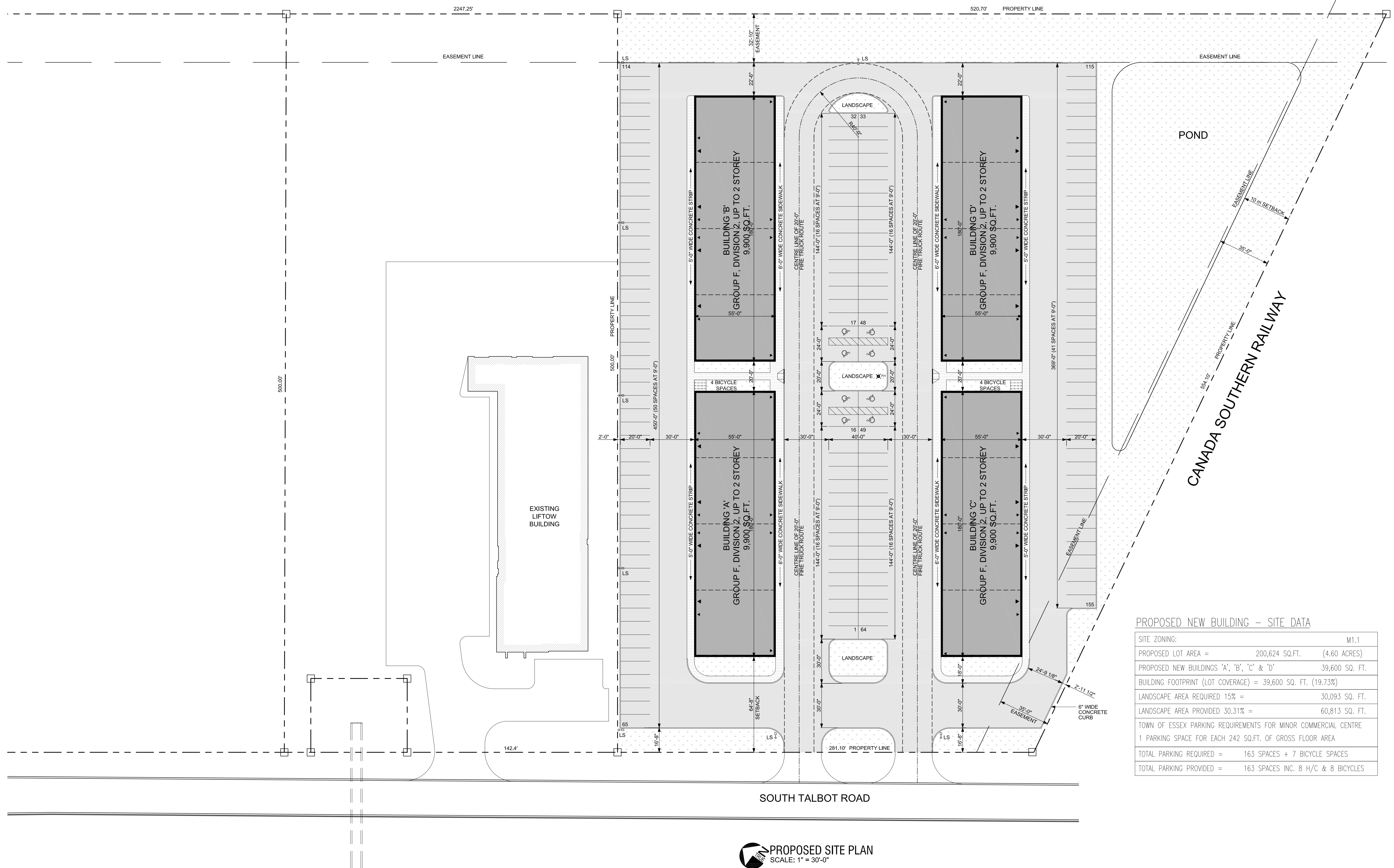


PROPOSED 1-STOREY COMMERCIAL DEVELOPMENT

330 SOUTH TALBOT ROAD NORTH, TOWN OF ESSEX, ONTARIO



PROPOSED NEW BUILDING - SITE DATA

SITE ZONING:	M1.1
PROPOSED LOT AREA =	200,624 SQ.FT. (4.60 ACRES)
PROPOSED NEW BUILDINGS 'A', 'B', 'C' & 'D'	39,600 SQ. FT.
BUILDING FOOTPRINT (LOT COVERAGE) =	39,600 SQ. FT. (19.73%)
LANDSCAPE AREA REQUIRED 15% =	30,093 SQ. FT.
LANDSCAPE AREA PROVIDED 30.31% =	60,813 SQ. FT.
TOWN OF ESSEX PARKING REQUIREMENTS FOR MINOR COMMERCIAL CENTRE 1 PARKING SPACE FOR EACH 242 SQ.FT. OF GROSS FLOOR AREA	
TOTAL PARKING REQUIRED =	163 SPACES + 7 BICYCLE SPACES
TOTAL PARKING PROVIDED =	163 SPACES INC. 8 H/C & 8 BICYCLES

PROPOSED SITE PLAN
SCALE: 1" = 30'-0"