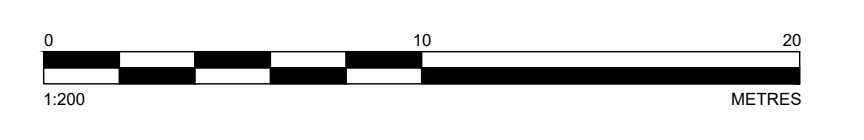


KEY PLAN
NOT TO SCALE



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
	EX FH
	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

PRE-DEVELOPMENT CONDITIONS
SCALE = 1:200

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

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KOLLAARD ASSOCIATES INCORPORATED

- 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.

#	COMMENT	2025XXXX	XX
No.	REVISION	DATE	BY

CONSULTANTS

Kollaard Associates
Engineers

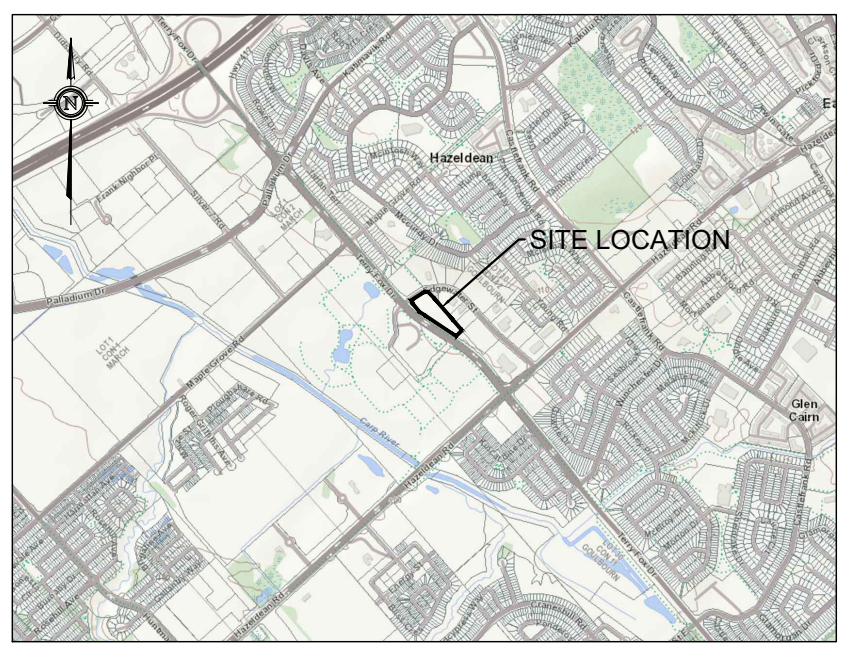
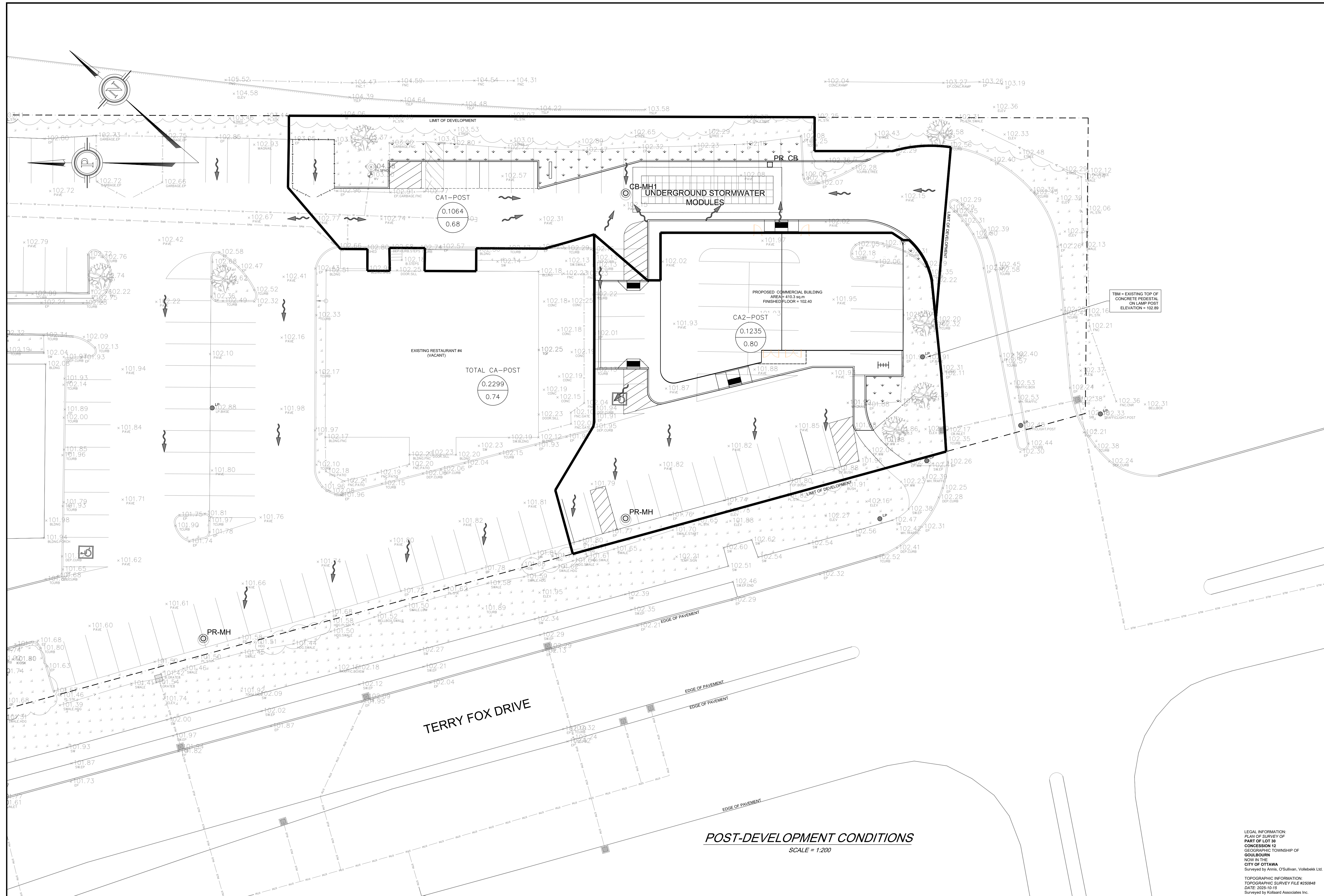
BOX 189
210 PRESCOTT STREET
KEMPTVILLE, ONTARIO
K0G 1J0
FACSIMILE (613) 258-0475

