

LOT COUNT

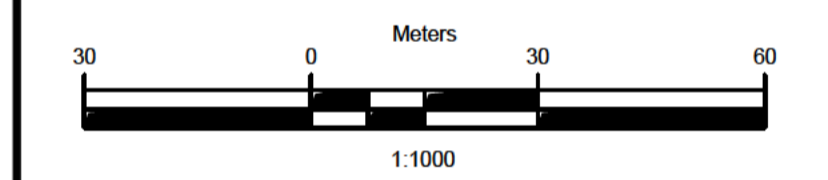
34' SINGLE	125
50' SINGLE	25
MULTI-UNIT	40 +/-
TOTAL LOT COUNT	190 +/-

LEGEND

34' FRONTAGE SINGLE LOT	[Brown Hatched]
50' FRONTAGE SINGLE LOT	[Light Brown]
MULTI UNIT LOT	[Orange]
STORMWATER AREA	[Blue]
PARKLAND	[Green]
PROPOSED ASPHALT ROAD	[Grey]
UNDISTURBED AREA	[White]

- NOTES:**
- CONTOURS SHOWN AT 2m INTERVAL, BASED ON HRM LIDAR DATA.
 - THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL AND DETAILED DESIGN.
 - RETAINING WALLS REQUIRED FOR GRADE TRANSITIONS.

- AREA CALCULATIONS**
- GROSS PARCEL AREA = 34± ACRES
 - LOT AREA = 23.8± ACRES
 - PARK AREA = 3.6± ACRES = 15.1% OF LOT AREA
 - IMPERMEABLE AREA = 11.5± ACRES (33%)
 - UNDISTURBED VEGETATION = 4.85± ACRES
 - PARK AREA AND UNDISTURBED AREAS IS 25% OF GROSS AREA
 - WETLAND AND WATERCOURSE ASSESSMENTS BY McCALLUM ENVIRONMENTAL.
- *TO BE REVISED WITH HRM.



