

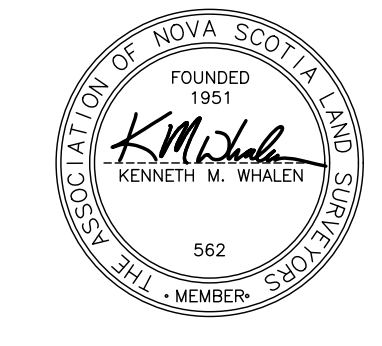
- LEGEND**
- △ N.S.H.P.N. Nova Scotia High Precision Network
 - R.P. Rock Post
 - ⊙ S.M.P. Survey Marker Placed
 - ⊙ S.M.F. Survey Marker Found
 - I.B. Iron Bar
 - I.P. Iron Pipe
 - ⊙ D.H. Drill Hole
 - ⊙ C.P. Crown Post
 - Lands dealt with by this plan
 - FD. Found
 - P.I.D. Property Identification Number
 - A / R Arc Length / Radius
 - P.C. Point of Curvature
 - P.C.C. Point of Compound Curvature
 - P.R.C. Point of Reverse Curvature
 - L.R.O./R.O.D. Land Registration Office / Registry of Deeds
 - U.P. Utility Pole with Anchor
 - Overhead Wires
 - (000) Registration Number for Nova Scotia Land Surveyor
 - L.S. Light Standard
 - O.H.W.M. Ordinary High Water Mark
 - FND. Foundation
 - WIT. Witness
 - U.S.E. Utility Service Easement

Bearings are grid derived from G.N.S.S. observations on N.S.H.P.N. Monument No. 208017, based on 3° M.T.M. projection, central meridian 64° 30' west longitude, Zone 5, NAD83 C.S.R.S., epoch 2010.0, coordinate date: 2017-01-06, Adjustment ID: NSHPN2016DDJB

A scale factor of 0.999903 was applied to the tie to the N.S.H.P.N. Monument. All other distances shown hereon are ground distances.

The field work was carried out during the period February 1st to 6th, 2024.

- NOTES**
- Lot identifier 'LOT PP' originates with this plan.



Surveyor's Certificate

I, Kenneth M. Whalen, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the Land Surveyors Act, regulations and standards made thereunder.

Dated this 7th day of February, 2024.

K.M. Whalen, N.S.L.S.

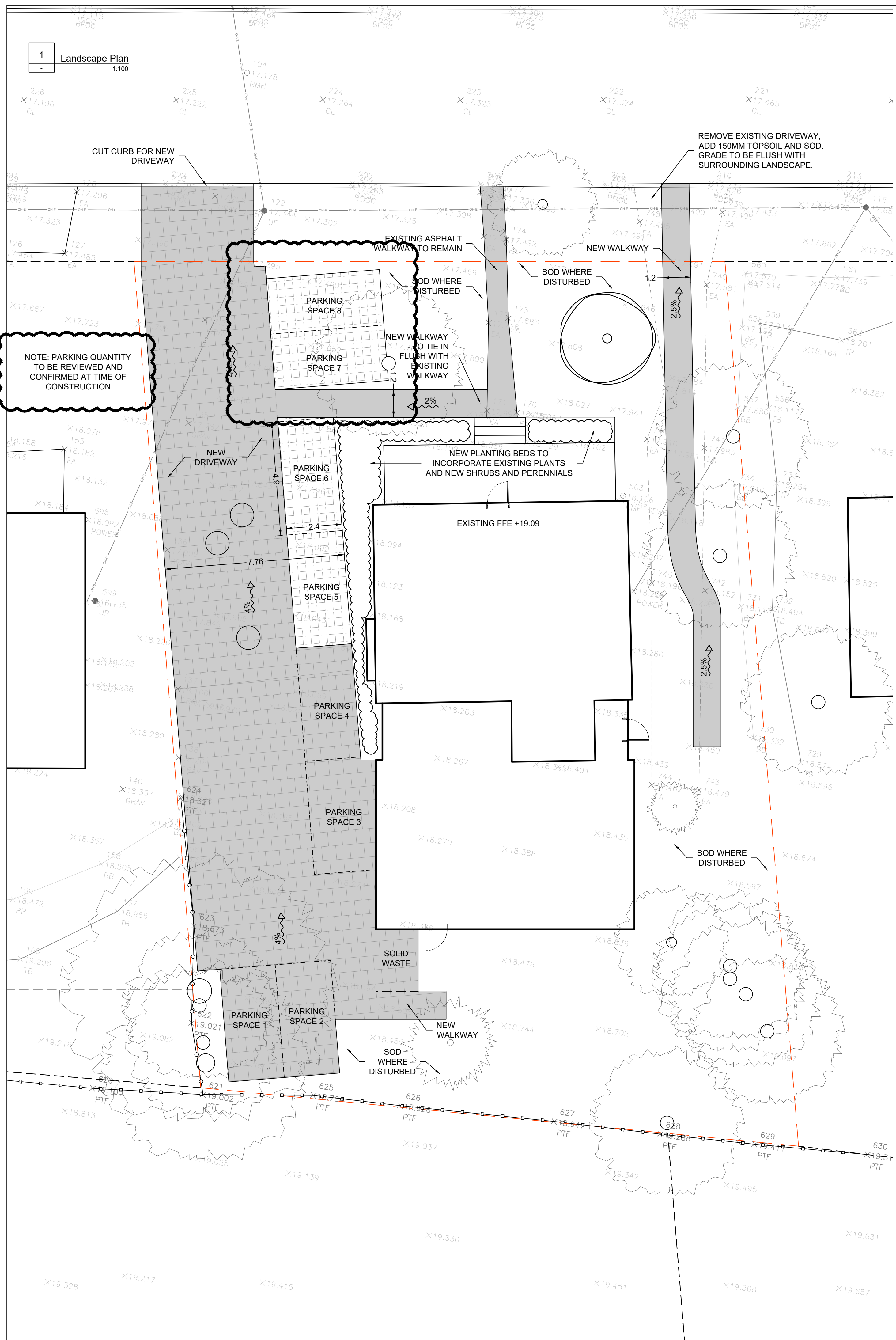
PLAN OF SURVEY OF
LOT PP
 LANDS CONVEYED TO
PENTAGON PROPERTIES LIMITED
 SUMMER STREET, WOLFVILLE,
 KINGS COUNTY, NOVA SCOTIA



THOMPSON CONN LIMITED
 NOVA SCOTIA LAND SURVEYORS
 HALIFAX and NORTH SYDNEY

DATE: FEBRUARY 07, 2024
 P.I.D. NO. 55273288
 FILE NO. 18157

F:\1. Projects\181-00-18157-11 Summer Street, Wolfville\6.Boundary\6.4\Final Plan\18157 Summer Street, Wolfville.dwg

