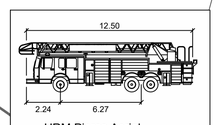
TRUCK TURNING
SCALE 1:1500

A
1



HRM Pierce Aerial

	meters
Width	: 2.44
Track	: 2.44
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

CONRAD'S ROAD
PID: 40191884
LANDS OF
WANDA LEE
HARNISH-ROBINSON

PROPOSED WALKWAY TO CONNECT TO EXISTING TRAIL (LIMITS NOT SHOWN)

RAISED GARDEN BEDS

EXISTING 20 m WETLAND BUFFER

EXISTING 30 m WETLAND BUFFER

PROPOSED SEPTIC FIELD
MIN. AREA = 1446 m²
(TO BE CONFIRMED DURING DETAILED DESIGN)

PROPOSED SEPTIC TREATMENT SYSTEM

COMMUNITY GAZEBO

PROPOSED VISITOR PARKING

TURNAROUND TEE

TOWNHOUSE BUILDING (TYP.)

PROPOSED 30 m WETLAND BUFFER

CROSS CULVERT (TYP.)

DITCH TO DISCHARGE INTO STORMWATER POND

PROPOSED STORMWATER MANAGEMENT POND (APPROX. TO BE CONFIRMED DURING DETAILED DESIGN)

EXISTING WETLAND TO BE ALTERED TO LIMITS SHOWN (APPROX. 0.09 ha)

PROPOSED 20 m WETLAND BUFFER

PROPERTY BOUNDARY

PROPOSED ELECTRIC SCOOTER PARKING

PROPOSED DITCH (TYP.)

PROPOSED WATER MAIN (TYP.)

PROPOSED SANITARY SEWER (TYP.)

EDGE OF PAVEMENT

4-UNIT BUILDING (TYP.)

PROPOSED DITCH (TYP.)

PROPOSED VISITOR PARKING

FIELD DELINEATED WETLAND TO BE REMOVED (APPROX. 0.11 ha)

PROPOSED SANITARY (TYP.)

PROPOSED WELL LOCATION (DETAILS SUBJECT TO LEVEL 2 GROUNDWATER ASSESSMENT) (TYP.)

PROPOSED COMMUNITY MAILBOX PAD

PROPOSED DRIVEWAY (TYP.)

CONRADS ROAD

406 CONRAD'S ROAD
PID: 40024275
LANDS OF
BRIAN R. PRIEST

PROPOSED DRIVEWAY CULVERT (TYP.)

430 CONRAD'S ROAD,
LOT 1
PID: 40023988
LANDS OF
STANTON ROSS GUY

438 CONRAD'S ROAD,
LOT B
PID: 40023954
LANDS OF
RICHARD FRASER GUY &
CARA ANNE MACLEAN

446 CONRAD'S ROAD
PID: 40023970
LANDS OF
RICHARD FRASER GUY &
CARA ANNE MACLEAN

EXISTING POND

FIELD DELINEATED WETLAND

FIELD DELINEATED WATERCOURSE (TYP.)

LIMIT OF FIELD DELINEATED WETLAND

PROPOSED WELL LOCATION (DETAILS SUBJECT TO LEVEL 2 GROUNDWATER ASSESSMENT) (TYP.)

NOTE: LIMIT OF WETLANDS DETERMINED TO PROPERTY BOUNDARY ONLY

LAYOUT UNIT YIELD	
LOT TYPE	UNITS
QUAD UNIT BUILDING (4 UNITS)	20
TOWNHOUSE BUILDING	14
TOTAL	**34**

METRES
10 0 20 30
1:500

NOTES:

CONTOURS ARE BASED ON LiDAR ELEVATION DATA. CONTOUR INTERVAL IS 2 m.

PROPERTY TO REMAIN AS ONE PARCEL.

WETLAND/WATERCOURSE DELINEATION COMPLETED BY McCALLUM ENVIRONMENTAL LTD. ON APRIL 8, 2022

PREPARED FOR

13203891 CANADA LIMITED

PREPARED BY

DESIGNPOINT
engineering • surveying • solutions
902.832.5597 designpoint.ca

PROJECT

BREEZE LIVING

HUBBARDS, NOVA SCOTIA

Engineer L.KING	Drawn J. MORRISSEY
Scale AS NOTED	Date DEC. 5, 2022
Project No. 22-008	Drawing No. CP1
Filename 22-008_Concept 6.dwg	1 OF 1

P:\2022\22-008 13203891 Canada Ltd. - Conrads Road\01 - Drawings\Eng Design\22-008_Concept 6.dwg, Plot Date: 2022-Dec-5, Plot Size: ISO FULL BLEED A1 (841.00 X 594.00 MM)