

OUTLINE PLAN STATISTICS

	hectares	acres	%
TOTAL AREA - GROSS DEVELOPABLE AREA (GDA)	1.262	3.118	
ENVIRONMENTAL RESERVE (S-UN)	0.779	1.925	
NET DEVELOPABLE AREA (NDA)	0.483	1.193	

RESIDENTIAL R1-S
Anticipated and Maximum Number of Lots (5)

Density - Based on Net Developable Area 0.483ha	10.35 upha	4.19 upa	
S-SPR (MR) - Based on (0.483ha + 0.694ha) 1.177ha	0.120	0.297	10.76 (%)
The MR dedication above is based on the entire titled parcel area for lot 15, Block D, Plan 3538 which totals 1.956 ha/ 4.833 ac minus 0.779 ha/ 1.925 ac S-UN/ER - Environmental Reserve = 1.177 ha/ 2.908 ac (net developable area.)			
10% MR = 0.1177 ha/ 0.2908 ac.			

ROADS

	hectares	acres	
Residential (bulb widening)	0.004	0.009	
Road widening (85 st SW - 0.44 wide)	0.003	0.008	
TOTAL	0.007	0.017	1.36 (%)
Road as a percentage of Gross Dev. Area			

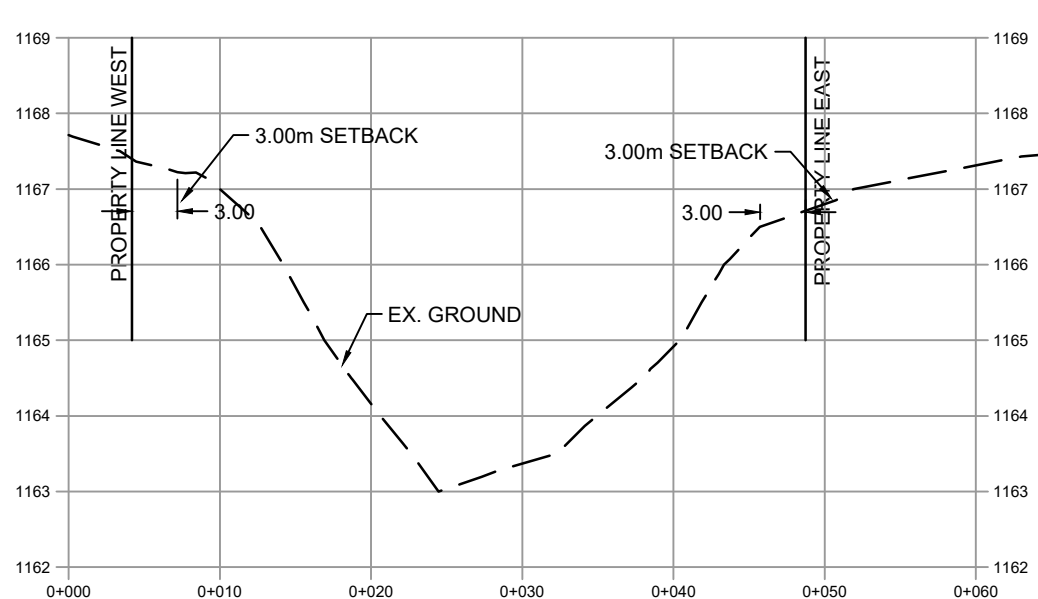
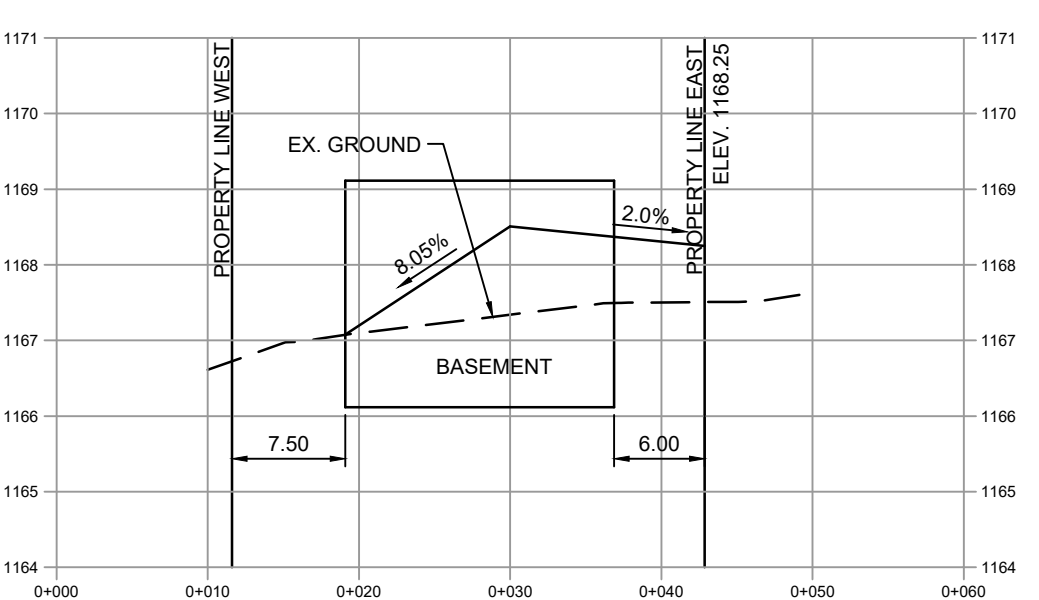
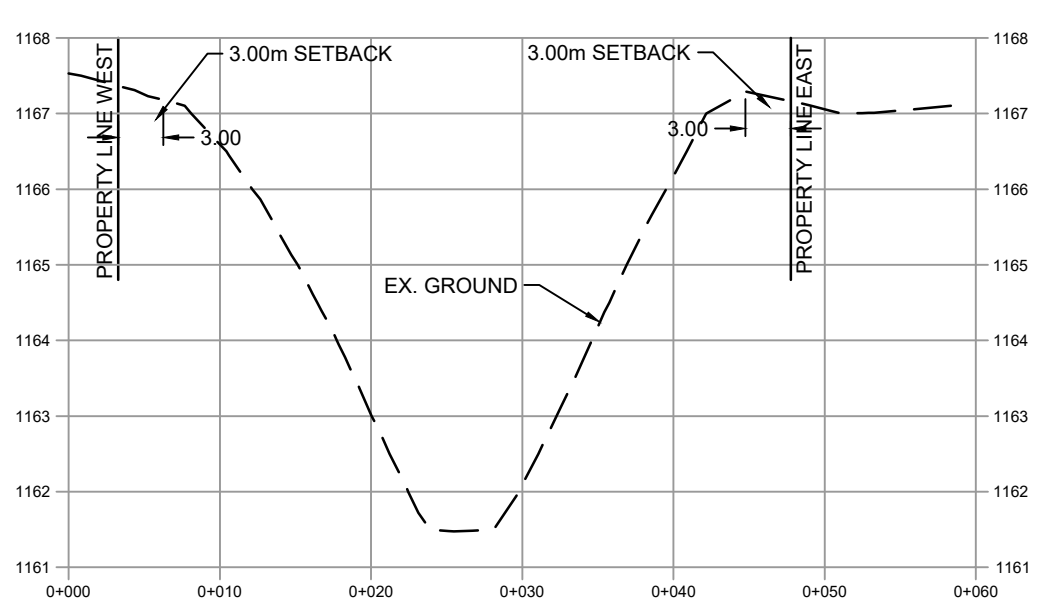
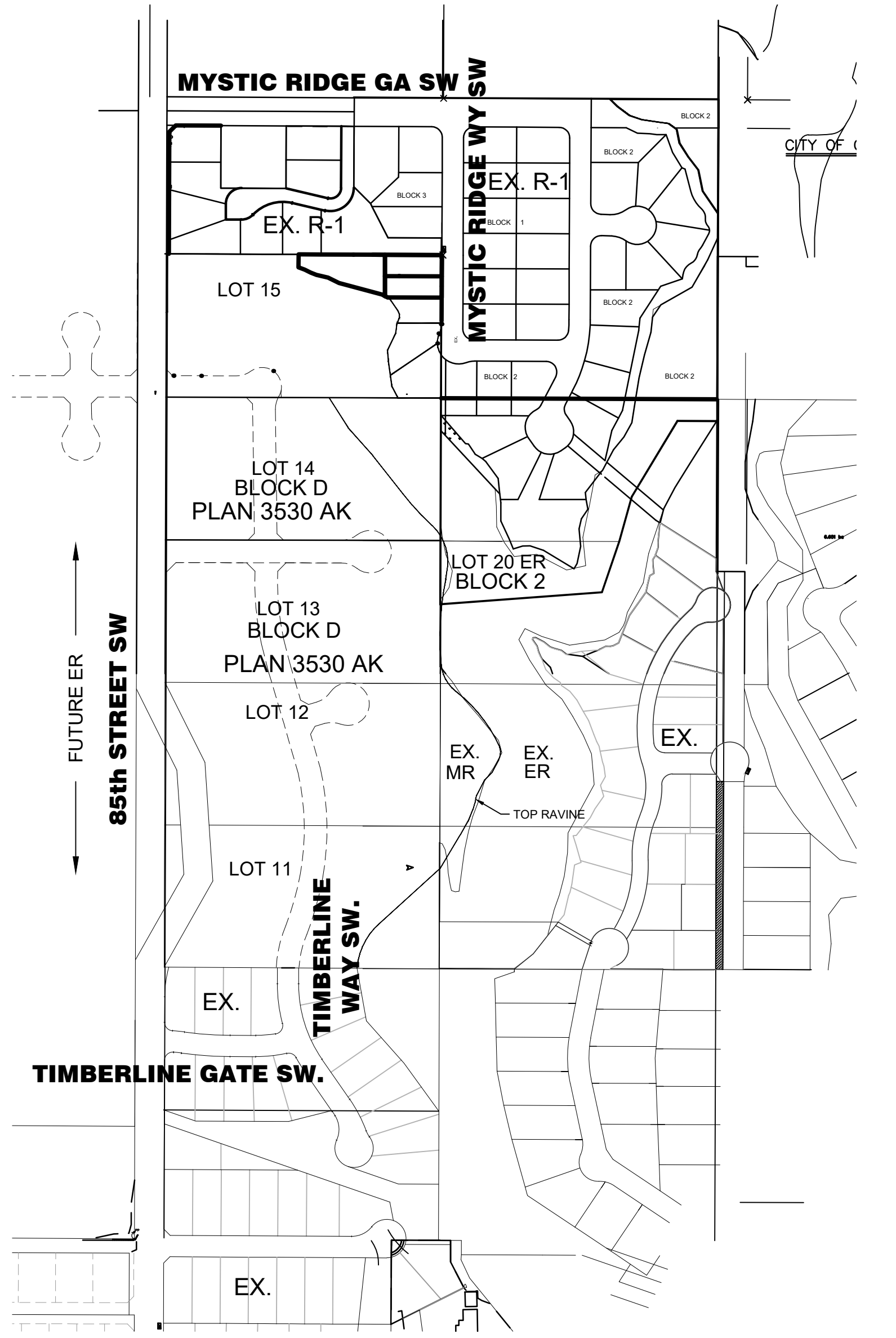
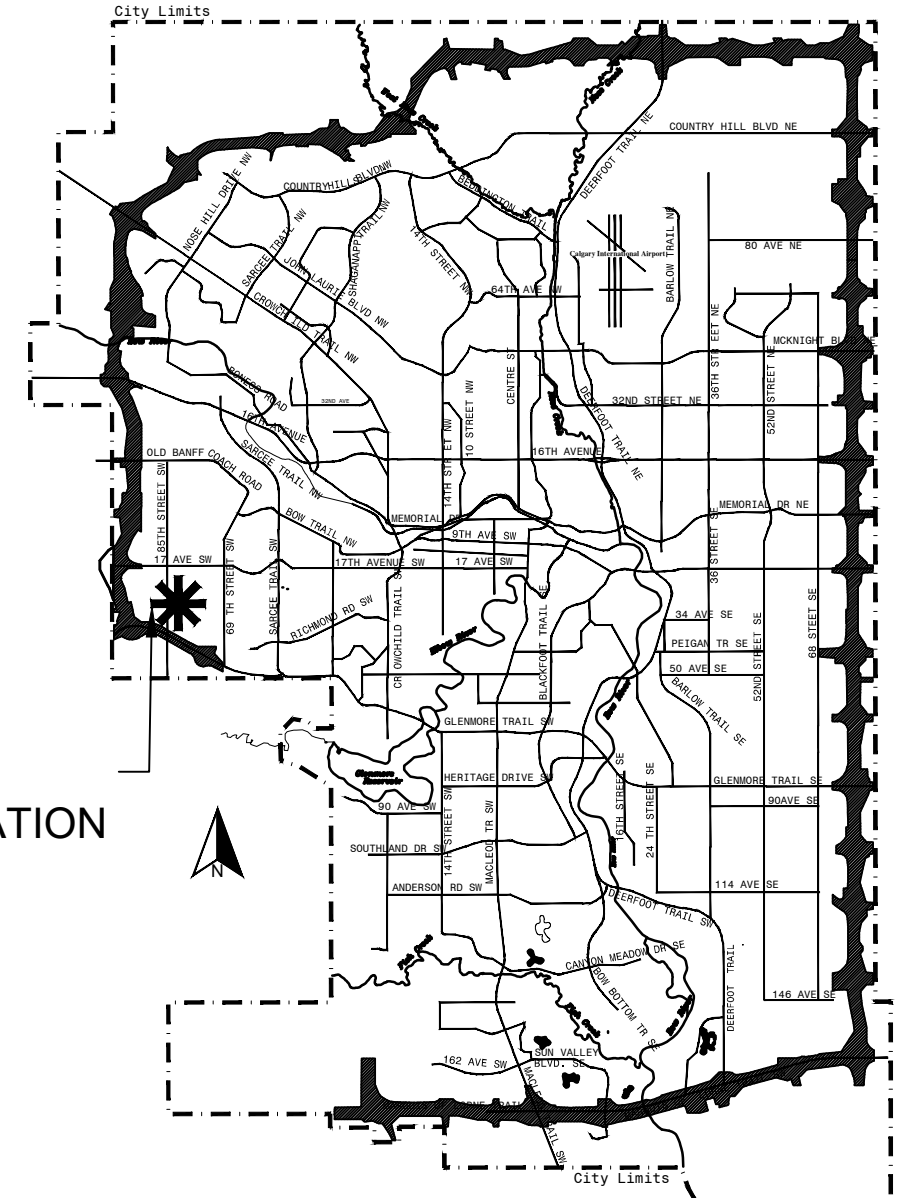
LAND USE STATISTICS

