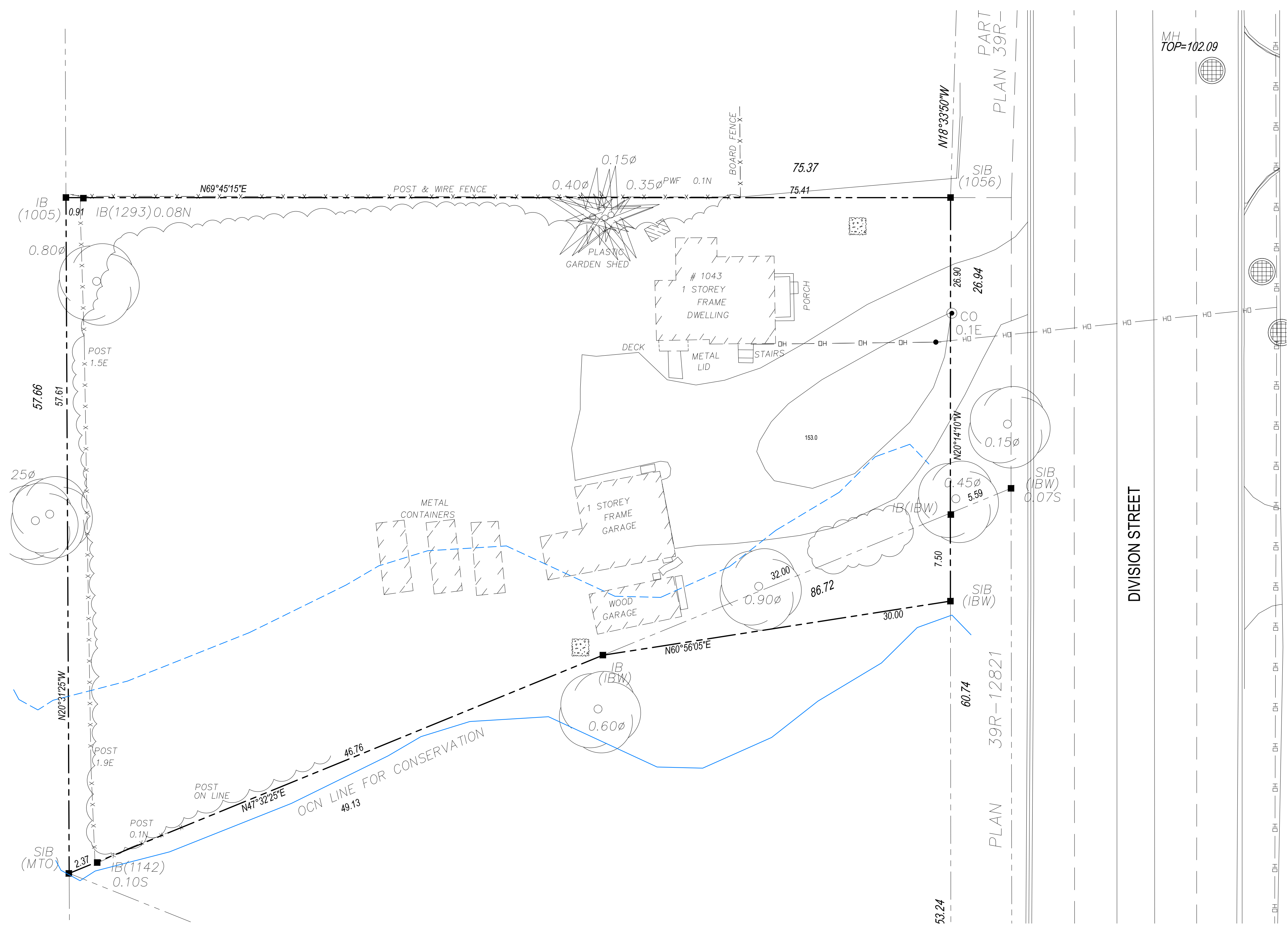
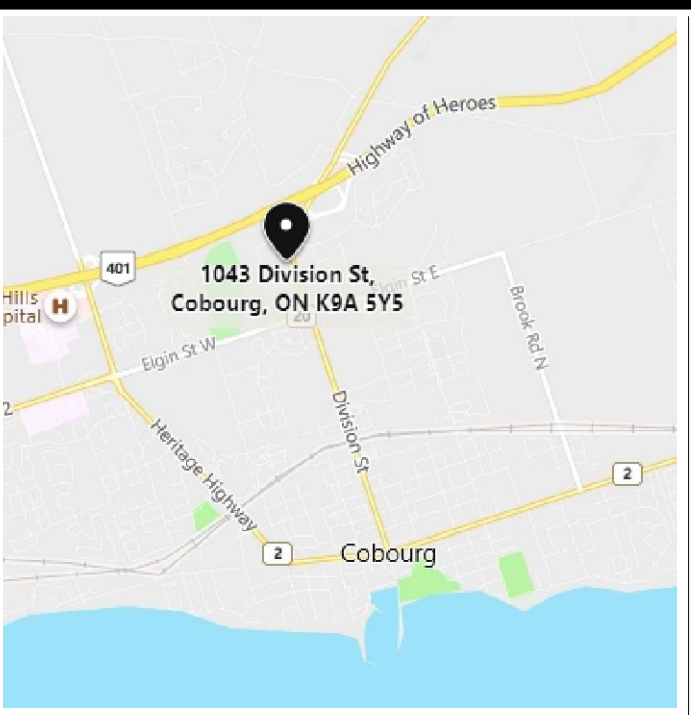


