

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	2024-03-01	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

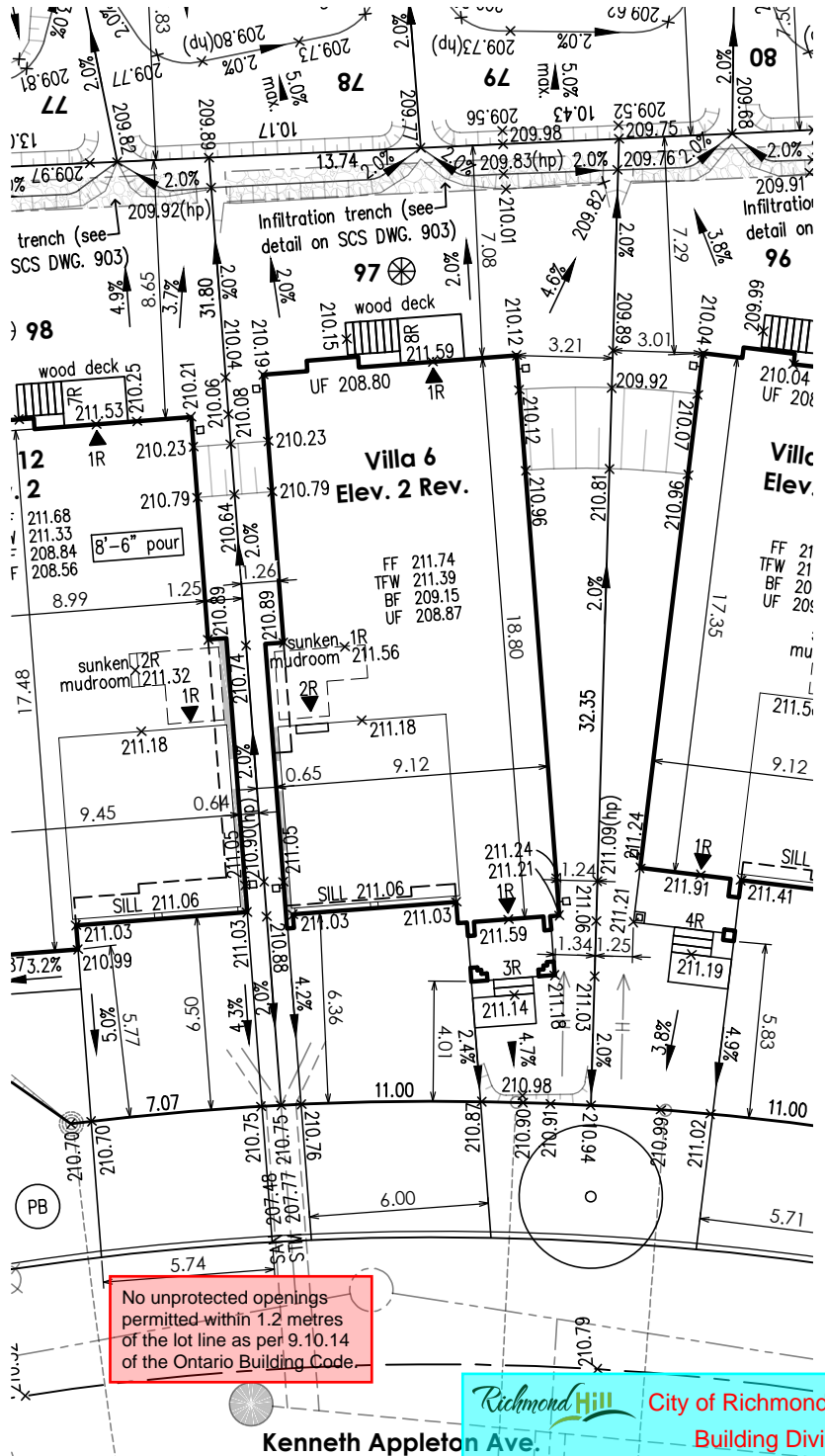
30 Aug 2024 By: James Pavlidis



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  
**Jamie Mack** 35923

Name  
Registration Information **Mackitecture** 103532



**Site Plan Statistics**

Zoning	ZBL 60-94, By-law 120-2018, R1-E(31)
Lot area	385.10 sq m
Building area	162.39 sq m
Lot coverage (55% max.)	42.2 %
Storeys (4 storeys max.)	2

Kenneth Appleton Ave.

Richmond Hill City of Richmond Hill Building Division

**ZONING REVIEWED**

Initials: JW



**Consultants Declaration**

I hereby certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 97 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: 2024-03-05

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 lighting service
STM	storm	pipe bumper
SW	swale	regulatory signs
engineered fill		GLB grade level box (bell)
direction of drainage		connect pedestal and vault (cable)
proposed elevation		CPV flush to grade (cable)
berm		FTG switch gear
45 min. fire rated wall		street trees
downspout & splash pad		
sanitary sewer / manhole		
storm sewer / manhole		
dual service connection		
single service connection		
water service connection		

CITY OF RICHMOND HILL  
BUILDING DIVISION

09/13/2024  
Lot 97, 65M-

**Siting and Grading Plan**

project name	Trinigroup Development Inc.	municipality	Richmond Hill, ON	drawing no.	097
project no.	22-016	drawn by	JM	checked by	mack
date	2024-03-01	scale	1:250	22-016-SITE-GRADING-077-098	