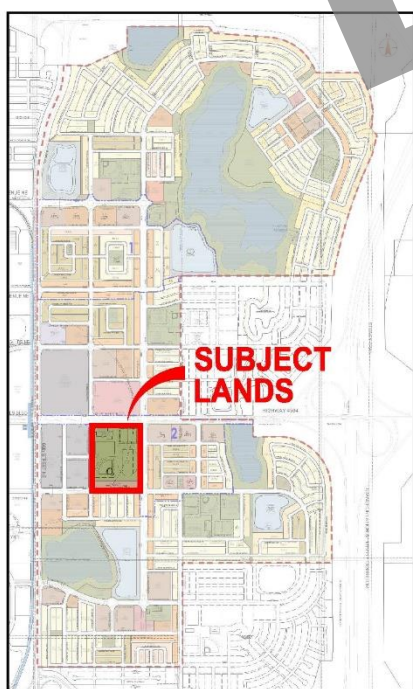
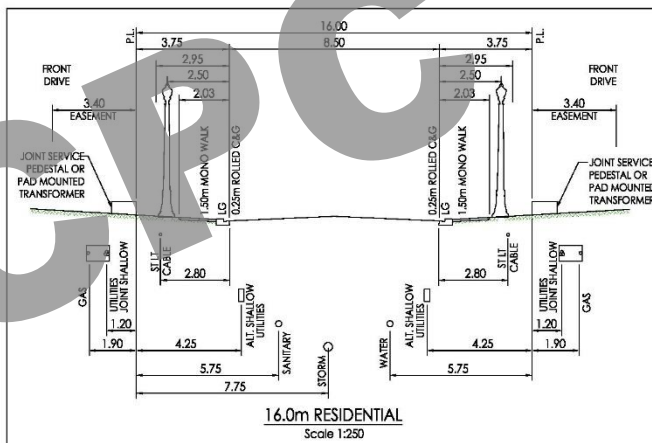
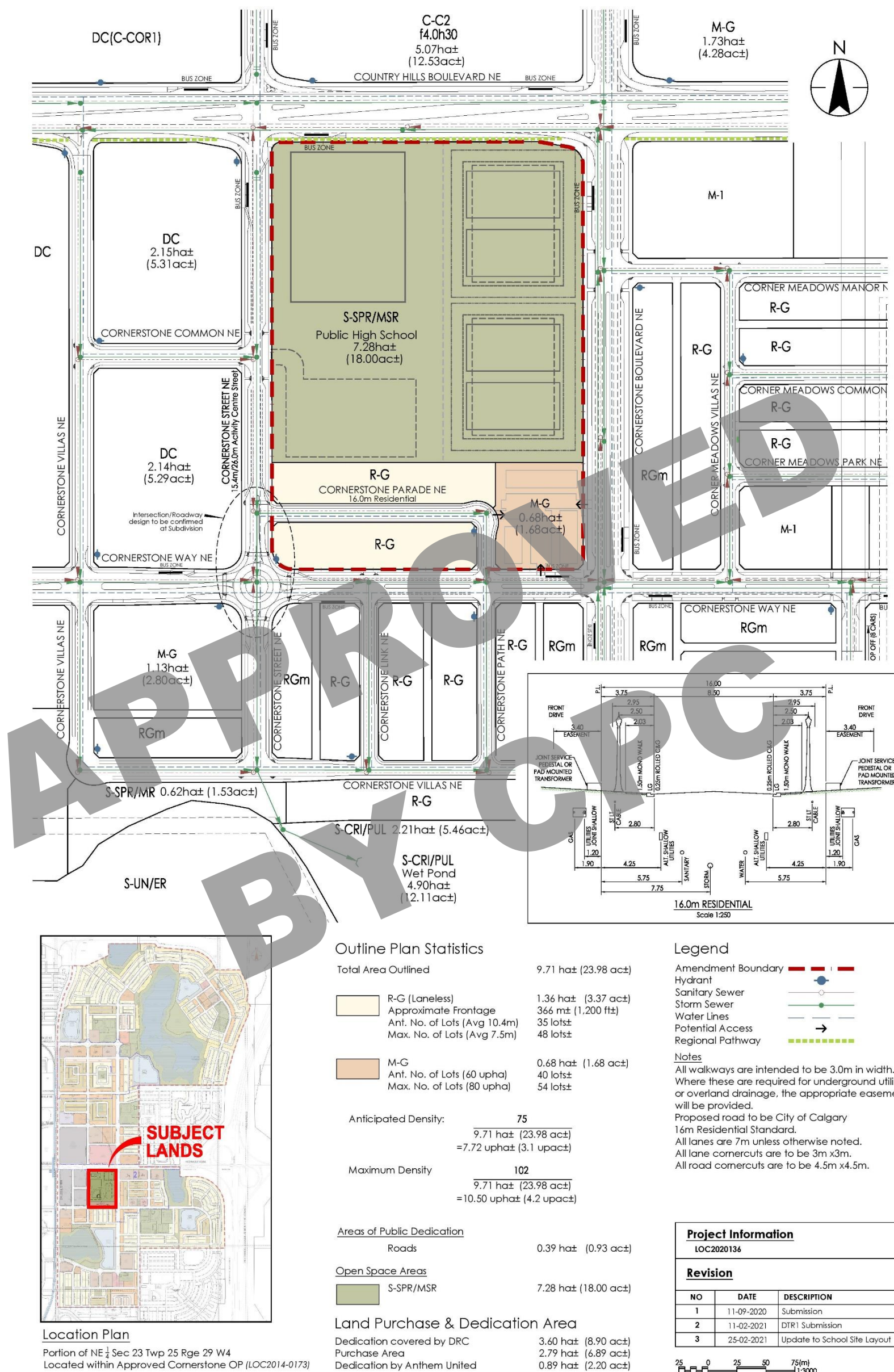


