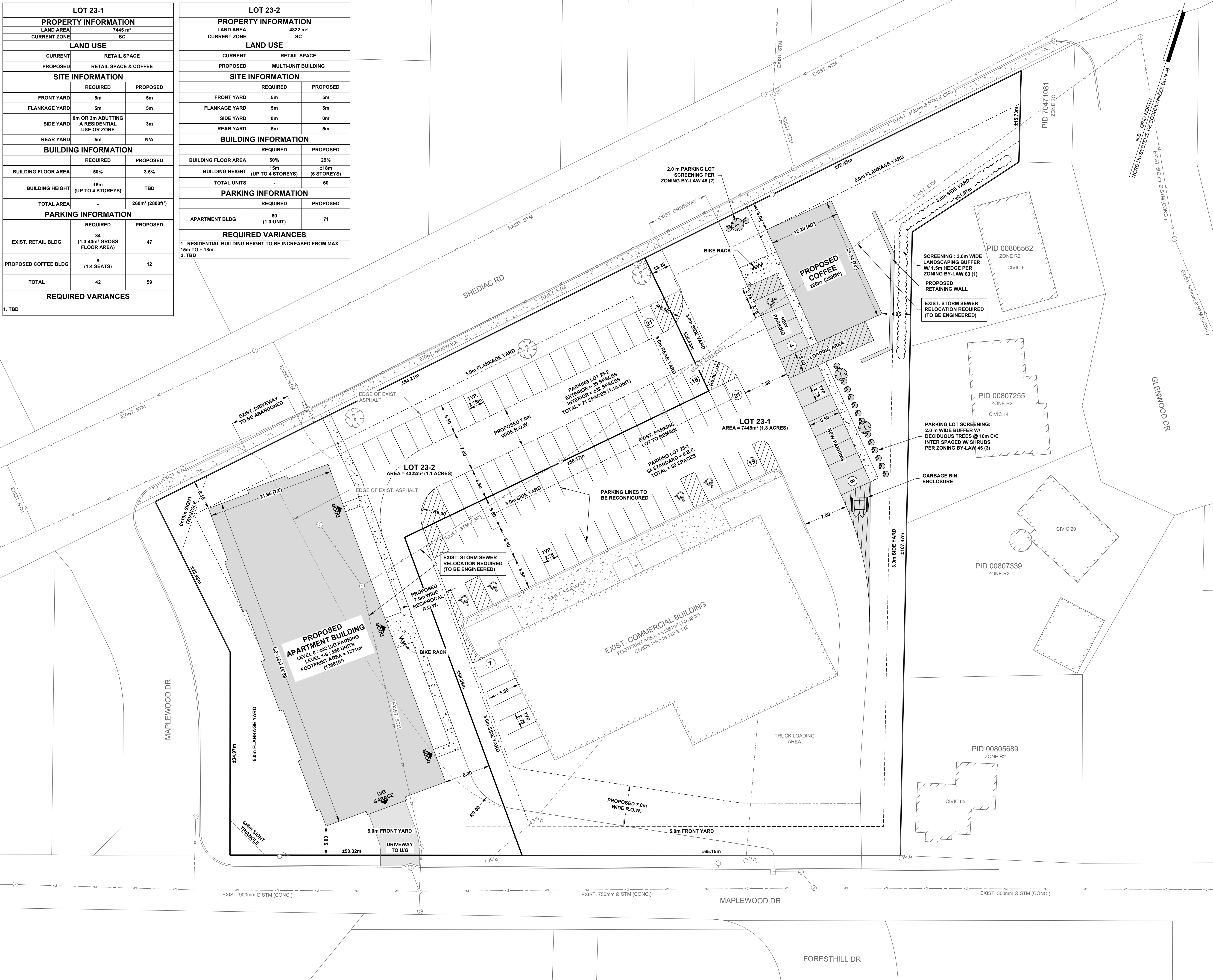


LOT 23-1		
PROPERTY INFORMATION		
LAND AREA	7445 m²	
CURRENT ZONE	SC	
LAND USE		
CURRENT	RETAIL SPACE	
PROPOSED	RETAIL SPACE & COFFEE	
SITE INFORMATION		
	REQUIRED	PROPOSED
FRONT YARD	5m	5m
FLANKAGE YARD	5m	5m
SIDE YARD	0m OR 3m ABUTTING A RESIDENTIAL USE OR ZONE	3m
REAR YARD	5m	N/A
BUILDING INFORMATION		
	REQUIRED	PROPOSED
BUILDING FLOOR AREA	50%	3.5%
BUILDING HEIGHT	15m (UP TO 4 STOREYS)	TBD
TOTAL AREA	-	260m² (2800ft²)
PARKING INFORMATION		
	REQUIRED	PROPOSED
EXIST. RETAIL BLDG	34 (1.0-40m² GROSS FLOOR AREA)	47
PROPOSED COFFEE BLDG	8 (1-4 SEATS)	12
TOTAL	42	59
REQUIRED VARIANCES		
1. TBD		

LOT 23-2		
PROPERTY INFORMATION		
LAND AREA	4322 m²	
CURRENT ZONE	SC	
LAND USE		
CURRENT	RETAIL SPACE	
PROPOSED	MULTI-UNIT BUILDING	
SITE INFORMATION		
	REQUIRED	PROPOSED
FRONT YARD	5m	5m
FLANKAGE YARD	5m	5m
SIDE YARD	0m	0m
REAR YARD	5m	5m
BUILDING INFORMATION		
	REQUIRED	PROPOSED
BUILDING FLOOR AREA	50%	29%
