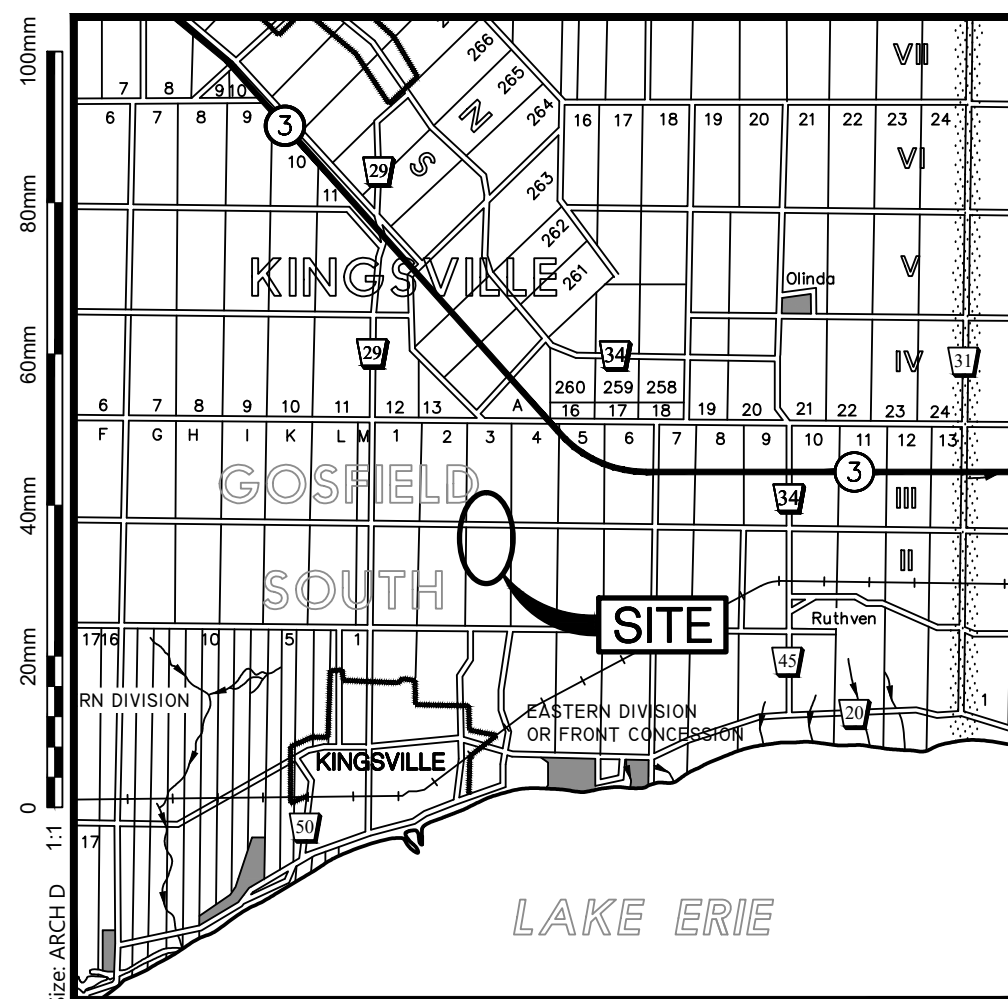


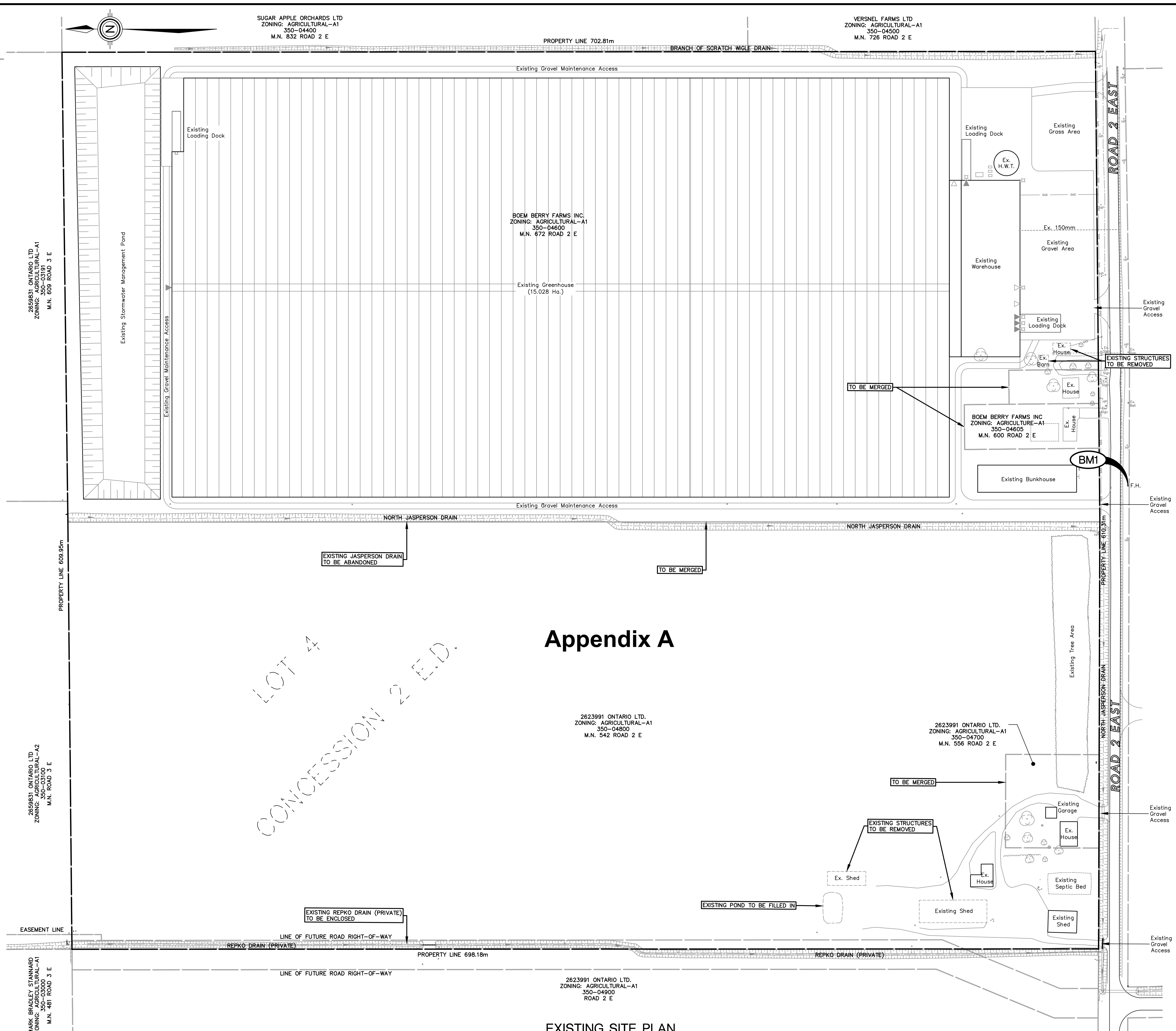


KEY PLAN
Scale = N.T.S.

SITE STATISTICS (350-04600, 04605, 04700 & 04800)		
ZONING:	AGRICULTURE - A1	
ZONE CATEGORY	REQUIRED	PROPOSED
GROSS LOT AREA	2.000 ha. (4.94 ac.)	42.784 ha. (105.72 ac.)
LOT FRONTAGE (MIN.)	30.00m	610.31m
FRONT YARD SETBACK (MIN.)	15.00m	15.80m
REAR YARD SETBACK (MIN.)	5.00m	66.80m
INTERIOR SIDE YARD SETBACK (MIN.)	3.00m	EXISTING
EXTERIOR SIDE YARD SETBACK (MIN.)	4.50m	12.20m
<u>LOT COVERAGE</u>		
EXISTING MAIN BUILDING AREA	15.028 ha. (37.13 ac.)	
EXISTING ACCESSORY STRUCTURE AREA	0.702 ha. (1.73 ac.)	
PROPOSED MAIN BUILDING AREA	15.068 ha. (37.23 ac.)	
PROPOSED ACCESSORY STRUCTURE AREA	1.021 ha. (2.52 ac.)	
TOTAL LOT COVERAGE	74.37% MAX.	= 80%
<u>LOADING SPACES</u>	<u>ZONE REQUIREMENT</u>	<u>SITE PROPOSED</u>
NUMBER OF LOADING SPACES	-	6
DIMENSIONS OF LOADING SPACES (EA.)	5m x 20m	
<u>PARKING</u>		
REGULAR SPACE SIZE	3m x 6m	
BARRIER FREE SPACE SIZE	5m x 6m	
PARKING SPACE REQUIREMENT	1 SPACE PER 2 ha. GREENHOSE	
REGULAR SPACES PROVIDED	9	
BARRIER FREE SPACES PROVIDED	1	
<u>BUILDING HEIGHTS</u>		
MAIN BUILDING (MAX.)	15.00m	(GREENHOUSE)
ACCESSORY BUILDING(S) (MAX)	15.00m	(WAREHOUSE)

LEGEND

 MANDOOR	 EXISTING
 OVERHEAD DOOR	 EXISTING
 WALL PACK LIGHT	 EXISTING



- NOTES:**
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 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 SUBMITTED AND THE INFORMATION OF THE OWNER. ADEQUACY OF SITE PLAN AND LAYOUT ARE THE RESPONSIBILITY OF THE OWNER OR THEIR REPRESENTATIVE.
 4. THIS DRAWING DOES NOT CONTAIN ANY STRUCTURAL BUILDING OR MECHANICAL 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 PER 240-25.
 6. ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

BENCHMARKS

1. TOP NUT OF FIRE HYDRANT ON SOUTH SIDE OF ROAD 2 EAST, NEAR WEST CORNER OF PROPERTY.

ELEV. = 196.686m

S.W.M. REPORT	W.L.L.	19 JUNE 2020
REVIEW AND APPROVAL	W.L.L.	22 MAY 2020
ISSUED FOR:	BY	DATE
REVISIONS		

N. J. Peralta
Engineering Ltd.

Consulting Engineers

Kingsville Ontario



**BOEM BERRY
FARMS INC.**

PHASE 4 GREENHOUSES

542 ROAD 2 EAST,
KINGSVILLE, ONTARIO

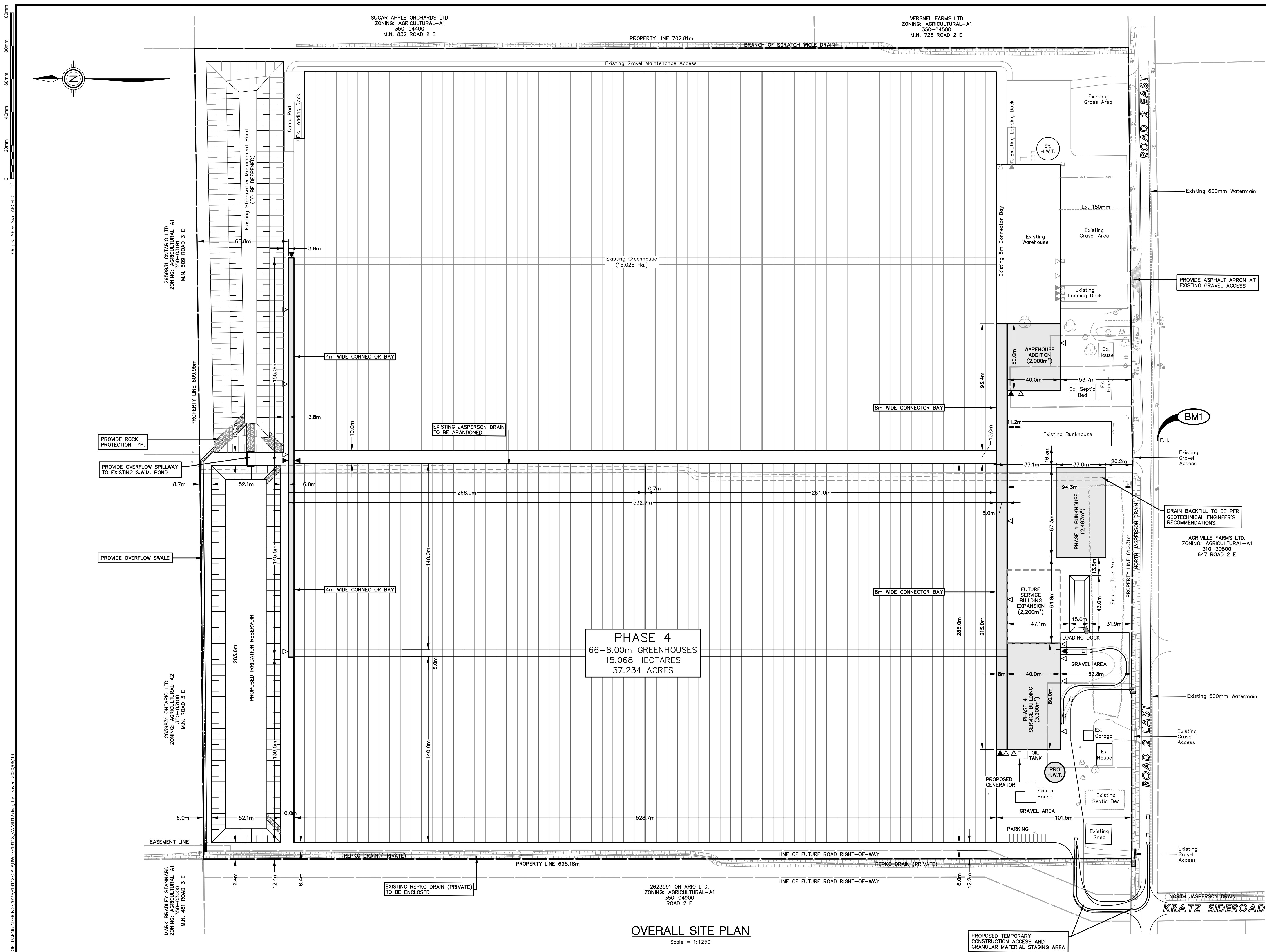
SHEET TITLE:

EXISTING SITE PLAN

DESIGNED BY: H.C.M.	DATE: JAN. 23, 2020
DRAWN BY: B.S.G./J.H.	SCALE: AS SHOWN

SHEET No.:	OF:
1	12

PROJECT No.: E19-118



NOTES:

BENCHMARKS

ELEV. = 196.686m

S.W.M. REPORT	W.L.L.	19 JUNE 2
REVIEW AND APPROVAL	W.L.L.	22 MAY 2
ISSUED FOR:	BY	DATE

***N. J. Peralta
Engineering Ltd.***

Kingsville Ontario



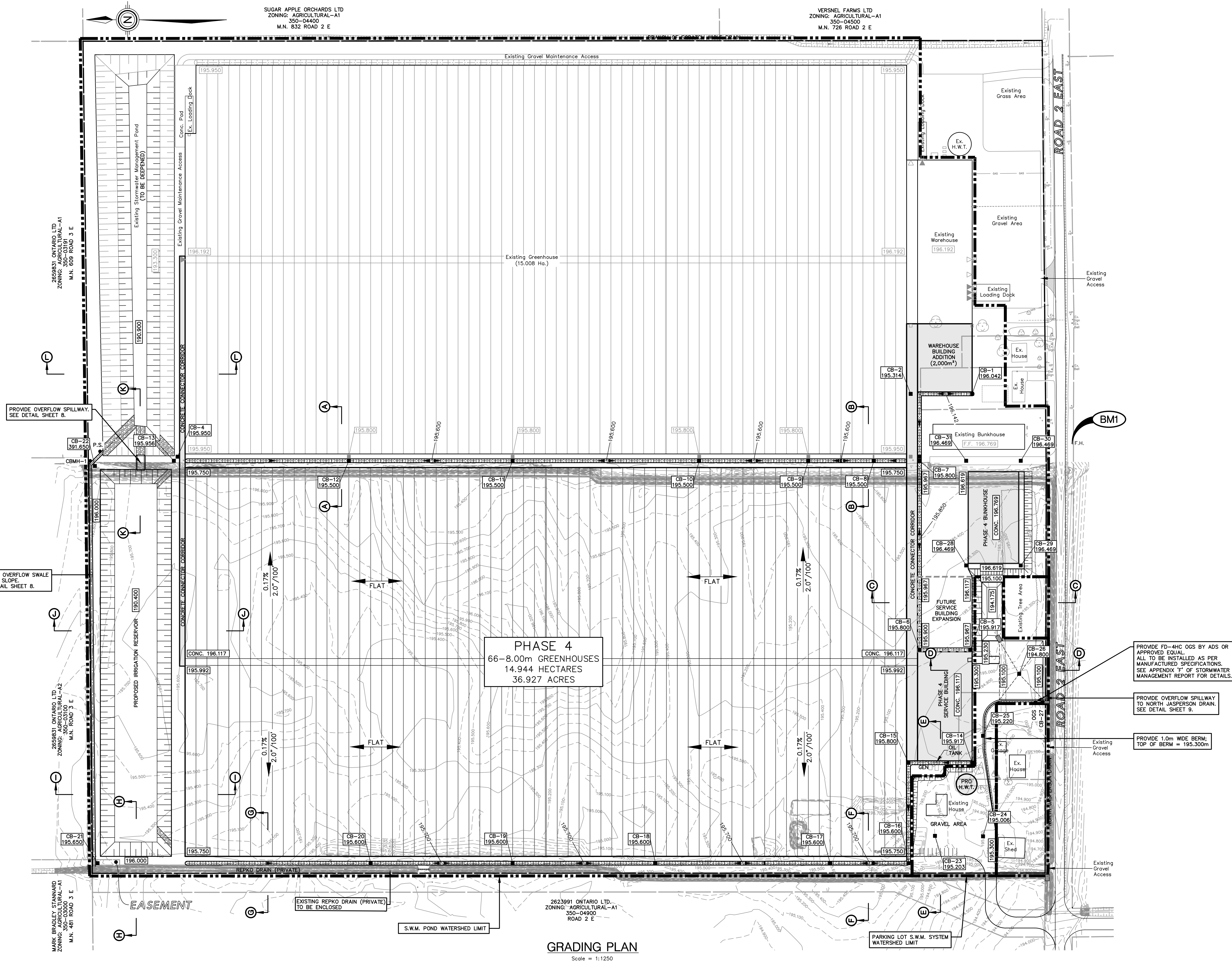
PHASE 4 GREENHOUSES

SHEET TITLE:

OVERALL SITE PLAN

100mm
80mm
60mm
40mm
20mm
0

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 7. ALL POND SLOPES TO BE NO STEEPER THAN 4(Hor.) TO 1(Ver.) 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.
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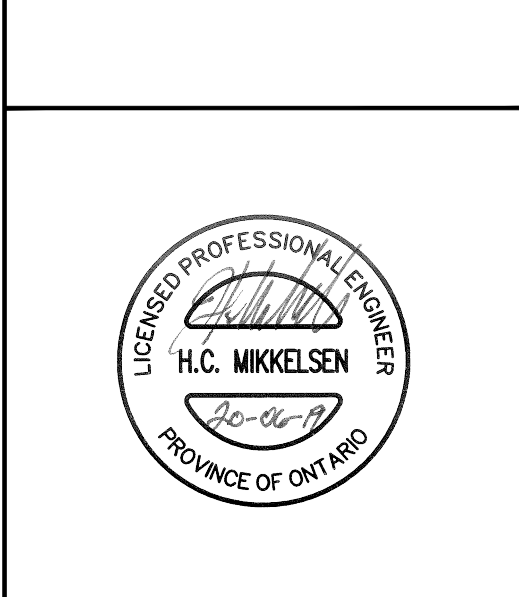
BENCHMARKS

1. TOP NUT OF FIRE HYDRANT ON SOUTH SIDE OF ROAD 2 EAST, NEAR WEST CORNER OF PROPERTY.

ELEV. = 196.686m

S.W.M. REPORT	W.L.L.	19 JUNE 2020
ISSUED FOR:	BY	DATE
REVISIONS		

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



BOEM BERRY
FARMS INC.

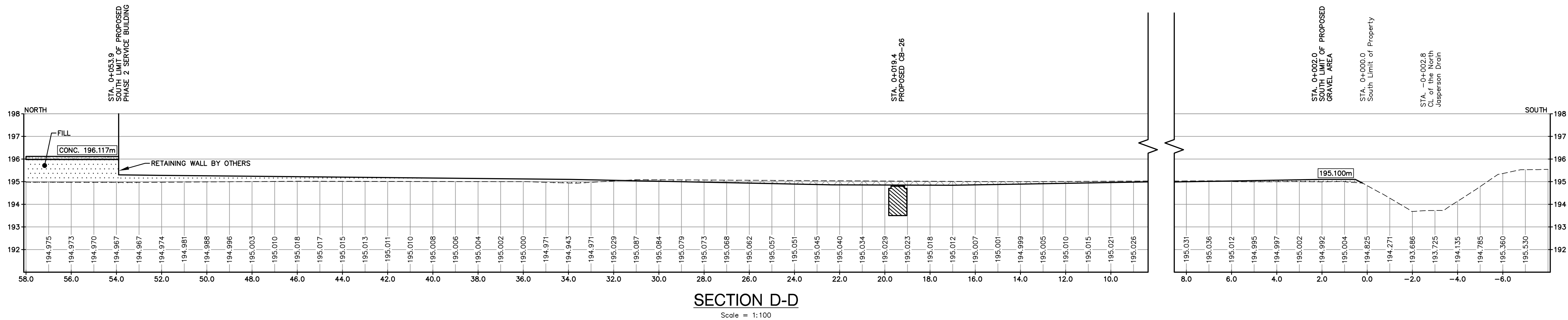
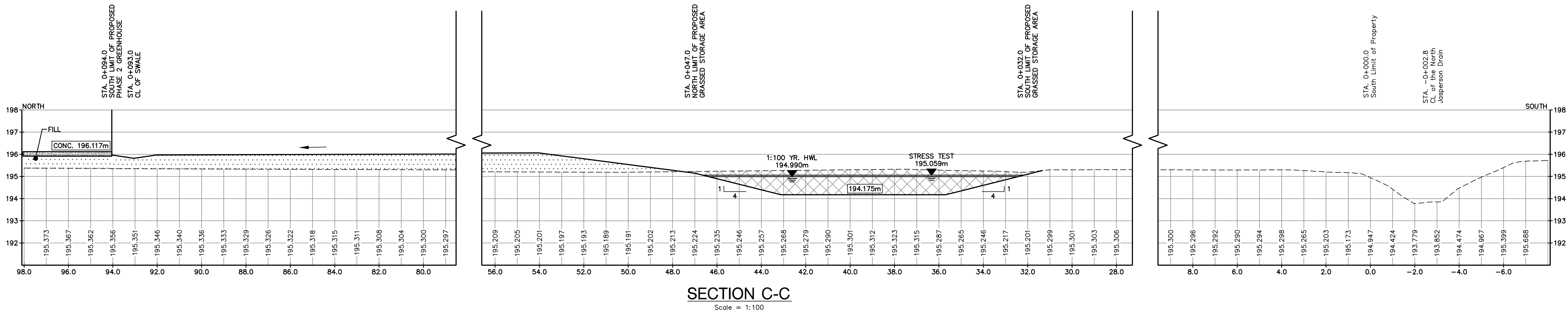
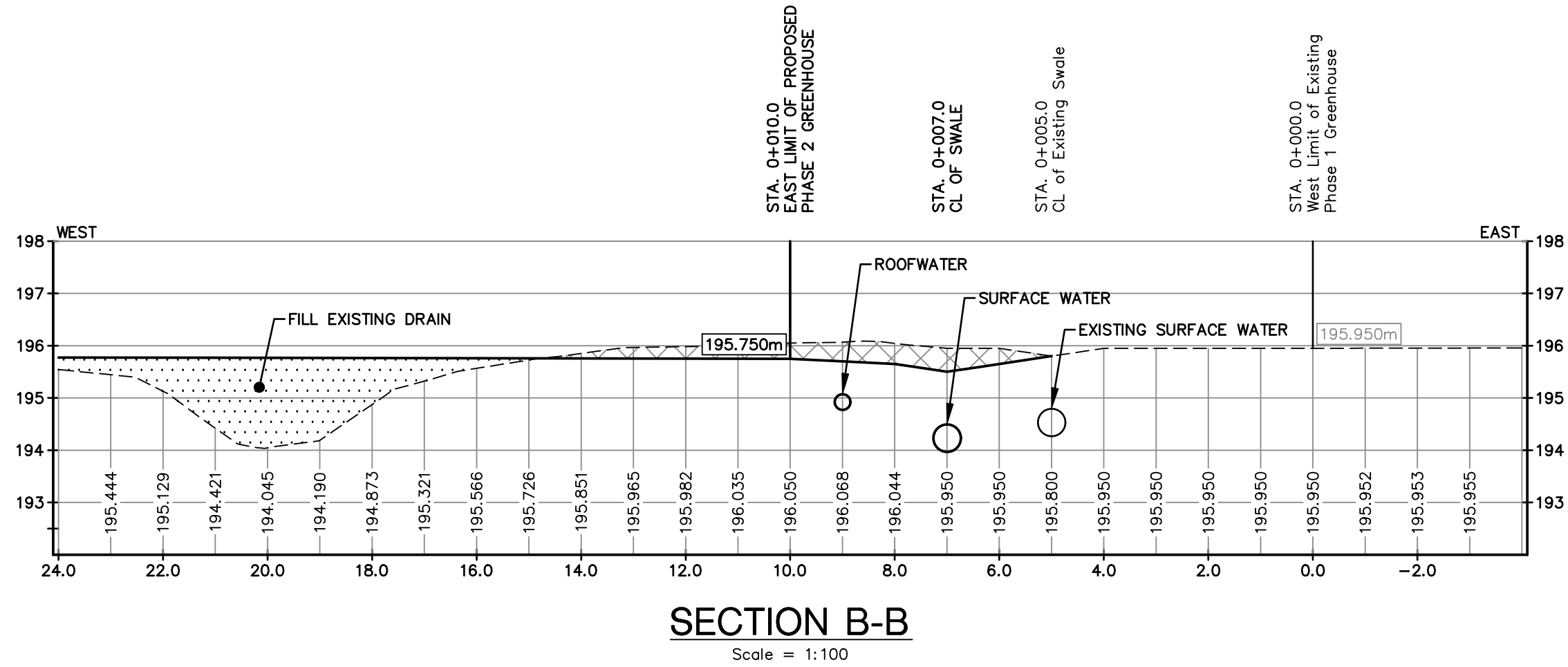
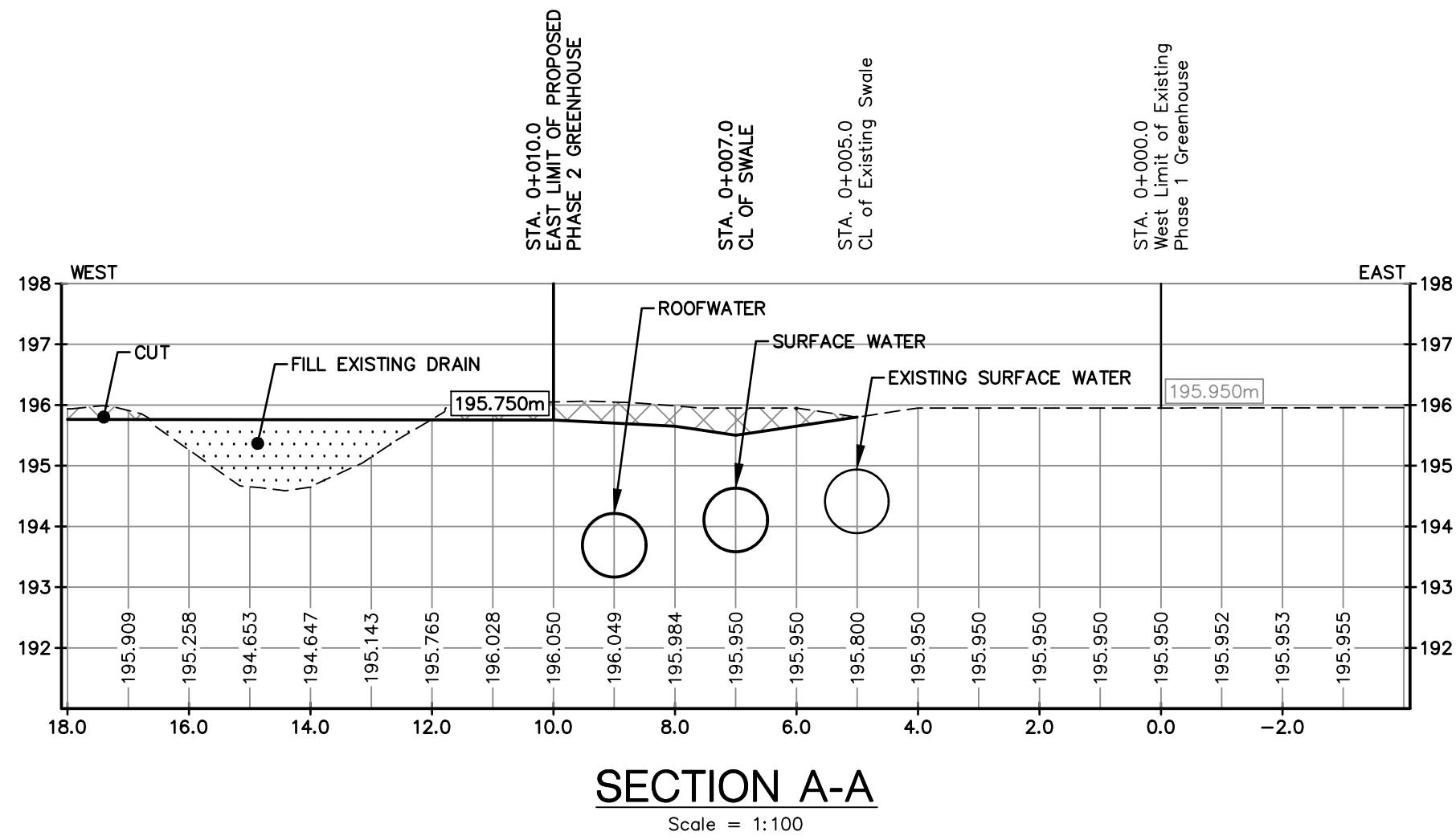
PHASE 4
GREENHOUSES

