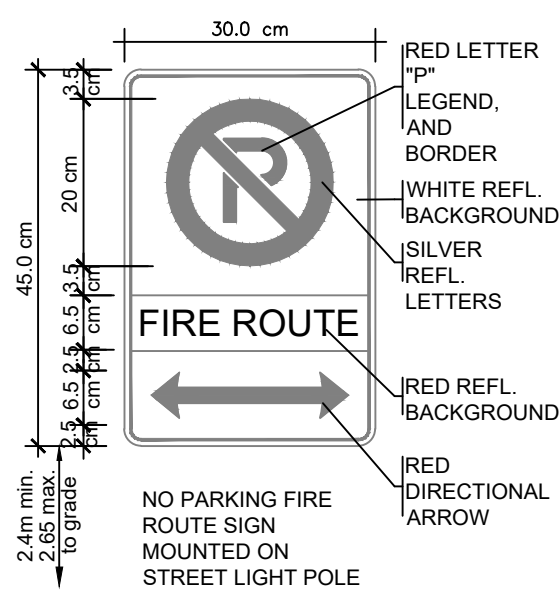


FIRE ROUTE SIGNAGE

N.T.S.

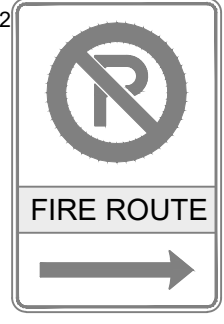
FIRE ROUTE PARKING SIGN F.R.3



F.R.1



F.R.2

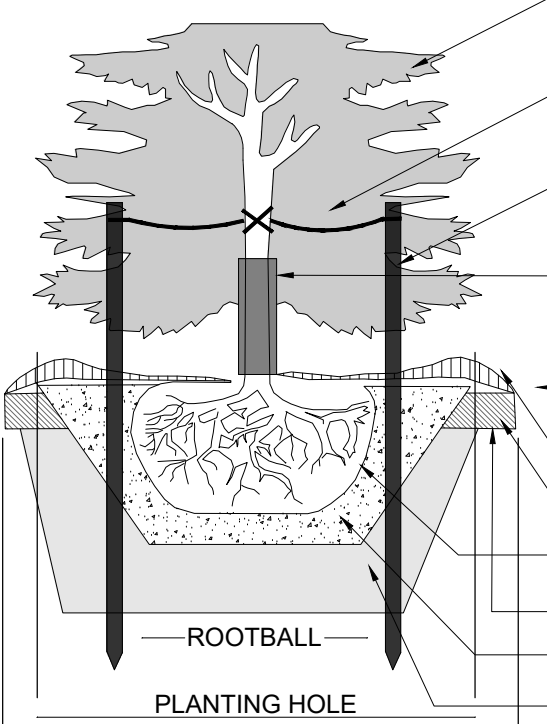


NO PARKING FIRE ROUTE SIGN DETAILS ACCORDING TO CITY OF LONDON STANDARDS (MAXIMUM 30m SPACING) ALL SIGNAGE SHALL CONFORM TO BY-LAW NO. 06-243

FIRE ROUTE WILL NOT HAVE ANY CENTRE LINE TURNING RADI OF LESS THAN 12m OR A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.

CONIFEROUS TREE PLANTING DETAIL

N.T.S.



PRUNE ONLY DAMAGED AND/OR BROKEN BRANCHES. NO NOT REMOVE LEADER. REMOVE ALL NURSERY TAGS, PLASTIC, METAL, LABELS, STRING, TRUNK WRAPPING AND ALL OTHER FOREIGN MATERIALS.

UNTREATED JUTE TWINE WHICH WHILL PHOTO DEGRADE WITHIN TWO YEARS, OR APPROVED EQUAL. TWINE TIE SHALL BE SECURED TIGHTLY TO STAKE BUT LOOSELY AROUND THE TRUNK.

50mm X30mm X2400mm WOOD STAKES SHALL BE POUNDED INTO 800mm MIN. OF UNDISTURBED SUBGRADE. STAKE SHALL NOT PENETRATE ROOTBALL AND SHALL NOT INTERFERE WITH BRANCHES. THREE STAKES PER CONIFEROUS TREE.

