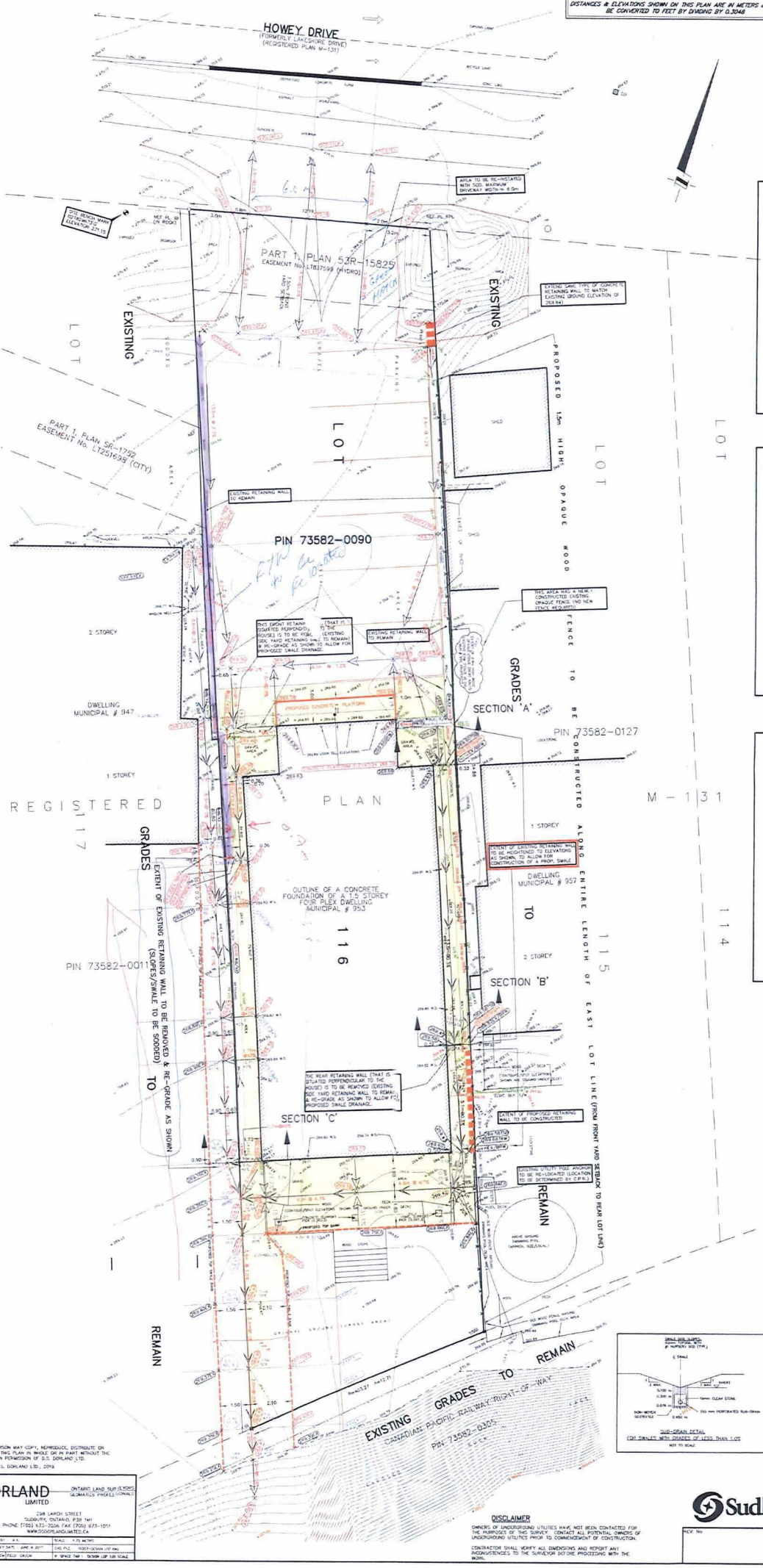
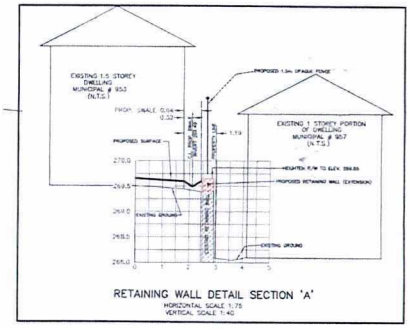
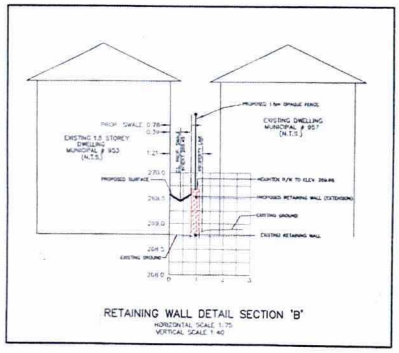
METRIC NOTE
DISTANCES & ELEVATIONS SHOWN ON THIS PLAN ARE IN METERS & CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

