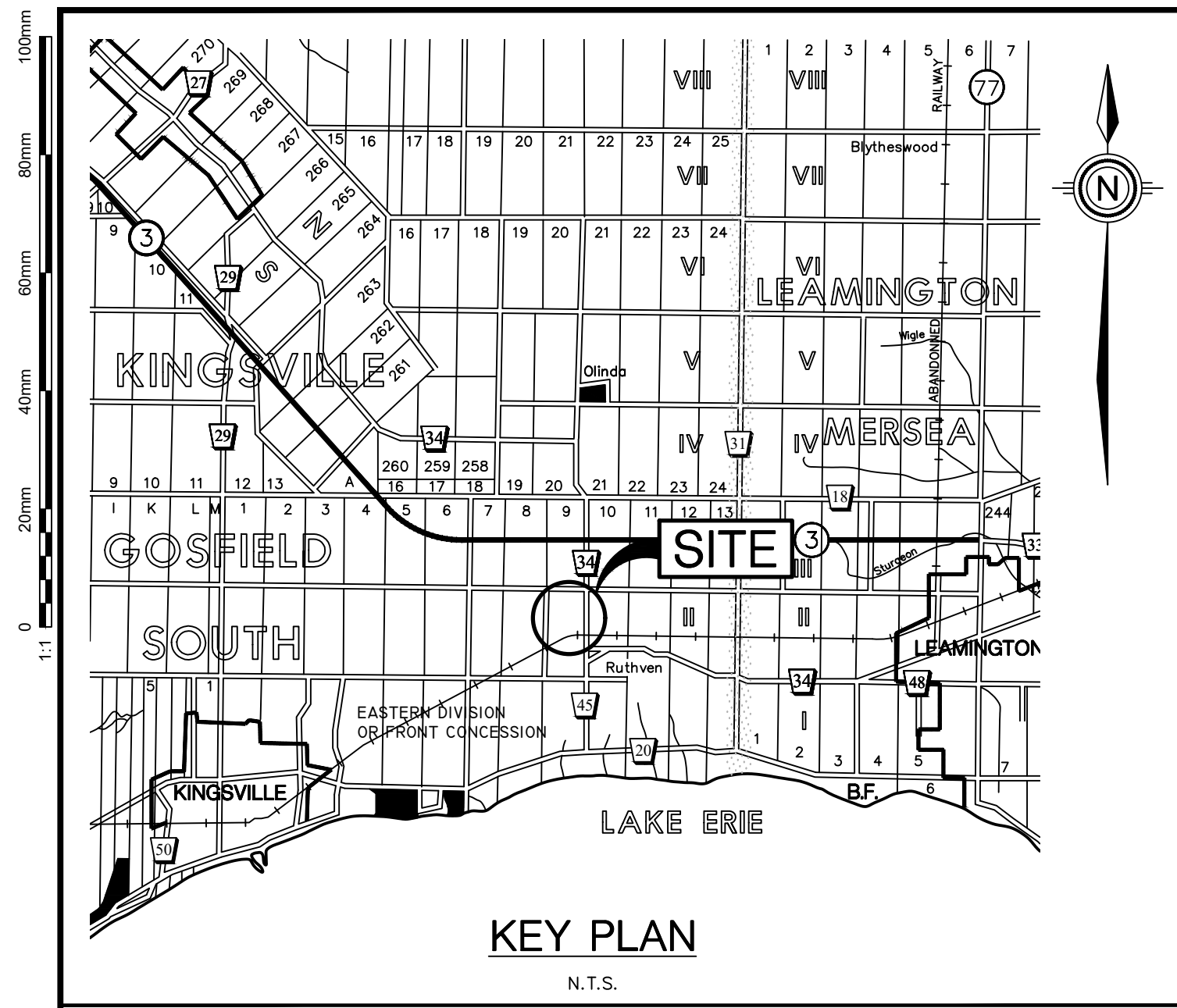


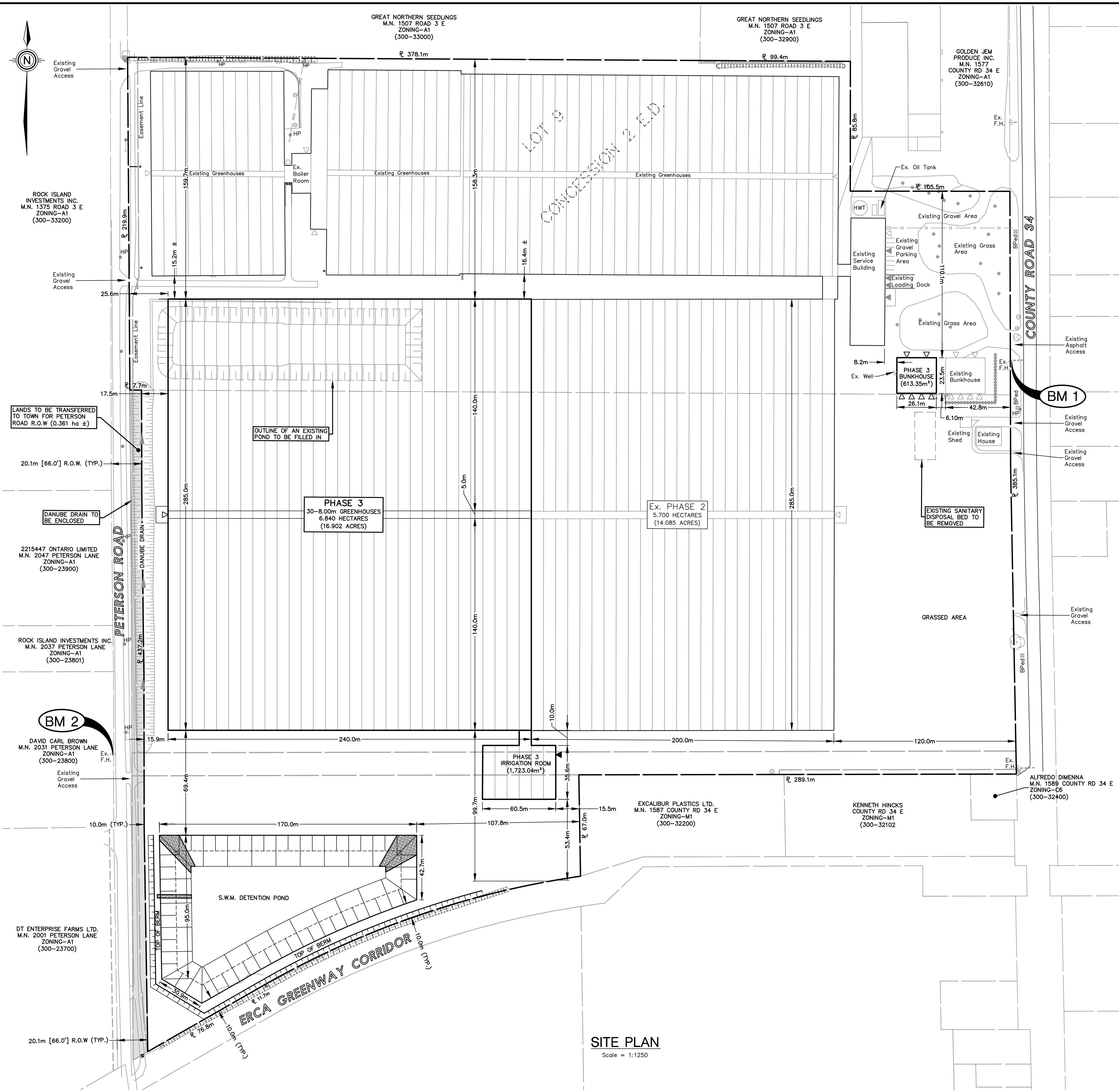


SITE STATISTICS (300-32500 & 32600)				
ZONING:		A1-9 AGRICULTURE		
ZONE CATEGORY		REQUIRED		PROPOSED
GROSS LOT AREA	20.000 ha.	(49.42 ac.)	29.432 ha.	(72.73 ac.)
LOT FRONTAGE		30.00m		385.10m
FRONT YARD SETBACK (MIN.)		15.00m		42.80m
REAR YARD SETBACK (MIN.)		5.00m		7.90m
INTERIOR SIDE YARD SETBACK (MIN.)		3.00m		EXISTING
EXTERIOR SIDE YARD SETBACK (MIN.)		4.50m		N/A
LOT COVERAGE		EXISTING		NEW PROPOSED
MAIN BUILDING AREA	11.732 ha.	(28.99 ac.)	6.840 ha.	19.902 ac.
ACCESSORY STRUCTURE AREA	0.125 ha.	(0.31 ac.)	0.234 ha.	0.578 ac.
LOT COVERGE		40.29%		24.04%
TOTAL LOT COVERAGE		MAX. = 80%		64.33%
PARKING				
REGULAR SPACE SIZE	3m x 6m			
BARRIER FREE SPACE SIZE	5m x 6m			
PARKING SPACE REQUIREMENT	1 SPACE PER 2 ha. GREENHOUSE			
REGULAR SPACES PROVIDED	6			
BUILDING HEIGHTS				
MAIN BUILDING	15.00m	(GREENHOUSE)		
ACCESSORY BUILDING	15.00m	(SERVICE BUILDING)		

LEGEND			
▲	MANDOOR	▲	EXISTING
△	OVERHEAD DOOR	△	EXISTING
⊠	WALL PACK LIGHT	⊠	EXISTING

RECOMMENDED CONSTRUCTION SEQUENCE PROCEDURE

- DIG NEW POND AND STOCK PILE DIRT READY FOR FILLING IN OLD POND.
- INSTALL OUTLET FOR NEW POND.
- INSTALL STORM PIPING FOR NEW PHASE 3 AND EXISTING PHASE 2 GREENHOUSE TO THE NEW POND.
- REMAINING NORTH POND TO BE FILLED AND OUTLET REMOVED.



