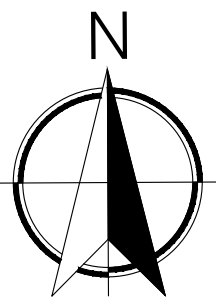
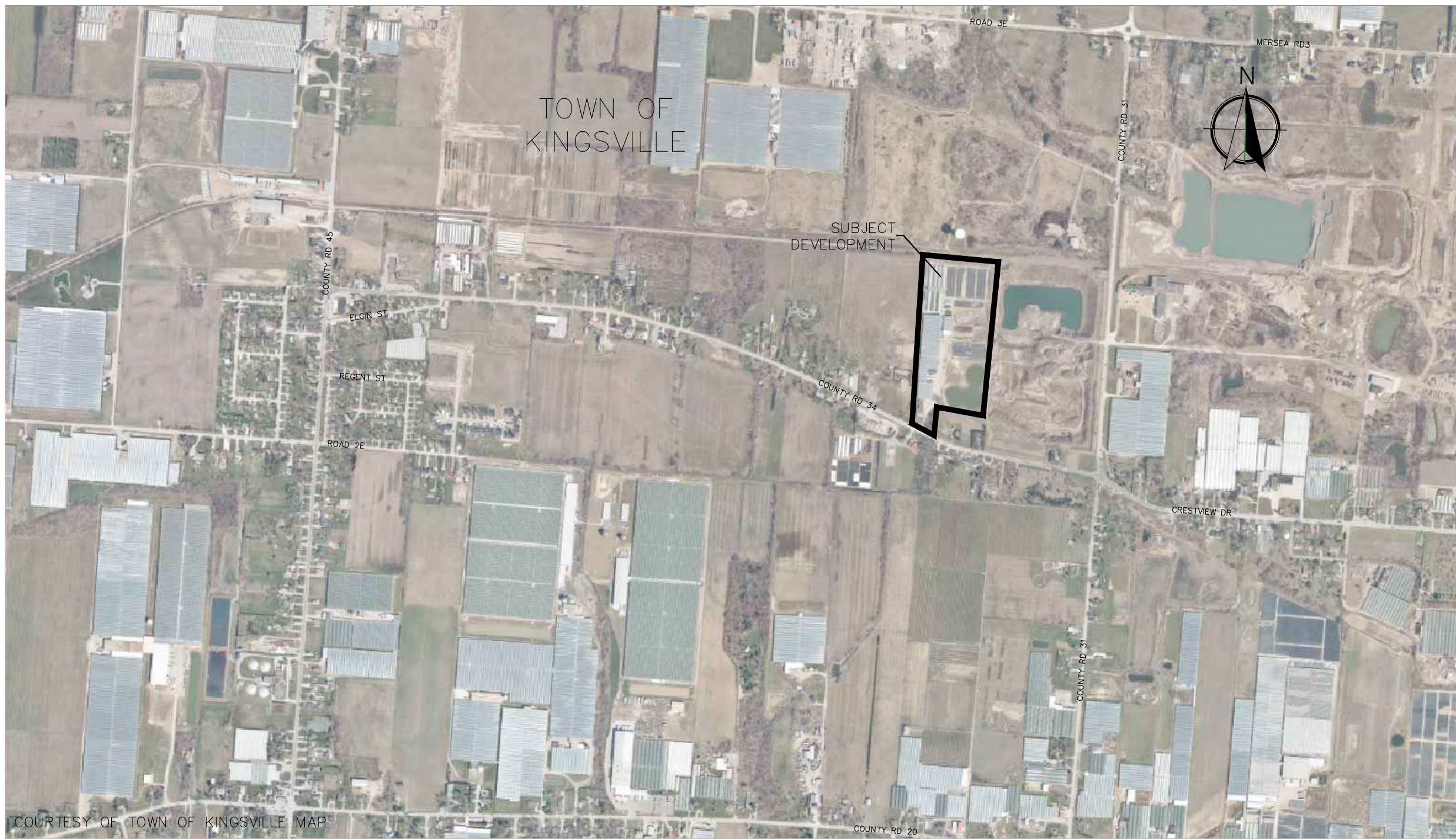


