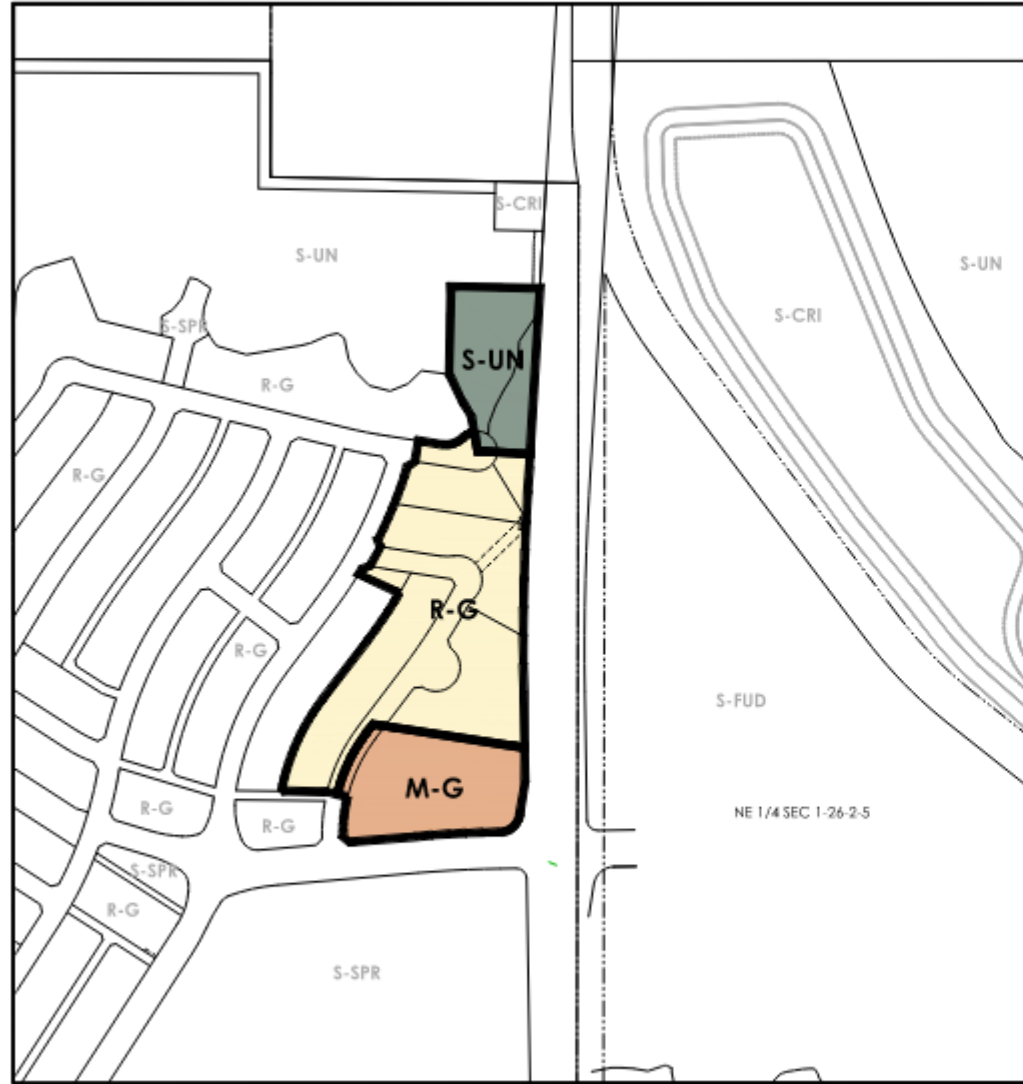
