

M Site Plan - Complex Master Requirement BLD 108



Purpose

A site plan establishes the relationship of the proposed work to the property lines, the topography, environmental features including trees and streams, neighbouring properties and structures and engineering services. Site plans indicate work not described on the *Floor Plans* such as parking, driveways, retaining walls and drainage.

Background

Site plan requirements vary with the complexity of the building form, topography and the environmental issues associated with the development.

Permit applications for a new single family dwelling or for major additions involving work on steeply sloping lots (greater than 20°) will require a *Site Plan - Complex*. Applicants are advised, however, to contact a District Plan Checker early in the planning stage to determine whether a *Site Plan - Moderate or Complex* is required. Applications

Requirements

Content: Property Information Summary

- Complete legal description
- Municipal address
- Owners name

General:

- Date
- Scale 1/8" = 1'-0" recommended
- North arrow (orient to top or right of page)
- Property lines, adjacent street and lane names
- Lot dimensions in relation to the property line
- Outline of all existing and proposed buildings and/or structures on the property
- Location of approved existing or proposed alternative sewage disposal system

Zoning Compliance Summary

- Scope of work
- Proposed and existing FSR
- Proposed and existing building coverage

Building and Zoning Considerations:

- Parking plan c/w stall width and depth dimensions
- Proposed and existing setbacks to property lines
- Natural and finished grades at all building corners
- Main floor and ridge elevations
- Datum determination points
- Retaining walls
- Exterior steps, stairs and decks
- Line of upper floor
- Contours at 3 foot (1 metre) intervals

Engineering Considerations:

- See:

Master Requirement ENG 103 *Slope 10 DEG to 20 DEG*
Master Requirement ENG 105 *Curb Requirements*

for complete detail

- Location and elevations of curbs, drop curbs, sidewalks, manholes and service poles within the boulevards
- Invert elevations of sanitary and storm connections

Environmental Considerations:

- See:

(Master Requirements to be inserted)

for complete detail

- Location and species of all trees greater than 10 cms (4 inches) in diameter
- Location of top of bank and water courses
- Elevations of all significant features including top of bank and significant topographic features

Timing: Must be submitted with permit application.

Owner: Submit site plan with permit application

Related Requirements/Documents/Forms

Master Requirement ENG 103 *Driveway Req. Slope 10 DEG to 20 DEG*
Master Requirement ENG 105 *Curb Requirements*

Contacts

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