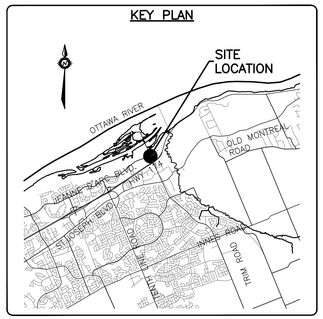
KEY PLAN



NOTES:

1. THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE LOCATION AND STATUS OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION OF PLANT AND EQUIPMENT FROM DAMAGE UNTIL SUCH TIME AS THE SERVICE PROVIDER HAS CONFIRMED IN WRITING THE SERVICE IS ABANDONED AND CAN BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING SERVICES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM LOCATIONS AND ELEVATIONS OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES, INTERPRETATIONS, CHANGES AND ADDITIONS TO THESE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER, WHEN NOTED AND BEFORE PROCEEDING WITH CONSTRUCTION WORKS. DO NOT CONTINUE CONSTRUCTION IN AREAS WHERE DISCREPANCIES APPEAR UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.
3. FOR ADDITIONAL PROJECT NOTES REFER TO DRAWING C001.

CAUTION

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

JOB BENCH MARK

JBM ▲
CITY OF OTTAWA CONTROL MONUMENT 20160007 WITH AN OF ELEVATION=52.51
NORTHING=5040095.91 EASTING=384293.97

TOPOGRAPHIC INFORMATION

PART OF LOT 30, CONCESSION 1 (OLD SURVEY), GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA.
TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. O.L.S (TP3882) SURVEY DATED APRIL 30, 2025. (FINAL AMENDMENT)
SITE GRID SYSTEM MTM NAD 83, ZONE 9.

REV	REVISION DESCRIPTION	DATE	BY	APPD
4	REVISED PER CITY COMMENTS	16/03/26	SAB	BMT
3	ISSUED FOR APPROVAL	18/11/25	AAS	BMT
2	ISSUED FOR APPROVAL	25/09/25	AAS	BMT
1	ISSUED FOR APPROVAL	30/05/25	SAB	BMT

SCALE: 0 5m 10m 20m — HORIZONTAL 1:500
NORTH
DESIGNED BY
REVIEWED BY: LICENSED PROFESSIONAL ENGINEER B. M. THOMAS 2026-03-16 PROVINCE OF ONTARIO

CLIENT: TRIM 1 GP INC.
115 CHAMPAGNE AVE SOUTH
OTTAWA, ON. K1S 5V5
819.664.4195

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2650 Queensview Drive, Unit 100
Ottawa, ON K2B 8H6
Canada
www.exp.com
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• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

BASEPLAN: SAB
DESIGN: JLF
CHECKED: JLF
CAD: SAB
PROJECT MANAGER: BMT
APPROVED: BMT

PROJECT: 1015 TWEDDLE ROAD DEVELOPMENT
1015 TWEDDLE ROAD
OTTAWA, ONTARIO.

TITLE: EXISTING CONDITIONS PLAN

PROJECT No. OTT-00259629-A0
SURVEY: AOV
DATE: OCT 2024
DRAWING No. C002

DD02-02-25-0038 & DO7-12-25-0073

#19417

Filename: p:\ott\ott-00259629-a0\40 execution\65 drawings\c002-exc.dwg
Last Saved:3/16/2026 1:33:11 PM Last Plotted:3/16/2026 1:32:04 PM
Layout: C002 Plotted by: SABOURIN, STEVEN
References: xref-ABCD-xrefMap; xref-TTbloc.dwg; xref-ADV-TOPO.dwg; xref-SERVICING.dwg