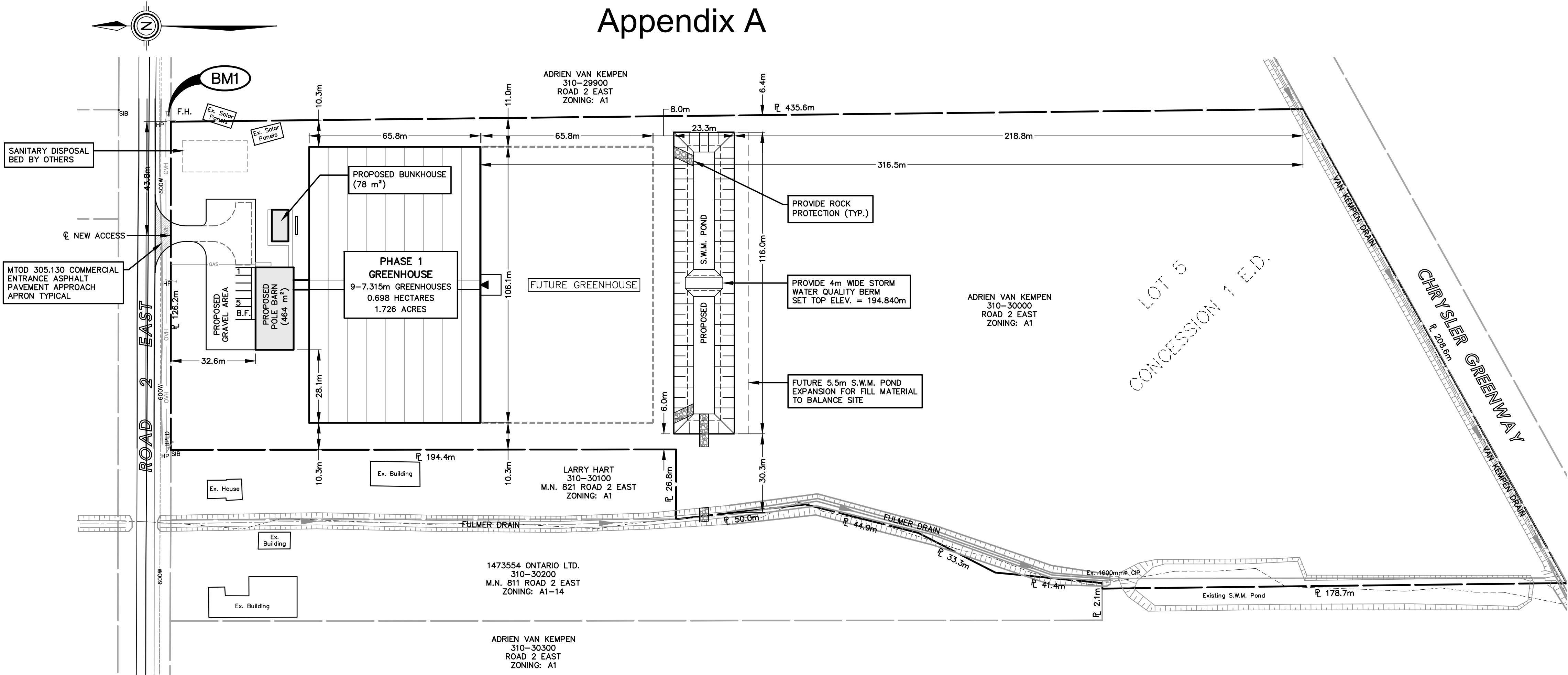


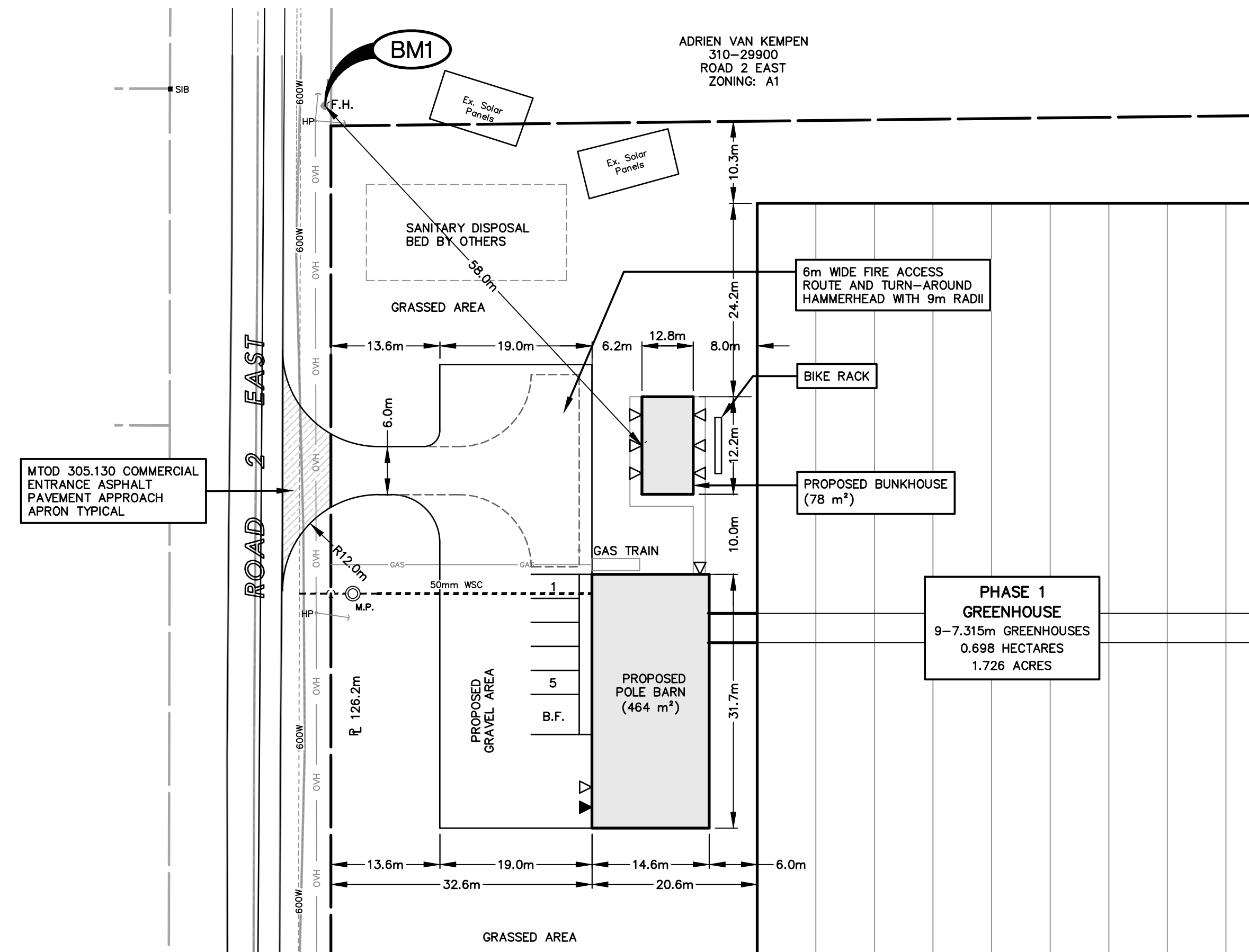
KEY PLAN
Scale = N.T.S.

