

SITE COPY

	PLANNING DEPARTMENT	ENGINEERING REVIEW	THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS. June 15, 2020 DATE (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)
	COMPLIES WITH ZONING BY-LAW: 2010-050	<input checked="" type="checkbox"/> ACCEPTED	
	DATE REVIEWED: 06/01/2020	<input type="checkbox"/> ACCEPTED AS NOTED	
	REVIEWED BY: C. DeLentice	<input type="checkbox"/> REQUIRES RE-SUBMISSION	

LEGEND <input checked="" type="checkbox"/> SINGLE CATCHBASIN <input checked="" type="checkbox"/> DOUBLE CATCHBASIN <input checked="" type="checkbox"/> SANITARY MH <input checked="" type="checkbox"/> STORM MH <input checked="" type="checkbox"/> SANITARY SERVICE <input checked="" type="checkbox"/> STORM SERVICE <input checked="" type="checkbox"/> WATER SERVICE <input checked="" type="checkbox"/> GAS SERVICE <input checked="" type="checkbox"/> HYDRO SERVICE <input checked="" type="checkbox"/> CABLE SERVICE <input checked="" type="checkbox"/> FLOW DIRECTION <input checked="" type="checkbox"/> ENGINEERED FILL 000.00 EXISTING ELEVATION 000.00 PROPOSED ELEVATION SW 000.00 SWALE ELEVATION FFF FINISHED 1ST FLOOR TW TOP OF FOUNDATION WALL TWG TOP OF WALL IN GARAGE FS FINISHED SLAB U/S U/S FOOTING USFG U/S FOOTING GARAGE <input checked="" type="checkbox"/> HYDRANT AND VALVE <input checked="" type="checkbox"/> VALVE AND BOX <input checked="" type="checkbox"/> BELL PEDESTAL <input checked="" type="checkbox"/> CABLE PEDESTAL <input checked="" type="checkbox"/> HYDRO TRANSFORMER <input checked="" type="checkbox"/> LIGHT STANDARD <input checked="" type="checkbox"/> SUPER MAILBOX <input checked="" type="checkbox"/> DOWNSPOUT <input checked="" type="checkbox"/> MUNICIPAL ADDRESS SLOPE 3:1 MAXIMUM FOOTINGS LOWERED FOR 1.22m FROST PROTECTION		BENCHMARK: CONCRETE CULVERT UNDER HIGHWAY No. 88, 1.8km WEST OF POST OFFICE, TABLET IN WEST FACE OF CULVERT, 30cm FROM NORTH END, 1.02m BELOW TOP, 11.0m NORTH OF CENTRELINE OF ROAD, 1.2m BELOW ROAD LEVEL, 4.3m SOUTHEAST OF TELEPHONE POLE No. 256-JP, HAVING AN ELEVATION OF 249.431m. ELEVATION: 249.431																														
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SITE INFORMATION THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF LOT 14, CONCESSION 8 GEOGRAPHIC TOWNSHIP OF GWILLIMBURY AND ALL OF BLOCK 131 REGISTERED PLAN 51M-962 TOWN OF BRADFORD WEST GWILLIMBURY COUNTY OF SIMCOE SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED MAY 11, 2016 THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION	45 min. FRR																															
PROJECT PROPOSED DWELLING FOR: LORNE HOMES AT: 291 CHELSEA CRESCENT BRADFORD, ONTARIO	HYDRO CORRIDOR																															
THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMANCE WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION. COMPANY NAME: Cole Engineering APPROVED BY: Daniel M. D.O.M. DATE: March 11, 2020	MAX BUILDING HEIGHT: 11.00 m BUILDING HEIGHT: 9.26 m AVERAGE GRADE: 264.51 m LOT AREA: 406.03 m² LOT FRONTAGE: 11.601 m LOT COVERAGE: 40.28 % SAN INVERT: 262.20 m STM INVERT: 262.71 m DESIGNED: TP DRAWN: TP DATE: MAR 2020 SCALE: 1:250 PLAN: 51M-1087 LOT NO: 5 PHASE 3																															