- NOTES:
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BENCHMARKS:

- TOP OF FIRE HYDRANT ON THE WEST SIDE OF COUNTY ROAD 34 APPROXIMATELY 23m NORTH OF SOUTHEAST CORNER OF SUBJECT PROPERTY
ELEV. 211.138m
- TOP OF FIRE HYDRANT ON THE WEST SIDE OF PETERSON ROAD APPROXIMATELY 48m NORTH OF SOUTHEAST CORNER OF MN# 2031
ELEV. 205.740m

REVISED S.W.M. REPORT	W.L.L.	14 JAN. 2020
REVIEW AND APPROVAL	H.C.M.	25 NOV. 2019
W.S.C. REVIEW	W.L.L.	13 NOV. 2019
OWNER REVIEW	W.L.L.	21 OCT. 2019
OWNER REVIEW	W.L.L.	07 OCT. 2019
OWNER REVIEW	W.L.L.	16 JULY 2019
ISSUED FOR:	REV.	DATE:

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ENGINEERING STAMP:



CLIENT/PROJECT/ADDRESS
J.E.M. FARMS

**PHASE 3
GREENHOUSE
EXPANSION**

**1581/1583 COUNTY ROAD 34
KINGSVILLE, ON**

SHEET TITLE:

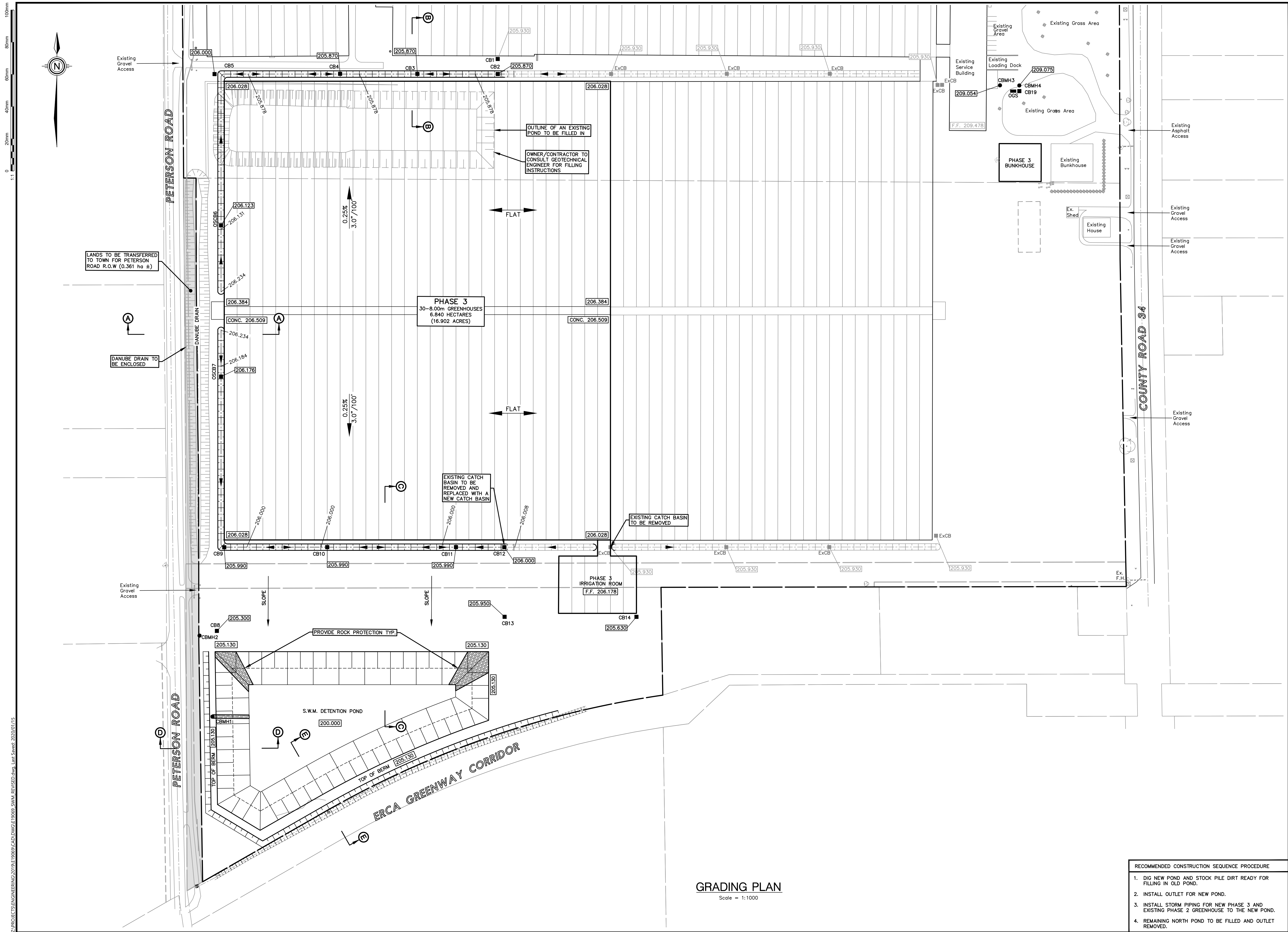
SITE PLAN

DESIGNED BY:	DATE:
H.C.M.	JAN. 14, 2020
DRAWN BY:	SCALE:
J.H./B.N.D.	AS SHOWN
SHEET:	OF:

