

APPENDIX 'B'

STANDARD FORMS AND DRAWINGS

Form 1 – Standard Local Street 15 m R.O.W.

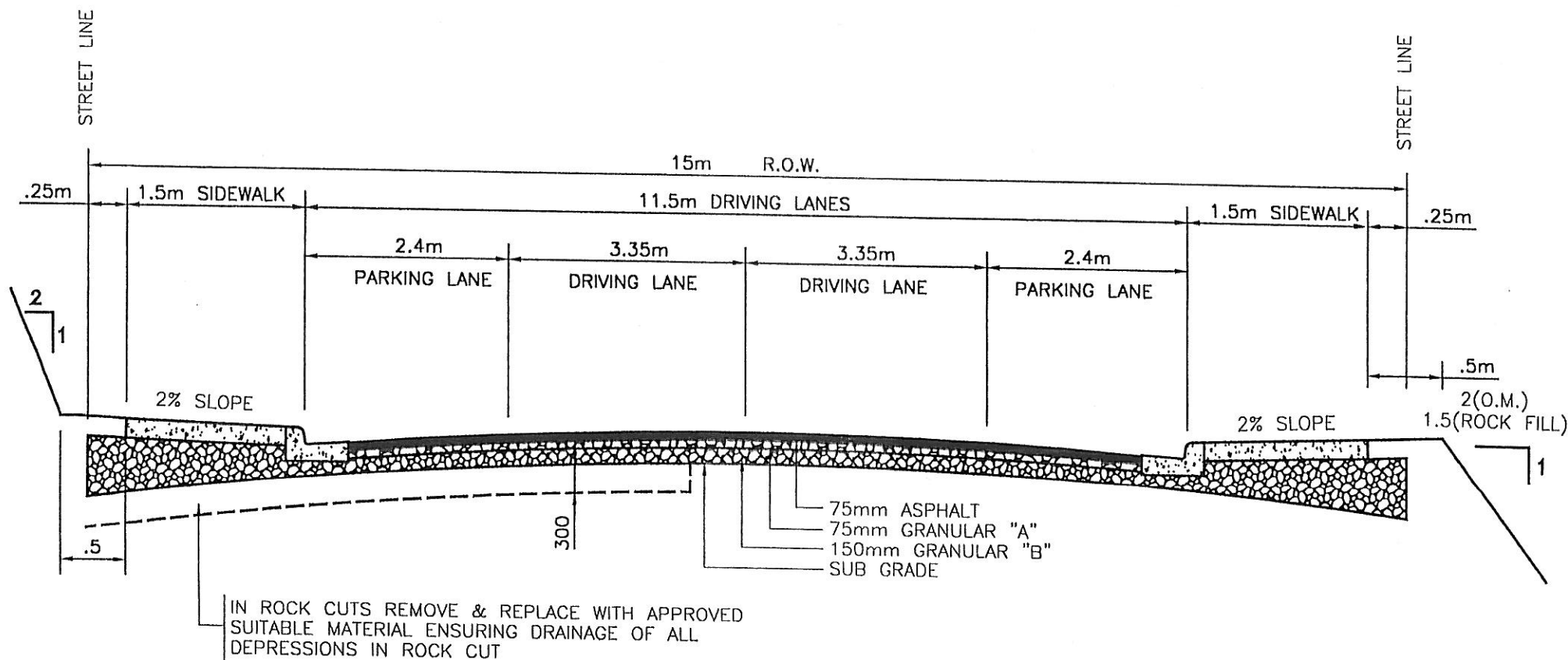
Form 2 – RLU 60

Form 3 – Storm Sewer Calculation Forms

Form 4 – Standard Sanitary Sewer Calculation Forms

Form 5 – Standard House Service Information Form

Form 6 – Alternate Semi-Serviced and Unserviced Street
Cross Section



STANDARD LOCAL STREET 15m R.O.W.

