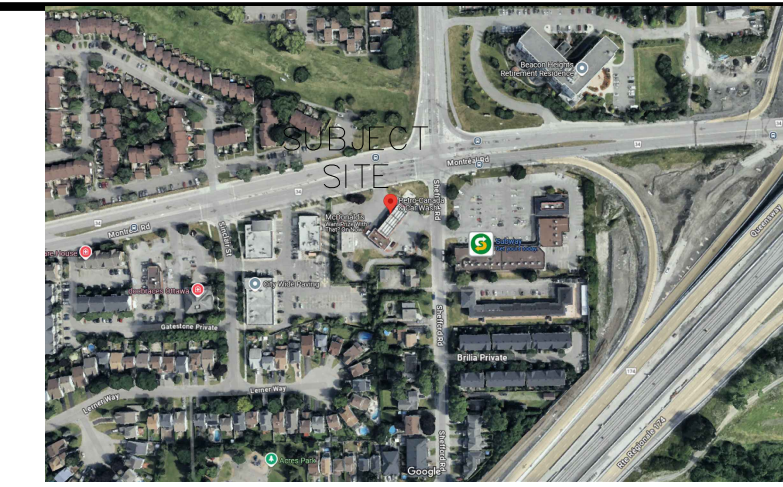


- GENERAL NOTES**
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DRAWINGS.
 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN ENGINEER AS APPLICABLE.
 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
 5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
 6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE BUILDING CODE LATEST EDITION.
 7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
 8. EVERYTHING IS TO BE CONSIDERED NEW UNLESS SPECIFIED EXISTING OTHERWISE.



PLAN OF SURVEY OF
BLOCK 60 AND PART OF BLOCK 59
REGISTERED PLAN 4M-916
AND PART OF LOT 16
CONCESSION 1 (OTTAWA FRONT)
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA

BEARING
BEARINGS SHOWN HEREON ARE GRID AND ARE REFERRED TO THE WESTERLY LIMIT OF SHEFFORD ROAD AS DERIVED FROM OBSERVED CONTROL POINTS "A" AND "B" AND HAVING A BEARING OF N 21°22'10" W.
GRID BEARINGS ARE 3' MTM ZONE 09, CENTRAL MERIDIAN 76°30' WEST LONGITUDE, NAD83 (CSRS-2010.0).

NOTES
TREE CALIPER'S SHOWN HEREON ARE AS MEASURED BY OUR SURVEY CREW; CROWN DIMENSIONS ARE AS SHOWN ON THE FACE OF PLAN AND CONFIRMED VIA AERIAL REFERENCE DATA. THIS DATA HAS NOT BEEN CONFIRMED OR REVIEWED BY A PROFESSIONAL ARBORIST.

FENCES AND OCCUPATION ARE AS INDICATED ON THIS PLAN OF SURVEY.
OBSERVATIONS TO STRUCTURES ON THE SUBJECT LANDS HAVE BEEN MADE TO THE EXPOSED EXTERIOR CLADDING OF THE STRUCTURES AS SHOWN.

BEARING ROTATION:
FOR BEARING COMPARISONS, A ROTATION OF 00°39'40" COUNTER-CLOCKWISE WAS APPLIED TO PLAN P3.

BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM GNSS OBSERVATIONS TO OUR CONTROL NETWORK. ELEVATIONS ARE REFERENCED TO OUR LOCAL BENCHMARK:

LOCAL BENCHMARK:
THE TOP NUT OF A FIRE HYDRANT LOCATED APPROXIMATELY 14m SOUTH OF DRIVEWAY ENTRANCE TO THE SUBJECT LANDS ALONG SHEFFORD ROAD AND HAVING AN ELEVATION OF 67.88. (NAD83; CSRS: v7-2010, GEOID MODEL HT2.0-2002.0)

- LEGEND**
- EXISTING ELEVATION
 - EXISTING CATCHBASIN
 - EXISTING C.B./M.H.
 - EXISTING STM MANHOLE
 - EXISTING SANITARY MANHOLE
 - PROPOSED SLOPE
 - FLUSH WITH FINISH GRADE ABOVE FINISH GRADE
 - PROPOSED ELEVATION
 - MATCH EXIST. ELEVATION
 - PROP. ELE. (CURB TOP)
 - PROP. ELE. (CURB BOTTOM)
 - NEW CATCHBASIN
 - NEW C.B./M.H.
 - NEW SANITARY MANHOLE
 - PROPERTY LINE
 - RIDGE LINE
 - OVERLAND FLOW
 - SURFACE PONDING AREA

REVISION TABLE

REV.	DESCRIPTION	DRAWN	APP'D.	DATE
1	-	-	-	-

ISSUE TABLE

TO	FOR	DATE
SUNCOR	ISSUED FOR REVIEW	16 MAR '26
SUNCOR	ISSUED FOR REVIEW	31 MAR '26

METRIC
ALL DIMENSIONS ARE IN MILLIMETRES U.N.O. CONTRACTOR TO CHECK/VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER. DO NOT SCALE DRAWINGS.

SEAL

CONSULTANT

CONSULTANT
J + B ENGINEERING INC.
TORONTO: 25 CHESTERMAN DR. CALGARY: 6301 HUNTER AVE. SW. EDMONTON: 5010 170 ST. SW.
SUITE 201 SUITE 200 SUITE 200
CALGARY AB T2R 0E2 CALGARY AB T2R 0E2
416 229 2908 416 229 2908

DRAWING TITLE:
SITE GRADING PLAN

PROJECT:
2180 MONTREAL RD
@SHEFFORD RD
OTTAWA, ON

DRAWN BY: EM	CAD INFO.: SHEET SIZE D (559 x 864)
DRAWING SCALE: 1:200	CONSULTANT: PETRO-CANADA
DATE DRAWN: DEC 03 '25	PLOT SCALE: 1:1
CHECKED BY:	PLOT DATE
APPROVED BY:	PLOT CONFIGURATION
STD No./OUTLET No. 65004	SHEET No. P300