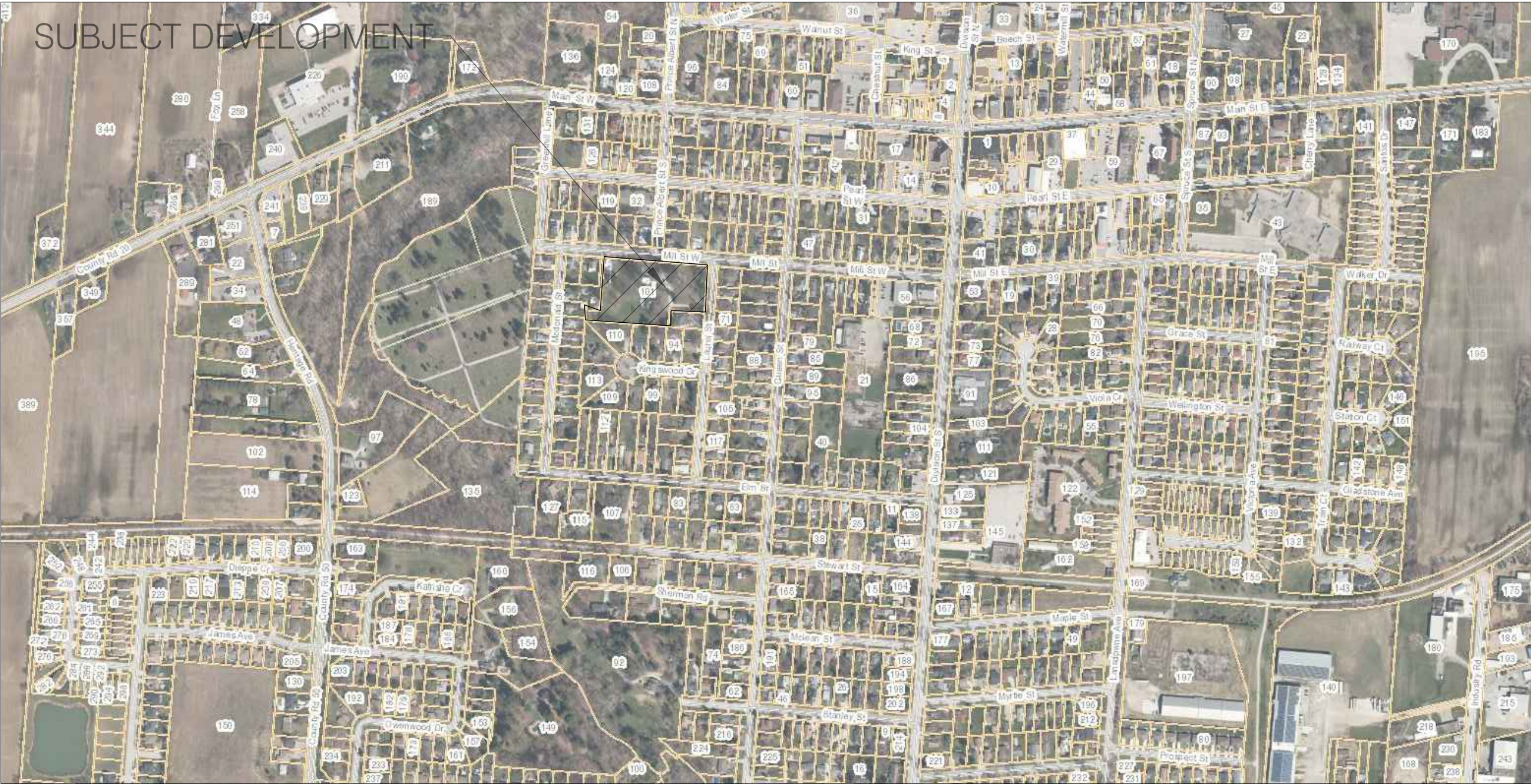
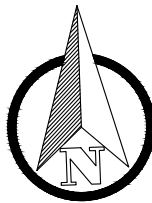


