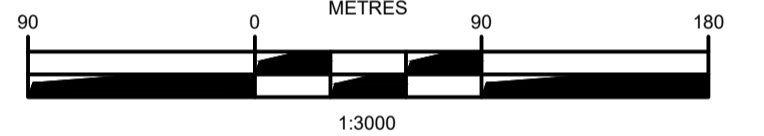


- NOTES:**
1. WETLANDS DELINEATION BY McCALLUM ENVIRONMENTAL (APRIL 2021). WETLAND PERMITS REQUIRED.
 2. CONTOURS BASED ON PROVINCIAL LIDAR ELEVATION DATA (CONTOUR INTERVAL = 1m). ELEVATIONS ARE SUBJECT TO SURVEY.
 3. ROAD AND LOT LAYOUTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO DETAILED DESIGN.
 4. 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 = 5460m ±.
- TOTAL PROPOSED SUBDIVIDED AREA:
PID 45089802: 106.2 ha +/- (262 AC +/-)

PRELIMINARY
20 Dec 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

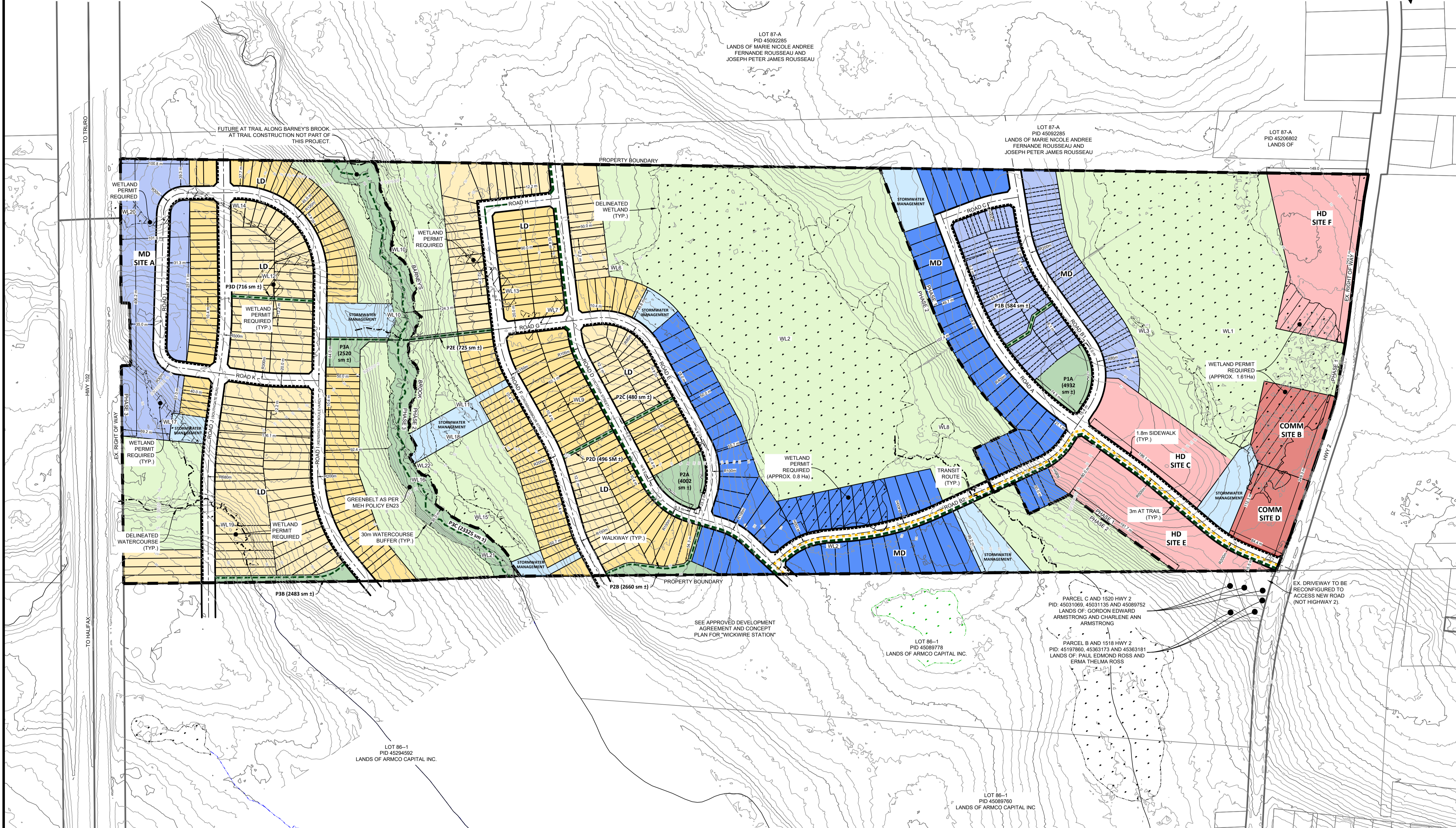
PROJECT DESCRIPTION

MILFORD LANDS

MILFORD, NOVA SCOTIA
SHEET DESCRIPTION

CONCEPT PLAN
PID 45089802
LANDS OF FHI 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
- TRANSIT ROUTE
- 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			147	147	83	83		230
40' FRONTAGE			60	60	85	85		145
SEMI-DETACHED	33	66	49	98				164
TOWNHOUSES		104				128 (SITE A)		232
MULTI-UNIT RESIDENTIAL								
SITE B	1							
SITE C	1	196						196
SITE D	1							
SITE E	1	256						256
SITE F	1	238						238
TOTAL		860 +/-		305 +/-		296 +/-		1461 ± (5.6 UPA)

PARKLAND AREA SUMMARY (sm)

	PHASE 1	PHASE 2	PHASE 3
P1A	4,932		
P1B	584*		
P2A		4,002	
P2B		2,660*	
P2C		480*	
P2D		490*	
P2E		725*	
P3A			2,520
P3B			2,483*
P3C			23,325
P3D			716*
TOTAL PARK AREA	4,932	4,002	25,845
TOTAL LOT AREA APPROX.	156,836	170,646	138,903
PARKING AREA (%)	3.1%	2.3%	18.6%

*REQUIRED DUE TO ROAD LENGTH AND NOT INCLUDED IN TOTAL PARK DESIGNATION TO BE COMPLETED AT DETAIL RESIDENTIAL APPROVAL. APPROX. ROAD AREA BASED ON 16m ROW WIDTHS + 87.30m (SUBJECT TO DETAILED DESIGN).

