

SITE S	SITE STATISTICS (310-30000)		
ZONING:	ZONING: AGRICULTURE - A1		
ZONE CATEGORY	REQUIRED	PROPOS	SED_
GROSS LOT AREA	2.000 ha. (4.94 ac.)	7.493 ha. ('	8.51 ac.)
LOT FRONTAGE (MIN.)	30.00m	126.20	m
FRONT YARD SETBACK (MIN.)	20.00m	32.50	m
REAR YARD SETBACK (MIN.)	5.00m	316.50m (\	ARIES)
INTERIOR SIDE YARD SETBACK (MIN.)	3.00m	10.30m (V	ARIES)
EXTERIOR SIDE YARD	4 50m	NΔ	

SETBACK (MIN.)

Scale = N.T.S.

LOT COVERAGE		
SISTING BUILDING AREA	0.000 ha.	(0.00 ac.)
ROPOSED MAIN BUILDING REA	0.698 ha.	(1.72 ac.)
CCESSORY STRUCTURE REA	0.054 ha.	(0.13 ac.)
ITURE MAIN BUILDING REA	0.698 ha.	(1.72 ac.)
TAL LOT COVERAGE	19.36%	MAX. = 80%
LOADING SPACES	ZONE REQUIREMENT	SITE PROPOSED

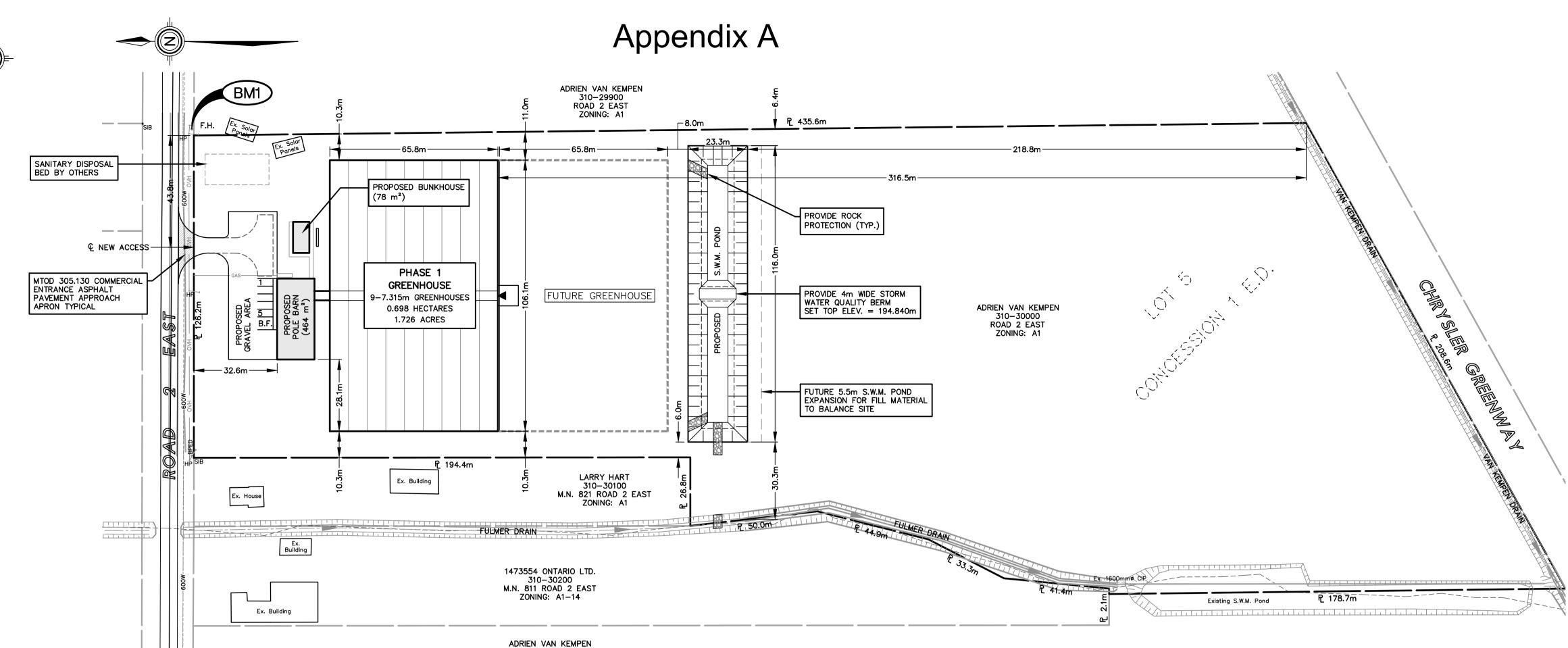
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LOADING SPACES	ZONE REQUIREMENT	SITE PROPOSED
NUMBER OF LOADING SPACES	-	_
DIMENSIONS OF LOADING SPACES (EA.)	5m x	20m
B 4 B1/01/0		

