

**APARTMENT 1 (A1) REGULATIONS
APARTMENT BUILDING**

LOT AREA (MIN.) - 750m²
 FRONTAGE (MIN.) - 20.0m
 BLDG LINE SETBACK (MIN.) - 7.0m
 BLDG HEIGHT (MAX.) - 12.0m
 SIDE YARD (MIN.) - 1.0m PER 4m OF BLDG HEIGHT
 FLANKING SIDE YARD (MIN.) - 6.0m
 REAR YARD (MIN.) - 6.0m

HAZELWOOD
ELEMENTARY
SCHOOL

LEGEND

- NEW MANHOLE
- EXISTING MANHOLE
- NEW CATCH BASIN/DITCH INLET
- EXISTING CATCH BASIN/DITCH INLET
- NEW GATE VALVE
- EXISTING GATE VALVE
- POLE
- EXISTING FIRE HYDRANT
- TEE
- NEW CURB STOP
- NEW WATER MAIN
- EXISTING WATER MAIN
- NEW SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- NEW STORM SEWER MAIN
- EXISTING STORM SEWER MAIN
- FENCE
- ASPHALT SURFACE
- ASPHALT REINSTATEMENT
- CONCRETE WALKWAY
- LANDSCAPED AREA
- NEW TREE

- NOTES:
1. DO NOT SCALE FROM DRAWINGS. ALL ELEVATIONS AND DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
 2. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK, LATEST EDITION.
 3. CONTRACTOR SHALL CONFIRM LOCATION, ALIGNMENT, INVERTS AND TYPE OF MATERIAL OF ALL UNDERGROUND INFRASTRUCTURE AND SHALL NOTIFY THE ENGINEER/OWNER PRIOR TO COMMENCING ANY WORK.
 4. THE MINIMUM WIDTH OF ASPHALT REINSTATEMENT FOR TRENCHING SHALL BE 3.0m. ASPHALT REINSTATEMENT MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEMS NO. 352 (FULL DEPTH ASPHALT PATCH) AND NO. 358 (RE-PROFILING AND ASPHALT PATCHING) OF THE CITY OF ST. JOHN'S SPEC. BOOK
 5. STREET EXCAVATION PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
 6. A PERMIT TO CONNECT MUST BE OBTAINED PRIOR TO PERFORMING ANY SERVICING WORK.
 7. ALL WORK ON EXISTING WATER MAINS SHALL BE DONE BY CITY FORCES.

A	ISSUED FOR CLIENT REVIEW	D.J.M.	10/07/24
No.	REVISIONS	BY	DATE

REFERENCE:

STAMP:

PERMIT STAMP:

DYNAMIC
ENGINEERING LTD.

Civil • Management • Consulting

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**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

CLIENT:
RTO CAPITAL, INC.

PROJECT TITLE:
**PROPOSED
MULTI-UNIT BUILDING
51 HAZELWOOD CRESCENT**

DRAWING TITLE:
**PRELIMINARY
SITE DEVELOPMENT PLAN**

DRAWN/DESIGNED BY: D.J.M.	DATE: OCTOBER 2024
APPROVED BY: D.J.M.	SCALE: AS SHOWN
PROJECT No.: 24225	DRAWING No.: PR1 A