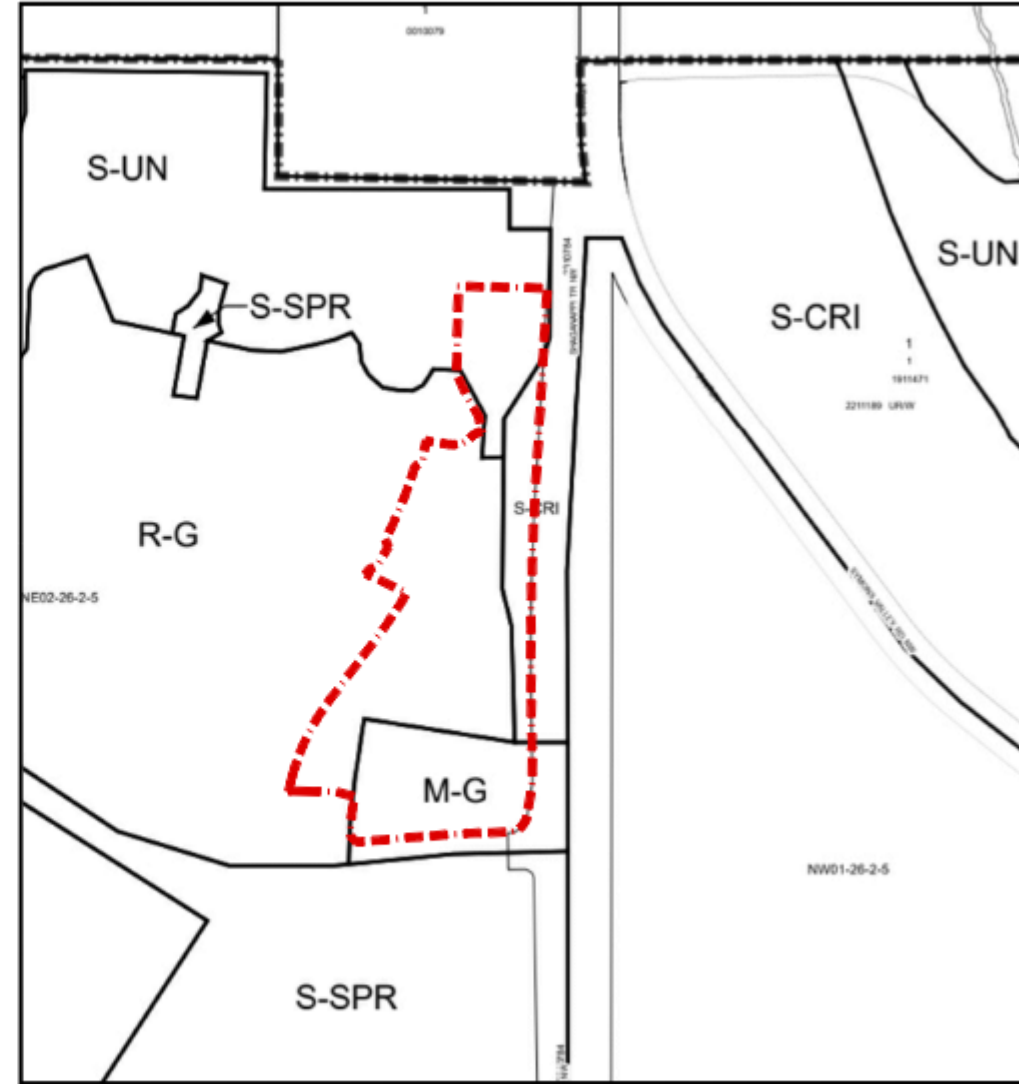


