

# SITE COPY

<b>Bradford West Gwillimbury</b> PLANNING DEPARTMENT COMPLIES WITH ZONING BY-LAW: <b>2010-050</b> DATE REVIEWED: <b>August 12, 2020</b> REVIEWED BY: <i>Samuel D. Ma</i>	ENGINEERING REVIEW <input checked="" type="checkbox"/> ACCEPTED <input type="checkbox"/> ACCEPTED AS NOTED <input type="checkbox"/> 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. <b>August 13, 2020</b> DATE REVIEWED BY: <i>[Signature]</i> (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)
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## 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
- USF U/S FOOTING
- USFG U/S FOOTING GARAGE
- SP SUMP PUMP
- HYDRANT AND VALVE
- VALVE AND BOX
- ⊗ BELL PEDESTAL
- △ CABLE PEDESTAL
- ▽ HYDRO TRANSFORMER
- ★ LIGHT STANDARD
- MB SUPER MAILBOX
- ↓ DOWNSPOUT
- 1234 MUNICIPAL ADDRESS
- SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED FOR 1.22m FROST PROTECTION

## ARCHITECTURAL CONTROL

<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved as Noted	MARTIN ASSOCIATES [Stamp] 20.07.2020
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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

## 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	6.20
OTHER PORTIONS OF DWELLING			
INTERIOR SIDE YARD SETBACK (m) (WEST)		1.2	1.23
INTERIOR SIDE YARD SETBACK (m) (EAST)		0.6	0.62
REAR YARD SETBACK (m)		7.5	14.47
GARAGE INTERIOR WIDTH (m)		5.4	5.59
GARAGE INTERIOR LENGTH (m)		6.0	6.10
GARAGE PROJECTION (m)		3.0	1.88

## STRUCTURE

MODEL NAME: ROSEMOUNT 2800 B  
 HOUSE STYLE: TWO STOREY  
 (i.e. walkout, bungalow etc.)

ADJACENT MODEL	EAST: STANTON 2760 C
	WEST: LEXINGTON 3240 C
	NORTH: N/A
	SOUTH: N/A

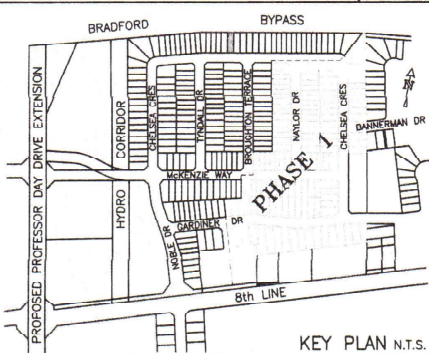
## FIREBREAK LOT

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.



DEVELOPER:

TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

BUILDER: **REVIEWED**

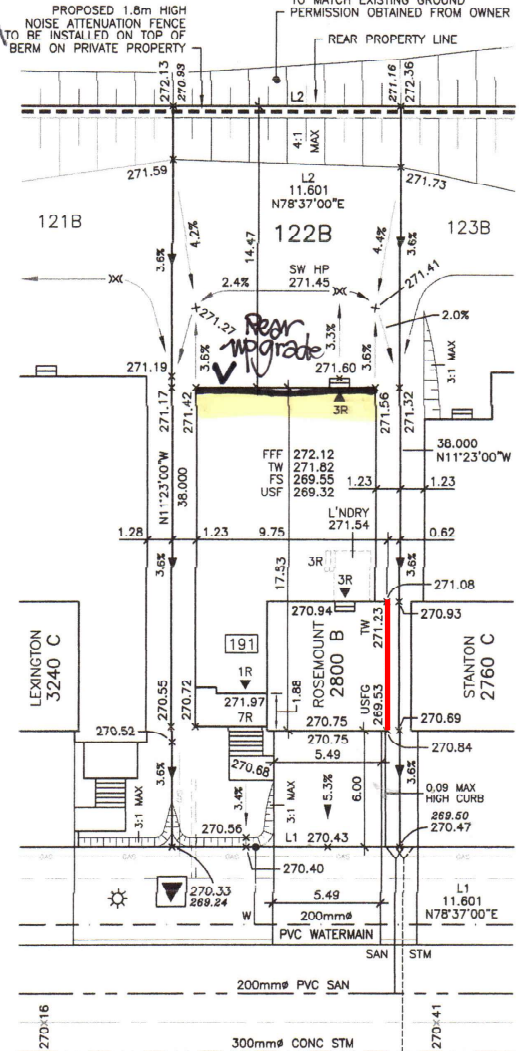
INSPECTION CONSULTANT: *[Signature]*  
 PERMIT NO.: PRBD202000761 DATE: Aug. 14, 2020

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.OM  
 INSPECTION REQUEST FAX: (905) 778-2035  
 INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500

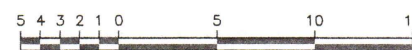
## BRADFORD BYPASS

PART 4  
 PLAN 51R-36547

MINOR INFILL AREA WITHIN 5m OFFSET FROM PROPERTY LINE 2.5:1 MAXIMUM SLOPE TO MATCH EXISTING GROUND PERMISSION OBTAINED FROM OWNER



## CHELSEA CRESCENT



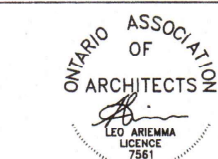
BENCHMARK: CONCRETE CULVERT UNDER HIGHWAY No. 88, 1.8km WEST OF POST OFFICE, TABLET IN WEST FACE OF CULVERT, 30cm FROM NORTH END, 1.02m BELOW TOP, 11.0m NORTH OF CENTRELINE OF ROAD, 1.2m BELOW ROAD LEVEL, 4.3m SOUTHEAST OF TELEPHONE POLE No. 256-JP, HAVING AN ELEVATION OF 249.431m. ELEVATION: 249.431

MAX BUILDING HEIGHT: 11.00 m	LOT AREA: 440.84 m <sup>2</sup>	SAN INVERT: 267.50 m
BUILDING HEIGHT: 8.46 m	LOT FRONTAGE: 11.601 m	STM INVERT: 267.80 m
AVERAGE GRADE: 271.13 m	LOT COVERAGE: 37.10 %	DESIGNED: TP
		DRAWN: TP
		DATE: JUL 2020
REVISED PER COLE ENGINEERING REVIEW	JL 14 20	SCALE: 1:250
ISSUED	JL 08 20	PLAN: 51M-1087
Revision	Date	
		LOT NO: 122
		PHASE 2

## SITING & GRADING PLAN

## ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.  
 UNIT 1  
 CONCORD, ONT. L4K 3V9  
 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: 191 CHELSEA CRESCENT  
 BRADFORD, ONTARIO

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 Ma*  
 SIGNATURE: *Daniel Ma*  
 DATE: **July 15, 2020**

