



LAND USE	
PARK AREA (m²)	4,312
LOT AREA (m²)	36,550
PARK AREA %	12% ±

LOT COUNT		
TOWNHOUSE		20
36' (11m)		26
40' (12.2m)		20
TOTAL		66

PRELIMINARY

- NOTES:
1. WETLANDS AND WATERCOURSES DELINEATED BY McCALLUM ENVIRONMENTAL.
 2. CONTOURS FROM PROVINCIAL MAPPING. CONTOUR INTERVAL = 2m.
 3. ROAD AND LOT LAYOUT SUBJECT TO DETAILED DESIGN.
 4. ALL PROPOSED STREETS ARE LOCAL ROADS (16m ROW).
 5. ADJACENT PROPERTY LINES ARE BASED ON PROPERTY MAPPING AND ARE APPROXIMATE, AND SUBJECT TO SURVEY.
 6. PARKLAND DEDICATION REQUIRED.
 7. PROJECT AREA = 6.7 Ha ± (16.5 ac), FROM RETRACEMENT SURVEY, DATED NOV. 20, 2018.
 8. PROPOSED ROAD LENGTH = 535m ±.



PROJECT

ELM GROVE SUBDIVISION

TIMBERLEA, NOVA SCOTIA

CONCEPT PLAN

Engineer	Drawn
A. FORSYTHE	T. ARMOUR
Scale	Date
1:1000	JUN. 6, 2019
Project No.	Drawing No.
18-029	1 of 2
Filename	
18-029 CP.dwg	