

TOWN OF CALEDON
PLANNING
RECEIVED
Sept. 21, 2020

GAS STATION AND CAR WASH

12544 HIGHWAY 50
BOLTON, ONTARIO

FUNCTIONAL SERVICING REPORT

September 3, 2020



n Architecture Inc

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Professional Engineers
Ontario

*Authorized by the Association of Professional
Engineers of Ontario to offer professional engineering services*

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1.0 Introduction

n Architecture Inc. has been retained by Ragbir Gulathy to provide the Functional Servicing Report in support for proposed development consisting of a car wash, body shop, convenience store, offices and four fuel pumps.

2.0 Site Location

Proposed development site is located at 12544 Highway 50, Caledon, ON. (Refer: Figure 1)
A legal survey was conducted by Greater Toronto Acres Surveying Inc. on January 20, 2018 described the land as Part of Lot 3 Concession 6 (Geographic Township of Albion), Town of Caledon, Regional Municipality of Peel.



Figure: 1 (Key Plan)

3.0 Existing Conditions

3.1 Site Characteristics / Topography

According to the topographical survey carried out by GTA Surveying Inc. dated Jan. 20, 2014, there is a 2 storey brick building attached by a frame garage and frame shed along with gravel parking lot in the existing condition.(fig.2)

The site has a falling gradient from middle to South-East and North-West with an elevation difference of approximately 2m from the North side to the South side.

There is a 250 mm dia. sanitary sewer on the highway 50 and the site is connected to the sewer through an existing 150 mm lateral connection.

A 300mm diameter watermain exists on the highway 50 and there is a connection to the watermain available on the site as shown in Drawing C2.



Figure: 2 (Existing Site Condition)

3.2 Vegetation

The west side of the site there is existing pond with grassy area which will be untouched and fall under the TRCA authority.

4.0 Development Proposal

The total land area is 0.57 ha. It is proposed to have facilities with GFA as below:
convenient store 182.04 m² office above convenience store 182.04 m², Body Shop 278.70 m²,
commercial units above body shop 278.70 m² and car wash 105.0 m²
(Refer: n Architecture's Site Plan in Appendix A.)

As a condition of Site Plan Approval, the region of Peel has requested a Functional Servicing Report (FSR) be prepared to justify the feasibility of the development proposal in terms of the existing/proposed municipal infrastructure, specifically with the adequacy of the existing sanitary sewer and the existing watermain to handle the sewage and water demands that will be burdened on the existing municipal system consequent to the development proposal.

5.0 Sanitary Flows Design

The sanitary flows from the site will be directed to the existing 150 mm dia. connection that discharge ultimately into 250 mm dia. sanitary sewer on HWY 50 (Refer: Site Servicing Plan C2).

For designing the flow demand, the region of Peel sanitary sewer design criteria, dated 2017 Rev.0.9 was used, except for the carwash flow demand as described below.

5.1 Car Wash Wastewater Flows Estimate

Table 1 shows carwash comparison from various organizations.

Average Water Consumption (gallons per vehicle) by Car Wash Type ⁵			
Car Washing Type	International Car Wash Association ¹	Mid-Atlantic Carwash Association ²	WaterWiser ³
Home wash (with automatic shut-off nozzle)	--	--	30
Home wash ⁴ (without automatic shutoff nozzle)	--	--	100
Self Serve	15	15	--
In-Bay	50-60	35	65-100
Conveyor	66-85	60	30-50

Table 1: Carwash Water Consumption

¹ Brown, Chris. 2002. "Water Use in the Professional Car Wash Industry & Car Wash Association." p. 47.

² Mid-Atlantic Carwash Association, Inc. Information provided to the Maryland Water Conservation Advisory Committee. June 2000.

³ WaterWiser [http://www.waterwiser.org/watch/wiser_watch.cfm?ArticleID=96]. February 2003.

⁴ Assumes a 15 minute car wash with flow of 10 gpm.

⁵ (Reference: Maryland Department of the Environment)

Average water demand for carwash calculated based on median value from above Table 1.

Water consumption per car wash	= 65 US gallon/car
Hours of operation	= 7 a.m. to 11 p.m. = 16 hour /day
Number of cars washed	= 10 / hour x 16 hour = 160 Cars

Average water consumption = $65 \times 160 = 10400$ US gallon/day
 (Using a conversion factor of 3.78 liters to a US gallon)
 Average water consumption = $10400 \text{ USG/day} \times 3.78 = 39,312$ liter/day
 $39,312 / (60 \times 60 \times 16) = 0.682$ l/s

5.2 Convenience store, offices and body shop Wastewater Flows Estimate

The total of 4342 m^2 is considered for the sanitary sewer coverage except the pond and surrounding area which is deducted from the development. The rate from drawing 2-9-2 has not been used, as did not include sanitary sewer flow for small development such as the subject site, thus OBC part 8 is used for estimating the sanitary flow of the convenience store, offices and body shop.

Flow from Convenience store:

No of fuel nozzle: 8

Sanitary flow rate per nozzle: 560 l/day (*OBC 8.2.1.3.B Table*)

Flow: $560 \times 8 = 4480$ l/d

No. of water closet: 1

Sanitary flow rate per water closet: 950 L/day (*OBC 8.2.1.3.B Table*)

Flow: $950 \times 1 = 950$ l/d

Subtotal Flow: $950 + 4480 = 5430$ l/d

Offices above convenience store and body shop:

GFA: $278.70 + 182.04 = 460.74 \text{ m}^2$

Sanitary flow rate per 9.3 m^2 of floor space (*OBC 8.2.1.3.B Table*): 75 l/d

Subtotal Flow: $(460.74/9.3) \times 75 = 3716$ l/d

Body Shop

GFA: 278.70 m^2

Sanitary flow per 1.0 m^2 of floor area = 5 l/d

Subtotal Flow: $278.70 \times 5 = 1394$ l/d

Total flow: $5430 + 3716 + 1394 = 10,540$ l/d = 0.122 l/s

5.3 Infiltration

The infiltration rate of $0.0002 \text{ m}^3/\text{s}/\text{ha}$ (Region of Peel), for the proposed developing area is calculated as below:

$$\text{Infiltration flow} = [(0.0002 \times 0.4342) \times 1000 = 0.0868 \text{ l/s}]$$

5.4 Total sanitary flow

The total flow will be the sum of carwash, other buildings and infiltration flows

$$0.682 + 0.122 + 0.0868 = 0.891 \text{ l/s}$$

6.0 Water Requirements Design

Watermain Design Criteria, Revised June 2010 by Region of Peel is used as reference for this project.

