



Proposed Outline Plan

OUTLINE PLAN



LAND USE LEGEND

- Multi-Residential District (MU-1 (f5 h50))
- Multi-Residential District (MU-1 (f3h20))
- Multi-Residential District (DC (M-2))
- Multi-Residential District (M-1)
- Special Purpose District (S-CRI)
- Environmental Reserve (ER)
- Municipal Reserve (MR)

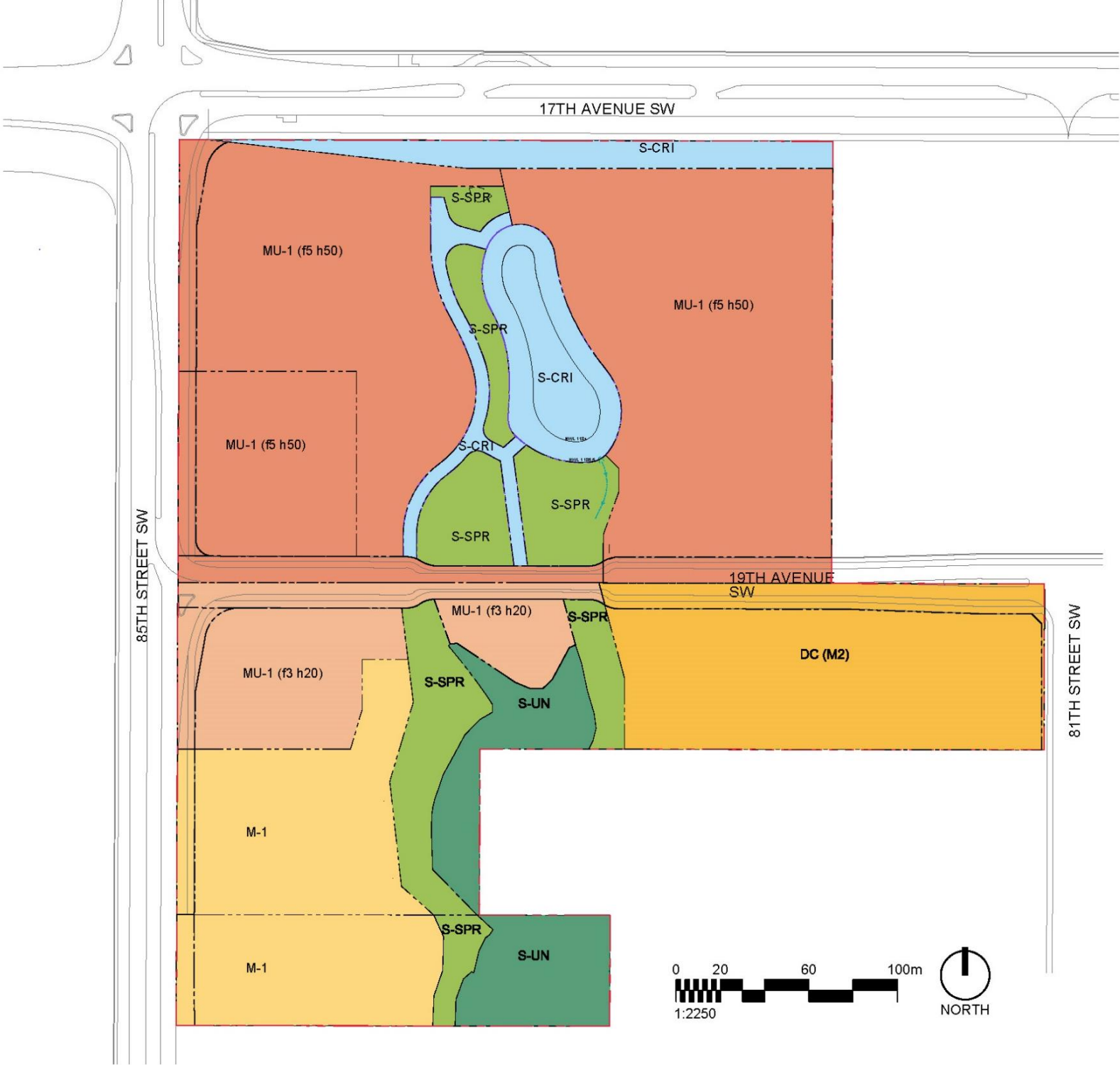
LEGEND

- Outline Plan Boundary
- Proposed Parcels Boundaries
- Proposed PUL Boundaries
- Existing Grades Contours (0.50m Intervals)
- Existing Grades Contours (1.00m Intervals)
- Existing Ravine Drainage (from Stantec BI)
- 6m Offset From Existing Drainage
- Coulee Break / Top of Slope
- Top of Slope Buffer
- Toe of Slope / Graded Break Line
- 3.0 Regional Path Connection
- Pedestrian / Bike Link from MR along Pond to Regional Pathway Up Slope along 17 Avenue SW
- Mid-Block Crossing
- Potential Primary Access Location
- Potential Emergency Access Location
- Utility Right of Way / Easement
- Existing Sanitary Line
- Proposed Sanitary Line
- Existing Water Line
- Proposed Water Line
- Existing Storm Line
- Proposed Storm Line (Pipe Size in mm)
- Proposed Storm Line Inlet / Outlet + Pipe Invert Elevation
- Proposed Storm Manhole + Pipe Invert Elevation
- Proposed Pond and Pond Storm System Maintenance Access (4m wide)
- Emergency Spillway Storm Water Pond
- Emergency Spillway Flow

