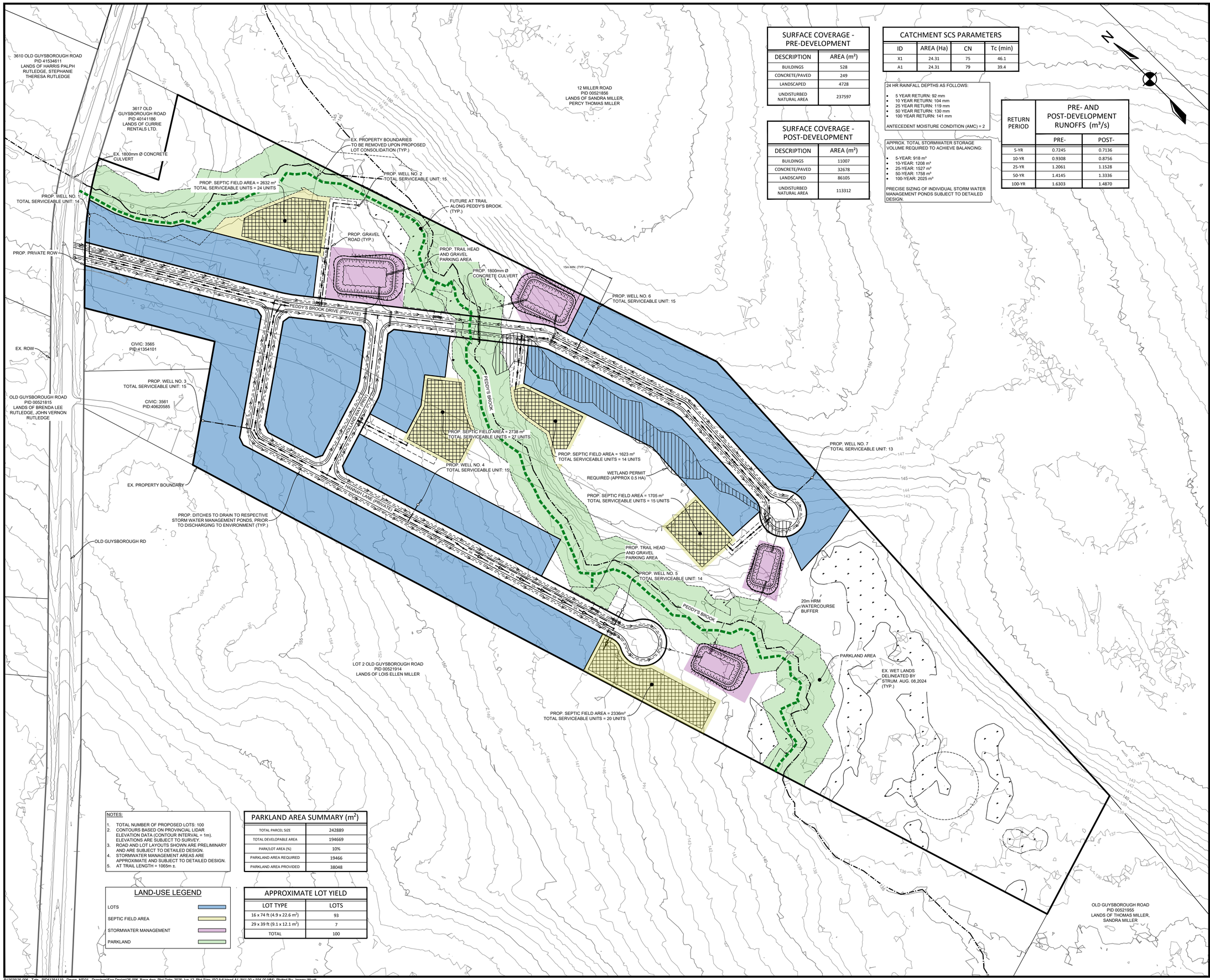


SURFACE COVERAGE - PRE-DEVELOPMENT

DESCRIPTION	AREA (m²)
BUILDINGS	528
CONCRETE/PAVED	249
LANDSCAPED	4728
UNDISTURBED NATURAL AREA	237597

SURFACE COVERAGE - POST-DEVELOPMENT

DESCRIPTION	AREA (m²)
BUILDINGS	11007
CONCRETE/PAVED	32678
LANDSCAPED	86105
UNDISTURBED NATURAL AREA	113312

CATCHMENT SCS PARAMETERS

ID	AREA (Ha)	CN	Tc (min)
X1	24.31	75	46.1
A1	24.31	79	39.4

24 HR RAINFALL DEPTHS AS FOLLOWS:

- 5 YEAR RETURN: 92 mm
- 10 YEAR RETURN: 104 mm
- 25 YEAR RETURN: 119 mm
- 50 YEAR RETURN: 130 mm
- 100 YEAR RETURN: 141 mm

