

Proposed Outline Plan

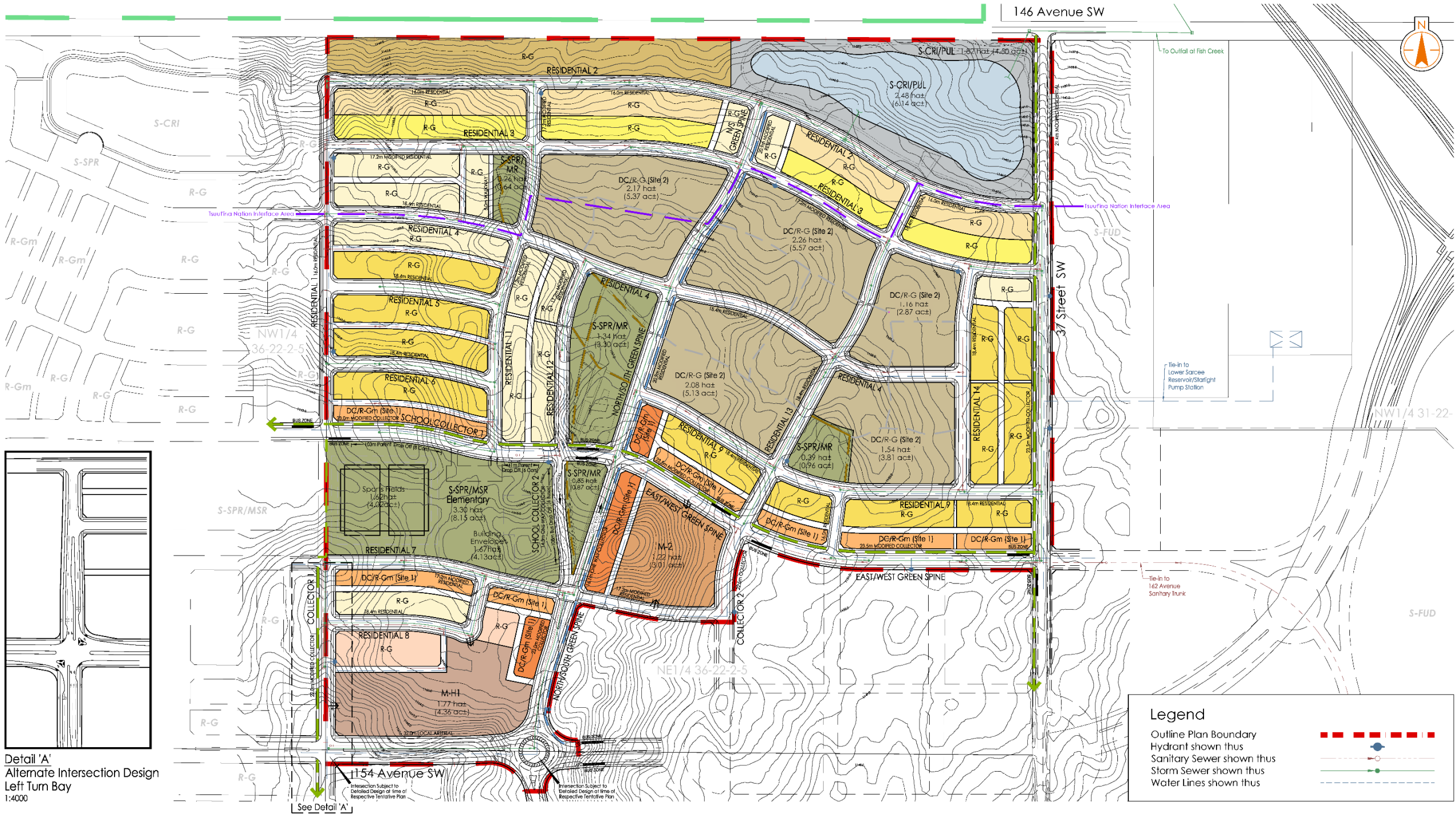


FIGURE 1.0 | PROVIDENCE

Outline Plan

PREPARED FOR: DREAM DEVELOPMENTS

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dream Stantec
116500475
November 13, 2018
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Proposed Outline Plan

