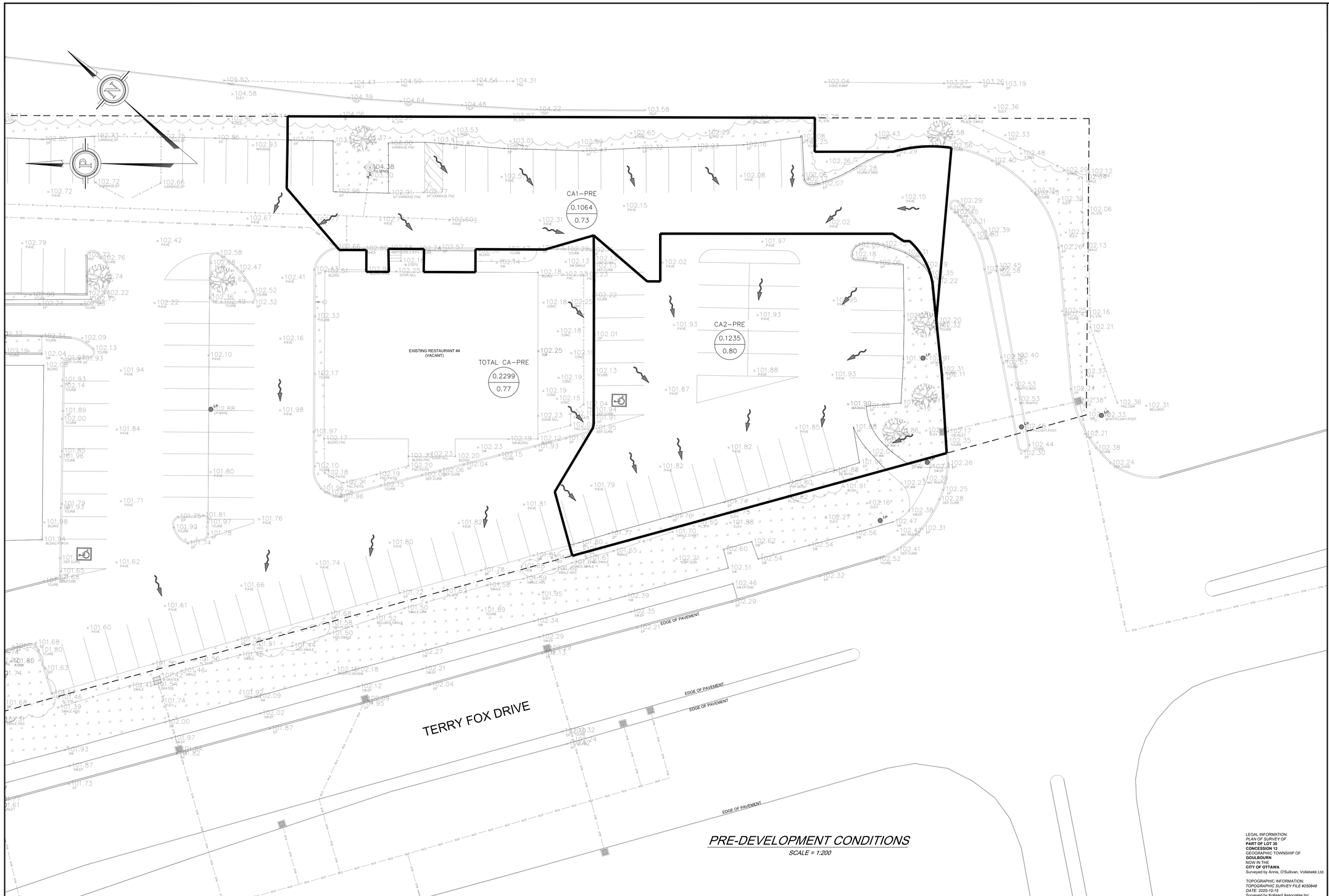
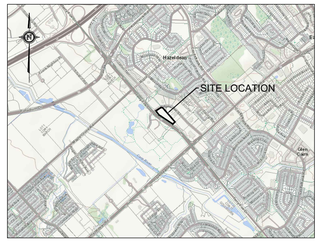


