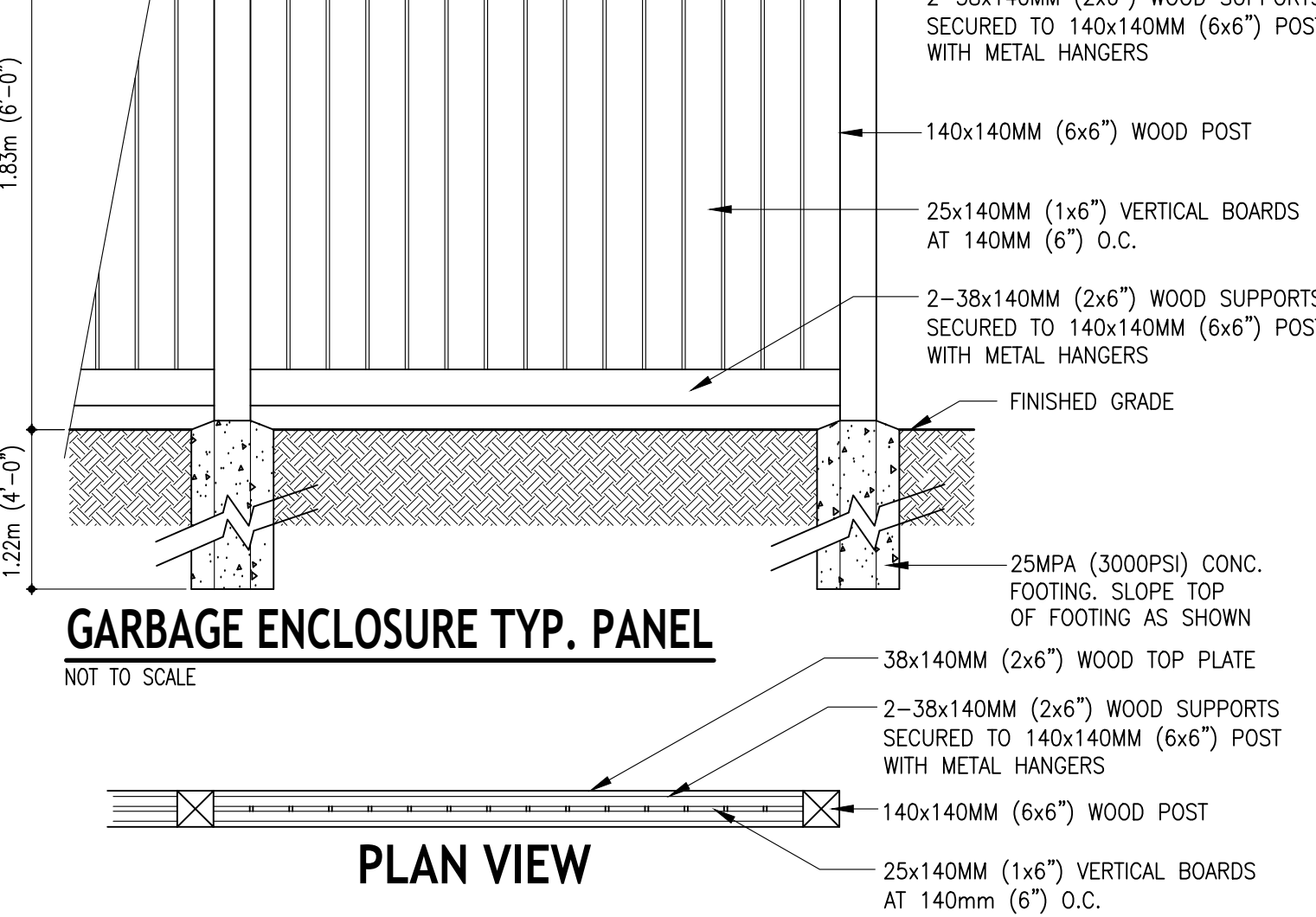
