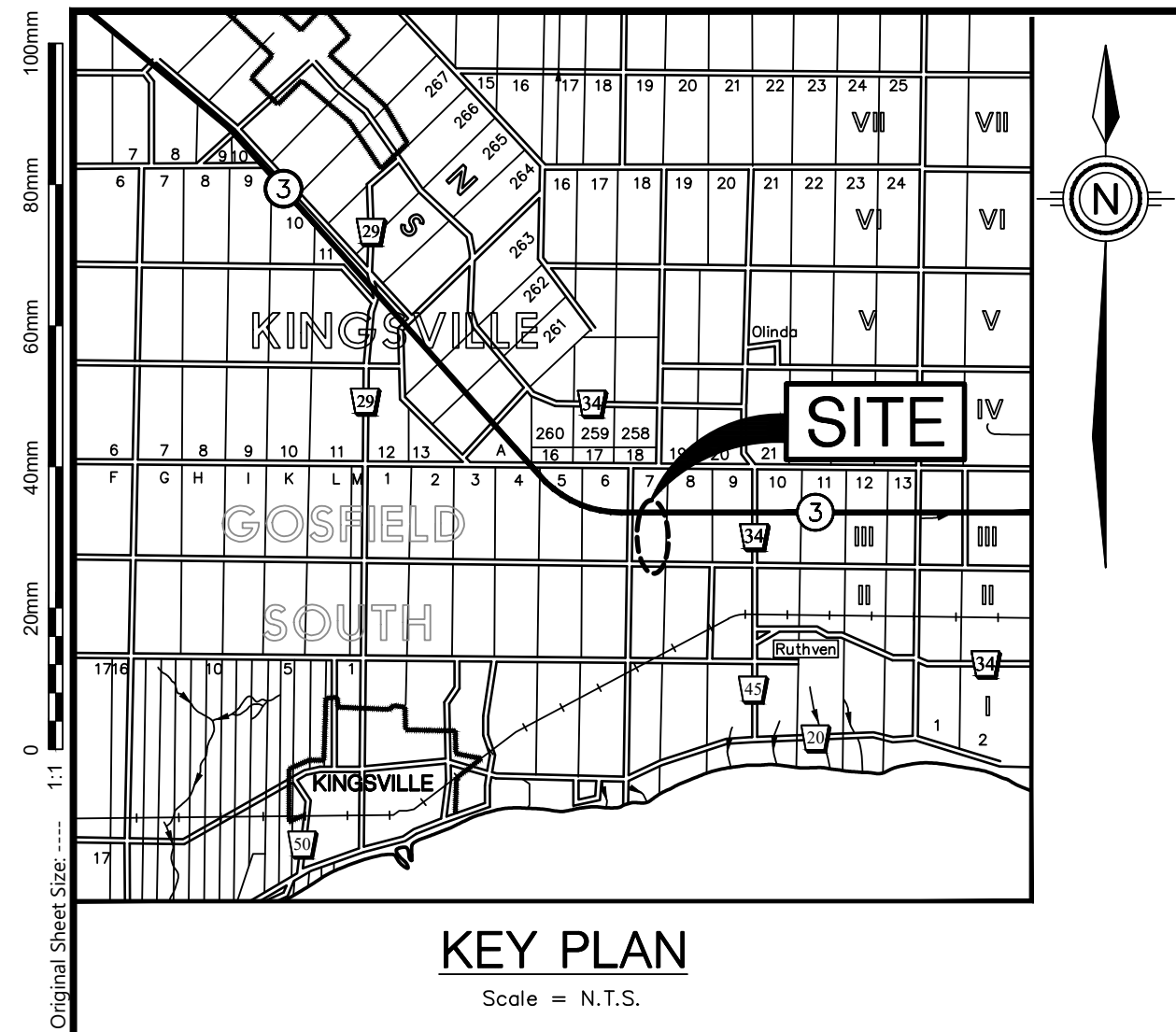
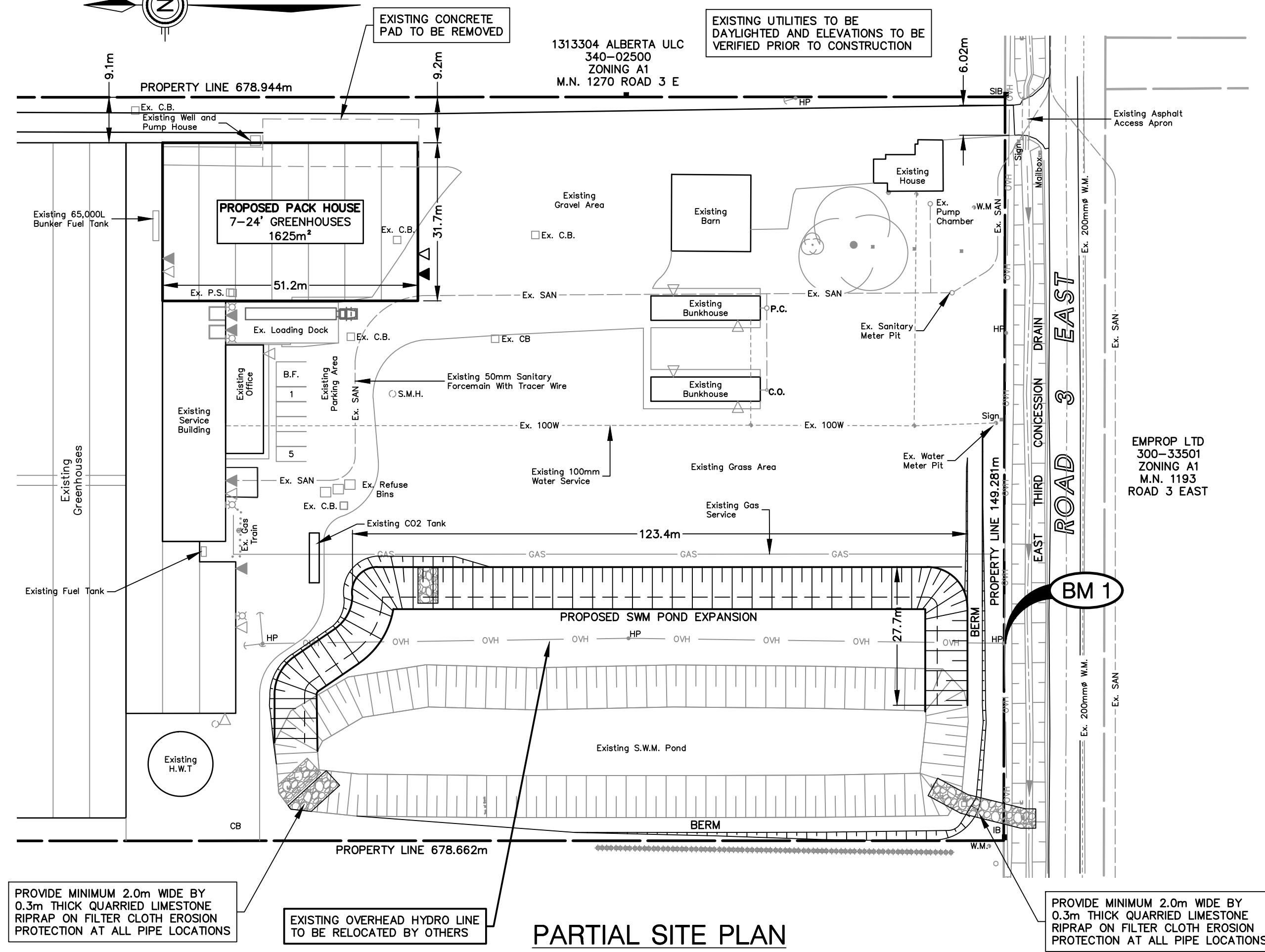


