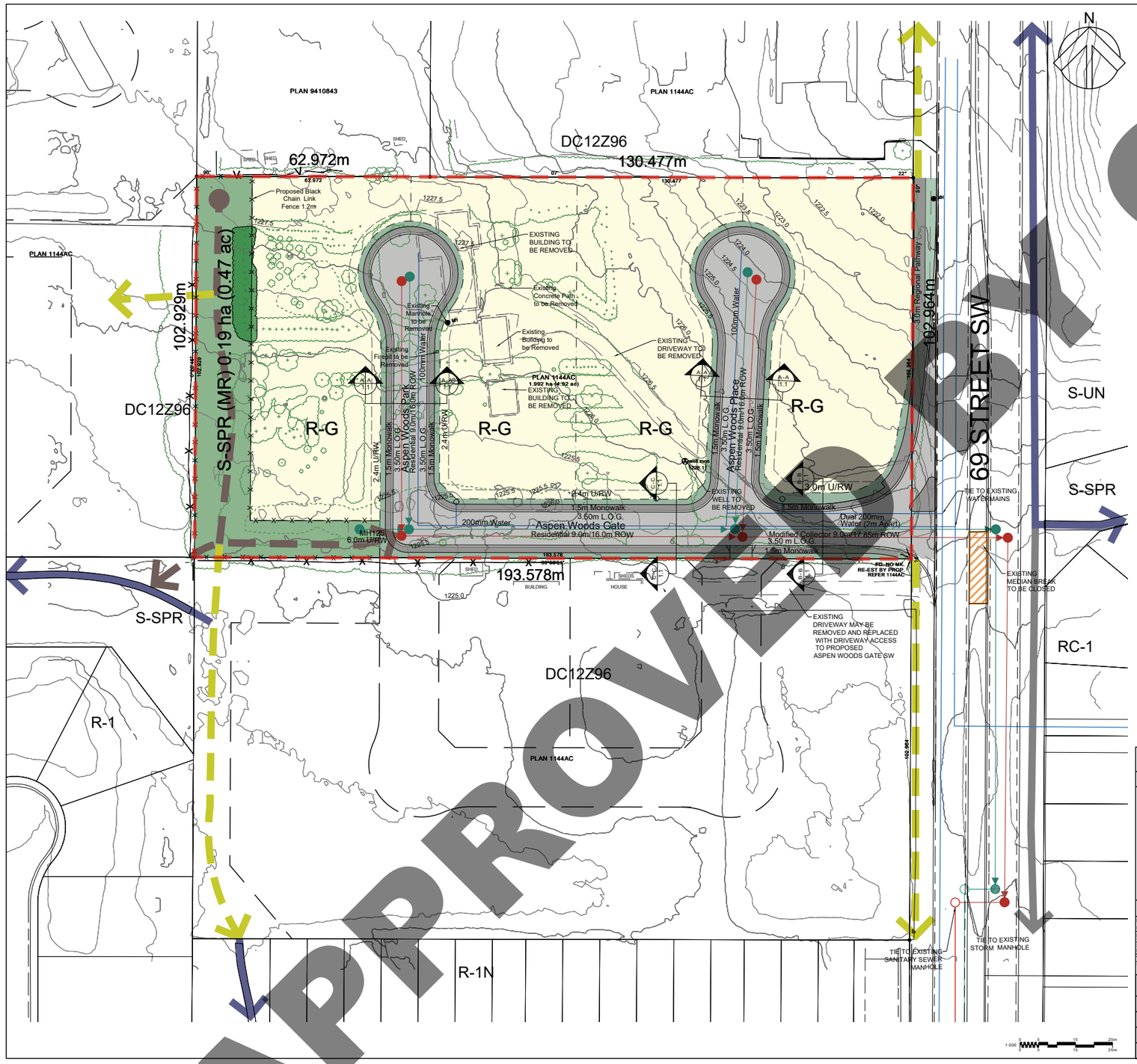
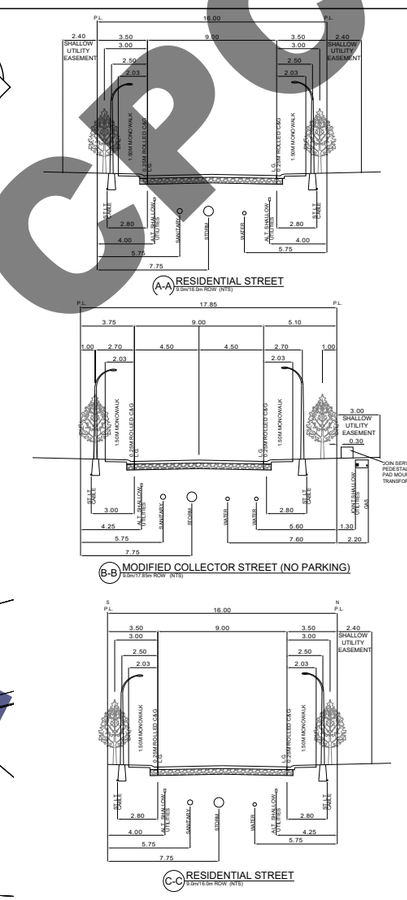
Approved Outline Plan





