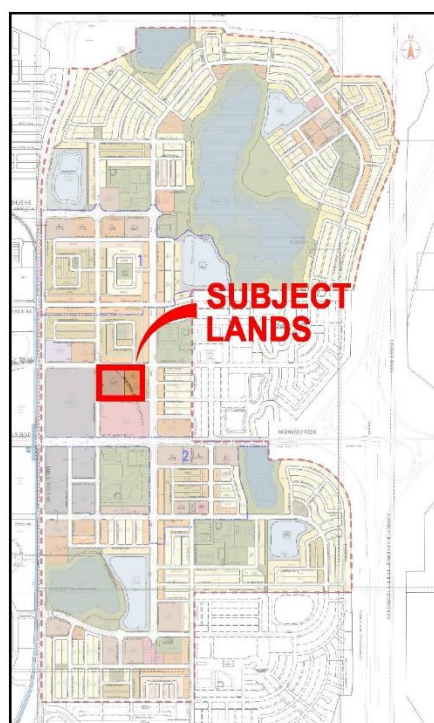
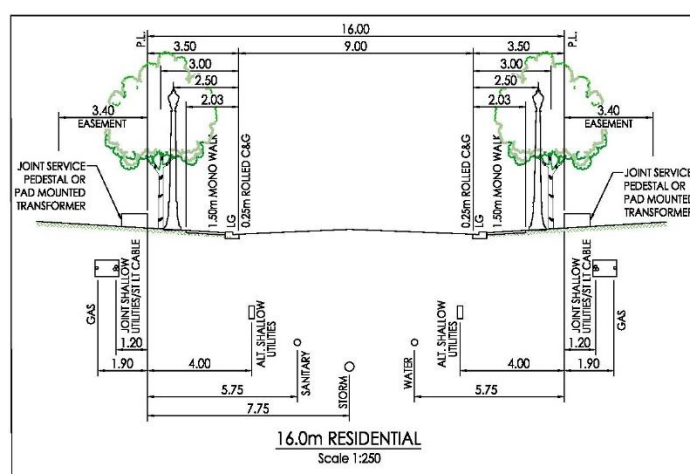
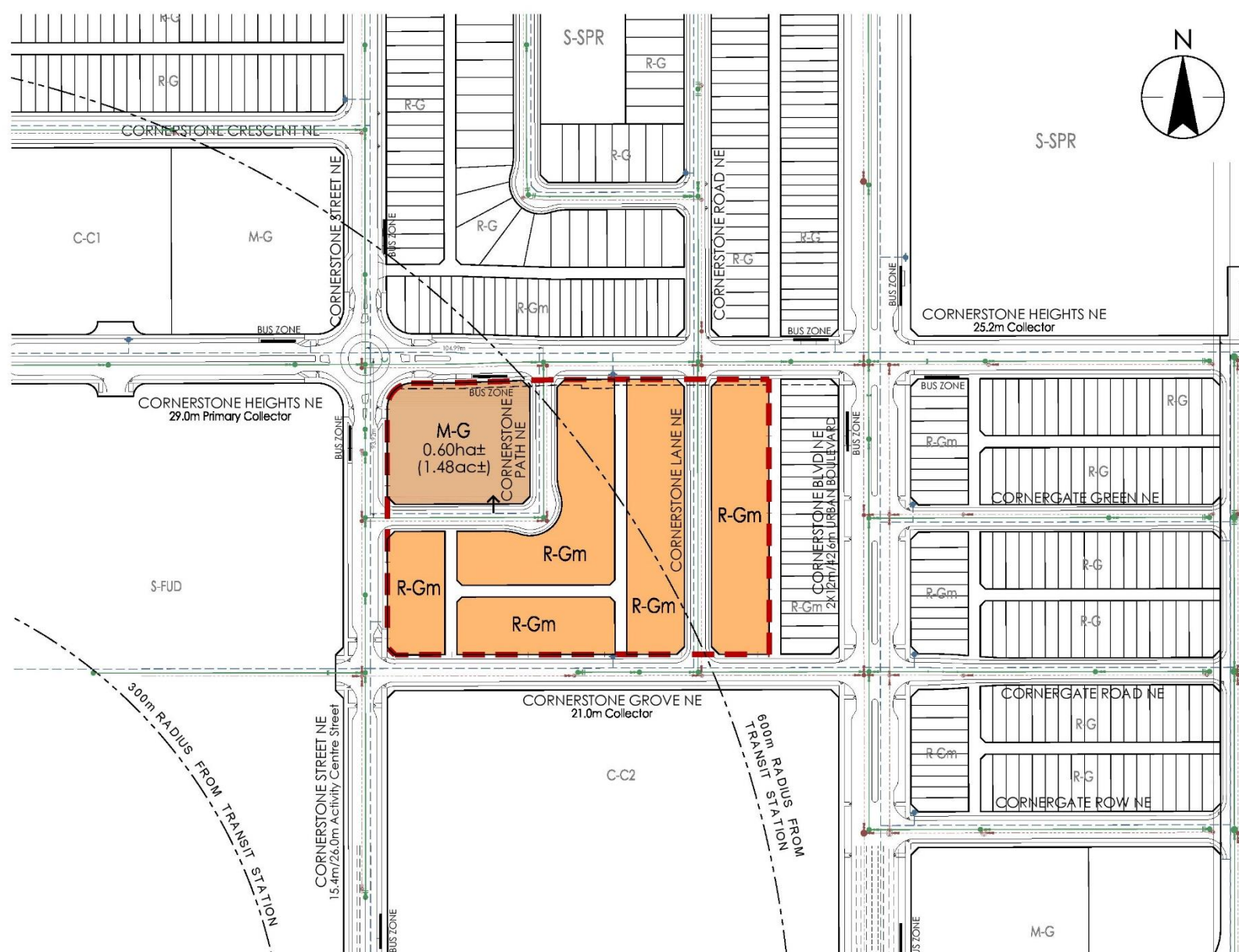