The new connection proposed to be connected to existing 300 mm dia. watermain on HWY 50 and the existing connection available at the property line to be disconnected as per region of Peel.

6.1 Water Demand

As per region of Peel water consumption for Industrial, Commercial or Institutional Water demand = $300 \text{ l/employee} \cdot \text{d}$

Assumed number of employee to work in the development: 45 persons

Average water demand for the site = $45 \times 300 = 13,500 \text{ l/d} = 0.156 \text{ l/s}$

Maximum day factor: 1.4

Peak Hour Factor: 3

Maximum water Demand = $0.156 \times 3 = 0.468 \text{ l/s}$

6.2 Total Demand

Total Water Demand = Peak Daily Demand = 0.468 l/s

7.0 Conclusions

Based on the analysis of this report, regarding Sanitary Sewer flows and Water Requirements, it is feasible for the proposed redevelopment to proceed. We trust this satisfies the region of Peel and town of Caledon stipulations.

Respectfully Submitted,



Abu S. Ziauddin P. Eng.

PROJECT MANAGER

n Architecture Inc.

A handwritten signature in black ink, appearing to read "R. Mehraban".

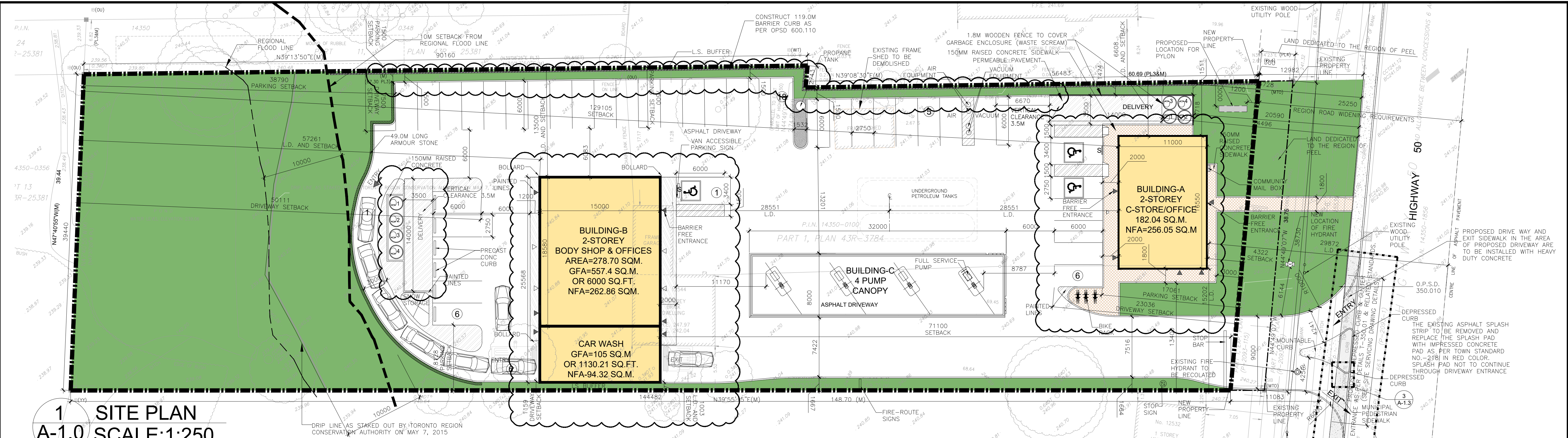
Ramyar Mehraban M. ENG. EIT

MUNICIPAL PROJECT DESIGNER

n Architecture Inc.

Appendix A

Site Plan



PROJECT STATISTICS

ADDRESS	12544 HIGHWAY 50, BOLTON		
ZONING	BOLTON HIGHWAY COMMERCIAL (CHB)		
	REQUIRED	PROPOSED	
LOT(SITE) AREA (m ²)	925 SQ.M.	5709.69 SQ.M.	
LOT FRONTAGE	30.0 M.	38.73 M.	
LANDSCAPE AREA		1932.91 SQ.M.	
BUILDING HEIGHT (MAX)	10.50M	10.79 M.	
COVERAGE	50%	565.73 (9.9%)	
CONVENIENCE STORE		182.04 SQ.M.	
BODY SHOP		278.7 SQ.M.	
CAR WASH		105.0 SQ.M.	
MINIMUM DRIVEWAY SETBACK	1.5 M	1.15 M.	
LENGTH OF QUEUING LANE		1131.48 SQ.M	
TOTAL GROSS FLOOR AREA		1131.48 SQ.M	
ENTRANCE WIDTH	9M	9M	
PARKING	30.72	33+3HC CARS	

BUILDING A SETBACK

	REQUIRED	PROPOSED
FRONT YARD NORTH (HWY 50)		4.32M
REAR YARD SOUTH	7.5M	129.1M
SIDE YARD EAST	7.5M	15.2M
SIDE YARD WEST	7.5M	6.6M

BUILDING B SETBACK

	REQUIRED	PROPOSED
FRONT YARD NORTH (HWY 50)		71.10M
REAR YARD SOUTH	7.5M	57.25M
SIDE YARD EAST	7.5M	1.00M
SIDE YARD WEST	7.5M	13.50M

DRIVEWAY SETBACK

	REQUIRED	PROPOSED
FRONT YARD NORTH (HWY 50)	1.5M	23.03M
REAR YARD SOUTH	1.5M	50.11M
SIDE YARD EAST	1.5M	1.15M
SIDE YARD WEST	1.5M	7.50M

PARKING SPACE SETBACK

	REQUIRED	PROVIDED
FRONT YARD NORTH (HWY 50)	1.5M	17.06M
REAR YARD SOUTH	1.5M	38.79M
SIDE YARD EAST	6.0M	8.12M
SIDE YARD WEST	1.5M	7.50M

LANDSCAPE

	REQUIRED	PROPOSED
1932.91 SQ.M.	20% MIN.	33.85%

PARKING CALCULATION

	NET FLOOR AREA	REQUIRED	PROPOSED
CONVENIENCE STORE (1/20 SQM)	120.46	120.46/20=6.02	8 CARS
OFFICES ABOVE CONVENIENCE STORE	135.59	135.59/30=4.51	6 CARS
BODY SHOP (3/BAY+1/20 SQM FOR OFFICE USE)	42.04	6+42.04/20=8.10	9 CARS
OFFICES ABOVE BODY SHOP	220.82	220.82/30=7.36	8 CARS
CAR WASH	94.32	94.32/20=4.71	5 CARS
TOTAL		30.72	36
BARRIER FREE PARKING (REQUIRED 4% OF TOTAL)		2	3 CARS

