PORTUGAL COVE ROAD

ORR EXIT RAMP

DEPT. TRANSPORTATION & INFRASTRUCTURE PROPERTY BOUNDARY

EX. TREES TO REMAIN

SNOW STORAGE

STOP

6.00m EMERGENCY EXIT ONLY

ACCESS TO STORMWATER DETENTION DRYPOND OFF EX. CITY OF ST. JOHN'S METERING HOUSE ACCESS

CITY OF ST. JOHN'S METERING HOUSE

12.20m WIDE SERVICE EASEMENT

8 UNIT BLDG
(1 – 2 BEDROOM UNIT)
(7 – 1 BEDROOM UNIT)

BICYCLE PARKING (8)

8 UNIT BLDG
(1 – 2 BEDROOM UNIT)
(7 – 1 BEDROOM UNIT)

LOW-BACK CURB

6.00m EMERGENCY EXIT ONLY

12 UNIT BLDG
(2 BEDROOM PER UNIT)

BICYCLE PARKING (6)

GARBAGE ROOM

23 UNIT BLDG
(2 BEDROOM PER UNIT)

BICYCLE PARKING (12)

1.60m WIDE SIDEWALK

23 UNIT BLDG
(2 BEDROOM PER UNIT)

BICYCLE PARKING (12)

14 UNIT BLDG
(2 BEDROOM PER UNIT)

BICYCLE PARKING (5)

STORMWATER DETENTION DRYPOND STORAGE

LAND AREA
= 0.360 ha (0.890ac)

PROPOSED TREELINE (@ PROPERTY LINE)

14 UNIT BLDG
(2 BEDROOM PER UNIT)

BICYCLE PARKING (6)

9 UNIT BLDG
(2 BEDROOM PER UNIT)

BICYCLE PARKING (6)

10 UNIT BLDG
(6 – 2 BEDROOM UNIT)
(4 – 1 BEDROOM UNIT)

BICYCLE PARKING (2)

10 UNIT BLDG
(6 – 2 BEDROOM UNIT)
(4 – 1 BEDROOM UNIT)

BICYCLE PARKING (4)

23 UNIT BLDG
(2 BEDROOM PER UNIT)

BICYCLE PARKING (12)

5 UNIT TOWNHOUSING

4 UNIT TOWNHOUSING

5 UNIT TOWNHOUSING

9.45m
8.23m
11.42m
11.15m
11.99m
11.90m

61% LAND.
57% LAND.
50% LAND.
69% LAND.
56% LAND.
64% LAND.
68% LAND.

GREEN SPACE
AREA = 924 m²

U/G STORMWATER DETENTION FOR PORTUGAL COVE PL.

1.80m WIDE SIDEWALK

AYLWARDS LANE

GILMORE ST.

PORTUGAL COVE PLACE

367-369
365
363
376
358
342
344
340
330
NAPE BLDG

LEGEND:

- PROPERTY BOUNDARY
- NEW CURB
- CLUSTER DEVELOPMENT AREA = 2.848 ha
  NEW LANDSCAPING EXCL. GREEN SPACE = 8,650 sq.m = 30.4%)
- NEW LANDSCAPING
  (GREEN SPACE = 924 sq.m)
  (DO NOT INCLUDE INFILL LOT FRONT YARD LANDSCAPING)
- SNOW STORAGE AREA
- NEW TREE PLANTINGS
  (SPECIES TO BE DETERMINED)

PINNACLE ENGINEERING ULC

# PRELIMINARY LANDSCAPE/SNOW STORAGE PLAN
# RESIDENTIAL DEVELOPMENT
## PORTUGAL COVE PLACE

Date: 10 OCTOBER 2025
Scale: 1 : 400

23034–F011 Rev.2