SITE STATISTICS (310-30000)		
ZONING:	AGRICULTURE - A1	
ZONE CATEGORY	REQUIRED	PROPOSED
GROSS LOT AREA	2,000 ha. (4.94 ac.)	7.493 ha. (18.51 ac.)
LOT FRONTAGE (MIN.)	30.00m	126.20m
FRONT YARD SETBACK (MIN.)	20.00m	32.50m
REAR YARD SETBACK (MIN.)	5.00m	316.50m (VARIES)
INTERIOR SIDE YARD SETBACK (MIN.)	3.00m	10.30m (VARIES)
EXTERIOR SIDE YARD SETBACK (MIN.)	4.50m	NA
LOT COVERAGE		
EXISTING BUILDING AREA	0.000 ha. (0.00 ac.)	
PROPOSED MAIN BUILDING AREA	0.698 ha. (1.72 ac.)	
ACCESSORY STRUCTURE AREA	0.054 ha. (0.13 ac.)	
FUTURE MAIN BUILDING AREA	0.698 ha. (1.72 ac.)	
TOTAL LOT COVERAGE	19.36% MAX. = 80%	
LOADING SPACES	ZONE REQUIREMENT	SITE PROPOSED
NUMBER OF LOADING SPACES	-	-
DIMENSIONS OF LOADING SPACES (EA.)	5m x 20m	
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	5	
BARRIER FREE SPACES PROVIDED	1	
BUILDING HEIGHTS		
MAIN BUILDING (MAX.)	15.00m	(GREENHOUSE)
ACCESSORY BUILDING(S) (MAX.)	15.00m	(WAREHOUSE)

LEGEND			
△ MANDOR	△ EXISTING		
▲ OVERHEAD DOOR	▲ EXISTING		
⊙ WALL PACK LIGHT	⊙ EXISTING		



OVERALL SITE PLAN
Scale = 1:1000



PARTIAL SITE PLAN
Scale = 1:500

- NOTES:
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 - ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
 - ADEQUACY OF SITE PLAN AND LAYOUT IS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE.
 - THIS DRAWING DOES NOT CONTAIN ANY STRUCTURAL BUILDING DESIGN INFORMATION. THE ADEQUACY OF THE STRUCTURES AND THEIR FIELD LAYOUT IS THE RESPONSIBILITY OF THE OWNER AND/OR THEIR REPRESENTATIVE.
 - ALL BARRIER FREE PARKING SPACES TO BE SIGNED WITH Rb-83.
 - ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

BENCHMARKS

- TOP NUT OF FIRE HYDRANT LOCATED ON SOUTH SIDE OF ROAD 2 EAST, ACROSS FROM MAX. 872 ROAD 2 EAST (PH CODE: K403)

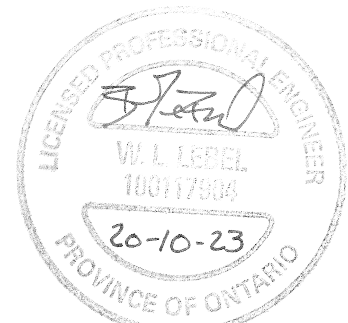
ELEV. = 197.360m

REVIEW AND APPROVAL	W.L.L.	23 OCT. 2020
REVIEW AND APPROVAL	H.C.M.	03 SEP. 2020
OWNER REVIEW	W.L.L.	20 AUG 2020
OWNER REVIEW	W.L.L.	29 JUNE 2020
OWNER REVIEW	H.C.M.	11 MAY 2020
ISSUED FOR:	BY:	DATE
ISSUES/REVISIONS:		