GROSS FLOOR AREA

	AREA IN SFT.	AREA IN SQM.
CONVENIENCE STORE	1959.56 SFT.	182.04 SQM.
OFFICES ABOVE CONVENIENCE STORE	1959.56 SFT.	182.04 SQM.
BODY SHOP	3000.00 SFT.	278.70 SQM.
COMMERCIAL UNITS ABOVE BODY SHOP	3000.00 SFT.	278.70 SQM.
CAR WASH	1130.21 SFT.	105.00 SQM.
MECHANICAL & SERVICE AREA	1130.21 SFT.	105.00 SQM.
TOTAL	12179.54 SFT.	1131.48 SQM. (19.77%)

LOADING SPACE REQUIREMENT

	REQUIRED	PROPOSED
300 SQM. OR LESS	0	0
301 SQM. TO 2325 SQM.	1	2

ACCESSIBLE PARKING ON SITE SHALL BE ACCORDANCE WITH BY LAW BL-2015-058.

APPLICANT:

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MUNICIPAL ADDRESS & LEGAL DESCRIPTION:

12544 HIGHWAY 50,
BOLTON, ONTARIO

REGISTERED PLAN - PART 1 PLAN OF
PART OF LOT 3 CONCESSION 6
(GEOGRAPHIC TOWNSHIP OF ALBION)
TOWN OF CALEDON
(REGIONAL MUNICIPAL OF PEEL)

OWNER:

RAGBIR GULATHY
12544 HWY 50
BOLTON, ONTARIO

NOTE:-
NO PART OF LIGHTING FIXTURE SHALL BE MORE THAN 9.0M. ABOVE GRADE AND NOT CLOSER THAN 4.5M. TO ANY LOT LINE AND ALL LIGHT EMITTED BY THE FIXTURE SHALL BE PROJECTED BELOW THE LAMP AND ONTO THE LOT IT IS INTENDED TO SERVE.

NOTE:-
• ALL REQUIRED PARKING SPACE AND PARKING AREAS AND ALL DRIVEWAY TO ANY PARKING AREA OR PARKING LOT SHALL BE MAINTAINED WITH A STABLE SURFACE WHICH MAY INCLUDE ASPHALT, CONCRETE, GRAVEL OR SIMILAR MATERIAL WHICH IS TREATED SO AS TO PREVENT THE RAISING OF DUST OR LOOSE PRACTICE.
• ANY REQUIRED PARKING, LOADING OR DELIVERY SPACE SHALL BE UNOBSTRUCTED AND AVAILABLE FOR PARKING, DELIVERY OR LOADING PURPOSE AND USED EXCLUSIVELY FOR THAT PURPOSE AT ALL TIME.

NOTE:-
1.0M. WIDE PATTERNED, COLOURED CONCRETE SPLASH STRIP SHALL BE PROVIDED LOCATED BEHIND THE CURB OF HIGHWAY 50, THERE SHOULD BE A SEPARATE CONCRETE SIDEWALK PROVIDED ON THE WEST SIDE OF THE DITCH.

NOTE:-
ALL REQUIRED PARKING SPACES, LOADING SPACES, DRIVEWAY AND PARKING AREAS AND ALL DRIVEWAYS TO PARKING AREA OR PARKING LOT SHALL BE MAINTAINED WITH A STABLE SURFACE WHICH MAY INCLUDE ASPHALT, CONCRETE, GRAVELS OR SIMILAR MATERIAL WHICH IS TREATED SO AS TO PREVENT THE RAISING OF DUST AND LOOSE PARTICLES.

NOTE:
CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARD, POLICIES AND GUIDELINES. PREPARED BY THE TOWN OF CALEDON INFRASTRUCTURE DEPARTMENT AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATION.

- CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARDS, POLICIES AND GUIDELINES. PREPARED BY THE TOWN OF CALEDON INFRASTRUCTURE DEPARTMENT AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING:
THE TOWN OF CALEDON PUBLIC WORKS AND ENGINEERING.
DEPARTMENT 905-584-2272
THE REGION OF PEEL
GAS HYDRO ONE
ROGERS CABLE
EMBRIDGE CONSUMERS
BELL CANADA
FIRE AND EMERGENCY SERVICES
- ALL DRAINAGE TO BE SELF-CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE PUBLIC WORKS AND ENGINEERING DEPARTMENT AND CONSERVATION AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN AND THE APPLICABLE CONSERVATION AUTHORITY.
- A MINIMUM OF 1.2M CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT OF WAY. IF THIS CLEARANCE IS NOT MAINTAINED THEY SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.
- STREET CURBS ARE TO BE CONTINUOUS THROUGH THE PROPOSED ENTRANCE.
- MUNICIPAL SIDEWALKS SHALL BE CONTINUOUS THROUGH ALL ENTRANCES TO THE SITE AND THE CURB SHALL BE TAPERED BACK 600MM. SIDEWALKS SHALL BE COMPLETELY REMOVED AND REPLACED WITH A 180MM MINIMUM CONCRETE THICKNESS. 30MPA AND 5 TO 7% AIR ENTRAINMENT AT ALL PROPOSED INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL ENTRANCES.
- ANY CHANGES TO GRADES OR SERVICING FROM THE ORIGINAL APPROVED SITE PLAN MUST BE SUBMITTED BY THE ENGINEER TO THE TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.
- STRUCTURAL DESIGN OF THE FIRE ROUTE IS REQUIRED TO SUPPORT AN 18 TON VEHICLE.
- ALL BOULEVARDS TO BE RESTORED WITH 150MM MINIMUM OR TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN OF CALEDON PUBLIC WORKS AND ENGINEERING DEPARTMENT.
- THE MINIMUM PAVEMENT DESIGN FOR THE ASPHALT DRIVEWAY APRON WITHIN THE MUNICIPAL ROAD ALLOWANCE SHALL BE AS FOLLOWS:
40MM HL3 ASPHALT
50MM HL8 ASPHALT
150MM GRANULAR 'A'
300MM GRANULAR 'B'
THE CONSULTANT SHOULD REVIEW THE ABOVE WITH RESPECT TO THE EXPECTED USAGE.
- SERVICE CONNECTION BACKFILL TO BE DISCUSSED WITH THE TOWN.