Total Area Outlined		56.38 ha± (139.31 ac±)	
Residential Areas Within 200m Tsuut'ina Interface Area			
	R-G (Country Wide - depth 42.0m) Approximate Frontage Ant. No. of Lots (18.5m)	1.97 ha± (4.87 ac±) 458 m± (1,502 ft±) ±24 Lots	
	R-G (Vintage Wide - depth 30.0m) Approximate Frontage Ant. No. of Lots (16.0m)	1.68 ha± (4.16 ac±) 558 m± (1,830 ft±) ±34 Lots	
	R-G (Vintage Wide - depth 26.0m) Approximate Frontage Ant. No. of Lots (16.0m)	1.23 ha± (3.05 ac±) 470 m± (1,542 ft±) ±29 Lots	
	R-G (Vintage Wide - depth 27.0m) Approximate Frontage Ant. No. of Lots (16.0m) (*Based on Vintage Wide - 26m. Additional 1m added to account for 3.7m shallow utility easement)	1.48 ha± (3.66 ac±) 547 m± (1,794 ft±) ±34 Lots	
	DC/R-G (Site 2)	1.22 ha± (3.02 ac±) ±32 Units	
Anticipated Density	$\frac{24+34+29+34+32=153}{15.79 \text{ ha} \pm (39.02 \text{ ac} \pm)}$ =9.69 upha± (3.9 upac±)		
Residential Areas Outside 200m Tsuut'ina Interface Area			
	R-G (Carriage Way - depth 40.0m) Approximate Frontage Ant. No. of Lots (9.1m)	0.62 ha± (1.54 ac±) 158 m± (518 ft±) ±17 Lots	
	R-G (Slim Laned - depth 31.0m) Approximate Frontage Ant. No. of Lots (7.5m)	4.71 ha± (11.64 ac±) 1,507 m± (4,944 ft±) ±200 Lots	
	R-G (Vintage Wide - depth 30.0m) Approximate Frontage Ant. No. of Lots (16.0m)	0.40 ha± (1.00 ac±) 133 m± (436 ft±) ±8 Lots	
	R-G (Vintage Wide - depth 26.0m) Approximate Frontage Ant. No. of Lots (16.0m)	2.19 ha± (5.40 ac±) 830 m± (2,723 ft±) ±51 Lots	
	R-G (Vintage Wide - depth 27.0m) Approximate Frontage Ant. No. of Lots (16.0m) (*Based on Vintage Wide - 26m. Additional 1m added to account for 3.7m shallow utility easement)	0.40 ha± (0.98 ac±) 145 m± (475 ft±) ±9 Lots	
	DC/R-Gm (Site 1) (Townhouse - depth 24.0m) Approximate Frontage Ant. No. of Lots (6.5)	0.65 ha± (1.60 ac±) 266 m± (872 ft±) ±40 Lots	
	DC/R-Gm (Site 1) (Townhouse - depth 17.5m) Approximate Frontage Ant. No. of Lots (6.5)	1.43 ha± (3.52 ac±) 817 m± (2,680 ft±) ±125 Lots	
	DC/R-G (Site 2)	7.98 ha± (19.72 ac±) ±165 Units	
	M-H1 Ant. Avg. Density (210 upha)	1.77 ha± (4.36 ac±) ±371 Units	
	M-2 Ant. Avg. Density (100 upha)	1.22 ha± (3.01 ac±) ±122 Units	
Anticipated Density	$\frac{17+200+8+51+9+40+125+165+371+122=1,108}{40.59 \text{ ha} \pm (100.29 \text{ ac} \pm)}$ =27.30 upha± (11.0 upac±)		
Areas of Public Dedication			
Roads		17.49 ha± (43.22 ac±) (31.0%)	
S-CRI		4.30 ha± (10.64 ac±) (7.6%)	
Total Public Dedication		21.79 ha± (53.86 ac±) (38.6%)	
Open Space Areas			
S-SPR (MR)		2.34 ha± (5.77 ac±)	
S-SPR (MSR)		3.30 ha± (8.15 ac±)	
Total Open Space		5.64 ha± (13.92 ac±) (10.0%)	

