

PART OF LOT 7
CONCESSION 3 (OTTAWA FRONT)
(Geographic Township of Gloucester)
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 250



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT:

- 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
- 2. The survey was completed on May 7, 2021.

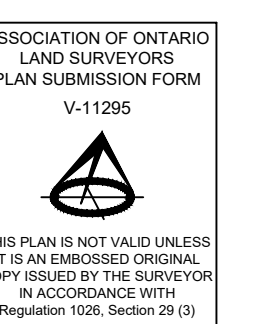
May 14, 2021 Date "Tyler Allison"
Tyler J. Allison
Ontario Land Surveyor

Rev.	Date	Add Pole Conductors and Pole Transformer
1	Oct. 1/21	

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to Landis Homes ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Topographical Plan of Survey in transactions involving The Client.

Notes & Legend

- Denotes
- Survey Monument Planted
- Survey Monument Found
- Standard Iron Bar
- Short Standard Iron Bar
- Iron Bar
- Origin Unknown
- N&W Nail & Washer
- Witness
- Measured
- Annis, O'Sullivan, Vollebek Ltd.
- Registered Plan 4M-1400
- Registered Plan 4M-1373
- Plan 5R-5324
- Plan by Slattec Job No. 161650000-109, Ref 4M-1400
- Plan and Profile of Ziegler Street (T.L. Mak Engineer Consultants, Project 805-47) Drawing P-2 Rev. 5
- "As Recorded" 07/22/14
- City of Ottawa U.C.C. Central Registry Data, Sheet J-29-24 Dated August 2015
- Plan and Profile of Renaud Road (Slattec Project 160400704) Drawing PP-2 Rev. 7
- "As Recorded" 11/11/21
- City of Ottawa U.C.C. Central Registry Data, Sheet J-29-30 Dated August 2015
- Inst. CT257733
- Deciduous Tree
- Coniferous Tree
- Fire Hydrant
- Maintenance Hole (Storm Sewer)
- Maintenance Hole (Sanitary)
- Maintenance Hole (Unidentified)
- Catch Basin
- Gas Meter
- Sign
- Chain Link Fence
- Board Fence
- Utility Pole
- Light Standard
- Air Conditioner
- Diameter
- Location of Elevations
- Top of Concrete Curb Elevation
- Top of Retaining Wall Elevation
- Centreline
- Property Line
- Underground Storm Sewer
- Underground Sanitary Sewer
- Underground Water
- Underground Power
- Underground Gas
- Overhead Wires



Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919880184 and 019198434761, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01919880184 Northing 5040610.16 Easting 384736.56
019198434761 Northing 5036178.12 Easting 372436.11

