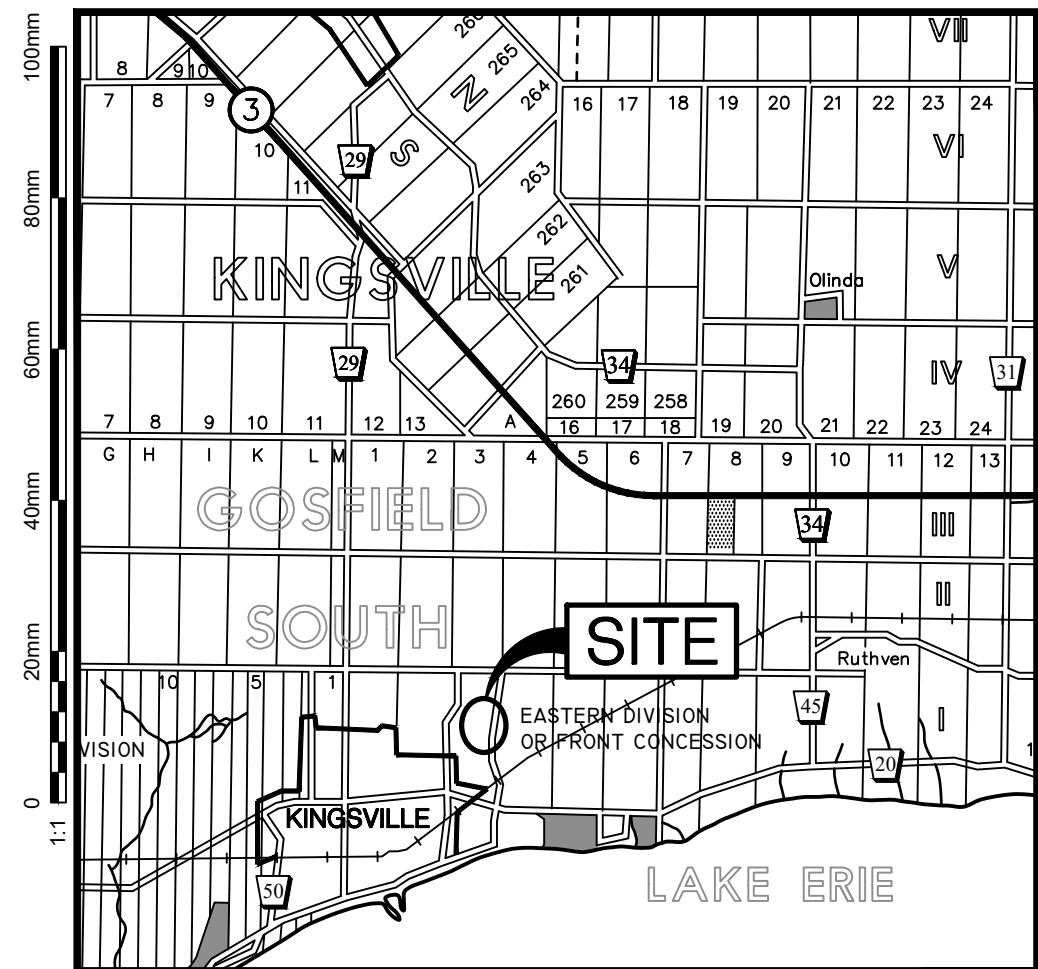
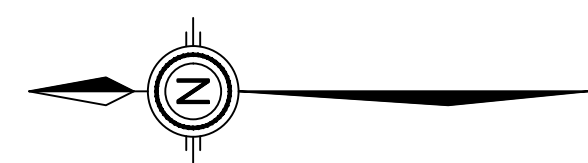




KEY PLAN

Scale = N.T.S.