Proposed Outline Plan

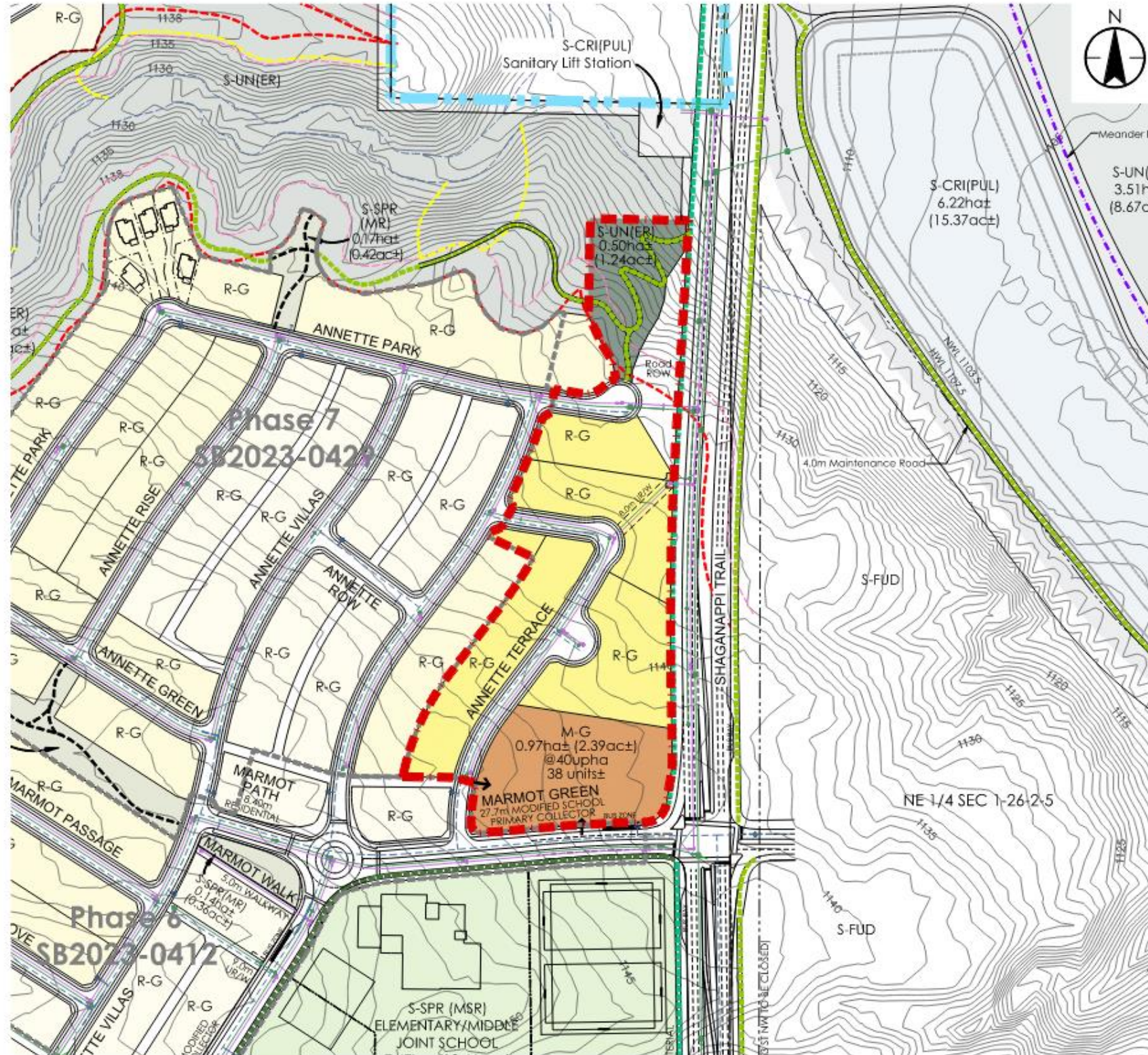
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



PROPOSED LAND USE NTS



EXISTING LAND USE NTS



Project Information		
PC2023-013P1		
Revision		
NO	DATE	DESCRIPTION
1	04-12-2023	Submission
2	01-03-2024	Submission

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.

Easements and/or utilities shown outside of the road right-of-way along the frontages of MR, ER, and MSR lands shall be provided on the other side of the street at these locations.

All lanes are 7m unless otherwise noted.

All lane corners are to be 3m x 3m.

All road corners are to be 4.5m x 4.5m.

All unreferenced roads are standard 16.0 Residential as per DGSS 2014.



Consultants



Stantec Consulting Ltd.
325-25th Street SE Tel. 403.716.8000
Calgary AB Canada Fax. 403.716.8059
T2A 7H8 www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors and/or omissions shall be reported to stantec Consulting Ltd. without delay. The Copyrights to all designs and drawings are the property of Stantec Consulting Ltd. Reproduction or use for any purpose other than that authorized by Stantec Consulting Ltd. is forbidden.

Client/Project
ANTHEM PROPERTIES

GLACIER RIDGE PHASE 8

Calgary, Alberta, Canada

Title
Outline Plan and
Land Use Redesignation



OUTLINE PLAN STATISTICS			
TOTAL AREA OUTLINED	4.53 ha	11.20 ac	
less ENVIRONMENTAL RESERVE (S-UN)	0.99 ha	2.46 ac	
GROSS DEVELOPABLE AREA (GDA)	4.53 ha	11.20 ac	100.0%
RESIDENTIAL	3.16 ha	7.84 ac	74.9%
Low Density			0.0%
Medium Density	2.13 ha	5.27 ac	65%
High Density	0.97 ha	2.39 ac	38 units
TOTAL UNITS		Anticipated: 85 units	
DENSITY	Anticipated: 21.1 upha	8.8 upha	
PUBLIC DEDICATION	0.73 ha	1.83 ac	22.1%
Roads	0.93 ha	2.30 ac	