ANTECEDENT MOISTURE CONDITION (AMC) = 2

APPROX. TOTAL STORMWATER STORAGE VOLUME REQUIRED TO ACHIEVE BALANCING:

- 5-YEAR: 918 m³
- 10-YEAR: 1208 m³
- 25-YEAR: 1527 m³
- 50-YEAR: 1758 m³
- 100-YEAR: 2025 m³

PRECISE SZING OF INDIVIDUAL STORM WATER MANAGEMENT POND'S SUBJECT TO DETAILED DESIGN.

PRE- AND POST-DEVELOPMENT RUNOFFS (m³/s)

RETURN PERIOD	PRE-	POST-
5-YR	0.7245	0.7136
10-YR	0.9308	0.8756
25-YR	1.2061	1.1528
50-YR	1.4145	1.3336
100-YR	1.6303	1.4870

NOTES:

1. TOTAL NUMBER OF PROPOSED LOTS: 100
2. CONTOURS BASED ON PROVINCIAL LIDAR ELEVATION DATA (CONTOUR INTERVAL = 1m). ELEVATIONS ARE SUBJECT TO SURVEY.
3. ROAD AND LOT LAYOUTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO DETAILED DESIGN.
4. STORMWATER MANAGEMENT AREAS ARE APPROXIMATE AND SUBJECT TO DETAILED DESIGN.
5. AT TRAIL LENGTH = 1065m ±.

PARKLAND AREA SUMMARY (m²)

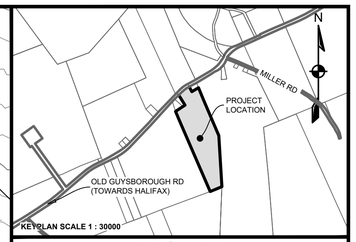
TOTAL PARCEL SIZE	242889
TOTAL DEVELOPABLE AREA	194669
PARK/LOT AREA (%)	10%
PARKLAND AREA REQUIRED	19466
PARKLAND AREA PROVIDED	38048

LAND-USE LEGEND

- LOTS
- SEPTIC FIELD AREA
- STORMWATER MANAGEMENT
- PARKLAND

APPROXIMATE LOT YIELD

LOT TYPE	LOTS
16 x 74 ft (4.9 x 22.6 m²)	93
29 x 39 ft (9.1 x 12.1 m²)	7
TOTAL	100



KEYPLAN SCALE 1 : 30000

LEGEND

EXISTING		PROPOSED
	VERTICAL PROFILE	
100 YR	APPROXIMATE 1 IN 100 YEAR FLOOD LIMIT	100 YR
	CENTERLINE	
	EASEMENT	
	PROPERTY LOT BOUNDARY	
	DITCH CENTERLINE	
	ROAD GRAVEL	
	WATERCOURSE	
	WETLAND BOUNDARY	
	30 m BUFFER	
WA-E	WATER PIPE	WA WA
SA-E	SANITARY PIPE	SA SA
ST-E	STORM PIPE	ST ST
	WATER LATERAL	
	SANITARY LATERAL	
	STORM LATERAL	
	NATURAL GAS LATERAL	
	WALKWAY/A.T. TRAIL	
	GUARDRAIL	
	TOP OF SLOPE	
	BOTTOM OF SLOPE	

PRELIMINARY
JUN. 12, 2025

METRES
30 0 60 90
1:1500

ISSUE	DATE	DESCRIPTION	INT.
1	JUN. 12, 2025	ISSUED FOR REVIEW	DS

CONSULTANT

DESIGNPOINT
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CLIENT

TATE ENGINEERING

PROJECT DESCRIPTION

PEDDY'S BROOK ESTATES

DEVON, NOVA SCOTIA

SHEET DESCRIPTION

CONCEPT SERVICING PLAN, LANDSCAPING PLAN, & STORM WATER MANAGEMENT PLAN

Drawn	Engineer	Project No.	Drawing No.
D.SUTHAR	J. WYATT	25-006	C-01
Scale 1:1500	Filename 25-006_Base.dwg		1 OF 1

P:\2025\25-006 - Tate - PID41354119 - Devon, NS\01 - Drawings\Eng Design\25-006_Base.dwg, Plot Date: 2025-Jun-12, Plot Size: ISO full bleed A1 (841.00 x 594.00 MM), Plotted By: Jeremy Wyatt