

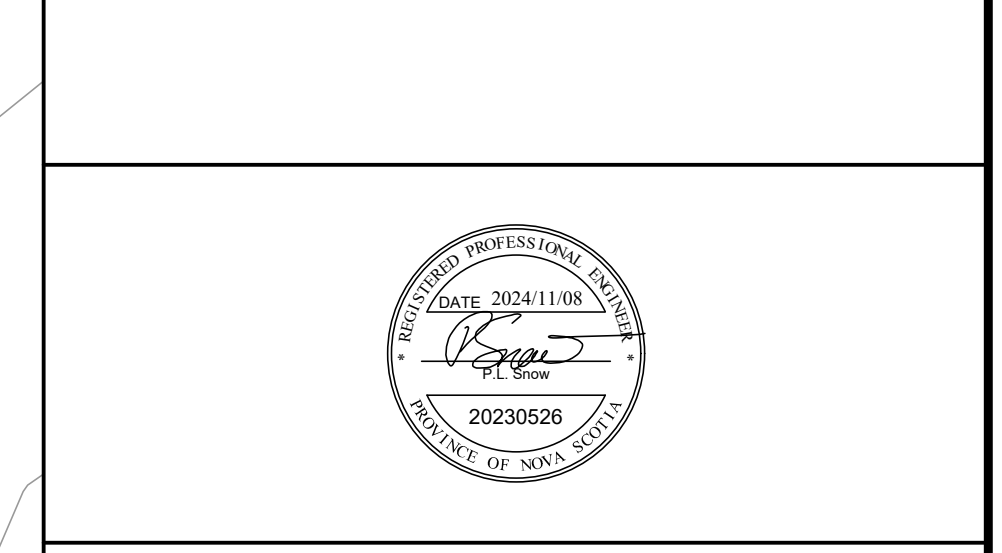
REVISIONS

1. ISSUED FOR TOWN APPROVAL - NOVEMBER 08, 2024

LEGEND

| | |
|---------------------------------|----------------|
| BEGINNING OF VERTICAL CURVE | BVC |
| END OF VERTICAL CURVE | EVC |
| POINT OF VERTICAL INTERSECTION | PVI |
| FINISHED GRADE | FG |
| CALCULATED | C |
| ELEVATION (PROPOSED) | +17.83 |
| POINT OF COMPOUND CURVATURE | PC |
| CHORD | CH |
| MANHOLE (SANITARY) | MHS |
| MANHOLE (STORM) | MHS |
| CATCH BASIN | CB |
| FIRE HYDRANT | FH |
| WATER VALVE | WV |
| CALCULATED POINT | CP |
| UTILITY POLE | UP |
| RIGHT OF WAY | ROW |
| NOT TO SCALE | — |
| ANCHOR | — |
| OVERHEAD WIRES | OHW |
| ELEVATION (PROPOSED / EXISTING) | +17.75 / +7.63 |
| PROPERTY LINE | — |
| AREA TO BE FILLED | — |
| SILT FENCE | — |

SITE PLAN
 SHOWING
**GRADING AND
 LANDSCAPING**
 FOR
**TANIA MARGARET SIMPSON &
 MARK ANDREW HAND**
 WESTWOOD AVENUE, WOLFVILLE
 KINGS COUNTY, NS

