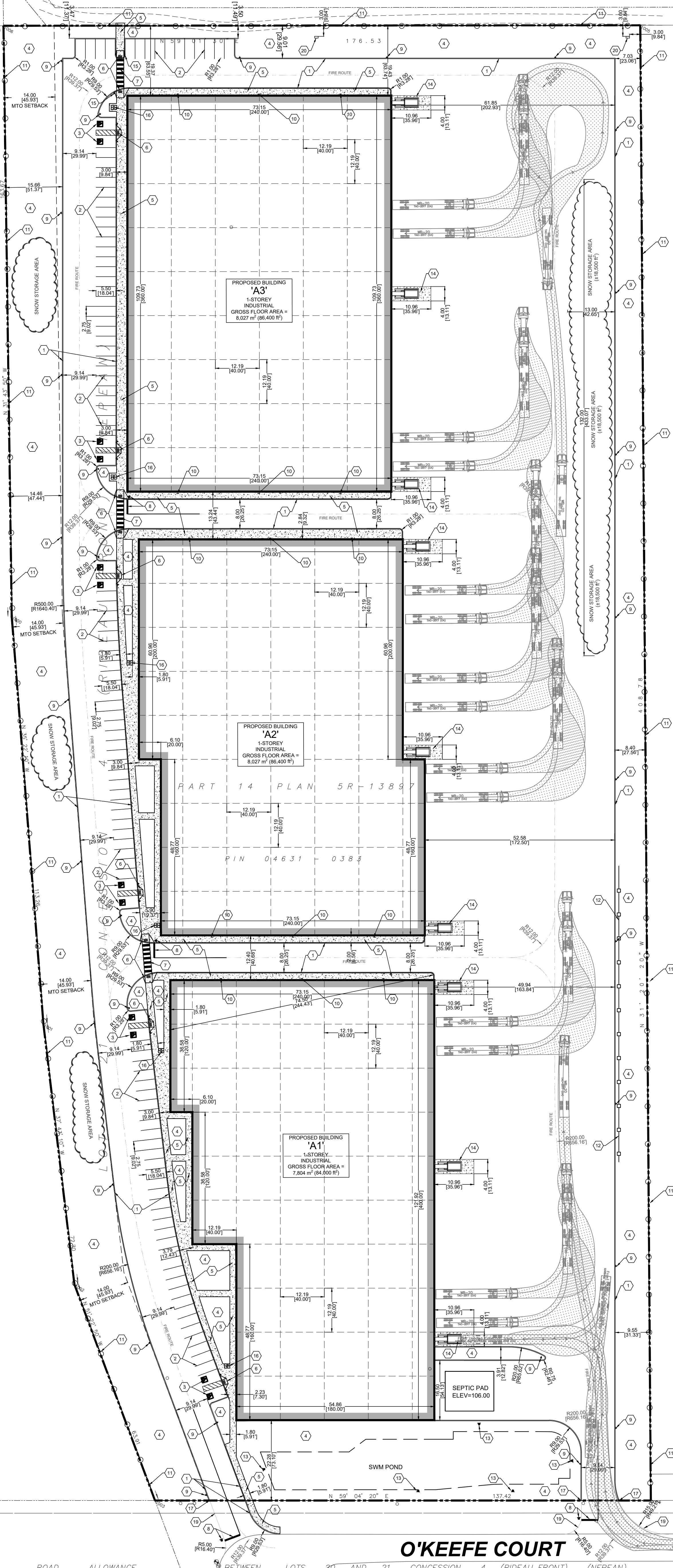
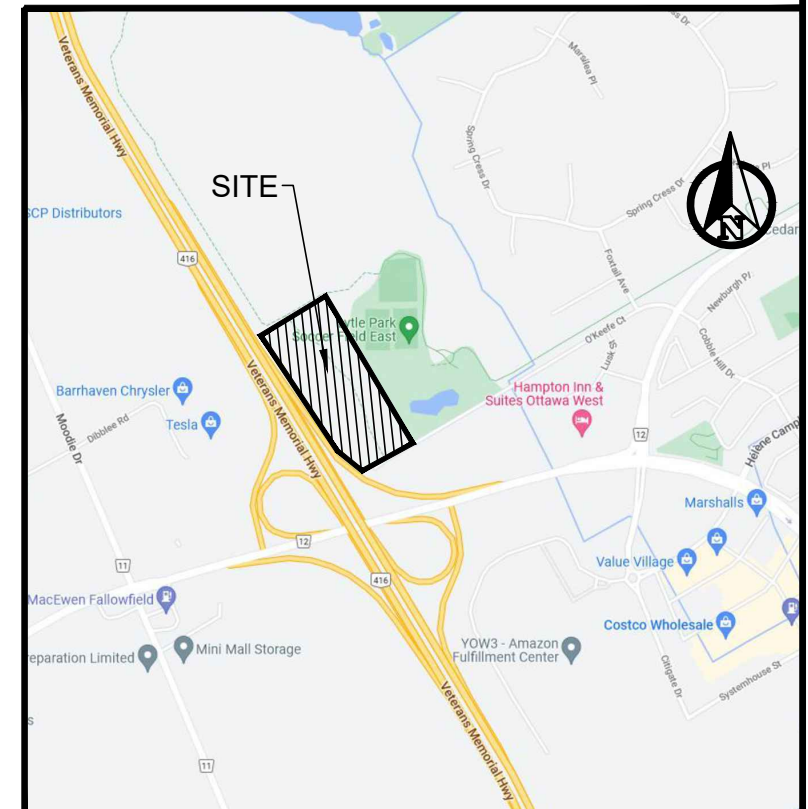


