

O'DONOVAN DRIVE

(KNOWN AS LAKE AVENUE WEST)

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
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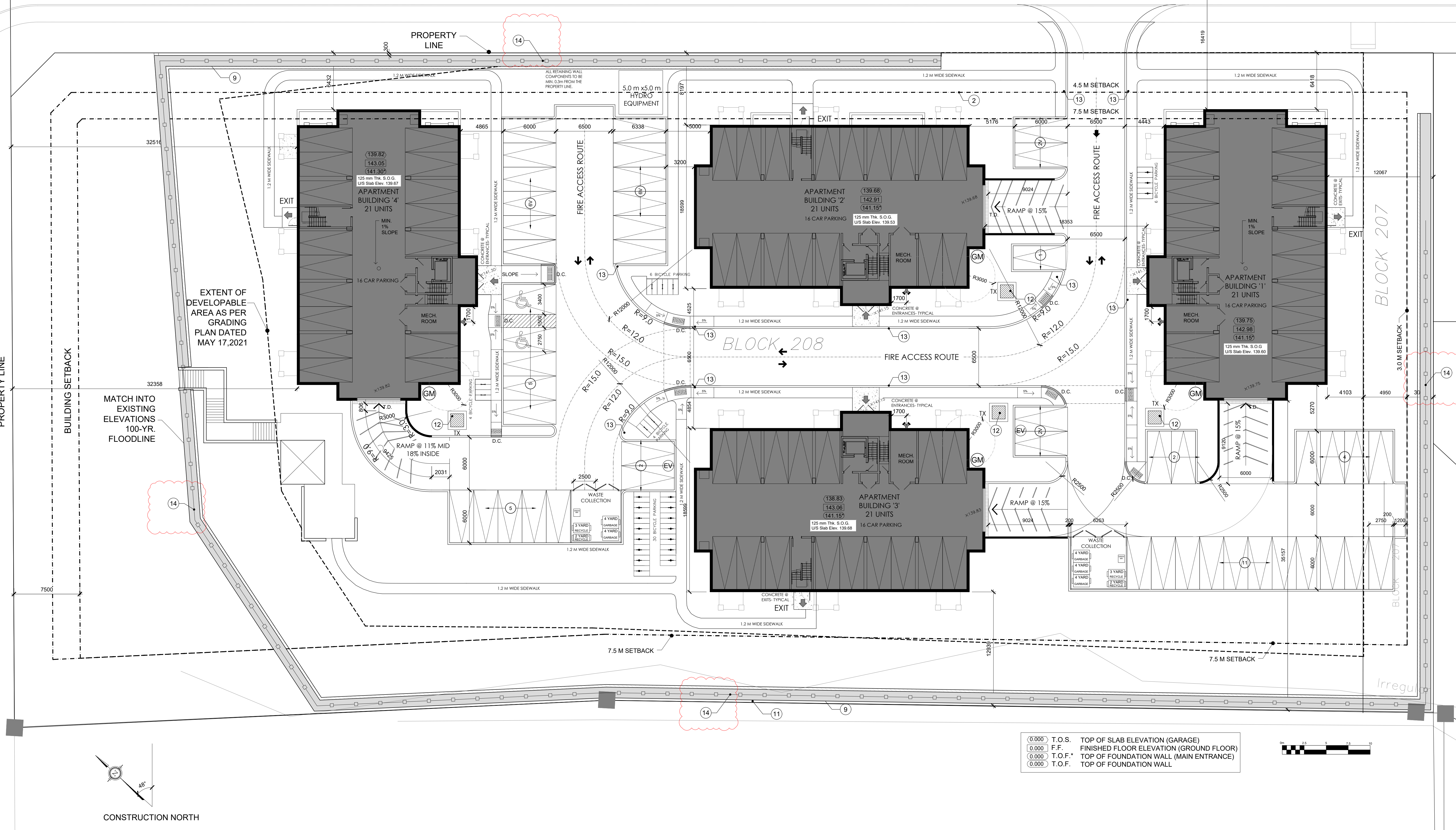
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PAPER SIZE: ISO Full Bleed B1 (1000.00 X 707.00 MM)

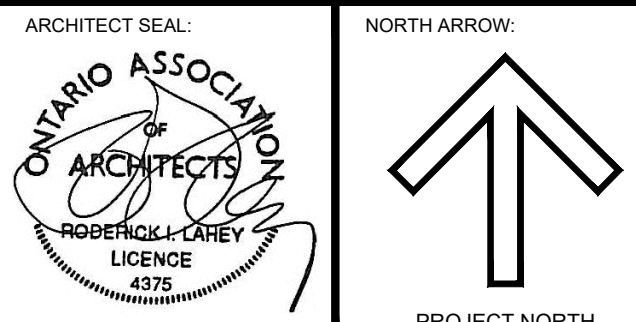
PLOT SCALE: 1:1

F:\2021\12135 - Mississippi Shores\02 Working Drawings\01 CAD\01 Sheets\Site Plan\2135 - Site Plan.dwg

