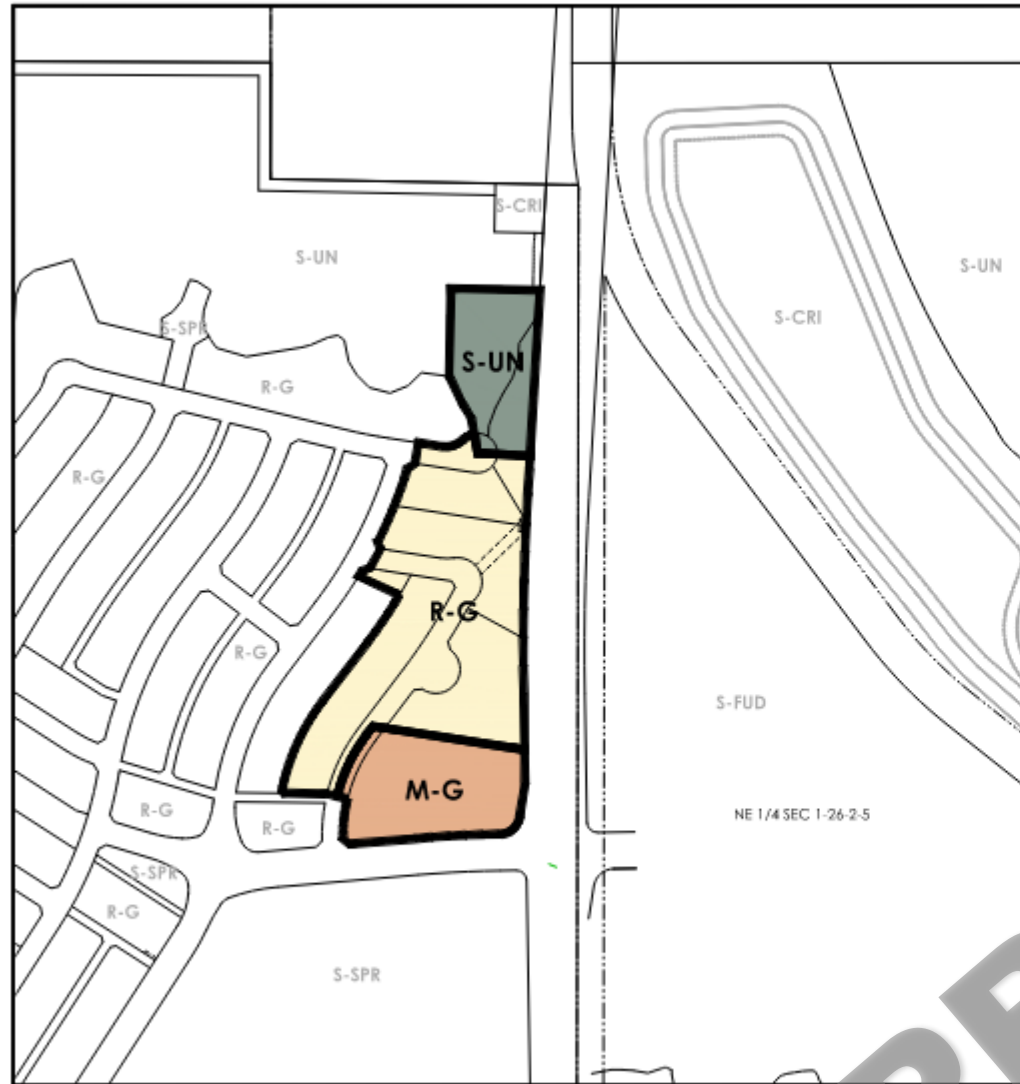