FROM	TO	hectares	acres
DC12296	R1-S	0.363	0.897
DC12296	S-UN (ER)	0.779	1.925
DC12296	S-SPR (MR)	0.120	0.297
TOTAL		1.262	3.118

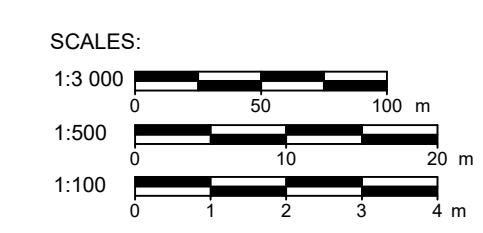
SPRINGBANK HILL

Outline Plan and Land Use Redesignation

Legals:
Plan 3530AK, Block D, Lot 15
SEC. 10 - TWP .24 - RGE. 2 - W5M
Municipal Address:
2758 - 85 Street SW



- LEGEND**
- DEEP SERVICES - PROPOSED
 - STORM SEWERMANHOLE
 - SANITARY SEWERMANHOLE
 - WATER MAIN/HYDRANT
 - OUTLINE PLAN BOUNDARY
 - TRANSIT STOPS
 - CONTOUR INTERVAL 0.5 metre
 - PROPOSED SIDEWALKS
 - 2.5m REGIONAL PATHWAY
 - 2.0m LOCAL PATHWAY
 - S-UN S-SPR
 - TREES
 - BUS STOPS
 - DRAINAGE COURSE
 - 6.00m EITHER SIDE DRAINAGE CHANNEL
 - TOP OF RAVINE CREST



REV. #1 ER & STATICS REVISED APRIL 3, 2019

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DESIGN BY: T.F.
DRAWN BY: R.H.
CHECKED BY: T.F.
DATE: 21/11/2018
SCALE: 1:500
JOB NUMBER: 1830-01
FIGURE: OP-2