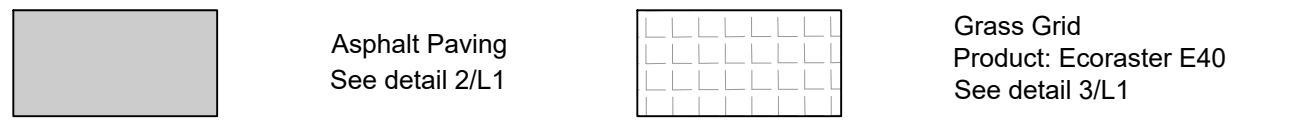


NOTE: PARKING QUANTITY TO BE REVIEWED AND CONFIRMED AT TIME OF CONSTRUCTION

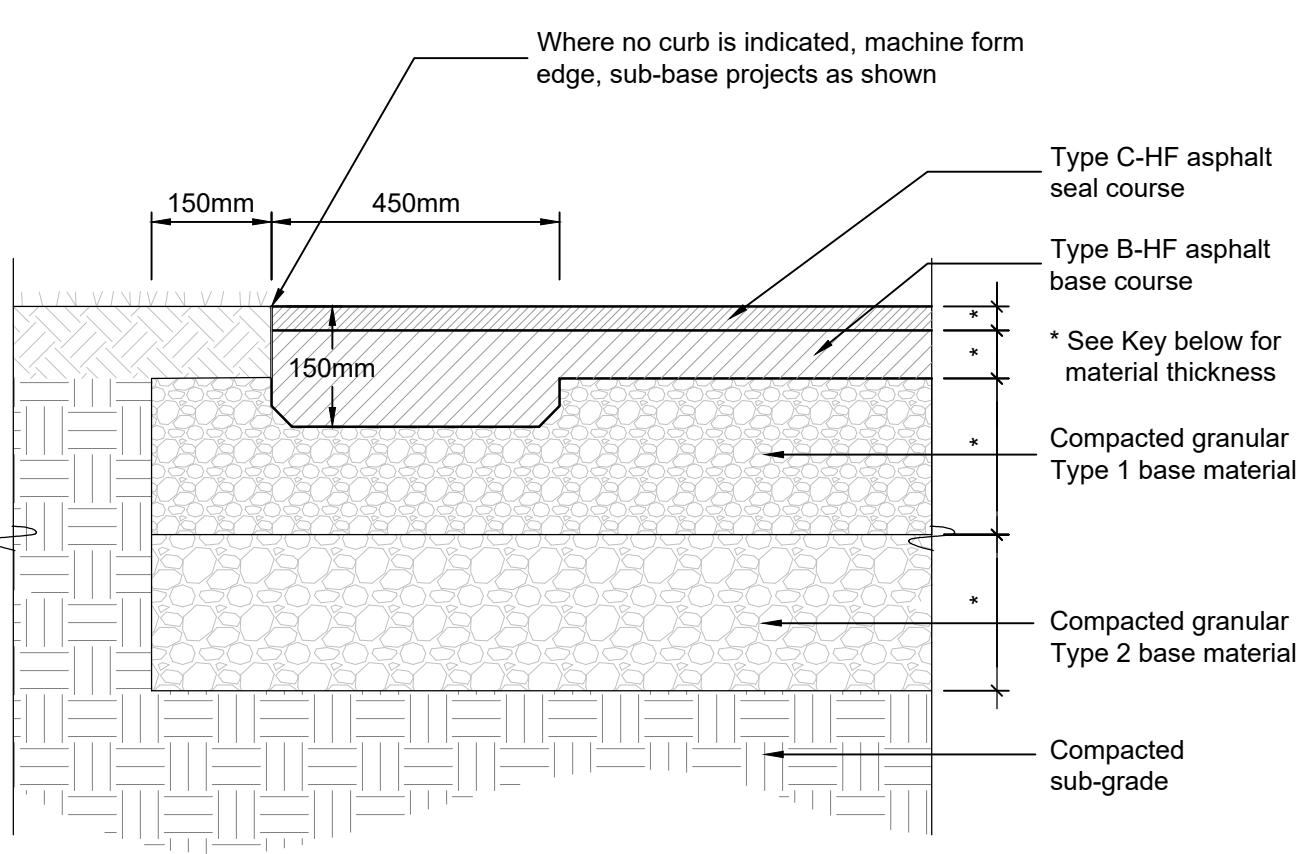
GENERAL NOTES

- Topographical survey information shown on these plans is from surveys by Thompson Conn Limited.
- All construction procedures are to comply with federal and local regulations and project specifications.
- Use erosion and sedimentation control measures to prevent soil erosion and discharge of soil-bearing water runoff to adjacent properties, catch basins or any watercourses.
- Protect all street trees as per local by-laws.
- Do not scale this drawing for construction.
- All measurements on this drawing are in metric units.
- Drawings to be read with specifications.
- Locate all underground services before start of construction.
- Refer to other consultants' plans and specifications.
- All planting shall conform to the Canadian Landscape Standard, latest edition.

HATCH LEGEND



2 Typical Asphalt Paving NTS

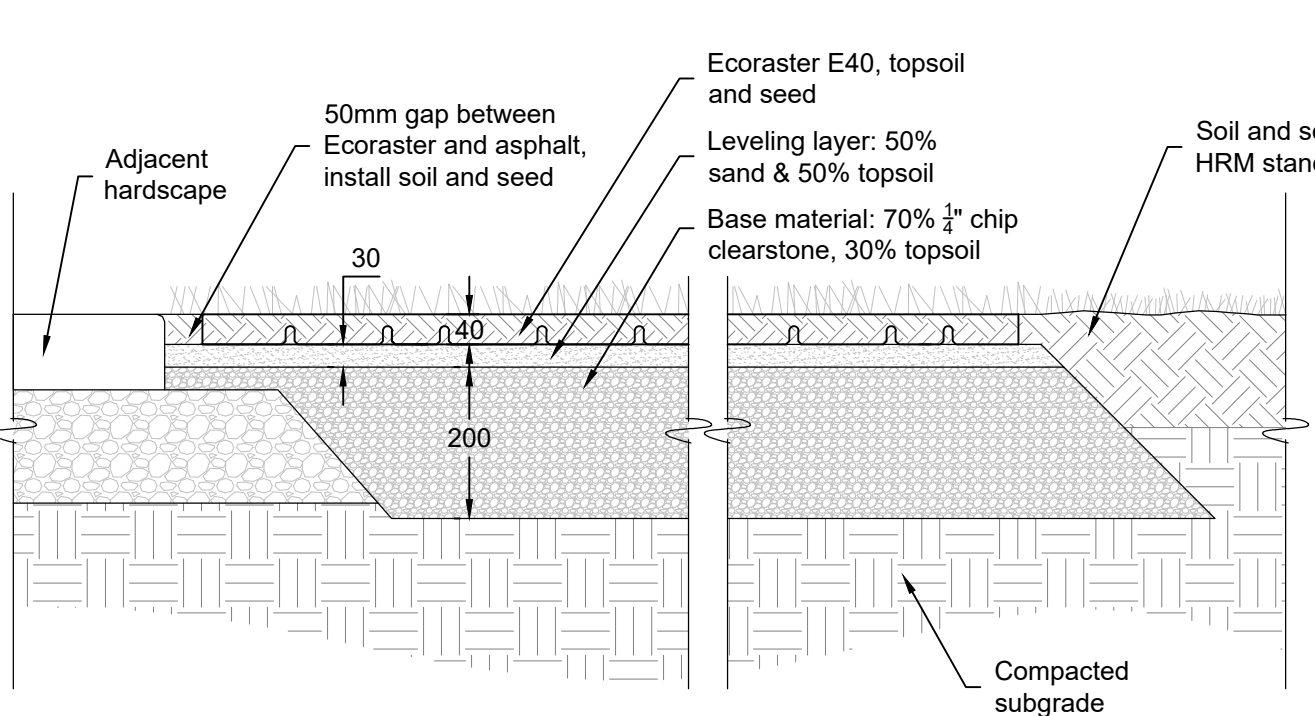


Paving Section Component	Standard	Walkways
NSDTR Type C-HF Asphalt Seal Course	40	50
NSDTR Type B-HF Asphalt Base Course	50	-
NSDTR Type 1 Granular Base Course	150	200
NSDTR Type 2 Granular Sub-Base Course *	150	-
Compacted Subgrade	Subgrade	Subgrade

***NOTES:**

- Type 2 granular base indicated is minimum depth only.
- Existing granular to be inspected and reviewed by Geotechnical Engineer for use as compacted subgrade.

