



Appendix B

ISSUED FOR DA

MAR. 28, 2024

1277 JOHN BRACKETT DRIVE
PID 40601023
LANDS OF

NS DEPARTMENT OF NATURAL RESOURCES
HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA

EX. WETLAND TO REMAIN

APPROXIMATE LIMIT OF
STORMWATER POND

PROPERTY BOUNDARY

PARKLAND
AREA: 4608 m²

30.1 m FRONTAGE ALONG ROW

PROP. RETAINED
VEGETATION AREA (TYP.)

NOTES:

TOTAL DEVELOPMENT AREA = 56,998 m²
VEGETATION RETENTION AREA = 13,846 m²
% VEGETATION RETENTION = 24.3%

LOT YIELD = 37 LOTS

TOTAL LOT AREA REDUCTION COMPARED
TO AS-OF-RIGHT: 6,875 m²
TOTAL PROVIDED COMMON OPEN SPACE =
6,886 m²

COMMUNITY PARKLAND AREA = 4,546 m²
PARKLAND % OF TOTAL LOT AREA (EXCL.
R-O-W, STORM POND LOT) = 10.0%

NON-DISTURBANCE AREAS AS FOLLOWS:

A1 = 1,761 m²

A2 = 892 m²

A3 = 1,881 m²

A4 = 369

A5 = 422 m²

A6 (EXCL. COMMON OPEN SPACE) = 8,522
m²

TOTAL = 13,846 m²

HERRING COVE ROAD
PID 40000382
LANDS OF
STEVEN DOUGLAS VOGT

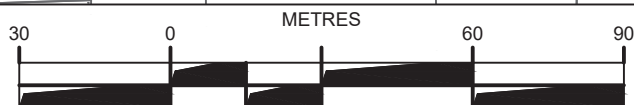
18.3 m FRONTAGE
ALONG CURVE AT ROW

PROPERTY
BOUNDARY

872 HERRING COVE
ROAD
PID 41516204
LANDS OF
EDGAR DONALD
WILCOTT & BEVERLEY
ANN WILCOTT

EX. WETLAND TO REMAIN

870 HERRING
COVE ROAD
HOUSE TO BE
RETAINED ON
MIN. 1 ACRE LOT



1:1500

DESIGNPOINT
engineering • surveying • solutions