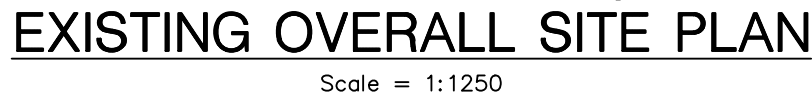




LEGEND

	MANDOOR		EXISTING
	OVERHEAD DOOR		EXISTING
	WALL PACK LIGHT		EXISTING



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

N. J. Peralta
Engineering Ltd.
Consulting Engineers
Kingsville Ontario

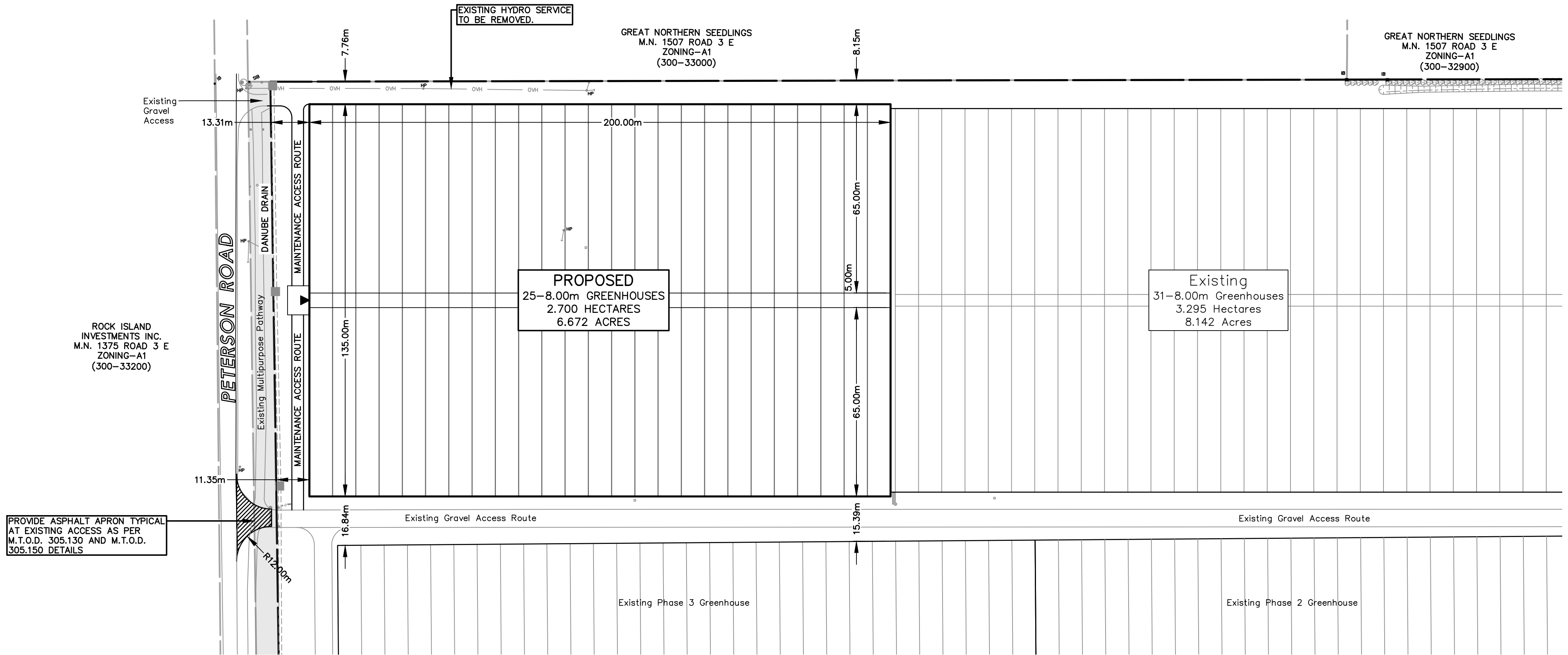
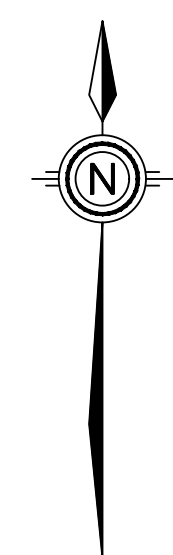


SHEET TITLE:

EXISTING OVERALL
SITE PLAN

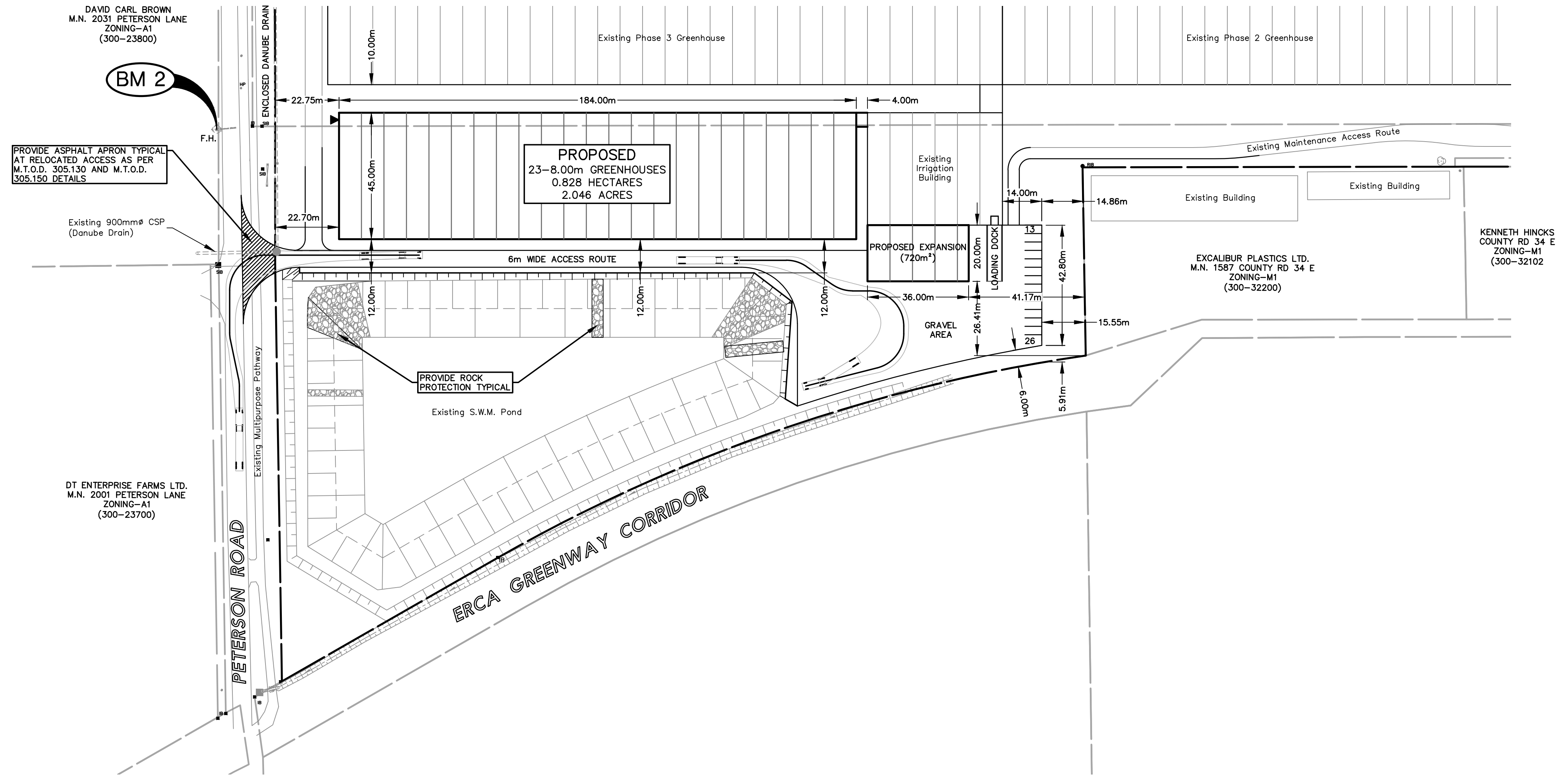
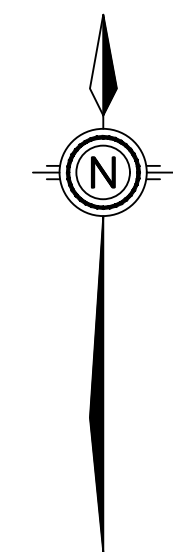
DESIGNED BY: H.C.M.	DATE: NOV. 9th 2020
DRAWN BY: J.H.	SCALE: AS NOTED
SHEET No.: 1	OF: 8
PROJECT No.: E20-036	

0 20mm 40mm 60mm 80mm 100mm



PARTIAL SITE PLAN - WORK AREA 'A'

Scale = 1:1000



PARTIAL SITE PLAN - WORK AREA 'B'

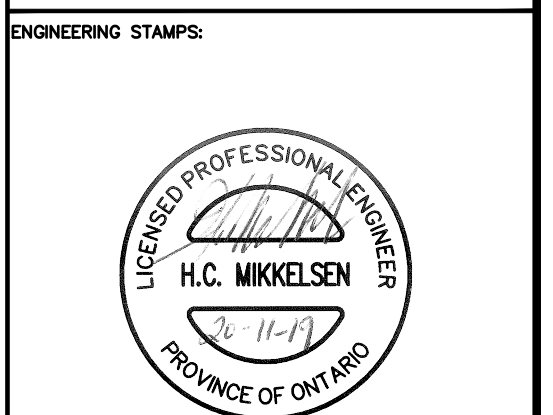
Scale = 1:1000

- NOTES:
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.
 2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
 3. SITE GRADING, STORM DRAINAGE, AND DETENTION DESIGN ARE BASED ON THE SITE LAYOUT ESTABLISHED AND APPROVED BY OWNER. 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. 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 R6-83.
 6. ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

- BENCHMARKS:
1. TOP OF FIRE HYDRANT ON THE WEST SIDE OF COUNTY ROAD 34 APPROXIMATELY 23m NORTH OF SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEV. 211.138m
 2. TOP OF FIRE HYDRANT ON THE WEST SIDE OF PETERSON ROAD APPROXIMATELY 45m NORTH OF SOUTHEAST CORNER OF MM# 2031.
ELEV. 205.740m

REVIEW AND APPROVAL	W.L.L.	19 NOV. 2020
OWNER REVIEW	W.L.L.	09 NOV. 2020
OWNER REVIEW	W.L.L.	10 SEPT. 2020
ISSUED FOR:	BY:	DATE:

N. J. Peralta
Engineering Ltd.
Consulting Engineers
Kingsville Ontario



JEM FARMS
PHASE 4 GREENHOUSE
1581 COUNTY ROAD 34
KINGSVILLE, ONTARIO

SHEET TITLE:
PARTIAL SITE PLANS

DESIGNED BY:	DATE:
H.C.M.	NOV. 9th 2020
DRAWN BY:	SCALE:
J.H.	AS NOTED
SHEET No.:	OF:
2	8
PROJECT No.:	E20-036



- | | | |
|---------------------|--------|--------------|
| | | |
| | | |
| REVIEW AND APPROVAL | W.L.L. | 19 NOV. 2021 |
| OWNER REVIEW | W.L.L. | 09 NOV. 2021 |
| ISSUED FOR: | BY: | DATE: |

Kingsville Ontario

ENGINEERING STAMPS:



SHEET TITLE:

PARTIAL GRADING PLAN

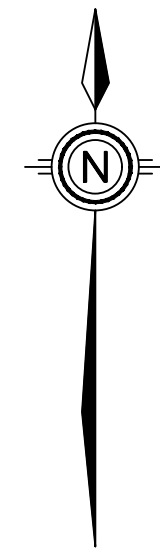
DESIGNED BY:	DATE:
H.C.M.	NOV. 9th 2020

RAWN BY:	SCALE:
J.H.	AS NOTED

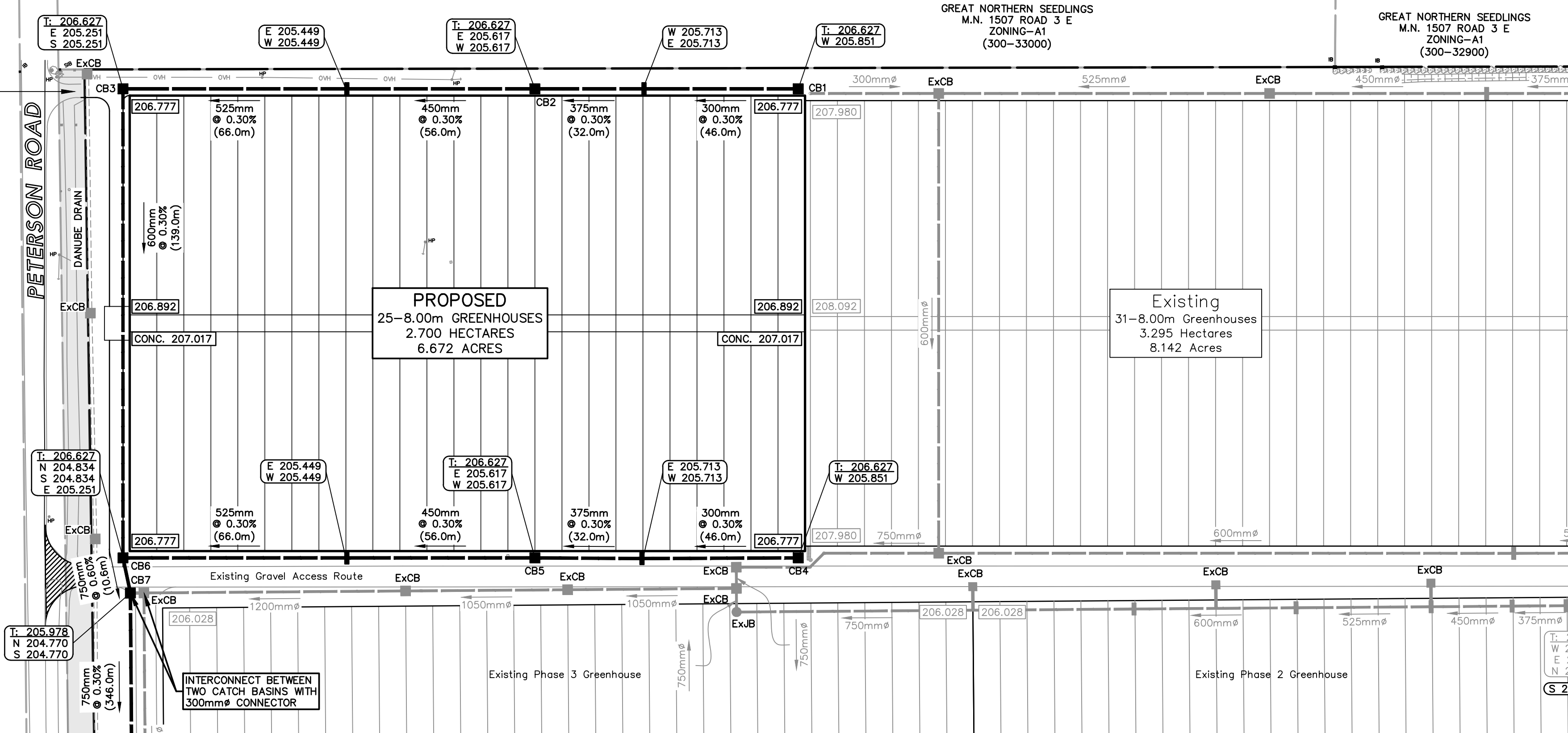
SHEET No.: **3** OF: **8**

PROJECT No.: E20-036

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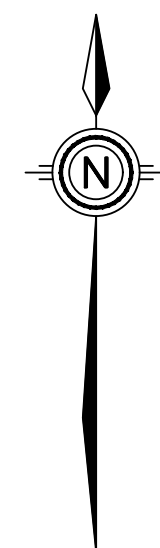


ROCK ISLAND INVESTMENTS INC.
M.N. 1375 ROAD 3 E
ZONING-A1
(300-33200)

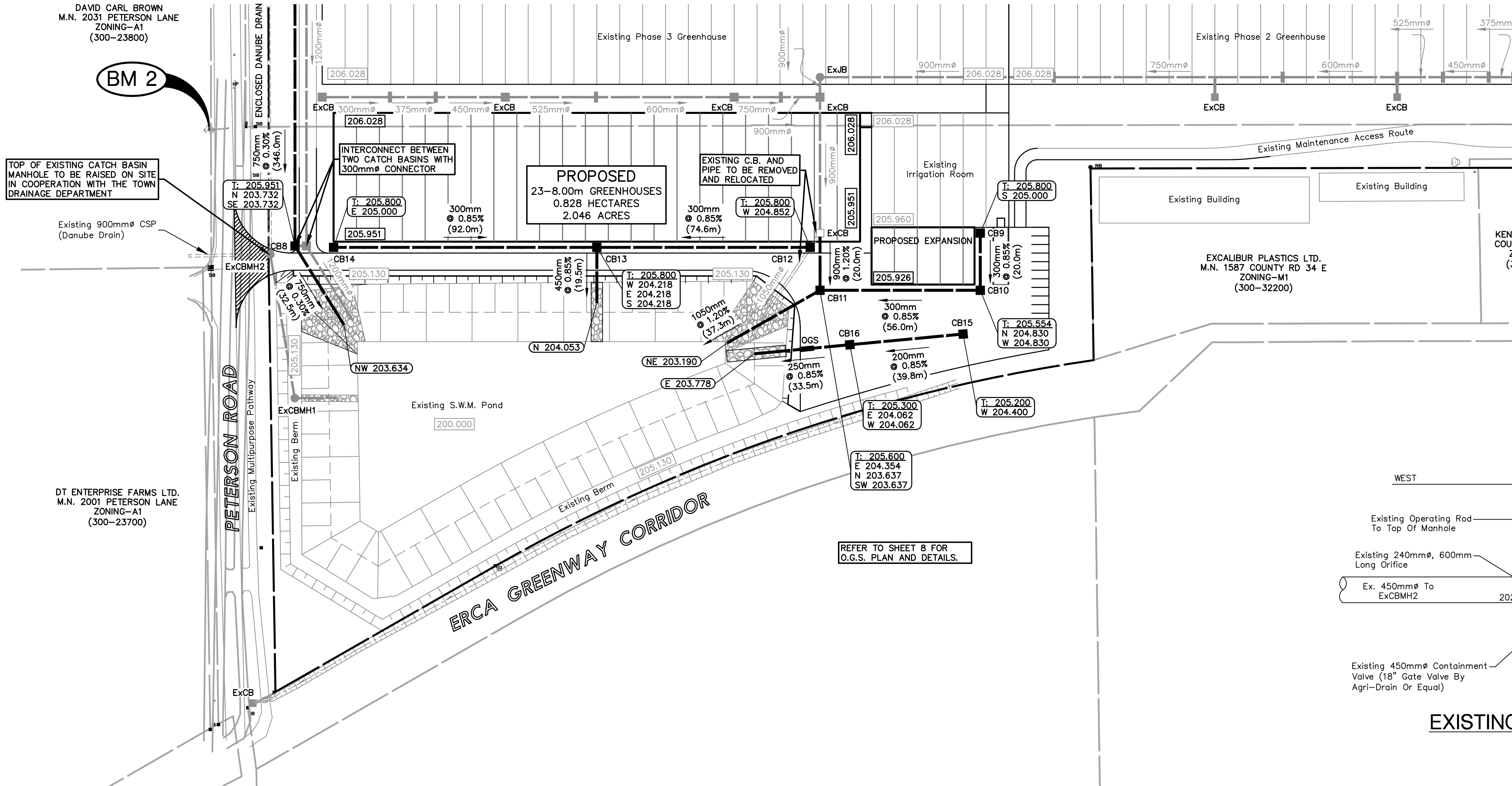


PARTIAL DRAINAGE PLAN - WORK AREA 'A'

Scale = 1:1000

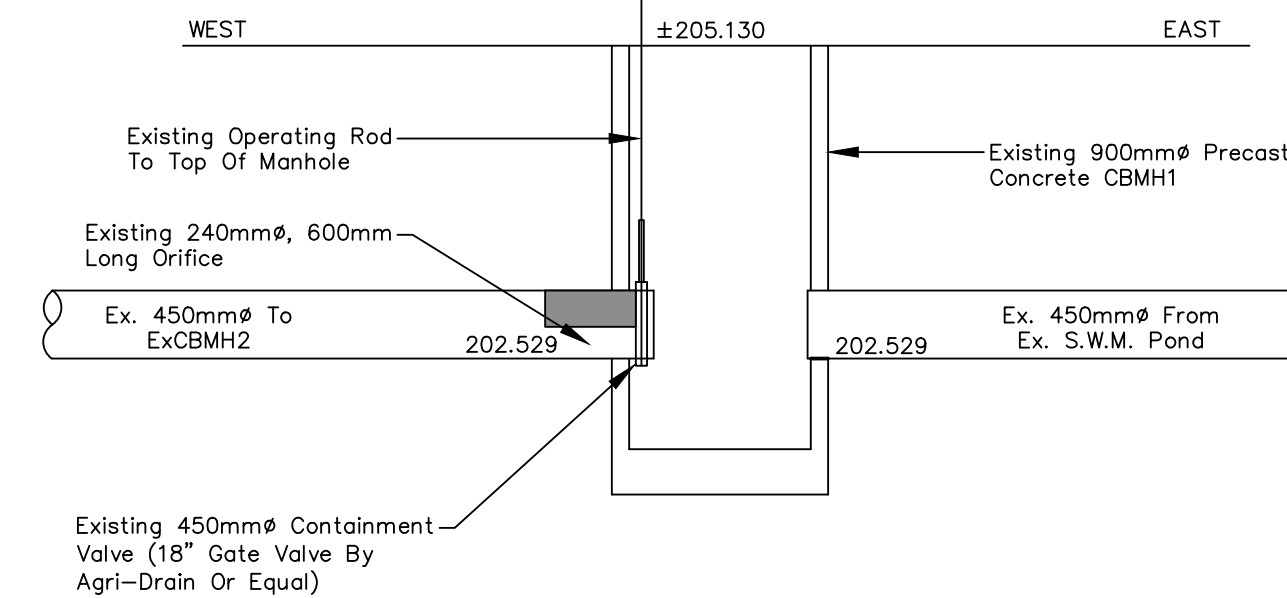


DAVID CARL BROWN
M.N. 2031 PETERSON LANE
ZONING-A1
(300-23800)



PARTIAL DRAINAGE PLAN - WORK AREA 'B'

Scale = 1:1000



EXISTING CBM1 SECTION DETAIL

Scale = N.T.S.

NOTES:

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.
2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
3. DENOTES EXISTING SITE ELEVATIONS.
4. APPROXIMATE PROPOSED TOP ELEVATION OR SITE GRADE.
5. APPROXIMATE PROPOSED INVERTS. 'I' 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 LESTER 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 205.100m.
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 NOVEMBER 19, 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 'E' 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.

