

SITE ANALYSIS

LOT YIELD	111	---
LOT AREA (OVERALL)	918,728 m ²	87.89%
ROAD LENGTH	3,283 m	---
ROAD AREA *	74,170 m ²	7.10%
PARK / OPEN SPACE	52,382 m ²	5.01%
TOTAL AREA	1,045,280 m ²	100.00%

* INCLUDES PUBLIC WALKWAY
NON-DISTURBED AREA = 845,323 m² (80.87%)

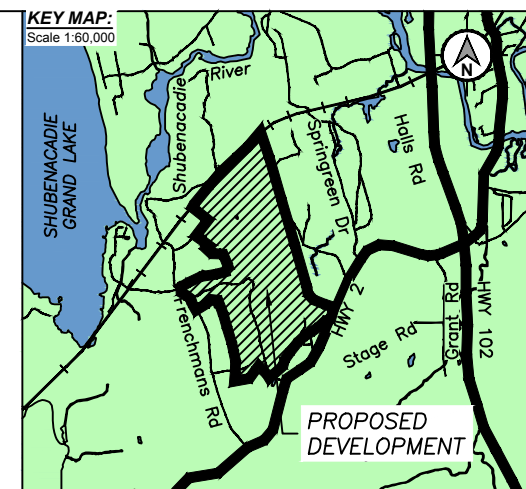
PARK ANALYSIS

1. TOTAL PARKLAND PROVIDED = 52,382 sq.m.
2. PARCEL P-2, CREATED DURING AS-OF-RIGHT DEVELOPMENT OF LOTS 1-10 PROVIDED AN EXCESS PARK CONTRIBUTION OF 26,145 sq.m.
3. ADDITIONAL PARK CONTRIBUTIONS PREVIOUSLY PROVIDED VIA IMPROVEMENTS TO BIKE PARK AND TRAIL.
4. TOTAL PARKLAND DEDICATION (INCLUDING CURRENT PROPOSAL) IS 78,527 sq.m (8.55%), PLUS IMPROVEMENTS.

NOTES

1. LOT X ADDED TO LOT 25 FOLLOWING COMPLETION OF PHASE 2, CREATING LOT 25-X. LOT X AREA NOT INCLUDED IN SITE ANALYSIS.
2. WETLANDS SHOWN ON PLAN BASED ON PREVIOUS CONCEPT PLAN PREPARED BY TERRAIN GROUP INC.
3. LOTS 1-10 & PARCEL P-2 CREATED PRIOR TO DEVELOPMENT AGREEMENT AND WERE DEVELOPED AS-OF-RIGHT. PARCEL P-2 PROVIDED AN EXCESS PARKLAND CONTRIBUTION OF 26,145 sq.m WHICH IS INCLUDED IN THE PARK ANALYSIS SHOWN ON THIS PLAN.
4. BIKE PARK PREVIOUSLY CONSTRUCTED ON PARCEL P-3 AND WALKING TRAIL CONSTRUCTED ON PARCEL P-1.
5. REFERENCE: SITE PLAN SUPPLIED BY CLIENT. DIGITAL TOPOGRAPHIC MAPPING BY NOVA SCOTIA GEOMATICS CENTRE.
6. PROJECTION: ATS77, NS, MTM ZONE 5.

KEY MAP:
Scale 1:60,000



LEGEND:

NON-DISTURBED AREA (APPROXIMATELY 80% PER LOT)	
DISTURBED AREA (APPROXIMATELY 20% PER LOT)	
PARK / OPEN SPACE	
RIPARIAN BUFFER (20m)	
PHASE BOUNDARY	
LOT BOUNDARY	
POSSIBLE DWELLING LOCATION	

CLIENT:

SAWGRASS DEVELOPMENTS LTD.

PROJECT:

OAKFIELD WOODS

SITE LOCATION:

FRENCHMAN'S ROAD
OAKFIELD, NOVA SCOTIA

DRAWING TITLE:

CONCEPT PLAN



DATE:

SEPTEMBER 2018

PROJECT #:

14-5237

SCALE:

1:7000

DRAWN BY:

MLM

CHECKED BY:

CB

1

0 50 100 150 200 250 metres
Scale 1:7000