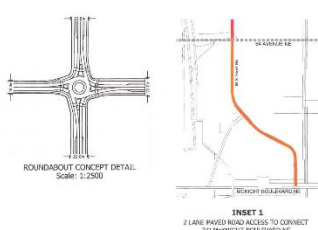
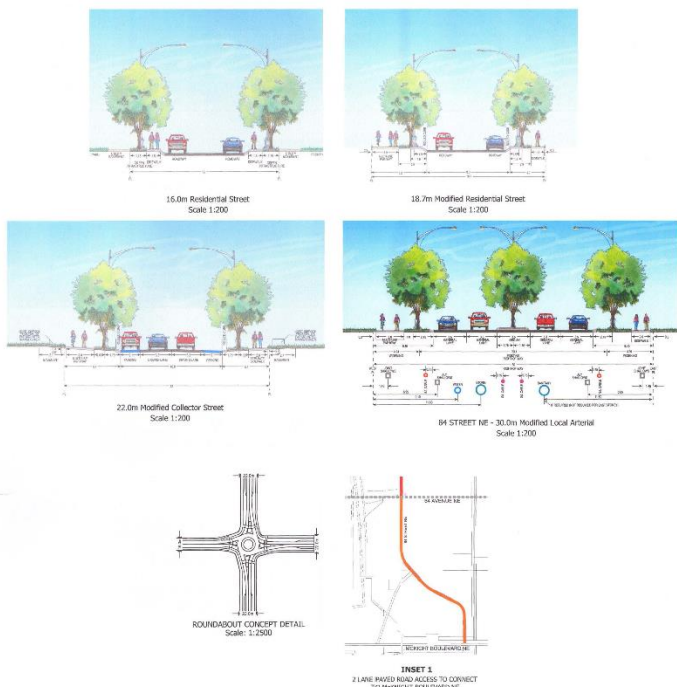