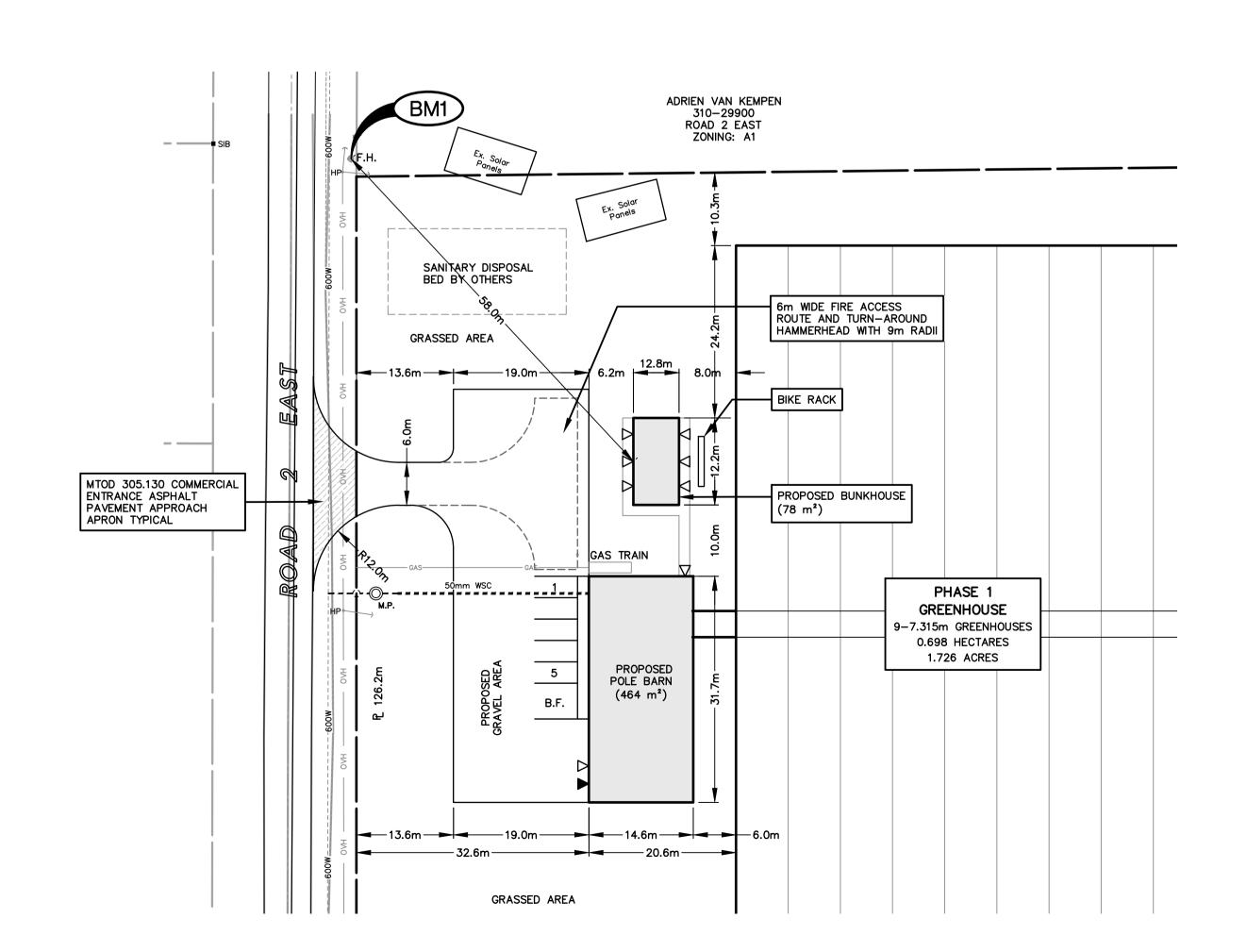
<u>PARKING</u>	
REGULAR SPACE SIZE	3m × 6m
BARRIER FREE SPACE SIZE	5m x 6m
PARKING SPACE REQUIREMENT	1 SPACE PER 2 ha. GREENHOUSE
REGULAR SPACES PROVIDED	5
BARRIER FREE SPACES PROVIDED	1

BUILDING HEIGHTS		
MAIN BUILDING (MAX.)	15.00m	(GREENHOUSE)
ACCESSORY BUILDING(S) (MAX)	15.00m	(WAREHOUSE)

<u>LEGEND</u>		
MANDOOR	\triangle existing	
OVERHEAD DOOR	EXISTING	
WALL PACK LIGHT	HQ EXISTING	
	MANDOOR OVERHEAD DOOR	



OVERALL SITE PLAN



310-30300 ROAD 2 EAST ZONING: A1 1. THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING ARE NOT GUARANTEED BY THE OWNER OR N. J. PERALTA ENGINEERING LTD. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE AND/OR LOCATION SHOWN.

NOTES:

2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
3. ADEQUACY OF SITE PLAN AND LAYOUT IS THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE.
4. THIS DRAWING DOES NOT CONTAIN ANY STRUCTURAL BUILDING DESIGN INFORMATION.

4. 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.

5. ALL BARRIER FREE PARKING SPACES TO BE SIGNED WITH Rb—93.

6. ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

BENCHMARKS

 TOP NUT OF FIRE HYDRANT LOCATED ON SOUTH SIDE OF ROAD 2 EAST, ACROSS FROM M.N. 872 ROAD 2 EAST (FH CODE: K403)

 ELEV. = 197.360m

 REVIEW AND APPROVAL
 W.L.L.
 23 OCT. 2020

 REVIEW AND APPROVAL
 H.C.M.
 03 SEP. 2020

 REVIEW AND APPROVAL
 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:

ISSUED FOR: ISSUES/REVISIONS: N. J. Peralta Engineering Ltd.