1 6

PROJECT No.:
E19-069

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- ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
- DENOTES EXISTING SITE ELEVATIONS.
- APPROXIMATE PROPOSED TOP ELEVATION OR SITE GRADE.
- APPROXIMATE PROPOSED TOP ELEVATION.
- APPROXIMATE PROPOSED TOP ELEVATION.
- DENOTES FINISHED GRADE (FG) AND SUBGRADE (SG) AND ELEVATIONS.
- ALL POND SLOPES TO BE NO STEEPER THAN 4(Hor.) TO 1(Ver.) UNLESS OTHERWISE NOTED.
- PLACE MIN. 6" (150mm) THICK TOPSOIL ON ALL POND BANKS AND DISTURBED AREAS, AND SEED TO GRASS.
- EROSION PROTECTION TO BE 300mm THICK QUARRIED LIMESTONE RIP RAP ON NON-WOVEN FILTER CLOTH MINIMUM 2.0m WIDE.
- PROVIDE RODENT GRATES ON ALL DRAIN OUTLETS.
- TOP ELEVATION OF DETENTION POND TO BE NO LESS THAN 205.130m.
- STORM EVENTS IN EXCESS OF THE 1:100 YEAR STORM MAY CAUSE FLOODING.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE STORMWATER MANAGEMENT REPORT DATED NOVEMBER 25th, 2019.
- STORM DRAINAGE AND DETENTION DESIGN BASED ON SITE LAYOUT ESTABLISHED AND APPROVED BY OWNED ADEQUACY OF SITE LAYOUT IS THE RESPONSIBILITY OF THE OWNER.
- THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. FOR DETAILS SEE O.P.S.S. 577.
- DETAILS FOR SEDIMENT CONTROL MEASURES ARE AVAILABLE IN APPENDIX 'D' OF THE STORMWATER MANAGEMENT REPORT.
- CATCH BASINS WITHIN PARKING LOTS AND TRAVELLED AREAS TO BE PRECAST CONCRETE WITH CAST IRON FRAME AND GRATE, OR EQUIVALENT.

REVISED S.W.M. REPORT	W.L.L.	14 JAN. 2020
REVIEW AND APPROVAL	H.C.M.	25 NOV. 2019
ISSUED FOR:	BY:	DATE:
ISSUES/REVISIONS:		

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CLIENT/PROJECT/ADDRESS

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PHASE 3 GREENHOUSE EXPANSION

1581/1583 COUNTY ROAD 34
KINGSVILLE, ON

SHEET TITLE:

GRADING PLAN

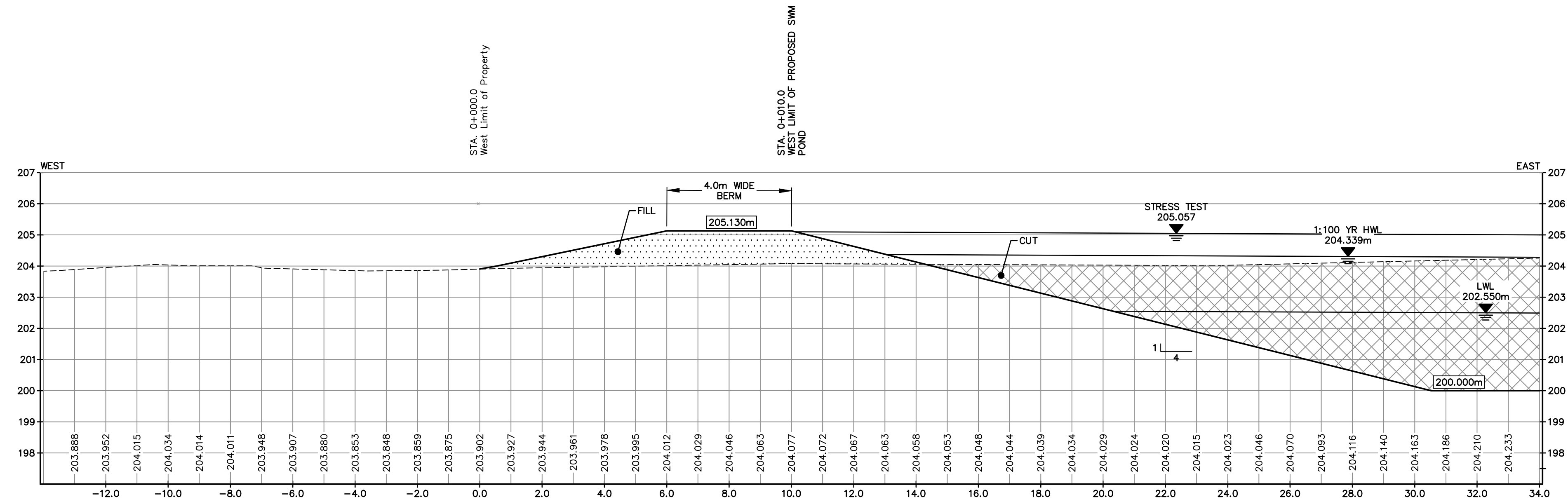
DESIGNED BY:	DATE:
H.C.M.	JAN. 14, 2020
DRAWN BY:	SCALE:
J.H./B.N.D.	AS SHOWN
SHEET:	OF:
2	6
PROJECT NO.:	
E19-069	