REVIEW AND APPROVAL	W.L.L.	19 NOV. 2020
OWNER REVIEW	W.L.L.	09 NOV. 2020
ISSUED FOR:	BY:	DATE:

N. J. Peralta
Engineering Ltd.

Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:



JEM FARMS

PHASE 4
GREENHOUSE

1581 COUNTY ROAD 34
KINGSVILLE, ONTARIO

SHEET TITLE:

PARTIAL
UNDERGROUND
DRAINAGE PLAN

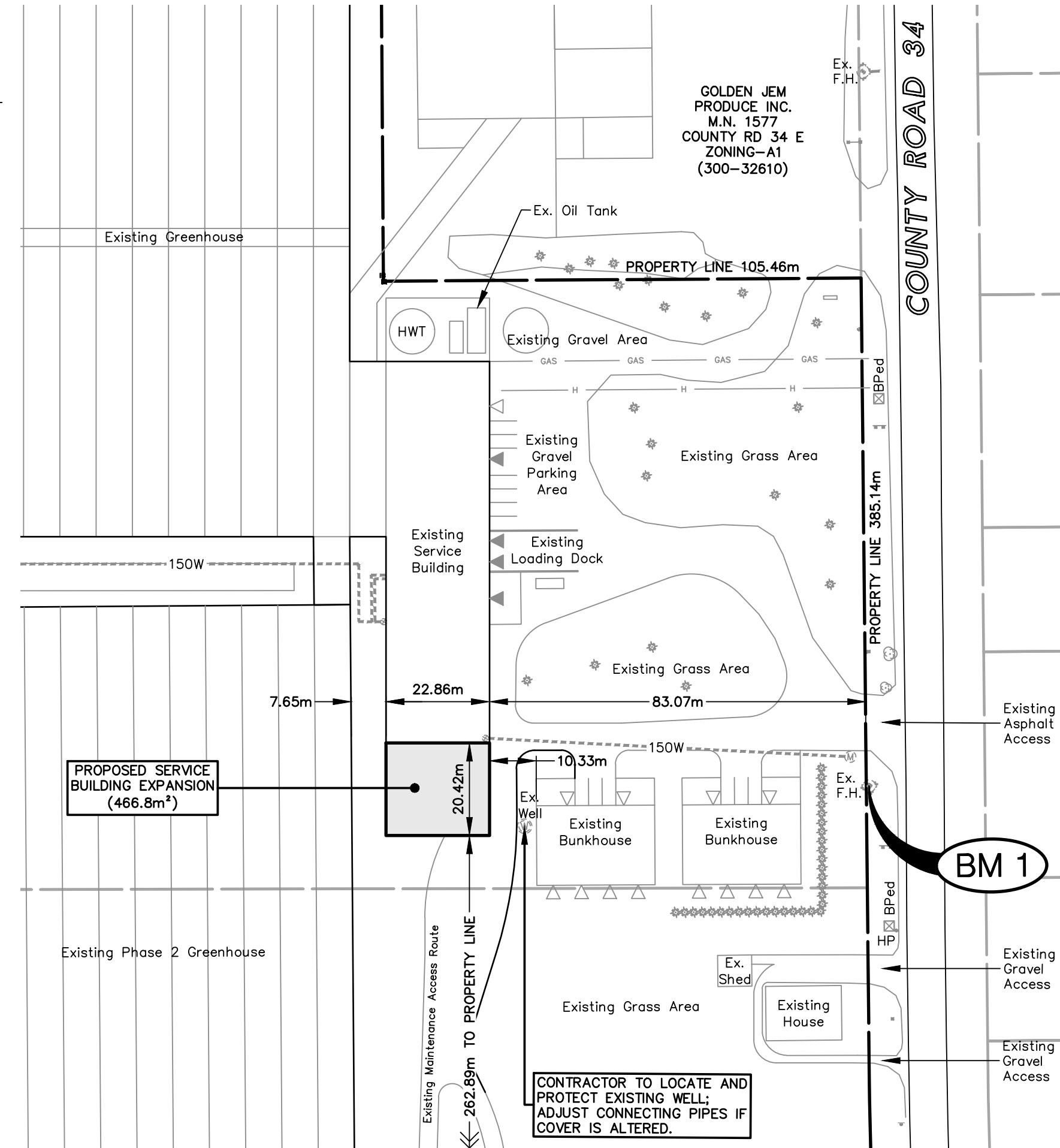
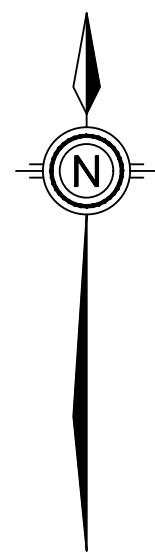
DESIGNED BY: H.C.M. DATE: NOV. 9th 2020

DRAWN BY: J.H. SCALE: AS NOTED

SHEET No.: 4 OF: 8

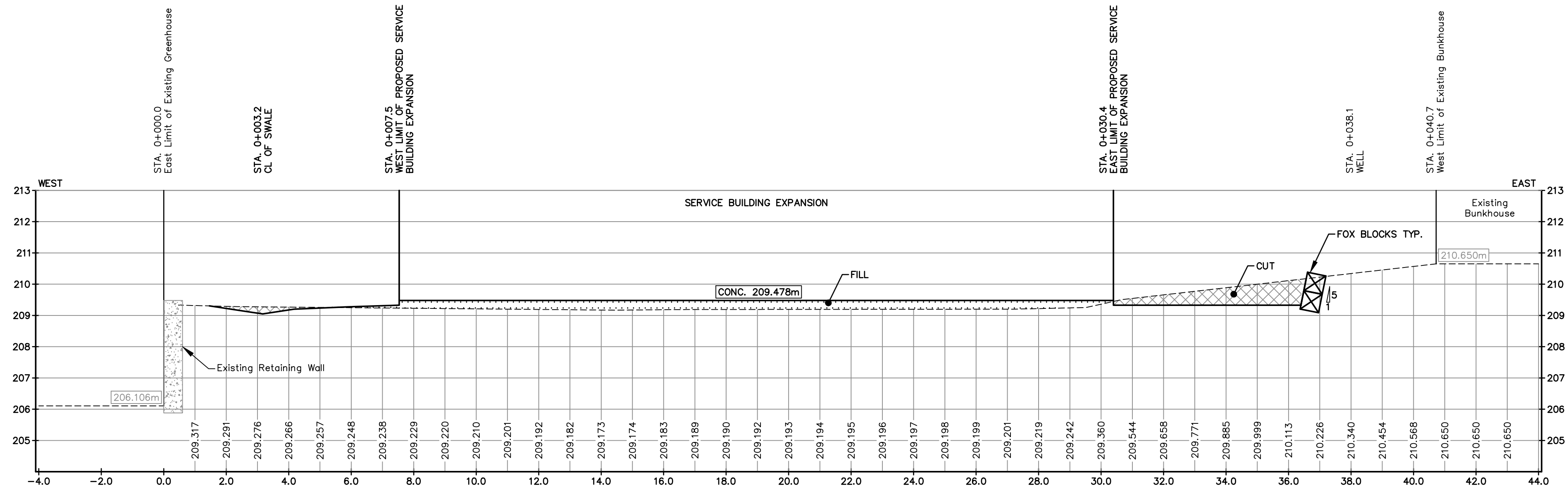
PROJECT No.: E20-036

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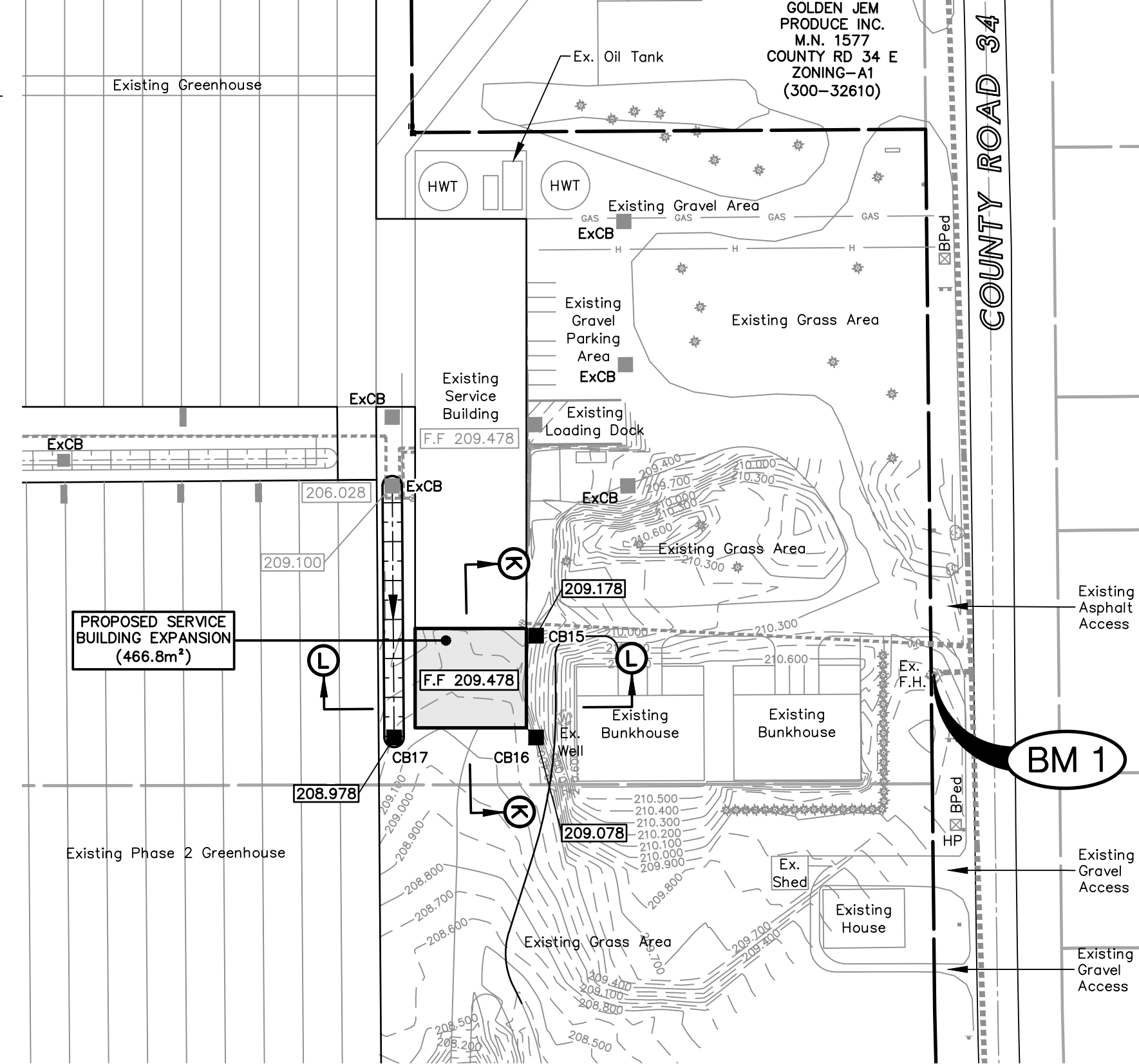
PARTIAL SITE PLAN - WORK AREA 'C'

Scale = 1:1000



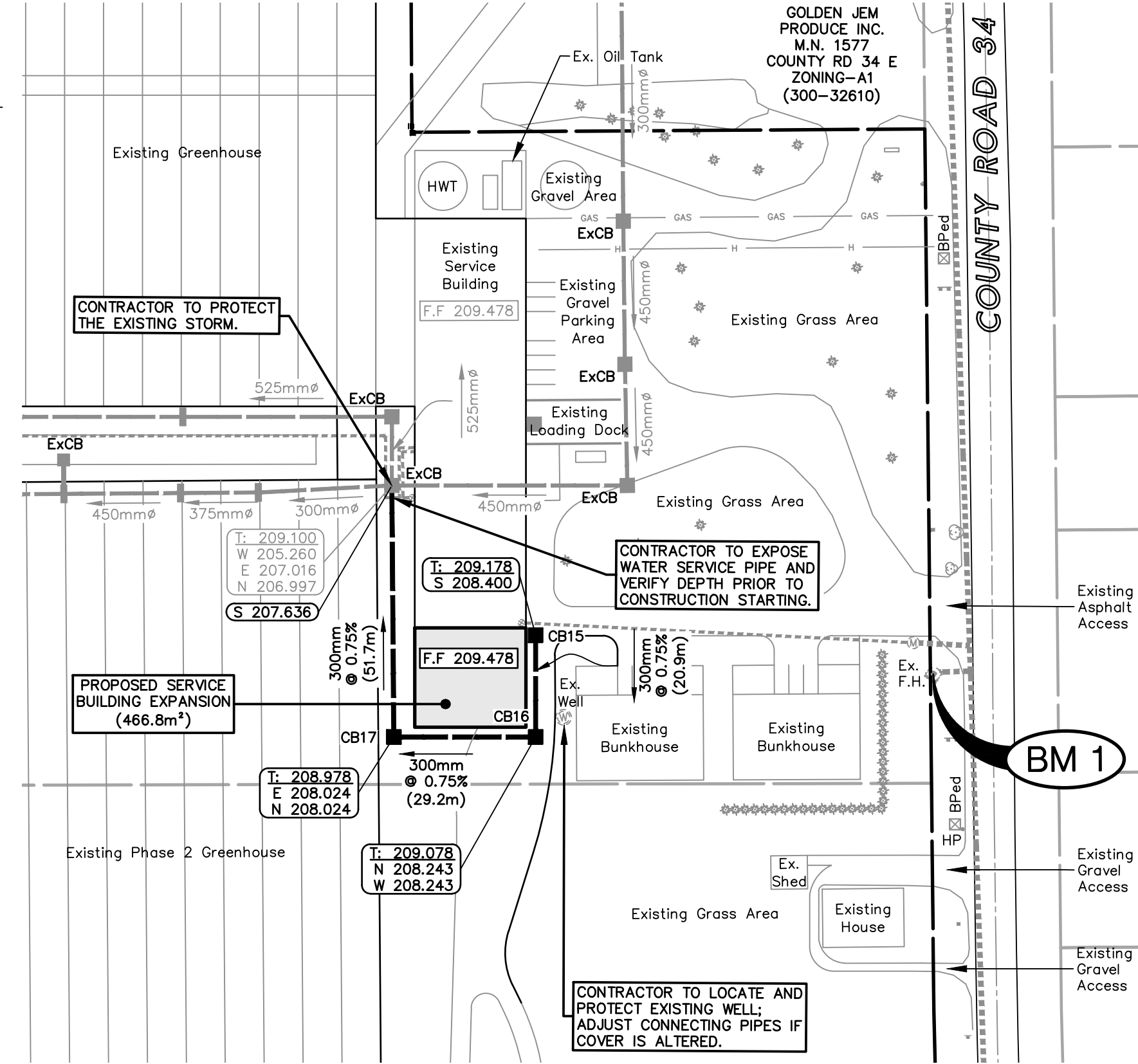
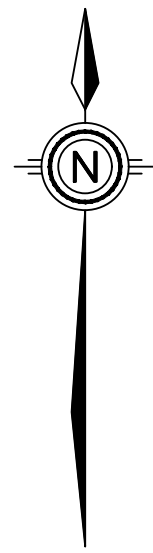
SECTION L-L

