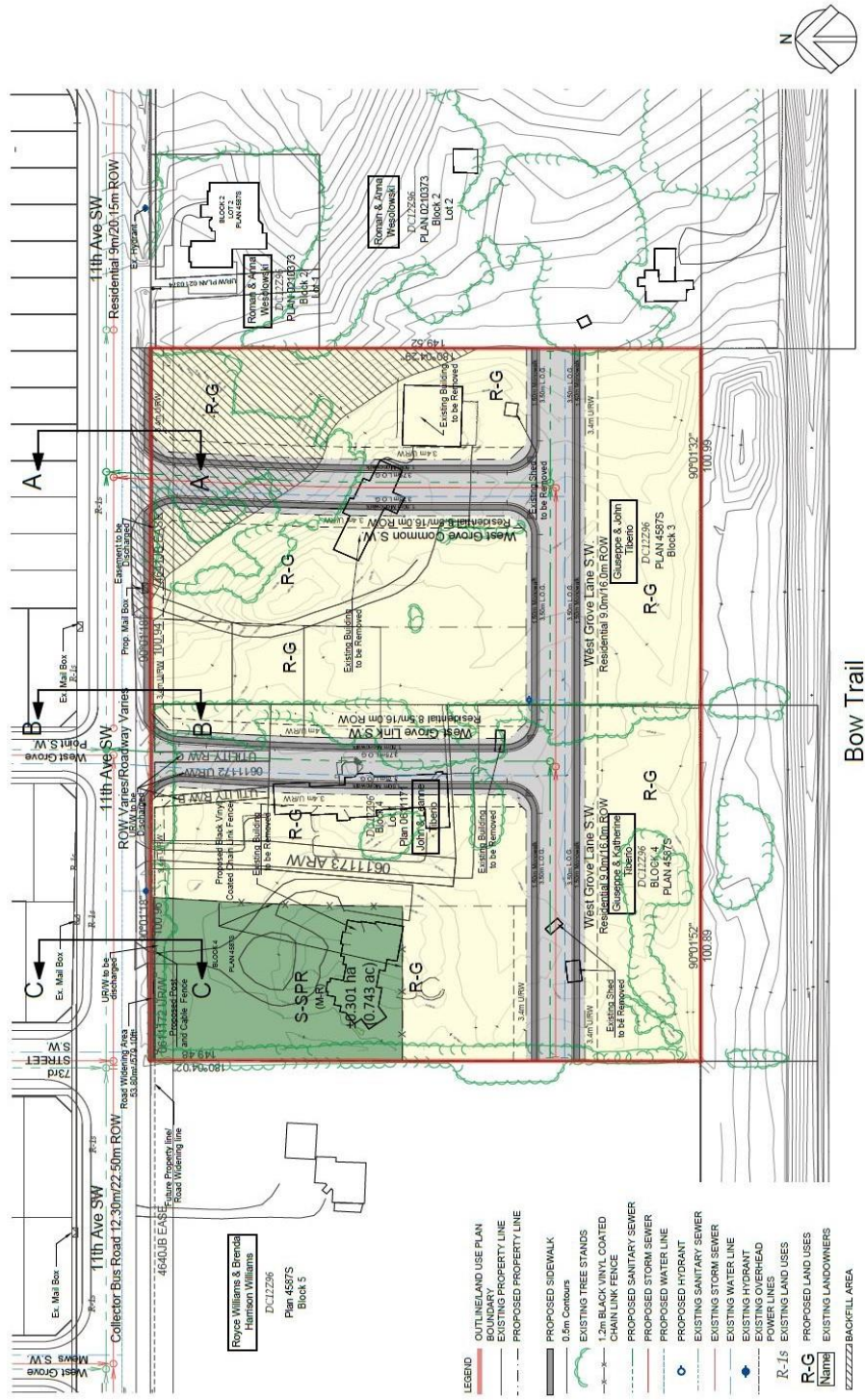


Proposed Outline Plan



SCALE 1:1000

Land Use & Outline Plan
Enlight 8.0
2019-03-27 11:16 AM SW Block 3,4 Plan 45875,061171
Last Saved: Mar 23, 2019, by cns@enr

