LE CC 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 ARE COURTED TO THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS. ENGINEERING REVIEW PLANNING DEPARTMENT Bradford ACCEPTED COMPLIES WITH ZONING BY-LAW: Gwillimbury 2010-050 **DACCEPTED AS NOTED** DATE REVIEWED: [] REQUIRES RE-SUBMISSION REVIEWED BY: dekentes DATE REVIEWED BY (TOWN OF BRADFORD WEST CANLLIMBURY USE ONLY) 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 CROID, 1.2m BELOW ROAD LEVEL, 4.3m SOUTHEAST OF TELEPHONE POLE No. 256-JP, HAVING AN ELEVATION OF 249.431m. **LEGEND** BRADFORD 71111111 SINGLE CATCHBASIN DOUBLE CATCHBASIN SANITARY MH **ELEVATION: 249.431** NATOR 0 STORM MH SANITARY SERVICE PHASE 5 4 3 2 1 0 5 10 STORM SERVICE WATER SERVICE GAS SERVICE HYDRO SERVICE CABLE SERVICE BRADFORD BYPASS FLOW DIRECTION * ENGINEERED FILL MINOR INFILL AREA WITHIN 5m OFFSET FROM PROPERTY LINE PERMISSION OBTAINED FROM OWNER 000.00 EXISTING ELEVATION 000.00 PROPOSED ELEVATION KEY PLAN N.T.S. SW 000.00 SWALE FLEVATION PART 4 14N 51R-36547 PROPOSED MAX 1.8m HIGH NOISE ATTENUATION FENCE TO BE INSTALLED ON TOP OF PROPOSED VERTI-CRETE RETAIN AM PRIVATE PROPERTY ZONING INFORMATION FFF FINISHED 1ST FLOOR PROPOSED VERTI-CRETE RETAINING WALL (MAX HEIGHT = 0.99m) PERMITTED PROVIDED TW TOP OF FOUNDATION WALL ZONE DESIGNATION BY-LAW TWG TOP OF WALL IN GARAGE FRONT YARD SETBACK (m) FRONT FACE OF GARAGE REAR PROPERTY LINE 60 6 00 FS FINISHED SLAB FRONT YARD SETBACK (m)
OTHER PORTIONS OF DWELLING USF U/S FOOTING 3.0 6.22 SEE USFG U/S FOOTING GARAGE INTERIOR SIDE YARD SETBACK (m) (EAST) 0.6 0.088-0.69 SUMP PUMP 1.524 ዕ HYDRANT AND VALVE INTERIOR SIDE YARD SETBACK (m) (WEST) 1.2 1.22 VALVE AND BOX 0 REAR YARD SETBACK (m) 13.68 7.5 BELL PEDESTAL 3:1 MAX SLOPE GARAGE INTERIOR WIDTH (m) 54 5.59 CABLE PEDESTAL 267.85 Δ GARAGE INTERIOR LENGTH (m) 6.10 ₩ HYDRO TRANSFORMER 6.0 108B ş LIGHT STANDARD GARAGE PROJECTION (m) 妆 267.85 X 3.0 1.88 107B 14.02 [MB] SUPER MAILBOX 267.63 2.0% 267 84 STRUCTURE SW HP 7' 267.77 * 45. W. DOWNSPOUT MODEL NAME KIMBERLEY 3020 C 1234 MUNICIPAL ADDRESS rear HOUSE STYLE (i.e. walkout, bun TWO STOREY 3.3% SLOPE 3:1 MAXIMUM upgrade 109B FOOTINGS LOWERED FOR 1.22m FROST PROTECTION EAST N/A WEST N/A ADJACENT MODEL NORTH N/A ARCHITECTURAL SOUTH N/A DESIGN INC. FIREBREAK LOT NO SERVICING CHECK BOX 56 PENNSYLVANIA AVE. 268.45 268.15 265.88 265.65 UNIT 1 CONCORD, ONT. L4K 3V9 TEL 905 660-9393 FAX 905 660-9419 SERVICE YES/NO DEPTH AT P/L INVERT @ P/L Architect WATER YES NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ASSOC, SITE INFORMATION 267.19 THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF LOT 14 CONCESSION 8 AND ALL OF BLOCK 131 GEOGRAPHIC TOWNSHIP OF GWILLIMBURY TOWN OF BRADEORD WEST GWILLIMBURY COUNTY OF SIMCOE & ARCHITECTS & 247 **ARCHITECTURAL CONTROL** 1.22 1R ▼ MARTIN 3020 °C ASSOCIATION 268.30 7R Approved Moted 267.04 SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED OCTOBER 28, 2014 A 6.9% THE CONTRACTOR SHALL CHECK AND VERIFI ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION 27.08 10/0 TV NGS MUST NOT BE SCALED 7.469 8 N73'45'50'E CI PROPOSED DWELLING FOR: LORMEL HOMES AT: 247 CHELSEA CRESCENT BRADFORD, ONTARIO 5.49 limit of verti—crete 5ft mass extender block PAC WATERM PROPERTY LINE THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION. 0.066 200mm# PVC SAM COMPANY NAME: COLE ENGINEERING 45min. FRR <u>р¹⁹</u> DANIEL MA CONC STM Davil My FACE OF RETAINING WALL CHELSEA CRESCENT Aug. 18, 2020 DETAIL A SCALE = 1:100 DATE: MAX BUILDING HEIGHT: 11.00 m LOT AREA: 529.34 m² SAN INVERT: 263.77 m OF ESSION REVIEWED 8.32 m LOT FRONTAGE: 11.785 m STM INVERT: 264.30 m 267.42 m LOT COVERAGE: 31.91% DESIGNED: TP AVERAGE GRADE: 4 REVISED PER COLE ENGINEERING REVIEW AU 18 20 DRAWN: TP P. A. SLAMA REVISED VERTI-CRETE RETAINING WALL AU 17 20 DATE: FEB 2020 100010210 2 REVISED PER COLE ENGINEERING REVIEW FE 24 20 SCALE: 1:250 PRBD202000448 DATE: Aug. 31, 2020 1 ISSUED FE 18 20 PLAN: 51M-1087 CALL COMPLY WITH THE TARIO BUILDING CODE AND ALL OTHER APPLICABLE TUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES. Date MCE OF ON LOT NO: 108 SITING & GRADING PLAN PHASE 2 INSPECTION REQUEST FAX: (905) 778-2035 INSPECTION REQUEST TELEPHONE: (905) 778-2055 EXT. 1500