CAPOGNA FLOWERS GREENHOUSE EXPANSION

2078 COUNTY ROAD 34 (TOWN OF KINGSVILLE)

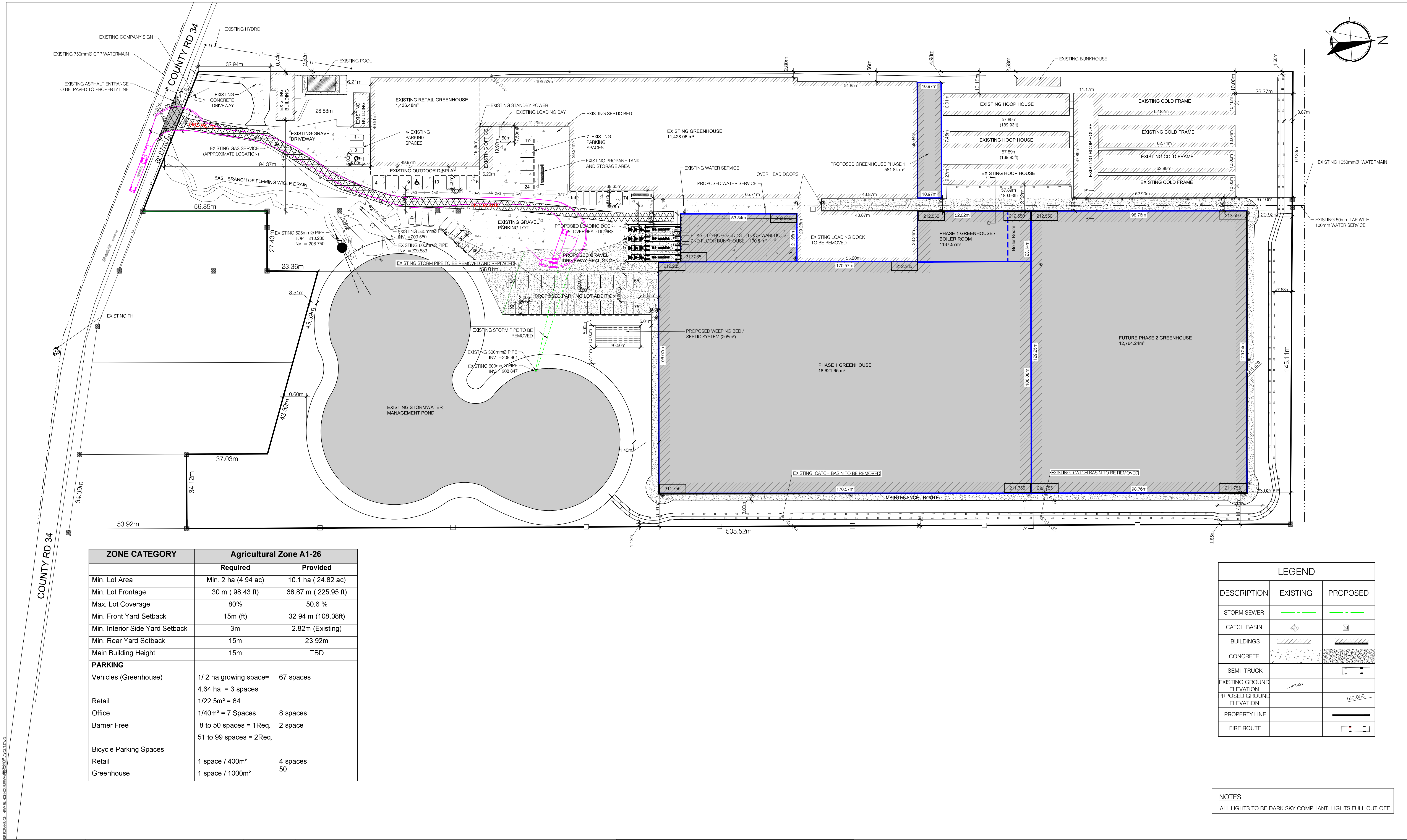


SHEET INDEX	
Sheet Number	Sheet Title
--	TITLE PAGE
1	SITE PLAN
2	SERVICING PLAN
3	GRADING PLAN

KEY MAP

ATTENTION
CONTRACTOR IS RESPONSIBLE FOR CONFIRMING
THE EXACT LOCATION AND PROTECTION OF EXISTING
UTILITIES DURING CONSTRUCTION.

