

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, GEOD MODEL HT2.0-2002.0)

REVISION TABLE

REV.	DESCRIPTION	DRAWN	APP'D.	DATE

ISSUE TABLE

TO	FOR	DATE
SUNORC	ISSUED FOR REVIEW	16 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.



CONSULTANT
J + B ENGINEERING INC.
 TORONTO: 25 CHESTNUT CR., SUITE 201, MARKHAM, ON L3R 9M8, 416 229 2908
 CALGARY: 538 15TH AVE. SW, SUITE 200, CALGARY, AB T2R 0E2, 403 505 2256



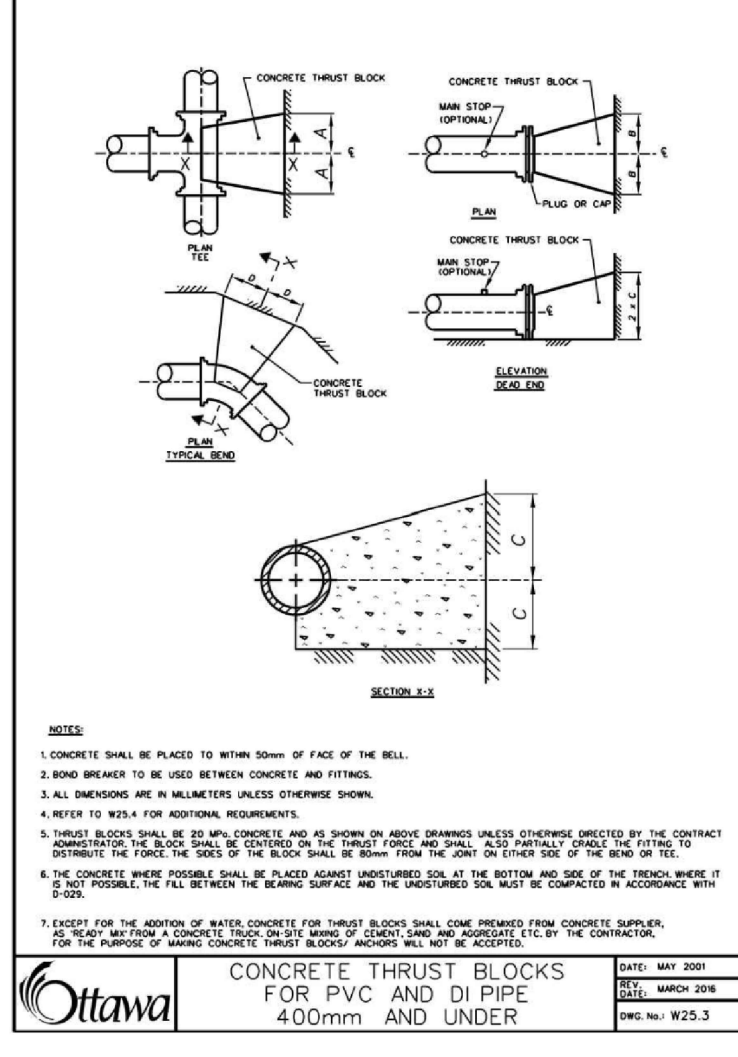
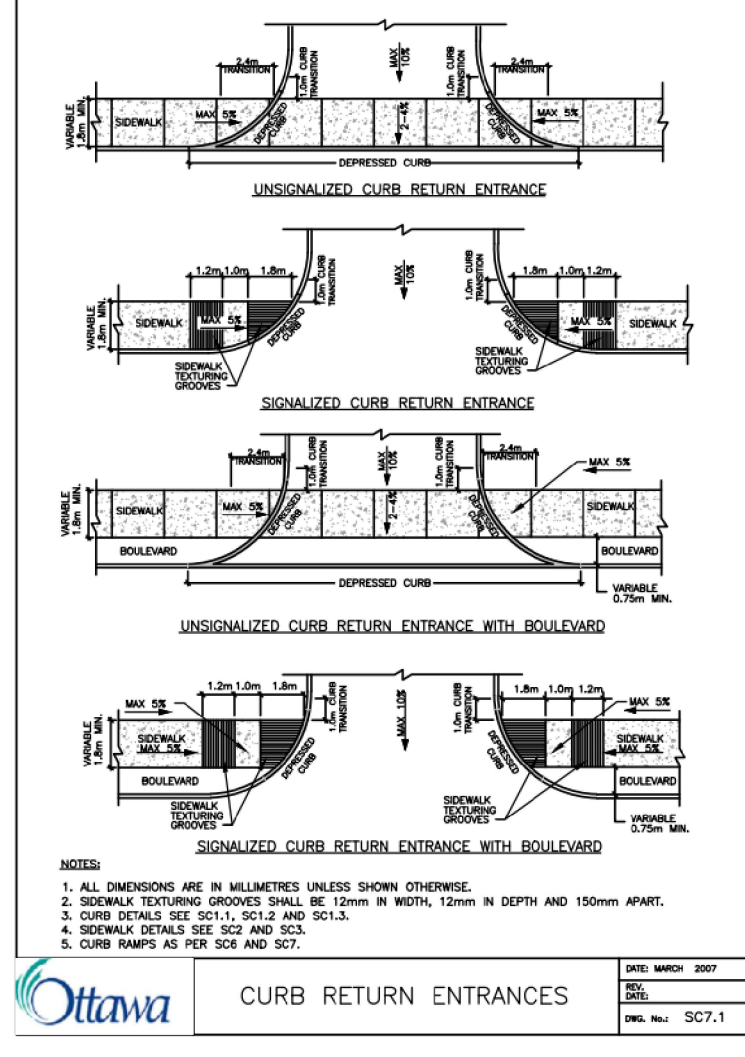
DRAWING TITLE:
STANDARDS & DETAILS PLAN

