

MIDDLESEX STANDARD  
CONDOMINIUM PLAN No. 676

PART 3  
PLAN 33R-18433 LOT 920

19745  
REGISTERED PLAN No.488  
PART 1  
CITY OF LONDON

PART 2  
N87°08'40"E  
31.855

PART 3

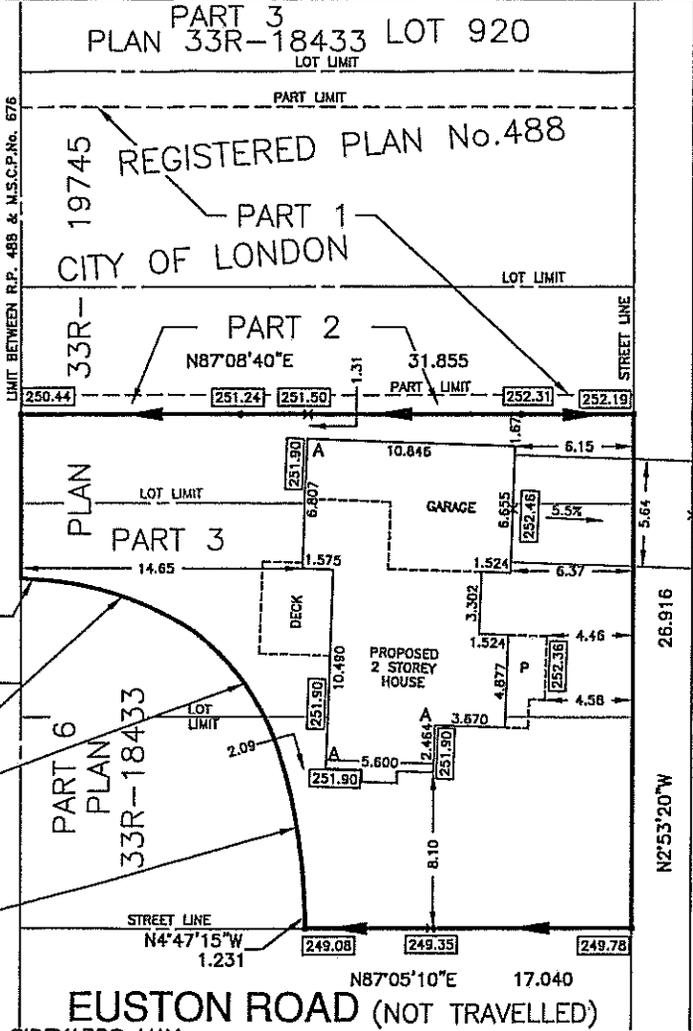
LIMIT BETWEEN R.P. 871  
& M.S.C.P.No. 676

R=16.357  
A=8.384  
C=8.293  
N73°39'45"W

R=13.023  
A=7.851  
C=7.733  
N37°46'35"W

PART 3  
33R-16867

R=29.610  
A=8.067  
C=8.042  
N12°35'30"W



EUSTON ROAD (NOT TRAVELLED)



PHYLLIS STREET

LOT GRADING PLAN  
OF PART OF  
LOT 922, 923 & 924  
REGISTERED PLAN No.488  
BEING  
PART 3, 33R-19745  
MUNICIPAL NUMBER 320  
IN THE  
CITY OF LONDON  
COUNTY OF MIDDLESEX  
SCALE 1:300

RECEIVED  
MAY 05 2017  
BUILDING DIVISION



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

NOTES:  
TOP OF FOUNDATION ELEVATION=252.66  
UNDERSIDE OF FOOTING ELEVATION: FRONT=250.12  
UNDERSIDE OF FOOTING ELEVATION: REAR =250.12  
DRIVEWAY ELEVATION AT GARAGE ENTRANCE=252.46  
DRIVEWAY HAS A 4.6% SLOPE TO SIDEWALK  
BASEMENT WINDOW SILL ELEVATION=N/A  
P DENOTES PORCH  
252.49 DENOTES PROPOSED ELEVATION  
EXPOSED CONCRETE AT "A" - 2'-6"  
NOTE: ELEVATION OF SANITARY SEWER PDC TO BE VERIFIED ON SITE, PRIOR TO EXCAVATION TO DESIGN UNDERSIDE OF FOOTING ELEVATION

SURVEYOR'S 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 MUNICIPALITY OR ATTACHED TO THE SUBDIVISION AGREEMENT.  
April 24th, 2017

PLAN REVISED: APRIL 21, 2017  
PLAN DRAWN: MARCH 21, 2017  
PER JUAN D. ZAPATA  
ONTARIO LAND SURVEYOR

NOTE: SIDEWALKS BUILT IN SIDEYARDS MAY REQUIRE RETAINING WALLS  
F:\Projecta\L\London\LC-0488(C)\LC-D488(C)-08\LC-0488(C)-08-14\CAD\L17025GP1e13.dwg

CERTIFICATION OF LOT GRADING DESIGN BY  
AGM SURVEYING LTD.

	Area m.sq.	Coverage %
Driveway	44.876	7.06
Building	100.204	15.76
Landscape	434.757	68.39
Garage	55.871	8.79

**AGM**  
PLAN • SURVEY • ENGINEER

ARCHIBALD, GRAY & McKAY LTD.  
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9  
PHONE 519-685-5300 FAX 519-685-5303  
EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: CAM/DCP	DIGITAL FILE: L17025GP1e13.dwg	BUILDER: JOE PEREIRA
CHECKED BY: CRP	COGO FILE: L10071GN.COG	
Plot date: Apr 21, 2017	FILE No: LC-0488(C)-08-14	