BENCHMARK
TOP OF LIGHT POST OF ON EXISTING ASPHALT PARKING LOT AS
SHOWN ON THE PLAN ELEVATION = 186.563m



ZONE CATEGORY	Agricultural Zone A1-26	
	Required	Provided
Min. Lot Area	Min. 2 ha (4.94 ac)	10.1 ha (24.82 ac)
Min. Lot Frontage	30 m (98.43 ft)	68.87 m (225.95 ft)
Max. Lot Coverage	80%	50.6 %
Min. Front Yard Setback	15m (ft)	32.94 m (108.08ft)
Min. Interior Side Yard Setback	3m	2.82m (Existing)
Min. Rear Yard Setback	15m	23.92m
Main Building Height	15m	TBD
PARKING		
Vehicles (Greenhouse)	1/ 2 ha growing space= 4.64 ha = 3 spaces	67 spaces
Retail	1/22.5m² = 64	
Office	1/40m² = 7 Spaces	8 spaces
Barrier Free	8 to 50 spaces = 1Req. 51 to 99 spaces = 2Req.	2 space
Bicycle Parking Spaces		
Retail	1 space / 400m²	4 spaces
Greenhouse	1 space / 1000m²	50

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
STORM SEWER		
CATCH BASIN		
BUILDINGS		
CONCRETE		
SEMI-TRUCK		
EXISTING GROUND ELEVATION		
PROPOSED GROUND ELEVATION		
PROPERTY LINE		
FIRE ROUTE		

NOTES
ALL LIGHTS TO BE DARK SKY COMPLIANT, LIGHTS FULL CUT-OFF

DATE: JUNE 01, 2018

SHURJEEL TUNIO, P.ENG.

DATE	REVISIONS
MARCH 05, 2018	SITE PLAN SUBMISSION
NOV. 26, 2018	SITE PLAN REVISIONS / BUNKHOUSE RELOCATION
JAN. 03, 2018	REVISIONS AS REQUESTED BY THE MUNICIPALITY

