

**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 AND CLOVER RIDGE INDUSTRIAL PARK COMMITTEE.
- PLANS SUBJECT TO DESIGN PANEL REVIEW BY CLOVER RIDGE INDUSTRIAL PARK COMMITTEE.
- ALL EMBLEMAGE TO BE INTERNALLY CONTAINED.

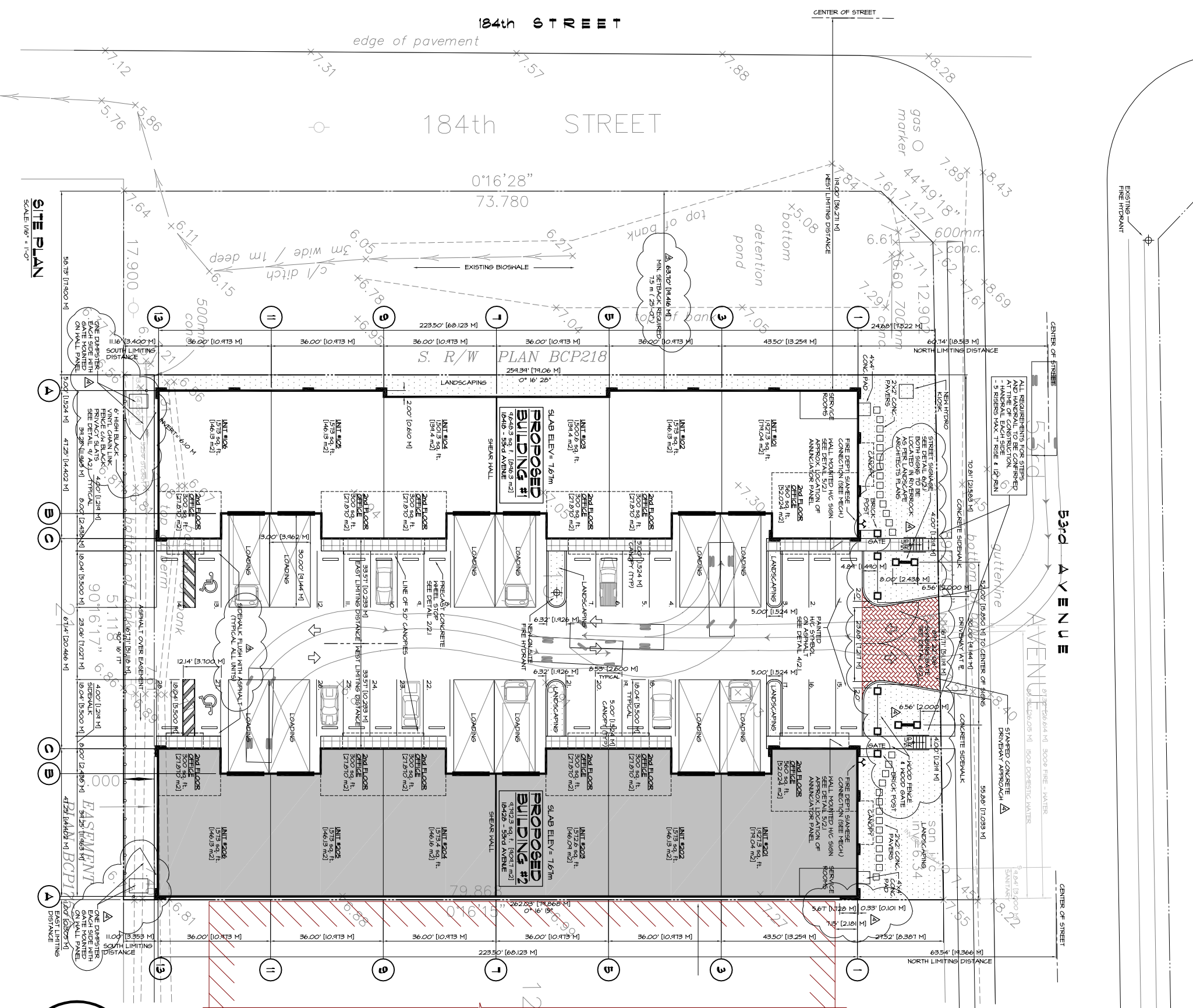
• **OWNER ADDRESS:**  
19428 - 53rd AVENUE, SURREY, B.C.

• **LEGAL DESCRIPTION:**  
LOT 13, SECTION 4, TOWNSHIP 8, N.M.D. PLAN BCPT174

SITE PLAN DRAINAGE FROM SURVEY PLAN PROVIDED BY THE SURVEYOR (SURREY/CHUBBIS BLDG. LAND SURVEYORS DATED JAN 14, 2005)

### CITY OF SURREY ZONING BY-LAW ANALYSIS

1. ZONING: LIGHT IMPACT INDUSTRIAL ZONE (L.I.)
2. SITE AREA (TO BE CONFORMED): (1409 M <sup>2</sup> ) (1009 SQR. FT.) 451,211 SQR. FT. (420,114 M <sup>2</sup> )
3. SITE COVERAGE: BUILDING AREAS: BUILDING #1 = 4648.3 SQR. FT. BUILDING #2 = 4792.3 SQR. FT. TOTAL = 9440.6 SQR. FT.
ALLOWABLE SITE COVERAGE = 60%
ACTUAL SITE COVERAGE = 44.4%
4. MAXIMUM PERMISSIBLE HEIGHT: ACTUAL HEIGHT = 19.20 M (63'0" H.)
5. SETBACKS: FRONT YARD = 15 M (50' H.) ** SIDE YARD = 15 M (50' H.) ** REAR YARD = 15 M (50' H.) ** STREET (SIDE) = 15 M (50' H.) ** * ONE SIDE YARD SETBACK SHALL BE 1.5 METERS (5' H.) WHICH IS FORMAL OR INDUSTRIAL ** NOTE THAT A DWP (VARIANCE) HAS BEEN APPLIED FOR TO REDUCE THE SETBACK
6. LANDSCAPING: ALL LANDSCAPING TO SURREY ZONING BY-LAW SEE LANDSCAPING PLANS FOR DETAILS
7. PARKING REQUIREMENTS: WAREHOUSE SPACE = 1076.49 SQR. FT. OFFICE SPACE = 1076.49 SQR. FT. INDUSTRIAL SPACE = 19,06 SQR. FT. OFFICE SPACE = 9,82 SQR. FT. TOTAL STALLS REQUIRED = 22 (21 BAY)
PARKING SPACE SIZES: TRUCK SPACE (20' ASIDE) = 24 M X 9.5 M (103' X 100') TRUCK SPACE (20' ASIDE) = 24 M X 9.5 M (103' X 100')



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

SEAL

**PROJECT:**  
PROPOSED INDUSTRIAL BUILDINGS for JORDASH INVESTMENTS - BLDG. 2

**LEGAL LOT 13, SECTION 4, TOWNSHIP 8, N.M.D. PLAN BCPT174**

**DRAWING TITLE:**  
SITE PLAN BLDG. 2 and BYLAW ANALYSIS

**DATE:** DECEMBER 2004

**SCALE:** AS NOTED

**DRAWN BY:** IS

**CHECKED BY:** -

**PROJECT NO.:** A49492

**DRAWING NO.:** A-2.0b

**Krahn Engineering**  
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No.	DATE	DESCRIPTION
1	12/15/04	ISSUED FOR PERMIT
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