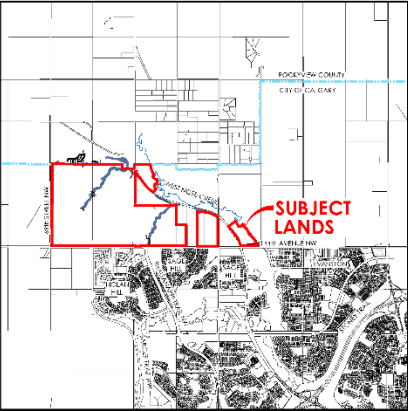
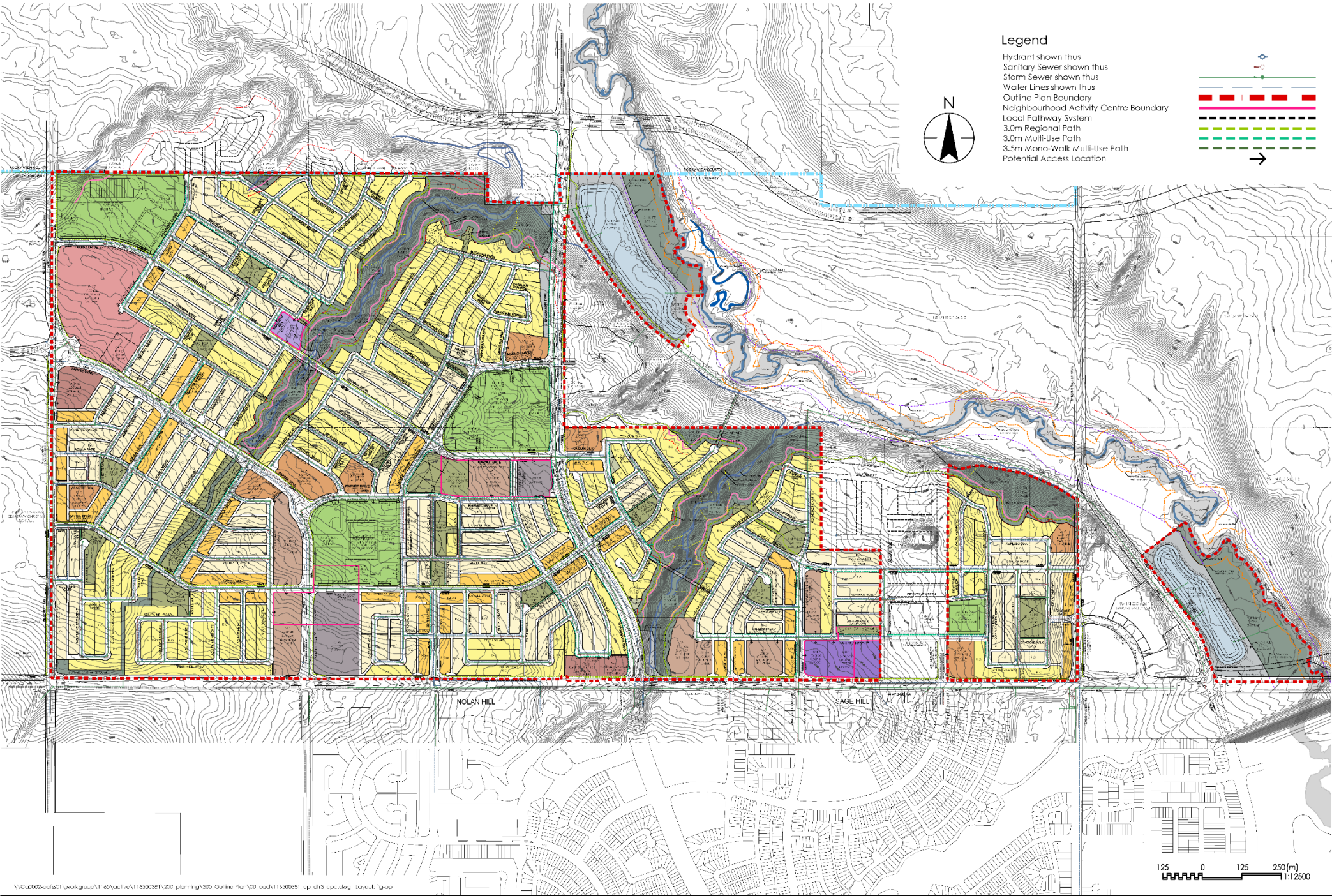


Proposed Outline Plan



Location Plan
Portions of Sec 1 & 2, Twp 26, Rge2, W5, & Sec 6, Twp26, Rge 1, W5
Located within the Glacier Ridge ASP

Notes

All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overland drainage, the appropriate easements will be provided.
Easements and/or utilities shown outside of the road right-of-way along the frontages of MR, ER, and MSR lands shall be provided on the other side of the street at these locations.
All lanes are 7m unless otherwise noted.
All lane cornercuts are to be 3m x3m.
All road cornercuts are to be 4.5m x4.5m.
All unreferenced roads are standard 16.0 Residential as per DGSS 2014.

Client/Project
RONMOR DEVELOPERS INC
GLACIER RIDGE
Calgary, Alberta, Canada

Project Information		
LOC2017-0368		
Revision		
NO	DATE	DESCRIPTION
1	05-12-2017	Submission
2	18-12-2018	DTR1 Submission
3	19-07-2019	DTR2 Submission
4	07-11-2019	DTR3 Submission
5	10-12-2019	DTR3 Submission
6	19-12-2019	DTR3 - Revision to EMS Site Land Use

Stantec Consulting Ltd.
325-25th Street SE Tel. 403.716.8000
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T2A 7H8 www.stantec.com