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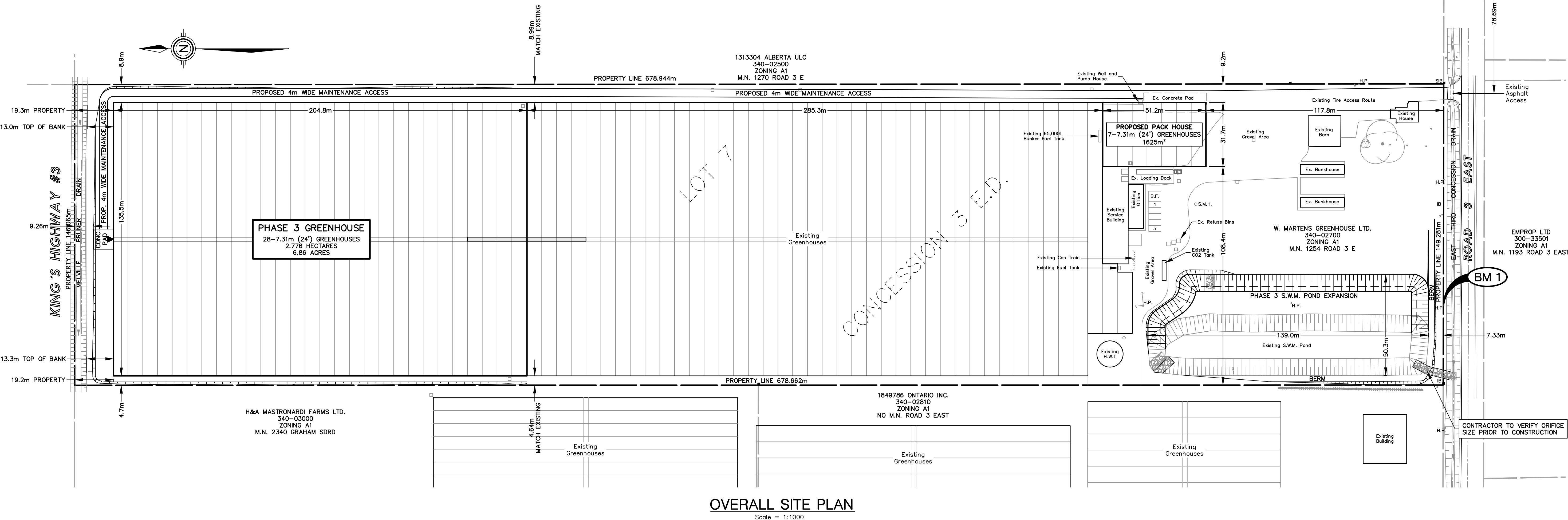


KEY PLAN
Scale = N.T.S.

SITE STATISTICS (340-02700)			
ZONING:		AGRICULTURE - A1	
ZONE CATEGORY	REQUIRED	PROPOSED	
GROSS LOT AREA	2,000 ha. (4.94 ac.)	10,120 ha.	(25.01 ac.)
LOT FRONTAGE (MIN.)	30.00m	149,281m	
FRONT YARD SETBACK (MIN.)	20.00m	117.80m	
REAR YARD SETBACK (MIN.)	5.00m	19.20m	
INTERIOR SIDE YARD SETBACK (MIN.)	3.00m	4.64m	
EXTERIOR SIDE YARD SETBACK (MIN.)	4.50m	NA	
LOT COVERAGE			
EXISTING BUILDING AREA	4,046 ha. (10.00 ac.)		
PROPOSED MAIN BUILDING AREA	2,776 ha. (6.86 ac.)		
ACCESSORY STRUCTURE AREA	0.163 ha. (0.40 ac.)		
FUTURE MAIN BUILDING AREA	0.000 ha. (0.00 ac.)		
TOTAL LOT COVERAGE	69.02% MAX. = 80%		
LOADING SPACES			
NUMBER OF LOADING SPACES	-	2 (EXISTING)	
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)	



PARTIAL SITE PLAN
Scale = 1:750



OVERALL SITE PLAN
Scale = 1:1000

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-93.
- ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

BENCHMARK:

BM 1
TOP OF NAIL IN NORTH FACE OF HYDRO POLE ON NORTH SIDE OF 3RD CONCESSION ROAD APPROX. 40m EAST OF THE SOUTHWEST LIMIT OF THE SUBJECT PROPERTY.
ELEV. 201.904m

S.W.M. REPORT	H.C.M.	22 FEB. 2021
WTO PRE-CONSULTATION	W.L.L.	28 NOV. 2020
OWNER REVIEW	W.L.L.	08 SEP. 2020
ISSUED FOR:	BY:	DATE

ISSUES/REVISIONS:

N. J. Peralta Engineering Ltd.
Consulting Engineers

45 Division Street North
Kingsville, ON N9Y 1E1
P: 519-733-6587
www.peraltaengineering.com

ENGINEERING STAMP:

