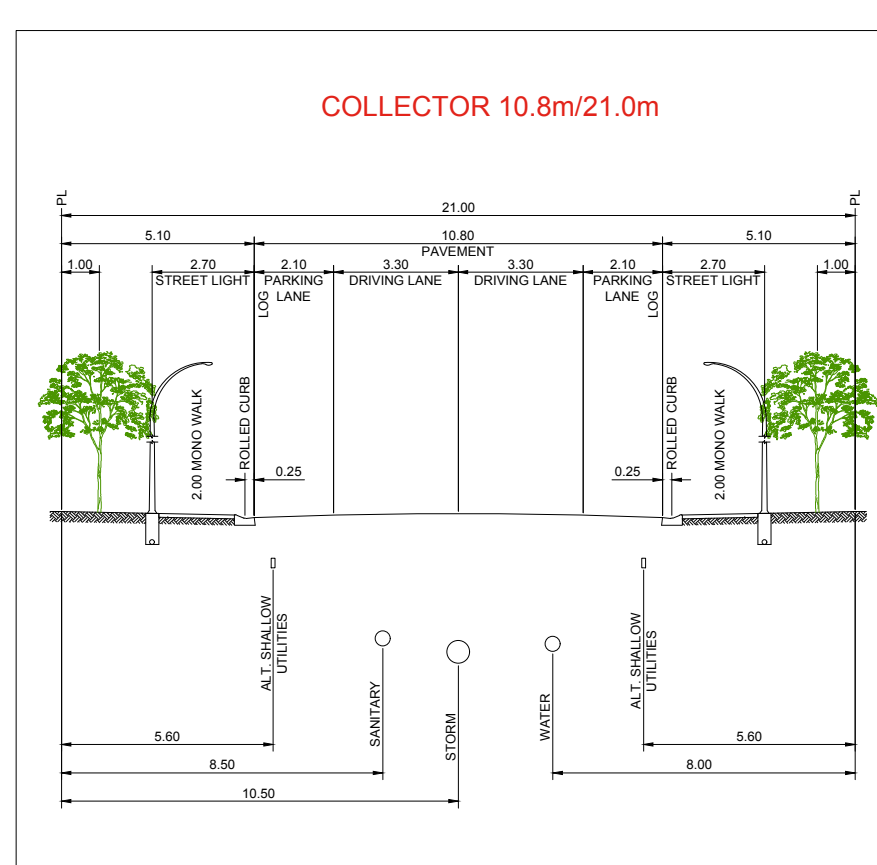


**LAND USE STATISTICS**

	Hectares	Acres
F-FUD TO R-G	6.73	16.63
F-FUD TO M-C2	3.36	8.30
F-FUD TO S-SPR	3.89	9.62
F-FUD TO S-CRI	1.28	3.17
<b>Total Area</b>	<b>17.01</b>	<b>42.04</b>

**OUTLINE PLAN STATISTICS**

	Lot width/ units per acre	Frontage (Measures at mid-block)	Hectares	Acres	Number of lots/units	% of GDA
	(m/upa)	(m)	(ha)	(ac)		
<b>TOTAL LAND USES</b>			17.01	42.04		
(LESS S-CRI (PUL) Gas Line Utility ROW)			0.75	1.85		
<b>GROSS DEVELOPABLE AREA (GDA)</b>			16.26	40.19		100.0%
<b>RESIDENTIAL</b>			11.80	29.17		72.6%
Single Family			5.29	13.08		32.5%
Residential - Narrow Parcel One Dwelling District (R-G)					149	
Anticipated number of lots based on 9.14m lot width	9.14	1363			227	
Maximum number of lots based on 6.0m lot width	6.00					
Multi-Family			6.51	16.09		40.0%
Multi-Residential - Low Profile District (M-CG)					155	
Anticipated number of units based on 20upa	20 upa		3.13	7.73	348	
Maximum number of units based on 45upa	45 upa					
Multi-Residential - Medium Profile District (M-C2)					586	
Anticipated & Maximum number of units based on 70upa	70 upa		3.38	8.36		
<b>Total Number of Units</b>					690 units	
Anticipated					690	
Maximum					1161	
<b>DENSITY</b>						
Anticipated					54.7 upa/ha	22.1 upa/acre
Maximum					71.4 upa/ha	28.5 upa/acre
<b>CREDIT OPEN SPACE</b>						
Special Purpose - School, Park and Community Reserve District (S-SPR)	1.63	4.03				10.0%
<b>SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT (S-)</b>						
Stormwater Pond (PUL)	0.53	1.32				3.3%
<b>ROADWAYS AND LANES</b>						
Collector Street (10.8m/21.0m)	2.29	5.67				14.1%
Residential Street (9.0m/16.0m)	0.76	1.87				



**Legend:**

- Outline Plan Boundary
- Contour Interval 0.5m
- 1.5m Mono Sidewalk
- 2.0m Mono Sidewalk
- 2.0m Separate Sidewalk
- 2.0m Local Pathway
- 3.0m Regional Pathway
- 2.0m Private Pathway w/ Public Access Easement
- Bus Pad Location
- Existing Mono Sidewalk

**Deep Services - Proposed**

- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

**Notes:**

Residential roads are laneless (9.0m/16.0m) unless otherwise noted.

All lanes are 7.0m wide unless otherwise noted.



**prime consultant:**

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**client:**

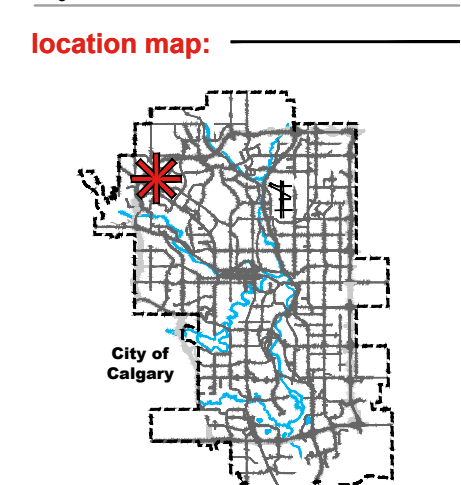
**Hopewell**

**sub-consultant:**

PASQUINI & ASSOCIATES  
BASSETT ASSOCIATES  
bunt  
Stantec

**revisions:**

no.	date:	description:
1	dd-mm-yyyy	--
2		
3		
4		
5		
6		
7		
8		
9		



\* Subject Site

**scale:**

0 20 40 60  
SCALE 1:2000

**municipal address:**

8321 85 Street NW

**legal description:**

Portion of SE 16-25-2-5

**file description:**

pre-app: PE2016-01052  
LOC: --  
bylaw no.: --

**file info:**

project no.: #C2007  
drawn by: TZ  
start date: October, 2016  
current date: May 30, 2017

**project:**

Arbour Lake Development

**sheet title:**

Outline Plan & Land Use Redesignation

**exhibit no.:**

**1.0**

May 30, 2017 - 4:36pm W:\2017\Arbour Lake\Drawings\CAD\PE2016-01052\_Corridor\Revised\_DWG\_16\_3017.dwg