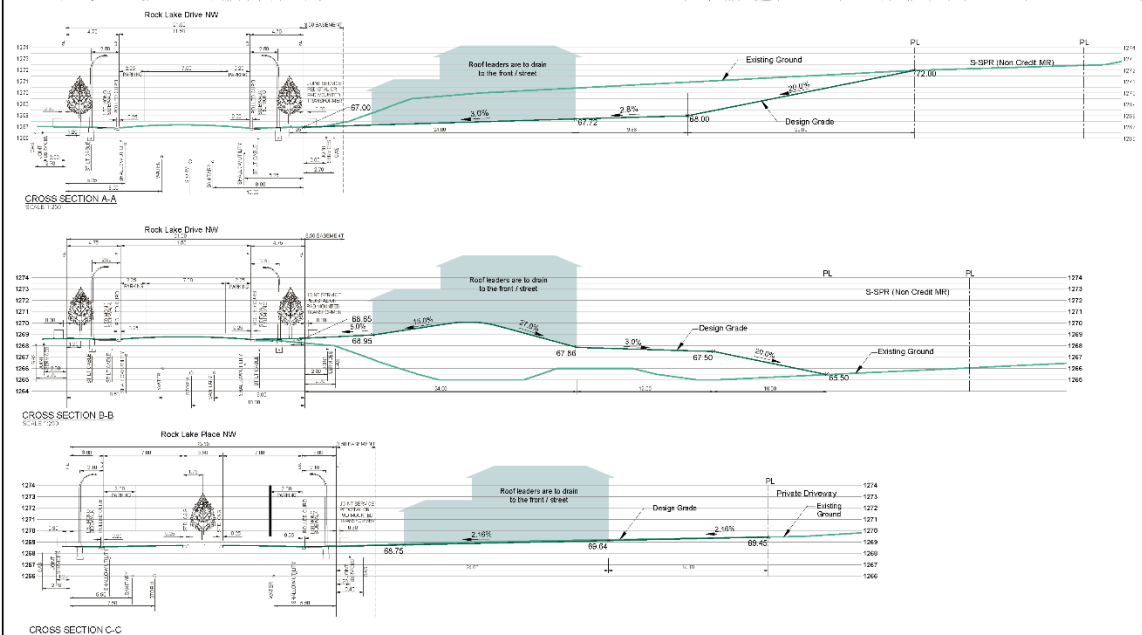
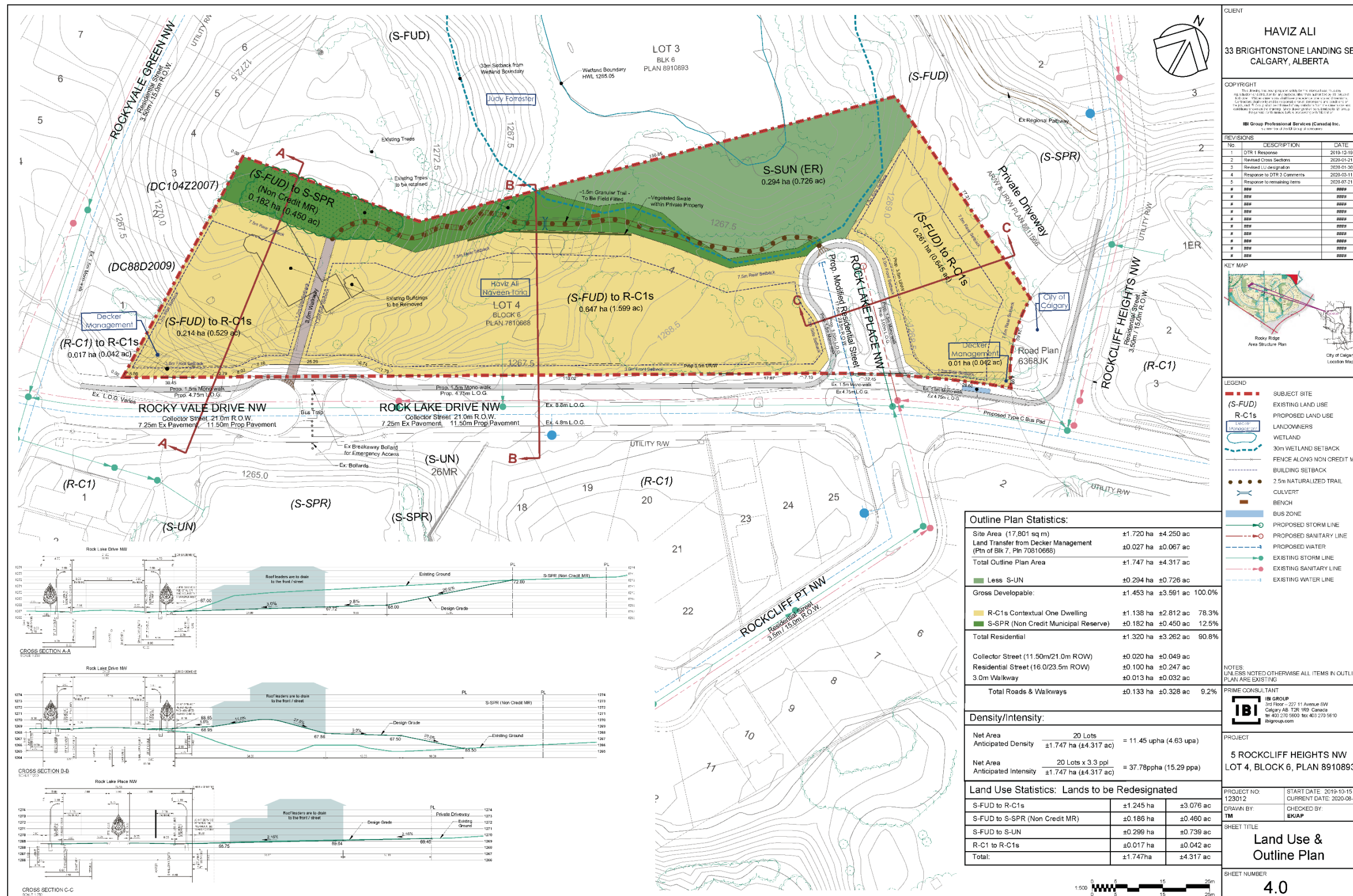


