

SITE PLAN
BACK-TO-BACK TOWNHOUSE DEVELOPMENT
PART LOT 15, CONCESSION 4 AND RP 33R-6242 PARTS 1-5
 IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX
 City of London File No. _____

SITE STATISTICS
 PROPOSED ZONE: R5-5()

	STANDARD R5-5	PROPOSED R5-5()
LOT AREA	1,000m ²	2,771m ²
LOT FRONTAGE	30m	57.7m
FRONT YARD SETBACK	8.0m	2.1m*
INTERIOR SIDE YARD (EAST)	4.5m	27.8m
INTERIOR SIDE YARD (WEST)	5.5m	3.0m*
REAR YARD SETBACK	6.0m	7.7m
LANDSCAPED OPEN SPACE	30%	54%
LOT COVERAGE	45%	23%
HEIGHT	12.0m	10.5m
DENSITY	45 UPH	44 UPH
MAX. UNITS	12	12
PARKING (1.5/unit)	18	25

NOTES:
 *DENOTES SITE SPECIFIC PROVISION

DEREK BEEN, DESIGNER
 BCIN XXXX

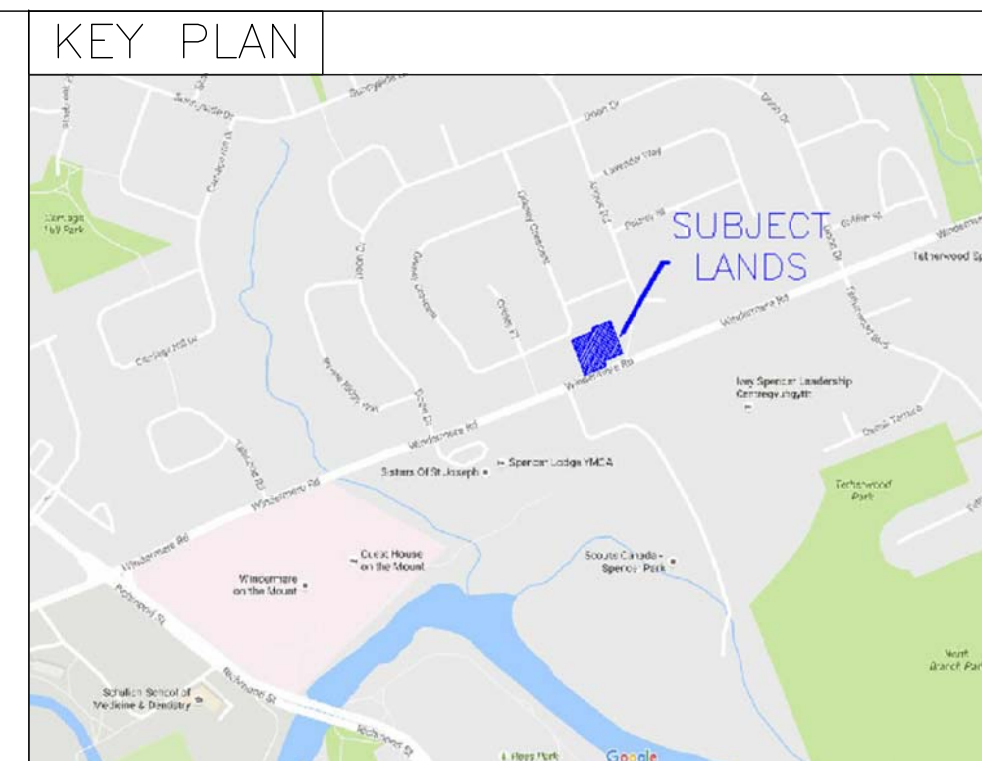
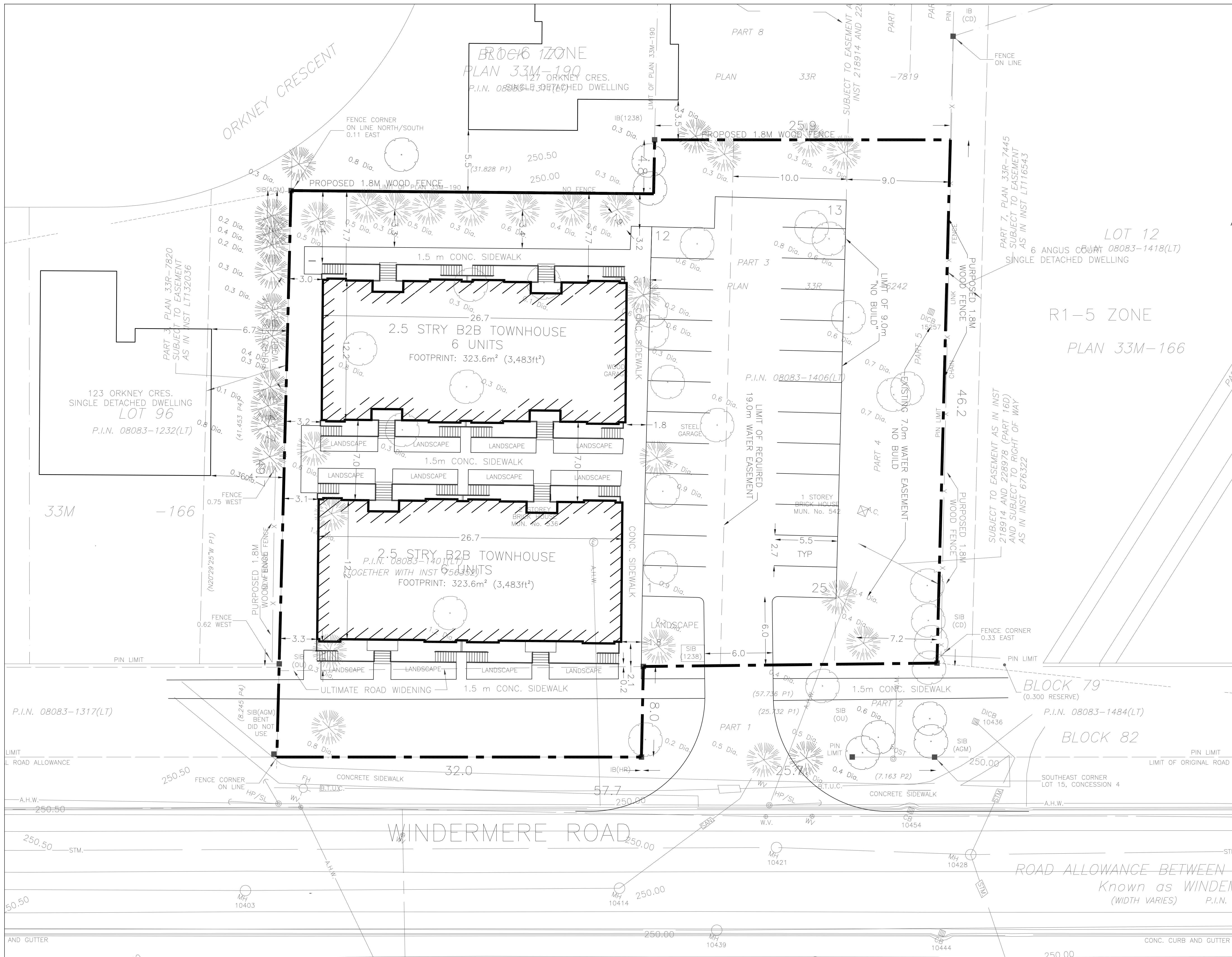
NO.	REVISION	DATE	INITIAL
3	REDUCED BLDG DIMS	JAN11/19	MBC
2	WEST SIDEYARD SETBACK	JAN3/19	KMC
1	REMOVE TOPO INFO	SEP10/18	MBC

