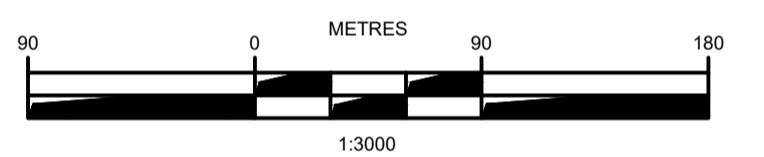


- NOTES:**
1. WETLANDS DELINEATION BY McCALLUM ENVIRONMENTAL (APRIL 2021). WETLAND PERMITS REQUIRED.
 2. CONTOURS BASED ON PROVINCIAL LIDAR ELEVATION DATA (CONTOUR INTERVAL = 1m). ELEVATIONS ARE SUBJECT TO SURVEY.
 3. ROAD AND LOT LAYOUTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO DETAILED DESIGN.
 4. PROPERTY LINES ARE BASED ON PROPERTY MAPPING AND ARE APPROXIMATE, AND SUBJECT TO SURVEY.
 5. STORMWATER MANAGEMENT AREAS ARE APPROXIMATE AND SUBJECT TO DETAILED DESIGN.
 6. AT TRAIL LENGTH = 1535m ±. TOTAL ROAD LENGTH = 5458m ±. (INCLUDING SITE A)
- TOTAL PROPOSED SUBDIVIDED AREA:
PID 45089802: 106.2 ha +/- (262 AC +/-)