542 ROAD 2 EAST,
KINGSVILLE, ONTARIO

SHEET TITLE:

GRADING PLAN

DESIGNED BY:	H.C.M.	DATE:	JAN. 23, 2020
DRAWN BY:	J.H.	SCALE:	AS SHOWN
SHEET No.:	3	OF:	12
PROJECT No.:	E19-118		



- NOTES:
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ELEV. = 196.686m

S.W.M. REPORT	W.L.L.	19 JUNE 2020
OWNER REVIEW	W.L.L.	21 APR. 2020
ISSUED FOR:	BY	DATE
REVISIONS		

N. J. Peralta
Engineering Ltd.
Consulting Engineers

Kingsville Ontario



BOEM BERRY
FARMS INC.

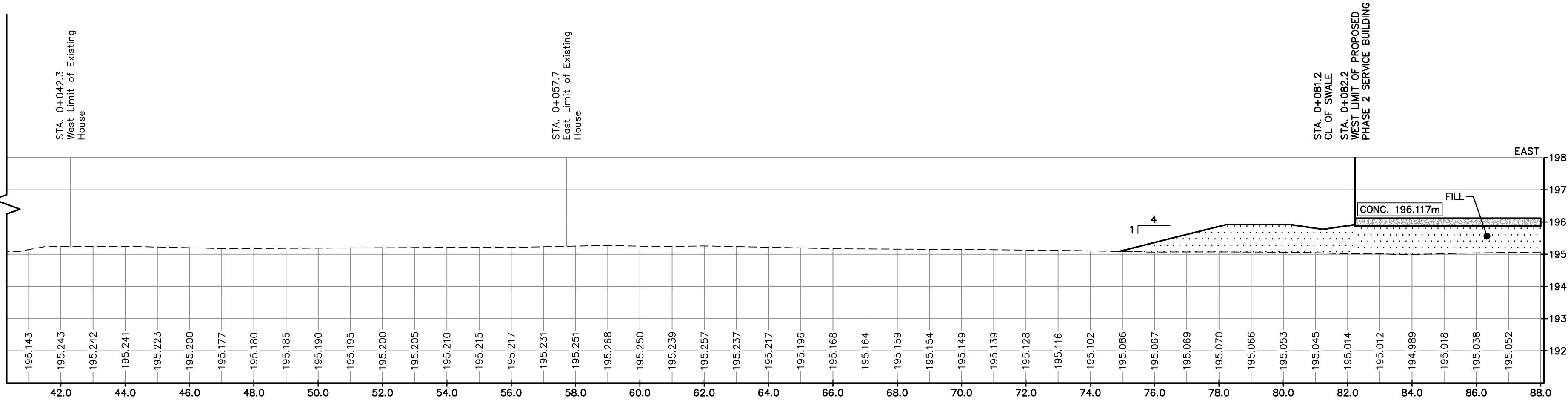
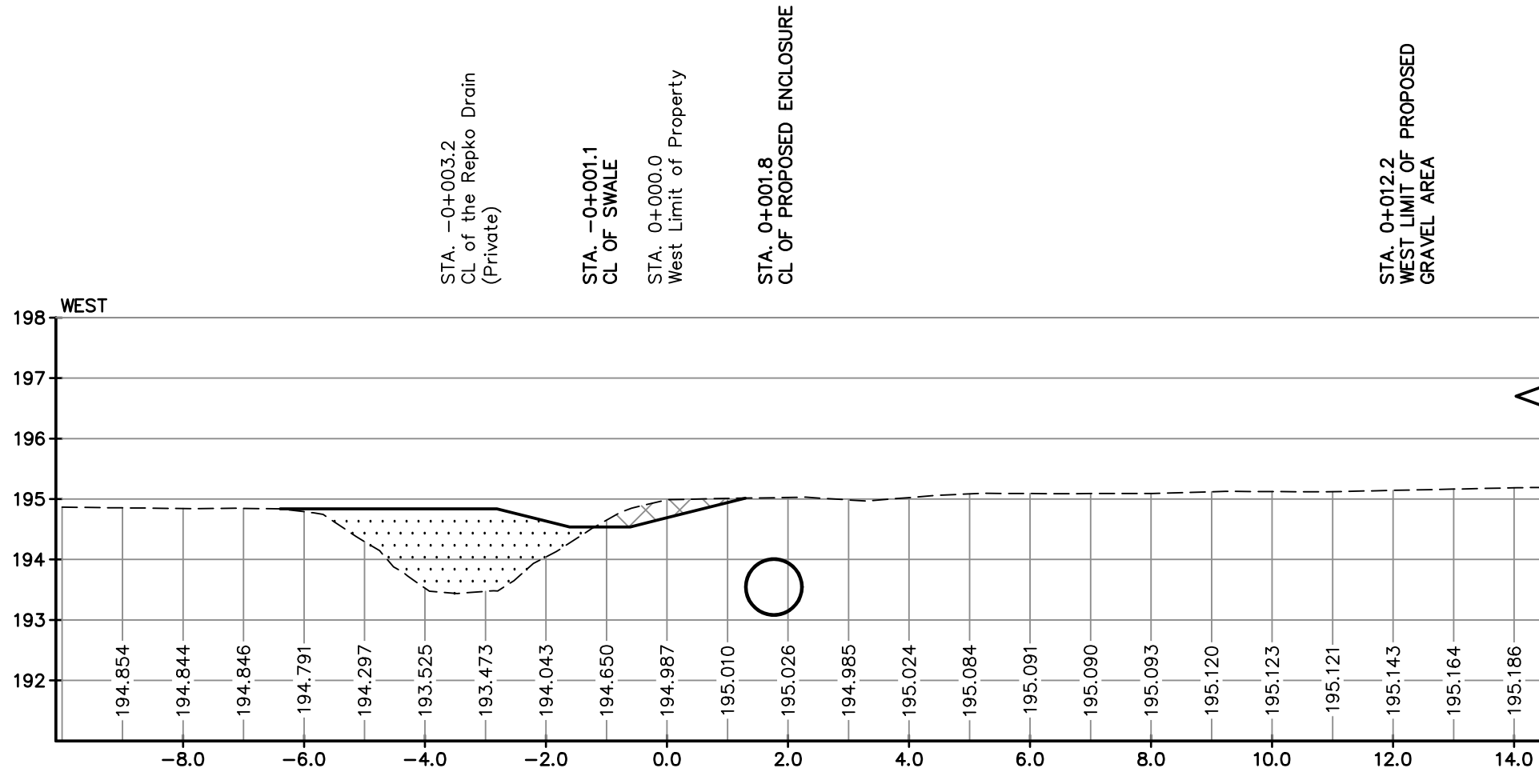
PHASE 4
GREENHOUSES

542 ROAD 2 EAST,
KINGSVILLE, ONTARIO

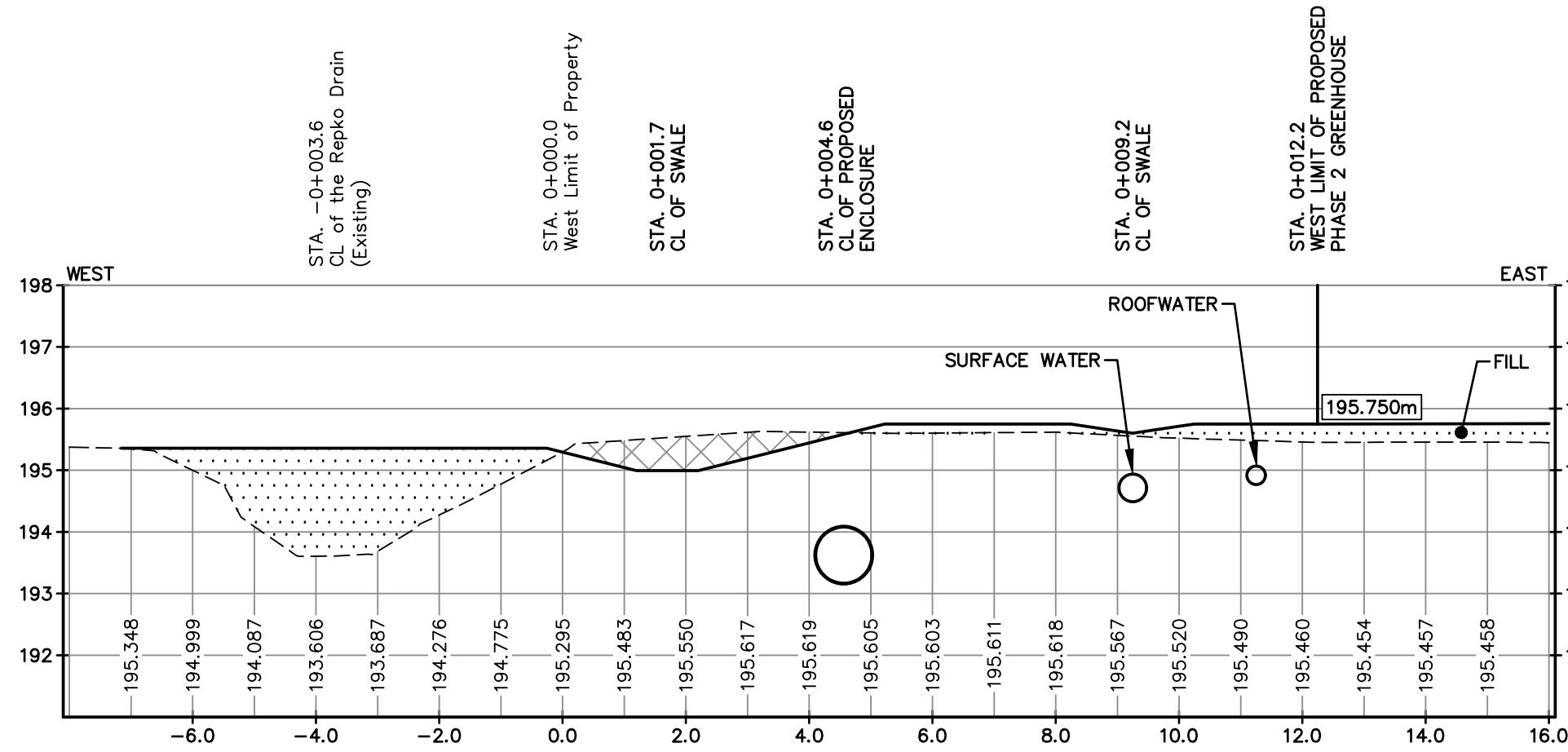
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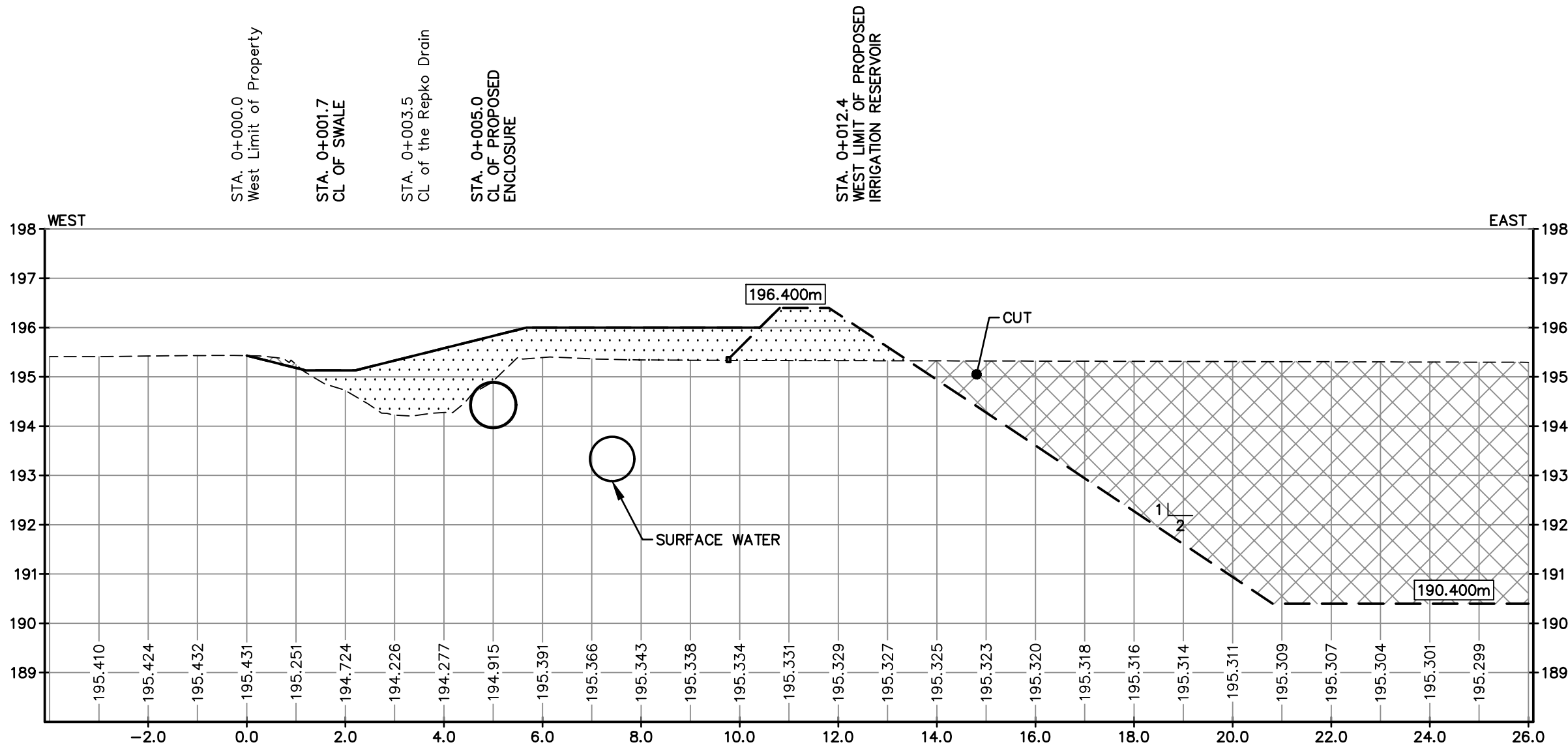
DESIGNED BY:	H.C.M.	DATE:	JAN. 23, 2020
DRAWN BY:	J.H.	SCALE:	AS SHOWN
SHEET No.:	5	OF:	12
PROJECT No.:	E19-118		