RECOMMENDED CONSTRUCTION SEQUENCE PROCEDURE

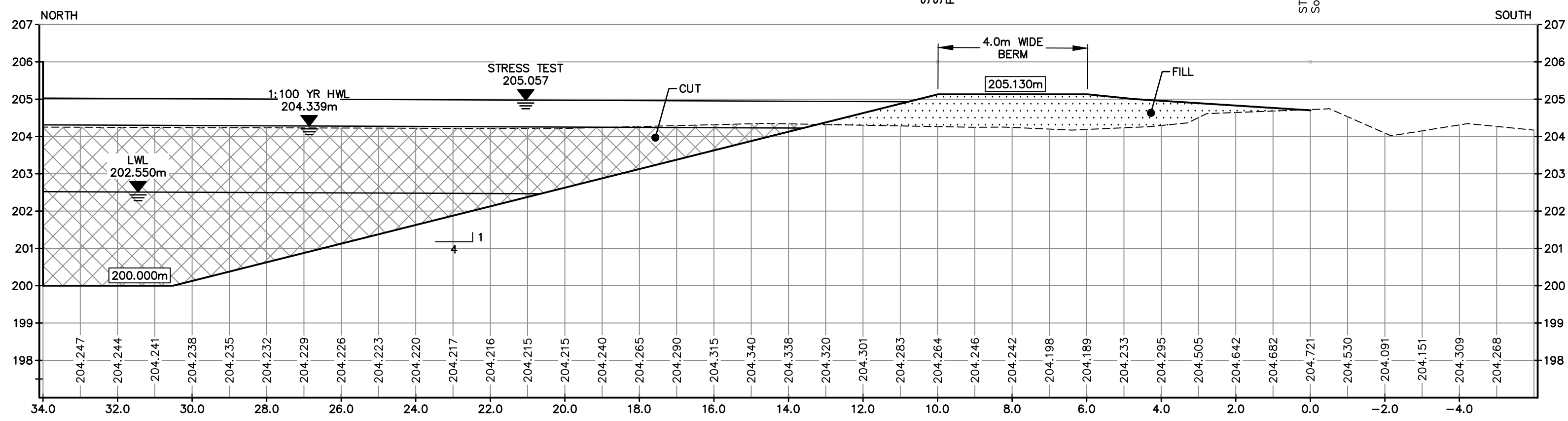
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