# 101 MILL STREET

(TOWN OF KINGSVILLE, ONTARIO)



SHEET INDEX	
Sheet Number	Sheet Title
--	TITLE PAGE
1	SITE PLAN
2	FIRE ROUTE PLAN
3	GRADING PLAN
4	SERVICING PLAN
5	REMOVAL PLAN

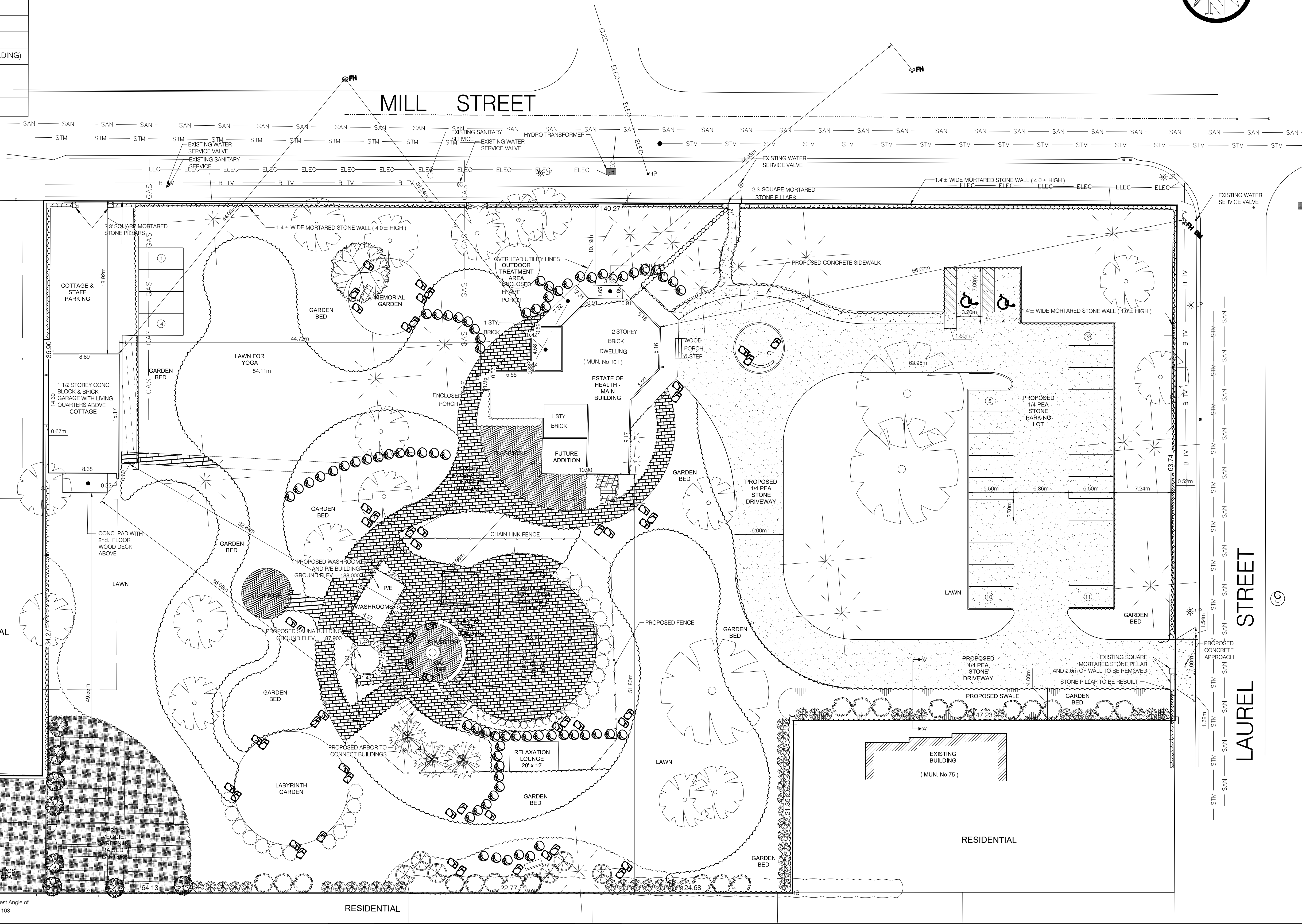
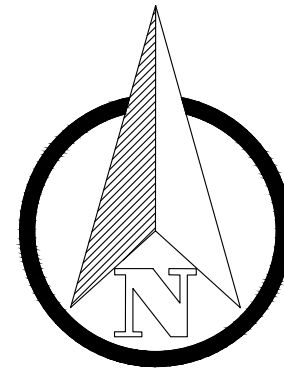
KEY PLAN