(613) 860-0923

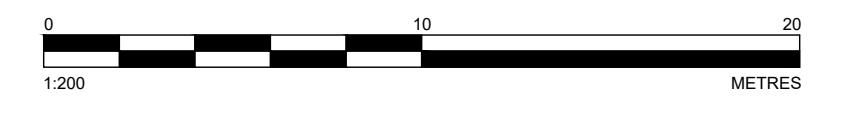
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DRAWN: BM
CHECKED: AVB
APPROVED: AVB

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

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



KEY PLAN
NOT TO SCALE



LEGEND

- PROPERTY BOUNDARY
- PROPOSED TOP OF SLOPE
- PROPOSED BOTTOM OF SLOPE
- PROPOSED CENTERLINE OF FLOW
- PROPOSED CATCHBASIN
- PROPOSED MAINTENANCE HOLE
- PROPOSED REAR YARD CATCHBASIN
- EXISTING ELEVATION
- 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
- DEPRESSED CURB
- CONTROLLED CATCHMENT AREA
- UNCONTROLLED CATCHMENT AREA
- CATCHMENT LABEL
- CATCHMENT AREA (HECTARES)
- CATCHMENT 5-YEAR RUN-OFF COEFFICIENT
- POST-DEVELOPMENT OVERLAND DRAINAGE ARROW

POST-DEVELOPMENT CONDITIONS
SCALE = 1:200

LEGAL INFORMATION:
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PART OF LOT 30
CONCESSION 12
GEOGRAPHIC TOWNSHIP OF
GOULBOURN
NOW IN THE
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Volkbeek Ltd.
TOPOGRAPHIC INFORMATION:
TOPOGRAPHIC SURVEY FILE #250848
DATE: 2025-10-15
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#	COMMENT	2025.XXXX.XX	XX
No.	REVISION	DATE	BY

CONSULTANTS	

Kollaard Associates
Engineers

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

(613) 860-0923

DESIGN	STAMP
AVB	
DRAWN	
BM	
CHECKED	
AVB	
APPROVED	AVB

CLIENT NAME	PROJECT NAME	PROJECT LOCATION	DRAWING
1763295 ONTARIO INC.	PROPOSED COMMERCIAL DEVELOPMENT	41 EDGEWATER STREET, KANATA ON	POST-DEVELOPMENT CONDITIONS

PROJECT No.	DATE	SCALE	DRAWING No.
250848	2026.03.25	AS_NOTED	2 OF 2