

NOTE:

- ALL LAYOUTS SUBJECT TO REVIEW BY CITY OF SURREY.
- ALL SETBACK VARIANCES SUBJECT TO APPROVAL BY CITY OF SURREY
- ALL LANDSCAPING SUBJECT TO APPROVAL BY CITY OF SURREY
- ALL CLOVER RIDGE INDUSTRIAL PARK COMMITTEE.
- PLANS SUBJECT TO DESIGN PANEL REVIEW BY CLOVER RIDGE INDUSTRIAL PARK COMMITTEE.
- ALL SHADINGS TO BE INTERNALLY CONTAINED.

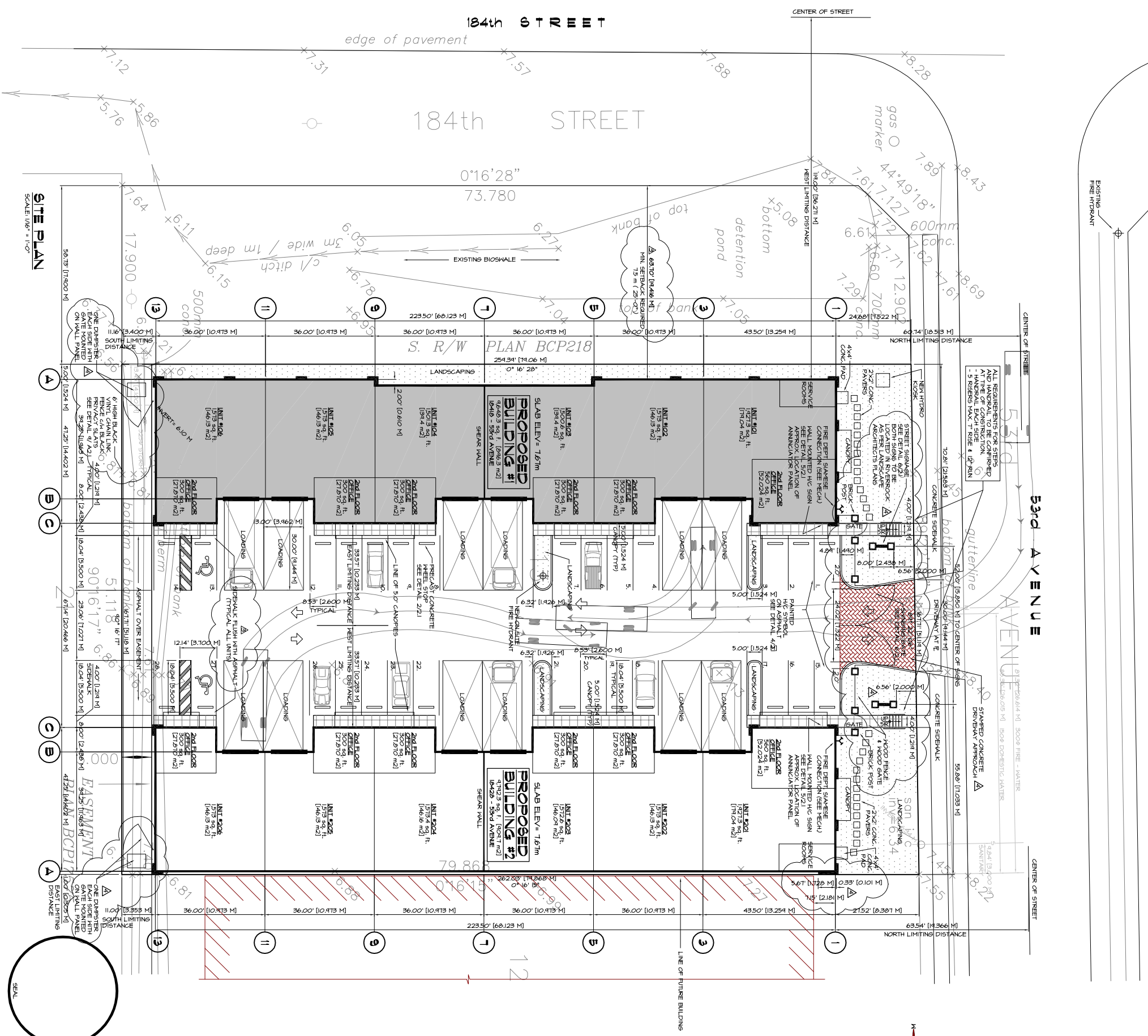
CIVIC ADDRESS:
16416 - 53rd Avenue, Surrey, B.C.

