE	ISSUE
2	2024-07-30	ISSUED FOR CLIENT COORDINATION
3	2024-11-01	ISSUED FOR SPC REVIEW
4	2024-11-15	ISSUED FOR SPC COORDINATION
5	2024-12-10	ISSUED FOR SPC
10	2025-02-24	ISSUED FOR SPC RESUBMIT 2
11	2025-04-14	ISSUED FOR SPC RESUBMIT 3



CLIENT

# GASTOPS

ONTARIO, CANADA

OTTAWA

PROJECT **GASTOPS NEW** 

## FACILITY 3700 Twin Falls Place

TITLE

# SITE PLAN

REV

11

PROJECT NO: 2023-2260 DRAWN: KM, RR APPROVED: DH SCALE: As indicated DATE PRINTED: 4/14/2025 2:21:49 PM DRAWING NO. .A100

#19226

