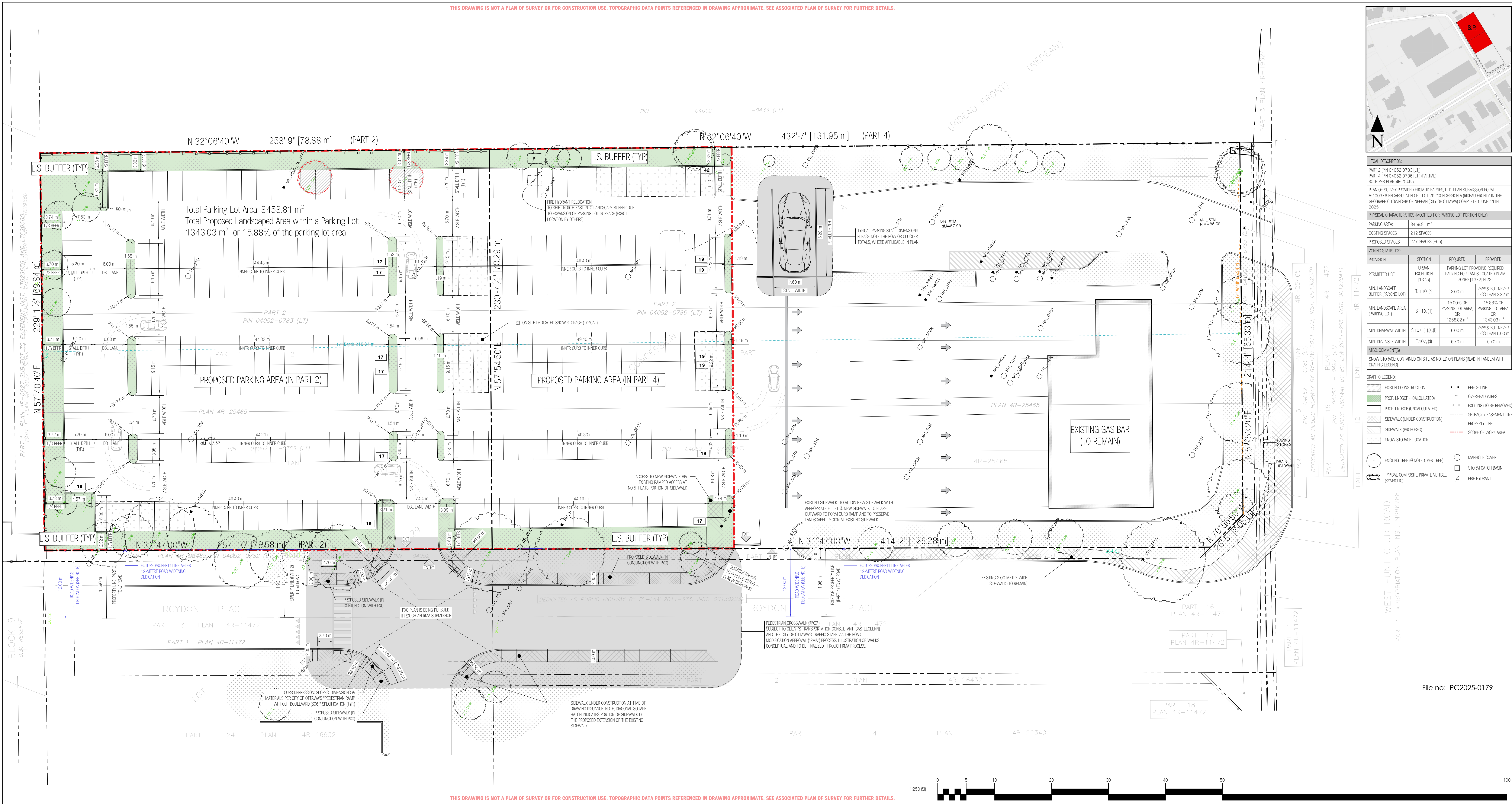
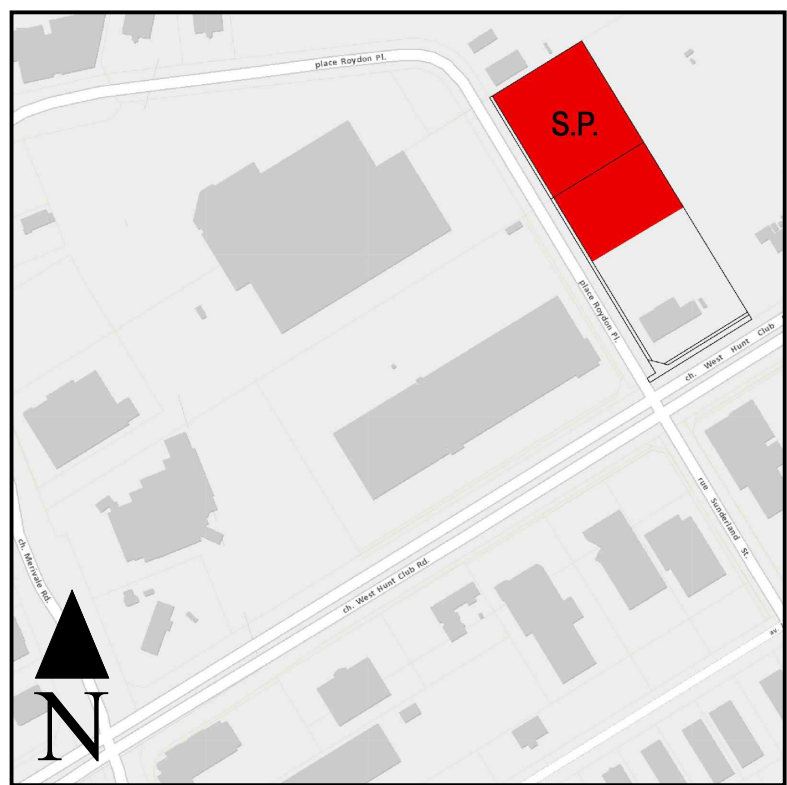