LEGAL DESCRIPTION:
LOT 13, SECTION 4, TOWNSHIP 8, N.M.D. PLAN BCP1574

SITE PLAN GRADING ROAD SURFACE PLAN REQUIRED BY JOHN OVERMANER & ASSOCIATES B.C. LAND SURVEYORS DATED JUNE 14, 2005

CITY OF SURREY ZONING BY-LAW ANALYSIS

1.	ZONING:	LIGHT IMPACT INDUSTRIAL ZONE (L.I.)
2.	SITE AREA (TO BE COVERED):	10,406 m ² (100,800 sq.ft.)
3.	SITE COVERAGE:	45,217 sq.ft. (4,281.4 m ²)
	BUILDING AREAS:	16,443 sq.ft.
	BUILDING #:	4,172.3 sq.ft.
	TOTAL:	19,440.6 sq.ft.
	ALLOWABLE SITE COVERAGE:	60%
	ACTUAL SITE COVERAGE:	44.48%
4.	MAXIMUM PERMISSIBLE HEIGHT:	16.2 m (53.0 ft.)
	ACTUAL HEIGHT:	8.92 m (29.3 ft.)
5.	SETBACKS:	
	FRONT YARD:	15 m (20 ft.)
	REAR YARD:	15 m (20 ft.)
	SIDE YARD:	15 m (20 ft.)
	STREET (SIDE) YARD:	15 m (20 ft.)
	ONE SIDE YARD SETBACK SHALL BE 15 METERS (25 FT.) WHICH IS FURTHER, OR ADDITIONAL, TO REDUCE THE SETBACK	
6.	LANDSCAPING:	
	ALL LANDSCAPING TO SURVEY ZONING BY-LAW SEE LANDSCAPING PLANS FOR DETAILS	
7.	PARKING REQUIREMENTS:	
	WAREHOUSE SERVICE:	18,006
	OFFICE SPACE:	3,822
	INDUSTRIAL SPACE:	19,440.6 (1076.43 sq.ft.)
	TOTAL SPACES REQUIRED:	22,727.387
	TOTAL SPACES PROVIDED:	28
	PARKING SPACE SIZES:	
	TYPE SPACE (25' X 50'):	21 m x 25 m (69' x 82')
	TYPE SPACE (25' X 40'):	21 m x 25 m (69' x 82')



SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT
201-34609 Detail Rd.
Abbotsford, B.C.
Canada, V2S 2E1
Tel: 853-8831
Fax: 853-8838

Vancouver
102-3855 Herring Drive,
Surrey, B.C.
Canada, V3C 6N3
Tel: 604-591-4444
Fax: 604-591-8665

Krahn Engineering
A DIVISION OF KRAHN ENGINEERING LTD.

Abbotsford
201-34609 Detail Rd.
Abbotsford, B.C.
Canada, V2S 2E1
Tel: 853-8831
Fax: 853-8838

Vancouver
102-3855 Herring Drive,
Surrey, B.C.
Canada, V3C 6N3
Tel: 604-591-4444
Fax: 604-591-8665