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FIGURE 1.0 | GLACIER RIDGE

Outline Plan



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Proposed Outline Plan

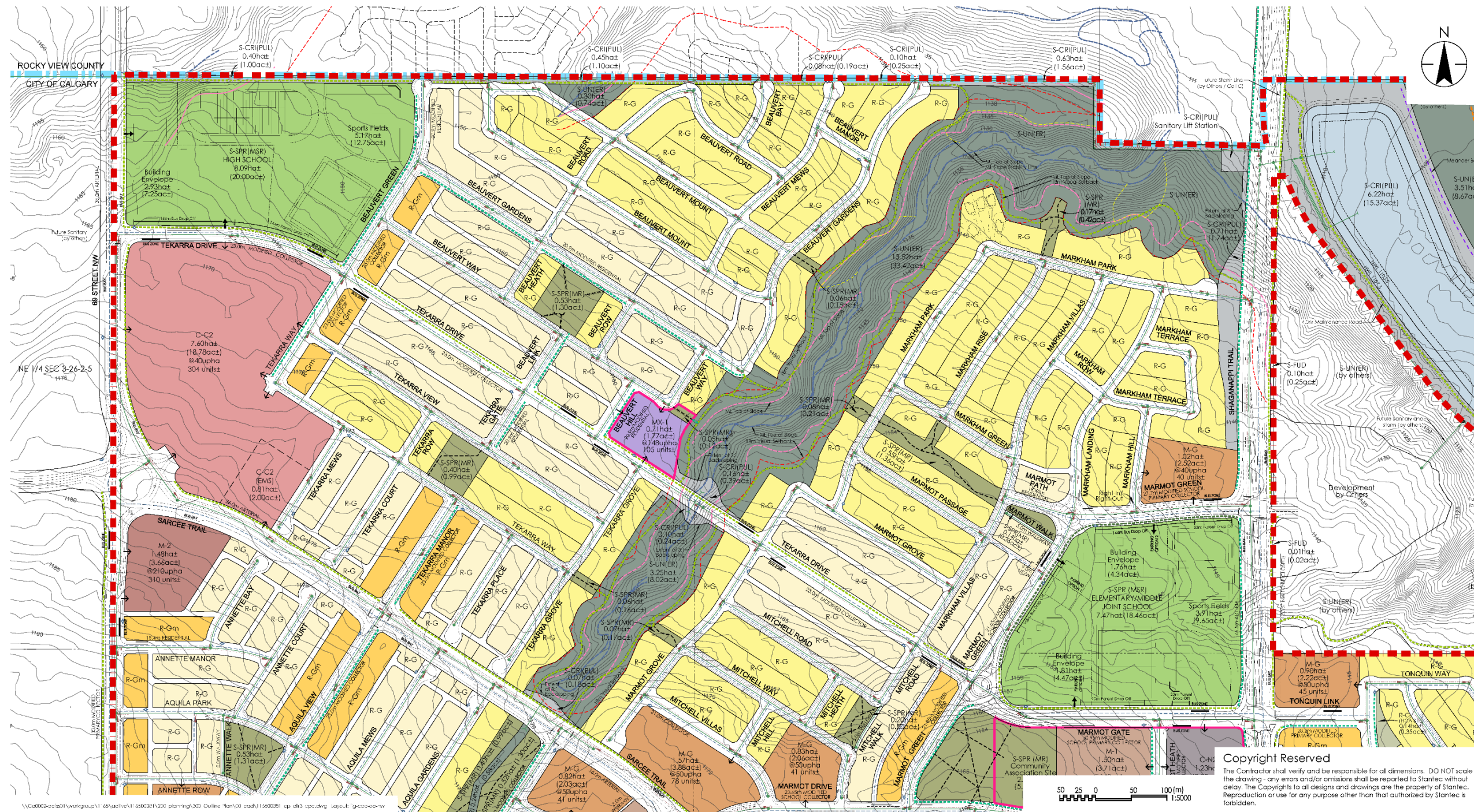


FIGURE 2.0 | GLACIER RIDGE

Outline Plan



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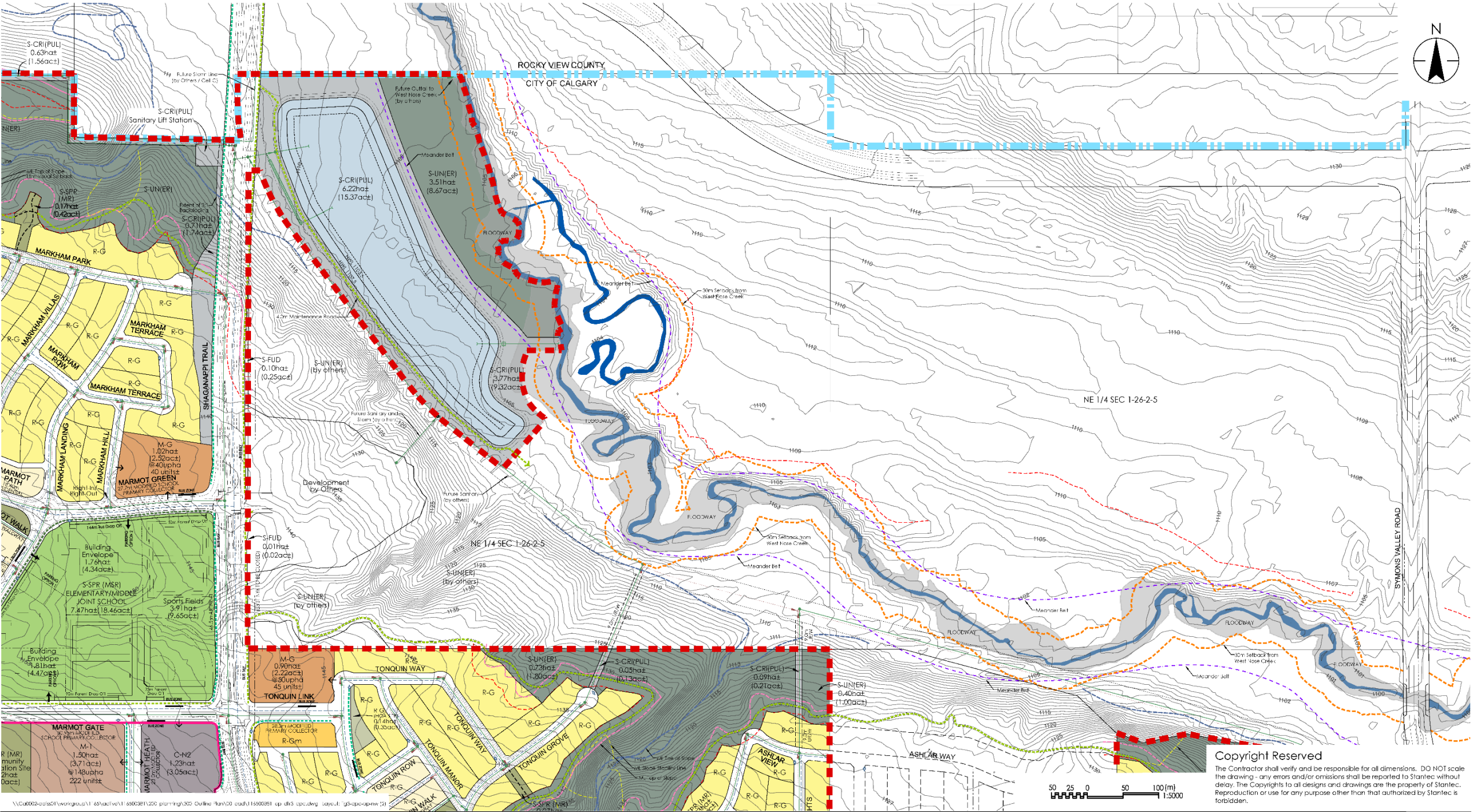