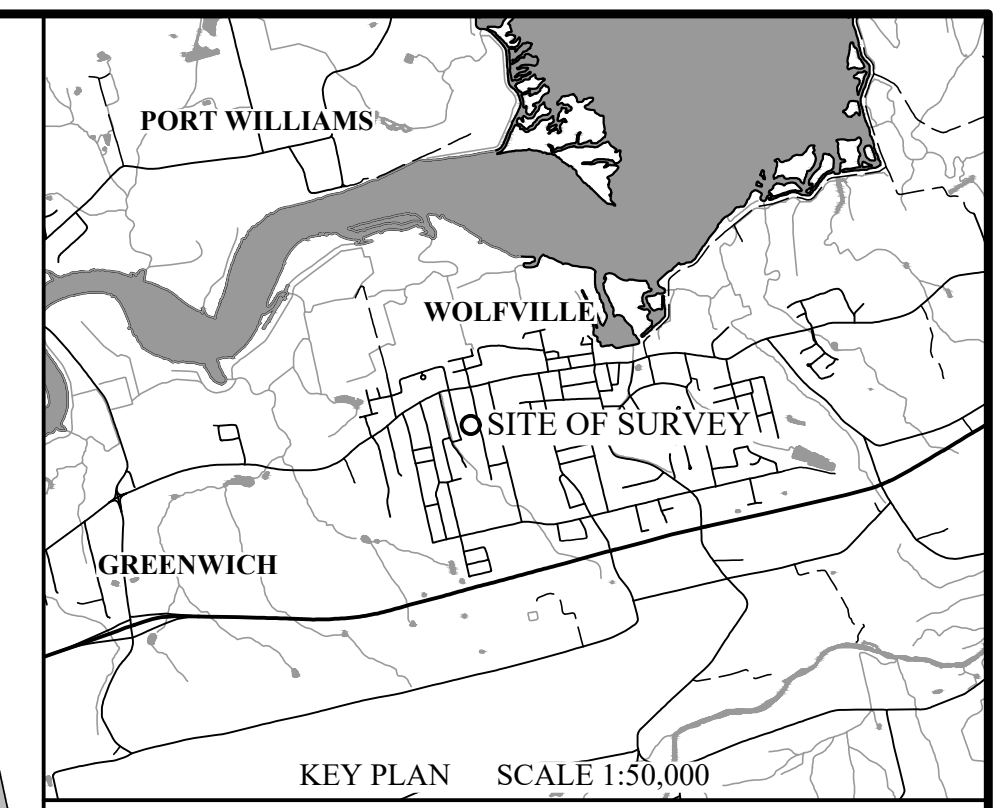
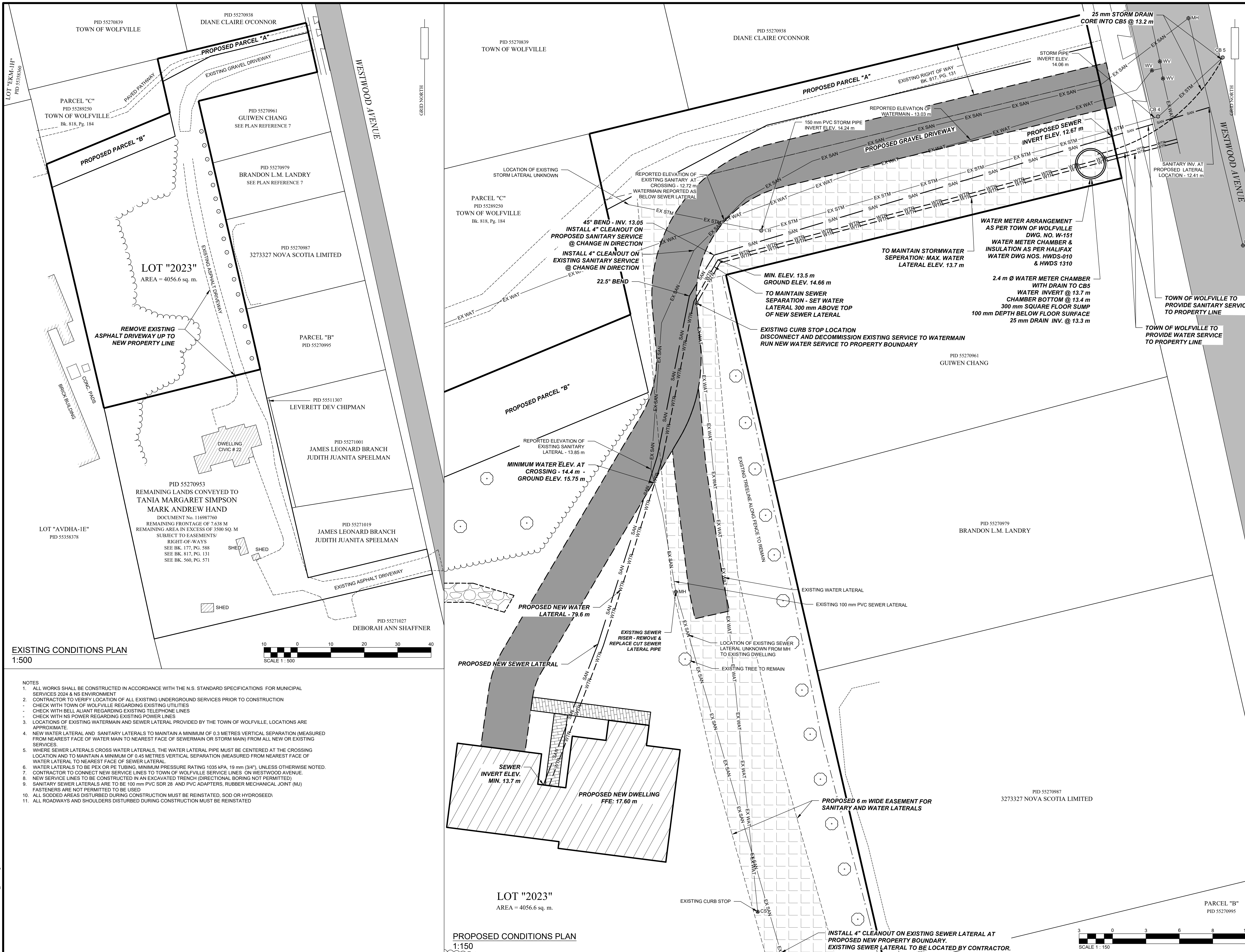


DeWOLFE & MORSE SURVEYING LIMITED
 P.O. BOX 520 MIDDLETON
 ANNAPOLIS COUNTY, N.S.
 BOS - 1P0
 Email: info@demosl.ca

DRAFTED ON: OCTOBER 24, 2024
 PLAN No: 2023-125SCV SHEET 1 OF 3

PID 55270953
 REMAINING LANDS CONVEYED TO
**TANIA MARGARET SIMPSON
 MARK ANDREW HAND**
 DOCUMENT No. 116987760
 REMAINING FRONTAGE OF 7.638 M
 REMAINING AREA IN EXCESS OF 5000 SQ. M
 SUBJECT TO EASEMENTS/
 RIGHT-OF-WAYS
 SEE BK. 177, PG. 588
 SEE BK. 817, PG. 131
 SEE BK. 560, PG. 571

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REVISIONS

1. ISSUED FOR TOWN APPROVAL - NOVEMBER 08, 2024

TOWN OF WOLFVILLE TO PROVIDE SANITARY SERVICE TO PROPERTY LINE

TOWN OF WOLFVILLE TO PROVIDE WATER SERVICE TO PROPERTY LINE

LEGEND

| | |
|---------------------------------|-------------|
| BEGINNING OF VERTICAL CURVE | BVC |
| END OF VERTICAL CURVE | EVC |
| POINT OF VERTICAL INTERSECTION | PVI |
| FINISHED GRADE | FG |
| CALCULATED ELEVATION (PROPOSED) | +17.63 |
| POINT OF COMPOUND CURVATURE | C |
| CHORD | CH |
| MANHOLE (SANITARY) | MHS |
| MANHOLE (STORM) | MHST |
| CATCH BASIN | CB |
| FIRE HYDRANT | FH |
| WATER VALVE | WV |
| CALCULATED POINT | CP |
| UTILITY POLE | UP |
| RIGHT OF WAY | ROW |
| NOT TO SCALE | — |
| ANCHOR | — |
| OVERHEAD WIRES | OHW |
| ELEVATION (PROPOSED/EXISTING) | (7.75)+7.63 |
| PROPERTY LINE | — |
| AREA TO BE FILLED | — |
| SILT FENCE | — |

SITE PLAN

SHOWING

PROPOSED LOT "2023"