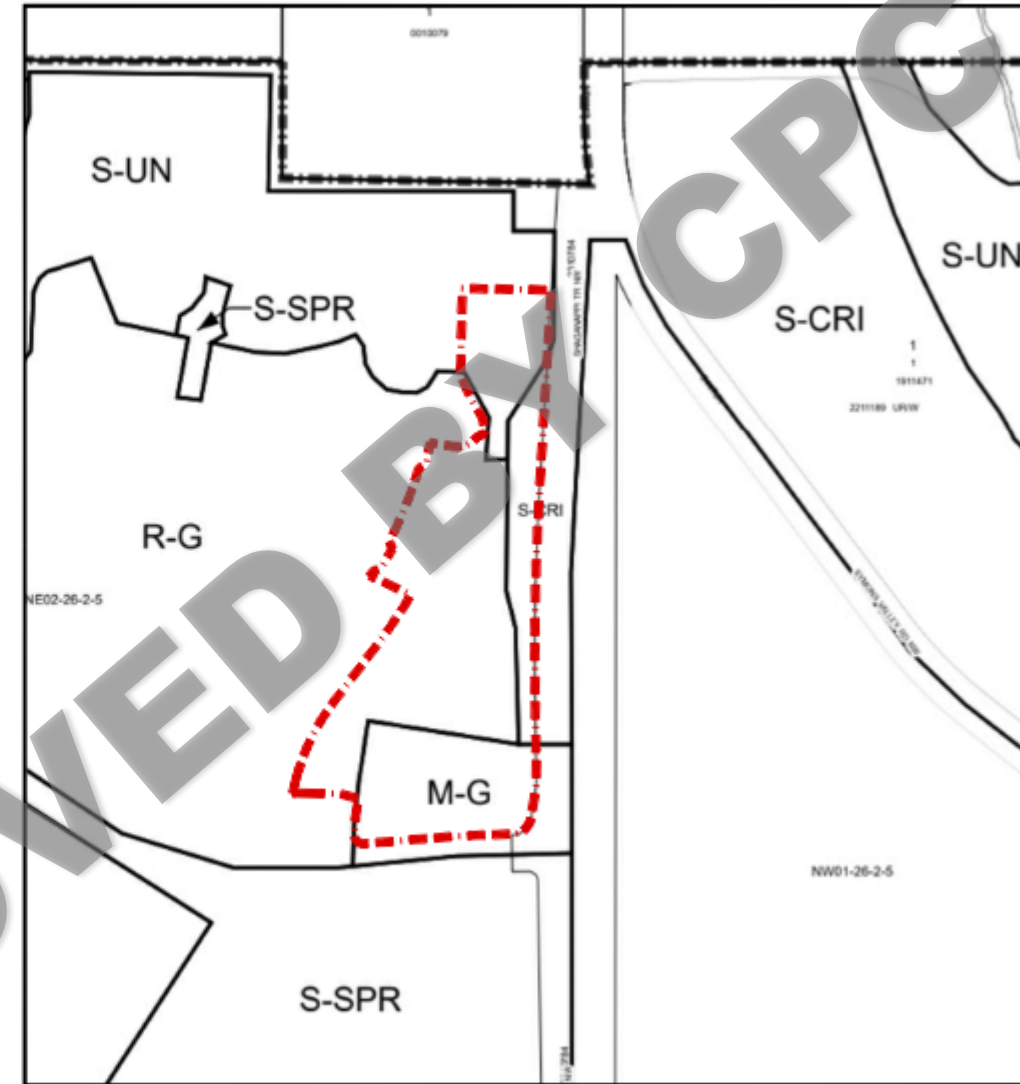