2492222 ONTARIO INC.
 536 & 542 WINDERMERE ROAD



318 Wellington Road, London, Ontario N6C 4P4
 Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: zp@zplan.com

DRAWN BY MBC	PROJECT NO. TSI/LON/17-01
DATE JULY 2018	SCALE 1:150



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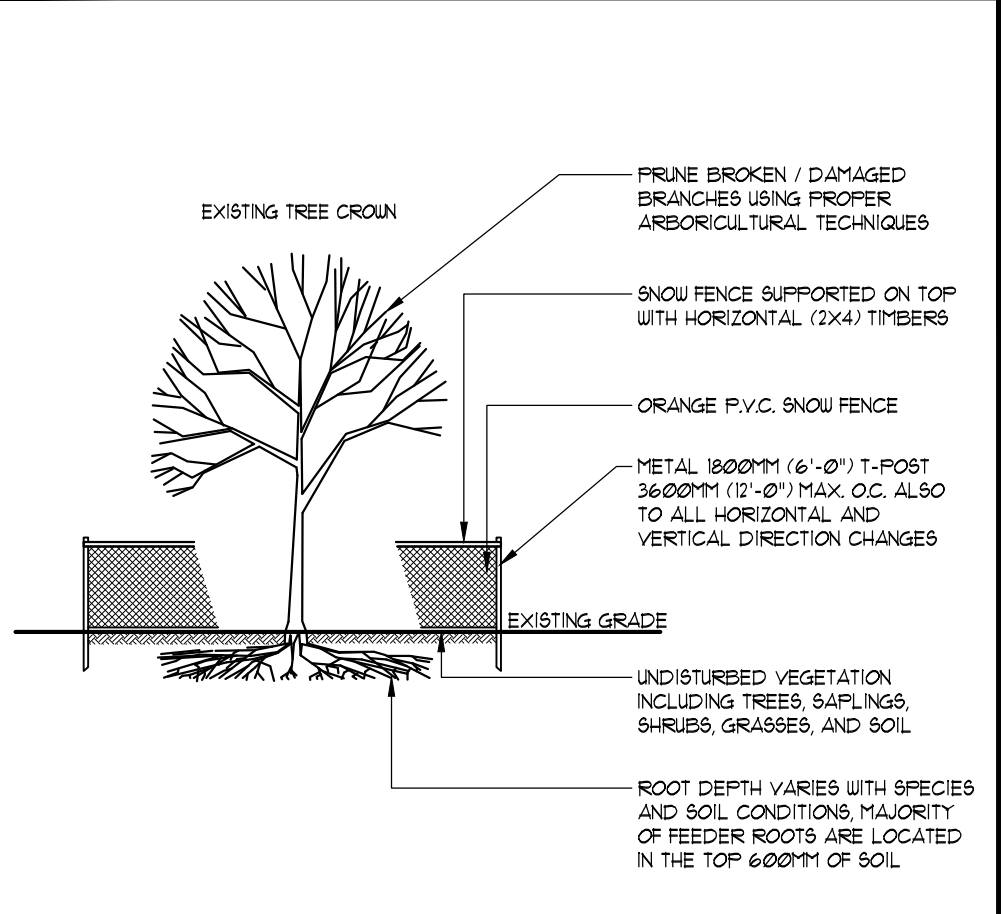
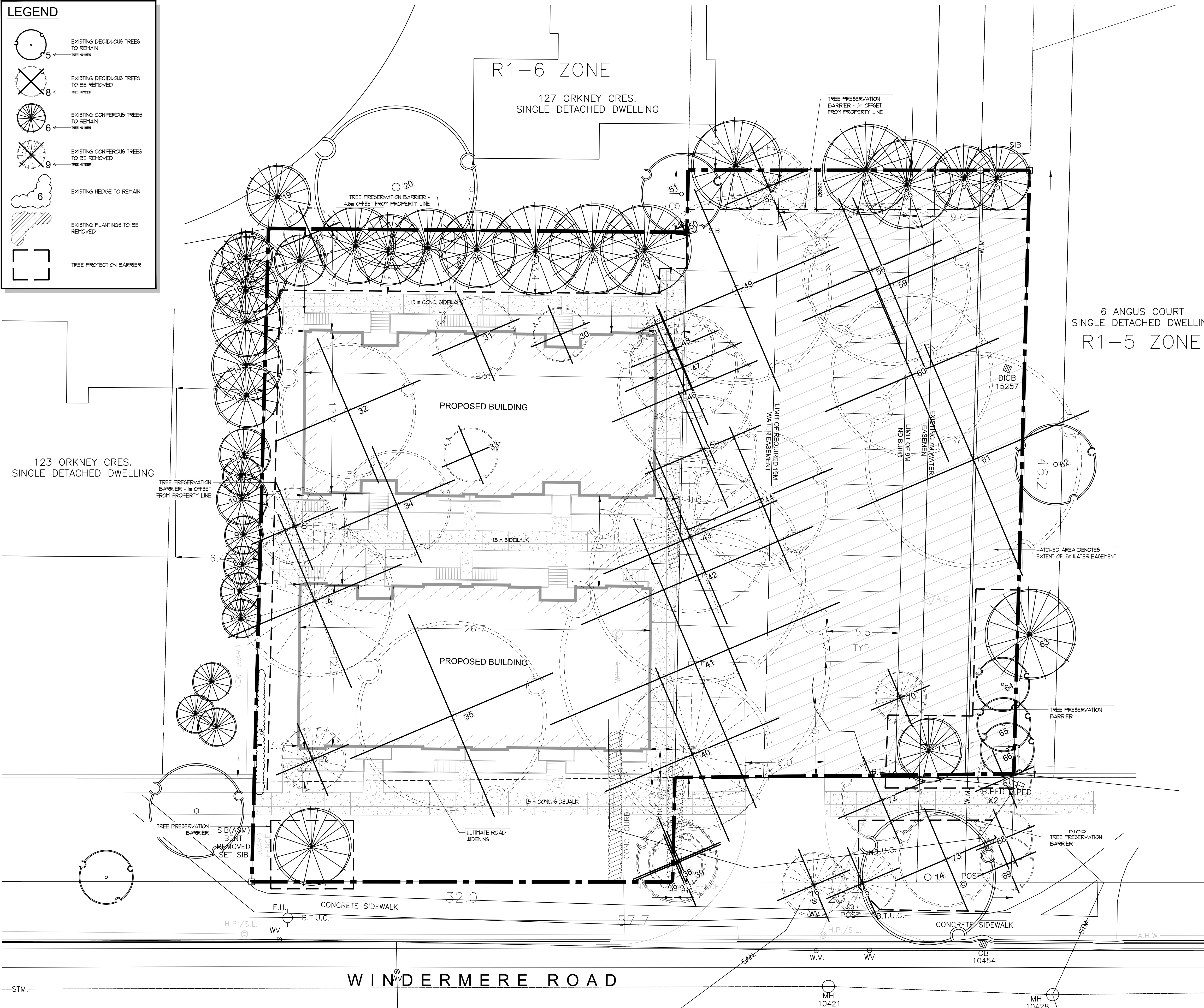
LEGEND