FIGURE 3.0 | GLACIER RIDGE
Outline Plan
Stantec



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Proposed Outline Plan

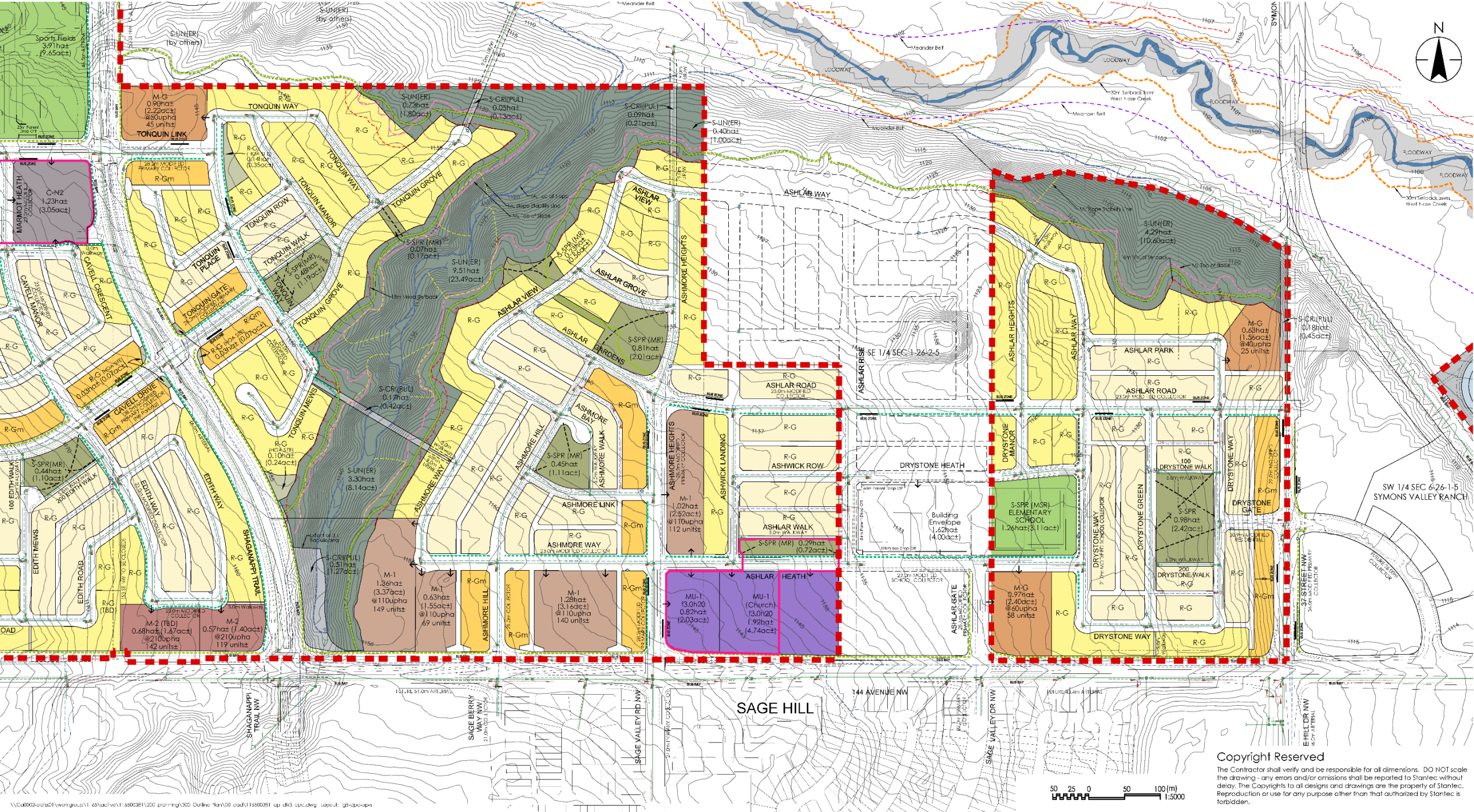


FIGURE 5.0 | GLACIER RIDGE

Outline Plan



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Proposed Outline Plan

Outline Plan Statistics

	Total Area Outlined	384.43 ha± (949.92 ac±)
	Environmental Reserve (S-UN)	46.77 ha± (115.53 ac±)
	Net Developable Area	337.66 ha± (834.39 ac±)
	R-G (Laned)	59.77 ha± (147.70 ac±)
	Approximate Frontage	17,296 m± (56,745 ft±)
	Ant. No. of Lots	2051 lots±
	Max. No. of Lots	2306 lots±
	R-G (Laneless)	68.25 ha± (168.65 ac±)
	Approximate Frontage	18,884 m± (61,955 ft±)
	Min. No. of Lots	1836 lots±
	Max. No. of Lots	2517 lots±
	R-Gm	16.34 ha± (40.38 ac±)
	Approximate Frontage	4,793 m± (15,725 ft±)
	Ant. No. of Lots	798 lots±
	Max. No. of Lots	871 lots±
	M-G	2.24 ha± (5.53 ac±)
	Min. No. of Units (40 upha)	88 units±
	Max. No. of Units (80 upha)	176 units±
	M-G	4.12 ha± (10.19 ac±)
	Min. No. of Units (50 upha)	205 units±
	Max. No. of Units (80 upha)	329 units±
	M-G	0.97 ha± (2.40 ac±)
	Min. No. of Units (60 upha)	58 units±
	Max. No. of Units (80 upha)	77 units±

	M-1	4.29 ha± (10.60 ac±)
	Min. No. of Units (110 upha)	470 units±
	Max. No. of Units (148 upha)	635 units±
	M-1	6.04 ha± (14.92 ac±)
	Min. No. of Units (148 upha)	893 units±
	Max. No. of Units (148 upha)	893 units±
	M-2	2.73 ha± (6.73 ac±)
	Min. No. of Units (210 upha)	571 units±
	Max. No. of Units (250 upha)	682 units±
	M-X1	0.71 ha± (1.77 ac±)
	Min. No. of Units (148 upha)	105 units±
	Max. No. of Units (148 upha)	105 units±
	MU-1	0.82 ha± (2.03 ac±)
	Min. No. of Units (250 upha)	205 units±
	Max. No. of Units (300 upha)	246 units±
	MU-1 (Church Site)	1.92 ha± (4.74 ac±)
	Min. No. of Units (300 upha)	576 units±
	Max. No. of Units (575 upha)	1104 units±
	C-C2	7.60 ha± (18.78 ac±)
	Min. No. of Units (40 upha)	304 lots±
	Max. No. of Units (500 upha)	3800 lots±
	C-C2 (EMS Site)	0.81 ha± (2.00 ac±)
	C-N2	5.00 ha± (12.38 ac±)

Anticipated Density	8160
(Net Developable minus High School)	329.57 ha± (814.39 ac±)
	=24.76 upha± (10.02 upac±)

Maximum Density	13741
(Net Developable minus High School)	329.57 ha± (814.39 ac±)
	= 41.69 upha± (16.87 upac±)

Areas of Public Dedication	
Roads	
Total Roads	98.83 ha± (244.12 ac±) (29.3%)
S-CRI	19.53 ha± (48.27 ac±) (5.8%)
Total Public Dedication	118.36 ha± (292.39 ac±) (35.1%)

Credit Open Space Areas	
S-SPR (MR)	13.29 ha± (32.92 ac±)
S-SPR (MSR)	24.10 ha± (59.57 ac±)
Total	37.39 ha± (92.49 ac±)

Minus High School Purchase Area	4.45 ha± (11.00 ac±)
Total Net S-SPR (MR)	32.94 ha± (81.49 ac±)

S-SPR (MR) Requirement	
Net Developable Area	337.66 ha± (834.39 ac±)
Minus North Pond Area (S-CRI)	9.99 ha± (24.69 ac±)
Total Lands Requiring S-SPR (MR)	327.67 ha± (809.70 ac±)
S-SPR (MR) Required	32.77 ha± (80.97 ac±) (10.0%)
S-SPR (MR) Provided	32.94 ha± (81.49 ac±) (10.0%)

Non-Credit Open Space Areas	
S-SPR High School	4.45 ha± (11.00 ac±)
R-G (HOA Site)	0.30 ha± (0.73 ac±)
	4.75 ha± (11.73 ac±)

Undetermined Area (S-FUD)	0.11 ha± (0.27 ac±)
---------------------------	---------------------