ATTENTION  
CONTRACTOR IS RESPONSIBLE FOR CONFIRMING  
THE EXACT LOCATION AND PROTECTION OF  
EXISTING UTILITIES DURING CONSTRUCTION



ZONING MATRIX (RESIDENTIAL ZONE 1 URBAN EXCEPTION 20 (R1.1-20))		
PROPOSED USE	REQUIREMENTS	PROPOSED
MIN. LOT AREA	286 sq.m. (5,300 sq.ft.)	1,278.78 sq.m. (13,764.67 sq.ft.)
LOT FRONTAGE	15 m (50 ft)	63.74 m (209.12 ft)
MAX. LOT COVERAGE	40%	18.0%
MIN. FRONT YARD SETBACK	15.0 m (50 ft)	63.95 m (209.80 ft)
MIN. REAR YARD SETBACK	15.0 m (50 ft)	54.11 m (177.53 ft)
MIN. INTERIOR SIDE YARD	15.0 m (50 ft)	51.80 m (169.9 ft)
MIN. EXTERIOR SIDE YARD	15.0 m (50 ft)	10.19 m (33.43 ft) (EXISTING BUILDING)
MAX. BUILDING HEIGHT	11.0 m (36 ft)	N/A
MIN. NUMBER OF PARKING SPACES	22 SPACES	23 SPACES
MIN. BARRIER FREE PARKING SPACES	1 SPACE	2 SPACES

- GENERAL NOTES:
1. NO ADDITIONAL LIGHTING IS BEING PROPOSED FOR THIS DEVELOPMENT
  2. GARBAGE WILL PLACED AND COLLECTED FROM MUNICIPAL RIGHT OF WAY. THERE IS NO ADDITIONAL GARBAGE ENCLOSURE REQUIRED WITHIN THE DEVELOPMENT
  3. THERE IS NO PROPOSED SIAMESE CONNECTION FOR THIS DEVELOPMENT



DATE: AUGUST 27, 2019.

*MJB*

MATTHEW J. BAIRD, P.ENG.

DATE	REVISIONS
JULY 26, 2019	SUBMITTED TO THE TOWN OF KINGSVILLE FOR PRELIMINARY REVIEW
AUGUST 27, 2019	REVISED SITE PLAN ACCORDING TO TOWN OF KINGSVILLE COMMENTS DATED AUGUST 16, 2019

27 PRINCESS STREET, SUITE #102  
LEAMINGTON, ONTARIO  
N8H 2X8

1000 - 267 PLUSIER STREET,  
WINNIPEG, ONTARIO  
R9A 4K4.

PROJECT TITLE:  
ESTATE OF HEALTH  
101 MILL ST. W, KINGSVILLE, ONTARIO

SHEET TITLE:  
SITE PLAN

DATE:  
AUGUST 27, 2019

SCALE:  
1:250

DRAWN BY:  
P.S.

