

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 202.911m

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

- Notes**
4. The contractor shall take all precautionary measures under the occupational health and safety act as required by the Ministry of Labour.
 5. All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
 6. Driveways are to be 1.0m clear of utility structures and hydrants.
 7. 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.
 8. 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.
 9. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to the designer prior to construction.
 10. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
 11. Do not scale the drawings.
 12. All existing underground utilities to be verified in the field by the contractor prior to construction.
 13. Builder to ensure 1.25m cover on all footings. Footings to bear on undisturbed native soil or engineer fill.

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

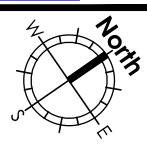
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible 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.

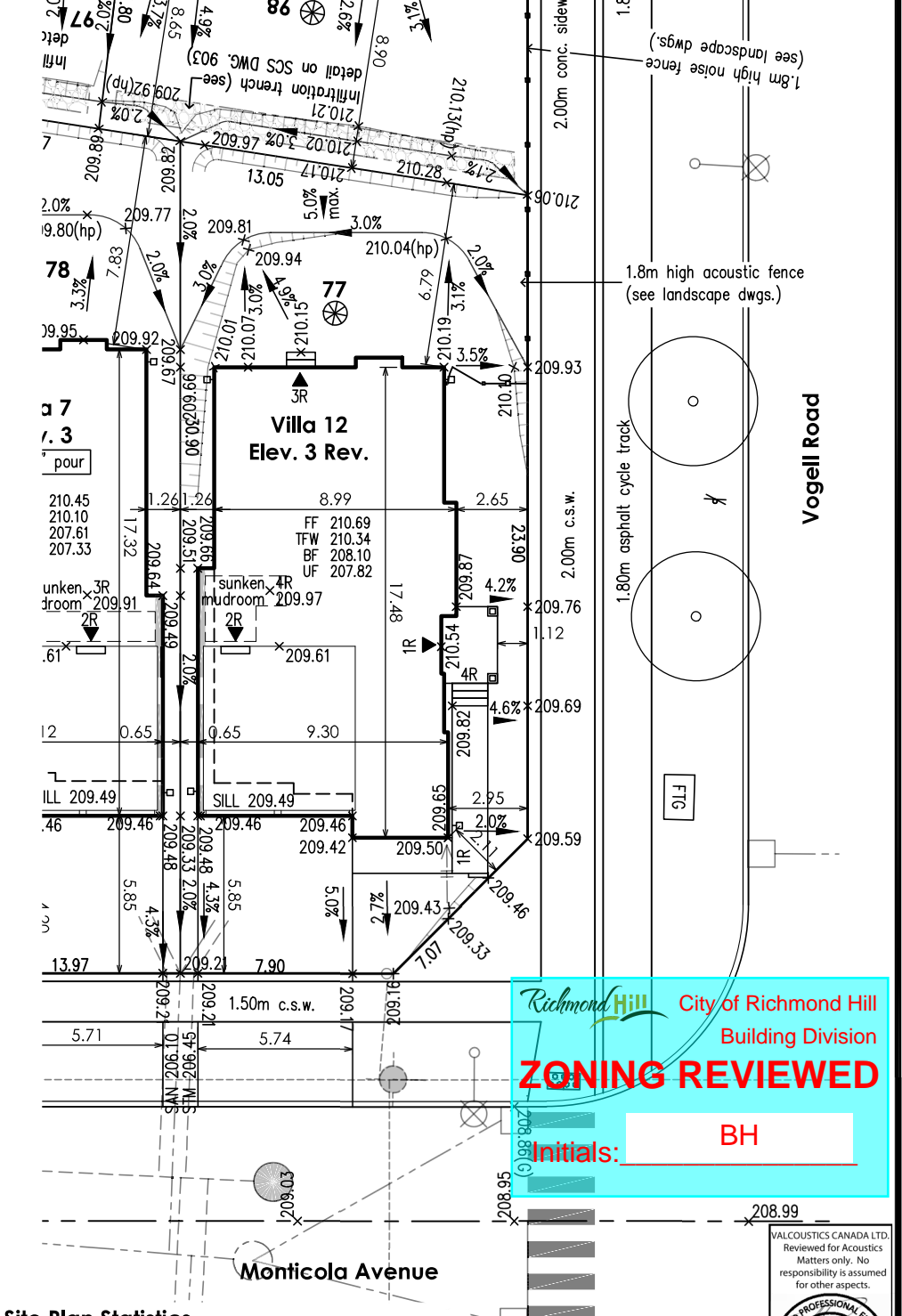
City of Richmond Hill
Design Review

☐ Preliminary ☒ Final

30 Aug 2024 By: James Pavlidis

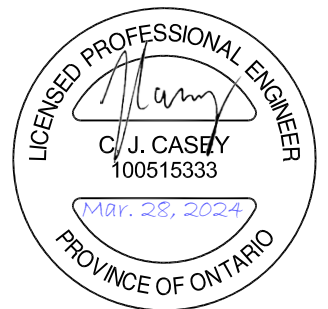


No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.



Site Plan Statistics

Zoning	ZBL 60-94, By-law 120-2018, R1-E(31)
Lot area	373.20 sq m
Building area	153.48 sq m
Lot coverage (55% max.)	41.1 %
Storeys (4 storeys max.)	2



Consultants Declaration
I hereby certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 77 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 | RLCB / DICB catch basin |
| TFW | top of foundation wall | hydrant and valve |
| BF | basement floor elevation | valve chamber |
| UF | underside of footing | valve box |
| AD | area drain | CMB community mail box |
| CB | catch basin | streetlight |
| CC | curb cut | hydro transformer |
| EX | existing | hydro service |
| INV | invert | bell pedestal |
| #R | risers | cable pedestal |
| SAN | sanitary | pole breaker for street |
| STM | storm | lighting service |
| SW | swale | pipe bumper |
| engineered fill | | regulatory signs |
| direction of drainage | | GLB grade level box (bell) |
| proposed elevation | | connect pedestal and |
| berm | | vault (cable) |
| 45 min. fire rated wall | | FTG flush to grade (cable) |
| downspout & splash pad | | switch gear |
| sanitary sewer / manhole | | street trees |
| storm sewer / manhole | | |
| dual service connection | | |
| single service connection | | |
| water service connection | | |

www.mackitecture.ca
975A Elgin Street West, Suite 353, Cobourg, ON K9A 5J3
Tel: 416-735-8190 Email: info@mackitecture.ca

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Name: Jamie Mack
Registration Information: Mackitecture 103532

35923

title
Siting and Grading Plan

project name
Trinigroup Development Inc.

project no.
22-016

drawn by
JM

checked by
mack

date
2024-02-20

scale
1:250

Richmond Hill, ON

077

Per: Joshua Nabua

09/13/2024

Lot 77, 65M-

drawing no.

077

RECEIVED

CITY OF RICHMOND HILL
BUILDING DIVISION

22-016-SITE-GRADING-077-098