THE KINGS HIGHWAY 416



BLOCK 113 REGISTERED PLAN M-284

PIN 04631 - 0317



LEGAL INFORMATION DERIVED FROM:

TOPOGRAPHICAL PLAN OF

PART OF LOT 21
CONCESSION 4 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

PREPARED BY
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

JOB # 7332-06 PILON PT LOT 21 CON 4
RF NEPEAN TOPO D2

CONSTRUCTION NOTES

- 1 BARRIER CURB (AS PER OPSD 600.110)
- 2 90° PARKING STRIPE (WHITE - 0.15m STRIPES - TYP)
- 3 BARRIER FREE PAVEMENT MARKING AND Rb-93 SIGN
- 4 LANDSCAPED AREA (REFER TO LANDSCAPE DRAWINGS)
- 5 CONCRETE SIDEWALK (PER OPSD 310.010)
- 6 SIDEWALK RAMP (TO INCLUDE TACTILE ATTENTION MATS PER OPSD - 310.039 - REFER TO SP-01 FOR DETAIL)
- 7 PEDESTRIAN CROSSING (WHITE ZEBRA STRIPING - 0.60m AT 1.20m O.C.)
- 8 STOP BAR (WHITE) AND STOP SIGN (SEE DETAILS ON SP-D1)
- 9 FREESTANDING 'NO PARKING - FIRE ROUTE' SIGN
- 10 WALL MOUNTED 'NO PARKING - FIRE ROUTE' SIGN
- 11 PROPOSED 1.8m CHAIN-LINK FENCE (REFER TO LANDSCAPE DETAILS)
- 12 PROPOSED 2.4m CHAIN-LINK FENCE (REFER TO LANDSCAPE DETAILS)
- 13 POND WARNING SIGN
- 14 WASTE COMPACTOR ON CONCRETE PAD
- 15 PEDESTRIAN CROSSING SIGN
- 16 PROPOSED BIKE RACKS (x2) - 12 TOTAL
- 17 BARRIER CURB TERMINATION AT PROPERTY LINE
- 18 SIDEWALK TERMINATION AT PROPERTY LINE
- 19 EDGE OF PAVEMENT
- 20 PROPOSED BAT BOX (REFER TO LANDSCAPE DRAWINGS FOR DETAILS)

LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- CONCRETE SIDEWALK
- BARRIER CURB
- 1.8m CHAIN-LINK FENCE (REFER TO LANDSCAPE PLANS)
- 2.4m CHAIN-LINK FENCE (REFER TO LANDSCAPE PLANS)
- FIRE ROUTE (MIN 12.0m CENTRELINE RADIUS)

SITE STATISTICS:

EXISTING SITE AREA: 68,844 m² (17.01 ACRES)

BUILDING AREA:
 A1 7,804 m² (84,000 ft²)
 A2 8,027 m² (86,400 ft²)
 A3 8,027 m² (86,400 ft²)
 TOTAL 23,858 m² (256,800 ft²)

PARKING REQUIRED: 0.80/100m² / FIRST 5,000m² (40 CARS)
 0.40/100m² / THEREAFTER (75 CARS)
 TOTAL: 115 CARS

PARKING PROVIDED: 119 CARS

D07-12-25-0085 AND PLAN#19335



O'KEEFE COURT

LOT 20 CONCESSION 4 (RIDEAU FRONT) (NEPEAN)

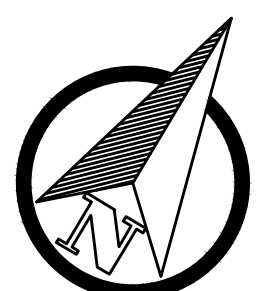
REVISION BLOCK

#	DATE	DESCRIPTION
1.	06/11/2025	ISSUED FOR SITE PLAN APPROVAL
2.	09/18/2025	ISSUED FOR COORDINATION
3.	10/01/2025	ISSUED FOR SITE PLAN APPROVAL
4.	12/18/2025	ISSUED FOR SITE PLAN APPROVAL

CONCEPTUAL SITE PLAN

THE PROPERTIES GROUP
 4497 O'KEEFE COURT (NEPEAN)
 NEPEAN, ONTARIO

NORTH ARROW



GRAPHIC SCALE
 0m 10m 20m 30m
 1:600

SA-001 r4



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