

- LEGEND
- SINGLE CATCHBASIN
 - DOUBLE CATCHBASIN
 - SANITARY MH
 - STORM MH
 - SANITARY CONNECTION
 - STORM CONNECTION
 - WATER SERVICE
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - SWALE ELEVATION
 - FINISHED 1ST FLOOR
 - TOP OF FOUNDATION WALL
 - FINISHED SLAB
 - UNDERSIDE OF FOOTING
 - FRONT U/S OF FOOTING
 - REAR U/S OF FOOTING
 - HYDRANT AND VALVE
 - VALVE AND BOX
 - LIGHT STANDARD
 - BELL PEDESTAL
 - CABLE TV PEDESTAL
 - HYDRO TRANSFORMER
 - HYDRO SERVICE
 - ENGINEERED FILL LOT
 - COMMUNITY MAILBOX
 - FOOTINGS LOWERED TO MAINTAIN 1.22m MINIMUM FROST PROTECTION

I HEREBY CERTIFY THAT THE BUILDING TYPE, APPURTENANT GRADING, DRIANGE AND SERVICING WORKS PROPOSED FOR LOT 13, PLAN 65M- COMPLIES WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN CONFORMITY WITH THE OVERALL GRADING PLANS REVIEWED AS SCHDEDULES TO THE SUBDIVISION AGREEMENT AND WITH ADJACENT LANDS FOR BOTH DRAINAGE AND RELATIVE ELEVATIONS.

DATE: 02/13/2023 REVIEWED:



King East Phase 2 - Part 1

Project Name:

19T-17013

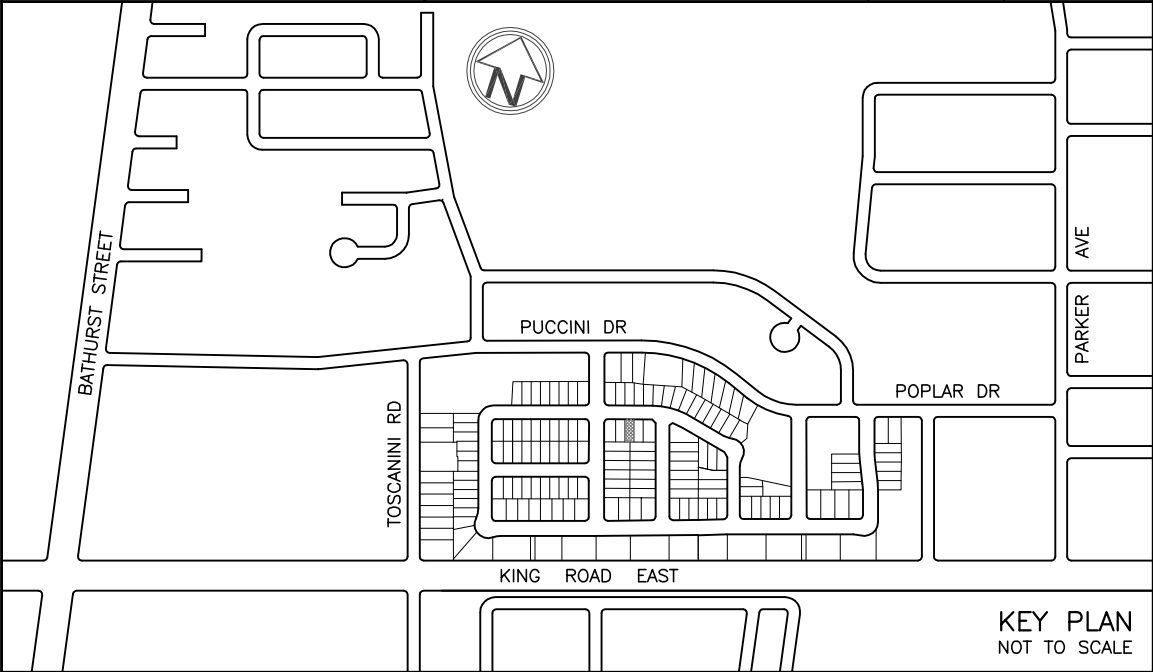
Project No.:



REVISIONS

| # | | DATE |
|---|--|----------|
| 1 | ISSUED | DE 05 22 |
| 2 | LOT NUMBERS REVISED PER PHASE 2A AGREEMENT | FE 09 23 |

