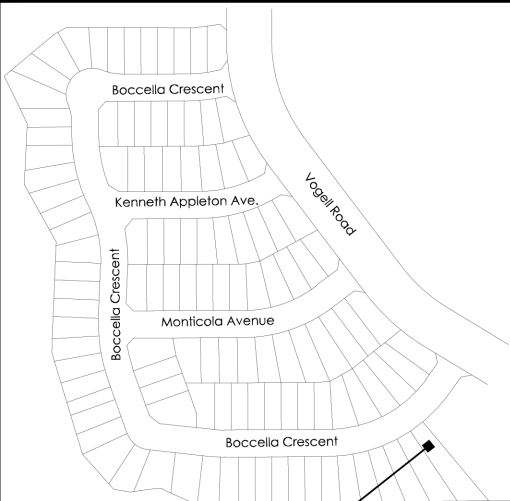


Initials: JW



Key Plan
not to scale

Benchmark Information
Elevations shown hereon are geodetic and are referred to town of Richmond Hill benchmark No. 78-125 having a published elevation of 202.911 m

- Reference Documents**
- Site engineering, servicing and utilities from "Lot Grading Plan" and "Utility Coordination Plan" prepared by SCS Consulting Group Limited, project no. 2310.
 - Survey information from "Plan of Subdivision" by Schaeffer Dzaldov Purcell Limited, Job no. 20-156-05D dated May 10, 2023.

- Notes**
- The contractor shall take all precautionary measures under the occupational health and safety act as required by the Ministry of Labour.
 - All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
 - Driveways are to be 1.0m clear of utility structures and hydrants.
 - The builder must measure the invert elevations and verify that adequate fall is available for the storm and sanitary sewer pipes prior to the pouring of footings.
 - Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.
 - The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to the designer prior to construction.
 - This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
 - Do not scale the drawings.
 - All existing underground utilities to be verified in the field by the contractor prior to construction.
 - Builder to ensure 1.25m cover on all footings. Footings to bear on undisturbed native soil or engineer fill.

#	Description	Date	By
1.	Issued for review	2024-01-10	JM
2.	Revised and issued for permit	2024-02-20	JM

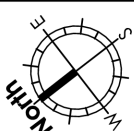
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Richmond Hill.

City of Richmond Hill
Design Review

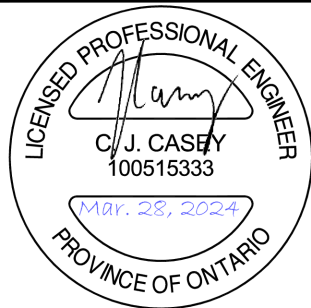
☐ Preliminary ☒ Final

30 Aug 2024 By: James Paulidis



Site Plan Statistics

Zoning	ZBL 60-94, By-law 120-2018, R1-E(31)
Lot area	842.80 sq m
Building area	162.39 sq m
Lot coverage (55% max.)	19.3 %
Storeys (4 storeys max.)	2



Consultants Declaration

I hereby certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 47 Plan 65M-4818 complies with sound engineering design and that the proposed grading is in conformity with the Master Lot Grading Plan reviewed as appendices to the subdivision agreement and with adjacent lands for both drainage and relative elevations.

Date: 2024-03-28

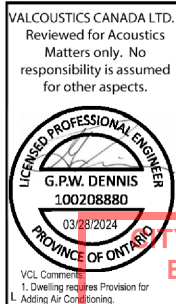
Reviewed by:

C.J.C.

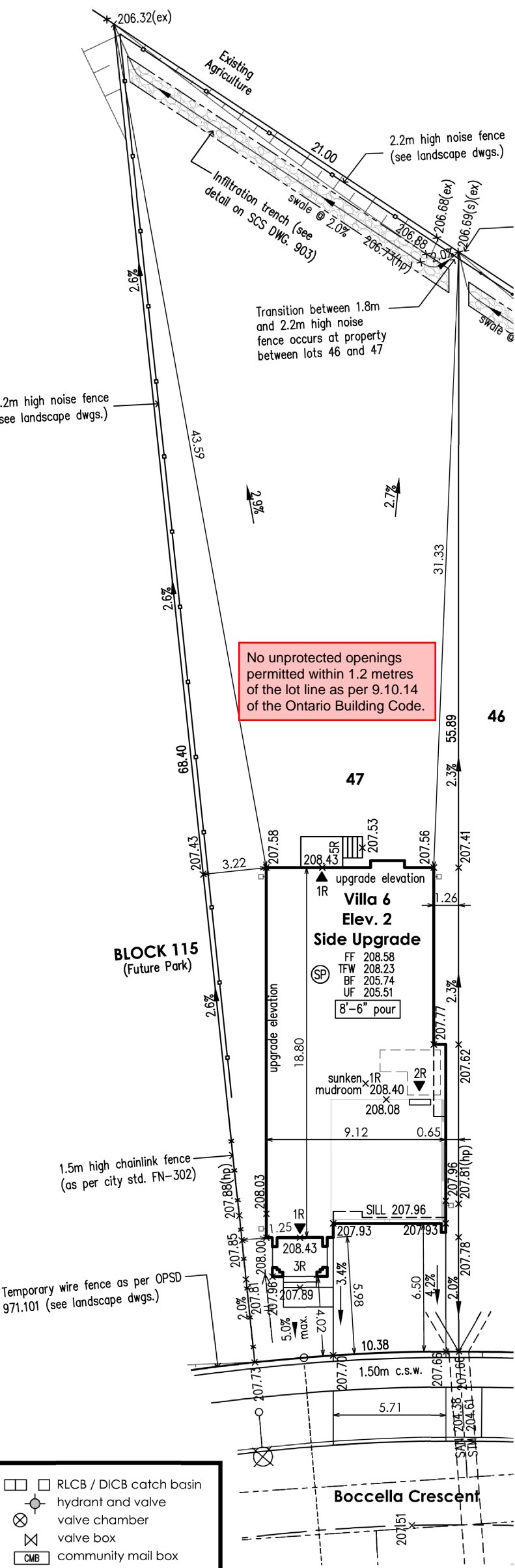
Legend

FF	first floor elevation
TFW	top of foundation wall
BF	basement floor elevation
UF	underside of footing
AD	area drain
CB	catch basin
CC	curb cut
EX	existing
INV	invert
#R	risers
SAN	sanitary
STM	storm
SW	swale
	engineered fill
	direction of drainage
	proposed elevation
	berm
	45 min. fire rated wall
	downspout & splash pad
	sanitary sewer / manhole
	storm sewer / manhole
	dual service connection
	single service connection
	water service connection

	RLCB / DICB catch basin
	hydrant and valve
	valve chamber
	valve box
	community mail box
	streetlight
	hydro transformer
	hydro service
	bell pedestal
	cable pedestal
	pole breaker for street lighting service
	pipe bumper
	regulatory signs
	grade level box (bell)
	connect pedestal and vault (cable)
	flush to grade (cable)
	switch gear
	street trees



VALCOSTICS CANADA LTD.
Reviewed for Acoustics
Matters only. No
responsibility is assumed
for other aspects.



Site
Siting and Grading Plan

project name
Trinigroup Development Inc.

project no. 22-012
drawn by LM
checked by mack
date 2024-02-20
scale 1:250

Richmond Hill, ON

22-016-SITE-GRADING-001-047

09/13/2024

Lot 47, 65M-4818

RECEIVED
047

for joshua.nabua