



PLANNING DEPARTMENT

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

DATE REVIEWED: **Nov 25, 2020**

REVIEWED BY: *C. DeFever*

ENGINEERING REVIEW

☒ ACCEPTED

☐ ACCEPTED AS NOTED

☐ REQUIRES RE-SUBMISSION

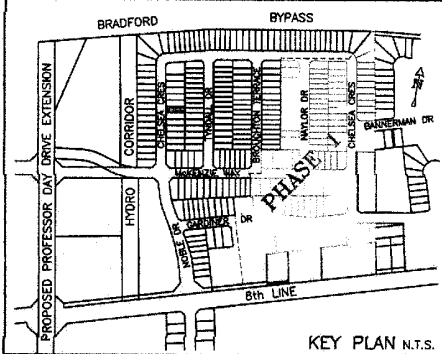
THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.

November 26, 2020

DATE REVIEWED BY: (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)

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
- MB SUPER MAILBOX
- DOWNSPOUT
- MUNICIPAL ADDRESS
- SLOPE 3:1 MAXIMUM
- FOOTINGS LOWERED FOR 1.22m FROST PROTECTION



ZONING INFORMATION

ZONE DESIGNATION	R1-2	PERMITTED	PROVIDED
FRONT YARD SETBACK (m)	6.0	6.00	
FRONT FACE OF GARAGE			
FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING	3.0	5.68	
INTERIOR SIDE YARD SETBACK (m) (NORTH)	1.2	1.30	
INTERIOR SIDE YARD SETBACK (m) (SOUTH)	0.6	0.70	
REAR YARD SETBACK (m)	7.5	10.25	
GARAGE INTERIOR WIDTH (m)	5.4	5.59	
GARAGE INTERIOR LENGTH (m)	6.0	6.10	
GARAGE PROJECTION (m)	3.0	1.57	

STRUCTURE

MODEL NAME	HONEYWOOD 2480 B
HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY
EAST	N/A
WEST	N/A
NORTH	LEXINGTON 3240 C
SOUTH	ROSEMOUNT 2800 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.

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

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE. UNIT 1
CONCORD, ONT. L4K 3Y9
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: LORREL HOMES
AT: 288 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: *November 11, 2020*



DEVELOPER: TOWN OF BRADFORD WEST GWILLIMBURY - BUILDING DEPARTMENT

REVIEWED

INSPECTOR: *[Signature]*

PERMIT NO: **PRBD202001458** DATE: **Dec. 2, 2020**

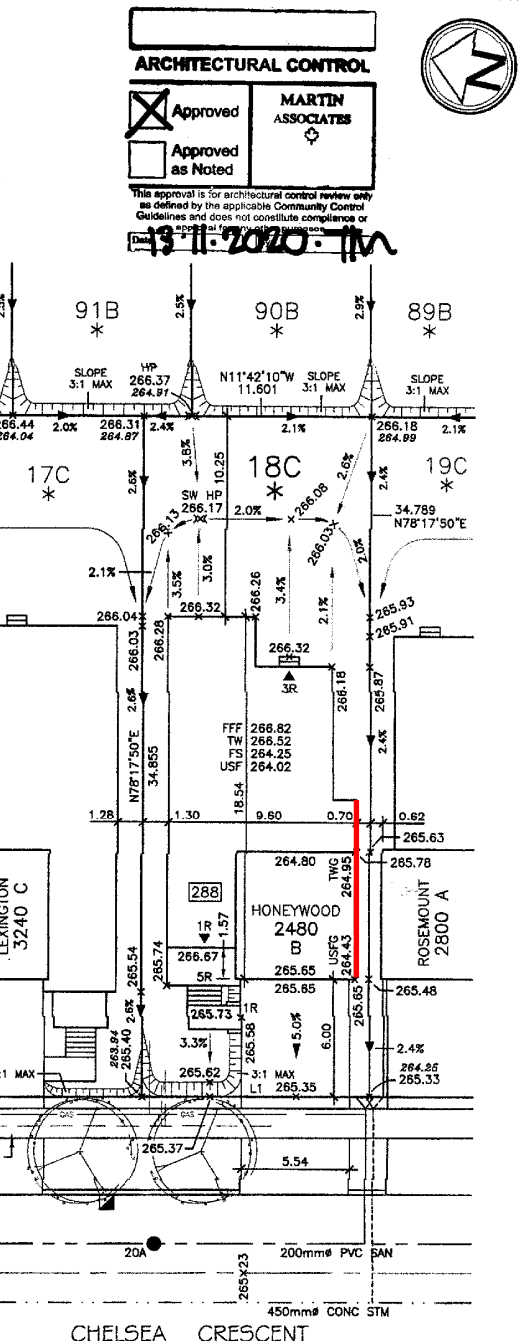
CONSULTANT: *[Signature]*

ALL 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 PHONE: (905) 779-2035
INSPECTION REQUEST TELEPHONE: (905) 779-2035 EXT. 7388

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



CHELSEA CRESCENT

MAX BUILDING HEIGHT: 11.00 m	LOT AREA: 404.07 m ²	SAN INVERT: 262.39 m
BUILDING HEIGHT: 8.37 m	LOT FRONTAGE: 11.601 m	STM INVERT: 262.78 m
AVERAGE GRADE: 265.96 m	LOT COVERAGE: 39.11%	DESIGNED: TP
4		DRAWN: TP
3		DATE: NOV 2020
2		SCALE: 1:250
1 ISSUED	NO 06 20	PLAN: 51M-1087
No	Revision	Date

SITING & GRADING PLAN

LOT NO: 18

PHASE 3