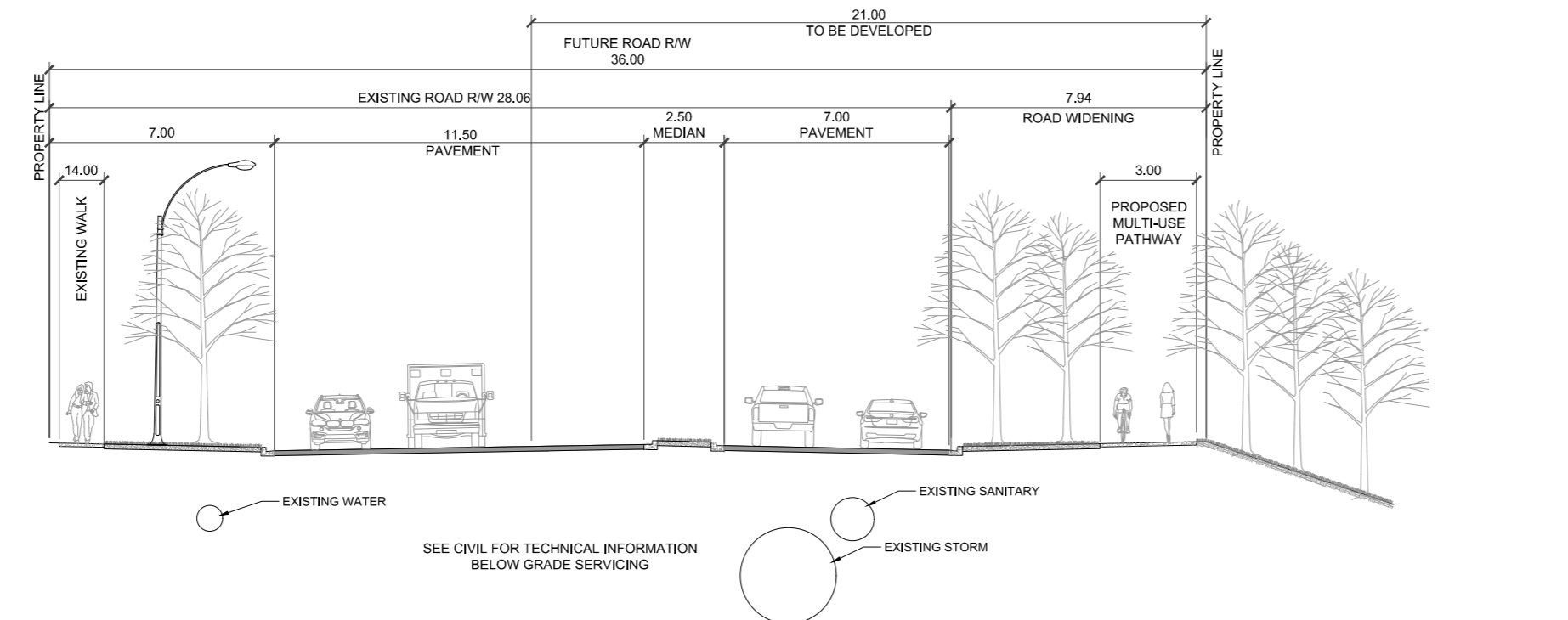
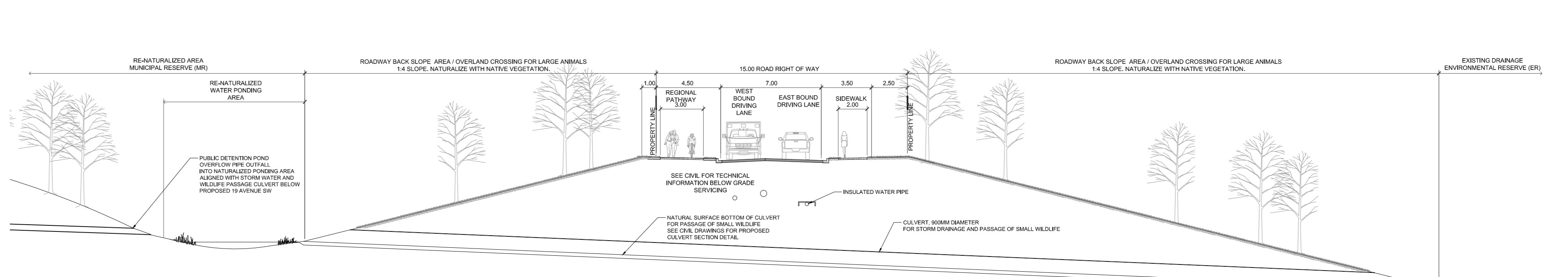