SLOKKER SPRINGBANK HILL DEVELOPMENT

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SLOKKER SPRINGBANK HILL DEVELOPMENT

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LAND USE STATISTICS

		Acres	Hectares
	DC 12Z96 To MU-1 (f5 h50)	9.75	3.94
	DC 12Z96 To MU-1 (f3h20)	1.22	0.49
	DC 12Z96 To DC (M-2)	2.90	1.17
	DC 12Z96 To M-1	3.24	1.31
	DC 12Z96 To (S-CRI)	2.11	0.85
	DC 12Z96 To S-UN (ER)	1.53	0.62
	DC 12Z96 To S-SPR (MR)	2.51	1.01

OUTLINE PLAN STATISTICS

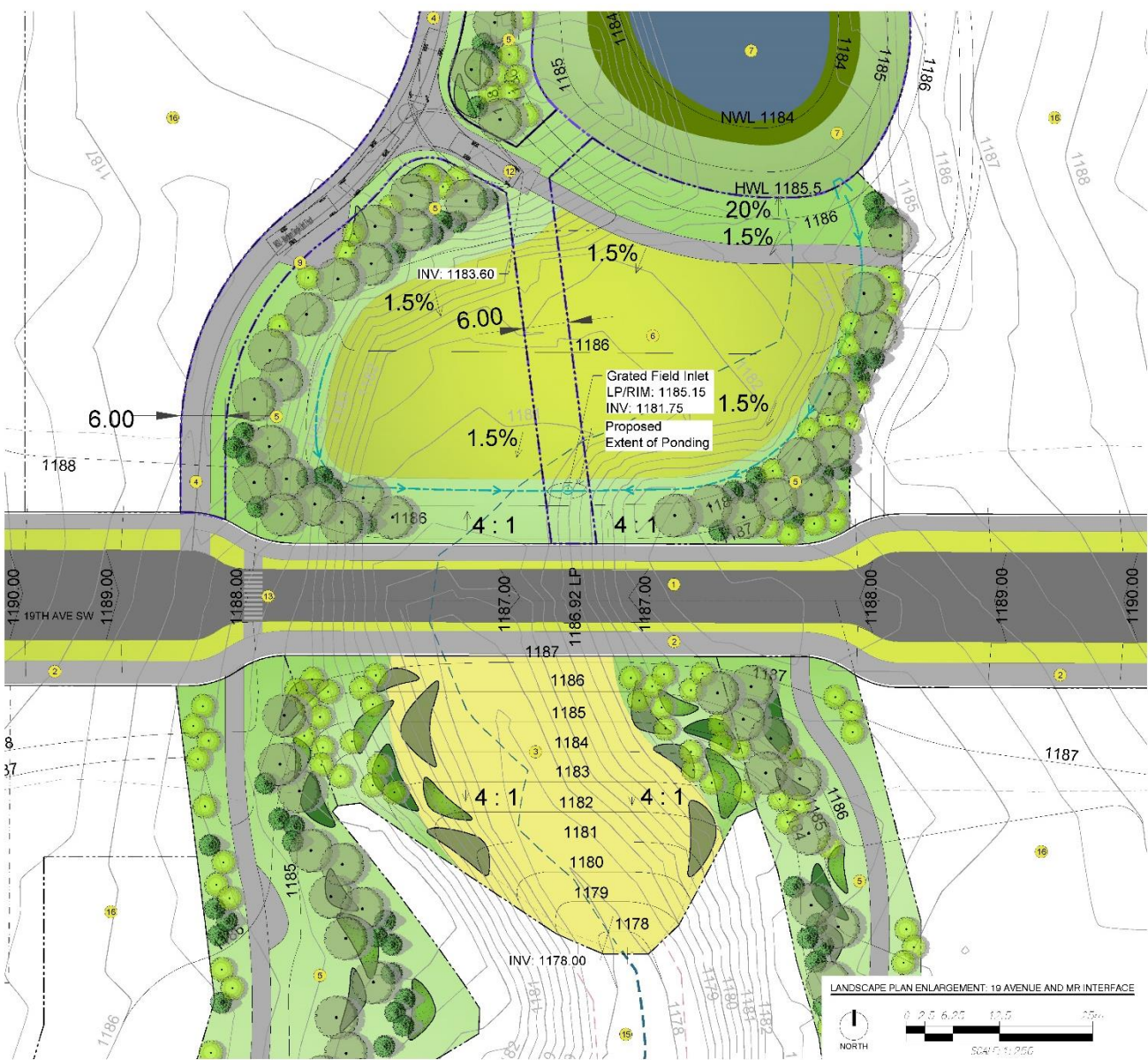
	Units	Acres	Hectares	% of GDA
	Total Area	26.32	10.65	
	Less S-UN / ER	1.53	0.62	
	Gross Developable Area (GDA)	24.79	10.03	100.00%
	MU-1 (f5 h50)	850	9.74	39.31%
	<i>Mixed Use - General District</i>			
	MU-1 (f3h20)	48	1.22	4.93%
	<i>Mixed Use - General District</i>			
	DC (M-2)	226	2.90	11.70%
	<i>Multi-Residential - Medium Profile District</i>			
	M-1	111	3.24	13.05%
	<i>Multi-Residential - Low Profile District</i>			
	S-CRI	2.11	0.85	8.49%
	<i>Special Purpose - City and Regional Infrastructure District</i>			
	Municipal Reserve			
	Required 10% of GDA	2.48	1.00	
	(S-SPR) Provided	2.51	1.01	10.10%
	Public Dedication			
	Roadways	1.83	0.74	7.39%
	Roadway Widening	0.81	0.33	3.28%
	Back Slope Ravine to Roads	0.43	0.17	1.73%

