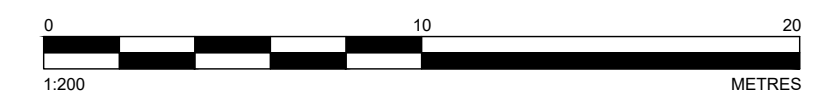


KEY PLAN
NOT TO SCALE



LEGEND

- PROPERTY BOUNDARY
- - - ZONING SETBACK
- 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
- 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
- TEMPORARY BENCHMARK
- ▽ PROPOSED ENTRANCE

HATCHING LEGEND

	EXISTING GRASS
	PROPOSED GRASS
	NO PARKING

LEGAL INFORMATION:
PLAN OF SURVEY OF
PART OF LOT 38
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF
GOULBOURN
NOW IN THE
CITY OF OTTAWA
Surveyed by Annik O'Sullivan, Vollebekk Ltd.

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

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SITE PLAN
SCALE = 1:200

- NOTES:**
- ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE SPECIFIED. ALL ELEVATIONS ARE IN METRES.
 - THIS IS NOT A LEGAL SURVEY.
 - EXISTING SERVICES INFORMATION SHOWN ARE BASED ON BEST CURRENT INFORMATION. CONTRACTOR TO VERIFY EXACT LOCATION AND REPORT ANY DISCREPANCIES TO KOLLAARD ASSOCIATES INC.
 - CLIENT IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS.
 - CONTRACTOR TO VERIFY THAT APPROPRIATE PERMITS HAVE BEEN ACQUIRED PRIOR TO ANY CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UTILITIES.
 - ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ALL APPROVALS HAVE BEEN GRANTED.

- INSPECTION OF ROUGH GRADE BY KOLLAARD ASSOCIATES INC. AND MUNICIPALITY MUST BE CONDUCTED PRIOR TO PLACEMENT OF TOPSOIL OR SOD.
- HYDRO SERVICE TO BE INSTALLED ACCORDING TO THE SPECIFICATIONS OF SERVICE PROVIDER AND THE MECHANICAL ENGINEER.
- ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS
- ANY CHANGES MADE TO THIS PLAN MUST BE VERIFIED AND APPROVED BY KOLLAARD ASSOCIATES, INC.
- THIS DRAWING IS PART OF KOLLAARD ASSOCIATES DESIGN REPORT #250848.

CONSULTANTS			
#	COMMENT	2025.XXXX.XX	XX
No.	REVISION	DATE	BY

Kollaard Associates Engineers

BOX 189
210 PRESCOTT STREET
KEMPTVILLE, ONTARIO
K0G 1A0
FACSIMILE (613) 258-0475

(613) 860-0923

DESIGN	AVB
DRAWN	BM
CHECKED	AVB
APPROVED	AVB

CLIENT NAME	1763295 ONTARIO INC.
PROJECT NAME	PROPOSED COMMERCIAL DEVELOPMENT
PROJECT LOCATION	41 EDGEWATER STREET, KANATA ON
DRAWING	SITE PLAN

PROJECT No.	250848
DATE	2026.03.27
SCALE	AS NOTED
DRAWING No.	3 OF 6