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ENGINEERING STAMP:



CLIENT/PROJECT/ADDRESS
VAN KEMPEN FARMS

PHASE 1 GREENHOUSE

ROAD 2 EAST, KINGSVILLE, ONTARIO

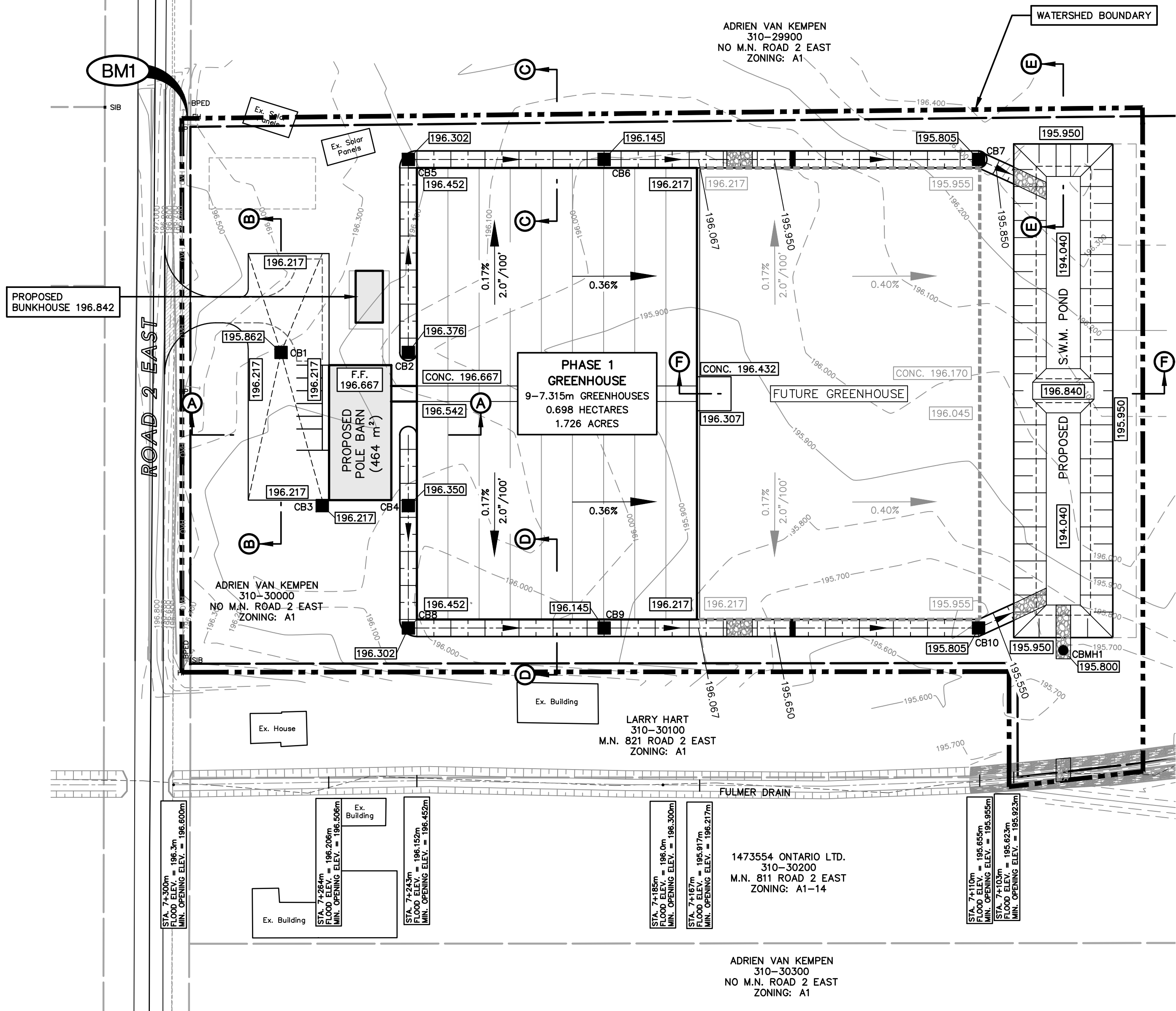
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OVERALL SITE PLAN

