

PROJECT

Shell Canada Products
Rochdale Blvd &
McCarthy Blvd

5826 Rochdale Blvd
Regina, SK

CLIENT

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REGISTRATION

LOT DESCRIPTION
LOT A BLK / PAR O PLAN NO. 86R00275
EXTENSION 0 AS DESCRIBED ON
CERTIFICATE OF TITLE 86R00275

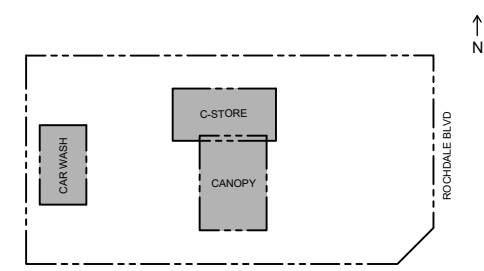
ISSUE/REVISION

NO	DATE	DESCRIPTION
B	2021-03-08	REVISED, RE-ISSUED FOR DP
A	2020-08-10	ISSUED FOR DP
1	2020-04-17	ISSUED FOR CLIENT REVIEW
0	2020-03-25	ISSUED FOR CLIENT REVIEW
NR	DATE	DESCRIPTION

DRAWN BY

AW

KEY PLAN



GLOBAL PROJECT ID NUMBER

C10114

SHEET TITLE

SITE

SITE PLAN

CTM DESIGN FILE NAME

2020058_C102.0

SHEET NUMBER

C102.0

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SITE NOTES

LEGAL DESCRIPTION
LOT A BLK / PAR O PLAN NO. 86R00275 EXTENSION 0 AS DESCRIBED ON CERTIFICATE OF TITLE 86R00275

MUNICIPAL ADDRESS
5826 ROCSDALE BOULEVARD
REGINA, SK

ZONING
MH - MIXED HIGH-RISE ZONE

LOT AREA
±2,622.40m² (262 HECTARE / 648 ACRE)

LOT COVERAGE
EXISTING C-STORE: 167.75m²
EXISTING CANOPY: 192.70m²
PROPOSED CARWASH: 114.5m²
TOTAL LOT AREA: 2,622.40m² = 18.11% FAR = 0.1

LANDSCAPING REQUIREMENTS
10% OF LOT AREA REQUIRED TO BE LANDSCAPED

EXIST. SOFT LANDSCAPING = 49.17m²
NEW SOFT LANDSCAPING = 127.40m²
EXIST. HARD LANDSCAPING = 157.48m²
NEW HARD LANDSCAPING = 37.85m²
TOTAL LANDSCAPING = 371.90m² (14.2%)

SETBACKS(YARDS):
FRONT: 3m INTERIOR: 0m
REAR: 1.2m EXTERIOR: 0m

PARKING REQUIREMENTS
C-STORE & CARWASH
1.00 PER 75m² OF GFA AFTER 150m² OF GFA (282.34m² - 150m²) / 75m² = 2.00 STALLS REQUIRED
FUEL SALES
NO REQUIREMENTS SPECIFIED
2% OF PARKING SPACES TO BE ACCESSIBLE PARKING SPACES