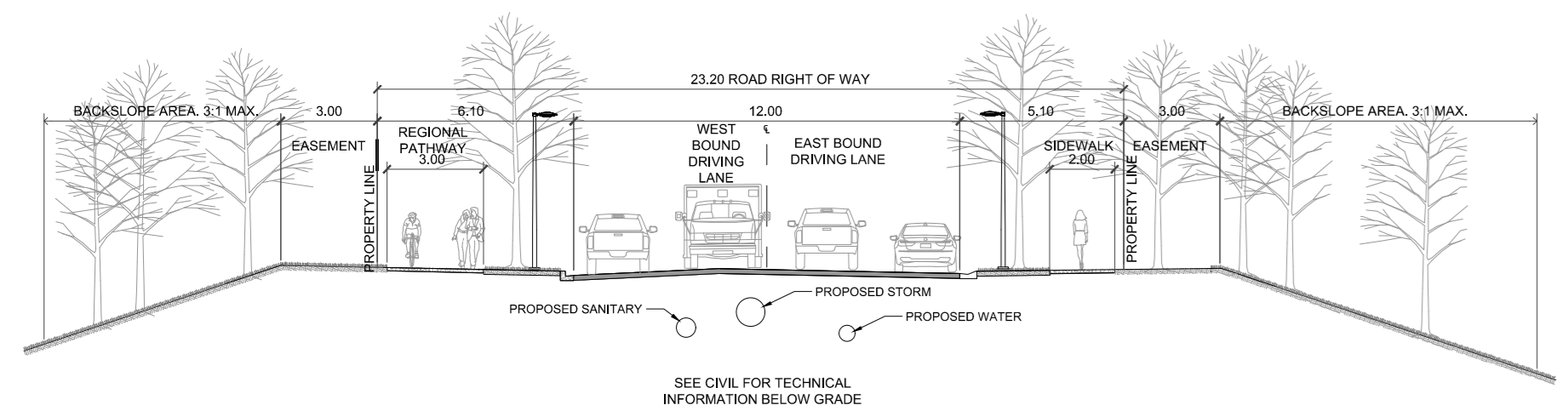
CROSS SECTION: 17 AVENUE SW ARTERIAL SCALE 1:200