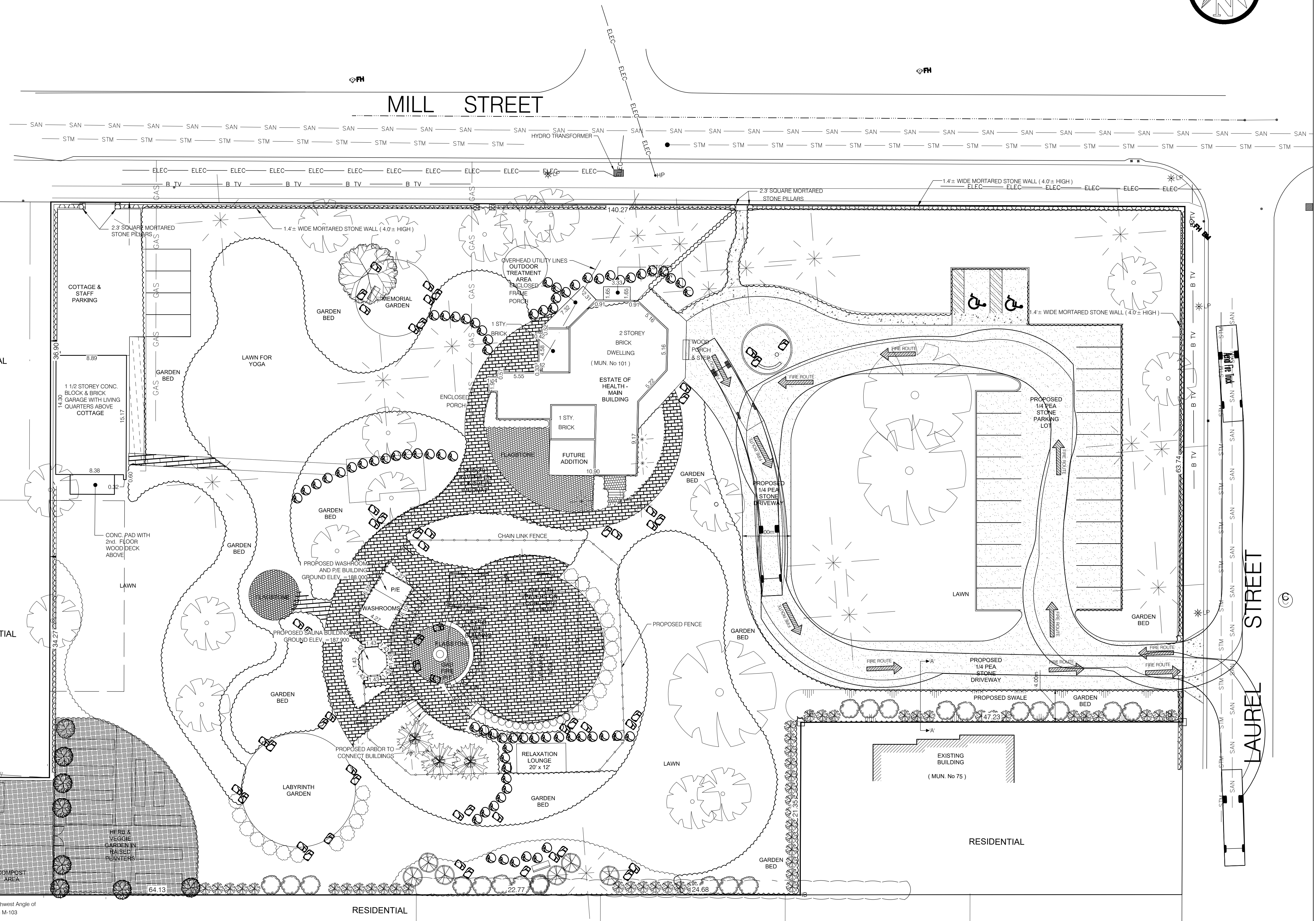
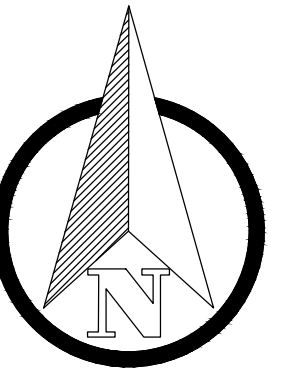
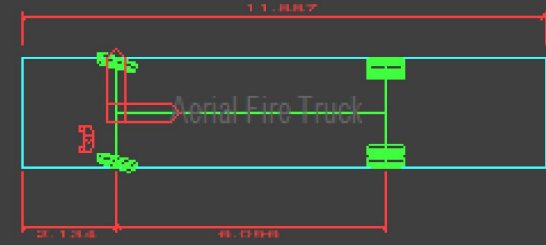
CHECKED BY:  
M.J.B.