NEW DWELLING AND SERVICES

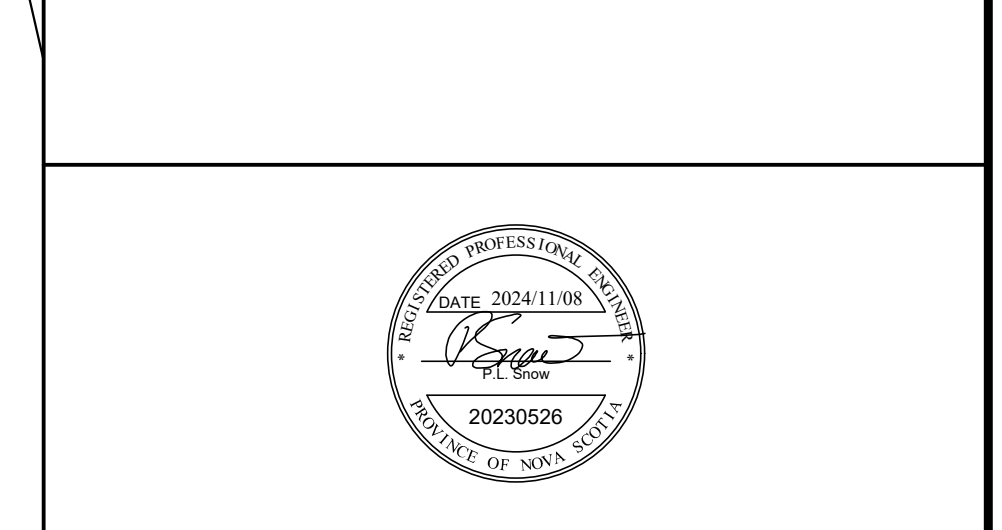
FOR

TANIA MARGARET SIMPSON & MARK ANDREW HAND

WESTWOOD AVENUE, WOLFVILLE
KINGS COUNTY, NS

SCALE: AS NOTED

DESIGNED BY PETER L. SNOW, P.ENG.



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DRAFTED ON: OCTOBER 24, 2024

PLAN No: 2023-125SCV

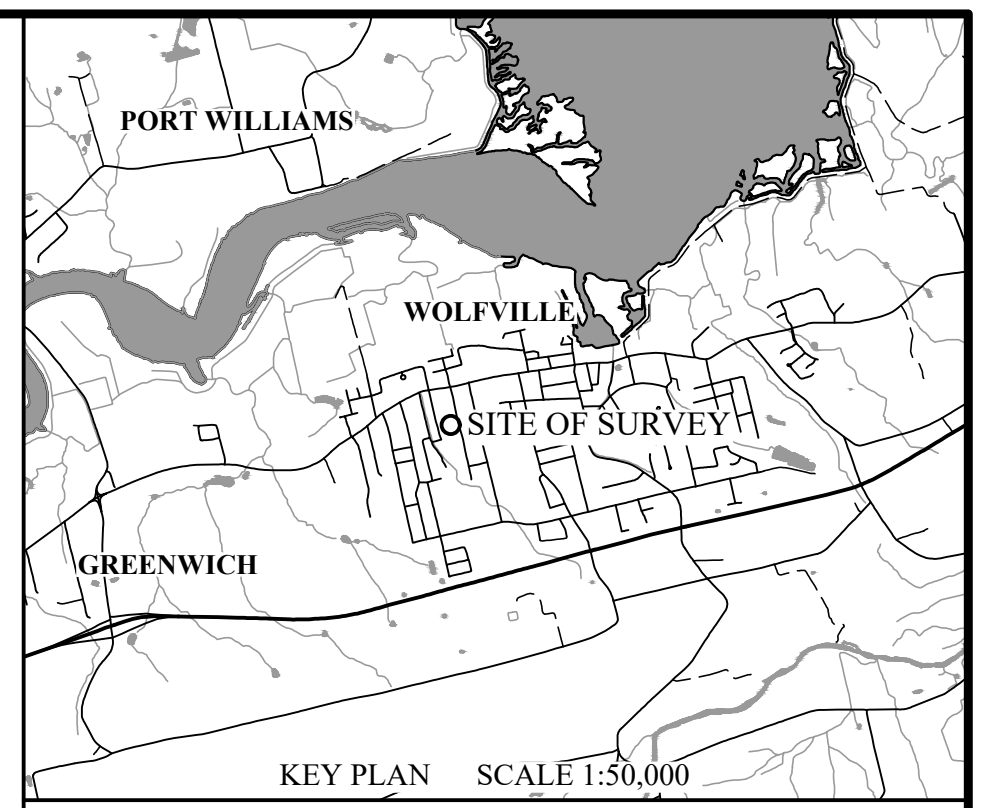
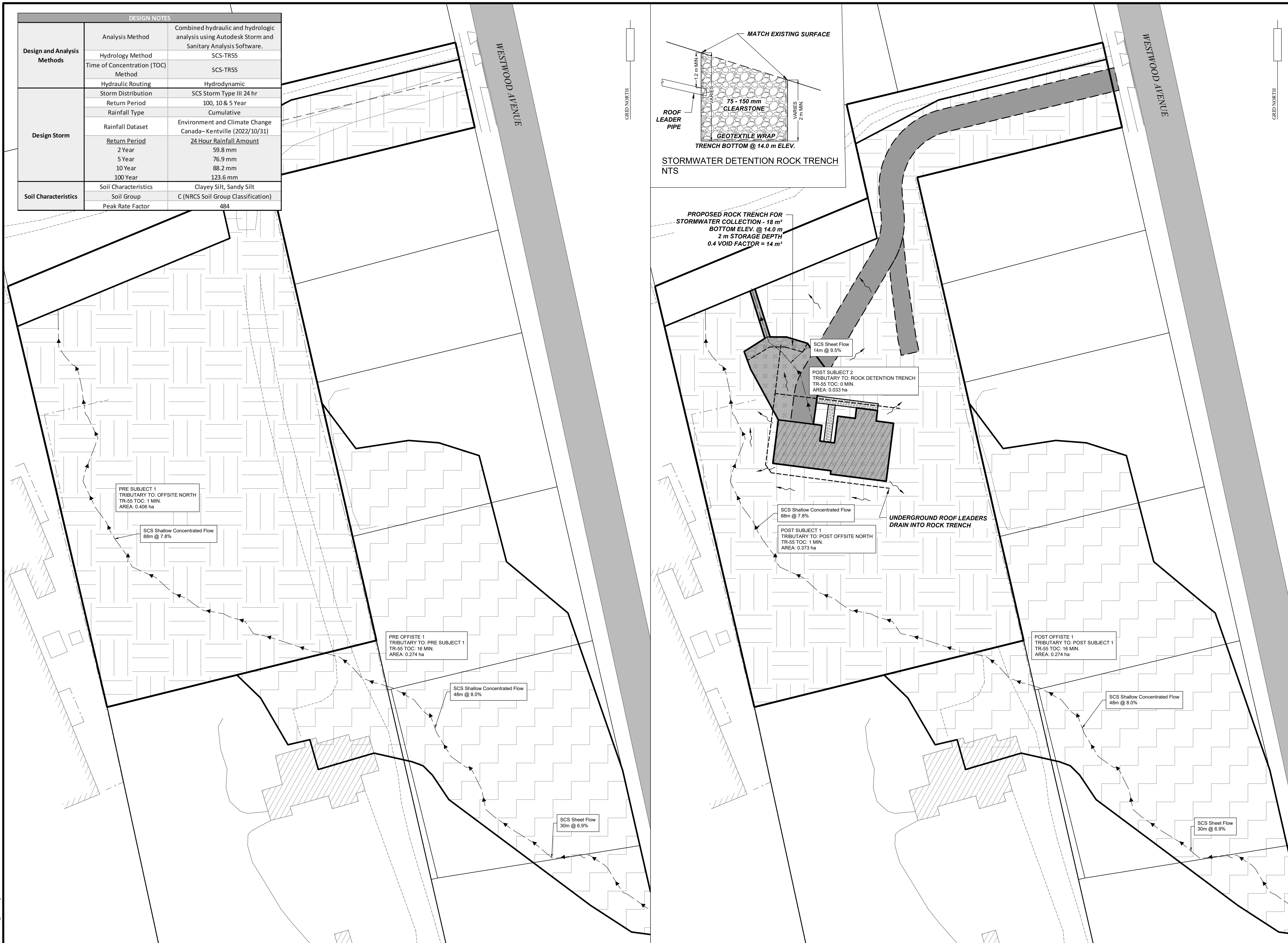
SHEET 2 OF 3

