



LOT GRADING PLAN
of all of **LOT 1**
PLAN 33M-822
in the
MUNICIPALITY of STRATHROY-CARADOC
COUNTY OF MIDDLESEX

Scale 1 : 200

2026



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

FINISHED FLOOR = MAIN 47.53
TOP OF FOUNDATION = MAIN 47.24
UNDERSIDE OF FOOTING = MAIN 45.31
DRIVEWAY ELEV. AT GARAGE ENTRANCE = 46.99
DRIVEWAY SLOPE = 5.7%
BASEMENT WINDOW SILL ELEV. = N/A
BASEMENT SLAB = 45.54
0.25m (10") CUT TO FINISHED GARAGE FLOOR FROM TFDN MAIN
5'10" FOUNDATION WALL ON 6" FOOTING (MAIN -1.93)

W DENOTES WINDOW
WW DENOTES WINDOW WELL
ZONED R2-17
FRONTAGE = 13.450
Max. COVERAGE = 45%
Mun. No. 530 REGENT STREET

AREA of LOT = 439.103 Sq. m.
AREA of DWELLING = 167.828 Sq. m. (38.22 %) 47.25%
AREA of GARAGE = 39.646 Sq. m. (9.03 %)
AREA of PARKING = 36.398 Sq. m. (8.29 %)
LANDSCAPED OPEN SPACE = 195.231 Sq. m. (44.46 %)

AREAS INCLUDE PORCHES AND COVERED AREAS

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

NOTE
AIR CONDITIONING UNITS, WOOD 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

NO USF BELOW 245.30 DUE TO HIGH WATER TABLE

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.



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Builder : BANMAN DEVELOPMENTS INC.

Drawn By : SM Checked By : SM

Date : JUNE 03, 2026 MTE File No : 63096_005

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