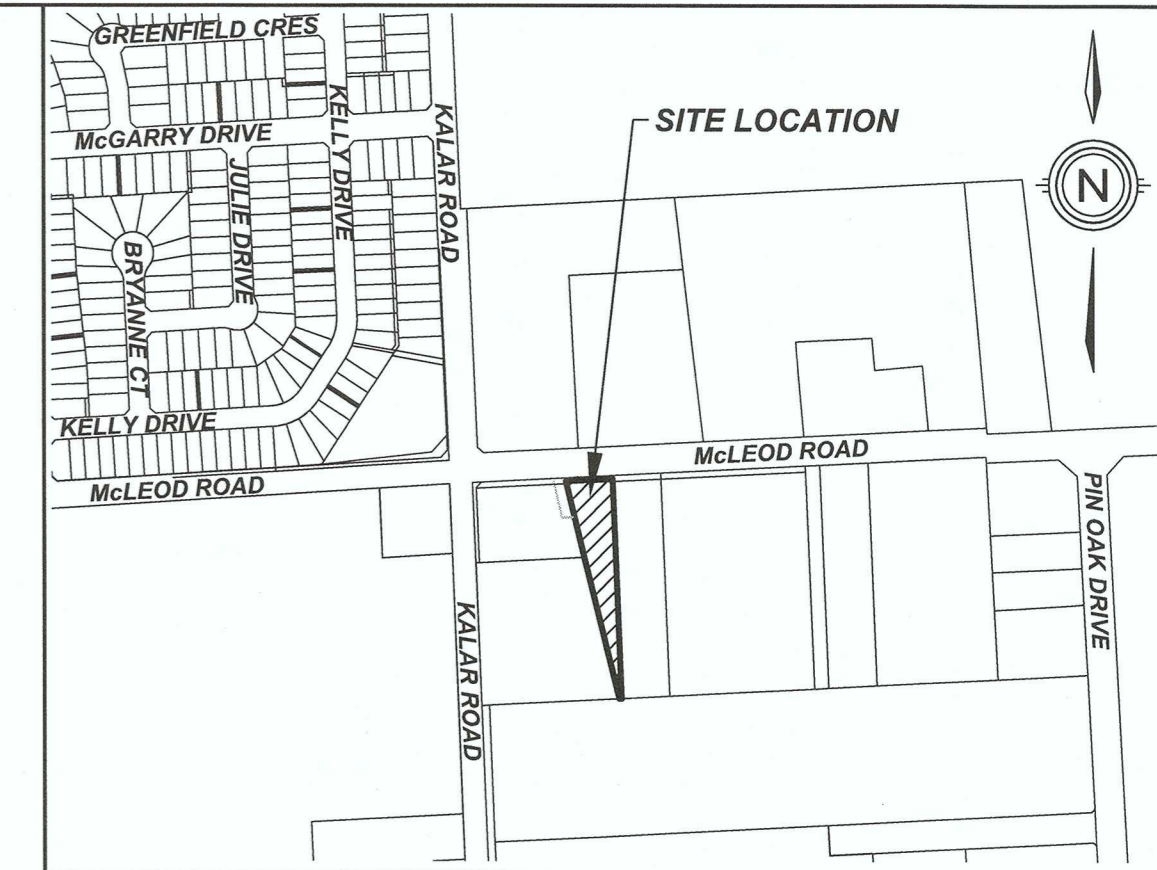
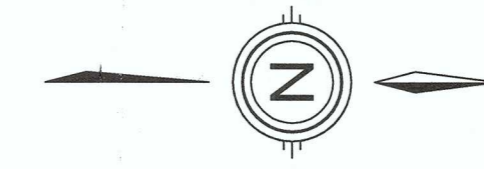


8196 McLEOD ROAD - SITE PLAN

NIAGARA FALLS



KEY PLAN
N.T.S.

SITE PLAN

LEGAL DESCRIPTION

PART 1 PLAN 59R-6337, PART OF LOT 179
STAMFORD TOWNSHIP NOW IN
THE CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

LEGEND

- PROP CURB
- PROP DEPRESSED CURB

SITE STATISTICS

AREA	ha	% TOTAL AREA
R4 LANDS	0.1192	28.3
EPA LANDS	0.3028	71.7
TOTAL	0.422	100.00
R4 - LOT AREA PER DWELLING UNIT = 170m ²		
R4 - LOT COVERAGE (BUILDING/DRIVEWAY) = 54%		
BUILDING SETBACK FROM EPA LANDS = 0m		
PARKING ENCROACHMENT INTO EPA LANDS = 520m ²		