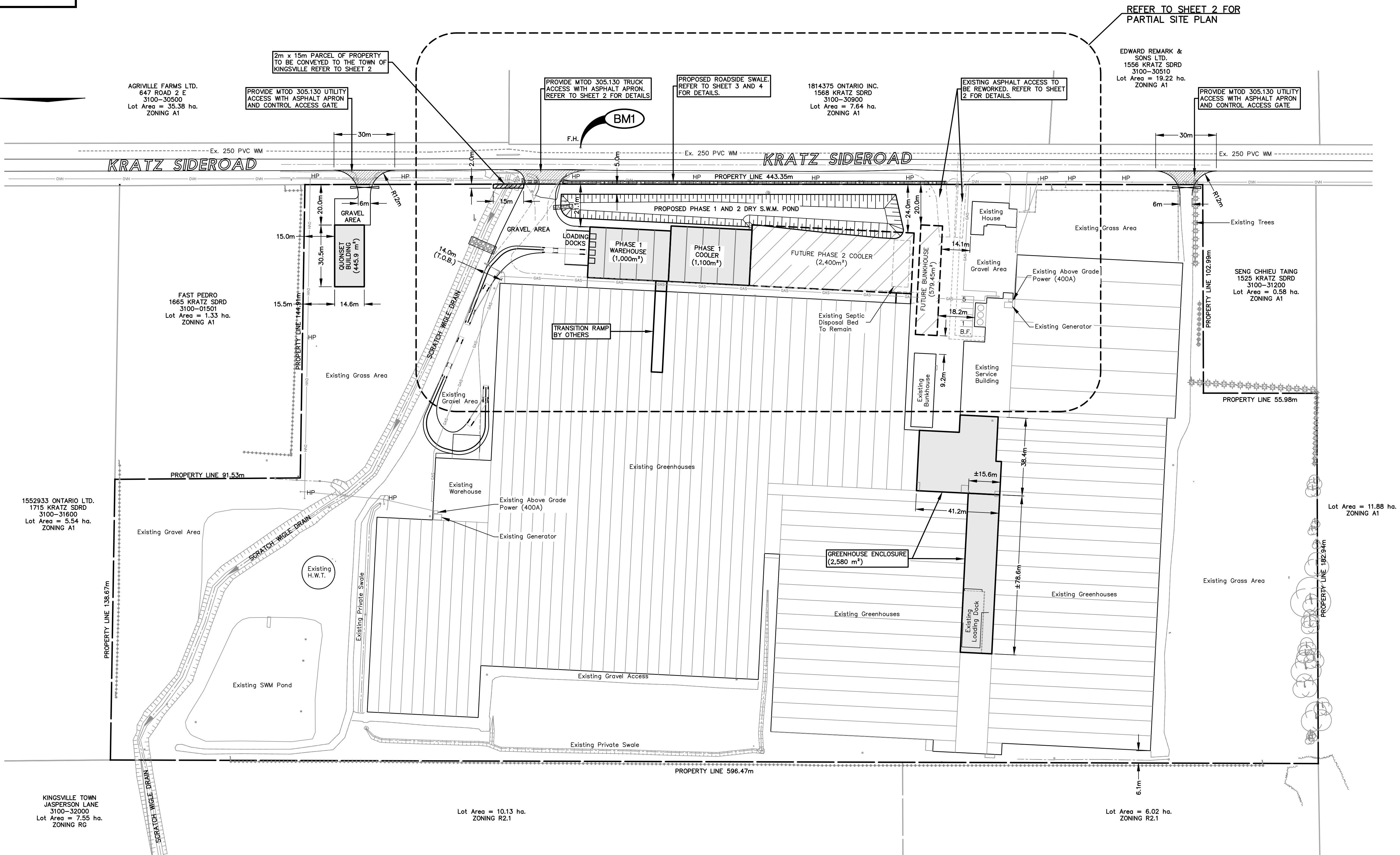


SITE STATISTICS (310-31350)				
ZONING:		AGRICULTURE - A1		
ZONE CATEGORY	REQUIRED	PROPOSED		
GROSS LOT AREA	2,000 ha.	(4.94 ac.)	15,021 ha.	(37.12 ac.)
LOT FRONTAGE (MIN.)	30.00m	443.35m		
FRONT YARD SETBACK (MIN.)	20.00m	20.00m		
REAR YARD SETBACK (MIN.)	5.00m	6.10m (EXISTING)		
INTERIOR SIDE YARD SETBACK (MIN.)	15.00m	15.00m		
EXTERIOR SIDE YARD SETBACK (MIN.)	4.50m	N/A		
DRAIN SETBACK (8.0m + DEPTH OF DRAIN)	10.00m (DRAIN = 2.00m DEEP)	14.00m (EXISTING)		

Appendix A

LOT COVERAGE			
EXISTING BUILDING AREA	7,225 ha.	(17.85 ac.)	
EXISTING LOT COVERAGE	48.10%		
PROPOSED MAIN BUILDING AREA	0.358 ha.	(0.88 ac.)	
ACCESSORY STRUCTURE AREA	0.155 ha.	(0.38 ac.)	
TOTAL LOT COVERAGE	51.51%	MAX. = 80%	
LOADING SPACES			
NUMBER OF LOADING SPACES	-	4	
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. GREENHOSE	
REGULAR SPACES PROVIDED	5 (EXISTING)	
BARRIER FREE SPACES PROVIDED	1 (EXISTING)	
BUILDING HEIGHTS		
MAIN BUILDING (MAX.)	15.00m	(GREENHOUSE ENCLOSURE AND WAREHOUSE)
ACCESSORY BUILDING(S) (MAX)	15.00m	(COOLERS AND QUONSET BUILDING)



SITE PLAN

Scale = 1:1000

PROPOSED NEW CONSTRUCTION

NOTES:

- 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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- 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 R0-93.
- ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

BENCHMARKS

- TOP HUT FIRE HYDRANT (K049) ON WEST SIDE OF KRATZ SIDEROAD, JUST IN FRONT OF 1568 KRATZ SIDEROAD.
ELEV. = 194.111m

REVIEW AND APPROVAL	W.L.L.	19 OCT. 2021
S.W.M. REPORT	W.L.L.	16 JUNE, 2021
OWNER REVIEW	W.L.L.	10 JUNE, 2021
OWNER REVIEW	W.L.L.	08 MAR. 2021
PRE-CONSULTATION	W.L.L.	11 JAN. 2021
ISSUED FOR:	BY	DATE
REVISIONS		

N. J. Peralta
Engineering Ltd.

Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:



ONE FLORAL
(KRATZ SIDEROAD)

COOLER BUILDING
AND
BUNKHOUSE

1545 KRATZ SIDEROAD
KINGSVILLE, ONTARIO

SHEET TITLE:

SITE PLAN

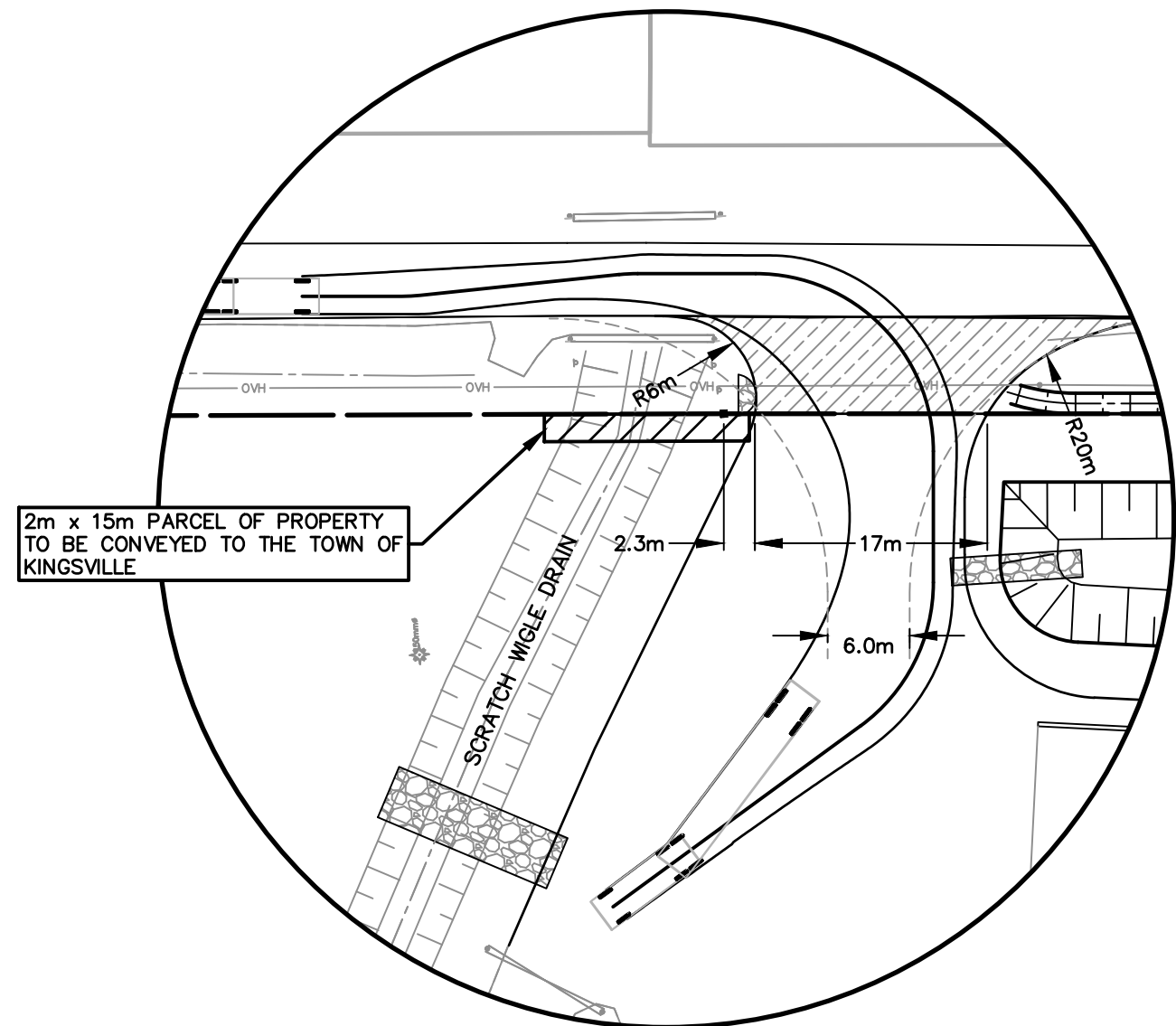
DESIGNED BY: H.C.M. DATE: MARCH 03, 2020