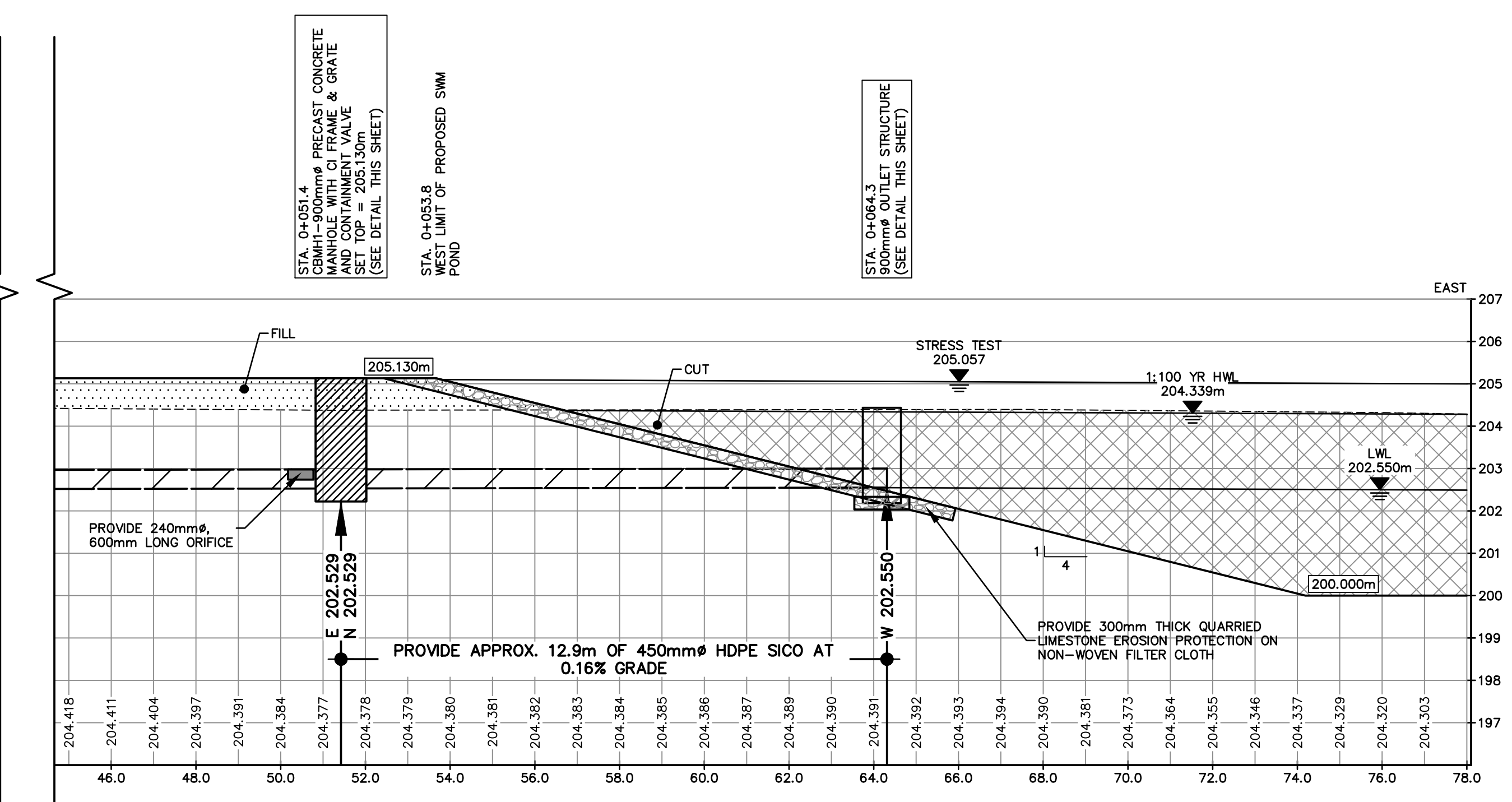
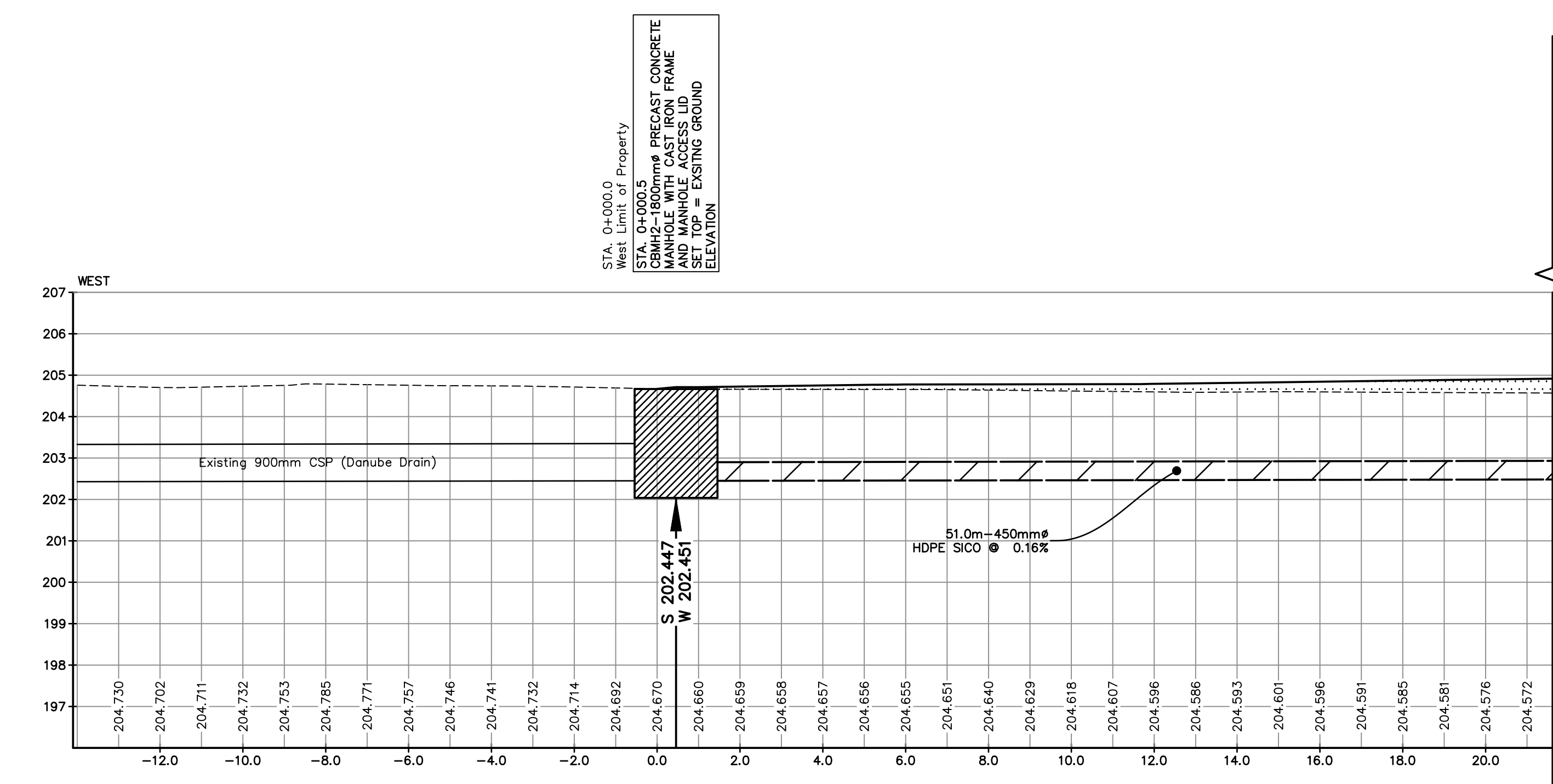
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