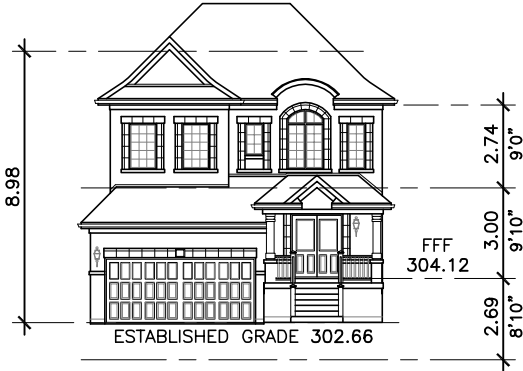
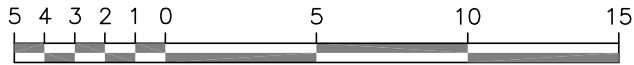
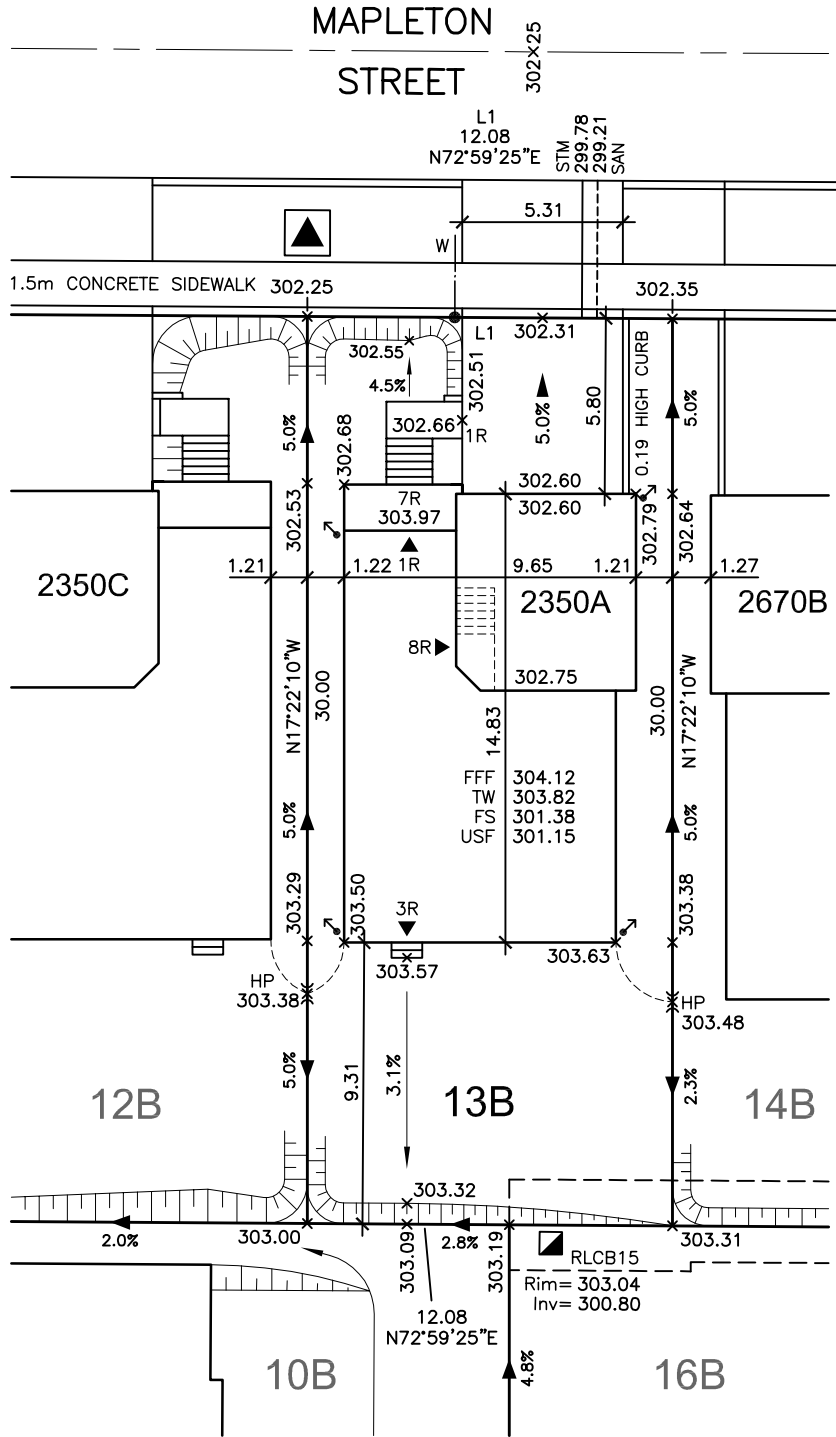
| ZONING R4 per 313-96 and AMENDING BY-LAW 109-11 Exception 7.227 per 5-21 | SITE STATISTICS LOT 13B | |
|---|-------------------------|-----------------------|
| | REQUIRED | PROPOSED |
| LOT FRONTAGE, Minimum | 12.0 m | 12.08 m |
| LOT AREA, Minimum | 350 m ² | 362.39 m ² |
| BUILDING AREA | | 133.15 m ² |
| LOT COVERAGE, Maximum | 47.5 % | 36.74 % |
| FRONT YARD at Dwelling, Minimum | 4.5 m | 7.06 m |
| FRONT YARD at Garage, Minimum | 5.8 m | 5.80 m |
| INTERIOR YARD East, Minimum | 1.2 m | 1.21 m |
| INTERIOR YARD West, Minimum | 1.2 m | 1.22 m |
| REAR YARD, Minimum | 7.5 m | 9.31 m |
| BUILDING HEIGHT, Maximum | 11.0 m | 8.98 m |



SITE INFORMATION

THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF LOT 57, REGISTERED PLAN M-807, AND LOT 40 AND PART OF LOTS 41 AND 42, REGISTERED PLAN 202 CITY OF RICHMOND HILL REGIONAL MUNICIPALITY OF YORK

SURVEY PREPARED BY R-PE SURVEYING LTD., O.L.S. DATED



ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT

DRAWINGS MUST NOT BE SCALED

ARCHITECTURAL DESIGN INC.

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UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 660-9393
FAX 905 660-9419

PROJECT
PROPOSED DWELLING
FOR:
KING EAST DEVELOPMENTS
MAPLETON STREET
RICHMOND HILL

DRAWING
SITE AND GRADING PLAN
LOT 13B

| | | | |
|-------|---------|------------|-------|
| DATE | DEC '22 | PROJECT NO | 20-23 |
| DRAWN | T.P. | DRAWING NO | A-1 |
| SCALE | 1:250 | | |

REGISTERED PLAN NUMBER

65M-

KING EAST
ESTATES