

Designer Information
I, COREY WEHRL review and take responsibility for the design work on behalf of Orchard Design Studio Incorporated registered under Firm BCIN: 28615

Signature

Project Information

AZHAR CHOUDHRY
STACKED TOWNS
255 Lark Street, Chatham-Kent, ON

Set Issuance

No.	Date	Description

Sheet Information

SITE PLAN

Project No. 15707
Project Start Date: 2024.05.10
File: 255 Lark Street - Site Plan.dwg
Drawn by: MGL
Scale: 1:300

PRELIMINARY
A1.01
Plot Date | Time - 10/28/2024 2:41:02 PM



ZONING RM2 (160 UNITS)

REGULATION	REQUIRED	PROPOSED
LOT AREA	N/A	18,218 sq.m./1.821 ha
LOT FRONTAGE	25.91m	67.21m
FRONT YARD SETBACK	7.62m	9.22m
INTERIOR SIDE YARD SETBACK	4.88m	6.25m
LOT COVERAGE	18,218 x 45% = 8,198.1 sq.m	4,616.35 sq.m (25.3%)
BUILDING HEIGHT	9.75m	* 12.50m
DENSITY	229.93 sq.m per UNIT = 36,788.8 sq.m LOT AREA	* 18,218 sq.m / 160 UNITS = 113.86 sq.m per UNIT

* DENOTES A VARIANCE IS REQUIRED

PARKING REQUIREMENTS

STANDARD PARKING REQUIRED:
TOTAL SPACES REQUIRED 1.25 SPACES PER UNIT
160 UNITS x 1.25 = 200 SPACES
TOTAL SPACES REQUIRED = 200 SPACES




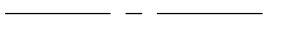






PROVIDED:
SPACES PROVIDED = 210 OFF-STREET
TOTAL PARKING PROVIDED = 210 SPACES

BARRIER FREE PARKING REQUIRED:
1 + 3% OF REQUIRED PARKING SPACES = (200 x 3%) + 1 = 7 SPACES

REQUIRED TYPE 'A' SPACES = 3 SPACES
REQUIRED TYPE 'B' SPACES = 4 SPACES

PROVIDED:
TYPE 'A' SPACES = 3 SPACES
TYPE 'B' SPACES = 4 SPACES

LEGEND

- IRON BAR 
- PROPERTY LINE 
- MAN DOOR ENTRANCE / EXIT. 
- 6.0m WIDE FIRE ROUTE 
- FIRE HYDRANT 
- STOP SIGN 
- NO PARKING FIRE ROUTE SIGNAGE 
- STREET LIGHT (REFER TO SITE LIGHTING PLAN) 
- BARRIER FREE PARKING SIGN 
- DEPRESSED CURB w/ TACTILE WARNING STRIP 
- ELECTRIC VEHICLE CHARGING STATION 