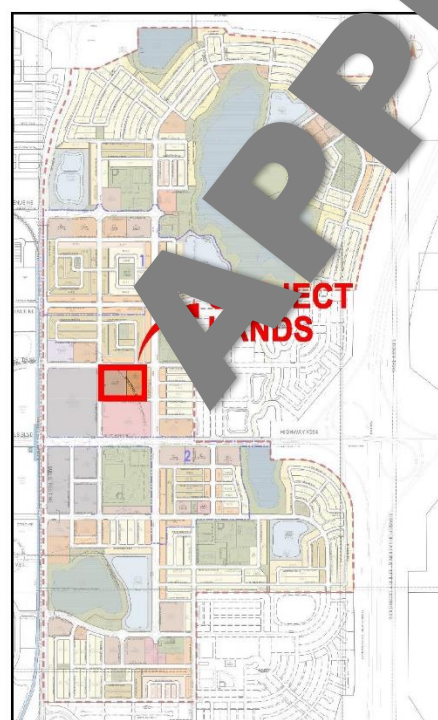
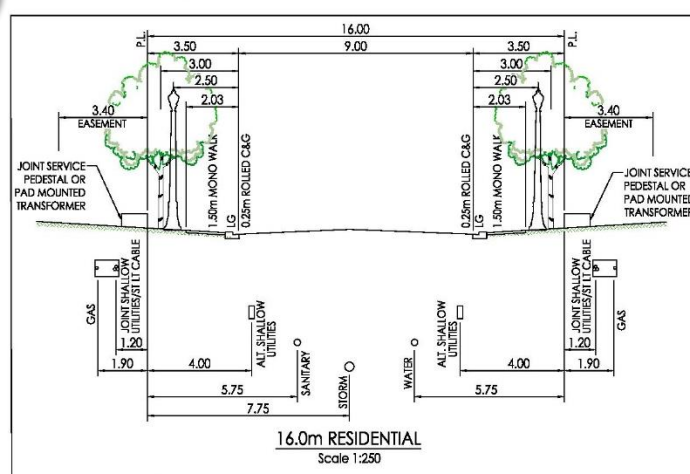
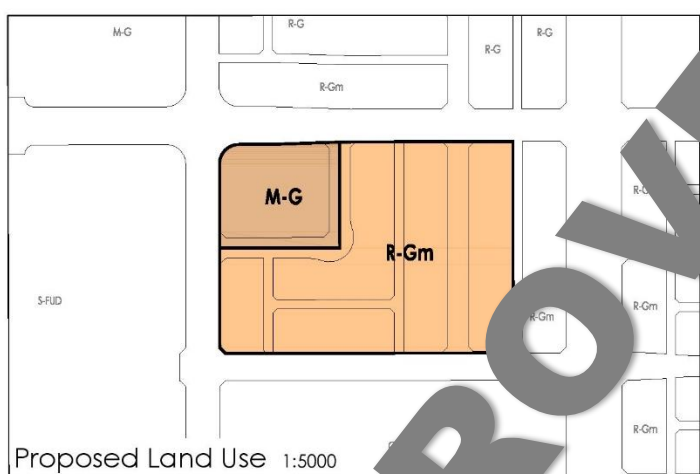
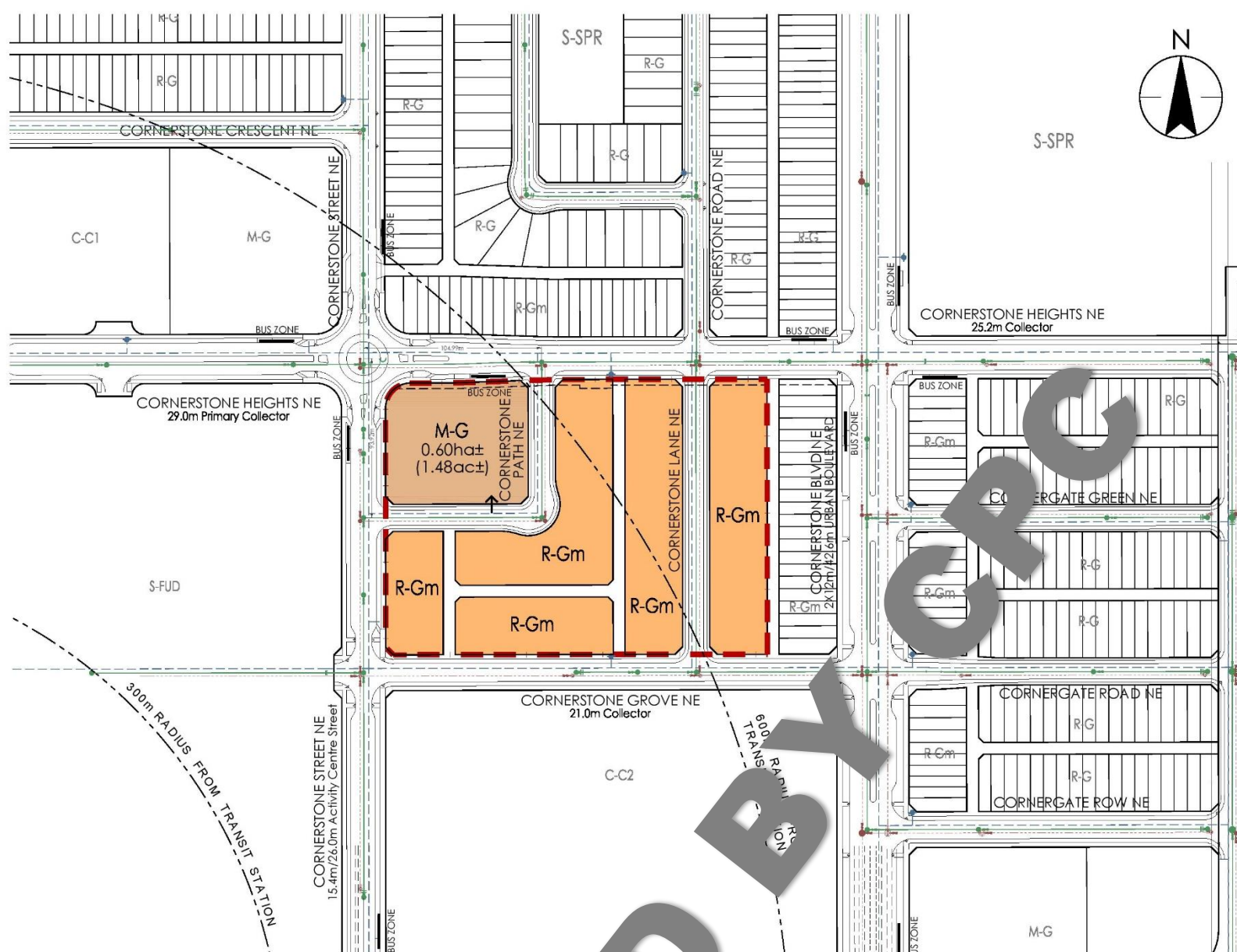


Approved Outline Plan

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 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
	$\frac{3.64 \text{ ha±} (8.98 \text{ ac±})}{28.1 \text{ ha±} (69.5 \text{ ac±})}$
	=36.53 upha± (14.8 upac±)
Maximum Density	178
	$\frac{3.64 \text{ ha±} (8.98 \text{ ac±})}{23.2 \text{ ha±} (57.4 \text{ ac±})}$
	=48.90 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

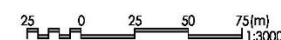
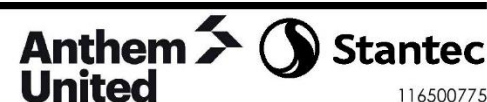


FIGURE 1.0 | CORNERSTONE

Outline Plan Amendment

PREPARED FOR: ANTHEM UNITED

V:\1165\active\116500775\200_planning\300_outline_plan\00_cad\116500775_ph11_aplu_dtr1.dwg Layout:op



116500775
October 2021

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