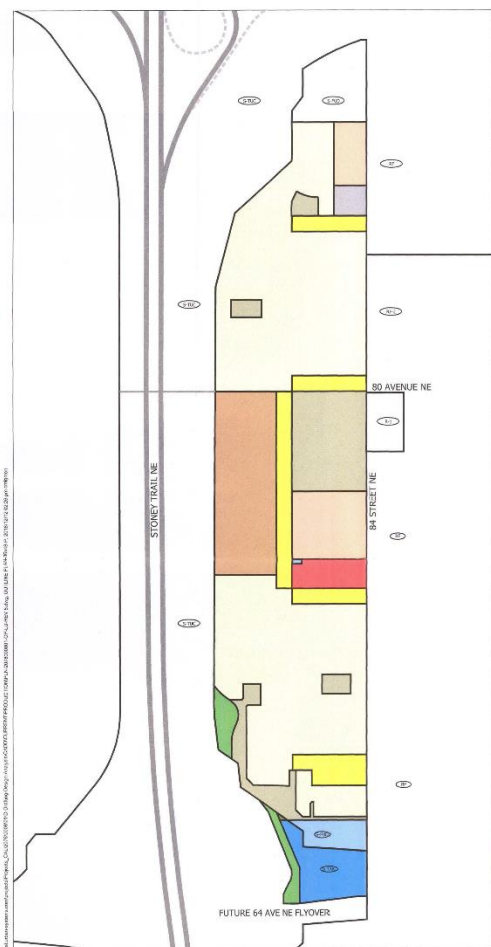
Approved Outline Plan – LOC2017-0111

ROAD CROSS SECTIONS

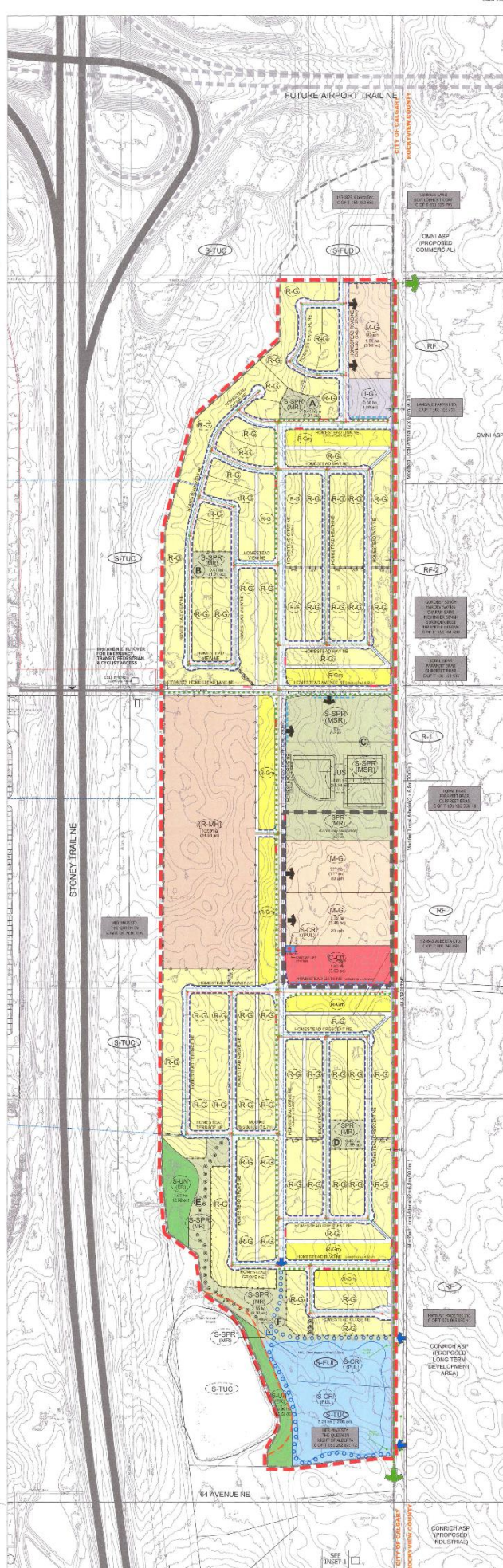


LAND USE PLAN

	Hectares	Acres	%
Gross Area	96.15	237.59	
S-FUD to R-G (Residential - Low Density Mixed Housing District)	49.94	123.40	52
S-FUD to R-Gm (Residential - Low Density Mixed Housing District)	7.95	19.64	8
S-FUD to R-MH (Residential Manufactured Home District)	10.46	25.85	11
S-FUD to M-G (Multi-Residential - At Grade Housing District)	6.86	16.95	7
S-FUD to C-C (Commercial Community - 1 District)	1.97	4.87	2
S-FUD to I-G (Industrial - General District)	0.93	2.29	1
S-FUD to S-CU (Special Purpose - Community Service District)	3.57	8.82	4
S-FUD to S-OU (Special Purpose - School, Park and Community Reserve District)	1.82	4.50	2
S-FUD to S-SPR (Special Purpose - School, Park and Community Reserve District)	10.93	27.01	11
S-FUD to S-FUN (Urban Nature District)	0.63	1.57	1
S-FUD to S-UN (Urban Nature District)	1.94	4.79	5



OUTLINE PLAN



CONTEXT PLAN



OUTLINE PLAN LEGEND

- EAST STONEY AREA STRUCTURE PLAN BOUNDARY
- OUTLINE PLAN BOUNDARY
- NAC BOUNDARY
- EXISTING LAND USE
- PROPOSED LAND USE
- ENVIRONMENTAL RESERVE
- MUNICIPAL RESERVE
- MUNICIPAL SCHOOL RESERVE
- PUBLIC UTILITY LOT
- LAND OWNER
- 84 STREET ROAD WIDENING (5.0m)
- SEPARATE SIDEWALKS
- REGIONAL PATHWAY (3.0m)
- GREEN CORRIDOR (3.0m)
- PATHWAY/MAINTENANCE ACCESS (0.5m)
- EXISTING CONTOUR
- ROAD DESIGNATION
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BUS PAD LOCATION
- RIGHT TURN-IN AND RIGHT TURN-OUT ONLY
- ACCESS (ACCESS TO SITES)
- POND MAINTENANCE ACCESS

