

SITE STATISTICS (33200 & 33300)		
ZONING:	A1-AGRICULTURE	
ZONE CATEGORY	REQUIRED	PROPOSED
GROSS LOT AREA	0.800 ha. (1.98 ac.)	11.664 ha. (28.82 ac.)
LOT FRONTAGE	25.0m	150.8m
REAR YARD SETBACK (MIN.)	15.00m	15.0m
INTERIOR SIDE YARD SETBACK (MIN.)	3.0m	N/A
EXTERIOR SIDE YARD SETBACK (MIN.)	4.5m	6.0m
S.W.M. POND - SETBACK (MIN.)	N/A	6.0m
DRIVEWAY WIDTH	8.0m	16.4m
DRIVEWAY SETBACK	N/A	N/A
PARKING SETBACK	N/A	6.0m

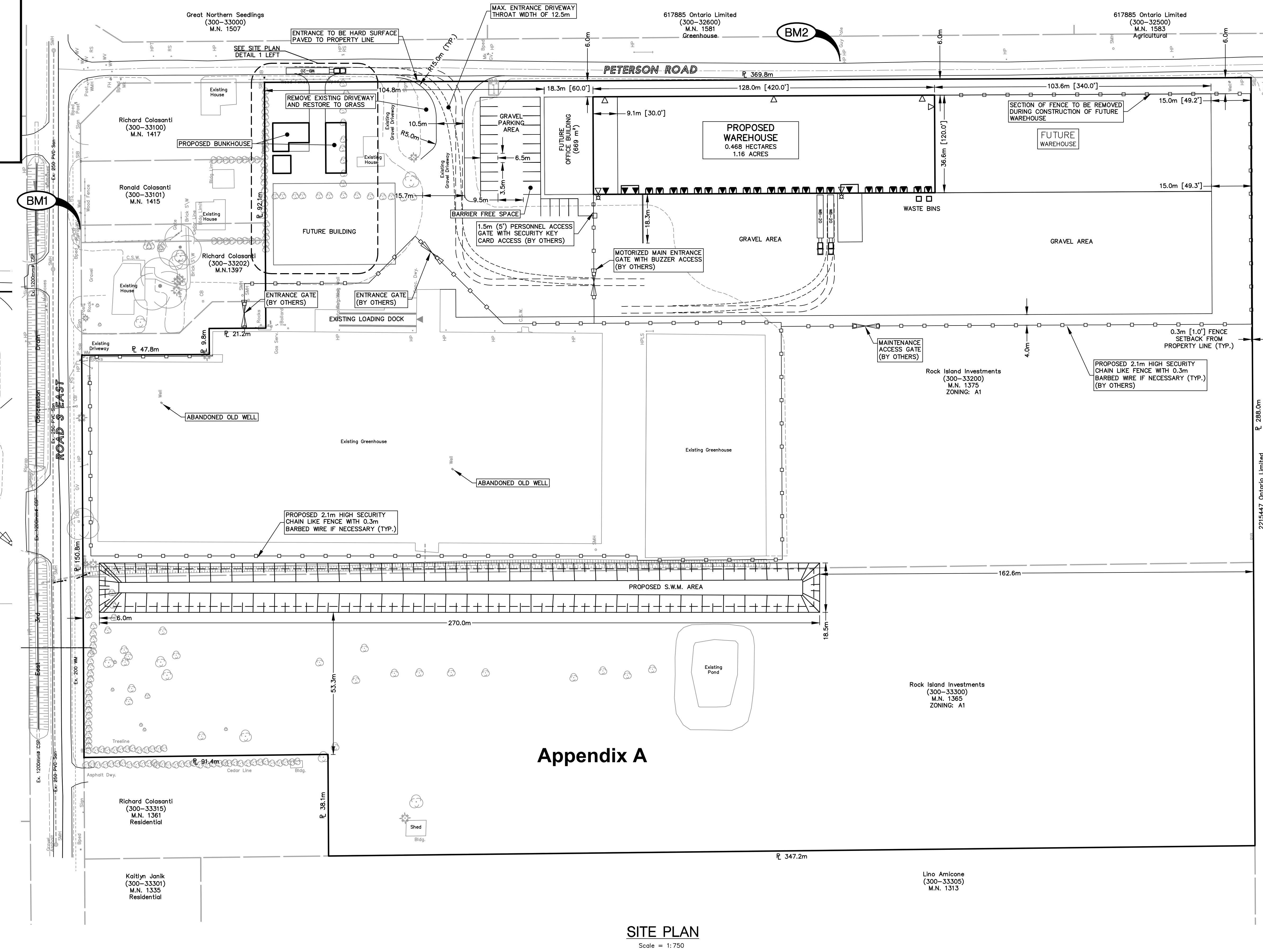
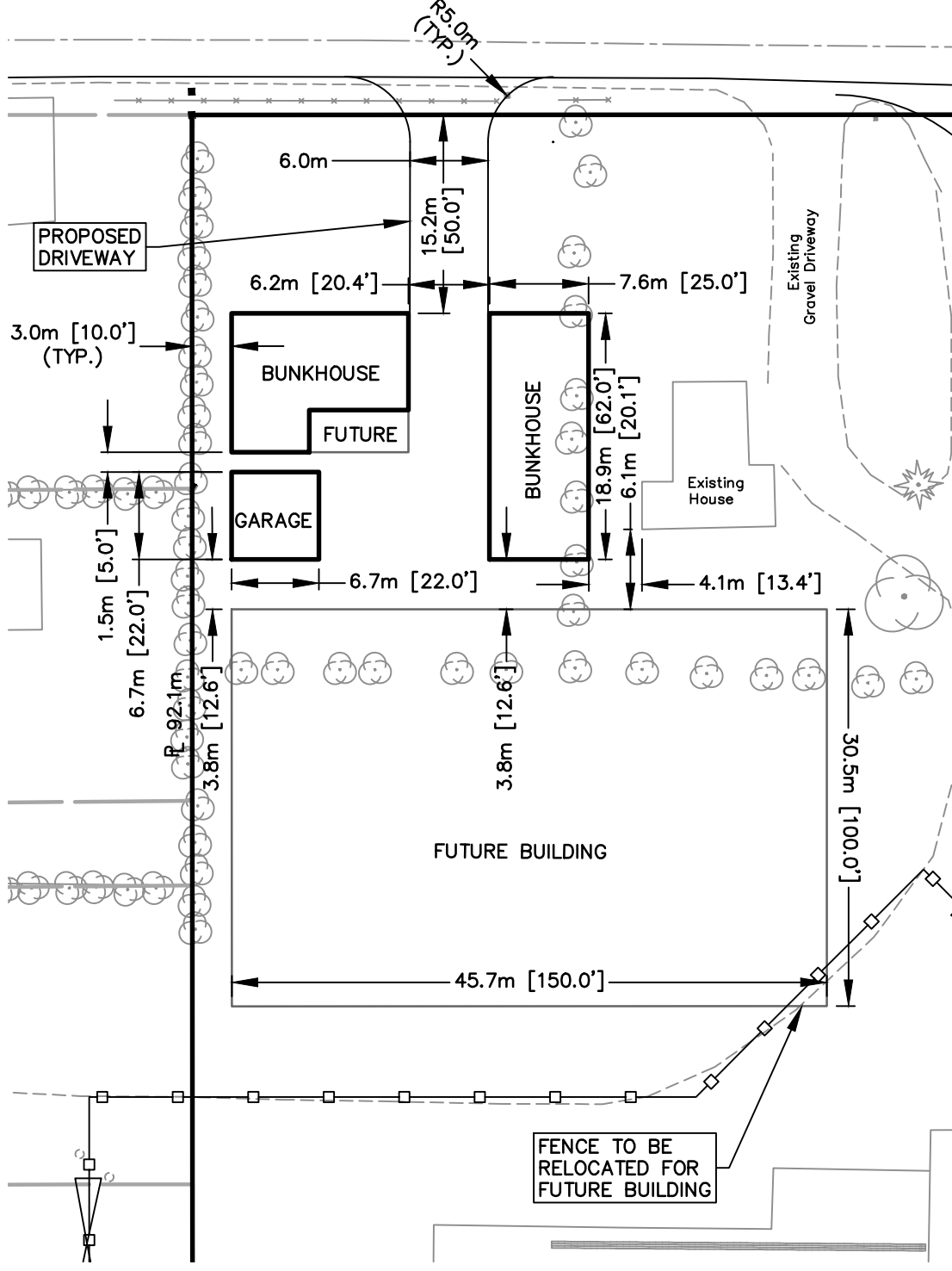