PROJECT:
 2180 MONTREAL RD
 @SHEFFORD RD
 OTTAWA, ON

DRAWN BY: EM
DRAWING SCALE: NTS
DATE DRAWN: DEC 03 '25
CHECKED BY:
APPROVED BY:

CAD INFO:
 SHEET SIZE D (559 x 864)
 CONSULTANT PETRO-CANADA
 PLOT SCALE 1:1
 PLOT DATE
 PLOT CONFIGURATION

STD No./OUTLET No. 65004
SHEET No. P305



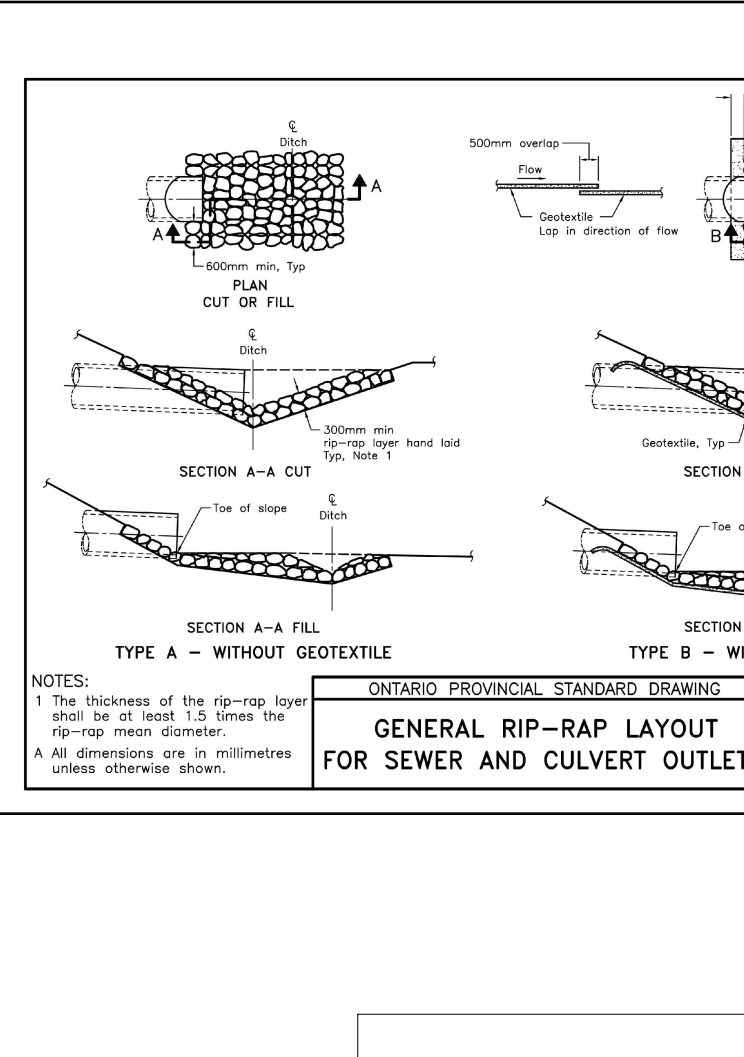
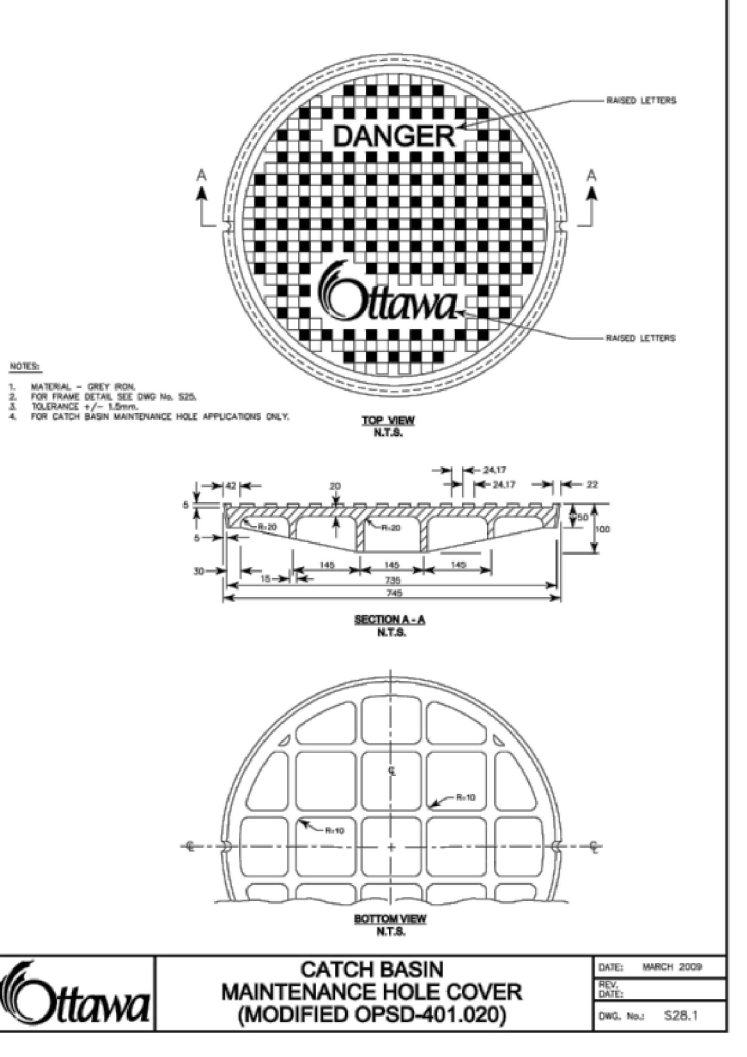
THRUST BLOCK DIMENSION TABLES FOR PVC AND DI PIPE 400mm AND UNDER

DATE: MAY 2001
 DESIGNED BY: MARCH 2001
 DRAWN BY: W22.3

PIPE DIAMETER	A	B	C	D
102	250	250	250	250
152	400	400	250	250
203	500	500	250	400
254	650	650	400	500
305	800	800	500	600
406	1000	1000	600	800

PIPE DIAMETER	A	B	C	D
102	200	200	200	150
152	350	350	200	200
203	350	350	250	270
254	400	400	250	290
305	450	450	300	400
406	750	750	400	600

