

rang Alopex Row
 (DEDICATED BY REGISTERED PLAN 4M-1748)
 PIN 04437-0977 (LT)

Committee of Adjustment
 Received | Reçu le
2024-11-21
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

PLAN OF SURVEY OF
BLOCK 62
REGISTERED PLAN 4M-1748
CITY OF OTTAWA

SCALE 1 : 250



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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE MTM GRID AND ARE REFERRED TO THE SOUTHERLY LIMIT OF rang ALOPEX ROW, HAVING A BEARING OF N 40°54'30" W, AS SHOWN ON THE REGISTERED PLAN 4M-1748.

DISTANCES SHOWN ARE GROUND.

ALL FOUND MONUMENTS ARE PB'S UNLESS OTHERWISE NOTED.

ALL FOUND MONUMENTS ARE JDB UNLESS OTHERWISE NOTED.

ALL BEARING AND DISTANCE MEASUREMENTS CONFORM TO REGISTERED PLAN 4M-1748 UNLESS NOTED OTHERWISE.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- PB DENOTES PLASTIC BAR
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- JDB DENOTES J.D. BARNES LIMITED

N=NORTH S=SOUTH E=EAST W=WEST

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 APRIL 1, 2024

 JUNE 17, 2024
 DATE

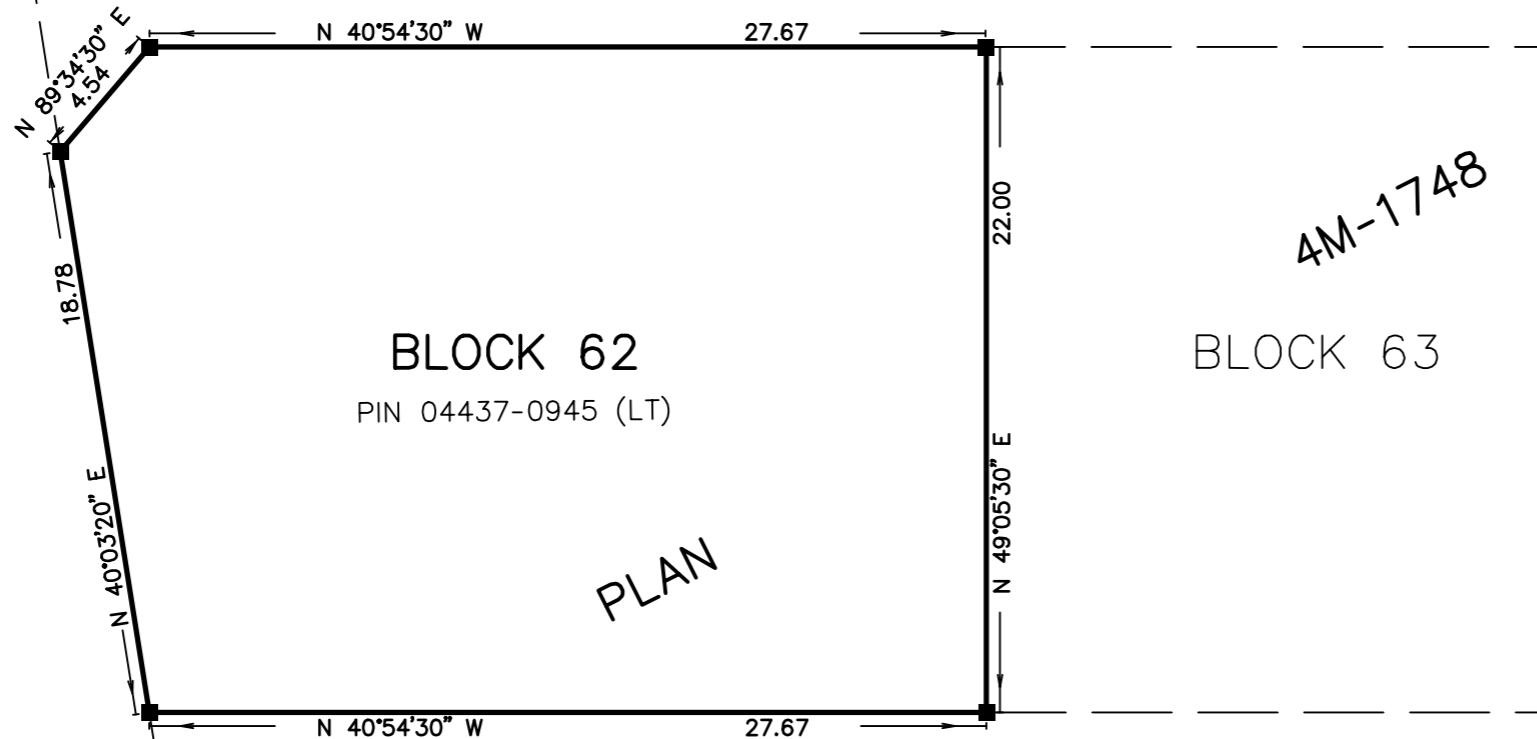
 C.M. FOX
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-76524