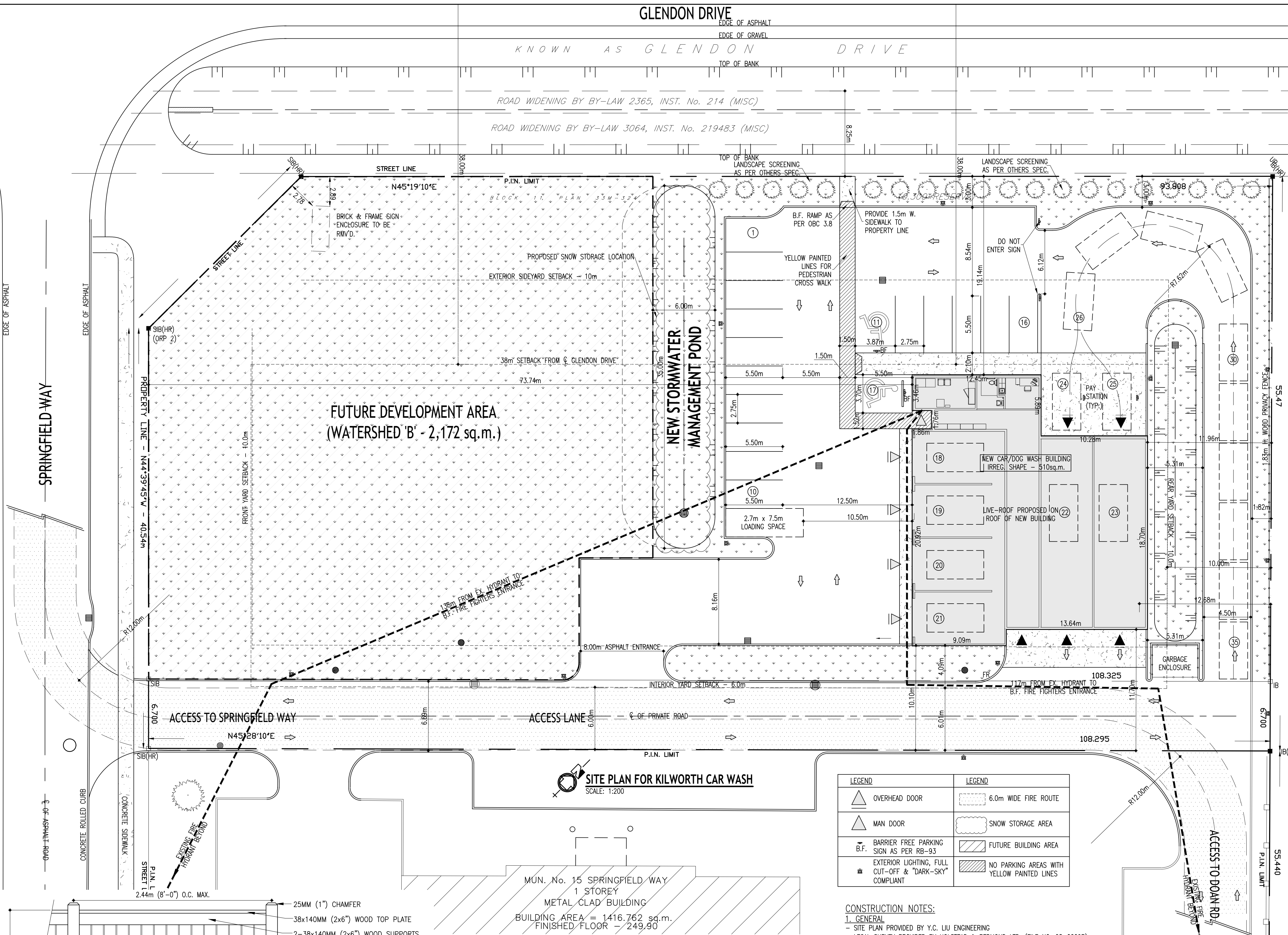


