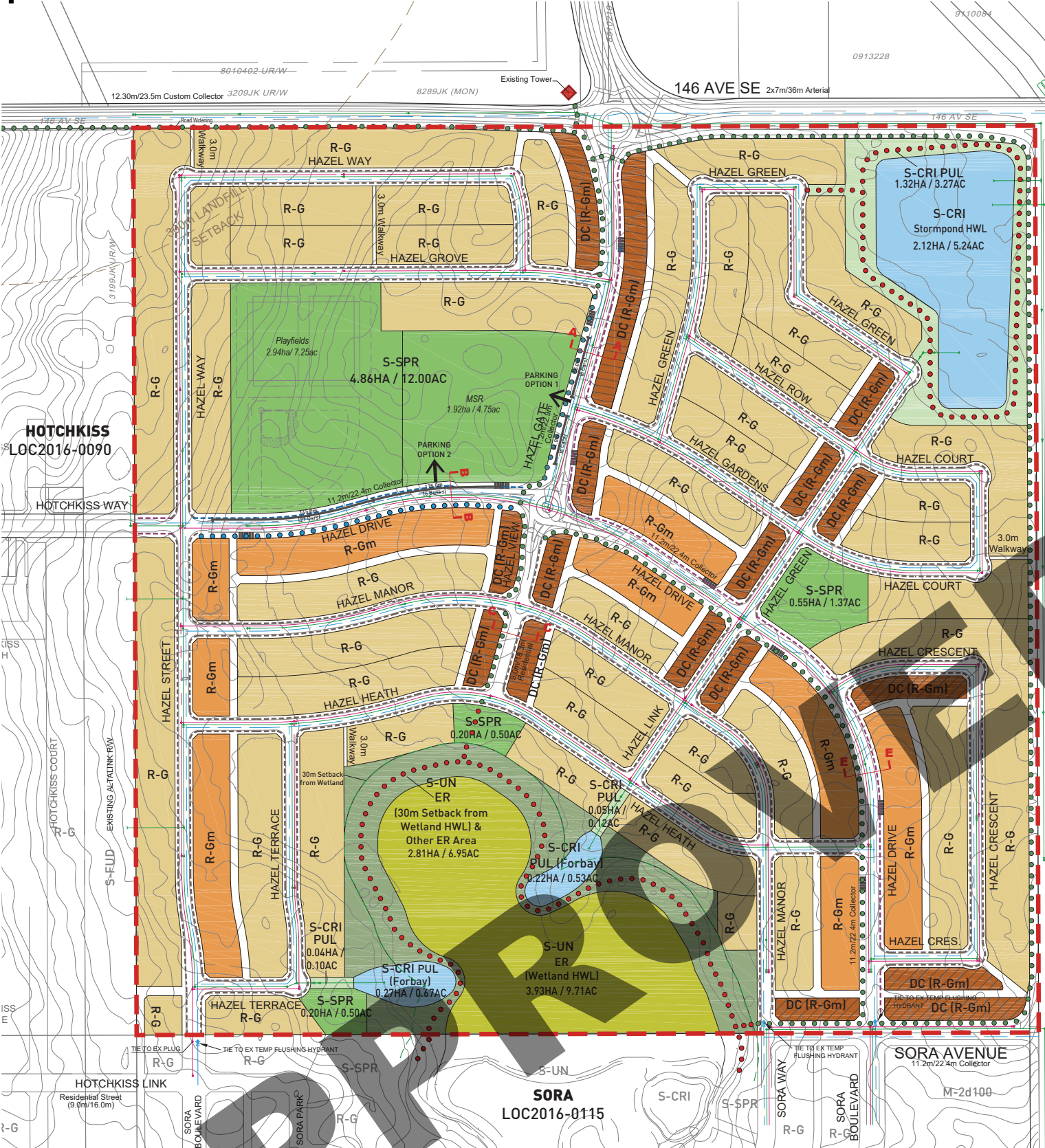


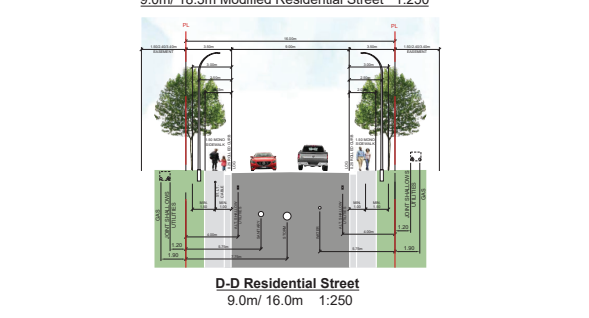
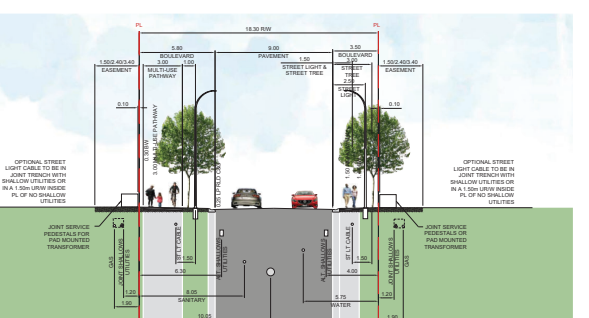
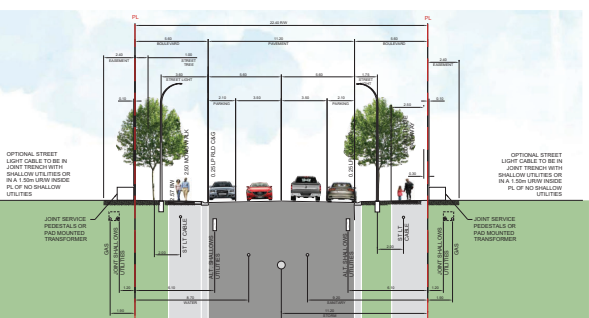
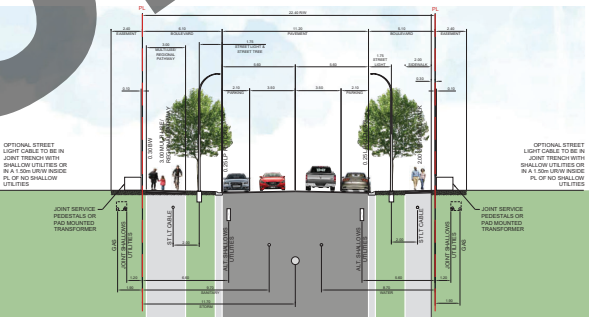
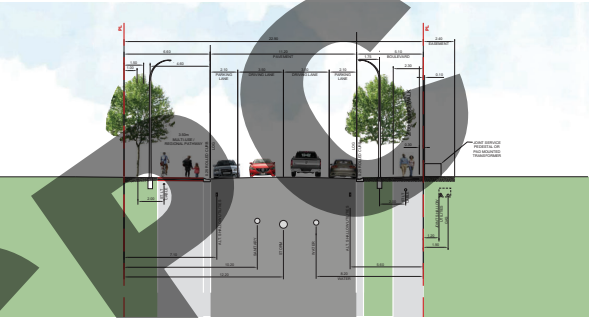


