Bradford Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW:

DATE REVIEWED:

REVIEWED BY:

ENGINEERING REVIEW

☐ ACCEPTED ☐ ACCEPTED AS NOTED

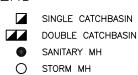
☐ REQUIRES RE-SUBMISSION

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.

REVIEWED BY DATE (TOWN OF BRADFORD WEST GWILLIMBURY 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 CENTRELINE OF ROAD, 1.2m BELOW ROAD LEVEL, 4.3m SOUTHEAST

LEGEND



SANITARY SERVICE STORM SERVICE WATER SERVICE

GAS SERVICE HYDRO SERVICE CABLE SERVICE FLOW DIRECTION

*ENGINEERED FILL 000.00 EXISTING ELEVATION PROPOSED ELEVATION 000.00 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 U/S FOOTING GARAGE USFG

SUMP PUMP SPO HYDRANT AND VALVE **⊹**

> 0 VALVE AND BOX BELL PEDESTAL

Δ CABLE PEDESTAL \blacksquare HYDRO TRANSFORMER

✡ LIGHT STANDARD MB SUPER MAILBOX **DOWNSPOUT**

1234 MUNICIPAL ADDRESS SLOPE 3:1 MAXIMUM FOOTINGS LOWERED FOR 1.22m FROST PROTECTION

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: 287 CHELSEA 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: IBI Group

Kishan Pai APPROVED BY: Kishan Pai SIGNATURE:

DATE:





ZONING INFORMATION

ZUNING INFURMATION				
ZONE DESIGNATION BY-LAW	PERMITTED	PROVIDED		
FRONT YARD SETBACK (m) FRONT FACE OF GARAGE	6.0	6.00		
FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING	3.0	6.36		
INTERIOR SIDE YARD SETBACK (m) (SOUTH)	1.2	1.89		
INTERIOR SIDE YARD SETBACK (m) (NORTH)	0.6	1.28		
REAR YARD SETBACK (m)	7.5	11.88		
GARAGE INTERIOR WIDTH (m)	5.4	5.59		
GARAGE INTERIOR LENGTH (m)	6.0	6.10		
GARAGE PROJECTION (m)	3.0	2.03		
STRUCTURE	•			

	MODEL NAME		REDWING 2280 A		
	HOUSE STYLE (i.e. walkout, bungal	ow etc.)	TWO STOREY WALKOUT		
		EAST	N/A		
	ADJACENT MODEL	WEST	N/A		
	ADJACENT MODEL	NORTH	CAMERON 2030 C		
		SOUTH	ROSEMOUNT 2800 A		
	FIREBREAK LOT		NO		
	SERVICING CHECK BOX				

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

DEPTH AT P/L

INVERT @ P/L

SITE INFORMATION

YES/NO

SERVICE

THIS PLAN IS BASED ON PLAN OF SUBDIVISION OF PART OF CONTROL OF BRADFORD WEST GWILLIMBURY

AND ALL OF BLOCK 131

REGISTERED PLAM 51M-962

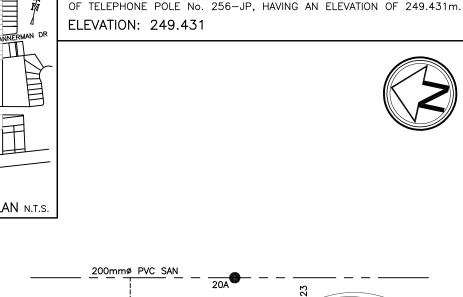
TOWN OF BRADFORD WEST GWILLIMBURY COUNTY OF SIMCOE

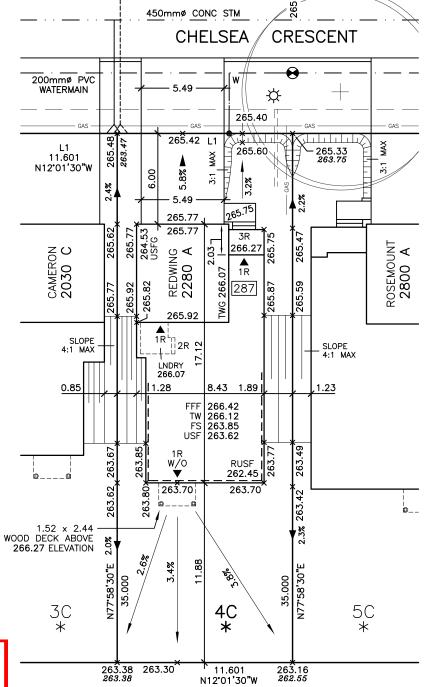
SURVEY PREPARED BY HUNT SURVEYS INC., O.L.S. DATED MAY 11, 2016

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

Complies with Zoning By-law 2010-050 2021-07-22 Reviewed by: Cdekender

Zoning reviewed for deck only





LOTS TO DRAIN TO SWM POND PER EXISTING DRAINAGE CONDITIONS

HYDRO CORRIDOR

5 4 3 2 1 0 5 10 15

\							
	DEVELOPER:	MA	X BUILDING HEIGHT: 11.00 m	LOT AREA:	406.03 m²	SAN INVE	RT: 262.79 m
GINEER		BU	ILDING HEIGHT: 8.88 m	LOT FRONTAGE:	11.601 m	STM INVE	RT: 262.89 m
		AVI	ERAGE GRADE: 264.76 m	LOT COVERAGE:	34.11 %	DESIGNED	: TP
/رء		4				DRAWN:	TP
/	BUILDER:	3	ADDED WOOD DECK		JL 06 21	DATE:	MAR 2020
		2 REVISED PER COLE ENGINEERING REVIEW 1 ISSUED No Revision		IG REVIEW	MR 08 20	SCALE:	1:250
					MR 01 20	PLAN:	51M-1087
	CONSULTANT:				Date	LOT NO: 4	
			SITING & GRADING PLAN		PHASE 3		