Scale = 1:100



PARTIAL GRADING PLAN

Scale = 1:1000



PARTIAL DRAINAGE PLAN

Scale = 1:1000

NOTES:

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.
2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
3. DENOTES EXISTING SITE ELEVATIONS.
4. APPROXIMATE PROPOSED TOP ELEVATION OR SITE GRADE.
5. APPROXIMATE PROPOSED INVERTS. I.L. 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 205.130m.
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 NOVEMBER 19, 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 E 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 OF FIRE HYDRANT ON THE WEST SIDE OF COUNTY ROAD 34 APPROXIMATELY 23m NORTH OF SOUTHEAST CORNER OF SUBJECT PROPERTY.

ELEV. 211.138m

REVIEW AND APPROVAL	W.L.L.	19 NOV. 2020
OWNER REVIEW	W.L.L.	09 NOV. 2020
OWNER REVIEW	W.L.L.	10 SEPT. 2020
ISSUED FOR:	BY:	DATE:

REVISIONS:

N. J. Peralta
Engineering Ltd.

Consulting Engineers

Kingsville

Ontario

ENGINEERING STAMPS:



JEM FARMS

PHASE 4
GREENHOUSE

1681 COUNTY ROAD 34
KINGSVILLE, ONTARIO

SHEET TITLE:

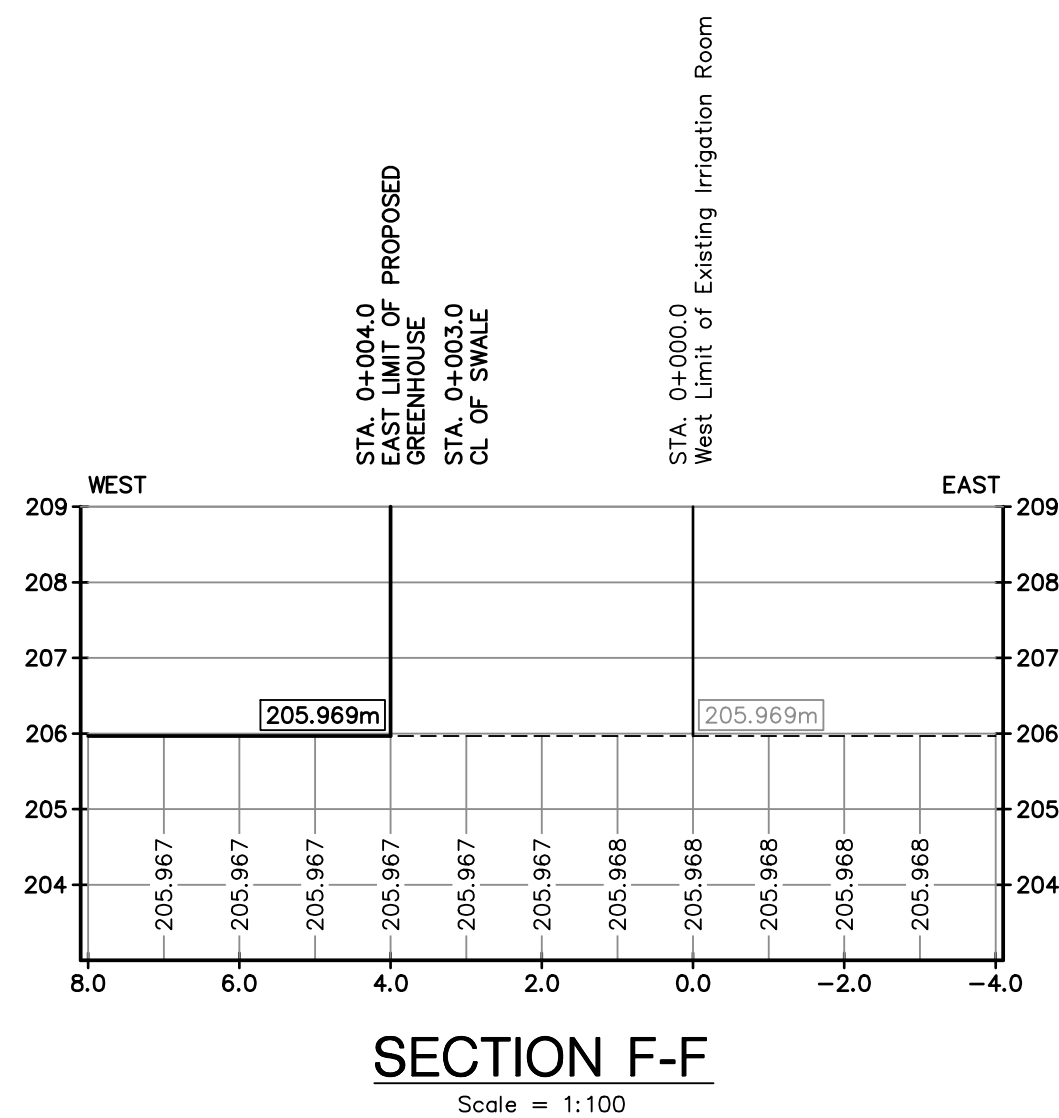
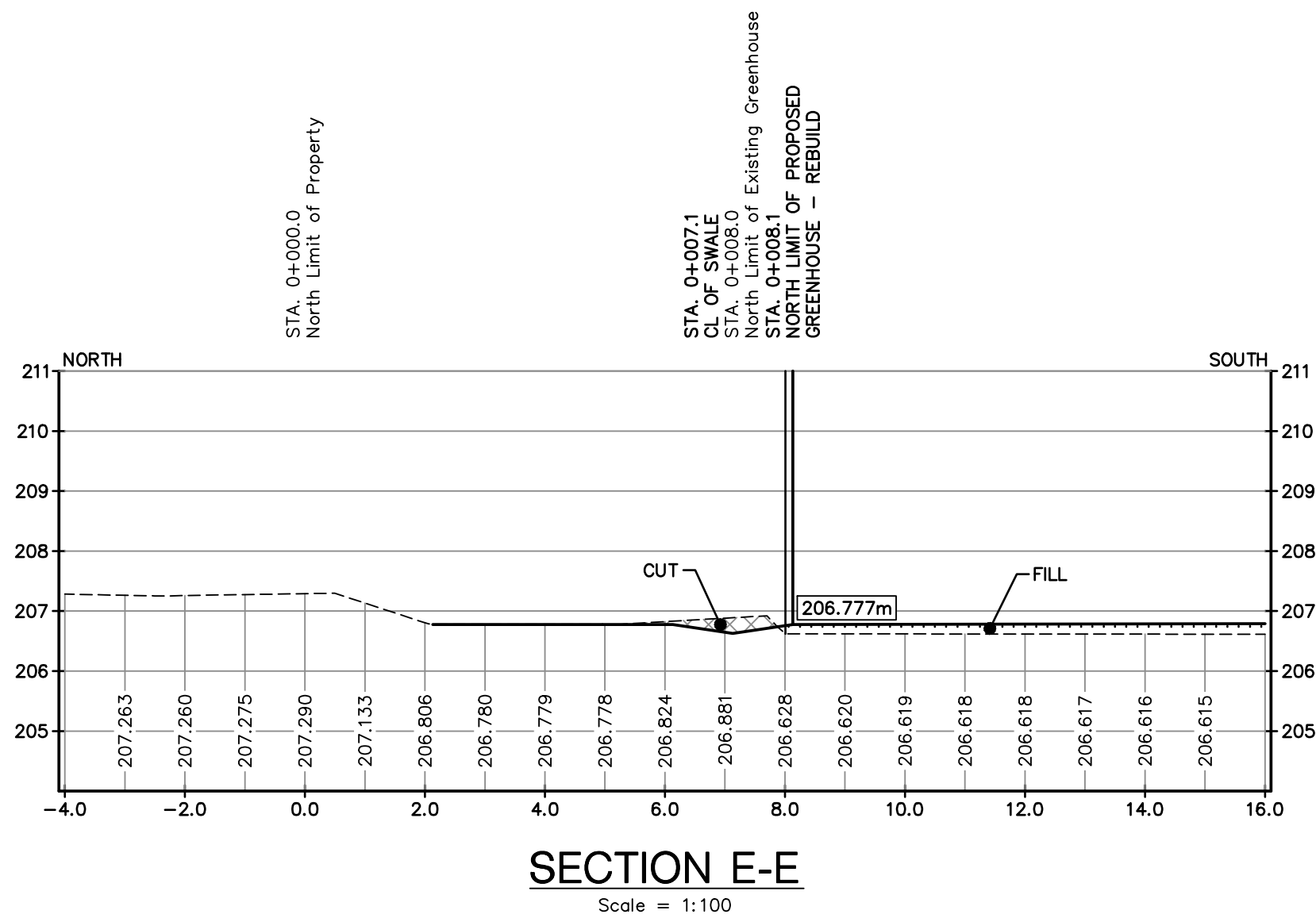
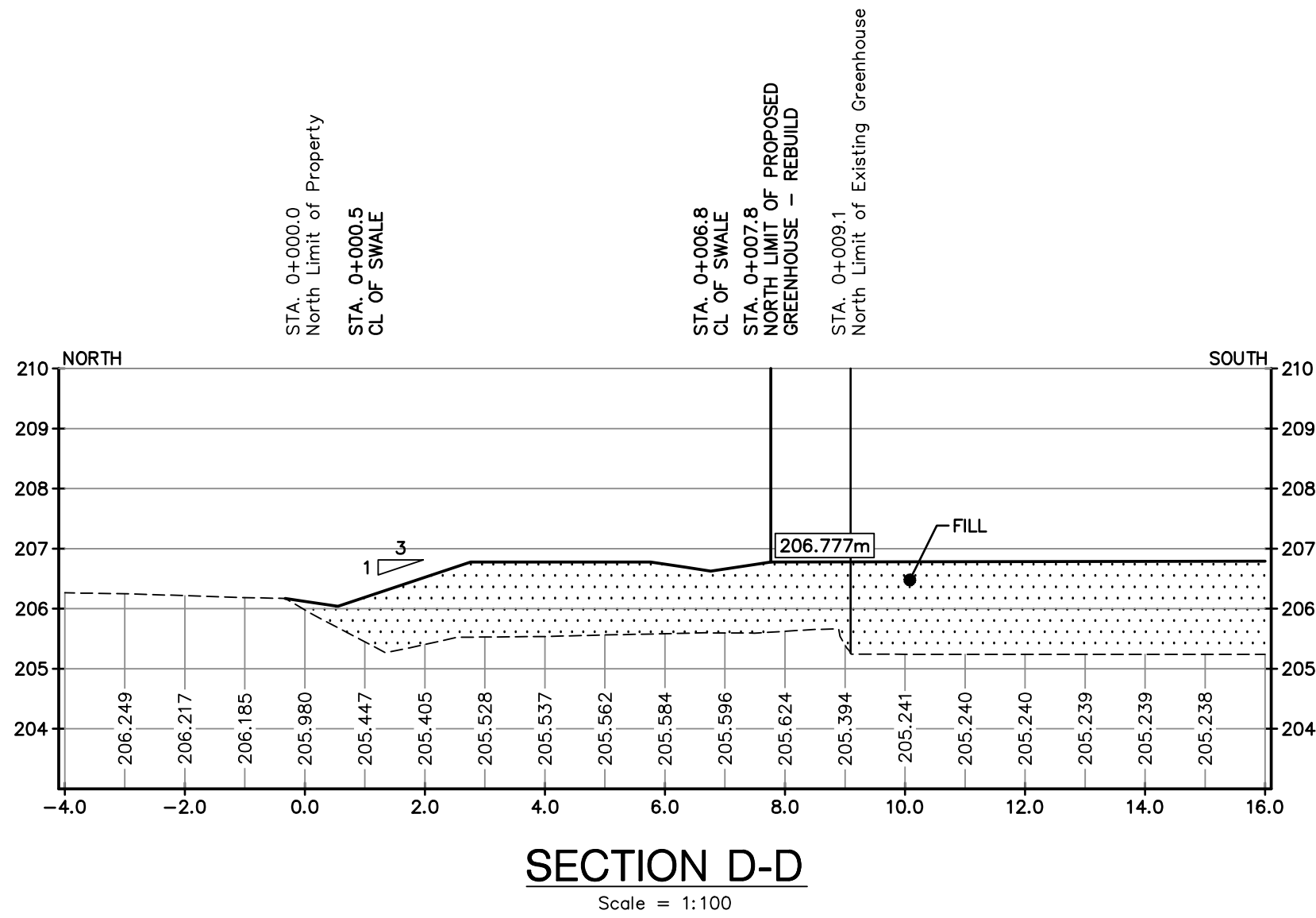
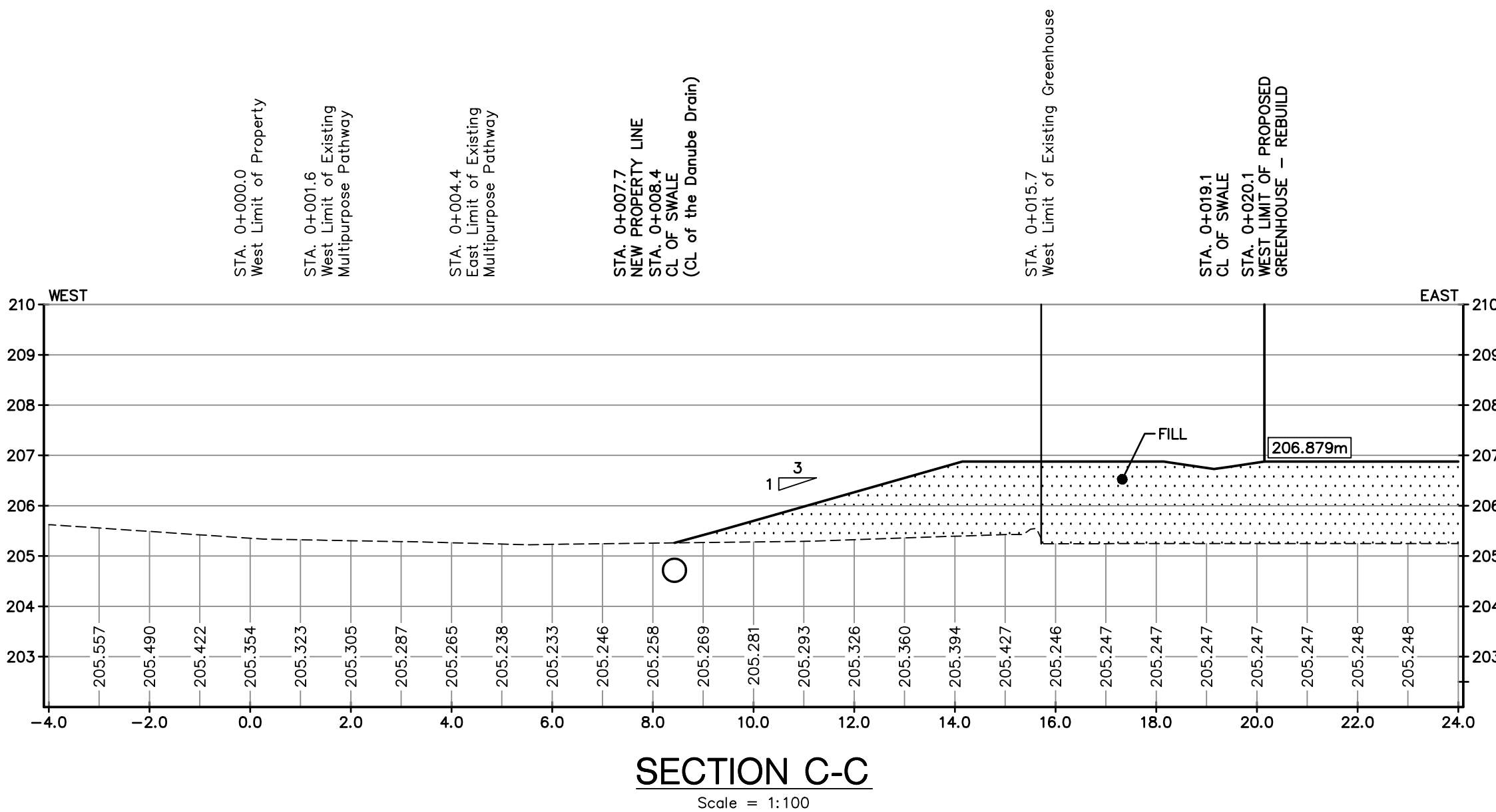
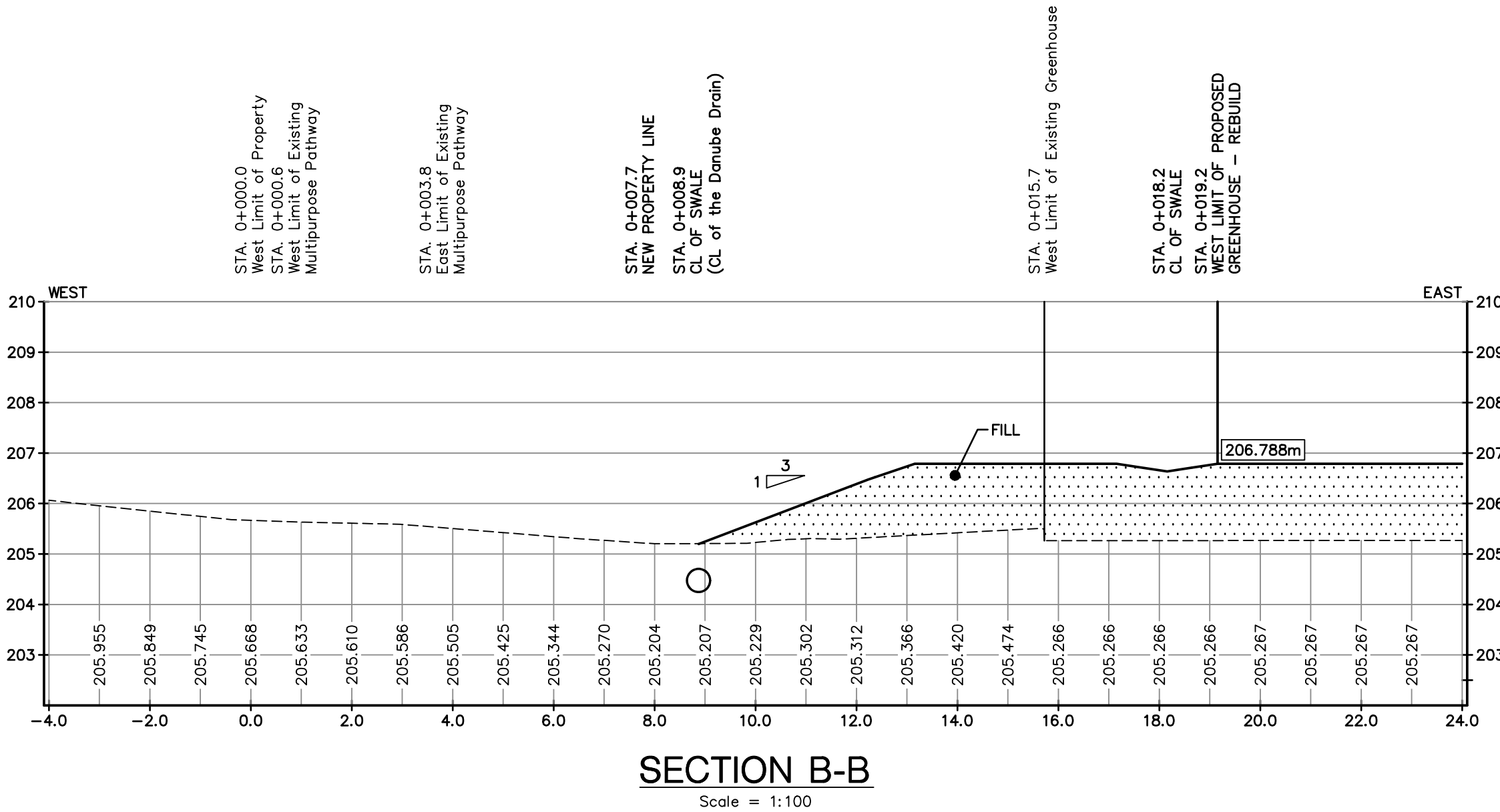
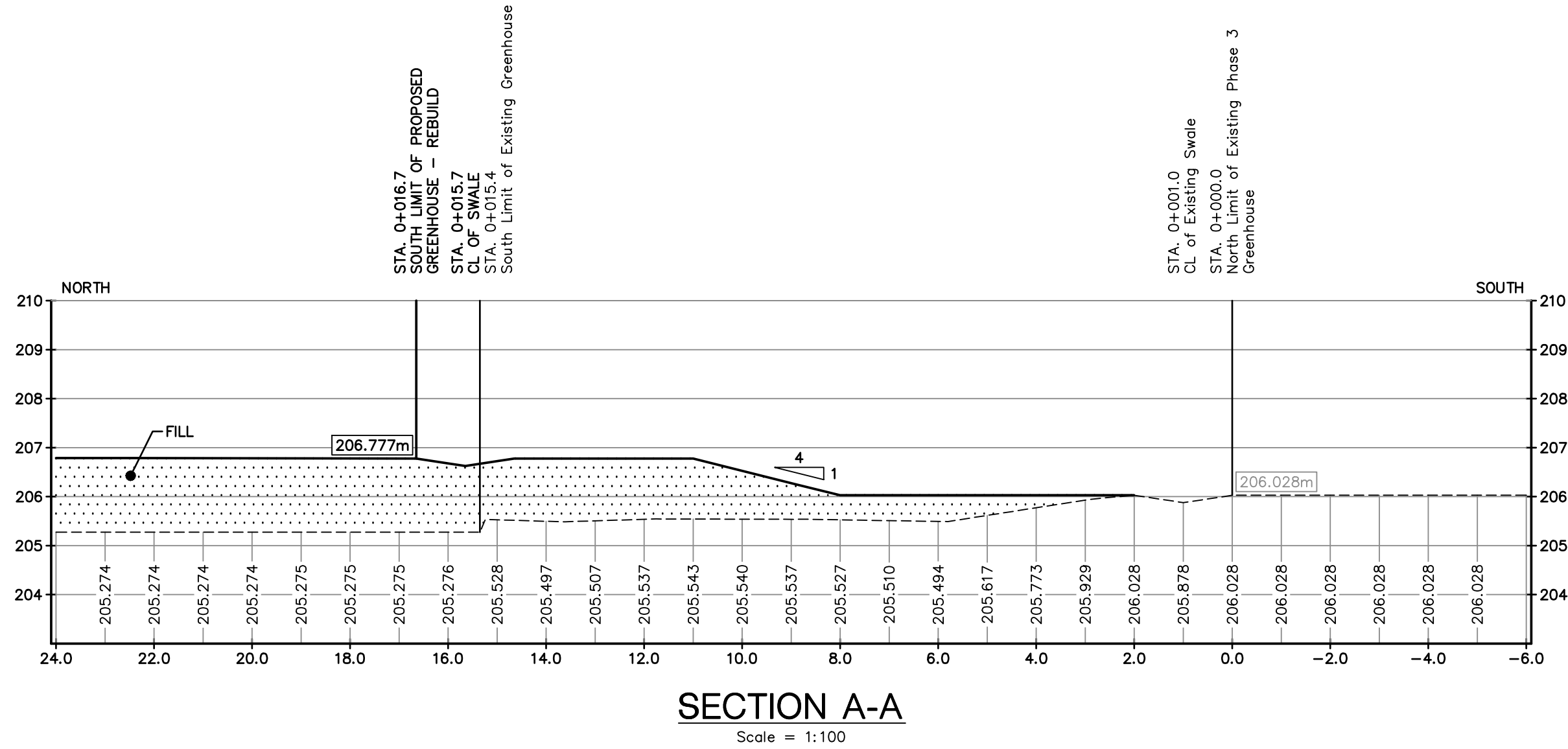
PARTIAL SITE,
GRADING, AND
UNDERGROUND
DRAINAGE PLAN
AND SECTION