PIPE DIAMETER	A	B	C	D
102	150	150	150	150
152	300	300	200	250
203	300	300	250	290
254	400	400	250	270
305	450	450	300	400
406	650	650	350	450

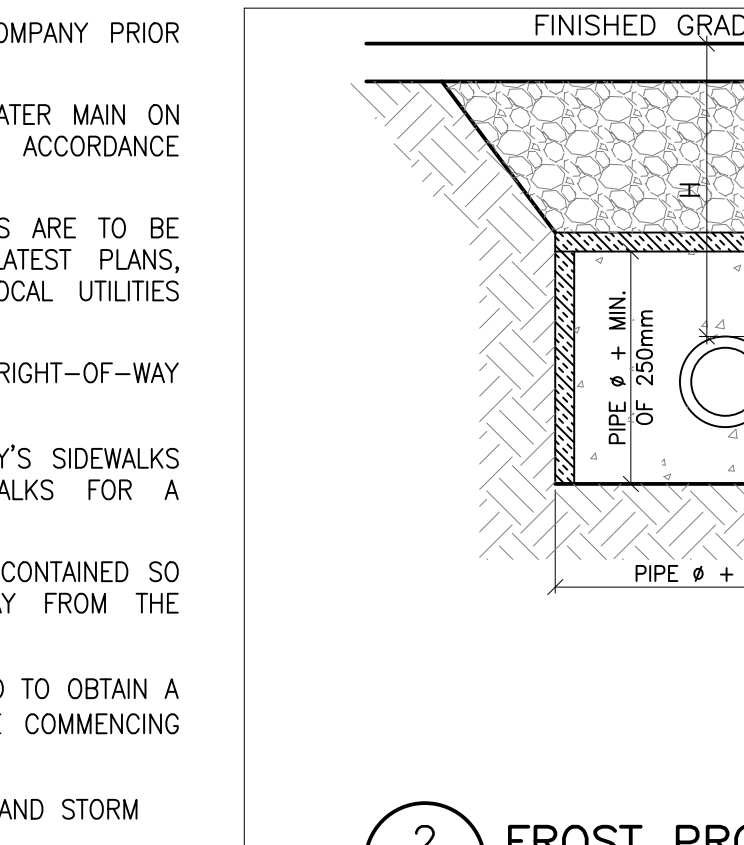


GRADING AND SERVICES NOTES

- ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS AND DESIGN ELEVATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER OR ARCHITECT WHERE APPLICABLE.
- THE CONTRACTOR SHALL RESTORE TO ORIGINAL OR BETTER CONDITION FOR ANY EXISTING CONDITION DISTURBED DURING THE CONSTRUCTION AT CONTRACTOR'S EXPENSE.
- CONTROL MANHOLES ARE TO BE BENCHMARK TO THE INVERTS.
- LANDSCAPING SHALL NOT ENCRUCH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
- STANDARD DRAWINGS OF THE CITY CONSTITUTE PART OF THE PLANS OF THE CONTRACT.
- ANY CONFLICT WITH EXISTING SERVICES SHALL BE RECTIFIED AS PER CITY'S REQUIREMENTS.
- MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE INVERTS OF THE SEWER AND A WATER MAIN SHALL COMPLY WITH THE MUNICIPAL AND LOCAL BY-LAWS AT ALL CROSSINGS.
- CONSTRUCT PAVEMENT AS SPECIFIED. SEE PAVEMENT STRUCTURE DETAILS 1/P-305.
- ALL CONCRETE CURBS FROM EXISTING ROAD CURB TO STREET LINE SHALL BE BARRIER CURB TO CITY STANDARDS. ALL CONCRETE CURB HEIGHTS SHALL BE 150mm ABOVE FINISHED GRADE (A.F.G.) UNLESS OTHERWISE NOTED. DRIVEWAY CURBS ARE TO BE DISCONTINUOUS AT SIDEWALKS AND TAPERED BACK MINIMUM OF 300mm OR TO THE APPROVAL OF DESIGN ENGINEER.
- ALL REQUIRED CURB CUTTING AT ENTRANCES AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE INSTALLED TO THE APPROVAL OF THE DESIGN ENGINEER.
- A MINIMUM CLEARANCE OF 1000mm FROM ALL ABOVE GROUND SERVICES AND UTILITIES IS REQUIRED.
- INSTALLATION OF WATER MAIN IN PRIVATE PROPERTY SHALL COMPLY WITH THE MUNICIPAL AND LOCAL BY-LAWS.
- OUTDOOR LIGHTS ARE TO BE DIRECTED DOWNWARDS AS WELL AS INWARD.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES DURING CONSTRUCTION. BELL, HYDRO, GAS, OR ANY OTHER UTILITIES THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINE MUST BE LOCATED

