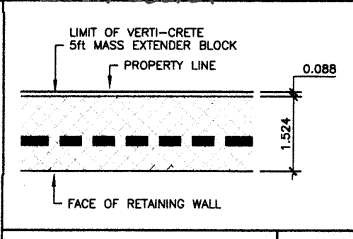


# SITE COPY

	PLANNING DEPARTMENT	ENGINEERING REVIEW	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. DATE REVIEWED BY: <i>[Signature]</i> August 30, 2020 DATE (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)
	COMPLIES WITH ZONING BY-LAW: 2010-050	<input checked="" type="checkbox"/> ACCEPTED	
	DATE REVIEWED: 06/01/2020	<input type="checkbox"/> ACCEPTED AS NOTED	
	REVIEWED BY: <i>C. Delester</i>	<input type="checkbox"/> REQUIRES RE-SUBMISSION	

- ### 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
  - 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



### 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 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

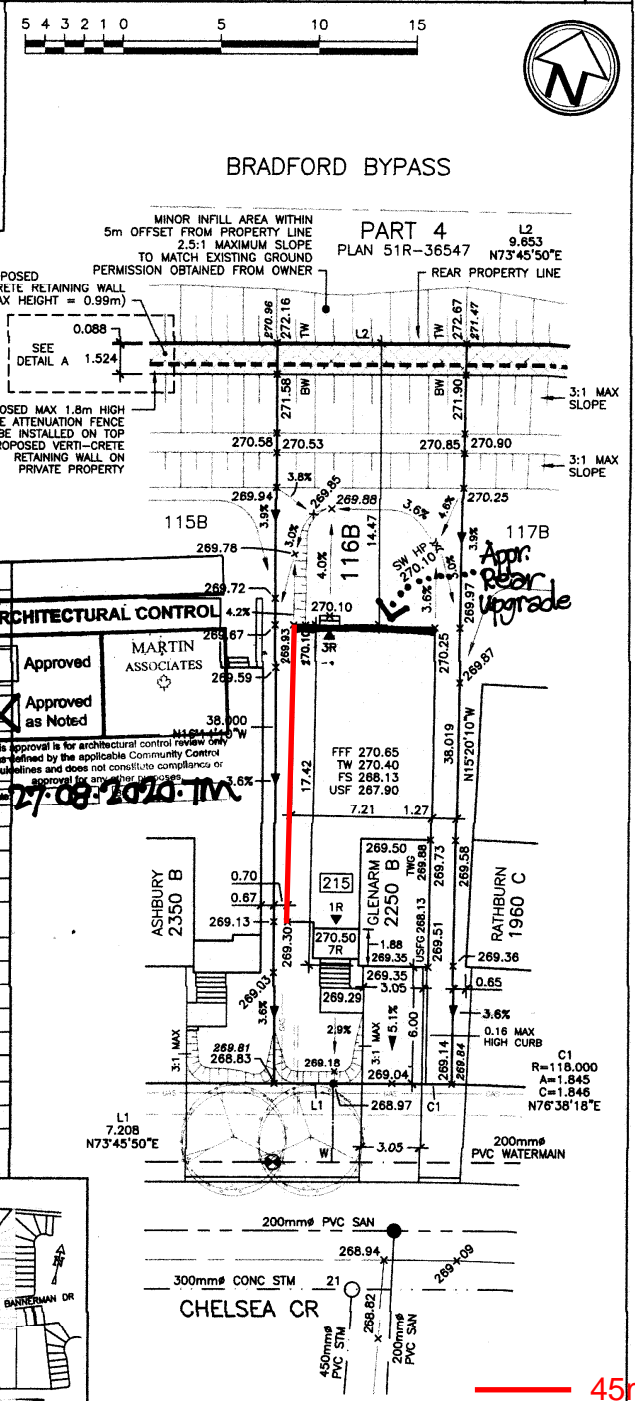
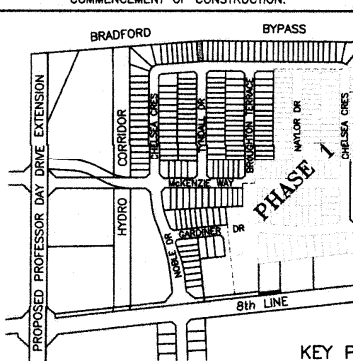
### ZONING INFORMATION

ZONE DESIGNATION BY-LAW	PERMITTED	PROVIDED
FRONT YARD SETBACK (m)	6.0	6.00
FRONT FACE OF GARAGE		
FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING	3.0	6.41
INTERIOR SIDE YARD SETBACK (m) (EAST)	1.2	1.27
INTERIOR SIDE YARD SETBACK (m) (WEST)	0.6	0.70
REAR YARD SETBACK (m)	7.5	14.47
GARAGE INTERIOR WIDTH (m)	2.7	3.05
GARAGE INTERIOR LENGTH (m)	6.0	6.10
GARAGE PROJECTION (m)	3.0	1.88

### STRUCTURE

MODEL NAME	GLENARM 2250 B
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
ADJACENT MODEL	EAST RATHBURN 1960 C WEST ASHBURY 2350 B 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.



### ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE. UNIT 1  
CONCORD, ONT. L4K 3V9  
TEL 905 660-9393  
FAX 905 660-9419

Architect

ONTARIO ASSOCIATION OF ARCHITECTS

LEA AREHMA LICENCE 7581

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: 215 CHELSEA CRESCENT BRADFORD, ONTARIO

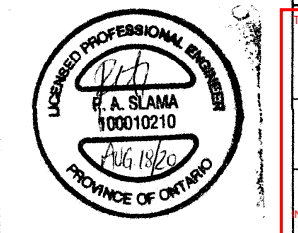
THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: *COLE ENGINEERING*

APPROVED BY: *DANIEL MA*

SIGNATURE: *Daniel Ma*

DATE: *Aug. 18, 2020*



DEVELOPER: BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

**REVIEWED**

Builder: *[Signature]*

PERMIT NO. PRBD202000456 DATE: Sept. 1, 2020

ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE 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 TEL: (905) 778-2035 EXT. 1000

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 SOUTHWEST OF TELEPHONE POLE No. 256-JP, HAVING AN ELEVATION OF 249.431m. ELEVATION: 249.431

MAX BUILDING HEIGHT:	11.00 m	LOT AREA:	355.49 m <sup>2</sup>	SAN INVERT:	266.20 m
BUILDING HEIGHT:	7.85 m	LOT FRONTAGE:	9.166 m	STM INVERT:	266.50 m
AVERAGE GRADE:	269.74 m	LOT COVERAGE:	34.31 %	DESIGNED:	TP
4 REVISED PER COLE ENGINEERING REVIEW		AU 18 20		DRAWN:	TP
3 REVISED VERTI-CRETE RETAINING WALL		AU 17 20		DATE:	MAR 2020
2 REVISED PER COLE ENGINEERING REVIEW		MR 25 20		SCALE:	1:250
1 ISSUED		MR 24 20		PLAN:	51M-1087
No	Revision	Date			

LOT NO: 116  
PHASE 2

## SITING & GRADING PLAN