LICENSED PROFESSIONAL ENGINEER
H.C. MIKKELSEN
2021-02-22
PROVINCE OF ONTARIO

CLIENT/PROJECT/ADDRESS

W. MARTENS GREENHOUSE LTD.

PHASE 3 GREENHOUSE

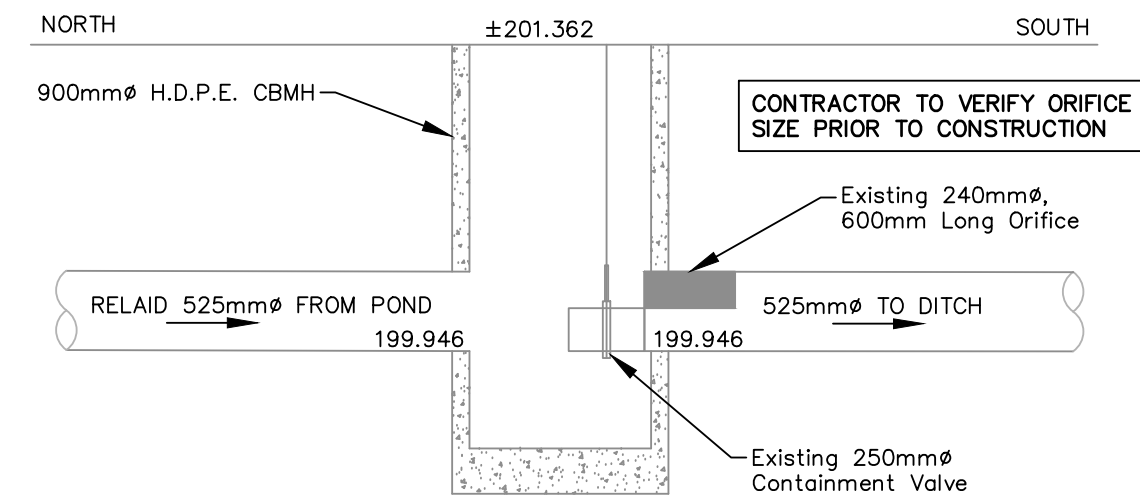
1254 ROAD 3 EAST KINGSVILLE, ONTARIO

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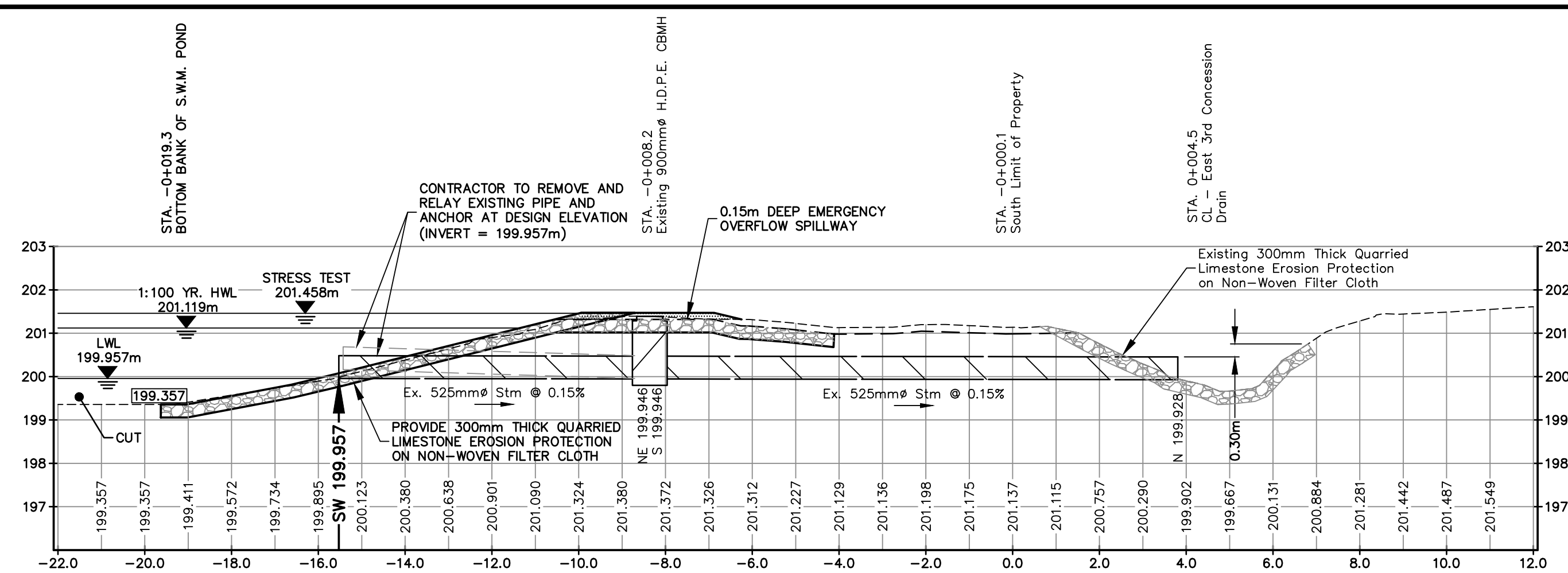
SITE PLAN

DESIGNED BY:	DATE:
H.C.M.	SEP. 3, 2020
DRAWN BY:	SCALE:
E.J.T.	AS NOTED
SHEET:	OF:
1	3
PROJECT No.:	
E20-064	

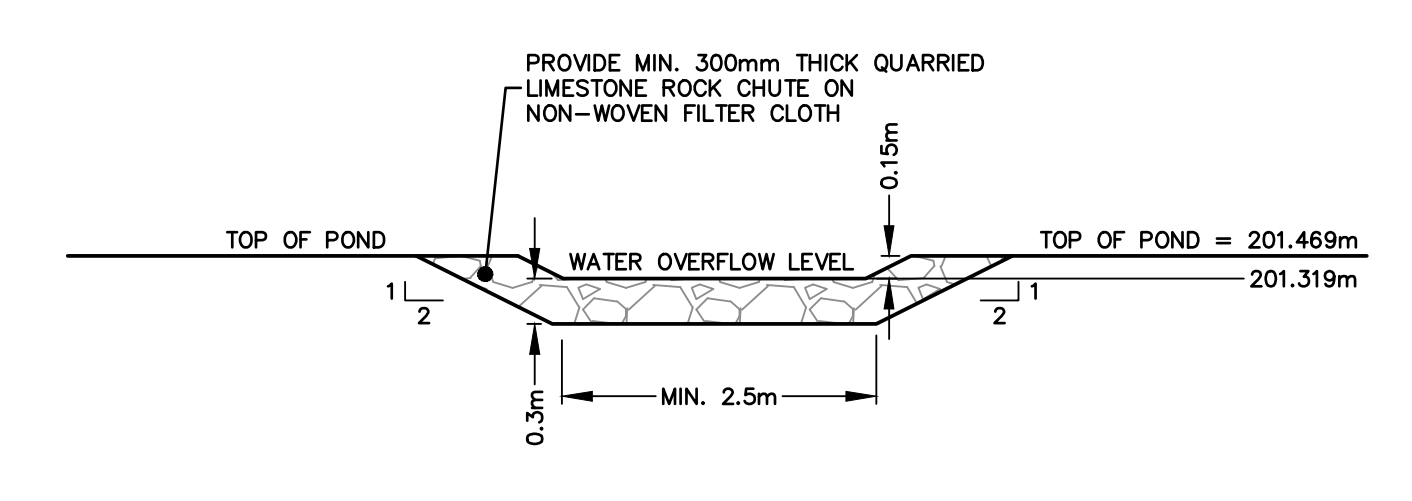
100mm
80mm
60mm
40mm
20mm
0
Original Sheet Size: 11' x 17'



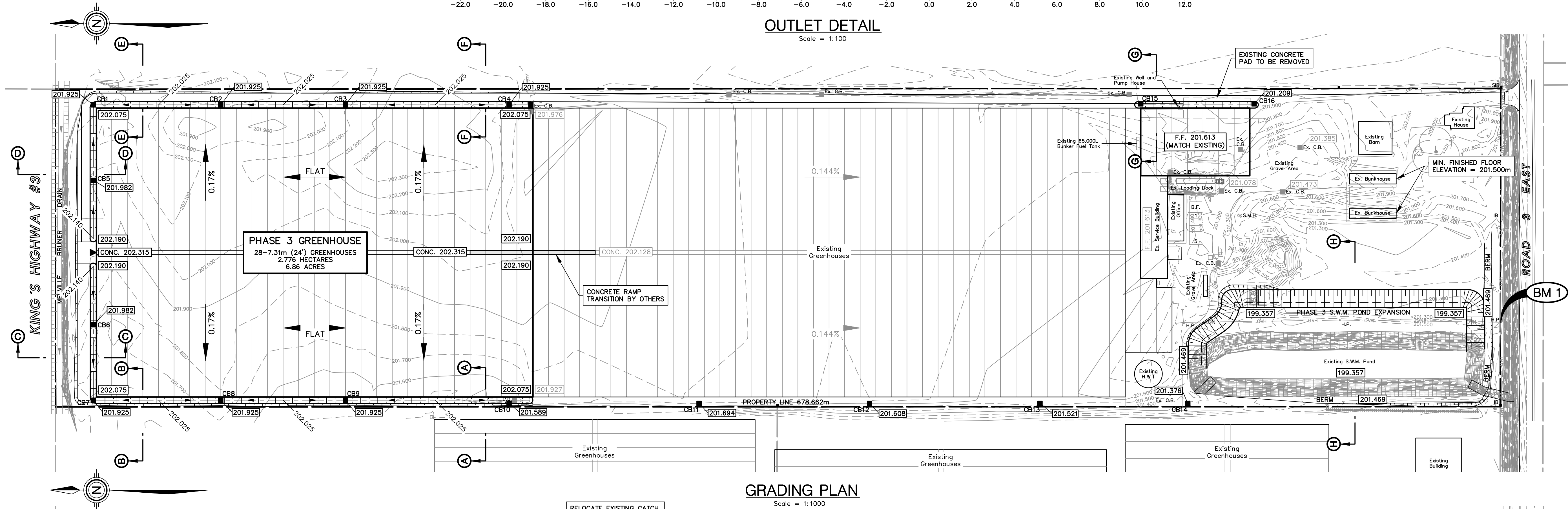
Ex. CBMH SECTION DETAIL (NO CHANGES)