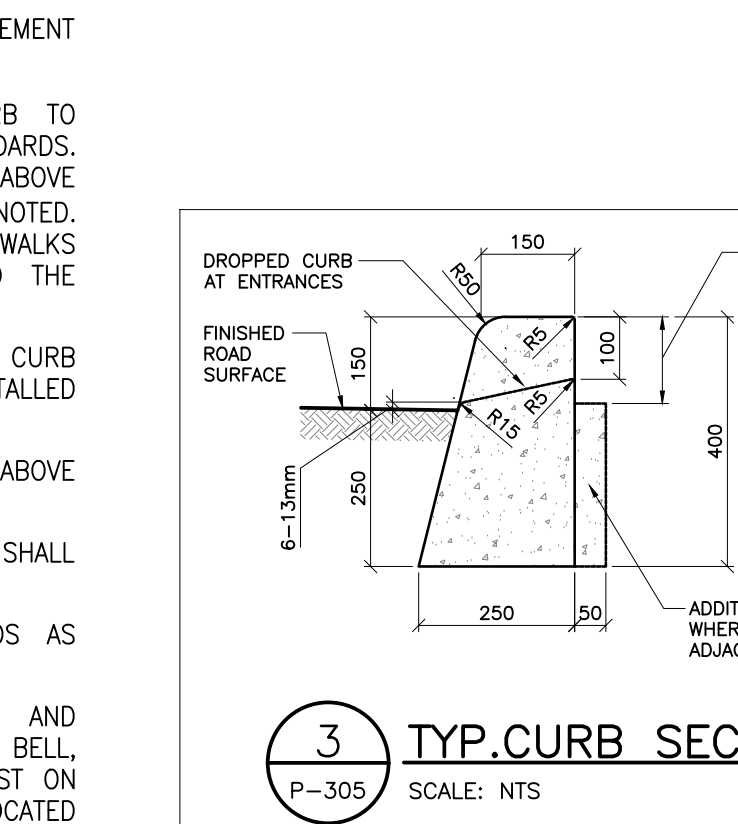
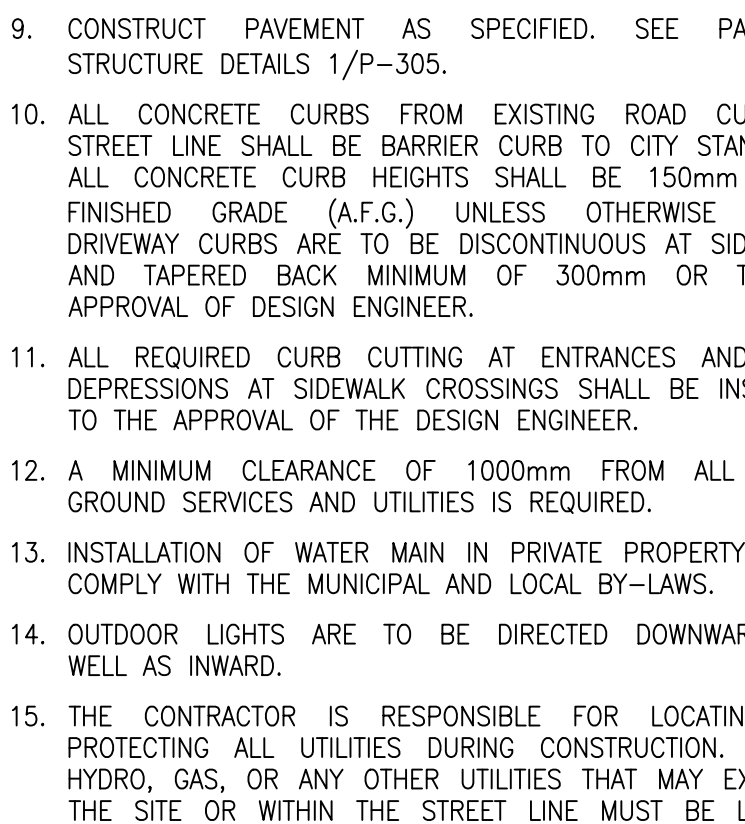
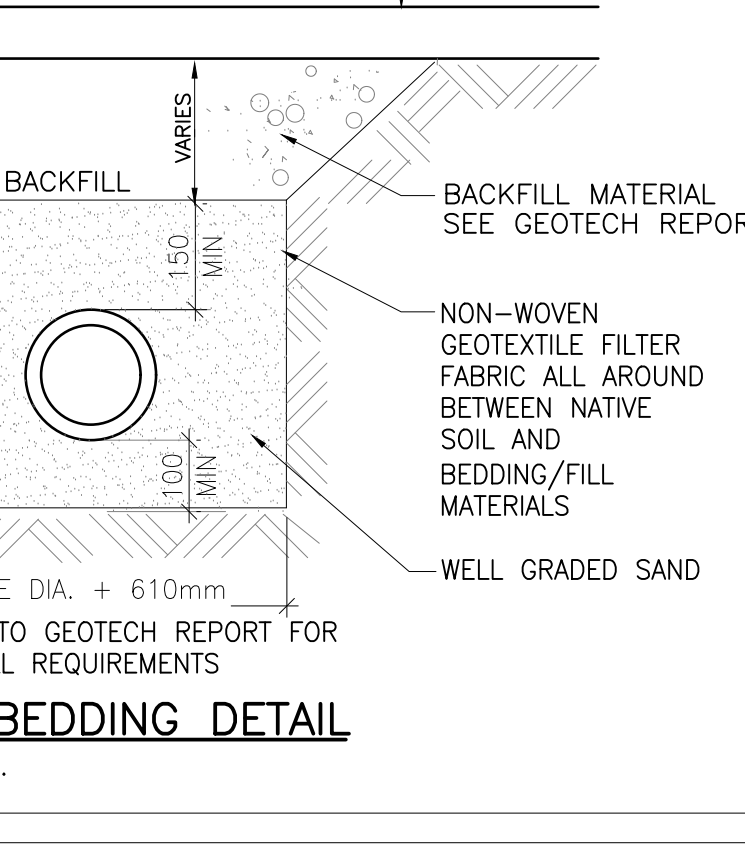