INTENSITY

Land Use	Gross Hectares	Anticipated Units	UPH	People(1.6/Unit)	PPH	Retail Jobs	Home-Based Jobs
MU-1 (f5 h50)	3.94	850	215	1360	345	73	52
MU-1 (f3h20)	0.49	48	97	61	155	22	3
DC (M-2)	1.17	226	193	362	308		
M-1	1.31	111	85	178	136		
Total Project	6.92	1235	178	1976	285	95	55

SLOKKER SPRINGBANK HILL DEVELOPMENT

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O2
510 7th Ave SW, Calgary, Alberta, Canada
T 403.225.1336 F 403.225.1320 www.o2designs.ca

PROJECT
SPRINGBANK HILL DEVELOPMENT
FOR
Slokker Homes

MUNICIPAL ADDRESS
19th Ave SW, Calgary, Alberta, Canada

LEGAL DESCRIPTION
19th Ave SW, Calgary, Alberta, Canada

PERMIT
19th Ave SW, Calgary, Alberta, Canada

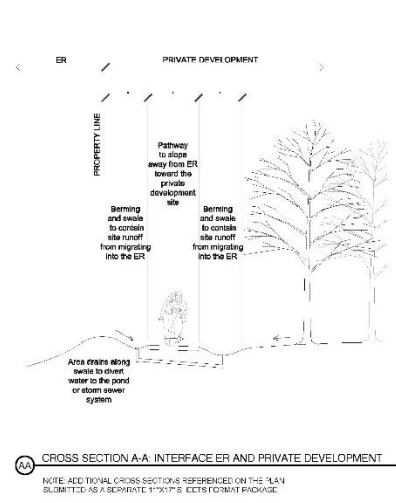
CONSULTANTS
O2 Design
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KEYMAP
19th Ave SW, Calgary, Alberta, Canada

PLANT SCHEDULE	
TYPE	CODE
Tree (Small)	10
Tree (Medium)	11
Tree (Large)	12
Shrub (Small)	13
Shrub (Medium)	14
Shrub (Large)	15
Grass (Small)	16
Grass (Medium)	17
Grass (Large)	18
Grass (Small)	19
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Grass (Large)	99
Grass (Small)	100

SITE AMENITIES	
1	PROPOSED 19TH AVE SW REGIONAL PATHWAY
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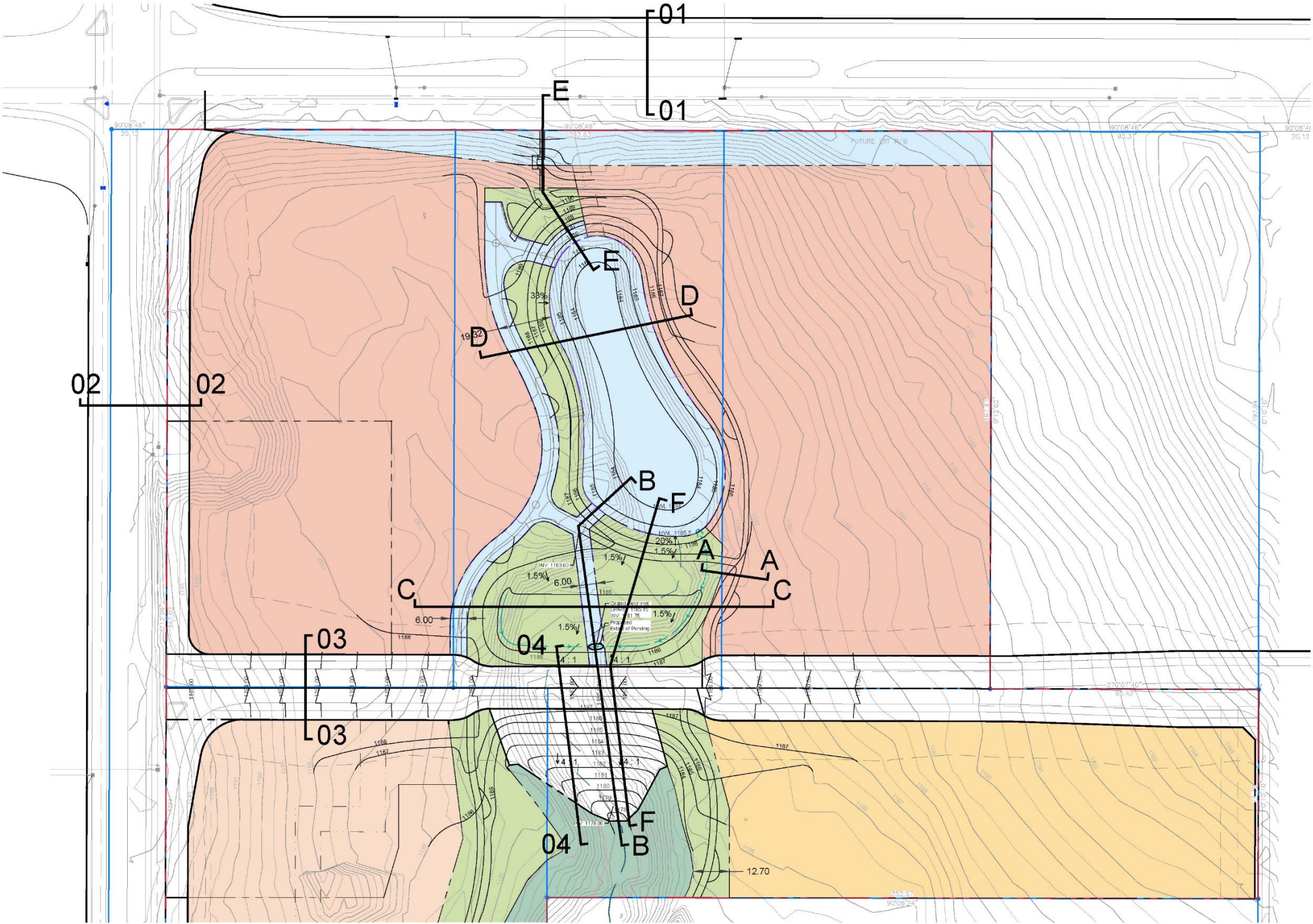
GRAPHIC LEGEND	
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ISSUED FOR:
DATE: NOT FOR CONSTRUCTION