PLOT DATE: Tuesday, April 16, 2024



No.	DESCRIPTION	DATE
06	ISSUED FOR SPA COMMENTS	2024-04-16
05	ISSUED FOR SPA COMMENTS	2024-04-02
04	REVISIONS FOR WASTE ENCLOSURE SIZING	2024-02-16
03	REVISIONS FOR HYDRO ONE COMMENTS	2023-12-21
02	ISSUED FOR SPA COMMENTS	2023-11-03
01	ISSUED FOR SPA COMMENTS	2023-09-13
01	ISSUED FOR SPA	2023-07-19



CLIENT: **rla/architecture**
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PROJECT TITLE: **Mississippi Shores Development**

Town of Carleton Place ONTARIO

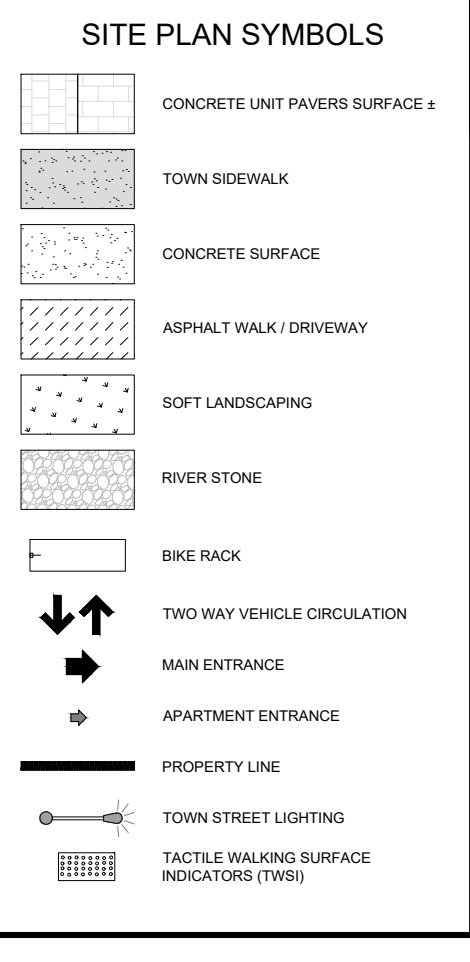
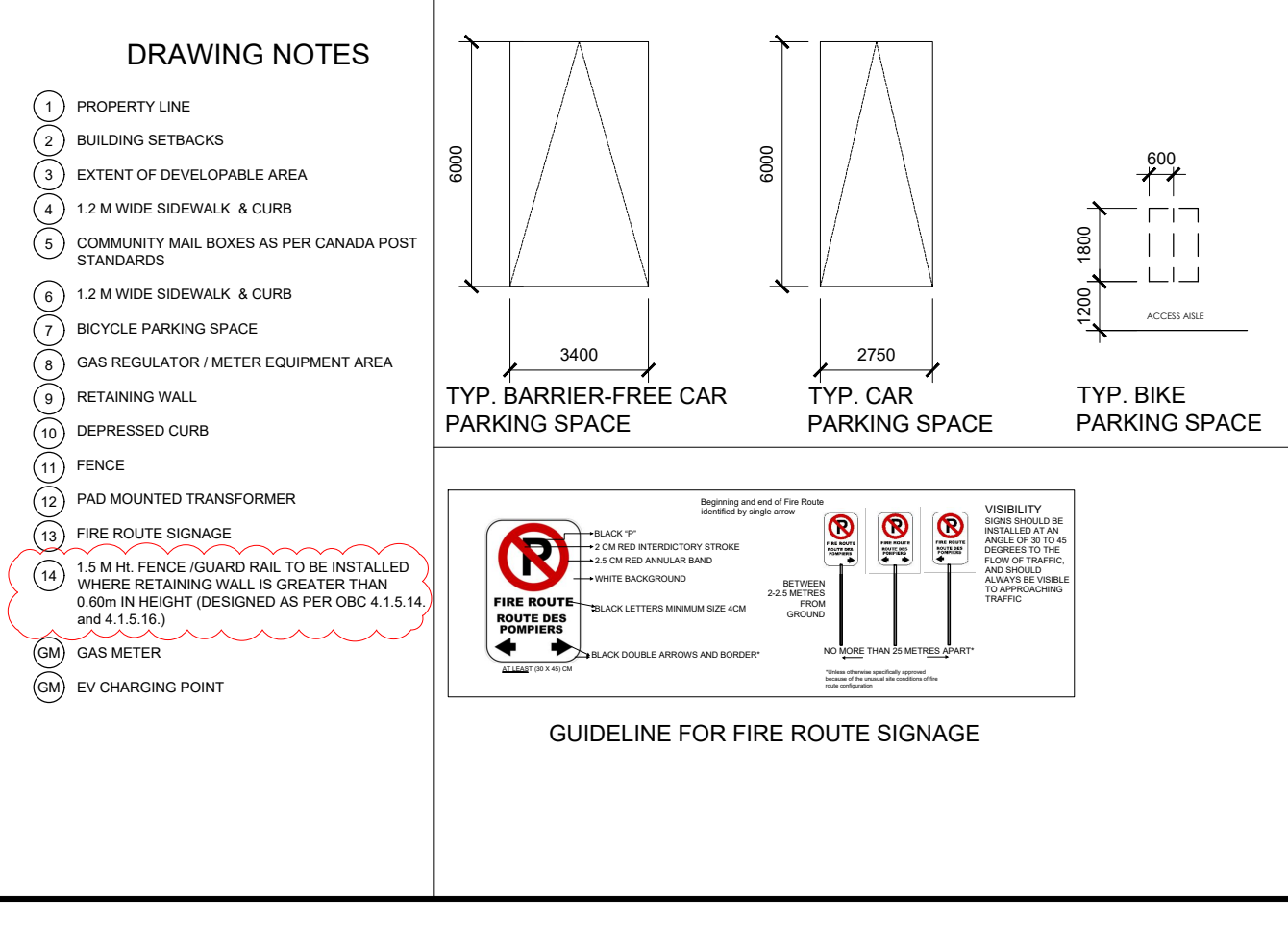
SHEET TITLE: **SITE PLAN**

