

**BENCHMARK NOTE**

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF RICHMOND HILL BENCHMARK No.92004 HAVING AN ELEVATION OF 242.851 METRES. BRASS CAP IN CONCRETE MONUMENT SET IN THE GROUND, FLUSH WITH GRADE 5.8 METRES WEST OF THE CENTRELINE OF WHITELODGE CRESCENT AND 29.9 METRES SOUTH OF THE CENTERLINE OF WHITELODGE CRESCENT.

**BEARING NOTE**

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF LOT 14 AS SHOWN ON REGISTERED PLAN M1816 HAVING A BEARING OF N79°31'10"E.

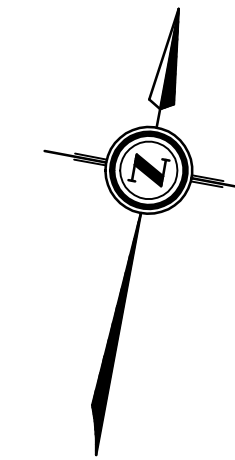
**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**LEGEND**

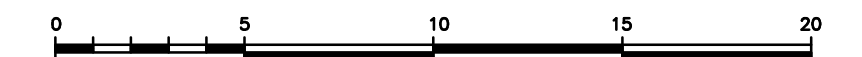
- DENOTES SURVEY MONUMENT FOUND
- IB IRON BAR
- N,S,E,W NORTH, SOUTH, EAST, WEST
- 921 P. SALNA COMPANY LTD. O.L.S.
- PIN PROPERTY IDENTIFIER NUMBER
- P PLAN OF SURVEY BY P. SALNA O.L.S., DATED MAY 3, 1979
- DS DOOR SILL
- GS GARAGE SILL
- LS LIGHT STANDARD
- GM GAS METER
- AC AIR CONDITIONER
- PM POWER METER
- ICV IRRIGATION CONTROL VALVE
- COL BRICK COLUMN
- HR HAND RAIL
- CPAD CONCRETE PAD
- ⊙ DIAMETER
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- 293.05 ELEVATION ON THE GROUND
- 293.05 ELEVATION ON THE TOP OF CURB

- ★ 999.99 EXISTING ELEVATION
- 999.99 PROPOSED ELEVATION
- FFE FINISHED FIRST FLOOR ELEVATION
- TW TOP OF WALL ELEVATION
- BS BASEMENT SLAB
- USF UNDERSIDE OF FOOTING ELEVATION
- AD AREA DRAIN
- INV INVERT
- HP HIGH POINT
- WV WATER VALVE
- BW BOTTOM OF WALL
- TW TOP OF WALL
- AD AREA DRAIN
- DOWNSPOUT
- DRAINAGE DIRECTION