PROJECT NO:  
19-018

SHEET NO:  
1



1. VEHICLE TRACKING FOR FIRE TRUCK IS SHOWN ENTERING AND EXITING THE SITE



MB

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*****	*****
*****	*****
*****	*****
*****	*****
*****	*****



27 PRINCESS STREET, SUITE #102  
LEAMINGTON, ONTARIO  
N8H 2X8

1000 - 267 PELISSIER STREET,  
WINDSOR, ONTARIO  
N9A 4K4.

PROJECT TITLE:	ESTATE OF HEALTH
	101 MILL St. W, KINGSVILLE, ONTARIO
SHEET TITLE:	FIRE ROUTE PLAN

SCALE:  
1:250

CHECKED BY:  
M.J.B.

PROJECT NO:  
19-018

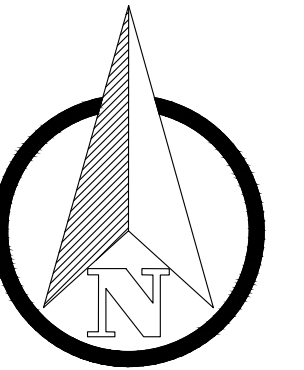
SHEET NO:

2

Aug 27/2019

000623 115 MILL STREET WEST KINGSVILLE PARKING OPTION 2.DWG

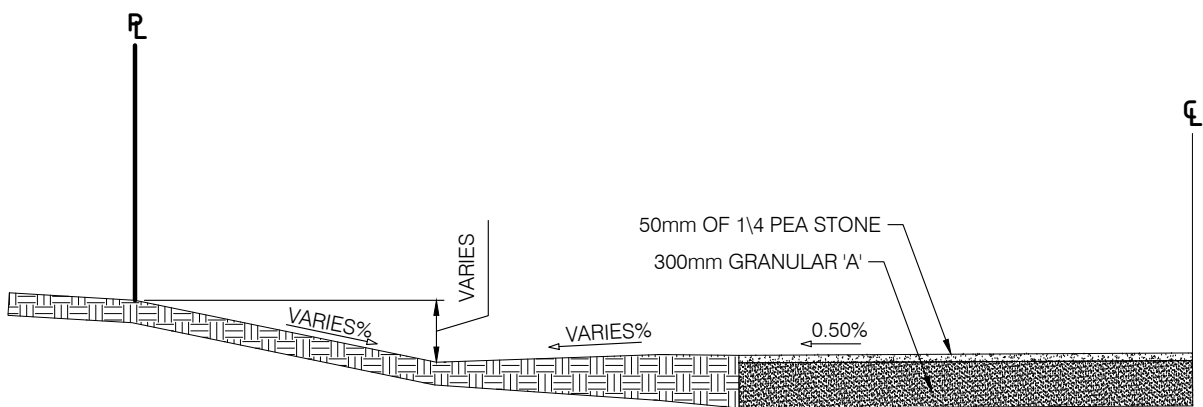




- GENERAL NOTES:
1. PROPOSED PARKING LOT WILL BE A GRANULAR PERMEABLE PAVEMENT
  2. EXISTING GRADES WILL REMAIN THE SAME FOR AREAS NEAR EXISTING POOL WITH A PROPOSED PERMEABLE PAVEMENT CONNECTING THE PROPOSED BUILDING ADDITION AND EXISTING POOL.