THIS DRAWING IS NOT A PLAN OF SURVEY OR FOR CONSTRUCTION USE. TOPOGRAPHIC DATA POINTS REFERENCED IN DRAWING APPROXIMATE. SEE ASSOCIATED PLAN OF SURVEY FOR FURTHER DETAILS.



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LEGAL DESCRIPTION:			
PART 2 (PIN 04052-0783 (LT))			
PART 4 (PIN 04052-0788 (LT)) (PARTIAL)			
BOTH PER PLAN 4R-25465			
PLANS OF SURVEY PROVIDED FROM J.D. BARNES, LTD. PLAN SUBMISSION FORM V-100376 ENCAPSULATING PT. LOT 28, "CONCESSION A (PRODUCE FRONT)" IN THE GEOGRAPHIC TOWNSHIP OF NEPEAN (CITY OF OTTAWA) COMPLETED JUNE 11TH, 2025.			
PHYSICAL CHARACTERISTICS (MODIFIED FOR PARKING LOT PORTION ONLY):			
PARKING AREA:	8458.81 m <sup>2</sup>		
EXISTING SPACES:	212 SPACES		
PROPOSED SPACES:	277 SPACES (+65)		
ZONING STATISTICS:			
PROVISION	SECTION	REQUIRED	PROVIDED
PERMITTED USE	URBAN EXCEPTION (11375)	PARKING LOT PROVIDING REQUIRED PARKING FOR LANDS LOCATED IN AM ZONES (11372) HCC	
MIN. LANDSCAPE BUFFER (PARKING LOT)	T. 110, (B)	3.00 m	VARIABLES BUT NEVER LESS THAN 3.32 m
MIN. LANDSCAPE AREA (PARKING LOT)	S. 110, (1)	15.00% OF PARKING LOT AREA, OR 1268.82 m <sup>2</sup>	15.88% OF PARKING LOT AREA, OR 1343.03 m <sup>2</sup>
MIN. DRIVEWAY WIDTH	S. 107, (1)(B)(H)	6.00 m	VARIABLES BUT NEVER LESS THAN 6.00 m
MIN. DRY ASLE WIDTH	T. 107, (A)	6.70 m	6.70 m
MISC. COMMENTS:			
SNOW STORAGE: CONTAINED ON SITE AS NOTED ON PLANS (READ IN TANDEM WITH GRAPHIC LEGEND).			

**P<sup>2</sup> concepts**  
2200 THURSTON DR., UNIT 203  
OTTAWA, ONTARIO, K1G 6E1

CLIENT:  
**Costco Wholesale**

ARCHITECT:  
**brian k. clark**  
ARCHITECT  
141 Catherine Street, Suite 102  
Ottawa, Ontario K2P 1C3  
TEL: (613) 538-7412 FAX: 238-1799  
Email: bckclarkarchitect@gmail.com

CONSULTING ENGINEER:  
**D.B. Gray Engineering Inc.**

SURVEYOR:  
**J.D. BARNES**  
LAND INFORMATION SPECIALISTS  
SURVEYING & MAPPING  
1111 DUNDAS STREET WEST, SUITE 200  
OTTAWA, ONTARIO K6H 1N5  
TEL: (613) 733-1111 FAX: (613) 733-1112  
WWW.JDBARNES.COM

LANDSCAPE ARCHITECT:  
**James B Lennox & Associates Inc.**  
LANDSCAPE ARCHITECTS

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS.


**PARKING LOT EXPANSION**  
95-123 ROYDON PL.  
OTTAWA, ONTARIO, K2E 1A5

DRAWING:  
LOCATION MAP, SITE PLAN &  
ZONING INFORMATION

DATE:	2025-10-21	SHEET NO.:
SCALE:	1:250	
DRAWN:	CD	
CHECKED:	YB	
JOB NO.	PC2025-0179	

**A100**

File no: PC2025-0179

File no: PC2025-0179