



**LEGEND**

	Site Boundary
	Adjacent Property Boundary
	Preliminary Consolidation Boundary
	Proposed Trail
	WWTP Wastewater Treatment Plant

**EXISTING SITE SUMMARY:**

- Existing Lot Area:
  - Lot A1: 24,572.1 m<sup>2</sup>
  - Lot 2: 2,332.5 m<sup>2</sup>
- Existing Zone: R1 (Single Unit Dwelling) Zone

**PROPOSED SITE SUMMARY:**

- Proposed Total Lot Area (Proposed Lot A1-2): 26,904.6 m<sup>2</sup>
- Proposed Zone: R1 (Single Unit Dwelling) Zone Development enabled under Policy P-39 of the Beaverbank, Hammonds Plains and Upper Sackville MPS

**NOTES:**

- Proposed 41 single and semi-detached dwellings. Each dwelling unit will have a separate entrance.
- Each unit is proposed to have a separate or shared driveway. Each unit shall have 1 exterior parking space.
- Typical separation between units is 16 ft. (4.88 m)
- Shared-access driveway to remain private ownership.

**SOURCES:**

- Plan based on WSP Preliminary Plan of Survey of LOT A1-2 being a Consolidation of LOT A1 and LOT 2. Dated July 28, 2020.

Designer: JHARPER  
 Planner: JLUGAR/JHARPER

**VERSION**  
**105**

**CONCEPT SITE PLAN  
 SECOND SPRING DEVELOPMENT  
 HAMMONDS PLAINS ROAD, NS**

**ALUMITECH HOLDINGS LIMITED**  
 NOVEMBER 12, 2020 201-07350-105

**SCALE**

1 : 750

1 SPECTACLE LAKE DRIVE, DARTMOUTH, NS, CANADA B3B 1X7  
 PHONE: 902 835-9955 WSP.COM

FILE: K:\DARTMOUTH\2020\201-07350-00\_ALUMITECH\_SECONDSPRING\_PLANNING\15-DWG\15-1-CONCEPT\_PLANS\201-07350-105.DWG Sheet Standard 11x17 L