



SITE DETAILS (300-17300)

TOTAL PROPERTY AREA =	24.547 Ha.
EXISTING BUILDING AREA =	1.858 Ha.
EXISTING BUILDING AREA TO BE REMOVED =	0.014 Ha.
PROPOSED PH2 AREA =	2.080 Ha.
PROPOSED BUILDING AREA =	0.149 Ha.
PROPOSED COVERAGE =	16.59%
FUTURE PH3 AREA =	3.732 Ha.
PROPOSED BUILDING AREA =	0.116 Ha.
FUTURE COVERAGE =	31.60%

NOTES:

- THE ACCURACY OF THE UTILITIES SHOWN ON THESE DRAWINGS 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 OR LOCATION SHOWN.
- ALL ELEVATIONS SHOWN IN METRES.
- 190.201 DENOTES EXISTING SITE ELEVATIONS.
- 191.405 APPROXIMATE PROPOSED TOP ELEVATION.
- 190.205 DENOTES PROPOSED INVERTS.
- 191.405 APPROXIMATE PROPOSED SITE GRADE.
- 190.405 APPROXIMATE PROPOSED SWALE GRADES.
- ALL POND SLOPES NO STEEPER THAN 4H:1V TO 1(V:1).
- PLACE TOPSOIL ON ALL SLOPES AND DISTURBED AREAS AND SEED TO GRASS.
- ALL NEW COVERED DRAINS AND SURFACE SWALES TO HAVE OUTLET EROSION PROTECTION.
- EROSION PROTECTION TO COMPRISE OF 300mm THICK SQUARE LIMESTONE OR 600mm NON-WOVEN FILTER CLOTH MINIMUM 2.0m WIDE.
- PROVIDE RODENT GRATES ON ALL DRAIN OUTLETS.
- TOP ELEVATION OF PHASE 1 DETENTION POND BANK IS TO BE NO LESS THAN 179.192m.
- STORM EVENTS IN EXCESS OF THE 1:100 YEAR STORM MAY CAUSE FLOODING.
- STORM DRAINAGE AND DETENTION DESIGN BASED ON SITE LAYOUT ESTABLISHED BY OWNER. ACCURACY OF SITE LAYOUT IS THE RESPONSIBILITY OF THE OWNER.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE STORMWATER MANAGEMENT REPORT REVISED OCTOBER 2014.
- OWNER/CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. FOR DETAILS SEE SUBS 377.
- DETAILS FOR SEDIMENT CONTROL MEASURES ARE AVAILABLE IN SECTION 9 OF THE STORMWATER MANAGEMENT REPORT.
- CATCHBASINS TO BE PRECAST CONCRETE WITH CAST IRON OR HEAVY DUTY STEEL GRATE OR EQUIVALENT.

BENCHMARK:

- TOP OF 400mm CSP VAN KEMPEN DRAIN LOCATED ON EAST BANK OF LAKE DRAIN, NORTH OF THE ENTRANCE TO THE SITE.
ELEV. 194.825m
- TOP OF 2200mm CSP LOCATED ON SOUTH SIDE OF THE ENTRANCE TO THE SITE.
ELEV. 194.663m

OWNER COMMENTS:	N.M.	OCT. 22, 2014
OWNER COMMENTS:	N.M.	AUG. 18, 2014
OWNER COMMENTS:	N.M.	AUG. 13, 2014
OWNER COMMENTS:	N.M.	JULY 08, 2014
ISSUED FOR:	BY	DATE

REVISIONS

N. J. Peralta
Engineering Ltd.
Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:



COPPOLA
FARMS
GREENHOUSE
EXPANSION

TOWN OF
KINGSVILLE
ONTARIO

SHEET TITLE:

SITE PLAN

DESIGNED BY:	N.M.	DATE:	APR 24th, 2014
DRAWN BY:	N.M.	SCALE:	AS SHOWN

SHEET No:	1	OF:	4
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PROJECT No: E13-043