

Bradford West Gwillimbury

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW: **2010-050**

DATE REVIEWED: **Nov 25, 2020**

REVIEWED BY: *CdeReuter*

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.

November 26, 2020

DATE (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

REVIEWED BY: *[Signature]*

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
- ☒ EXISTING ELEVATION
- ☒ 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
- ☒ 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 completion or endorsement of this project.

17.09.2020 TM

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE. UNIT 1
CONCORD, ONT. L4K 3V9
TEL 905 680-9393
FAX 905 680-9419

Architect

ONARIO OF ARCHITECTS

LED AREMMA 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.

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

PROJECT

PROPOSED DWELLING FOR: LORMEL HOMES

AT: 272 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 M.A.*

SIGNATURE: *Daniel M.A.*

DATE: **Sept. 11, 2020**

45 MIN. FRR

DEVELOPER: TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

[Signature]

PERMIT NO. PRBD202001454 DATE: **Dec. 2, 2020**

CONSTRUCTION SHALL COMPLY WITH THE 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

MAX BUILDING HEIGHT: 11.00 m	LOT AREA: 406.03 m ²	SAN INVERT: 262.88 m
BUILDING HEIGHT: 8.24 m	LOT FRONTAGE: 11.601 m	STM INVERT: 263.20 m
AVERAGE GRADE: 266.58 m	LOT COVERAGE: 43.34 %	DESIGNED: TP
4		DRAWN: TP
3		DATE: SEP 2020
2 REVISED PER COLE ENGINEERING REVIEW	SE 08 20	SCALE: 1:250
1 ISSUED	SE 02 20	PLAN: 51M-1087
No	Revision	Date

SITING & GRADING PLAN

**LOT NO: 14
PHASE 3**