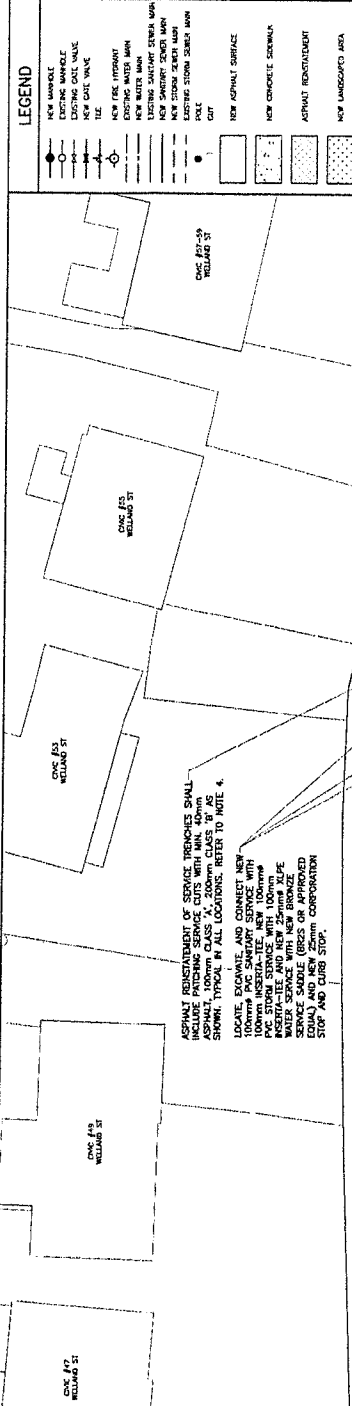


RESIDENTIAL (R3) ZONE REGULATIONS
SINGLE DETACHED DWELLING
 LOT AREA (MIN.) - 300m²
 FRONTAGE (MIN.) - 10.0m
 BUILDING SETBACK (MIN.) - 4.5m
 SIDE YARD (MIN.) - 3.0m
 FLANKING SIDE YARD (MIN.) - 6.0m
 REAR YARD (MIN.) - 4.5m

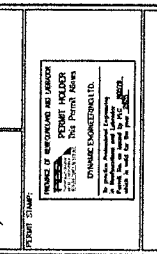


LEGEND

- NEW ASPHALT
- NEW CONCRETE
- EXISTING CURB
- NEW CURB
- NEW PAVEMENT
- NEW PAVEMENT
- EXISTING SAND-WASH DRIVEWAY
- NEW SAND-WASH DRIVEWAY
- EXISTING SAND-WASH DRIVEWAY
- NEW SAND-WASH DRIVEWAY
- EXISTING SAND-WASH DRIVEWAY
- NEW SAND-WASH DRIVEWAY
- POLE
- NEW ASPHALT SURFACE
- NEW CONCRETE DRIVEWAY
- ASPHALT REINFORCEMENT
- NEW LANDSCAPED AREA

FRONT OF LOT TOTAL AREA
 129.67m²
FRONT LOT CONTIGUOUS LANDSCAPED AREA
 67.75m²
FRONT LOT CONTIGUOUS LANDSCAPING %
 52.3%

NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 2. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE CITY OF ST. JAMES'S REGULATIONS.
 3. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
 4. THE GENERAL WIDTH OF ASPHALT REINFORCEMENT FOR DRIVEWAYS SHALL BE 3.0m MINIMUM.
 5. ALL ASPHALT REINFORCEMENT SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
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PRELIMINARY ONLY
NOT FOR CONSTRUCTION

91619
NEWFOUNDLAND & LABRADOR CORP.
GULLIVER'S RIDGE SUBDIVISION
PHASE 3E
LOT LAYOUT

DATE: MARCH 2023
 APPROVED BY: D.J.M.
 PROJECT NO.: 22227
 SHEET: 3E-PR1-C