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. PLANNING DEPARTMENT ENGINEERING REVIEW Bradford ☐ ACCEPTED COMPLIES WITH Gwillimbury ZONING BY-LAW: ☐ ACCEPTED AS NOTED DATE REVIEWED: ☐ REQUIRES RE-SUBMISSION DATE REVIEWED BY: REVIEWED BY (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY) **LEGEND** 3 2 1 0 10 15 SINGLE CATCHBASIN DOUBLE CATCHBASIN 825mmø CONC STM SANITARY MH 0 STORM MH SANITARY SERVICE STORM SERVICE 200mmø PVC SAN WATER SERVICE GAS SERVICE HYDRO SERVICE 525mmø CONC STM CABLE SERVICE FLOW DIRECTION CHELSEA CRESCENT \*ENGINEERED FILL 000.00 **EXISTING ELEVATION** 200mmø PVC 5.49 000.00 PROPOSED ELEVATION WATERMAIN 卆 SW 000.00 SWALE ELEVATION N12'01'30"W ,264.40 264×06 7,067 3:1 MAX **FFF** FINISHED 1ST FLOOR TOP OF FOUNDATION WALL 264.24 **TWG** TOP OF WALL IN GARAGE FS FINISHED SLAB 262. 264. 81 2.7 %0% 4.7% USF U/S FOOTING 200mmø USFG U/S FOOTING GARAGE SPO SUMP PUMP 264.35 264.55 2.8% 0 HYDRANT AND VALVE 264.55 5R **(** LEXINGTON 3240 C 0 VALVE AND BOX 87 265.47  $\circ$ 88 BELL PEDESTAL ROSEMOU 2800 1R ZONING INFORMATION Δ CABLE PEDESTAL 323 ZONE DESIGNATION BY-LAW PERMITTED PROVIDED V HYDRO TRANSFORMER FRONT YARD SETBACK (m) FRONT FACE OF GARAGE ₩ LIGHT STANDARD 264.70 264.30 X 6.0 6.60 MB SUPER MAILBOX 2R FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING SLOPE 3.0 6.80 **DOWNSPOUT** 3R 📮 LNDRY 1234 MUNICIPAL ADDRESS 0.80 INTERIOR SIDE YARD 265.06 0.6 0.80 SETBACK (m) 1.28 SLOPE 3:1 MAXIMUM 9.75 EXTERIOR SIDE YARD FOOTINGS LOWERED FOR FFF TW 265.62 265.32 3.5 3.87 SETBACK (m) Ш 263×36 263.05 262 McKENZI 263. REAR YARD SETBACK (m) 7.5 10.87 262.82 35.000 N77°58'30"E 18 ARCHITECTURAL GARAGE INTERIOR WIDTH (m) 5.4 .90 5.59 GARAGE INTERIOR LENGTH (m) 6.0 6.10 DESIGN INC. 262.9( RUSF.) A M O M 8 263.21 GARAGE PROJECTION (m) 3.0 1.88 56 PENNSYLVANIA AVE. **STRUCTURE** 262.90 2.3% UNIT 1 263×08 3.87 MODEL NAME ROSEMOUNT 2800 C CONCORD, ONT. L4K 3V9 TEL 905 660-9393 HOUSE STYLE TWO STOREY Architect FAX 905 660-9419 (i.e. walkout, bungalow etc.) **EAST** N/A ASSOC/ 27. N78'1 WEST N/A ADJACENT MODEL **NORTH** LEXINGTON 3240 C 12C 13C SOUTH N/A 262 FIREBREAK LOT 262.62 4 SERVICING CHECK BOX ARIEMMA 14.359 N12'01'30"W **SERVICE** YES/NO DEPTH AT P/L INVERT AT P/L LOTS TO DRAIN TO SWM POND ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PER EXISTING DRAINAGE CONDITIONS 262×54 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT HYDRO CORRIDOR **BYPASS** BRADFORD DRAWINGS MUST NOT BE SCALED **PROJECT** SITE INFORMATION PROPOSED DWELLING THIS PLAN IS BASED ON FOR: LORMEL HOMES PLAN OF SURVEY OF BLOCKS 163 AND 164 REGISTERED PLAN 51M-1087 AT: 323 CHELSEA CRESCENT BRADFORD, ONTARIO NAYLOR S BANNERMAN DR TOWN OF BRADFORD WEST GWILLIMBURY THE PROPOSED LOT GRADING IS APPROVED COUNTY OF SIMCOE THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED MAY 17, 2019 THIS SUBDIVISION. COMPANY NAME: COLE ENGINEERING 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. APPROVED BY: 8th LINE SIGNATURE: **ELEVATION: 249.431** DATE: KEY PLAN N.T.S. DEVELOPER: MAX BUILDING HEIGHT: 11.00 m LOT AREA: 478.07 m<sup>2</sup> SAN INVERT: 261.28 m P. A. SLAMA BUILDING HEIGHT: **8.78** m LOT FRONTAGE: 14.52 m STM INVERT: 261.67 m AVERAGE GRADE: 263.71 m LOT COVERAGE: DESIGNED: 34.21 % TP 4 TP BUILDER: CONVERTED TO WALKOUT BASEMENT 3 DATE: APR 2020 JN 09 20 100010210 2 REVISED PER COLE ENGINEERING REVIEW AP 13 20 SCALE: 1:250 ISSUED AP 01 20 POWINCE OF ONT ARE PLAN: 51M-1087 CONSULTANT: No Revision LOT NO: 13 SITING & GRADING PLAN PHASE 3

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