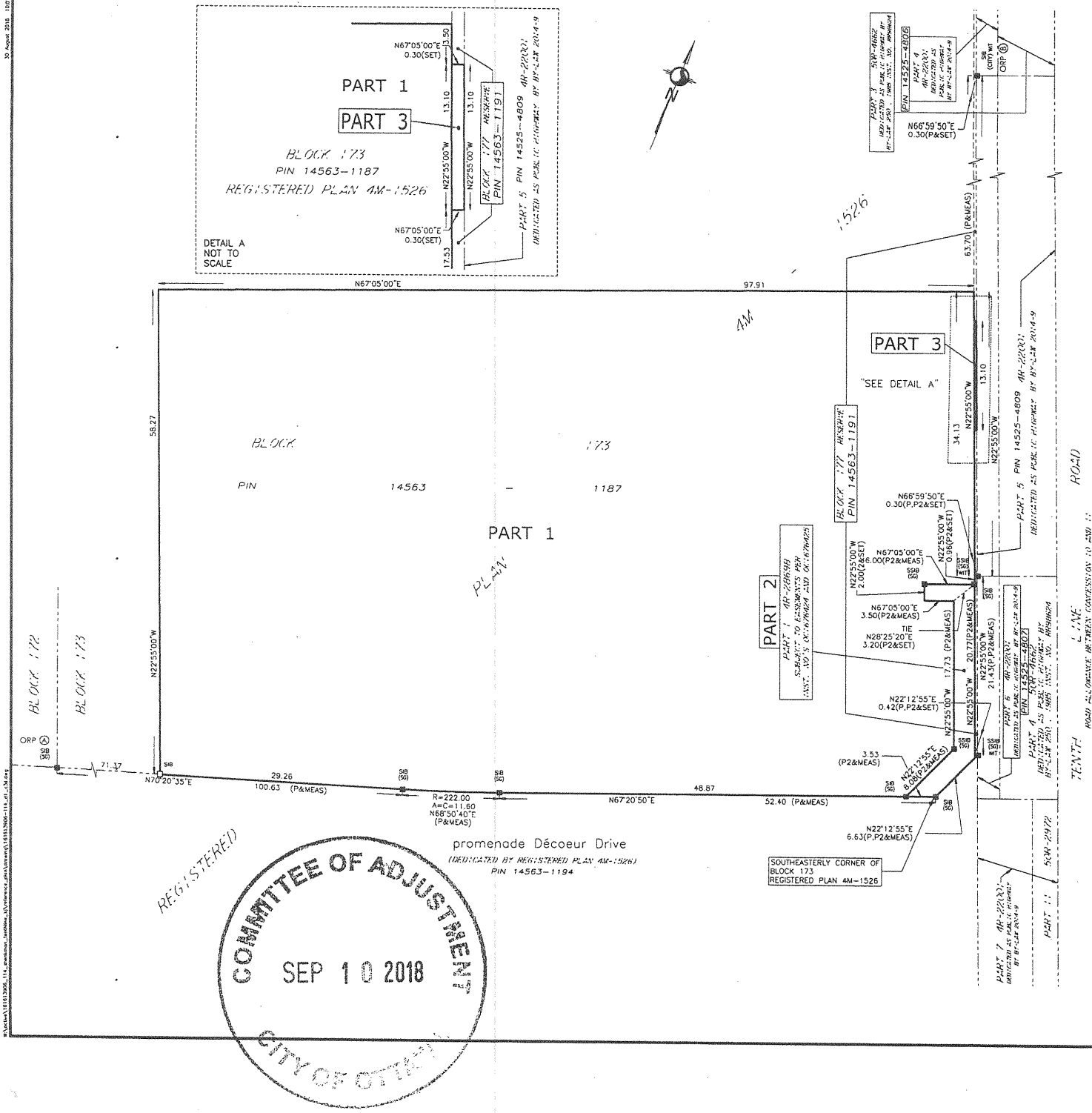


I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: _____

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

PLAN 4R-_____

RECEIVED AND DEPOSITED

DATE: _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4

SCHEDULE

PART	BLOCK	PLAN	PIN
1	PART OF 173	4M-1526	PART OF 14563-1187
2			
3	PART OF 177	4M-1526	PART OF 14563-1191

PART 2 : SUBJECT TO EASEMENT OVER PART 1 ON PLAN 4R-28698 AS IN OC1676425 AND OC1676424.

PLAN OF SURVEY of

PART OF BLOCK 173
REGISTERED PLAN 4M-1526
CITY OF OTTAWA

Scale 1:300

5 0 5 10 15 20 METRES

METRIC CONVERSION

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID SCALE CONVERSION

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999968.

