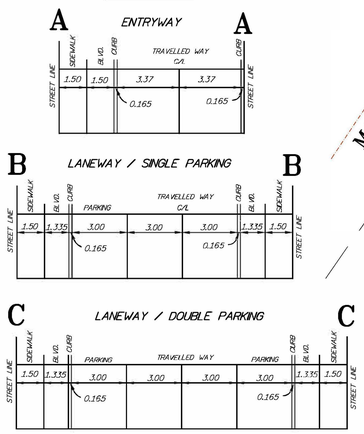
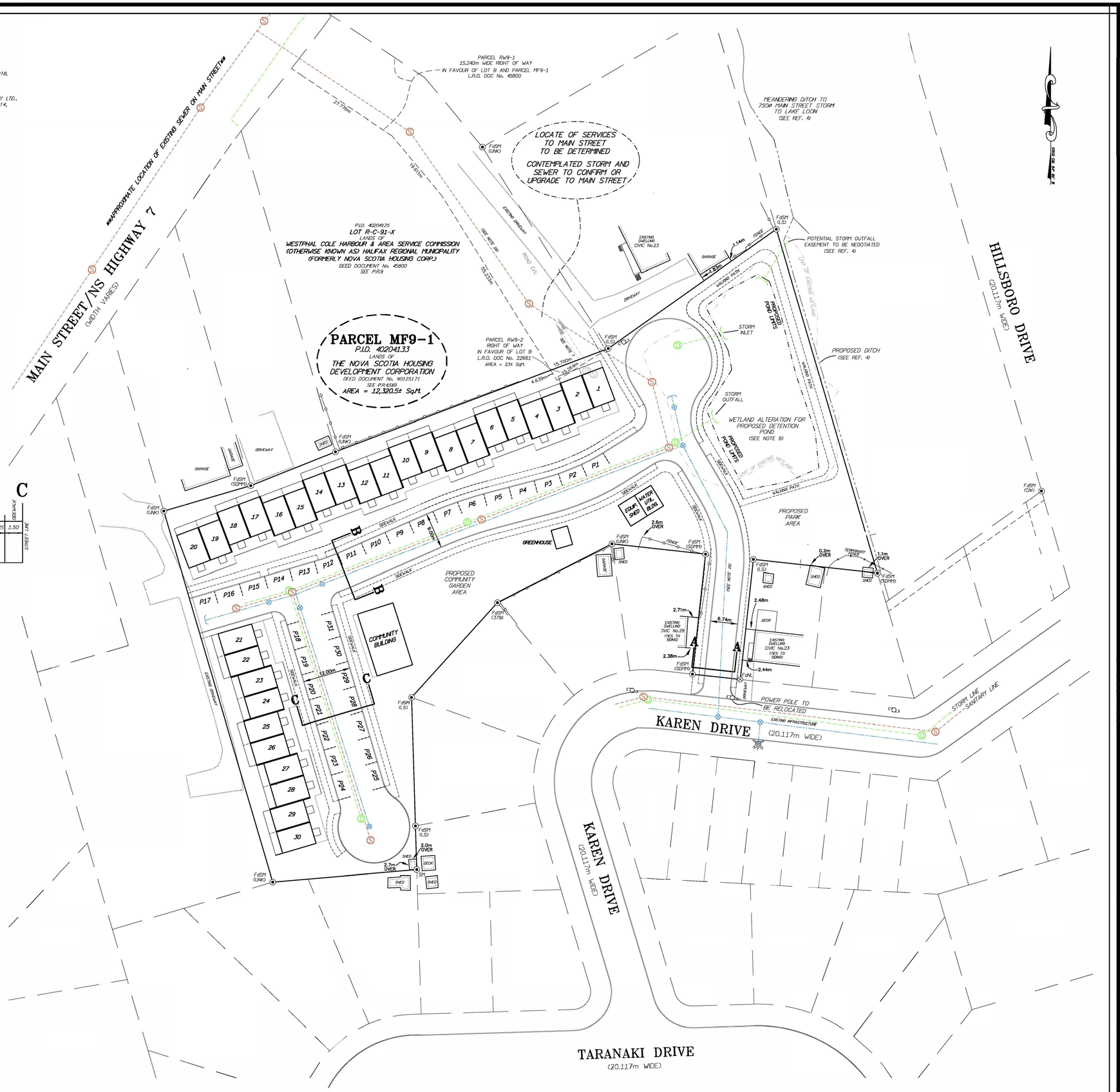
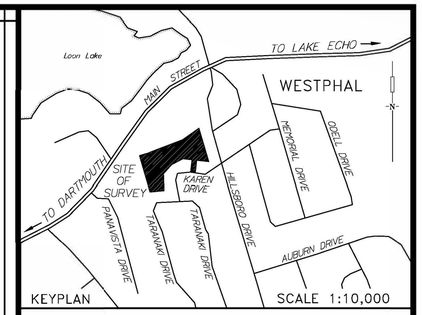
PLAN REFERENCES:

1. PLAN SHOWING SUBDIVISION OF LANDS OWNED BY JOHN GORDON BELL, AT WESTPHAL, HALIFAX COUNTY, SIGNED BY L. R. FEETHAM, P.L.S., DATED JULY 6, 1967, AND REGISTERED AS PLAN NUMBER 8377.
2. PLAN OF SURVEY OF LOT 1-5, BEING A SUBDIVISION OF LOT R-JWLL-1, LANDS OF HILLSBORO HOLDINGS INC., SIGNED BY THOMAS F. GIOVANNETTI, N.S.L.S., DATED FEBRUARY 22, 2018, AND REGISTERED AS PLAN NUMBER 112623567.
3. PLAN OF SURVEY OF LOT 1, LOT 2, LOT 3, & LOT 4, BEING A SUBDIVISION OF LOT JWLL-1 (PID 00619692) AND REMAINDER LOT R-JWLL-2 (PID 40720153), LANDS CONVEYED TO J WALTER LAHEY LTD., SIGNED BY THOMAS F. GIOVANNETTI, N.S.L.S., DATED FEBRUARY 14, 2014, AND REGISTERED AS PLAN NUMBER 103523867.
4. PLAN SHOWING SUBDIVISION, PHASE 9, FOREST HILLS LAND ASSEMBLY, THE NOVA SCOTIA HOUSING COMMISSION (REVISED), SIGNED BY FRANK LONGSTAFF, N.S.L.S., DATED FEBRUARY 10, 1977, AND REGISTERED AS PLAN NUMBER 18865.
5. PLAN SHOWING SUBDIVISION, PHASE 9, FOREST HILLS LAND ASSEMBLY, THE NOVA SCOTIA HOUSING COMMISSION (REVISED), SIGNED BY FRANK LONGSTAFF, N.S.L.S., DATED MAY 6, 1982, AND REGISTERED AS PLAN NUMBER 20125.
6. SUBDIVISION PLAN SHOWING A PORTION OF THE ESTATE OF THOMAS BELL, SIGNED BY H. K. WEDLOCK, P.L.S., DATED APRIL 16, 1960, AND REGISTERED AS PLAN NUMBER 4807.
7. PLAN SHOWING SUBDIVISION OF LANDS OWNED BY MR. JOHN G. BELL, AT WESTPHAL, HALIFAX COUNTY, SIGNED BY L. R. FEETHAM, P.L.S., DATED OCTOBER 26, 1963, AND REGISTERED AS PLAN NUMBER 7657.
8. PLAN SHOWING SUBDIVISION OF LANDS OWNED BY JOHN G.GORDAN BELL, AT WESTPHAL, HALIFAX COUNTY, SIGNED BY L. R. FEETHAM, P.L.S., DATED JULY 6, 1967, AND REGISTERED AS PLAN NUMBER 8378.
9. PLAN SHOWING SUBDIVISION, PHASE 9, FOREST HILLS LAND ASSEMBLY, THE NOVA SCOTIA HOUSING COMMISSION, SIGNED BY FRANK LONGSTAFF, N.S.L.S., DATED NOVEMBER 3, 1976, AND REGISTERED AS PLAN NUMBER 18204.

ROAD DETAILS:







NOTES:

1. CONCEPT PLAN TO BE USED FOR INITIAL HRM DISCUSSIONS ONLY
2. FINAL DESIGN TO BE A REFLECTION OF THE INTENDED DEVELOPMENT PERMIT PROCESS
3. BUILDING FOOTPRINT ONLY SHOWN. FINAL GRADE OF FOUNDATION STEPDOWNS TO BE DETERMINED
4. ARCHITECTURAL AND LANDSCAPE SITE AMENITIES TO BE DETERMINED BASED ON FINAL GRADES
5. ALL ELEVATIONS ARE CGVD2013
6. CONTOUR INTERVALS AT 0.25m
7. TRANSDUCER LOCATE REQUIRED FOR PIPE LOCATION TOWARDS MAIN STREET. STORM AND SEWER MANHOLES TO BE CONFIRMED.
8. POST-FLOWS TO EQUAL PRE-FLOWS. ACCOMODATED BY THE RETENTION/DETENTION POND
9. THE SURVEY WAS EXECUTED DURING THE PERIOD OF JULY 25, 2023 TO OCTOBER 2, 2023.
10. DISTANCES SHOWN ON THIS PLAN ARE GRID DISTANCES AS DERIVED FROM GNSS OBSERVATIONS.
11. 1:100 YEAR FLOOD LIMITS OR ANY AREA PRONE TO FLOODING CAN NOT BE MADE UNDER THE CERTIFICATION OR SEAL OF A NS LAND SURVEYOR AS IT IS CONSIDERED TO BE PROFESSIONAL ENGINEERING.
12. OCCUPATION PRESCRIPTIVE RIGHTS UNKNOWN
13. UTILITY LOCATIONS SHOWN ARE PROPOSED ONLY. WATER MAIN TO BE 200mm, STORM AND SANITARY SEWER TO BE SIZED IN DEVELOPMENT PROCESS.
14. POWER SERVICE LOCATION TO BE DETERMINED.
15. ALL UTILITY SERVICE SIZES SUBJECT TO CAPACITY REVIEW.
16. WATER, SEWER AND STORM SERVICES WILL BE SHOWN PENDING APPLICABLE CAPACITY STUDIES.

REFERENCES:

1. CMHC PARKING AREAS ADVISORY DOCUMENT, ISBN 0-660-10199-8
2. HALIFAX REGIONAL MUNICIPALITY PUBLIC WORKS AND TRANSPORTATION SERVICES - DESIGN GUIDELINES
3. HALIFAX REGIONAL WATER COMMISSION - DESIGN SPECIFICATIONS - DRAWING HWSD-1440
4. SITE PLAN FOR TOPSOIL REMOVAL - CIVTECH ENGINEERING - JUNE 17, 2022

LEGEND:

LANDS DEALT WITH BY THIS SURVEY	
OTHER LANDS	
NOVA SCOTIA HIGH PRECISION MONUMENT	N.S.H.P.M.
SURVEY MARKER	S.M.
CONCRETE NAIL	N.
FOUND	Fd.
PLAN REFERENCE	P.R.
PROPERTY IDENTIFICATION NUMBER	P.I.D.
NOT TO SCALE	
UNKNOWN	(UNK)
SERVANT DUNBRACK MACKENZIE & MACDONALD LTD.	(SDMM)
CIVTECH ENGINEERING AND SURVEYING LTD.	(CIV)
FRANK LONGSTAFF, N.S.L.S.	(L.S)
FRED HUTCHINSON, N.S.L.S.	(379)
PROPERTY ONLINE	P.O.L.
BUILDING	
WATER VALVE, HYDRANT	
UTILITY POLE	
NOVA SCOTIA LAND SURVEYOR	N.S.L.S.
SEWER MAIN	
STORM MAIN	
WATER MAIN	
STORM MANHOLE, SEWER MANHOLE	

GNSS SURVEY TYPE:	NRTK	SOURCE:	CanNet
COORDINATE SYSTEM INFORMATION			
HORIZONTAL DATUM:	NAD83 (CSRS)	EPOCH:	2010.0
VERTICAL DATUM:	CGVD2013	CALCULATED OFFSET BETWEEN CGVD28/CGVD2013	0.589m
M.T.M. ZONE 5 CENTRAL MERIDIAN 64° 30'			
COMBINED SCALE FACTOR AT THE SITE OF SURVEY: 0.999967			

CONCEPT SCHEMATIC FOR

PARCEL MF9-1 (P.I.D. 40204133)

LANDS CONVEYED TO

THE NOVA SCOTIA HOUSING DEVELOPMENT CORPORATION

KAREN DRIVE, WESTPHAL

HALIFAX REGIONAL MUNICIPALITY, NOVA SCOTIA

REGISTERED PROFESSIONAL ENGINEER
DATE: MARCH 17/24
Original Signed
5089
PROVINCE OF NOVA SCOTIA

DATED THIS 17th DAY OF MAY, 2024

CIVTECH ENGINEERING & SURVEYING LIMITED
P.O. Box 3237, D.E.P.S., DARTMOUTH
NOVA SCOTIA, B2W 5G2, 434-4600

GRAPHIC SCALE

10 0 5 10 20 30 40 50

1 : 500

No.	REVISION/REMARKS	DATE	SCALE:
	BUILDING LOCATION ADJUSTMENT	MAY 31, 2024	1:500

DRAWN BY: K. SHEFFER | CHECKED BY: T. GIOVANNETTI | 23192CON4