LAND USE STATISTICS			
S-CR to R-G	0.41 ha	1.02 ac	
M-G to R-G	0.03 ha	0.07 ac	
S-CR to S-UN	0.13 ha	0.33 ac	
Total Redesignation	0.57 ha	1.42 ac	
R-G to M-G	2.36 ha	5.82 ac	
M-G to S-CR	1.26 ha	3.17 ac	
S-CR to S-UN	0.99 ha	2.51 ac	

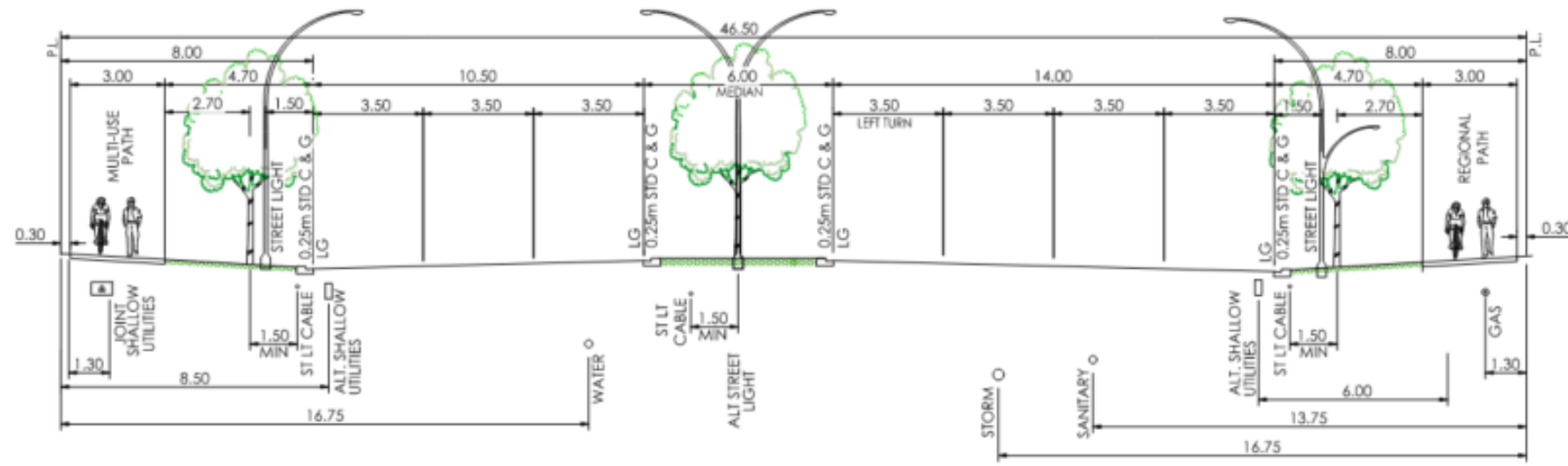
Legend

- Outline Plan Boundary
- Local Pathway System
- 3.0m Regional Path
- 3.0m Multi-Use Path
- 3.0m Mono-Walk Multi-Use Path
- Potential Access Location
- Top of Slope
- Toe of Slope
- 18m Visual Setback
- Hydrant
- Sanitary Sewer
- Storm Sewer
- Water Lines