BUILDING HEIGHT	15m (UP TO 4 STOREYS)	±18m (6 STOREYS)
TOTAL UNITS	-	60
PARKING INFORMATION		
	REQUIRED	PROPOSED
APARTMENT BLDG	60 (1.0-UNIT)	71
REQUIRED VARIANCES		
1. RESIDENTIAL BUILDING HEIGHT TO BE INCREASED FROM MAX 15m TO ± 18m.		
2. TBD		



LEGEND	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
SANITARY SEWER		
STORM SEWER		
PIPE INSULATION		
CATCH BASIN		
DOUBLE CATCH BASIN		
SUICIDE BOX		
CULVERT		
WATER MAIN		
GATE VALVE		
FIRE HYDRANT		
TEE		
BEND		
END CAP		
CURB STOP		
VALVE CHAMBER		
WATER WELL		
UTILITY POLE		
GUY WIRE		
LIGHT STANDARD		
OVERHEAD UTILITY LINE		
UNDERGROUND UTILITY LINE		
TELECOM. MAN HOLE		
TRAFFIC SIGNALS		
GAS LINE		
FENCE		
TREE LINE		
TREES		
EDGE OF BANK		
MARSH		
GROUND ELEVATION		
TOP OF CONC. FOUNDATION		
CRITICAL ELEVATION		
BASEMENT FLOOR ELEVATION		
FINISH GRADE		
NB GRID MONUMENT		
SIGN & POST		
SUITS & GUTTER		
SIDEWALK		
GRASS AREA		
CHECK DAM		
SILT FENCE		
TEST PIT		
BORE HOLE		

NOTE:

- PLEASE NOTE THAT THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO DISCUSSION AND CHANGE, AND SHOULD NOT BE INTERPRETED AS FINAL AND/OR APPROVED DRAWINGS. THE PLAN IS INTENDED TO CONVEY THE CONCEPT AND VISION OF THE OWNER/CLIENT. A FULL REVIEW SHOULD BE COMPLETED TO VERIFY THE PLAN'S CONFORMANCE TO LOCAL JURISDICTION BY LAWS (I.E. LAND USE, ZONING, CONDITIONAL USE, ETC.), AND/OR ALL OTHER APPLICABLE REGULATIONS. FURTHER STUDIES SHOULD ALSO BE COMPLETED TO DETERMINE SERVICEABILITY AND SITE CONDITIONS WHICH COULD HAVE AN EFFECT ON THE DESIGN OR DEVELOPMENT FEASIBILITY. J.R. DAIGLE ENGINEERING IS NOT RESPONSIBLE FOR DELAYS OR COSTS ARISING FROM SITE CONDITIONS OR FACTS NOT DISCLOSED ON THIS PLAN.
- CONTOUR MAP INFORMATION DERIVES FROM PROVINCIAL LIDAR DATA (SOURCE: GEONIS MAPPING WEBSITE) REFERRED TO THE VERTICAL DATUM CGVD 2013. CONTOUR SHOWN AT 1.0m INTERVALS.
- PROPERTY INFORMATION DERIVES FROM PROVINCIAL PROPERTY DATA (SOURCE: GEONIS MAPPING WEBSITE) AND DO NOT CONSIST OF LEGAL SURVEY BOUNDARIES. PROPERTY LINES, DIMENSIONS, AND AREAS ARE APPROXIMATE AND SUBJECT TO A LEGAL SURVEY.
- EXISTING ABOVE AND UNDERGROUND INFRASTRUCTURE DERIVE FROM MUNICIPAL GIS & AERIAL IMAGERY. ALL INFORMATION AND LOCATION TO BE CONFIRMED ON SITE.
- BUILDING DIMENSIONS ARE SCHEMATIC IN SIZE AND SHAPE. NATIONAL BUILDING CODE REQUIREMENTS SHALL BE VERIFIED BY A BUILDING DESIGNER OR AN ARCHITECT.
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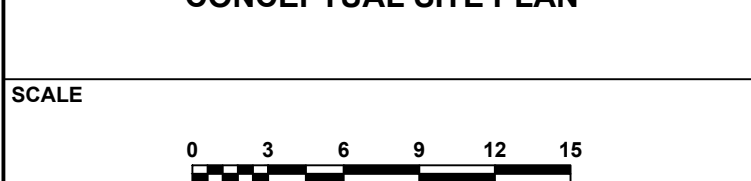
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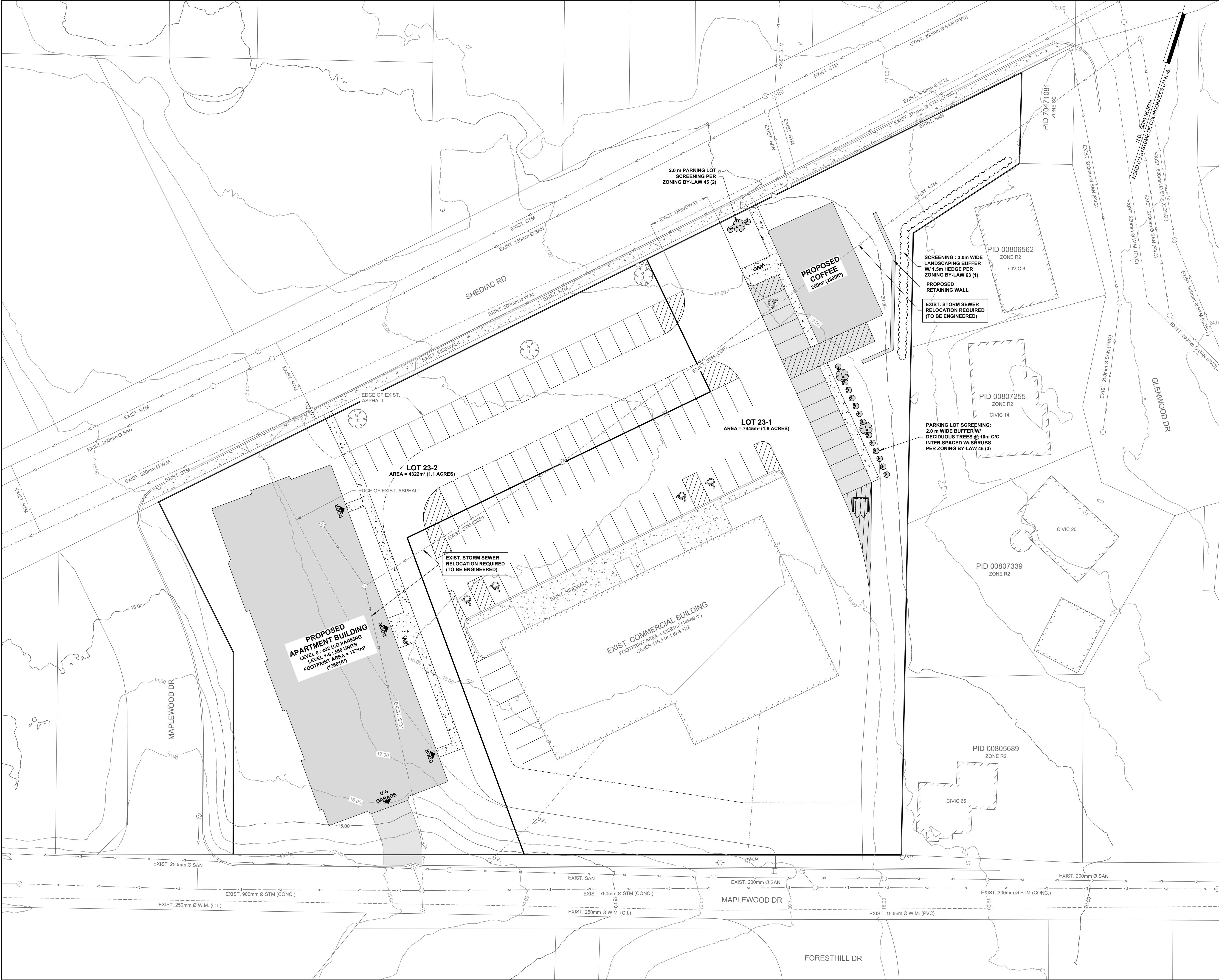
PROJECT TITLE  
**MIXED-USE DEVELOPMENT**  
**PID 00806901**  
**116-122 SHEDIAC RD, MONCTON, NB**