- EXISTING DECIDUOUS TREES TO REMAIN
- EXISTING DECIDUOUS TREES TO BE REMOVED
- EXISTING CONIFEROUS TREES TO REMAIN
- EXISTING CONIFEROUS TREES TO BE REMOVED
- EXISTING HEDGE TO REMAIN
- EXISTING PLANTINGS TO BE REMOVED
- TREE PROTECTION BARRIER

123 ORKNEY CRES.
SINGLE DETACHED DWELLING

R1-6 ZONE
127 ORKNEY CRES.
SINGLE DETACHED DWELLING

6 ANGUS COURT
SINGLE DETACHED DWELLING
R1-5 ZONE



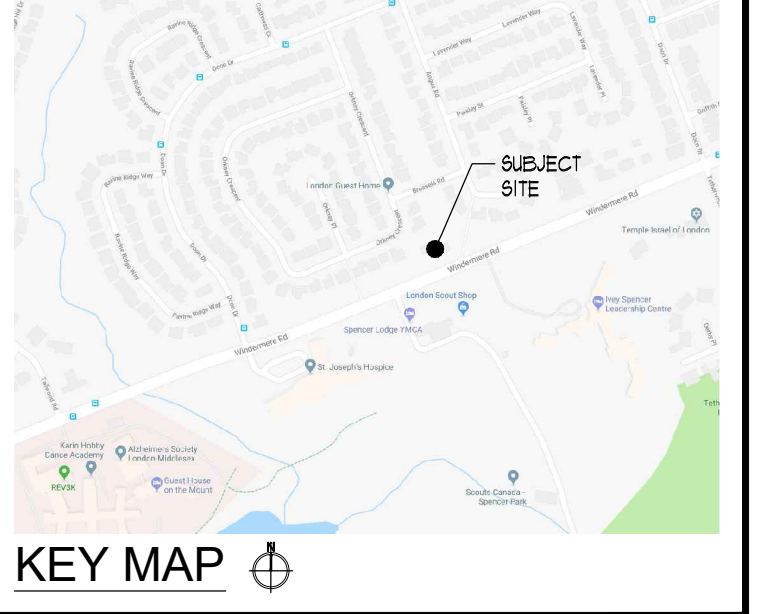
- NOTES:**
- EXISTING TREES ARE TO BE PROTECTED FROM CONSTRUCTION WITH THE INSTALLATION OF A 1000MM (4'-0") HIGH SNOW FENCE HELD IN PLACE WITH 1000MM (6'-0") T-BARS. THE BARRIER IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
 - ALL SUPPORTS AND BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
 - NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT, OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
 - NO MOVEMENT OF EQUIPMENT, STORAGE OF BUILDING SUPPLIES, CLEANING OR EQUIPMENT, OR DUMPING OF SOLVENTS, GASOLINE, ETC. MAY OCCUR WITHIN THIS FENCE LINE.
 - WHERE HIGH QUALITY SPECIMENS OCCUR ADJACENT TO AREAS SUBJECTED TO INTENSIVE CONSTRUCTION ACTIVITY, WOODEN CRIBS SHOULD BE INSTALLED TO PROTECT TRUNKS FROM DAMAGE IN THE EVENT THAT HEAVY EQUIPMENT BREAKS DOWN THE SNOW FENCING. FENCE TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS AND BE MAINTAINED BY THE SUBDIVIDER / BUILDER.

TEMP. TREE PROTECTION BARRIER - N.T.S.

