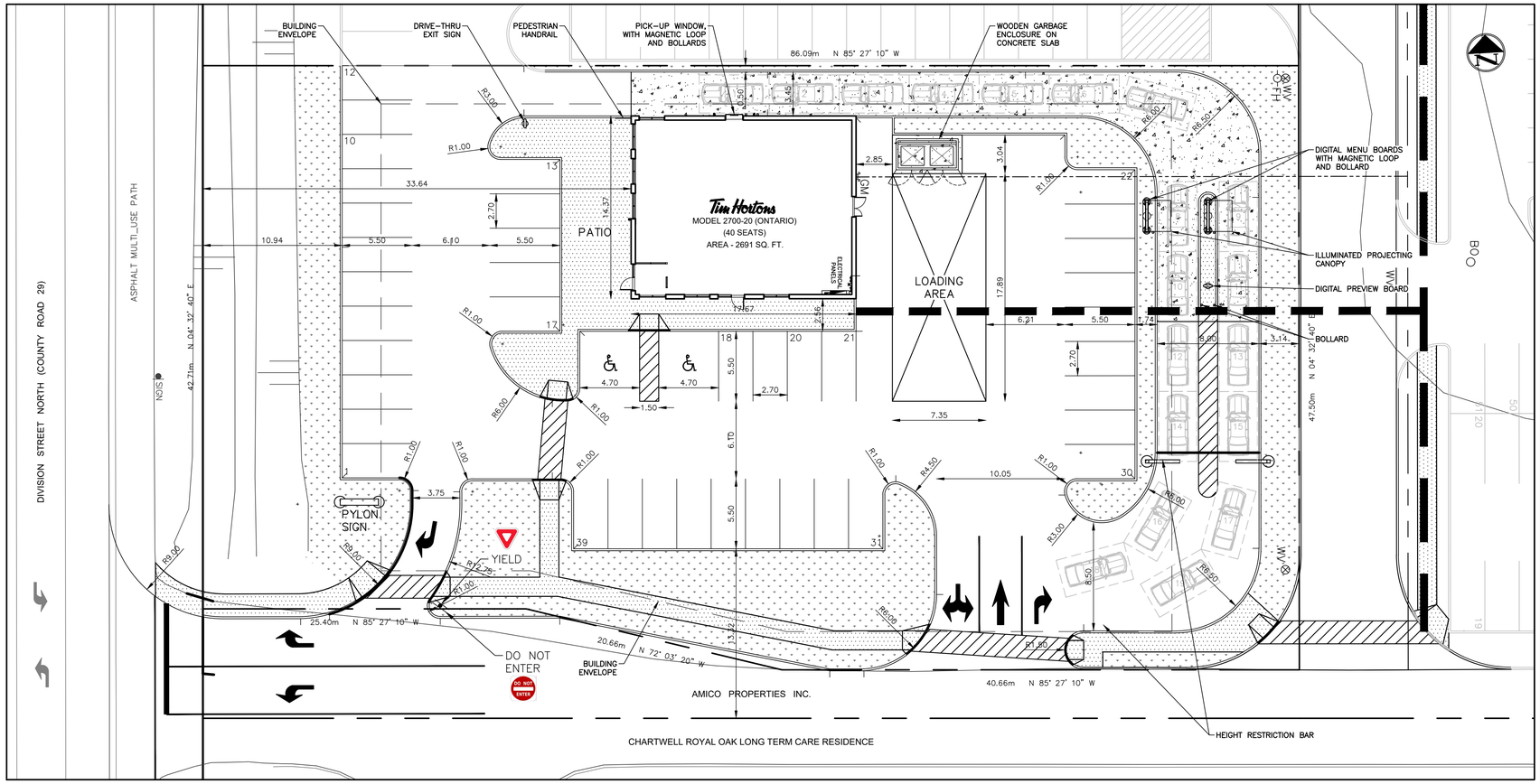
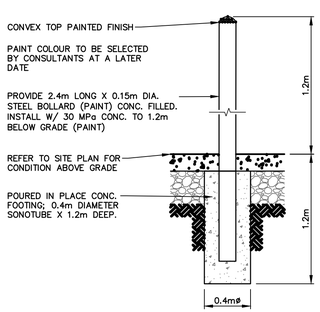