FIGURE 2.0 | PROVIDENCE
Outline Plan Statistics

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Proposed Outline Plan

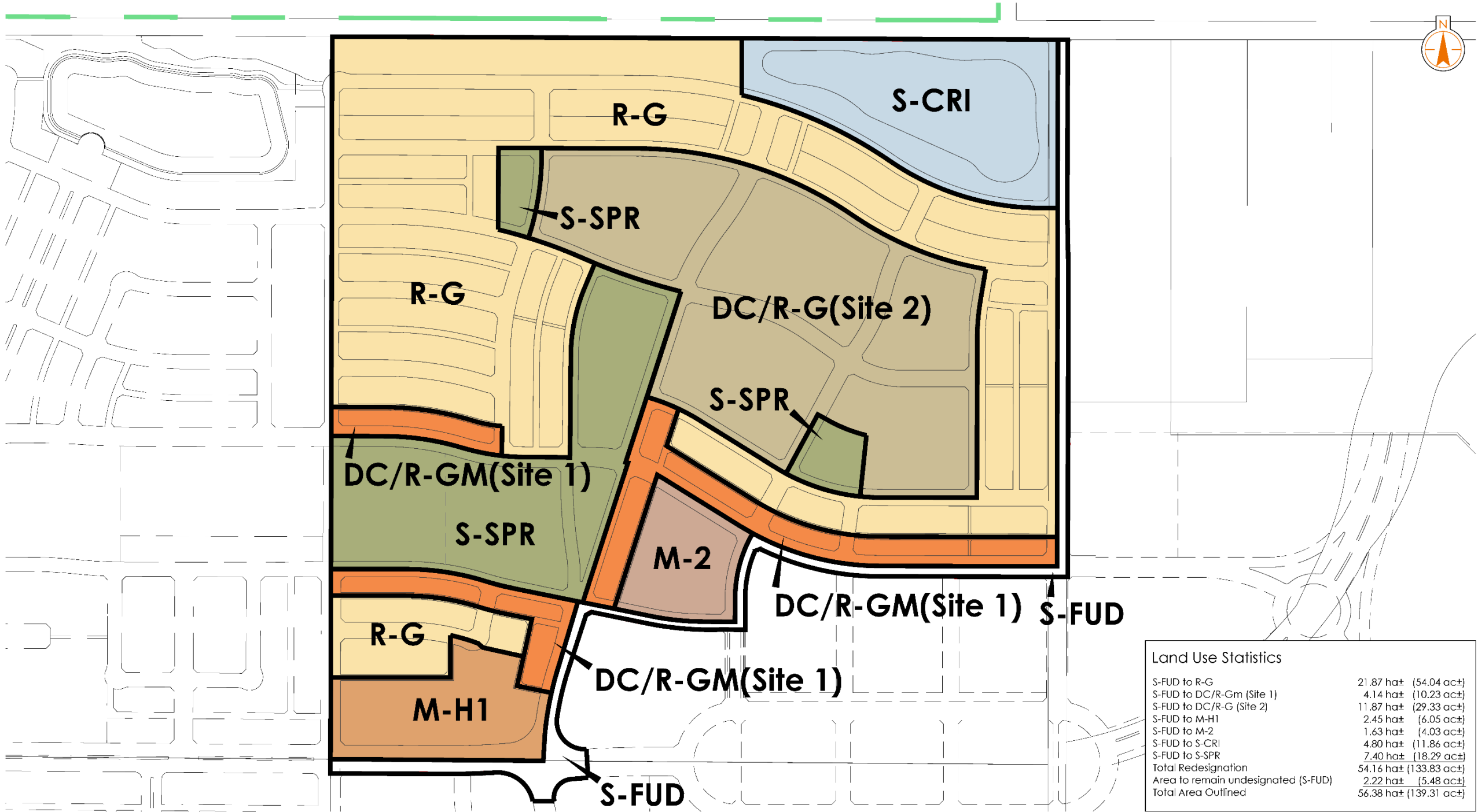


FIGURE 3.0 | PROVIDENCE
Proposed Land Use Redesignation