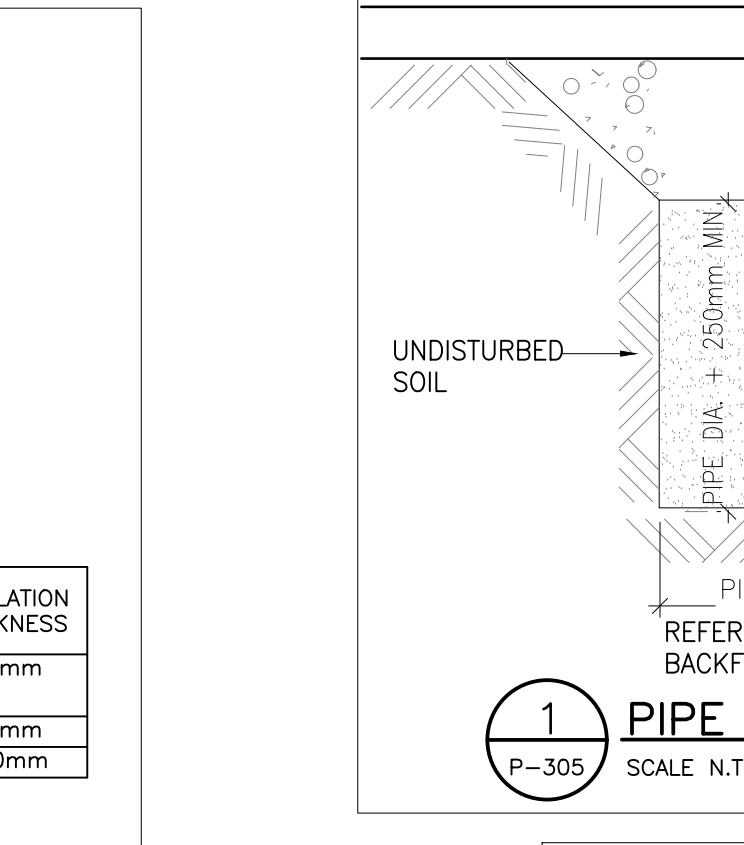
AND VERIFIED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

