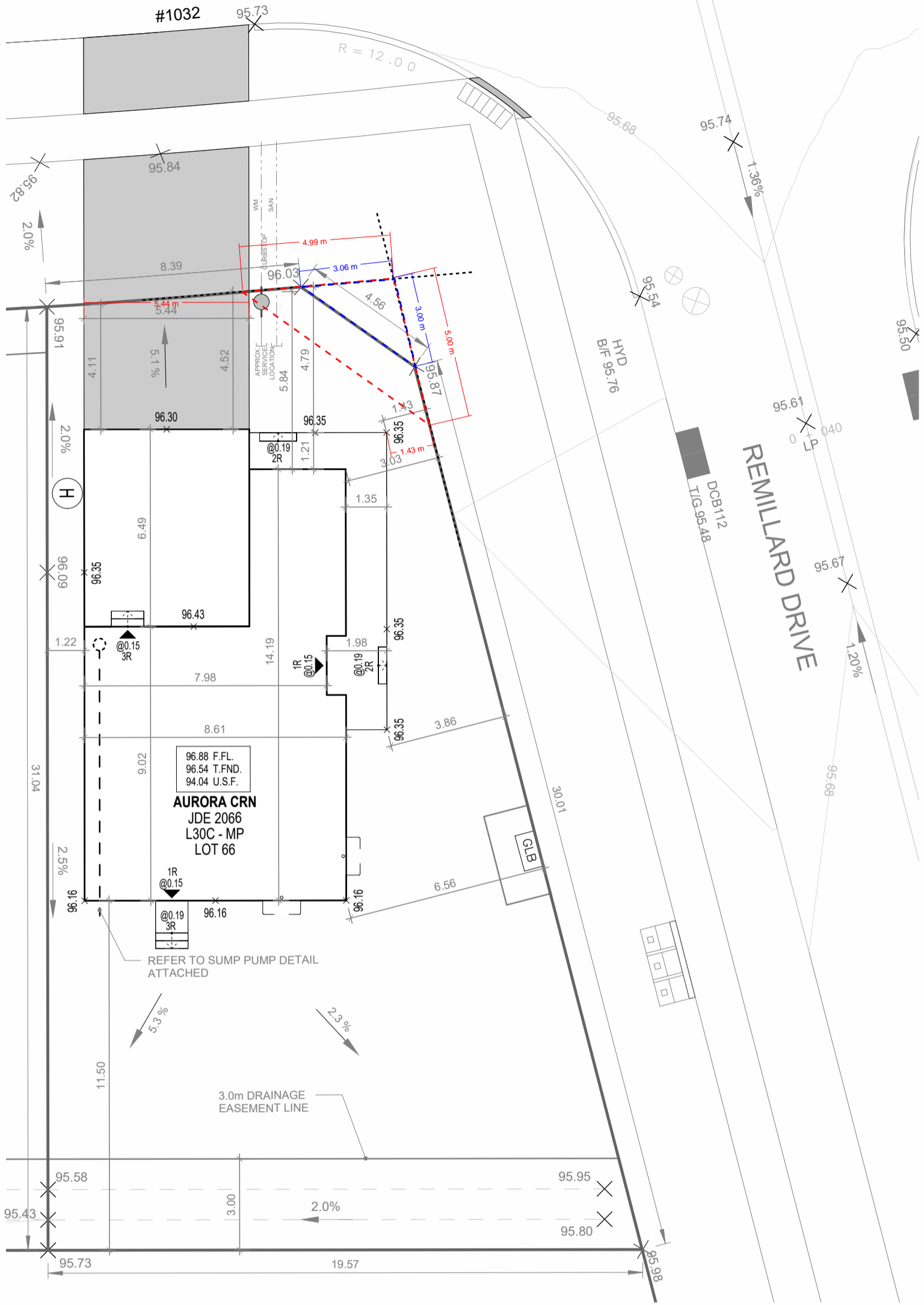


DEPENCIER DRIVE



Lot 66 JDE 2066 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.

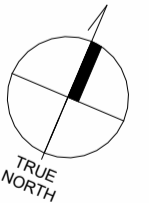
ENGINEERED FILL SYMBOLS SHOWN ON SITING ARE BASED ON THEORETICAL FILL LOCATIONS. BUILDER TO CONFIRM ENGINEERED FILL FOR ALL LOTS / BLOCKS WITH THE ENGINEERED FILL CERTIFICATE PROVIDED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO EXCAVATING AND POURING FOOTINGS. BUILDER TO LOWER FOOTINGS TO ENGINEERED FILL PAD ELEVATIONS WHERE REQUIRED.

CIVIC ADDRESSES:

LOT 66 - 1032 De Pencier Drive

SITING LEGEND	SYMBOL	DESCRIPTION
○	○	SIDE WINDOW
●	○	CATCH BASIN & SWALE
○	○	HYDRANT
⊠	○	TRANSFORMER
WM	○	WATER SERVICE
SAN	○	SANITARY CONNECTION
○	→	SWALE DIRECTION
■	■	CATCH BASIN
○	○	BELL PEDESTAL
■	■	COGECO PEDESTAL
▲	▲	EXTERIOR DOOR
STM	STM	STORM CONNECTION
○	○	PROPOSED SWALE GRADE
○	○	PROPOSED SWALE HIGH POINT GRADE
○	○	MAJOR OVERLAND FLOW ROUTE
○	○	W.O.B WALK OUT BASEMENT
○	○	AIR CONDITIONER
○	○	EMBANKMENT 3:1 SLOPE
○	○	CURBSTOP VALUE
○	○	SUPER MAIL BOX
○	○	HYDRO METER
○	○	HYDRO SERVICE LATERAL
○	○	REVERSE PLAN
○	○	RAIN WATER DOWNSPOUT
○	○	RETAINING WALL
○	○	SUMP PUMP DISCHARGE
○	○	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
○	○	PRIVACY FENCE (SEE LANDSCAPE PLAN)
○	○	CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
○	○	METAL FENCE (SEE LANDSCAPE PLAN)

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.



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STAMP

 Binyan Wang
 116403
 BIMstudio Inc. 200255

SITE STATISTICS
 LOT AREA - 484.0 m²
 BUILDING AREA - 128.1 m²
 LOT COVERAGE % - 26.5%
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
01	ISSUED FOR PERMIT 2025-09-17

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 3RD FLOOR,
 TORONTO, ON.
 M5V 1A7,
 bim@bimstudio.ca

LOT 66 SITING PLAN

MATTAMY HOMES
 OXFORD VILLAGE PHASE 2
 OTTAWA, ON

ELEVATION MP (MP)
 COUNTY ROAD 43, KEMPTVILLE

(LOT 66)
 SHEET 1 OF 1