DRAWING TITLE:
CONCEPTUAL DESIGN MR LANDSCAPE PLAN

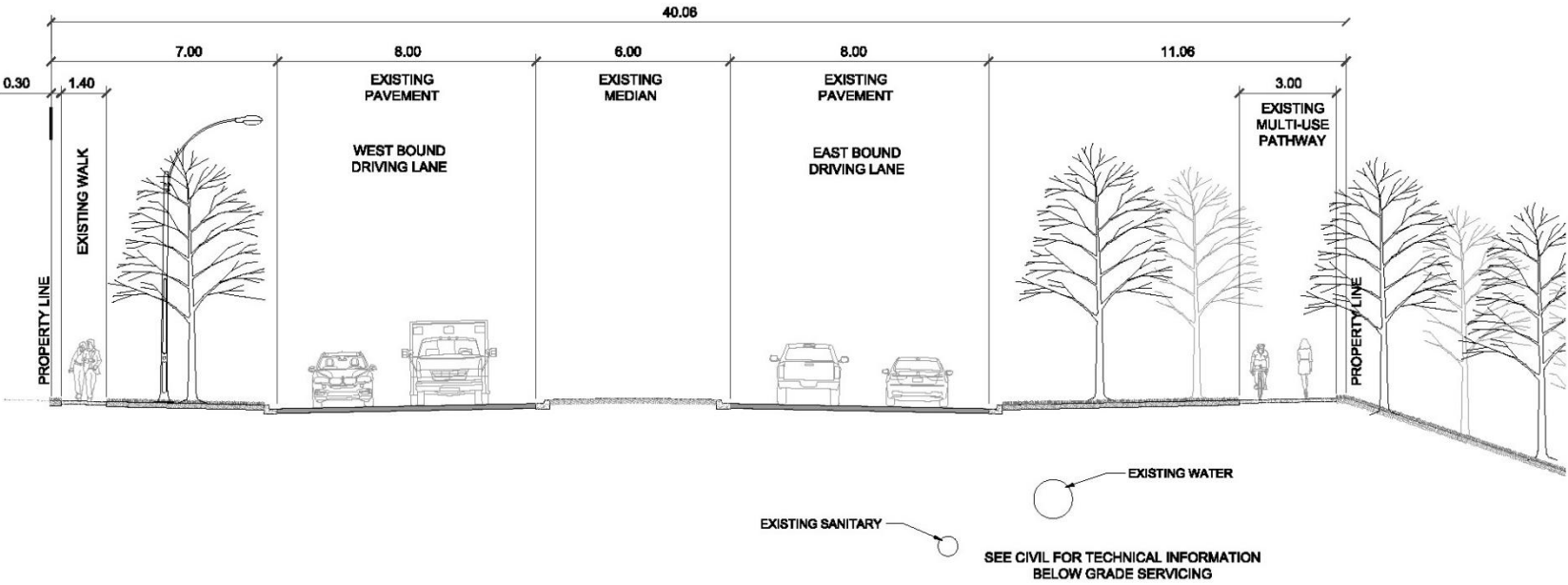
Proposed Outline Plan



PLAN LEGEND: SECTIONS LOCATIONS

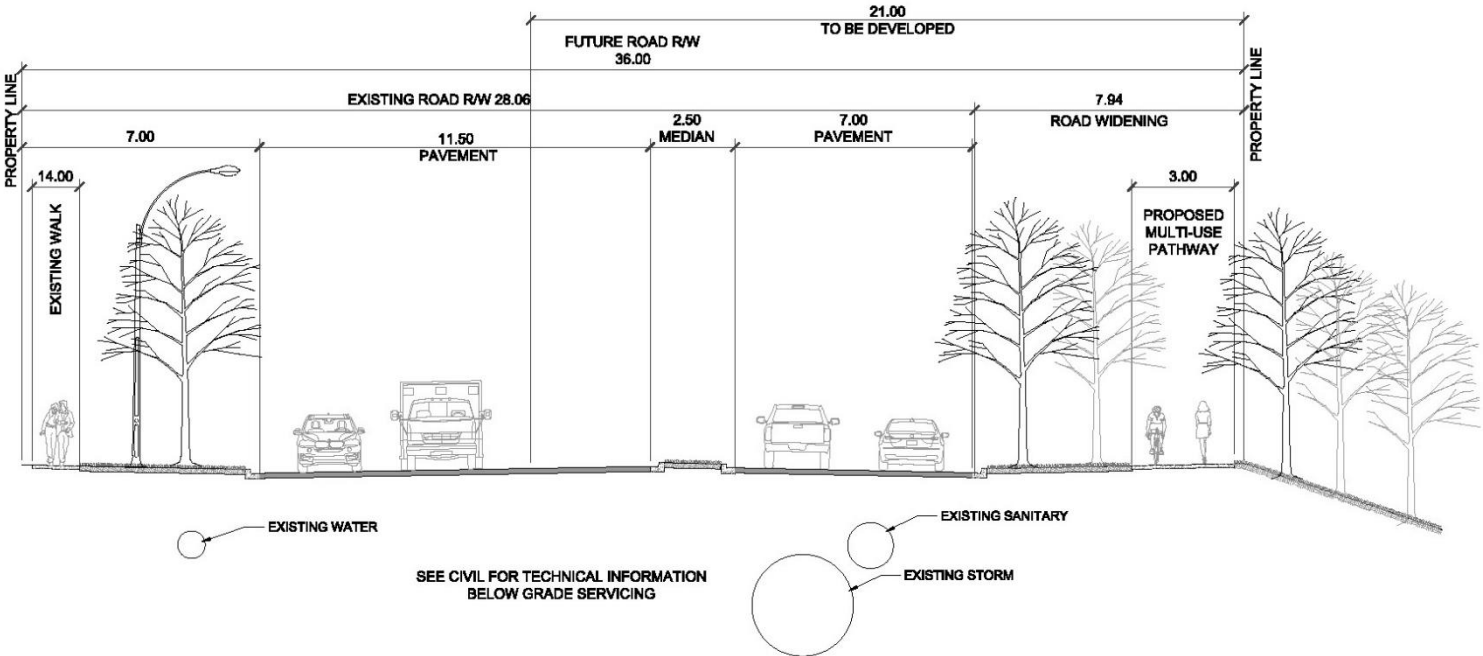
SLOKKER SPRINGBANK HILL DEVELOPMENT

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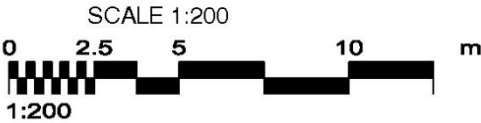
Secion 1-1: ARTERIAL - 17 AVENUE SW

