

Site Statistics - 11 Thomas Byrne Drive
 IL Zone
 Lot Area: 5620m²
 Lot Frontage: 72.6m
 Building1 GFA Ground Floor: 1356.9m²
 Building1 GFA Second Floor: 367.0m²
 Building2 GFA Future: 185.5m²
 Total GFA: 1,909.4m²
 FAR: 0.34
 Building1 Footprint: 1,356.9m²
 Building2 Footprint: 185.8m²
 Total Lot Coverage: 27.9%
 Landscaped Area: 25.5%
 Paved Area: 2,685.3m²
 Front Setback: 22.9m
 Side yard: 7.2m
 Rear yard: 14.3m
 Parking: 39 spaces
 Accessible parking: 2 spaces

Existing Utility Information		
Point	Rim Elev (m)	Invert (m)
EX-CB3	147.85	146.44
EX-CB4	150.11	149.09
EX-CB5	147.73	146.52
EX-CB6	147.53	146.32
San3	147.72	144.41
San4	147.88	144.36
San5	151.11	147.18
ST1	149.42	145.13
ST2	151.15	147.16

Parking Calculation: Light Industrial Zone
 Office Space: 917m² / 30 = 31 Spaces
 Storage Space: 807 m² / 150 = 6 spaces
 Future Storage: 185 m² / 150 = 2 spaces
 Total: 39 Spaces Required

SITE PLAN NOTES — 11 THOMAS BYRNE DRIVE, MOUNT PEARL, NL
 Drawing 26-191-01-02 | Revision R4 | 21/05/2026

- SITE GENERAL NOTES:**
- All units are in metres. All distances are grid distances.
 - Coordinate System: NAD83 MTM Zone 1, Vertical Datum: CGVD2013.
 - Survey tie-in monument 026558, elevation 182.774 m. Field work completed December 17, 2025 and March 15, 2026 by K. Power.
 - Boundary information compiled from registered survey by Martin Surveys & Land Services Inc., Job No. 4462-10, dated October 14, 2025.
 - All works to be carried out in accordance with the City of Mount Pearl Development Regulations 2010 (Consolidated to Amendment No. 69, November 15, 2019) and Mount Pearl Building Regulations 2019.
 - Professional Engineer seal and signature required per Mount Pearl Building Regulations 2019, Section 14.
 - Items listed are minimum required by regulation. Additional items may be required by the City of Mount Pearl Engineering or Planning Department.
 - Drawing scale 1:250. This drawing is not to be scaled.
 - Assumed conditions are illustrated on the drawings. The contractor is to verify all existing conditions and report any discrepancies to the engineer prior to construction.
 - The professional engineer's stamp does not assume liability of error for any field measurements. No precision, accuracy, nor tolerance is implied in this drawing.
 - All existing utilities shown are approximate. Contractor to confirm all underground utilities prior to excavating. Utility owners to be contacted prior to construction.
 - Existing site has no buildings or infrastructure. Existing site is free of watercourses or conservation easements.
 - No geotechnical information provided.

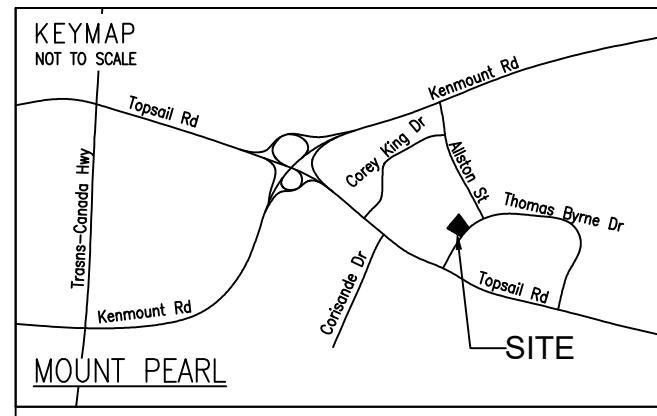
- ZONING AND LOT NOTES:**
- Zoning designation: Industrial - Light (IL) Zone per Section 11.19 of the City of Mount Pearl Development Regulations 2010.
 - Total lot area 0.62 ha (6,620 m²). Total lot frontage: 72.63 m.
 - Street line is defined as the northwestern limit of Thomas Byrne Drive right-of-way (20 m wide). All setbacks measured from street line per Section 11.19.3. Minimum building line setback: 15.0 m from street line.
 - Main building FFE: 148.6 m. Building height at peak: 9.1 m.
 - Future storage building FFE: 148.8 m. Building height at peak: 6.1 m.
 - Utility easement as per R00 #367628 as shown on legal survey by Martin Surveys & Land Services Inc., Job No. 4462-10, dated October 14, 2025.
 - Reference: City of Mount Pearl Development Regulations 2010 (Consolidated to Amendment No. 69, November 15, 2019).
 - All proposed grades to tie into existing grades at property boundaries. Contractor to field verify existing grades at all property lines prior to grading and ensure smooth transitions to adjacent properties. No grading or fill to be placed beyond the property boundary.
 - A minimum of 1 tree per 4 metres of lot frontage is required per Section 6.19.4(c) of the City of Mount Pearl Development Regulations 2010. Lot frontage: 72.63 m (8 x 9 trees minimum. Tree locations shown on drawing. Species, size, and quantity to be confirmed on landscape plan prior to submission.

