

PLAN OF SURVEY
 INFORMATION SHOWN HAS BEEN TAKEN FROM
 ADSA Arpentage Dutrisc Surveying Inc.
 2884 Chamberland St. Unit 3
 Rockland, ON
 Tel.: 613.446.7101

**TOPOGRAPHIC PLAN OF
 PART OF LOT B
 CONCESSION 11**
 GEOGRAPHIC TOWNSHIP OF CUMBERLAND
 NOW IN THE
 CITY OF OTTAWA

ELEVATION NOTE
 1. ELEVATIONS ARE GEODETIC.
 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION
 TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED
 OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND
 DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE
 ABOVE REFERENCED SURVEY.

CLIENT:

BRIDOR DEVELOPMENTS
 BUILDING COMMUNITIES

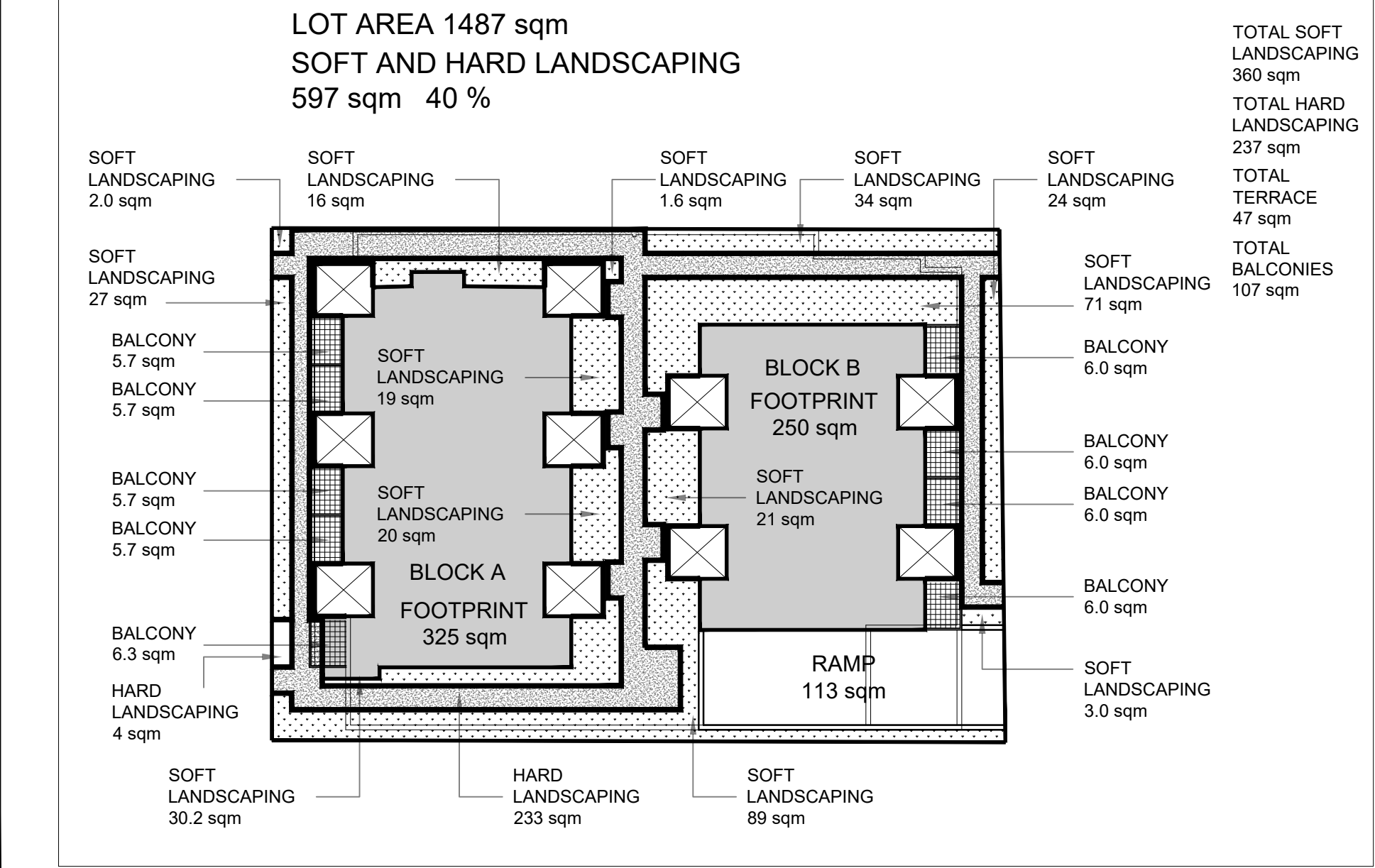
LEGEND:

- PROPOSED NEW BUILDING
- NEW CONCRETE WALKWAY
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- EXISTING HYDRO POLE TO REMAIN
- ENTRANCE ARROWS
- NEW BIKE RACKS
- NEW PARKING
- EXISTING CONCRETE CURB

No.	REVISIONS	BY	DATE
14	SPC RESUBMISSION	JP	JULY 17 2023
13	SPC RESUBMISSION	JC	JUN 28 2023
12	FOR REVIEW (LUG RAMP)	JP	JUNE 08 2023
11	FOR REVIEW	JP	FEB. 13 2023
10	FOR REVIEW	JP	DEC 01 2022
09	FOR COORDINATION	JP	OCT. 28 2022
08	FOR REVIEW	JP	OCT. 19 2022
07	FOR COORDINATION	PE	APR. 20 2022
06	FOR COORDINATION	PE	APR. 14 2022
05	FOR REVIEW	PE	APR. 19 2021
04	FOR REVIEW	PE	APR. 13 2021
03	FOR REVIEW	PE	JAN. 13 2021
02	FOR REVIEW	PE	NOV. 26 2020
01	FOR REVIEW	PE	NOV. 20 2020

STAMP: NORTH ARROW

1 SITE PLAN
 SP-01 SCALE = 1:150



SITE ZONE STATISTICS 1592 TENTH LINE ROAD

ITEM	REQUIRED	PROVIDED
Zone	Proposed R42(XXXX) Zoning By-Law 2008-205, as amended	
Lot Area	S. 161, (V)	1487 sqm
Lot Width	S. 161, (IV)	32.3m
Maximum Building Height	S. 161, (VII)	10.5m
Front Yard (through lot - no rear yard)	S. 161, (VII)	4.8m (Tenth Line) 3.0m (Phoenix Crescent)
Section 135 (f)	S. 161, (X)	2.7m for the first 21 m back from the front lot line Beyond 21 m interior side yard is 6.0 m
Side Yard	S. 161, (X)	3.0m min. 1.5 for the 1st 21 m back from the front lot line if the height is 11 m or less. If in excess of 11 m in building wall height the interior side yard setback is 3 m. Beyond 21 m interior side yard is 6 m
Parking Spaces (Resident)	1.2 Per Unit (27 x 1.2 = 32.4 - 10% = 29.16) 1.1 Per Unit *Exception (XXXX) applies (27 x 1.1 = 29.7 - 10% = 26.73)	1.1 Per Unit - 10% (27 x 1 = 27) 27 Spaces
Parking Spaces (Visitor)	0.2 Per Unit (27 x 0.2 = 5.4)	0.2 Per Unit (27 x 0.2 = 5.4) 5 Spaces
Bicycle Parking Spaces	0.5 Per Unit (27 x 0.5 = 13.5)	18 Spaces below 6 Spaces at gradepodium 24 Spaces Total
Amenity Area	Total required: 14 spaces 8.0 sqm Per Unit (6.0 sqm x 27 units = 162 sqm) Communal (162 sqm x 50% = 81 sqm)	154 sqm (private) + 199.6 sqm (communal) = 356.6 sqm 199.6 sqm (communal)
Building Footprint	n/a	325 sqm
Number of Dwelling units	n/a	250 sqm
Lot Coverage	n/a	15 units 12 units
Min. Distance Between Buildings	Table 131, (4)(a) 1.2 m when the building is less than or equal to 14.5 m in height	575 sqm (38.7%) 7.8m (3.5 m between stairs)
Permitted Uses	S. 161, (1) apartment dwelling, low rise bed and breakfast, detached dwelling, diplomatic mission, duplex dwelling, group home, home-based business, home-based daycare, mixed detached dwelling, stacked dwelling, planned unit development, retirement home, converted retirement home, rooming house	secondary dwelling unit, semi-detached dwelling, three-unit dwelling, townhouse dwelling, urban agriculture Apartment dwelling, low-rise (For zoning review purposes) Attached triplexes (For Building Code Services review)



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P2 concepts
 PROFESSIONAL ENGINEERING
 OTTAWA, ONTARIO & VANCOUVER

DESIGNED BY: P.E.
 DRAWN BY: P.E.
 APPROVED BY: B.K.

PROJECT: 1592 TENTH LINE ROAD OTTAWA

DRAWING TITLE: **SITE PLAN**

PROJECT NO. 0359
 DATE: APRIL 20, 2022
SP-01