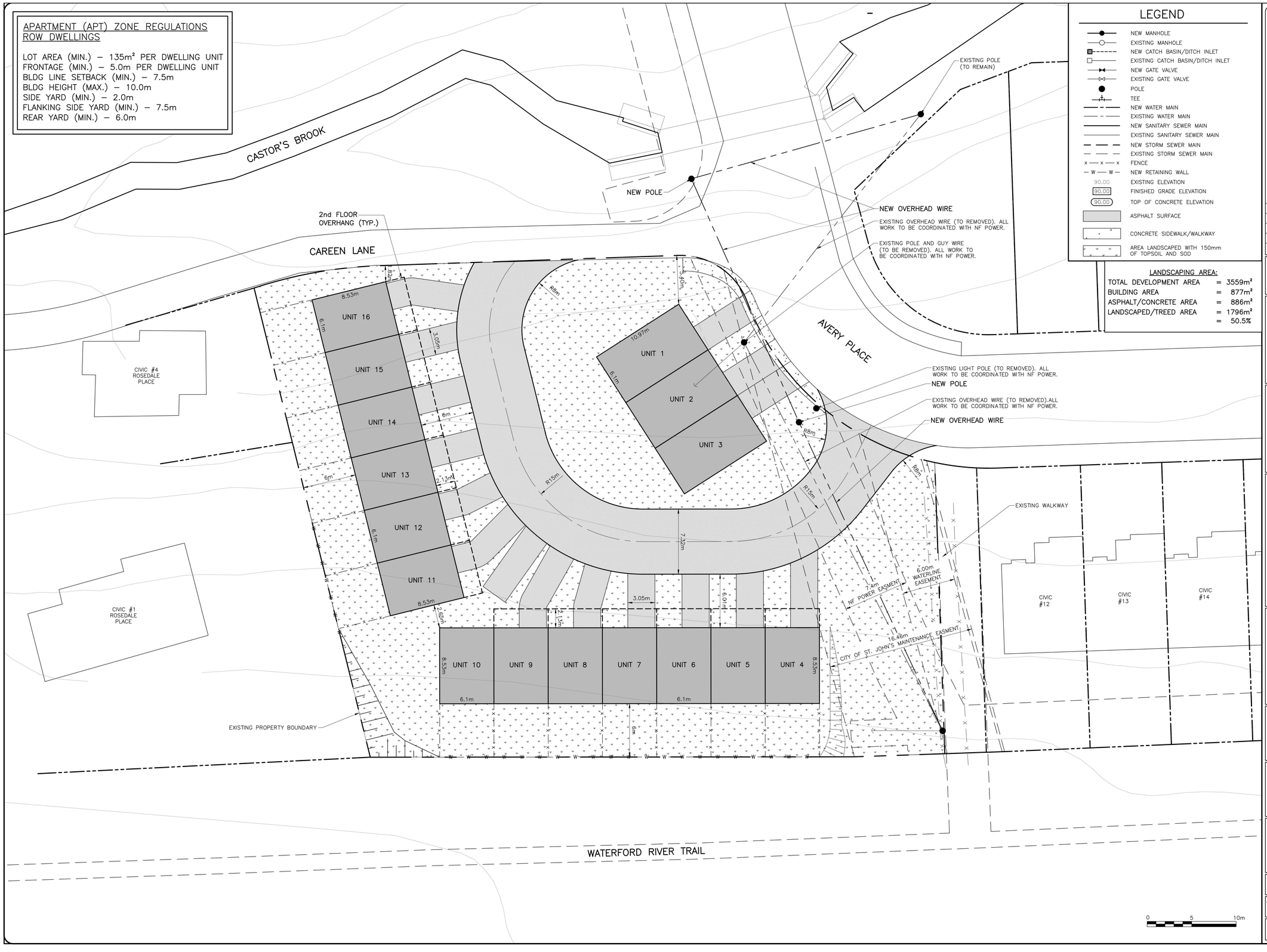
APARTMENT (APT) ZONE REGULATIONS
ROW DWELLINGS

LOT AREA (MIN.) – 135m² PER DWELLING UNIT
FRONTAGE (MIN.) – 5.0m PER DWELLING UNIT
BLDG LINE SETBACK (MIN.) – 7.5m
BLDG HEIGHT (MAX.) – 10.0m
SIDE YARD (MIN.) – 2.0m
FLANKING SIDE YARD (MIN.) – 7.5m
REAR YARD (MIN.) – 6.0m