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FIGURE 7.0 | GLACIER RIDGE

Outline Plan Statistics

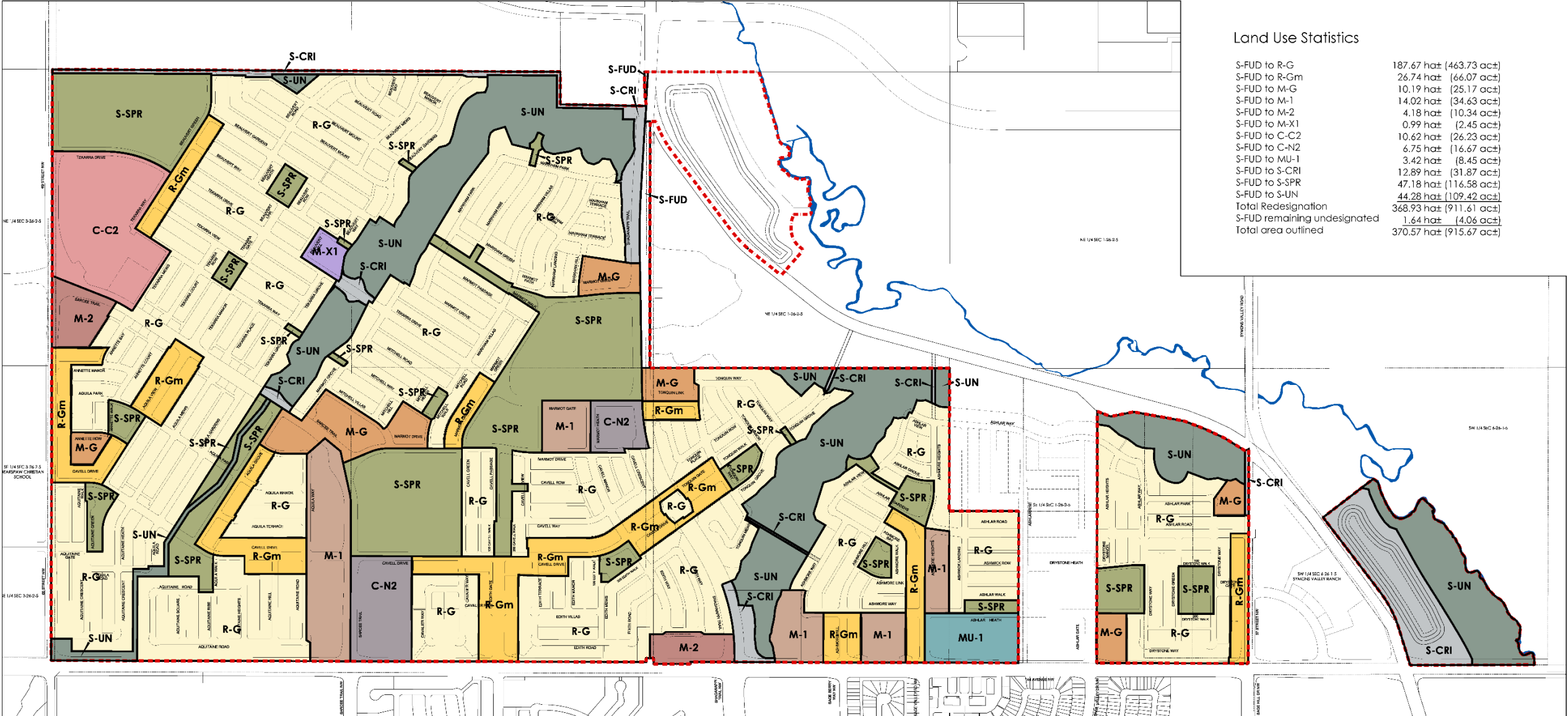




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Proposed Outline Plan



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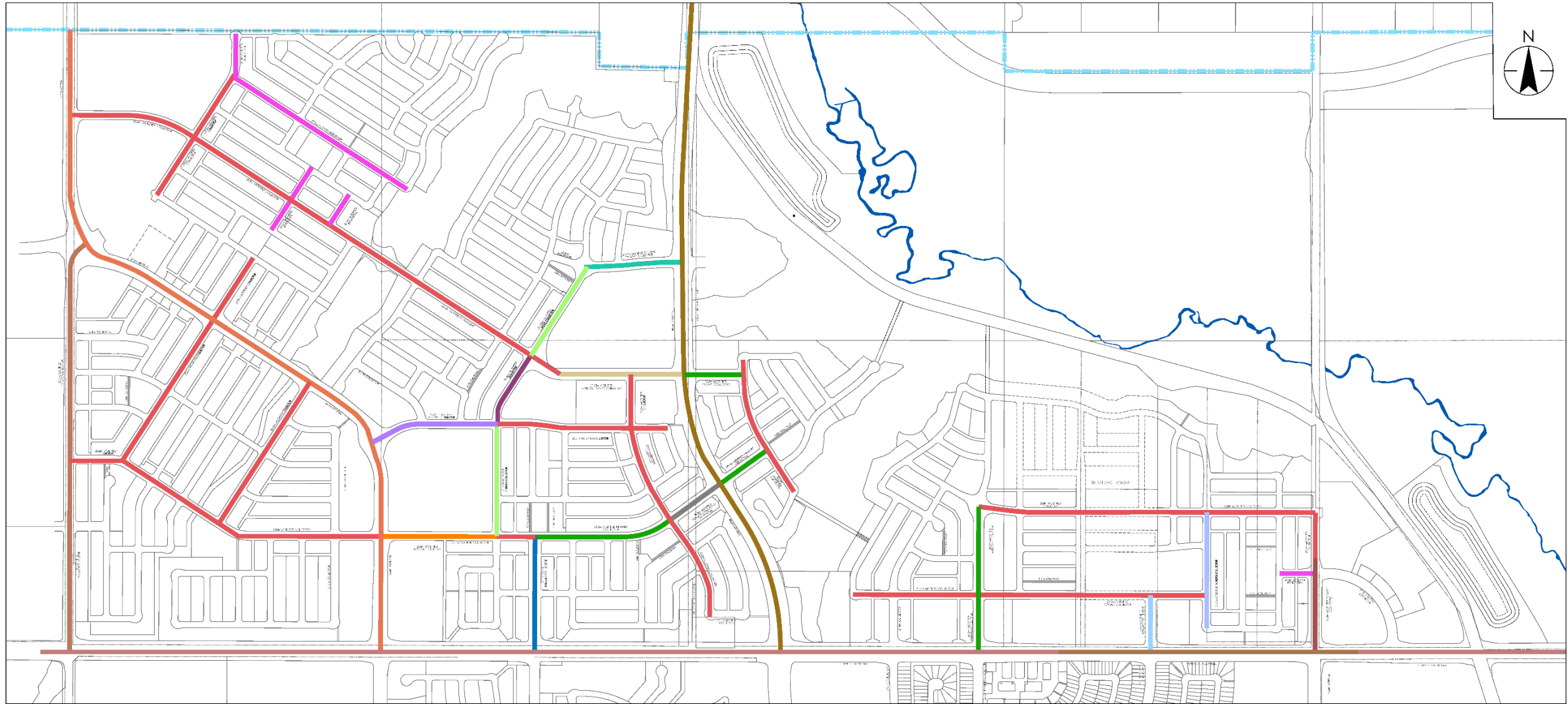
FIGURE 8.0 | GLACIER RIDGE
Land Use Redesignation



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Proposed Outline Plan



Legend

51.0m Arterial	36.0m Modified Primary Collector	28.2m Modified Primary Collector	30.95m Modified School Primary Collector	21.65m Modified School Collector
46.5m Arterial	32.0m Modified Primary Collector/Enhanced Entry Road	28.2m Modified Primary Collector (No Parking)	27.7m Modified School Primary Collector	20.9m Modified Residential
43.4m Arterial	30.0m Modified Primary Collector/Green Street	23.0m Modified Collector	23.65m Modified School Collector	21.0m Modified School Collector
36.0m Arterial	28.6m Modified Primary Collector	21.85m Modified Collector	23.0m Modified School Collector	5.0m Walkway

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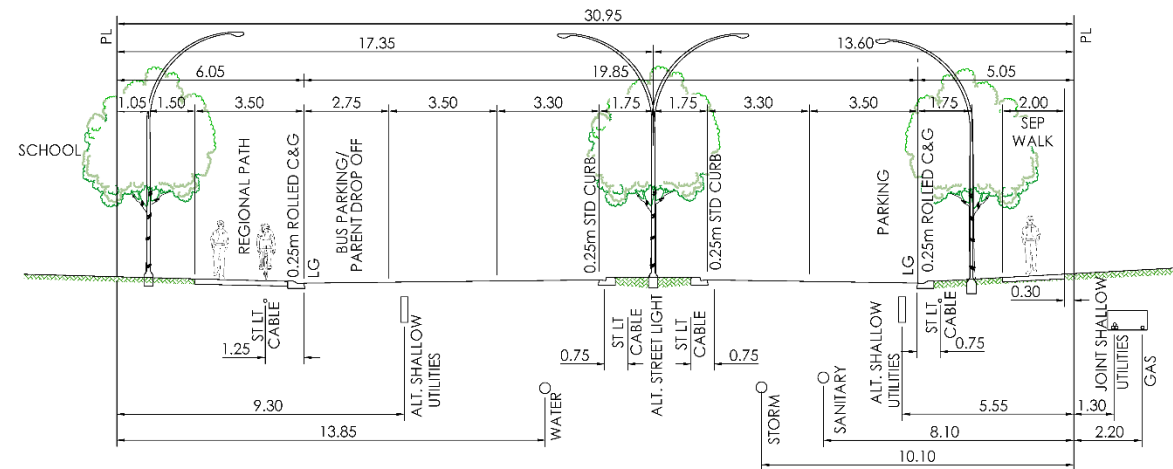
FIGURE 9.0 | GLACIER RIDGE
Street Standard Key Map



