



Lot 57 JDE 2057 Siting Plan
1 : 150

PLAN NOTES:
 THE BUILDER MUST MEASURE THE INVERT ELEVATIONS AND VERIFY THAT ADEQUATE FALL IS AVAILABLE FOR THE STORM AND SANITARY SEWER PIPES PRIOR TO THE POURING OF FOOTINGS.
 BUILDER TO VERIFY ADEQUACY OF FOUNDING SOILS WITH PROJECT GEOTECHNICAL CONSULTANT ADJACENT TO REAR LOT CATCHBASIN AND LEAD PRIOR TO POURING FOOTINGS.
 EXTENDED FOOTINGS FOR RAISED UNITS: UNDERSIDE OF FOOTING TO BE EXTENDED TO ENGINEER FILL OR SUITABLE NATIVE MATERIAL TO BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
 ENGINEERED FILL SYMBOLS SHOWN ON SITING ARE BASED ON THEORETICAL FILL LOCATIONS. BUILDER TO CONFIRM ENGINEERED FILL FOR ALL LOTS / BLOCKS WITH THE ENGINEERED FILL CERTIFICATE PROVIDED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO EXCAVATING AND POURING FOOTINGS. BUILDER TO LOWER FOOTINGS TO ENGINEERED FILL PAD ELEVATIONS WHERE REQUIRED.

CIVIC ADDRESSES:
 LOT 57 - 1034 De Pencier Drive

SITING LEGEND		CIVIC ADDRESSES:		NOTES:	
○ SIDE WINDOW	→ SWALE DIRECTION	× _{95.03} PROPOSED SWALE GRADE	● CURBSTOP VALUE	▨ RETAINING WALL	NOTES: DRIVEWAYS ARE TO BE 1.2 CLEAR OF UTILITY STRUCTURES & HYDRANTS; BUILDER TO VERIFY LOCATION OF ALL HYDRANTS STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
● LIGHT POLE	⊖ CATCH BASIN & SWALE	× _{96.03} PROPOSED SWALE HIGH POINT GRADE	⊠ SUPER MAIL BOX	— SUMP PUMP DISCHARGE	
⊕ HYDRANT	● BELL PEDESTAL	↔ MAJOR OVERLAND FLOW ROUTE	⊕ HYDRO METER	— ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)	
⊠ TRANSFORMER	■ COGECO PEDESTAL	W.O.B WALK OUT BASEMENT	— HYDRO SERVICE LATERAL	— PRIVACY FENCE (SEE LANDSCAPE PLAN)	
W.S. WATER SERVICE	▲ EXTERIOR DOOR	U.S.F. UNDERSIDE FOOTING ELEVATION	REV REVERSE PLAN	— CHAIN LINK FENCE (SEE LANDSCAPE PLAN)	
SAN. SANITARY CONNECTION	STM STORM CONNECTION	T.F.N.D. TOP OF FOUNDATION WALL	■ RAIN WATER DOWNSPOUT	— METAL FENCE (SEE LANDSCAPE PLAN)	
		× _{91.03} PROPOSED SPOT GRADE			
		EMBANKMENT 3:1 SLOPE			

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STAMP
 Binyan Wang
 Binyan Wang 116403
 THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
 BIMstudio Inc. 200255

SITE STATISTICS
 LOT AREA: 485.5 m²
 BUILDING AREA: 127.5 m²
 LOT COVERAGE: 31.3%
ZONING REQUIREMENTS
 - MIN. FRONT YARD 3.0m - MIN. REAR YARD 7.5m - MIN. INT. SIDE YARD 1.2m or 3.0m ON ONE SIDE WHERE THERE IS NO ATTACHED GARAGE- MIN. EXT. SIDE YARD 3.0m

ISSUED / REVISION CHART

NO.	ISSUED FOR PERMIT	DATE
01	ISSUED FOR PERMIT	2025-07-04

BIM STUDIO

LOT 57 SITING PLAN

MATTAMY HOMES
 OXFORD VILLAGE PHASE 2
 OTTAWA, ON

ELEVATION CR (CR)
 COUNTY ROAD 43, KEMPTVILLE

(LOT 57)
 SHEET 1 OF 1