

STREET	APPROX. LENGTH (m)
BEECH STREET	371
EXISTING ROULSTON	123
ELMWOOD DRIVE	800
STREET A	655
STREET B	235
STREET C	237
STREET D	240
STREET E	235
STREET F	155
TOTAL	3051

WALKWAYS (P-600 CLAUSE)	APPROX. LENGTH (m)
WW-1 (10.17)	36
WW-2 (10.10)	76
WW-3	430
TOTAL	542

LAND-USE LEGEND

DWELLINGS, SINGLE UNIT

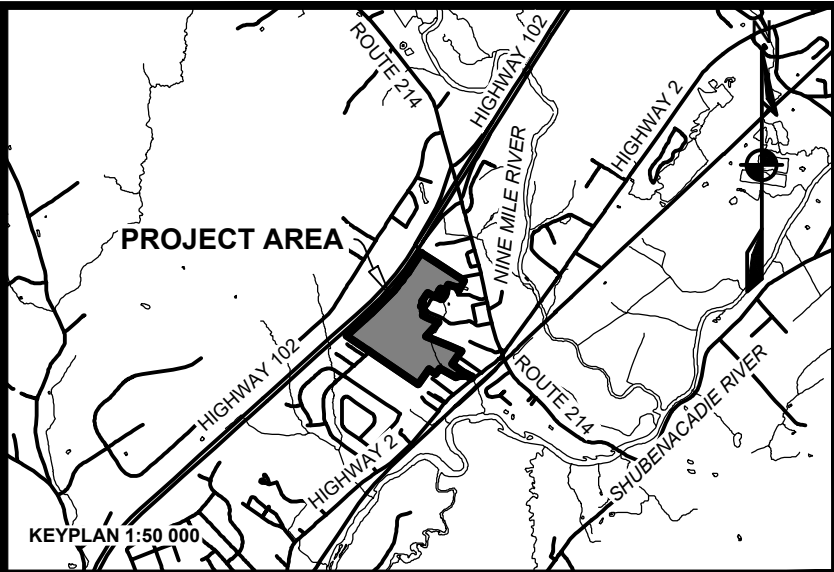
DWELLINGS, TWO UNIT (SEMI-DETACHED)