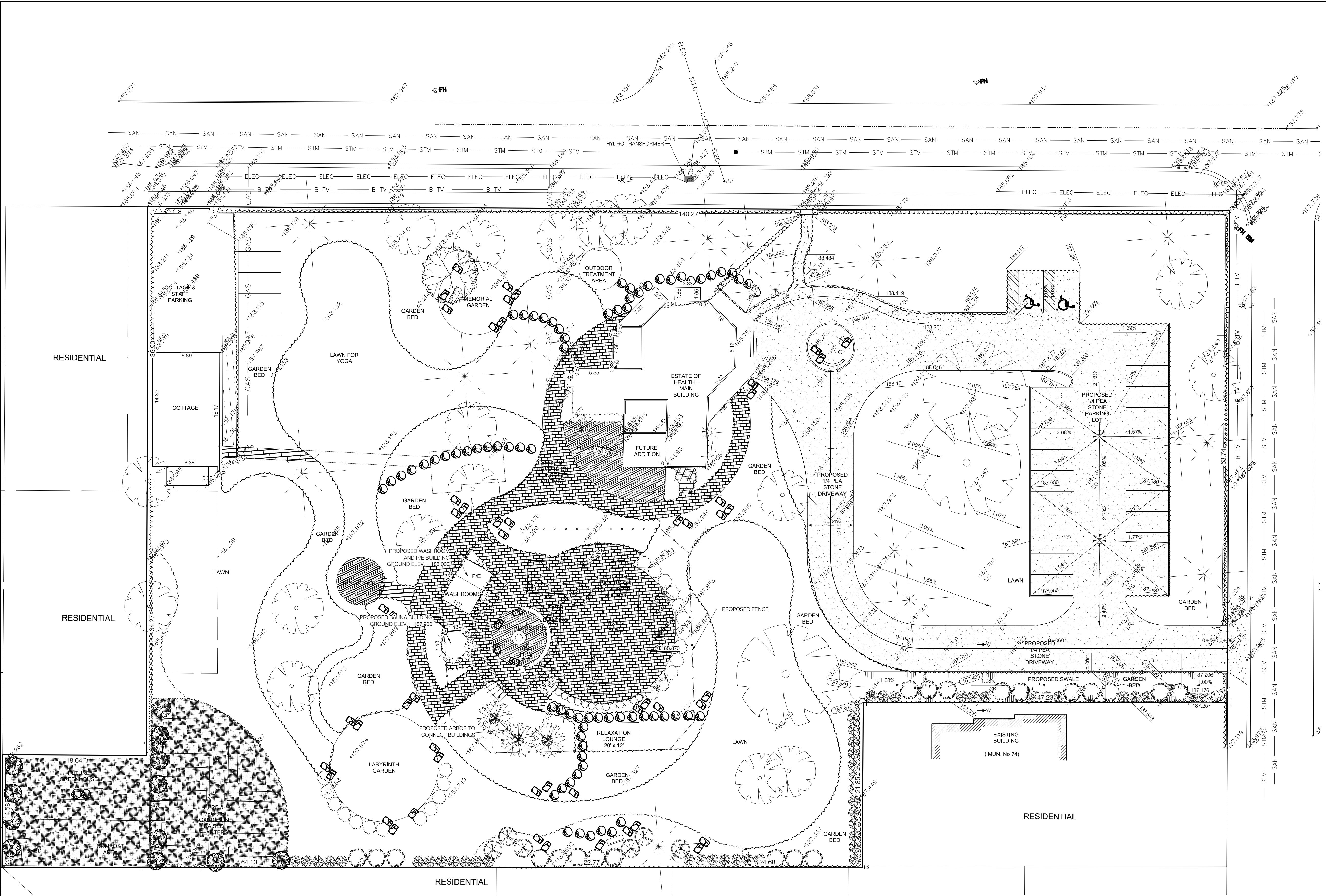
GRADING NOTES

	SLOPE TO CB
	PROPOSED ELEVATION
	TOP OF CURB
	EXISTING ELEVATIONS



SWALE CROSS SECTION 'A' - 'A'

SCALE: 1:50



August 27, 2019

2000-11 MILL STREET, WEST KINGSVILLE, ONTARIO N9A 4K4



DATE: AUGUST 27, 2019.

MATTHEW J. BAIRD, P.ENG.