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Proposed Outline Plan

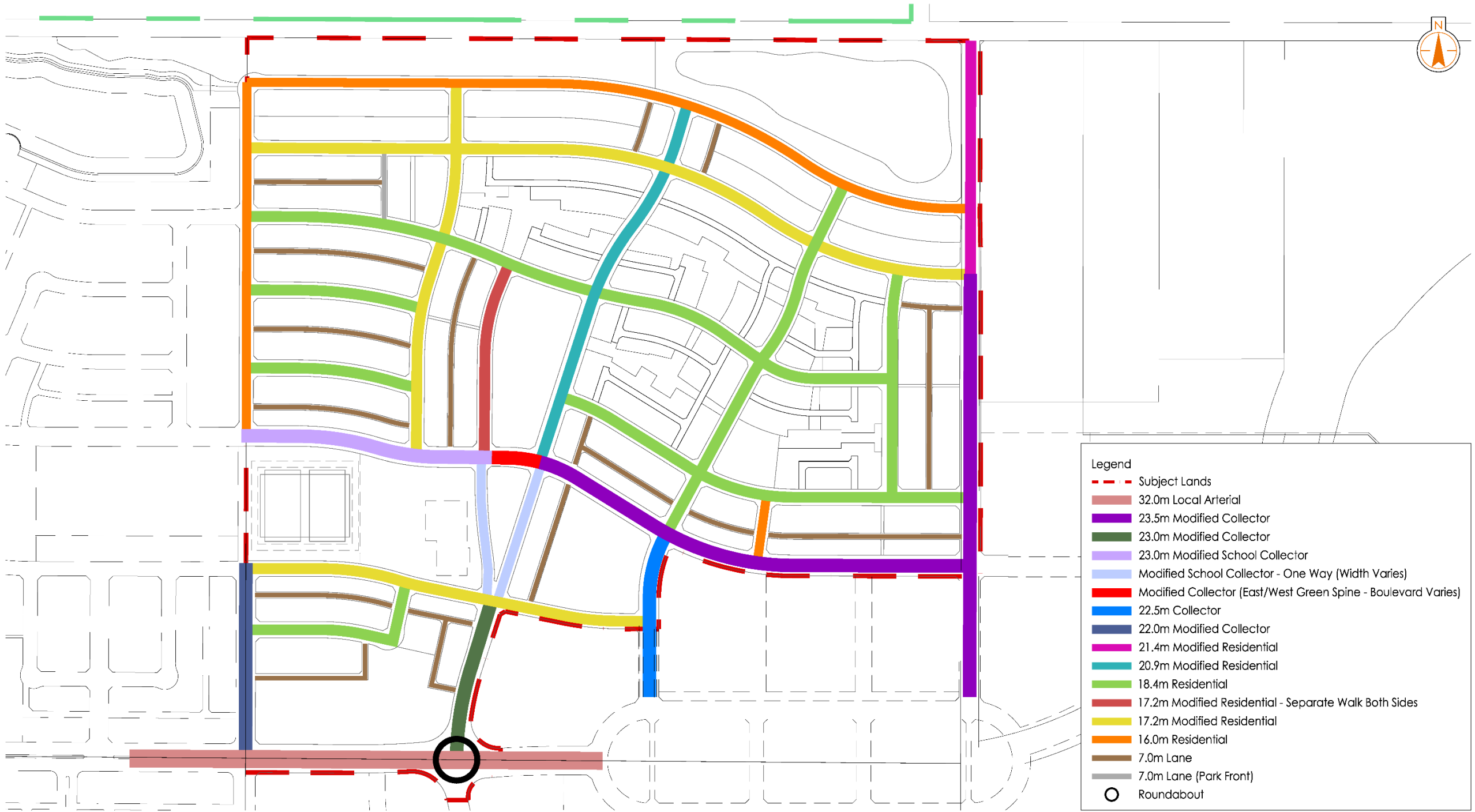


FIGURE 4.0 | PROVIDENCE
Street Standard Key Map

