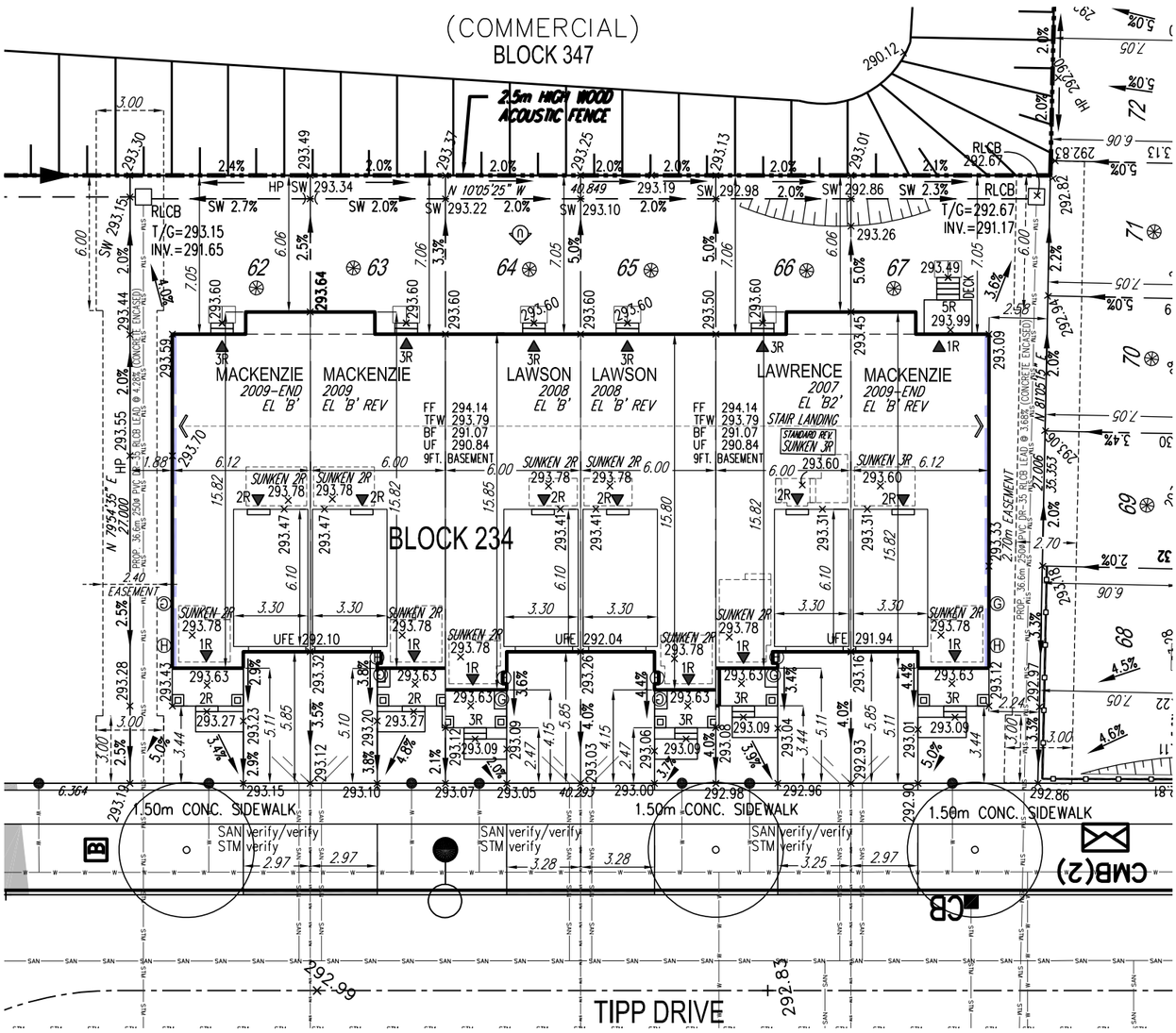
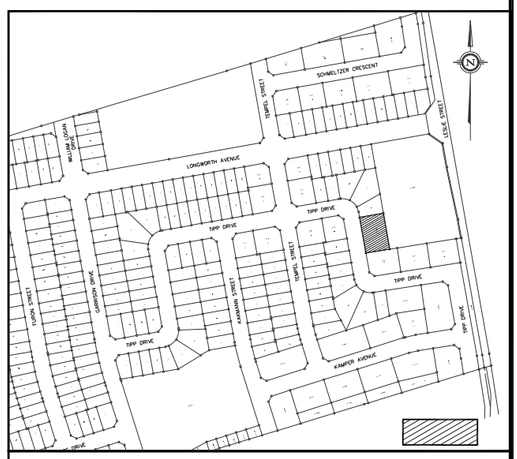