**SITE GRADING PLAN OF LOT 14 REGISTERED PLAN M-1816 TOWN OF RICHMOND HILL REGIONAL MUNICIPALITY OF YORK**

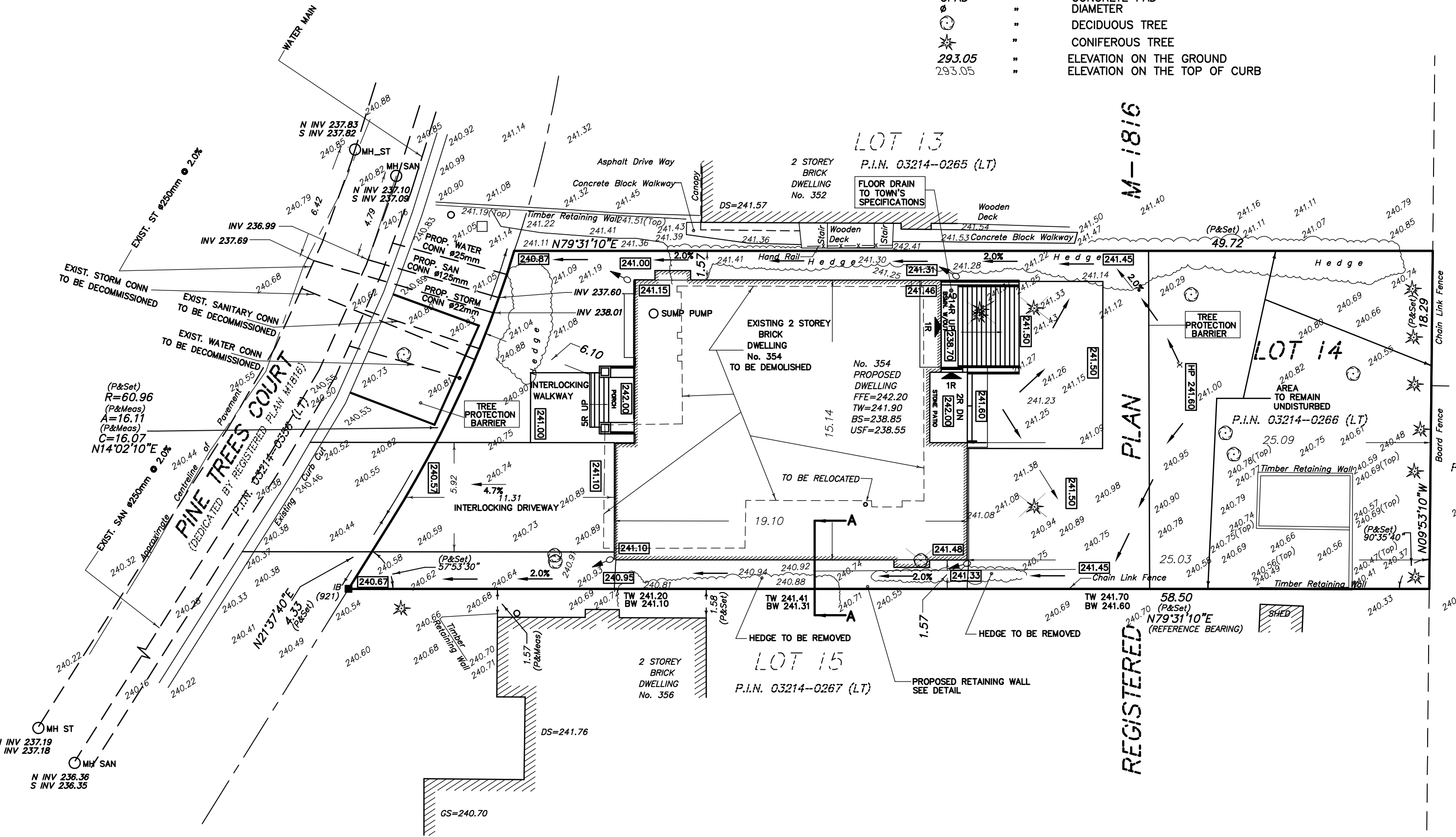
SCALE 1 : 200



ALEX MARTON LIMITED  
ONTARIO LAND SURVEYORS

© COPYRIGHT 2015

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT, IN WHOLE OR PART, WITHOUT THE EXPRESS PERMISSION OF ALEX MARTON LIMITED, IS STRICTLY PROHIBITED.



**UNDERGROUND SERVICES**  
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE. THE UNDERNAMED COMPANY AND EACH UTILITY ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THE INFORMATION SHOWN HEREON AND EACH UTILITY MUST BE CONTACTED FOR AN ON-SITE LOCATE PRIOR TO ANY EXCAVATION.

