





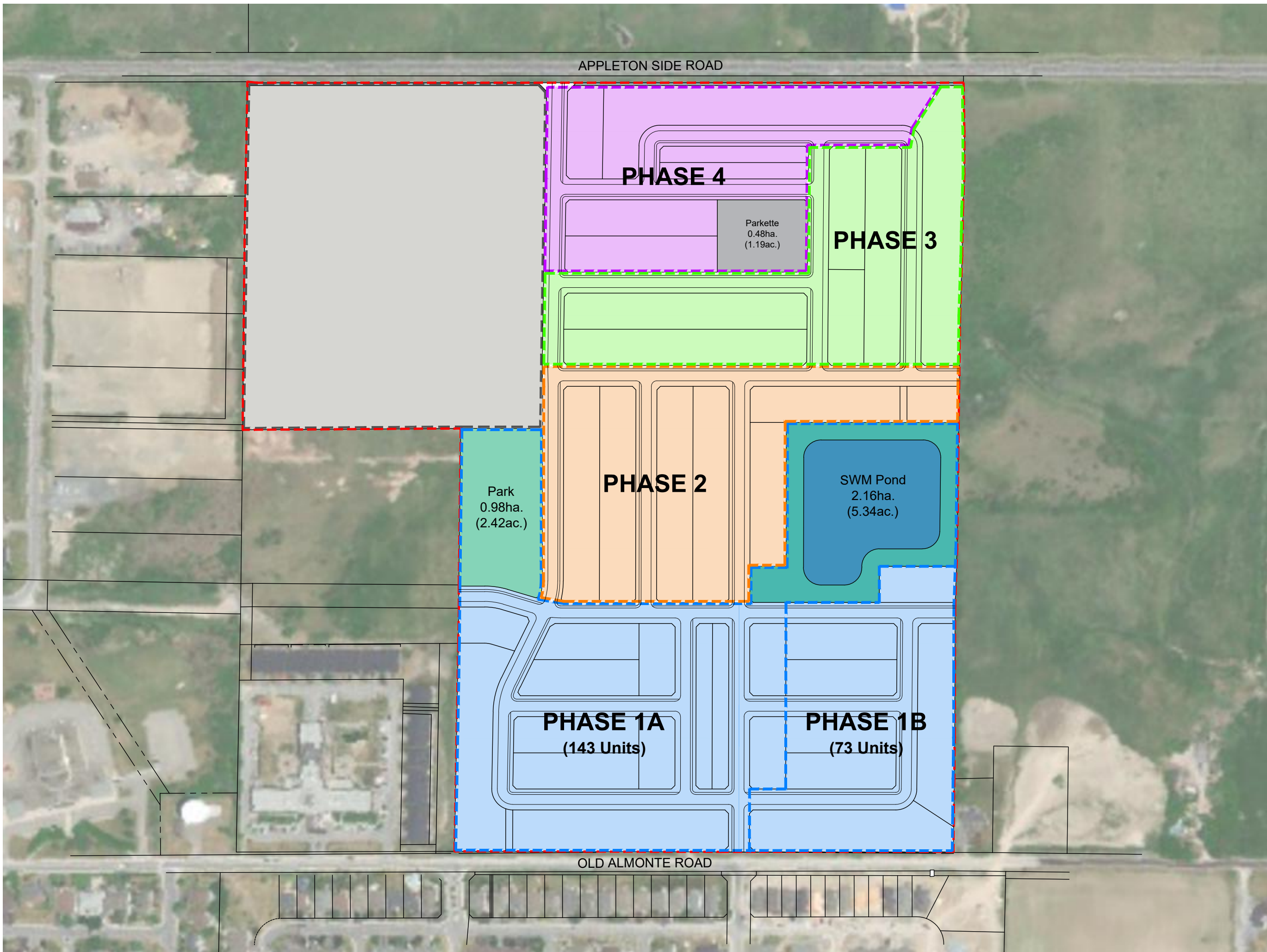


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**MILL VALLEY ESTATES**  
TOWN OF MISSISSIPPI MILLS

**LEGEND**

-  Property Boundary
-  Business Park Boundary
-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4

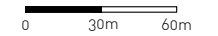


NORTH



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SCALE | 1:3000



DATE | 11.08.2023

PROJECT | 23098

**CONCEPT PLAN v5 | PHASING**

**LU-5-2**

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# MILL VALLEY ESTATES

## TOWN OF MISSISSIPPI MILLS

### LEGEND

- Property Boundary
- Business Park Boundary
- 30' Single Detached
- 30' Single Detached Corner
- 36' Single Detached
- 36' Single Detached Corner
- 43' Single Detached
- 20' Executive Towns
- 20' Avenue Towns
- Parkland
- Stormwater Management Pond
- Open Space

Site Area:	33.75ha
Density (units/hectare):	
Net Residential:	34.90
Net Residential + SWM Pond:	30.59
Unit Count:	535
30' Single Detached:	40
36' Single Detached:	138
43' Single Detached:	75
20' Executive Towns:	210
20' Avenue Towns:	72

Parkland Dedication:  
 5% of Developable Area + 2% of Business Park Area  
 Required: 1.31ha + 0.15ha      1.46ha  
 Provided:                              1.46ha

