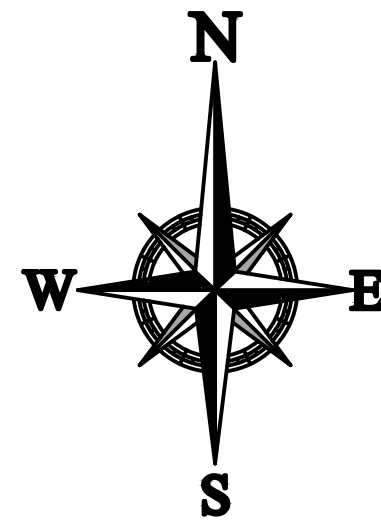




OWNER:	LAKEWOOD RETAIL LLC 2851 JOHN STREET SUITE 1 MARKHAM CANADA, ON L3R 5R7	
TAX MAP ID#:	4841-36-06-0010 4841-36-06-0018 4842-31-17-0013 4842-31-17-0014	
TOTAL AREA:	604,046 SF	13.87 AC
FEMA FLOOD ZONE:	ZONE X PER FLOOD PANEL 1200470355H (EFFECTIVE 8/18/2014)	
LAND USE INFORMATION:		
CURRENT USE:	COMMERCIAL-WALGREENS	
PROPOSED USE:	CONVENIENCE STORE WITH FUEL PUMPS	
FUTURE LAND USE DESIGNATION:	COMMERCIAL	
ZONING DESIGNATION:	TOC-C TRANSIENT ORIENTED CORRIDOR DISTRICT	

TYPE OF CONSTRUCTION:				72,889. S.F	1.67 AC.
AFFECTED SITE AREA:				4,960. S.F.	0.11 AC.
FLOOR AREA (S.F.):					
DIMENSION REGULATIONS:				<u>REQUIRED</u>	<u>PROPOSED</u>
AFFECTED AREA:					
FRONT SETBACK - SOUTH (FEET):				25'	37.36'(BLDG) 39.57'(CANOPY)
MAX. BLDG COVERAGE (PERCENT):				40%	6.8%
MIN. LANDSCAPE AREA (PERCENT):				15%	23.4%
MAX. HEIGHT (FEET):				66'	30'-0"
AFFECTED SITE AREA:					
	<u>EXISTING</u>			<u>PROPOSED</u>	
	S.F.	ACRES	%	S.F.	ACRES
IMPERVIOUS:					
BUILDING	14,446	0.33	19.8%	4,960	0.11
					6.8%
					(-)9,486 (-)0.22
PAVEMENT	42,260	0.97	58.0%	39,938	0.92
					54.8%
					(-)2,322 (-)0.05
SIDEWALK /CURB	5,643	0.13	7.7%	10,954	0.25
					15.0%
					(+)5,311 (+)0.12
TOTAL	62,143	1.43	85.5%	55,852	1.28
					76.5%
					(-)6,497 (-)0.15

PARKING DATA

REQUIRED:	USE	AREA	RATIO	AMOUNT
	CONVENIENCE STORE	4,960 S.F.	1 SPACE / 300 S.F.	17 SPACES

PROVIDED:	TYPE	AMOUNT
	STANDARD SPACES (MIN. 10' X 20')	28
	ACCESSIBLE SPACES (MIN. 12' X 18')	2
	TOTAL SPACES	30

LOADING ZONE:
LESS THAN 10,000 S.F. - NO LOADING SPACE REQUIRED

FRONTAGE BUILDOUT (LOT FRONTAGE=378.7 FEET)

REQUIRED:	70% (265.1 FEET)
PROVIDED:	32% (121.8 FEET)

	PROPOSED CONCRETE PAVEMENT		PROPOSED MILL & RESURFACE
	EXISTING CONCRETE SIDEWALK TO REMAIN		"SEE YOU SOON" DIRECTIONAL SIGN (TO BE PERMITTED SEPARATELY) (TYP.)
	PROPOSED ASPHALT PAVEMENT		"WELCOME" DIRECTIONAL SIGN (TO BE PERMITTED SEPARATELY) (TYP.)
			DIRECTIONAL FLOW ARROW

[illegible]