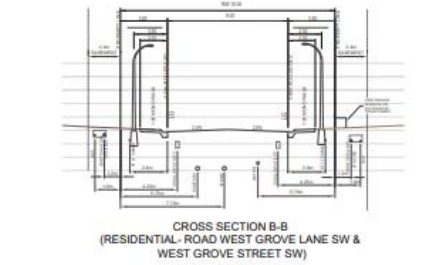
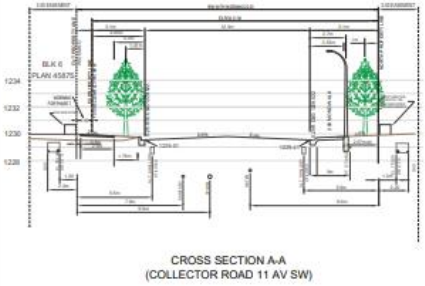
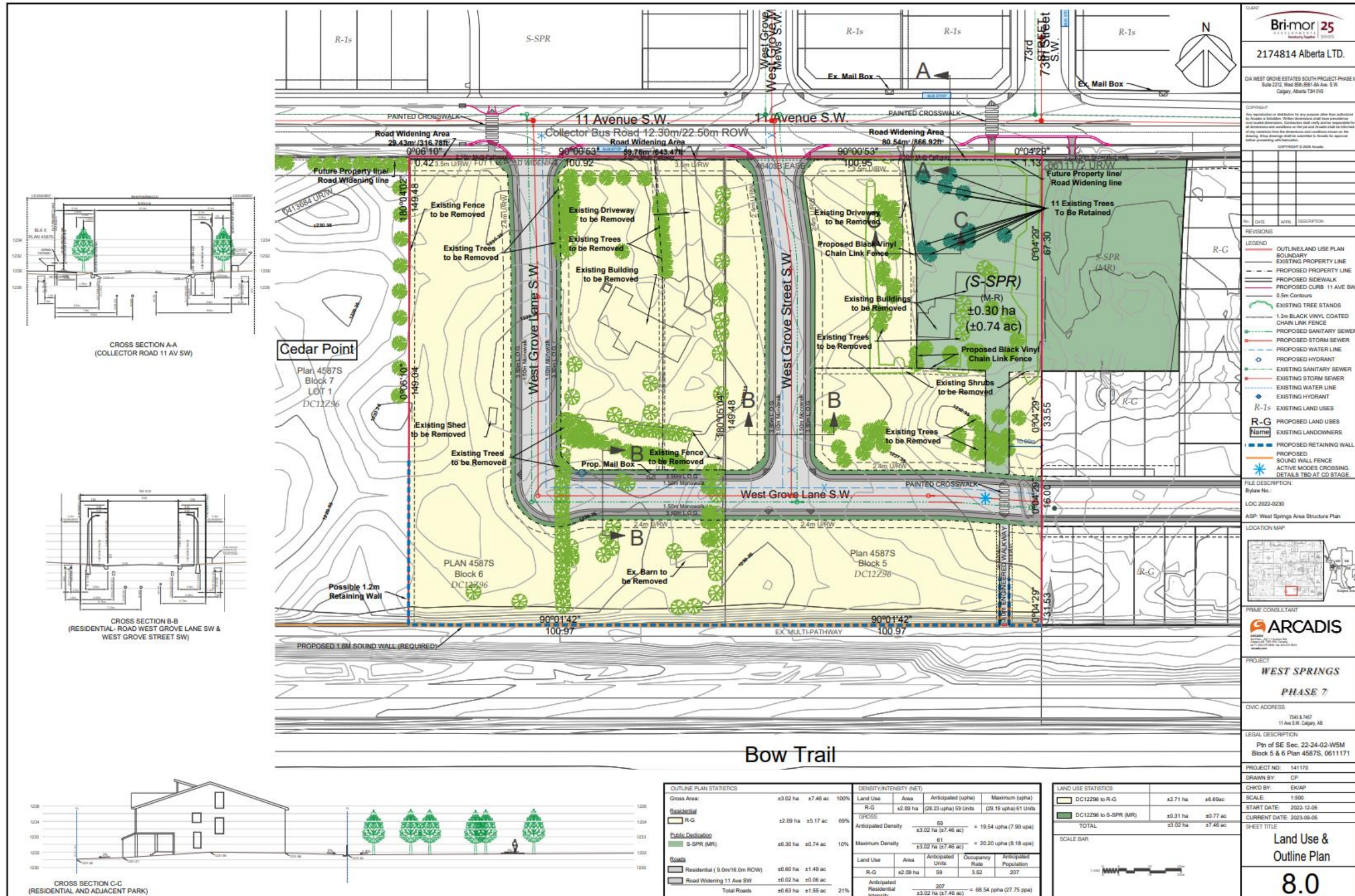


Proposed Outline Plan

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



CLIENT
Brimor 25
2174814 Alberta LTD.

DA WEST GROVE ESTATES SOUTH PROJECT PHASE II
Sub-222, West 5th St SW, 11 Ave SW, Calgary, Alberta T2H 0V5

LEGEND

- OUTLINE LAND USE PLAN BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SIDEWALK
- PROPOSED CURB 11 AVE SW
- 0.5m Contours
- EXISTING TREE STANDS
- 1.2m BLACK VINYL COATED CHAIN LINK FENCE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED HYDRANT
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING HYDRANT
- R-1s EXISTING LAND USES
- R-G PROPOSED LAND USES
- EXISTING LANDOWNERS
- PROPOSED RETAINING WALL
- PROPOSED SOUND WALL FENCE
- ACTIVE MODES CROSSING DETAILS TBD AT CD STAGE

FILE DESCRIPTION
Bylaw No.:
LOC 2022-0230
ASP: West Springs Area Structure Plan

LOCATION MAP

PRIME CONSULTANT
ARCADIS

PROJECT
WEST SPRINGS
PHASE 7

CIVIC ADDRESS
7560 7400
11 Ave SW, Calgary, AB

LEGAL DESCRIPTION
Pin of SE Sec. 22-24-02-W5M
Block 5 & 6 Plan 4587S, 0611171

PROJECT NO.: 141170
DRAWN BY: CP
CHKD BY: EKAP
SCALE: 1:500
START DATE: 2022-12-05
CURRENT DATE: 2023-09-05
SHEET TITLE:
Land Use & Outline Plan
8.0

OUTLINE PLAN STATISTICS		DENSITY/INTENSITY (NET)	
Gross Area:	±3.02 ha ±7.46 ac 100%	Land Use	Area
Residential	±2.89 ha ±6.57 ac 89%	R-G	±2.09 ha (26.23 upha) 59 Units
Dublic Destination	±0.30 ha ±0.74 ac 10%	S-SPR (MR)	±0.31 ha ±0.77 ac
Roads	±0.60 ha ±1.49 ac	Road Widening 11 Ave SW	±0.62 ha ±1.55 ac
Total Roads	±0.63 ha ±1.55 ac 21%		
		Anticipated Density	±3.02 ha (77.46 ac) = 19.54 upha (7.90 upa)
		Maximum Density	±1.00 ha (2.47 ac) = 20.20 upha (8.18 upa)
		Anticipated Residential Intensity	±3.02 ha (77.46 ac) = 68.54 upha (27.75 ppa)

LAND USE STATISTICS	
DC12296 to R-G	±2.71 ha ±6.69 ac
DC12296 to S-SPR (MR)	±0.31 ha ±0.77 ac
TOTAL	±3.02 ha ±7.46 ac