



June 5, 2020
File: 1614-00024

INITIAL LOT GRADING CERTIFICATE

Municipality of Middlesex Centre
10227 Ilderton Road
Ilderton, ON N0M 2A0

Attention: Mr. A. Marsman
Director, Planning & Development Services Chief Building Official

Dear Sir:

Reference: UNIT 27 – PLAN 33R-1696 – BELLA LAGO ESTATES
CERTIFICATION OF PROPOSED BUILDING AND LOT GRADING

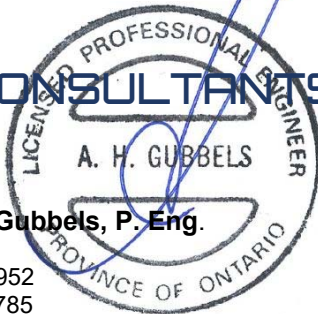
I have checked the drawings and site plan for the proposed building to be constructed and I hereby Certify that the proposed and appurtenant drainage works comply with sound engineering design. I also hereby certify that the proposed building will be compatible with the proposed lot grading, which grading is in general conformity for drainage and relative elevations with the accepted grading plans filed with the City Engineer or attached to the Development Agreement.

Attached to this letter is a copy of the Lot Grading Plan with the following certification clause signed and sealed in a similar fashion as this letter: "I hereby certify that the proposed grading and appurtenant drainage works comply with sound engineering design and that the proposed grading is in general conformity for drainage and relative elevations, with the accepted grading plans filed with the City Engineer or attached to the Development Agreement."

Respectfully,

LDS CONSULTANTS INC.

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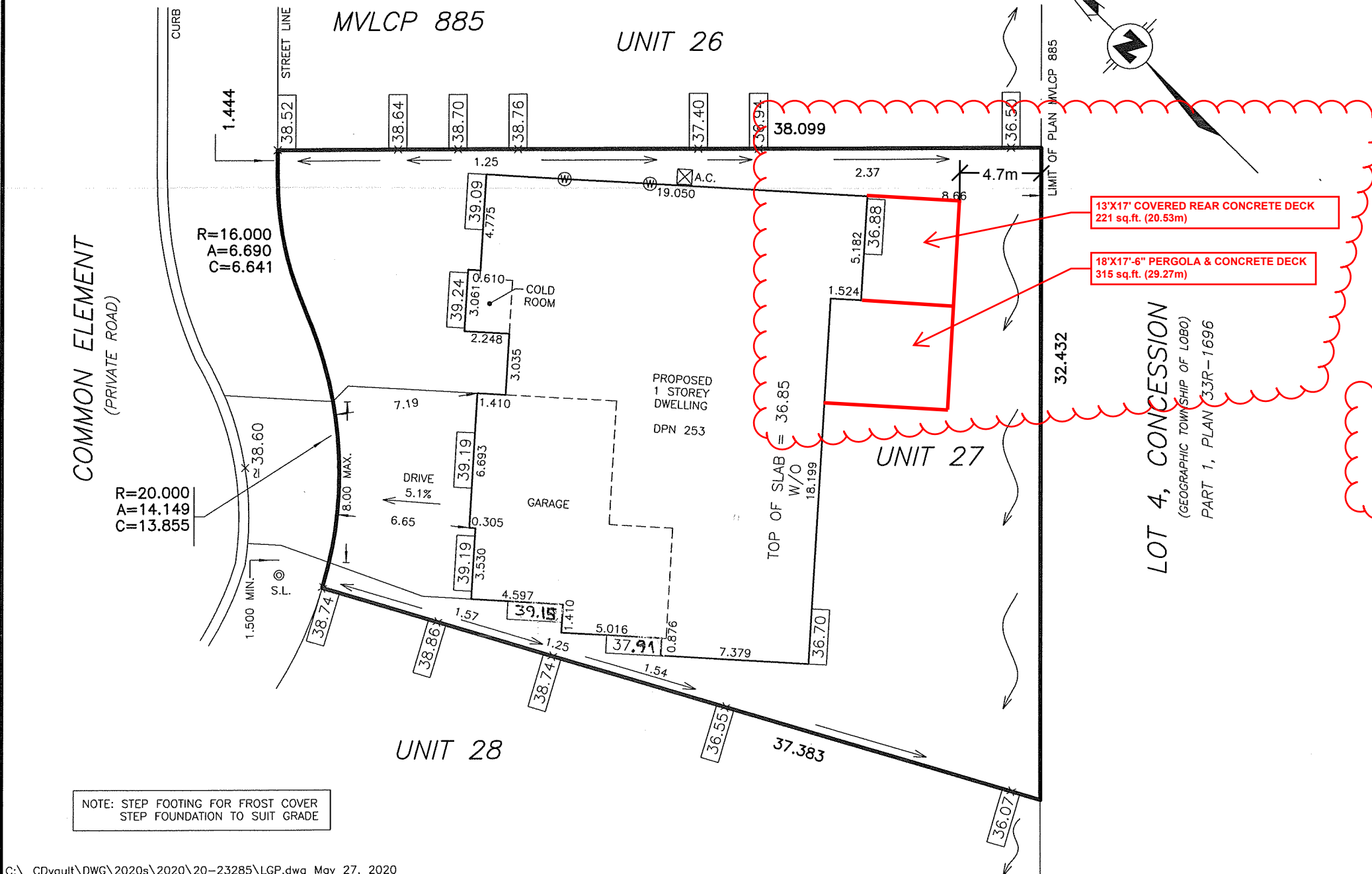