**NOTES**

- BOUNDARY INFORMATION WAS TAKEN FROM REGISTERED PLAN M-1816.
- ALL FOOTING FORMWORK ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED ONTARIO LAND SURVEYOR PRIOR TO THE PLACING OF ANY CONCRETE.
- PRIOR TO THE SUPERSTRUCTURE WORKS PROCEEDING AND THE RELEASE OF THE COMPLETION STAGE PERMIT, THE OWNERS CONSULTANT MUST CERTIFY THAT THE TOP OF FOUNDATIONS ARE IN CONFORMITY WITH THE GRADING PLAN REVIEWED BY THE TOWN.
- ALL RAINWATER LEADERS SHALL DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL AT THE LOCATIONS INDICATED ON THIS PLAN AS.
- EXISTING BOUNDARY ELEVATIONS ALONG THE SITE PERIMETER SHALL REMAIN UNDISTURBED. DRAINAGE RECEIVED FROM ADJACENT PROPERTIES SHALL BE ACCOMMODATED AND DRAINAGE FROM THE SUBJECT LANDS SHALL BE SELF CONTAINED. PROPOSED RETAINING WALL ALONG SOUTH BOUNDARY.
- ALL YARD AREAS SHALL RECEIVE A MINIMUM OF 100mm OF TOPSOIL PLUS SOD.
- THE APPLICANT SHALL CONTACT THE OPERATIONS SECTION OF THE ENGINEERING & PUBLIC WORKS DEPARTMENT AND MAKE ALL ARRANGEMENTS NECESSARY FOR DRIVEWAY ACCESS AND SITE SERVICE CONNECTIONS.
- THE APPLICANT SHALL CONTACT THE TOWN'S ARBORIST FOR CONSENT PRIOR TO ANY TREE BEING REMOVED.
- THE APPLICANT SHALL CONTACT THE TOWN'S BUILDING SERVICES DIVISION A MINIMUM OF 48hrs. IN ADVANCE OF CONSTRUCTION OF ANY RETAINING WALL DEEMED TO BE A "DESIGNATED STRUCTURE" IN ORDER TO ARRANGE FOR ANY NECESSARY INSPECTIONS.
- THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION ACTIVITY AND FINAL PRODUCT CONFORMS TO ALL TOWN BYLAWS.

**11. CERTIFICATION**

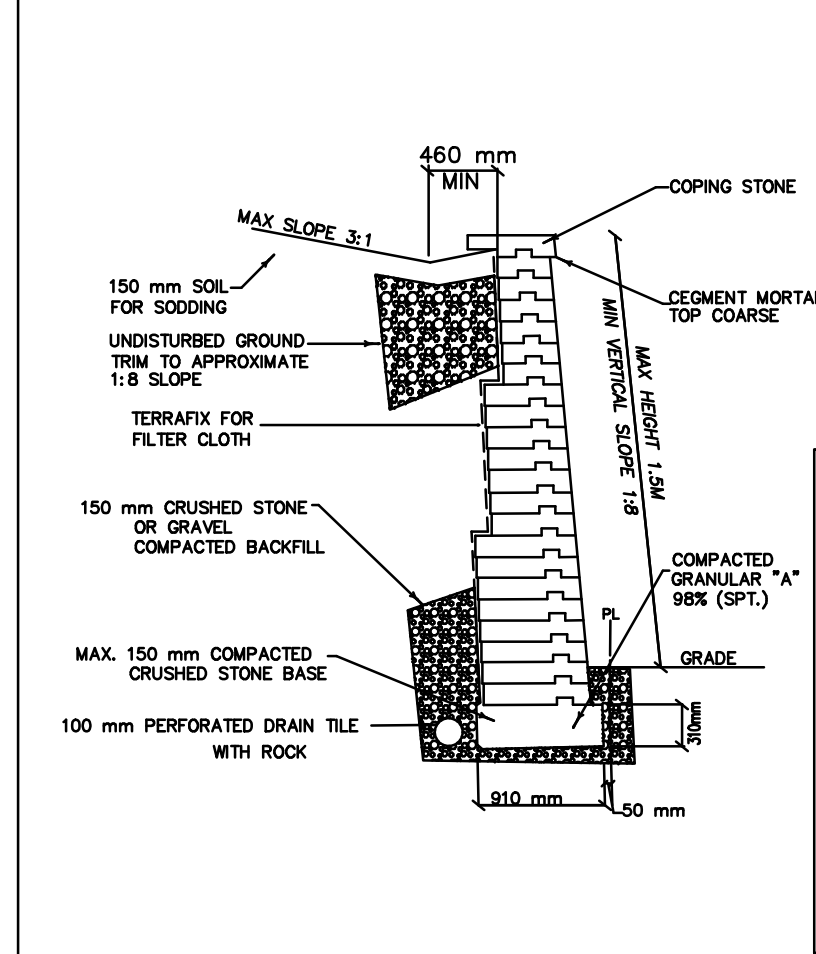
" I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A DETACHED DWELLING LOCATED AT 354 PINE TREES COURT AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL WITH ALL ADJACENT PROPERTIES AND EXISTING MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED ELEVATIONS AND GRADIENTS AS SHOWN WILL PRODUCE ADEQUATE SURFACE DRAINAGE AND PROPER FACILITY OF THE MUNICIPAL SERVICES WITHOUT DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES. I ALSO CONFIRM THAT THE EXISTING SEWERS AND WATERMAIN SHOWN ON THIS PLAN HAVE BEEN FIELD VERIFIED AS TO THE LOCATION AND ELEVATION."  
12. EXISTING SANITARY SEWERS SHOWN ON THIS PLAN HAVE BEEN FIELD VERIFIED AS TO THE LOCATION AND ELEVATION.  
SERVICE INFORMATION FROM TOWN OF RICHMOND HILL ENGINEERING DEPARTMENT FILES, No 17-51-PP-01