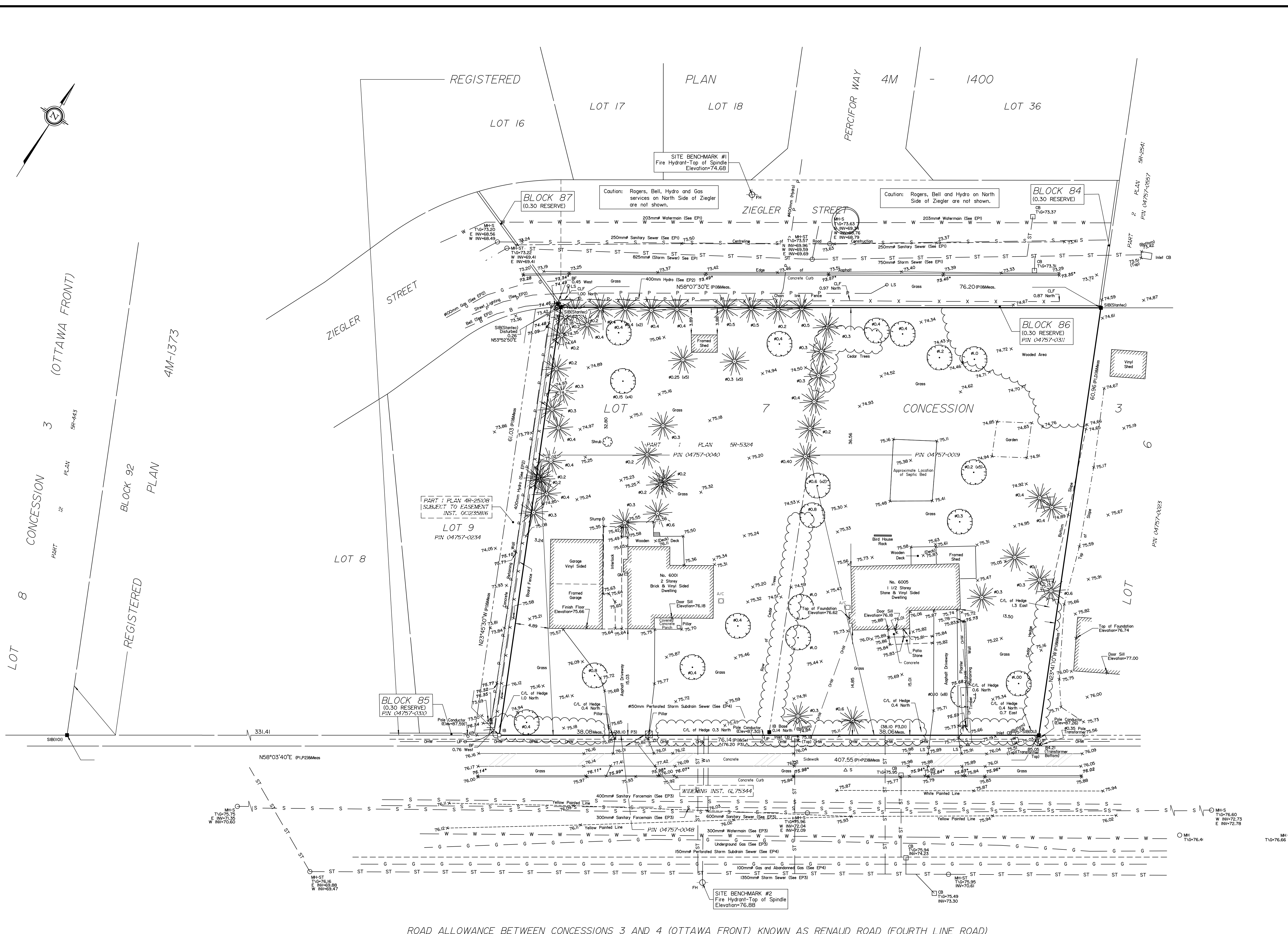
ELEVATION NOTES

- 1. Elevations shown are geoidic and are referred to the CGVD28 geoid datum.
- 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 it's relative elevation and description agrees with the information shown on this drawing.

