



Planning, Engineering and Development

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DEVELOPMENT INFORMATION BULLETIN

SITE AND SERVICES PLANS

This is one in a series of Development Information Bulletins prepared to assist Property Owners and Developers to undertake specific types of development in the City of Mount Pearl. For further information on other Bulletins available in the series please contact Planning, Engineering and Development.

Site Plans for the development of property in the City of Mount Pearl are required to accompany any alteration to the use or development of a property in order to determine whether the proposed changes meet the requirements of the City of Mount Pearl Development Regulations.

GENERAL

- The plan is to be in metric.
- One electronic copy of the drawing is to be submitted in PDF format.
- A north arrow should indicate the orientation of the drawing.
- The drawing scale should be a standard scale, such as 1:1000, 1:500, 1:200, 1:100, 1:50 and 1:10.
- Plan to be stamped and signed by a Professional Engineer or Architect licensed to practice in the Province of Newfoundland and Labrador.

THE SITE PLAN SHALL ILLUSTRATE:

SITE INFORMATION

1. Survey information, such as property boundary, site dimensions, and area of the site.
2. Lot frontage (width of lot at building line).
3. Future subdivision lines (for multiple buildings on a single property).
4. Watercourses and waterways.
5. Areas that are to be landscaped, areas to be left undisturbed, and any other proposed surface materials (i.e. Class "A").
6. Grading information:
 - a) Existing grades of surrounding properties extending 10m outside of the property boundary of the proposed property to be developed.
 - b) Existing and proposed grades along the inside perimeter of the property to be developed as well as points within the property.
 - c) Proposed drainage patterns of the proposed development.

SERVICES

7. Location, dimensions and inverts of water connections on the property.
8. Locations of existing or proposed fire hydrants.

9. Location, dimensions and inverts of sanitary sewer connections.
10. Location, dimensions and inverts of existing and proposed water and sewer lines including storm sewers, manholes, catch basins, drainage patterns and on-site storm water management systems (where applicable).
11. The submission of storm and sanitary sewer calculations and demand information for water services is to accompany the servicing plan where applicable.
12. Easements and right of ways.
13. Utility structures: poles, cabinets, buried services (trenching).

STRUCTURES

14. Location and dimensions of the building or structure(s).
15. The area of the footprint of the building or structure(s).
16. Setbacks from property boundaries to the structure(s)
 - a) Front yard setback
 - b) Rear yard setback
 - c) Side yard setbacks
17. Proposed number of storeys and building height to the highest point above grade level.
18. Proposed point elevations on all sides of the property, and slope reinforcing (maximum slope is 2:1).
19. Floor areas for each of the proposed uses.
20. Location of loading doors and main door.
21. Location and height of signage.
22. Location and height of fences, retaining walls and railings

PARKING AND ACCESS

23. Area of the parking lots to be paved (asphalt, cobblestones, porous paving surfaces etc.).
24. Locations of concrete curbs.
25. Road curbs and sidewalks.
26. A parking plan illustrating standard and mobility impaired parking spaces, with dimensions of proposed parking spaces, including aisle width, stall width and length.
27. Prepare a parking calculation table outlining the different uses within the building, the required number of parking stalls for each use as per the Development Regulations and the total amount of parking proposed on the site.
28. A 23 m tractor trailer turn for light industrial uses.
29. Driveway curbs are to have a 9 m radius at curvature (at a tangent to the existing or future carriage-way) in industrial areas, and 8 m radius for commercial uses.
30. Driveways are to have a minimum width of 7.5 m.

LANDSCAPING

31. Area of the lot that is to be landscaped (m², or as a percentage of the entire site area).
32. Dimensions and area of the proposed /extent of sodded areas.
33. Locations and species of tree and shrub plantings.
34. A statement of the estimated cost of landscaping.

FOR FURTHER INFORMATION

Any person who wishes to make an application can contact Planning, Engineering and Development, Mount Pearl City Hall, 3 Centennial Street, Mount Pearl, NL, Telephone (709)748-1000 or email planning@mountpearl.ca.