Total Road Length:                      3,871.93m



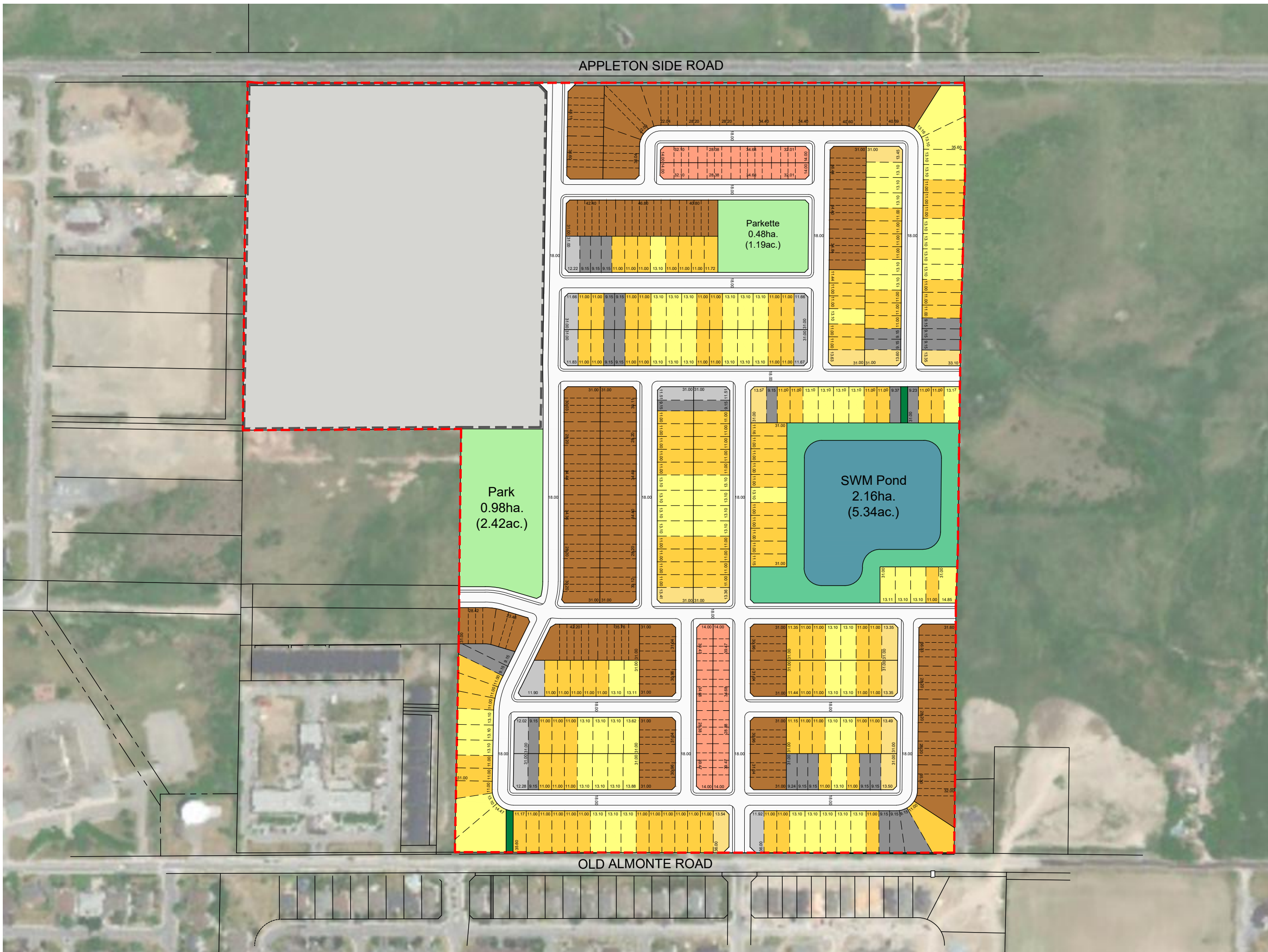
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DATE | 11.08.2023      PROJECT | 23098

LU-5-3



# CONCEPT PLAN v5 | LOTTING

**Project:** Mill Valley Estates

**Location:** Almonte, ON

Project #: 23-098

Date: 08-Nov-23

## Concept Plan v5

### Area Summary

Area Type	Area (ha.)	Area (ac.)	%
Residential	15.33	37.88	45.4%
Roads	7.00	17.30	20.7%
Parkland	1.46	3.61	4.3%
Open Space	0.09	0.23	0.3%
SWM Pond	2.16	5.34	6.4%
Road Widening	0.14	0.36	0.4%
Business Park	7.56	18.69	22.4%
<b>Site Area</b>	<b>33.75</b>	<b>83.40</b>	<b>77.6%</b>

### Parkland Dedication

Requirement	Calculation
Developable Area (5%)	0.05
Business Park (2%)	0.02
<b>Parkland Required</b>	<b>Area (ha.)</b>
Developable Area	1.31
Business Park	0.15
<b>Total</b>	<b>1.46</b>
<b>Parkland Provided</b>	<b>1.46</b>

### Unit Count Summary

Total	Unit Count	%
30' Single Detached	40	7.5%
36' Single Detached	138	25.8%
43' Single Detached	75	14.0%
20' Executive Towns	210	39.3%
20' Avenue Towns	72	13.5%
<b>Total</b>	<b>535</b>	<b>100.0%</b>

### Road Length Summary

Road Type	Length (m.)
18.0m Local Road	3871.93
<b>Total Road</b>	<b>3871.93</b>

### Density Summary

Density	Units per hectare
Net Residential	34.90
Net Residential + SWM Pond	30.59

<b>Frontage to Road Ratio</b>	<b>1.29</b>
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