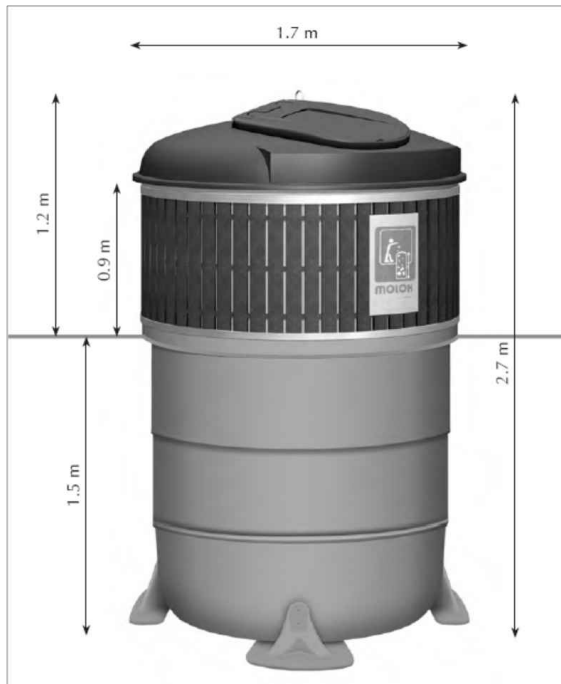
LEGEND	
	NEW BUILDING
	ASPHALT
	LANDSCAPE
	CONC. PAVEMENT,
	DEMOLISHED
	MANHOLES
	CATCH BASINS
	CB-MH
	VALVES
	TIRE AIR PUMP
	HANDICAP PARKING
	MAIN ENTRANCE
	OVERHEAD DOOR
	TREE
	BARRIER CURB
	BARRIER FREE CURB
	LIGHT STANDARD
	UTILITY POLE
	EXISTING LIGHTS FOR CANOPY
	PROPOSED WALL MOUNTED LIGHTS
	LIGHT BOLLARDS
	EXISTING WALL MOUNTED LIGHTS



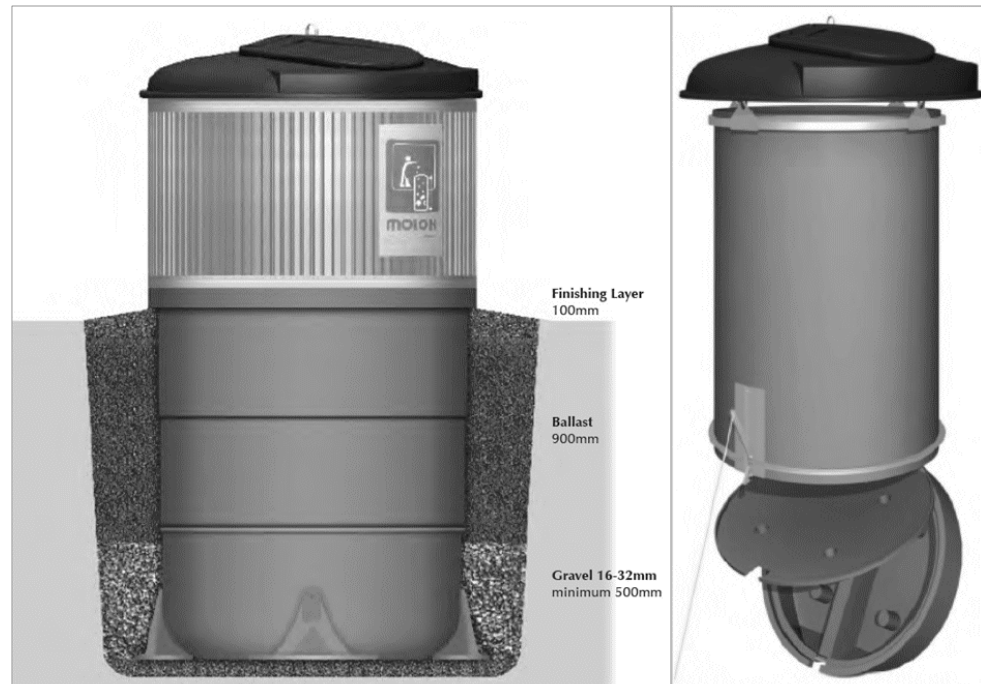
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FRAMING



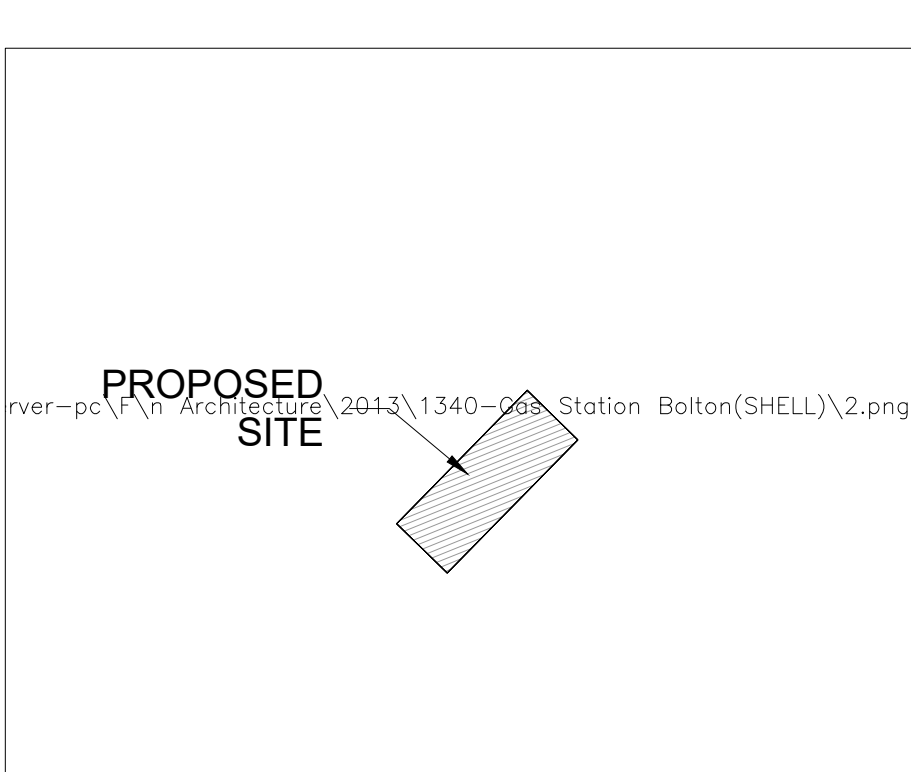
LID- STANDARD
USER OPENING-FULL
OPEN- 69 cm DIAMETER