EXISTING CONDITIONS PLAN
1:500

- NOTES
- ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.S. STANDARD SPECIFICATIONS FOR MUNICIPAL SERVICES 2024 & NS ENVIRONMENT
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
 - CHECK WITH TOWN OF WOLFVILLE REGARDING EXISTING UTILITIES
 - CHECK WITH BELL ALIANT REGARDING EXISTING TELEPHONE LINES
 - CHECK WITH NS POWER REGARDING EXISTING POWER LINES
 - LOCATIONS OF EXISTING WATERMAIN AND SEWER LATERAL PROVIDED BY THE TOWN OF WOLFVILLE. LOCATIONS ARE APPROXIMATE
 - NEW WATER LATERAL AND SANITARY LATERALS TO MAINTAIN A MINIMUM OF 0.3 METRES VERTICAL SEPARATION (MEASURED FROM NEAREST FACE OF WATER MAIN TO NEAREST FACE OF SEWERMAIN OR STORM MAIN) FROM ALL NEW OR EXISTING SERVICES
 - WHERE SEWER LATERALS CROSS WATER LATERALS, THE WATER LATERAL PIPE MUST BE CENTERED AT THE CROSSING LOCATION AND TO MAINTAIN A MINIMUM OF 0.45 METRES VERTICAL SEPARATION (MEASURED FROM NEAREST FACE OF WATER LATERAL TO NEAREST FACE OF SEWER LATERAL)
 - WATER LATERALS TO BE PEX OR PE TUBING, MINIMUM PRESSURE RATING 1035 KPA, 19 mm (3/4"), UNLESS OTHERWISE NOTED. CONTRACTOR TO CONNECT NEW SERVICE LINES TO TOWN OF WOLFVILLE SERVICE LINES ON WESTWOOD AVENUE.
 - NEW SERVICE LINES TO BE CONSTRUCTED IN AN EXCAVATED TRENCH (DIRECTIONAL BORING NOT PERMITTED)
 - SANITARY SEWER LATERALS ARE TO BE 100 mm PVC SDR 28 AND PVC ADAPTERS, RUBBER MECHANICAL JOINT (MJ) FASTENERS ARE NOT PERMITTED TO BE USED
 - ALL SLOTTED AREAS DISTURBED DURING CONSTRUCTION MUST BE REINSTATED, SOD OR HYDROSEED.
 - ALL ROADWAYS AND SHOULDERS DISTURBED DURING CONSTRUCTION MUST BE REINSTATED

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| DESIGN NOTES | | |
|-----------------------------|------------------------------------|---|
| Design and Analysis Methods | Analysis Method | Combined hydraulic and hydrologic analysis using Autodesk Storm and Sanitary Analysis Software. |
| | Hydrology Method | SCS-TR55 |
| Design Storm | Time of Concentration (TOC) Method | SCS-TR55 |
| | Hydraulic Routing | Hydrodynamic |
| | Storm Distribution | SCS Storm Type III 24 hr |
| | Return Period | 100, 10 & 5 Year |
| | Rainfall Type | Cumulative |
| | Rainfall Dataset | Environment and Climate Change Canada - Kentville (2022/10/31) |
| Soil Characteristics | Soil Characteristics | Clayey Silt, Sandy Silt |
| | Soil Group | C (NRCS Soil Group Classification) |
| | Return Period | 24 Hour Rainfall Amount |
| | Peak Rate Factor | 484 |