OUTLINE PLAN STATISTICS

	No.	Acres	%
Gross Developable Area	96.15	237.59	
Net Developable Area	94.24	232.87	100
S-FUD (Urban Nature District)	1.91	4.72	
R-G (Residential - Low Density Mixed Housing District)	36.52	90.24	39
R-Gm (Residential - Low Density Mixed Housing District)	5.11	12.63	5
R-MH (Residential Manufactured Home District)	10.09	24.93	11
M-G (Multi-Residential - At Grade Housing District)	6.03	14.90	6
I-G (Industrial - General District)	0.68	1.68	1
C-C (Commercial Community - 1 District)	1.59	3.93	2
S-SPR (Special Purpose - School, Park and Community Reserve District)	9.84	24.31	10
S-CU (Special Purpose - Community Service District)	3.27	8.13	8
S-OU (Special Purpose - School, Park and Community Reserve District)	10.11	25.21	10
ROADS	19.11	47.22	20
Road Widening (84 Street NE)	1.17	2.89	
Road - Original Road Allowance (20.22m)	6.44	16.01	
Road - Collector Street (22.0m)	6.97	17.41	
Road - Resistor Collector Street (20.0m)	2.97	7.42	
Road - Resistor Collector Street (28.0m)	4.29	10.61	
Road - Arterial (16.0m)	6.20	15.53	
Road - Lane (7.0m) & Walkway (2.0m)	2.31	5.79	
	94.24	232.81	100

Density Calculations	DENSITY ANALYSIS				
	Product Type	Intensity	Average Lot Area	Anticipated Density	Maximum Density
R-G - Single Family	1000/1.0	30.00	30.00	10.0	10.0
R-Gm - Single Family	1000/1.0	30.00	30.00	10.0	10.0
R-MH - Residential Manufactured Home District	1000/1.0	30.00	30.00	10.0	10.0
M-G - Multi-Residential - At Grade	1000/1.0	30.00	30.00	10.0	10.0
I-G - Industrial - General District	1000/1.0	30.00	30.00	10.0	10.0
C-C - Commercial Community - 1 District	1000/1.0	30.00	30.00	10.0	10.0
S-SPR - Special Purpose - School, Park and Community Reserve District	1000/1.0	30.00	30.00	10.0	10.0
S-CU - Special Purpose - Community Service District	1000/1.0	30.00	30.00	10.0	10.0
S-OU - Special Purpose - School, Park and Community Reserve District	1000/1.0	30.00	30.00	10.0	10.0
S-FUN - Urban Nature District	1000/1.0	30.00	30.00	10.0	10.0
S-UN - Urban Nature District	1000/1.0	30.00	30.00	10.0	10.0

- NOTES**
- Information outside of the Outline Plan boundary is provided for information purposes only.
 - Colour Shaded = 0.5 meters.
 - All dimensions shown in meters.
 - That subject to change without notice.
 - All lanes are 7.0m wide.
 - Lanes are enclosed within the Road Storey ASP.
 - High Water Level (HWL) of pond is conceptual only and will be confirmed at final design.

APPROVED BY CPC, October 18, 2018
(LOC-2017-0111)

Product Type	Intensity	Average Lot Area	Anticipated Density	Maximum Density
R-G - Single Family	1000/1.0	30.00	30.00	10.0
R-Gm - Single Family	1000/1.0	30.00	30.00	10.0
R-MH - Residential Manufactured Home District	1000/1.0	30.00	30.00	10.0
M-G - Multi-Residential - At Grade	1000/1.0	30.00	30.00	10.0
I-G - Industrial - General District	1000/1.0	30.00	30.00	10.0
C-C - Commercial Community - 1 District	1000/1.0	30.00	30.00	10.0
S-SPR - Special Purpose - School, Park and Community Reserve District	1000/1.0	30.00	30.00	10.0
S-CU - Special Purpose - Community Service District	1000/1.0	30.00	30.00	10.0
S-OU - Special Purpose - School, Park and Community Reserve District	1000/1.0	30.00	30.00	10.0
S-FUN - Urban Nature District	1000/1.0	30.00	30.00	10.0
S-UN - Urban Nature District	1000/1.0	30.00	30.00	10.0



2078.0008.01
Date: 2018.08.13
OUTLINE PLAN
PLN-OP/LU-5

Scale: 1:3000



CITY OF CALGARY

HOMESTEAD OUTLINE PLAN

Portions of NE, SE 12-25-29-4 and Portions NE, SE 13-25-29-4