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20-10-23

VAN KEMPEN FARMS

PHASE 1 GREENHOUSE

ROAD 2 EAST, KINGSVILLE, ONTARIO

SHEET TITLE:

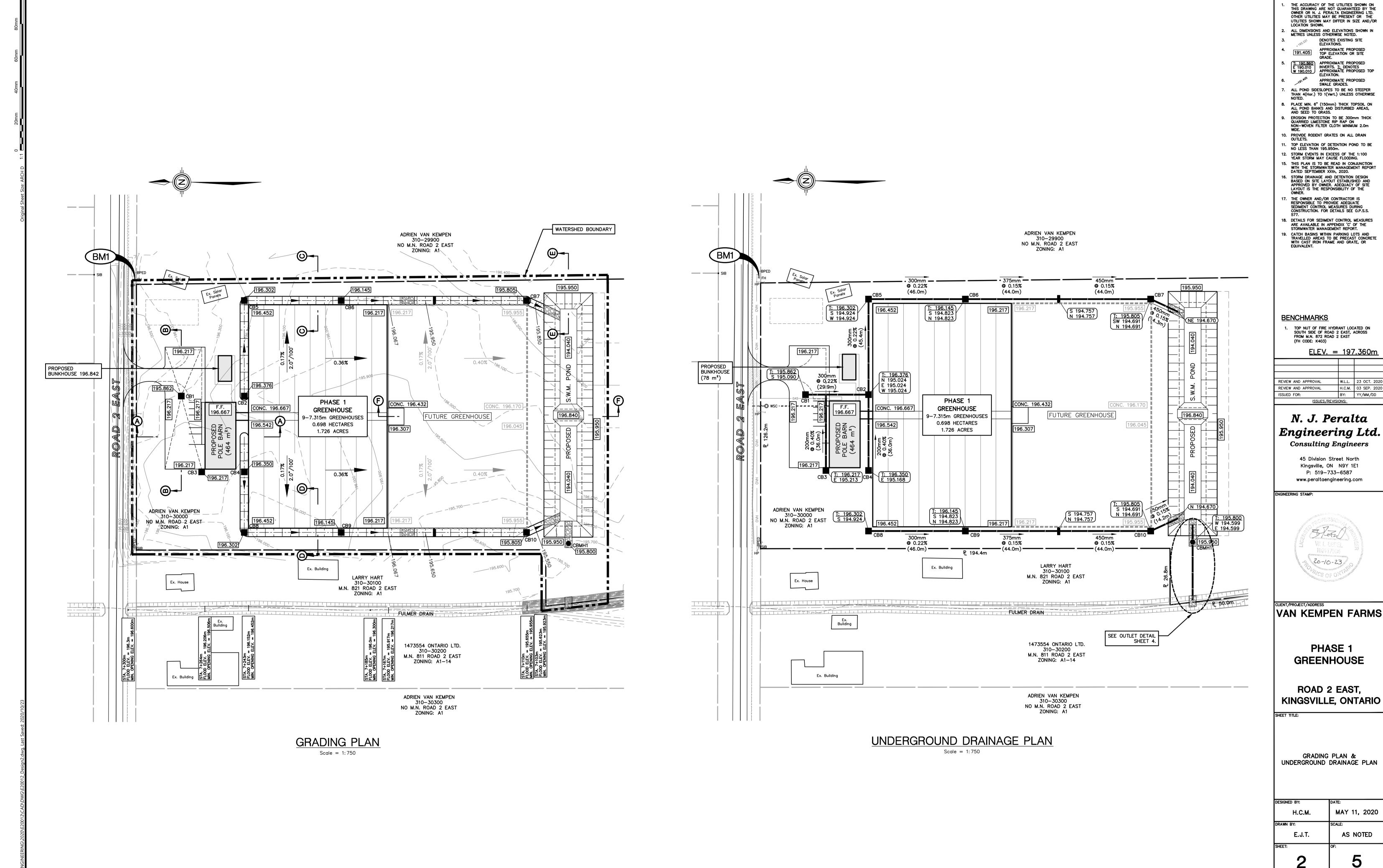
OVERALL SITE PLAN

	J
H.C.M.	MAY 11, 2020
DRAWN BY:	SCALE:
E.J.T.	AS NOTED
SHEET:	OF:
4	5

E20-012