DESIGNED BY: H.C.M. DATE: NOV. 9th 2020

DRAWN BY: J.H. SCALE: AS NOTED

SHEET No.: 5 OF: 8

PROJECT No.: E20-036

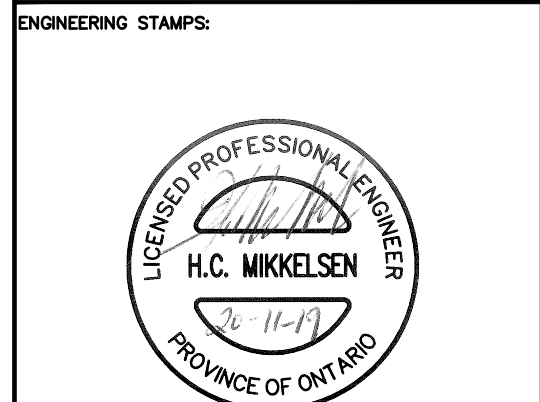


- NOTES:
1. THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING ARE NOT GUARANTEED BY THE OWNER OR N. J. PERALTA ENGINEERING LTD. OTHER UTILITIES MAY BE PRESENT OR THE UTILITIES SHOWN MAY DIFFER IN SIZE AND/OR LOCATION SHOWN.
 2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
 3. DENOTES EXISTING SITE ELEVATIONS.
 4. APPROXIMATE PROPOSED TOP ELEVATION OR SITE GRADE.
 5. APPROXIMATE PROPOSED INVERTS. IL DENOTES APPROXIMATE PROPOSED TOP ELEVATION.
 6. APPROXIMATE PROPOSED SWALE GRADES.
 7. ALL POND SIDESLOPES TO BE NO STEEPER THAN 4:1 (H:V) TO 1 (V:1) 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 208.130m.
 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 NOVEMBER 19, 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.
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 17. CATCH BASINS WITHIN PARKING LOTS AND TRAVELLED AREAS TO BE PRECAST CONCRETE WITH CAST IRON FRAME AND GRATE, OR EQUIVALENT.

REVIEW AND APPROVAL	W.L.L.	19 NOV. 2020
OWNER REVIEW	W.L.L.	09 NOV. 2020
ISSUED FOR:	BY:	DATE:

N. J. Peralta
Engineering Ltd.

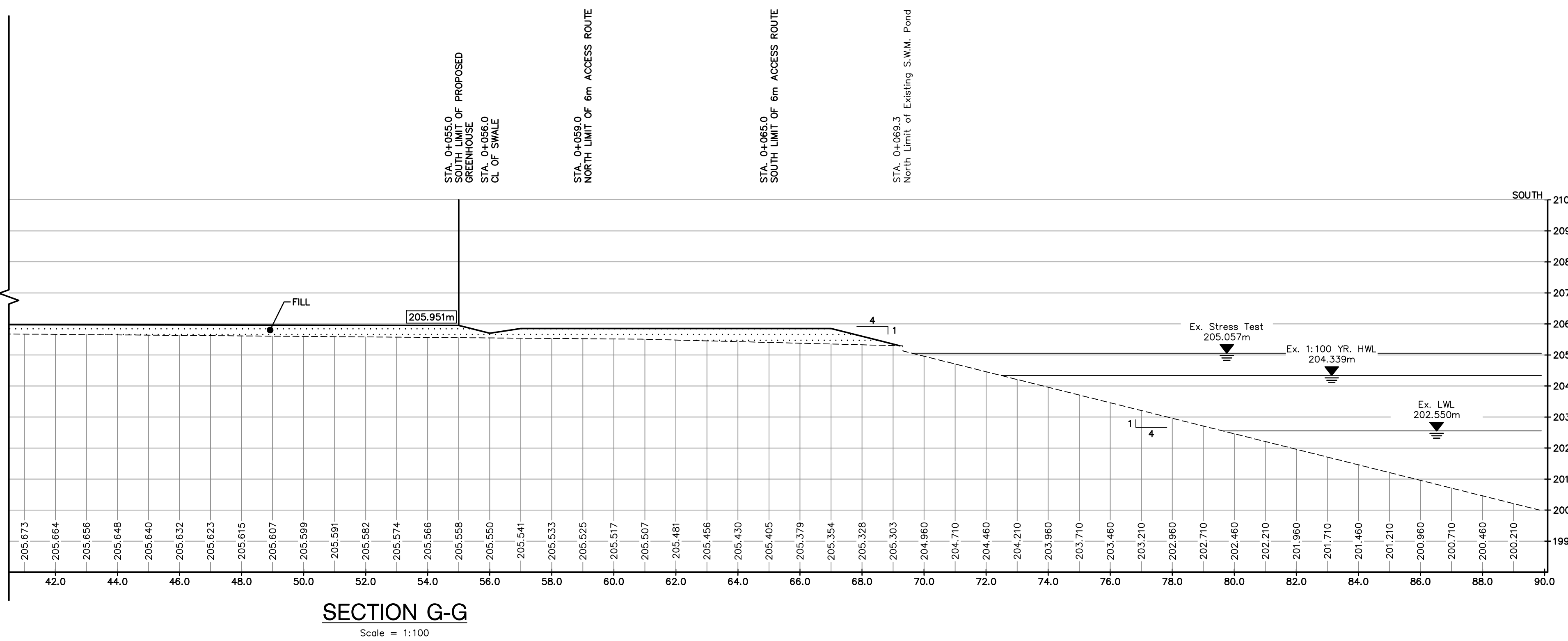
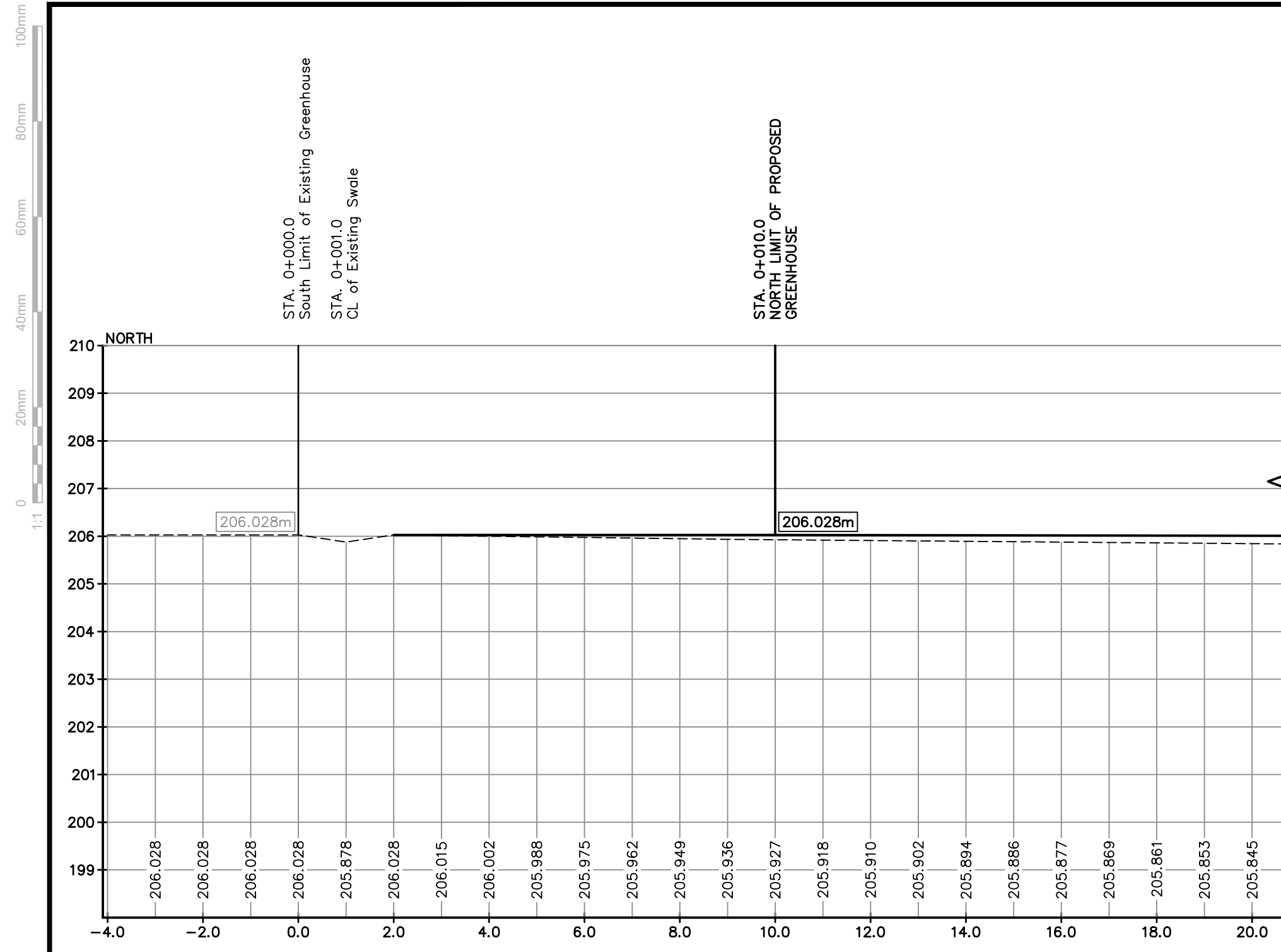
Consulting Engineers
Kingsville Ontario