DIMEX ARBORGUARD TREE PROTECTORS OR EQUIVALENT AS APPROVED BY THE COUNTY. SET ON GRADE AND INSTALLED PRIOR TO THE INSTALLATION OF WOOD MULCH. NOT TO BE LOCKED IN ANY WAY THAT WOULD IMPIDE DIAMETER TREE GROWTH.

75mm MIN. DEPTH OF HARDWOOD MULCH BASE OF TREE TRUNK SHALL NOT BE COVERED WITH MULCH.

FINISHED GRADE

FORM A 100mm HIGH SOIL RING TO DIRECT WATER TO ROOTBALL.

APPROVED PLANTING MEDIUM

CUT AND REMOVE ALL ROPE, BURLAP AND WIRE FROM TOP OF 1/3 ROOTBALL. COMPLETELY REMOVE DRUM LACING.

BED PREPARATION AREA. SOIL FRACTURED TO DEPTH OF 100mm.

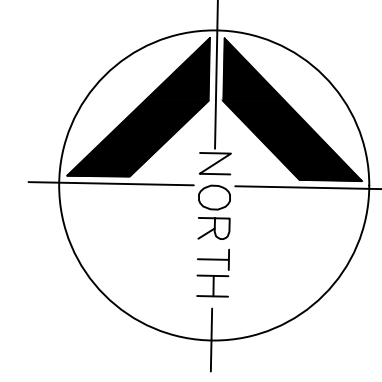
SCARIFY EXISTING SOIL AROUND PERIMETER OF PLANTING HOLE TO A MIN. DEPTH OF 100mm.

UNDISTURBED SUBGRADE

BED PREPARATION AREA

NOTES

1. ROOT FLARE TO BE PLANTED 50-100mm HIGHER THAN FINISHED GRADE TO ALLOW FOR SETTLING.
2. SAUCER TO BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
3. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
4. ALL TWINE AND BURLAP AROUND ROOTBALL MUST BE BIO-DEGRADABLE, NYLON ROPE WILL NOT BE ACCEPTED.
5. CALIPER OR HEIGHT OF TREE MUST MEET CONTRACT REQUIREMENTS.
6. PLANTING DETAIL TO BE READ IN CONJUNCTION WITH TREE PLANTING SPECIFICATIONS.
7. ALL STAKES AND SUPPORT SYSTEMS TO BE REMOVED AFTER ONE FULL GROWING SEASON.

MN#5320
DWELLING5309 Leyton Street
AREA = 4032m²5310 Leyton Street
Area = 6441m²

CO-OP STREET

Ex. Cedar
hedge

Ex. Cedar hedge

CO-OP STREET

Ex. Maple Trees

Proposed sanitary
holding tankEx. gravel
drivewayEx. conc.
retaining wallEx. Blue Spruce
and river stones

Ex. Maple Trees

Ex. concrete
padEx. White
Spruce TreesEx. covered fuel
tanksExisting gravel
yard to be
re-graded6m WIDE
FIREROUTEProposed dry
retention pondPROPOSED BUILDING
ONE STOREY
TRAILER PARKING
500m² [5381 ft²]
5 TRAILER BAYSMN#5504
GARAGEProposed 1.8m high wood
noise fenceMN#5514
DWELLING