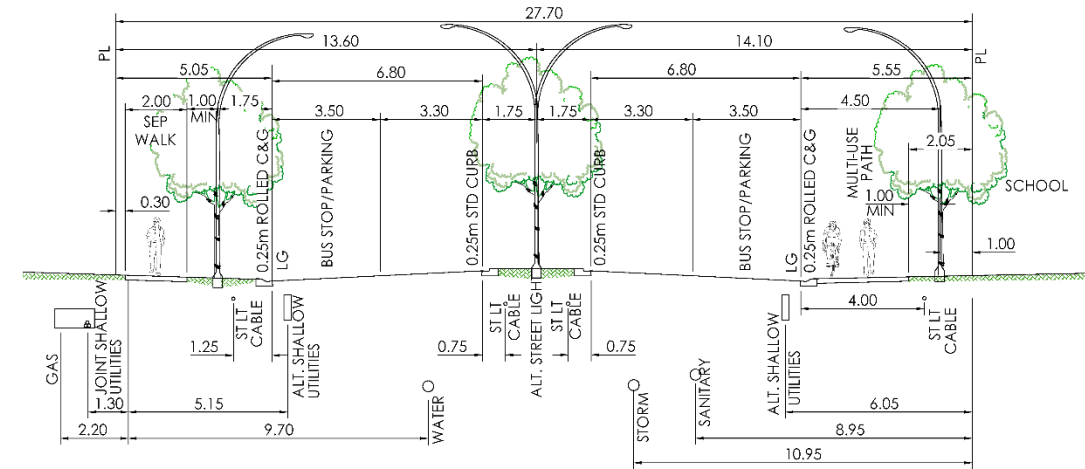
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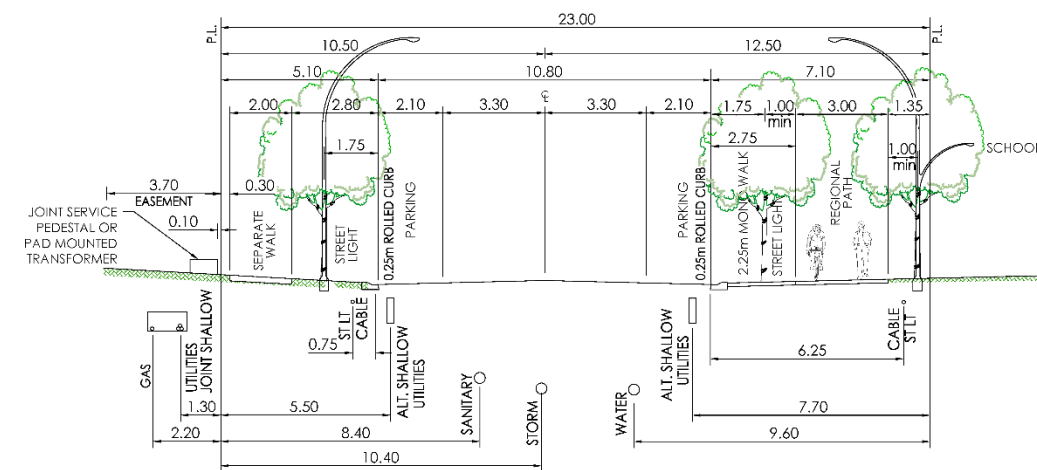
Proposed Outline Plan



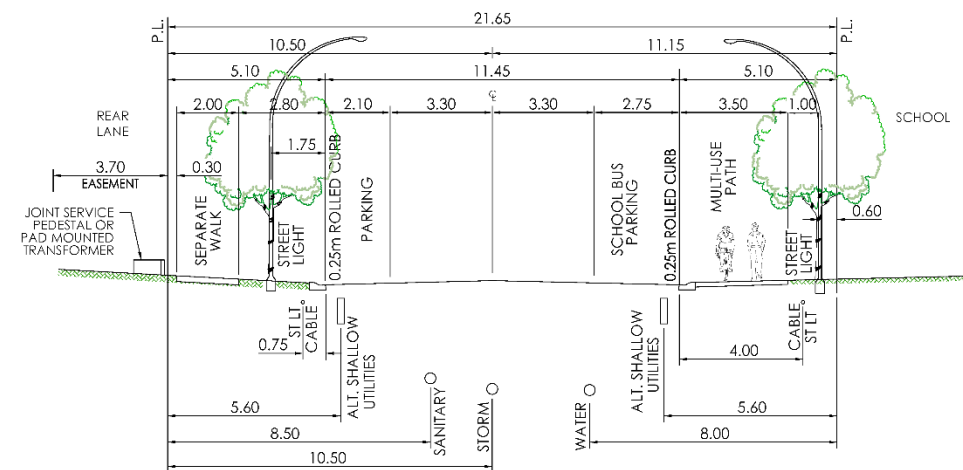
30.95m MODIFIED SCHOOL PRIMARY COLLECTOR
3.5m MONO REGIONAL PATH ONE SIDE/2.0m SEPARATE WALK ONE SIDE - BUS ROUTE
1:200



27.70m MODIFIED SCHOOL PRIMARY COLLECTOR
2.0m SEPARATE WALK ONE SIDE/3.5m MONO MULTI-USE PATH ONE SIDE - BUS ROUTE
1:200



23.0m MODIFIED SCHOOL COLLECTOR (Green Street)
2.0m SEPARATE WALK ONE SIDE / 2.25m MONO WALK & 3.0m REGIONAL PATH ONE SIDE - BUS ROUTE
1:200

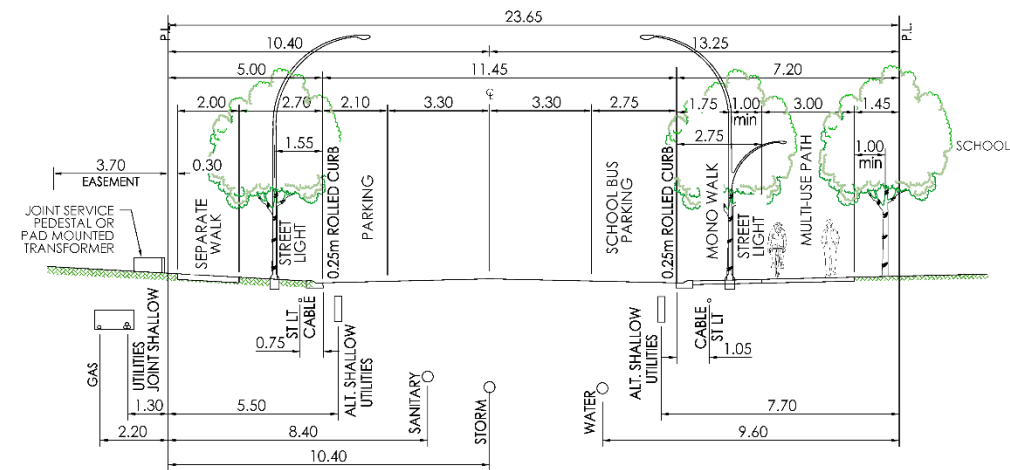


21.65m MODIFIED SCHOOL COLLECTOR
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Scale 1:200

