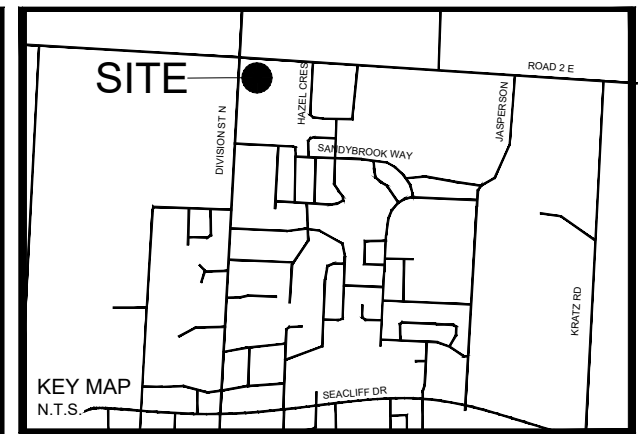
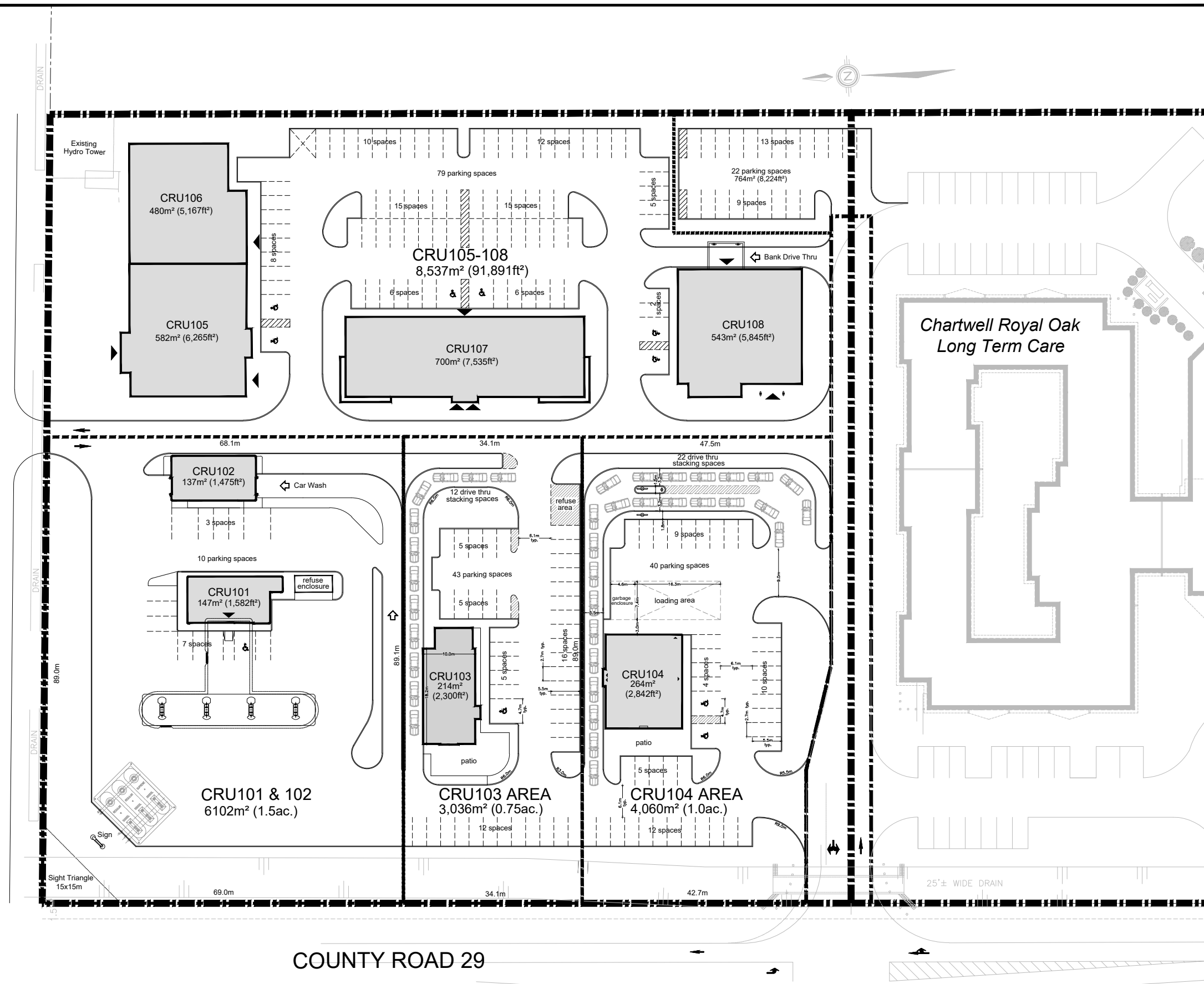




CONCEPT PLAN

PART OF LOT 1, CONCESSION 1
EASTERN DIVISION
TOWN OF KINGSVILLE, ONTARIO

SITE DATA:

ZONING: Rural Commercial (C6-7) Zone

TOTAL SITE AREA: 22,495m² (5.5ac.)

TOTAL GFA: 3,067m² (33,012ft²)

- CRU101: 147m² (1,582ft²) - build to suit
- CRU102: 137m² (1,475ft²) - build to suit
- CRU103: 214m² (2,300ft²) - build to suit
- CRU104: 264m² (2,842ft²) - build to suit
- CRU105: 582m² (6,265ft²) - build to suit
- CRU106: 480m² (5,167ft²) - build to suit
- CRU107: 700m² (7,535ft²) - build to suit
- CRU108: 543m² (5,845ft²) - build to suit

TOTAL PARKING REQUIRED: 137 spaces
(Minor Commercial Centre - 1 space for each 22.5m² (242ft²) GFA and when the combined GFA of all restaurants and entertainment lounges exceeds 30% of the centre, 1 additional space for each 7.5m² (80ft²) GFA of all restaurants and entertainment lounges in excess thereof.)

TOTAL PARKING PROVIDED: 172 spaces

CHARTWELL TOTAL PARKING: 22 spaces (764m² / 8,224ft²)

NOTES:

- Buildings denoted "build to suit", individual building space and parking area can be designed to suit tenant.
- Site boundary and dimensions are approximate and subject to change based on formal land survey.



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Scale 1:1,100 metric	Date: 05/06/2020
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