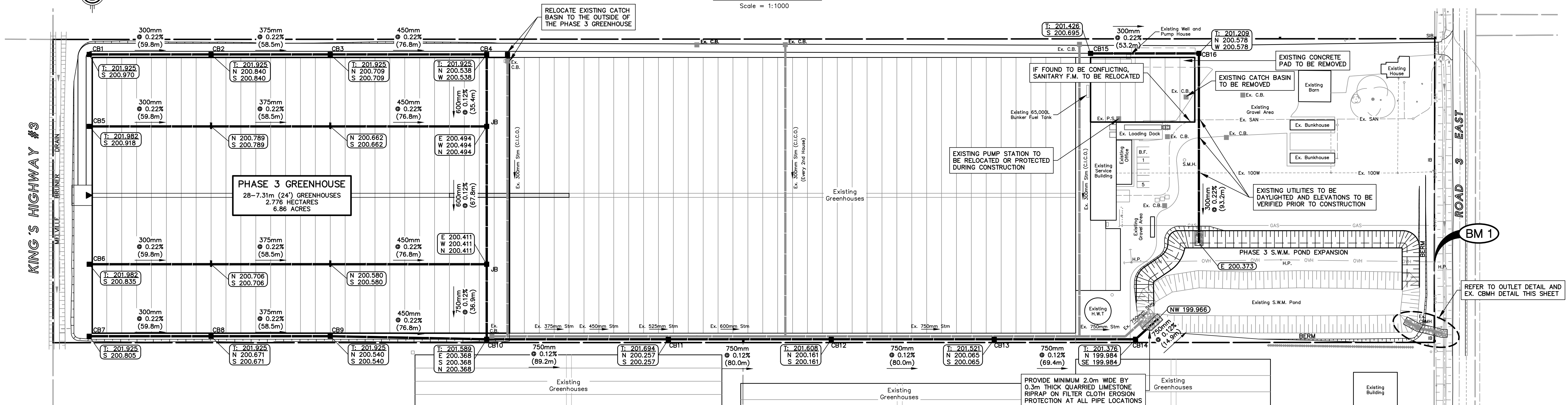
OUTLET DETAIL



TYPICAL EMERGENCY OVERFLOW SPILLWAY DETAIL



GRADING PLAN



UNDERGROUND DRAINAGE PLAN

- NOTES:
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 4. APPROXIMATE PROPOSED TOP ELEVATION OR SITE GRADE.
 5. APPROXIMATE PROPOSED INVERTS. I.D. DENOTES APPROXIMATE PROPOSED TOP ELEVATION.
 6. APPROXIMATE PROPOSED SLOPE 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 LIMESTONE 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 199.950m.
 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 FEBRUARY 22nd, 2021.
 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. 977.
 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.

BENCHMARK:

BM 1
TOP OF NAIL IN NORTH FACE OF HYDRO POLE ON NORTH SIDE OF 3RD CONCESSION ROAD APPROX. 40m EAST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEV. 201.904m

S.W.M. REPORT	H.C.M.	22 FEB. 2021
OWNER REVIEW	N.J.	05 FEB. 2021
ISSUED FOR:	BY:	DATE:

ISSUES/REVISIONS:

N. J. Peralta Engineering Ltd.
Consulting Engineers

45 Division Street North
Kingsville, ON N9Y 1E1
P: 519-733-6587
www.peraltoengineering.com

ENGINEERING STAMP:



CLIENT/PROJECT/ADDRESS
W. MARTENS GREENHOUSE LTD.

PHASE 3 GREENHOUSE

1254 ROAD 3 EAST
KINGSVILLE, ONTARIO

SHEET TITLE:

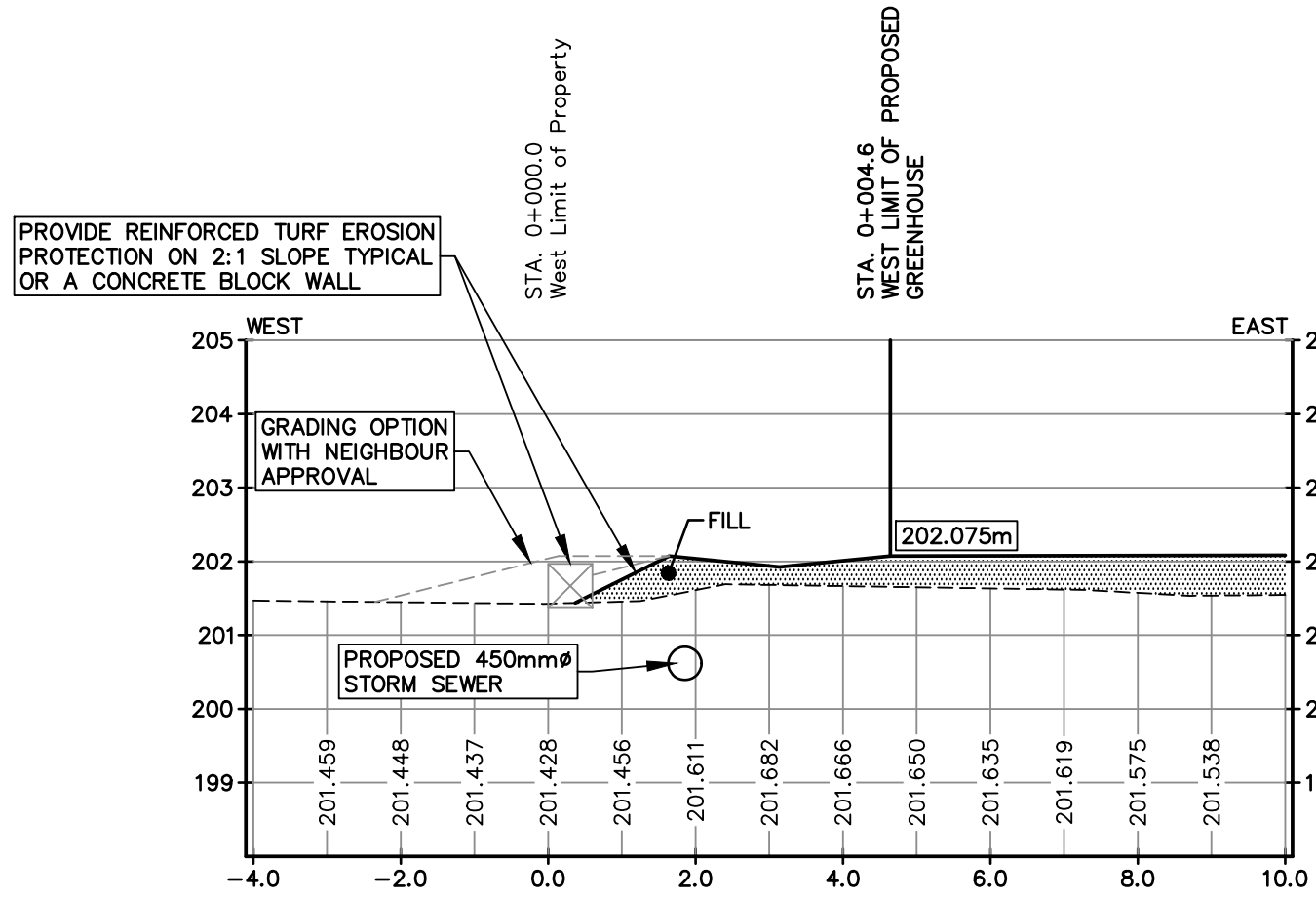
GRADING PLAN & UNDERGROUND DRAINAGE PLAN

