



PLANNING DEPARTMENT

COMPLIES WITH  
ZONING BY-LAW:

DATE REVIEWED:

REVIEWED BY:

ENGINEERING REVIEW

☐ ACCEPTED

☐ ACCEPTED AS NOTED

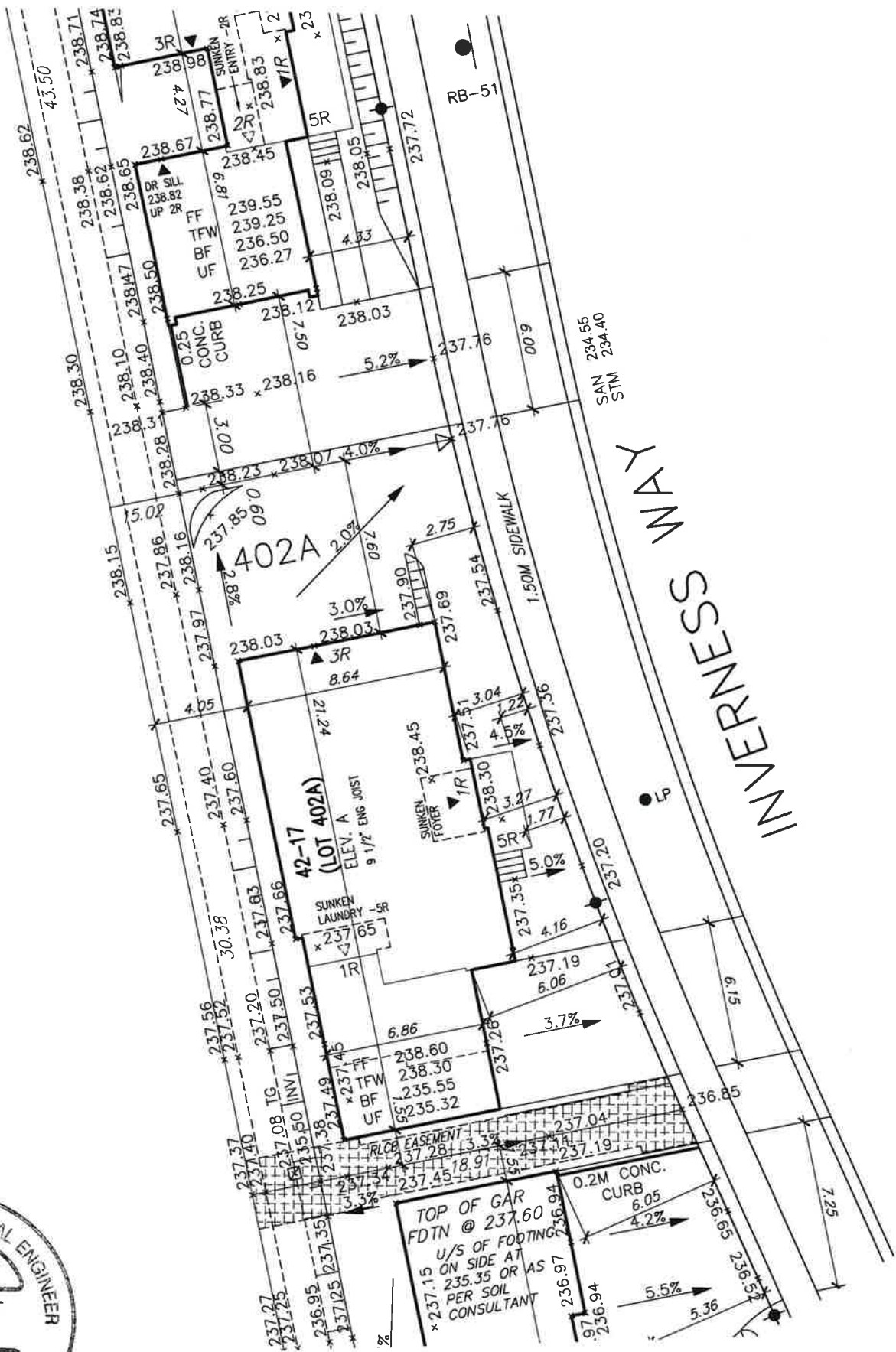
☐ REQUIRES RE-SUBMISSION

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.

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

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of BRADFORD / WEST GWILLIMBURY.



RICHARD - H:\ARCHIVE\WORKING\2013\13045.BW\Site Plan\13045-SP-BCH-PH2-TABS.dwg - Wed - Nov 11 2020 - 7:47 AM

project no  
13045

MUNICIPAL ADDRESS

- LP ● PROPOSED VALVE  
H ● LIGHT POLE  
H ● HYDRANT  
● TRANSFORMER  
● WATER SERVICE  
▽ DOUBLE STM./SAN. CONNECTION  
▽ SINGLE STM./SAN. CONNECTION  
CB □ CATCH BASIN  
☒ CABLE TELEVISION PEDESTAL  
● BELL PEDESTAL

\_R No. OF RISERS  
FF FINISHED FLOOR ELEVATION  
UF UNDERSIDE FOOTING ELEVATION  
BF FIN. BASEMENT FLOOR SLAB  
TFW TOP OF FOUNDATION WALL  
UFR UNDERSIDE FOOTING AT REAR  
UFF UNDERSIDE FOOTING AT FRONT  
UFS UNDERSIDE FOOTING AT SIDE  
W.O.D. WALK OUT DECK  
W.O.B. WALK OUT BASEMENT  
REV REVERSE PLAN

- STREET SIGN  
SUPER MAIL BOX  
RETAINING WALL  
CHAIN LINK FENCE  
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)  
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)  
HYDRO SERVICE LATERAL  
SWALE DIRECTION  
EMBANKMENT

- PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA  
THIS LOT CONTAINS ENGINEERED FILL  
AC AIR CONDITIONER REQUIRED  
RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)  
SIDE WINDOW LOCATION  
EXTERIOR DOOR LOCATION  
REDUCE SIDE YARD

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.  
qualification information  
Wellington Jno-Baptiste 25591  
name registration information BCIN  
VA3 Design Inc. 42658  
Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.  
Builder to verify service connection elevations prior to constructing foundations.



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Toronto ON M2J 1R4  
t 416.630.2255 f 416.630.4782  
va3design.com

URBAN ECOSYSTEMS LTD. HAS REVIEWED THE PROPOSED GRADES AS SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS

LOT NO. 402A (Re-site)  
DATE Nov 11, 2020

DEVELOPER:

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG  
VA3 DESIGN- ARCHITECTURE

MAX BUILDING HEIGHT: 13.0m

BUILDING HEIGHT: 8.56m

AVERAGE GRADE: 237.51m

LOT AREA: 500.56 m2

LOT FRONTAGE: 30.59 m

LOT COVERAGE: N/A %

SAN INVERT: 234.55 m

STM INVERT: 234.40 m

DESIGNED: -

DRAWN: RC

SCALE: 1:250

DATE: JULY 23-2020

PLAN: 51M-

4

3

2

1

No.

Revision

Date

SITING & GRADING PLAN

LOT NO: B402A