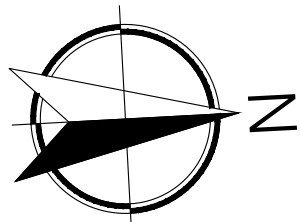
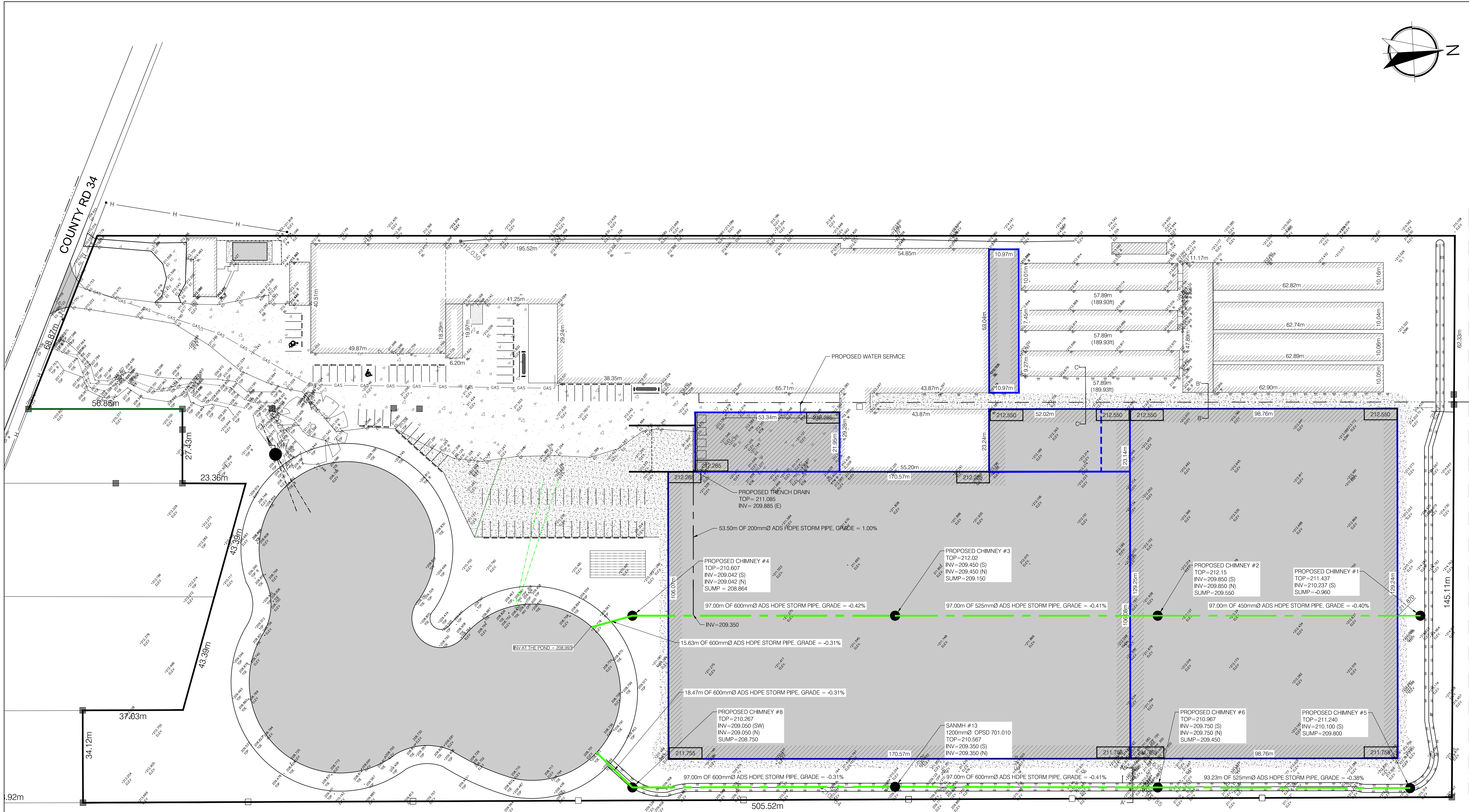
27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000 - 267 PULSIFER STREET,
WINNIPEG, ONTARIO
R9A 4K4

PROJECT TITLE:
CAPOGNA FLOWERS GREENHOUSE EXPANSION
2078 COUNTY ROAD 34 (TOWN OF KINGSVILLE)
GOSFIELD SOUTH CON 2 ED PT

SHEET TITLE:
SITE PLAN

DATE: SEPTEMBER 20, 2018 SCALE: 1:750	PROJECT NO: 17-175
DRAWN BY: J.N / S.T / G.S. CHECKED BY: S.T.	SHEET NO: 1



LEGEND		
DESCRIPTION	EXISTING	PROPOSED
STORM SEWER		
CATCH BASIN		
BUILDINGS		
CONCRETE		
SEMI-TRUCK		
EXISTING GROUND ELEVATION	+187.000	
PROPOSED GROUND ELEVATION		180.000
PROPERTY LINE		
FIRE ROUTE		

NOTES

ALL LIGHTS TO BE DARK SKY COMPLIANT, LIGHTS FULL CUT-OFF

STORM PIPES TO BE EMBEDDED IN 0.3m OF GRANULAR 'A' MATERIAL AND ALSO BACKFILLED WITH GRANULAR 'A' MATERIAL 0.3m ABOVE THE TOP OF PIPE

BAIRD AE ARCHITECTURE + ENGINEERING LTD. 1000-267 PLUSIER STREET, WINNIPEG, ONTARIO N9A 4K4

DATE: JUNE 01, 2018

SHURJEEL TUNIO, P.ENG.