DRAWN BY:

DATE:

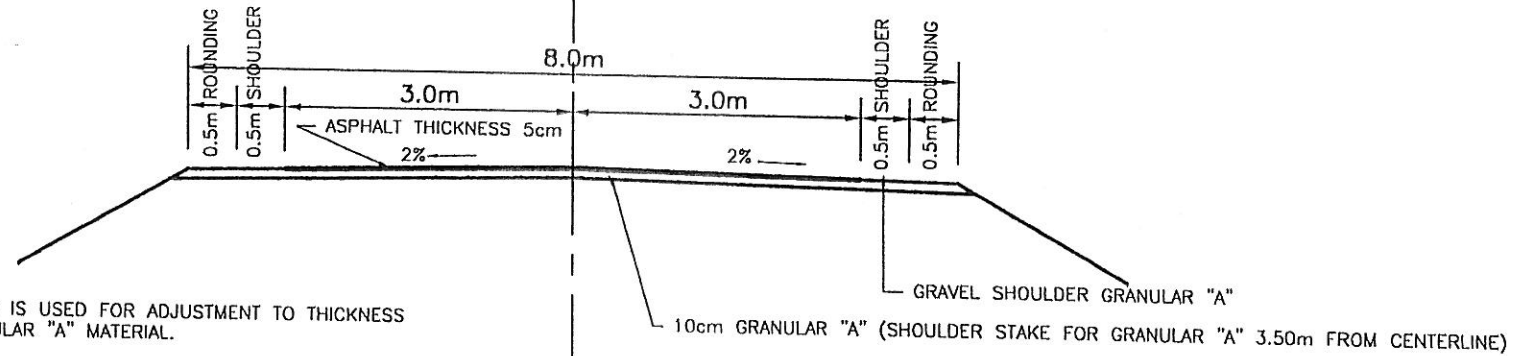
MAY 2002

SCALE:

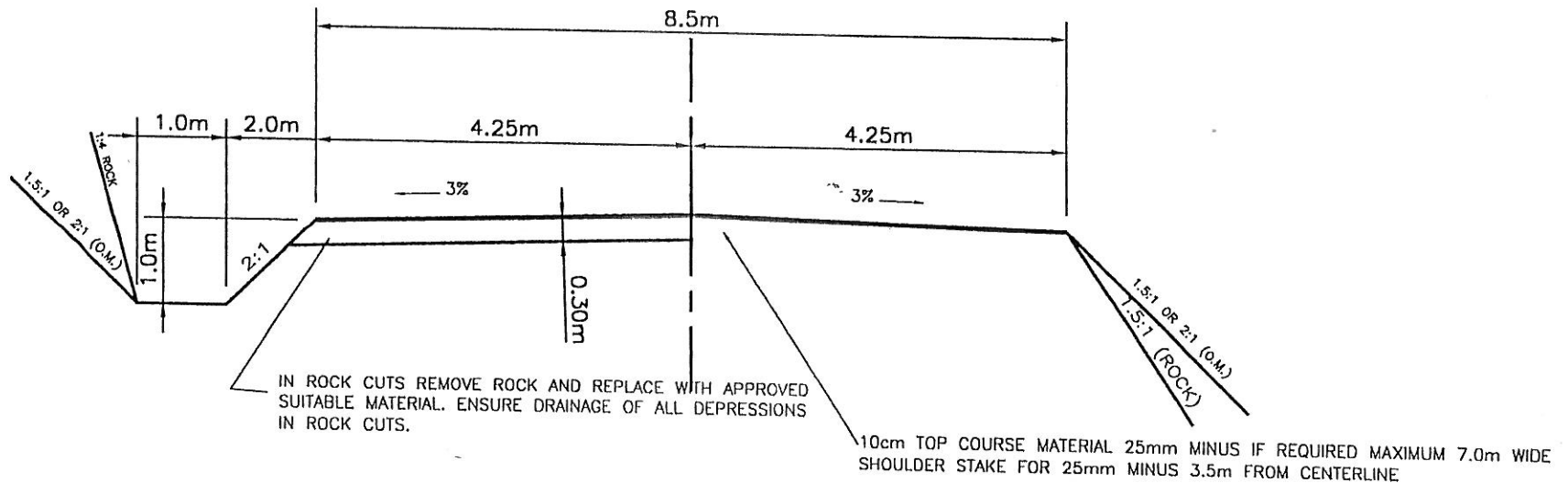
N.T.S.