SITE PLAN

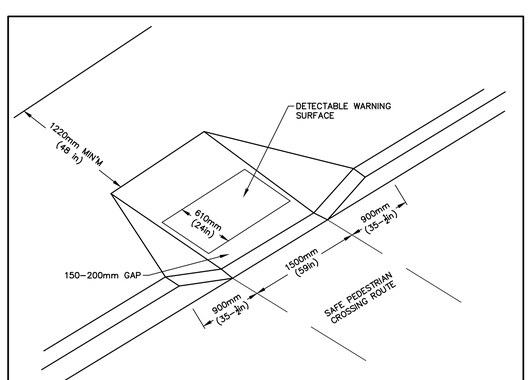
SCALE: 1:200

SITE DATA

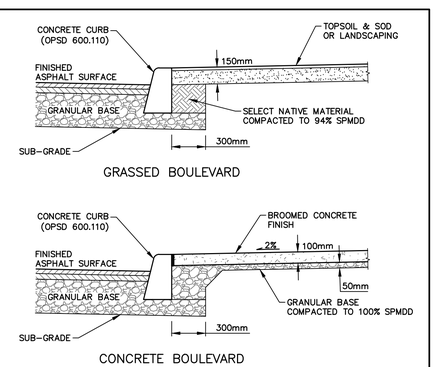
BUILDING INFORMATION		
Facing Street	Division Street North	
Principle Entry (Pedestrian)	Division Street North	
Principle Entrance/Exit to Parking Area	Private Road	
Barrier Free Entry	Division Street North	
	BUILDING AREA	GROSS FLOOR AREA
Exisiting Building	N/A	N/A
Proposed Building	250.0sm / 2,691 sf	250.0sm / 2,691 sf
SITE INFORMATION		
Current Zoning	Rural Commercial (C6-7)	
Proposed Use	Restaurant w/ Drive-Through & Patio	
Lot Frontage	51.3m / 168.3 ft	
Lot Depth	86.1m / 282.5 ft	
Lot Depth	0.392ha	
ZONING DATA	REQUIRED	PROVIDED
Minimum Retail Space	232.3sm / 2,500 sf	250.0sm / 2,691 sf
Minimum Lot Area	557sm / 6,000 sf	3920sm / 42,196 sf
Minimum Lot Frontage	22m / 75ft	51.3m / 168.3 ft
Maximum Lot Coverage	60%	6.4%
Minimum Landscaped Space	30%	32.7%
Minimum Front Yard Setback	14m	33.64m
Minimum Interior Side Yard	3m	3.95m North / 28.45m South
Minimum Exterior Side Yard	10m	NA
Minimum Rear Yard	3m	34.77m
PARKING DATA		
Barrier Free Parking Space	1	2
Barrier Free Parking Space Size	4.7m x 5.5m	4.7m x 5.5m
Bicycle Parking Space	1	1
Drive-Through Stacking Space	12	19
Drive-Through Intercom Setback	60.0m	48.7m (Perpendicular)
Loading Space	1	1
Loading Space Size	3.5m x 13.5m	7.35m x 16.32m
Parking Space	12	30
Parking Space Size	2.7m x 5.5m	2.7m x 5.5m



BOLLARD DETAIL



CURB RAMP DETAIL



CURB DETAIL

AMICO ENGINEERING INC.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.

PROPOSED

- HEAVY DUTY ASPHALT PAVEMENT: 40mm HL3 (OPSS 1150), 60mm HL8 (OPSS 1150), 400mm GRANULAR 'A' (OPSS 1010)
- LIGHT DUTY ASPHALT PAVEMENT: 40mm HL3 (OPSS 1150), 50mm HL8 (OPSS 1150), 300mm GRANULAR 'A' (OPSS 1010)
- ASPHALT WALKWAY: 50mm HL8 (OPSS 1150), 300mm GRANULAR 'A' (OPSS 1010)
- GARBAGE ENCLOSURE: 6" CONCRETE (32MPa, 6-8% AIR), 6x6 6/6 WWM AT MID-DEPTH, 4" GRANULAR 'A' (OPSS 1010)
- CONCRETE DRIVEWAY: 6" CONCRETE (32MPa, 6-8% AIR), 4" GRANULAR 'A' (OPSS 1010)
- CONCRETE SIDEWALK: 4" CONCRETE (32MPa, 6-8% AIR), 4" GRANULAR 'A' (OPSS 1010)
- LANDSCAPING (SEE LANDSCAPING DRAWINGS FOR DETAILS)

No.	Issued For	Date
B	SITE PLAN APPROVAL	FEB 12/21
A	OWNER REVIEW	NOV 27/20

No.	Revision	Date
1	OWNER'S COMMENTS	JAN 18/21

LICENSED PROFESSIONAL ENGINEER
R. J. FILIPOV
JUL 24/20
PROVINCE OF ONTARIO

AMICO PROPERTIES INC.

DIVISION COMMMERCIAL PLAZA
TIM HORTONS
TOWN OF KINGSVILLE

SP1 Sheet No.

SITE PLAN

Scale:	AS NOTED	Drawn By:	RJF
Date:	JULY 2020	Checked By:	RJF

Division And Reid 2.dwg
2/12/2021 10:03 AM By: RFilipov