CROSS SECTION: 85 STREET SW ARTERIAL SCALE 1:200

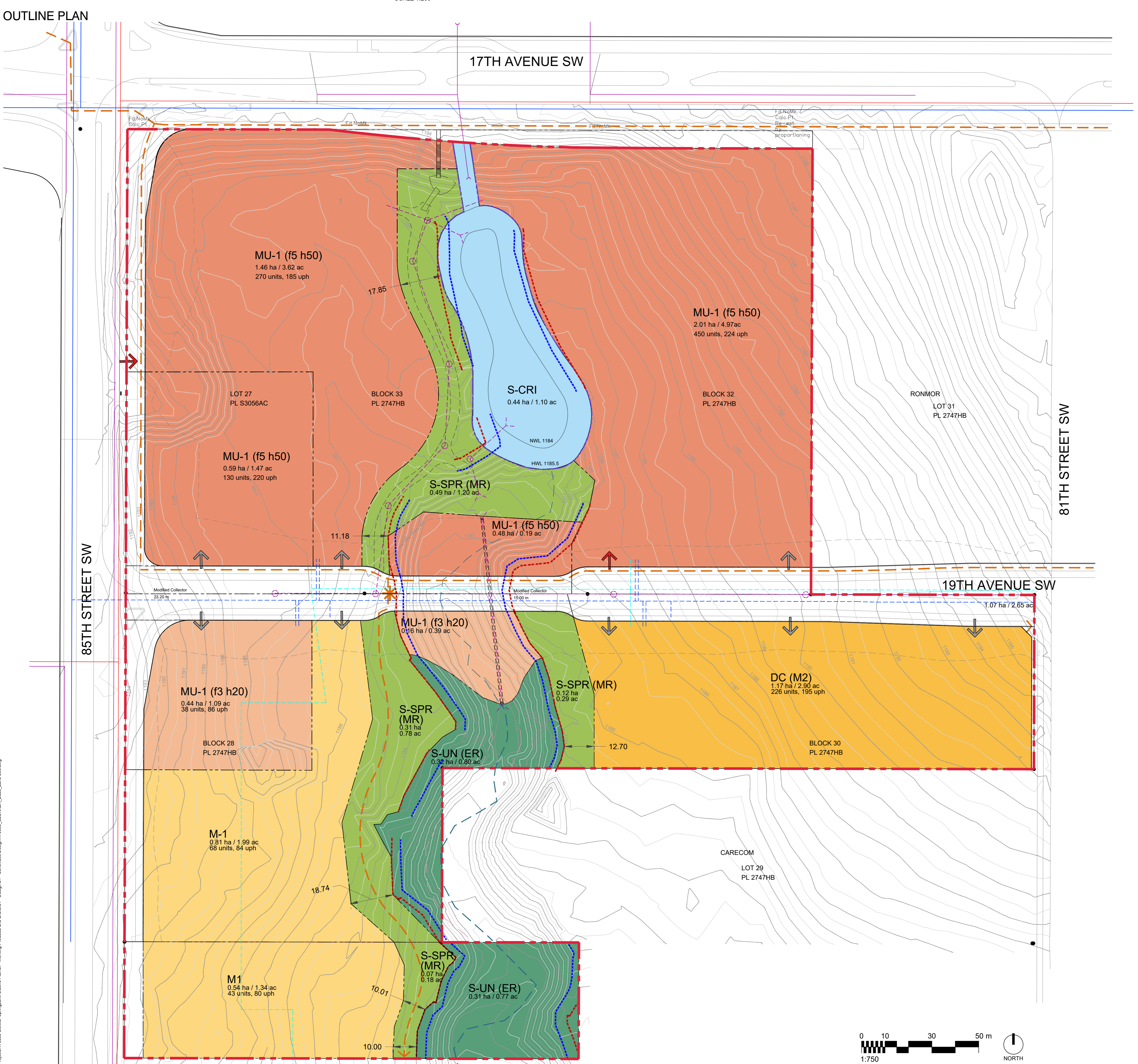


CROSS SECTION: 19 AVENUE SW MODIFIED COLLECTOR - AT ROADWAY NARROWING SCALE 1:200

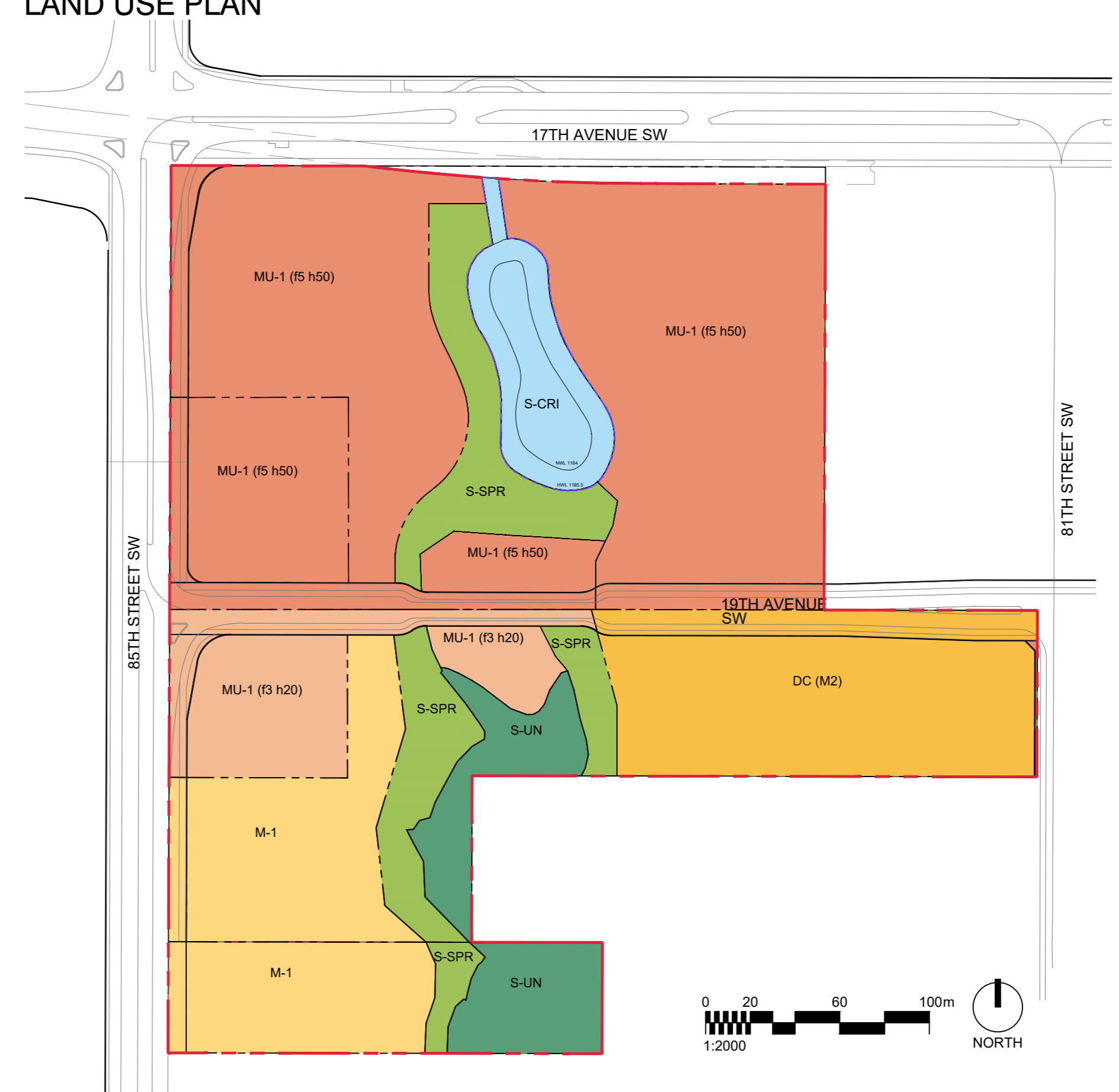


CROSS SECTION: 19 AVENUE SW MODIFIED COLLECTOR SCALE 1:200

OUTLINE PLAN



LAND USE PLAN



LAND USE STATISTICS

DC	Acres	Hectares
DC 12296 To MU-1 (f5 h50)	10.06	4.07
DC 12296 To MU-1 (f3 h20)	1.09	0.44
DC 12296 To DC (M-2)	2.90	1.17
DC 12296 To M-1	3.33	1.35
DC 12296 To (S-CRI)	1.10	0.44
DC 12296 To S-UN (ER)	1.57	0.63
DC 12296 To S-SPR (MR)	2.45	0.99