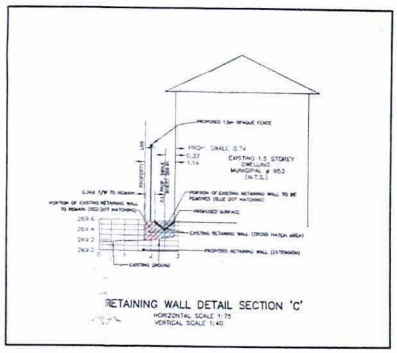
AS-BUILT AND PARTIAL RE-DESIGN
LOT GRADING PLAN OF
ALL OF LOT 116 REGISTERED PLAN M-131
GEOGRAPHIC
TOWNSHIP OF McKIM
CITY OF GREATER SUDBURY
DISTRICT OF SUDBURY

SCALE 1:75
0 0.5 1 2 3 4 5 METRES









LEGEND

- ■ DENOTES MONUMENT FOUND
- ○ DENOTES MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RB DENOTES ROCK BAR
- RPL DENOTES ROCK PLUG
- PL DENOTES PLACED
- NEF DENOTES NO EVIDENCE FOUND
- OU DENOTES ORIGIN UNKNOWN
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- LT DENOTES LAND TITLES
- WV DENOTES WATER VALVE
- UP DENOTES UTILITY POLE
- 264.19 DENOTES EXISTING ELEVATIONS
- 263.71 DENOTES EXISTING BOTTOM OF RETAINING WALL ELEVATIONS (GREEN COLOUR)
- 263.71 DENOTES EXISTING TOP OF RETAINING WALL ELEVATIONS (RED COLOUR)
- BM DENOTES SITE BENCHMARK
- CGVD28 DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928
- (262.57E) DENOTES EXISTING ELEVATION TO REMAIN
- (262.57E/TRW) DENOTES EXISTING TOP OF RETAINING WALL ELEVATION TO REMAIN
- (262.57E/BRW) DENOTES EXISTING BOTTOM OF RETAINING WALL ELEVATION TO REMAIN
- (262.57TSB) DENOTES PROPOSED TOP OF SWALE BANK ELEVATION
- (262.57TRW) DENOTES PROPOSED TOP OF RETAINING WALL ELEVATION
- (262.57TRW*) DENOTES PROPOSED TOP OF RETAINING WALL ELEVATION (THIS LOCATION REQUIRES THE EXISTING RETAINING WALL TO BE HEIGHTENED)
- (264.00) DENOTES PROPOSED ELEVATION
- (264.20) DENOTES PROPOSED INVERT ELEVATION
- DENOTES PROPOSED SWALE DRAINAGE DIRECTION
- DENOTES PROPOSED DRAINAGE FLOW/GRADE DIRECTION
- DENOTES PROPOSED RETAINING WALL
- DENOTES OVERHEAD UTILITY LINE
- DENOTES OVERHEAD HYDRO LINE
- DENOTES PROPOSED 1.5m HIGH OPAQUE FENCE
- DENOTES AREA TO BE RE-GRADED
- INV. DENOTES INVERT ELEVATION
- W.S. DENOTES WINDOW SILL