Approved Outline Plan

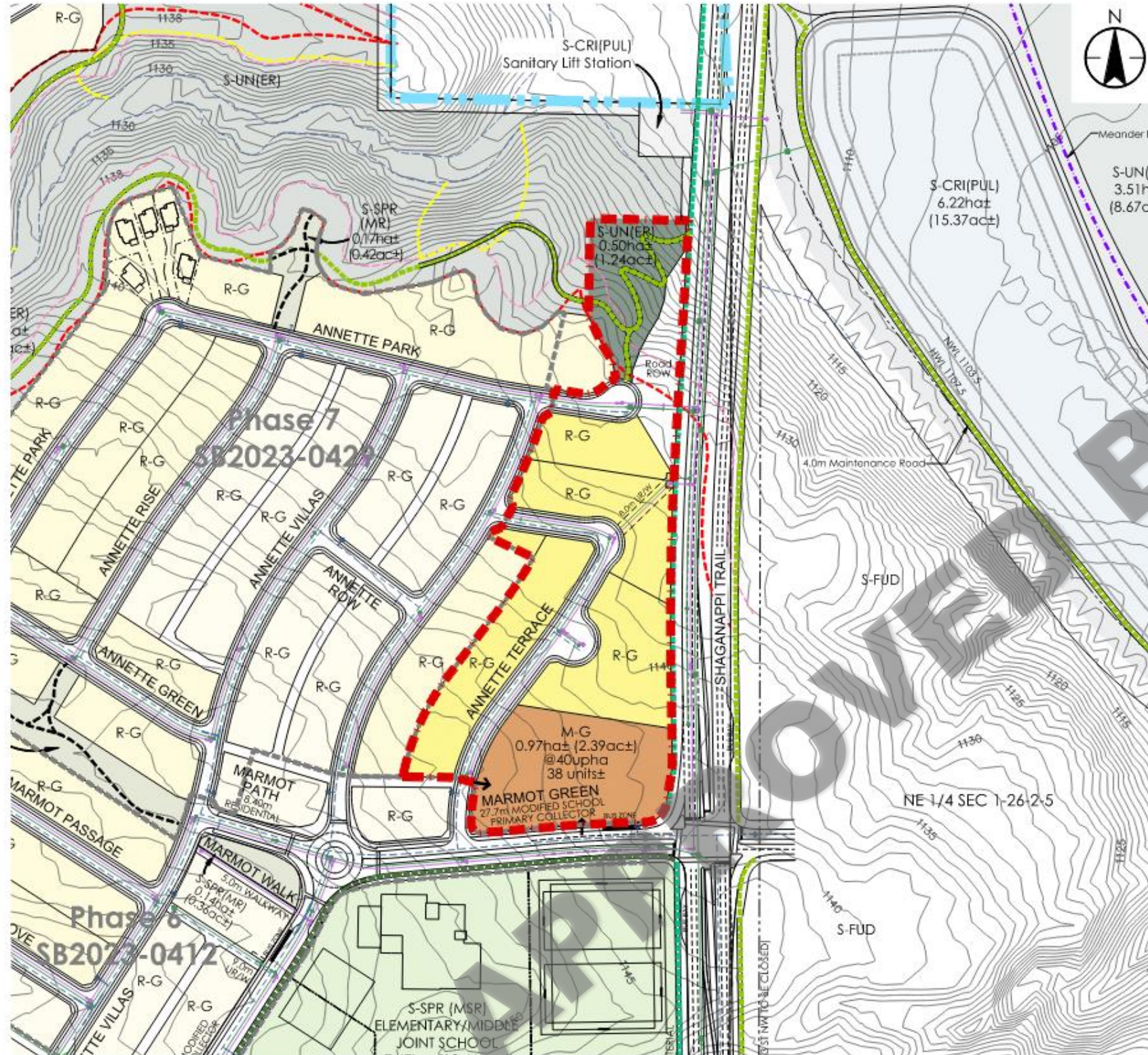
Calgary Planning Commission is the Approving Authority for the Outline Plan. Attachment for Council's reference only.



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.

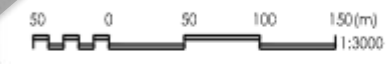
Easements and/or utilities shown outside of the road right-of-way along the frontages of MR, ER, and MSR lands shall be provided on the other side of the street at these locations.

All lanes are 7m unless otherwise noted.

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

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

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



Consultants



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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	46%
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	0.93 ha	2.30 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	1.00 ha	2.47 ac	
S-CR to S-UN	0.99 ha	2.46 ac	

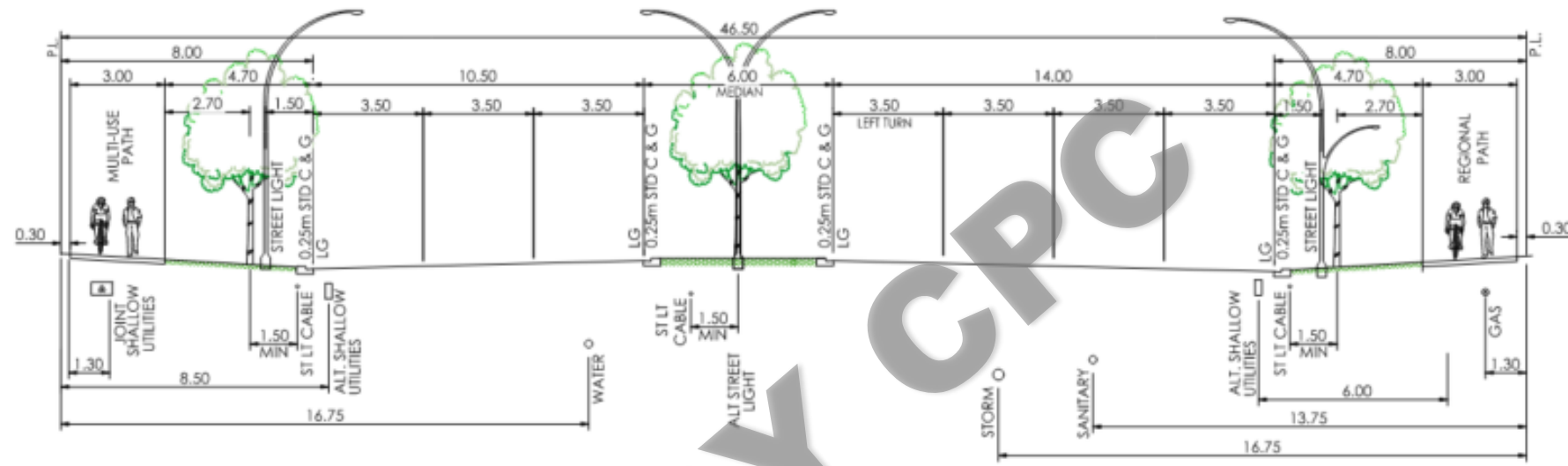
Legend

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	
1.8m Visual Setback	
Hydrant	
Sanitary Sewer	
Storm Sewer	
Water Lines	