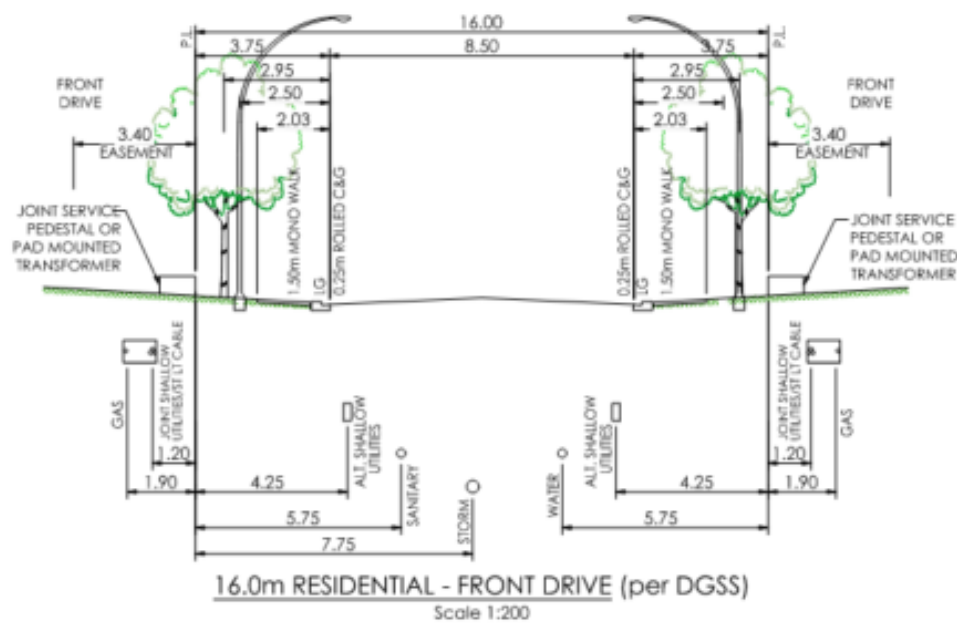


STREET KEY MAP NTS

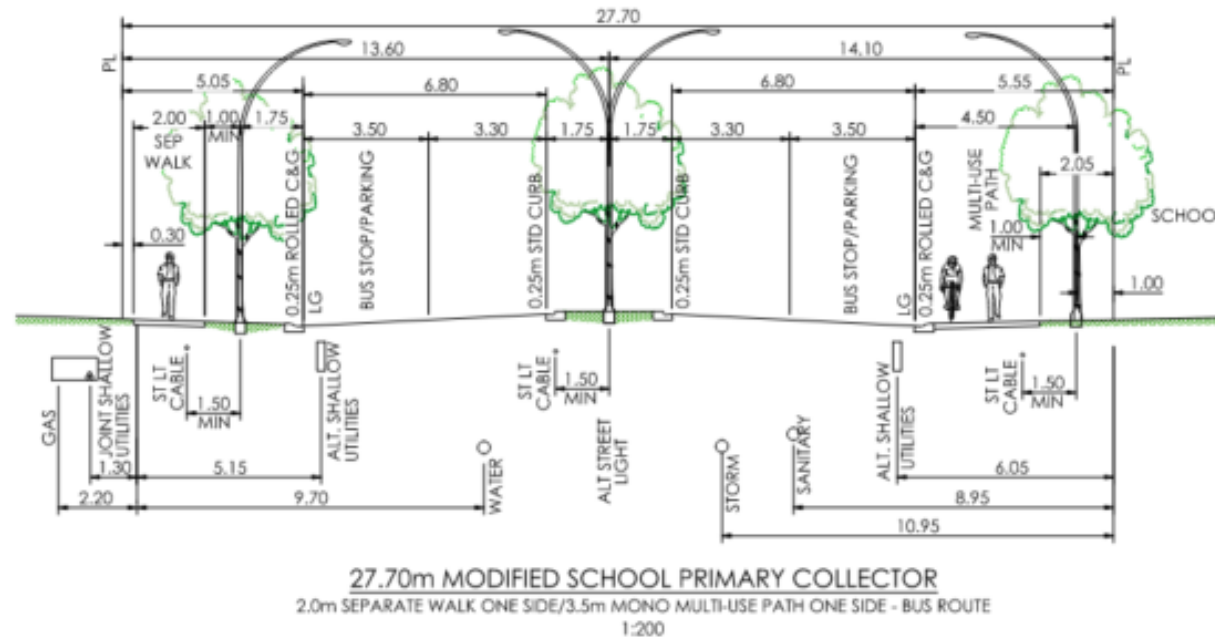
- 46.5m Modified Arterial
- 27.7m Modified School Primary Collector
- 16.0m Residential - Front Drive



46.50m MODIFIED ARTERIAL
3.0m SEPARATE WALK ONE SIDE/3.0m REGIONAL PATH ONE SIDE
Scale 1:200



16.0m RESIDENTIAL - FRONT DRIVE (per DGSS)
Scale 1:200



27.70m MODIFIED SCHOOL PRIMARY COLLECTOR
2.0m SEPARATE WALK ONE SIDE/3.5m MONO MULTI-USE PATH ONE SIDE - BUS ROUTE
Scale 1:200