BICYCLE REQUIREMENTS
2 SHORT TERM BICYCLE PARKING SPACES ARE REQUIRED

TOTAL: 2 PARKING STALLS ARE REQUIRED / 1 ADA STALL

PROPOSED PARKING
REGULAR 2500 X 6500 2
HANDICAP 3900 X 6500 1
TOTAL: 3 PARKING STALLS

LOADING 3000 X 9000 1

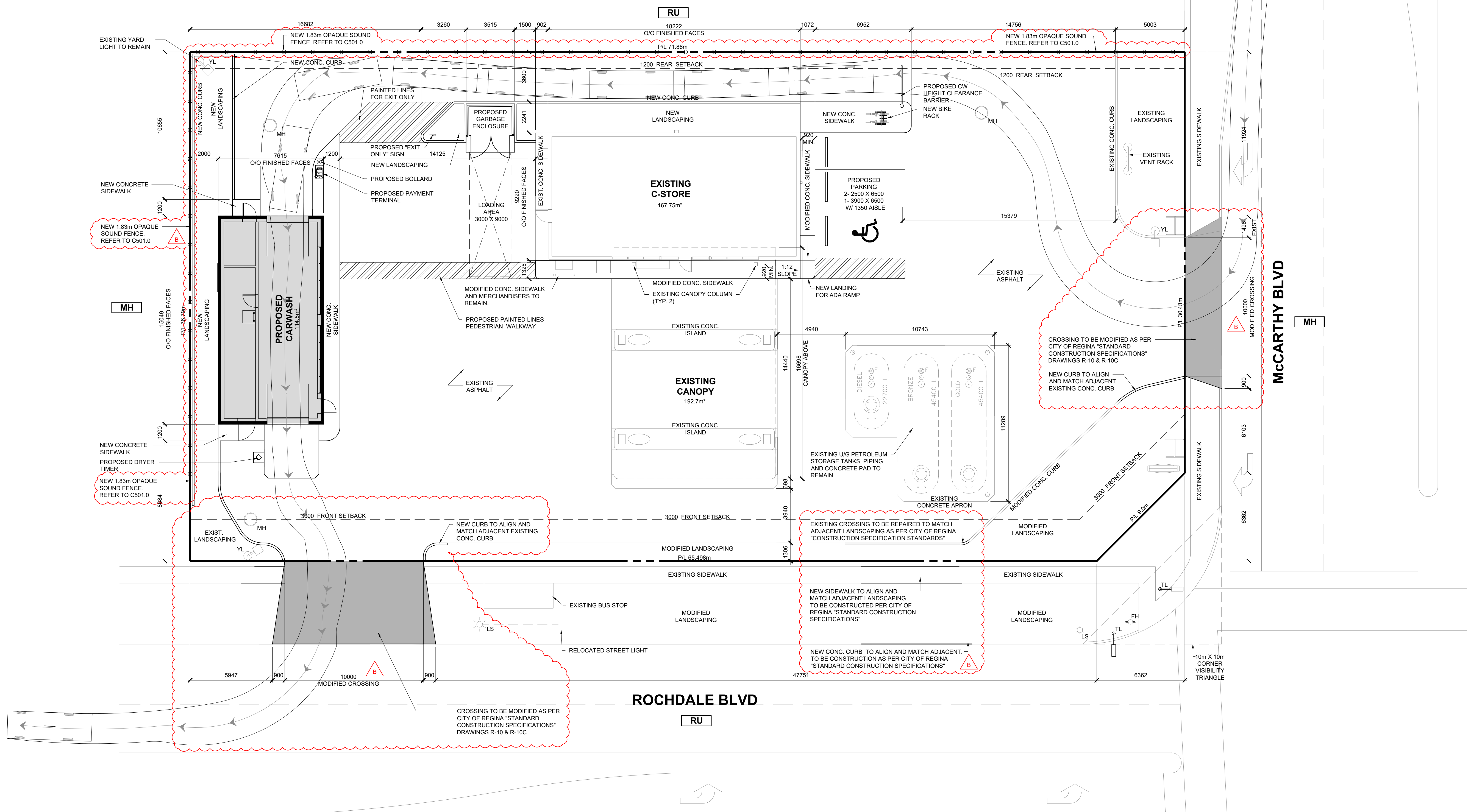
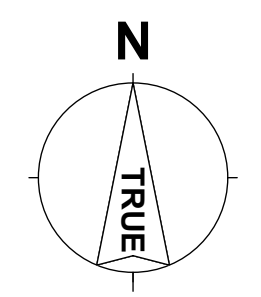
BICYCLE PARKING PROVIDED BICYCLE RACK PROVIDED

GENERAL NOTES

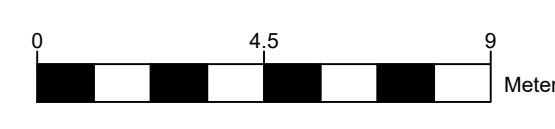
- ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT CONC. CURB RADII WHICH ARE NOTED IN METERS.
- ALL CONSTRUCTION WITHIN THE LEASE LINES IS NEW U.N.O.
- DRAWING IS NOT TO BE SCALED.
- ALL DIMENSIONS TO BE CHECKED & VERIFIED ON THE SITE, BY SURVEY, PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
- CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION ON MUNICIPAL PROPERTY IS TO THE LATEST MUNICIPAL STANDARDS.
- GC SHALL PROVIDE AS BUILT DRAWINGS INCLUDING AS BUILT GRADE, BUILDING, ETC. UPON COMPLETION OF THE WORK. WITH ADDITIONAL COPY TO THE AUTHORITY HAVING JURISDICTION UPON REQUEST. GRADING SHALL INCLUDE FLOOR ELEVATIONS, YARD ELEVATIONS, CONTOURS ON 0.1m INCREMENTS, RIM ELEVATIONS OF ALL CBs, MHs, AND THE INVERT OF ALL PIPES WHERE THEY ENTER/LEAVE CBs AND MHs. THE AS BUILTS SHALL BE IN BOTH HARD COPY AND ELECTRONIC COPY IN AUTOCAD 2015 OR EARLIER FORMAT.

LEGEND

- IRON SURVEY POST FOUND ● Fd.IP
- MANHOLE ○ MH
- GRATED-TOP MANHOLE ○ GTMH
- CATCH BASIN □ CB
- FIRE HYDRANT ○ FH
- POWER POLE ○ PP
- TRAFFIC LIGHT ○ TL
- TRAFFIC SIGN/SIGN POST □ TS
- LIGHT STANDARD ○ LS
- LIGHT STANDARD (SGL) ○ YL
- LIGHT STANDARD (DBL) □ YL
- TELEPHONE PEDESTAL □ TP
- EXISTING CONC. CURBS —
- NEW CONC. CURBS —
- PREFIX (EX.) = EXISTING EX.
- VENT V
- FILL F
- LEVEL MONITOR LM
- INTERSTITIAL MONITOR IM
- SUBMERSIBLE TURBINE PUMP STP



1 SITE PLAN
C102.0 SCALE: 1:150



ANSI D 864mm x 559mm
Checked: JPD/J Approved: PE
Designer: PE
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