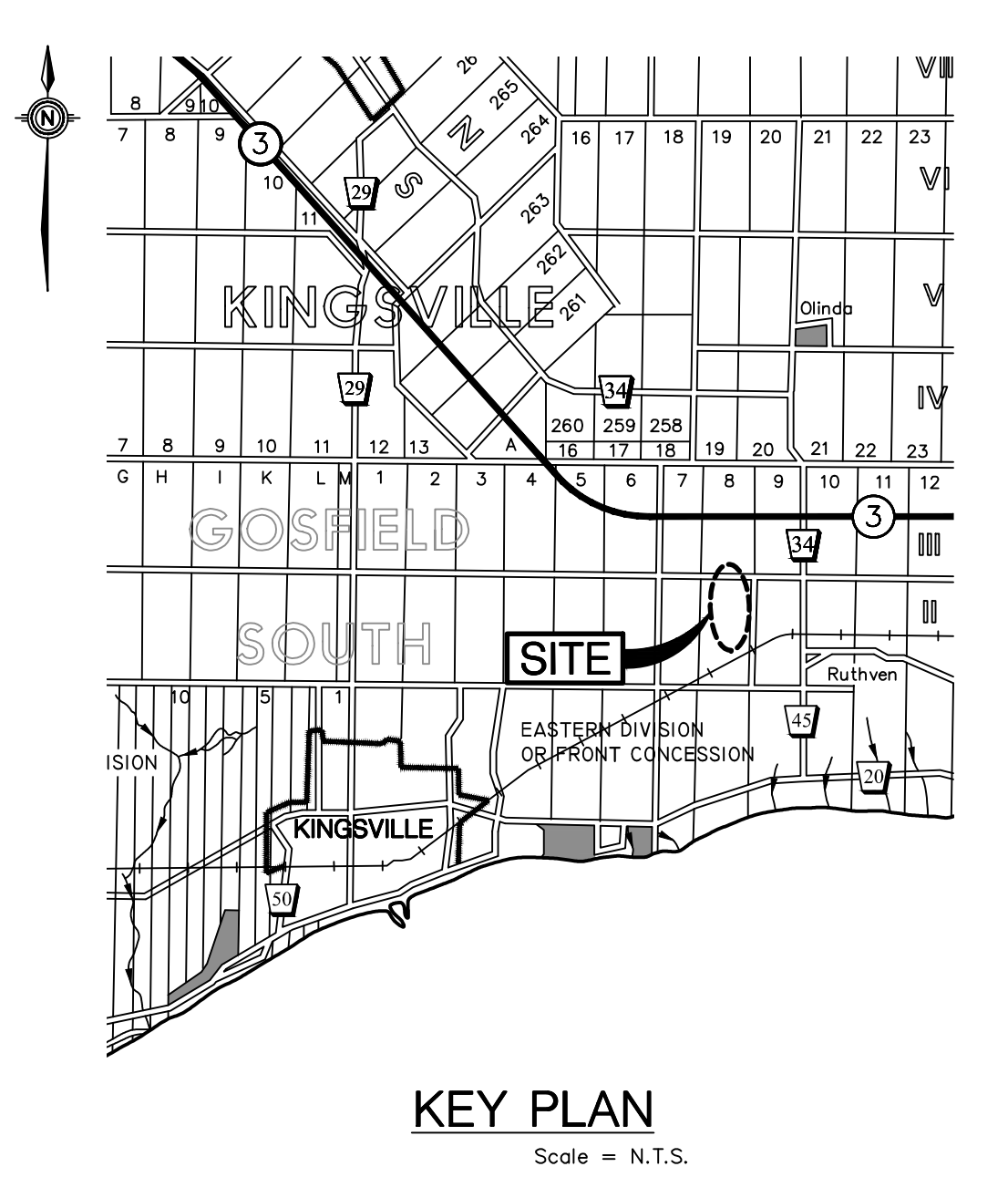
LOT COVERAGE		
EXISTING BUILDING AREA	1.839 ha. (4.54 ac.)	
EXISTING LOT COVERAGE	15.77%	
PROPOSED MAIN BUILDING AREA	0.499 ha. (1.23 ac.)	
FUTURE BUILDING AREA	0.446 ha. (1.10 ac.)	
PROPOSED LOT COVERAGE	23.87%	MAX. = 80%