PARTIAL SITE PLAN

Scale = 1:500



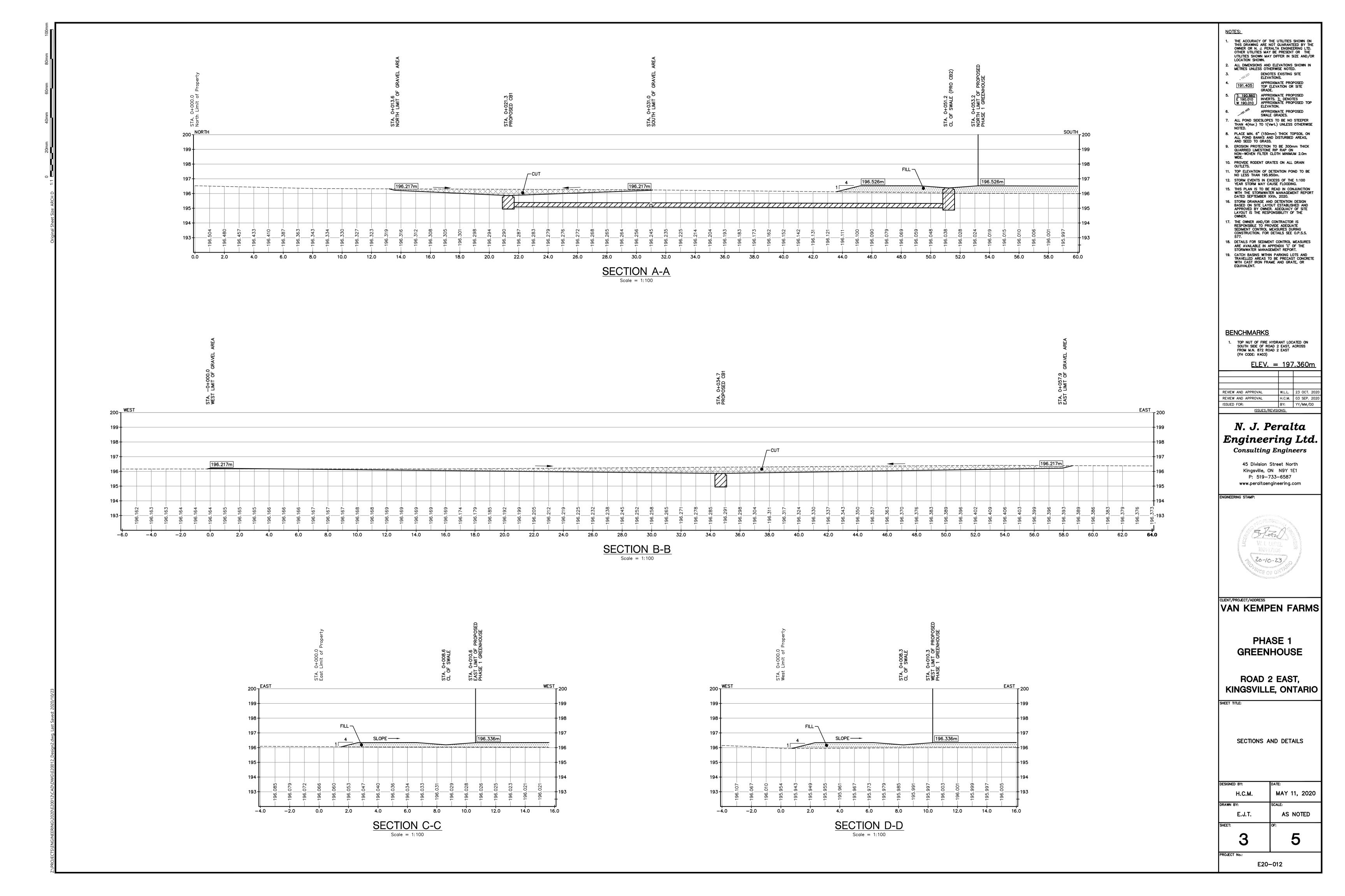
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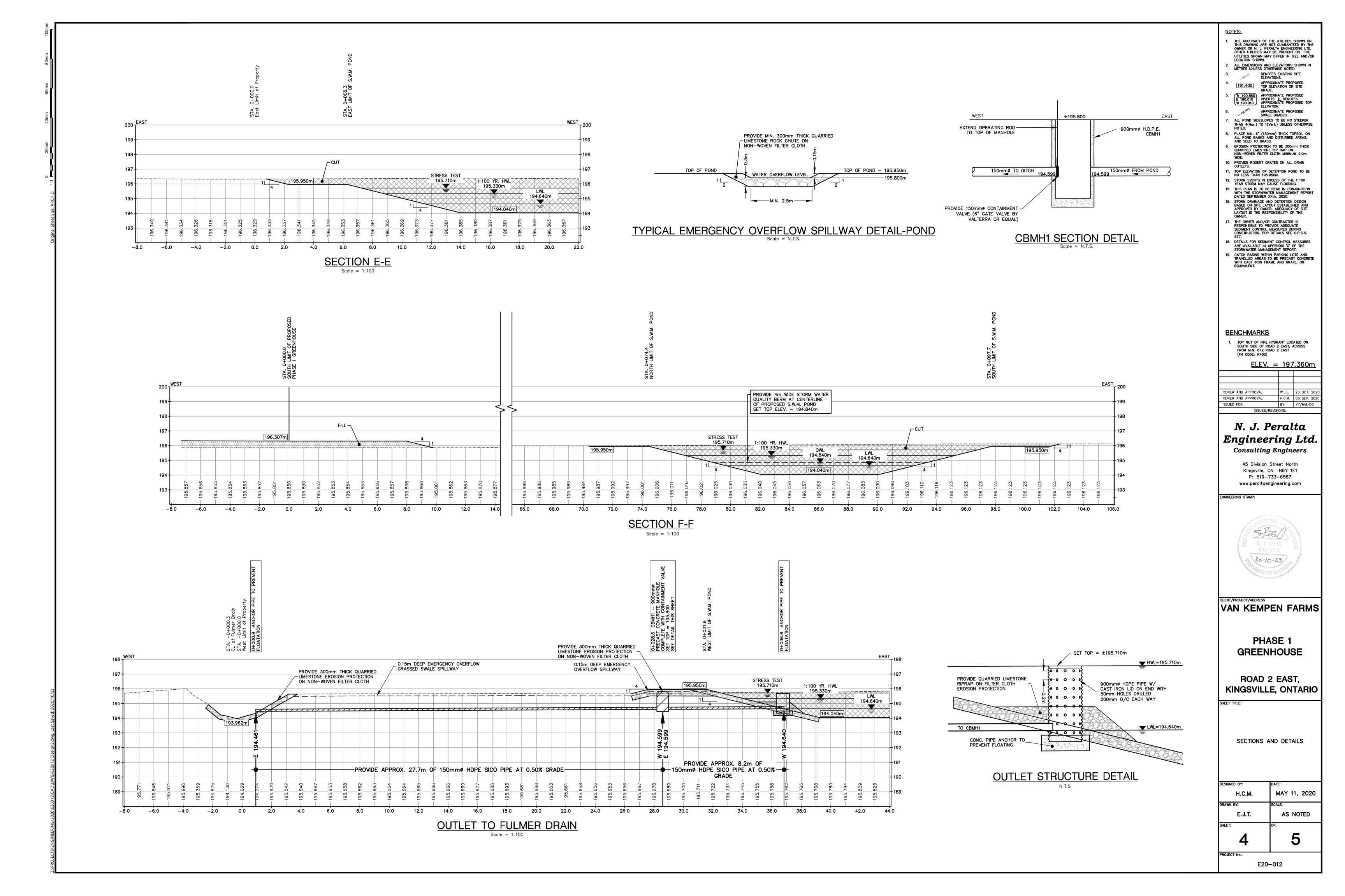
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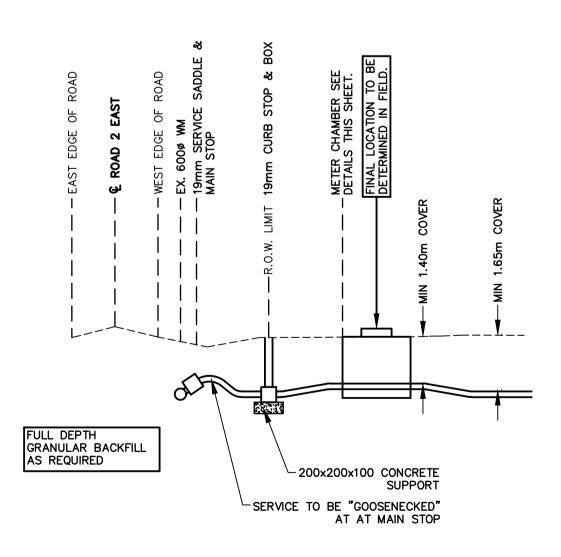
Engineering Ltd.