- PARKING NOTES:**
- Parking spaces provided per Section 9.2. Each parking stall minimum 2.8 m wide x 5.79 m long per Section 9.7.
 - Aisle widths and stall angles comply with Appendix 1 Parking Area Standards per Section 9.11.2.
 - Designated mobility-impaired parking provided and marked per Section 9.4 and Designated Mobility Impaired Parking Regulations (Highway Traffic Act, NL).
 - No portion of off-street parking area located within 2.0 m of any lot line per Section 9.11.7.
 - All parking areas, driveways, and truck circulation areas to be paved with asphalt or other approved hard surface per Sections 9.11.3 and 6.10.1.
 - Continuous concrete curb provided on all entrances, driveways, and parking areas extending from front of property to rear wall of building per Section 6.10.1.
 - Parking area lighting directed away from adjacent properties per Section 9.11.4.
 - All proposed light standards to be installed on concrete bases per manufacturer's specifications. Future type, height, and photometric design to be confirmed by electrical engineer prior to installation. All electrical connections to be underground per Canadian Electrical Code.
 - Parking areas arranged so no vehicle needs to reverse onto or from the street per Section 9.10.
 - All parking stalls - reverse-in parking only. Signage to be installed at each stall, minimum 1.5 m above finished grade.
 - All parking stalls 2.8 m wide x 5.8 m long (typical). Dimensions shown on one stall are typical for all stalls unless otherwise noted. Per Section 9.7 of the City of Mount Pearl Development Regulations 2010.
 - Designated mobility-impaired parking stalls: 3.7 m wide x 5.8 m long with 1.5 m wide access aisle. Stalls to be marked with the International Symbol of Accessibility and signed per the Designated Mobility Impaired Parking Regulations (Highway Traffic Act, NL). Minimum sign height 1.5 m above finished grade. Per Section 9.4 of the City of Mount Pearl Development Regulations 2010.

- ACCESS, CIRCULATION AND LOADING NOTES:**
- Driveway sight triangle provided per Section 6.14. No visual obstructions permitted within sight triangle area.
 - Site layout permits full turn-around of tractor-trailer vehicles upon the site without transgressing upon or backing into or out of the street. Minimum 23 m clear turning area provided on site per Section 9.15.4.
 - Off-street loading space provided: minimum 15.0 m long x 4.0 m wide with 4.0 m vertical clearance per Section 9.15.1. Access driveway to loading space minimum 9.0 m wide per Section 9.15.1.
 - Loading area arranged so vehicles can manoeuvre clear of the street - no reversing onto street per Section 9.15.3.
 - No vehicular access is located within 10.0 m of any street intersection per Section 6.1.3 of the City of Mount Pearl Development Regulations 2010.
 - Concrete wall height along loading apron, refer to grading plan. Guard rail required where finished grade differential exceeds 600 mm per NBC Section 3.3.1.18. Minimum guard height 1.070 m above finished surface. Guard rail design by others.

- SERVICES:**
- Service connections shown on Servicing Plan, Drawing No. 26-191-01-04.

Rev	Description	Drawn	Chkd	Date
R4	Issued for Development	SL	SL	3/06/2026
R3	Revised - Client Review	SL	SL	5/05/2026
R2	Revised - Client Review	SL	SL	5/04/2026
R1	Issued for Client Review	BB/SL	SL	2/04/2026
DR	Draft - Internal Review	BB	BB	13/03/2026



Client
HGR Construction
 7-1 Olympic Drive
 Mount Pearl, NL

Plan
Site Plan
 11 Thomas Byrne Drive
 Mount Pearl, NL

- LEGEND**
- Existing Catch Basin
 - Existing - Curb
 - Existing Elevation
 - Existing Sanitary Sewer Manhole
 - Existing Storm Sewer Manhole
 - Existing Water Valve
 - Existing Power Line
 - Existing Power Pole
 - Legal Survey
 - 149.42 Proposed Grade (Elevation)
 - Proposed Lighting



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Sheet: 1 of 1
 Plot Size: ARCH D
 Drawing: 26-191-01-02
 Drawing Scale: 1:250