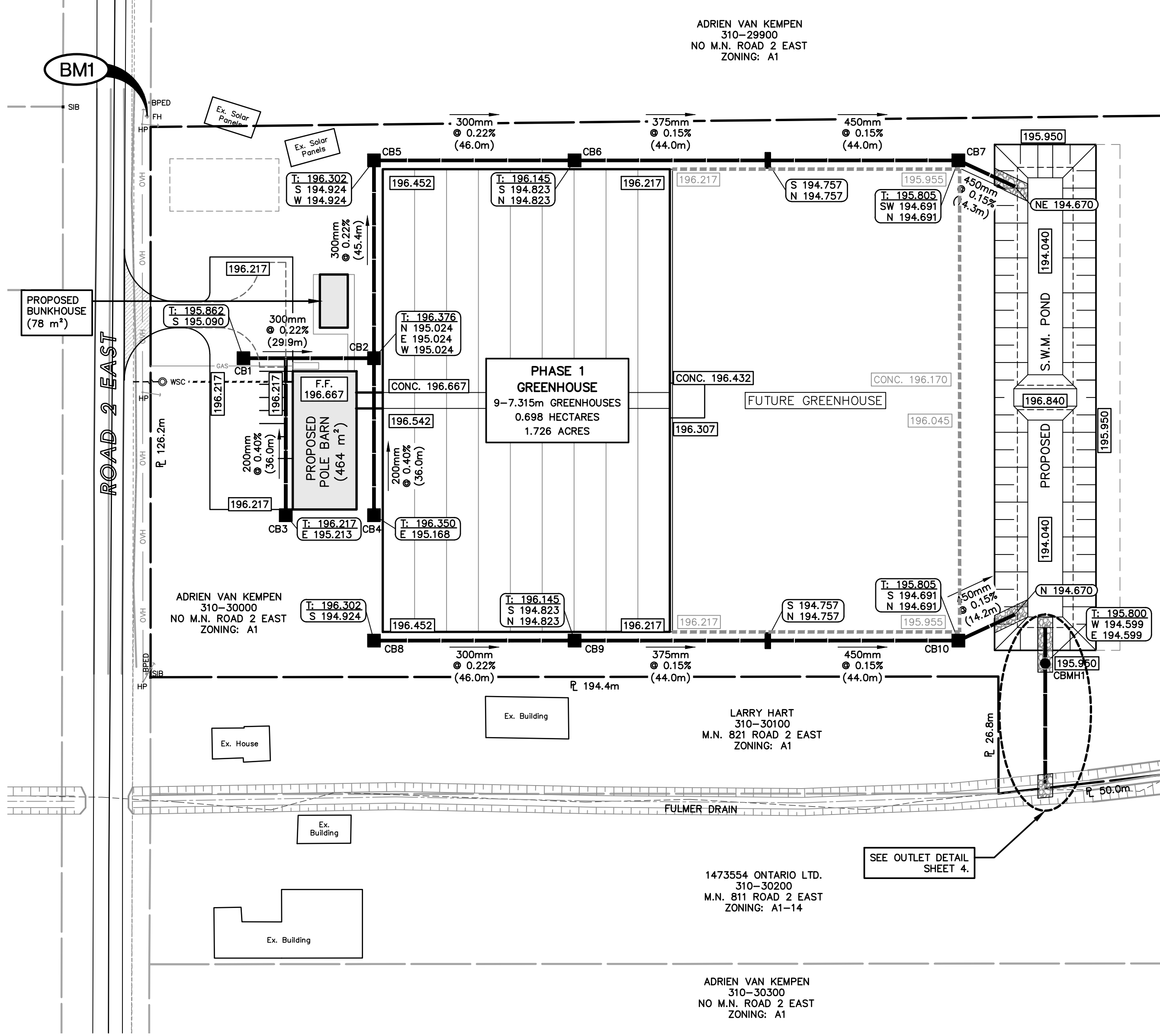
DESIGNED BY:	DATE:
H.C.M.	MAY 11, 2020
DRAWN BY:	SCALE:
E.J.T.	AS NOTED

SHEET:	OF:
1	5

PROJECT No.:
E20-012



GRADING PLAN
Scale = 1:750



UNDERGROUND DRAINAGE PLAN
Scale = 1:750

NOTES:

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3. DENOTES EXISTING SITE ELEVATIONS.
4. APPROXIMATE PROPOSED TOP ELEVATION OR SITE GRADE.
5. APPROXIMATE PROPOSED INVERTS. I.D. DENOTES APPROXIMATE PROPOSED TOP ELEVATION.
6. APPROXIMATE PROPOSED SWALE GRADES.
7. ALL POND SLOPES TO BE NO STEEPER THAN 4:1 (H:V) UNLESS OTHERWISE NOTED.
8. PLACE MIN. 6" (150mm) THICK TOPSOIL ON ALL POND BANKS AND DISTURBED AREAS, AND SEED TO GRASS.
9. EROSION PROTECTION TO BE 300mm THICK QUARRIED LESTONE RIP RAP ON NON-WOVEN FILTER CLOTH MINIMUM 2.0m WIDE.
10. PROVIDE RODENT GRATES ON ALL DRAIN OUTLETS.
11. TOP ELEVATION OF DETENTION POND TO BE NO LESS THAN 195.950m.
12. STORM EVENTS IN EXCESS OF THE 1:100 YEAR STORM MAY CAUSE FLOODING.
13. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE STORMWATER MANAGEMENT REPORT DATED SEPTEMBER XXIX, 2020.
14. STORM DRAINAGE AND DETENTION DESIGN BASED ON SITE LAYOUT ESTABLISHED AND APPROVED BY OWNER. ADEQUACY OF SITE LAYOUT IS THE RESPONSIBILITY OF THE OWNER.
15. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. FOR DETAILS SEE O.P.S.S. 577.
16. DETAILS FOR SEDIMENT CONTROL MEASURES ARE AVAILABLE IN APPENDIX C OF THE STORMWATER MANAGEMENT REPORT.
17. CATCH BASINS WITHIN PARKING LOTS AND TRAVELLED AREAS TO BE PRECAST CONCRETE WITH CAST IRON FRAME AND GRATE, OR EQUIVALENT.