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Proposed Outline Plan

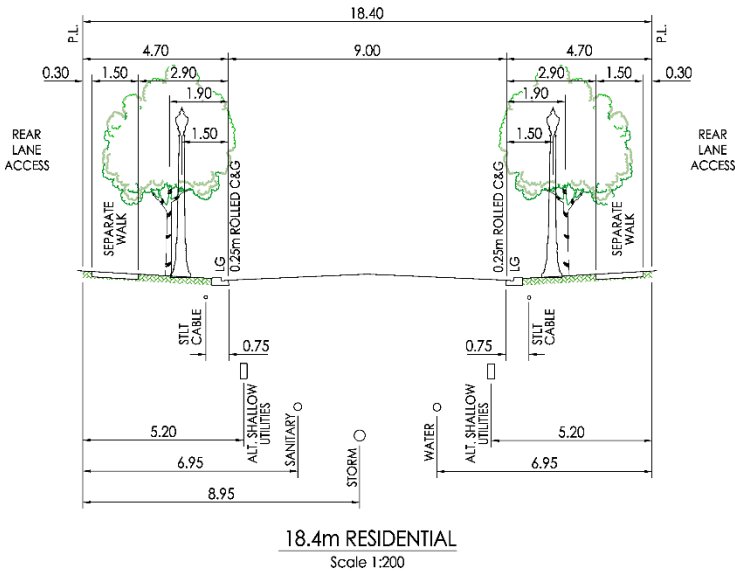
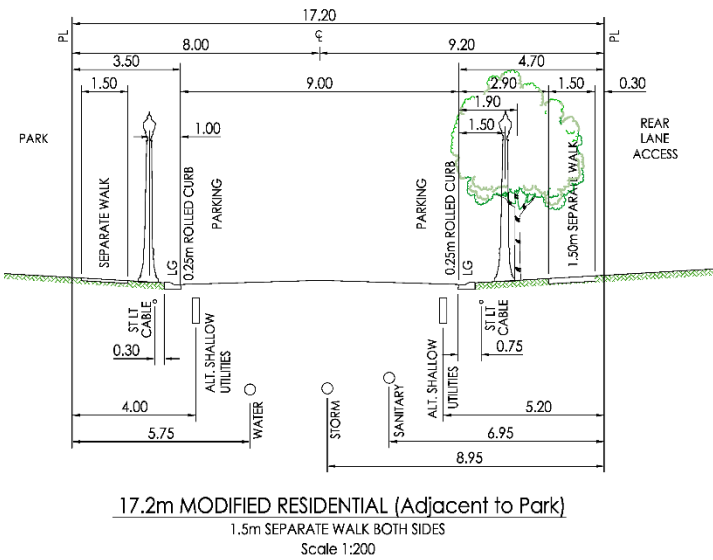
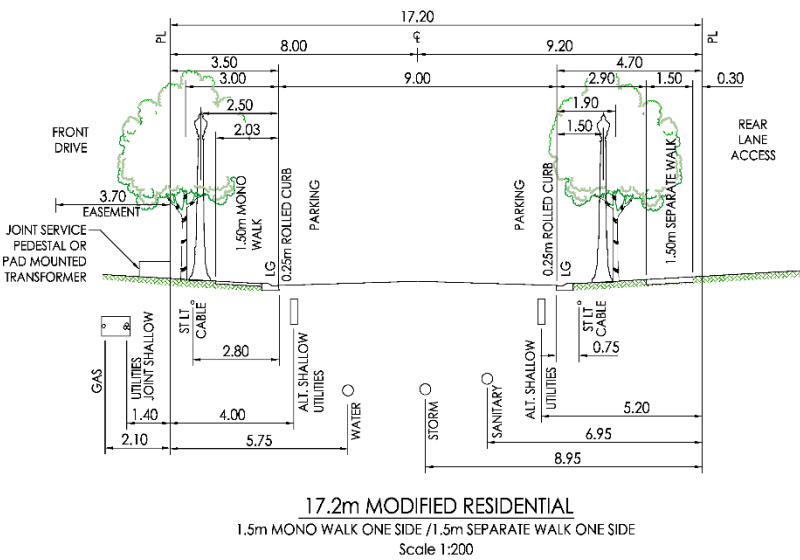
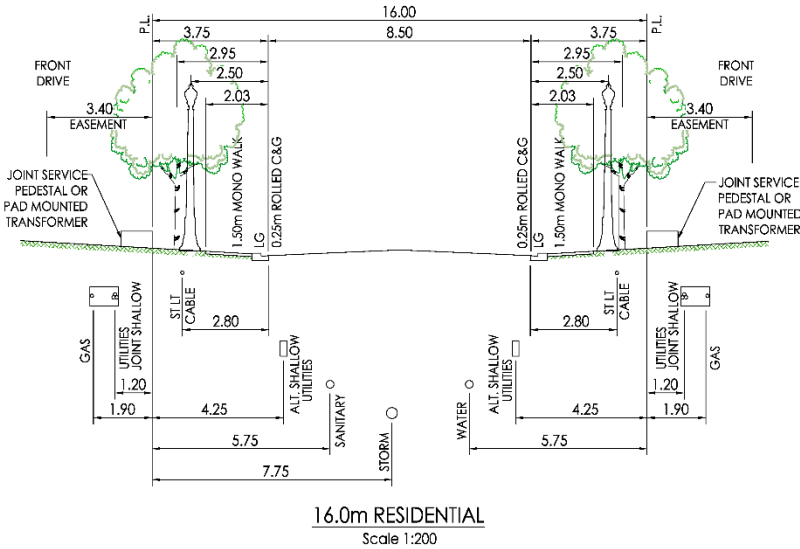