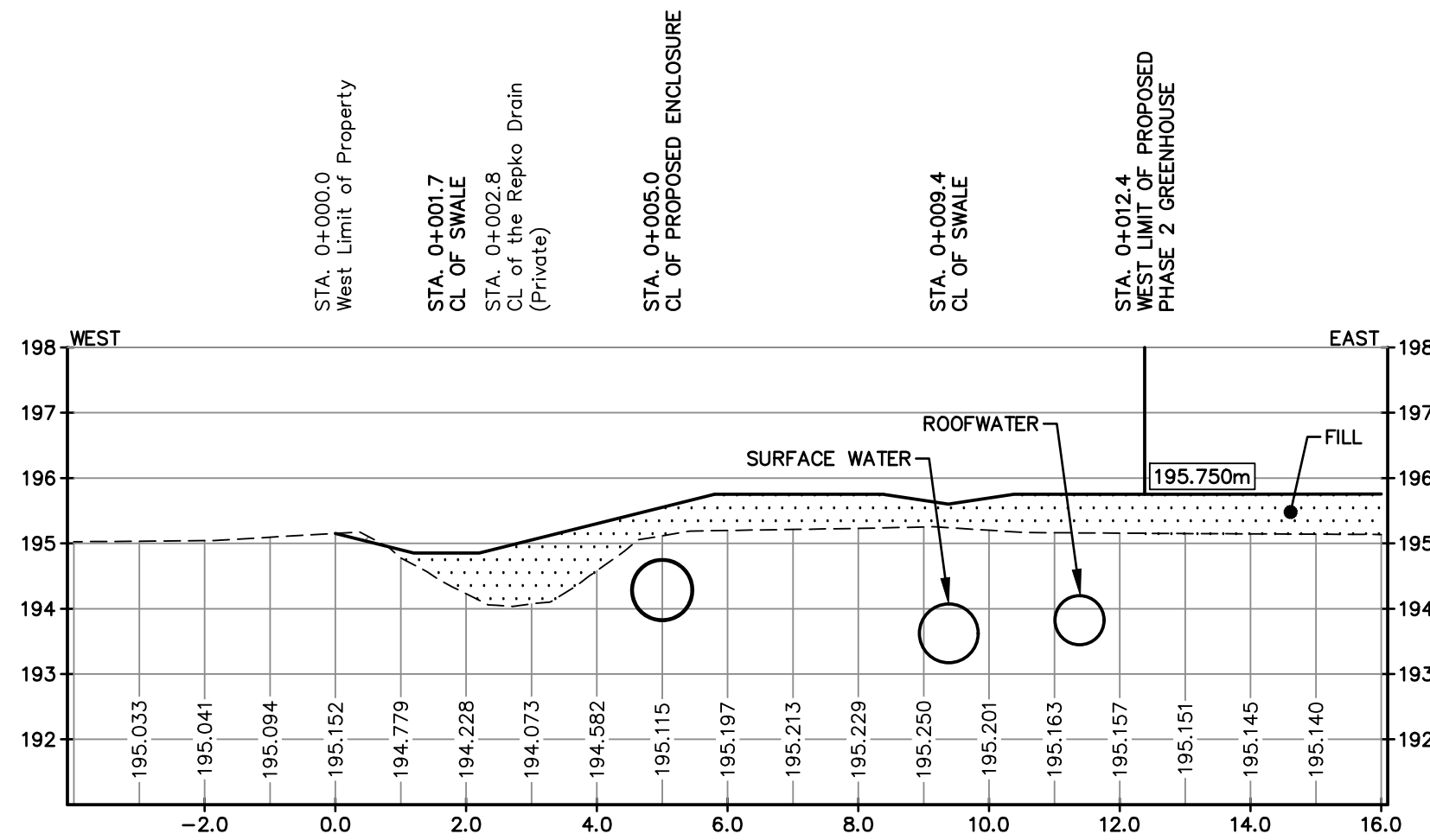
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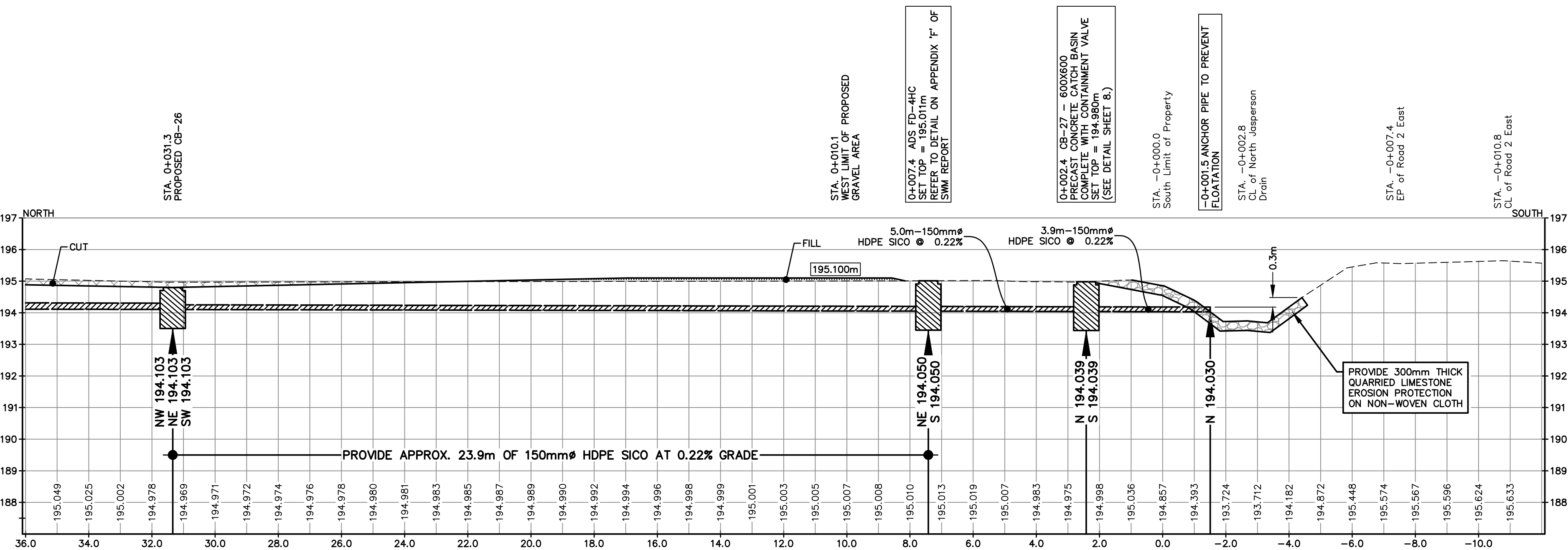
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SECTION H-H
Scale = 1:100



SECTION G-G
Scale = 1:100



PARKING AREA OUTLET TO NORTH JASPERSON DRAIN
Scale = 1:100

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BENCHMARKS

1. TOP NUT OF FIRE HYDRANT ON SOUTH SIDE OF ROAD 2 EAST, NEAR WEST CORNER OF PROPERTY.
ELEV. = 196.686m

S.W.M. REPORT	W.L.L.	19 JUNE 2020
OWNER REVIEW	W.L.L.	21 APR. 2020
ISSUED FOR:	BY	DATE

REVISIONS

N. J. Peralta
Engineering Ltd.
Consulting Engineers

Kingsville Ontario



BOEM BERRY
FARMS INC.

PHASE 4
GREENHOUSES

542 ROAD 2 EAST,
KINGSVILLE, ONTARIO

SHEET TITLE:

SECTIONS

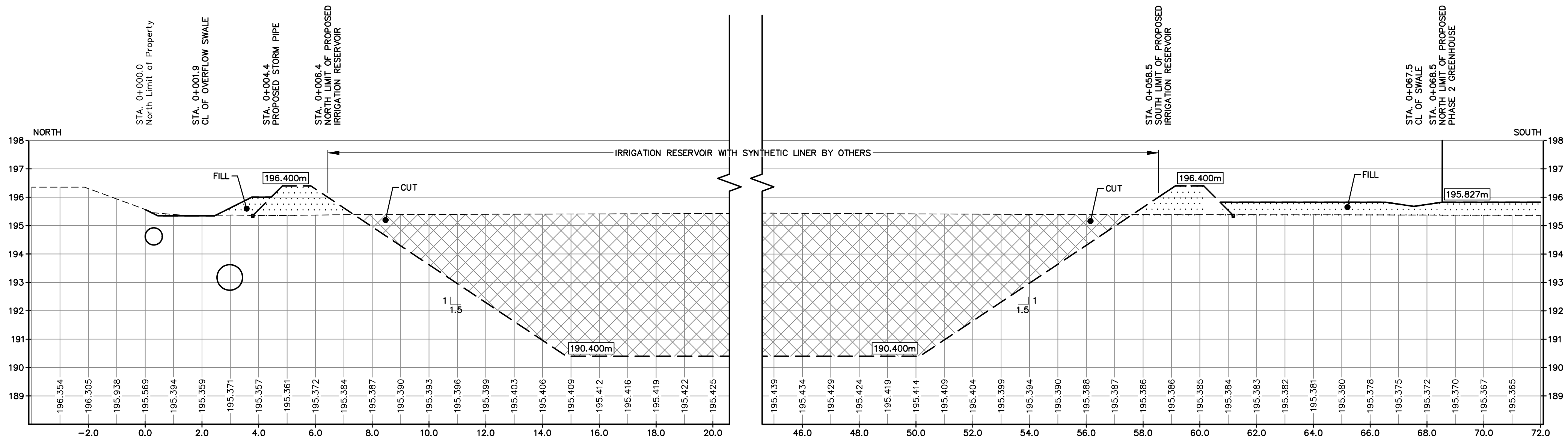
DESIGNED BY: H.C.M. DATE: JAN. 23, 2020

DRAWN BY: J.H. SCALE: AS SHOWN

SHEET No.: 6 OF: 12

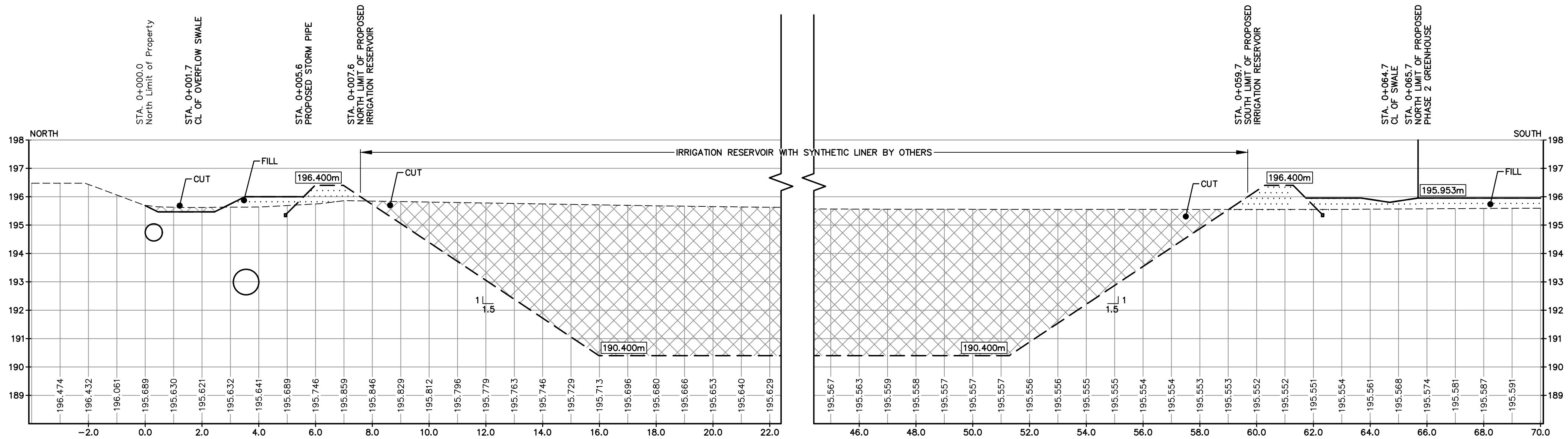
PROJECT No.: E19-118

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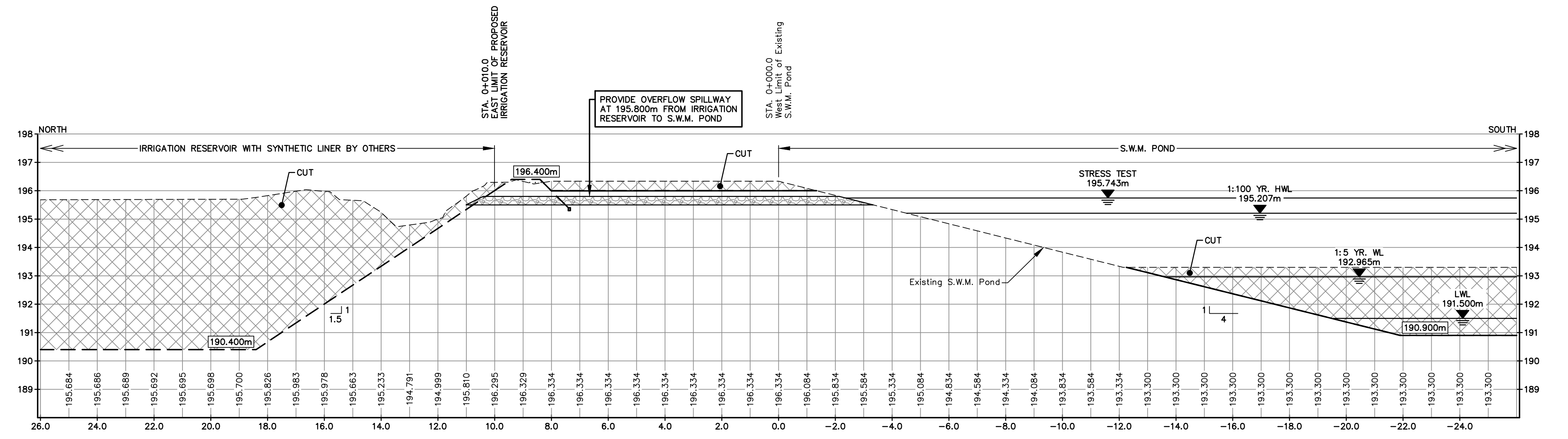
SECTION I-I

Scale = 1:100



SECTION J-J

Scale = 1:100



SECTION K-K

Scale = 1:100

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Engineering Ltd.

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Kingsville

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BOEM BERRY
FARMS INC.

PHASE 4
GREENHOUSES

542 ROAD 2 EAST,
KINGSVILLE, ONTARIO

SHEET TITLE:

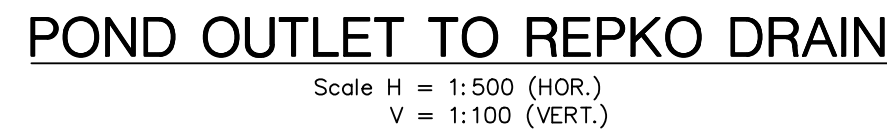
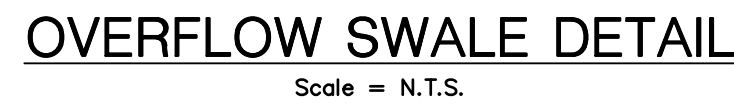
SECTIONS

DESIGNED BY: H.C.M. DATE: JAN. 23, 2020

DRAWN BY: J.H. SCALE: AS SHOWN

SHEET No.: 7 OF: 12

PROJECT No.: E19-118



- ## BENCHMARKS

1. TOP NUT OF FIRE HYDRANT ON SOUTH SIDE OF ROAD 2 EAST, NEAR WEST CORNER OF PROPERTY.

ELEV. = 196.686m

REVISI

N. J. Peralta
Engineering Ltd.
Consulting Engineers

Kingsville

Ontario



PHASE 4 GREENHOUSES

542 ROAD 2 EAST,
KINGSVILLE, ONTARIO

SHEET TITLE:

SECTIONS AND DETAILS

DESIGNED BY:
H.C.M

DATE: JAN. 23, 2020

DRAWN BY: J.H.

SCALE:
AS SHOWN

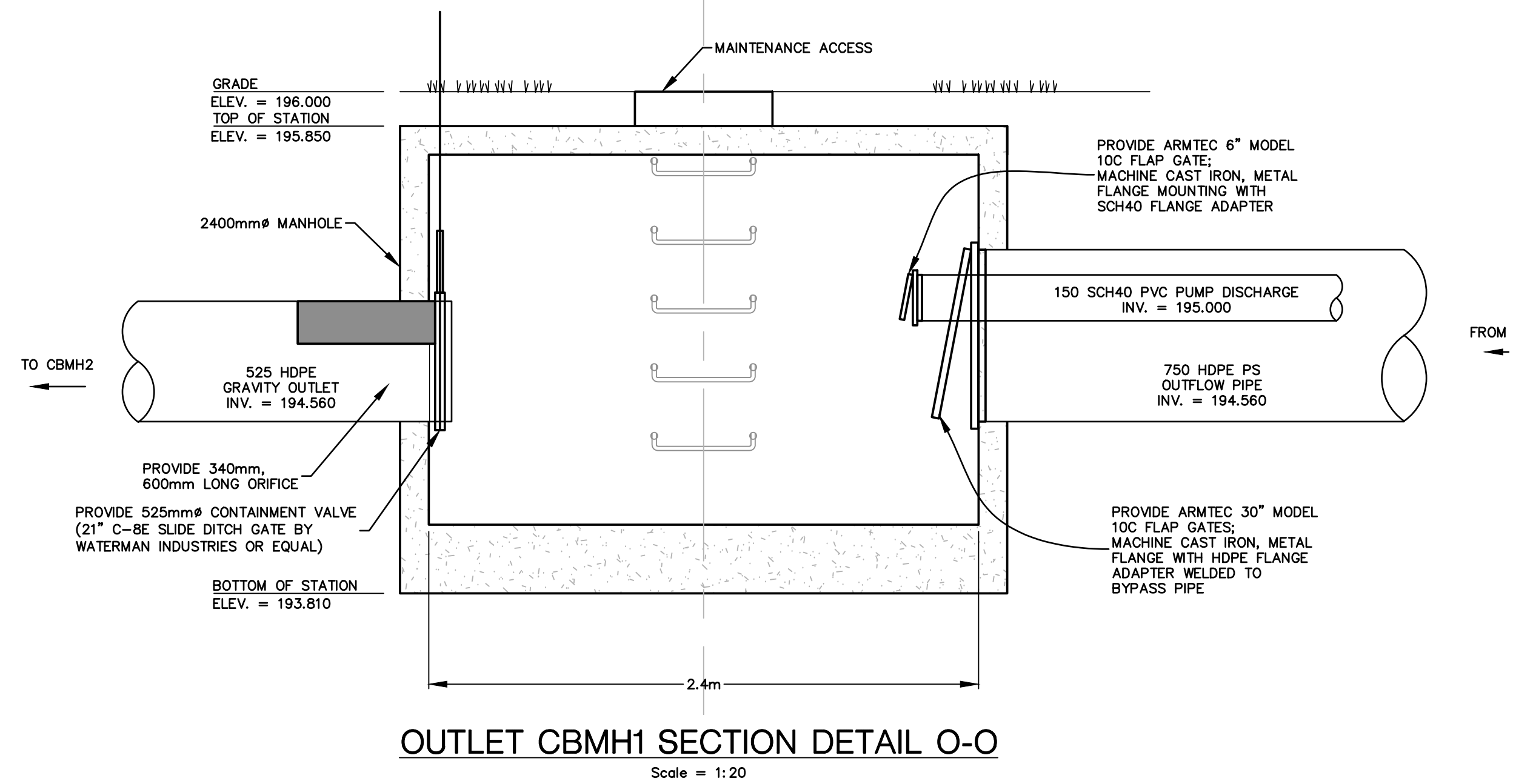
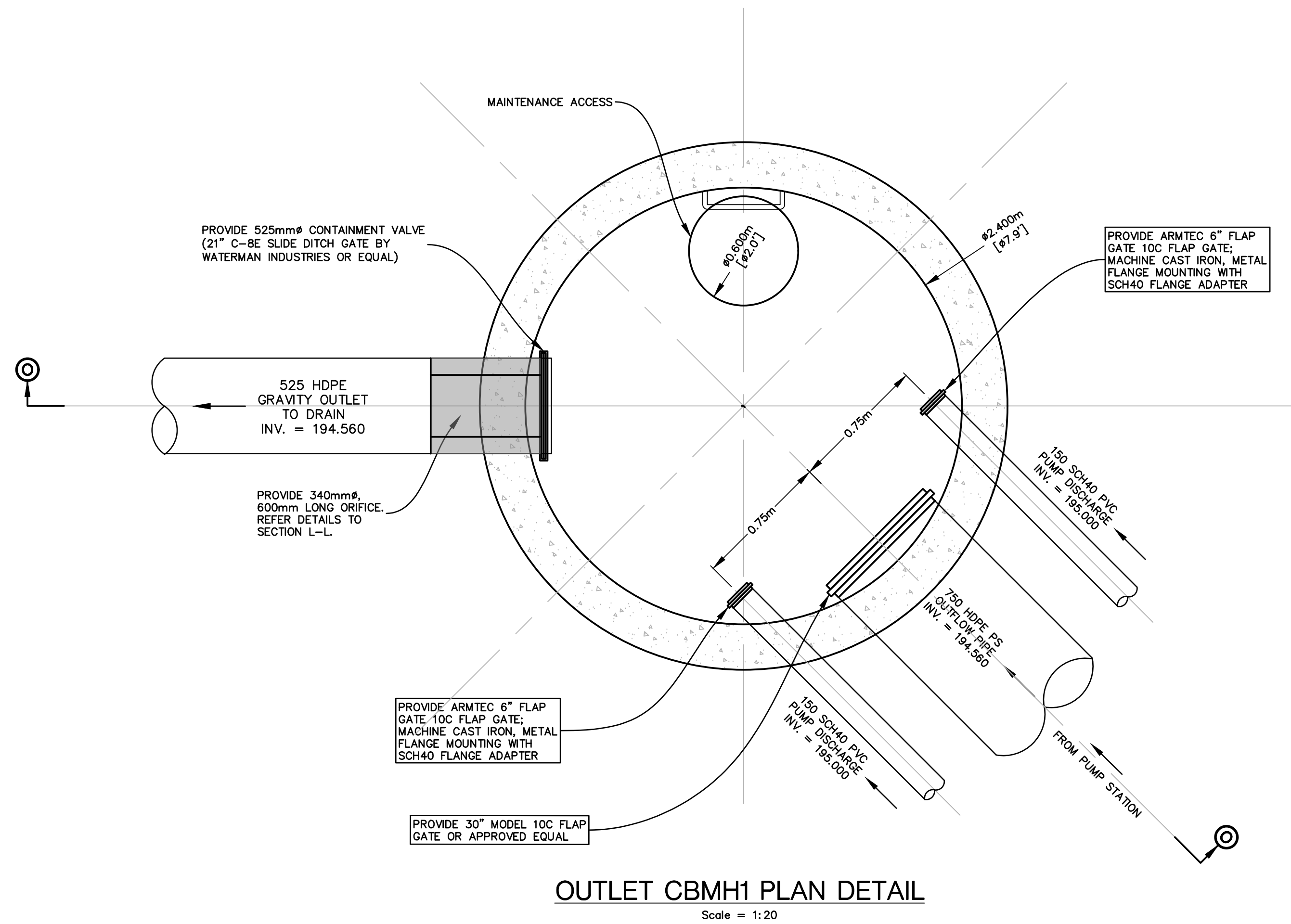
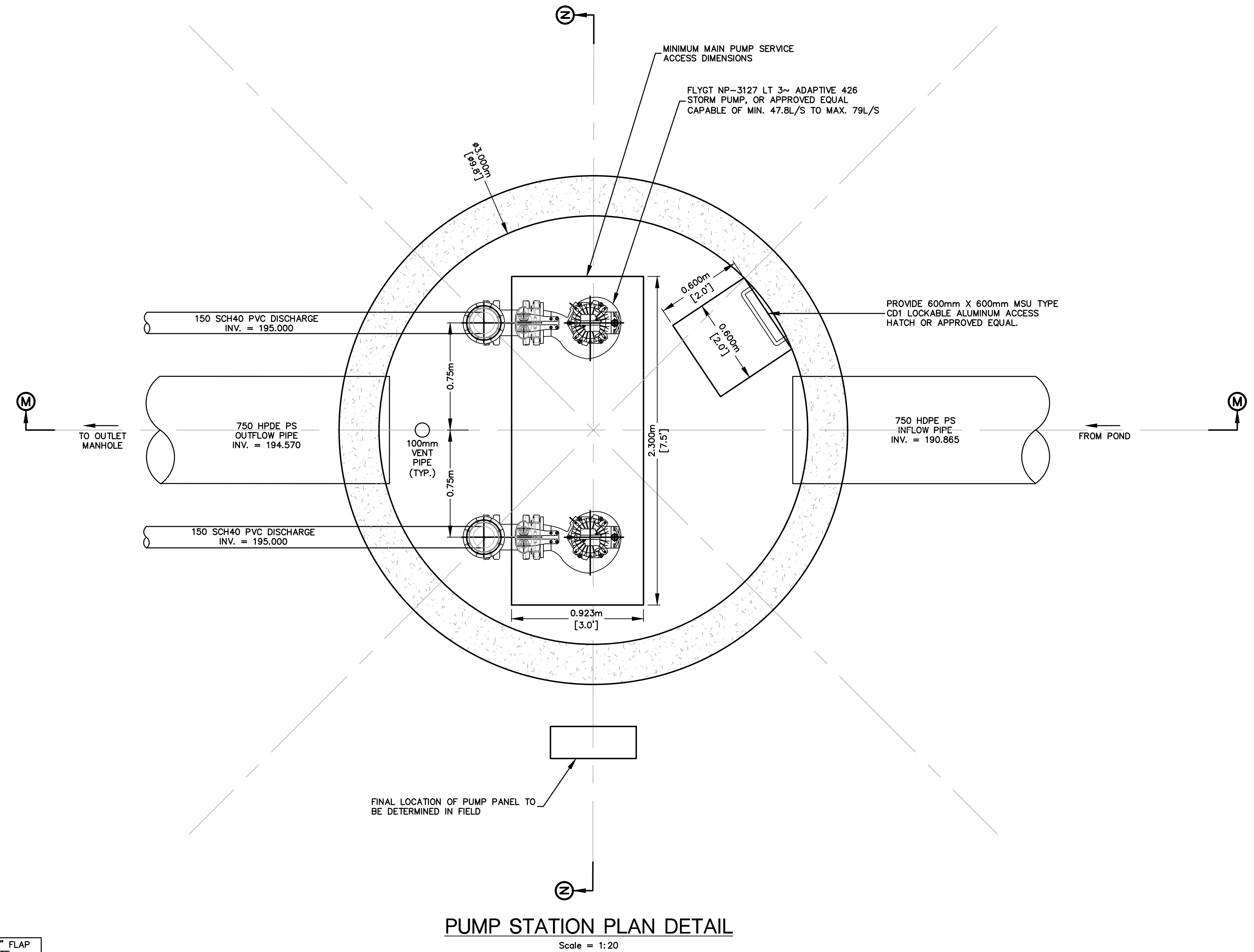
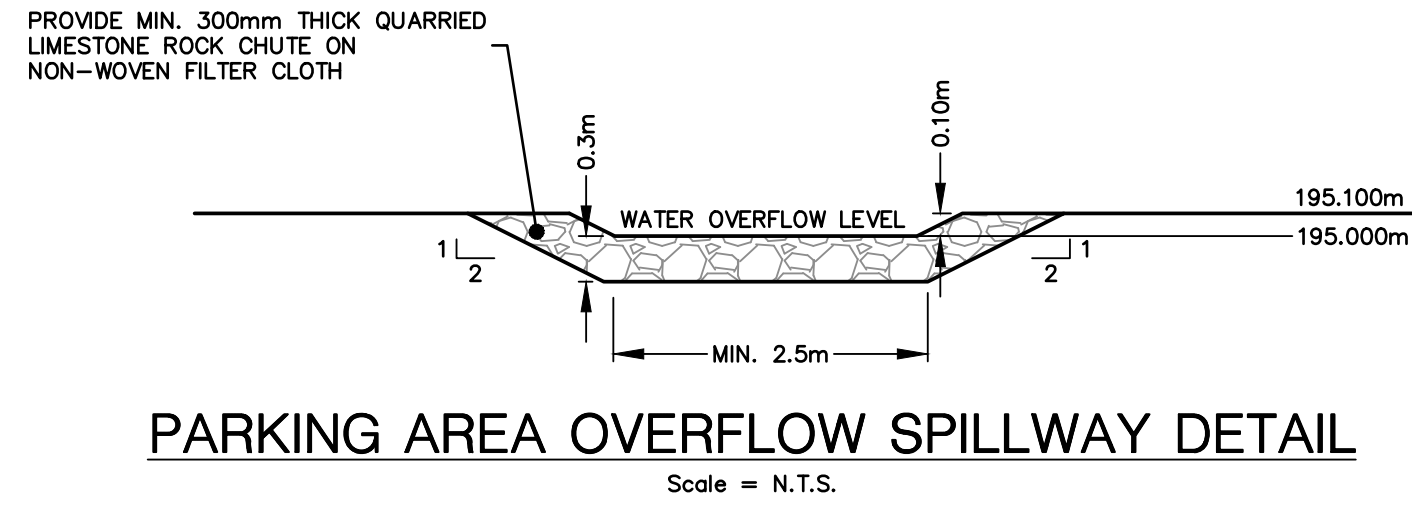
SHEET No.:

OF:

12

PROJECT No.:

E19-118



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BENCHMARKS

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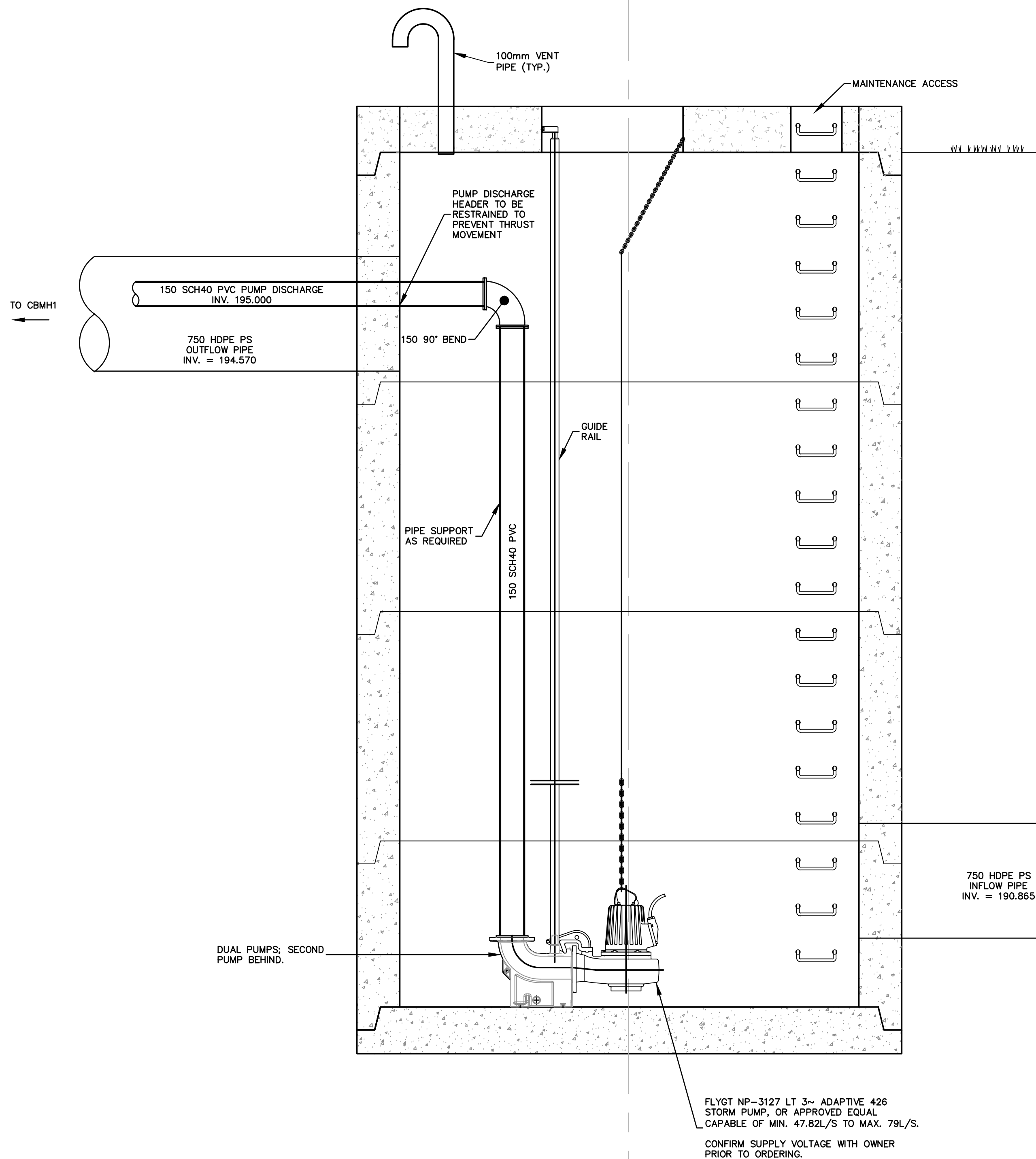
PHASE 4
GREENHOUSES

542 ROAD 2 EAST,
KINGSVILLE, ONTARIO

SHEET TITLE:

DETAILS

DESIGNED BY:	H.C.M.	DATE:	JAN. 23, 2020
DRAWN BY:	J.H.	SCALE:	AS SHOWN
SHEET No.:	9	OF:	12
PROJECT No.:	E19-118		

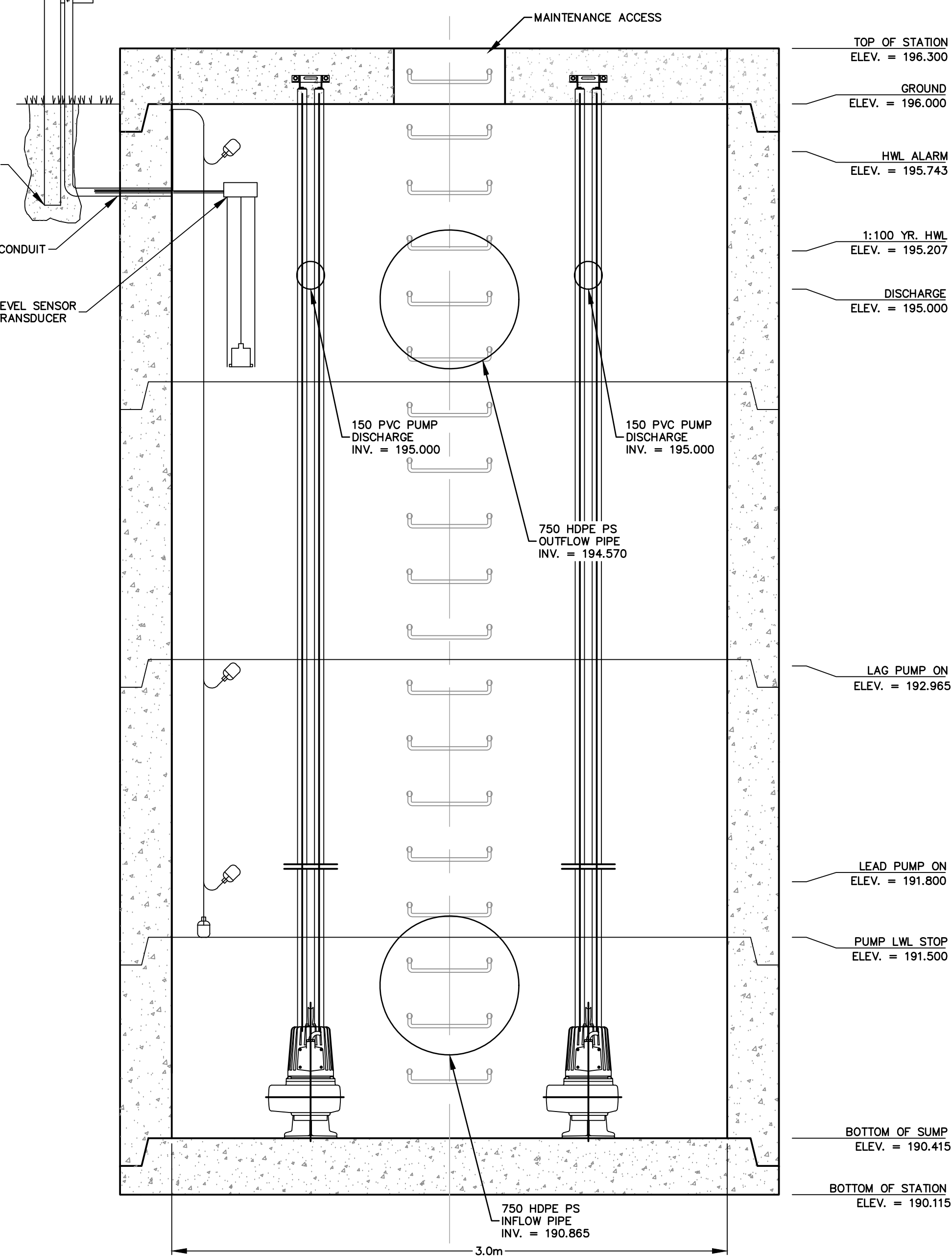


PUMP STATION SECTION DETAIL M-M

Scale = 1:20

DUPLEX CONTROL PANEL IN STAINLESS STEEL ENCLOSURE.

1. HWL ALARM AND LIGHT, WITH CONNECTION TO GREENHOUSE AND ALARM MONITORING SYSTEM.
2. CONNECT TO EMERGENCY BACKUP POWER CIRCUIT.
3. COMPLETE WITH PUMP RUNTIME HOUR METER.
4. ALTERNATING LEAD/LAG PUMP OPERATION.



