

LEGEND

CB

CATCH BASIN

COM

COMMUNICATIONS BOX

GUY

GUY WIRE

HP

HYDRO POLE

IB

IRON BAR

SIB

STANDARD IRON BAR

T/G

TOP OF GRATE

190.00 m

EXISTING ELEVATION

+ 190.00 m

PROPOSED ELEVATION

-190.00 m

PROPOSED CONTOUR

1.0%

DIRECTION AND SLOPE OF OVERLAND WATER FLOW

GENERAL DIRECTION OF OVERLAND WATER FLOW

PROPOSED SWALE

BENCHMARK

ELEVATION: 240.11 m

TOP OF STANDARD IRON BAR LOCATED AT THE SOUTHEAST CORNER OF THE SUBJECT SITE.

MUNICIPALITY OF STRATHROY-CARADOC ZONING BY-LAW 43-08 AGRICULTURAL SMALL HOLDINGS (A2) ZONE (MAP #35)			
DETAIL	REQUIRED	PROPOSED	COMMENTS
ZONE AREA	0.4 ha TO 4.0 ha	7,676.3 m²	---
PROPERTY FRONTAGE	30 m (min.)	43.01 m	---
FRONT YARD	20 m (min.)	53.14 m	---
EXTERIOR SIDE YARD	20 m (min.)	16.50 m	*** MINOR VARIANCE REQUIRED***
INTERIOR SIDE YARD	3 m (min.)	5.66 m	ATTACHED GARAGE
REAR YARD	10 m (min.)	104.13 m	---
ZONE COVERAGE	20 % (max.)	6.8 %	---

GENERAL NOTES:

1.

PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST CHECK AND VERIFY ALL EXISTING CONDITIONS, LOCATIONS AND ELEVATIONS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.

2.

ALL WORKS ON THE MUNICIPAL RIGHT-OF-WAY TO BE APPROVED BY THE MUNICIPALITY. THE CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ALL BOULEVARD AREAS.

3.

ALL EXTERIOR LIGHTING TO BE CONFINED TO THE BUILDING FACE AND PARKING AREAS SO AS NOT TO CAST A GLARE ONTO THE STREET OR ADJACENT PROPERTIES.

SEDIMENT AND EROSION CONTROL:

1.

PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION. PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE FABRIC (OR EQUAL).

2.

SEDIMENT AND EROSION CONTROL MEASURES TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.

DRAINAGE NOTES:

1.

ALL FINISHED GRADES TO DIRECT OVERLAND WATER FLOW AWAY FROM ALL STRUCTURES LOCATED ON-SITE.

2.

PROVIDE SPLASH PADS (OR EQUAL) FOR ALL EAVES TROUGH DOWN SPOUTS THAT DISCHARGE AT GRADE.

UTILITY NOTES:

1.

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS TO OBTAIN ALL UTILITY LOCATES.

2.

ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (2012), (PART 7 - PLUMBING), THE ONTARIO PROVINCIAL STANDARDS, AND LOCAL REGULATIONS.

The figure is a detailed lot grading plan for a residential property. It shows the proposed layout of a two-storey residence with an attached garage, a covered patio, and an existing shed to be removed. The plan includes property boundaries with bearings and distances, such as N 70° 28' 10" E 182.517 m for the northern boundary. It also shows existing features like a ditch, a culvert, and a benchmark. Elevation contours are drawn at 0.1m intervals, with spot elevations provided for various points. The plan is oriented with North at the top, and the property is bounded by Longwood Road to the south and Mill Road to the east.

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 THE DRAINAGE AND RELATIVE ELEVATIONS OF THE EXISTING SUBDIVISION GRADING PATTERNS.

1 LOT GRADING PLAN  
1 : 500

PART LOT 18  
CONCESSION RANGE 1 NLR  
IN THE GEOGRAPHIC TOWNSHIP OF CARADOC  
TOWNSHIP OF STRATHROY-CARADOC  
COUNTY OF MIDDLESEX

NOTE:

1.

PROPERTY BOUNDARY FROM REGISTERED PLAN No. 33R-12463, DATED APRIL 23, 1996, BY I.C. McLAREN LTD., ONTARIO LAND SURVEYOR, STRATHROY, ONTARIO.

2.

EXISTING SITE FEATURES AND TOPOGRAPHY FROM TOPOGRAPHICAL SURVEY COMPLETED BY MR ENGINEERING AND DESIGN LTD., DATED JUNE 26, 2023.

3.

SITE SKETCH IS CONCEPTUAL. FINAL SITING BY OTHERS.

4.

THIS IS NOT A LEGAL SURVEY.

A horizontal scale bar with markings for 0m, 25m, and 50m. Below the bar, the text "SCALE: 1:500" is printed.

NOTES:

c/w

COMPLETE WITH

FDN

FOUNDATION

e/w

EACH WAY

EX.

EXISTING

H

HIGH/HORIZONTAL

max.

MAXIMUM

min.

MINIMUM

OBC

ONTARIO BUILDING CODE

o/c

ON CENTER

P.T.

PRESSURE TREATED

r/w

REINFORCED WITH

t/o

TOP OF

TYP.

TYPICAL

V

VERTICAL

W

WIDE

WWW

WELDED WIRE MESH

NORTH

DESIGN	TM	No.	REVISION DESCRIPTION	MM/DD/YY	CH'KD
DRAWN	TM	1.	ISSUED FOR APPROVAL	08/16/23	MR
CHECKED	MR				
APPROVED	MR				
DATE	AUGUST 2023				

CONSULTANT

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CONTRACTOR

WILLSIE RESIDENCE

8668 LONGWOODS ROAD  
MOUNT BRYDGES, ON  
N0L 1W0

LOT GRADING PLAN

PROJECT No.

MR23-264

SHEET No.

LGP

SCALE

As indicated