PROJECT
16416 - 53rd Avenue, Surrey

DRAWING TITLE
SITE PLAN BLDG. 1 and
BYLAW ANALYSIS

DATE
DECEMBER 2004

SCALE
AS NOTED

DRAWN
12

CHECKED
-

PROJECT NO.
A49492

DRAWING NO.
A-2.0a

No.	DATE	DESCRIPTION
1	12/15/04	ISSUED FOR PERMIT
2	12/15/04	FOR PRELIMINARY REVIEW
3	12/15/04	FOR PRELIMINARY REVIEW
4	12/15/04	FOR PRELIMINARY REVIEW
5	12/15/04	FOR PRELIMINARY REVIEW
6	12/15/04	FOR PRELIMINARY REVIEW
7	12/15/04	FOR PRELIMINARY REVIEW
8	12/15/04	FOR PRELIMINARY REVIEW
9	12/15/04	FOR PRELIMINARY REVIEW
10	12/15/04	FOR PRELIMINARY REVIEW
11	12/15/04	FOR PRELIMINARY REVIEW
12	12/15/04	FOR PRELIMINARY REVIEW
13	12/15/04	FOR PRELIMINARY REVIEW
14	12/15/04	FOR PRELIMINARY REVIEW
15	12/15/04	FOR PRELIMINARY REVIEW
16	12/15/04	FOR PRELIMINARY REVIEW
17	12/15/04	FOR PRELIMINARY REVIEW
18	12/15/04	FOR PRELIMINARY REVIEW
19	12/15/04	FOR PRELIMINARY REVIEW
20	12/15/04	FOR PRELIMINARY REVIEW
21	12/15/04	FOR PRELIMINARY REVIEW
22	12/15/04	FOR PRELIMINARY REVIEW
23	12/15/04	FOR PRELIMINARY REVIEW
24	12/15/04	FOR PRELIMINARY REVIEW
25	12/15/04	FOR PRELIMINARY REVIEW
26	12/15/04	FOR PRELIMINARY REVIEW
27	12/15/04	FOR PRELIMINARY REVIEW
28	12/15/04	FOR PRELIMINARY REVIEW
29	12/15/04	FOR PRELIMINARY REVIEW
30	12/15/04	FOR PRELIMINARY REVIEW
31	12/15/04	FOR PRELIMINARY REVIEW
32	12/15/04	FOR PRELIMINARY REVIEW
33	12/15/04	FOR PRELIMINARY REVIEW
34	12/15/04	FOR PRELIMINARY REVIEW
35	12/15/04	FOR PRELIMINARY REVIEW
36	12/15/04	FOR PRELIMINARY REVIEW
37	12/15/04	FOR PRELIMINARY REVIEW
38	12/15/04	FOR PRELIMINARY REVIEW
39	12/15/04	FOR PRELIMINARY REVIEW
40	12/15/04	FOR PRELIMINARY REVIEW
41	12/15/04	FOR PRELIMINARY REVIEW
42	12/15/04	FOR PRELIMINARY REVIEW
43	12/15/04	FOR PRELIMINARY REVIEW
44	12/15/04	FOR PRELIMINARY REVIEW
45	12/15/04	FOR PRELIMINARY REVIEW
46	12/15/04	FOR PRELIMINARY REVIEW
47	12/15/04	FOR PRELIMINARY REVIEW
48	12/15/04	FOR PRELIMINARY REVIEW
49	12/15/04	FOR PRELIMINARY REVIEW
50	12/15/04	FOR PRELIMINARY REVIEW
51	12/15/04	FOR PRELIMINARY REVIEW
52	12/15/04	FOR PRELIMINARY REVIEW
53	12/15/04	FOR PRELIMINARY REVIEW
54	12/15/04	FOR PRELIMINARY REVIEW
55	12/15/04	FOR PRELIMINARY REVIEW
56	12/15/04	FOR PRELIMINARY REVIEW
57	12/15/04	FOR PRELIMINARY REVIEW
58	12/15/04	FOR PRELIMINARY REVIEW
59	12/15/04	FOR PRELIMINARY REVIEW
60	12/15/04	FOR PRELIMINARY REVIEW
61	12/15/04	FOR PRELIMINARY REVIEW
62	12/15/04	FOR PRELIMINARY REVIEW
63	12/15/04	FOR PRELIMINARY REVIEW
64	12/15/04	FOR PRELIMINARY REVIEW
65	12/15/04	FOR PRELIMINARY REVIEW
66	12/15/04	FOR PRELIMINARY REVIEW
67	12/15/04	FOR PRELIMINARY REVIEW
68	12/15/04	FOR PRELIMINARY REVIEW
69	12/15/04	FOR PRELIMINARY REVIEW
70	12/15/04	FOR PRELIMINARY REVIEW
71	12/15/04	FOR PRELIMINARY REVIEW
72	12/15/04	FOR PRELIMINARY REVIEW
73	12/15/04	FOR PRELIMINARY REVIEW
74	12/15/04	FOR PRELIMINARY REVIEW
75	12/15/04	FOR PRELIMINARY REVIEW
76	12/15/04	FOR PRELIMINARY REVIEW
77	12/15/04	FOR PRELIMINARY REVIEW
78	12/15/04	FOR PRELIMINARY REVIEW
79	12/15/04	FOR PRELIMINARY REVIEW
80	12/15/04	FOR PRELIMINARY REVIEW
81	12/15/04	FOR PRELIMINARY REVIEW
82	12/15/04	FOR PRELIMINARY REVIEW
83	12/15/04	FOR PRELIMINARY REVIEW
84	12/15/04	FOR PRELIMINARY REVIEW
85	12/15/04	FOR PRELIMINARY REVIEW
86	12/15/04	FOR PRELIMINARY REVIEW
87	12/15/04	FOR PRELIMINARY REVIEW
88	12/15/04	FOR PRELIMINARY REVIEW
89	12/15/04	FOR PRELIMINARY REVIEW
90	12/15/04	FOR PRELIMINARY REVIEW
91	12/15/04	FOR PRELIMINARY REVIEW
92	12/15/04	FOR PRELIMINARY REVIEW
93	12/15/04	FOR PRELIMINARY REVIEW
94	12/15/04	FOR PRELIMINARY REVIEW
95	12/15/04	FOR PRELIMINARY REVIEW
96	12/15/04	FOR PRELIMINARY REVIEW
97	12/15/04	FOR PRELIMINARY REVIEW
98	12/15/04	FOR PRELIMINARY REVIEW
99	12/15/04	FOR PRELIMINARY REVIEW
100	12/15/04	FOR PRELIMINARY REVIEW