DRAWN BY: B.S.G./J.H. SCALE: AS NOTED

SHEET No: 1 OF 6

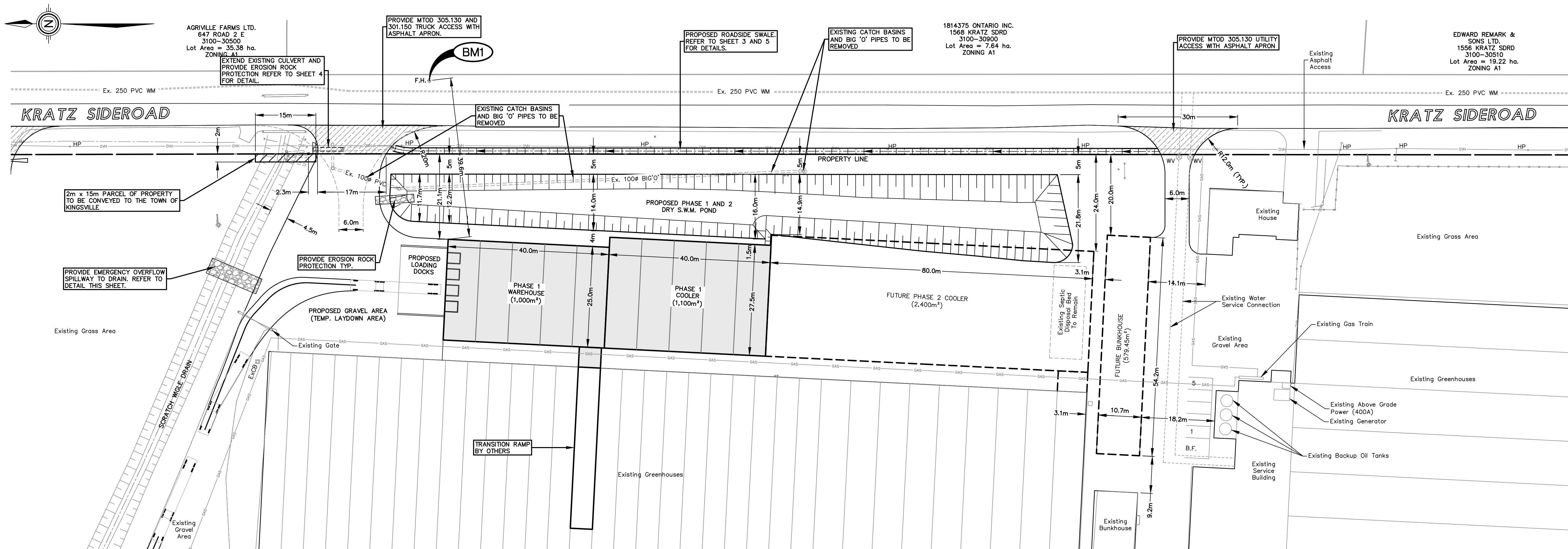
PROJECT No.: E19-102

100mm
80mm
60mm
40mm
20mm
0
1:1



TRUCK ACCESS - PLAN DETAIL

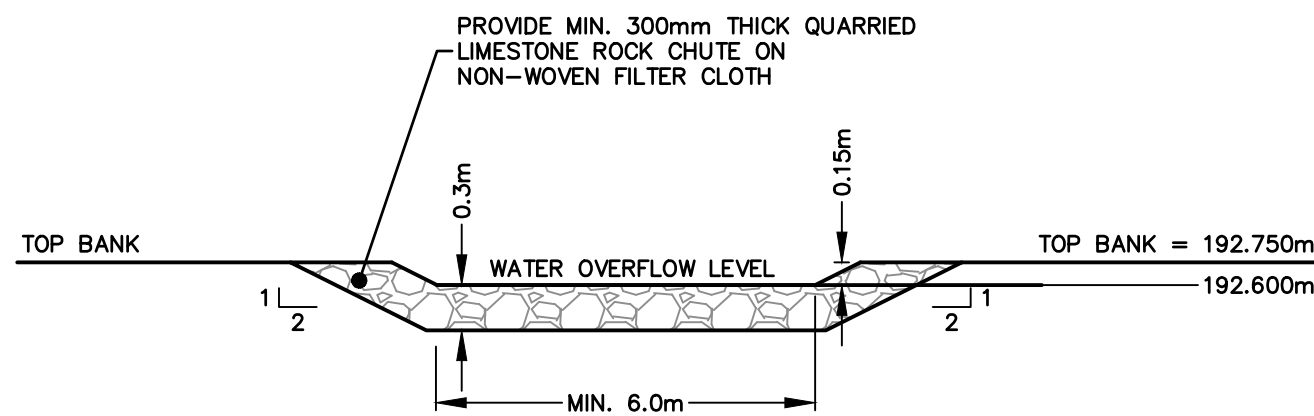
Scale = 1:500



PARTIAL SITE PLAN

Scale = 1:500

PHASE 1 NEW CONSTRUCTION



EMERGENCY OVERFLOW SPILLWAY DETAIL

Scale = N.T.S.

NOTES:

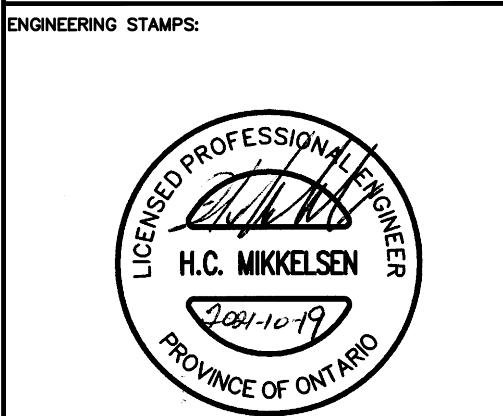
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5. ALL BARRIER FREE PARKING SPACES TO BE SIGNED WITH R0-93.
6. ALL EXTERIOR LIGHTS TO BE DARK SKY COMPLIANT.

BENCHMARKS

1. TOP NUT FIRE HYDRANT (K049) ON WEST SIDE OF KRATZ SIDEROAD, JUST IN FRONT OF N. J. PERALTA ENGINEERING LTD. ELEV. = 194.111m

REVIEW AND APPROVAL	W.L.L.	DATE
S.W.M. REPORT	W.L.L.	19 OCT. 2021
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OWNER REVIEW	W.L.L.	10 JUNE, 2021
PRE-CONSULTATION	W.L.L.	08 MAR. 2021
ISSUED FOR:	BY	DATE

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



ONE FLORAL (KRATZ SIDEROAD)
COOLER BUILDING AND BUNKHOUSE
1545 KRATZ SIDEROAD KINGSVILLE, ONTARIO

SHEET TITLE:
PARTIAL SITE PLAN AND DETAILS

DESIGNED BY:	DATE:
H.C.M.	MARCH 03, 2020
DRAWN BY:	SCALE:
J.H.	AS NOTED
SHEET No.:	OF:
2	6
PROJECT No.:	E19-102



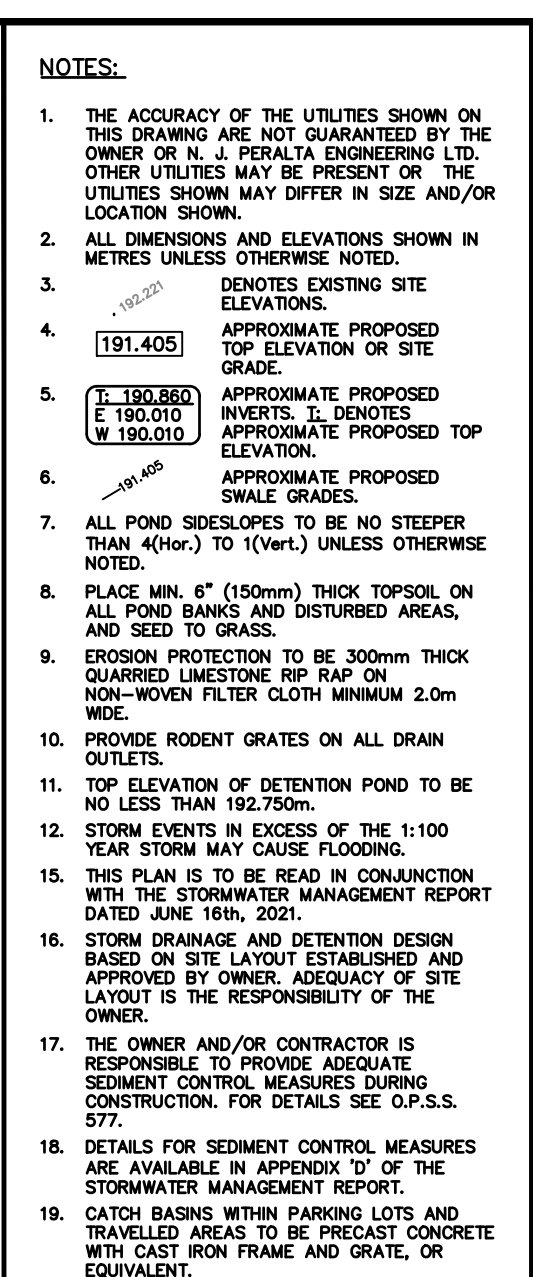
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|------------|------|
| Kingsville | Onta |
|------------|------|

1545 KRATZ SIDEROAD
KINGSVILLE, ONTARIO

GRADING PLAN

DESIGNED BY: H.C.M.	DATE: MARCH 03, 20
DRAWN BY: J.H.	SCALE: AS NOTED
SHEET No.: 3	OF: 6
PROJECT No.: E19-102	



BENCHMARKS

1. TOP NUT FIRE HYDRANT ON WEST SIDE OF
KRATZ SIDE ROAD, JUST IN FRONT OF M.N.
1568 KRATZ SIDEROAD.

ELEV. = 194.111m

REVIEW AND APPROVAL	W.L.L.	19 OCT. 2021
S.W.M. REPORT	W.L.L.	16 JUNE, 2021
OWNER REVIEW	W.L.L.	10 JUNE, 2021
OWNER REVIEW	W.L.L.	08 MAR. 2021
OWNER REVIEW	W.L.L.	09 JAN. 2021
ISSUED FOR:	BY	DATE
REVISIONS		