DESIGNED BY:

RLU 60km/h



TYPICAL CROSS SECTION FOR RLU 60 FINAL CONSTRUCTION



TYPICAL CROSS SECTION FOR RLU 60 SUB-GRADE CONSTRUCTION

NOTE: IF SCARIFYING IS REQUIRED WIDTH OF SCARIFYING SHALL BE WIDTH OF PAVEMENT PLUS 0.3m ON BOTH SIDES.

RLU 60

DRAWN BY:

DATE:

MAY 2020

SCALE:

1:1

For _____

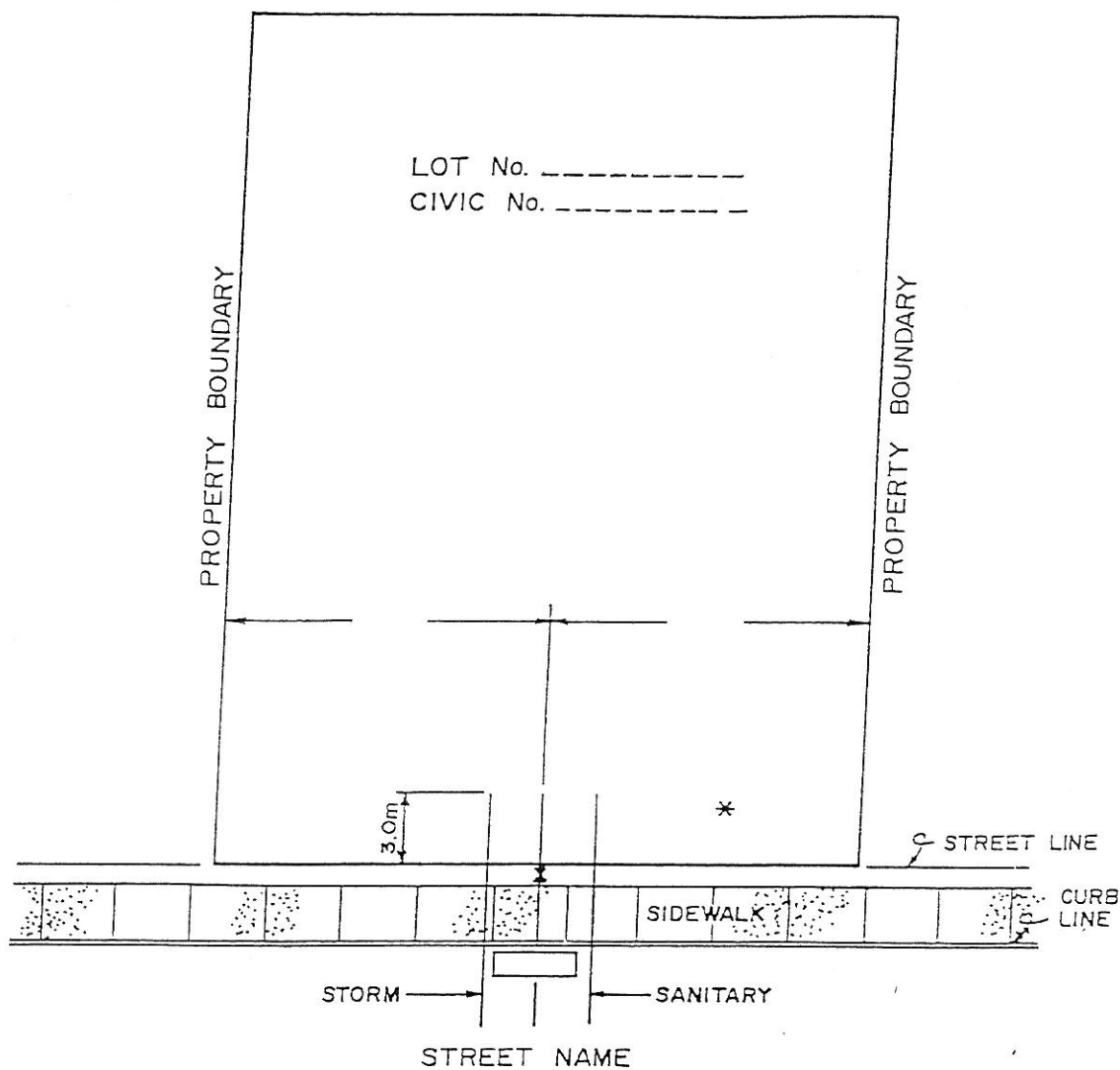
Date _____

[illegible]

SANITARY SEWER ANALYSIS

DESIGN CAPACITIES AND FLOWS

[illegible][illegible][illegible]



- ☐ TOP OF CURB ELEVATION AT CENTER OF LOT _____
 SANITARY SEWER INVERT _____
 STORM SEWER INVERT _____
 ➤ CURB STOP TO BE LOCATED IN EASEMENT BETWEEN STREET
 LINE AND BACK OF SIDEWALK.
 * DRIVEWAY LOCATION

REVISIONS

DR. BY

TRA. BY

CHD. BY

DATE

SCALE

SUBDIVISION NAME _____

HOUSE SERVICE INFORMATION



HOUSE SERVICING FORM

SECTION 1

Street Address: _____

Owner of Property: _____

Person Interviewed: _____

Project: _____

Contractor: _____

Interviewer: _____

Date: _____

Services to be installed: _____

Does house have basement: () Yes () No () Crawl Space

Does owner plan to install a basement in future: () Yes () No

Existing lowest floor elevation: _____

Elev. of exist. sewer from house where owner wishes to connect: _____