Approved Outline Plan

Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



Location Plan
Portion of NE 1/4 Sec 23 Twp 25 Rge 29 W4
Located within Approved Cornerstone OP (LOC2014-0173)

Outline Plan Statistics

Total Area Outlined	9.71 ha± (23.98 ac±)
R-G (Laneless)	1.36 ha± (3.37 ac±)
Approximate Frontage	366 m± (1,200 ft±)
Ant. No. of Lots (Avg 10.4m)	35 lot±
Max. No. of Lots (Avg 7.5m)	48 lot±
M-G	0.68 ha± (1.68 ac±)
Ant. No. of Lots (60 upha)	40 lot±
Max. No. of Lots (80 upha)	54 lot±
Anticipated Density:	75
	9.71 ha± (23.98 ac±)
	=7.72 upha± (3.1 upac±)
Maximum Density	102
	9.71 ha± (23.98 ac±)
	=10.50 upha± (4.2 upac±)

Areas of Public Dedication

Roads	0.39 ha± (0.93 ac±)
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Open Space Areas

S-SPR/MSR	7.28 ha± (18.00 ac±)
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Land Purchase & Dedication Area

Dedication covered by DRC	3.60 ha± (8.90 ac±)
Purchase Area	2.79 ha± (6.89 ac±)
Dedication by Anthem United	0.89 ha± (2.20 ac±)

Legend

- Amendment Boundary
- Hydrant
- Sanitary Sewer
- Storm Sewer
- Water Lines
- Potential Access
- Regional Pathway

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.
Proposed road to be City of Calgary 16m Residential Standard.
All lanes are 7m unless otherwise noted.
All lane comercuts are to be 3m x3m.
All road comercuts are to be 4.5m x4.5m.

Project Information

LOC2020136

Revision

NO	DATE	DESCRIPTION
1	11-09-2020	Submission
2	11-02-2021	DTR1 Submission
3	25-02-2021	Update to School Site Layout

25 0 25 50 75(m)
1:3000

FIGURE 1.0 | CORNERSTONE

Outline Plan Amendment

PREPARED FOR: ANTHEM UNITED

V:\1165\active\116500540\200_planning\300_Outline Plan\00_cad\116500540_op-school.dwg Layout: op



116500540

February 25, 2021

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