Bradford Gwillimbury

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.

- 264.71 *263.54*

3:1 MAX

35.000 N77*58'30"E

1.23

μm

KIMBERLE 3020

1.264.8⁴

264.85

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.

LEGEND

SINGLE CATCHBASIN DOUBLE CATCHBASIN SANITARY MH 0 STORM MH

SANITARY SERVICE STORM SERVICE WATER SERVICE

GAS SERVICE HYDRO SERVICE CABLE SERVICE FLOW DIRECTION

*ENGINEERED FILL 000.00 EXISTING ELEVATION PROPOSED ELEVATION 000.00 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 0 VALVE AND BOX

 $oldsymbol{X}$ BELL PEDESTAL Δ CABLE PEDESTAL

 \blacksquare HYDRO TRANSFORMER

✡ LIGHT STANDARD MB SUPER MAILBOX DOWNSPOUT

1234 MUNICIPAL ADDRESS SLOPE 3:1 MAXIMUM FOOTINGS LOWERED FOR 1.22m FROST PROTECTION

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

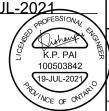
PROPOSED DWELLING FOR: LORMEL HOMES AT: 303 CHELSEA CRESCENT BRADFORD, ONTARIO

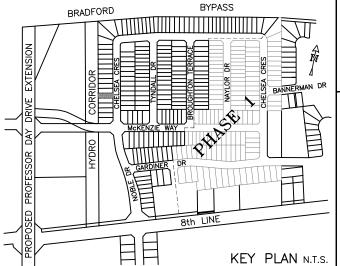
THE PROPOSED LOT GRADING IS APPROVED AS BEING IN GENERAL CONFORMITY WITH THE OVERALL APPROVED GRADING PLAN FOR THIS SUBDIVISION.

COMPANY NAME: IBI Group

Kishan Pai APPROVED BY: <u>Kishan Pai</u> SIGNATURE:

19-JUL-2021 DATE:





ZONING INFORMATION ZONE DESIGNATION BY-LAW PERMITTED PROVIDED FRONT YARD SETBACK (m) FRONT FACE OF GARAGE 6.00 FRONT YARD SETBACK (m) OTHER PORTIONS OF DWELLING 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) 5.59 5.4 GARAGE INTERIOR LENGTH (m) 6.0 6.10 GARAGE PROJECTION (m) 3.0 N/A STRUCTURE MODEL NAME LEXINGTON 3240 C HOUSE STYLE (i.e. walkout, bungalow etc.) TWO STOREY WALKOUT **EAST** N/A

ADJACENT MODEL NORTH LEXINGTON 3240 A SOUTH KIMBERLEY 3020 B FIREBREAK LOT SERVICING CHECK BOX YES/NO DEPTH AT P/L SERVICE INVERT @ P/L WATER YES

WEST

N/A

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

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

Town of Bradford West Gwillimbury Complies with Zoning By-law 2010-050 2021-07-22 Reviewed by: CdeRewer

Zoning reviewed for deck only

200mmø PVC SAN CONC STM 525mmø **CHELSEA CRESCENT** 200mmø PVC 5.49 WATERMAIN 264.78 L1 GAS 264.82 78,7 L1 11.601 264 N12°01'30"W 265.00 6.0% 2.2% 4R 5.49 265.75 265.20 265.20 1R LEXINGTON 3240 C 303 LEXINGTON 3240 A 265. 264.79 265.35 264.98 ▲ LNDRY 2R **265.72** INDRY 1R SLOPE 4:1 MAX 35.000 N77*58'30**"**E FFF 265.90 TW 265.60 1.28 USF 263.10

0.87

RUSF

261.95

ELEVATION: 249.431

w/o 263.26 263.18 263. 1.52 x 2.44 WOOD DECK ABOVE 265.75 ELEVATION 9C 7C 8C ***3:1 MAX 262.93 11.601 262.93 *262.9*3 N12'01'30"W

9.45

1.28

LOTS TO DRAIN TO SWM POND PER EXISTING DRAINAGE CONDITIONS

HYDRO CORRIDOR

5 5 4 3 2 1 0 10 15

	DEVELOPER:	MAX BUILDING HEIGHT: 11.00 m		LOT AREA:	406.03 m²	SAN INVERT: 26	1.90 m
EER		BU	ILDING HEIGHT: 8.93 m	LOT FRONTAGE:	11.601 m	STM INVERT: 26	2.35 m
	y	ΑV	ERAGE GRADE: 264.29 m	LOT COVERAGE:	43.34 %	DESIGNED: TP	
/		4				DRAWN: TP	
	BUILDER:	3				DATE: MAR 2	2020
		2	ADDED WOOD DECK		JL 06 21	SCALE: 1:250)
		1	ISSUED		MR 29 20	PLAN: 51 M -	1087
	CONSULTANT:	No	Revision		Date	LOT NO: 8	
			SITING & GRA	DING PLA	N	PHASI	_

263.82

0.87