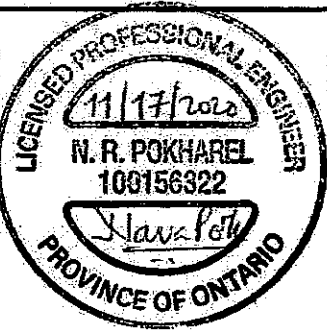


THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC. FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMITY WITH THE APPROVED GRADING PLAN AS IT RELATES TO THIS LOT AND ADJACENT LOTS. WHERE THE BASEMENT FLOOR OR OTHER FOUNDATION ELEVATIONS ARE PROPOSED AT A DIFFERENT ELEVATION THAN THAT SHOWN ON THE APPROVED SUBDIVISION PLANS THE SEWER LATERALS HAVE BEEN REVIEWED AND WE ARE SATISFIED THAT THE MINIMUM GRADES FOR THESE LATERALS CAN BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE O.B.C. AND CITY DESIGN CRITERIA. NOTE: THIS CERTIFICATION DOES NOT REPLACE THE BUILDER'S RESPONSIBILITY TO EXPOSE THE SEWER LATERALS AND CONFIRM ELEVATIONS PRIOR TO EXCAVATING FOR THE FOUNDATION. BY USE OF THIS PLAN THE BUILDER AGREES THAT THEY SHALL BE RESPONSIBLE FOR IMMEDIATELY REPORTING TO METROPOLITAN CONSULTING ANY DISCREPANCY OR VARIATION BETWEEN THE LATERAL INFORMATION AND GRADES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE FIELD.



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 Hamilton.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY:
DATE: DEC 07, 2020

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.