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architecture + engineering

27 PRINCESS STREET, SUITE #102  
LEAMINGTON, ONTARIO  
N8H 2X8

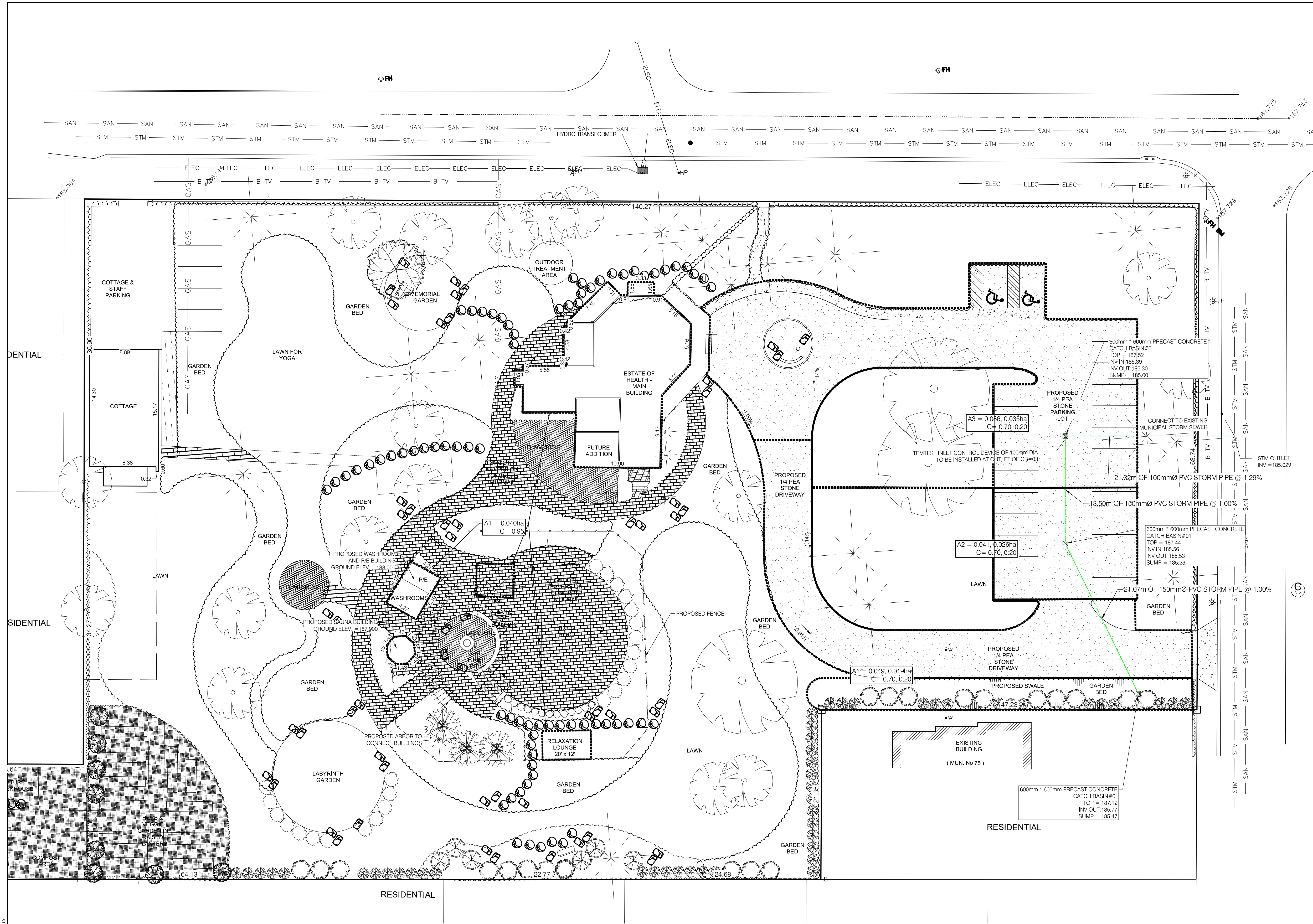
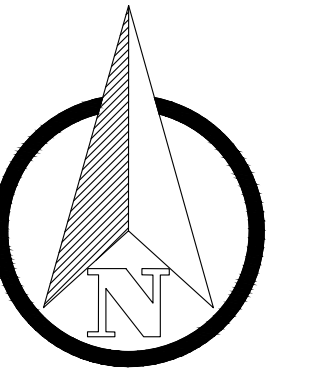
1000- 267 PLUSIER STREET,  
WINNIPEG, ONTARIO  
R9A 4K4.

