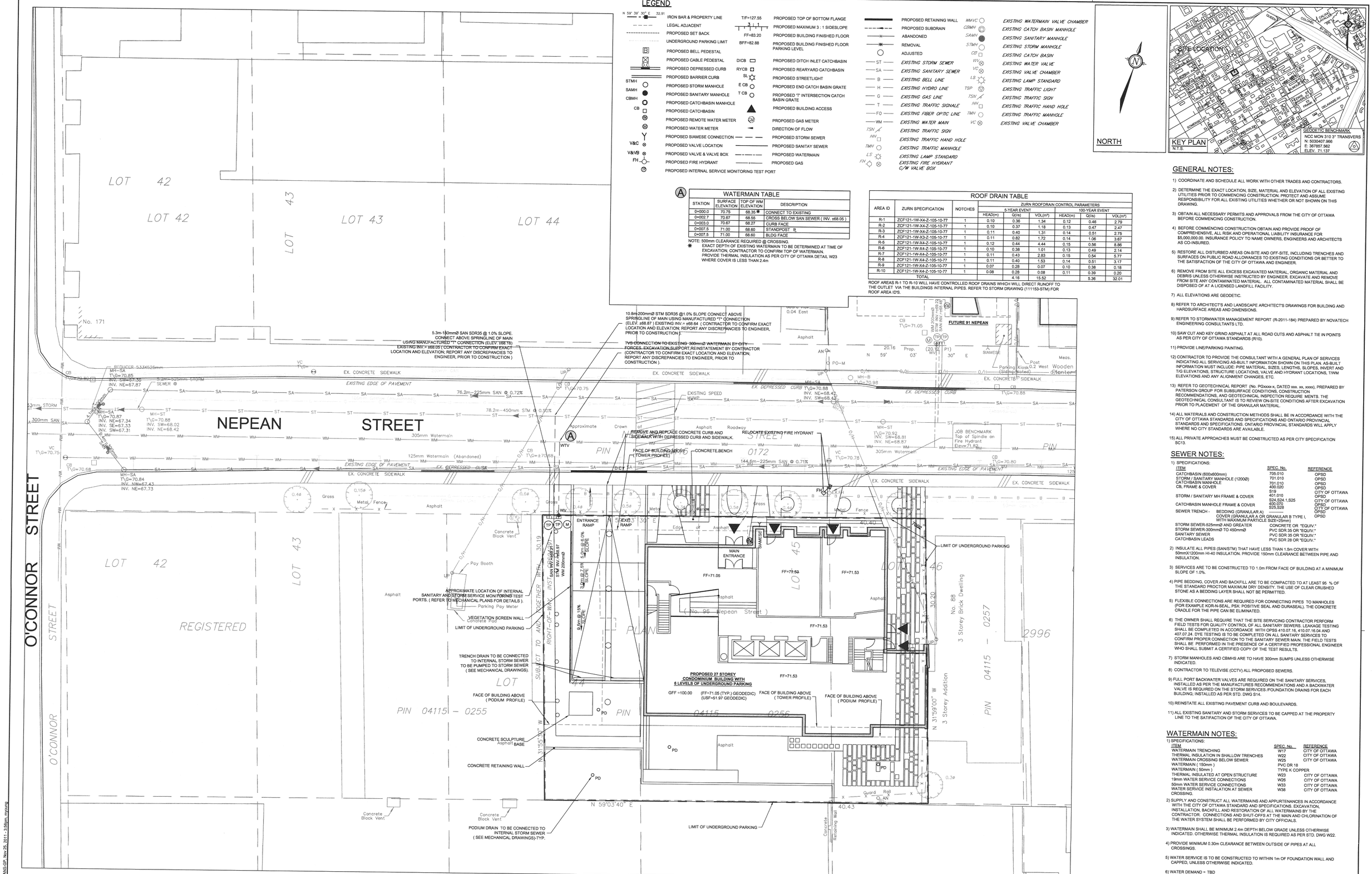
LEGEND
IRON BAR & PROPERTY LINE
LEGAL ADJACENT
PROPOSED SET BACK
UNDERGROUND PARKING LIMIT
PROPOSED BELL PEDESTAL
PROPOSED CABLE PEDESTAL
PROPOSED DEPRESSED CURB
PROPOSED BARRIER CURB
PROPOSED STORM MANHOLE
PROPOSED SANITARY MANHOLE
PROPOSED CATCHBASIN MANHOLE
PROPOSED CATCHBASIN
PROPOSED REMOTE WATER METER
PROPOSED WATER METER
PROPOSED SIAMESE CONNECTION
PROPOSED VALVE LOCATION
PROPOSED VALVE & VALVE BOX
PROPOSED FIRE HYDRANT
PROPOSED INTERNAL SERVICE MONITORING TEST PORT
PROPOSED TOP OF BOTTOM FLANGE
PROPOSED MAXIMUM 3 : 1 SIDESLOPE
PROPOSED BUILDING FINISHED FLOOR
PROPOSED BUILDING FINISHED FLOOR PARKING LEVEL
PROPOSED DITCH INLET CATCHBASIN
PROPOSED REARYARD CATCHBASIN
PROPOSED STREETLIGHT
PROPOSED END CATCH BASIN GRATE
PROPOSED "T" INTERSECTION CATCH BASIN GRATE
PROPOSED BUILDING ACCESS
PROPOSED GAS METER
DIRECTION OF FLOW
PROPOSED STORM SEWER
PROPOSED SANITAY SEWER
PROPOSED WATERMAIN
PROPOSED GAS
PROPOSED RETAINING WALL
PROPOSED SUBDRAIN
ABANDONED
REMOVAL
ADJUSTED
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING BELL LINE
EXISTING HYDRO LINE
EXISTING GAS LINE
EXISTING TRAFFIC SIGNALE
EXISTING FIBER OPTIC LINE
EXISTING WATER MAIN
EXISTING TRAFFIC SIGN
EXISTING TRAFFIC HAND HOLE
EXISTING TRAFFIC MANHOLE
EXISTING LAMP STANDARD