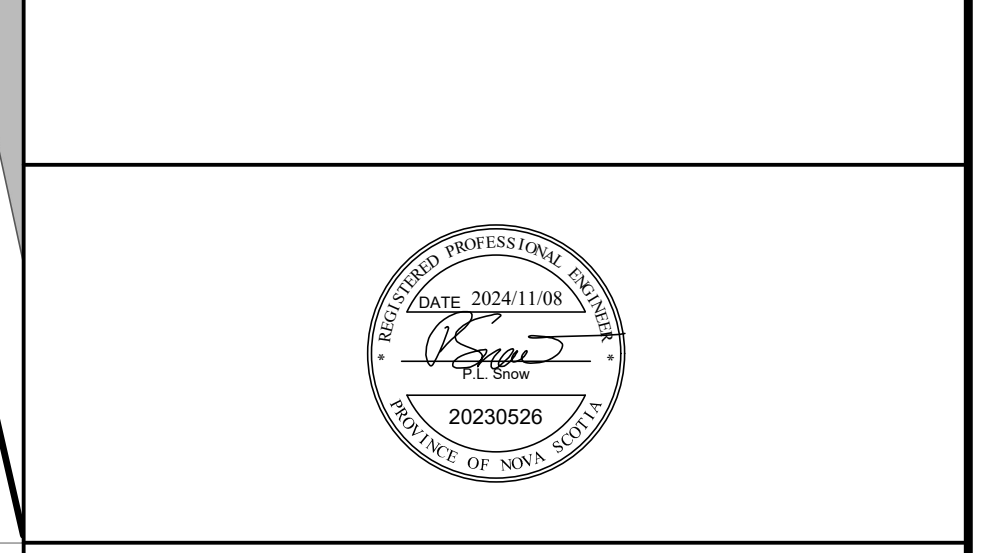
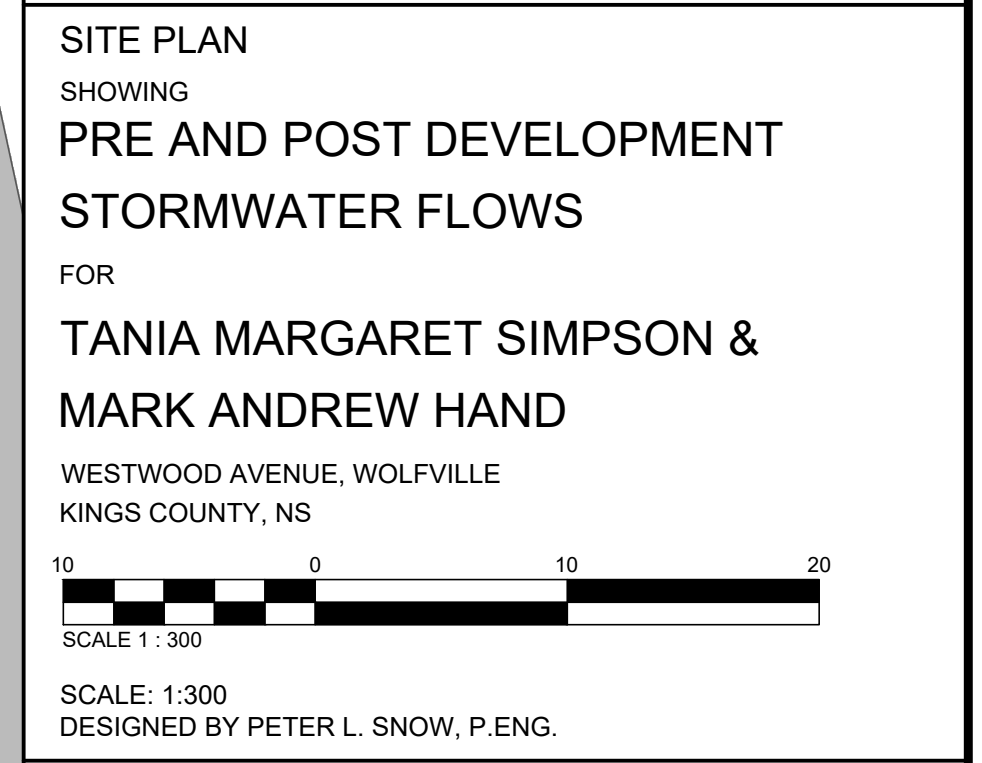
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| AREA TO BE FILLED | — |
| SILT FENCE | — |

SITE PLAN
SHOWING
PRE AND POST DEVELOPMENT
STORMWATER FLOWS
FOR
TANIA MARGARET SIMPSON &
MARK ANDREW HAND
WESTWOOD AVENUE, WOLFVILLE
KINGS COUNTY, NS