DESIGNED BY:	DATE:
H.C.M.	JAN. 5, 2021
DRAWN BY:	SCALE:
E.J.T.	AS NOTED

SHEET:	OF:
2	3

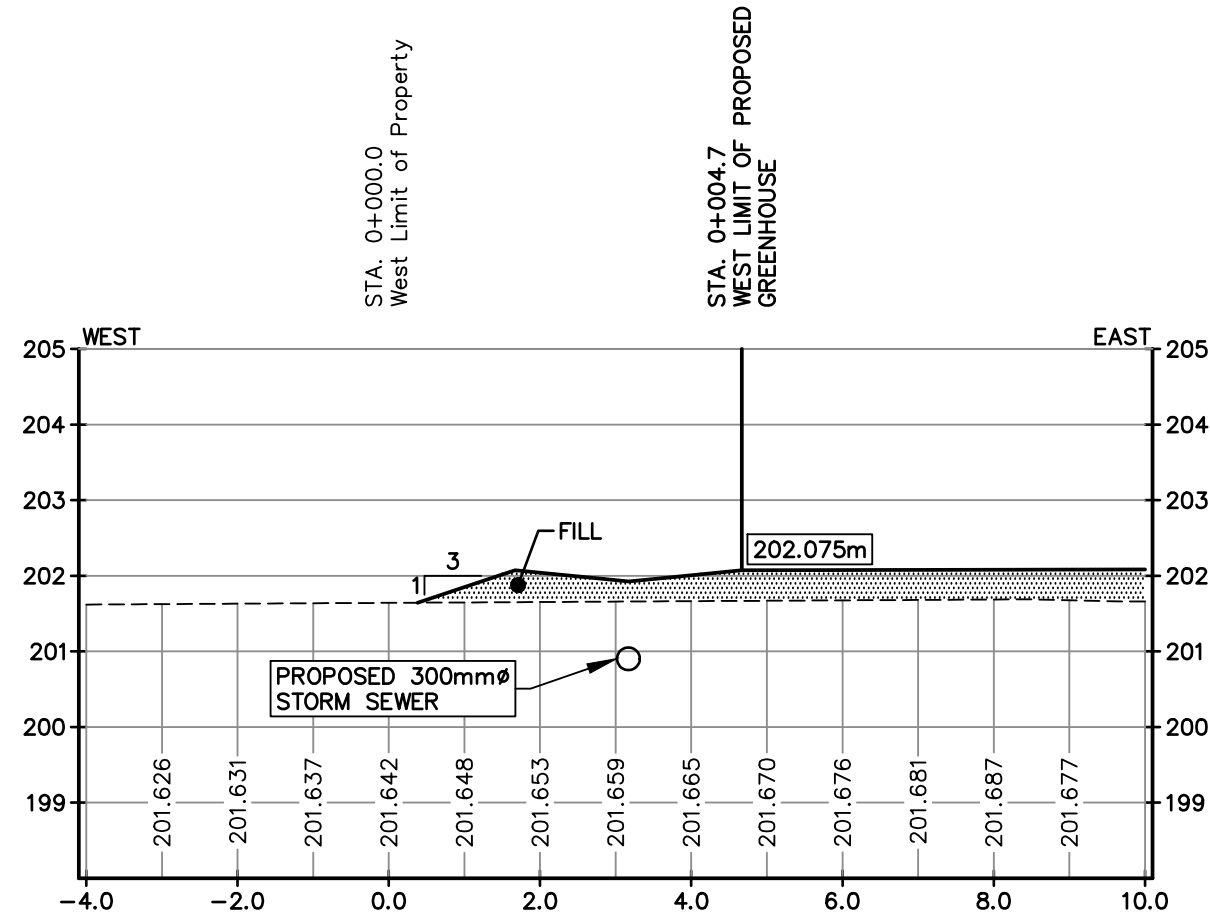
PROJECT No.: E20-064

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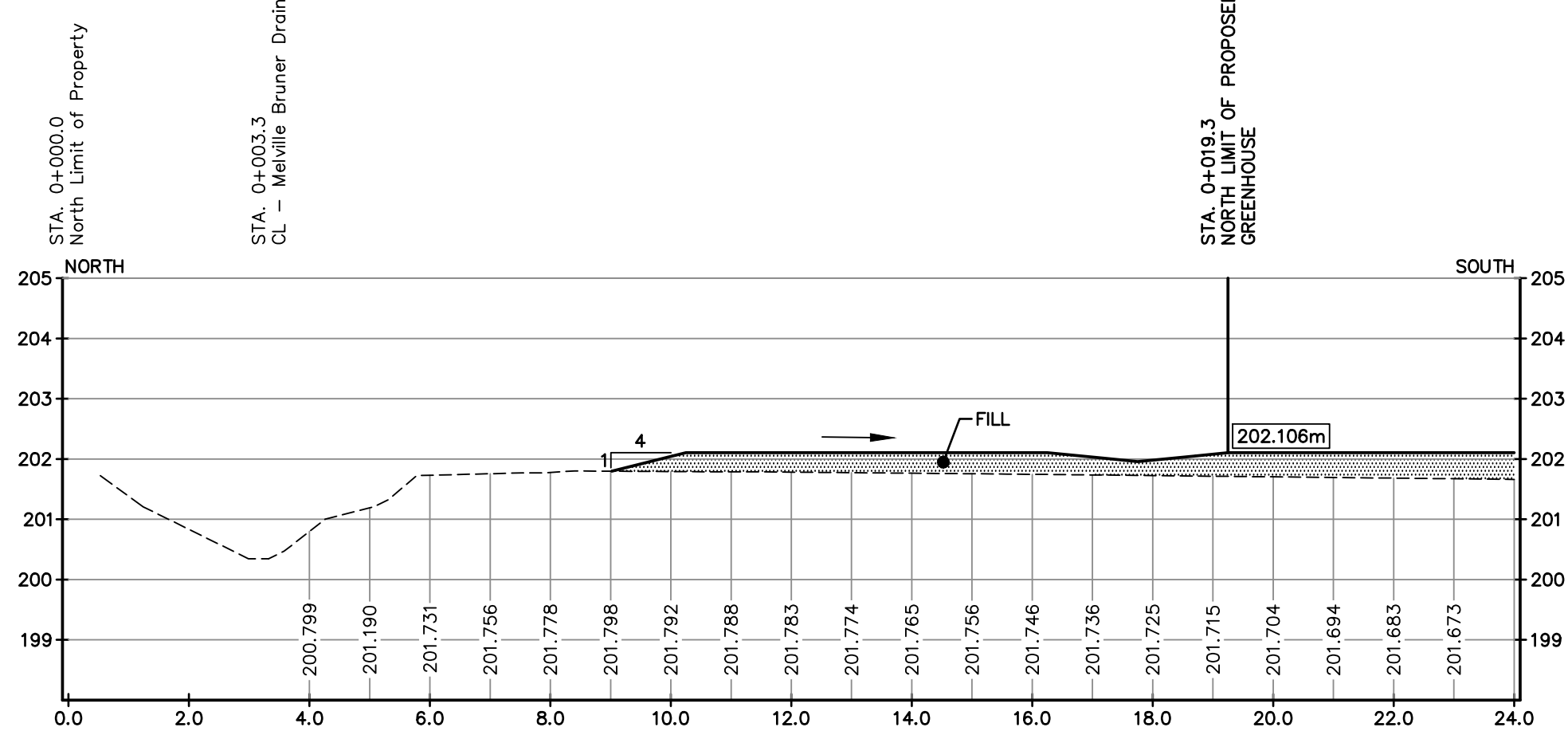
