

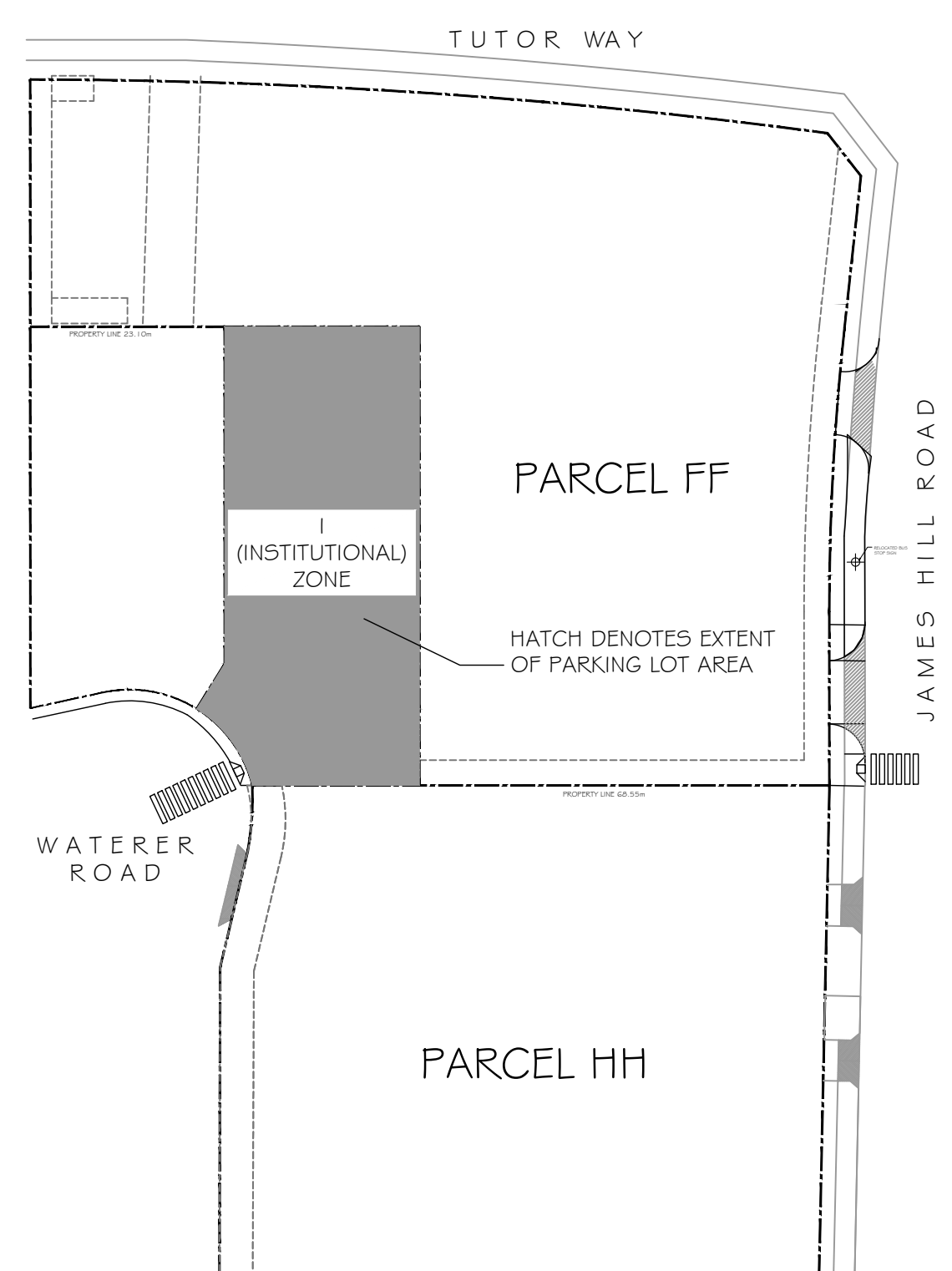
LEGAL DESCRIPTION
 LOT: PARCEL FF
 BLOCK: 72
 PLAN: 102165375

CIVIC ADDRESS
 5600 WATERER ROAD, REGINA,
 SASKATCHEWAN

SITE AREA
 PARCEL FF
 6,580m² (1.62 acres)

PARKING LOT ZONING ANALYSIS:
 THE FOLLOWING CODE REVIEW IS BASED ON THE CITY OF REGINA ZONING BYLAW, 2019.

- PROJECT INFORMATION:**
 - SITE AREAS:** PARKING LOT : 1,261 m² (19.16%)
- ZONING CLASSIFICATION:** I - INSTITUTIONAL ZONE
- LAND USE TYPE:** TRANSPORTATION, PARKING LOT TO BE AMALGAMATED TO EXISTING PARCEL HH (ZONED AS INSTITUTIONAL)
- DEVELOPMENT STANDARD:**
 - MINIMUM LOT AREA - 500m²
 - PROVIDED - 1,261 m²
 - MINIMUM LOT FRONTAGE - 15m
 - PROVIDED - 23.13m
 - SETBACKS:**
 - FRONT YARD SETBACK - 4.5m
 - REAR YARD SETBACK - 6.0m
 - SIDE YARD SETBACK - 3.0m
 - TOTAL SIDE YARD SETBACK - 6.0m
- PARKING COUNT:**
 - TOTAL STALLS PROVIDED - 30 STALLS
 - STANDARD STALLS - 28 STALLS
 - BARRIER-FREE STALL - 2 STALLS
- LANDSCAPE:**
 - REQUIRED 10% OF SITE AREA - 10% OF 1,261 m² = 126 m²
 - PROVIDED - 345 m²
 - TREES - 1/40m² OF REQUIRED LANDSCAPE AREA
 - REQUIRED - 3 TREES
 - PROVIDED - 6 TREES
 - SHRUBS - 1/20m² OF REQUIRED LANDSCAPE AREA
 - REQUIRED - 6 SHRUBS
 - PROVIDED - 130 SHRUBS



SITE/LANDSCAPING PLAN - PARKING LOT
 SCALE 1:100

SITE KEYPLAN
 SCALE 1:750

DISCLAIMER:
 THESE DRAWINGS HAVE BEEN CREATED USING A COMBINATION OF SITE MEASUREMENTS AND INFORMATION FROM ORIGINAL SURVEYS. CARE AND ACCURACY HAVE BEEN USED TO RE-CREATE THE DRAWINGS, BUT ARE CREATED IN A PRECISE CAD ENVIRONMENT WHERE PARALLEL AND PERPENDICULAR VALUES ARE MAINTAINED. ALL DIMENSIONS SHOULD BE VERIFIED ONSITE, PRIOR TO CONSTRUCTION.

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NO.	ISSUE/PLOTTED/REVISED	DATE

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 The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancy to the Architect for adjustment.

PROJECT
 HLV EXPANSION
 SITE STUDY
 LOT: FF
 BLOCK: 72
 PLAN: 102165375

5600 WATERER ROAD,
 Regina, SK

DRAWING
 SITE PLAN

SCALE
 AS SHOWN

DESIGN • KTA
DRAWN • RCT
DATE • JULY 16, 2020
PROJECT • 200606

SHEET NO • ISSUE/REV.#

A11 0