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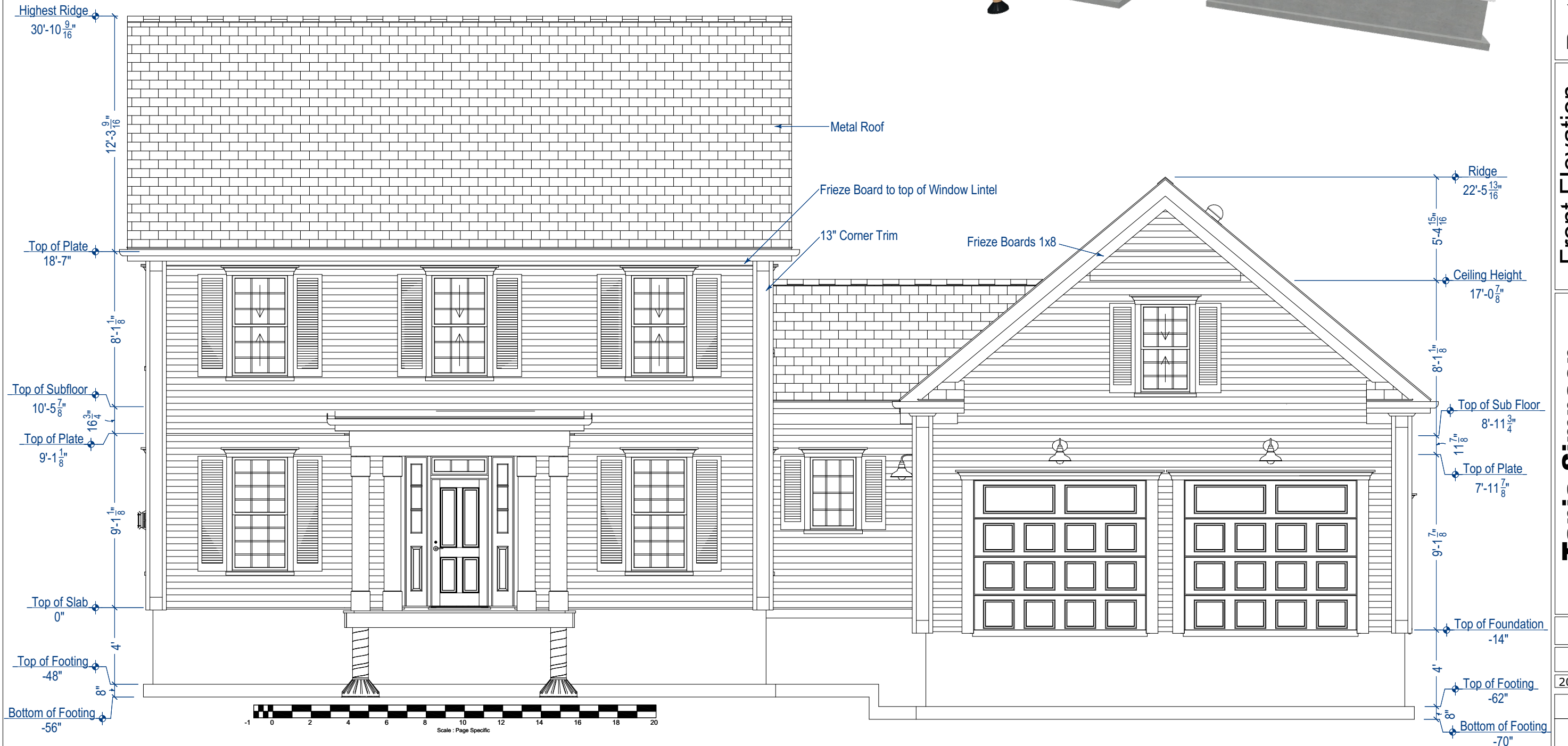
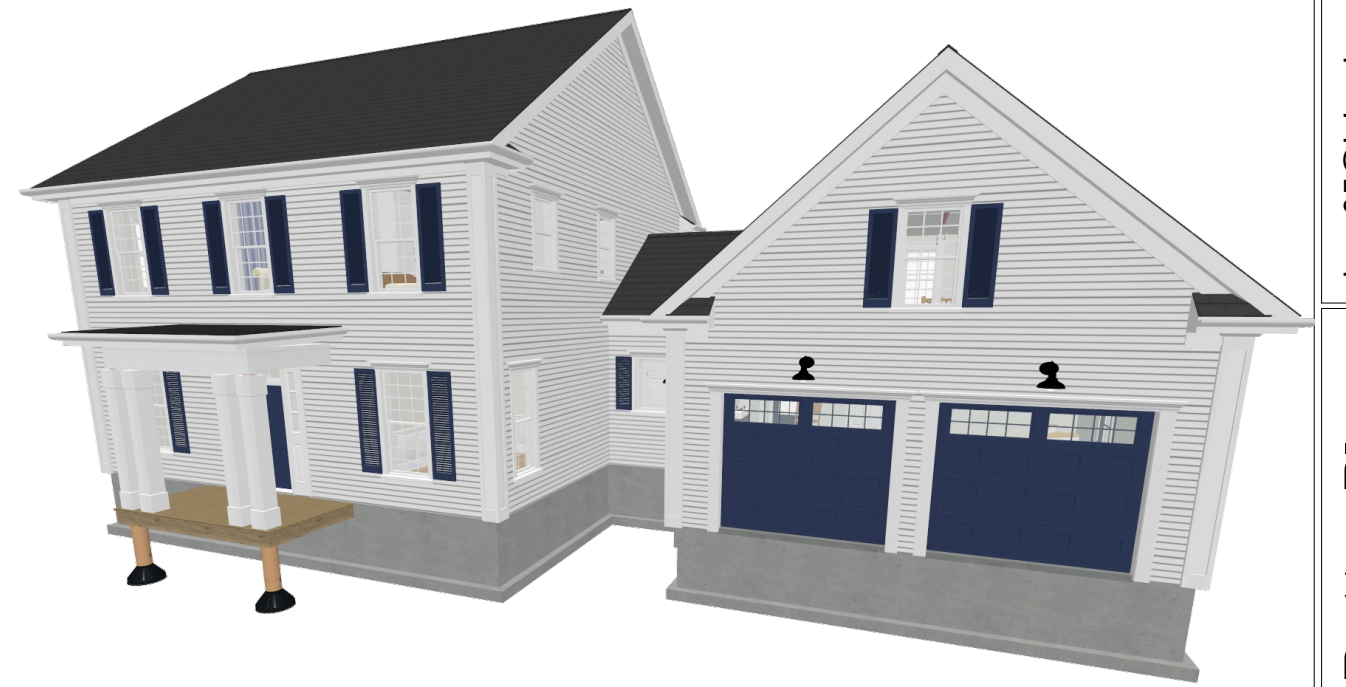
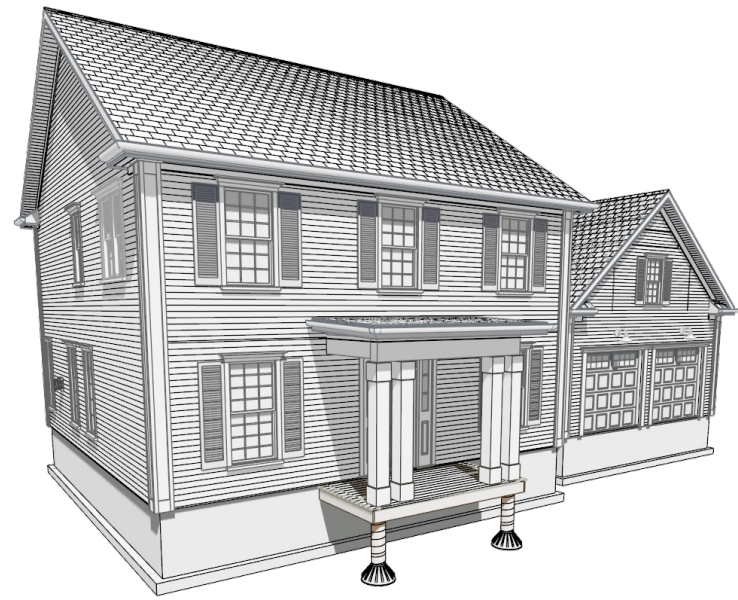
| PRE-DEVELOPMENT - KENTVILLE RAINFALL DATASET 2022/10/31 | | | PEAK RUNOFF (lps) | | |
|---|-------------|-----------------|-------------------|---------|--------|
| SUBBASIN | WEIGHTED CN | TRIBUTARY TO | 100 YEAR | 10 YEAR | 5 YEAR |
| PRE SUBJECT 1 | 74.60 | OFFSITE - NORTH | 102.77 | 55.99 | 42.20 |
| PRE OFFSITE 1 | 81.05 | | | | |