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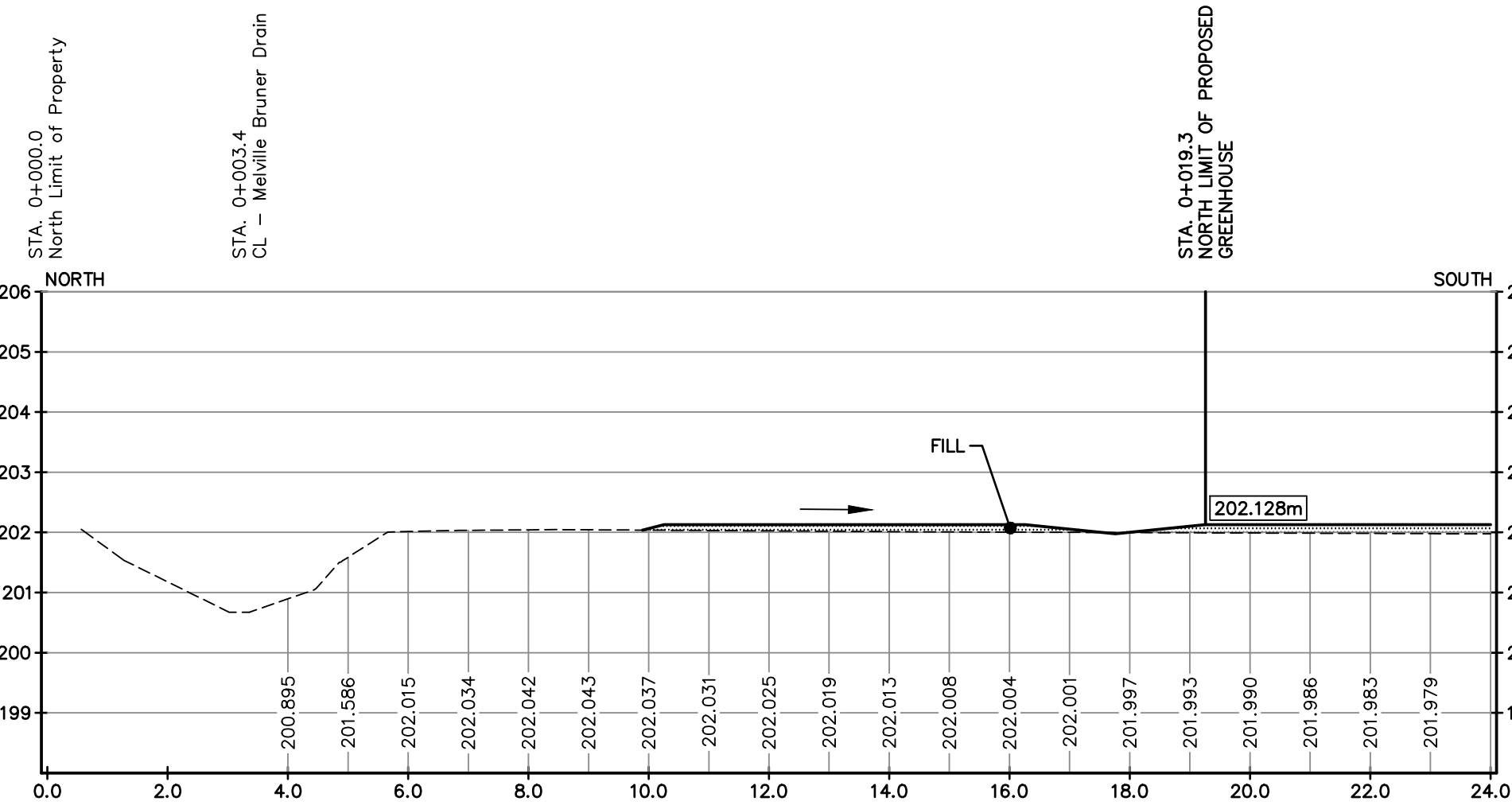
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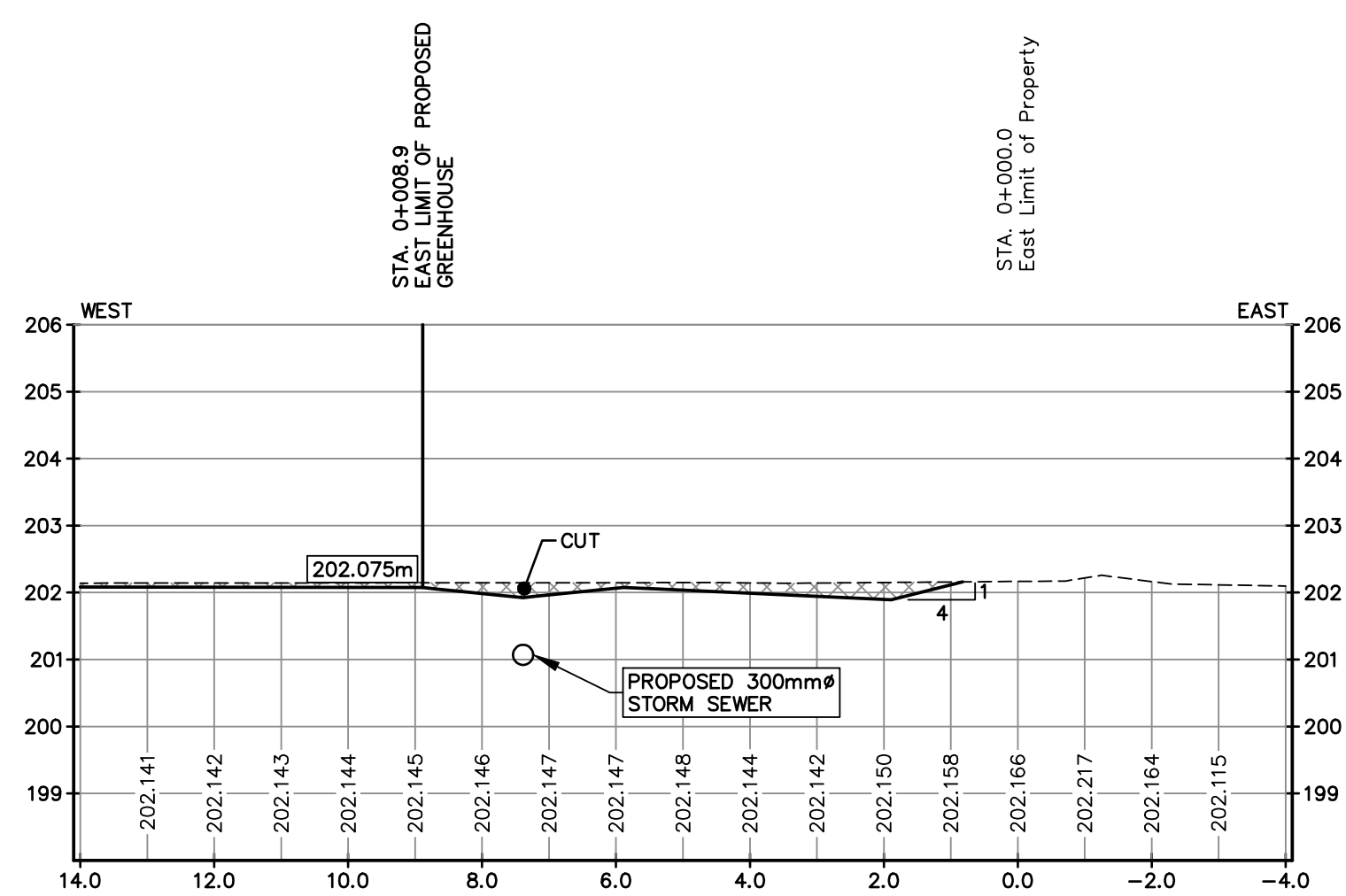
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