SCALE 1:200



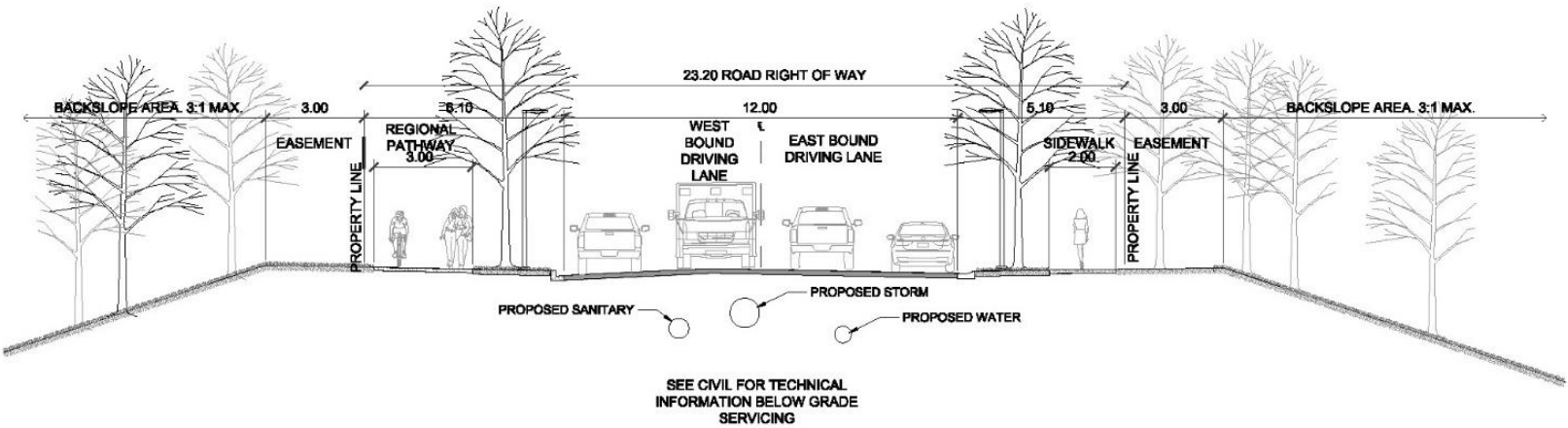
Section 2-2: ARTERIAL - 85 STREET SW

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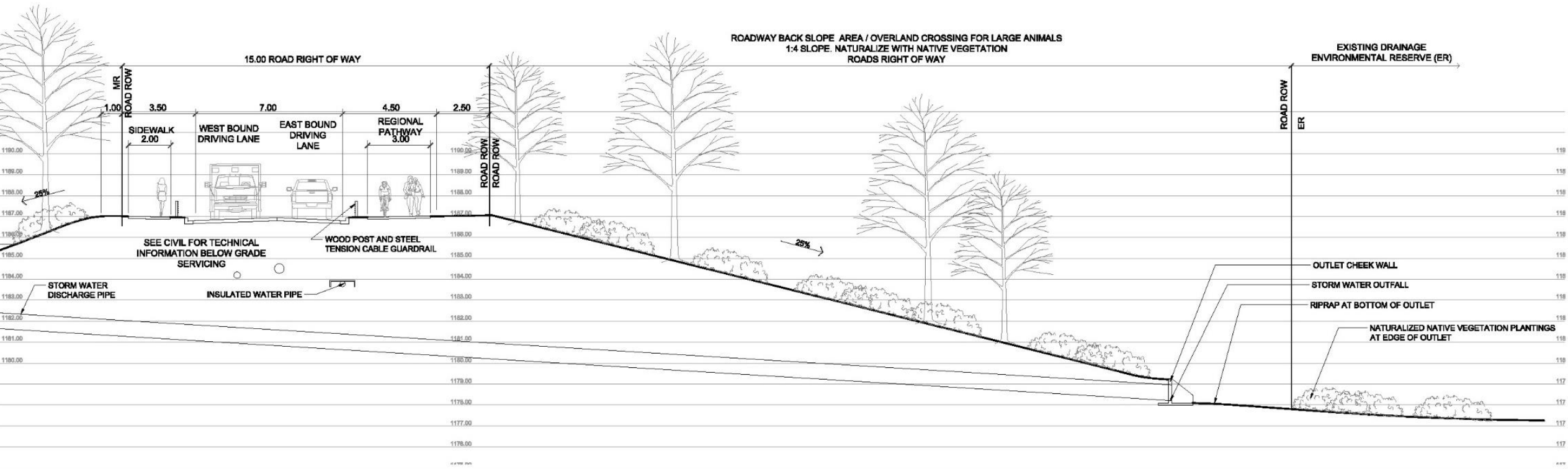
22 October 2019

Proposed Outline Plan



Section 3-3: MODIFIED COLLECTOR - 19 AVENUE SW

SCALE 1:200



Section 4-4: MODIFIED COLLECTOR 19 AVENUE SW AT ROADWAY NARROWING

SCALE 1:200

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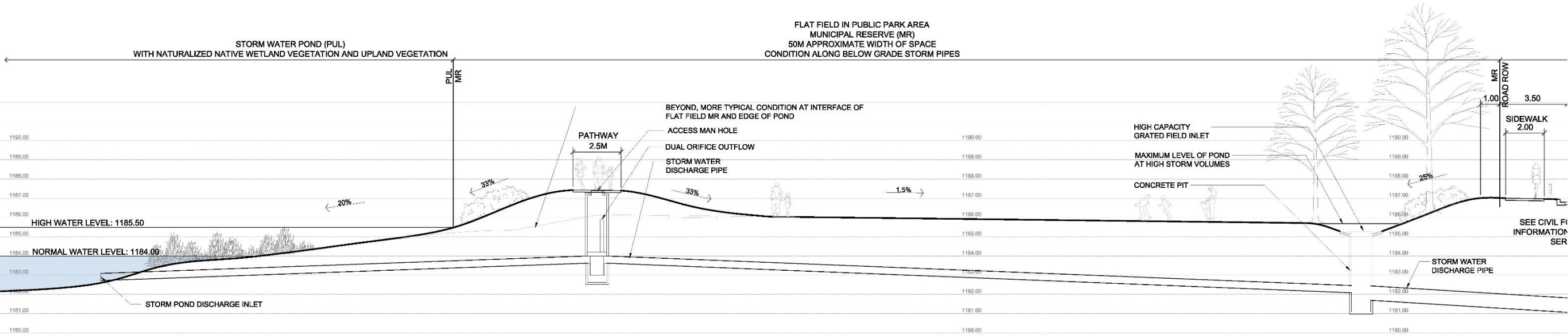