DATE	REVISIONS
MARCH 05, 2018	SITE PLAN SUBMISSION
NOV. 26, 2018	SITE PLAN REVISIONS / BUNKHOUSE RELOCATION
JAN. 03, 2018	REVISIONS AS REQUESTED BY THE MUNICIPALITY

27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000- 267 PLUSIER STREET,
WINNIPEG, ONTARIO
N9A 4K4

PROJECT TITLE:

CAPOGNA FLOWERS GREENHOUSE EXPANSION

2078 COUNTY ROAD 34 (TOWN OF KINGSVILLE)

GOSFIELD SOUTH CON 2 ED PT

SHEET TITLE:

SERVICING PLAN

DATE:

SEPTEMBER 20, 2018

SCALE:

1:750

DRAWN BY:

G.S / S.T.

CHECKED BY:

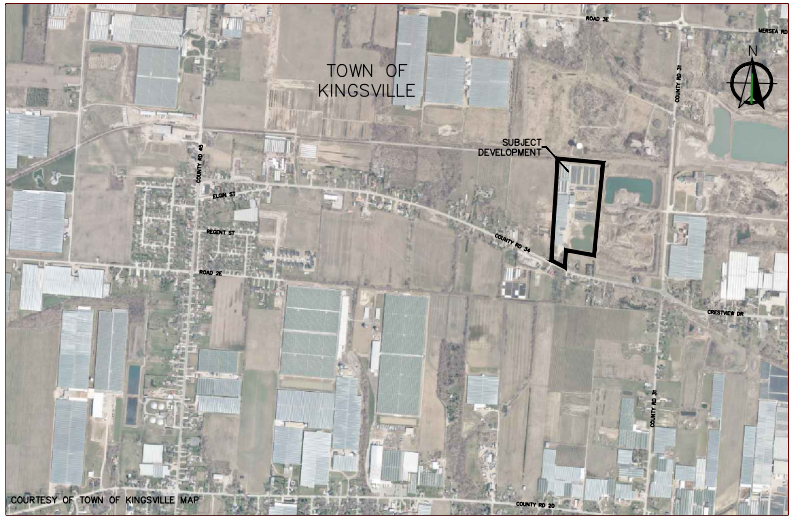
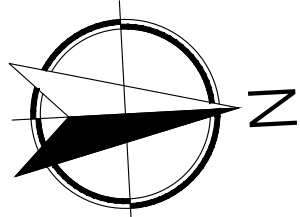
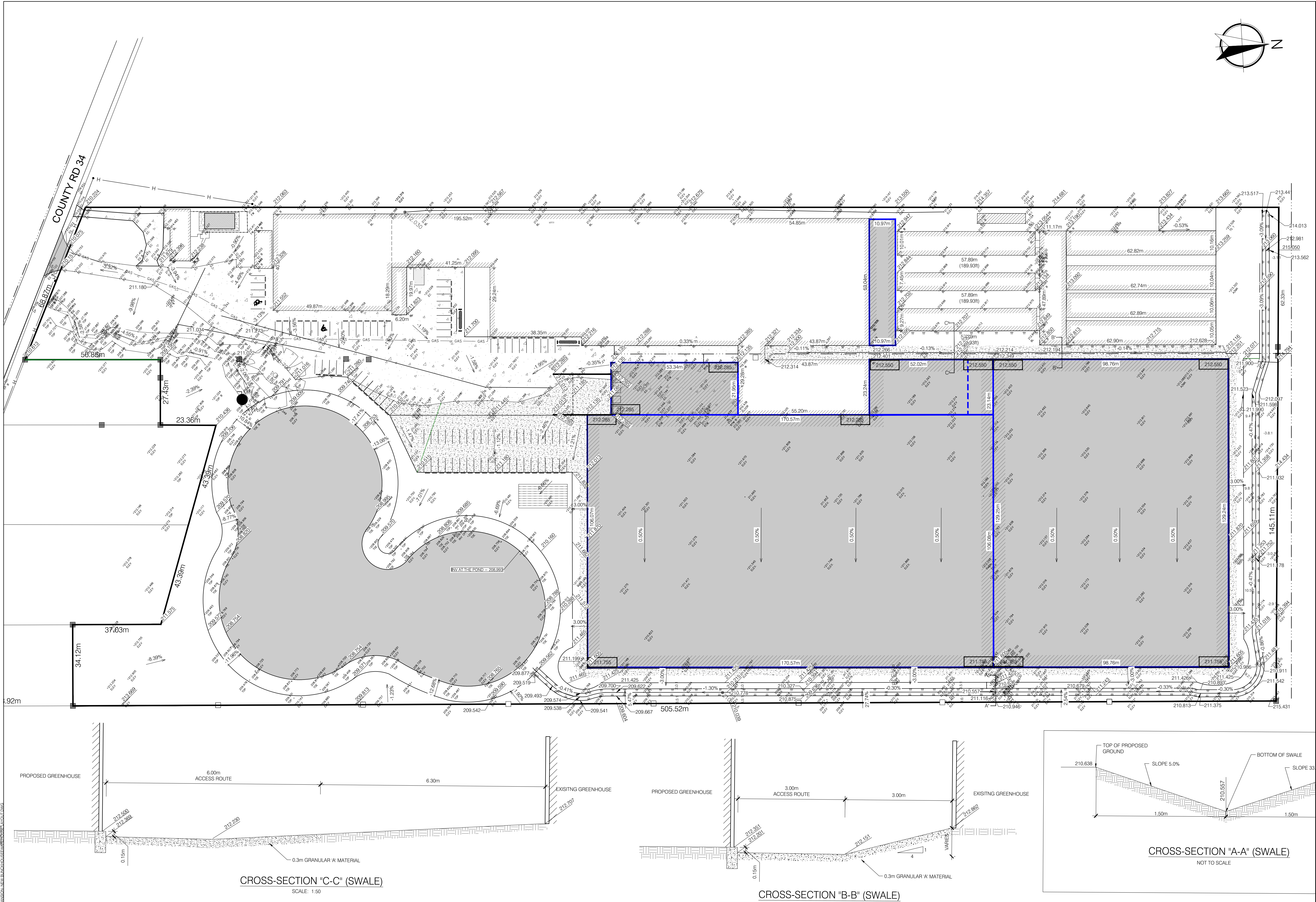
S.T.