CITY OF HAMILTON
Building Division

Permit No. **2-15127**

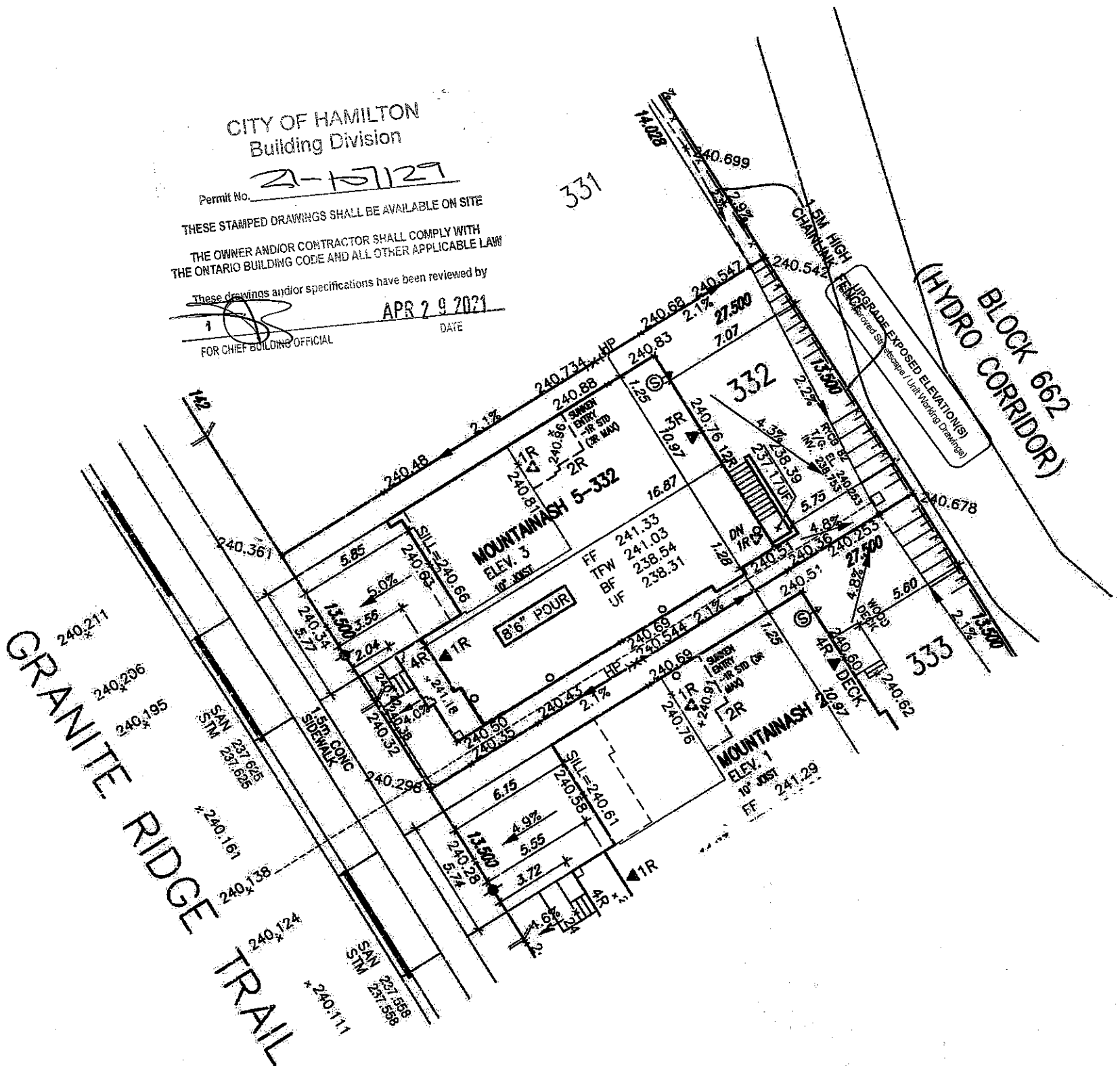
THESE STAMPED DRAWINGS SHALL BE AVAILABLE ON SITE

THE OWNER AND/OR CONTRACTOR SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE LAWS

These drawings and/or specifications have been reviewed by

FOR CHIEF BUILDING OFFICIAL

APR 29 2021
DATE



LOT 332

LOT No.	LOT WIDTH (M) (@ 8.9m)	LOT AREA (M ²)
332	13.50	371.25

NOTE: SUMP PUMP REQUIRED
SUMP PUMPS CONNECTED TO STORM SEWER ARE REQUIRED AS PER THE APPROVED SITE ENGINEERING DRAWINGS. REFER TO DRAWINGS PREPARED BY METROPOLITAN CONSULTING INC. SHEET #14017-N1.

NOTE: REFER TO LANDSCAPE DRAWINGS FOR ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.

PROPOSED VALVE	LIGHT POLE	HYDRANT	TRANSFORMER
WATER SERVICE	DOUBLE S/W/S/W CONNECTION	SINGLE S/W/S/W CONNECTION	CATCH BASIN
CABLE TELEVISION PEDESTAL	BELL PEDESTAL	NO. OF RISERS	FINISHED FLOOR ELEVATION
FINISHED MAIN LEVEL ELEVATION	UNDERGROUND FOOTING ELEVATION	F.M. BASEMENT FLOOR SLAB	TOP OF FOUNDATION WALL
UNDERGROUND FOOTING AT REAR	UNDERGROUND FOOTING AT FRONT	UNDERGROUND FOOTING AT SIDE	WALK OUT DECK
WALK OUT BASEMENT	REVERSE PLAN	STREET SIGN	MAIL BOX

RETAINING WALL	ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)	WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)	HYDRO SERVICE LATERAL
HYDRO METER	GAS METER	EMERGENT (3:1 SLOPE UNLESS OTHERWISE NOTED)	SLOPE DIRECTION

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I, the undersigned, have reviewed and taken responsibility for this design and for the quantities and costs of the work shown on this plan. I am a duly qualified person to do so.

signature:
name: Richard Vink
qualification information: 24488
name: VAS Design Inc.
qualification information: 42658

Builder to verify location of all hydrants, street lights, transformers and other services. If distances dimensions are not maintained, builder is to relocate at his own expense.
Builder to verify service connection situations prior to constructing foundations. Drawings NOT to be scaled.

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
1 416.630.2255 / 416.630.4782
va3design.com

Greenpark.
project name: RUSSELL GARDENS PHASE 3
municipality: HAMILTON
date: SEPT. 2020
drawn by: GW
checked by:
scale: 1:250
LOT SITING/GRADING

lot/Sheet no.: 332
registered plan no.: 62M-1266
project no.: 19014
drawing no.: 1
19014-RC3-SITE-LAYOUTS
date: Nov 18, 2020 - 11:05 AM