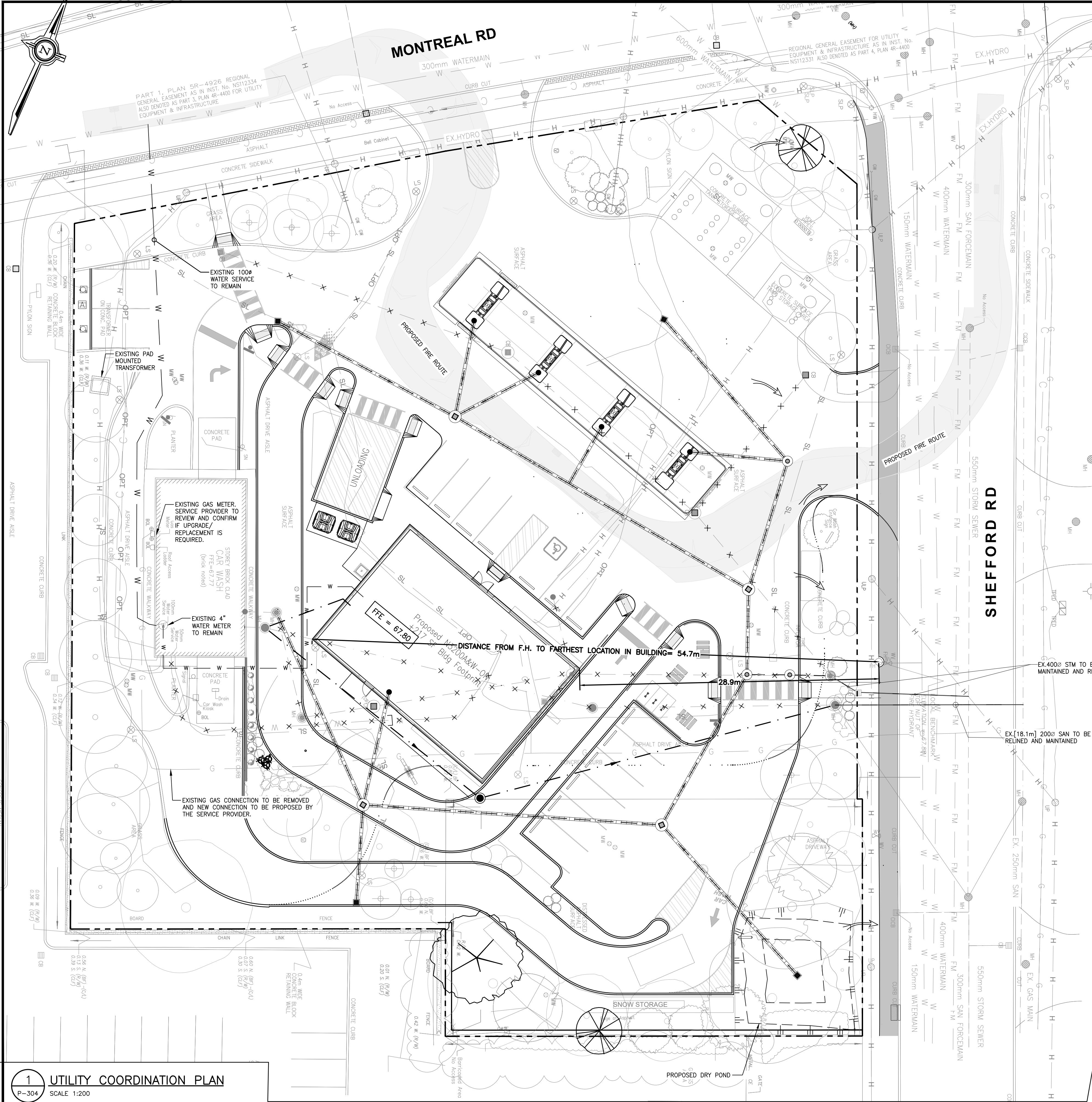




- GENERAL NOTES**
1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 2. DO NOT SCALE DRAWINGS.
 3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE DESIGN ENGINEER AS APPLICABLE.
 4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION".
 5. DESIGN AND CONSTRUCTION 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.
 9. RESPECTING ALL WORK IN THE CITY RIGHT-OF-WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY OF OTTAWA PUBLIC WORKS DEPARTMENT STAFF.
 10. A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE.
 11. ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER CITY STANDARD.
 12. THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE CITY UNLESS THE WORKS HAVE BEEN INSPECTED BY CITY REPRESENTATIVES AND DEEMED TO BE COMPLETE AND SATISFACTORY

