


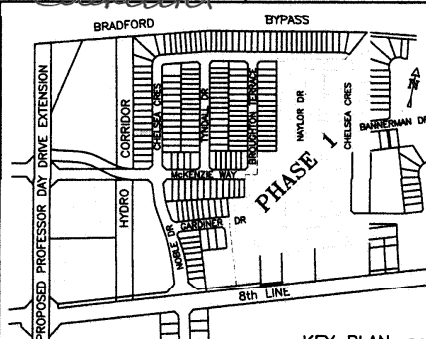

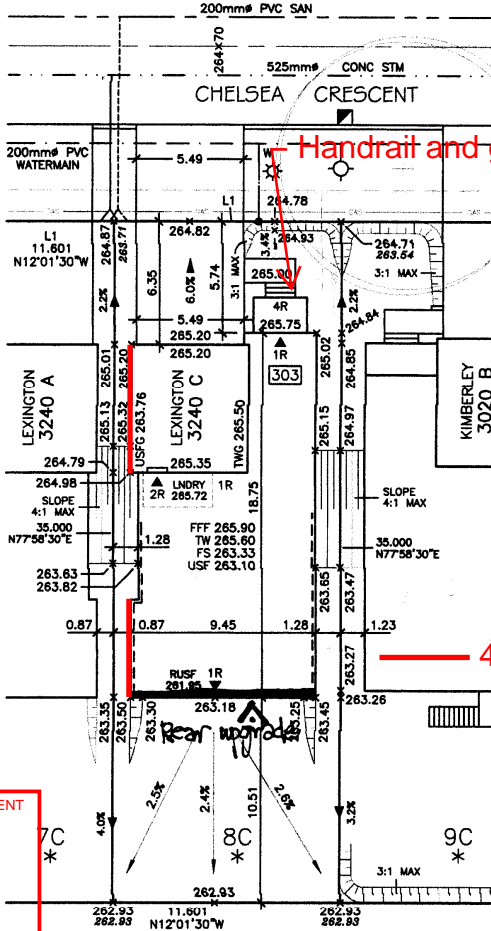




SITE COPY

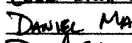
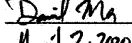
	PLANNING DEPARTMENT	ENGINEERING REVIEW	THIS PLAN HAS BEEN REVIEWED WITH RESPECT TO GENERAL CONFORMANCE WITH THE OVERALL LOT GRADING PLAN AND OUR APPROVAL OF THIS PLAN FOR NO OTHER REASON. WE ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE ELEVATIONS AND DIMENSIONS PROVIDED BY OTHERS.	
	COMPLIES WITH ZONING BY-LAW: 2010-050	<input checked="" type="checkbox"/> ACCEPTED	<input type="checkbox"/> ACCEPTED AS NOTED	June 15, 2020 DATE REVIEWED BY:  (TOWN OF BRADFORD WEST GWILLIMBURY USE ONLY)
	DATE REVIEWED: 05/28/2020	<input type="checkbox"/> REQUIRES RE-SUBMISSION		
	REVIEWED BY: 			