Water level of existing well: _____

History of well: _____

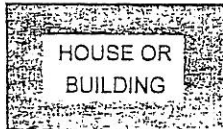
Additional Comments: _____

REQUESTED LOCATION OF SERVICES

SECTION 2

STREET

PROPERTY



ON SKETCH AT LEFT INDICATE:

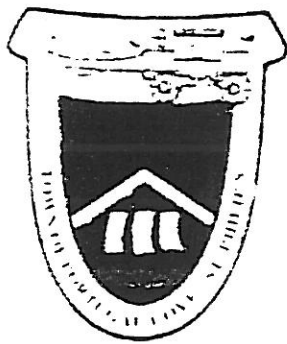
- LOCATION OF DRIVEWAY (S)
- LOCATION OF WELL
- REQUESTED LOCATION FOR WATER SERVICE (*W)
- REQUESTED LOCATION FOR SEWER SERVICE (*S)
- REQUESTED LOCATION FOR STORM SEWER (*ST)
- TIE IN REQUESTED LOCATION OF SERVICES TO HOUSE OR BUILDING.

SERVICE LOCATION APPROVAL

I the undersigned, (Home Owner), do agree with the proposed location for the requested services as indicated on the above sketch.

Home Owner: _____

Newfoundland & Labrador
Consulting Engineers Ltd. _____



TOWN OF PORTUGAL COVE-ST. PHILIP'S

**SUBDIVISION
LAND DEVELOPMENT
REGULATIONS**

TOWN OF PORTUGAL COVE-ST. PHILIP'S

**CONDITIONS TO BE MET REGARDING
LAND DEVELOPMENT**

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CONDITIONS TO BE MET REGARDING LAND DEVELOPMENT

The following Regulations govern the Subdivision and Development of Lands in the Town of Portugal Cove – St. Philip's. The Authority referred to in these Regulations is the Council, of the Town.

