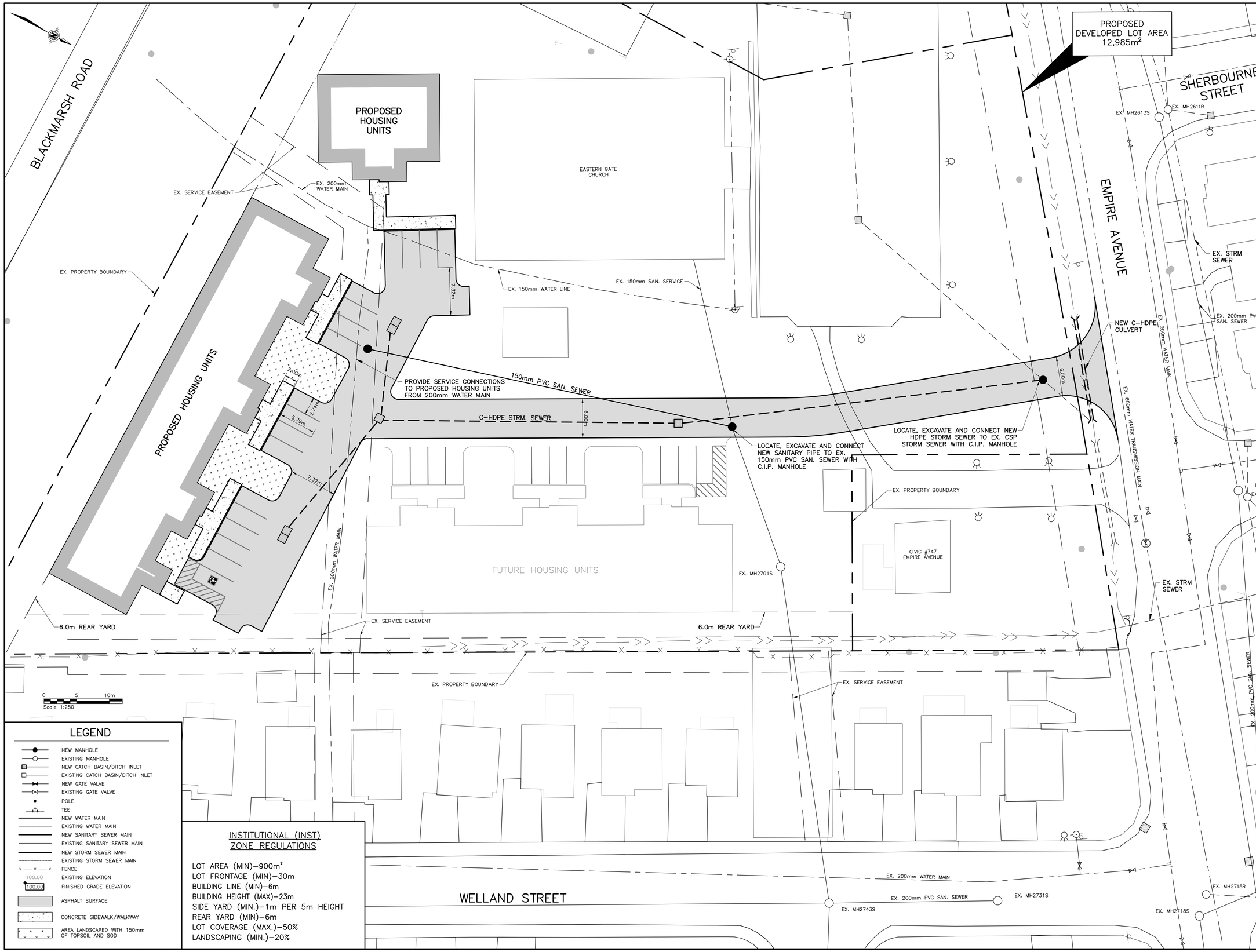

NOTES:

1. DO NOT SCALE FROM DRAWINGS. ALL ELEVATIONS AND DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE BASED ON GEODETIC DATUM.
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.

LEGEND

- NEW MANHOLE
- EXISTING MANHOLE
- NEW CATCH BASIN/DITCH INLET
- EXISTING CATCH BASIN/DITCH INLET
- NEW GATE VALVE
- EXISTING GATE VALVE
- POLE
- TEE
- NEW WATER MAIN
- EXISTING WATER MAIN
- NEW SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- NEW STORM SEWER MAIN
- EXISTING STORM SEWER MAIN
- FENCE
- 100.00 EXISTING ELEVATION
- 100.00 FINISHED GRADE ELEVATION
- ASPHALT SURFACE
- CONCRETE SIDEWALK/WALKWAY
- AREA LANDSCAPED WITH 150mm OF TOPSOIL AND SOD

INSTITUTIONAL (INST) ZONE REGULATIONS

LOT AREA (MIN)–900m²
LOT FRONTAGE (MIN)–30m
BUILDING LINE (MIN)–6m
BUILDING HEIGHT (MAX)–23m
SIDE YARD (MIN.)–1m PER 5m HEIGHT
REAR YARD (MIN)–6m
LOT COVERAGE (MAX.)–50%
LANDSCAPING (MIN.)–20%

Permit Stamp

PROVINCE OF NEWFOUNDLAND AND LABRADOR
PEGL Newfoundland and Labrador
PERMIT HOLDER
This Permit Allows
IRVINE ENGINEERING LIMITED
To practice Professional Engineering in Newfoundland and Labrador
Permit No. as issued by PEG N1363
which is valid for the year 2025

No.	Description	Date	By
B	ISSUED FOR AIP	05/05/25	RHM
A	ISSUED FOR REVIEW	04/23/25	RHM

Revision or Issue

Project
EASTERN GATE PENTECOSTAL CHURCH
AFFORDABLE HOUSING DEVELOPMENT
759 EMPIRE AVENUE

Drawing Title
CIVIL
CONCEPTUAL SITE LAYOUT & SERVICING PLAN

Prime Consultant
IRVINE ENGINEERING
158 GLENCOE DRIVE, UNIT 2
MOUNT PEARL, NL
Phone: (709) 282-8451
info@irvineengineering.com
www.irvineengineering.com

Sub Consultant

Scale 1:250

REGISTERED PROFESSIONAL ENGINEER
PEGL Newfoundland and Labrador
RUSSELL H MURPHY
SIGNATURE
DATE
NEWFOUNDLAND & LABRADOR

Date	Drawn
APRIL 23/25	RHM
Designed RHM	Checked RHM	Approved RHM
Contract No 242033.00	Revision B

Drawing No
PR1

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