N. J. Peralta
Engineering Ltd.
Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:

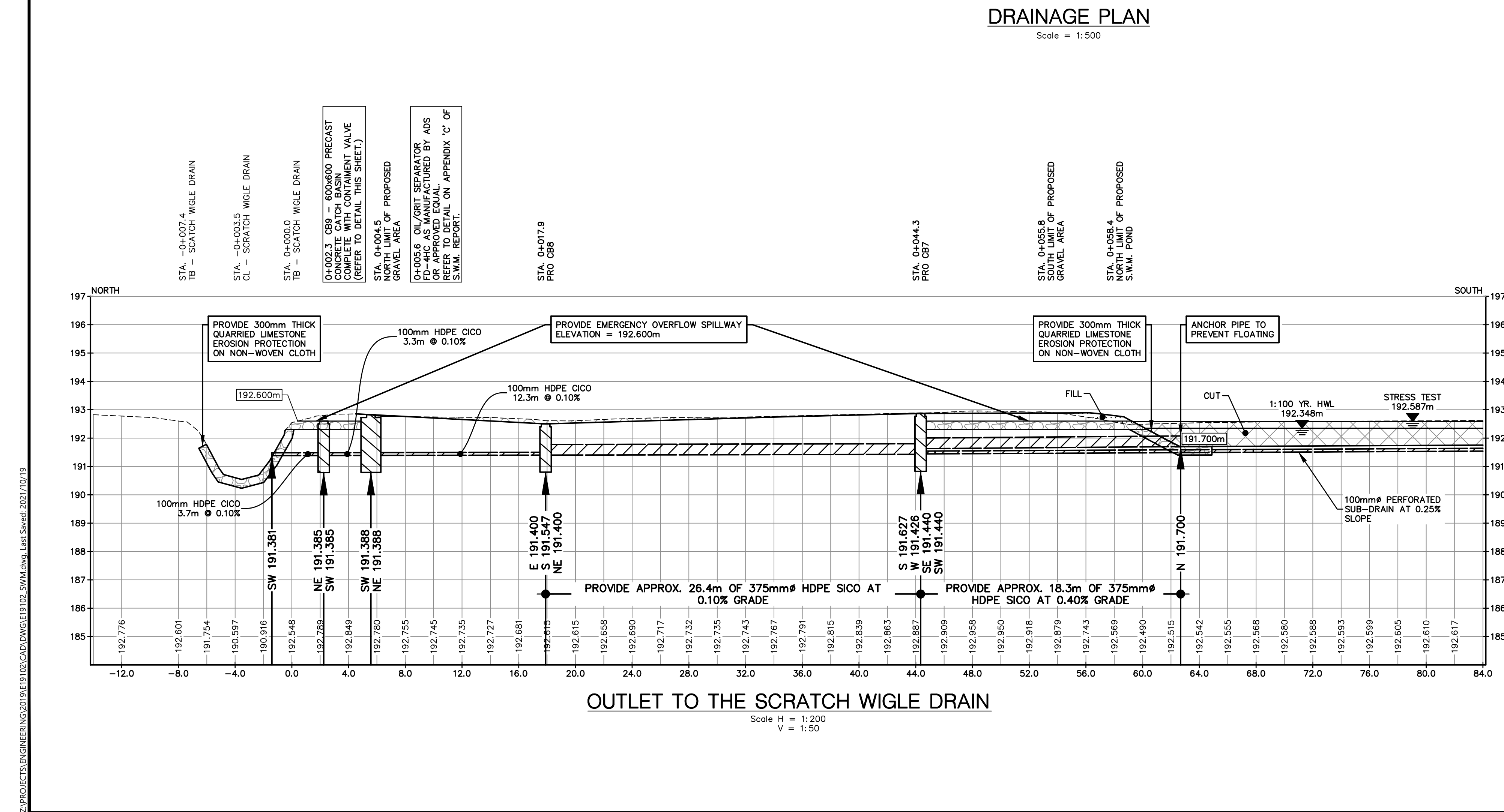


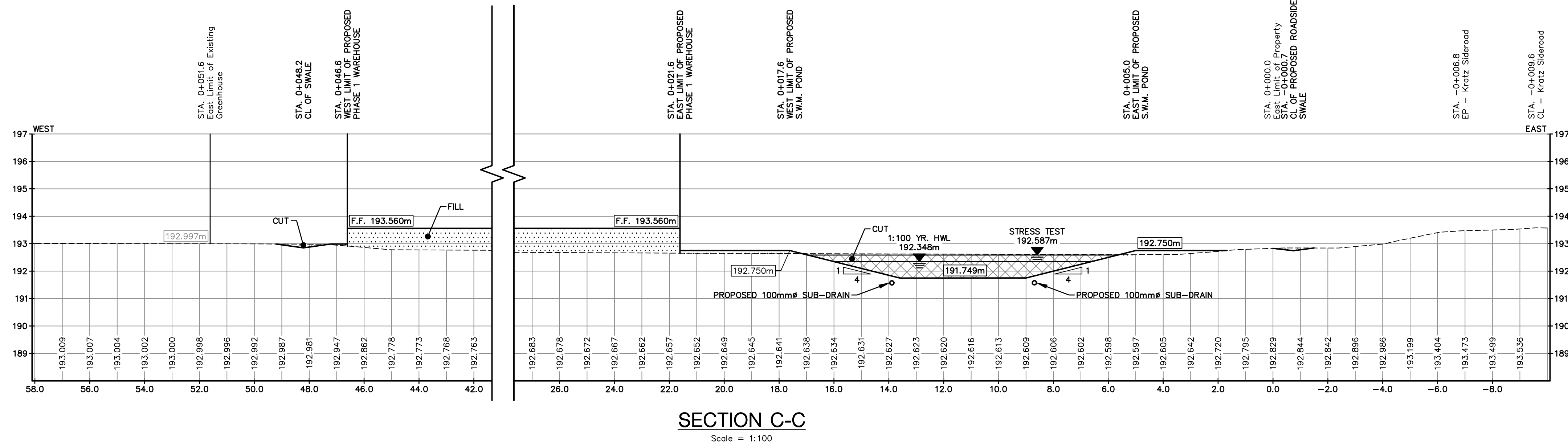
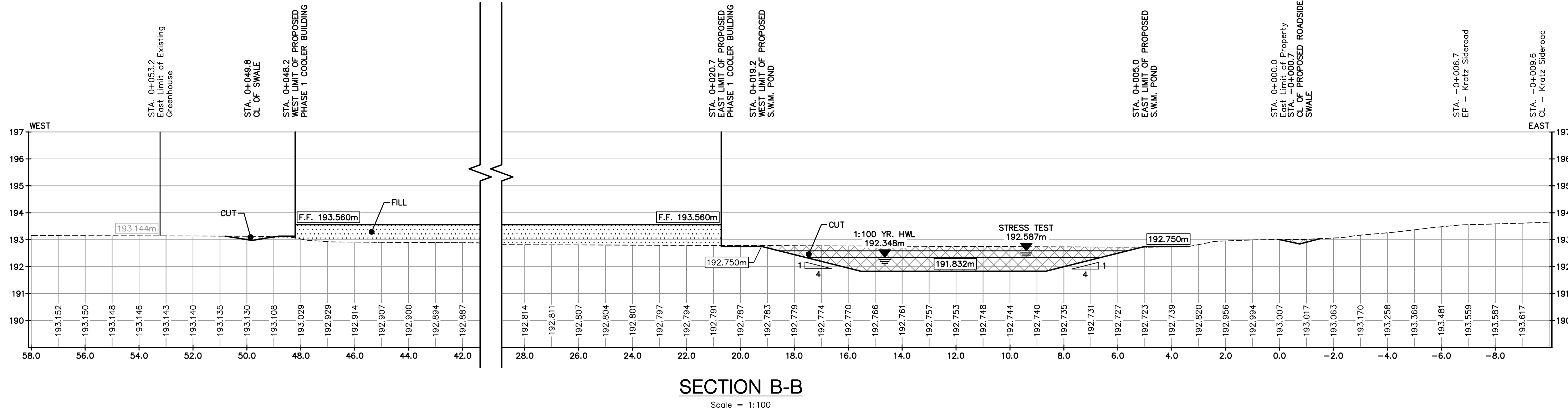
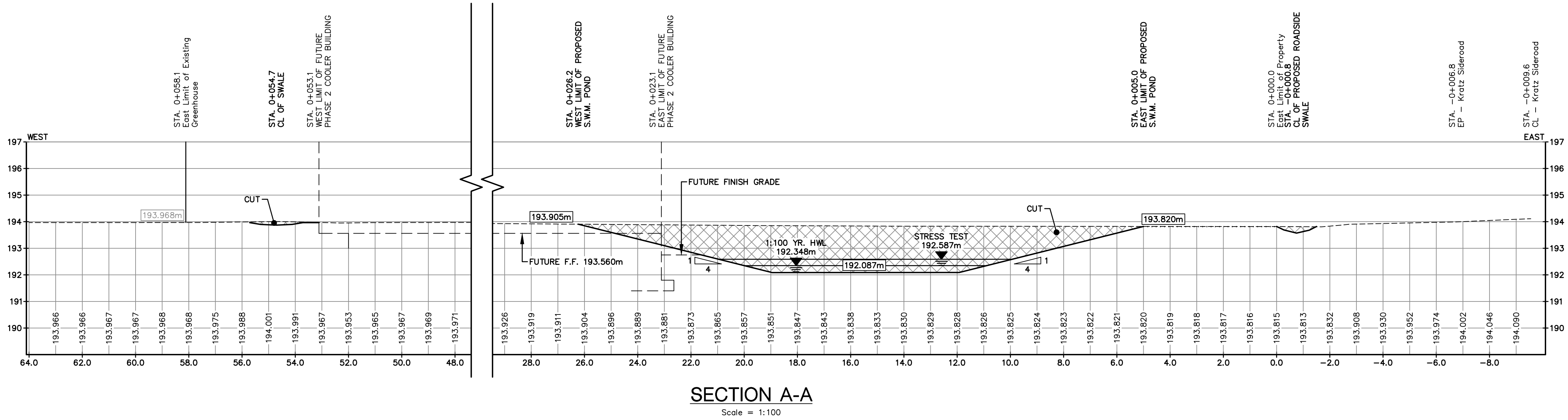
**ONE FLORAL
(KRATZ SIDEROAD)
COOLER BUILDING
AND
BUNKHOUSE
1545 KRATZ SIDEROAD
KINGSVILLE, ONTARIO**

SHEET TITLE:	
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UNDERGROUND DRAINAGE PLAN AND DETAILS

DESIGNED BY: H.C.M.	DATE: MARCH 03, 2020
DRAWN BY: J.H.	SCALE: AS NOTED
SHEET No.: 4	OF: 6
PROJECT No.: E19-102	





- NOTES:
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 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(H) TO 1(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 CURBED 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 192.750m.
 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 16th, 2021.
 14. STORM DRAINAGE AND DETENTION DESIGN BASED ON SITE LAYOUT ESTABLISHED AND APPROVED BY OWNED AGENCY OF THE 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 'D' 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 OCT. 2021
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REVISIONS

N. J. Peralta
Engineering Ltd.

Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:



ONE FLORAL
(KRATZ SIDEROAD)

COOLER BUILDING
AND
BUNKHOUSE

1545 KRATZ SIDEROAD
KINGSVILLE, ONTARIO

SHEET TITLE:

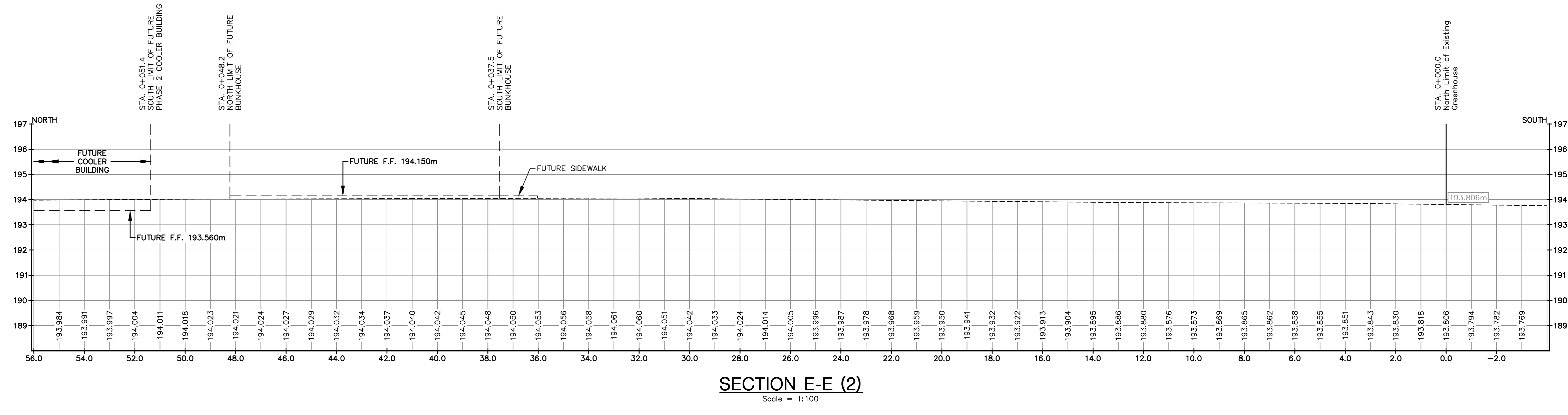
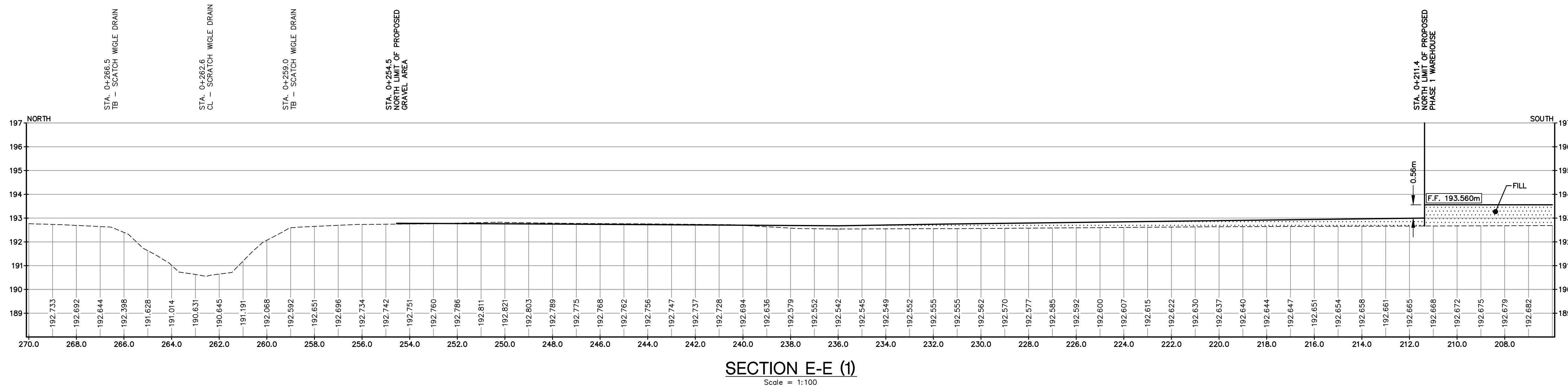
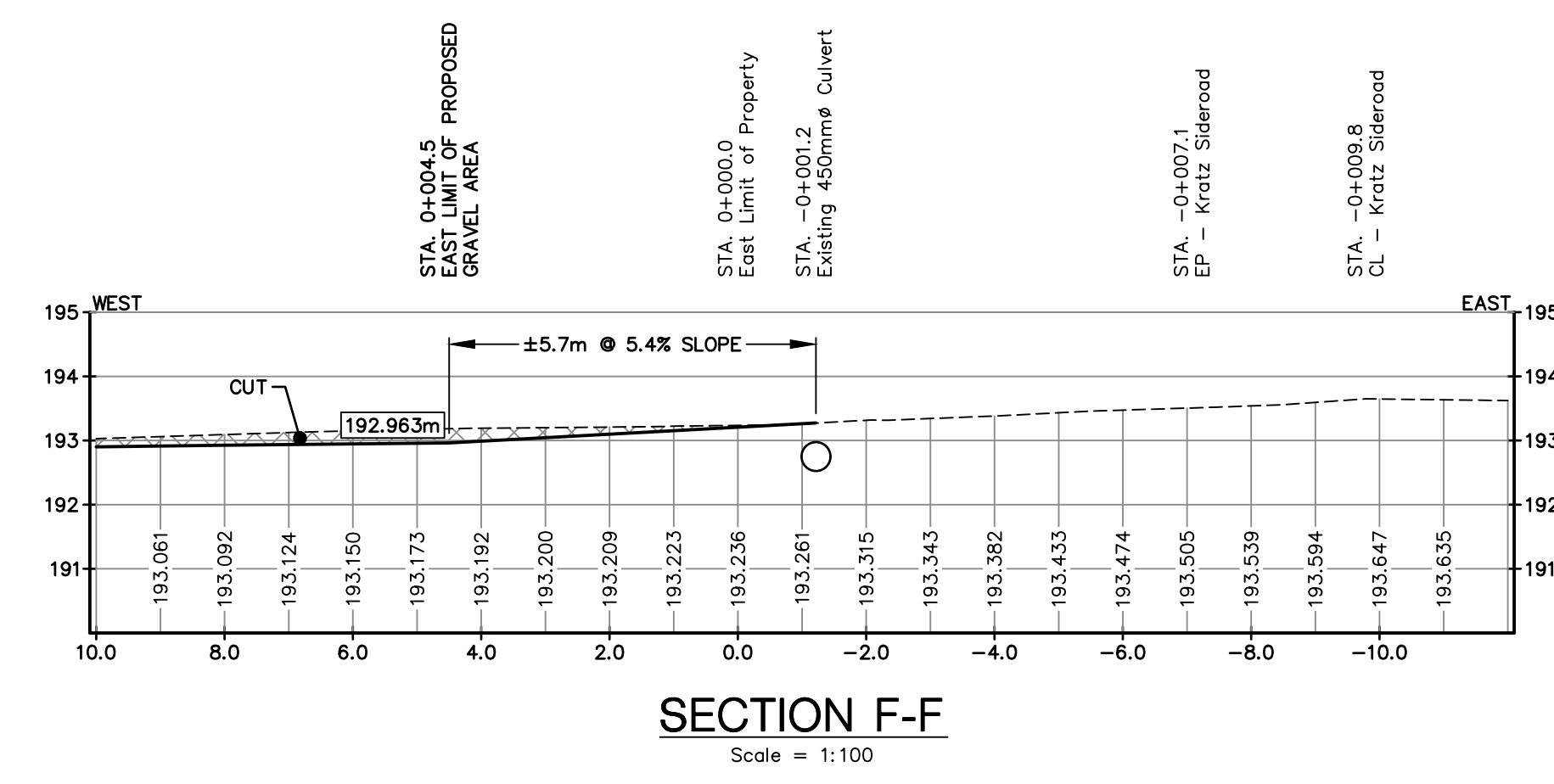
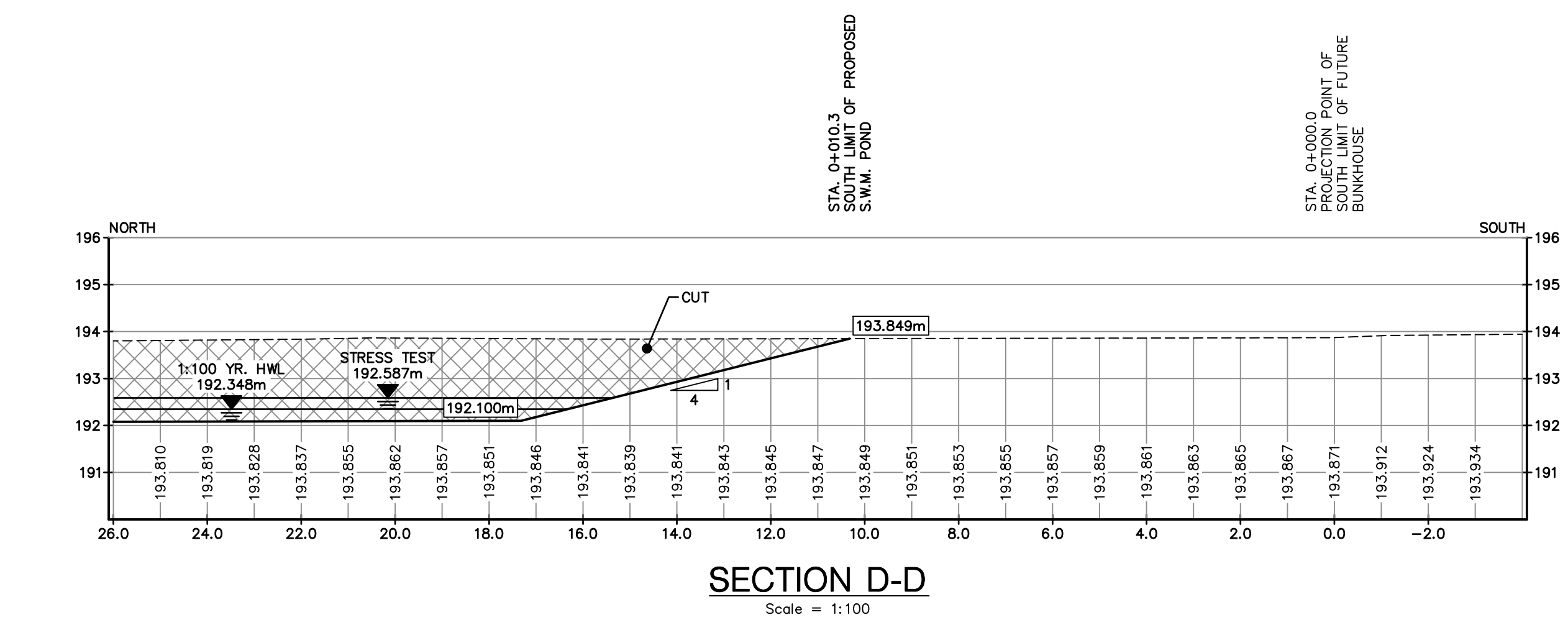
SECTIONS