BENCHMARKS

1. TOP NUT OF FIRE HYDRANT LOCATED ON SOUTH SIDE OF ROAD 2 EAST, ACROSS FROM M.N. 872 ROAD 2 EAST (PH CODE: K403)
ELEV. = 197.360m

ISSUES/REVISIONS:

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ENGINEERING STAMP:



CLIENT/PROJECT/ADDRESS

VAN KEMPEN FARMS

PHASE 1
GREENHOUSE

ROAD 2 EAST,
KINGSVILLE, ONTARIO

SHEET TITLE:

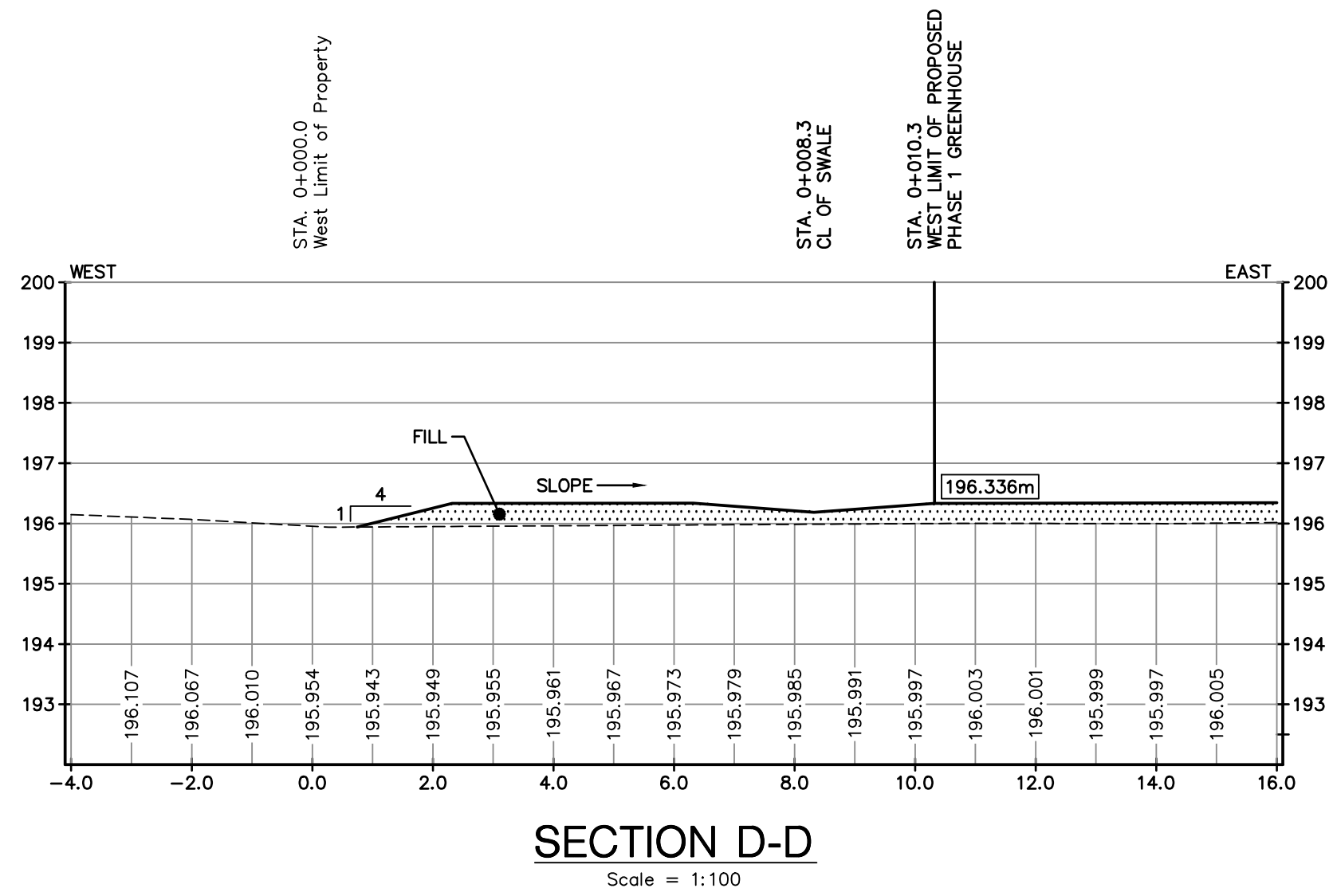
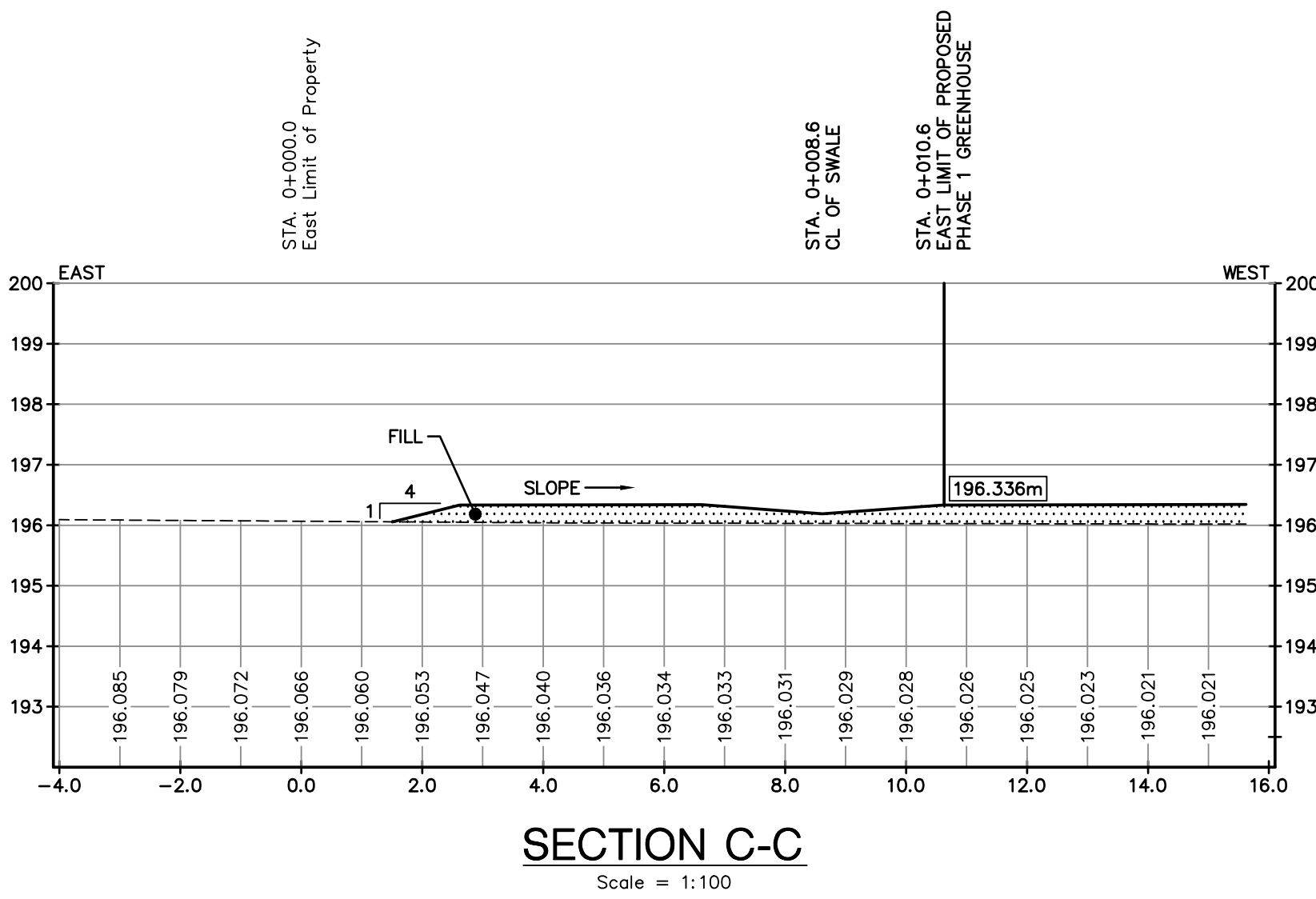
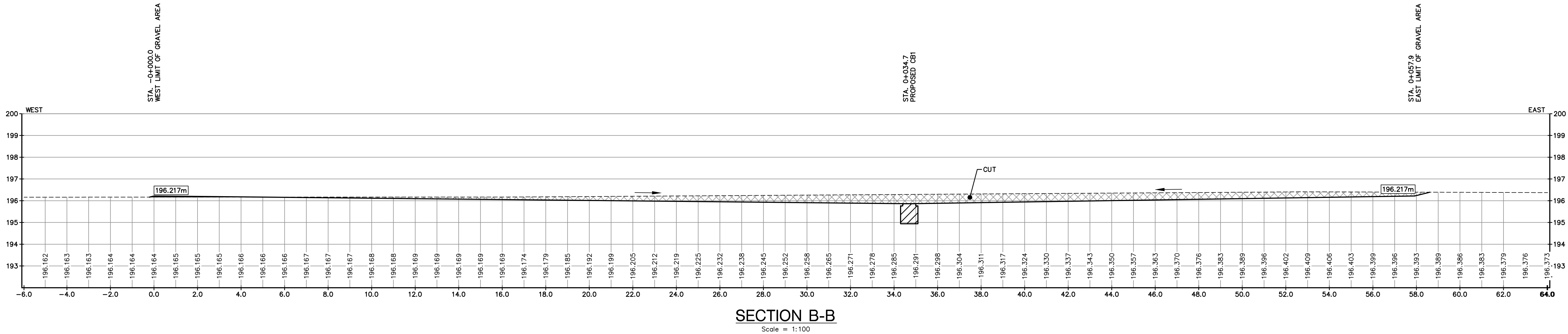
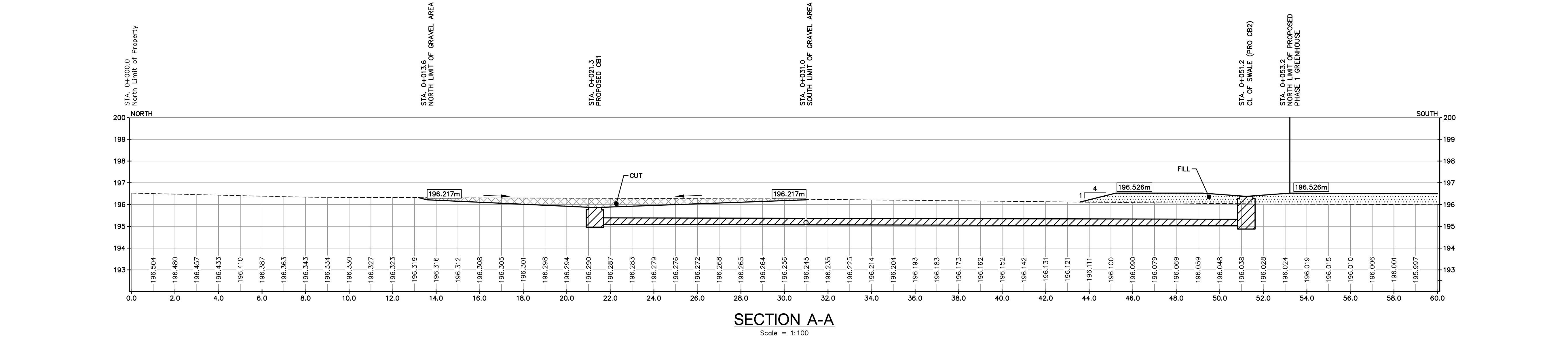
GRADING PLAN &
UNDERGROUND DRAINAGE PLAN