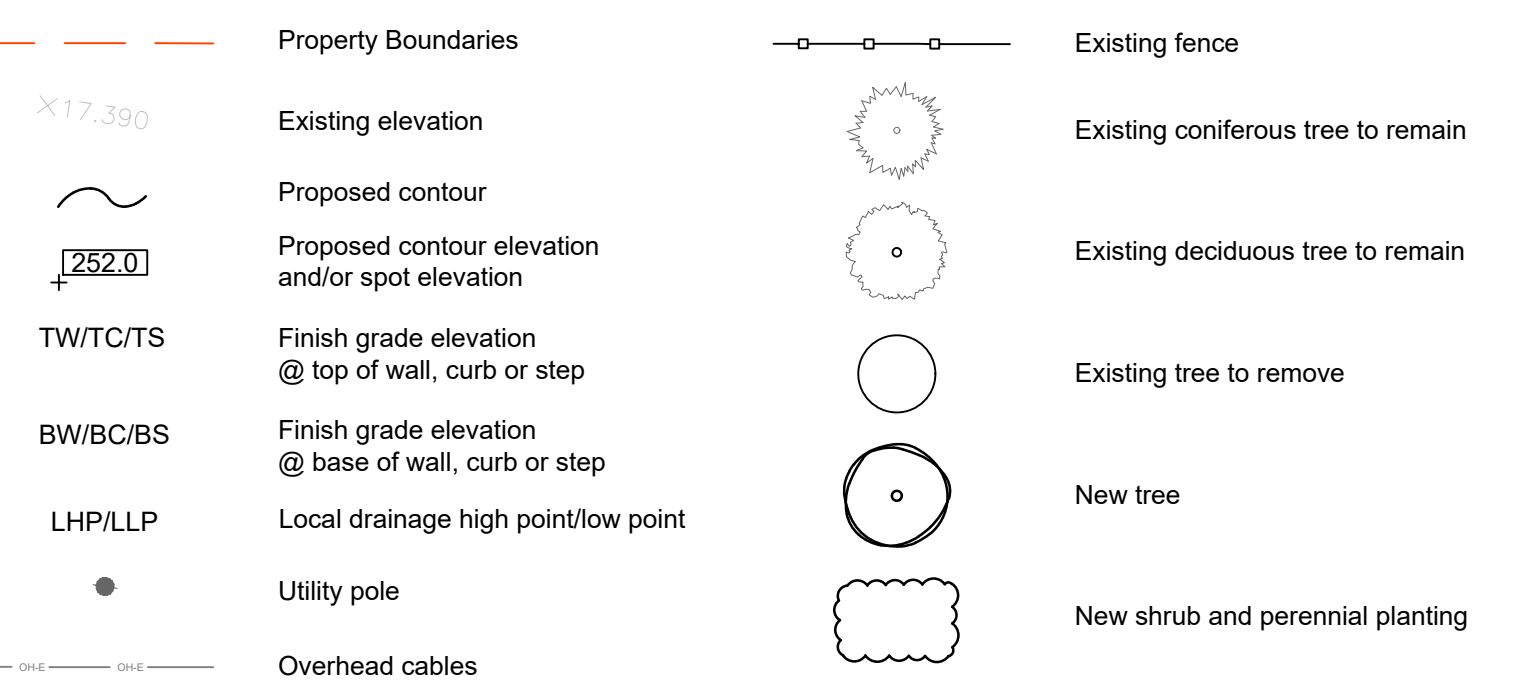
3 Grass Grid NTS



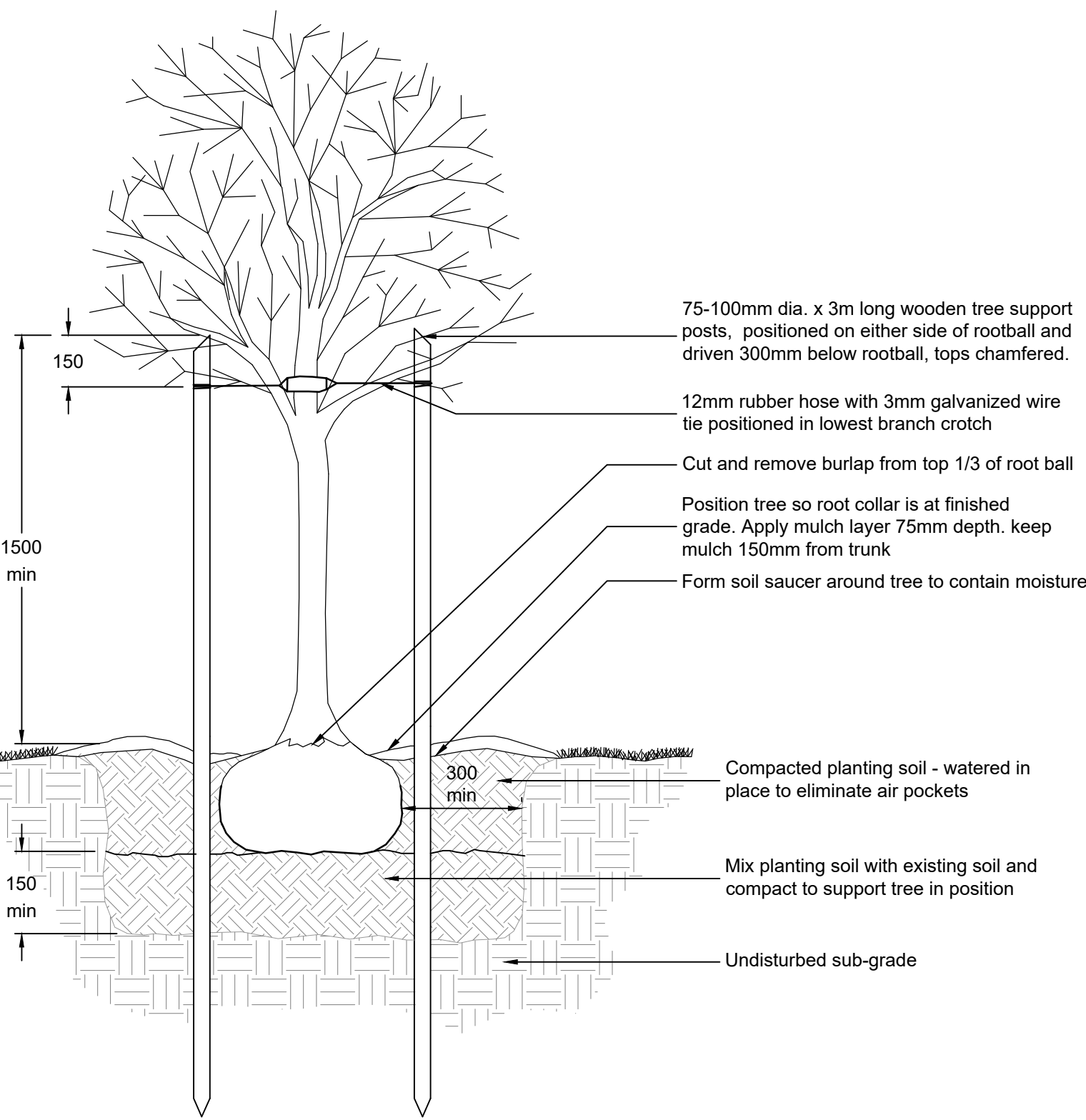
NOTES:

- Typical grass seed mix: 40% kentucky blue grass, 30% perennial rye, 15% chewing fescue, 15% creeping red fescue. Or alternative mix approved by First Pen Studio.
- Install as per manufacturer's instructions.
- Top of Ecoraster to be flush with adjacent asphalt.

