



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 Paulidis



Site Plan Statistics

Zoning	ZBL 55-15, MZO 698-20
Lot area	414.30 sq m
Building area	168.53 sq m
Lot coverage (55% max.)	40.7 %
Storeys (4 storeys max.)	2



Consultants Declaration

I hereby certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 100 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		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		grade level box (bell)
	proposed elevation		connect pedestal and vault (cable)
	berm		flush to grade (cable)
	45 min. fire rated wall		switch gear
	downspout & splash pad		street trees
	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 100, 65M-  
drawing no. 100  
RECEIVED  
Vanessa Nabua

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 35923  
Registration Information: Mackitecture 103532

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

22-016-SITE GRADING-099-114