LIFTING BAG- HARD-SIDED
LIFTING CONTAINER



WASTE TYPE- MIXED WASTE, PAPER,
MIXED RECYCLABLES, CARDBOARD
LID- STANDARD
USER OPENING-FULL OPEN- 69 cm DIAMETER
CARDBOARD- LID MODIFIED WITH SLOT OPENING FOR
CARDBOARD



KEY PLAN
SCALE : N.T.S

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PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
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02nd SEPTEMBER 2020
ISSUED FOR SPA IV AND ZBA II
NOT FOR CONSTRUCTION

4.	SEP 02, 2020	ISSUED FOR SPA IV AND ZBA II	HG
3.	MAY 29, 2019	ISSUED FOR SPA III AND ZBA I	PB
2.	MAR.20, 2017	RE-ISSUED FOR SPA	MG
1.	DEC.01, 2015	ISSUED FOR SPA	N.B.
No.	Date	Version	Dwn.

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PROJECT:

**GAS STATION
AT 12544 HIGHWAY 50
BOLTON, ON.**

DRAWING TITLE:	SPA 2015-0067
	R2 15-08

SITE PLAN

SITE PLAN FILE NUMBER: SC 2003 - 0035

DRAWN BY: NB	DATE: 24 JAN. 2014
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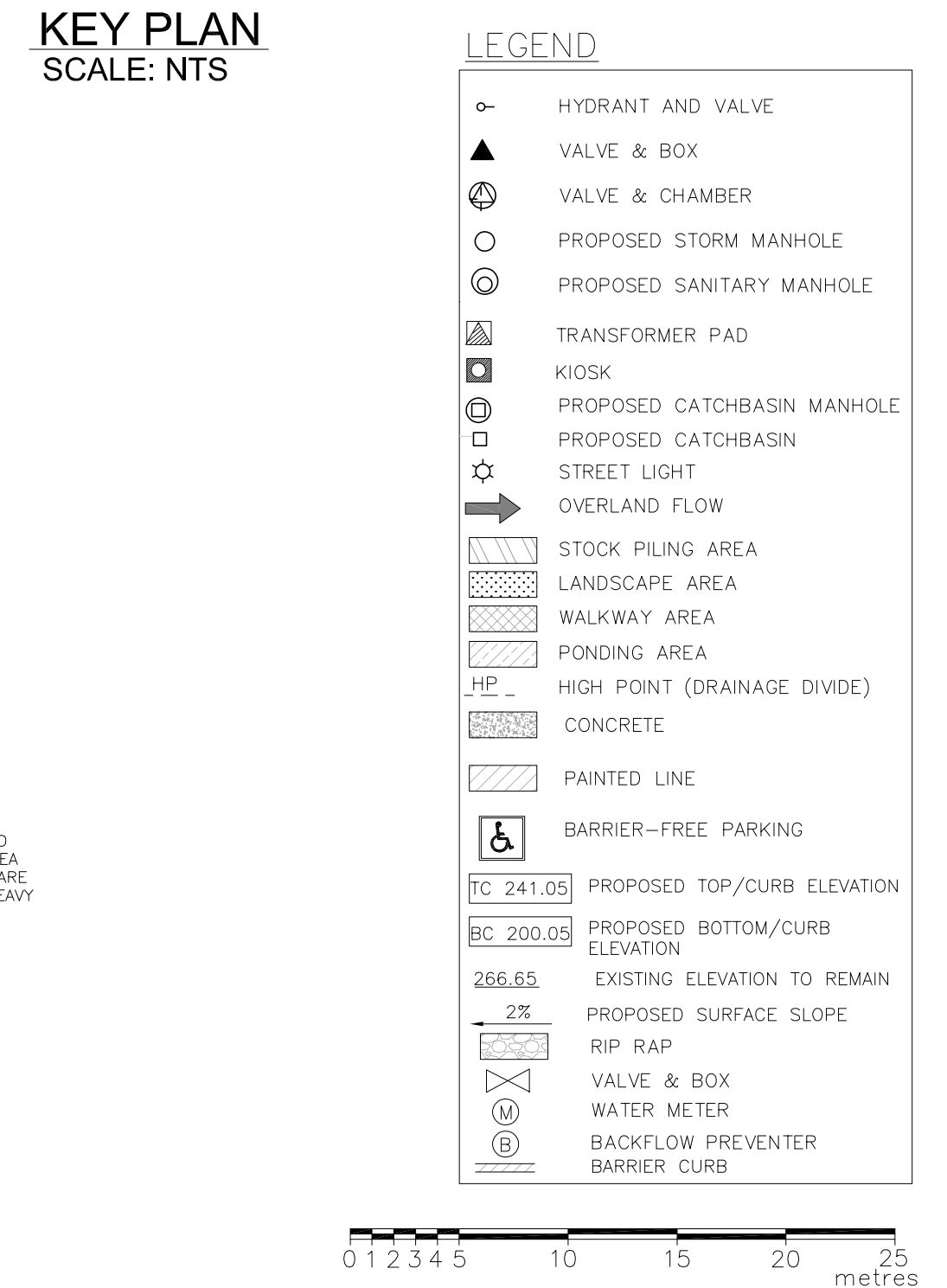
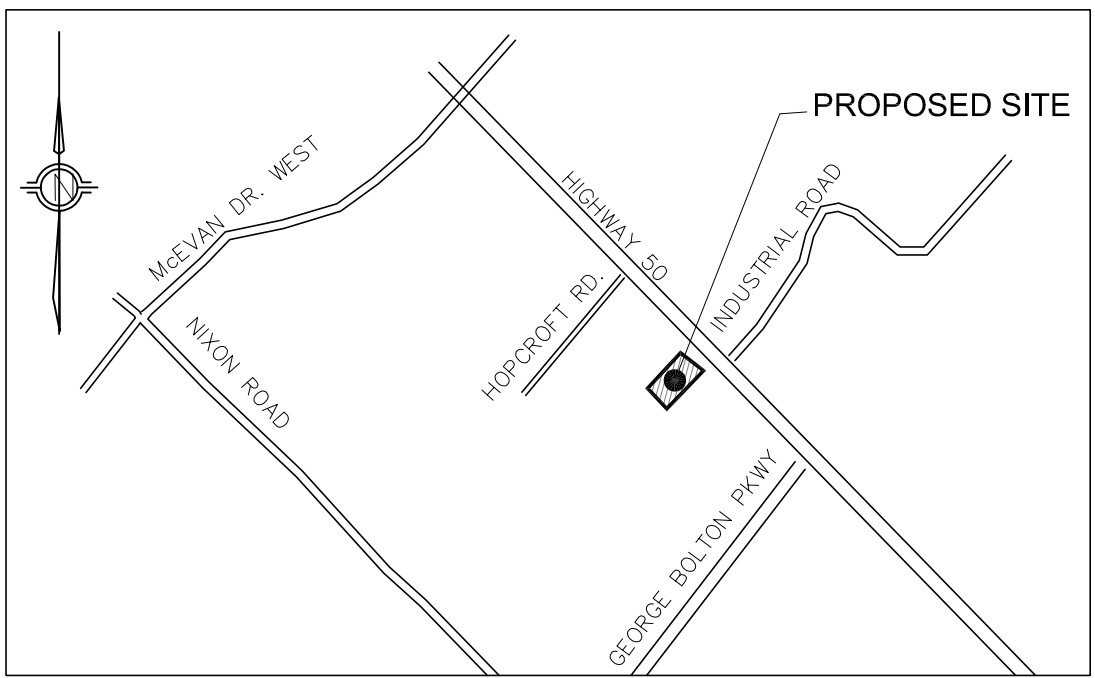
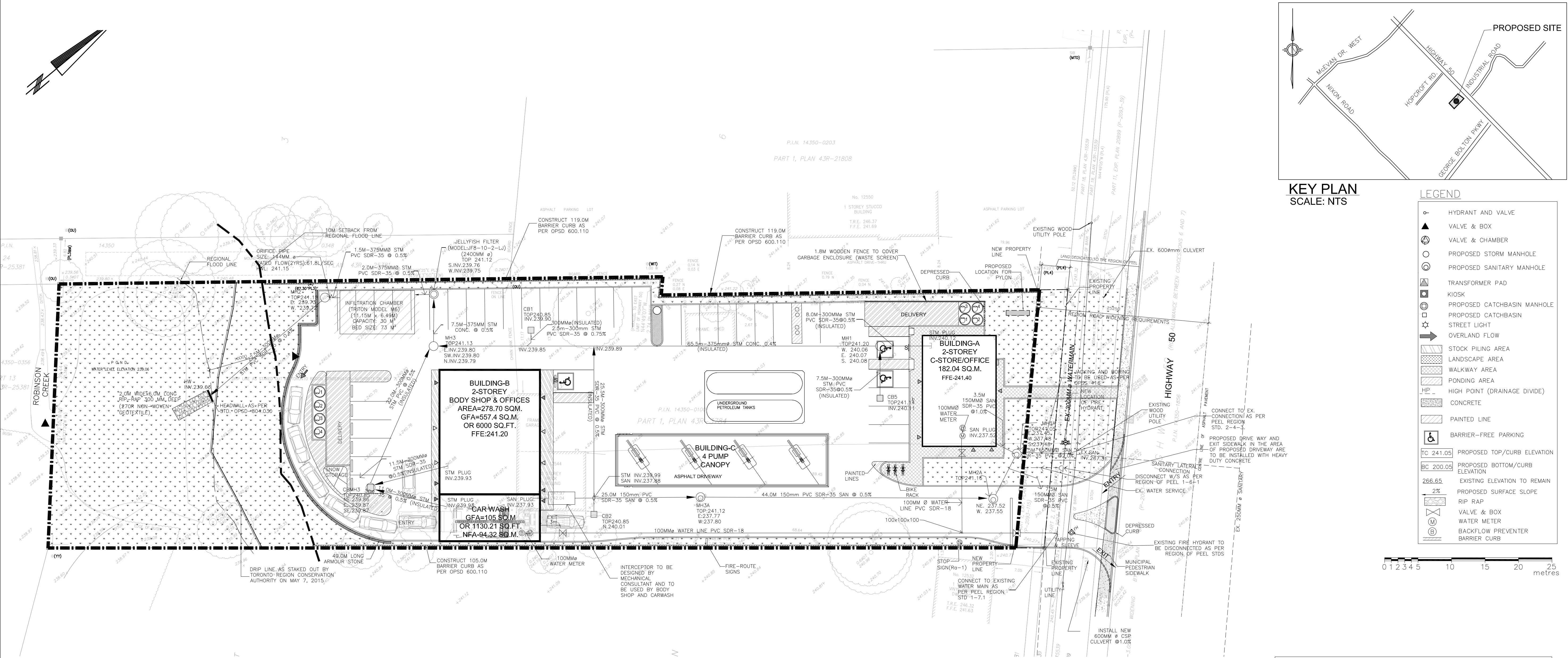
CHECKED BY: NM	SCALE: AS NOTED
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PROJECT NO.:	DRAWING NO.:
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13-40 A-1.0