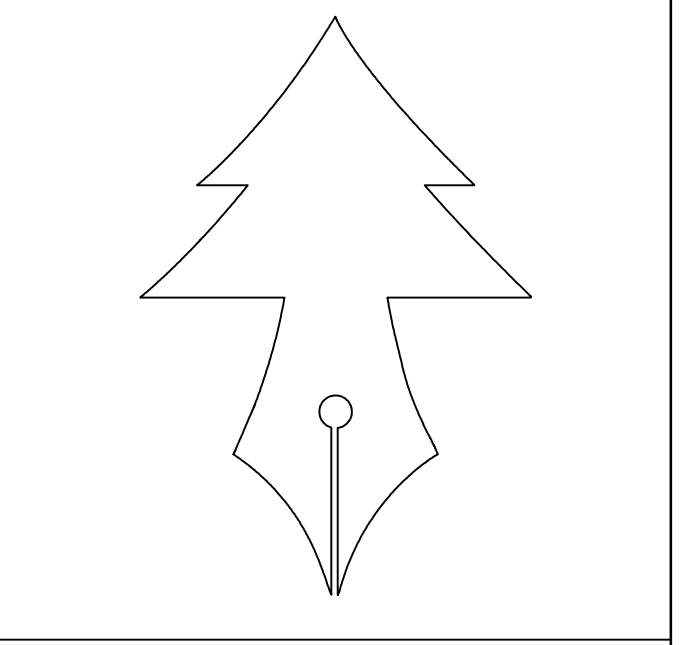
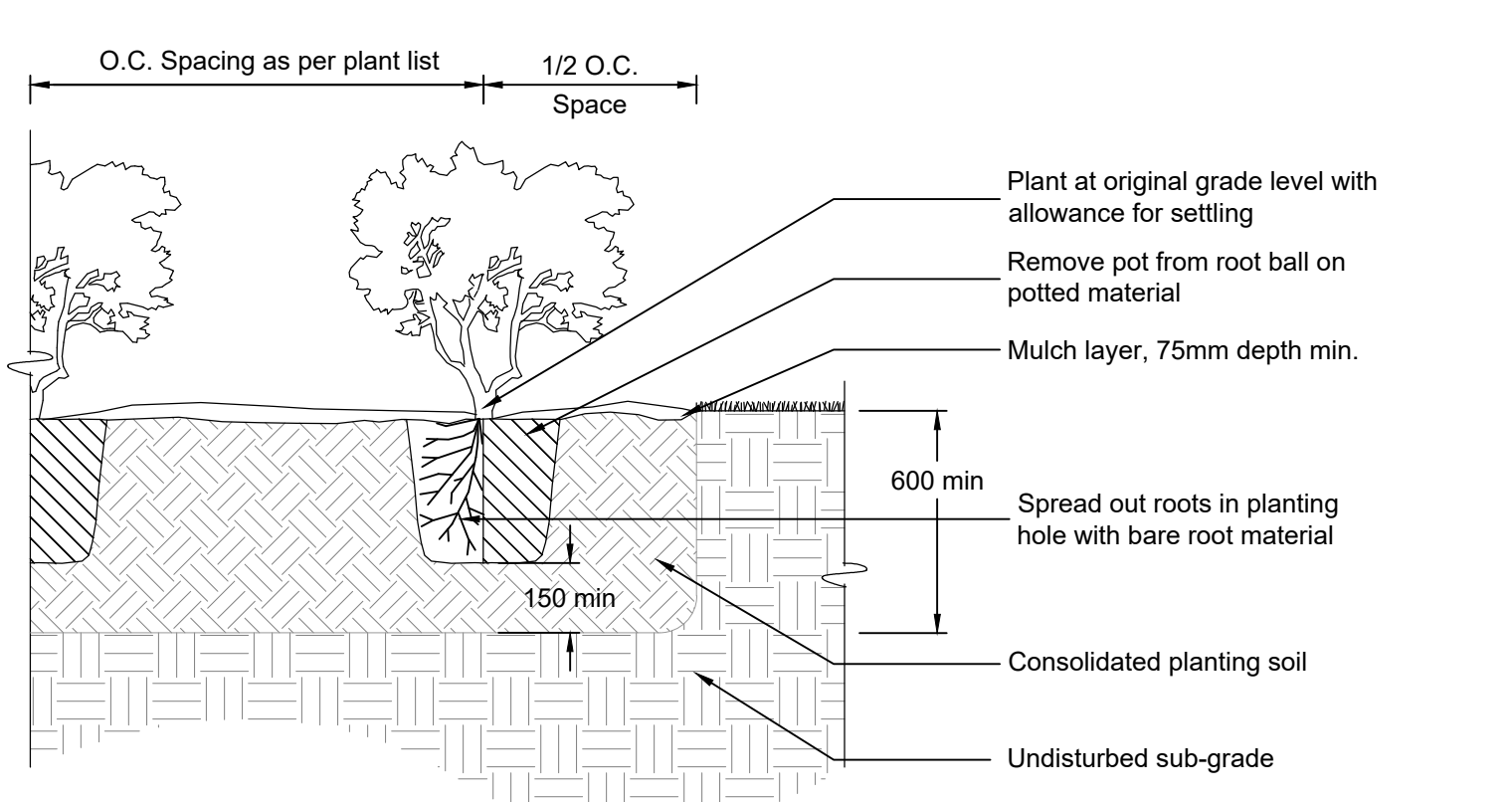
LEGEND



4 Typical Deciduous Tree Planting NTS



5 Typical Grass / Perennial / Shrub Planting NTS



FIRST PEN STUDIO
LANDSCAPE ARCHITECTURE
1 . 9 0 2 . 5 2 3 . 1 6 4 9

CLIENT
PENTAGON PROPERTIES LTD

ISSUE 1	2024-02-23
FOR REVIEW	
ISSUE 2	2024-02-28
SITE PLAN APPROVAL	
ISSUE 3	2024-04-05
ADDITIONAL PARKING SPACE ADDED	
ISSUE 4	

ISSUE 5

NOTES

STAMP

NORTH ↑

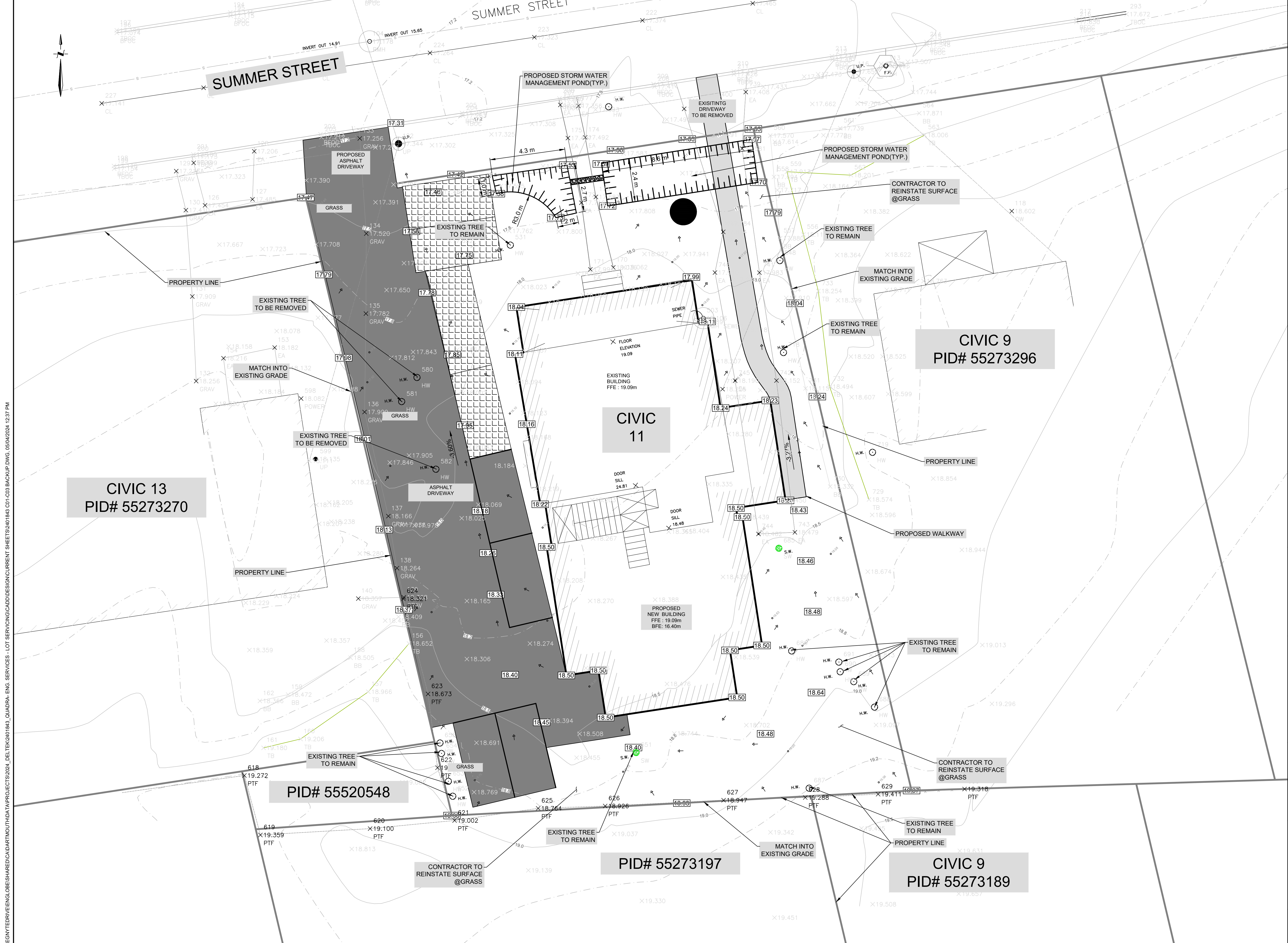
SCALE 1:100

PROJECT NUMBER FP24001

PROJECT
11 SUMMER STREET,
WOLFVILLE, NS
B4P 1J9

TITLE
LANDSCAPE PLAN

DRAWING L1



I:\EGN\TDRIVE\ENGL\BESHARED\CAD\TWO\HDA\PROJECTS\2024\DELTEK\2401843_QUADRA-ENG_SERVICES-LOT_SERVICING\CADD\DESIGN\CURRENT SHEETS\2401843_C01-C03_BACKUP.DWG_05/04/2024_12:37 PM

NOTES

NO.	DATE	REVISIONS	BY	APPR.
3	04/05/24	RE-ISSUED FOR REVIEW	JAP	TV
2	03/14/24	RE-ISSUED FOR REVIEW	JAP	TV
1	03/06/24	ISSUED FOR REVIEW	JAP	TV