LEGEND <ul style="list-style-type: none"> <input checked="" type="checkbox"/> SINGLE CATCHBASIN <input checked="" type="checkbox"/> DOUBLE CATCHBASIN <input checked="" type="checkbox"/> SANITARY MH <input type="checkbox"/> 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 ⊕ SUPER MAILBOX ⊕ DOWNSPOUT 1234 MUNICIPAL ADDRESS SLOPE 3:1 MAXIMUM FOOTINGS LOWERED FOR 1.22m FROST PROTECTION 		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-UP, HAVING AN ELEVATION OF 249.431m. ELEVATION: 249.431
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ZONING INFORMATION <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ZONE DESIGNATION</th> <th>BY-LAW</th> <th>PERMITTED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>FRONT YARD SETBACK (m)</td> <td>FRONT FACE OF GARAGE</td> <td>6.0</td> <td>6.00</td> </tr> <tr> <td>FRONT YARD SETBACK (m)</td> <td>OTHER PORTIONS OF DWELLING</td> <td>3.0</td> <td>3.91</td> </tr> <tr> <td>INTERIOR SIDE YARD SETBACK (m) (SOUTH)</td> <td></td> <td>1.2</td> <td>1.28</td> </tr> <tr> <td>INTERIOR SIDE YARD SETBACK (m) (NORTH)</td> <td></td> <td>0.6</td> <td>0.87</td> </tr> <tr> <td>REAR YARD SETBACK (m)</td> <td></td> <td>7.5</td> <td>10.51</td> </tr> <tr> <td>GARAGE INTERIOR WIDTH (m)</td> <td></td> <td>5.4</td> <td>5.59</td> </tr> <tr> <td>GARAGE INTERIOR LENGTH (m)</td> <td></td> <td>6.0</td> <td>6.10</td> </tr> <tr> <td>GARAGE PROJECTION (m)</td> <td></td> <td>3.0</td> <td>N/A</td> </tr> </tbody> </table> STRUCTURE <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>MODEL NAME</td> <td>LEXINGTON 3240 C</td> </tr> <tr> <td>HOUSE STYLE (i.e. walkout, bungalow etc.)</td> <td>TWO STOREY</td> </tr> <tr> <td>ADJACENT MODEL</td> <td> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>EAST</td> <td>N/A</td> </tr> <tr> <td>WEST</td> <td>N/A</td> </tr> <tr> <td>NORTH</td> <td>LEXINGTON 3240 A</td> </tr> <tr> <td>SOUTH</td> <td>KIMBERLEY 3020 B</td> </tr> </table> </td> </tr> <tr> <td>FIREBREAK LOT</td> <td>NO</td> </tr> </table> SERVICING CHECK BOX <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SERVICE</th> <th>YES/NO</th> <th>DEPTH AT P/L</th> <th>INVERT @ P/L</th> </tr> <tr> <td>WATER</td> <td>YES</td> <td>1.7</td> <td></td> </tr> </table> <p>NOTE: CONTRACTOR TO CONFIRM STORM AND SANITARY LATERAL INVERTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.</p>	ZONE DESIGNATION	BY-LAW	PERMITTED	PROVIDED	FRONT YARD SETBACK (m)	FRONT FACE OF GARAGE	6.0	6.00	FRONT YARD SETBACK (m)	OTHER PORTIONS OF DWELLING	3.0	3.91	INTERIOR SIDE YARD SETBACK (m) (SOUTH)		1.2	1.28	INTERIOR SIDE YARD SETBACK (m) (NORTH)		0.6	0.87	REAR YARD SETBACK (m)		7.5	10.51	GARAGE INTERIOR WIDTH (m)		5.4	5.59	GARAGE INTERIOR LENGTH (m)		6.0	6.10	GARAGE PROJECTION (m)		3.0	N/A	MODEL NAME	LEXINGTON 3240 C	HOUSE STYLE (i.e. walkout, bungalow etc.)	TWO STOREY	ADJACENT MODEL	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>EAST</td> <td>N/A</td> </tr> <tr> <td>WEST</td> <td>N/A</td> </tr> <tr> <td>NORTH</td> <td>LEXINGTON 3240 A</td> </tr> <tr> <td>SOUTH</td> <td>KIMBERLEY 3020 B</td> </tr> </table>	EAST	N/A	WEST	N/A	NORTH	LEXINGTON 3240 A	SOUTH	KIMBERLEY 3020 B	FIREBREAK LOT	NO	SERVICE	YES/NO	DEPTH AT P/L	INVERT @ P/L	WATER	YES	1.7		ARCHITECTURAL CONTROL <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved as Noted </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> MARTIN ASSOCIATES </div> <p>This approval is for architectural control review only as defined by the applicable Community Control Guidelines and does not constitute compliance or approval for other purposes.</p> <p>Date: 15-04-2020 </p>  <p style="color: red; font-weight: bold;">Handrail and guard required</p> <p style="color: red; font-weight: bold;">45 min. FRR</p>
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ARCHITECTURAL DESIGN INC. 56 PENNSYLVANIA AVE. UNIT 1 CONCORD, ONT. L4K 3V9 TEL 905 660-9393 FAX 905 660-9419	SITE INFORMATION <p>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</p> <p>SURVEY PREPARED BY: HUNT SURVEYS INC., O.L.S. DATED MAY 17, 2019</p> <p>THE BUILDER SHALL BE RESPONSIBLE FOR VERIFICATION OF HOUSE TYPE AND FRONT ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.</p>
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PROJECT PROPOSED DWELLING FOR: LORMEL HOMES AT: 303 CHELSEA CRESCENT BRADFORD, ONTARIO	<div style="border: 2px solid red; padding: 10px; text-align: center;"> REVIEWED  </div> <p>INSPECTOR: </p> <p>PERMIT NO.: PRBD202000469 DATE: Jun. 19, 2020</p> <p>ALL CONSTRUCTION SHALL COMPLY WITH THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE STATUTORY REGULATIONS. THE REVIEWED DOCUMENTS MUST BE KEPT ON SITE AT ALL TIMES.</p> <p>INSPECTION REQUEST EMAIL: BUILDINGINSPECTIONS@TOWNOFBWG.COM 5 4 3 2 INSPECTION REQUEST FAX: (905) 770-2035 15 INSPECTION REQUEST TELEPHONE: (905) 770-2066 EXT. 1534</p>
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COMPANY NAME: COLE ENGINEERING APPROVED BY:  SIGNATURE:  DATE: April 2, 2020	HYDRO CORRIDOR <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DEVELOPER:</td> <td>MAX BUILDING HEIGHT: 11.00 m</td> <td>LOT AREA: 406.03 m²</td> <td>SAN INVERT: 261.91 m</td> </tr> <tr> <td>BUILDER:</td> <td>BUILDING HEIGHT: 8.93 m</td> <td>LOT FRONTAGE: 11.601 m</td> <td>STM INVERT: 262.35 m</td> </tr> <tr> <td>CONSULTANT:</td> <td>AVERAGE GRADE: 264.29 m</td> <td>LOT COVERAGE: 43.34 %</td> <td>DESIGNED: TP</td> </tr> <tr> <td></td> <td>4</td> <td></td> <td>DRAWN: TP</td> </tr> <tr> <td></td> <td>3</td> <td></td> <td>DATE: MAR 2020</td> </tr> <tr> <td></td> <td>2</td> <td></td> <td>SCALE: 1:250</td> </tr> <tr> <td></td> <td>1</td> <td>ISSUED</td> <td>MR 29 20</td> </tr> <tr> <td></td> <td>No</td> <td>Revision</td> <td>Date</td> </tr> </table> <p style="text-align: center; font-weight: bold;">SITING & GRADING PLAN</p>	DEVELOPER:	MAX BUILDING HEIGHT: 11.00 m	LOT AREA: 406.03 m ²	SAN INVERT: 261.91 m	BUILDER:	BUILDING HEIGHT: 8.93 m	LOT FRONTAGE: 11.601 m	STM INVERT: 262.35 m	CONSULTANT:	AVERAGE GRADE: 264.29 m	LOT COVERAGE: 43.34 %	DESIGNED: TP		4		DRAWN: TP		3		DATE: MAR 2020		2		SCALE: 1:250		1	ISSUED	MR 29 20		No	Revision	Date
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	LOT NO: 8 PHASE 3
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