LOADING SPACES		
NUMBER OF LOADING SPACES	ZONE REQUIREMENT	SITE PROPOSED
NUMBER OF LOADING SPACES	-	22
SETBACK OF LOADING SPACES (MIN.)	N/A	N/A
DIMENSIONS OF LOADING SPACES	5m x 20m	

PARKING		
REGULAR SPACE SIZE	3.5m x 6.5m	
BARRIER FREE SPACE SIZE	5m x 6m	
REGULAR SPACES PROVIDED	23	
REGULAR SPACES PROVIDED	1	

BUILDING HEIGHTS		
MAIN BUILDING	10.00m	(WAREHOUSE)

- 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.
 - ALL DIMENSIONS AND ELEVATIONS SHOWN IN METRES UNLESS OTHERWISE NOTED.
 - SITE GRADING, STORM DRAINAGE, AND DETENTION DESIGN ARE BASED ON THE SITE LAYOUT ESTABLISHED AND APPROVED BY THE OWNER. 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 ENTRANCES TO BE HARD SURFACE PAVED TO THE PROPERTY LINE.
 - ALL EXTERIOR LIGHTING TO BE FULL CUT OFF, DARK SKY COMPLIANT.



BENCHMARK:

BM1 TOP NUT OF FIRE HYDRANT ALONG ROAD 3 EAST, IN FRONT OF MUNICIPAL ADDRESS 1415
ELEV. 205.470m

BM2 TOP OF NAIL SET IN HYDRO POLE ALONG EAST SIDE OF PETERSON ROAD, 285.0m FROM ROAD 3 E, IN FRONT OF MUNICIPAL ADDRESS 1581
ELEV. 206.713m

OWNER REVISIONS	B.N.D.	AUG. 26, 2019
BUNKHOUSE	B.N.D.	AUG. 15, 2019
PROPERTY LINE CORRECTION	B.N.D.	JUN. 19, 2019
OWNER REVISIONS	B.N.D.	APR. 22, 2019
S.W.M. REPORT	B.N.D.	MAR. 11, 2019
OWNER REVIEW	J.J.K.	JAN. 23, 2019
ISSUED FOR:	BY:	DATE:

N. J. Peralta Engineering Ltd.
Consulting Engineers

Kingsville Ontario

ENGINEERING STAMPS:

ROCK ISLAND PHASE 1 EXPANSION

1875 ROAD 3 EAST
KINGSVILLE, ONTARIO

SHEET TITLE:
SITE PLAN

DESIGNED BY: **H.C.M.** DATE: **MAR. 4th, 2019**

DRAWN BY: **J.J.K.** SCALE: **1:750**

SHEET No.: **1** OF: **4**

PROJECT No.: **E18-025**

Z:\PROJECTS\ENGINEERING\01\B18025\CAD\DWG\E18025_SWA.dwg, Last Saved: 2019/03/25