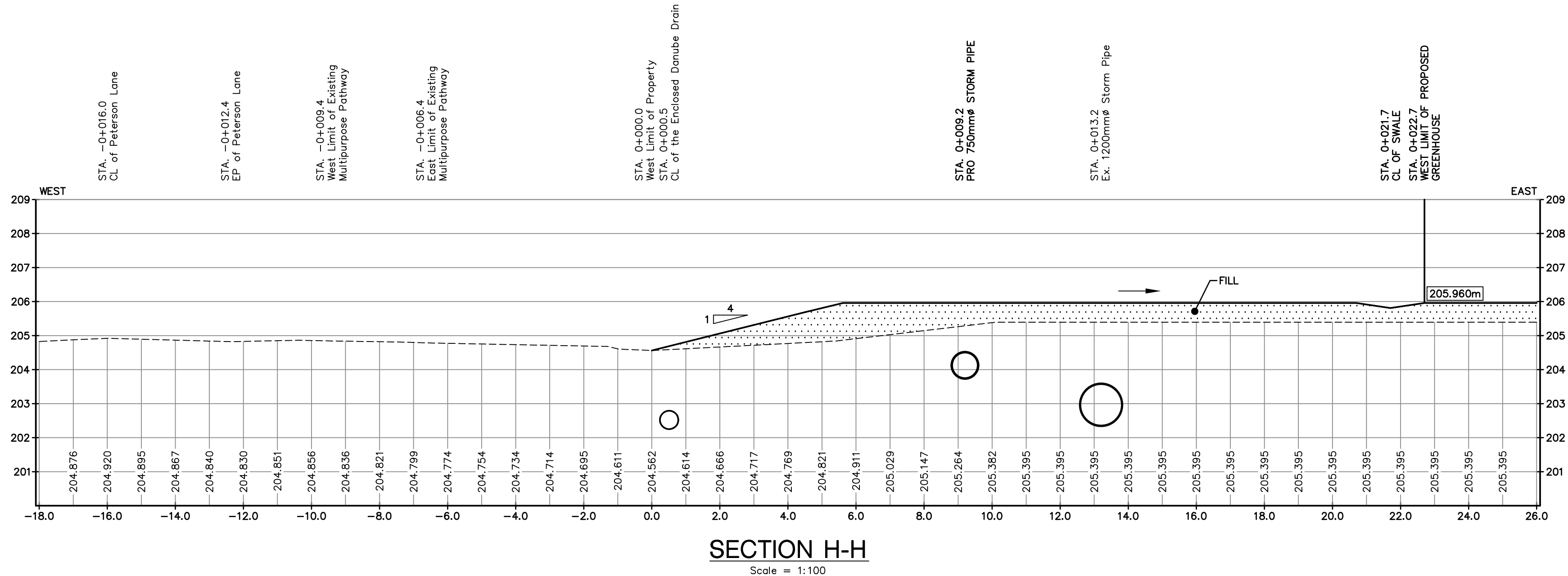
JEM FARMS
PHASE 4
GREENHOUSE
1581 COUNTY ROAD 34
KINGSVILLE, ONTARIO

SHEET TITLE:
SECTIONS

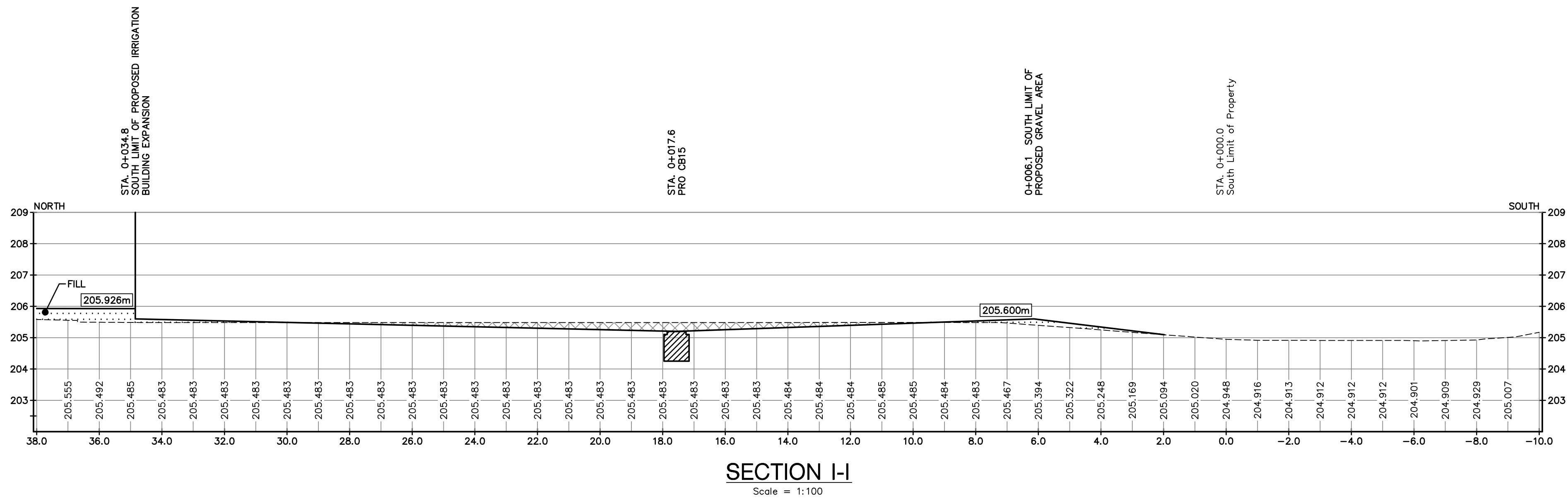
DESIGNED BY: H.C.M.	DATE: NOV. 9th 2020
DRAWN BY: J.H.	SCALE: AS NOTED
SHEET No.: 6	OF: 8
PROJECT No.: E20-036	



SECTION G-G
Scale = 1:100



SECTION H-H
Scale = 1:100



SECTION I-I
Scale = 1:100

- NOTES:
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.
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 6. APPROXIMATE PROPOSED SWALE GRADES.
 7. ALL POND SIDESLOPES TO BE NO STEEPER THAN 4H:1V TO 11V:1 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 288.130m.
 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 NOVEMBER 9, 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.
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REVIEW AND APPROVAL	W.L.L.	19 NOV. 2020
OWNER REVIEW	W.L.L.	09 NOV. 2020
ISSUED FOR:	BY:	DATE:

REVISIONS:

N. J. Peralta
Engineering Ltd.

Consulting Engineers

Kingsville

Ontario

ENGINEERING STAMPS:



JEM FARMS

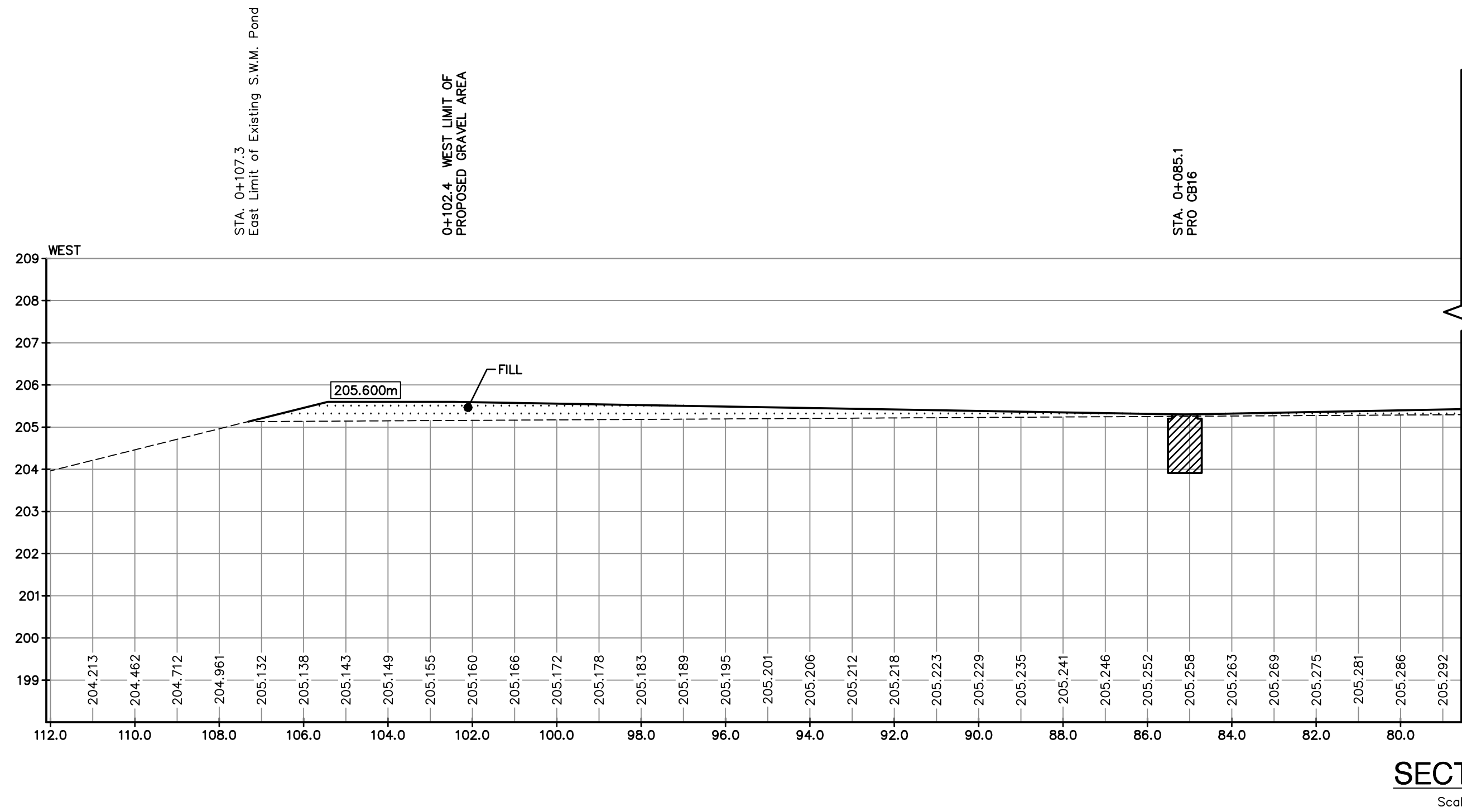
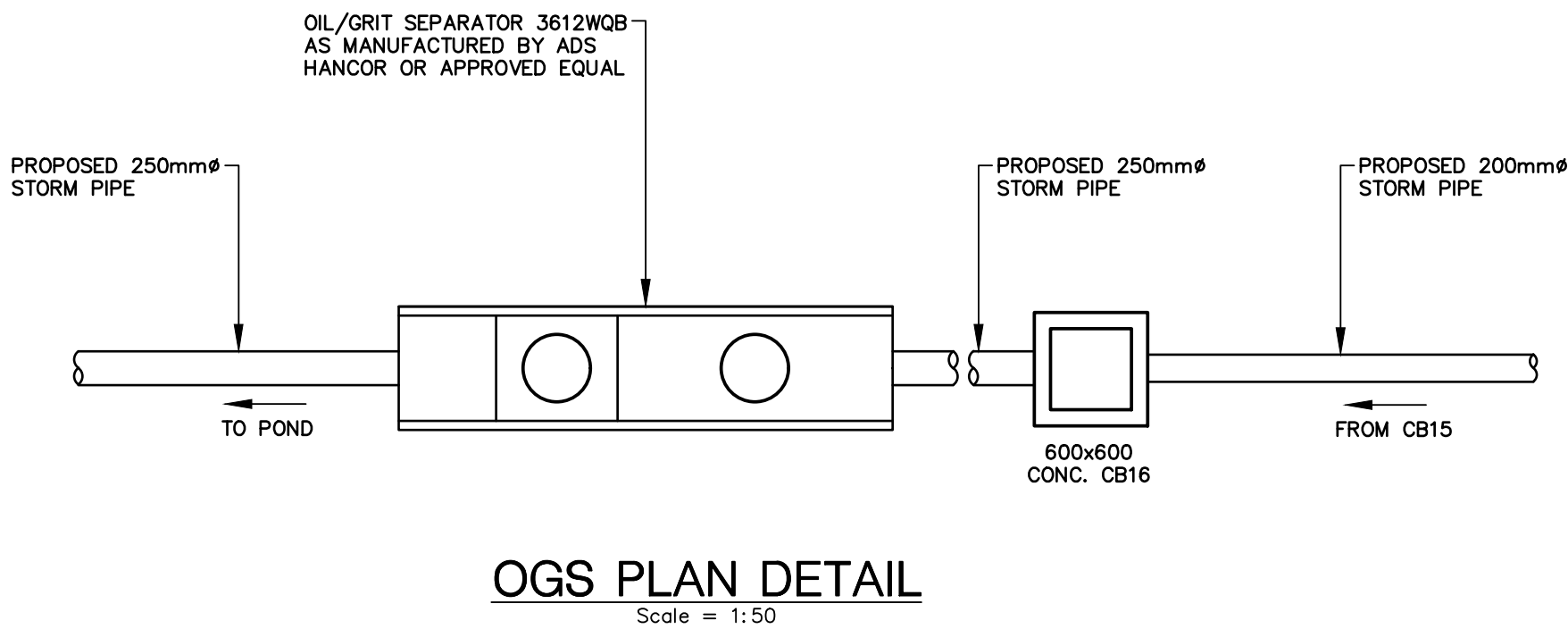
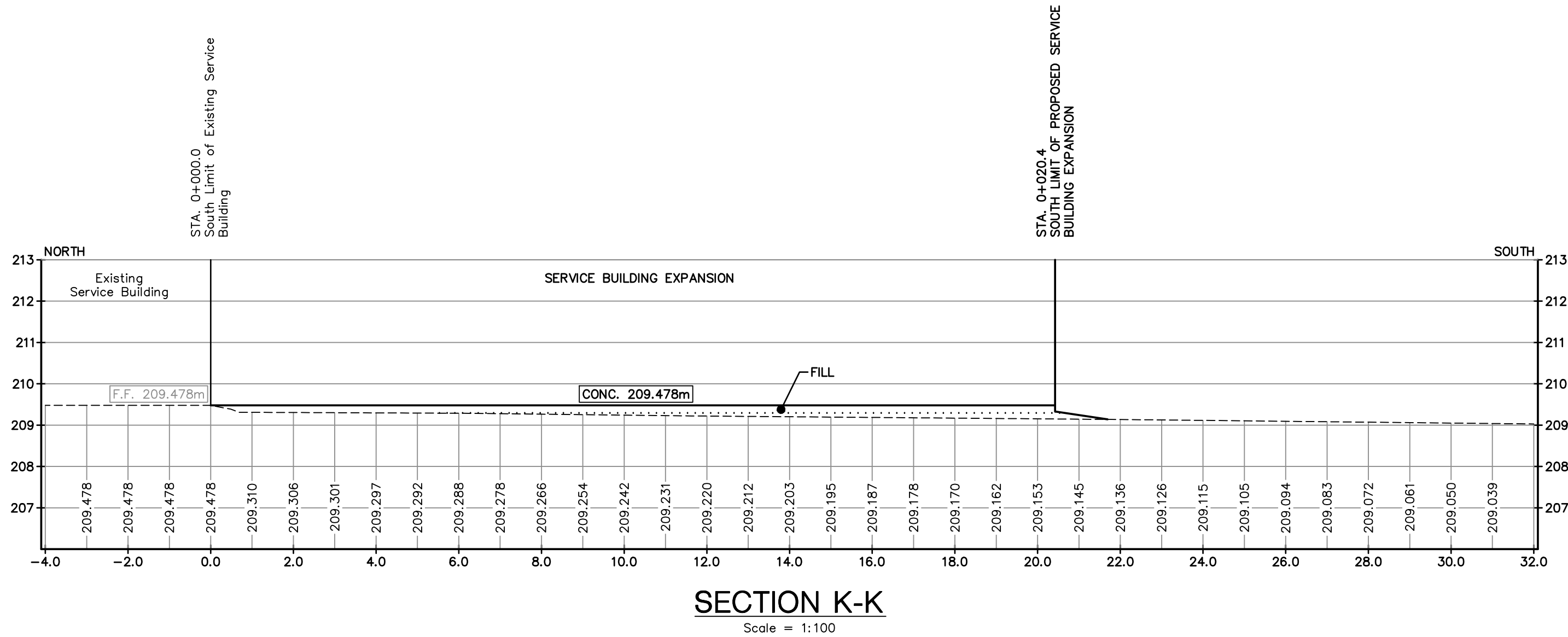
PHASE 4
GREENHOUSE

