

KEY PLAN
SCALE: 1:5,000

KING STREET

TILLSON AVENUE

CONCESSION STREET

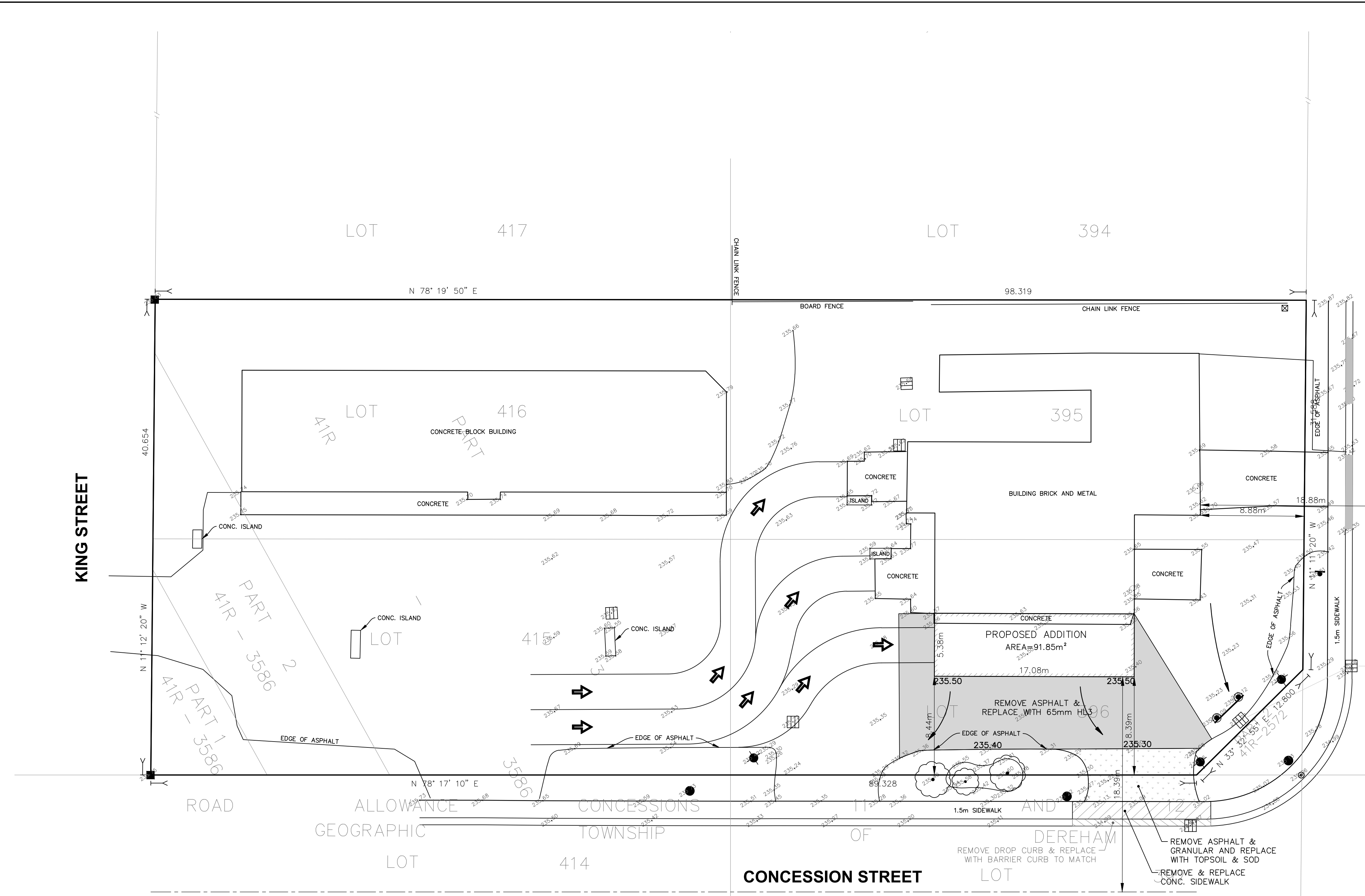


Plate 4: Site Plan
File No: A12-22- Mister Auto Wash
Lots 395, 415, 416 & Part of Lot 296, Plan 500- 127 Tillson Avenue, Town of Tillsonburg

TILLSONBURG ZONING REQUIREMENTS		
	ZONING BASE	PROVIDED
ZONING	SC-28	
LOT AREA (MIN.)	900m ²	3,954.6m ²
LOT FRONTAGE (MIN.) TILLSON AVENUE	20.00m	38.60m
LOT DEPTH (MIN.)	45.00m	98.48m
YARDS:		
FRONT (MIN.): TILLSON AVENUE	8.80m	8.88m
EXTERIOR (MIN.): CONCESSION AVENUE	9.00m	6.39m
SETBACK FROM C: TILLSON AVENUE	20.50m	18.88m
SETBACK FROM C: CONCESSION STREET	20.50m	18.39m
LOT COVERAGE (MAX.)	40.0%	23.7%
LANDSCAPED OPEN SPACE (MIN.)	15.0%	21.1%
BUILDING HEIGHT (MAX.)	11.00m	<11.00m

LEGEND	
	EXISTING/PROPOSED SANITARY
	EXISTING/PROPOSED STORM
	EXISTING/PROPOSED WATERMAIN
	EXISTING/PROPOSED WATER SERVICE
	EXISTING/PROPOSED MANHOLE
	EXISTING/PROPOSED CLEAN OUT
	EXISTING/PROPOSED CATCH BASIN
	EXISTING/PROPOSED VALVE
	EXISTING/PROPOSED CURB STOP
	EXISTING/PROPOSED HYDRANT
	UNDERGROUND BELL LINE
	UNDERGROUND CABLE LINE
	DITCH/SWALE
	TOE OF SLOPE, TOP OF BANK
	FENCE
	EDGE OF GRAVEL
	CURB, DROPPED CURB
	EDGE OF PAVEMENT
	EXISTING/PROPOSED NATURAL GAS LINE
	EXISTING/PROPOSED UNDERGROUND POWER
	EXISTING/PROPOSED OVERHEAD POWER
	EXISTING/PROPOSED UNDERGROUND FIBRE OPTIC
	GUY WIRE, UTILITY POLE
	LIGHT STANDARD
	TRAFFIC SIGNAL
	SIGN
	GAS VALVE
	UTILITY PEDESTAL
	TRANSFORMER
	SURVEY BARS
	CONIFEROUS, DECIDUOUS TREE
	SHRUB
	EDGE OF BUSH/D RIP LINE
	GEOTECHNICAL BORE HOLE

STAMP:
PRELIMINARY

METRIC H. SCALE 1:200			
No.	REVISION	DATE	BY

TOWN OF TILLSONBURG

CJDL
Consulting Engineers

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PROPOSED ADDITION
MISTER AUTOWASH INC.

SITE PLAN

DESIGN BY: AG DRAWN BY: CC CHECKED BY: AG
PROJECT NO. 22030 SURVEY BY: KH/TPM DATE: SEP 14 2022

DRAWING No. **01**