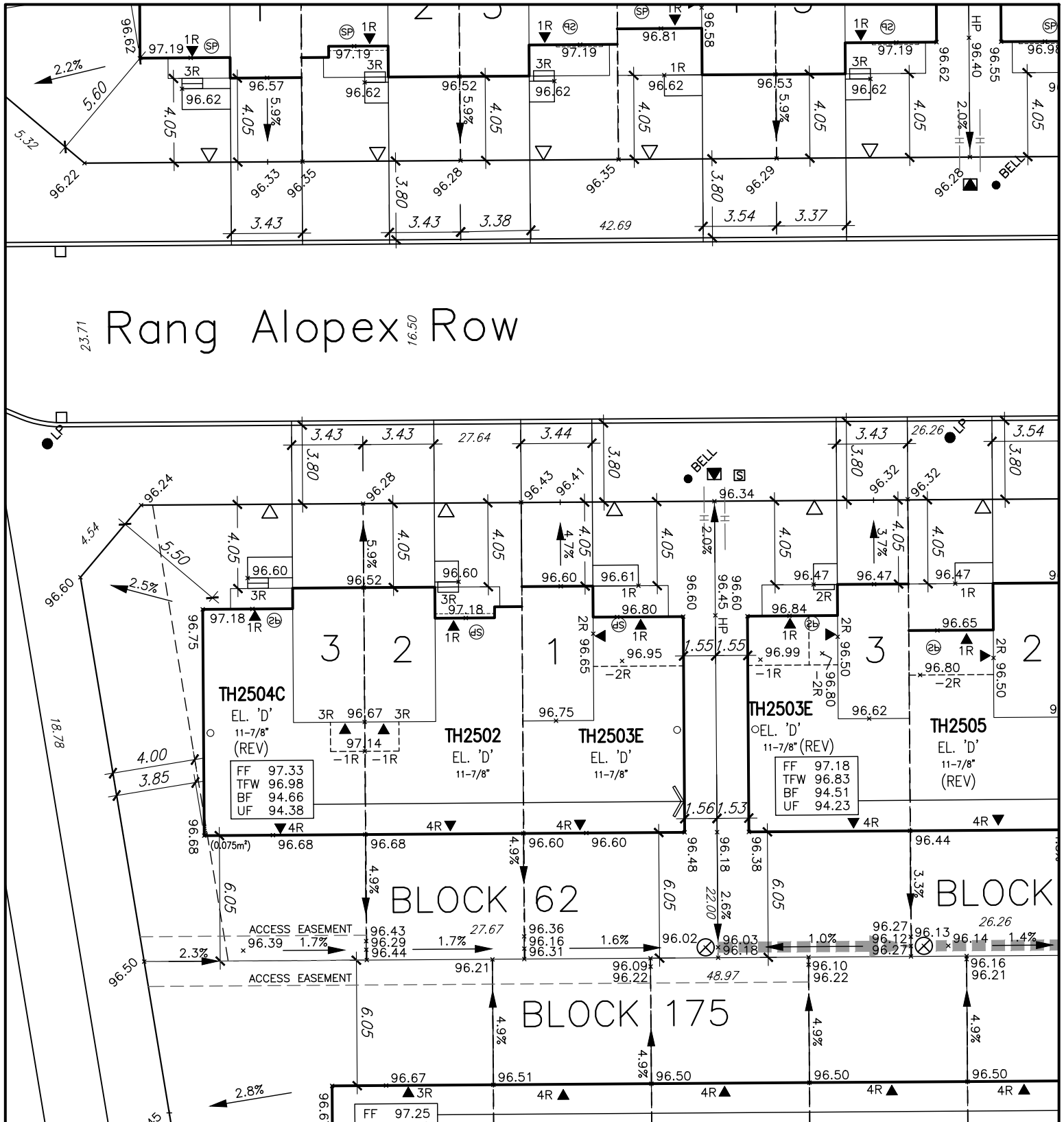
 J.D. BARNES LIMITED LAND INFORMATION SPECIALISTS 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com	JM	DRAWN
	CF	CHECKED
	DATED: 6/17/2024	
22-10-046-00 (BLOCK 62)		Ref. No.