These Regulations are extracted from "Town of Portugal Cove-St. Philip's Municipal Plan and Development Regulations, 2000"

70. Permit Required:

No land in the Planning Area shall be subdivided unless a permit for the development of the subdivision is the first obtained by the Authority.

71. Services to be Provided:

No permit shall be issued for the development of the subdivision unless provisions satisfactory to the Authority have been made in the application for a supply of drinking water, a properly designed sewage disposal system, and a properly designed storm drainage system.

72. Payment of Service Levies and Other Charges:

No permit shall be issued for the development of a subdivision until agreement has been reached for the payment of all fees levied by the Authority for connection to services, utilities and streets deemed necessary for the proper development of the subdivision, and all service levies and other charges imposed under Regulations 13 and 14.

73. Issue of Permit Subject to Considerations:

A permit shall not be issued when, in the opinion of the Authority, the development of subdivision does not contribute to the orderly growth of the municipality and does not demonstrate sound design principles. In considering an application, the Authority shall, without limiting the generality of the foregoing, consider

- a) The location of the land;
- b) The availability of and the demand created for the schools, services and utilities;
- c) The provisions of the Plan and Regulations affecting the site;
- d) The land use, physical form and character of adjacent developments;
- e) The transportation network and traffic densities affecting the site;
- f) The relationship of the project to existing or potential sources of nuisance;
- g) Soil and subsoil characteristics;
- h) The topography of the site and its drainage;
- i) Natural features such as lakes, streams, topsoil, trees and shrubs;
- j) Prevailing winds;
- k) Visual facilities;
- l) Community Facilities;
- m) Energy conservation;
- n) Such other matters as may affect the proposed development.

74. Building Permits Required:

Notwithstanding the approval of a subdivision by the Authority, a separate building permit shall be obtained for each building proposed to be erected in the area of the subdivision, and no building permit for any building in the area be issued until the developer has complied with all the provisions of these regulations with respect to the development of the subdivision.

75. Form of Application:

Application for a permit to develop a subdivision shall be made to the Authority in accordance with Regulation 17.

76. Subdivision Subject to Zoning:

The subdivision of land shall be permitted only in conformity with the Use Zones delineated on the Zoning Maps.

77. Building Lines:

The Authority may establish building lines for any subdivision street and require any new building to be located on such building lines.

78. Land for Public Open Space:

- 1) Before a development commences, the developer shall, if required, dedicate to the Authority, at no cost to the Authority, an area of land equivalent to not more than 10% of the gross area of the subdivision or 25 meters squared for every dwelling unit permitted in the subdivision, whichever is the greater, for public open space, provided that:
 - a. Where land is subdivided for any purpose other than residential use, the Authority shall determine the percentage of land to be dedicated;
 - b. If in the opinion of the Authority, no public open space is required, the land may be used for such other public use as the Authority may determine;
 - c. The location and suitability of any land dedicated under the provisions of this Regulation shall be subject to the approval of the Authority but in any case, the Authority shall not accept land which, in its opinion is incapable of development for any purpose;
 - d. The Authority may accept from the developer in lieu of such area or areas of land the payment of a sum of money equal to the value of the land which would otherwise be required to be dedicated;
 - e. Money received by the Authority in accordance with Regulation 78(1)(d) above, shall be reserved by the Authority for the purpose of the acquisition or development of land for public open space or other public service.
- 2) Land dedicated for public use in accordance with this Regulation shall be conveyed to the Authority and may be sold or leased by the Authority for the purposes of any development that conforms with the requirements of these Regulations, and the proceeds of any sale or other disposition of land shall be applied against the cost acquisition or development of any other land for the purposes of public open space or public purposes.
- 3) The Authority may require a strip of land to be reserved and remain undeveloped along the banks of any river, brook or pond, and this land may, at the discretion of the Authority, constitute the requirement of land for public use under Regulation 78(1).