SITE STATISTICS (TOWNS - RMS-THS) - BLOCK 58

ITEM	LOT 27		LOT 26		LOT 25		LOT 24		LOT 23		LOT 22	
LOT FRONTAGE	8.1 m	26'-7"	6.0 m	19'-8"	6.0 m	19'-8"	6.0 m	19'-8"	6.0 m	19'-8"	8.1 m	26'-7"
LOT AREA	218.70 sq.m	2354.09 sq. ft.	162.10 sq.m	1744.84 sq. ft.	162.10 sq.m	1744.84 sq. ft.	162.10 sq.m	1744.84 sq. ft.	162.10 sq.m	1744.84 sq. ft.	218.70 sq.m	2354.09 sq. ft.
MAX. ALLOWABLE COVERAGE (%)		55	55		55		55		55		55	
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH	91.42 sq.m	COVERAGE W/O PORCH	89.09 sq.m	COVERAGE W/O PORCH	89.37 sq.m	COVERAGE W/O PORCH	89.37 sq.m	COVERAGE W/O PORCH	89.56 sq.m	COVERAGE W/O PORCH	91.42 sq.m
	LOT COVERAGE	42%	LOT COVERAGE	55%	LOT COVERAGE	55%	LOT COVERAGE	55%	LOT COVERAGE	55%	LOT COVERAGE	42%



N.T.S. **KEY MAP** Subject LOT

REVIEWED ONLY AS TO GENERAL COMPLIANCE WITH THE INTENT OF THE GRADING AND SERVICING DRAWINGS. THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION CONTAINED ON THIS PLAN IS EITHER ACCURATE OR CORRECT. SOLE RESPONSIBILITY FOR CORRECT DESIGN, DETAILS AND DIMENSIONS WILL REMAIN WITH THE PARTY SUBMITTING THE DRAWING.

☐ REVIEWED
☐ REVIEWED AS NOTED
☐ REVISE AND RESUBMIT

The MUNICIPAL INFRASTRUCTURE Group Ltd.

Date: ..... By: .....

GENERAL NOTES:
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

-	-	-
-	-	-
-	-	-
-	-	-
REVISED AS PER ZONING COMMENTS & RE-ISSUED	-	-
ISSUED FOR FINAL APPROVAL	-	-
ISSUED FOR PRELIMINARY APPROVAL	DS	2021.07.07

ENGINEERED FILL LOTS
STREET TREE
RETAINING WALL
CATCH BASIN
DOUBLE / SINGLE STM & SAN CONNECTION
SANITARY MANHOLE
STORM MANHOLE
VALVE & CHAMBER
VALVE & BOX
HYDRANT
WATER SERVICE
HYDRO SERVICE
SHEET DRAINAGE
STREET LIGHT PEDESTAL
STREET LIGHT
TRAFFIC SIGNAL POWER PEDESTAL
BELL PEDESTAL
CABLE PEDESTAL
HYDRO POLE
HYDRO POLE GUY
STREET SIGN
COMMUNITY MAILBOX
HYDRO TRANSFORMER
PADMOUNTED MOTOR
189.85 EXISTING GRADES
190.10 PROPOSED GRADES
2.0% SWALE DIRECTION
EMBANKMENT / BERM MAX 3:1 SLOPE
SAN — SANITARY LINE
STM — STORM WATER LINE
W — WATERLINE
H — HYDRO LINE
G — GAS LINE
C — CABLE LINE
B — BELL
HGBC — HYDRO, GAS, BELL, CABLE LINE
DOWNSPOUTS
WINDOWS PERMITTED
45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED)
EXTERIOR DOOR LOCATION
EXTERIOR DOOR LOCATION IF GRADE PERMITS
SUMP PUMP AND SURFACE DISCHARGE LOCATION
UPGRADE ELEVATION
CHAIN LINK FENCE
FENCE AND GATE
PRIVACY FENCE
ACOUSTIC FENCE
FF FINISHED FLOOR
TFW TOP OF FOUNDATION WALL
BF BASEMENT FLOOR
UF UNDERSIDE OF FOOTING
WOD WALKOUT DECK
WOB WALKOUT BASEMENT
MOD MODIFIED
REV REVERSED
ND NO DOOR
XXXXX HIGHLIGHTED GRADE

Title: SITING AND GRADING PLAN | Plan No.: 65M-4785 | Lot: BLOCK 234 | Street Name: TIPP DRIVE

PINE & BRASS DESIGN Co.
ARCHITECTURE • INTERIOR DESIGN
T: (905) 235-5939
E: INFO@PINEANDBRASS.CA
W: WWW.PINEANDBRASS.CA

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

REGISTRATION INFORMATION	DESIGNER INFORMATION
PINE & BRASS DESIGN	KERRI McLAUGHLIN
BCIN 127087	BCIN 38175

SIGNATURE:

ROYAL PINE HOMES / GROVETRAIL PH. 3 - 216102
"OAKRIDGE MEADOWS PH.3", RICHMOND HILL, ON

Drawn By	Checked By	Scale	File Number	Lot / Page Number
DS	DS	1:250	216102-SP02.DWG	BLOCK 234

3550 Langstaff Road, Woodbridge, ON L4L 9G3 T 905.856.2150