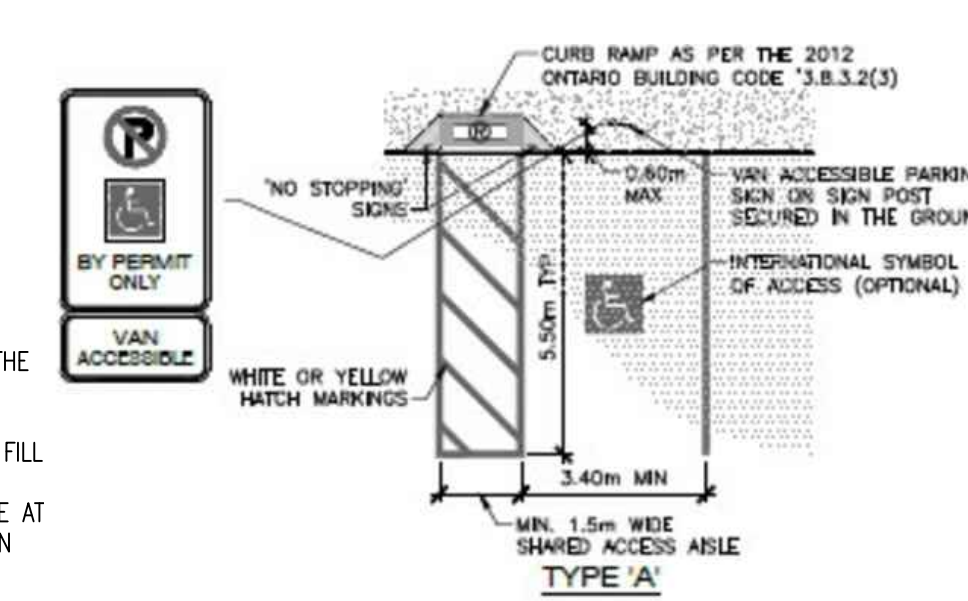


SITE DATA HIGHWAY COMMERCIAL (C2) ZONE REGULATIONS		
BUILDING	REQUIREMENTS	PROPOSED
LOT AREA (min.)	2000.0 sq.m.	5,892 sq.m.
LOT FRONTAGE (min.)	30.0 m. (min.)	40.54m.
FRONT YARD DEPTH (min.)	10.0 m. (min.)	73.74m.
LOT DEPTH (min.)	60.0 m. (min.)	108.33m.
INT. SIDE YARD S. (min.)	6.00 m. (min.)	10.10m.
EXT. SIDE YARD N. (min.)	10.00 m. (min.)	19.14m.
REAR YARD SETBACK (min.)	10.00 m. (min.)	11.96m.
LOT COVERAGE (max.)	35%	510sq.m./5,892sq.m. = 8.7%
LANDSCAPE OPEN SPACE (min.)	%	3,050sq.m./5,892sq.m. = 52%

BUILDING DATA NEW CARWASH BUILDING - 510 sq.m.	
PARKING REQUIREMENTS	
CARWASH - 1 SPACE PER 10 sq.m. = 510/10 = 51 SPACES	
PARKING SPACES REQUIRED - 51	
PARKING SPACES PROVIDED - 23	
TOTAL SPACE PROVIDED - 35*	
*MINOR VARIANCE REQUIRED	

LEGEND	LEGEND
OVERHEAD DOOR	6.0m WIDE FIRE ROUTE
MAN DOOR	SNOW STORAGE AREA
B.F. BARRIER FREE PARKING SIGN AS PER RB-93	FUTURE BUILDING AREA
EXTERIOR LIGHTING, FULL CUT-OFF & "DARK-SKY" COMPLIANT	NO PARKING AREAS WITH YELLOW PAINTED LINES

- CONSTRUCTION NOTES:**
- GENERAL**
 - SITE PLAN PROVIDED BY Y.C. LIU ENGINEERING
 - LEGAL SURVEY PROVIDED BY HOLSTEAD & REDMOND LTD. (FILE NO. 08-00098)
 - TOPOGRAPHIC SURVEY PROVIDED BY Y.C. LIU ENGINEERING
 - ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS, AND THE MINISTRY OF THE ENVIRONMENT AND ENERGY GUIDELINES (LATEST EDITION)
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION
 - CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION
 - EROSION CONTROL MEASURE NOTES:**
 - PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION
 - ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN UNTIL RESTORATION IS COMPLETE
 - MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION
 - ALL COLLECTED SEDIMENT MUST BE DISPOSED OF AT AN APPROVED LOCATION
 - PROTECT ALL CB'S, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE (TERRAFIX 270R)
 - KEEP ALL SUMPS CLEAN DURING CONSTRUCTION
 - PREVENT WIND BLOWN DUST
 - STRAW BALES TO BE USED IN LOCALIZED AREAS AND AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR THE WORKS WHICH ARE IN OR ADJACENT TO FLOODLINES, FILL LINES, AND HAZARDOUS SLOPES
 - STRAW BALES TO BE TERMINATED BY ROUNDING BALES TO CONTAIN AND FILTER RUNOFF
 - OBTAIN APPROVAL FROM ERCA PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOODLINES, FILL LINES, AND HAZARDOUS SLOPES
 - ALL SILT FENCING AND DETAILS, ALL OF THE ABOVE NOTES AND ANY SEDIMENT & EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE M.N.R. GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES
 - RECOMMENDED MINIMUM PAVEMENT STRUCTURE FOR ASPHALT SURFACES:**
 - LIGHT DUTY:**
 - 150mm GRANULAR 'A' COMPACTED TO 100% S.P.M.D.D.
 - 300mm GRANULAR 'B' COMPACTED TO 100% S.P.M.D.D.
 - 40mm HL3 SURFACE ASPHALT COMPACTED TO 92-97% M.R.D.
 - 50mm HL4 BINDER ASPHALT COMPACTED TO 92-97% M.R.D.
 - HEAVY DUTY:**
 - 200mm GRANULAR 'A' COMPACTED TO 100% S.P.M.D.D.
 - 400mm GRANULAR 'B' COMPACTED TO 100% S.P.M.D.D.
 - 50mm HL3 SURFACE ASPHALT COMPACTED TO 92-97% M.R.D.
 - 75mm HL8 BINDER ASPHALT COMPACTED TO 92-97% M.R.D.