PROJECT NO:

17-175

SHEET NO:

2



KEY MAP

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
STORM SEWER		
CATCH BASIN		
BUILDINGS		
CONCRETE		
SEMI-TRUCK		
EXISTING GROUND ELEVATION		
PROPOSED GROUND ELEVATION		
PROPERTY LINE		
FIRE ROUTE		

NOTES
ALL LIGHTS TO BE DARK SKY COMPLIANT, LIGHTS FULL CUT-OFF

BAIRD AE ARCHITECTURE + ENGINEERING
1000-267 PLUSIER STREET, WINNIPEG, ONTARIO N9A 4K4



DATE: JUNE 01, 2018

SHURJEEL TUNIO, P.ENG.

DATE	REVISIONS
MARCH 05, 2018	SITE PLAN SUBMISSION
NOV. 26, 2018	SITE PLAN REVISIONS / BUNKHOUSE RELOCATION
JAN. 03, 2018	REVISIONS AS REQUESTED BY THE MUNICIPALITY



PROJECT TITLE:
CAPOGNA FLOWERS GREENHOUSE EXPANSION
2078 COUNTY ROAD 34 (TOWN OF KINGSVILLE)
GOSFIELD SOUTH CON 2 ED PT
SHEET TITLE:
GRADING PLAN

DATE: SEPTEMBER 20, 2018

SCALE: 1:750

DRAWN BY:
G.S. / S.T.
CHECKED BY:
S.T.

PROJECT NO:

17-175

SHEET NO:

3