PRE-DEVELOPMENT CONDITIONS

SCALE = 1:200



KEY PLAN

NOT TO SCALE

0 10 20
1:200 METRES

LEGEND

- EXISTING ELEVATION
- PROPERTY BOUNDARY
- EXISTING BOTTOM OF SLOPE
- EXISTING CENTERLINE OF FLOW
- EXISTING TOP OF SLOPE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING FENCE LINE
- EXISTING EDGE OF TREE/BUSH
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN INLET
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING ROOF DRAIN
- EXISTING LIGHT POST
- CATCHMENT AREA BOUNDARY
- CATCHMENT LABEL
- CATCHMENT AREA (HECTARES)
- CATCHMENT 5-YEAR RUN-OFF COEFFICIENT
- PRE-DEVELOPMENT OVERLAND DRAINAGE ARROW

LEGAL INFORMATION:
PLAN OF SURVEY OF
PART OF LOT 30
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF
GOULBOURN
NOW IN THE
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

TOPOGRAPHIC INFORMATION:
TOPOGRAPHIC SURVEY FILE #250848
DATE: 2025-10-15
Surveyed by Kollaard Associates Inc.

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NOTES:
1. ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED; ALL ELEVATIONS ARE IN METRES.
2. THIS IS NOT A LEGAL SURVEY.
3. EXISTING SERVICES INFORMATION SHOWN ARE BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATION AND REPORT ANY DISCREPANCIES TO KOLLAARD ASSOCIATES INC.
4. CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
5. CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
7. ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
8. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.
9. INSPECTION OF ROUGH GRADE BY KOLLAARD ASSOCIATES INC. AND MUNICIPALITY MUST BE CONDUCTED PRIOR TO PLACEMENT OF TOPSOIL OR SOD.
10. HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
11. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS
12. ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
13. THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORT #250848.

No.	REVISION	DATE	BY
##	COMMENT	2025.XXX.XX	XX

CONSULTANTS

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KEMPTVILLE, ONTARIO
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DESIGN	AVB
DRAWN	BM
CHECKED	AVB
APPROVED	AVB

STAMP: LICENSED PROFESSIONAL ENGINEER — JUN. 03, 2026 — A.L.VAN BRUGGEN — 100518079 — PROVINCE OF ONTARIO

CLIENT NAME	1763295 ONTARIO INC.
PROJECT NAME	PROPOSED COMMERCIAL DEVELOPMENT
PROJECT LOCATION	41 EDGEWATER STREET, KANATA ON
DRAWING	PRE–DEVELOPMENT CONDITIONS
PROJECT No.	250848
DATE	2026.03.25
SCALE	AS_NOTED
DRAWING No.	1 OF 2

