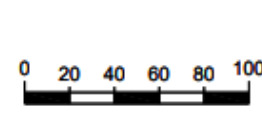
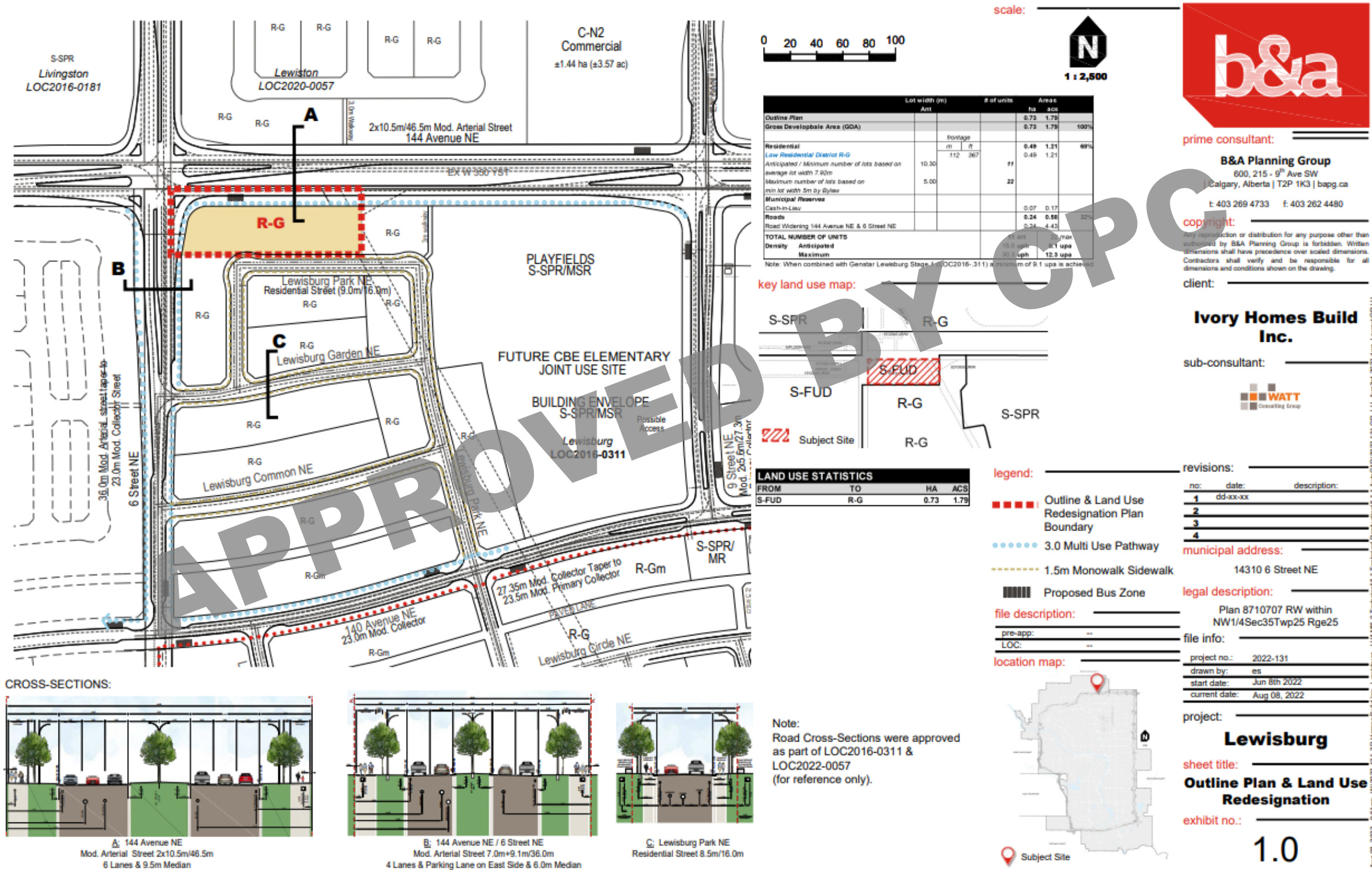


