APPENDIX 10

Preliminary Site Servicing Plan

LEGEND:

- PROPERTY BOUNDARY
- EXISTING FENCELINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING HYDRANT & MARKER POLE
- EXISTING LINE VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- NEW SIDEWALK
- NEW SANITARY SEWER
- NEW STORM SEWER
- NEW WATERMAIN
- NEW LINE VALVE
- NEW SANITARY MANHOLE
- NEW STORM MANHOLE
- NEW BUILDING ENTRY

PROPOSED STORM SEWER DETENTION TANK

EXISTING DITCH

PROPOSED BUILDING 721.0m² (SPRINKLERED)

SITE 'A' AREA=2664.23m²

PROPOSED BUILDING 881.0m² (SPRINKLERED)

SITE 'B' AREA=2621.60m²

NEW TRANSFORMER & CONC. PAD. LOCATION REQUESTED BY NL POWER.

NEW TRANSFORMER & CONC. PAD. LOCATION REQUESTED BY NL POWER.

PROPOSED SANITARY SEWER SERVICE CONNECTION LOCATION FOR SITE

PROPOSED MUNICIPAL HYDRANT

9.83m HYDRANT TO BUILDING CONNECTION

26.76m HYDRANT TO BUILDING CONNECTION

PROPOSED WATER SERVICE CONNECTION LOCATION FOR SITE

MOUNT CASHEL ROAD

TIFFANY LANE

EX. 600 CMP STORM SEWER

EX. 200 CMP STORM SEWER

EX. 300 RCP STORM SEWER

EX. 200 CONC. STORM SEWER

EX. 300 CONC. STORM SEWER

EX. 200 CONC. SAN. SEWER

EX. 230 CLAY SAN. SEWER @ APPROX. 0.95%

APPROX. LOCATION OF 150mm DI WATERMAIN

EX. SHED

EX. SIDEWALK

CIVIC # 22
CIVIC # 20
CIVIC # 18
CIVIC # 16
CIVIC # 14
CIVIC # 12
CIVIC # 10
CIVIC # 8
CIVIC # 30
CIVIC # 28
CIVIC # 26
CIVIC # 22
CIVIC # 1
CIVIC # 5
CIVIC # 3
CIVIC # 10
CIVIC # 8
CIVIC # 6
CIVIC # 2-4
CIVIC # 97
CIVIC # 95
CIVIC # 93
CIVIC # 91

EX. MH TOP EL. 53.48 IE. 52.33 IE. 52.28

EX. CB TOP EL. 54.38 IE. 53.02

EX. CB TOP EL. 52.98 IE. 52.45

EX. MH TOP EL. 61.84 IE. 50.50 IE. 50.49 IE. 50.48

EX. MH 6575R TOP EL. 51.75 IE. 49.81 IE. 49.79

EX. MH 6581S TOP EL. 52.19 IE. 50.04 IE. 49.94

EX. MH TOP EL. 52.40 IE. 49.71 IE. 49.70

EX. MH TOP EL. 52.43 IE. 49.71 IE. 49.67

EX. CB TOP EL. 52.39

EX. CB TOP EL. 52.46

EX. CB TOP EL. 52.79

EX. CB TOP EL. 51.00

EX. CB TOP EL. 51.01

EX. MH TOP EL. 51.21 IE. 49.86 IE. 49.81 IE. 49.61 (300)

PINNACLE ENGINEERING

18 MOUNT CASHEL ROAD

PRELIMINARY SITE SERVICING PLAN

Date: 08 JULY 2026
Scale: 1 : 250

08006-F057 REV E

APPENDIX 11

Metrobus Correspondence

[redacted]

See below for inclusion in LUR.

Confirmation from Metrobus that no new infrastructure is required.

KMK CAPITAL [redacted]

[redacted]

Good day
I have reviewed the concept plan and the transit infrastructure closest to this project is already fully developed. The closest bus stop on Torbay Rd and on Elizabeth Ave have accessible shelters installed. There is a bus stop west of this project on Portugal Cove Rd but shouldn't be affected by this development because patrons would us the closer bus stops, I already mentioned.
So, Metrobus would not need and added infrastructure for this concept plan.
Thank you for including us in your plans.

[redacted]

[redacted]

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[redacted]

KMK CAPITAL

[redacted]

I don't think there will be any infrastructure requirements but once I get a chance to review, I will email you an official response. Hopefully tomorrow afternoon.
Thanks for reaching out.

[redacted]

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[redacted]

Hopefully this helps. Attached is an aerial image of the area. The site in question is the empty lot that backs onto the salvation army parking lot, approx. 4 doors down from TZorbay Road.

I am happy to jump on a Teams call to discuss as well if it will help.

KMK CAPITAL

[redacted]

kmkcapital.ca

[redacted]

Subject: RE: [EXTERNAL SENDER] Mounht Cashell Road Development -

Would you have a larger overview showing location of the proposed site. It looks to be on Mount Cashell road but not clear where on Mount Cashell?

[redacted]

Subject: [EXTERNAL SENDER] Mounht Cashell Road Development -

CAUTION: This email originated from outside of our organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

[redacted]

Hope all is well. We spoke previously on some apartment developments we are doing in the City and some enclosures we need to construct, i.e Aberdeen Avenue.

I am reaching out to you with respect to the above noted development as we are in the process of seeking approvals from the City for rezoning and one of the items they have noted is that we are required to:
Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

Would you be available to discuss this development so we can get your feedback to incorporate into our overall response to the City? If there is someone else we should speak, please let us know.

Attached is our concept plan for reference.

Regards,

[redacted]

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APPENDIX 12

Traffic Impact Study