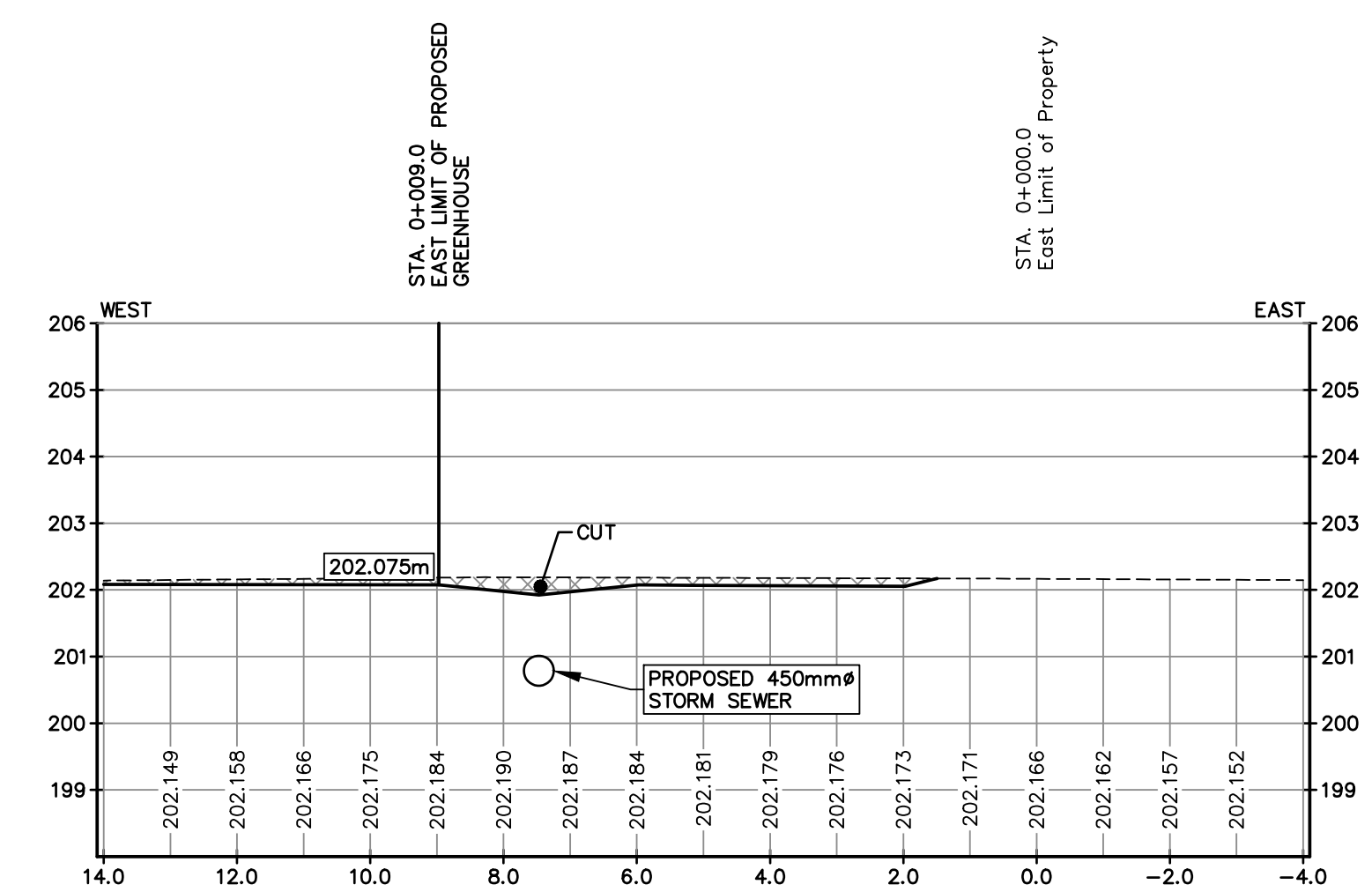
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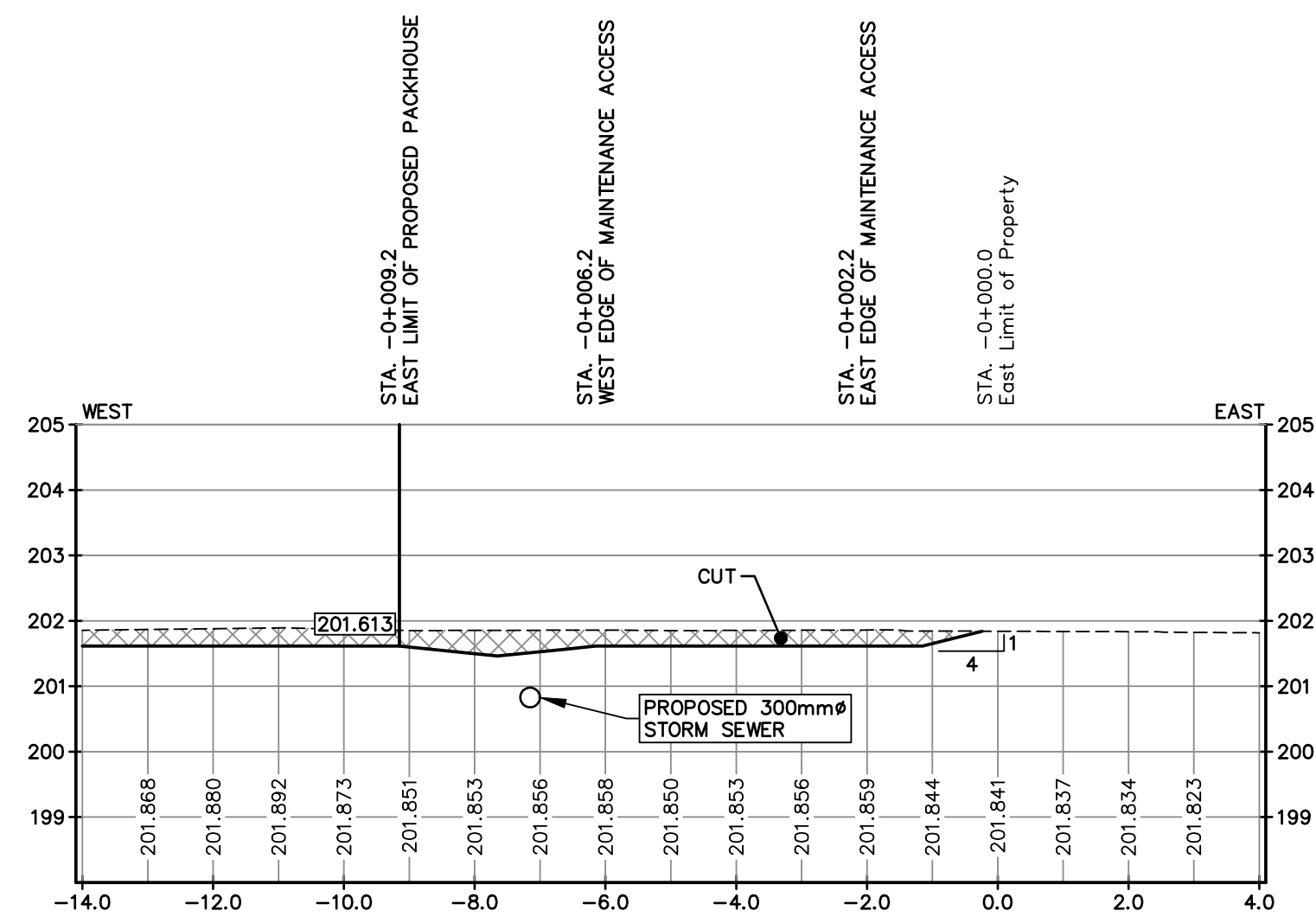
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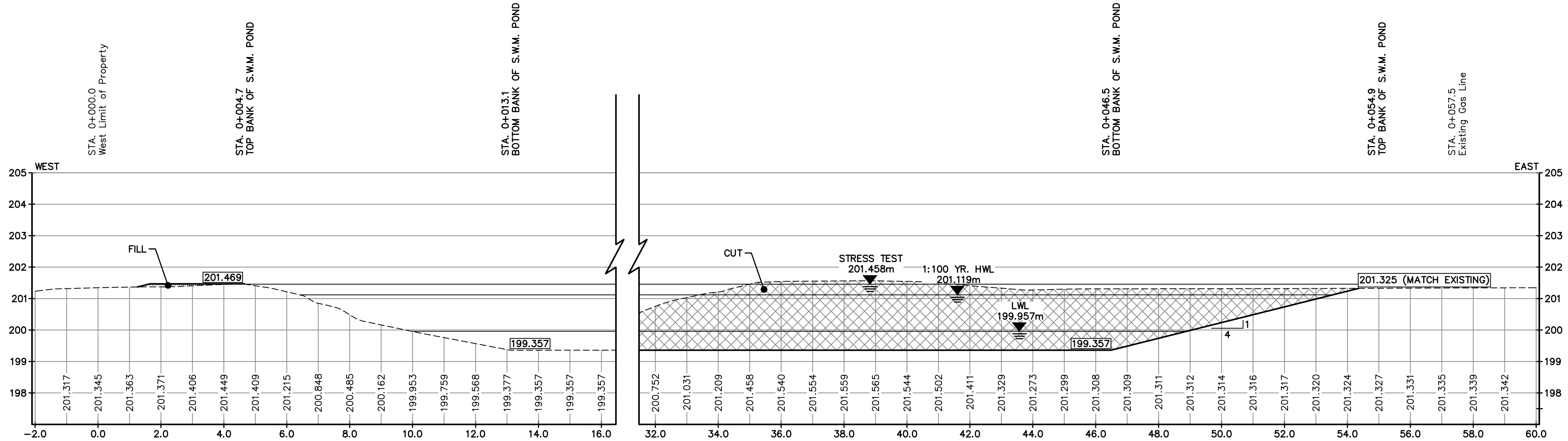
SECTION F-F