ACCEPTED

DATE: 2/4/2020
ENGINEERING
CITY OF NIAGARA FALLS

LAND USE SCHEDULE - R4 ZONE AREA

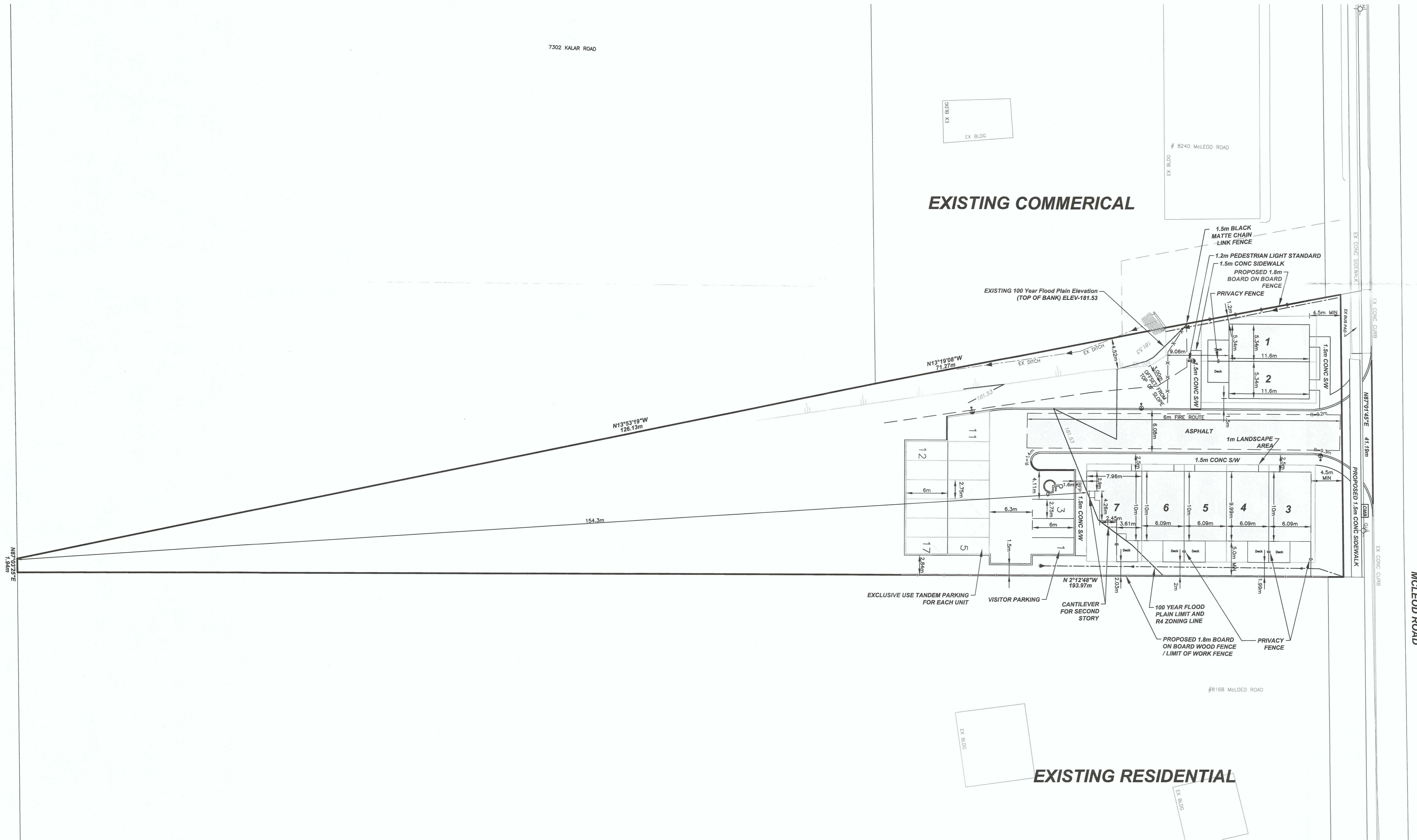
AREA	ha	% COVERAGE
BUILDING	0.043	36.10
ROAD/DRIVEWAY	0.027	22.63
LANDSCAPING	0.049	41.09
TOTAL	0.1192	100.00

UNITS	7
DEVELOPABLE AREA	0.1192ha
DENSITY (UNITS/DEVELOPABLE AREA)	58 u/ha
PARKING SPACES	17

2	THIRD ENGINEERING SUBMISSION	2020-01-31	KA
1	SECOND ENGINEERING SUBMISSION	2019-11-27	KA
0	FIRST ENGINEERING SUBMISSION	2019-08-20	KA
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	DATE	SCALE	DWG No.	REV
SITE PLAN	KA	FEBRUARY 5, 2020	1:300	17113-SP	2
		PRINTED FEBRUARY 5, 2020			



EXISTING COMMERCIAL

EXISTING RESIDENTIAL