ISSUE	DATE	DESCRIPTION
1	AUG. 4, 2023	STREET NAMES ADDED
1	JUN. 06, 2023	ISSUED FOR REVIEW

CONSULTANT

DESIGNPOINT
engineering • surveying • solutions

PRELIMINARY

Armco
CAPITAL

PROJECT DESCRIPTION

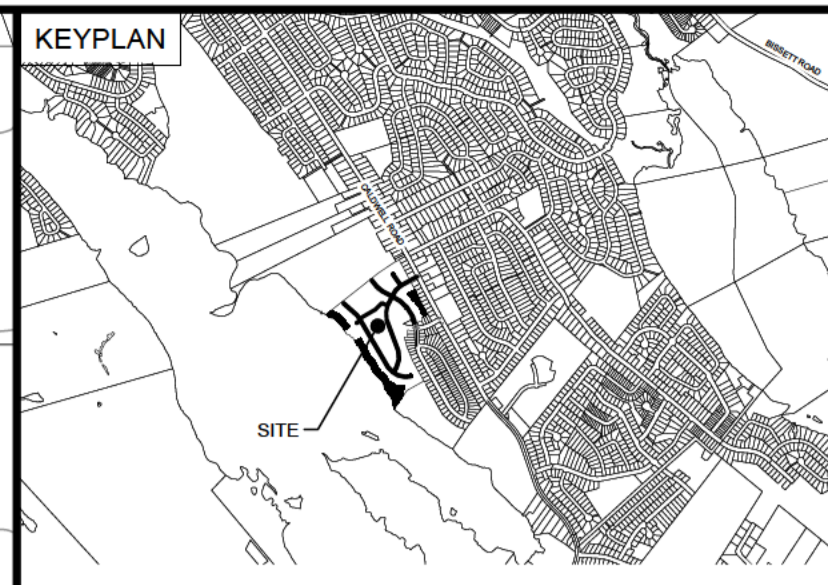
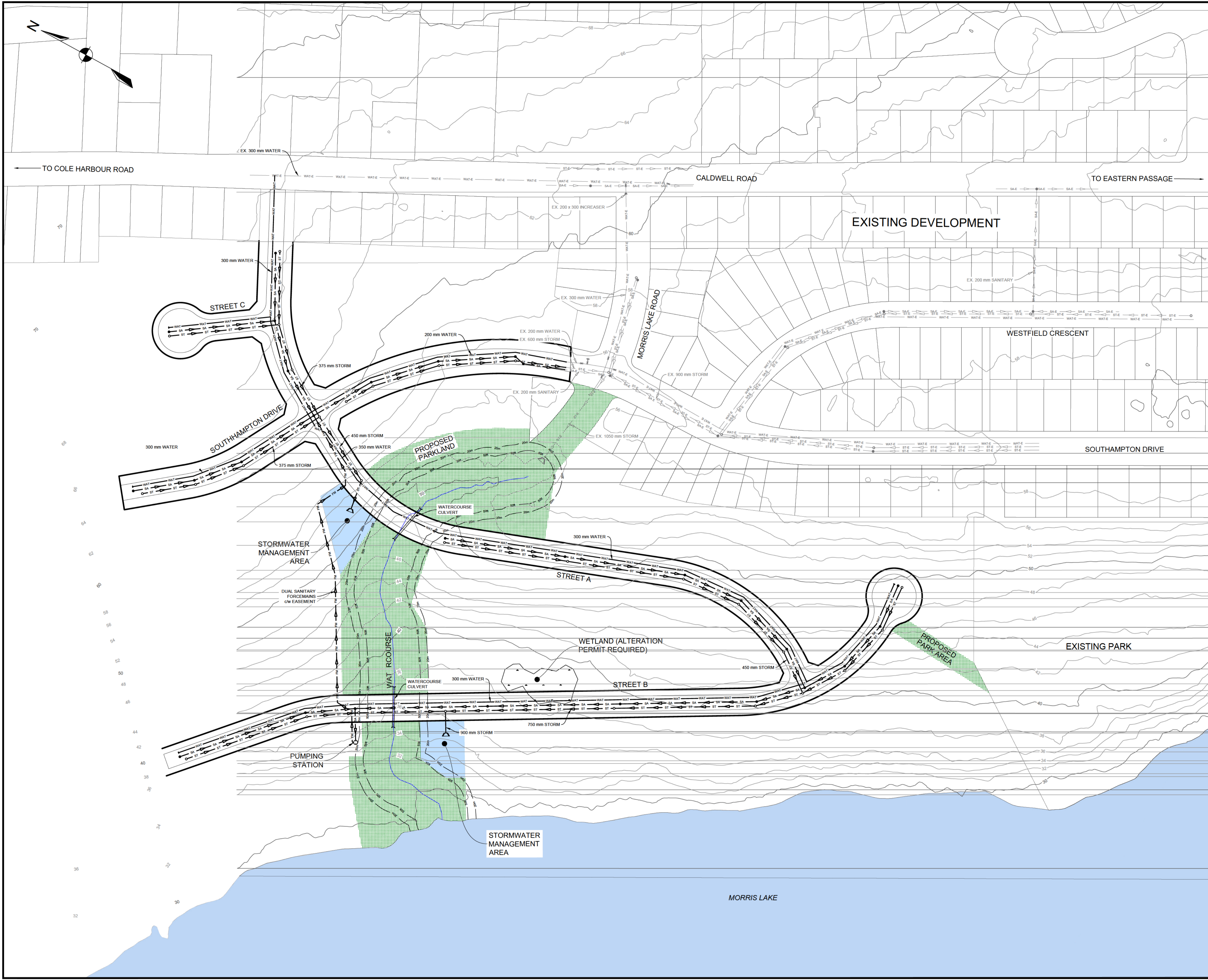
**MORRIS LAKE ESTATES
REMAINING LANDS**

DARTMOUTH, NOVA SCOTIA

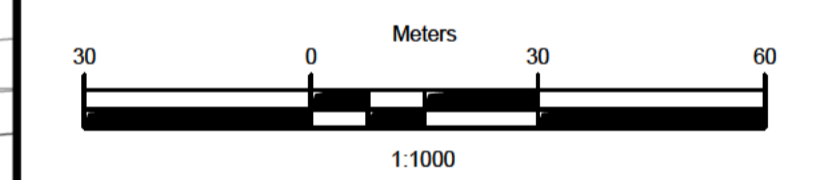
SHEET DESCRIPTION

CONCEPT PLAN

Drawn S. HANNAM	Engineer A. FORSYTHE	Project No. 17-082	Drawing No. 1 of 2
Scale 1:1000	Filename 17-082_CP.dwg		



- LEGEND**
- STORMWATER AREA
PARKLAND
- NOTES:**
1. CONTOURS SHOWN AT 2m INTERVAL, BASED ON HRM LIDAR DATA.
 2. THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL AND DETAILED DESIGN.
 3. MINIMUM GRAVITY SANITARY MAIN TO BE 200mm OR 250mm (SUBJECT TO CONFIRMATION FROM HALIFAX WATER). EXISTING MAINS IN PREVIOUS PHASE OF MORRIS LAKE ESTATES ARE 200mm.
 4. MINIMUM WATER MAIN TO BE 200mm.
 5. MINIMUM STORM MAIN TO BE 300mm.
 6. PIPES SIZING IS APPROXIMATE AND SUBJECT TO DETAILED DESIGN AND MODELING.



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CONSULTANT

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PRELIMINARY

CLIENT

Armco
CAPITAL

PROJECT DESCRIPTION

**MORRIS LAKE ESTATES
REMAINING LANDS**
DARTMOUTH, NOVA SCOTIA

SHEET DESCRIPTION

SERVICING SCHEMATIC

Drawn S. HANNAM	Engineer A. FORSYTHE	Project No. 17-082	Drawing No. 2 of 2
Scale 1:1000	Filename 17-082_CP.dwg		