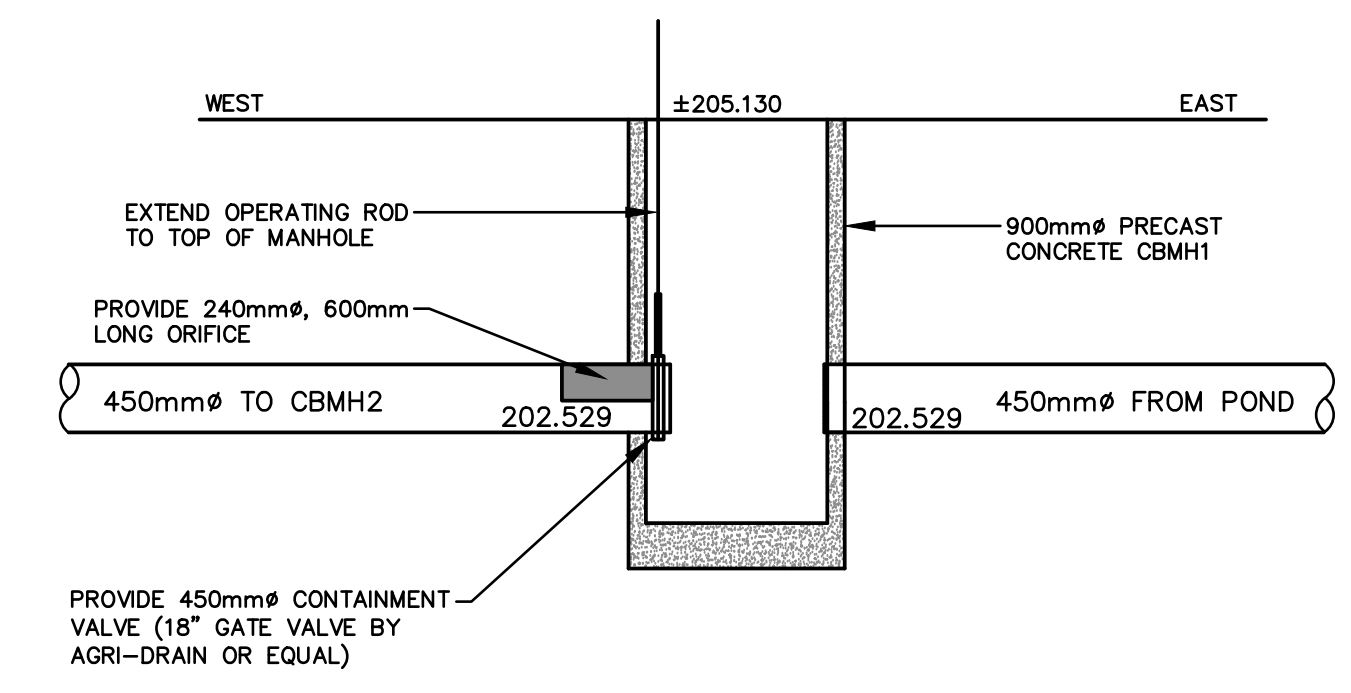
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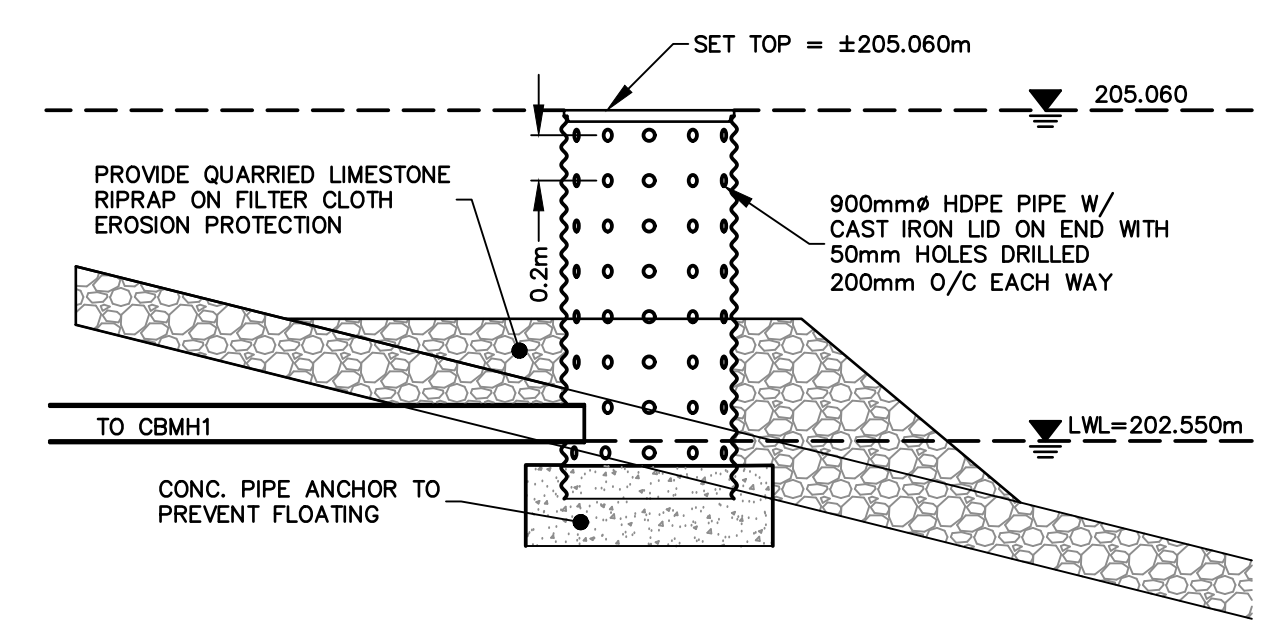
SECTION E-E
Scale = 1:100