EXISTING FIRE HYDRANT C/W VALVE BOX
EXISTING WATERMAIN VALVE CHAMBER
EXISTING CATCH BASIN MANHOLE
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING CATCH BASIN
EXISTING WATER VALVE
EXISTING VALVE CHAMBER
EXISTING LAMP STANDARD
EXISTING TRAFFIC LIGHT
EXISTING TRAFFIC SIGN
EXISTING TRAFFIC HAND HOLE
EXISTING TRAFFIC MANHOLE
EXISTING VALVE CHAMBER
NORTH
KEY PLAN
N.T.S.
SITE LOCATION
GEODETIC BENCHMARK
NCC MON 310 3° TRANSVERS
N: 5030407.866
E: 367857.562
ELEV. 71.137
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
No. 171
NEPEAN STREET
O'CONNOR STREET
FUTURE 91 NEPEAN
EX. CONCRETE SIDEWALK
EXISTING EDGE OF PAVEMENT
EX. DEPRESSED CURB
EXISTING SPEED RAMP
ENTRANCE RAMP
EXIT RAMP
MAIN ENTRANCE
SIAMESE
PROPOSED 27 STOREY CONDOMINIUM BUILDING WITH 6 LEVELS OF UNDERGROUND PARKING
GFF =100.00
(FF=71.05 (TYP.) GEODEDIC)
(USF=61.97 GEODEDIC)
FACE OF BUILDING ABOVE (TOWER PROFILE)
FACE OF BUILDING ABOVE (PODIUM PROFILE)
LIMIT OF UNDERGROUND PARKING
No. 96 Nepean Street
No. 88 3 Storey Brick Dwelling
3 Storey Addition
Parking Kiosk (Sidegraded)
Post
Wooden Planter
Meas.
Pay Booth
Parking Pay Meter
Concrete Block Vent
Concrete Pad
VEGETATION SCREEN WALL
APPROXIMATE LOCATION OF INTERNAL SANITARY AND STORM SERVICE MONITORING TEST PORTS. (REFER TO MECHANICAL PLANS FOR DETAILS).
