



SUBJECT PROPERTY

100
COH

CDA-SIGNAL HILL

MURPHY'S ROW

SIGNAL HILL RD

WALSH'S SQ

CABOT AVE

TOP BATTERY RD

BATTERY RD

R3

INST

R3

RB

RB

RB

IG

DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S



Albert & Thelma Williams
 Part of Roll 1864, Frame 1558
 Surveyed by Jon E. Williams Surveys Ltd.
 10 07 2016
 Civic # 34

Craig and Lisa Dublin
 Surveyed by Ray Guy, N.L.S.
 September 20, 2018

Now or Formerly of
 Peony Associates Group
 Reg # 340353

LOT A

LOT B

**6.0M SERVICE
 EASEMENT**

CONCEPT SITE PLAN

LOT A:
 LOT AREA: 245SQM
 (outlined in red)
 LOT FRONTAGE: 16.470M
 BUILDING LINE: 3.0M
 (precedent set by adjacent
 residential properties)
 SIDE YARD: 1.2M
 REAR YARD: 4.5M

LOT B:
 LOT AREA: 495SQM
 (outlined in red)
 LOT FRONTAGE: 25.350M
 BUILDING LINE: 3.0M
 (precedent set by adjacent
 residential properties)
 SIDE YARD: 1.2M
 REAR YARD: 4.5M

DATE:
 08 APRIL 2020

PREPARED BY:
 STRATFORD
 BARRETT
 DESIGN STUDIO

FOR:
 MR. KARL KENNY

PROJECT:
 36 CABOT AVE
 RESIDENTIAL
 DEVELOPMENT