MAY 11, 2020

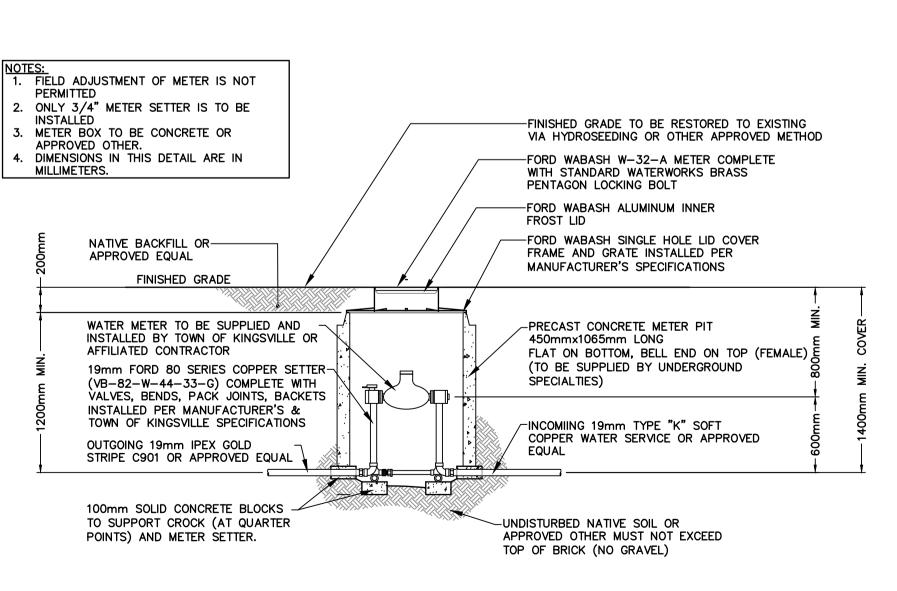
E20-012







CONNECTION SECTION DETAIL



19mm METER PIT DETAIL

WATER SERVICE MATERIAL AND EQUIPMENT SPECIFICATION:

1. THE LOCATION OF UTILITIES AS SHOWN ON THE DRAWING ARE IN ACCORDANCE WITH THE MOST CURRENT INFORMATION AVAILABLE FROM THE VARIOUS UTILITIES AND ARE NOT CERTIFIED TO BE ACCURATE. THE ONUS LIES UPON THE TENDERER (AND AFTER ACCEPTANCE OF ANY TENDER, UPON THE CONTRACTOR) TO ASCERTAIN, AT HIS OWN EXPENSE, THE EXACT LOCATION OF EACH UTILITY, AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICT. NO EXTRA TO THE WORK, OR CLAIM FOR COMPENSATION WILL BE ALLOWED IF IT SHOULD BE DISCOVERED THAT ANY UTILITY IS ACTUALLY LOCATED IN A SITE, LINE OR GRADE THAT IS AT VARIANCE WITH THE SITE, LINE OR GRADE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL REMAIN RESPONSIBLE TO THE OWNER OF ANY UTILITY FOR DAMAGE DONE TO THAT UTILITY ARISING OUT OF ANY ACT OR NEGLECT BY THE CONTRACTOR, OR ANYONE ACTING UNDER HIS AUTHORITY, DURING THE COURSE OF THE WORK. IF ANY OF THESE PIPES OR SERVICES ARE BROKEN OR DAMAGED, THEY SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSES. ALL PIPES OR CABLES CROSSING OR LYING WITHIN THE TRENCH SHALL BE ADEQUATELY SUPPORTED IN ACCORDANCE WITH THE SUPPORT DETAILS SHOWN ON THE DRAWING.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE PROPER UNION GAS PERSONNEL AT LEAST 72 HOURS PRIOR TO EXCAVATION WITHIN 5m OF ANY HIGH PRESSURE GAS MAIN SO THAT THIRD PARTY INSPECTION CAN BE ARRANGED. ALL COSTS INCURRED SHALL BE BORNE BY THE CONTRACTOR.