INTENSITY

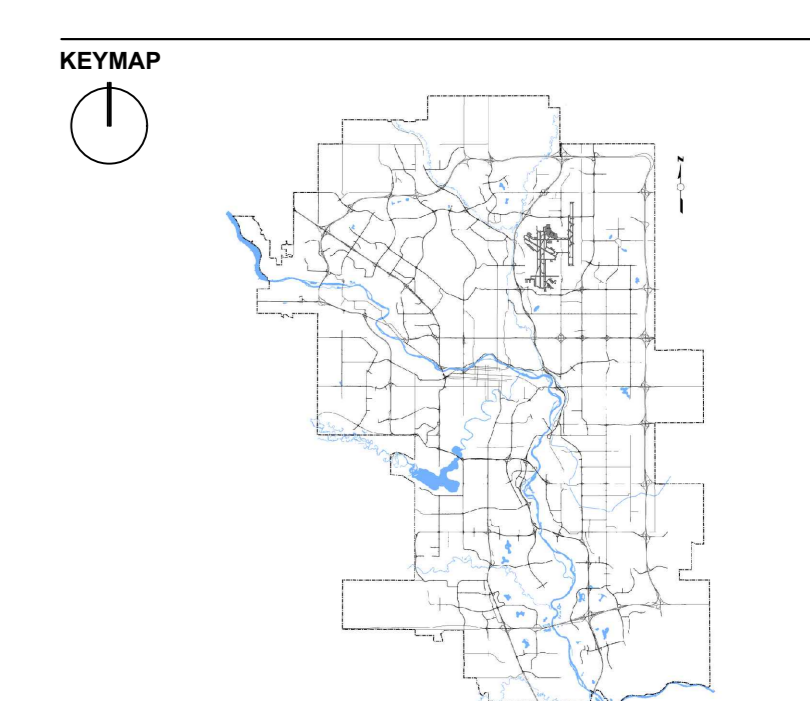
Land Use	Gross Hectares	Anticipated Units	UPH	People(1.6k/lot)	PPH
MU-1 (f5 h50)	4.07	850	209	1360	334
MU-1 (f3 h20)	0.44	38	86	61	137
DC (M-2)	1.17	226	193	362	308
M-1	1.35	111	82	178	132
Total Project	7.03	1225	174	1960	279

OUTLINE PLAN STATISTICS

	Units	Acres	Hectares	% of GDA
Total Area	28.01	10.53		
Less S-UN / ER	1.57	0.63		
Gross Developable Area (GDA)	26.45	10.29		100.00%
MU-1 (f5 h50)	850	10.06	4.07	41.54%
MU-1 (f3 h20)	38	1.09	0.44	4.47%
M-1	111	3.33	1.35	13.62%
DC (M-2)	226	2.90	1.17	11.97%
S-CRI	1	1.10	0.44	4.48%
Municipal Reserve				
Required 10% of GDA	2.44	0.99		10.01%
(S-SPR) Provided	2.45	0.99		10.01%
Public Dedication				
Roadways	1.81	0.73		7.41%
Roadway Widening	0.83	0.34		3.41%
Back Slope Ravine to Roads	0.87	0.35		3.57%

LEGEND

- Outline Plan Boundary
- Contours (0.50m Intervals)
- Contours (1.00m Intervals)
- Existing Ravine Drainage (from Stantec BI)
- Proposed Drainage + Small Animals Passage (900mm dia. Natural Bottom)
- 6m Offset From Existing Drainage
- Coulee Break / Top of Slope
- Top of Slope Buffer
- Toe of Slope of Back Slope Area
- 3.0 Regional Path Connection
- Pedestrian / Bike Link from MR along Pond to Regional Pathway Up Slope along 17 Avenue SW
- Mid-Block Crossing
- Potential Primary Access Location
- Potential Emergency Access Location
- Existing Sanitary Line
- Proposed Sanitary Line
- Existing Water Line
- Proposed Water Line
- Existing Storm Line
- Proposed Storm Line (Pipe Size in mm)
- Proposed Storm Line Inlet / Outlet
- Proposed Storm Manhole
- Proposed Pond and Pond Storm System Maintenance Access (4m wide)



ISSUED FOR: DATE: **NOT FOR CONSTRUCTION**

REVISIONS:	NO.	DESCRIPTION	DATE	BY

DRAWING TITLE:

OUTLINE PLAN & LAND USE PLAN

2019.06.19 4:20pm By: smuller Working Products and Products - Design/01 - Schematic Design/10/10 - 30/0000 - 0000 - Land Use Map