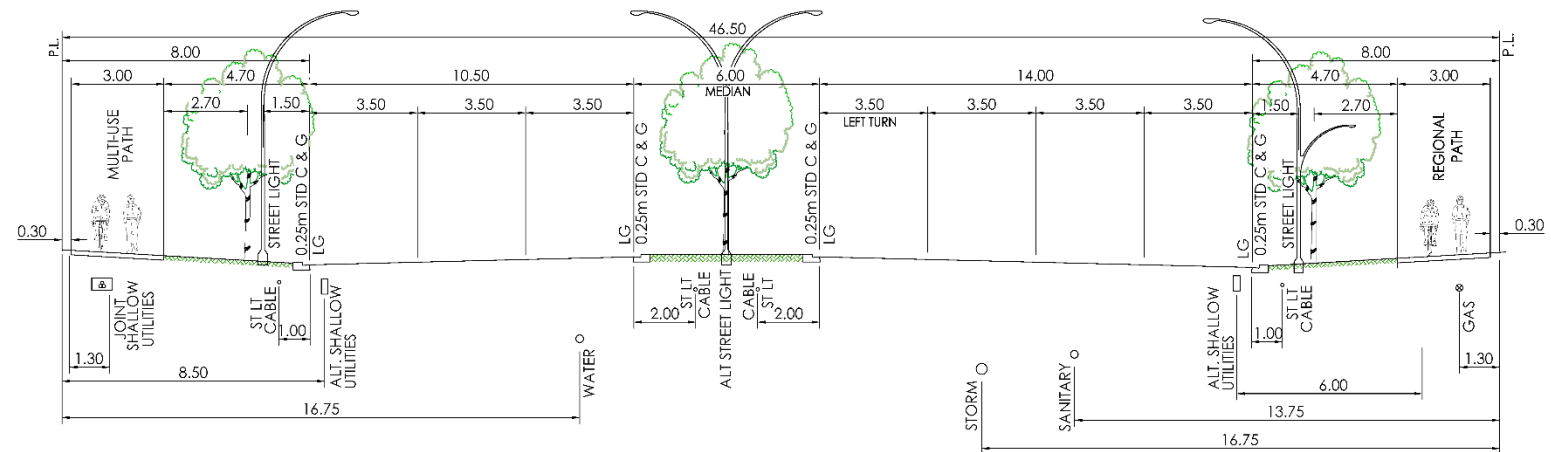
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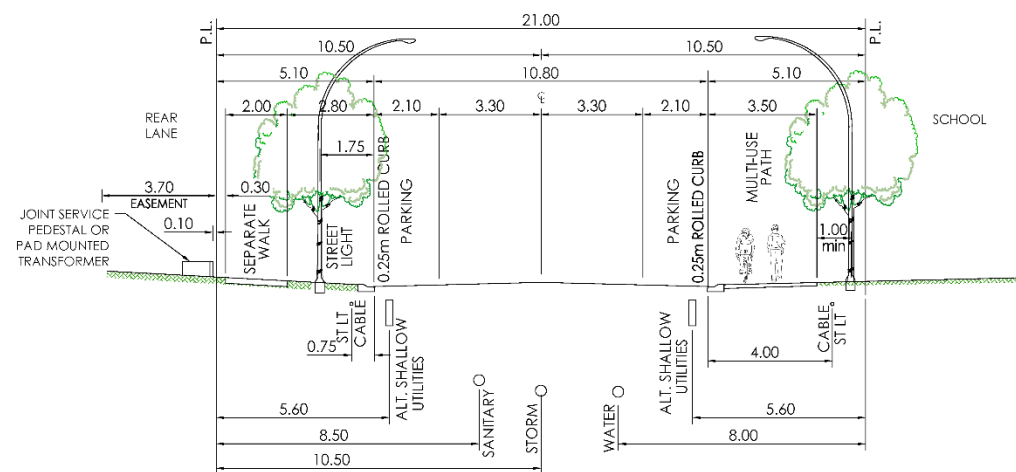
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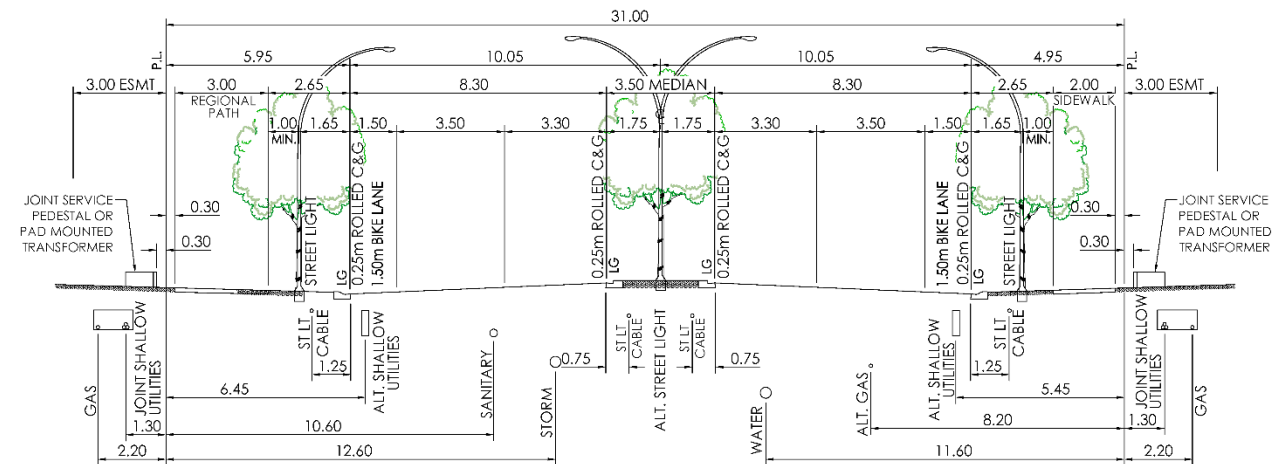
23.65m MODIFIED SCHOOL COLLECTOR (Green Street)
2.0m SEPARATE WALK ONE SIDE / 2.25m MONO WALK & 3.0m MULTI-USE PATH ONE SIDE - BUS ROUTE
Scale 1:200



46.50m MODIFIED ARTERIAL STREET
3.0m SEPARATE WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE
Scale 1:200