OUTLET TO THE DANUBE DRAIN
Scale = 1:100



CBMH1 SECTION DETAIL
N.T.S.



OUTLET STRUCTURE DETAIL
N.T.S.

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ENGINEERING STAMP:

LICENSED PROFESSIONAL ENGINEER
H.C. MIKELSEN
PROVINCE OF ONTARIO

CLIENT/PROJECT/ADDRESS

J.E.M. FARMS

PHASE 3 GREENHOUSE EXPANSION

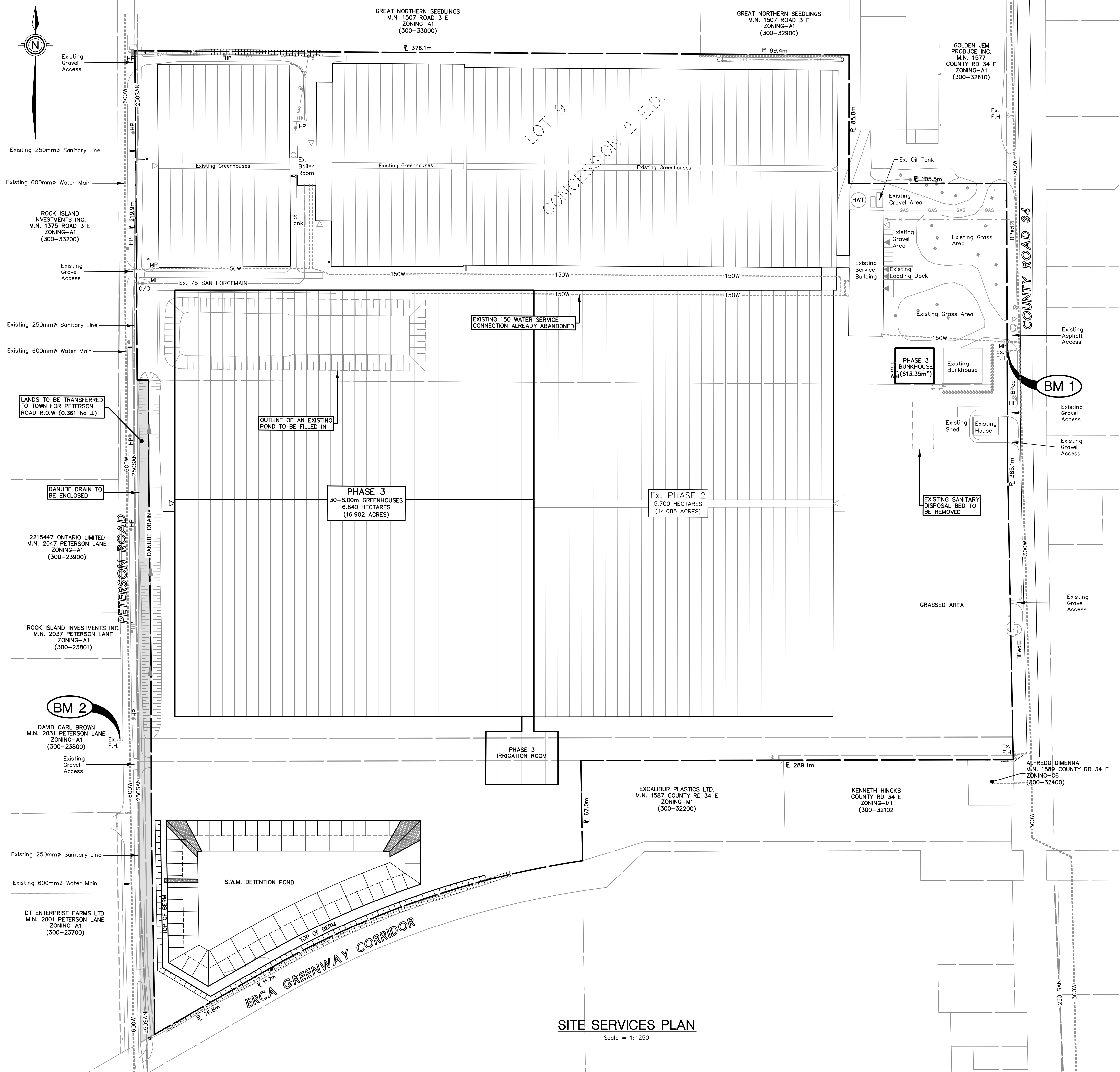
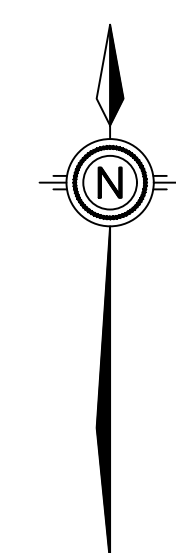
1581/1583 COUNTY ROAD 34
KINGSVILLE, ON

SHEET TITLE:

SECTIONS AND DETAILS

DESIGNED BY:	DATE:
H.C.M.	JAN. 14, 2020
DRAWN BY:	SCALE:
J.H./B.N.D.	AS SHOWN
SHEET:	OF:
5	6
PROJECT No.: E19-069	

100mm
80mm
60mm
40mm
20mm
0
1:1



SITE SERVICES PLAN
Scale = 1:1250

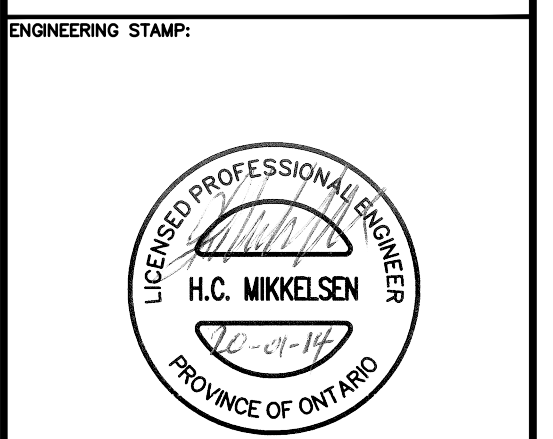
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SITE SERVICES PLAN

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SHEET:	OF:
6	6
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