FIGURE 5.0 | PROVIDENCE
Street Cross Sections

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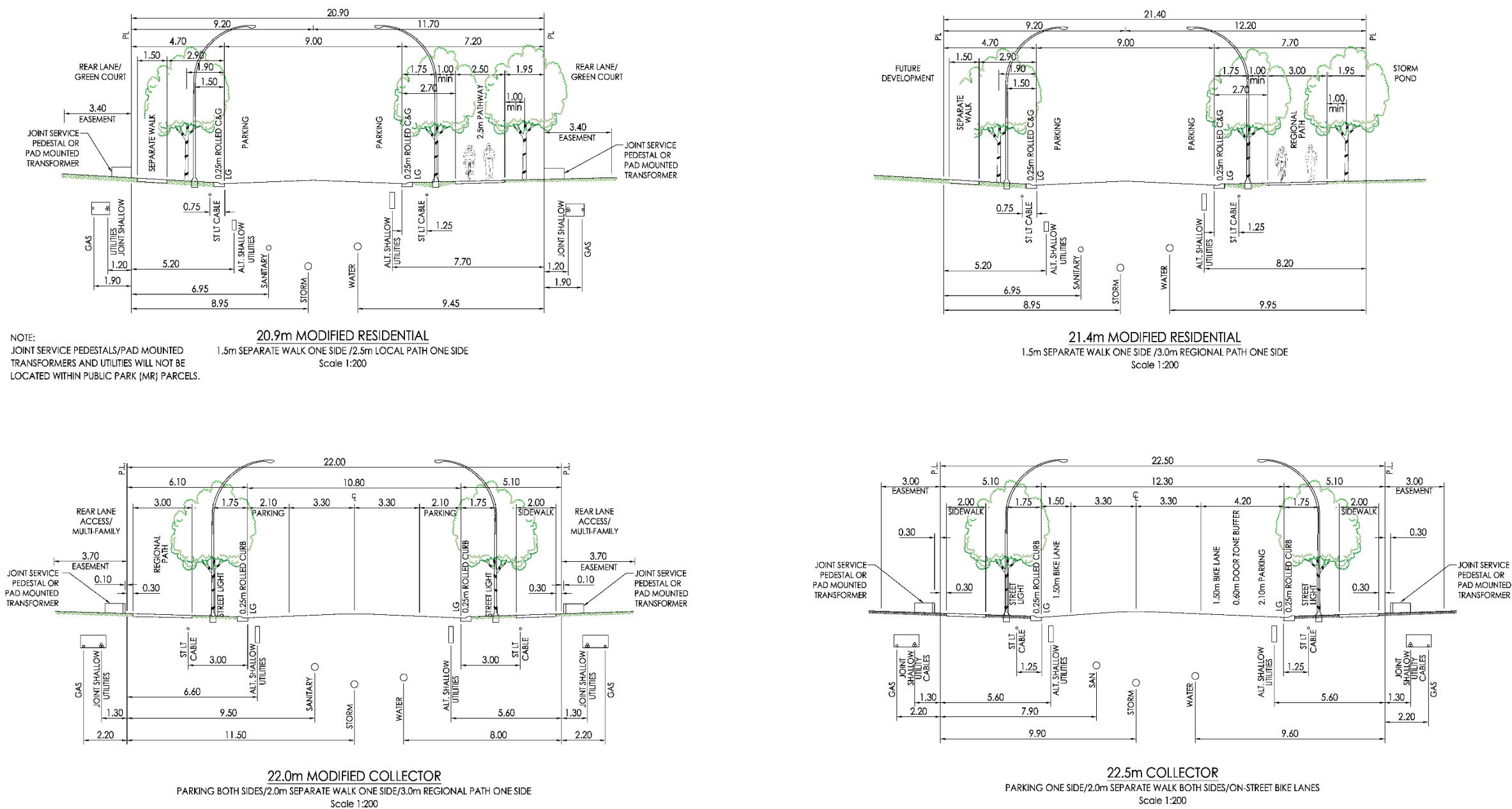