BEARING NOTE

BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191. CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

* 9773035 N:5006060.42 E:324888.04
* 9680191 N:5033564.26 E:388064.94

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191. CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.REG. 216/10

ORP ID	NORTHING	EASTING
A	5034672.97	384370.72
B	5034816.10	384494.10

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

LEGEND

■	DENOTES	* FOUND MONUMENTS
□	"	SET MONUMENTS
iB	"	IRON BAR
iBø	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
ORP	"	OBSERVED REFERENCE POINT
P	"	REGISTERED PLAN 4M-1526
P2	"	PLAN 4R-28698

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE DAY OF , 2018.

DATE

BRIAN J. WEBSTER
ONTARIO LAND SURVEYOR

Stantec

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4
TEL. 613.722.4420 FAX. 613.722.2799
stantec.com

DRAWN: CEC	CHECKED: *	PM: KJ	FIELD: *	PROJECT No.: 161613906-114

PLAN 4R-

PLAN OF SURVEY of

PART OF BLOCK 173
REGISTERED PLAN 4M-1526
CITY OF OTTAWA

METRIC CONVERSION

GRID SCALE CONVERSION

BEARING NOTE

PART 1

PART 2

PART 3

PART 1
BLOCK 173
PIN 14583-1187
REGISTERED PLAN 4M-1526

DETAIL A
NOT TO SCALE

LEGEND

SURVEYOR'S CERTIFICATE

Stantec

Stantec Geomatics Ltd.

COMMITTEE OF ADJUSTMENT
SEP 10 2018
CITY OF OTTAWA

SITE INFORMATION TAKEN FROM:
PART OF BLOCK 173
REGISTERED PLAN 4M-1526
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
NOW IN THE
CITY OF OTTAWA

PART 1 4R - 8121

BLOCK 173

4M-1526

PART 5 4R-27273

BLOCK 117
RESERVE

REGISTERED PLAN

LIMIT OF ASPHALT

LANDSCAPING

ASPHALT PAVING

TELLER

CONCRETE

CENTRAL VACUUM BUILDING
22.76 S.M.

6 FREE VACUUMING

9 FREE VACUUMING

AREA: 4,898.26 S.M. [1.21 AC]

2 PARKING SPACES

3 PARKING SPACES

OFFICE

AUTOMATIC CAR WASH 420.27 S.M.

4M HIGH ACOUSTICAL FENCE

CONCRETE SIDEWALK

CONCRETE CURB

ASPHALT ROAD

PYLON

PART 1 4R-25668

PART 5 4R-22001

PART 4 60R-4652

PART 7 4R-22001

TENTH LINE ROAD

ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11

PROMENADE DECOEUR DRIVE

FIRE HYDRANT

FIRE HYDRANT

KEY PLAN

SITE

SITE DATA

	REQUIRED	PROVIDED	%
LOT AREA		5,035.41 S.M.	
LOT FRONTAGE		55.49 M	
LOT DEPTH		89.22 M	
SETBACKS			
FRONT YARD [EAST]		55.81 M	
REAR YARD [WEST]		35.16 M	
SIDE YARD [NORTH]		25.00 M	
SIDE YARD [SOUTH]		3.00 M	
BUILDING COVERAGE		440.68 S.M.	
BUILDING AREA			
CAR WASH BUILDING AREA		420.27 S.M.	-
ACCESSORY BUILDING AREA [CENTRAL VACUUM]		22.76 S.M.	-
TOTAL GROSS BUILDING AREA		443.03 S.M.	
BUILDING HEIGHT		6.0 M	
NO. OF STOREYS		1 STOREY	
LANDSCAPED		1,434.35 S.M.	-
ASPHALT PAVED SURFACE		3,463.89 S.M.	-
FREE VACUUM SPACES PROVIDED		14 SPACES	
PARKING PROVIDED		5 SPACES	
HANDICAPPED PARKING PROVIDED		1 SPACES	

COMMITTEE OF ADJUSTMENT
SEP 10 2018
CITY OF OTTAWA

10	-	-	7	-	-	4	-	-	1	05-14-2018	REZONING APPLICATION	REVISIONS					
11	-	-	8	-	-	5	-	-	2	05-29-2018	INCREASE PROPERTY SIZE						
12	-	-	9	-	-	6	-	-	3	-	-						

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS INCLUDING DATUM ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE SERVICE DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO BICORP DESIGN GROUP LTD. [B.D.G.] BEFORE COMMENCING THE WORK.

DRAWINGS MUST NOT BE SCALED

THIS DRAWING IS THE PROPERTY OF B.D.G.
AND SHALL NOT BE REPRODUCED WITHOUT AUTHORIZATION.

