

SITE SUMMARY:

- Land Area - 149 Ha (368 Ac.)
- 60% Open Space Area - 89.4 Ha (220.8 Ac.)
- Existing Zone - Mixed Industrial (I-1) / Mixed Resource (MR-1)

• Detached Single Houses:	197 Units
• Townhouses:	45 Units
• Multiunits:	126 Units
Total:	368 Units

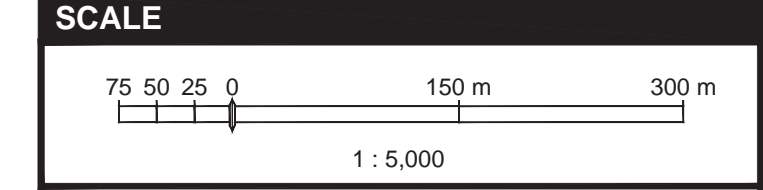
- NOTES:**
- Phase 1 includes the extension of the existing water main on Windgate Drive (at approximately 740 Windgate Drive) across the frontage of the proposed development.
 - Property lines approximate only. Site subject to survey
 - Existing water line schematic from CKM Engineering Inc. 'Windgate Village' October 10, 2013
 - Contour Interval: 2 Meters

- SOURCES:**
- Service Nova Scotia and Municipal Relations Property Online
 - Service Nova Scotia and Municipal Relations 1:10,000 digital topographic series
 - Site Wetlands and Watercourses shown were delineated by Jeff Burrows of Terra Firma Consultants File: Windgate Drive_WETLANDS.dwg

Designer: JHARPER	VERSION
Planner: CLOVITT	5.2

CLASSIC OPEN SPACE PHASING PLAN
BEAVERBANK, NOVA SCOTIA

MARQUE INVESTMENTS LTD.
FEBRUARY 18, 2020 141-24579100_V52



1 SPECTACLE LAKE DRIVE, DARTMOUTH, NS, CANADA B3B 1X7
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THE EXTENSION OF THE WATERMAIN ALONG WINDGATE DRIVE (AT APPROXIMATELY 740 WINDGATE DRIVE) ACROSS THE FRONTAGE OF THE PROPOSED DEVELOPMENT IS TO BE INCLUDED WITHIN PHASE 1 OF THE DEVELOPMENT

PROPOSED 1.8M WIDE TRAIL CONNECTING HRM DUCK LAKE BROOK GREENWAY NEIGHBOURHOOD PARK AND MONARCH RIVENDALE COMMUNITY PARK. PROPOSED TRAIL TO BE LOCATED OUTSIDE THE 1:10 YEAR FLOOD LIMITS AS WELL AS SEPARATED FROM ANY ADJACENT DEVELOPMENTS BY A MINIMUM OF 5 METERS

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