PRIVATE PROPERTY OWNER PRIOR TO COMMENCING WORK. ONCE STARTED, WORK SHALL PROCEED ON A CONTINUOUS BASIS WITHOUT INTERRUPTION. ALL WORK TO BE CONDUCTED DURING DAYLIGHT HOURS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS FROM AUTHORITIES HAVING JURISDICTION TO PERFORM THE WORK

THE WORK SHALL BE CARRIED OUT BY "BORING AND/OR OPEN CUT METHOD". COOORDINATE WITH THE TOWN OF KINGSVILLE AND

- AND THE COST SHALL BE INCLUDED THE PRICE QUOTED. ALL EXCAVATION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT FOR CONSTRUCTION PROJECTS. INSTALLATION OF WATER SERVICES SHALL BE INSPECTED AND APPROVED BY THE KINGSVILLE BUILDING DEPARTMENT AND KINGSVILLE WATER DEPARTMENT PRIOR TO BACKFILL IN ALL CASES.
- 4. PROVIDE DEWATERING FACILITIES TO KEEP THE EXCAVATION REASONABLY DRY.
- 5. THE CONTRACTOR SHALL EXERCISE CARE WHILE EXCAVATING THE TRENCH TO ENSURE THAT DAMAGE TO PUBLIC AND PRIVATE PROPERTY IS KEPT TO THE ABSOLUTE MINIMUM. USE RUBBER TIRE EQUIPMENT FOR BACKFILLING THE TRENCH.
- 6. RESTORE ALL AREA AFFECTED BY CONSTRUCTION IN ACCORDANCE WITH RESTORATION DETAILS SHOWN HEREIN TO ORIGINAL CONDITIONS OR BETTER. THE OWNER IS RESPONSIBLE FOR PLACING SEED OR SOD ON PRIVATE PROPERTY.
- 7. UPON COMPLETION, THE WORK SITE SHALL BE THOROUGHLY CLEANED AND ALL SURPLUS MATERIAL REMOVED OFF SITE. ALL SURPLUS EXCAVATED MATERIAL SHALL BE HAULED AND DISPOSED OFF SITE (OWNER HAS 1ST RIGHT TO SURPLUS FILL) BY THE CONTRACTOR AND SHALL BE INCLUDED IN THE PRICE QUOTED.
- 8. MATERIAL SPECIFICATION:

A. <u>PIPE</u>:

- PE CSA 137.1, AWWA C901 & NSF 61 CERTIFIED 200 PSI IPEX GOLD 901 OR APPROVED EQUAL
- B. PRIVATE SERVICE CONNECTIONS 19mm (3/4")
- THE PORTION OF THE PRIVATE SERVICE FROM THE MAIN TO THE PROPERTY LINE WILL BE OWNED AND MAINTAINED BY THE CORPORATION, AND MATERIALS USED IN THIS SECTION OF THE SERVICE SHALL COMPLY WITH THE FOLLOWING CORPORATION
- MAIN COCKS OR CORPORATION STOPS SHALL BE FULL PORT, MUELLER 300 BALL TYPE CORPORATION VALVE WITH AWWA TAPER NO. B-25008 FORD FB1000-3Q, CAMBRIDGE BRASS 301, OR EQUIVALENT WITH TOWN APPROVAL.
- CURB STOPS FOR PRIVATE SERVICE CONNECTIONS SHALL BE FULL PORT, MUELLER 300 BALL CURB VALVE NO. B-25209, FORD B44-333Q, CAMBRIDGE BRASS 202CB OR EQUIVALENT WITH TOWN APPROVAL.
- SHUT-OFF BOXES SHALL BE OF THE TYPE MANUFACTURED BY MUELLER A726 WITH 1.14 METERS (45 INCHES) LONG ROUND STAINLESS STEEL RODS COMPLETE WITH STAINLESS STEEL COTTER PINS AND A800 RIBBED COVER, BOX #8 - 1.85 METERS (6
- SERVICE PIPE SHALL BE OF 19 mm (3/4 INCH), TYPE K SOFT COPPER SUPPLIED IN A MINIMUM OF 66 FOOT COILS AND THE SERVICE RUN FROM THE MAIN TO THE PROPERTY LINE CURB STOP SHALL BE ONE CONTINUOUS PIECE OF SERVICE PIPE WITHOUT COUPLINGS. CONSIDERATION TO UPGRADE TO POLY COATED (KAMCO) TYPE K SOFT COPPER WILL BE DEPENDENT UPON
- TAPPING POSITION: CORPORATION STOPS SHALL BE TAPPED INTO THE MAIN AT THE TWO O'CLOCK POSITION.
- SERVICE PIPE CONNECTED TO THE CORPORATION STOP SHALL BE BENT TO FORM A "GOOSENECK".
- SERVICE PIPE SHALL BE LAID IN AN EVENLY GRADED TRENCH TO PROVIDE A MINIMUM OF 1.7 METRES OF COVER BELOW FUTURE OR EXISTING ROAD AND/OR BOULEVARD GRADES. CARE MUST BE EXERCISED TO PREVENT DEFORMED SECTIONS IN THE