DRAWING TITLE  
**CONCEPTUAL SITE PLAN**



SEAL	DESIGNED BY J.D.	CHECKED BY -
	DRAWN BY B.D.	CHECKED BY J.D.
	DOCUMENT ISSUE <b>PRELIMINARY</b>	
	DATE ISSUED <b>2023-05-30</b>	
REVISION -	DRAWING NUMBER <b>C-101</b>	





LEGEND

ITEM	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
SANITARY SEWER		
STORM SEWER		
PIPE INSULATION		
CATCH BASIN		
DOUBLE CATCH BASIN		
SLUICE BOX		
CULVERT		
WATER MAIN		
GATE VALVE		
FIRE HYDRANT		
TEE		
BEND		
END CAP		
CURB STOP		
VALVE CHAMBER		
WATER WELL		
UTILITY POLE		
GUY WIRE		
LIGHT STANDARD		
OVERHEAD UTILITY LINE		
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TELECOM. MAN HOLE		
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TREES		
EDGE OF BANK		
MARSH		
GROUND ELEVATION		
TOP OF CONC. FOUNDATION		
CRITICAL ELEVATION		
BASEMENT FLOOR ELEVATION		
FINISH GRADE		
SURVEY MARKER		
NB GRID MONUMENT		
SIGN & POST		
SIDWALK		
CURB & GUTTER		
GRASS AREA		
CHECK DAM		
SILT FENCE		
TEST PIT		
BORE HOLE		

NOTE:

1.

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2.

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4.

EXISTING ABOVE AND UNDERGROUND INFRASTRUCTURE DERIVE FROM MUNICIPAL GIS & AERIAL IMAGERY. ALL INFORMATION AND LOCATION TO BE CONFIRMED ON SITE.

5.

BUILDING DIMENSIONS ARE SCHEMATIC IN SIZE AND SHAPE. NATIONAL BUILDING CODE REQUIREMENTS SHALL BE VERIFIED BY A BUILDING DESIGNER OR AN ARCHITECT.

6.

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No.	DESCRIPTION	DATE
-	-	YY-MM-DD
CIVIL CONSULTANT		
<div><div>ide</div><div>J.R. DAIGLE Ingénierie • engineering arpentage • land surveying</div></div>		
PROJECT TITLE		
MIXED-USE DEVELOPMENT		
PID 00806901		
116-122 SHEDIAC RD, MONCTON, NB		
DRAWING TITLE		
EXISTING SERVICING & GRADING PLAN		
SCALE		
<div><div>0 3 6 9 12 15</div><div>1:300 (A1)</div></div>		
SEAL		
<div><div><div>REGISTERED PROFESSIONAL ENGINEER Province of New Brunswick INGENIEUR / IMMATRICULE</div><div>PRELIMINARY NOT FOR CONSTRUCTION 2023-05-30</div></div></div>		
DESIGNED BY		
J.D.		
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DOCUMENT ISSUE		
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REVISION		
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C-102		