



LEGAL DESCRIPTION
 PLAN OF SURVEY OF
PART 1, PLAN 59R-14684
 PART OF STAMFORD TOWNSHIP, LOT 97
 REGIONAL MUNICIPALITY OF NIAGARA

SITE STATISTICS

ZONING	GC GENERAL COMMERCIAL	
SITE AREA- PHASE 2	9,758.22 m ²	or 2.41 acres 0.97 ha
	REQUIRED	PROVIDED
SITE COVERAGE	70% MAX	22.75%
PHASE 2		
BLDG G.F.A.	1,074.70 m ²	or 11,568 sqft
EX. OPTIMIST BUILDING	1,145.00m ²	or 12,325 sqft
TOTAL BUILDING G.F.A.	2,219.70 m ²	or 23,893 sqft
RETAIL	1 space / 25 m ² 43 (10,705) + 423	43 spaces
ASSEMBLY HALL	1 space / 5 persons 2095 + 409	50 spaces
TOTAL PARKING		93 spaces 111 spaces
ACCESSIBLE SPACES	3 H/C spaces	6 H/C spaces
LOADING SPACES	2 spaces	2 spaces

SYMBOL LEGEND SCALE 1:500

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN OVERHEAD DOORS
	HYDRANT+VALVE
	CATCH BASIN
	DOUBLE CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	LIGHT STANDARD
	BICYCLE RACKS
	DIRECTION OF TRAFFIC FLOW
	EXISTING ELEVATION
	PROPOSED ELEVATION
	HANDICAP PARKING
	TRENCH DRAIN
	CATCH BASIN
	SETTING OUT POINT
	CURB DEPRESSION, BARRIER FREE ACCESS
	SIGNAGE
	CONC. FILLED STEEL BOLLARD
	SIAMESE CONNECTION
	HANDICAP SIGNAGE AS PER BY-LAW
	BENCH & WASTE RECEPTACLE
	FIRE ROUTE
	STOP SIGN

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OWNERS INFORMATION:

**Optimist Square
 Phase 2**
 7085 Morrison Street
 Niagara Falls, ON

**PHASE 2
 SITE PLAN**

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUN. 2022	HP		1:250
PROJECT No.	DRAWING No.		

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