FIGURE 6.0 | PROVIDENCE
Street Cross Sections

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Proposed Outline Plan

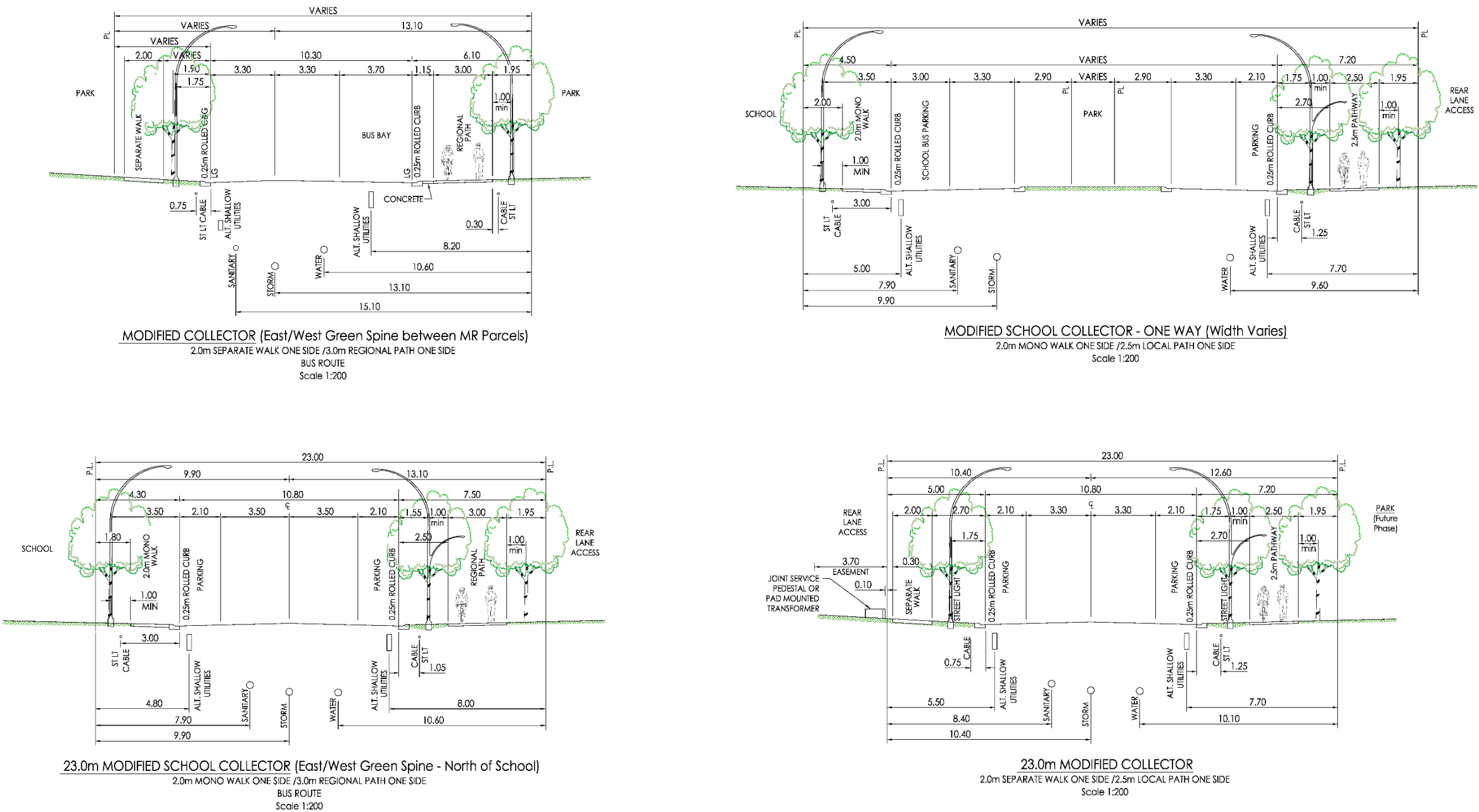


FIGURE 7.0 | PROVIDENCE
Street Cross Sections

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Proposed Outline Plan

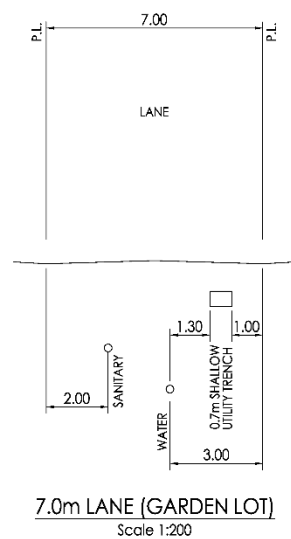
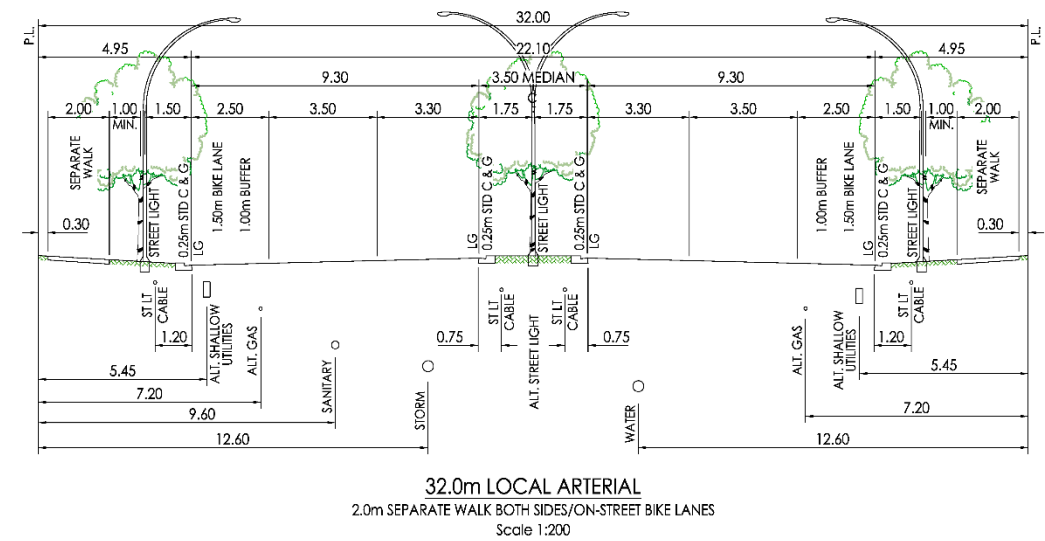
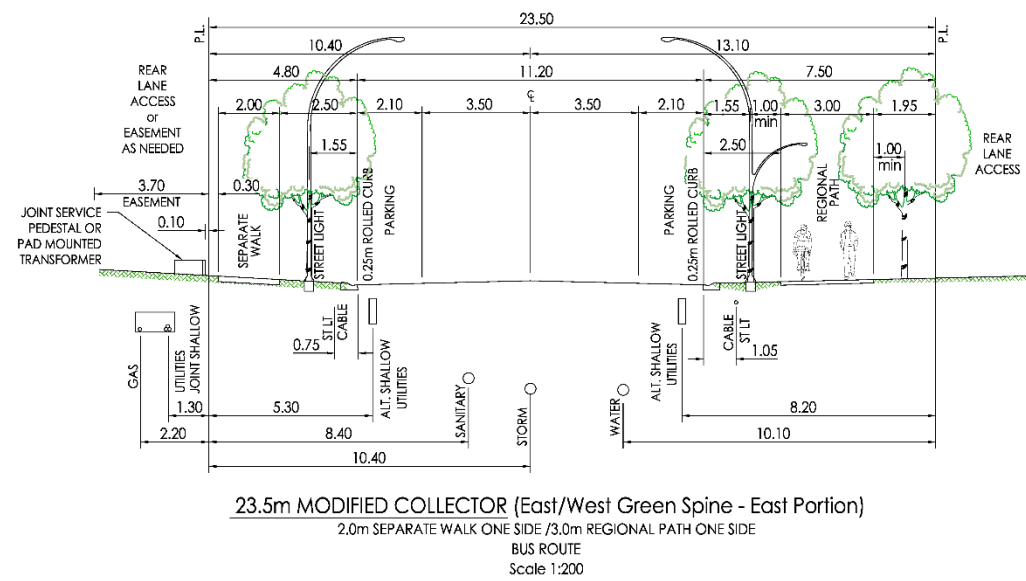