- ALL SANITARY SEWER, STORM SEWER, AND WATER MAIN ON PRIVATE PROPERTY ARE TO BE INSTALLED IN ACCORDANCE WITH THE PROVINCIAL BUILDING CODE.
- ALL WATER MAIN AND HYDRANT INSTALLATIONS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST PLANS, STANDARDS, AND SPECIFICATIONS OF THE LOCAL UTILITIES COMMISSION.
- NO BLASTING IS PERMITTED ON THE CITY RIGHT-OF-WAY AND NEAR ANY ADJACENT BUILDING.
- THE TOP OF CONCRETE CURBS ABUTTING CITY'S SIDEWALKS SHALL BE KEPT LEVEL WITH THE SIDEWALKS FOR A DISTANCE OF 600mm FROM THE SIDEWALK.
- THE PROPERTY IS TO BE GRADED AND SELF-CONTAINED SO THAT SURFACE DRAINAGE IS DIRECTED AWAY FROM THE BUILDINGS.
- THE OWNER AND/OR CONTRACTOR IS REQUIRED TO OBTAIN A "ROAD CUT PERMIT" FROM THE CITY BEFORE COMMENCING ANY WORK ON THE CITY'S ROAD ALLOWANCE.
- TO INSTALL FROST PROTECTION FOR SANITARY AND STORM PIPES, REFER TO DETAIL 2.