DESIGNED BY: H.C.M. DATE: MAY 11, 2020

DRAWN BY: E.J.T. SCALE: AS NOTED

SHEET: 2 OF: 5

PROJECT No.: E20-012



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 8. PLACE MIN. 6" (150mm) THICK TOPSOIL ON ALL POND BANKS AND DISTURBED AREAS, AND SEED TO GRASS.
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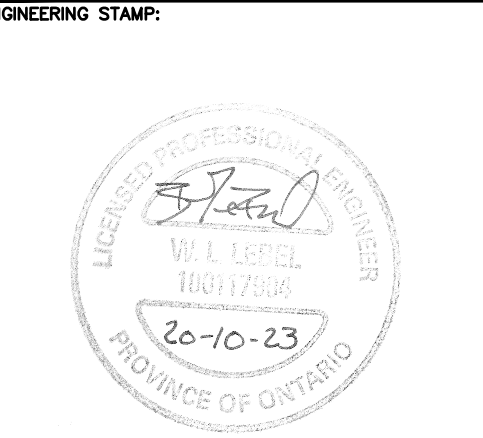
ELEV. = 197.360m

REVIEW AND APPROVAL	N.J.L.	23 OCT. 2020
REVIEW AND APPROVAL	H.C.M.	03 SEP. 2020
ISSUED FOR:	YY/MM/DD	

ISSUES/REVISIONS:

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VAN KEMPEN FARMS

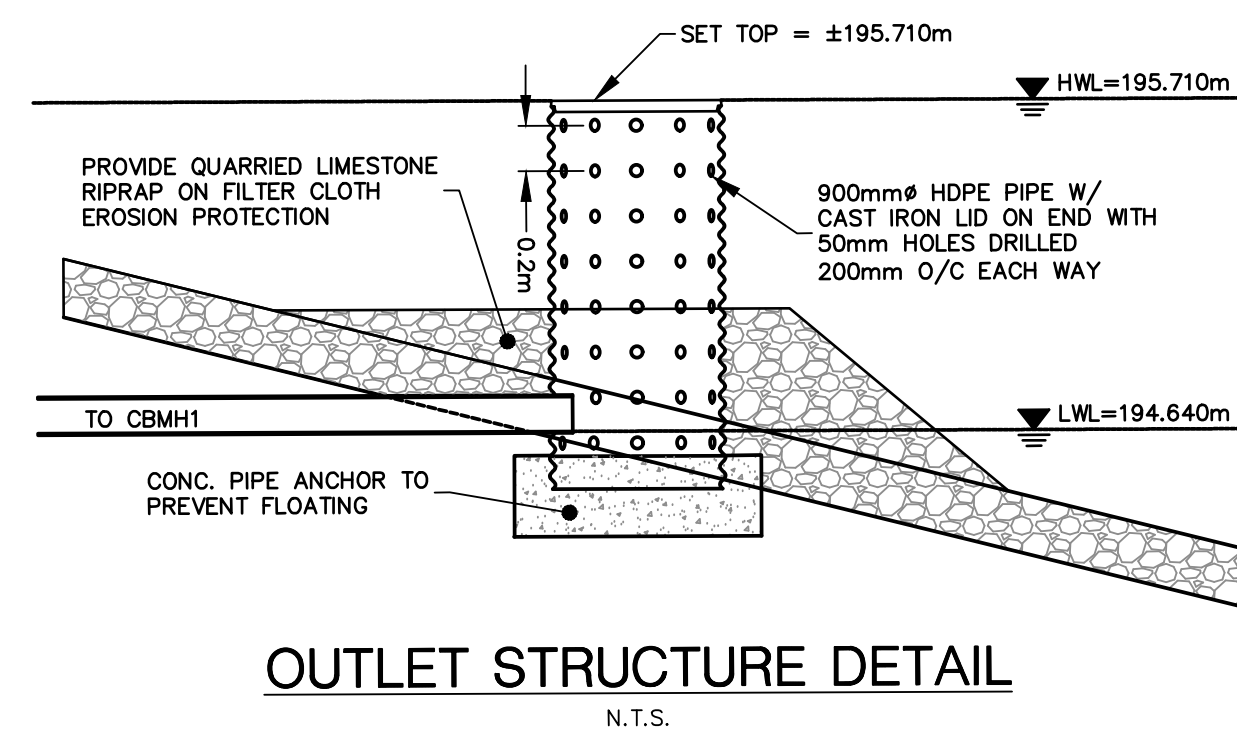
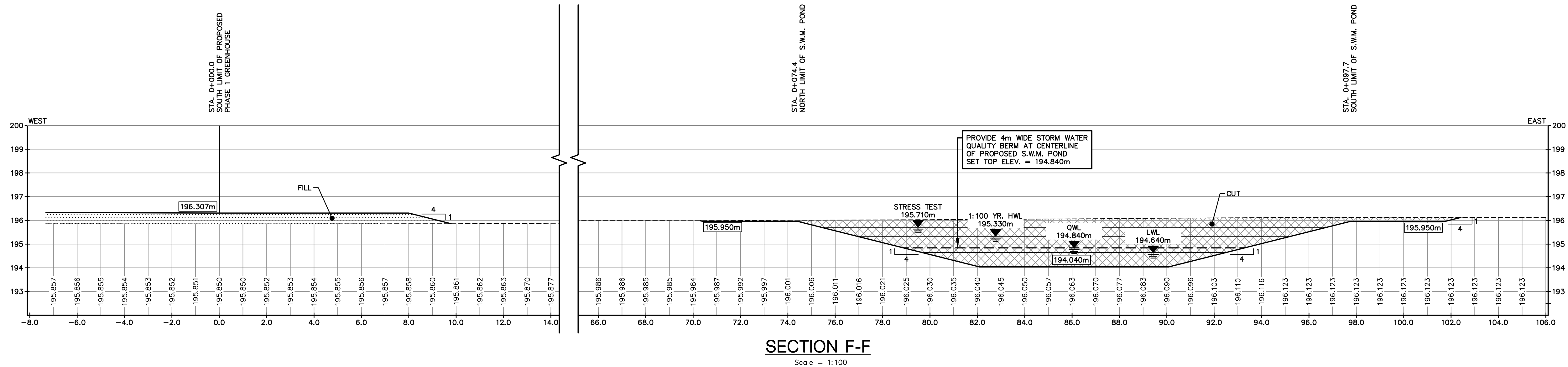
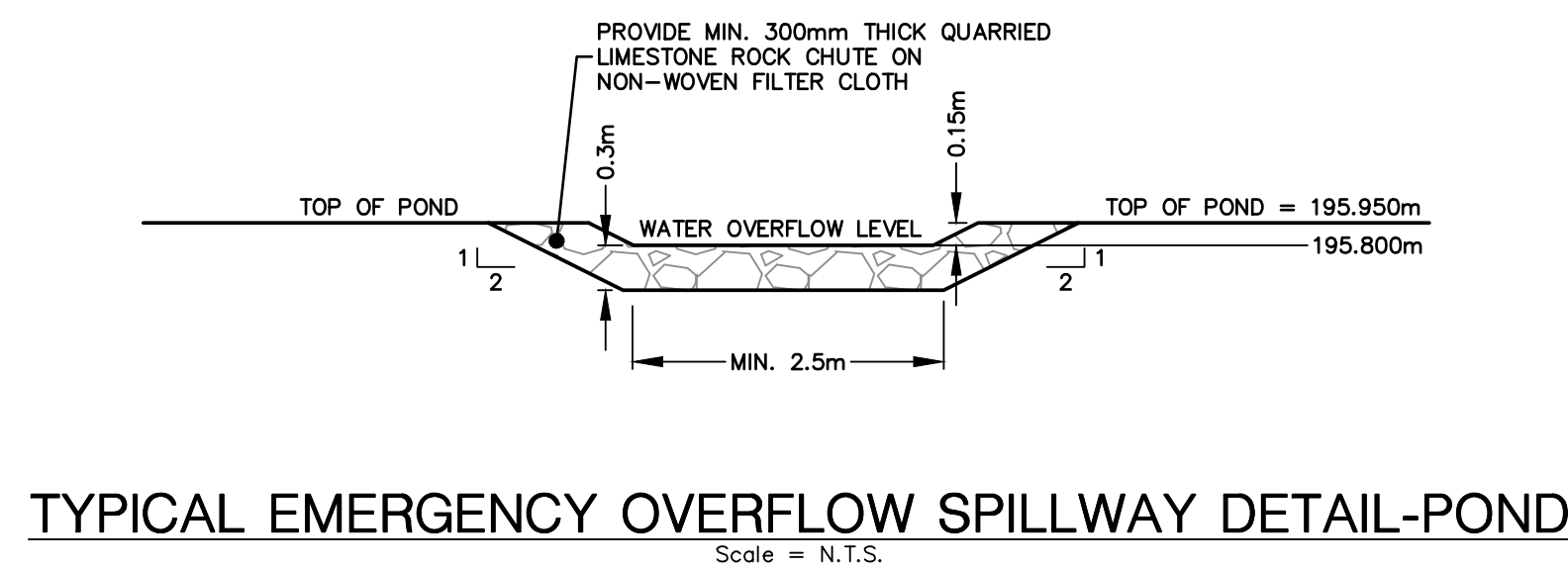
PHASE 1 GREENHOUSE

ROAD 2 EAST, KINGSVILLE, ONTARIO

SHEET TITLE:

SECTIONS AND DETAILS

DESIGNED BY:	DATE:
H.C.M.	MAY 11, 2020
DRAWN BY:	SCALE:
E.J.T.	AS NOTED
SHEET:	OF:
3	5
PROJECT No.:	E20-012

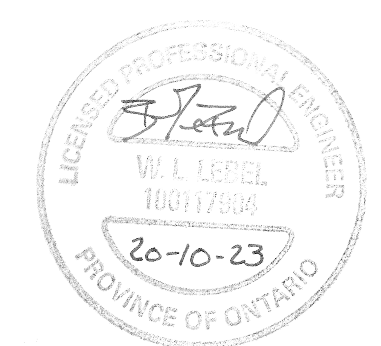


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**PHASE 1
GREENHOUSE**

**ROAD 2 EAST,
KINGSVILLE, ONTARIO**

SHEET TITLE:

SECTIONS AND DETAILS

DESIGNED BY: H.C.M.	DATE: MAY 11, 2020
DRAWN BY: E.J.T.	SCALE: AS NOTED

SHEET:	OF:
4	5
PROJECT No.: E20-012	