1581 COUNTY ROAD 34
KINGSVILLE, ONTARIO

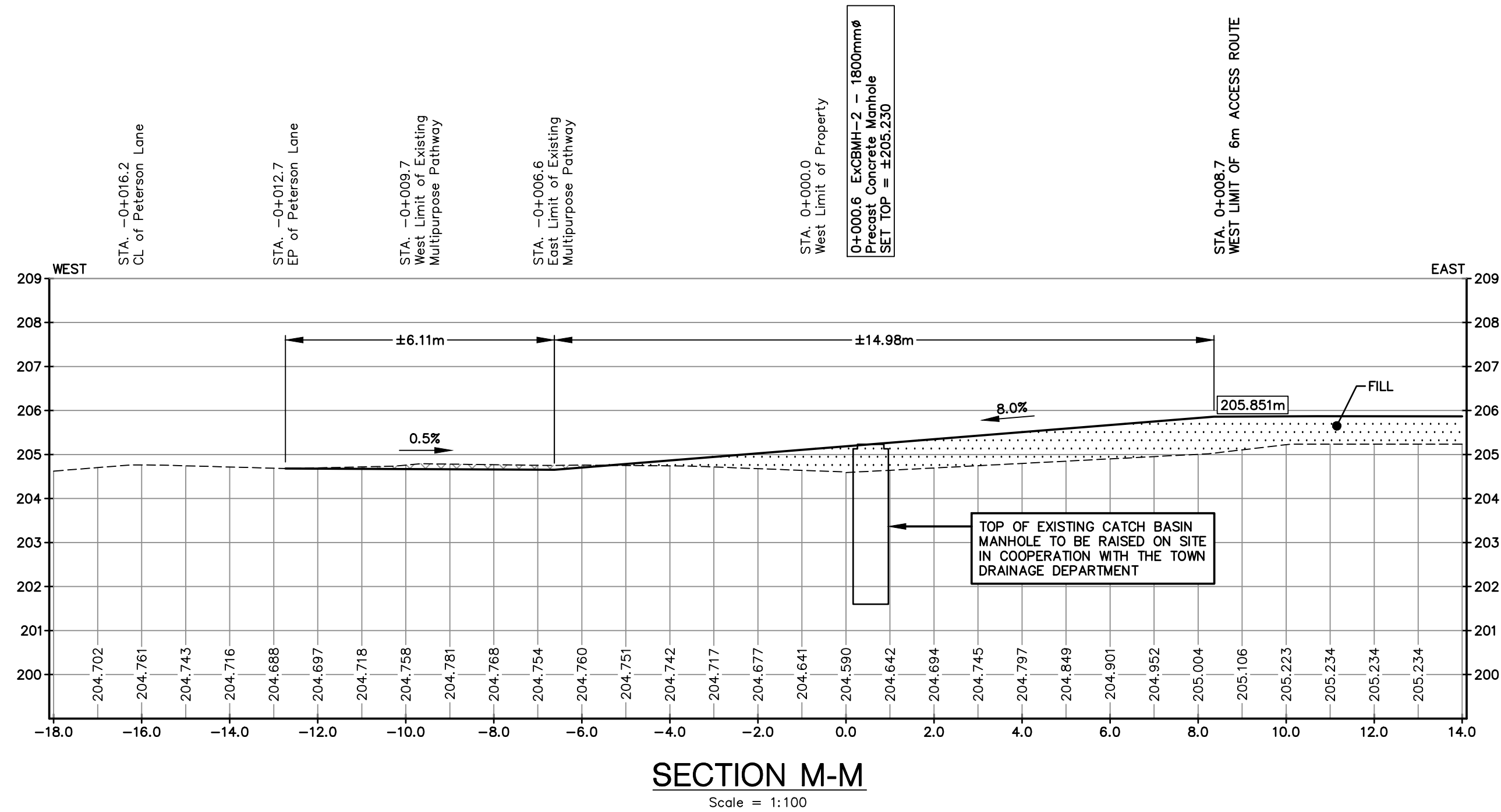
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SECTIONS

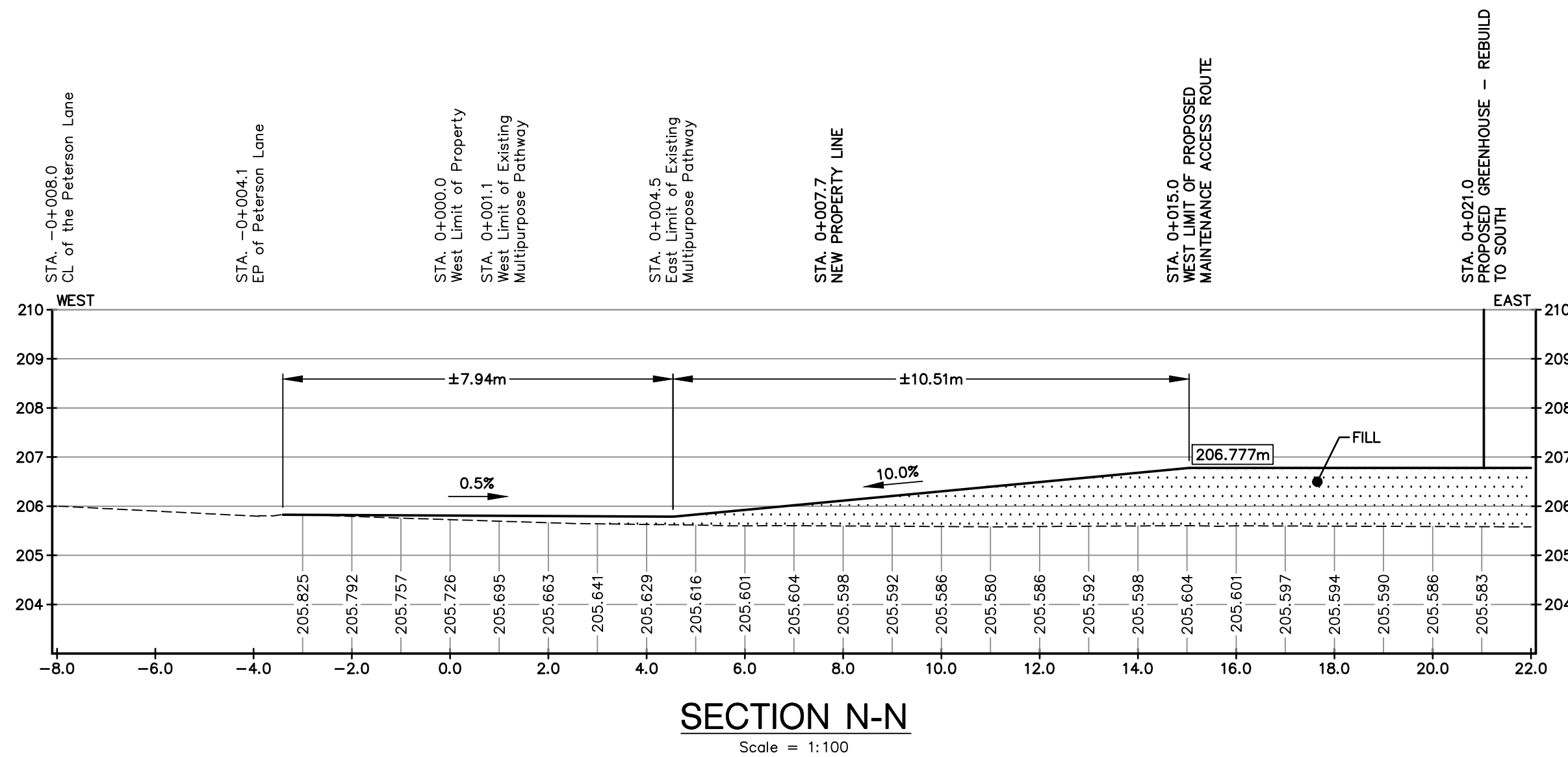
DESIGNED BY:	DATE:
H.C.M.	NOV. 9th 2020
DRAWN BY:	SCALE:
J.H.	AS NOTED
SHEET No.:	OF:
7	8
PROJECT No.:	E20-036



SECTION J-J
Scale = 1:100



SECTION M-M
Scale = 1:100



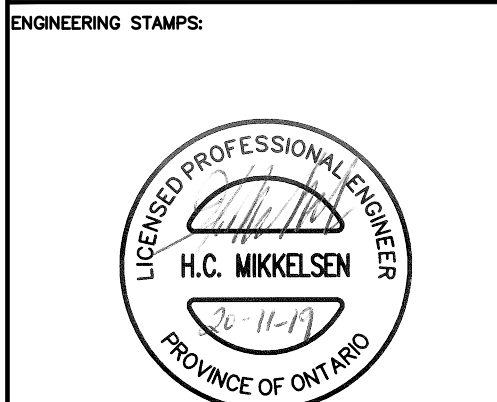
SECTION N-N
Scale = 1:100

- NOTES:
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.
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 5. APPROXIMATE PROPOSED INVERTS. 'IL' DENOTES APPROXIMATE PROPOSED TOP ELEVATION.
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 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 208.130m.
 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 NOVEMBER 9, 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 E 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.

REVIEW AND APPROVAL	W.L.L.	19 NOV. 2020
OWNER REVIEW	W.L.L.	09 NOV. 2020
ISSUED FOR:	BY:	DATE:

N. J. Peralta
Engineering Ltd.

Consulting Engineers
Kingsville Ontario



JEM FARMS

PHASE 4
GREENHOUSE

1581 COUNTY ROAD 34
KINGSVILLE, ONTARIO

SHEET TITLE:

SECTIONS

DESIGNED BY: H.C.M. DATE: NOV. 9th 2020

DRAWN BY: J.H. SCALE: AS NOTED

SHEET No.: 8 OF: 8

PROJECT No.: E20-036