DRAWING LEGEND

- PROPERTY LINE
- GRASSED - SURFACE COVER (EXISTING)
- GRASSED - SURFACE COVER (PROPOSED)
- HP O HYDRO POLE / LIGHT POLE
- FHD O FIRE HYDRANT
- WOOD FENCE (EXISTING)
- WOOD FENCE (PROPOSED)
- CONTOUR LINES (EXISTING)
- TOPO ELEVATION (EXISTING)
- [185.00] TOPO ELEVATION (PROPOSED)
- DRAINAGE ARROW
- SWALE (EXISTING)
- SWALE (PROPOSED)
- SILT FENCE (PROPOSED)
- SANITARY LINE (EXISTING)
- SANITARY LINE (PROPOSED)
- STORMWATER LINE (EXISTING)
- STORMWATER LINE (PROPOSED)
- DOMESTIC WATER LINE (EXISTING)
- DOMESTIC WATER LINE (PROPOSED)
- MANHOLE
- CATCH BASIN



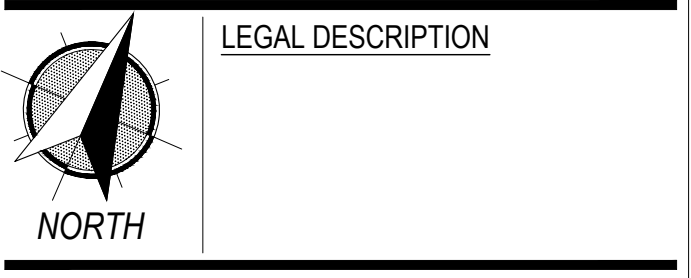
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SCALE - 1:200



KEY MAP

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REV.	DATE	REMARKS
1	31MAY21	ISSUED FOR SPA
0	27JAN21	ISSUED FOR APPROVAL