LAND USE REDESIGNATION STATISTICS					
Land Use	to	Land Use	Hectares	Acres	% of GDA
			(+/-)	(+/-)	
S-FUD	to	R-G	33.69	83.26	52%
S-FUD	to	R-Gm	6.92	17.10	11%
S-FUD	to	DC(R-Gm)	6.28	15.51	10%
S-FUD	to	S-SPR	6.67	16.47	10%
S-FUD	to	S-CRI	4.52	11.17	7%
S-FUD	to	S-UN	6.80	16.80	10%
Total			64.88	160.31	100%



NE HOTCHKISS OUTLINE PLAN STATISTICS						
	Lot Width (m)	Frontage (m)	Hectares	Acres	Number of Lots/Unit	% of GDA
Total Area (less S-UN IER)			64.88	160.31		
Gross Developable Area			58.14	143.65		100.0%
Residential - Low Density Mixed Housing District R-G			32.66	80.71		50%
Frontage			25.12	62.68		
Anticipated number of landed lots based on 7.42m/25ft lot width	7.42	25	1,491	4,893	5.27	13.01
Maximum number of landed lots based on 5.00m/16ft lot width	5.00	16				298 units
Anticipated number of landed lots based on 9.14m/30ft lot width	9.14	30	5,388	17,678	19.86	49.07
Maximum number of landed lots based on 6m/20ft lot width	6.00	20				897 units
Residential - Low Density Mixed Housing District R-Gm			4.80	11.91		
Frontage						
Anticipated number of lots based on 6.10m/20.0ft lot width	6.10	20	1,329	4,361		218 units
Maximum number of lots based on 5m/17ft lot width	5.00	16				266 units
Residential - Low Density Mixed Housing District DC(R-Gm)			3.04	7.52		
Frontage						
Anticipated number of lots based on 6.10m/20.0ft lot width	6.10	20	1,490	4,888		244 units
Maximum number of lots based on 5.0m/16ft lot width	5.00	16				298 units
Total Frontage			9,499	31,820		
Total Number of Units					1247 units	
Anticipated					1768 units	
Density						
Anticipated			21.5 upha	8.7 upa		
Maximum			30.3 upha	12.2 upa		
Open Space			5.82	14.37		10%
S-SPR (MR) School			4.86	12.00		
S-SPR (MR) Neighborhood Parks			0.86	2.13		
Public Utility Lots			4.01	9.92		7%
S-CRI (PUL) Storm Retention Ponds			2.12	5.24		
S-CRI (PUL) Area Around the Pond			1.32	3.27		
S-CRI (PUL) Forbay			0.49	1.20		
S-CRI (PUL) Easement			0.08	0.21		
Roadways and Lanes			15.44	38.45		27%

Note:
Residential roads are:
laneless (8.5m/16.0m), laned (9.0m/16.0m) unless otherwise noted.
All lanes are 7.0m wide unless otherwise noted.



- Outline & Land Use Redesignation Boundary

Contour Interval 0.5m

30m Setback from Wetland

3.0m Regional Pathway

3.5m Multi-Use Pathway

3.0m Multi-Use Pathway

2.5m Multi-Use Pathway

2.0m Separate Sidewalk

2.0m Mono Sidewalk

1.5m Mono Sidewalk

Proposed Bus Zone

Ex/Approved Bus Zone

Deep Services - Proposed

Stormwater Servicing

Sanitary Servicing

Water Servicing/Hydrant

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TEAM	PRE-APP NUMBER	FILE INFO	LEGAL DESCRIPTION
B&A Planning Group 600, 215 - 9 th Ave SW Calgary, Alberta, T2P 1K3 bap.ca t: 403 269 4733	---	---	---
SUB-CONSULTANT NAME	PROJECT NUMBER: 2024-0031 DRAWN BY: eskzypek START DATE: February 13, 2025 CURRENT DATE: March 17, 2025	---	---

PROJECT NAME	SHEET TITLE
NE HOTCHKISS	OUTLINE PLAN AND LAND USE REDESIGNATION