DESIGNED BY: H.C.M. DATE: MARCH 03, 2020

DRAWN BY: J.H. SCALE: AS NOTED

SHEET No: 5 OF 6

PROJECT No: E19-102

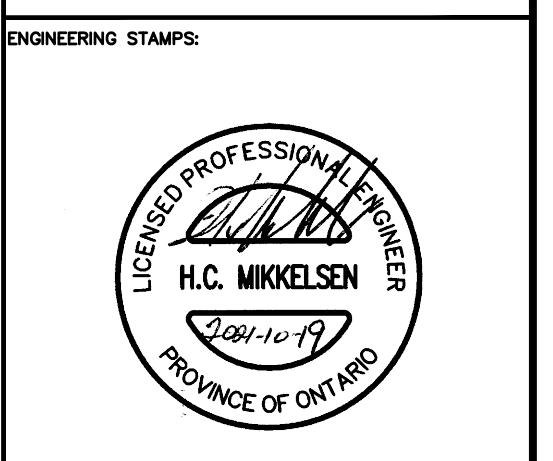


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Consulting Engineers

Kingsville Ontario



ONE FLORAL
(KRATZ SIDEROAD)

COOLER BUILDING
AND
BUNKHOUSE

1545 KRATZ SIDEROAD
KINGSVILLE, ONTARIO

SHEET TITLE:	
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H.C.M.	MARCH 03, 2020
DRAWN BY:	SCALE:
J.H.	AS NOTED
SHEET No:	OF:
6	6
PROJECT No:	
E19-102	