PROJECT TITLE

11 SUMMER STREET

WOLFVILLE NS

DRAWING TITLE

GRADING PLAN

Scale 	Drawn By	Design By
	JAP	TV
	Checked By	Cadd Check
	TV	RA
	Sheet	1 of 2

File Name
2401843 C01-C03 BACKUP.DWG

Drawing No.
2401843-D-01

STAMP:



ISSUE SCHEDULE

No	DESCRIPTION:	DATE:
1	SITE PLAN APPROVAL	29 FEB 2024

REVISION SCHEDULE

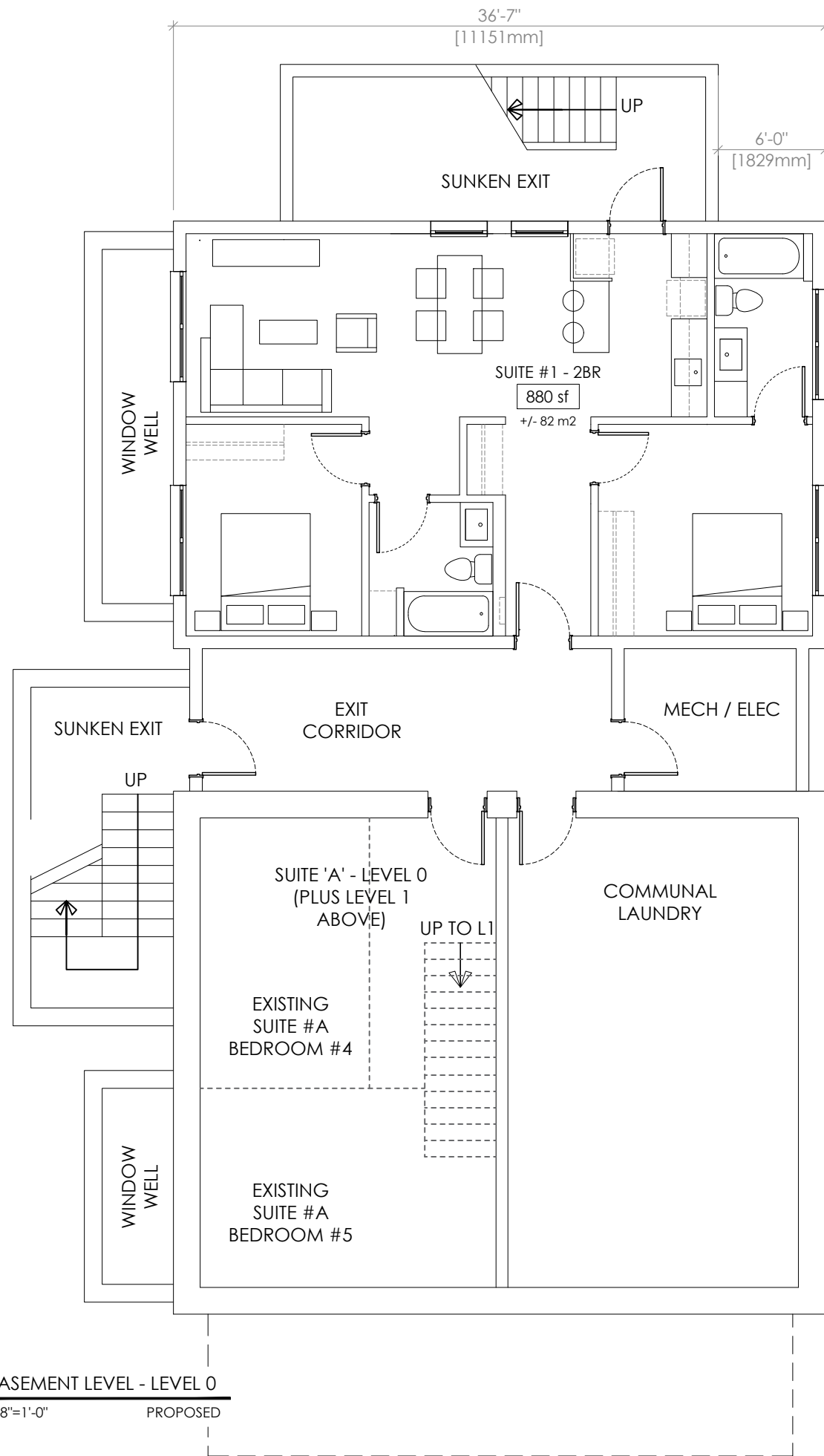
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ADDRESS:

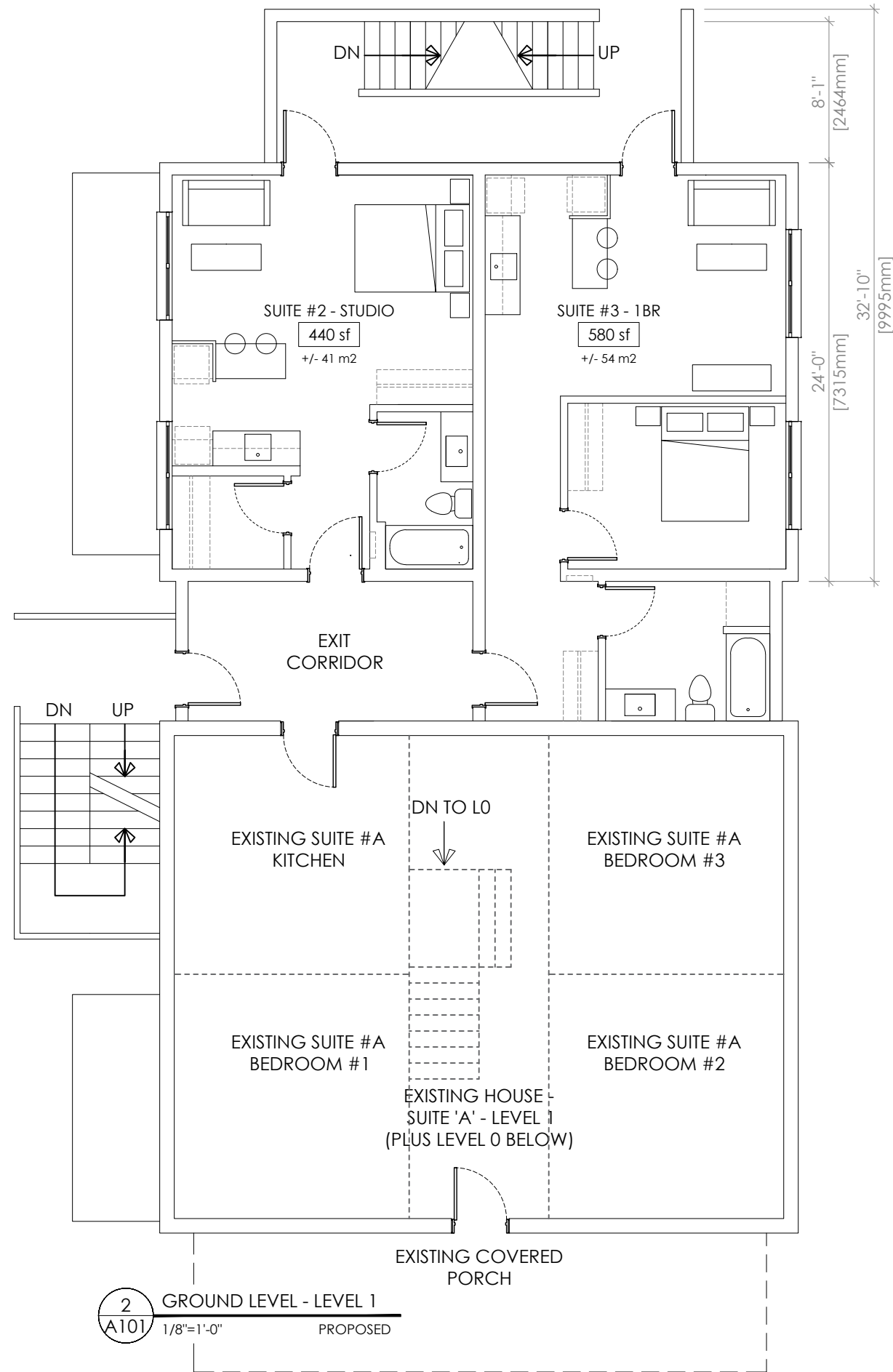
11 SUMMER STREET
WOLFVILLE, NOVA SCOTIA

TITLE:
**BASEMENT LEVEL /
GROUND FLOOR
PROPOSED**

DRAWN: JF	CHECKED: HB
SCALE: 1/8"=1'-0"	DATE: 14 FEBRUARY 2024
DRAWING NO: A-101	NORTH:
PROJECT NO: 2024-04	

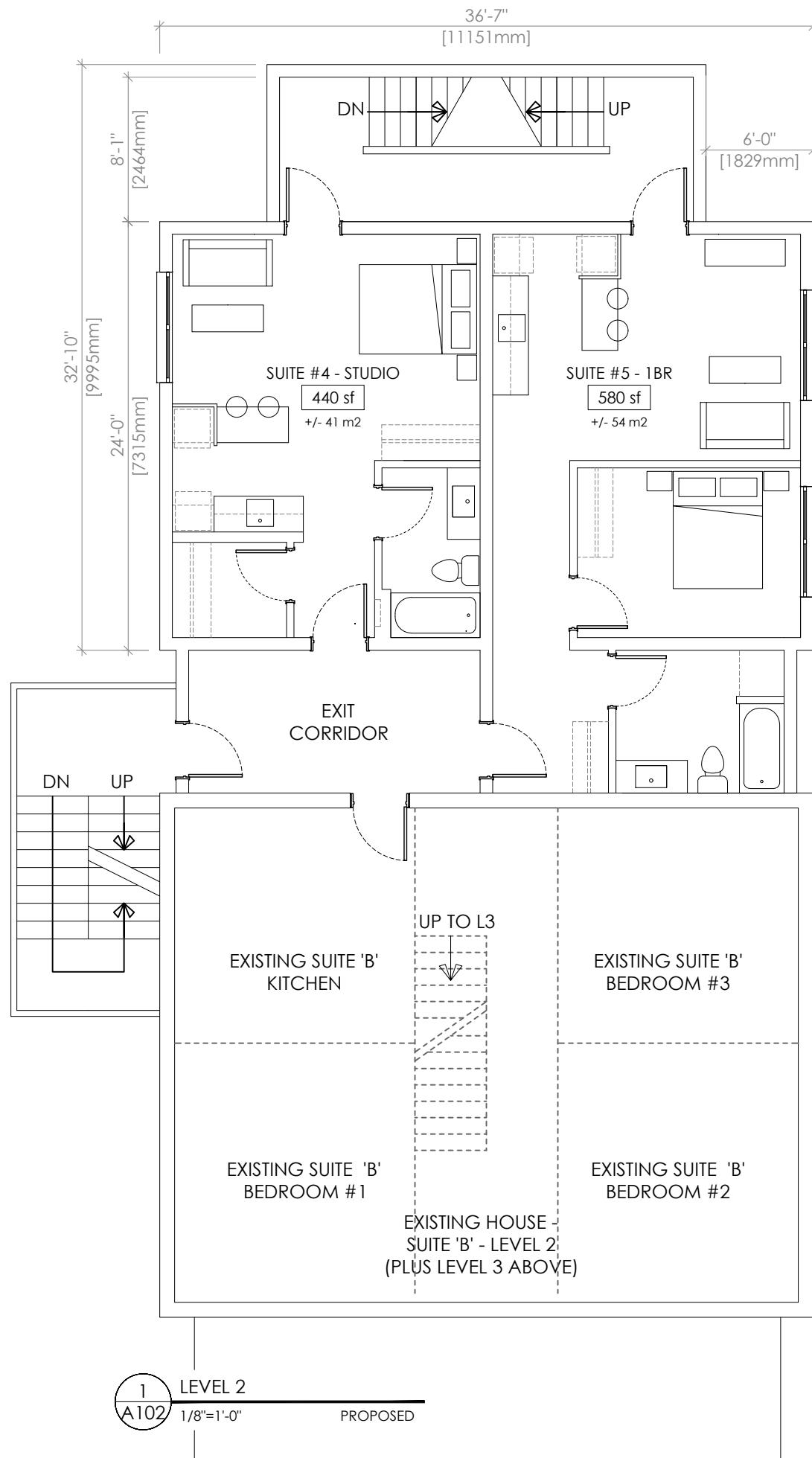


1 BASEMENT LEVEL - LEVEL 0
A101 1/8"=1'-0" PROPOSED

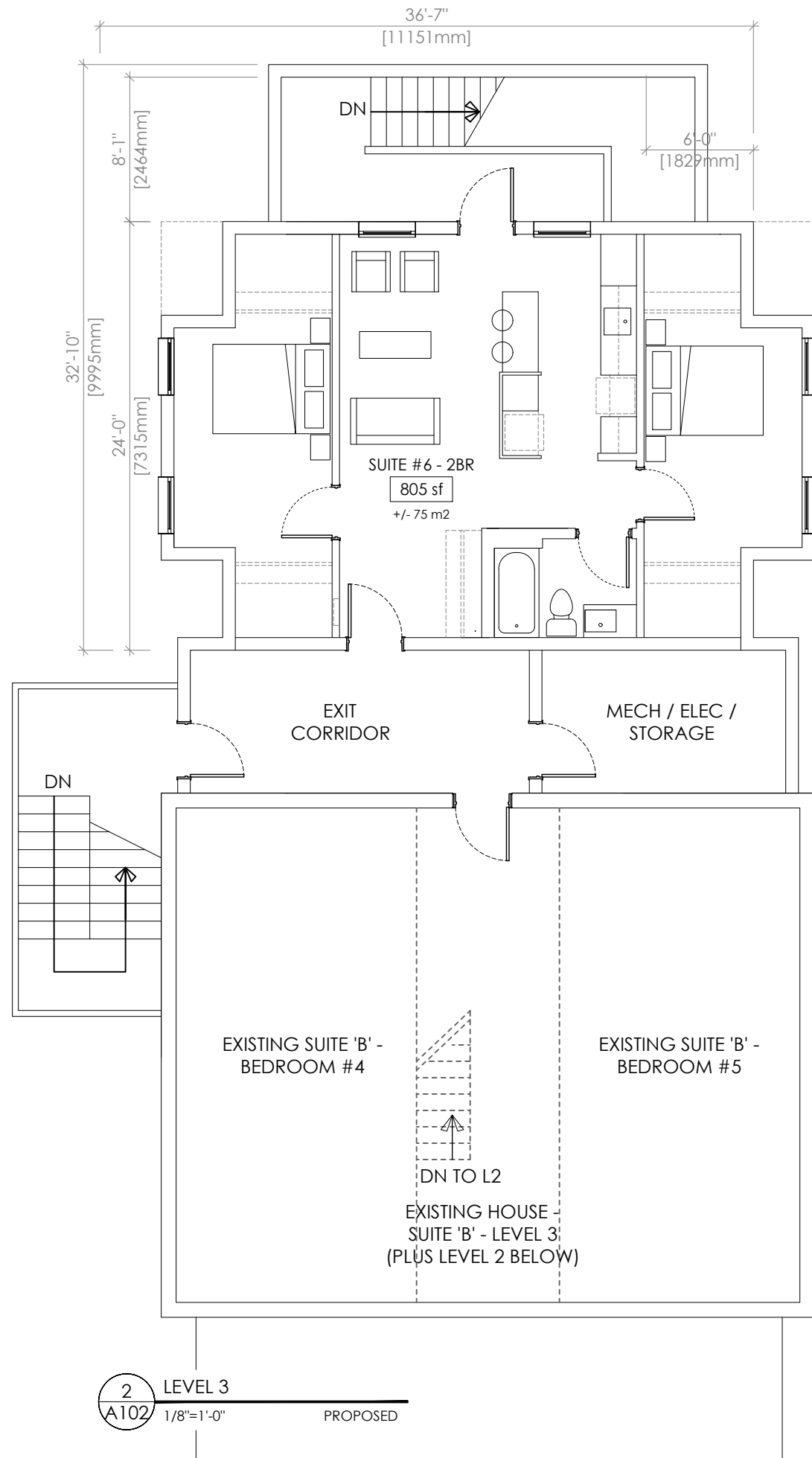


2 GROUND LEVEL - LEVEL 1
A101 1/8"=1'-0" PROPOSED

STAMP:



1 LEVEL 2
A102 1/8"=1'-0" PROPOSED



2 LEVEL 3
A102 1/8"=1'-0" PROPOSED

ISSUE SCHEDULE

No	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	29 FEB 2024

REVISION SCHEDULE

No	DESCRIPTION	DATE
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ADDRESS:

11 SUMMER STREET
WOLFVILLE, NOVA SCOTIA

TITLE:

LEVEL 2 & LEVEL 3
PROPOSED

DRAWN: JF	CHECKED: HB
SCALE: 1/8"=1'-0"	DATE: 14 FEBRUARY 2024
DRAWING NO: A-102	NORTH:
PROJECT NO: 2024-04	



1 NORTH ELEVATION
A200 1/8"=1'-0" EXISTING



2 EAST ELEVATION
A200 1/8"=1'-0" EXISTING



3 SOUTH ELEVATION
A200 1/8"=1'-0" EXISTING



4 WEST ELEVATION
A200 1/8"=1'-0" EXISTING



ISSUE SCHEDULE

No.	DESCRIPTION:	DATE:
1	SITE PLAN APPROVAL	29 FEB 2024

REVISION SCHEDULE

No.	DESCRIPTION:	DATE:
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ADDRESS:

11 SUMMER STREET
WOLFVILLE, NOVA SCOTIA

TITLE:

ELEVATIONS: EXISTING

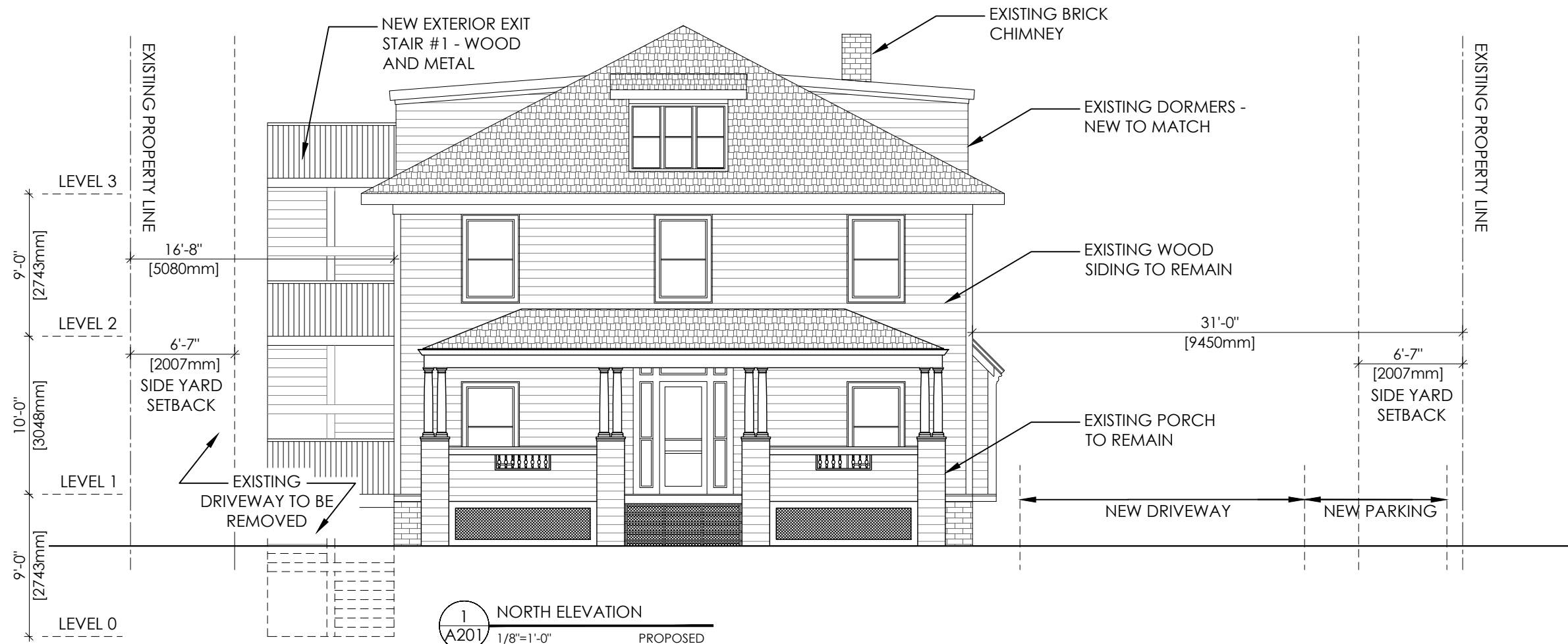
DRAWN: JB CHECKED: HB

SCALE: 1/8"=1'-0" DATE: 14 FEBRUARY 2024

DRAWING NO: A-200 NORTH:

PROJECT NO: 2024-04

STAMP:



1 NORTH ELEVATION
A201 1/8"=1'-0" PROPOSED



2 EAST ELEVATION
A201 1/8"=1'-0" PROPOSED

ISSUE SCHEDULE

No.	DESCRIPTION:	DATE:
1	SITE PLAN APPROVAL	29 FEB 2024

REVISION SCHEDULE

No.	DESCRIPTION:	DATE:
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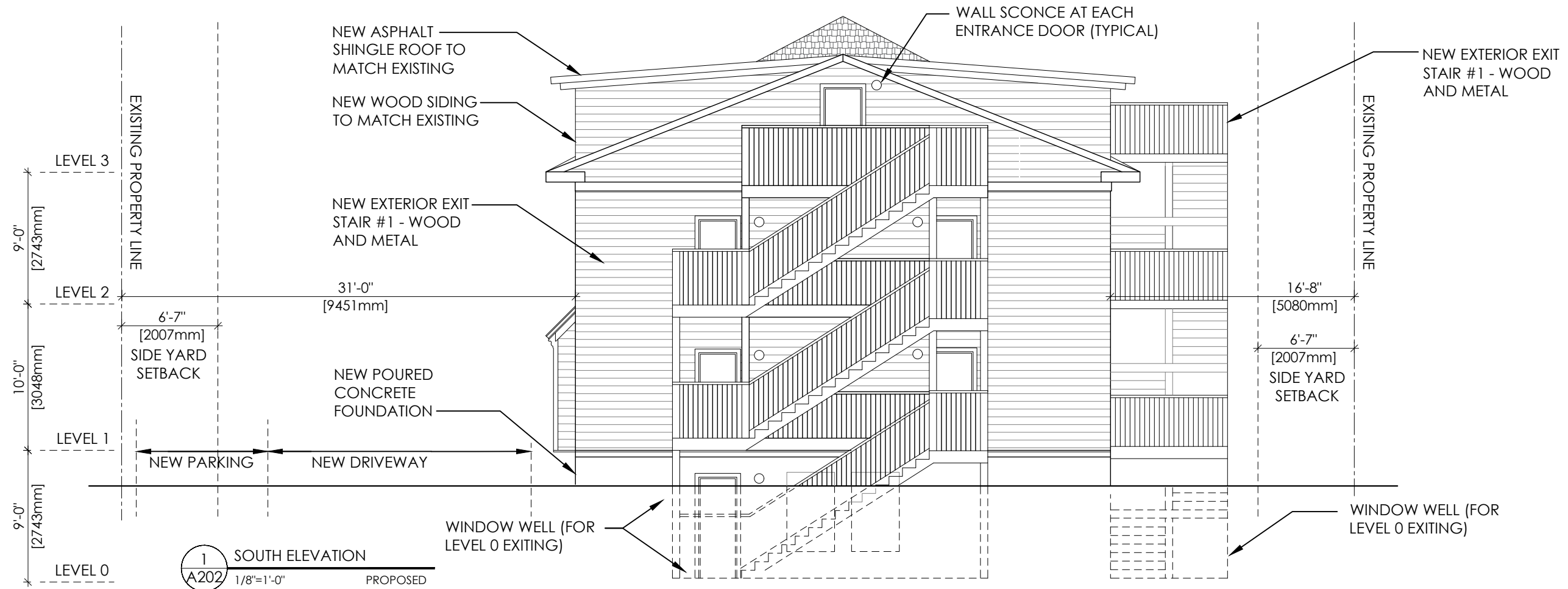
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11 SUMMER STREET
WOLFVILLE, NOVA SCOTIA