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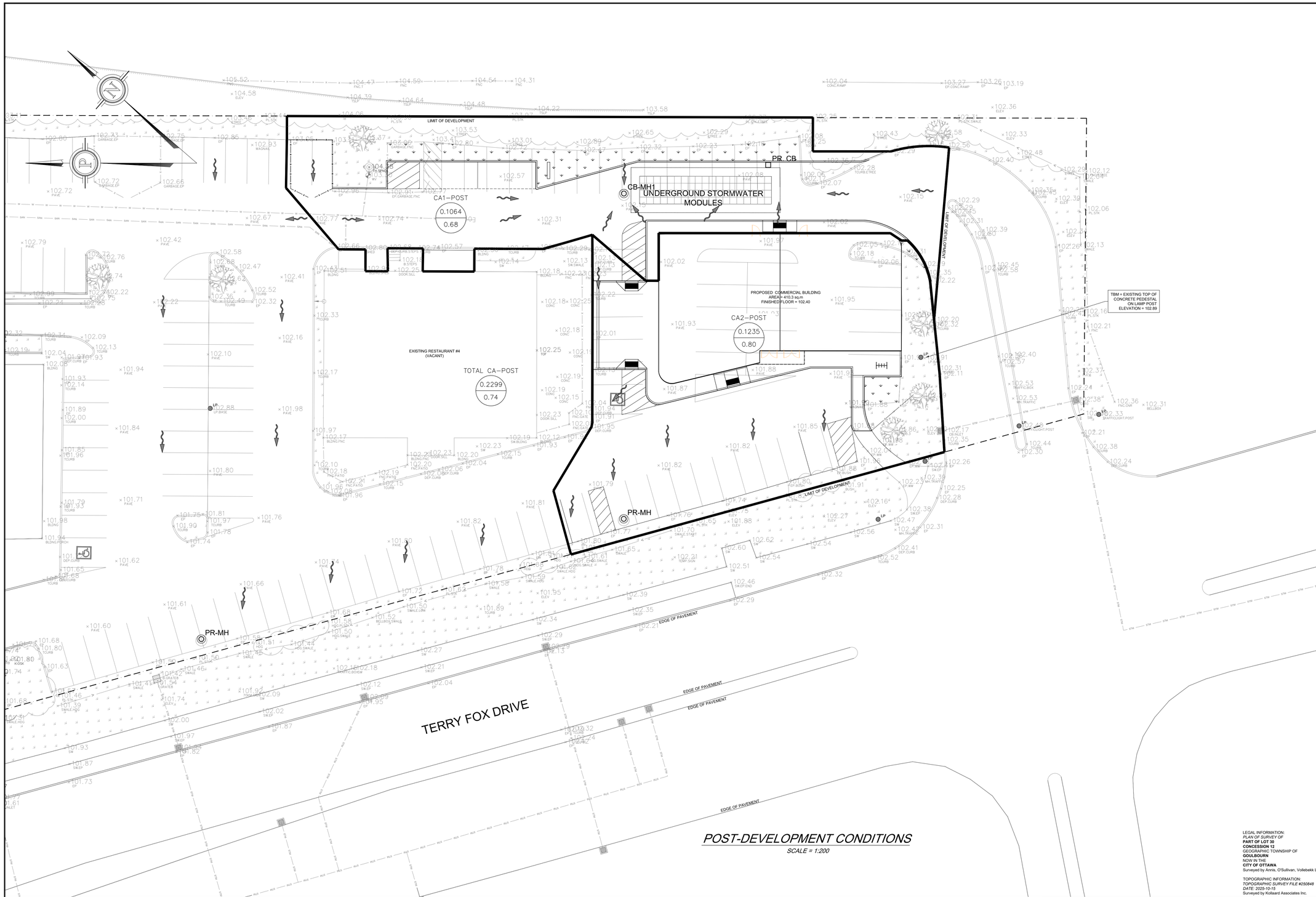

POST-DEVELOPMENT CONDITIONS

SCALE = 1:200

KEY PLAN

NOT TO SCALE

0 10 20
1:200 METRES

LEGEND

- PROPERTY BOUNDARY
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- PR. CB — PROPOSED CATCHBASIN
- PR-MH — PROPOSED MAINTENANCE HOLE
- PR. RYCB — PROPOSED REAR YARD CATCHBASIN
- 74.50 — EXISTING ELEVATION
- EXISTING BOTTOM OF SLOPE
- EXISTING CENTERLINE OF FLOW
- EXISTING TOP OF SLOPE
- STM — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- X — EXISTING FENCE LINE
- EXISTING EDGE OF TREE/BUSH
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCHBASIN
- EXISTING CATCHBASIN INLET
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING ROOF DRAIN
- LP — EXISTING LIGHT POST
- TEMPORARY BENCHMARK
- DC — DEPRESSED CURB
- CONTROLLED CATCHMENT AREA
- UNCONTROLLED CATCHMENT AREA
- CA — CATCHMENT LABEL
- AREA — CATCHMENT AREA (HECTARES)
- C= — CATCHMENT 5-YEAR RUN-OFF COEFFICIENT
- POST-DEVELOPMENT OVERLAND DRAINAGE ARROW

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No.	REVISION	DATE	BY
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DRAWING	POST–DEVELOPMENT CONDITIONS
PROJECT No.	250848
DATE	2026.03.25
SCALE	AS_NOTED
DRAWING No.	2 OF 2

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