Scale = 1:100



SECTION G-G

Scale = 1:100



SECTION H-H

Scale = 1:100

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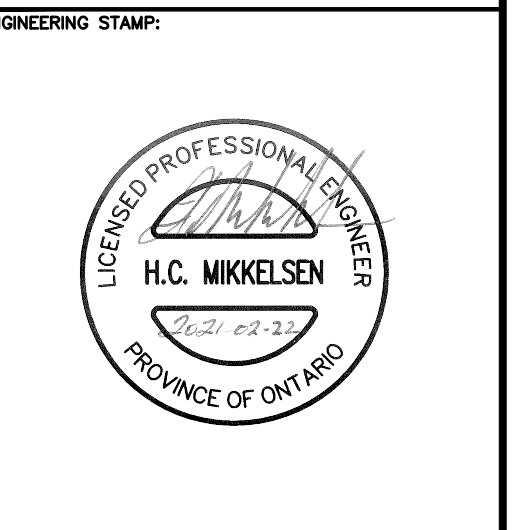
BENCHMARK:
BM 1
TOP OF NAIL IN NORTH FACE OF HYDRO POLE ON NORTH SIDE OF 300 CONCESSION ROAD APPROX. 40m EAST OF THE SOUTHWEST LIMIT OF THE SUBJECT PROPERTY.
ELEV. 201.904m

S.W.M. REPORT	H.C.M.	22 FEB. 2021
ISSUED FOR:	BY:	DATE:

ISSUES/REVISIONS:

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Engineering Ltd.
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CLIENT/PROJECT/ADDRESS
W. MARTENS
GREENHOUSE LTD.

PHASE 3
GREENHOUSE

1254 ROAD 3 EAST
KINGSVILLE, ONTARIO

SHEET TITLE:
SECTIONS

DESIGNED BY: H.C.M.	DATE: JAN. 5, 2021
DRAWN BY: E.J.T.	SCALE: AS NOTED
SHEET: 3	OF: 3
PROJECT No.: E20-064	