

203 RICHMOND ST SUITE 201 LONDON ON N6B 2H8

February 26 2013

Dear: Members of the City of London Planning and Environment Committee

Re: Public Site Plan Meeting - 3047 Tillmann Road (Southwest corner of Tillmann Road and Southdale Road West)

Below is our response and clarification to the item scheduled to be heard by the Committee on February 26, 2013 at 4:00 pm.

Head Light Pollution

We are proposing a .75 metre (2.46 feet) tall berm with landscape along Southdale Road. This will prevent headlight pollution from traveling across Southdale Road.

Exterior Lighting Pollution

We have shown on our site plan the lighting fixture that we propose to mount on the exterior of the buildings. This will be oriented down so as to prevent light trespass on surrounding properties.

Landscaping

We have completed a landscape design for the site as shown attached.

Architectural Treatment

The buildings have been given similar architectural treatment as the existing commercial plazas in the area.

Noise

A Noise Report has been completed which shows no adverse noise effects on the surrounding properties.

Traffic

The proposed site plan design is in conformity with the transportation plans contemplated during the original development of this area.

Garbage Collection

We are proposing a molok garbage system for this site. This will result in less garbage pickups.

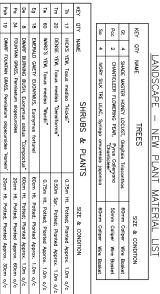
Fencing Height

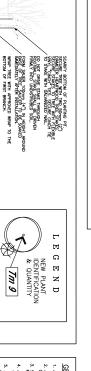
Fencing height can be reduced near vehicle access points for reasons of public safety and sight lines.

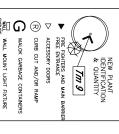
Yours Very Truly,

Ali Soufan, President York Developments 519 640 8968









SET TREE 50mm (2") HIGHER THAN ADJACENT GRADE TO ALLOW FOR SETTLEMENT. 50mm (2") DEPTH OF MULCH AROUND AND COVERING NEW PLANTING PIT.



MULTISTEM SHRUB PLANTING DETAIL TOPICAL NETWATION N.T.S.

PRUNE TO REMOVE DAMAGED BRANCHES BY PROPER HOTICULTURAL PRACTICES. FIRMLY COMPACT ANY BACKFILLED SOIL TO ELIMINATE AIR POCKETS AND PREVENT SOIL SETTLEMENT. REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 1/3 OF ROOTBALL.

TOP SOIL MIXTURE AS PER SPECIFICATIONS.

SCARIFY BOTTOM OF PLANTING PIT.
SCLUBE TREE WITH TWO SOMM (2")
DAMETER HEAVINGOO TREE STAKES
SCURRE STAKES TO TREE WITH FLEXIBLE
VANU. "CONCH" TRES. SCCURE CINCH TRE
TO STAKE WITH GALVANIZED NAIL.

FORM SAUER 100mm (4") IN HEIGHT AROUND BASE OF TREE SAUCER TO BE SOAKED IMMEDIATELY AFTER INSTALLATION.

DO NOT DRIVE STAKE THROUGH ROOTBALL, STAKE SHALL BE DRIVEN FRAILY INTO UNDISTRUBED SOIL



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JAPANESE PURGE, Pachysandra terminalis

- ALL WORKMANSHIP TO THE STANDARDS OF THE ONTARIO CONTRACTORS' ASSOCIATION.
- SOD TO CURB AT ALL STREETS OR TO WITHIN 1.5m OF THE TRAVELED PORTION OF THE ROAD.
- ALL SOODEN AREAS TO HAVE A MUNIMUM OF 150mm (6) TOPSOIL. ALL PLANT MATERIAL SHALL BE STAKED FOR LOCATION BY LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR JOINTLY. ALL NURSERY STOCK SHALL MEET THE STANDARDS OF NURSERY TRADES ASSOCIATION.
- . ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA TO RETAIN WATER. TOPSOIL MIX IS TO BE 8kg (10bs.) OF 10-10-10 COMMERCIAL FERTILIZER AND 0.8kg (1b.) BONE MEAL PER CUBIC METRE (CUBIC YARD) OF TOPSOIL WITH 0.15 CUBIC METRE (4 CUBIC FEET) OF PEAT MOSS ADDED (HORTICULTURAL GRADE).
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DECIDUOUS TREE PLANTING DETAIL THICK RESILLATION N.T.S.