NOT WOBBLE AND THAT THE DRILL-TAP TOOL IS CLEAN AND SHARP. THE THREADS ON THE TAP SHALL MATCH THE THREADS

- NO CLEAR OR CRUSHED STONE IS TO BE PLACED WITHIN 8 CENTIMETERS (3 INCHES) OF THE COPPER SERVICE PIPE-BEDDING TO CONSIST ENTIRELY OF SAND INCLUDING UNDER SEWERS IF NO PLASTIC CASING IS USED. STANDARD WATERWORKS EQUIPMENT SHALL BE USED FOR THE TAPPING OF WATERMAIN PIPE AND THE INSERTION OF CORPORATION STOPS. THE TAPPING MACHINE MUST BE IN GOOD CONDITION. IT IS IMPORTANT THAT THE BORING BAR DOES
- C. CONCRETE METER PITS:
- CONCRETE METER PITS (AS SUPPLIED BY UNDERGROUND SPECIALTIES)

FOR 3/4" METER: 18" INSIDE DIAMETER X 42" LONG FLAT ON BOTTOM, BELL END ON TOP (FEMALE) TOP CASTING FORD WABASH W-32-A 4" AIR SPACE BETWEEN TOP LID AND INNER FROST LID ALUMINUM INNER LID STANDARD WATERWORKS BRASS PENTAGON LOCKING BOLT ON OUTER LID

METER SETTERS FOR 3/4" METER

ON THE CORPORATION STOP (AWWA).

FORD 80 SERIES COPPER SETTER FOR 3/4" METER VERTICAL INLET AND OUTLET METER INLET VALVE - BALL METER OUTLET VALVE - NONE 3/4" SERVICE LINE CONNECTION INLET - (CTS) - QUICK JOINT 3/4" SERVICE LINE CONNECTION OUTLET - (CTS) - QUICK JOINT

- ALL PLASTIC PIPE TO INCLUDE TRACER WIRE #12 AWG COPPERHEAD C/W DRYCONN CONNECTORS OR EQUAL, SOLID WHITE, TWU FLAME SEAL WIRE LAID ALONG SIDE OF PIPE, NOT ON TOP. LOOP WIRE UP THE EXTERIOR SIDE OF ALL VALVE BOXES AND PROTRUDE (BY DRILLING) INTO THE VALVE BOX JUST BELOW THE COVER. SPLICES NOT GENERALLY ALLOWED, HOWEVER, IF ABSOLUTELY NECESSARY, USE BURNDY KS-90 16-10 CONNECTORS WRAPPED WITH INSULATING MASTIC TAPE (POLYMOUTH BISHOP 10 POLYSEAL).

9. INSTALLATION AND COMMISSIONING:

ACT JUNE 2003 AND AWWA C615-99.