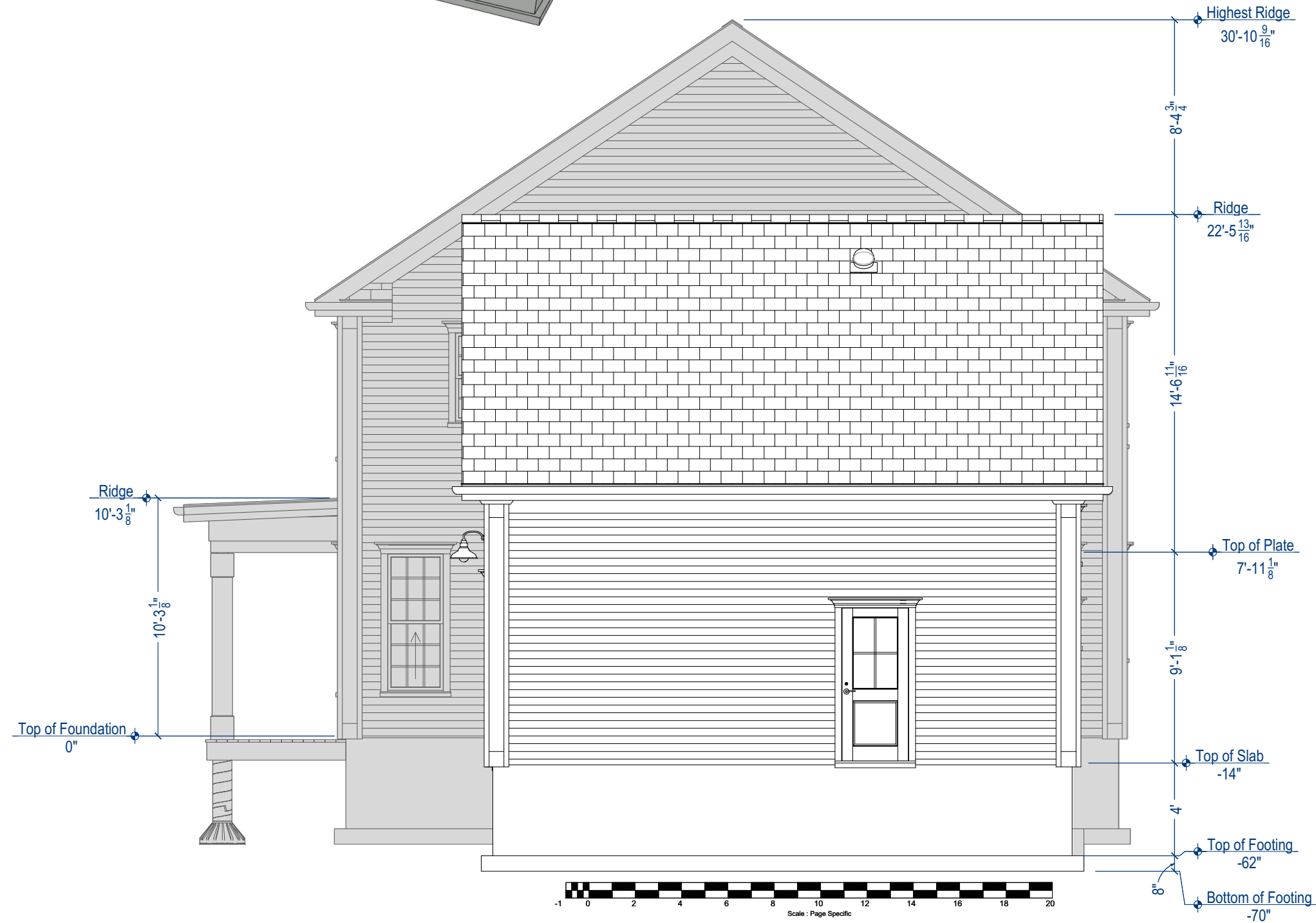
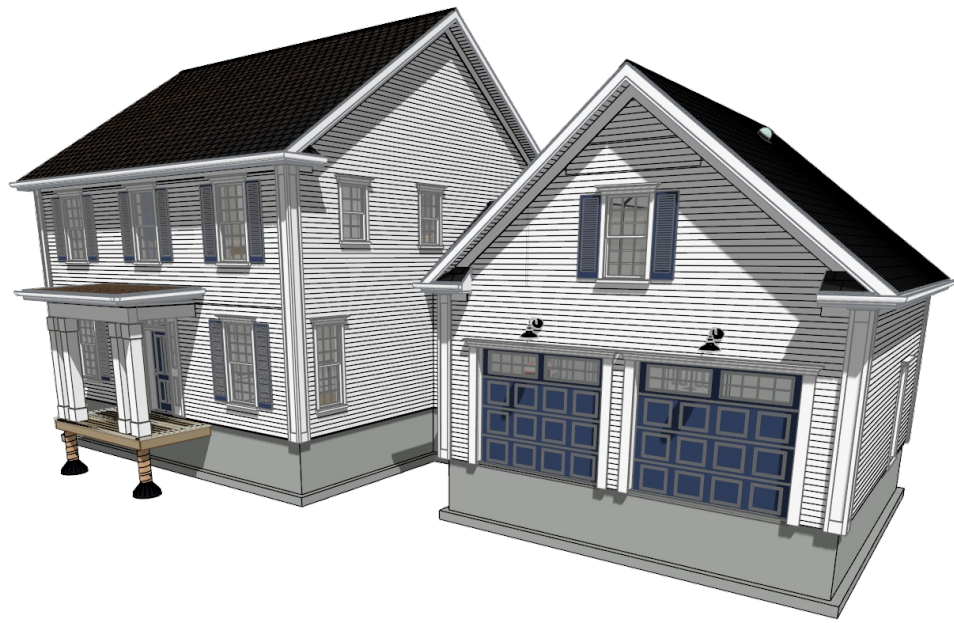
| POST-DEVELOPMENT - KENTVILLE RAINFALL DATASET 2022/10/31 | | | PEAK RUNOFF (lps) | | |
|--|-------------|-----------------|-------------------|---------|--------|
| SUBBASIN | WEIGHTED CN | TRIBUTARY TO | 100 YEAR | 10 YEAR | 5 YEAR |
| SUBJECT 1 | 68.28 | | | | |
| SUBJECT 2 | 78.34 | OFFSITE - NORTH | 102.64 | 53.18 | 40.31 |
| OFFSITE 1 | 68.64 | | | | |

