

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	2024-10-09	JM
2.	Issued for permit	2024-10-24	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.

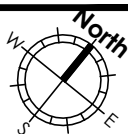
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Richmond Hill.

**City of Richmond Hill  
Design Control Review**

☐ Preliminary ☒ Final

15 Nov 2024 By: James Pavlidis

This stamp is only for the purposes of design control and carries no other professional obligations.



**Consultants Declaration**

I hereby certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 52 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: 2024-11-01

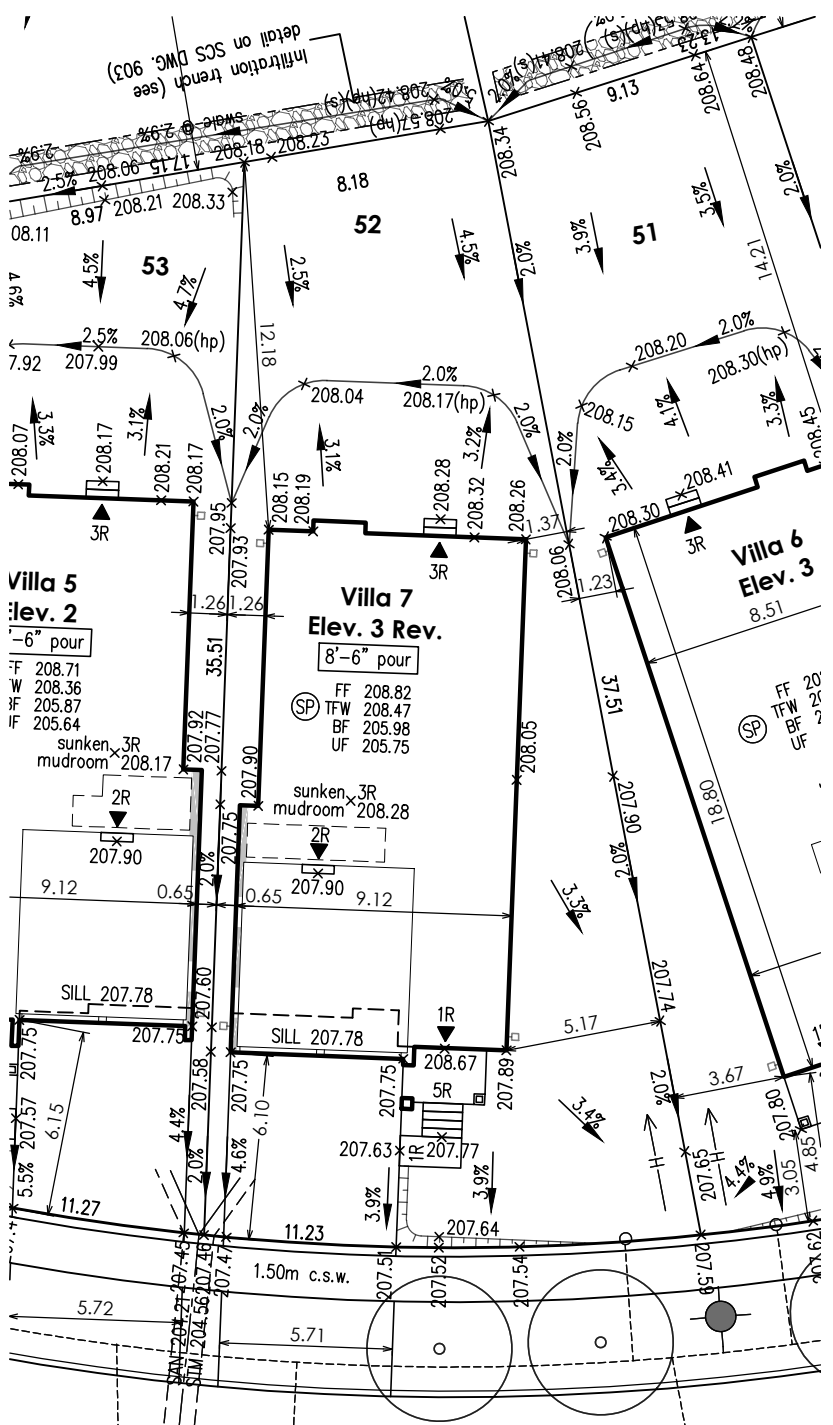
Reviewed by:

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



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 55-15, MZO 698-20
Lot area	449.40 sq m
Building area	151.71 sq m
Lot coverage (55% max.)	33.8 %
Storeys (4 storeys max.)	2

**ZONING REVIEWED**

Initials: BH

**Siting and Grading Plan**

project name  
**Trinigroup Development Inc.**

project no. 22-016 drawn by JM checked by mack date 2024-10-24 scale 1:250

Richmond Hill, ON

22-016-SITE GRADING-048-076

11/29/2024  
Lot 52, 65M-

drawing no.

052

Per: Joshua Nabua