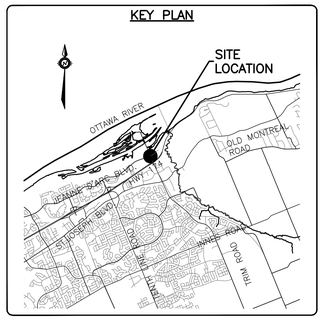
KEY PLAN



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
5	REVISED PER CITY COMMENTS	10/06/26	SAB	BMT
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: LICENSED PROFESSIONAL ENGINEER J.L. FITZPATRICK 2026-06-11 PROVINCE OF ONTARIO

REVIEWED BY: LICENSED PROFESSIONAL ENGINEER B. M. THOMAS 2026-06-11 PROVINCE OF ONTARIO

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

exp Services Inc.
t +1.613.688.1899 | f +1.613.225.7330
2650 Queensview Drive, Unit 100
Ottawa, ON K2B 8H6
Canada
www.exp.com
• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• 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

Filename: e:\att\att-00259629-a0\40 execution\65 drawings\c002-exc.dwg
Last Saved:6/2/2026 5:03:14 PM Last Plotted:6/11/2026 8:15:01 AM
Plotted by: SABIR, BILAL Layout: C002
References: xref-ARCH-MTM.dwg; xref-Block.dwg; xref-Topo.dwg; xref-SERVICING.dwg

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

#19417