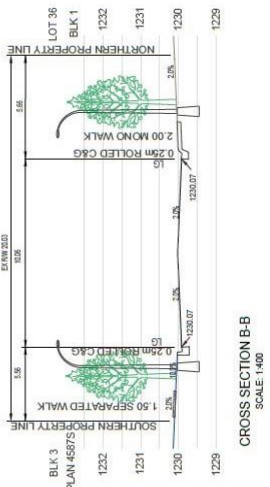
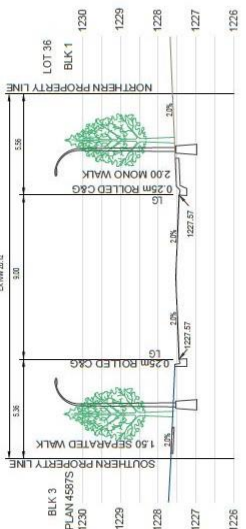
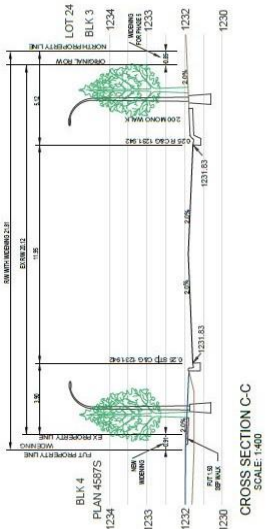
West Springs Phase 6
1810133 Alberta Ltd.
Bri-Mor Developments
J:\1810133_Townwest 6.3 Downeast\Phase 6\OP\Basel 11999-OP-11.dwg

Bow Trail

- LEGEND**
- OUTLINE/LAND USE PLAN
 - BOUNDARY/PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED SIDEWALK
 - 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
 - EXISTING OVERHEAD POWER LINES
 - R-1s EXISTING LAND USES
 - R-G PROPOSED LAND USES
 - EXISTING LANDOWNERS
 - EXISTING BACKFILL AREA

IBI GROUP
305 River St., 11 Avenue SW
Calgary, Alberta T2C 1G5
Tel: 403.275.5500 Fax: 403.275.9100

Proposed Outline Plan



OUTLINE PLAN STATISTICS		DENSITY/INTENSITY (NET)			
Gross Area:		Land Use	Area	Anticipated (upha)	Maximum (upha)
Public	33.01 ha ±7.44 ac 100%	R-G	±2.05 ha	(31.21 upha) 64 Units	(31.21 upha) 64 Units
Roads	40.30 ha ±0.75 ac 10%	Anticipated Density	±3.01 ha (±7.44 ac)	64	21.26 upha (8.60 upha)
Residential (9.0m/16.0m ROW)	±0.66 ha ±1.63 ac 22%	Maximum Density	±3.01 ha (±7.44 ac)	64	21.26 upha (8.60 upha)
Total	±0.96 ha ±2.38 ac	Land Use	Area	Anticipated Units	Anticipated Population
Residential	±2.05 ha ±5.07 ac 68%	R-G	±3.01 ha	64	2.6
R-G		Anticipated Residential Intensity	±3.01 ha (±7.44 ac)	167	55.48 ppha (22.44 ppa)

LAND USE STATISTICS	
DC12296 to R-G	±2.71 ha ±6.70 ac
DC12296 to S-SPR (MR)	±0.30 ha ±0.74 ac
TOTAL	±3.01 ha ±7.44 ac

West Springs Phase 6
1810133 Alberta Ltd.
Bir-Mor Developments
2111881_178542653.02mwp1810133A00P (Rev1)1810133-03.doc

Land Use & Outline Plan (Cross-Sections)
Drawing No: 1810133-03
7355-7737-7233 11th Ave. SW, Block 3.4, Plan 48375.0011171
Last saved: May 23, 2018, by: cplawrence