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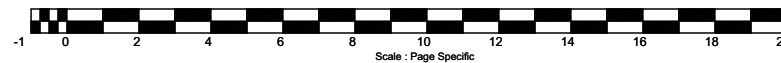


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| A-7 | Main Level Dimensioned |
| A-8 | Second Level Dimensioned |
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| A-10 | Engineered Tall Wall |
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| A-14 | Roof Details |
| A-15 | Deck Framing |
| A-16 | Kitchen Elevations |
| A-17 | Bathroom Elevations |





Do Not Scale



pimm05@icloud.com
902-769-8614

Better Plans
By Shayne

Left Elevation

Tania Simpson
22 Westwood Ave, Wolfville NS

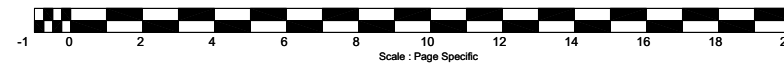
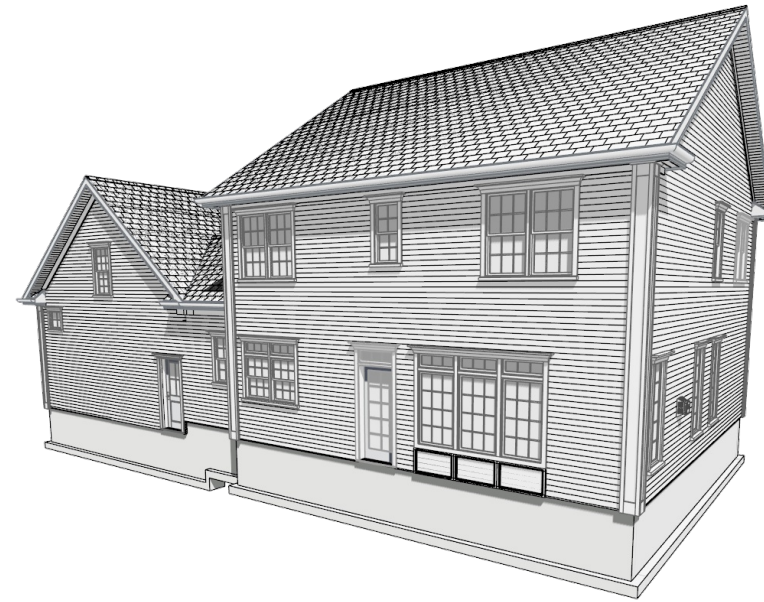
V2.1

DATE:

2024-10-02

SHEET:

A-4



pimm05@icloud.com

902-769-8614

Better Plans

By Shayne

Rear Elevation

Tania Simpson
22 Westwood Ave, Wolfville NS

V2.1

DATE:

2024-10-02

SHEET:

A-5

Site Plan Approval – Criteria Checklist

| APPLICATION: SP-006-2024 – Lot 2023 Westwood Avenue – Single Unit Dwelling in a Design Guidelines Area | |
|---|---|
| Land Use Bylaw 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 10 Low Density Residential – General (R-2) Permitted Use Table 8.1 | Single Unit Dwelling in Design Guidelines Area Permitted by Site Plan Approval. Setbacks meet |
| Design Guidelines: This property is located in the Neighbourhood Design Guidelines Area LUB 8.2(1). | Proposed building design is in keeping with surrounding neighbourhood. |
| Part 6 Parking Parking is calculated using table 6.1 1.25 space per dwelling unit plus additional ½ space for bedrooms in excess of three. | 4 bedrooms = 1.75 parking space – rounds down to 1 space. 1 parking space required. |
| 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> | The building location is centre to the lot, no impacts identified. |
| <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> | No impacts identified. |
| <i>3. 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> | The driveway is located along the north side of the property. No impacts identified. |

Site Plan Approval – Criteria Checklist

| | |
|---|---|
| <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>Existing fence and treeline along east site of property to remain. No impacts identified.</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 will be retained where possible. Any disturbed areas around the new dwelling will be re-landscaped.</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>The pedestrian walkway along the north edge of the property connecting to Town parkland is to remain.</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>No impacts identified.</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>No impacts identified.</p> |
| <p>9. <i>The location of all existing easements shall be identified;</i></p> | <p>A waterline easement in favour of the Town has been identified on the plan.</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>A lot grading plan has been reviewed and approved by the Town Engineer.</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>A stormwater management plan has been reviewed and approved by the Town Engineer.</p> |
| <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> |

Site Plan Approval – Criteria Checklist

| | |
|--|---|
| <p><i>14. 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 the Neighbourhood Design Guidelines Area. The proposed building is Georgian/Colonial design which is in keeping with the surrounding neighbourhood. Design Review Committee input not required – building is not visible from the street (no public façade).</p> |
| <p><i>15. 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>N/A</p> |