LIST OF TREES RECOMMENDED FOR REMOVAL

GENERAL INFORMATION		SIZE		RECOMMENDATION		
ID#	BOTANICAL NAME	COMMON NAME	DBH (cm)	CANOPY RADIUS (m)	PROPOSED ACTION	RATIONALE
2	<i>Alnus incana</i>	Serbian Spruce	19	2.5	REMOVE	CONSTRUCTION
4	<i>Alnus abies</i>	Norway Spruce	61	6	REMOVE	CONSTRUCTION
5	<i>Pseudotsuga mucronata</i>	Douglas Fir	45	3	REMOVE	CONSTRUCTION
7	<i>Athanasia ssp.</i>	Buckthorn	11, 8, 4	2	REMOVE	INVASIVE SPECIES
30	<i>Fagus sylvatica Rosea-Margareta</i>	Trocar Beech	9	2	REMOVE	CONSTRUCTION
31	<i>Liquidambar styraciflua</i>	Sweetgum	26	3	REMOVE	CONSTRUCTION
32	<i>Malus ssp.</i>	Apple	8-30	5	REMOVE	CONSTRUCTION
33	<i>Ginkgo biloba</i>	Ginkgo	5	2	REMOVE	CONSTRUCTION
34	<i>Cercis canadensis</i>	Redbud	15, 12, 9, 8	4	REMOVE	CONSTRUCTION
35	<i>Acer platanoides</i>	Norway Maple	89	7	REMOVE	CONSTRUCTION
36	<i>Celtis occidentalis</i>	Hackberry	11	2	REMOVE	CONDITION
37	<i>Celtis occidentalis</i>	Hackberry	20	2	REMOVE	CONDITION
38	<i>Acer platanoides</i>	Norway Maple	11	3	REMOVE	CONDITION
39	<i>Acer platanoides</i>	Norway Maple	12	3	REMOVE	CONDITION
40	<i>Alnus abies</i>	Norway Spruce	58	6	REMOVE	CONSTRUCTION
41	<i>Acer saccharum</i>	Sugar Maple	78	10	REMOVE	CONSTRUCTION
42	<i>Acer saccharum</i>	Sugar Maple	80	8	REMOVE	CONSTRUCTION
43	<i>Alnus abies</i>	Norway Spruce	56	6	REMOVE	CONSTRUCTION
44	<i>Acer saccharum</i>	Sugar Maple	31, 31	5	REMOVE	CONSTRUCTION
45	<i>Acer platanoides</i>	Norway Maple	24	5	REMOVE	CONSTRUCTION
46	<i>Acer platanoides</i>	Norway Maple	39	5	REMOVE	CONSTRUCTION
47	<i>Juglans nigra</i>	Black Walnut	15	4	REMOVE	CONSTRUCTION
48	<i>Alnus glauca</i>	White Spruce	40	3	REMOVE	CONSTRUCTION
49	<i>Juglans nigra</i>	Black Walnut	44	7	REMOVE	CONSTRUCTION
53	<i>Alnus glauca</i>	White Spruce	27	3	REMOVE	CONDITION
58	<i>Ulmus pumila</i>	Siberian Elm	42, 38	5	REMOVE	PARKING LOT CONSTRUCTION
59	<i>Ulmus pumila</i>	Siberian Elm	44	6	REMOVE	PARKING LOT CONSTRUCTION
60	<i>Gleditsia triacanthos var. inermis</i>	Honeylocust	44	6	REMOVE	PARKING LOT CONSTRUCTION
61	<i>Juglans regia</i>	English Walnut	58, 56, 27	8	REMOVE	CONDITION
62	<i>Rhus typhina</i>	Staghorn Sumac	<0	2	REMOVE	SIDEWALK CONSTRUCTION
63	<i>Rhus typhina</i>	Staghorn Sumac	<0	2	REMOVE	SIDEWALK CONSTRUCTION & SIGHT LINES
64	<i>Rhus typhina</i>	Staghorn Sumac	<0	2	REMOVE	SIDEWALK CONSTRUCTION & SIGHT LINES
65	<i>Rhus typhina</i>	Staghorn Sumac	<0	2	REMOVE	SIDEWALK CONSTRUCTION & SIGHT LINES
70	<i>Abies balsamea</i>	Balsam Fir	30	2	REMOVE	PARKING LOT CONSTRUCTION
72	<i>Betula papyrifera</i>	Paper Birch	19, 19, 16, 16	3	REMOVE	SIDEWALK CONSTRUCTION
73	<i>Tilia cordata</i>	Little Leaf Linden	10-16	3.5	REMOVE	CONDITION
75	<i>Juniperus virginiana</i>	Eastern Red Cedar	41	2.5	REMOVE	DRIVEWAY CONSTRUCTION
76	<i>Juniperus virginiana</i>	Eastern Red Cedar	33	2.5	REMOVE	DRIVEWAY CONSTRUCTION

REFER TO TREE ASSESSMENT REPORT FOR ADDITIONAL INFORMATION



RON KOUDYS LANDSCAPE ARCHITECTS INC.

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Ronald H. Koudys, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
MAR 18, 2018	RE ISSUED FOR REZONING	4.
NOV 1, 2018	RE ISSUED FOR REZONING	3.
JULY 19, 2018	ISSUED FOR REZONING	2.
MAY 11, 2018	ISSUED FOR REVIEW	1.

PLOTTING INFORMATION:
 PLOTTED DATE: MARCH 18, 2018
 PLOTTED SCALE: 1:1

PROJECT TITLE:
536-542 WINDERMERE RD LONDON, ON

TREE PRESERVATION PLAN

DATE: MAY 2018	SCALE: AS NOTED	DRAWING No.:
DRAWN: RCLA Inc.	CHECKED BY: M.B.	T-1
PROJECT No.:		18-1521j

TREE PRESERVATION PLAN
SCALE = 1:150