BENCHMARK NOTES

ELEVATIONS SHOWN HEREON HAVE BEEN OBSERVED USING SIMULTANEOUS REAL-TIME KINEMATIC GPS OBSERVATIONS WHICH ARE DIRECTLY RELATED TO THE GRS80 ELLIPSOID OF NAD83(CSRS), 2002.0 AND HAVE BEEN CONVERTED TO CGVD28 HEIGHTS USING THE HT 2.0 NATIONAL HEIGHT TRANSFORMATION AS PROVIDED BY NATURAL RESOURCES CANADA.

THE SITE BENCH MARK IS GEODETIC BENCH MARK No. 027829673G, ON THE TOP OF A STAINLESS STEEL BOLT & WASHER, SET VERTICALLY IN THE MONROE, ON THE SOUTH SIDE OF HOWEY DRIVE, 3.1m WEST OF WEST WALL PROJECT OF HOUSE # 947 HOWEY AND 4.4m SOUTH OF BACK OF SIDEWALK, HAVING AN ELEVATION OF 271.13 METERS (CGVD28), AS SHOWN HEREON.

GENERAL NOTES

DIMENSIONS SHOWN HEREON ARE DERIVED FROM EXISTING FIELD NOTES OF D.S. DORLAND LIMITED, O.L.S., FILE 16557.

CONTOUR INTERVAL = 0.2 METERS.

THE LOCATION OF UNDERGROUND PIPES HAVE NOT BEEN DETERMINED.

NO DRAINAGE FROM A NEWLY CREATED LOT SHALL FLOW ONTO EXISTING LOTS.

SUB-DRAINS ARE REQUIRED FOR SWALES WITH GRADES LESS THAN 1% (SEE DETAIL).

A PROPOSED 1.5m OPAQUE FENCE IS TO BE INSTALLED ALONG THE WESTERLY & EASTERLY BOUNDARIES AS SHOWN HEREON (EITHER ON THE PROPERTY LINE WHERE THERE IS NO RETAINING WALL OR ON TOP OF THE EXISTING/PROPOSED RETAINING WALLS).

ANY PROPOSED RETAINING WALLS GREATER THAN 1.0 METER IN HEIGHT MUST BE DESIGNED BY AN ENGINEER.

THIS PARTIAL RE-DESIGN LOT GRADING PLAN REPLACES THE "PROPOSED LOT GRADING PLAN LOT 116, REGISTERED PLAN M-131", PREPARED BY BORTOLUZZI SURVEYING LTD., DATED OCTOBER 15, 2011.

SMALL SWALE (SUB-DRAIN) (Scale: TYPICAL NTS) (# NUMBERS ARE (TYP.))

SUB-DRAIN DETAIL
FOR SWALES WITH GRADES OF LESS THAN 1.0%
NOT TO SCALE

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WWW.DSDORLANDLIMITED.CA

PREPARED BY: A.K.	SCALE: 1:75 METRIC	
FIELD SURVEY DATE: JUNE 8 2017	CAD FILE: 16557-DESIGN LGP.DWG	
FIELD CREW: FIELD CREW	# SPACE TMP: DESIGN LGP 1:50 SCALE	

DISCLAIMER

OWNERS OF UNDERGROUND UTILITIES HAVE NOT BEEN CONTACTED FOR THE PURPOSES OF THIS SURVEY. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES TO THE SURVEYOR BEFORE PROCEEDING WITH THE WORK.

Greater Good Sudbury

REV. No:

DATE: SUDBURY, ONTARIO

D.S. DORLAND ONTARIO LAND SURVEYOR

PLAN No.: 16557-DESIGN-LGP