LEGEND

- NEW MANHOLE
- EXISTING MANHOLE
- NEW CATCH BASIN/DITCH INLET
- EXISTING CATCH BASIN/DITCH INLET
- NEW GATE VALVE
- EXISTING GATE VALVE
- POLE
- TEE
- NEW WATER MAIN
- EXISTING WATER MAIN
- NEW SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- NEW STORM SEWER MAIN
- EXISTING STORM SEWER MAIN
- FENCE
- NEW RETAINING WALL
- 90.00 EXISTING ELEVATION
- 90.00 FINISHED GRADE ELEVATION
- 90.00 TOP OF CONCRETE ELEVATION
- ASPHALT SURFACE
- CONCRETE SIDEWALK/WALKWAY
- AREA LANDSCAPED WITH 150mm OF TOPSOIL AND SOD

LANDSCAPING AREA:

TOTAL DEVELOPMENT AREA	=	3559m²
BUILDING AREA	=	877m²
ASPHALT/CONCRETE AREA	=	886m²
LANDSCAPED/TREED AREA	=	1796m²
	=	50.5%

NOTES:
1. DO NOT SCALE FROM DRAWINGS. ALL ELEVATIONS AND DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPAL WATER, SEWER AND ROAD SPECIFICATIONS, LATEST EDITION, AS PUBLISHED BY THE GOVERNMENT OF NEWFOUNDLAND AND LABRADOR, DEPARTMENT OF MUNICIPAL AFFAIRS, AND THE CITY OF MT. PEARL MUNICIPAL ENGINEERING RESIDENTIAL SUBDIVISION STANDARDS.
3. CONTRACTOR SHALL CONFIRM LOCATION, ALIGNMENT, INVERTS AND TYPE OF MATERIAL OF ALL UNDERGROUND INFRASTRUCTURE AND SHALL NOTIFY THE ENGINEER/OWNER PRIOR TO COMMENCING ANY WORK.
4. ASPHALT PATCHING AND REINSTATEMENT TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF MT. PEARL REGULATIONS AND GUIDELINES.
5. STREET EXCAVATION PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
6. A PERMIT TO CONNECT MUST BE OBTAINED PRIOR TO PERFORMING ANY SERVICING WORK.
7. ALL WORK ON EXISTING WATER MAINS SHALL BE DONE BY CITY FORCES.

No.	REVISIONS	BY	DATE
C	REVISED FOR CLIENT REVIEW	D.J.M.	10/16/26
B	REVISED FOR CLIENT REVIEW	D.J.M.	10/05/26
A	ISSUED FOR CLIENT REVIEW	D.J.M.	03/19/24

A – PLAN, SECTION, ELEVATION, OR DETAIL No.
B – No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE:

STAMP:

PERMIT STAMP:

DYNAMIC ENGINEERING LTD.
Civil • Management • Consulting
62 CAMPBELL AVENUE
ST. JOHN'S, NL
A1E 2Z6
TEL: (709) 368-1669
FAX: (709) 368-0318
info@DynamicEngineering.ca

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

CLIENT:
93044 NEWFOUNDLAND & LABRADOR INC.

PROJECT TITLE:
PROPOSED RESIDENTIAL ROW DWELLINGS
10 AVERY PL, MT. PEARL

DRAWING TITLE:
PRELIMINARY SITE LAYOUT

DRAWN/DESIGNED BY:	DATE:
J.C.	MARCH 2024
APPROVED BY:	SCALE:
D.J.M.	AS SHOWN
PROJECT No.:	DRAWING No.: / REV.:
24206	PR1 / C