Proposed Outline Plan

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 26 Twp 25 Rge 29 W4
Located within Approved Cornerstone OP (LOC2014-0173)

Outline Plan Statistics

| | |
|-----------------------------|---------------------|
| Total Area Outlined | 3.64 ha± (8.98 ac±) |
| R-Gm | 2.25 ha± (5.57 ac±) |
| Approximate Frontage | 651 m± (2,135 ft±) |
| Ant. No. of Lots (Avg 6.7m) | 97 lots± |
| Max. No. of Lots (Avg 5.0m) | 130 lots± |
| M-G | 0.60 ha± (1.48 ac±) |
| Ant. No. of Lots (60 upha) | 36 lots± |
| Max. No. of Lots (80 upha) | 48 lots± |

| | |
|----------------------|---|
| Anticipated Density: | 133 |
| | $\frac{3.64 \text{ ha± (8.98 ac±)}}{=36.53 \text{ upha± (14.8 upac±)}}$ |
| Maximum Density | 178 |
| | $\frac{3.64 \text{ ha± (8.98 ac±)}}{=48.90 \text{ upha± (19.8 upac±)}}$ |

| | |
|----------------------------|---------------------|
| Areas of Public Dedication | |
| Roads | 0.79 ha± (1.93 ac±) |

Land Use Redesignation Statistics

| | |
|-------------|---------------------|
| M-1 to M-G | 0.73 ha± (1.80 ac±) |
| M-1 to R-Gm | 1.40 ha± (3.45 ac±) |
| M-G to R-Gm | 1.51 ha± (3.73 ac±) |
| Total Area | 3.64 ha± (8.98 ac±) |

Legend

| | |
|--------------------|--|
| Amendment Boundary | |
| Hydrant | |
| Sanitary Sewer | |
| Storm Sewer | |
| Water Lines | |
| Potential Access | |

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 | | |
|---------------------|------------|-----------------|
| LOC2021-0083 | | |
| Revision | | |
| NO | DATE | DESCRIPTION |
| 1 | 14-05-2021 | Submission |
| 2 | 01-06-2021 | IFR Comments |
| 3 | 17-09-2021 | DTR1 Submission |

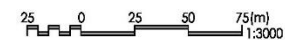
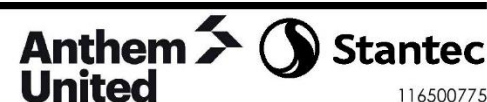


FIGURE 1.0 | CORNERSTONE

Outline Plan Amendment

PREPARED FOR: ANTHEM UNITED

V:\1165\active\116500775\200_planning\300_outline_plan\00_cad\116500775_ph11_oplu_dtr1.dwg Layout.op



116500775
October 2021

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