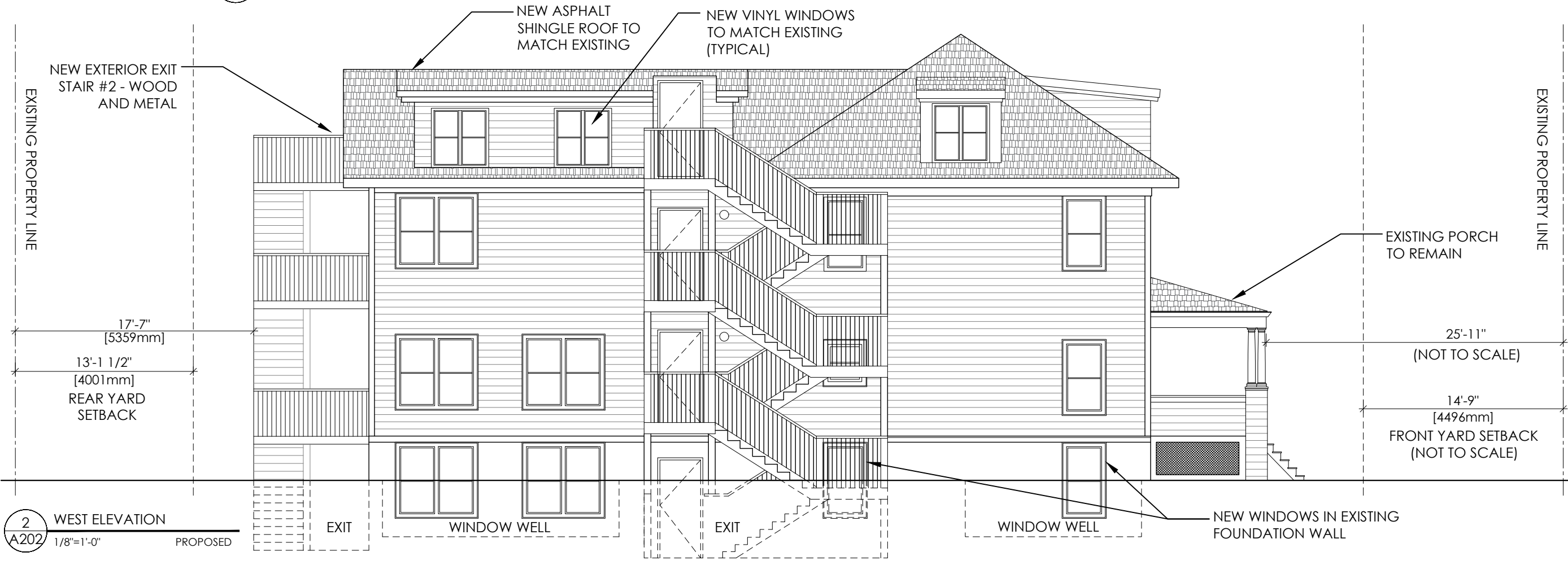
TITLE:
ELEVATIONS: PROPOSED
NORTH & EAST

DRAWN: JB	CHECKED: HB
SCALE: N/A	DATE: 14 FEBRUARY 2024
DRAWING NO: A-201	NORTH:
PROJECT NO: 2024-04	

STAMP:



1 SOUTH ELEVATION
A202 1/8"=1'-0" PROPOSED



2 WEST ELEVATION
A202 1/8"=1'-0" PROPOSED

ISSUE SCHEDULE

No.	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	29 FEB 2024

REVISION SCHEDULE

No.	DESCRIPTION	DATE
-----	-------------	------

ADDRESS:

11 SUMMER STREET
WOLFVILLE, NOVA SCOTIA

TITLE:

ELEVATIONS: PROPOSED
SOUTH & WEST

DRAWN: JB	CHECKED: HB
SCALE: N/A	DATE: 14 FEBRUARY 2024
DRAWING NO: A-202	NORTH:
PROJECT NO: 2024-04	

Site Plan Approval – Criteria Checklist

APPLICATION: SP-001-2024 – 11 Summer Street – Conversion and Addition to Create 8 Dwelling Units	
LUB Reference	Staff Comments
2.10 Submission Requirements	Application requirements met. <i>Some requirements have been waived because they are not pertinent to the application.</i>
Zone Standards: Part 12 Medium Density Residential (R-3) zone Permitted Use Table 8.1	Conversion of existing house to 2 dwelling units and addition to rear to add 6 dwelling units. Development of 8 dwelling units is a permitted use in this zone by Site Plan Approval.
Design Guidelines: This property is located in the Core Neighbourhood Design Guidelines Area LUB 8.2(2) – addition is greater than 25% of the floor area.	Addition is to the rear – no impact to public façade. No changes are proposed to the front of the existing structure.
Part 6 Parking Parking is calculated using table 6.1 1 space per dwelling unit (core area) 6.1(3) Only the new useable floor area...shall be included in the parking calculations for the development proposal that includes the expansion of an existing use.	Existing House = 2 parking spaces Addition = 6 parking spaces
Site Plan Approval Requirements:	
<i>1. The location of new structures on the lot shall minimize negative impacts on the surrounding neighbourhood, including noise, dust, fumes, lighting, shadows, or other nuisance or inconvenience to neighbouring properties;</i>	Addition is in keeping with zone standards – no impacts are anticipated.
<i>2. The location of off-street parking and loading facilities shall minimize negative impacts on the surrounding neighbourhood, including traffic, noise, dust, fumes, lighting, or other nuisance or inconvenience to neighbouring properties;</i>	The location of the parking area is in keeping with the LUB. A landscape strip will be required for the parking area at the front of the property.

Site Plan Approval – Criteria Checklist

<p>3. <i>The location, number and width of driveways are designed to prevent traffic, noise, dust, fumes, congestion, or other nuisance and inconvenience in the area and minimize negative impacts on the surrounding neighbourhood;</i></p>	<p>The existing driveway will be moved to the west side of the property.</p>
<p>4. <i>The type, location, and height of walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements which is necessary to protect and minimize negative land use impact on neighbouring properties;</i></p>	<p>No issues identified. Additional landscape buffering may be required should negative impacts develop.</p>
<p>5. <i>Existing vegetation shall be retained where the vegetation is healthy and helps to minimize negative impacts on the surrounding neighbourhood;</i></p>	<p>Existing trees and vegetation will be retained where possible.</p>
<p>6. <i>The location of pedestrian walkways, and/or related infrastructure, shall be provided to link public sidewalks and parking areas to entrances of all primary buildings;</i></p>	<p>Existing walkways will be retained and a new walkway will be installed from the driveway to the main dwelling.</p>
<p>7. <i>The type and location of outdoor lighting is designed to light the structure, driveways and pedestrian infrastructure, but shall not be directed onto neighbouring properties;</i></p>	<p>Any new lighting installed will be assessed to ensure compliance with the LUB.</p>
<p>8. <i>The location of facilities for the storage of solid waste provides for maximum separation from residential development and public areas;</i></p>	<p>Solid waste will be located to the rear of the building. No impacts are anticipated.</p>
<p>9. <i>The location of all existing easements shall be identified;</i></p>	<p>N/A</p>
<p>10. <i>The grading or alteration in elevation or contour of the land shall minimize undue erosion and/or sedimentation, and other negative impacts on neighbouring properties;</i></p>	<p>Alterations to land levels, etc. to accommodate the addition shall be designed in compliance with the Stormwater Management Guidelines.</p>
<p>11. <i>The management of storm and surface water is addressed, and associated plans are approved by the Town Engineer;</i></p>	<p>The application is being reviewed by the Town Engineer and will be signed off prior to the Site Plan Approval being granted.</p>

Site Plan Approval – Criteria Checklist

<p>12. <i>The type, location number and size of signs or sign structures do not negatively alter the appearance of the streetscape or neighbourhood;</i></p>	<p>N/A</p>
<p>13. <i>All signage shall be designed and constructed according to the signage requirements listed in Part 7;</i></p>	<p>N/A</p>
<p>14. <i>Developments located in a Design Guidelines Area shall adhere to the design guidelines listed in Schedule "F" Town of Wolfville Design Guidelines. Input from the Design Review Committee may be required.</i></p>	<p>This property is located in a Design Guidelines Area - no change to the public façade is proposed and the addition is in keeping with the existing dwelling.</p>
<p>15. <i>The Development Officer may vary any of the prescriptive dimensional requirements by up to 10 percent of the requirements to allow some flexibility to accommodate physical anomalies of a site, so long as the intent of the particular requirement is not compromised.</i></p>	<p>The width of the driveway and the size of the parking spaces have been reduced slightly to allow for a better parking arrangement for retention of mature trees.</p>