21.0m MODIFIED SCHOOL COLLECTOR
2.0m SEPARATE WALK ONE SIDE /3.5m MONO MULTI-USE PATH ONE SIDE
1:200



31.00m MODIFIED PRIMARY COLLECTOR (Green Street)
3.0m REGIONAL PATH ONE SIDE / 2.0m SEPARATE WALK ONE SIDE - BUS ROUTE

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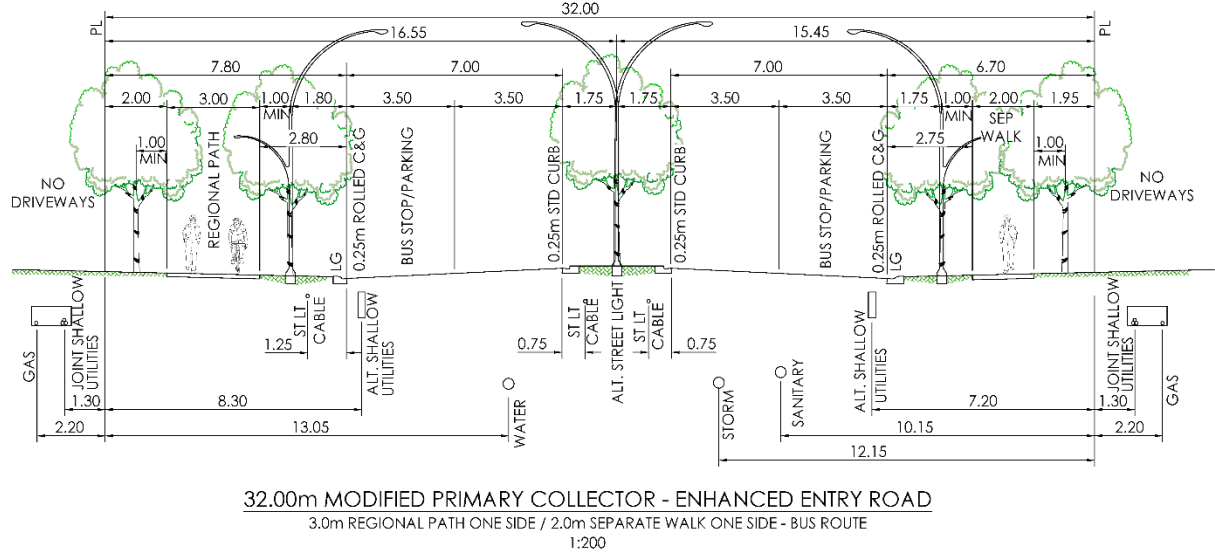
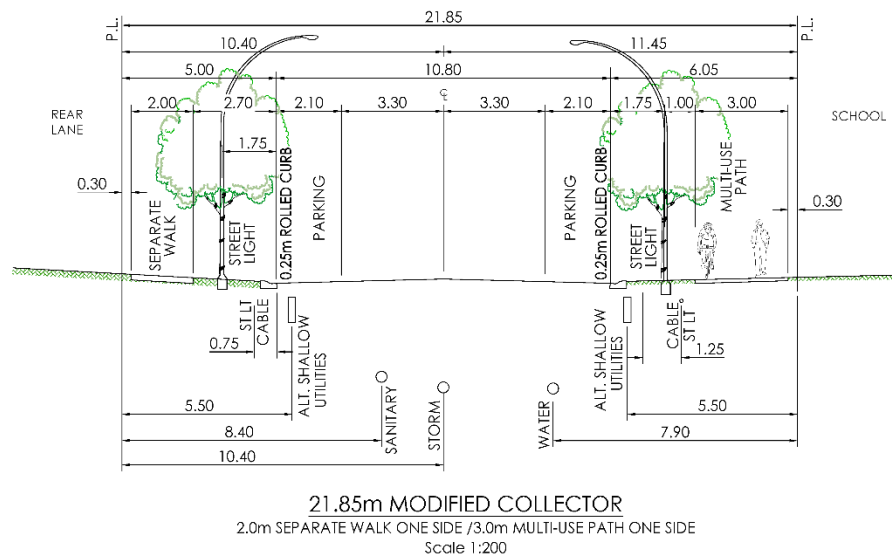
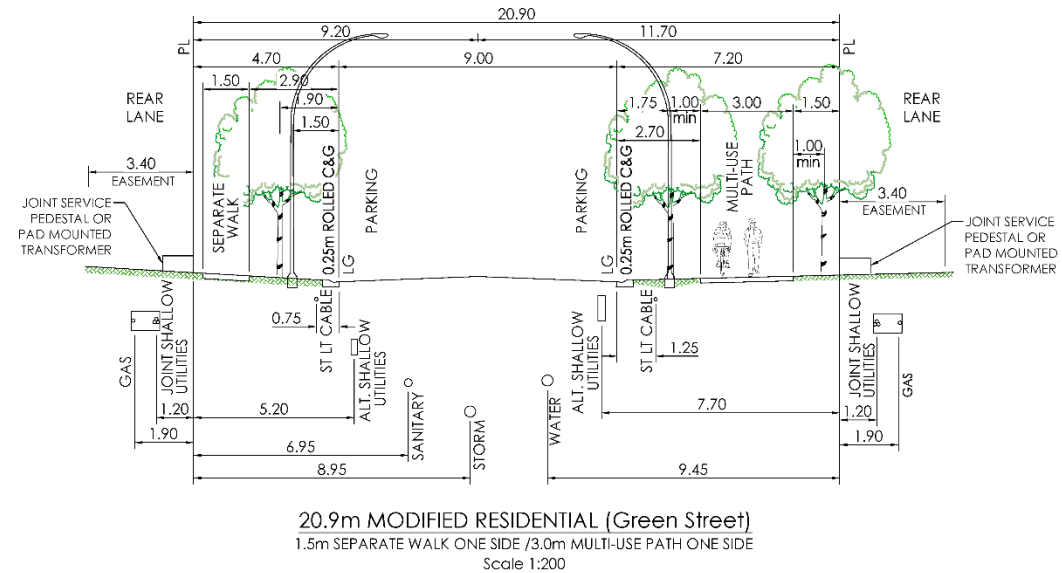
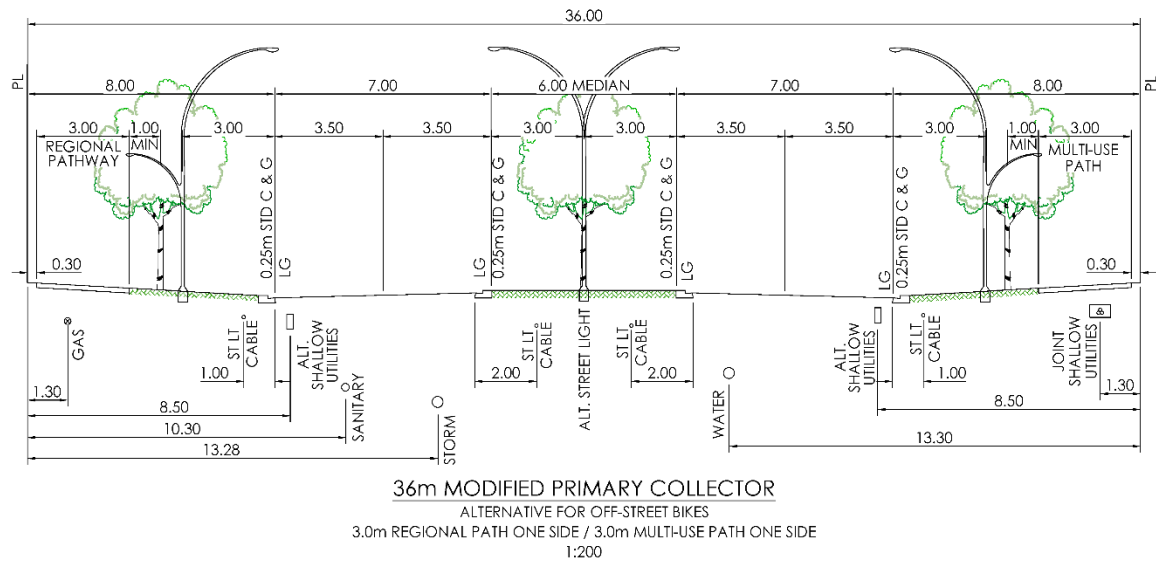
FIGURE 11.0| GLACIER RIDGE



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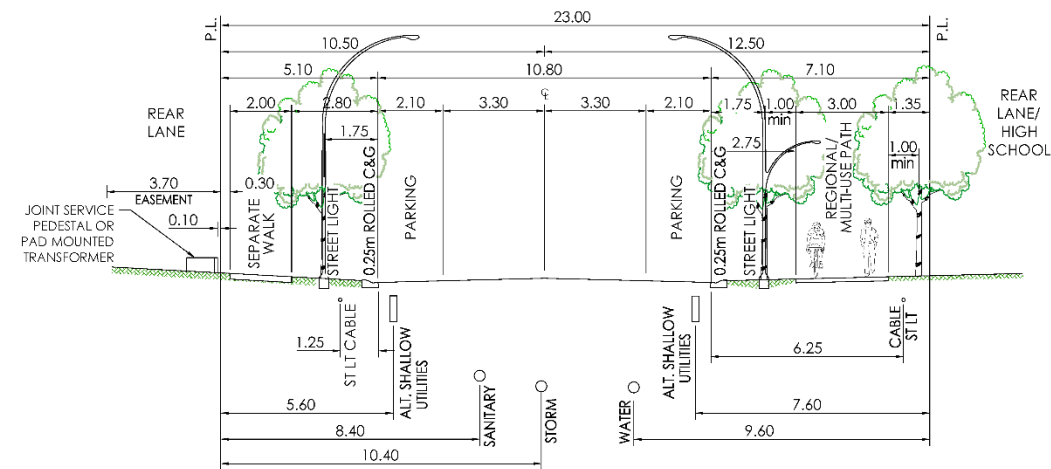
Proposed Outline Plan