Attachment

NO.	DATE	LGP	DATE	L/O
1	MAY 8 2020	BO	--	--
2	MAY 14 2020	BO	--	--
3	MAY 26 2020	BO		

"CAUTION: NOT A PLAN OF SURVEY" "MUNICIPALITY OF MIDDLESEX CENTRE"

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN GENERAL CONFORMITY FOR DRAINAGE AND RELATIVE ELEVATIONS, WITH THE ACCEPTED DEVELOPMENT AGREEMENT GRADING PLANS FILED WITH THE CITY ENGINEER OR ATTACHED TO THE DEVELOPMENT AGREEMENT



PROPOSED FOUNDATION DATA:

FRONT: TOP OF FOUNDATION ELEV.	39.49
FRONT: UNDERSIDE OF FOOTING	36.62
REAR: UNDERSIDE OF FOOTING	35.48
BASEMENT WINDOW SILL ELEV. FRONT	N/A
8'-11" FOUNDATION WALL HEIGHT	2.72
12" TOP OF FOUNDATION TO FINISHED GARAGE FLOOR	0.30

SITE DATA:
 SITE AREA = 980.720 SQ.M.
 BUILDING AREA = 395.015 SQ.M. (40%)
 DRIVE AREA = 67.157 SQ.M. (7%)
 LANDSCAPED AREA = 518.548 SQ.M. (53%)
COVERED CONCRETE DECK: 20.53m (2%)
PERGOLA & CONCRETE DECK: 29.27m (3%)
 BY-LAW LOT DEFINITION FRONTAGE = 23.75
 NOTE: ADD 200 METRES TO ALL ELEVATIONS TO OBTAIN GEODETIC DATUM.

⊗ DENOTES OPENING(S) PRESENT ON SIDE OF BUILDING (N.T.S.)

ZONING BASED ON: UR1-28

Callon + Dietz
 INCORPORATED
 ONTARIO LAND SURVEYORS
 CARLETON PLACE LONDON NORTH BAY
 info@callondietz.com callondietz.com

PLAN PREPARED FOR:
CLAUDIO AVOLIO

PLAN No.: MVLCP 885	FILE No.: 20-23285
DRAWN BY: VL/BO	SCALE: 1:250