

d.c. mcclloskey engineering ltd.
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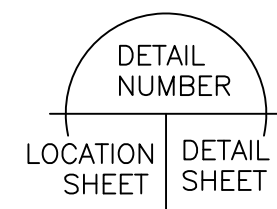
PART OF PARK LOTS 5 AND 6
CONCESSIONS 4 & 5, N.R. AND
PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 4 & 5, N.R.
FORMALLY IN THE TOWNSHIP OF BERTIE, COUNTY OF WELLAND
NOW IN THE
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

SITE STATISTICS:

ZONING	C3 ZONE (C3-173(H)) (CURRENT)	C3 ZONE (C3-292) (PROPOSED)
DESIGNATED LAND USE	COMMERCIAL	
ZONE REGULATIONS		
	REQUIRED:	PROVIDED:
MIN. LOT AREA	450 m ²	11,405.0 m ²
MIN. LOT FRONTAGE	15m	15m
MAX. LOT COVERAGE	60%	5.2%
MAX. BUILDING HEIGHT	12m	5.5m
MIN. FRONT YARD DEPTH	15m	15m
MIN. REAR YARD DEPTH	9m	9m
MIN. SIDE YARD	9m	3m
SITE DATA		
TOTAL SITE AREA	= 11,405.0 m ²	
BUILDING AREAS		
BLDG 100	-	
BLDG 200	-	
- DRIVE THRU RESTAURANT	= 251.0 m ²	
- DRIVE THRU RESTAURANT	= 167.0 m ²	
TOTAL BUILDING AREA	= 418.0 m ²	
OTHER STRUCTURE DATA		
DIESEL CARDOCK CANOPY	= 179.0 m ²	
BUILDING LOT COVERAGE		
PARKING/PAVED AREA	= 418.0 m ² (3.7 %)	
LANDSCAPED/OPEN SPACE	= 8,479.0 m ² (74.3 %)	
LANDSCAPED/OPEN SPACE	= 2,508.0 m ² (19.8 %)	
LINEAR CURBING	= 870+ m	
PARKING REQUIREMENTS		
DRIVE-THRU RESTAURANTS:		
1 SPACE FOR EVERY 4 PERSON SEATING CAPACITY	= 20 SPACES	
PARKING REQUIRED: (40+40 SEATS)	= 20 SPACES	
TOTAL PARKING REQUIRED	= 20 SPACES	
BARRIER FREE PARKING REQUIRED		
11-30 - TYPE A (1) / TYPE B (0)	= 20 SPACES	
PARKING PROVIDED :		
REGULAR (2.7 x 6 MIN.)	= 54 SPACES	
BARRIER FREE TYPE A (3.4 x 6 MIN.)	= 2 SPACES	
TOTAL PARKING PROVIDED	= 56 SPACES	
LOADING SPACES : (3.5m x 9.0m x 4.5m HIGH)		
LOADING SPACES PROVIDED	= 2 SPACES	

general notes:

- THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ENGINEER.
- DRAWINGS SHALL NOT BE SCALED.
- CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
- ATTENTION IS DIRECTED TO PROVISIONS IN THE GENERAL CONDITIONS REGARDING CONTRACTOR'S RESPONSIBILITIES IN REGARDS TO SUBMISSION OF SHOP DRAWINGS.
- IN THE EVENT THE DESIGNER IS RETAINED TO REVIEW SHOP DRAWINGS, SUCH REVIEW IS ONLY TO CHECK FOR CONFORMANCE WITH DESIGN CONCEPT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
- CONTRACTORS SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR BY-LAWS.
- THE DESIGNER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS AND/OR TECHNIQUES IN THE CONSTRUCTION OF THIS FACILITY.