- INSTALLATION AND COMMISSIONING BY THE OWNER AND HIS CONTRACTOR TO THE SATISFACTION OF THE ENGINEER AND THE TOWN OF KINGSVILLE INSTALLATION OF WATER SERVICE SHALL BE INSPECTED AND APPROVED BY THE TOWN OF KINGSVILLE BUILDING DEPARTMENT
- PRIOR TO BACKFILL IN ALL CASES. ALL CONNECTIONS TO EXISTING WATERMAINS SHALL BE MADE UNDER THE SUPERVISION OF THE ENGINEER AND/ OR TOWN OF KINGSVILLE WATER DEPARTMENT. THE CONTRACTOR SHALL USE A TEMPORARY TESTED BACKFLOW PREVENTER AND CHLORINATION TAP BETWEEN THE VALVE AND
- NEW CONNECTION AND REMOVE UPON SATISFACTORY PRESSURE TESTING AND SAMPLES. UPON COMPLETION OF THE NEW WATER SERVICE, THE NEW WATER SERVICE SHALL BE SWABBED A MINIMUM OF ONE TIME WITH THREE (3) OPEN CELL POLYURETHANE FOAM PIGS WITH MIN. DIAMETER OF 50mm LARGER THAN THE PIPE DIAMETER FOLLOWED BY FLUSHING AND DISINFECTION IN ACCORDANCE WITH THE TOWN OF KINGSVILLE REQUIREMENTS AND MINISTRY OF ENVIRONMENT REGULATION "PROCEDURE FOR DISINFECTION OF DRINKING WATER IN ONTARIO" UNDER THE SAFE DRINKING WATER
- DISINFECTION SHALL BE CARRIED OUT USING CHLORINATED WATER. CHLORINATED WATER SHALL BE DECHLORINATED DURING FLUSHING OPERATIONS PRIOR TO DISCHARGE TO THE ENVIRONMENT.
- SAMPLES OF THE WATER FOLLOWING FLUSHING SHALL BE TAKEN BY THE TOWN OF KINGSVILLE AND CONTRACTOR/OWNER IN THE PRESENCE OF THE ENGINEER AND SENT TO A PRIVATE LAB FOR ANALYSIS. • RESULTS OF WATER SAMPLES SHALL REPORT ON TOTAL COLIFORM BACTERIA, E-COLI, HETEROTROPHIC AND BACKGROUND
- THE NEW WATER SERVICE CAN BE PRESSURE TESTED PRIOR TO LAB SAMPLES GIVEN THE BACKFLOW PREVENTER IS INSTALLED. IF THE SAMPLES ARE FOUND TO BE NON POTABLE, THE DISINFECTION AND FLUSHING PROCEDURE SHALL BE REPEATED UNTIL
- THE WATER IS POTABLE. AFTER SUCCESSFUL COMPLETION OF DISINFECTION WORK, THE CONTRACTOR SHALL PRESSURE TEST THE NEW WATER SERVICE WITH WATER TO OPSS 701 AT 150 PSI FOR 2 HOURS WITH ZERO (0) LEAKAGE ALLOWANCE.
- THE CONTRACTOR/OWNER IS RESPONSIBLE FOR COORDINATING WITH THE TOWN OF KINGSVILLE, THE SWABBING, FLUSHING, DISINFECTION AND PRESSURE TESTING WORK DESCRIBED ABOVE. ALL WORK INCLUDING SWABBING, FLUSHING, DISINFECTION AND PRESSURE TESTING SHALL BE CARRIED OUT UNDER THE
- SUPERVISION OF THE ENGINEER AND/OR TOWN OF KINGSVILLE. WATER SHALL BE OBTAINED FROM THE EXISTING WATERMAIN OR GREENHOUSE WITH THE PERMISSION AND AT THE DISCRETION
- OF THE TOWN OF KINGSVILLE WATER DEPARTMENT AND BUILDING DEPARTMENT. THE CONTRACTOR/OWNER IS PROHIBITED FROM OPERATING ANY VALVES OR HYDRANTS ON THE EXISTING MUNICIPAL WATER SYSTEM. ARRANGE TO HAVE THE TOWN OF KINGSVILLE OPERATE ANY VALVES OR HYDRANTS ON THE EXISTING SYSTEM IF REQUIRED.

10. CONNECTION NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY EXACT LOCATION, ELEVATION AND DIMENSION OF EXISTING WATERMAIN
- PIPING WHERE CONNECTION IS TO BE MADE. . THE OWNER SHALL ENGAGE THE SERVICES OF A QUALIFIED WATERMAIN CONTRACTOR, APPROVED BY THE TOWN OF KINGSVILLE, TO SUPPLY AND INSTALL THE TEE ON THE EXISTING WATERMAIN AND PERFORM THE CONNECTION. ALL WORK TO BE
- PERFORMED TO THE SATISFACTION OF THE ENGINEER. • CONNECTION WORK SHALL BE SCHEDULED AND COORDINATED WITH THE TOWN OF KINGSVILLE
- UNLESS OTHERWISE INDICATED ON DRAWINGS, SUPPLY AND CONSTRUCT PROTECTION SYSTEMS AS REQUIRED TO MAINTAIN STABILITY OF EXCAVATION FOR THE CONSTRUCTION OF UNDERGROUND STRUCTURES, SEWERS AND UTILITIES. THESE PROTECTION SYSTEMS MUST BE DESIGNED AND CERTIFIED BY A LICENCE PROFESSIONAL ENGINEER IN ONTARIO.

NOTES:

- THE ACCURACY OF THE UTILITIES SHOWN OF THIS DRAWING ARE NOT GUARANTEED BY THE OWNER OR N. J. PERALTA ENGINEERING LTD OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE AND/OF LOCATION SHOWN.
- ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING LOCATES PRIOR TO CONSTRUCTION. TOWN OF KINGSVILLE, CONSULTANT & OWNER ARE NOT RESPONSIBLE FOR DAMAGES CAUSED TO EXISTING LITTLIFES 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 WATERMAIN AND WATERMAIN SERVICE CONNECTIONS ARE TO BE INSTALLED WITH RESPECT TO THESE DRAWINGS AND TOWN OF
- ALL WATERMAIN AND WATERMAIN SERVICE CONNECTIONS TO MAINTAIN A MINIMUM 1.65m OF COVER.
- PROPOSED SEPTIC TANKS TO BE MINIMUM 1.50m FROM PROPOSED BUILDINGS.
- WATER SERVICE CONNECTION & SEPTIC SYSTEM TO MAINTAIN 2.50m HORIZONTAL SEPERATION.
- WATER SERVICE AND TIE-IN LOCATION TO BE CONFIRMED WITH OWNER PRIOR TO CONSTRUCTION.

TOP NUT OF FIRE HYDRANT LOCATED ON SOUTH SIDE OF ROAD 2 EAST, ACROSS FROM M.N. 872 ROAD 2 EAST (FH CODE: K403)

ELEV. = 197.360m

W.L.L. 23 OCT. 20: BY: YY/MM/DD REVIEW AND APPROVAL ISSUED FOR: ISSUES/REVISIONS:

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VAN KEMPEN FARMS

PHASE 1 GREENHOUSE

ROAD 2 EAST. KINGSVILLE, ONTARIO

WATER SERVICE CONNECTION

PLAN AND DETAILS

H.C.M. MAY 11, 2020 AS NOTED

E20-012