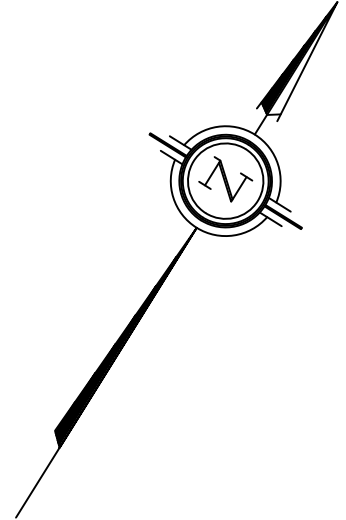
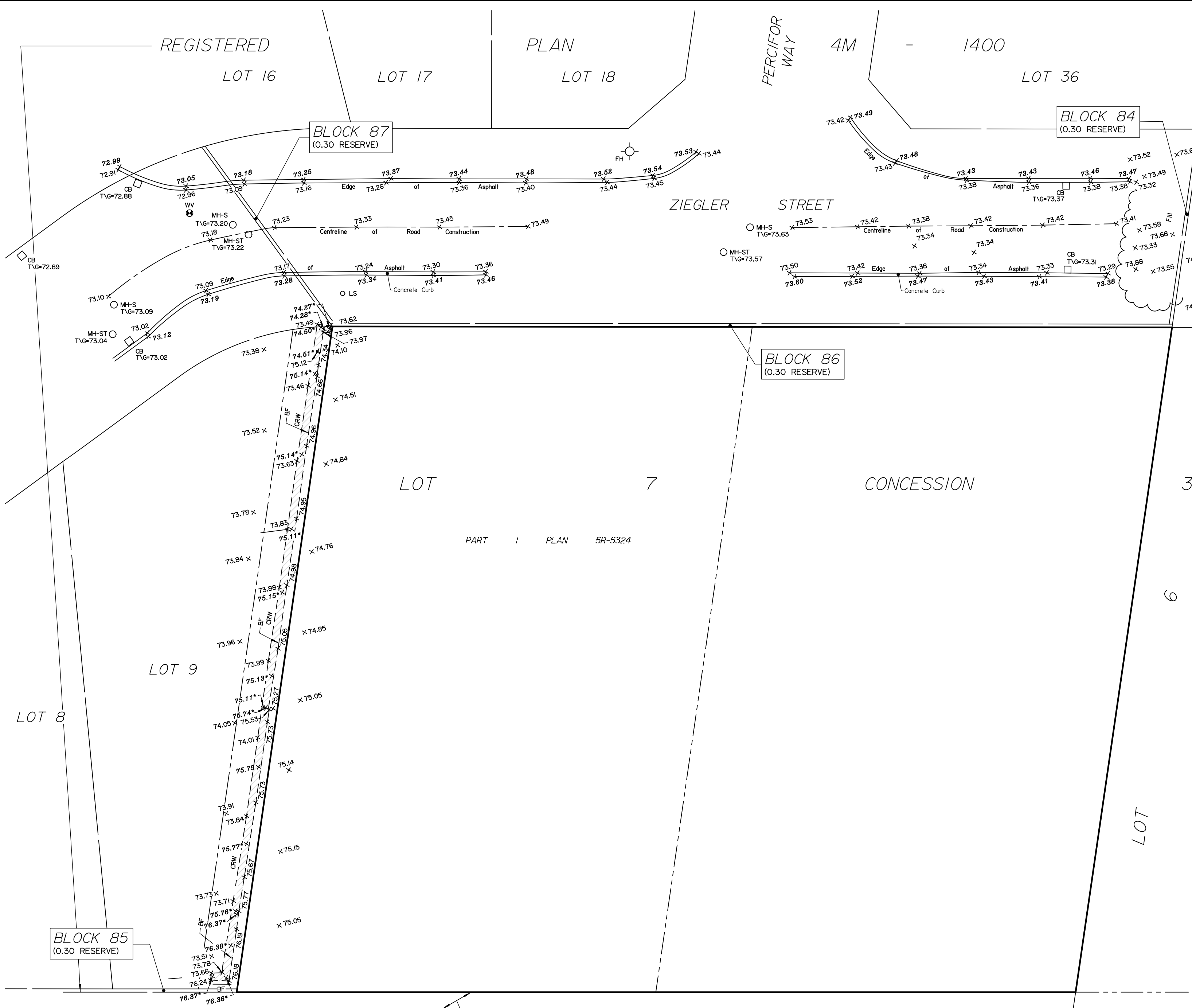
UTILITY NOTES

- 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- 2. Only visible surface utilities were located.
- 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
- 4. Underground services (including invert elevations) shown are compiled from EP1, EP2, EP3 and EP4 and are subject to field confirmation.

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
165 Bay Street
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Phone: (613) 443-3364
Email: annis@anniso.com
Ontario Land Surveyors
Reg. No. E-1136-2

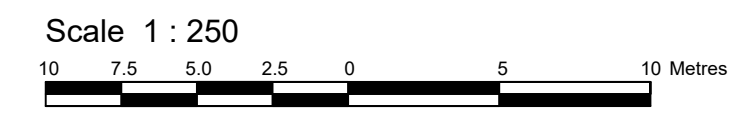


ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4 (OTTAWA FRONT) KNOWN AS RENAUD ROAD (FOURTH LINE ROAD)



**SKETCH SHOWING TOPOGRAPHICAL INFORMATION ON:
6001-6005 RENAUD ROAD,
(Geographic Township of Gloucester)
CITY OF OTTAWA**

Prepared by Annis, O'Sullivan, Vollebek Ltd.
Field Work Completed on May 20, 2022.



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GEOGRAPHIC INDEX
Part of Lot 7
Concession 3 (Ottawa Front)
(Geographic Township of Gloucester)
City of Ottawa

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

Boundary information is compiled from (AOV) Job E-1136-21.

Notes & Legend

Denotes	
	Fire Hydrant
	Catch Basin
	Light Standard
	Board Fence
	Concrete Retaining Wall
	Top of Grate
	Location of Elevations
	Top of Concrete Curb Elevation
	Top of Retaining Wall Elevation
	Centreline
	Property Line

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- 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 on this drawing.