Approved Outline Plan

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



scale: **1 : 2,500**



prime consultant:
B&A Planning Group
600, 215 - 9th Ave SW
Calgary, Alberta | T2P 1K3 | bapg.ca
t: 403 289 4733 f: 403 262 4480

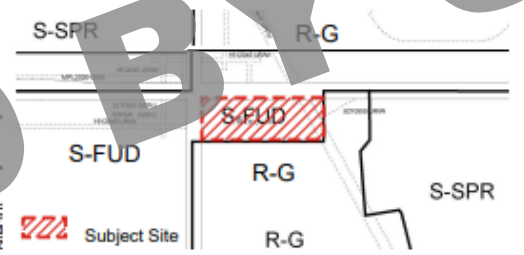
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client:
Ivory Homes Build Inc.

sub-consultant:
WATT Consulting Group

Outline Plan	Lot width (m)		# of units	Area	
	Ant	Post		ha	acs
Gross Developable Area (GOA)				0.73	1.79
Residential				0.49	1.21
Low Residential Density R-G	10.30	112	367	0.49	1.21
Anticipated / Minimum number of lots based on average lot width 7.90m					
Maximum number of lots based on min lot width 5m by Bylaw	5.00		22		
Municipal Reserve				0.07	0.17
Cash-in-Lieu				0.24	0.60
Roads				0.24	0.60
Road Widening 144 Avenue NE & 6 Street NE				0.24	0.60
TOTAL NUMBER OF UNITS				14.9	36.1
Density				20.3	49.8
Maximum				20.3	49.8

key land use map:



LAND USE STATISTICS			
FROM	TO	HA	ACS
S-FUD	R-G	0.73	1.79

- legend:**
- Outline & Land Use Redesignation Plan Boundary
 - 3.0 Multi Use Pathway
 - 1.5m Monowalk Sidewalk
 - Proposed Bus Zone
- file description:** _____
pre-app: _____
LOC: _____
- location map:** _____

revisions:

no:	date:	description:
1	dd-xx-xx	
2		
3		
4		

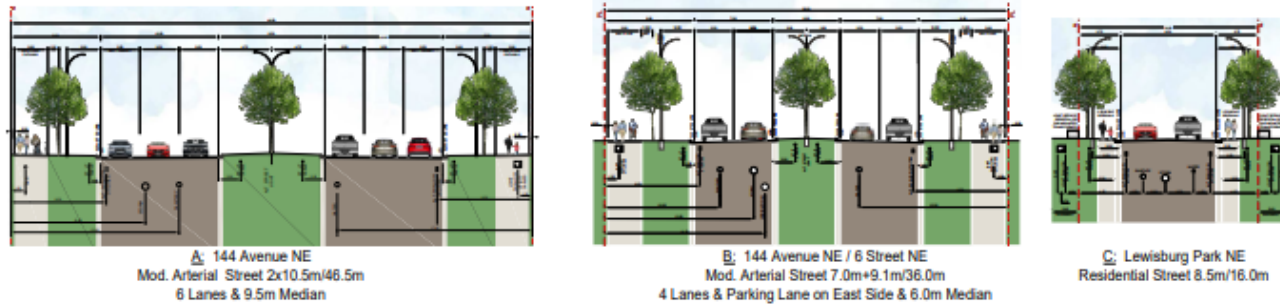
municipal address:
14310 6 Street NE

legal description:
Plan 8710707 RW within NW1/4Sec35Twp25 Rge25

file info:
project no.: 2022-131
drawn by: es
start date: Jun 8th 2022
current date: Aug 08, 2022

project:
Lewisburg
sheet title:
Outline Plan & Land Use Redesignation
exhibit no.:
1.0

CROSS-SECTIONS:



Note: Road Cross-Sections were approved as part of LOC2016-0311 & LOC2022-0057 (for reference only).