JANUARY 15, 2015

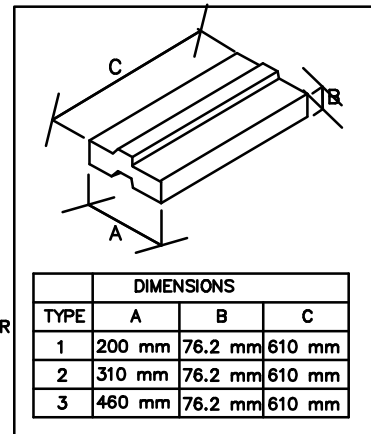
DATE

ALEX MARTON  
ONTARIO LAND SURVEYOR

**PRECAST INTERLOCKING RETAINING WALL NOT TO SCALE**

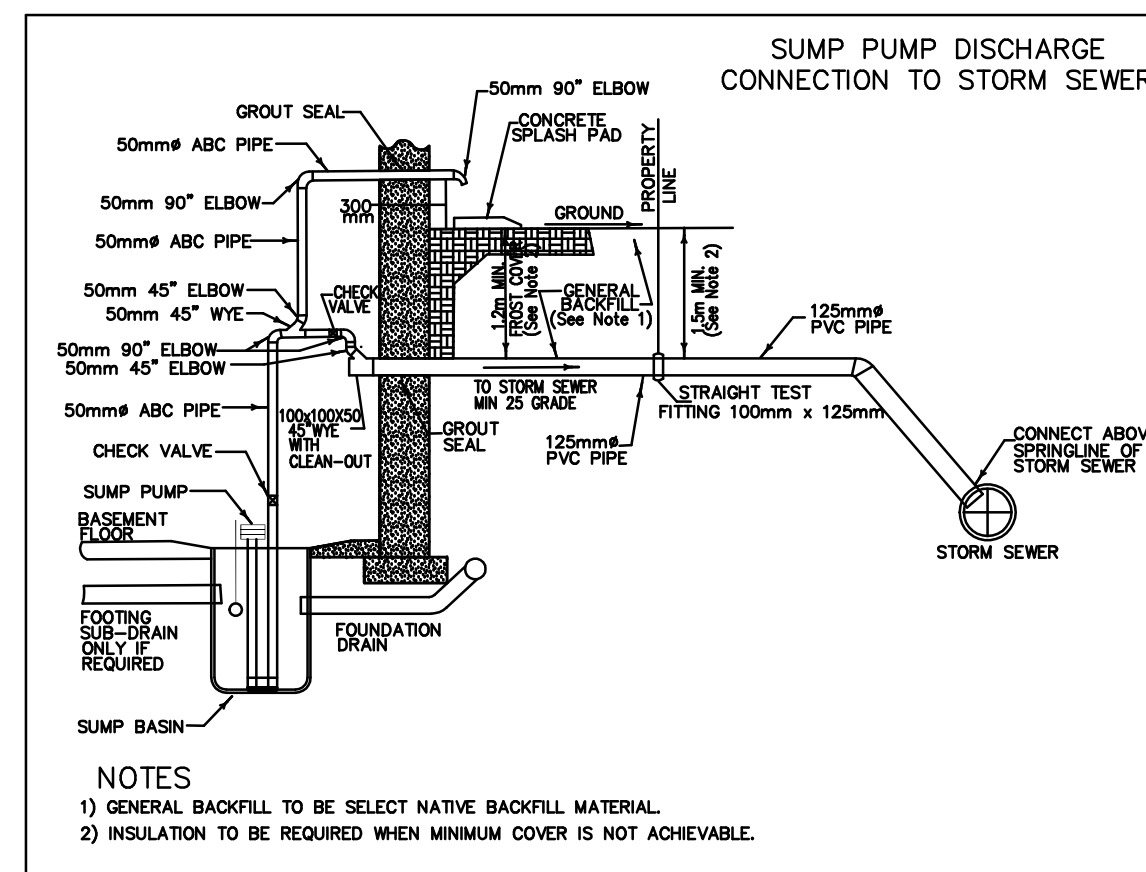


**PRECAST STONE SIZES**



**NOTES**

- ALL MASONRY SHALL CONFORM TO CAN3-8304-LATEST EDITION.
- ALL FOOTINGS SHALL BE CARRIED TO UNDISTURBED SOIL CAPABLE OF SUSTAINING A BEARING CAPACITY OF 4.0KPF. U/N TO BE VERIFIED BY SOIL ENGINEER.
- THE CONCRETE WALL MODULES BY BROOKLIN CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 35 MPa (3000 PST) IN ACCORDANCE WITH ASTM C-50. THE CONCRETE SHALL HAVE A MAXIMUM MOISTURE ABSORPTION RATE OF 6% FOR FREEZE/THAW PROTECTION.
- SOIL BACKFILL SHALL BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 0.15M AND COMPACTED TO A MINIMUM 38% STANDARD PROCTOR DENSITY.
- HEAVY COMPACTION SHALL NOT OPERATE WITHIN 1M OF THE WALL FACIA. COMPACTION BEHIND THE FACIA SHALL BE CARRIED OUT WITH HAND OPERATED EQUIPMENT.