TRENCH DRAIN TO BE CONNECTED TO INTERNAL STORM SEWER TO BE PUMPED TO STORM SEWER (SEE MECHANICAL DRAWINGS).
CONCRETE SCULPTURE
Asphalt BASE
CONCRETE RETAINING WALL
PODIUM DRAIN TO BE CONNECTED TO INTERNAL STORM SEWER (SEE MECHANICAL DRAWINGS)-TYP.
Concrete Retaining Wall
Guard Rail
Grass
Metal Fence
Asphalt
Crown Of Road
Approximate
Roadway
CONCRETE BENCH
JOB BENCHMARK Top of Spindle on Fire Hydrant Elev=71.82
RELOCATE EXISTING FIRE HYDRANT
REMOVE AND REPLACE CONCRETE CURB AND SIDEWALK WITH DEPRESSED CURB AND SIDEWALK.
5.3m-150mmØ SAN SDR35 @ 1.0% SLOPE. CONNECT ABOVE SPRINGLINE OF MAIN USING MANUFACTURED "T" CONNECTION (ELEV. ±68.TB) EXISTING INV.= ±68.05 (CONTRACTOR TO CONFIRM EXACT LOCATION AND ELEVATION; REPORT ANY DISCREPANCIES TO ENGINEER, PRIOR TO CONSTRUCTION)
10.8m-200mmØ STM SDR35 @1.0% SLOPE CONNECT ABOVE SPRINGLINE OF MAIN USING MANUFACTURED "T" CONNECTION (ELEV. ±68.87) EXISTING INV.= ±68.64 (CONTRACTOR TO CONFIRM EXACT LOCATION AND ELEVATION; REPORT ANY DISCREPANCIES TO ENGINEER, PRIOR TO CONSTRUCTION).
TYD CONNECTION TO EXISTING 300mmØ WATERMAIN BY CITY FORCES. EXCAVATION,SUPPORT,REINSTATEMENT BY CONTRACTOR (CONTRACTOR TO CONFIRM EXACT LOCATION AND ELEVATION; REPORT ANY DISCREPANCIES TO ENGINEER, PRIOR TO CONSTRUCTION).
76.2m-225mm SAN @ 0.72%
78.2m-450mm STM @ 0.50%
144.6m-225mm SAN @ 0.71%
125mm Watermain (Abandoned)
305mm Watermain
REDUCER 533X526mm
MH-SA T\G=70.85 INV. SW=67.36 INV. NE=67.87
MH-SA T\G=70.87 INV. NE=67.34 INV. SE=67.33 INV. SW=67.31
MH-ST T\G=70.88 INV. SW=68.02 INV. NE=68.42
MH-SA T\G=70.84 INV. NW=67.43 INV. NE=67.73
MH-ST T\G=70.92 INV. SW=68.81 INV. NE=68.87
MH-SA T\G=70.98
CB T\G=71.05
CB T\G=70.88
CB T\G=70.80
CB T\G=70.75
CB T\G=70.68
CB T\G=70.68
CB T\G=70.78
VC T\G=70.75
VC T\G=70.78
WV T\G=70.88
WM 200mmØ STM INV.=±68.23 STM INV.=±68.43
PIN 0172
PIN 04115 – 0255
PIN 04115 – 0256
PIN 04115 – 0257
PIN 2996
LOT 45
LOT 46
LOT 44
PLAN REGISTERED
SUBJECT TO AND TOGETHER WITH RIGHT-OF-WAY INSTRUMENT
N 59°03'40" E
N 31°59'00" W
40.40
40.43
30.19
30.20
FF=71.05
FF=71.53
FF=71.53
FF=71.53
FF=71.53
0.04 East
20.16
Prop. 03"
(20.12 WM)
P1) 30" E
N 59°
E
Asphalt
Edge of Asphalt
Grass
Metal Fence
Concrete Block Vent
Concrete Retaining Wall
Guard Rail
Q.AN
0.3ø
0.4ø
0.15ø
0.6ø
0.5ø
0.4ø
0.5ø
0.5ø
0.5