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4 (OTTAWA FRONT)
KNOWN AS RENAUD ROAD (FOURTH LINE ROAD)

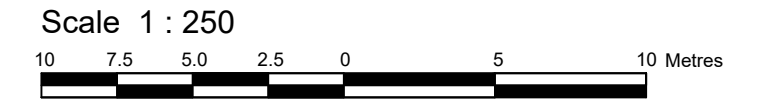
WIDENING INST. GL 75344

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ANNIS, O'SULLIVAN, VOLLEBEK LTD.
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Email: Embrun@aovltd.com

Ontario Land Surveyors Job No. E-1136-21

SKETCH SHOWING TOPOGRAPHICAL INFORMATION ON:
 6001-6005 RENAUD ROAD,
 (Geographic Township of Gloucester)
 CITY OF OTTAWA
 Prepared by Annis, O'Sullivan, Vollebakk Ltd.
 Field Work Completed on October 20, 2023.



Metric
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 Part of Lot 7
 Concession 3 (Ottawa Front)
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Notes & Legend

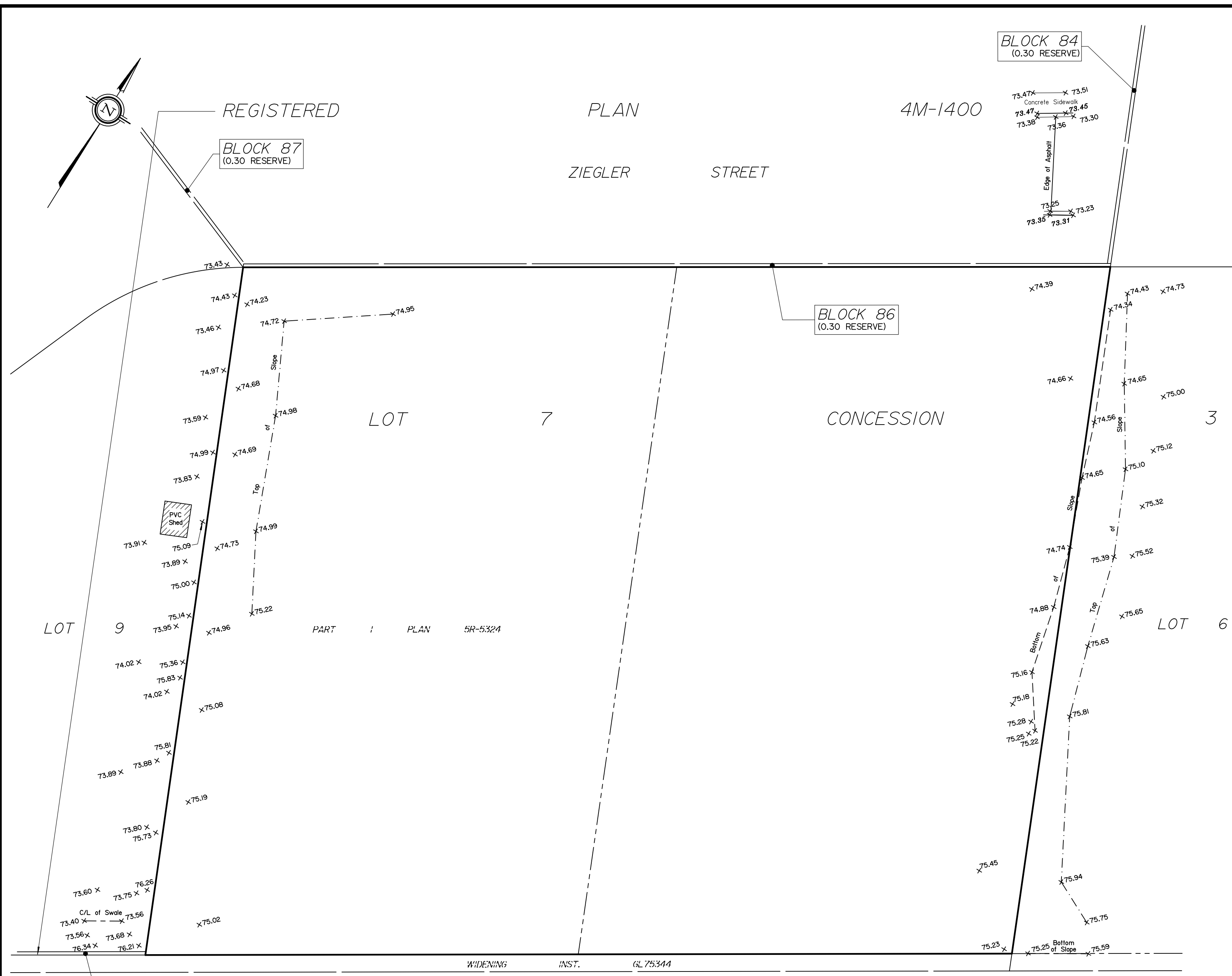
+ 65.00	Denotes	Location of Elevations
+ 65.00	"	Top of Concrete Curb Elevation
C/L	"	Centreline
—	"	Property Line