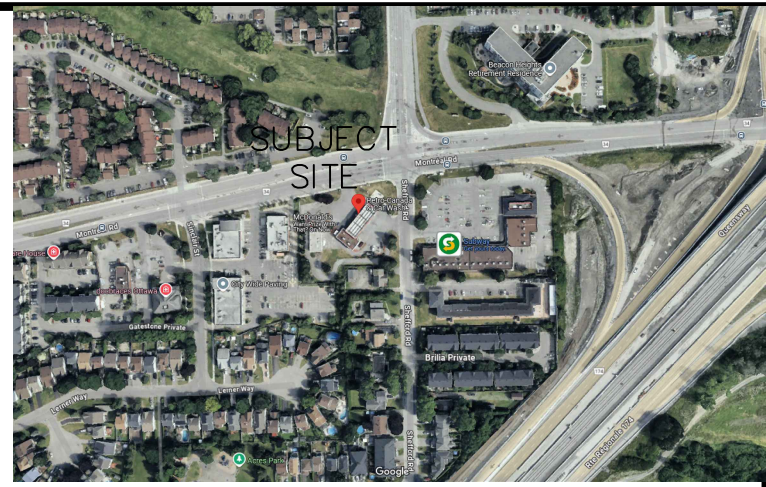
SERVICES NOTES:

CONTACT LOCAL UTILITY AGENCIES (GAS, HYDRO & TELEPHONE) TO LOCATE THE EXISTING INCOMING SERVICES, AND USE THE SAME TO SERVE NEW INSTALLATIONS (IF APPLICABLE).

NOTE

EXISTING INFORMATION REGARDING UTILITIES ALONG MONTREAL RD AND SHEFFORD RD TO BE SITE VERIFIED

INFORMATION REGARDING EXISTING STORM, SANITARY AND WATER EXTRACTED FROM BOUNDARY AND TOPOGRAPHIC SURVEY DATED 2024-11-23 BY NOTHERN LINK AND "SHEFFORD RD CH 0+000 TO 0+283 - DRG # 87-1268-6" DATED APRIL 1988 BY R.W. CONNELLY ASSOCIATED LTD.



KEY PLAN
NTS

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)

- LEGEND**
- EXISTING CATCHBASIN
 - EXISTING MANHOLE
 - NEW SANITARY MANHOLE
 - NEW CATCHBASIN
 - NEW C.B./M.H.
 - NEW STORM MANHOLE
 - PROPERTY LINE
 - OVERLAND FLOW
 - REMOVALS
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - INSULATED PIPE
 - C EXISTING CONDUITS
 - OPT EXISTING FIBRE OPTIC CABLE
 - FM EXISTING SANITARY FORCEMAIN
 - H EXISTING HYDRO
 - CHW EXISTING OVERHEAD WIRE
 - SL EXISTING STREET LIGHT CABLE

REVISION TABLE		
REV.	DESCRIPTION	DRAWN / APP'D. DATE
1	REVISED AS PER CITY COMMENT	DL JS 13 JUL '26

ISSUE TABLE		
TO	FOR	DATE
SUNCOR	ISSUED FOR REVIEW	16 MAR '26
SUNCOR	ISSUED FOR COORDINATION	05 AUG '26
SUNCOR	ISSUED FOR SPA	23 SEP '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

J + B ENGINEERING INC.
TORONTO: 28 CENTURION DR., SUITE 301, MARKHAM, ON L3R 9N8 416 229 2936
CALGARY: 6361111 AVE. SW, SUITE 201, CALGARY AB T2H 0E2 403 355 2265

PETRO-CANADA
A Suncor Energy Business

DRAWING TITLE:

UTILITY COORDINATION PLAN

PROJECT:

**2180 MONTREAL RD
@SHEFFORD RD
OTTAWA, ON**

DRAWN BY:	EM	CAD INFO:	SHEET SIZE D (559 x 864)
DRAWING SCALE:	1:200		PETRO-CANADA
DATE DRAWN:	DEC 03 '25	CONSULTANT	250344-P-304
CHECKED BY:		PLOT SCALE	1:1
APPROVED BY:		PLOT DATE	
		PLOT CONFIGURATION	

STD No./OUTLET No.	SHEET No.
65004	P304