PUMP STATION SECTION DETAIL N-N

Scale = 1:20

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, Z, DENOTES APPROXIMATE PROPOSED TOP ELEVATION.
6. APPROXIMATE PROPOSED SWALE GRADES.
7. ALL POND SIDESLOPES TO BE NO STEEPER THAN 4(Hor.) TO 1(Ver.) UNLESS OTHERWISE NOTED.
8. PLACE MIN. 4" (100mm) 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 196.000m.
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 JUNE 19th, 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 'G' OF THE STORMWATER MANAGEMENT REPORT.
17. CATCH BASINS WITHIN PARKING LOTS AND TRAVELED AREAS TO BE PRECAST CONCRETE WITH CAST IRON FRAME AND GRATE, OR EQUIVALENT.

BENCHMARKS

1. TOP NUT OF FIRE HYDRANT ON SOUTH SIDE OF ROAD 2 EAST, NEAR WEST CORNER OF PROPERTY.

ELEV. = 196.686m

S.W.M. REPORT	W.L.L.	19 JUNE 2020
OWNER REVIEW	W.L.L.	21 APR. 2020
ISSUED FOR:	BY	DATE

REVISIONS

N. J. Peralta
Engineering Ltd.

Consulting Engineers

Kingsville

Ontario



BOEM BERRY
FARMS INC.

PHASE 4
GREENHOUSES

542 ROAD 2 EAST,
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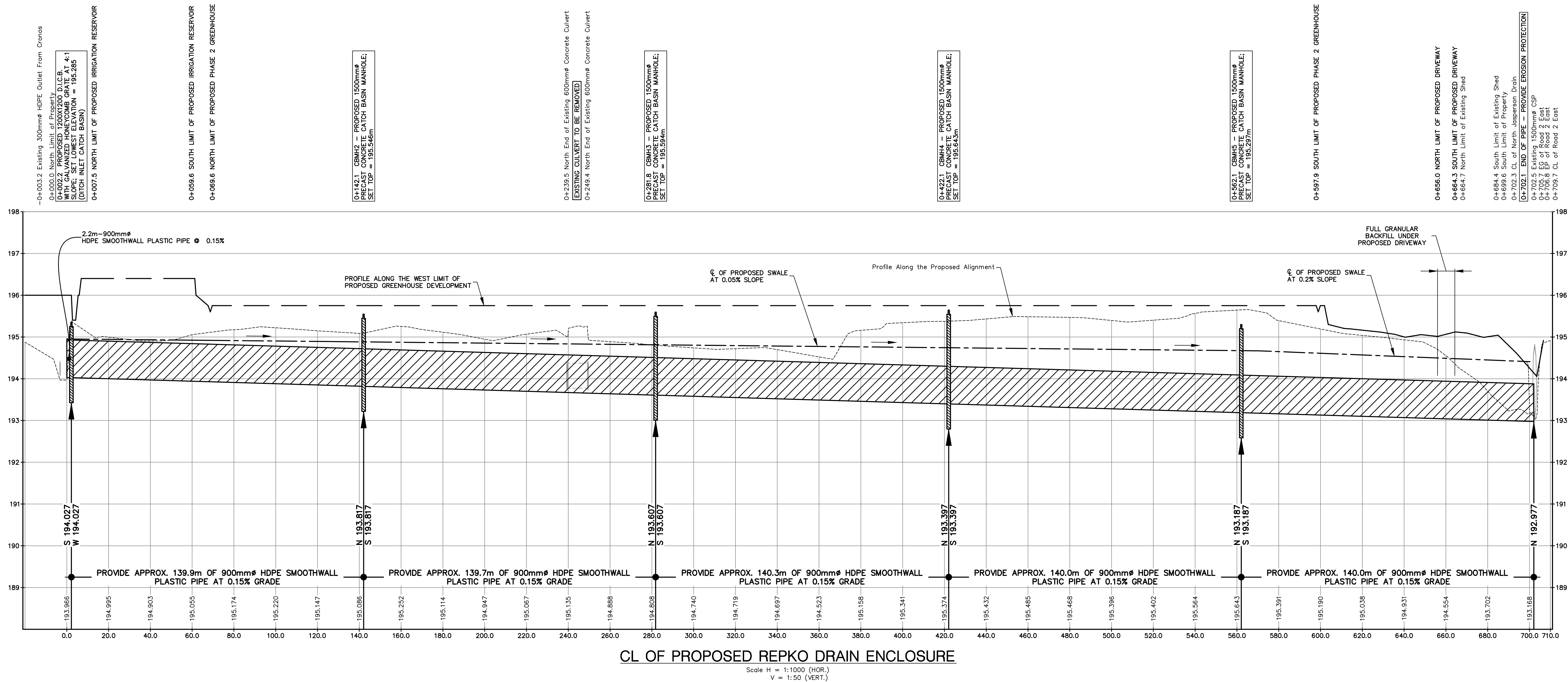
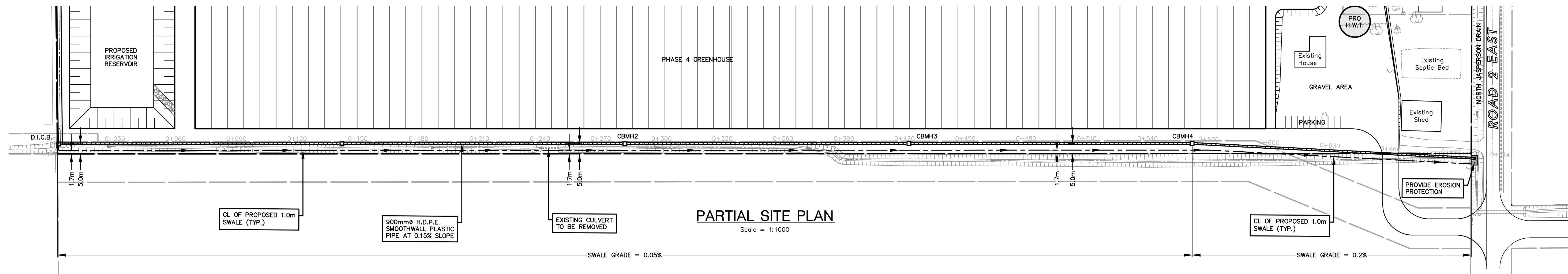
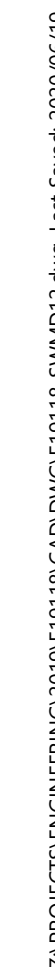
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DESIGNED BY: H.C.M. DATE: JAN. 23, 2020

DRAWN BY: J.H. SCALE: AS SHOWN

SHEET No.: 10 OF: 12

PROJECT No.: E19-118



- NOTES:**
1. THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING ARE NOT GUARANTEED BY THE OWNER OR R. N. J. PERALTA ENGINEERING LTD. OWNERS UTILITIES MAY BE DIFFERENT FROM THE UTILITIES SHOWN AND/OR SIZE AND/OR LOCATION SHOWN.
 2. ALL DIMENSIONS AND ELEVATIONS SHOWN IN METERS UNLESS OTHERWISE SPECIFIED.
 3. SITE GRADING, STORM DRAINAGE, AND DETENTION DESIGN ARE BASED ON THE SITE DATA FURNISHED BY THE OWNER. THE OWNER, ADEQUACY OF SITE PLAN AND LAYOUT AND 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 Rb-93.
 6. ALL PARKING LIGHTS TO BE DARK SKY COMPLIANT.

BENCHMARKS

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FARMS INC.**

PHASE 4 GREENHOUSES

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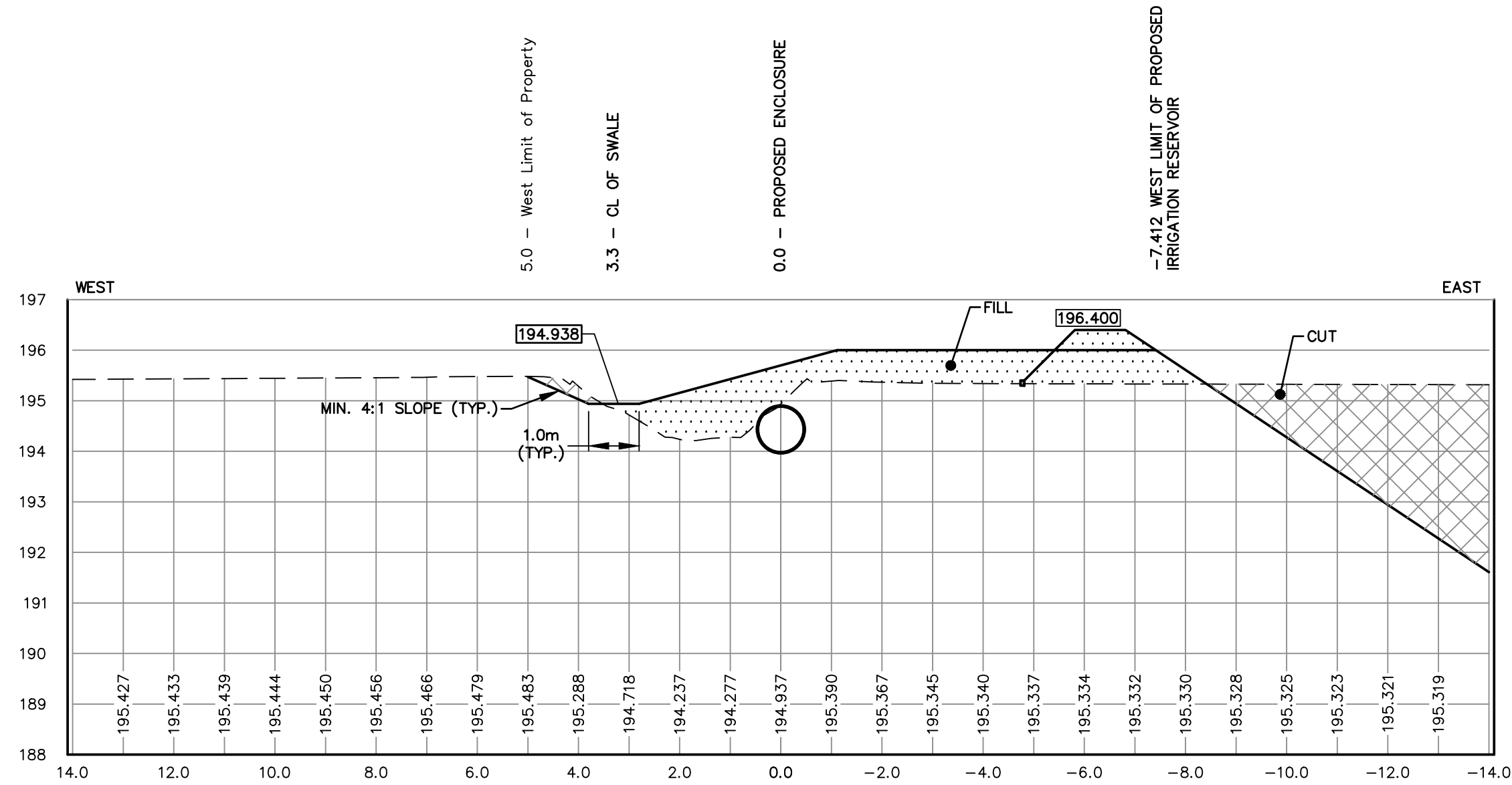
PLAN AND PROFILE
DRAIN ENCLOSURE

DESIGNED BY: H.C.M.	DATE: JAN. 23, 2020
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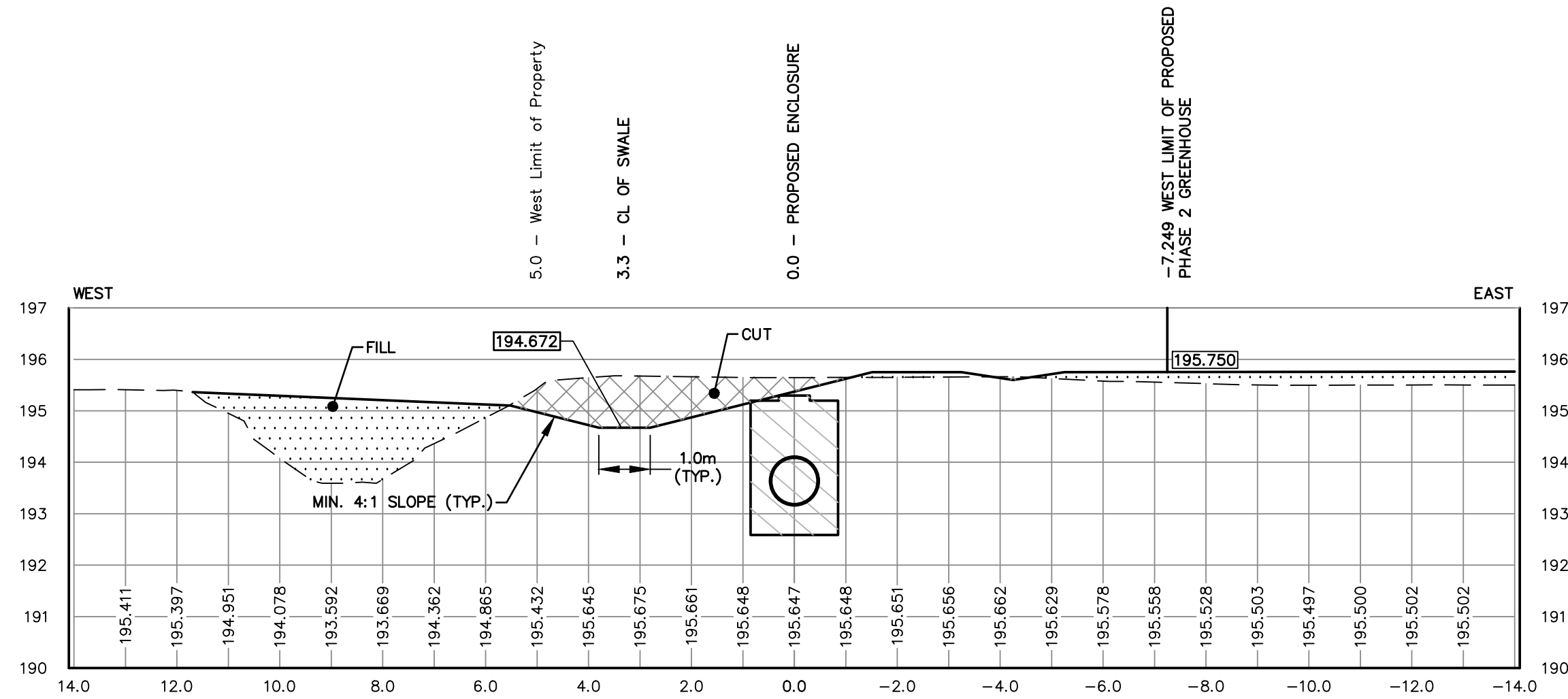
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11	12

