

Checklist – Site Plan Information

New Construction or Addition – Residential and Commercial Buildings
(not applicable for single-unit and two-unit dwellings)

The site information can be covered on one or more plans.

The plans shall be legible and drawn to scale, with notes and dimensions clearly showing all the existing and proposed items for the project.

- For zoning requirements, refer to the City of Moncton Zoning By-law Z-222.
- For the City of Moncton Engineering Department's requirements, refer to:
 - the Commercial, Industrial, Institutional and Multi-Unit Residential Development Guidelines
 - the Design Criteria Manual for Municipal Services
- Other information may be requested subject to the development and engineering reviews.

1) Site Information:

- Key plan
- Lot identifications (civic and/or PID) and surrounding streets
- All buildings on the lot and adjoining lots
- Lot dimensions, setback dimensions locating buildings and distances between buildings
- Easements, right-of-ways or other relevant encumbrances
- Fire lanes and hydrants
- Sidewalks, patios, bike racks
- Parking area (driveways, lanes, aisles, stalls, walkways, etc...)
- Barrier free design (stalls and path of travel)
- Loading area
- Screening types and heights (fences, buffer areas, hedges and plantings)
- Surface features (forest, vegetation, crushed stone, asphalt, landscaping, etc...)
- Watercourses on lot or within 30 metres (98 feet) and any wetland protection areas
- Garbage storage and screening
- Drive-thru lane details
- Outdoor lighting
- Signs

2) Drainage Information:

- Building foundation elevations
- Existing and proposed grades
- Drainage flow arrows
- Drainage swales or other elements
- Catch basins
- Zero net pond
- Puddle maps
- Grades on adjoining lots

3) Site Services Information:

- Water lines
- Sanitary lines
- Storm sewer lines
- Natural gas lines
- Underground electrical lines
- Any other relevant conduit