- NOTES:**
- SIGN POST TO BE AT LEAST 1.5m ABOVE GRADE AND NOT MORE THAN 2.5m WHEN MEASURED FROM GRADE TO THE CENTRE OF THE SIGN
 - PREScribed ACCESSIBLE PARKING SIGN TO BE IN ACCORDANCE w/ THE HIGHWAY TRAFFIC ACT, REGULATION 581
 - PREScribed SIGNS FOR PARKING SPACES DESIGNATED UNDER A MUNICIPAL BY-LAW FOR THE USE OF PEOPLE WITH DISABILITIES
 - PROVIDE TACTILE ATTENTION INDICATORS CONFORMING TO CBC 3.8.3.18.
- TYP. BARRIER FREE PARKING SPACE**

DETAIL A
FOOTING IN EARTH

DETAIL B
FOOTING IN SHALE OR FRABLE ROCK, OR SOLID ROCK WITH MORE THAN 450mm OVERBURDEN

DETAIL C
FOOTING IN SOLID ROCK LESS THAN 450mm OVERBURDEN

DETAIL D
FOOTING IN RETAINING WALL

HOG RING TIE DETAIL

MANUALLY FASTENED WIRE TIE DETAIL

POWER FASTENED WIRE TIE DETAIL

62mm ID LINE POST CAP DETAIL

Post/Frame Member Type	OD	Post Length Standard Retaining Walls	Wall Thickness	Nominal Weight kg/m (Note 2)
Line post	60.3	2.6	2.0	3.91
Terminal Post	88.9	2.9	2.3	5.49
Gates (Single 3.0m, Double 6.0m)	88.9	2.6	n/a	5.49
Gatepost	42.2	n/a	n/a	3.56
Gates (Single 4.5m, Double 9.0m)	114.3	2.9	n/a	6.02
Frame Members	48.3	n/a	n/a	3.68
Post Sleeves	88.9	n/a	0.455	5.49
Terminal Post	114.3	n/a	0.455	6.02

NOTES:
1 All posts and frame members are Schedule 40, Regular Grade, steel pipe.
2 The actual weight shall not vary by more than 10% of the nominal weight.
All dimensions are in millimetres unless otherwise shown.

Disabled Parking Permit Rb-93



Sign No. & Cut Image Ref.		Blank	Special Notes	
Rb-93 (0300 x 0450)		B-7	-Must comply with HTA and Regulations -For Bilingual version, see Rb-93 (B).	
Sign Element	Colour	Min. Refl (ASTM)	Font	All dimensions are shown in mm
Background	White	Type I	Series "C"	 Ontario Ministry Of Transportation
Border Inner / Outer	Black / White	None / Type I		
Text	Black	None		
Symbol	Black / Red / Blue	None / Type I / Type I		

REVISIONS	ISSUED FOR	DATE
	DISCUSSION PURPOSES - SANITARY CONNECTION	FEB. 21/2020
	SITE PLAN APPROVAL APPLICATION	NOV. 2/2020
	MINOR VARIANCE APPLICATION	DEC. 15/2020
	REVISED PARKING CALCULATION AS PER PLANNING REQUEST	DEC. 22/2020

CONTRACTOR:

PROJECT: KOMOKA CARWASH FOR PETER HILLEN

9 SPRINGFIELD WAY, KOMOKA, ONTARIO

SITE PLAN

REGISTERED PROFESSIONAL ENGINEER DEC. 22, 2020 Y.C. LIU PROVINCE OF ONTARIO	Y.C. LIU ENGINEERING 28 BALDWIN AVE. WEST CHESHAM, ONTARIO L9B 4G2 TEL: (519) 581-9812 FAX: (519) 581-9808	DRAWN C.W.	CHECKED C.L.	FILE NO. 19-281	DWG. NO. 1
		BCIN 20529	FIRM BCIN 29635	DATE DEC./19	SHEET NO. SP-1 of 3