

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: 2010-050

DATE REVIEWED: 05/28/2020

REVIEWED BY: C. DeRover

ENGINEERING REVIEW

☒ ACCEPTED

☐ ACCEPTED AS NOTED

☐ REQUIRES RE-SUBMISSION

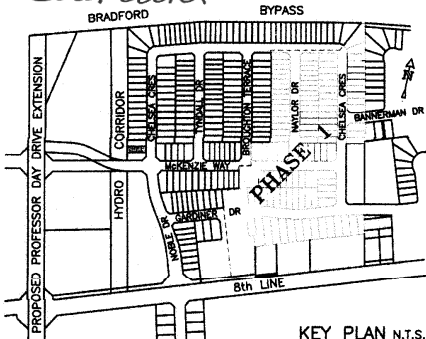
THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.

June 15, 2020

DATE (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

LEGEND

- ☒ SINGLE CATCHBASIN
- ☒ DOUBLE CATCHBASIN
- ☒ SANITARY MH
- ☒ STORM MH
- SANITARY SERVICE
- STORM SERVICE
- WATER SERVICE
- GAS SERVICE
- HYDRO SERVICE
- CABLE SERVICE
- FLOW DIRECTION
- * 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 FOOTING
- USFG U/S FOOTING GARAGE
- SPO SUMP PUMP
- HYDRANT AND VALVE
- ⊕ VALVE AND BOX
- ⊠ BELL PEDESTAL
- ⊡ CABLE PEDESTAL
- ⊞ HYDRO TRANSFORMER
- ⊛ LIGHT STANDARD
- ⊞ SUPER MAILBOX
- ⊞ DOWNSPOUT
- 1234 MUNICIPAL ADDRESS
- SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED FOR 1.22m FROST PROTECTION



KEY PLAN N.T.S.

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

ARCHITECTURAL CONTROL

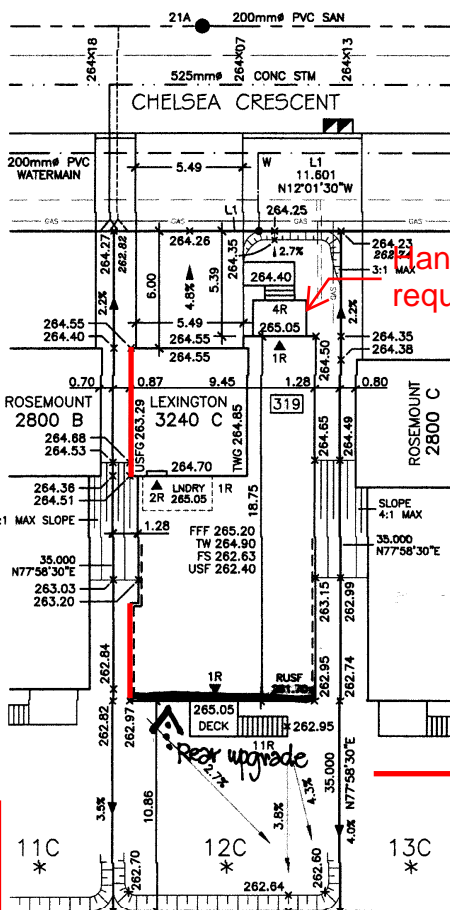
☐ Approved

☒ Approved as Noted

MARTIN ASSOCIATES

This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or approval for other purposes.

Date: 15-04-2020-11m



Handrail and Guard required

45 min. FRR

ZONING INFORMATION

ZONE DESIGNATION BY-LAW	PERMITTED	PROVIDED
FRONT YARD SETBACK (m)	6.0	6.00
FRONT FACE OF GARAGE		
FRONT YARD SETBACK (m)	3.0	5.39
OTHER PORTIONS OF DWELLING		
INTERIOR SIDE YARD SETBACK (m) (SOUTH)	1.2	1.28
INTERIOR SIDE YARD SETBACK (m) (NORTH)	0.6	0.87
REAR YARD SETBACK (m)	7.5	10.86
GARAGE INTERIOR WIDTH (m)	5.4	5.59
GARAGE INTERIOR LENGTH (m)	6.0	6.10
GARAGE PROJECTION (m)	3.0	N/A

STRUCTURE

MODEL NAME	LEXINGTON 3240 C
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
EAST	N/A
WEST	N/A
NORTH	ROSEMOUNT 2800 B
SOUTH	ROSEMOUNT 2800 C

ADJACENT MODEL

EAST	N/A
WEST	N/A
NORTH	ROSEMOUNT 2800 B
SOUTH	ROSEMOUNT 2800 C

FIREBREAK LOT

NO

SERVICING CHECK BOX

SERVICE	YES/NO	DEPTH AT P/L	INVERT	P/L
WATER	YES	1.7		

NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SITE INFORMATION

THIS PLAN IS BASED ON PLAN OF SURVEY OF BLOCKS 163 AND 164 REGISTERED PLAN 51M-1087 TOWN OF BRADFORD WEST GWILLIMBURY COUNTY OF SIMCOE

SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED MAY 17, 2019

THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION

REVIEWED

Inspector: *John J. J. J.*

PERMIT NO.: PRBD202000473 DATE: Jun. 19, 2020

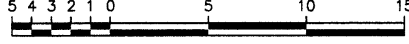
ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.

INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM

INSPECTION REQUEST FAX: (905) 778-2035

INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

5 4 3 2 1 0 5 10 15



HYDRO CORRIDOR

DEVELOPER:	MAX BUILDING HEIGHT: 11.00 m	LOT AREA: 406.03 m ²	SAN INVERT: 261.42 m
	BUILDING HEIGHT: 8.78 m	LOT FRONTAGE: 11.601 m	STM INVERT: 261.69 m
	AVERAGE GRADE: 263.74 m	LOT COVERAGE: 43.34 %	DESIGNED: TP
BUILDER:			DRAWN: TP
			DATE: APR 2020
	2 REVISED PER COLE ENGINEERING REVIEW	AP 13 20	SCALE: 1:250
	1 ISSUED	AP 01 20	PLAN: 51M-1087
CONSULTANT:	No	Revision	Date

SITING & GRADING PLAN

LOT NO: 12
PHASE 3

ARCHITECTURAL DESIGN INC.



56 PENNSYLVANIA AVE.
UNIT 1
CONCORD, ONT. L4K 3Y9
TEL 905 660-9393
FAX 905 660-9419



ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. DRAWINGS MUST NOT BE SCALED.

PROJECT
PROPOSED DWELLING
FOR: LORMEL HOMES
AT: 319 CHASEA CRESCENT
BRADFORD, ONTARIO

THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: Cole Engineering

APPROVED BY: Daniel Ma

SIGNATURE: Daniel Ma

DATE: April 14, 2020