PROJECT DEVELOPER: **CAVANAGH DEVELOPMENTS (1384341 Ontario Limited)**

DRAWN: **RLA** CHECKED: **X.Y.**

SCALE: **AS INDICATED** SHEET No. **SP-01**

PROJECT No. **2135**



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CIVIL ENGINEER
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Kris Kilborn

GEOTECHNICAL ENGINEER
GEMTECH

LANDSCAPE ARCHITECT
Rudy Levstek

PROJECT INFORMATION

LAND USE DESIGNATION: RESIDENTIAL DISTRICT

SITE AREA: 12,045.58 sq. m. (120,621 sq. ft.)

BLOCK: 207: 596.27 sq. m. (5,962.7 sq. ft.)
BLOCK: 208: 11,448.91 sq. m. (114,489.1 sq. ft.)

LOT COVERAGE (MAXIMUM): 80%
LOT FRONTAGE (MINIMUM): 30 m.

FRONT YARD SETBACK: MIN. 4.5 m, MAX. 7.5 m.
EXTERIOR SIDE YARD SETBACK: MIN. 4.5 m, MAX. 7.5 m.
INTERIOR SIDE YARD SETBACK: 3.0 m.
REAR YARD SETBACK: 7.5 m.
LANDSCAPE AREA: 30% MINIMUM

PROJECT STATISTICS

BUILDING HEIGHT: 14.0 m
AVERAGE MEAN GRADE (GEO. ELEV.): 141.0 m a.s.l.

UNIT STATISTICS

BLOCK	BUILDING AREA	FLOOR AREA	NO. OF UNITS
BLOCK-1	594.72 sq. m.	1,753.24 sq. m.	21
BLOCK-2	594.72 sq. m.	1,753.24 sq. m.	21
BLOCK-3	594.72 sq. m.	1,753.24 sq. m.	21
BLOCK-4	594.72 sq. m.	1,753.24 sq. m.	21
TOTAL	2,378.88 sq. m.	7,012.96 sq. m.	84

CAR PARKING

REQUIRED BY DEVELOPMENT PERMIT BY-LAW:
RESIDENTS: 1.5x PER (84 D.U.) = 105
VISITOR: 0.25 PER (84 D.U.) = 21

PROVIDED:
RESIDENT: 89
VISITOR: 21
TOTAL: 110 (84 UNDER GROUND, 26 SURFACE)

BICYCLE PARKING

REQUIRED:
APARTMENT BUILDING: 0.5 PER (84 D.U.) = 42
FOR DEVELOPMENT WITH 20 OR MORE DWELLING: 6
TOTAL: 48

PROVIDED:
BICYCLE PARKING: 50

LOT COVERAGE

ASPHALT DRIVEWAY / WALKWAY: 4,328.58 sq. m. = 27%
SEALING (COSEPAVE) 4.5' TOP 15' SIDE SETBACK: 2,378.88 sq. m. = 20%
LANDSCAPE OPEN SPACE: 6,418.79 sq. m. = 53%
TOTAL: 12,245.58 sq. m. = 100%

BUILDING AREAS (CONSTRUCTION/DEMOLITION - NET AREA)

FLOOR LEVEL	AREA (sq. m.)
BASEMENT LEVEL	594.72 sq. m.
GROUND FLOOR LEVEL	594.72 sq. m.
SECOND FLOOR LEVEL	594.72 sq. m.
THIRD FLOOR LEVEL	594.72 sq. m.
TOTAL (UNDER GROUND) - TYP. 18 UNIT BLOCKS	1,783.24 sq. m.

LEGAL DESCRIPTION
PLAN OF SURVEY OF **BLOCKS 207, 208**
Part of Lot 12, Concession 11
Geographic Township of Beckwith

Surveyed by Annis, O'Sullivan, Vollebek Ltd.