Outline Plan Statistics:

Gross Area:	±1.99 ha	±4.92ac	
Gross Developable:	±1.99 ha	±4.92 ac	100%
Residential			
R-G	±1.26 ha	±3.11 ac	63%
Park / Open Space			
S-SPR	±0.19 ha	±0.47 ac	10%
Roads			
Residential (8.5m/16.0m ROW)	±0.54 ha	±1.33 ac	27%

Density/Intensity:

Land Use	Area (ha)	Area (ac)	Building Type	Anticipated /Max Units	People per Unit	Home Based Jobs	People	Jobs & People	Intensity	Density (UPH)	Density (UPA)
R-G	1.26	3.11	Single detached	33	3.63	4	120	124			
S-SPR	0.19	0.47	N/A								
Roads	0.54	1.33	N/A								
Total	**1.99**	**4.92**		**33**		**4**	**120**	**124**	**62.21**	**16.61**	**6.71**

** The Intent is to build to the maximum allowable density.

Land Use Statistics:

Lands to be Redesignated		
DC12Z96 to R-G	±1.79 ha	±4.43 ac
DC12Z96 to S-SPR	±0.20 ha	±0.49 ac
Total:	±1.99 ha	±4.92 ac

CLIENT
ELKAY DEVELOPMENTS LTD.
407, 2626 CROYDON DRIVE SOUTH
SURREY, BC V3Z 0S8

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REVISIONS

No.	DESCRIPTION	DATE
1	DTR- REVISIONS	2022-3-21
2	DTR-REVISIONS	2022-04-29
#	####	####
#	####	####
#	####	####
#	####	####
#	####	####
#	####	####
#	####	####
##	####	####
##	####	####
##	####	####
##	####	####
##	####	####
##	####	####

LEGEND
- OUTLINE/LAND USE PLAN BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SIDEWALK
- 0.5m Contours
- EXISTING TREE STANDS
- EXISTING TREE STANDS TO REMAIN
- 1.2m BLACK CHAIN LINK FENCE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- PROPOSED HYDRANT
- R-1s EXISTING LAND USES
- R-G PROPOSED LAND USES
- Name EXISTING LANDOWNERS
- PROPOSED PATHWAY CONNECTIONS
- FUTURE PROPOSED PATHWAYS
- EXISTING PATHWAYS
- EXISTING SIDEWALK

KEY MAP
East Springbank Area Structure Plan

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PROJECT
WEST CALGARY
1459 69TH ST SW, CALGARY, AB
Plan 1144AC, Block A,Lot 7

PROJECT NO: 134933
DRAWN BY: CP
CHECKED BY: BL/AP
PROJECT MGR: BL
APPROVED BY:

SHEET TITLE
LAND USE & OUTLINE PLAN

SHEET NUMBER
7.0

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APPROVED CPC