Promenade Canterling Drive
 (DEDICATED BY REGISTERED PLAN 4M-1748)
 PIN 04437-0974 (LT)

REGISTERED



C:\22-10-046\00\Drawing\Block 62 - Plan of Survey Ph4.dgn
 11/15/2024
 PLOTTED



Rang Alopex Row

BLOCK 62

BLOCK 175

TH2504C

TH2502

TH2503E

TH2503E

TH2505

EL. 'D'
11-7/8"
(REV)

FF	97.33
TFW	96.98
BF	94.66
UF	94.38

EL. 'D'
11-7/8"
(REV)

FF	97.18
TFW	96.83
BF	94.51
UF	94.23

ZONING

MINIMUM FRONT YARD	4.0m
MINIMUM FRONT YARD TO SIDEWALK - DRIVEWAY	6.0m
MINIMUM SIDE YARD	1.2M AND 0.6M

LIMITS OF RESPONSIBILITY.
THE LOT CORNERS, HIGH POINTS, UNDERSIDE OF FOOTINGS AND SWALE GRADES PROVIDED BY DAVID SCHAEFER ENGINEERING LTD. WERE TRANSFERRED BY Q4 ARCHITECTS IN PREPARATION OF THE ATTACHED SITING. Q4A HAS REVIEWED THE SITING FOR SUITABLE HOUSE PLACEMENT ON THE LOT, SO NOT TO ADVERSELY AFFECT THE DRAINAGE DESIGNED BY THE ENGINEER. FINISHED FLOOR AND STAIR LOCATIONS HAVE BEEN ADDED BY Q4 ARCHITECTS. THE SITING AND GRADING MUST BE REVIEWED AND STAMPED BY AN ENGINEER. Q4 ARCHITECTS CANNOT ASSUME RESPONSIBILITY FOR UNAPPROVED GRADING.



Legend:	<ul style="list-style-type: none"> LP LIGHT POLE H HYDRANT TRANSFORMER △ SERVICE LOCATION (COMBINED WATER, SANITARY + STORM) ● STREET SIGNAGE CB CATCH BASIN △ EXTERIOR DOOR LOCATION ○ SIDE WINDOW LOCATION → SWALE DIRECTION ⊠ CABLE TELEVISION PEDESTAL ○ BELL PEDESTAL ● FLOOR DRAIN ⊗ R/CB LEAD PRESENT CAUTION WHEN EXCAVATING 	<ul style="list-style-type: none"> SP SUMP PUMP FF FINISHED FLOOR ELEVATION UF UNDERSIDE FOOTING ELEVATION BF FIN. BASEMENT FLOOR SLAB TFW TOP OF FOUNDATION WALL UFR UNDERSIDE FOOTING AT REAR UFF UNDERSIDE FOOTING AT FRONT W.O.B. WALK OUT BASEMENT — HYDRO SERVICE LATERAL * 1.2m BLACK VINYL CHAIN LINK FENCE ○ 1.5m BLACK VINYL CHAIN LINK FENCE ▨ EMBANKMENT 3:1 SLOPE ⊠ PROPOSED VALVE ⊠ SUPER MAIL BOX ● SLP STREET LIGHT PEDESTAL ⊠ ROGERS PULLING VAULT ⊠ BELL FLUSH TO GRADE 	<ul style="list-style-type: none"> PRV PRESSURE RELEASE VALVE REV REVERSE PLAN ■ RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) ▬ RETAINING WALL ▬ ACoustical FENCE (SEE LANDSCAPE PLAN) ▬ PRIVACY FENCE (SEE LANDSCAPE PLAN) ▬ PERFORATED PIPE (SEE ENGINEER GRADING PLAN) <p>ENGINEERED FILL LOTS NOTED ARE ESTIMATED AND FOR REFERENCE ONLY AND THE ENGINEERED FILL CERTIFICATE BY THE GEOTECHNICAL CONSULTANT SHALL GOVERN.</p> <p>NOTE: DRIVEWAYS ARE TO BE 1.2m CLEAR OF UTILITY STRUCTURES & HYDRANTS</p> <p>NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.</p>
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Client
CAIVAN COMMUNITIES

Project Name:
FOX RUN PHASE 4 OTTAWA, ONT.

Sheet Title
BLOCK NUMBER: 62

Scale:
1:250

Date:
JAN 2024

Drawn by:
BY/TW

Date Revised:
N/A

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Project No. **22018** | File: **22018-SP1-SA-SB** | Drawing No. **1 OF 1**

