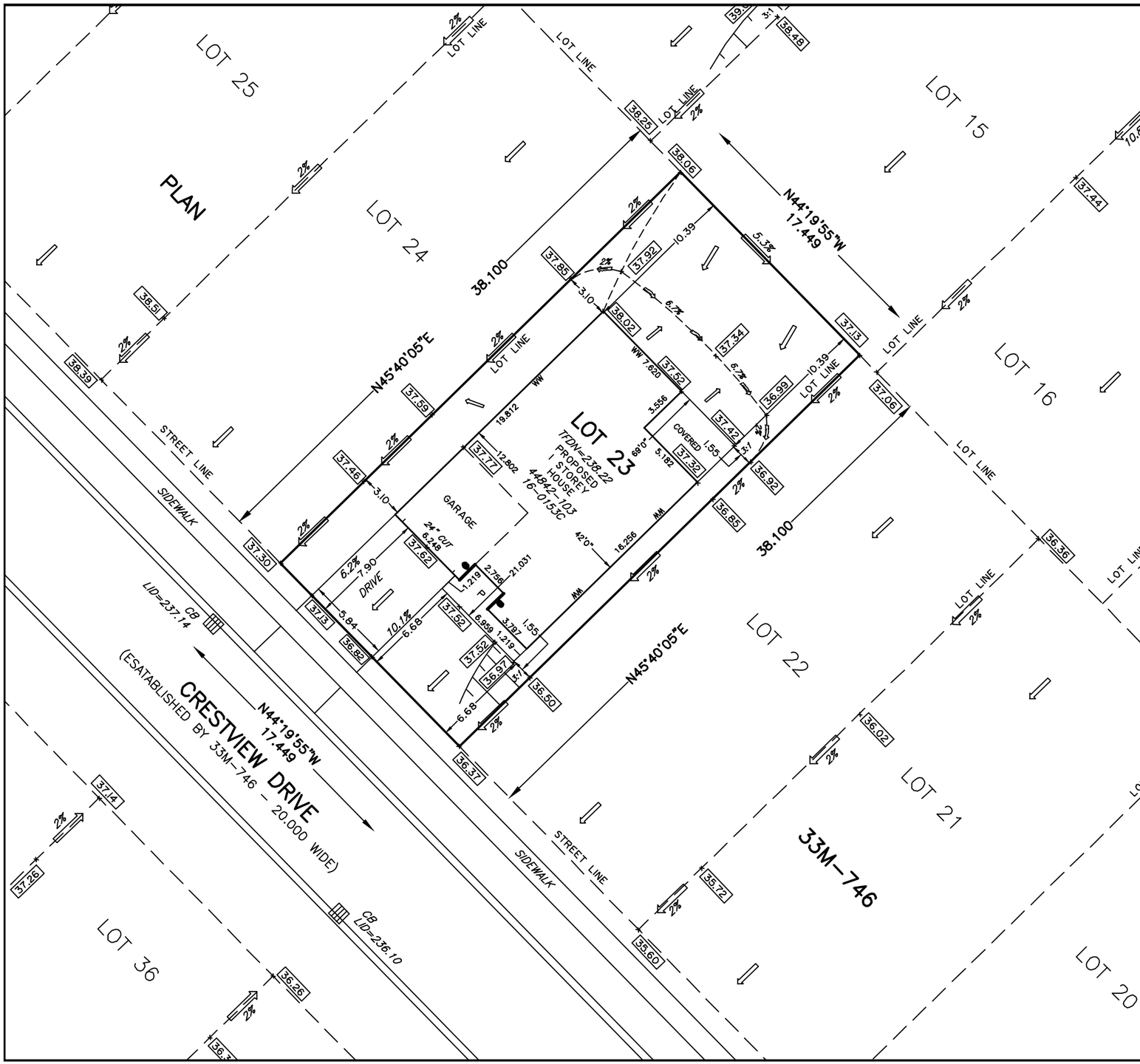

LOT GRADING PLAN

of all of **LOT 23**

PLAN 33M–746

in the

MUNICIPALITY of MIDDLESEX CENTRE

COUNTY OF MIDDLESEX

Scale 1 : 300

2020

5m 0 5 10 20m

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

FINISHED FLOOR = MAIN 38.51
TOP OF FOUNDATION = MAIN 38.22
UNDERSIDE OF FOOTING = MAIN 35.53
DRIVEWAY ELEV. AT GARAGE ENTRANCE = 37.62
DRIVEWAY SLOPE = AS SHOWN
BASEMENT WINDOW SILL ELEV. = 37.31
BASEMENT SLAB = 35.76
0.60 (24") CUT TO FINISHED GARAGE FLOOR FROM TFDN MAIN
8'4" FOUNDATION WALL ON 6" FOOTING (MAIN-2.69)
W DENOTES WINDOW
WW DENOTES WINDOW WELL

ADD 200.000 TO OBTAIN GEODETIC ELEVATIONS

ZONED UR-1
FRONTAGE = 17.449m
Max. COVERAGE = 35%
Mun. No. 54 CRESTVIEW DRIVE

AREA of LOT = 664.807 Sq. m.
AREA of DWELLING = 221.323 Sq. m. (33.29 %)
AREA of GARAGE = 40.787 Sq. m. (6.14 %)
AREA of PARKING = 46.153 Sq. m. (6.94 %)
LANDSCAPED OPEN SPACE = 356.544 Sq. m. (53.63 %)

TOTAL COVERAGE=39.43%
OVER BY 29.428 sq.m. (316.8 sq.ft.)

AREAS INCLUDE PORCHES AND COVERED AREAS

00.00 *PROPOSED ELEVATION*
DRAINAGE DIRECTION
SWALE DIRECTION
x 250.50 *EXISTING ELEVATION*
OFR *OVERLAND FLOW ROUTE*
DEEPER USF REQUIRED

NOTE

AIR CONDITIONING UNITS, WALKS, DECKS AND PATIOS ARE OPTIONAL AND ARE SHOWN ON THIS PLAN FOR THE CONVENIENCE OF THE BUILDER. THEIR APPEARANCE ON THIS PLAN DOES NOT OBLIGATE THE BUILDER TO INCLUDE THEM IN CONSTRUCTION.

BUILDER TO CONFIRM SANITARY PDC ELEVATION PRIOR TO POURING FOOTINGS

CERTIFICATION OF LOT GRADING DESIGN BY DILLON CONSULTING LTD.

ENGINEERS CERTIFICATE:

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 SUBDIVISION GRADING PLANS FILED WITH THE MUNICIPAL ENGINEER OR ATTACHED TO THE SUBDIVISION AGREEMENT.

NOTE TO BUILDER: THIS CERTIFICATION DOES NOT INCLUDE THE INVESTIGATION OF ANY POTENTIAL UTILITY CONFLICTS WITHIN THE ROAD ALLOWANCE FRONTING AND/OR FLANKING THE SUBJECT LOT, OR THE LOCATION OF A DRIVEWAY CURB CUT IF APPLICABLE, AND IT IS IN THE INTEREST OF THE BUILDER TO CONFIRM UTILITY AND DRIVEWAY LOCATIONS.

DILLON

MTE
123 ST. GEORGE STREET
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TEL: (519) 204–6510 FAX: (519) 204–6511

Builder : VRANIC HOMES	Drawn By : SM
Date : NOV. 24/20	MTE: 44842–103 HR: 16–0153C