Appendix B

Site Servicing Plan



- REGION OF PEEL NOTES:**
- ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - WATERMAIN AND / OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE PVC (REFER TO CURRENT MATERIAL SPECS AND INDICATE THE PIPE TO BE USED). SIZE 50 MM (2") AND SMALLER MUST BE COPPER (REFER TO CURRENT MATERIAL SPECS AND INDICATE THE PIPE TO BE USED).
 - WATERMANS AND / OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 M (4") FROM THEMSELVES AND ALL OTHER UTILITIES.
 - PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT.
 - ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 - HYDRANT AND VALVE SET TO REGION STANDARD 1 -6 -1 DIMENSION A AND B, 0.7 M (2') AND 0.9 M (3') AND TO HAVE PUMPER NOZZLE.
 - WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR.
 - WATERMANS MUST HAVE A MINIMUM VERTICAL CLEARANCE OF 0.3 M (12") OVER / 0.5 M (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING.
 - ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS.
 - ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION.
 - LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR.
 - THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK. WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME.
 - THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES, FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION.
 - ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.

- TOWN OF CALEDON GENERAL NOTES - SITE PLAN SUBMISSIONS**
- CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARDS, POLICIES AND GUIDELINES, PREPARED BY THE TOWN OF CALEDON AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
 - ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
 - A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING:

THE TOWN OF CALEDON
905-584-2272

THE REGION OF PEEL ENBRIDGE CONSUMERS GAS
HYDRO ONE BELL CANADA
ROGERS CABLE FIRE AND EMERGENCY SERVICES
 - A RIGHT OF WAY OCCUPANCY PERMIT MUST BE OBTAINED FROM THE TOWN OF CALEDON A MINIMUM 48 HOURS PRIOR TO COMMENCING ANY WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE.
 - ALL DRAINAGE TO BE SELF-CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE TOWN OF CALEDON AND CONSERVATION AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN AND THE APPLICABLE CONSERVATION AUTHORITY.
 - ANY CHANGES TO GRADES OR SERVICING FROM THE ORIGINAL APPROVED SITE PLAN MUST BE SUBMITTED BY THE ENGINEER TO THE TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.
 - A MINIMUM OF 1.5M CLEARANCE IS TO BE PROVIDED FROM THE LIMITS OF ALL SIDEWALKS AND DRIVEWAYS TO EXISTING UTILITY STRUCTURES WITHIN THE MUNICIPAL RIGHT OF WAY. IF THIS CLEARANCE IS NOT MAINTAINED, THEY SHALL BE RELOCATED AT THE APPLICANT'S EXPENSE.
 - STREET CURBS ARE TO BE CONTINUOUS THROUGH THE PROPOSED ENTRANCE.
 - MUNICIPAL SIDEWALKS SHALL BE CONTINUOUS THROUGH ALL ENTRANCES TO THE SITE AND THE CURB SHALL BE TAPERED BACK 600MM. SIDEWALKS SHALL BE COMPLETELY REMOVED AND REPLACED WITH A 200MM MINIMUM CONCRETE THICKNESS, 32MPA AND 5% TO 7% AIR ENTRAINMENT AT ALL PROPOSED INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL ENTRANCES.
 - ALL BOULEVARDS TO BE RESTORED WITH 300MM MINIMUM OF TOPSOIL AND SOD TO THE SATISFACTION OF THE TOWN.
 - THE MINIMUM PAVEMENT DESIGN FOR THE ASPHALT DRIVEWAY APRON WITHIN THE MUNICIPAL ROAD ALLOWANCE SHALL BE AS FOLLOWS:
40MM H13 ASPHALT
50MM H18 ASPHALT
150MM GRANULAR 'A'
300MM GRANULAR 'B'
THE CONSULTANT SHOULD REVIEW THE ABOVE WITH RESPECT TO THE EXPECTED USAGE.
 - STRUCTURAL DESIGN OF THE FIRE ROUTE IS REQUIRED TO SUPPORT AN 18 TON VEHICLE.
 - SERVICE CONNECTION BACKFILL TO BE DISCUSSED WITH THE TOWN.

OWNER:

RAGBUR GULATHY
12544 HWY 50
BOLTON, ONTARIO

TOPOGRAPHIC INFORMATION:

TOPOGRAPHIC INFORMATION TAKEN FROM GTA GREATER TORONTO ACRES SURVEYING INC.
7003 STEELES AVE. WEST UNIT-12,
TORONTO ON M9W 0A2
T.: - (416)679-0572 Fax: - (416)679-0573
E-Mail - jw@gtasurveying.ca

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF HIGHWAY 50, HAVING A BEARING OF N44°49'07"W ACCORDING TO PLAN 43R-15539

APPLICANT:

n ARCHITECTURE INC.
9120 LESLIE STREET, SUITE-208,
RICHMOND HILL, ONTARIO. L4B 3J9
TEL: 416-303-4821
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www.narchitcture.com

ELEVATION NOTE:

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF CALEDON BENCHMARK NO. 00819758057, HAVING A PUBLISHED ELEVATION OF 251.929 METRES.

OUTFALL PROTECTION NOTE:

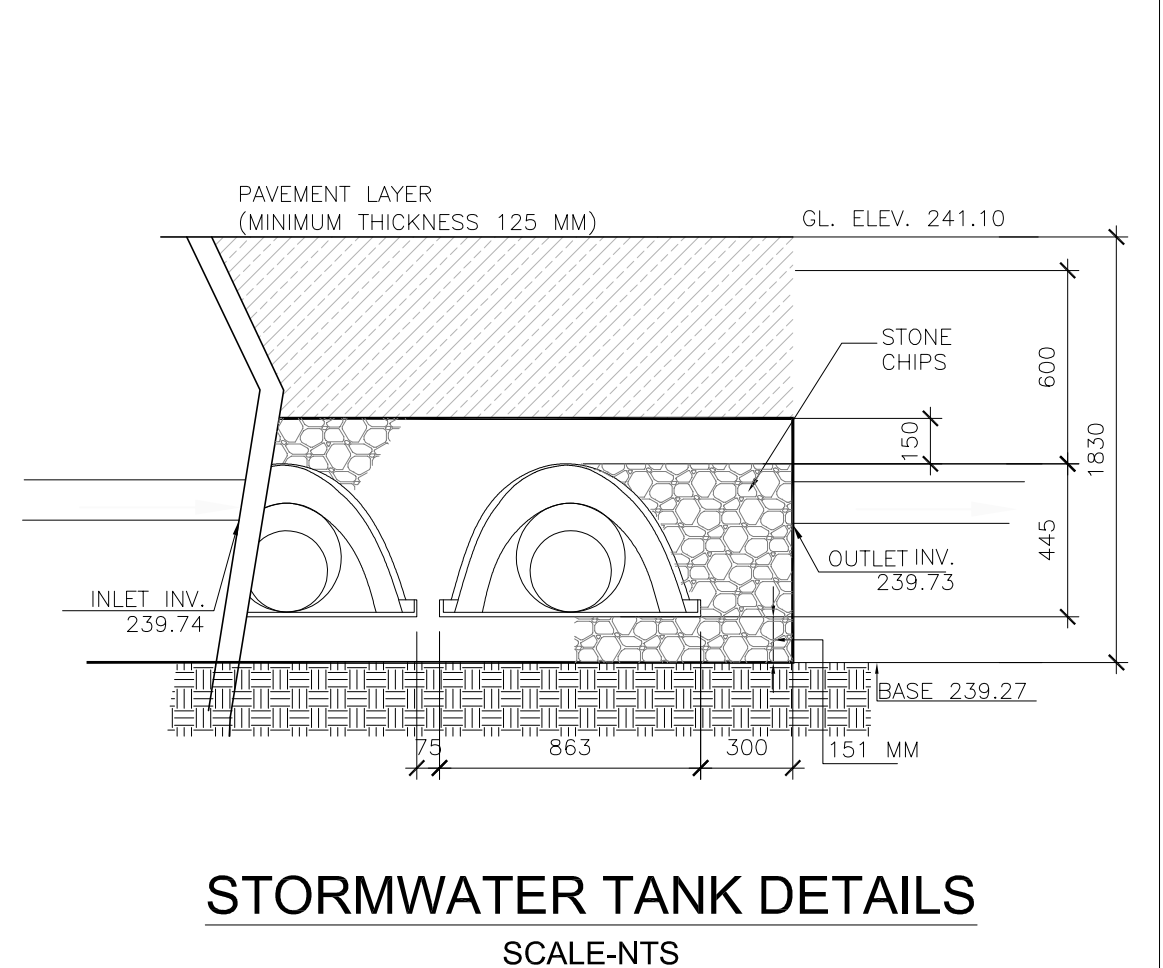
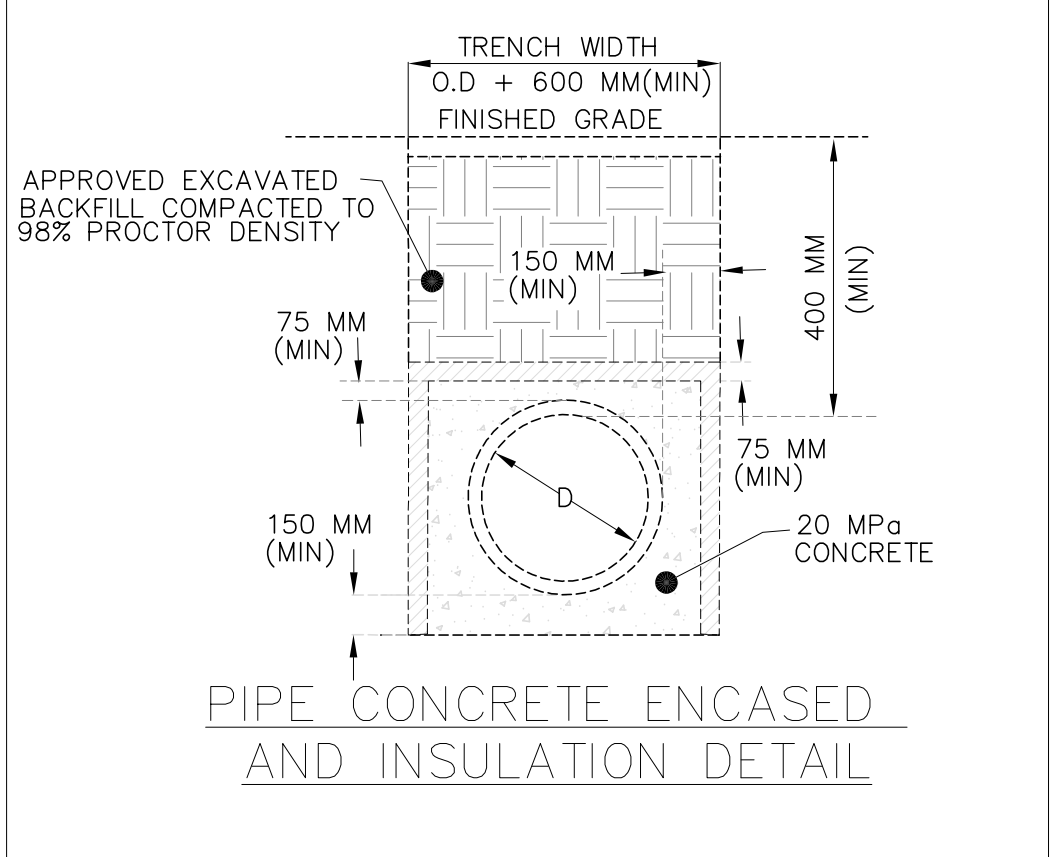
OUTFALL PROTECTION MUST BE IN PLACE PRIOR TO ANY CONVENIENCE OF RUNOFF TROUGH OUTFALL STRUCTURE

MUNICIPAL ADDRESS & LEGAL DESCRIPTION:

12544 HIGHWAY 50,
BOLTON, ONTARIO

REGISTERED PLAN - PART 1 PLAN OF PART OF LOT 3 CONCESSION 6 (GEOGRAPHIC TOWNSHIP OF ALBION) TOWN OF CALEDON (REGIONAL MUNICIPALITY OF PEEL)

- HYDRO ONE NOTES:**
- UNDERGROUND LOCATES BE OBTAINED PRIOR TO EXCAVATION.
 - NO OPEN TRENCHING WITHIN 1.5M OF HYDRO POLES AND/OR ANCHORS.
 - MAINTAIN 1.0M CLEARANCE FROM HYDRO ONE PLANT DURING ANY HORIZONTAL DIRECTIONAL DRILLING OPERATIONS.
 - PUCO OWNER IS RESPONSIBLE FOR ADDRESSING CONFLICTS WITH HYDRO ONE PLANT AND REQUESTING RESOLUTION WHEN REQUIRED.
 - ENSURE INDUSTRY STANDARD UTILITY SEPARATIONS AND CLEARANCE MINIMUMS ARE MAINTAINED
 - GRADE CHANGES AFFECTING HYDRO ONE PLANT BE IDENTIFIED AND ADDRESSED PRIOR TO COMMENCING WORK.
 - PLANT AFFECTED BY GRADE CHANGES REQUIRING POST-CONSTRUCTION ADJUSTMENT BY HYDRO ONE WILL BE SUBJECT TO 100% LABOUR AND MATERIAL COSTS (IF NOT IDENTIFIED AND ADDRESSED PRIOR TO COMMENCING WORK)



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www.narchitecture.com

PROFESSIONAL SEAL
A.S. ZIAUDDIN
100233432
28AUG.2020
PROVINCE OF ONTARIO

PROJECT NORTH

3.	AUG. 2020	ISSUED FOR SPA-IV	AZ
2.	APRIL 2019	ISSUED FOR SPA-III	AZ
1.	MARCH 2017	ISSUED FOR SPA	SB
No.	Date	Version	Dwn.

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PROJECT:

**GAS STATION
AT 12544 HIGHWAY 50
BOLTON, ON.**

DRAWING TITLE: **SPA 2015-0067
R2 15-08**

**SERVICING
PLAN**

SITE PLAN FILE NUMBER: SC 2003 - 0035

DRAWN BY: AZ	DATE: 01 FEB. 2019
CHECKED BY: AZ	SCALE: 1:300
PROJECT NO.:	DRAWING NO.:

13-40 C-2