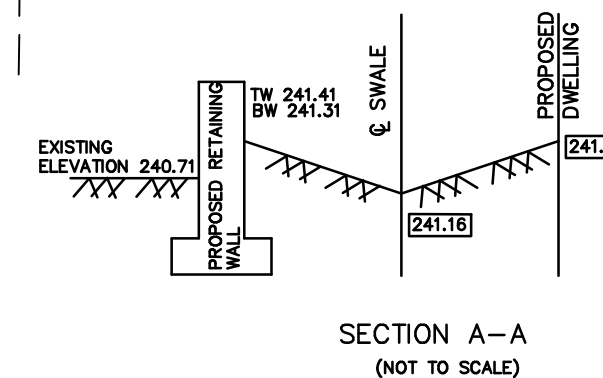


**NOTES**

- GENERAL BACKFILL TO BE SELECT NATIVE BACKFILL MATERIAL.
- INSULATION TO BE REQUIRED WHEN MINIMUM COVER IS NOT ACHIEVABLE.

**CAUTION**

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR ANY REAL ESTATE TRANSACTIONS.
- BEFORE EXCAVATION THE CONTRACTOR MUST VERIFY IF GRAVITY CONNECTION TO SANITARY SEWER IS ACHIEVABLE
- BEFORE EXCAVATION THE CONTRACTOR OR PERMIT APPLICANT MUST PROVIDE TO THE SURVEYOR THE LATEST APPROVED SITE GRADING PLAN.



**SECTION A-A (NOT TO SCALE)**

**ALEX MARTON LIMITED**  
ONTARIO LAND SURVEYORS  
160 APPLEWOOD CRESCENT, UNIT 8,  
CONCORD, ONTARIO, L4K 4H2  
PHONE: 905-879-9889 FAX: 905-879-0770  
E-MAIL: alex@amsurveying.ca  
WEBSITE: www.amsurveying.ca

PARTY CHIEF: T.A.	FILE NAME: 2014-185.DWG
DRAWN: I.K.	PLOT SCALE: 1:200
CHECKED: A.M.	PROJECT No. 2014-185