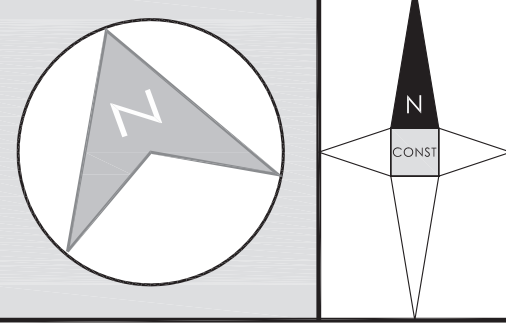


SITE PLAN
SCALE: 1:200

ZONING INFORMATION			
REGULATION	REQUIRED	PROVIDED	VARIANCE
LOT FRONTAGE	30.0	53.8	
LOT AREA	2000.0	5230.90	
LOT COVERAGE	50.0%	28.10%	
LANDSCAPED SPACE	10.0%	12.8%	
FRONT YARD	15.0	15.30	
INTERIOR SIDE YARD	7.5	4.30	3.75
EXTERIOR SIDE YARD	15.0	N/A	
REAR YARD	7.5	7.50	
MAXIMUM HEIGHT	10.0	7.62	

SITE STATISTICS TABLE			
LOT COVERAGE ITEM		AREA (m²)	AREA (ft²)
TOTAL LOT AREA:		5,230.9	56,305
			100.0%
BUILDING	EXISTING BUILDING	822.8	8,857
	EXIST. AUX. BUILDINGS	91.6	986
	NEW ADDITION	557.48	6,001
TOTAL BUILDING COVERAGE		1,471.9	15,843
SURFACING	ASPHALT	0.0	0
	CONCRETE	10.60	114
	GRAVEL	3,081.4	33,168
TOTAL HARD SURFACING		3,092.0	33,282
LANDSCAPE COVERAGE		667.0	7,180
TYPE OF USE		CALCULATION	REQUIRED
PARKING	1 PER 100		15
	REQUIRED B.F. PARKING:		1
	TOTAL PARKING SPACES:	15	17
LOADING SPACES			1

MINOR VARIANCE REQUIREMENTS
1. INTERIOR SETBACK OF 3.75m TO ACCOMMODATE
POTENTIAL FUTURE DEVELOPMENT.



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Any discrepancies or inconsistencies contained within the drawings are to be reported to the Architect prior to the commencement of any construction of related work. The contractor is responsible to field verify all dimensions.

Drawings are to be used for construction only when noted as for construction in the Revisions box on each sheet and only if signed and sealed by the Architect.

Drawings are not to be scaled.

SEAL:



PROJECT TITLE:

VRX FISHING
6244 PEARSON STREET
WEST LINCOLN

REVISIONS:

No	Drawing Revision	Date	By
1.	Issued for Minor Variance	12-18-20	J.B.
2.	Issued for Minor Variance	22-01-21	J.B.

DRAWING TITLE:

SITE PLAN & SITE
STATISTICS

DRAWN:

A.R.

CHECKED:

J.B.

PROJECT #:

2048

DATE:

Jan-2021

DRAWING #:

A-1

REV #:

2