



PLANNING DEPARTMENT

COMPLIES WITH
ZONING BY-LAW:

DATE REVIEWED:

REVIEWED BY:

ENGINEERING REVIEW

- ☐ ACCEPTED
- ☐ ACCEPTED AS NOTED
- ☐ REQUIRES RE-SUBMISSION

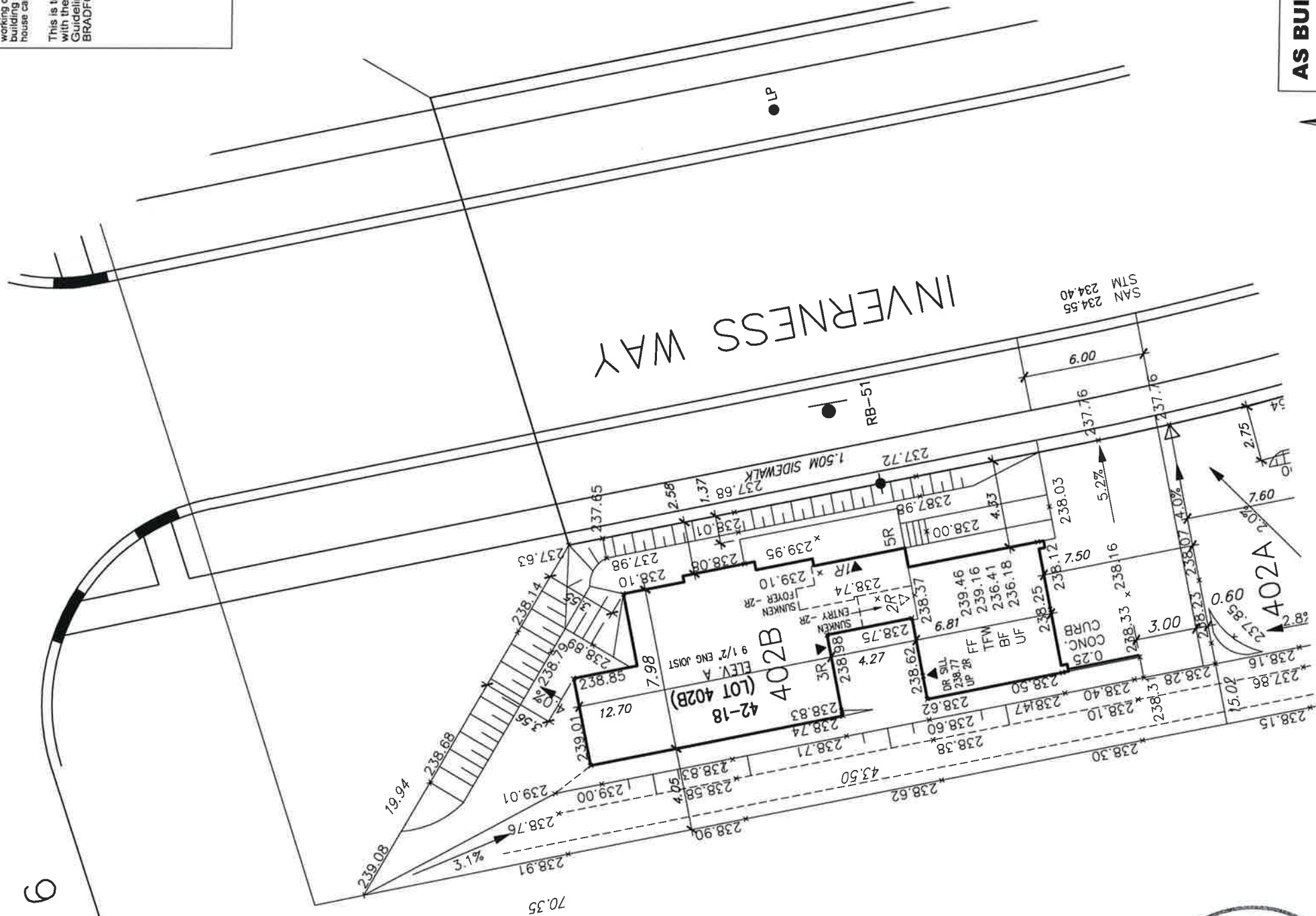
THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.

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.

LINE 6



AS BUILT GRADING

PROJECT NO. 13045
FILE NAME: H:\ARCHIVE\WORKING\2013\13045.BW\Site Plan\13045-SP-B01-P02-T05-40-2b on building - Tue - Feb 2 2021 - 10:46 AM

- | | | | |
|--|---|--|--|
| ☒ PROPOSED VALVE | ☒ FINISHED FLOOR ELEVATION | ☒ STREET SIGN | ☒ PROVIDE 3/4" DIA. CLEAR STONE IN THIS AREA |
| ☒ LIGHT POLE | ☒ UNDERSIDE FOOTING ELEVATION | ☒ SUPER MAIL BOX | ☒ THIS LOT CONTAINS ENGINEERED FILL |
| ☒ HYDRANT | ☒ FIN. BASEMENT FLOOR SLAB | ☒ RETAINING WALL | ☒ AIR CONDITIONER REQUIRED |
| ☒ TRANSFORMER | ☒ TOP OF FOUNDATION WALL | ☒ CHAIN LINK FENCE | ☒ RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD) |
| ☒ WATER SERVICE | ☒ UNDERSIDE FOOTING AT REAR | ☒ ACoustical FENCE (SEE LANDSCAPE PLAN) | ☒ SIDE WINDOW LOCATION |
| ☒ DOUBLE STM / SAN. CONNECTION | ☒ UNDERSIDE FOOTING AT FRONT | ☒ WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) | ☒ EXTERIOR DOOR LOCATION |
| ☒ SINGLE STM / SAN. CONNECTION | ☒ UNDERSIDE FOOTING AT SIDE | ☒ HYDRO SERVICE LATERAL | ☒ REDUCE SIDE YARD |
| ☒ CATCH BASIN | ☒ W.O.D. WALK OUT DECK | ☒ SWALE DIRECTION | |
| ☒ CABLE TELEVISION PEDESTAL | ☒ W.O.B. WALK OUT BASEMENT | ☒ EMBANKMENT | |
| ☒ BELL PEDESTAL | ☒ REV. REVERSE PLAN | | |

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. 402B (Re-site)

DATE Feb 22, 2021

ARG GROUP

BUILDER:

BAYVIEW WELLINGTON

CONSULTANT:

URBAN ECO SYSTEMS- CIVIL ENG
VA3 DESIGN- ARCHITECTURE

SITING & GRADING PLAN

LOT NO: B402B

MUNICIPAL ADDRESS

VA3 DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

The undersigned has reviewed and takes 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-Bopliste *John Bopliste* 25591
name registration information
VA3 Design Inc. 42658

Builder to verify location of all hydrants, street lights, transformers and other services. If not confirmed, builder is to relocate at his own expense.
Builder to verify service connection elevations prior to constructing foundations.

MAX BUILDING HEIGHT:	13.0m	LOT AREA:	550.48 m ²	SAN INVERT:	234.55 m
BUILDING HEIGHT:	8.64m	LOT FRONTAGE:	34.31 m	STM INVERT:	234.40 m
AVERAGE GRADE:	238.53m	LOT COVERAGE:	N/A %	DESIGNED:	RC
4				DRAWN:	1:250
3				SCALE:	JULY 23-2020
2				DATE:	51M-
1				PLAN:	
No.				Revision	Date