CONIFEROUS SHRUB PLANTING DETAIL

FIRMLY COMPACT ANY BACKFILLED SOIL TO ELIMINATE AIR POCKETS AND PREVENT SOIL SETTLEMENT. PRUNE TO REMOVE DAMAGED BRANCHES BY PROPER HOTICULTURAL PRACTICES. DO NOT PRUNE LEADERS.

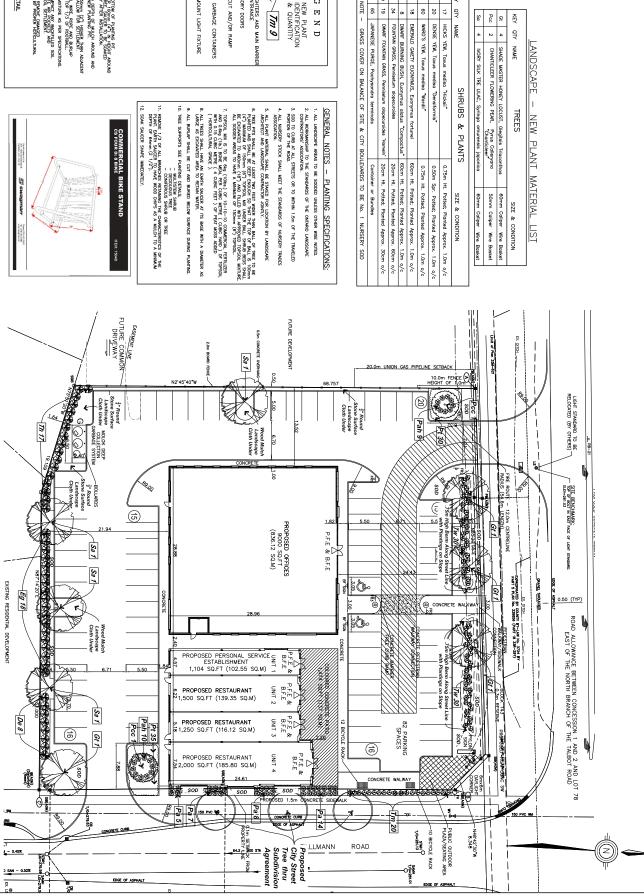
REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 1/3 OF ROOTBALL.

REMORE ALL WIRE, ROPE AND BURLAP FROM THE TOP 1/3 OF ROOTBALL TOP SOIL MIXTURE AS PER SPECIFICATIONS, PRAILY COMPACT ANY BACKFULED SOIL TO ELIMINATE AND PROCESTS, AND PREVENT SOIL SETLEMENT, AND

PRUNE TO REMOVE DAMAGED BRANCHES BY PROPER HOTICULTURAL

50mm (2") DEPTH OF MULCH AROUND AND COVERING NEW PLANTING PIT.
SET TREE 50mm (2") HIGHER THAN ADJACENT GRADE TO ALLOW FOR SETTLEMENT. SCARITY BOTTOM OF PLANTING PIL.
FORM SAUER 100mm (4") IN HEIGHT AROUND
BASE OF TREE, SAUCER TO BE SOAKED
IMMEDIATELY AFTER INSTALLATION.

SET TREE 50mm (2) HIGHER THAN ADJACENT GRADE TO ALLOW FOR SETTLEMENT. 50mm (2") DEPTH OF MULCH AROUND AND COVERING NEW PLANTING PIT. WRAP TREE WITH APPROVED WRAP TO THE BOTTOM OF THE FIRST BRANCH.











3047 TILLMANN ROAD COMMERCIAL SITE LANDSCAPE PLAN LP-01 12.163