ZOLTAN ENGINEERING
 25-4380 SOUTH SERVICE ROAD
 BURLINGTON, ON L7L 5Y6
 (905) 331-8307
 WWW.ZOLTANENGINEERING.COM

PROJECT TITLE
PROPOSED GAS STATION
 1043 DIVISION STREET
 COBURG

DRAWING TITLE
EXISTING CONDITIONS PLAN

SCALE	1:200
DATE	31MAY21
DRAWN	EP
DESIGNED	ZL
CHECKED	ZL



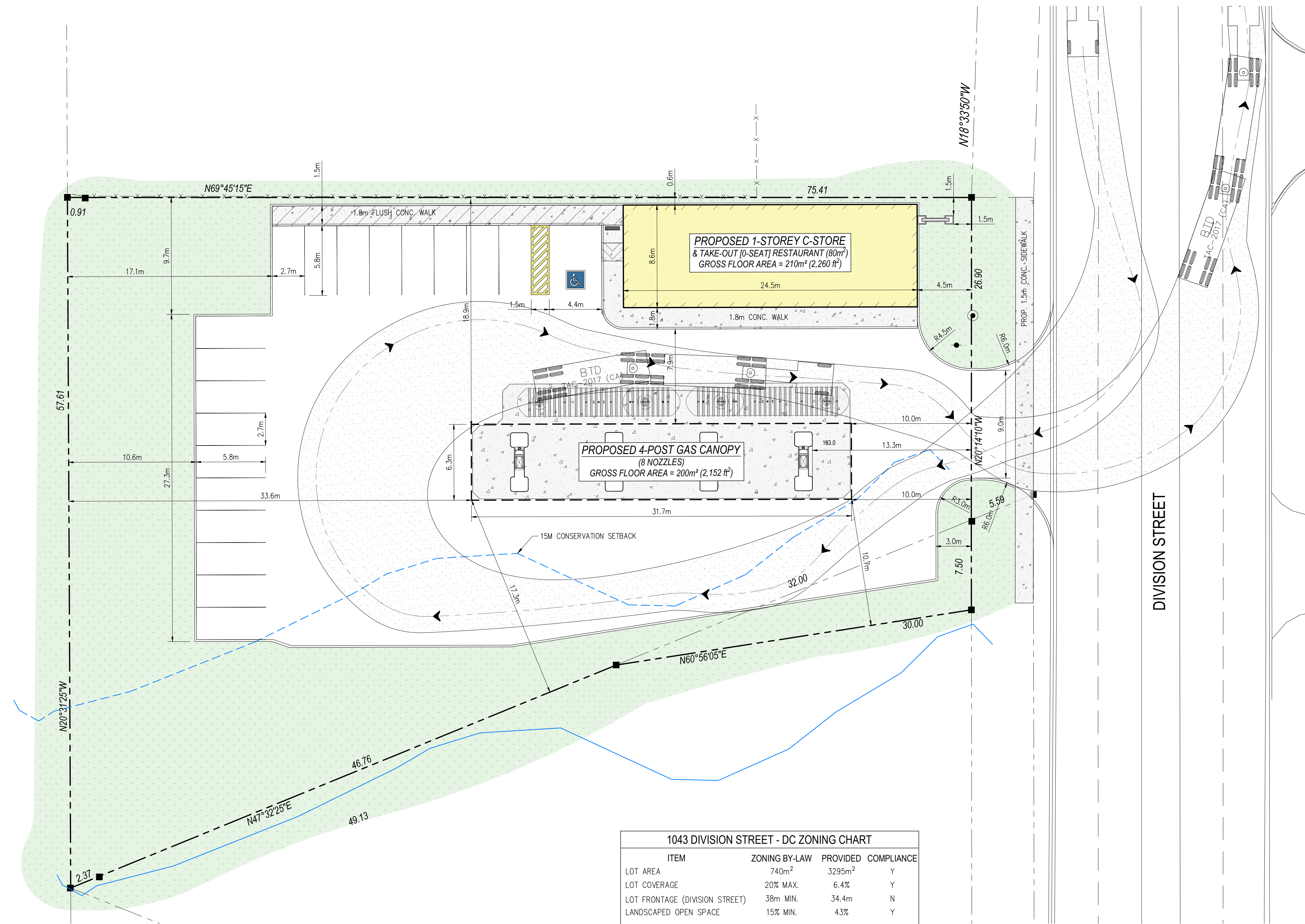
PROJECT NO. **20-241** SHEET NO. **SP-1**

DRAWING LEGEND

---	PROPERTY LINE
- GRASSED -	SURFACE COVER (EXISTING)
- GRASSED -	SURFACE COVER (PROPOSED)
HP	HYDRO POLE / LIGHT POLE
FHD	FIRE HYDRANT
---	WOOD FENCE (EXISTING)
---	WOOD FENCE (PROPOSED)
---	CONTOUR LINES (EXISTING)
---	TOPO ELEVATION (EXISTING)
185.00	TOPO ELEVATION (PROPOSED)
→	DRAINAGE ARROW
---	SWALE (EXISTING)
---	SWALE (PROPOSED)
---	SILT FENCE (PROPOSED)
---	SANITARY LINE (EXISTING)
---	SANITARY LINE (PROPOSED)
---	STORMWATER LINE (EXISTING)
---	STORMWATER LINE (PROPOSED)
---	DOMESTIC WATER LINE (EXISTING)
---	DOMESTIC WATER LINE (PROPOSED)
●	MANHOLE
■	CATCH BASIN

