Bradford Gwillimbury
LEGEND

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TW

TWG

USF

USFG

SPO

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MB

1234

FS

SW 000.00

SINGLE CATCHBASIN

DOUBLE CATCHBASIN

SANITARY MH

ENGINEERED FILL

EXISTING ELEVATION PROPOSED ELEVATION

SWALE ELEVATION

FINISHED SLAB

U/S FOOTING

SUMP PUMP

FINISHED 1ST FLOOR

TOP OF FOUNDATION WALL

TOP OF WALL IN GARAGE

U/S FOOTING GARAGE

HYDRANT AND VALVE

VALVE AND BOX

BELL PEDESTAL

CABLE PEDESTAL

LIGHT STANDARD

SUPER MAILBOX DOWNSPOUT

MUNICIPAL ADDRESS

SLOPE 3:1 MAXIMUM

FOOTINGS LOWERED FOR 1.22m FROST PROTECTION

HYDRO TRANSFORMER

STORM MH SANITARY SERVICE STORM SERVICE WATER SERVICE GAS SERVICE HYDRO SERVICE CABLE SERVICE FLOW DIRECTION

PLANNING DEPARTMENT

COMPLIES WITH ZONING BY-LAW:

DATE REVIEWED:

REVIEWED BY:

ENGINEERING REVIEW

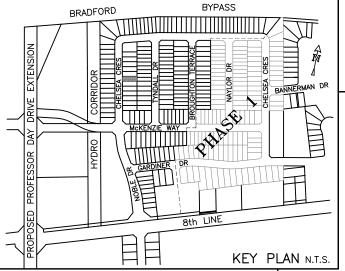
☐ ACCEPTED

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

ELEVATION: 249.431



89B

SLOPE 3:1 MAX

34.789

0.62

- 265.78

2.4% *264.25* 265.33

51M-1087

LOT NO: 18 PHASE 3

ROSEMOUNT 2800 A

N78°17'50"E

2.1%

19C

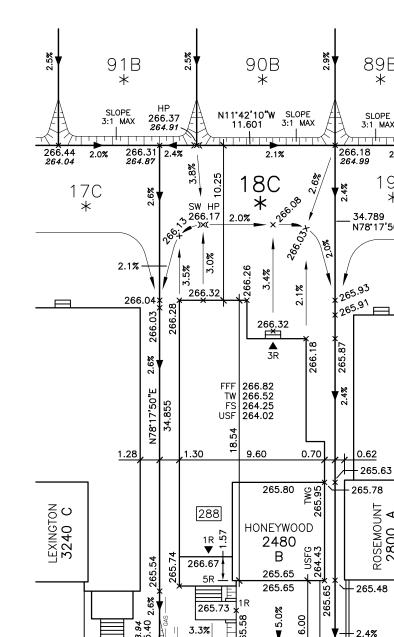
ZONING INFORMATION ZONE DESIGNATION PERMITTED PROVIDED R1 - 2FRONT YARD SETBACK (m) FRONT FACE OF GARAGE 6.00 FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING 5.68 INTERIOR SIDE YARD SETBACK (m) (NORTH) 1.2 1.30 INTERIOR SIDE YARD SETBACK (m) (SOUTH) 0.6 0.70 REAR YARD SETBACK (m) 7.5 10.25 GARAGE INTERIOR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

	CHARGE TROOLOTTON	0.0	•					
	STRUCTURE							
	MODEL NAME			HONEYWOOD 2480 B				
	HOUSE STYLE (i.e. walkout, bungalow etc.)			TWO STOREY				
	ADJACENT MODEL	EAST	N	N/A				
		WEST	N					
		NORTH	L	LEXINGTON 3240 C				
		SOUTH	R	ROSEMOUNT 2800 A				
	FIREBREAK LOT			NO				

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

DEPTH AT P/L

INVERT @ P/L



49

3.3%

265.62

265.37-

SITING & GRADING PLAN

-3:1 MAX

L1

265.35

5.54

200mmø PVC SAN

NO 06 20

## 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** 

DATE:

PROPOSED DWELLING FOR: LORMEL 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

COMPANY NAME: APPROVED BY: SIGNATURE:

SITE INFORMATION

SERVICING CHECK BOX

YES/NO

SERVICE

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., DATED MAY 17, 2019 0.L.S.

CONSULTANT:

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

		-	· · · · · · · _	0mmø CONC	nø CONC STM		
			CHELSEA	CRESCE	NT		
5 4 3 2 1 0 5	10	15					
DEVELOPER:		MAX	BUILDING HEIGHT: 11.00 m	LOT AREA:	<b>404.07</b> m²	SAN INVER	RT: 262.39 n
		BUI	LDING HEIGHT: 8.37 m	LOT FRONTAGE:	<b>11.601</b> m	STM INVER	RT: 262.78 n
		AVE	RAGE GRADE: 265.96 m	LOT COVERAGE:	39.11%	DESIGNED:	TP
		4				DRAWN:	TP
BUILDER:		3				DATE:	NOV 2020
		2	CORRECTED GARAGE TWG		JA 18 21	SCALE:	1:250

**ISSUED** 

1.5m CONCRETE

SIDEWALK