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REGISTERED

PLAN

4M-1400

ZIEGLER STREET

BLOCK 87
(0.30 RESERVE)

BLOCK 84
(0.30 RESERVE)

BLOCK 86
(0.30 RESERVE)

LOT 7

CONCESSION 3

LOT 6

PART I PLAN 5R-5324

LOT 9

BLOCK 84
(0.30 RESERVE)

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4 (OTTAWA FRONT)
 KNOWN AS RENAUD ROAD (FOURTH LINE ROAD)

WIDENING INST. GL 75344

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 Email: Embrun@aovltd.com

Ontario Land Surveyors Job No. 3430-23 A.M.

SKETCH SHOWING TOPOGRAPHICAL INFORMATION ON:
 6001-6005 RENAUD ROAD,
 (Geographic Township of Gloucester)
CITY OF OTTAWA
 Prepared by Annis, O'Sullivan, Vollebakk Ltd.
 Field Work Completed on October 20, 2023.



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GEOGRAPHIC INDEX
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 (Geographic Township of Gloucester)
 City of Ottawa

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Notes & Legend

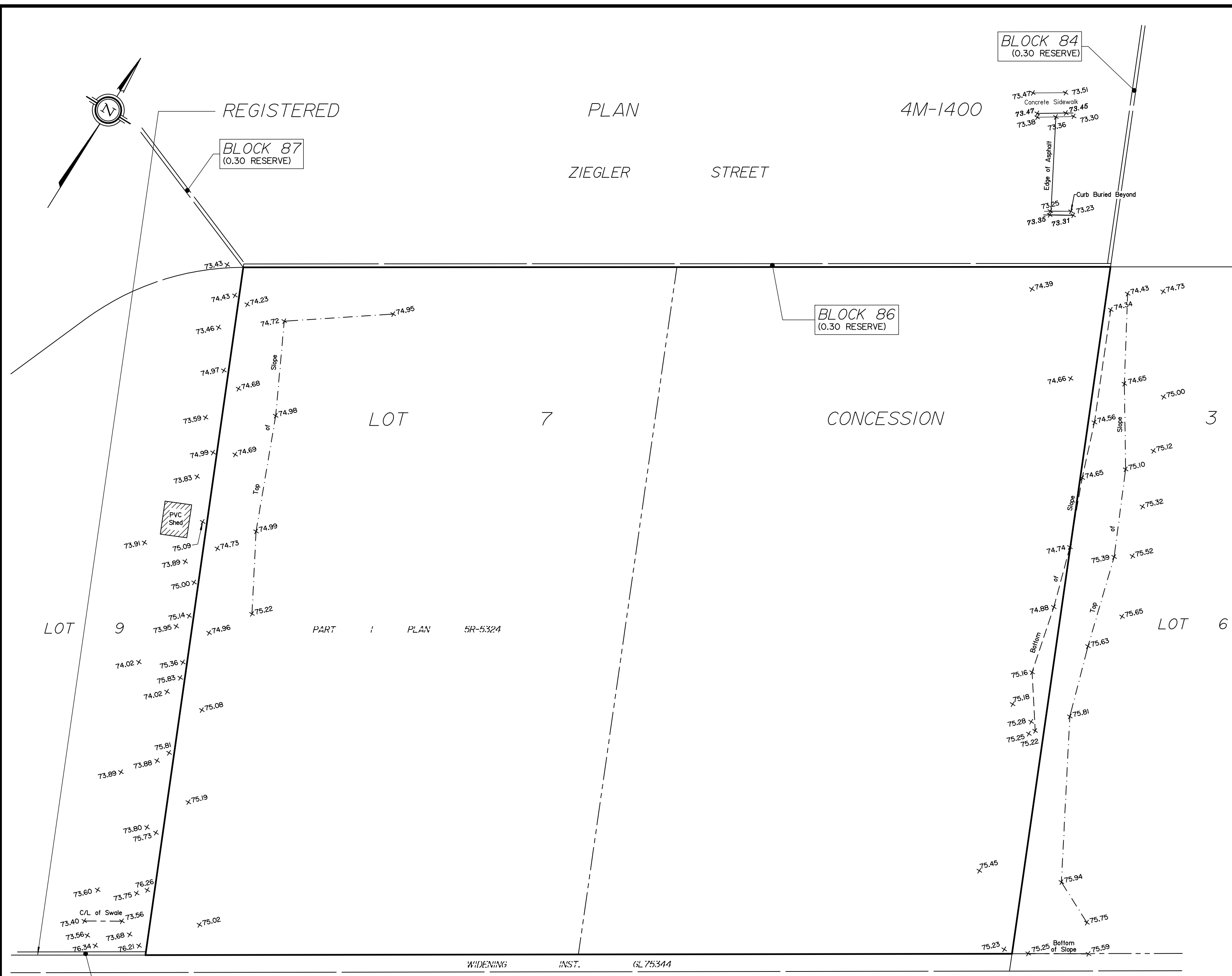
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ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4 (OTTAWA FRONT)
 KNOWN AS RENAUD ROAD (FOURTH LINE ROAD)