PRELIMINARY
MAY 4, 2023



ISSUE	DATE	DESCRIPTION	CONSULTANT

DESIGNPOINT
engineering • surveying • solutions

PHONE: 902.832.5597 www.designpoint.ca

CLIENT

FFI DEVELOPMENT GROUP
BUILDING A LEGACY OF QUALITY

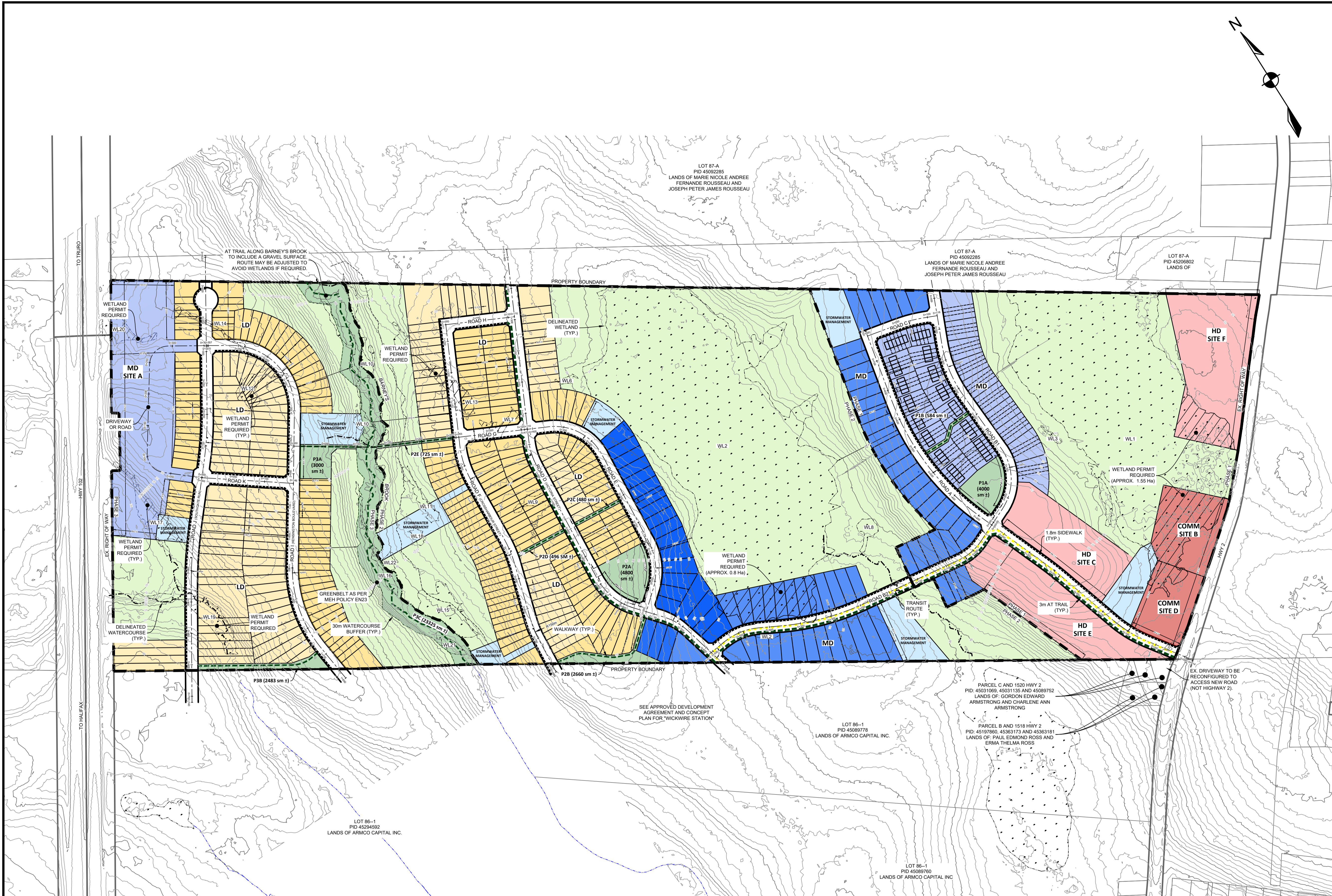
PROJECT DESCRIPTION

MILFORD LANDS

MILFORD, NOVA SCOTIA
SHEET DESCRIPTION

CONCEPT PLAN
PID 45089802
LANDS OF F8 DEVELOPMENT

Drawn STAFF	Engineer A. FORSYTHE	Project No. 21-134	Drawing No. CP-01
Scale 1:3000	Filename 21-134_CP.dwg		1 of 1



LAND-USE LEGEND

- SINGLE FAMILY DWELLINGS:
 - 10.4m (34') FRONTAGE
 - 12.2m (40') FRONTAGE
- SEMI-DETACHED DWELLINGS
 - 18m FRONTAGE
- TOWNHOUSES
 - 6.1m (20') FRONTAGE
- MULTI-UNIT BUILDINGS
- COMMERCIAL
- ASPHALT WALKWAY/A.T. TRAIL
- SIDEWALK
- STORMWATER MANAGEMENT
- PARKLAND
- CONSERVATION LAND

APPROXIMATE LOT/UNIT YIELD

LOT TYPE	PHASE 1		PHASE 2		PHASE 3		TOTAL	
	LOTS	UNITS	LOTS	UNITS	LOTS	UNITS	LOTS	UNITS
SINGLE UNIT:								
34' FRONTAGE		145	145	82		82	227	
40' FRONTAGE		60	60	78	78		138	
SEMI-DETACHED	33	66	49	98			164	
TOWNHOUSES		108					108	
MULTI-UNIT RESIDENTIAL								
SITE B	1						1	
SITE C	1	196					196	
SITE D	1						1	
SITE E	1	256					256	
SITE F	1	238					238	
TOTAL		864 +/-		303 +/-		288 +/-	1455 ± (5.6 UPA)	

PARKLAND AREA SUMMARY (sm)

PARK AREA	PHASE 1		PHASE 2		PHASE 3	
	AREA (sm)	%	AREA (sm)	%	AREA (sm)	%
P1A	4,000					
P1B	584*					
P2A			4,800			
P2B			2,660			
P2C			480*			
P2D			490*			
P2E			725			
P3A					3,000	
P3B					2,483	
P3C					23,325	
TOTAL PARK AREA	4,000	2.5%	8,185	4.8%	28,808	19.7%
TOTAL LOT AREA (APPROX)	159,000		170,000		146,000	

*REQUIRED DUE TO ROAD LENGTH AND NOT INCLUDED IN TOTAL PARK REDUCTION TO BE CONFIRMED AT DETAIL DESIGN/PERMITS APPROVAL.
APPROX. ROAD AREA (BASED ON 16m ROW WIDTH) = 87,200 sm (SUBJECT TO DETAILED DESIGN)

PROJECT PHASING