79. Structure in Street Reservation:

The placing within any street reservation of any structure (for example a hydro pole, telegraph or telephone pole, fire hydrant, mail box, fire alarm, sign post) shall receive prior approval of the Authority, which shall be satisfied on the question of safe construction and relationship to the adjoining buildings and other structures within the street reservation.

81. Engineers to Design Works and Certify Construction Layout:

- 1) Plans and specifications for all water mains, hydrants, sanitary sewers, storms sewers and all appurtenances and thereto and all streets, paving, curbs, gutters and catch basins and all other utilities deemed necessary by the Authority to service the area proposed to be developed or subdivided shall be designed and prepared by or approved by the Engineer. Such designs and specifications shall, upon approval by the Authority, be incorporated in the plan of subdivision.
- 2) Upon approval by the Authority of the proposed subdivision, the Engineer shall certify all work of construction layout preliminary to the construction of the works and thereupon the developer shall proceed to the construction and installation, at his own cost and in accordance with the approved designs and specifications and the construction layout certified by the Engineer, of all such water mains, hydrants, sanitary sewers and all appurtenances and of all such streets and other works deemed necessary by the Authority to service the said area.

82. Developer to Pay Engineer's Fees and Charges:

The developer shall pay to the Authority all the Engineer's fees and charges for the preparation of designs and specifications and for the layout and supervision of construction; such fees and charges being percentages of the total cost of materials and labour for the construction and installation of all works calculated in accordance with the Schedule of Fees recommended by the Association of Professional Engineers of Newfoundland and in effect at the time the work is carried out.

83. Street Works May be Deferred:

The construction and installation of all curbs and gutters, catch basins, sidewalks and paving specified by the Authority as being necessary, may at the Authority's discretion, be deferred until a later stage of the work on the development of the subdivision but the developer shall deposit with the Authority before approval of his application, an amount estimated by the Engineer as reasonably sufficient to cover the cost of construction and installation of the works. In the later stage of the work of development, the Authority shall call for tenders for the work of construction and installation of the works, and the amount so deposited by the developer shall be applied towards payment of the contract cost. If the contract cost exceeds the deposit, the developer shall pay the Authority the amount of the excess. If the contract price is less than the deposit, the Authority shall refund the amount by which the deposit exceeds the contract price. Any amount so deposited with the Authority by the developer shall be placed in a separate savings account in a bank and all interest earned thereon shall be credited to the developer.

84. Transfer of Streets and Utilities to Authority:

- 1) The developer shall, following the approval of the subdivision of land and upon request of the Authority, transfer to the Authority, at no cost to Authority, and clean of all liens and encumbrances:
 - a) All lands in the area proposed to be developed or subdivided which are approved and designated by the Authority for public use as streets, or other rights-of-way, or for other public use;
 - b) All services or public works including streets, water supply and distribution and sanitary and storm drainage systems installed in the subdivision that are normally owned and operated by the Authority.
- 2) Before the Authority shall accept the transfer of lands, services or public works of any subdivision, the Engineer shall, at the cost to the developer, test the streets, services, and public works installed in the subdivision and certify his satisfaction with their installation.
- 3) The Authority shall not provide maintenance for any street, service or public work in any subdivision until such time as such street, service, or public work has been transferred to and accepted by the Authority.

85. Restriction on Sales Lots:

The developer shall not develop or dispose of any lot within a subdivision for the purposes of development and no building permit shall be issued until the Authority is satisfied that:

- (a) The lot can be served with satisfactory water supply and sewage disposal systems, and;
- (b) Satisfactory access to a street is provided for the lots.

86. Grouping of Buildings and Landscaping:

- 1) Each plan of subdivision shall make provision for the grouping of building types and for landscaping in order to enhance the visual aspects of the completed development and to make the most use of existing topography and vegetation.
- 2) Building groupings, once approved by the Authority, shall not be changed without written application to and subsequent approval of the Authority.

ROADWAY CROSS SECTION