PIPE BEDDING DETAIL
 SCALE: N.T.S.

H (DEPTH OF COVER)	INSULATION THICKNESS
1.8m TO 2.4m	50mm
1.5m TO 1.8m	75mm
1.2m TO 1.5m	100mm



PAVING SCHEDULE

ITEM NO.	MATERIAL DESCRIPTION	LIGHT DUTY	HEAVY DUTY	COMPACTION REQUIREMENTS
1	ASPHALT CONCRETE SURFACE COURSE (HL3)	40mm	50mm	AS PER OPSD 310, 501, 1010 & 1150 AND MUNICIPAL STDS.
2	ASPHALT CONCRETE BASE COURSE (HLB)	50mm	80mm	AS PER OPSD 310, 501, 1010 & 1150 AND MUNICIPAL STDS.
3	GRANULAR BASE COURSE (OPSS GRANULAR A)	150mm	150mm	> 100% (SPMDD)
4	GRANULAR SUB-BASE COURSE (OPSS GRANULAR B, TYPE I)	300mm	450mm	> 100% (SPMDD)
5	SUBGRADE (TO BE RESHAPED)	VARIES	VARIES	> 98% (SPMDD)

MDD: MARSHALL BULK DENSITY
 SPMD: STANDARD PROCTOR MAX. DRY DENSITY
 PAVEMENT STRUCTURE AS PER PRELIMINARY GEOTECHNICAL REPORT BY TERRAPEX ENVIRONMENT LTD. DATED MAY, 24, 2024