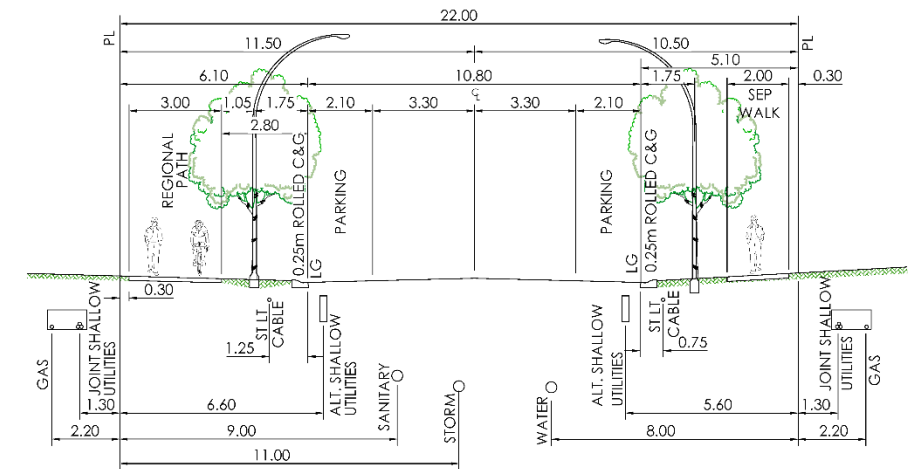
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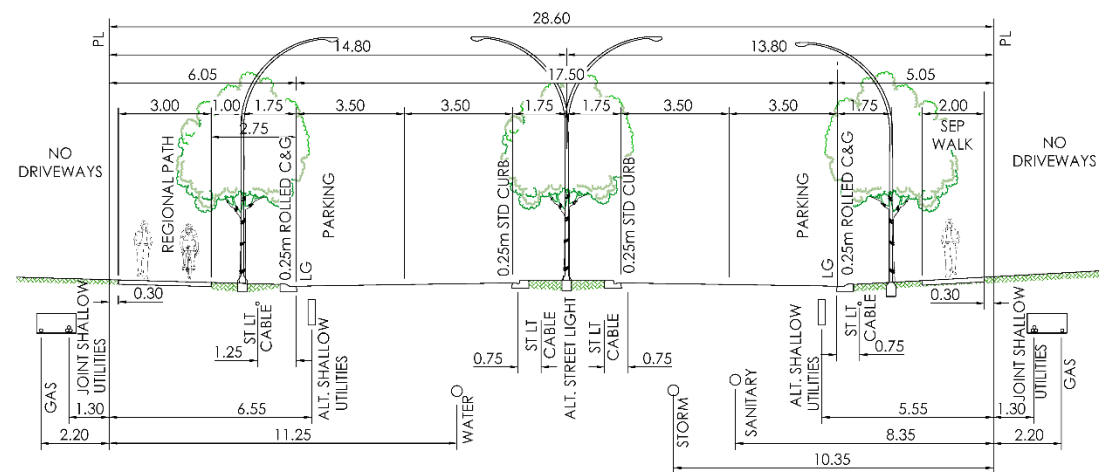
Proposed Outline Plan



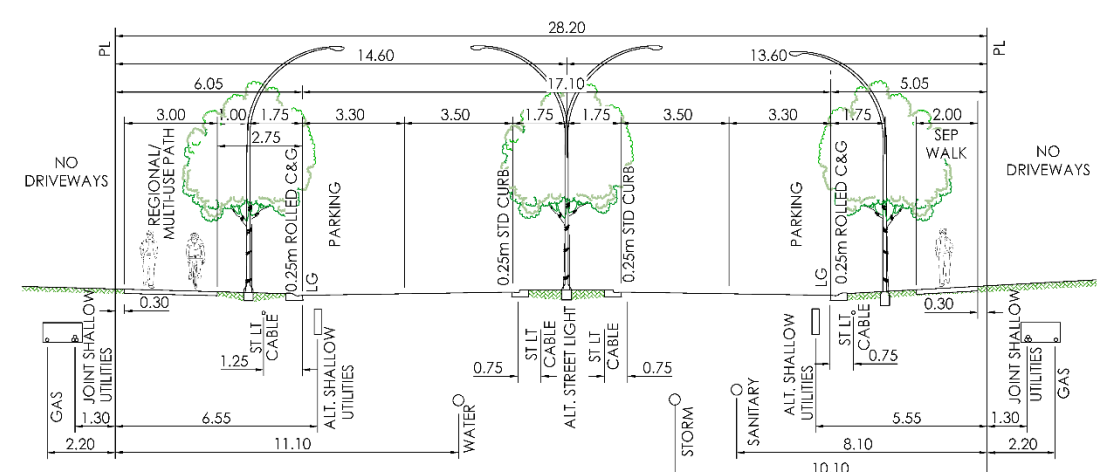
23.0m MODIFIED COLLECTOR (Green Street)
2.0m SEPARATE WALK ONE SIDE / 3.0m REGIONAL or MULTI-USE PATH ONE SIDE
Scale 1:200



22.00m MODIFIED COLLECTOR
3.0m REGIONAL PATH ONE SIDE/2.0m SEPARATE WALK ONE SIDE
1:200



28.60m MODIFIED PRIMARY COLLECTOR
3.0m REGIONAL PATH ONE SIDE/2.0m SEPARATE WALK ONE SIDE - BUS ROUTE
1:200



28.20m MODIFIED PRIMARY COLLECTOR
3.0m REGIONAL or MULTI-USE PATH ONE SIDE/2.0m SEPARATE WALK ONE SIDE - BUS ROUTE
1:200

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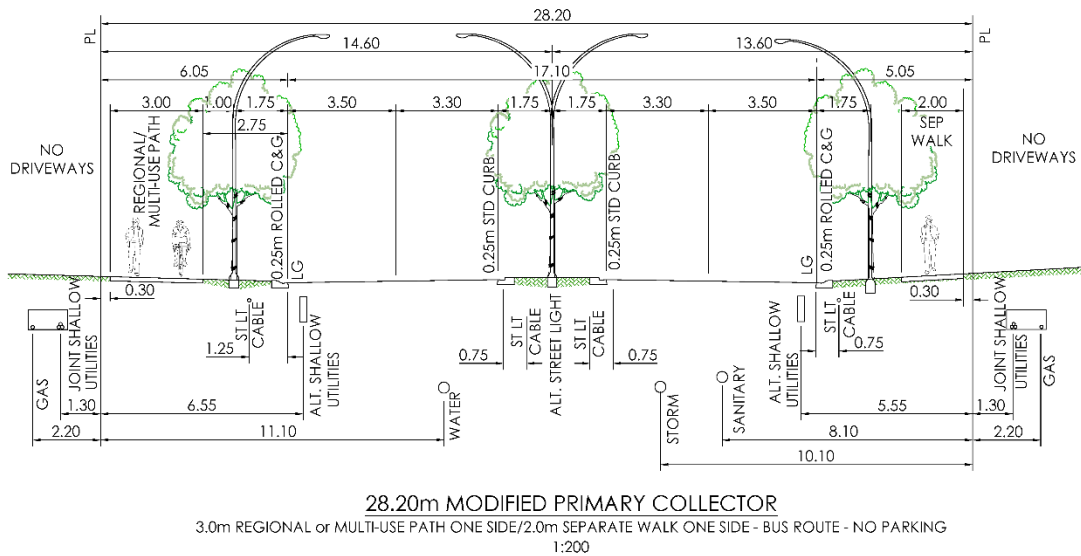
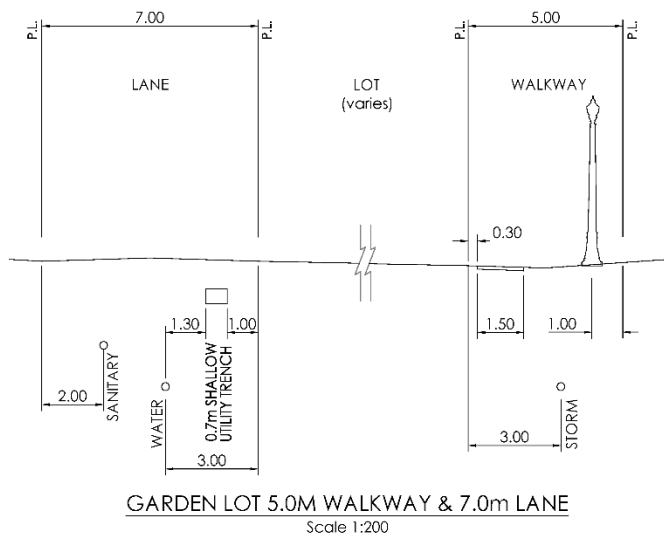
FIGURE 13.0| GLACIER RIDGE
Street Cross Sections



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FIGURE 14.0| GLACIER RIDGE
Street Cross Sections



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