Proposed Outline Plan



Outline Plan Statistics:

Site Area (17,801 sq m)	±1.720 ha ±4.250 ac
Land Transfer from Decker Management (Pth of Blk 7, Pln 70810668)	±0.027 ha ±0.067 ac
Total Outline Plan Area	±1.747 ha ±4.317 ac
Less S-UN	±0.294 ha ±0.726 ac
Gross Developable:	±1.453 ha ±3.591 ac 100.0%
R-C1s Contextual One Dwelling	±1.138 ha ±2.812 ac 78.3%
S-SPR (Non Credit Municipal Reserve)	±0.182 ha ±0.450 ac 12.5%
Total Residential	±1.320 ha ±3.262 ac 90.8%
Collector Street (11.50m/21.0m ROW)	±0.020 ha ±0.049 ac
Residential Street (16.0/23.5m ROW)	±0.100 ha ±0.247 ac
3.0m Walkway	±0.013 ha ±0.032 ac
Total Roads & Walkways	±0.133 ha ±0.328 ac 9.2%

Density/Intensity:

Net Area	20 Lots	= 11.45 upha (4.63 upa)
Anticipated Density	±1.747 ha (±4.317 ac)	
Net Area	20 Lots x 3.3 ppl	= 37.78ppha (15.29 ppa)
Anticipated Intensity	±1.747 ha (±4.317 ac)	

Land Use Statistics: Lands to be Redesignated

S-FUD to R-C1s	±1.245 ha	±3.076 ac
S-FUD to S-SPR (Non Credit MR)	±0.186 ha	±0.460 ac
S-FUD to S-UN	±0.299 ha	±0.739 ac
R-C1 to R-C1s	±0.017 ha	±0.042 ac
Total:	±1.747 ha	±4.317 ac



CLIENT
HAVIZ ALI
33 BRIGHTONSTONE LANDING SE
CALGARY, ALBERTA

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REVISIONS

No	DESCRIPTION	DATE
1	DTR 1 Response	2019-12-19
2	Revised Cross Sections	2020-01-21
3	Revised LU designation	2020-01-30
4	Response to DTR 3 Comments	2020-05-11
5	Response to remaining items	2020-07-21

KEY MAP
Rocky Ridge Area Structure Plan
City of Calgary Location Map

LEGEND

- SUBJECT SITE
- (S-FUD) EXISTING LAND USE
- R-C1s PROPOSED LAND USE
- LANDOWNERS
- WETLAND
- 30m WETLAND SETBACK
- FENCE ALONG NON CREDIT MR
- BUILDING SETBACK
- 2.5m NATURALIZED TRAIL
- CULVERT
- BENCH
- BUS ZONE
- PROPOSED STORM LINE
- PROPOSED SANITARY LINE
- PROPOSED WATER
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE

NOTES
UNLESS NOTED OTHERWISE ALL ITEMS IN OUTLINE PLAN ARE EXISTING

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PROJECT
5 ROCKCLIFF HEIGHTS NW
LOT 4, BLOCK 6, PLAN 8910893

PROJECT NO: 123012
START DATE: 2019-10-15
CURRENT DATE: 2020-08-14

DRAWN BY: TM
CHECKED BY: BKAP

SHEET TITLE
Land Use & Outline Plan

SHEET NUMBER
4.0

Proposed Outline Plan