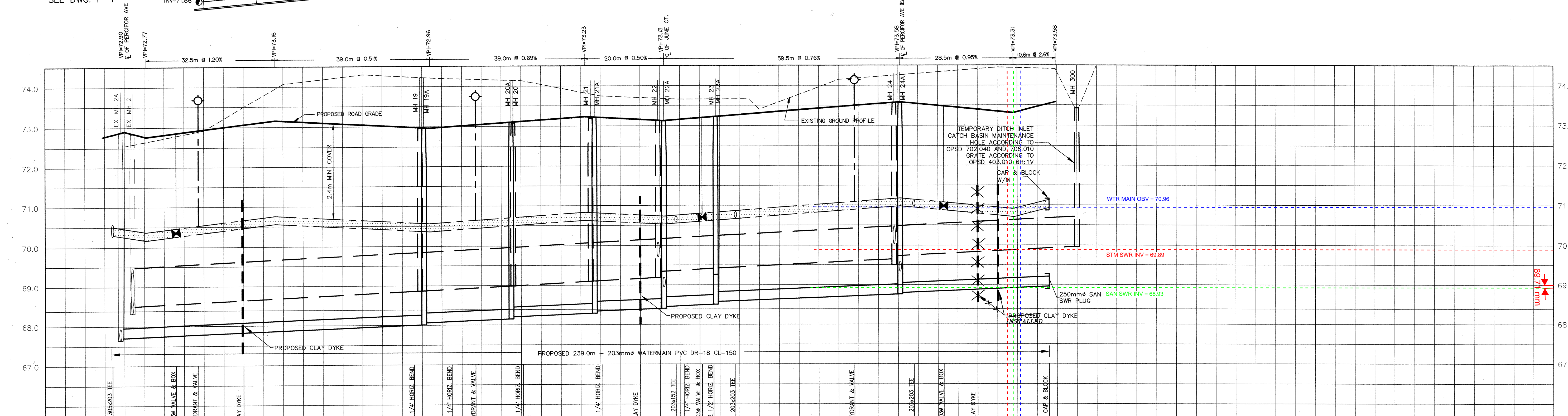
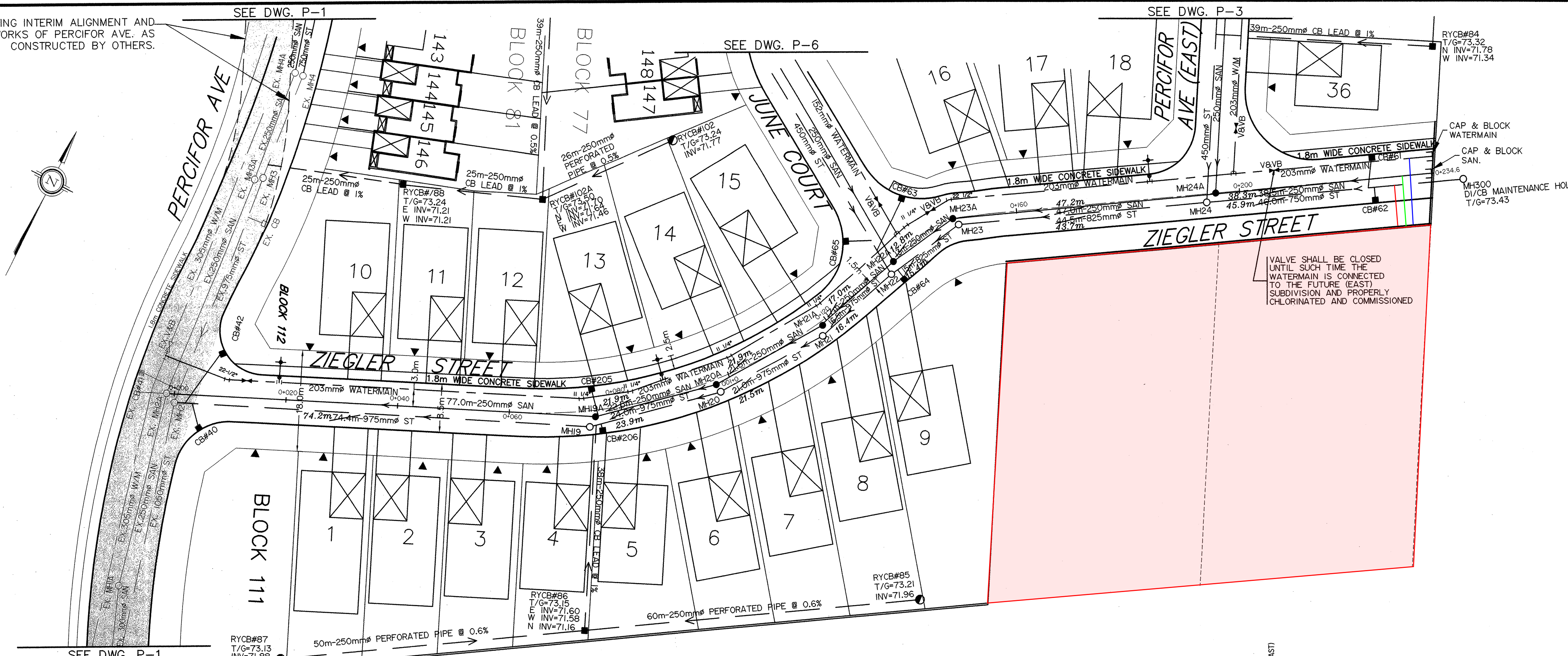
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Ontario Land Surveyors Job No. 3430-23 A.M.