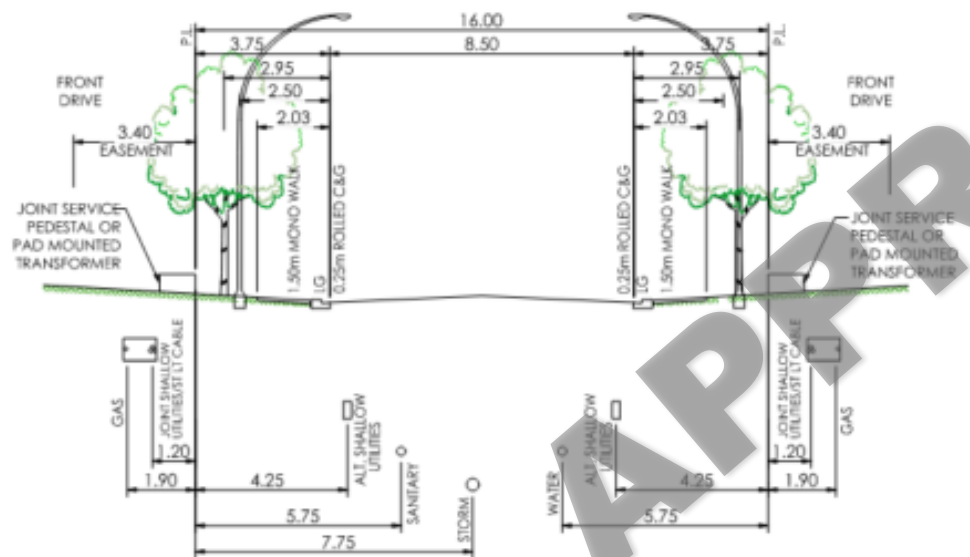


STREET KEY MAP NTS

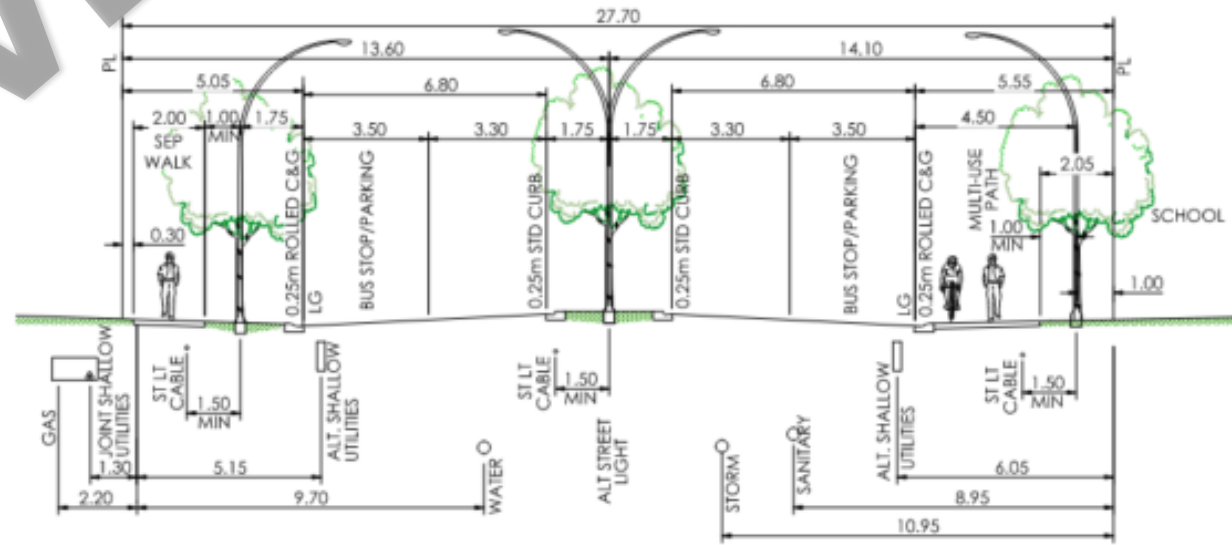
- 46.5m Modified Arterial
- 27.7m Modified School Primary Collector
- 16.0m Residential - Front Drive



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