Slokker Homes

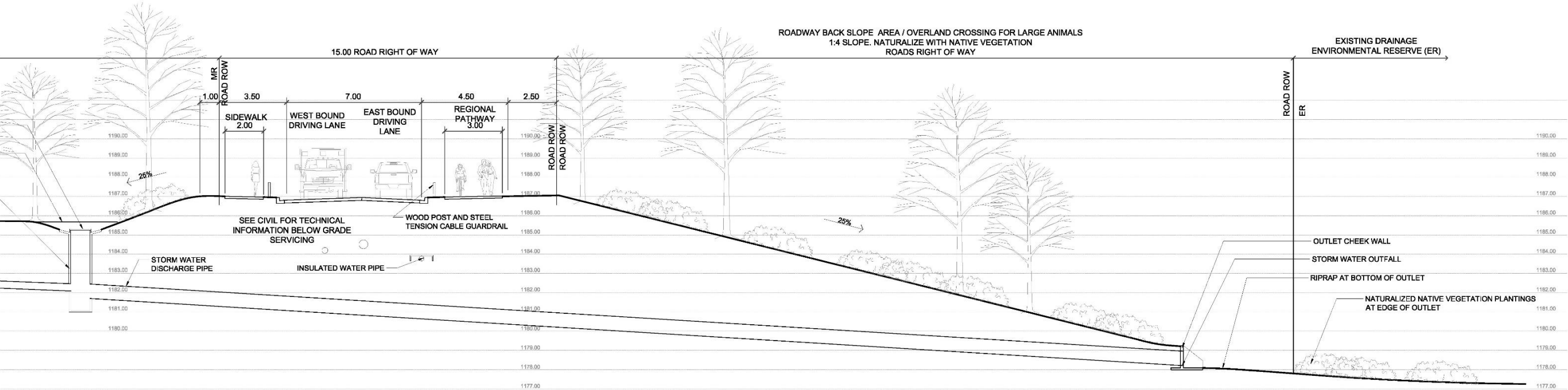
22 October 2019

O2
810 8th Ave SW Calgary Alberta Canada
403.226.1238 / 403.226.1239 www.o2designs.com

Proposed Outline Plan



SECTION B-B 1: Cross Section through proposed flat Public Park (MR) area and 19 Avenue SW



SECTION B-B 2: Cross Section through proposed flat Public Park (MR) area and 19 Avenue SW

LANDSCAPE SECTIONS PUBLIC PARK (MR) - SHEET 2
SLOKKER SPRINGBANK HILL DEVELOPMENT

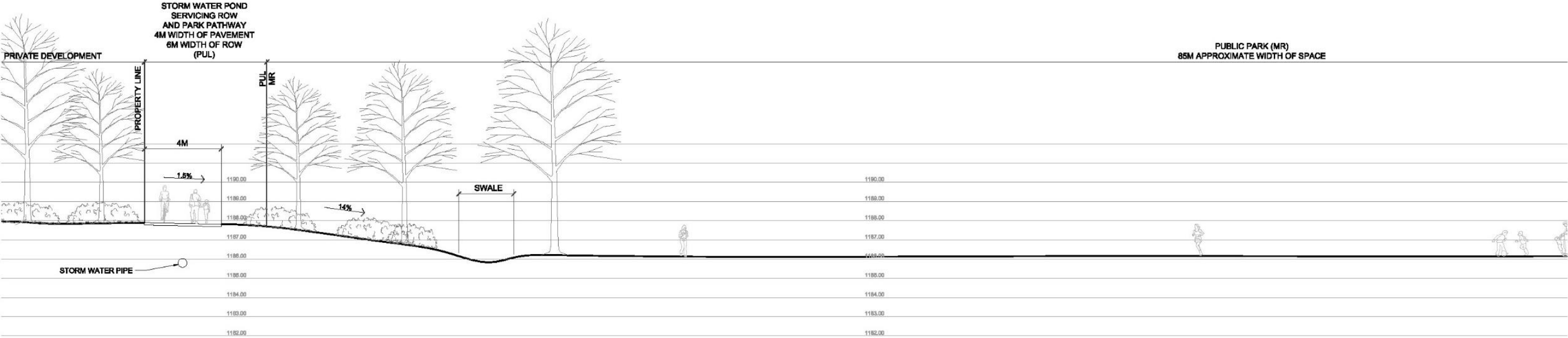


Slokker Homes

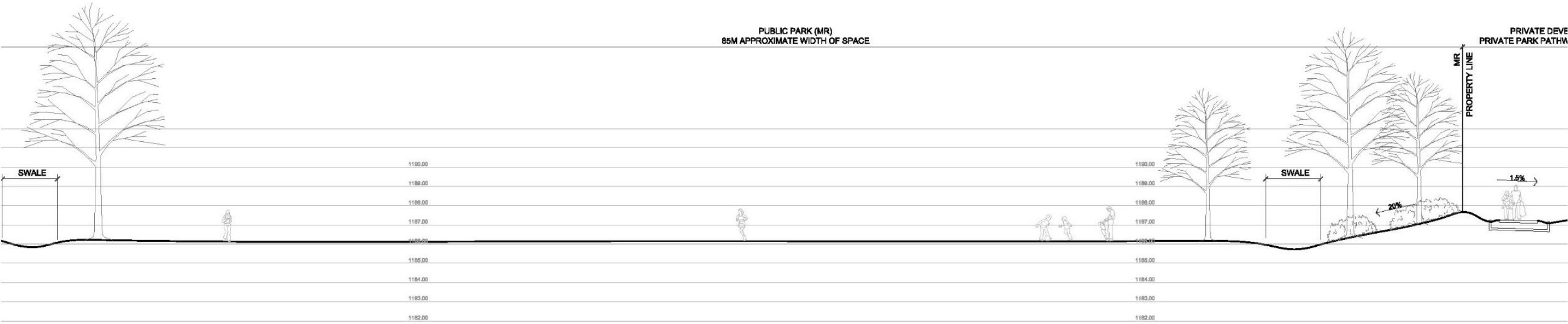
24 September 2019

O2
510 255 17th Ave SW Calgary Alberta Canada
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Proposed Outline Plan