- GENERAL NOTES**
- PRIMARY UNITS ARE METRIC; DIMENSIONS ARE IN METERS.
 - ANY DISCREPANCY(S) BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT/P. ENG.
 - ANY LANDSCAPED OR GRASSED AREAS NOT IN THE AREA OF PROPOSED DEVELOPMENT WHICH ARE DAMAGED OR IMPACTED DURING THE COURSE OF CONSTRUCTION OR SITE DEVELOPMENT, ARE TO BE PROPERLY REPAIRED AND PROPERLY SEEDED. UNDEVELOPED AREAS WHERE TREES HAVE BEEN REMOVED ARE TO BE RE-GRADED AND RE-SOODED.
 - ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE TOWNSHIP OF COBOURG GUIDELINES AND SPECIFICATIONS. ALL FENCES AND SIGNS SHALL COMPLY WITH APPROPRIATE BY-LAWS.
 - BACKFLOW PREVENTION TO BE INSTALLED IN BUILDING IN ACCORDANCE WITH THE OBC 2012 AND CAN/CSA-B64.10-94
 - THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:

6.1. BUILDING PERMIT	5.4 COMMITTEE OF ADJUSTMENT
6.2. ROAD CUT PERMITS	5.5 SEWER AND WATER PERMITS
6.3. APPROACH APPROVAL PERMITS	5.6 RELOCATION OF SERVICES
 - DRAWING TO BE READ IN CONJUNCTION WITH SMM REPORT.
 - MUNICIPAL ROAD OCCUPANCY PERMIT REQUIRED FROM THE CITY OF NIAGARA FALLS. ROAD RESTORATION TO BE ACCORDING TO CITY STANDARDS.
 - PRIOR TO ANY CONSTRUCTION TAKING PLACE WITHIN A REGIONAL ROAD ALLOWANCE, A REGIONAL CONSTRUCTION ENCROACHMENT AND/OR ENTRANCE PERMIT MUST BE OBTAINED FROM THE REGION. APPLICATIONS CAN BE OBTAINED FROM THE PERMITS SECTION OF THE TRANSPORTATION SERVICES DIVISION, PUBLIC WORKS DEPARTMENT. ADDITIONALLY, THE APPLICANT WILL BE REQUIRED TO OBTAIN A REGIONAL SIGN PERMIT TO ENSURE THAT THE DEVELOPMENT SIGNS ARE LOCATED WITHIN PRIVATE PROPERTY
 - SURVEY EVIDENCE ADJACENT TO REGIONAL ROAD ALLOWANCES IS NOT TO BE DAMAGED OR REMOVED DURING THE DEVELOPMENT OF THE PROPERTY



1043 DIVISION STREET - DC ZONING CHART

ITEM	ZONING BY-LAW	PROVIDED	COMPLIANCE
LOT AREA	740m ²	3295m ²	Y
LOT COVERAGE	20% MAX.	6.4%	Y
LOT FRONTAGE (DIVISION STREET)	38m MIN.	34.4m	N
LANDSCAPED OPEN SPACE	15% MIN.	43%	Y

BUILDING STATISTICS

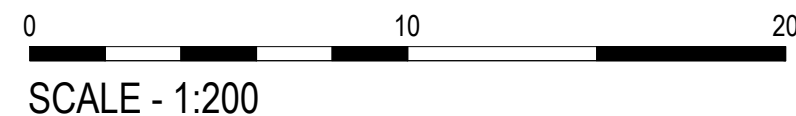
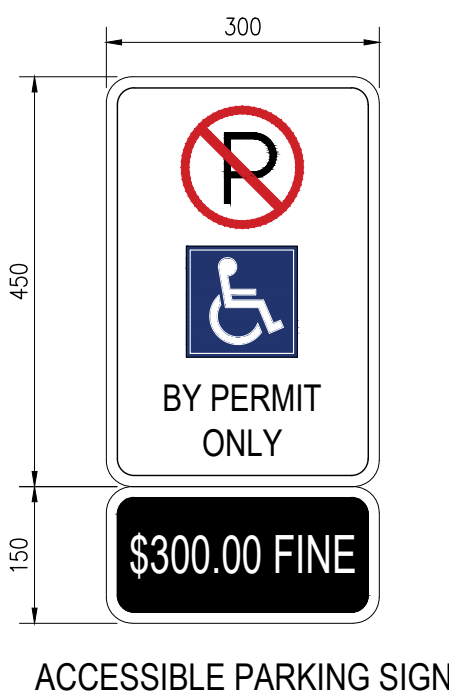
ITEM	MINIMUM	PROVIDED	COMPLIANCE
MINIMUM FRONT YARD	3m	3m	Y
MINIMUM REAR YARD	7.5m	47.8m	Y
MINIMUM INTERIOR SIDE YARD	0m	0.6m	Y
MINIMUM EXTERIOR SIDE YARD	3m	N/A	N/A
MAXIMUM BUILDING HEIGHT	4 STOREYS	1 STOREY	Y