DATE (dd/mm/yy)	ISSUED FOR
27/7/20	PRE-CONSULTATION
09/12/20	ZBA APPLICATION

PROJECT
SITE DEVELOPMENT

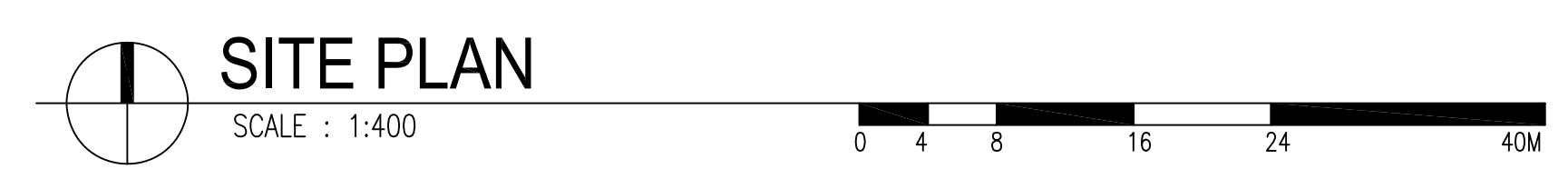
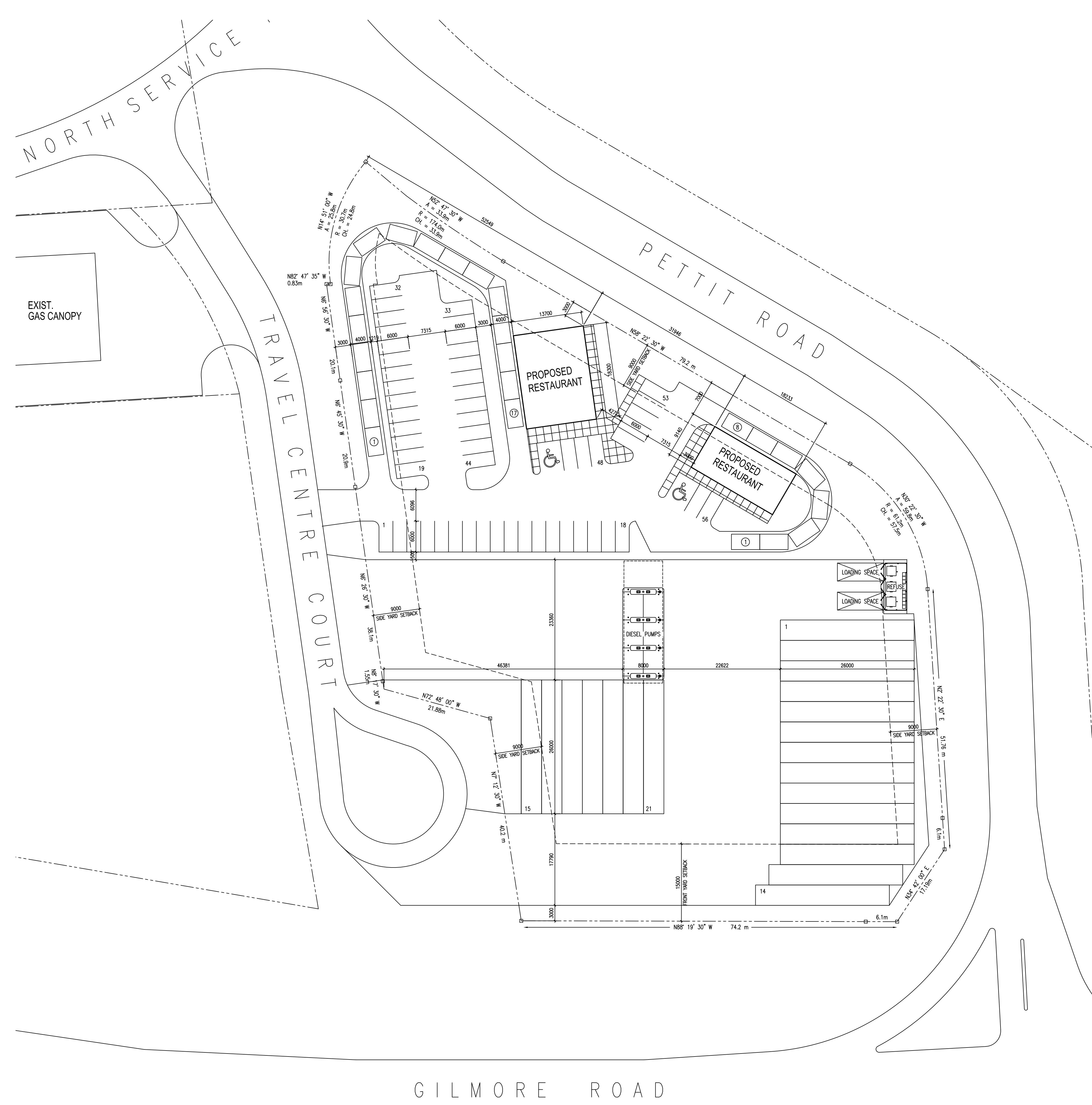
TRAVEL CENTRE COURT
FORT ERIE, ONTARIO

CLIENT
KRS HOLDINGS

DRAWING TITLE
SITE PLAN

DATE :	JULY 2020
SCALE :	AS NOTED
DRAWN BY :	BC
CHECKED BY :	MEM
PROJECT FILE NO.	M20-203
DRAWING NO.	

C1.1



SITE PLAN

SCALE : 1:400