FIGURE 8.0 | PROVIDENCE
Street Cross Sections

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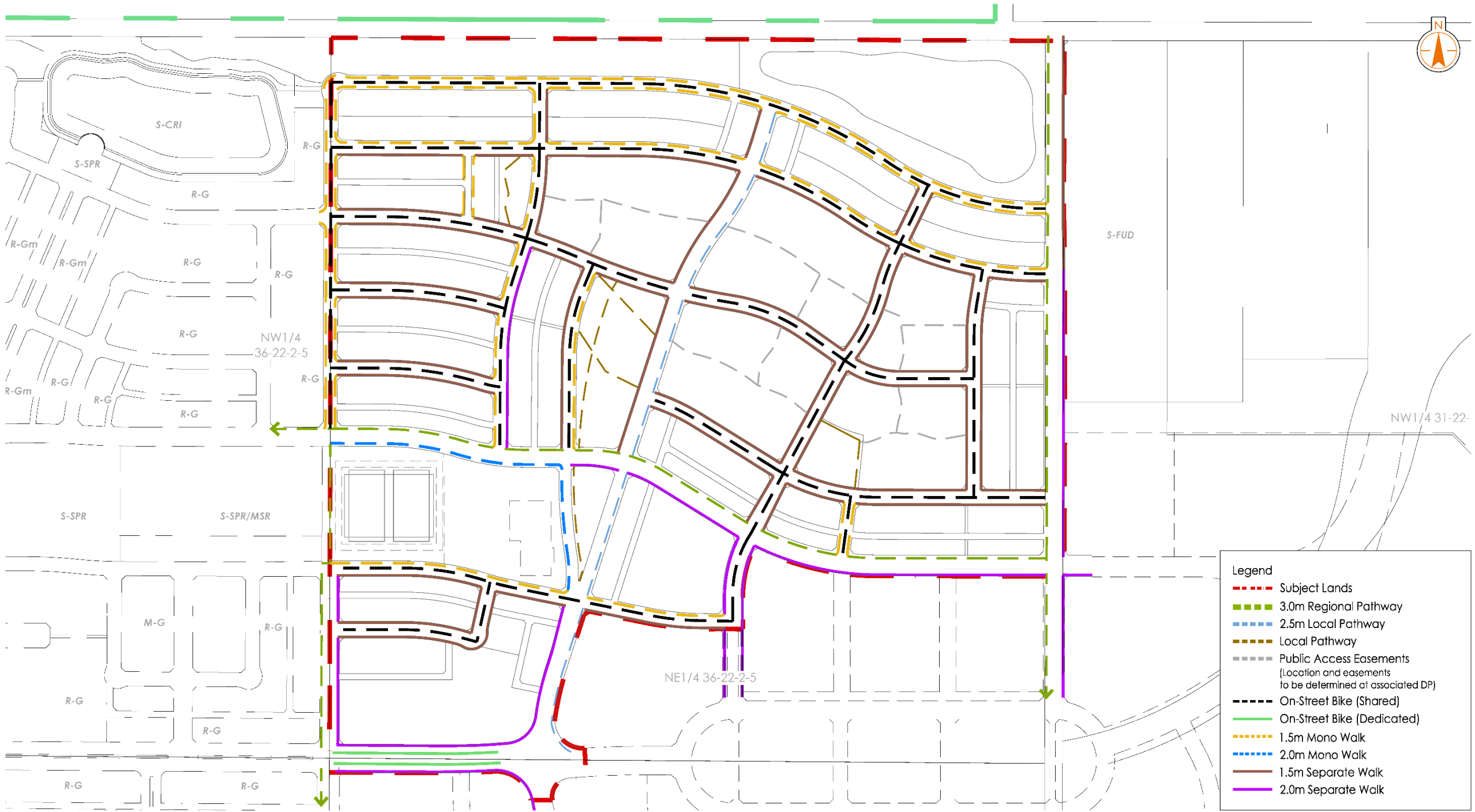


FIGURE 9.0 | PROVIDENCE
Active Modes Infrastructure

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