SECTION C-C 1: Longitudinal Section through proposed flat Public Park (MR) area between 19 Avenue and the Storm Pond

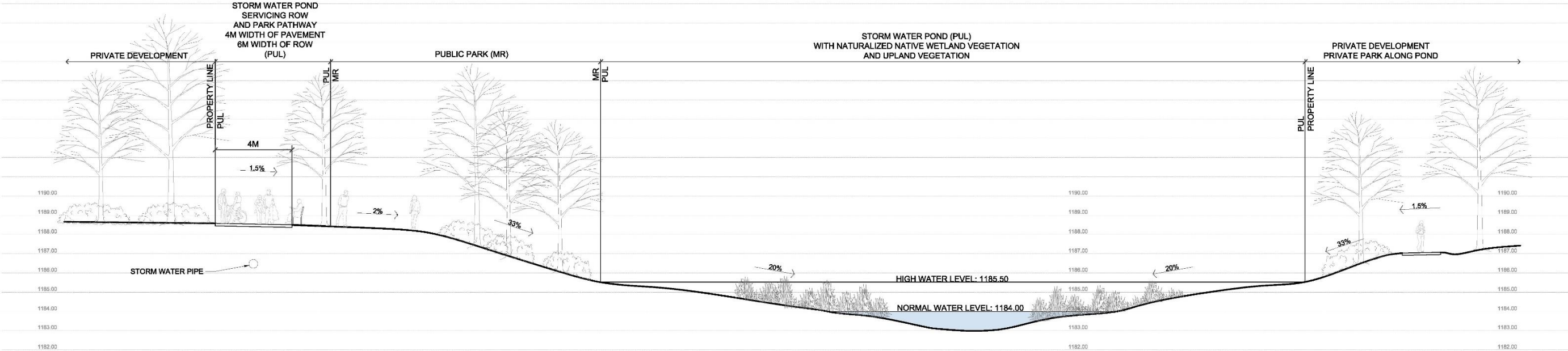


SECTION C-C 2: Longitudinal Section through proposed flat Public Park (MR) area between 19 Avenue and the Storm Pond

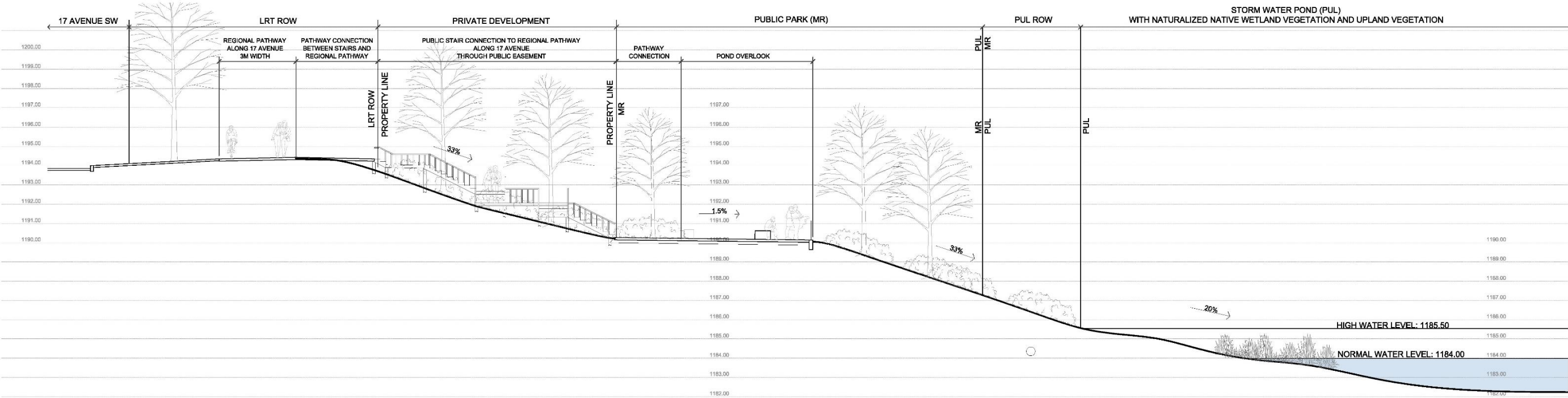
LANDSCAPE SECTIONS PUBLIC PARK (MR) - SHEET 3
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Proposed Outline Plan



CROSS SECTION D-D: Cross Section through width of Pond showing Public Park (MR) and Private Park along Pond perimeter



CROSS SECTION E-E: Stair Connection up to 17 Avenue and Overlook Amenity in Public Park (MR) at interface with Storm Pond

LANDSCAPE SECTIONS PUBLIC PARK (MR) - SHEET 4
SLOKKER SPRINGBANK HILL DEVELOPMENT



24 September 2019