TOWN OF PLYMPTON-WYOMING ZONING BY-LAW

SITE DATA TABLE

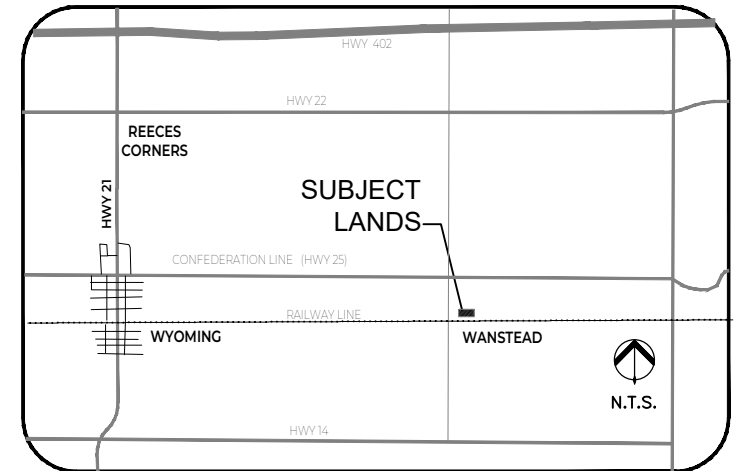
REGULATED	ZONE C3-2	MN# 5310 REVISE ZONE C3-2	ZONE C3	MN# 5309 REZONE C3-*
PERMITTED USES	warehouse, no outside storage	warehouse & truck wash *	abattoir, agricultural service establishment, agricultural supply establishment, agricultural implement sales establishment, animal hospital, bulk fuel depot, flea market, farmers market, stock yard	drying unit for trailers, agricultural storage, and agricultural service establishment
LOT AREA	1500m ² Min.	6441m ²	1500m ² Min.	4032m ²
LOT FRONTAGE	30m Min.	57m	30m Min.	99m
FRONT YARD DEPTH	7.5m Min.	70m	15m Min	4m *
INTERIOR SIDE YARD DEPTH	20m	9m *	4m & 9m	4m
EXTERIOR SIDE YARD	6m	6m	15m Min.	n/a
REAR YARD	7.5m Min.	8.4m	7.5m	8.2m
LANDSCAPE OPEN SPACE	10% Min.	53%	10% Min.	24%
LOT COVERAGE	30% Max.	13%	30% Max.	31% *
BUILDING HEIGHT	12m Max.	4m	12m Max.	4m
PARKING (min.)	4 Parking Spaces per Wash Stall (self service operation) = 8 spaces 1 / 37m ² Office = 6 spaces	parking on 5309 Leyton Street. *	5 Spaces for the first 1,858m ² of gfa	5 spaces (1235m ²) 19 SPACES TOTAL
ENTRANCE TO INTERSECTION	9m min.	6.8m * (existing)		
* REPRESENTS SPECIAL PROVISION REQUIRED				

MONTEITH
BROWN

PLANNING CONSULTANTS

219 OXFORD STREET WEST, UNIT 302
LONDON, ONTARIO. N6H 1S5 519.686.1300
WWW.MBPC.CA

KEY PLAN:



NOTES:

1. GARBAGE COLLECTION WILL BE STORED FOR PRIVATE PICK UP.
2. FOR DETAILS ON SITE GRADING AND SERVICING, SEE PLANS BLACK CREEK ENGINEERING INC.
3. LIGHT POSTS ARE EXISTING AND THE LIGHTS ARE ORIENTED DOWNWARDS AND AWAY FROM ADJACENT RESIDENTIAL USES.

LEGEND

- SUBJECT LANDS
- △ POTENTIAL DOOR
- FIRE & GARBAGE ROUTE
- ⊙ FIRE ROUTE SIGN
- ⊙ LP LIGHT POST

PLANT LIST

SYMBOL	QUANTITY	COMMON & BOTANICAL NAME	CONDITION
Pa	44	ACROCONA NORWAY SPRUCE Picea Abies Acrocona	150 cm HT
Pg	5	WHITE SPRUCE Picea glauca	150 cm HT
Tm	43	HICKS YEW Taxus x media 'hicksii'	100cm HT

RECORD OF SUBMISSION

No.	REMARKS	DATE
1	SITE PLAN REVIEW	SEP 2023
2	REVISED AS PER SITE PLAN REVIEW	FEB 2024
3	AS PER COMMENTS RECIEVED	MAY 2024
4	ADDED BUILDING	JAN 2025

NOTES: DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCALE 1 : 300

CLIENT: CORNERSTONE PRESSURE WASHING

PAGE TITLE:

Site & Landscape Plan
5309 & 5310 LEYTON STREET
WANSTEAD
PLYMPTON-WYOMING, LAMBTON COUNTY

Warehouse Development

Prepared by: bs
Checked by: es
Approved: jmc
Scale: 1:300 (24"36")
CITY No.

Drawn by: bs
Surveyed by:
Date: 2025-01-07
Drawing No. SP1
FILE No. 22-100