PROJECT TITLE:  
ESTATE OF HEALTH  
101 MILL ST. W, KINGSVILLE, ONTARIO

SHEET TITLE:  
GRADING PLAN

DATE: AUGUST 27, 2019	PROJECT NO: 19-018
SCALE: 1:250	
DRAWN BY: P.S.	SHEET NO: 3
CHECKED BY: M.J.B.	



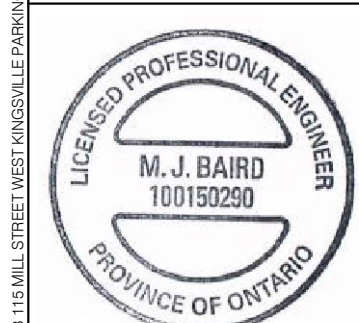


LEGEND		
DESCRIPTION	EXISTING	PROPOSED
WATERMAIN	---	---
WATER CURB STOP	CS	CS
WATER VALVE	⊗	⊗
FIRE HYDRANT	⊗	⊗
WATERMAIN 'TEES' & 'BENDS'		⊗
SANITARY SEWER	---	---
SANITARY MANHOLE		● SANMH1
STORM SEWER	---	---
STORM MANHOLE		● STMH1
STORM MANHOLE WITH CB LID		● STMH1
CATCH BASIN	⊠	⊠ CB1
SIDEWALK	---	---
LIGHT POLE	⊗	
PROPERTY LINE	---	---

11 RODGERS ROAD LEXINGTON, ONTARIO														
HYDRAULIC ANALYSIS REPORT														
1.0 PROJECT INFORMATION														
1.1 PROJECT DESCRIPTION														
1.2 PROJECT LOCATION														
1.3 PROJECT SCOPE														
1.4 PROJECT OBJECTIVES														
1.5 PROJECT DELIVERABLES														
1.6 PROJECT RISK ASSESSMENT														
1.7 PROJECT SCHEDULE														
1.8 PROJECT BUDGET														
1.9 PROJECT TEAM														
1.10 PROJECT CONTACTS														
1.11 PROJECT SUMMARY														
1.12 PROJECT APPENDICES														
1.13 PROJECT INDEX														
1.14 PROJECT GLOSSARY														
1.15 PROJECT REFERENCES														
1.16 PROJECT NOTES														
1.17 PROJECT SIGNATURES														
1.18 PROJECT DATE														
1.19 PROJECT SCALE														
1.20 PROJECT SHEET														
1.21 PROJECT TOTAL														
1.22 PROJECT INDEX														
1.23 PROJECT GLOSSARY														
1.24 PROJECT REFERENCES														
1.25 PROJECT NOTES														
1.26 PROJECT SIGNATURES														
1.27 PROJECT DATE														
1.28 PROJECT SCALE														
1.29 PROJECT SHEET														
1.30 PROJECT TOTAL														

August 27, 2019

11 MILL STREET, SUITE 102, KINGSVILLE, ONTARIO L9W 4K4




DATE: AUGUST 27, 2019

*MJB*

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1000 - 267 PELLISSIER STREET,  
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R9A 4K4

PROJECT TITLE:  
**ESTATE OF HEALTH**  
101 MILL ST. W, KINGSVILLE, ONTARIO  
SHEET TITLE:  
**SERVICING PLAN**

DATE:  
AUGUST 27, 2019  
SCALE:  
1:250  
DRAWN BY:  
P.S.  
CHECKED BY:  
M.J.B.

PROJECT NO:  
**19-018**  
SHEET NO:  
**4**