TOWNHOUSES

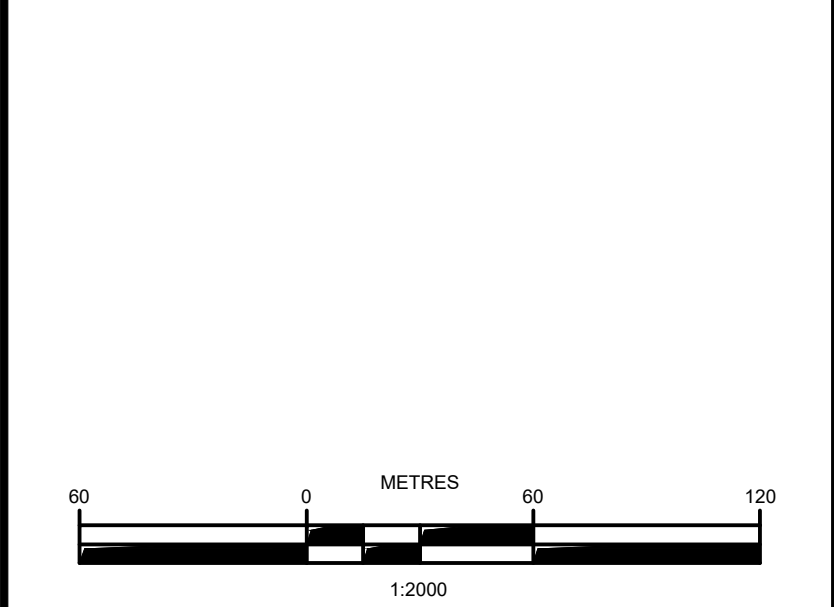
MULTI-UNIT RESIDENTIAL

ASPHALT WALKWAY/A.T. TRAIL

1.8 m WIDE CONCRETE SIDEWALK



- NOTES:
- THIS CONCEPT PLAN IS SUBSEQUENT TO A PRELIMINARY PLAN OF SUBDIVISION APPLICATION SUBMITTED TO EAST HANTS ON JULY 14, 2020 (EAST HANTS LOG NO. S2020-037).
 - THE PROPOSED DEVELOPMENT LANDS ARE CURRENTLY ZONED R2 (TWO DWELLING UNIT RESIDENTIAL) AND ARE IDENTIFIED ON THE GENERALIZED FUTURE LAND USE MAPS (GLUM) FOR THE SOUTH CORRIDOR & COMMERCIAL GROWTH AREA IN THE MUNICIPAL PLANNING STRATEGY AS WCDD (WALKABLE COMPREHENSIVE DEVELOPMENT DISTRICT) DESIGNATION. THIS CONCEPT PLAN SUPPORTS A DEVELOPMENT AGREEMENT APPLICATION TO REZONE THESE LANDS TO WCDD DESIGNATION IN ACCORDANCE WITH POLICY UD33 OF THE MUNICIPAL PLANNING STRATEGY (BY-LAW P-400).
 - LOT AND ROAD LAYOUTS SUBJECT TO DETAILED DESIGN AND LEGAL SURVEY.
 - EXISTING STREETS PINE HILL DRIVE, BEECH STREET AND ROULSTON DRIVE ARE OWNED AND MAINTAINED BY NOVA SCOTIA TRANSPORTATION & INFRASTRUCTURE RENEWAL AND ARE LISTED AS LOCAL ROADS IN APPENDIX B OF THE MUNICIPAL PLANNING STRATEGY.
 - EXISTING STREET ELMWOOD DRIVE IS OWNED AND MAINTAINED BY EAST HANTS AND IS LISTED AS A MAJOR RESIDENTIAL ROAD IN APPENDIX B OF THE MUNICIPAL PLANNING STRATEGY. THE PROPOSED CONNECTION BETWEEN ELMWOOD DRIVE AND ROULSTON AVENUE IS PROPOSED TO FUNCTION AS A MAJOR RESIDENTIAL ROAD WITH AN ACTIVE TRANSPORTATION SPINE IN ACCORDANCE WITH SCHEDULE S1 OF THE SUBDIVISION BY-LAW.
 - REFER TO C-SK01 PREPARED BY DESIGNPOINT ENGINEERING & SURVEYING LTD. FOR PROPOSED ROAD CROSS SECTIONS. ELMWOOD DRIVE/ROULSTON AVE ARE PROPOSED TO HAVE AN MIN. 18.6m ROW WITH 3m WIDE ASPHALT AT TRAIL AND 1.8m WIDE CONCRETE SIDEWALK WITH ALL OTHER STREETS PROPOSED TO HAVE A MIN. 16m ROW WITH A 1.8m WIDE CONCRETE SIDEWALK ON ONE SIDE OF THE STREET.
 - WETLANDS AND WATERCOURSES WERE DELINEATED BY MCCALLUM ENVIRONMENTAL IN OCTOBER 2020.
 - WCS 2 & 3 ARE LESS THAN 0.5 m IN WIDTH AND THE WIDTH OF WC 1 HAS NOT BEEN CONFIRMED AND IS ASSUMED TO HAVE A WIDTH GREATER THAN 0.5 m REQUIRING A 20 m BUFFER. THIS BUFFER IS SUBJECT TO CHANGE WITH CONFIRMATION OF THE ACTUAL WATERCOURSE WIDTH.
 - PROPOSED WETLAND ALTERATIONS ARE AS FOLLOWS AND INDICATED ON THE PLAN USING CROSS HATCHING:
 - WL1 (PARTIAL) - 7470± sm
 - WL2 (FULL) - 1562± sm
 - WL3 (PARTIAL) - 8080± sm
 - WL4 TO REMAIN UNALTERED.
 - WL5 (FULL) - 943± sm
 - WL6 (PARTIAL) - 18486± sm



ISSUE	DATE	DESCRIPTION
1	APR. 16, 2021	ISSUED FOR DEVELOPMENT AGREEMENT
CONSULTANT		

DESIGNPOINT
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PRELIMINARY
MAY 2, 2022

CLIENT

FH DEVELOPMENT GROUP
BUILDING A LEGACY OF QUALITY

PROJECT DESCRIPTION

ROULSTON DRIVE LANDS

ELMSDALE, NOVA SCOTIA

SHEET DESCRIPTION

CONCEPT PLAN
PID 45083581, 45244225, & 45084399
LANDS OF FH DEVELOPMENT GROUP LTD.

Drawn J. DWYER	Engineer A. FORSYTHE	Project No. 20-120	Drawing No. C-CP01
Scale 1:2000	Filename 20-120_CS.dwg		1 of 1