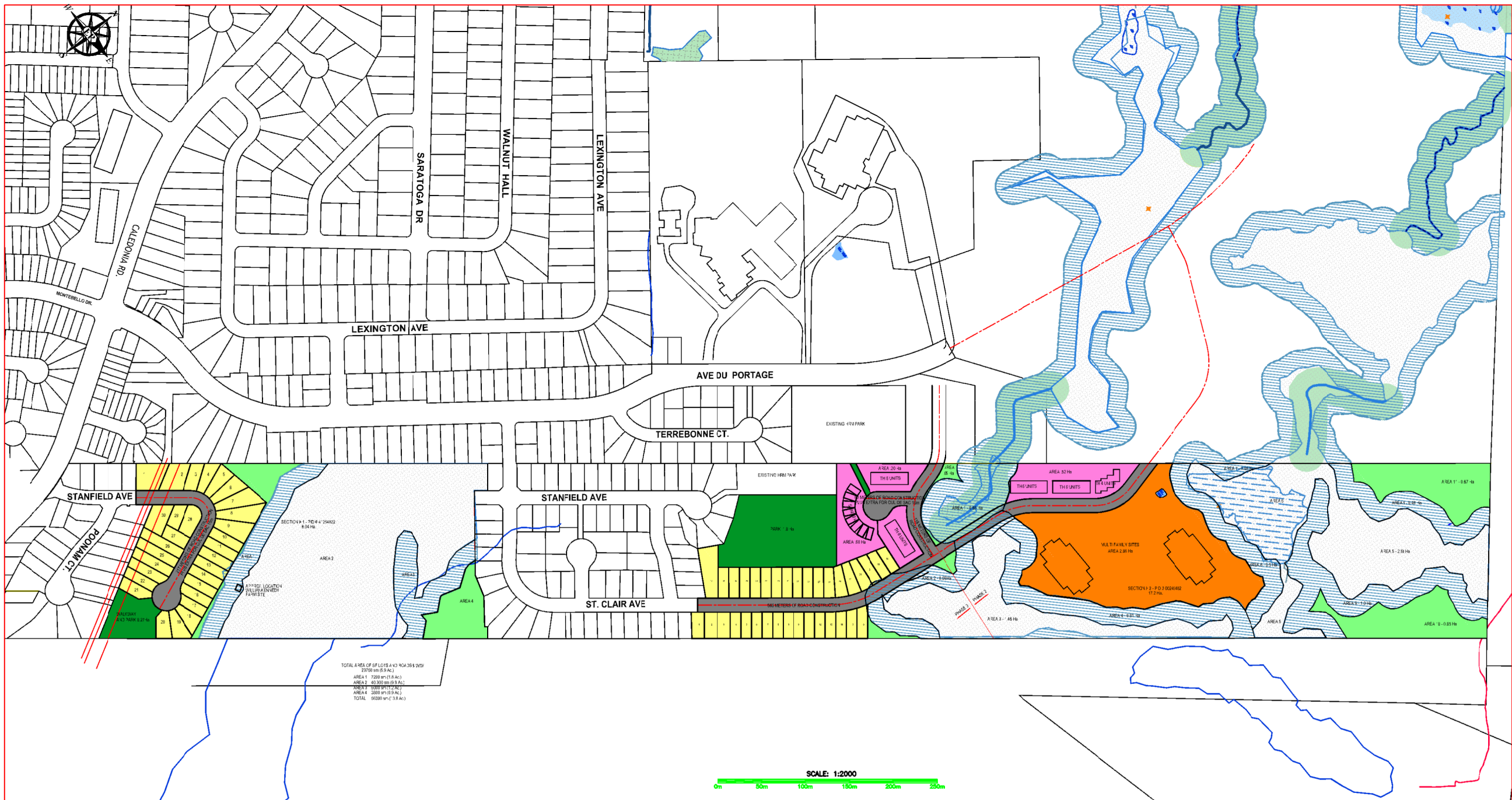




KEY PLAN : NTS



TOTAL AREA OF 66 LOTS & 43 ROADS WITHIN 22708 m² (5.6 AC)
AREA 1 1200 m² (0.3 AC)
AREA 2 43300 m² (10.6 AC)
AREA 3 3887 m² (0.9 AC)
AREA 4 3200 m² (0.8 AC)
TOTAL 49088 m² (12.1 AC)

SCALE: 1:2000
0m 50m 100m 150m 200m 250m

LEGEND

- LOW DENSITY RESIDENTIAL (SINGLE FAMILY)
- MEDIUM DENSITY RESIDENTIAL (TOWNHOUSES)
- HIGH DENSITY RESIDENTIAL (APARTMENTS)
- PARK AND OPEN SPACE
- ISOLATED UPLANDS
- WETLANDS AND BUFFERS AS IDENTIFIED IN L.S.A. REPORT BY WSP
- NEW ROADS

SUMMARY OF PROPOSED DEVELOPMENT

AREA 1 & PHASE 1
Gross Area = 19.86 Ac.
Development prohibited due to watershed and buffers = 14.8 Ac.
Net developable area = 5.06 Ac.
Proposed Development :

AREA 2
Gross Area = 42.50 Ac.
Development prohibited due to watershed and buffers = 8.30 Ac.
Net developable area = 34.2 Ac.
Proposed Development:

PHASE 3 - Area = 12.06 Ac.

- 34 single family units
- 20 townhouse units
- TOTAL UNITS = 54
- 2.5 acres. park

PHASE 1

- 30 single family units
- 0.67 acres park
- Development Density excluding watershed and related areas = 5.73 units per acre

PHASE 2 - Area = 30.44 Ac.

- 16 townhouse units
- 224 multiple family units
- TOTAL UNITS = 240

PHASE 2 & 3 TOTAL UNITS:

- 34 single family units
- 36 townhouse units
- 224 multiple family units
- Development density = 7.0 units per acre

ENGINEERING SEAL:			
2	PHASING ADDED	TS	31/05/2018
1	ISSUED FOR REVIEW	TS	05/04/17
REV.	DESCRIPTION	APP.	DATE
PROJECT NAME: PROPOSED CONCEPT PLAN UNIA ESTATES			
JOB LOCATION: DARTMOUTH, N.S.			
DRAWING TITLE: PROPOSED CONCEPT			
DWN BY:	KNW	CKD BY:	TS
DES BY:	TS	SHT NO:	1_OF_1
SCALE:	1:2000		
CLIENT JOB NO:	X	EASTPOINT JOB NO:	170201
DRAWING NO:	170201-01	REV:	2