GAS CANOPY STATISTICS

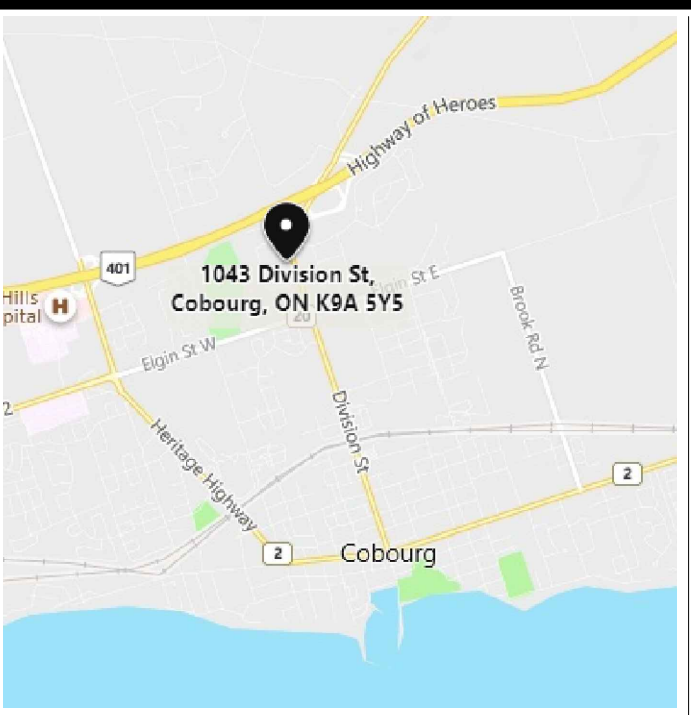
ITEM	MINIMUM	PROVIDED	COMPLIANCE
MINIMUM FRONT YARD	3m	10m	Y
MAXIMUM FRONT YARD	15m	10m	Y
MINIMUM REAR YARD	7.5m	33.6m	Y
MINIMUM INTERIOR SIDE YARD	7.5m	10.7m	Y
MAXIMUM BUILDING HEIGHT	2 STOREYS	5.3m	Y
PUMP ISLAND SETBACK	6m	13.3m	Y

PARKING REQUIREMENTS

ITEM	RATIO	ZBL	PROVIDED	COMPLIANCE
VEHICLE FUELING STATION	2/PUMP	8	8	X
TAKE-OUT FOOD (0 SEAT)	1:9m ²	9	11	X
BARRIER FREE SPACES	1:<20	1	1	X



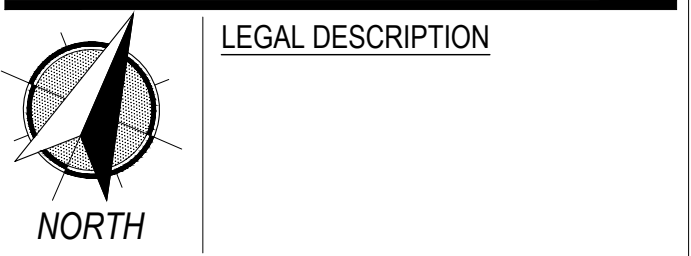
SCALE - 1:200



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LEGAL DESCRIPTION

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0	27JAN21	ISSUED FOR APPROVAL

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PROJECT TITLE
PROPOSED GAS STATION
 1043 DIVISION STREET
 COBOURG

DRAWING TITLE
SITE PLAN

SCALE	1:200
DATE	31MAY21
DRAWN	EP
DESIGNED	ZL
CHECKED	ZL



PROJECT NO. **20-241** SHEET NO. **SP-2**