EXISTING INTERIM ALIGNMENT AND SURFACE WORKS OF PERCIVOR AVE. AS CONSTRUCTED BY OTHERS.

"T.L. MAK ENGINEERING CONSULTANTS LTD. AGREED TO PERFORM A GENERAL REVIEW OF CONSTRUCTION ACTIVITIES DURING THE INSTALLATION OF SANITARY AND STORM SEWERS AND A WATERMAIN FOR THIS PROJECT. IT IS T.L. MAK ENGINEERING CONSULTANTS LTD.'S OPINION, TO THE BEST OF KNOWLEDGE AVAILABLE, THAT THIS WORK HAS BEEN DONE IN GENERAL CONFORMANCE WITH CITY OF OTTAWA STANDARDS ACCORDING TO THE DESIGN AND DRAWINGS THAT HAVE BEEN APPROVED BY THE CITY OF OTTAWA."



PROPOSED CENTER LINE OF ROAD ELEVATIONS	72.90	72.77	72.84	73.16	73.15	73.05	72.96	72.88	73.12	73.13	73.16	73.13	73.46	73.54	73.35	73.31	73.46	73.58	73.58
TOP OF WATERMAIN ELEVATIONS	70.95	70.87	70.86	70.76	70.75	70.67	70.56	70.60	70.72	70.83	70.70	70.72	71.08	71.18	70.95	70.91	71.14	71.14	71.14
STORM SEWER INVERTS	67.64	67.52	67.49	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04
SANITARY SEWER INVERTS	67.64	67.52	67.49	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04	68.04
EXISTING ELEVATION	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51	74.51
CHAINAGE	0+00	0+03	0+06	0+09	0+12	0+15	0+18	0+21	0+24	0+27	0+30	0+33	0+36	0+39	0+42	0+45	0+48	0+51	0+54

- NOTES:
- EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS BUT ARE NOT COMPLETE. CONTRACTOR IS REQUIRED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH UTILITY COMPANIES BEFORE DIGGING.
 - ANY SURFACE OR SUBSURFACE INFORMATION AND DATA FURNISHED TO THE CONTRACTOR IN RELATION TO THE CONTRACT AS INDICATED ON THE DRAWINGS OR BY REPORT, IS NOT INTENDED AS A REPRESENTATION OF WARRANTY, BUT IS FURNISHED IN ORDER THAT THE CONTRACTOR MAY HAVE ACCESS TO THE SAME INFORMATION WHICH IS AVAILABLE TO THE OWNER AND ENGINEERS WILL NOT BE RESPONSIBLE FOR THE ACCURACY THEREOF OR ANY DEDUCTION, INTERPRETATION OR CONCLUSION DRAWN THEREFROM BY THE CONTRACTOR.
 - CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY.
 - CONSTRUCT CLAY DYKE AS SHOWN ON THE LOCATION OF THIS DRAWING AND REFER TO DWG. NO. CD-1 FOR DETAILS.
 - ROADWAY CATCH BASIN LEAD SHALL BE 200mm PVC AT SLOPE OF 1% UNLESS OTHERWISE NOTED.
 - REFER TO STATNEC CONSULTING'S SIRM REPORT INLET CONTROL DATA TABLE FOR DETAILS OF CB LEAD INVERT ELEVATION AND INLET CONTROL DEVICE (ICD) INSERTS.
 - SEWER BEDDING SHALL BE CLASS "B" UNLESS OTHERWISE NOTED.
 - CONSTRUCT ALL STORM AND SANITARY SEWER SYSTEMS IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARDS OTHERWISE AS PER OPSS REQUIREMENTS AND DONE TO THE SATISFACTION OF THE ENGINEERS AND THE CITY.
 - ALL WATERWORKS TO BE CONSTRUCTED TO THE CITY OF OTTAWA'S LATEST REVISED STANDARDS AND REQUIREMENTS.
 - CATHODIC PROTECTION FOR PVC PRESSURE PIPE WATERMAIN SYSTEM AS PER CITY'S WS-40 DETAILS.
 - MAXIMUM ALLOWABLE DEFLECTION IS 1% PER PIPE FOR 150mm AND 200mm DIAMETER WATERMAIN.

NO.	REVISION	DATE	BY
5	AS RECORDED	07/22/14	TLM
4	ADDED 1.8m SIDEWALK ON ZIEGLER ST. AND ADJUSTED HYDRANT LOCATION	04/01/09	TLM
3	REVISED REF. NO. OF LOTS & TOWNS PER SUBDIVISION 4M-PLAN AND PER CITY'S COMMENTS OF 10/09/08	02/23/09	TLM
2	REVISIONS AS PER CITY'S COMMENTS OF AUG.14/08	09/12/08	TLM
1	REVISIONS AS PER CITY'S COMMENTS OF FEB./08	06/10/08	TLM

RECORD DRAWING
DATE July 22/14

SCALE	DESIGN	T.L.M.
1:500	CHECKED	T.L.M.
HORIZONTAL	DRAWN BY	B.V.
1:50	CHECKED	T.L.M.
VERTICAL	APPROVED	T.L.M.

PROJECT LOCATION
PART OF LOT 7, CONCESSION 3 (OF)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
FORMERLY IN THE CITY OF GLOUCESTER

PROJECT
**JEAN GUY RIVARD SUBDIVISION
BRADLEY ESTATES NORTH
PLAN AND PROFILE**
ZIEGLER STREET (STA. 0+003 TO 0+240)

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No. 805-47 DATE FEBRUARY 2007 DRAWING No. P-2

14962

D07-16-07-009