BICORP DESIGN GROUP LTD.
1235 FAIRVIEW STREET, SUITE 200
BURLINGTON, ONTARIO L7S 2K9
TEL: 416-705-8528
bicorpdesign@gmail.com

liihalo CAR WASH
TENTH LINE & DECOEUR DRIVE, OTTAWA

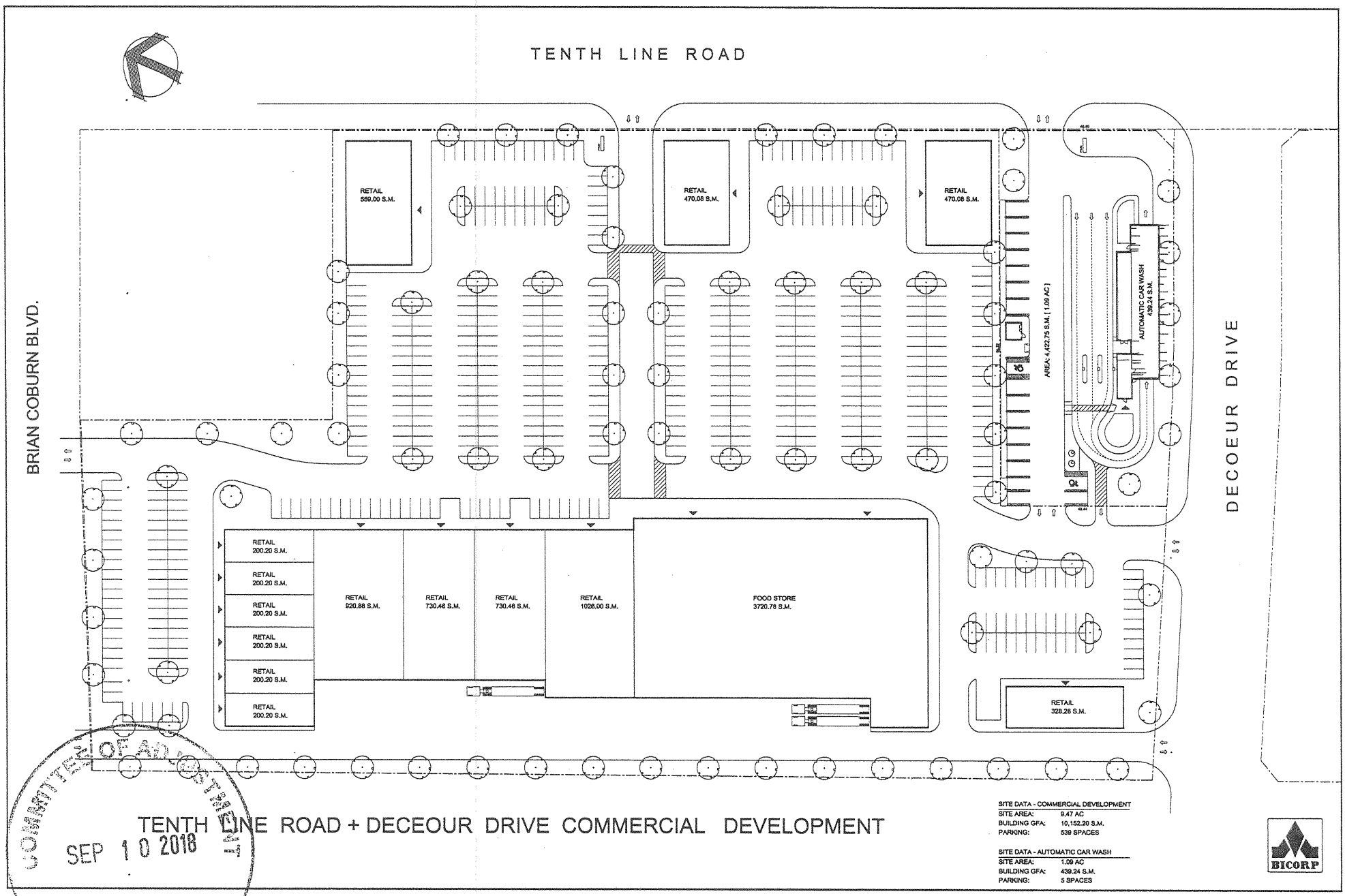
PROJECT: CAR WASH DEVELOPMENT
TENTH LINE & DECOEUR DRIVE
OTTAWA, ONTARIO

TITLE: SITE PLAN

DRAWN BY: R.A.	CHECKED BY: D.B.	APPROVED BY: D.B.
SCALE: 1:200	DATE: MARCH 2018	PROJECT: APRIL 16, 2018

DWG. NO. A1

PROJECT NO. 2017-21



TENTH LINE ROAD + DECEOUR DRIVE COMMERCIAL DEVELOPMENT

SITE DATA - COMMERCIAL DEVELOPMENT

SITE AREA:	9.47 AC
BUILDING GFA:	10,152.20 S.M.
PARKING:	539 SPACES

SITE DATA - AUTOMATIC CAR WASH

SITE AREA:	1.09 AC
BUILDING GFA:	439.24 S.M.
PARKING:	5 SPACES

COMMITTEE OF ADJUSTMENT
SEP 10 2018
CITY OF OTTAWA