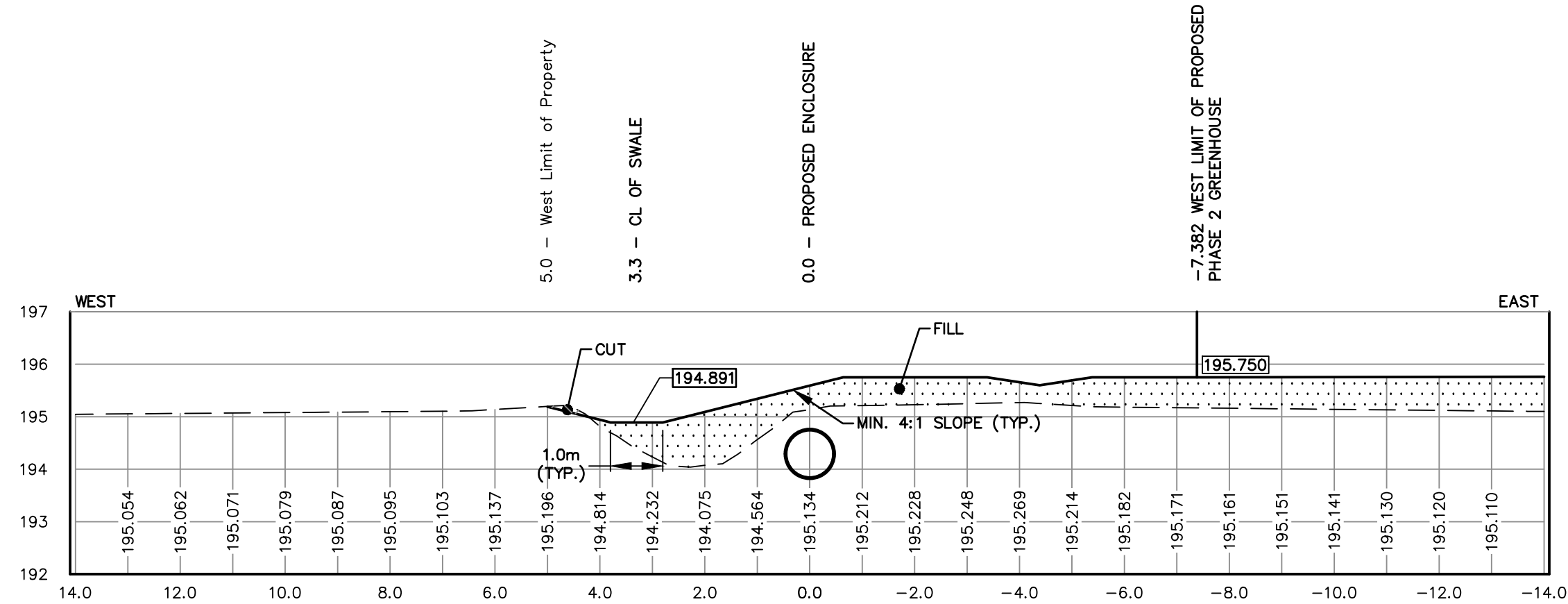
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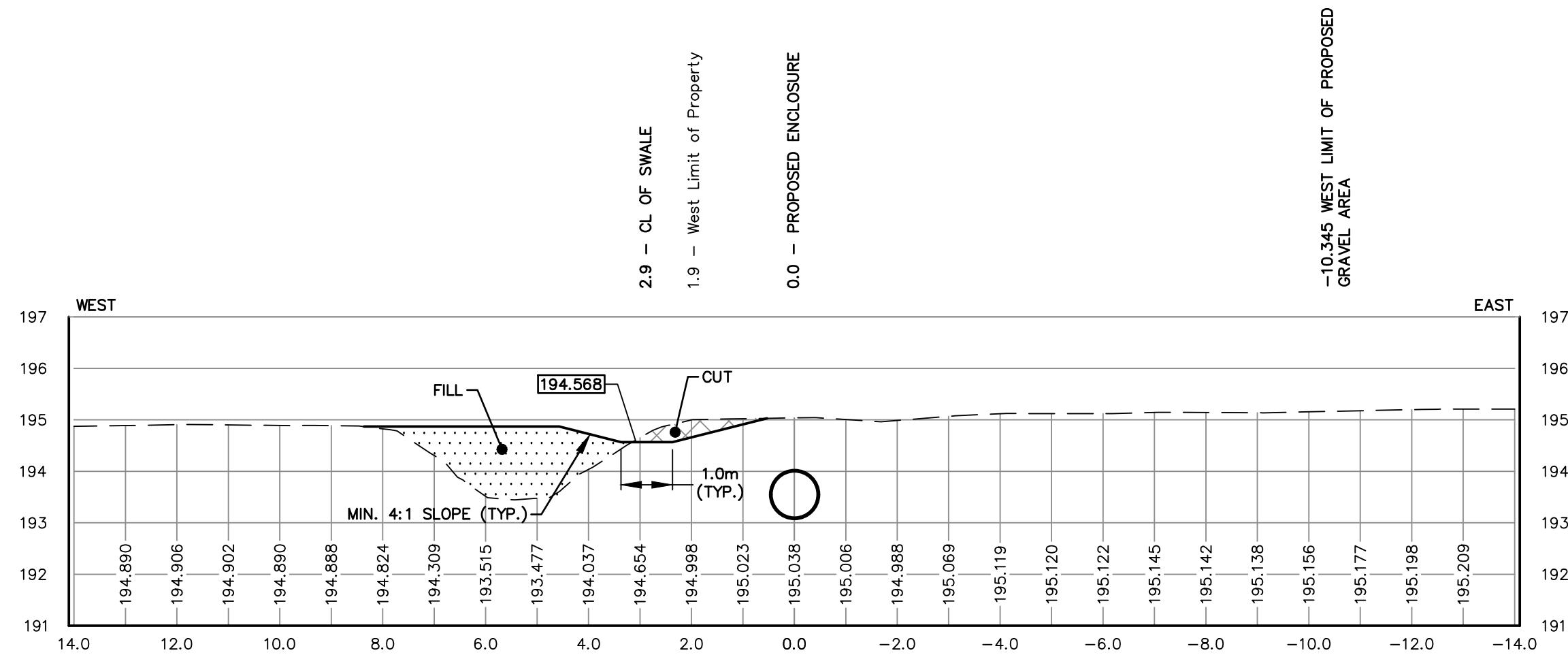
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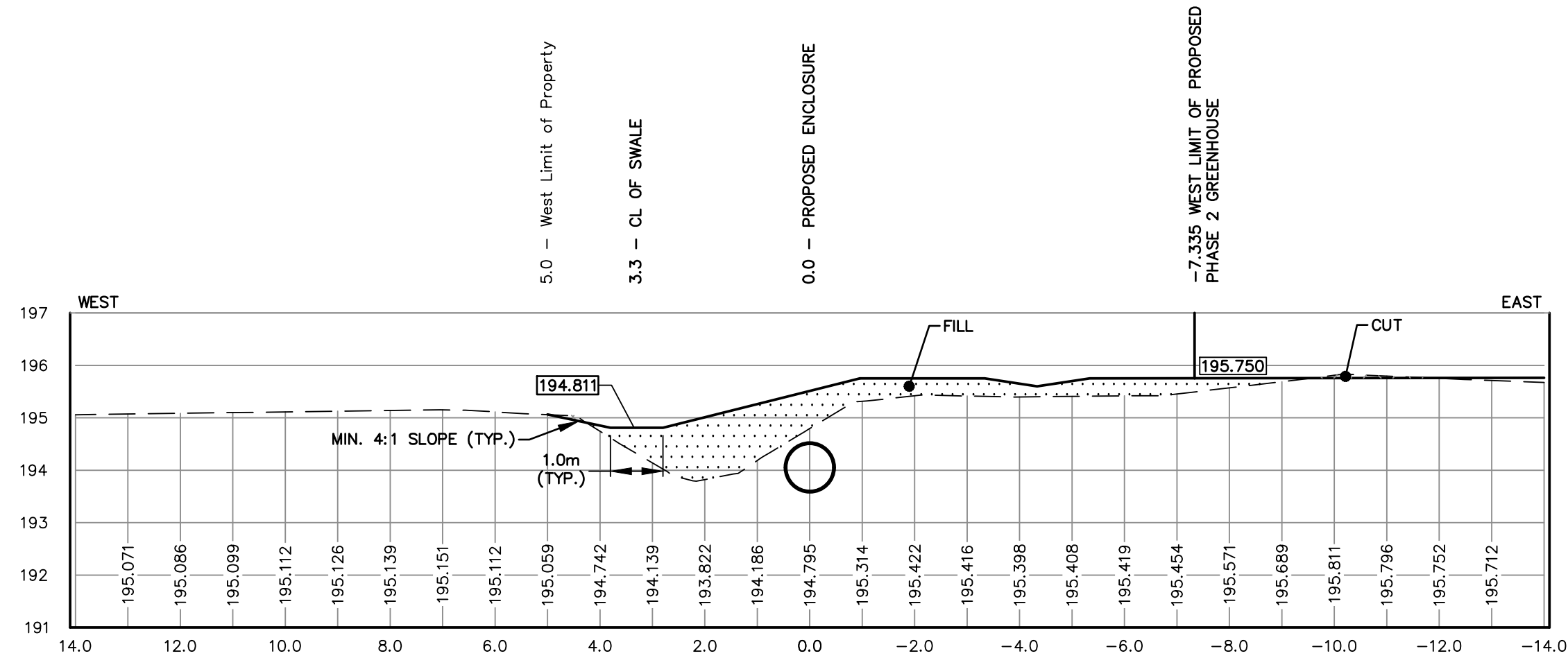
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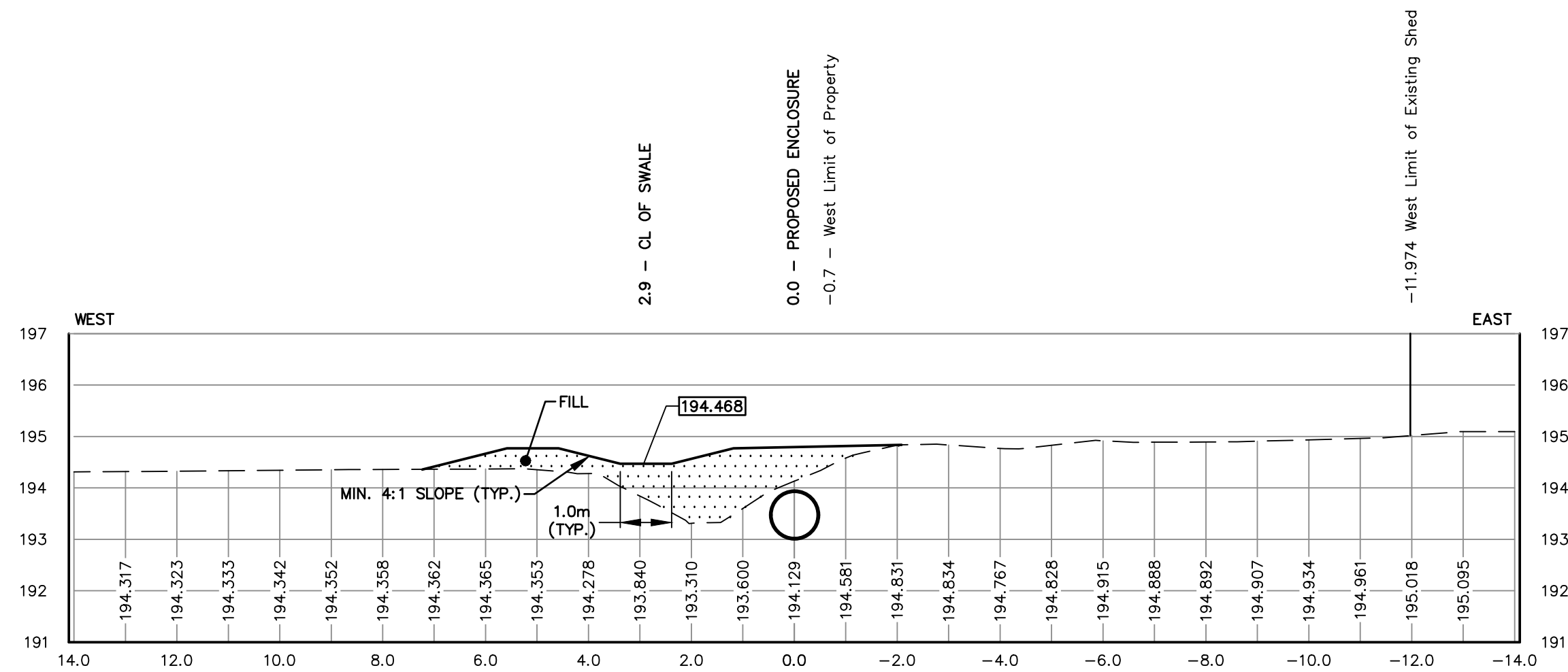
STA. 0+124



STA. 0+620



STA. 0+284



STA. 0+670

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