

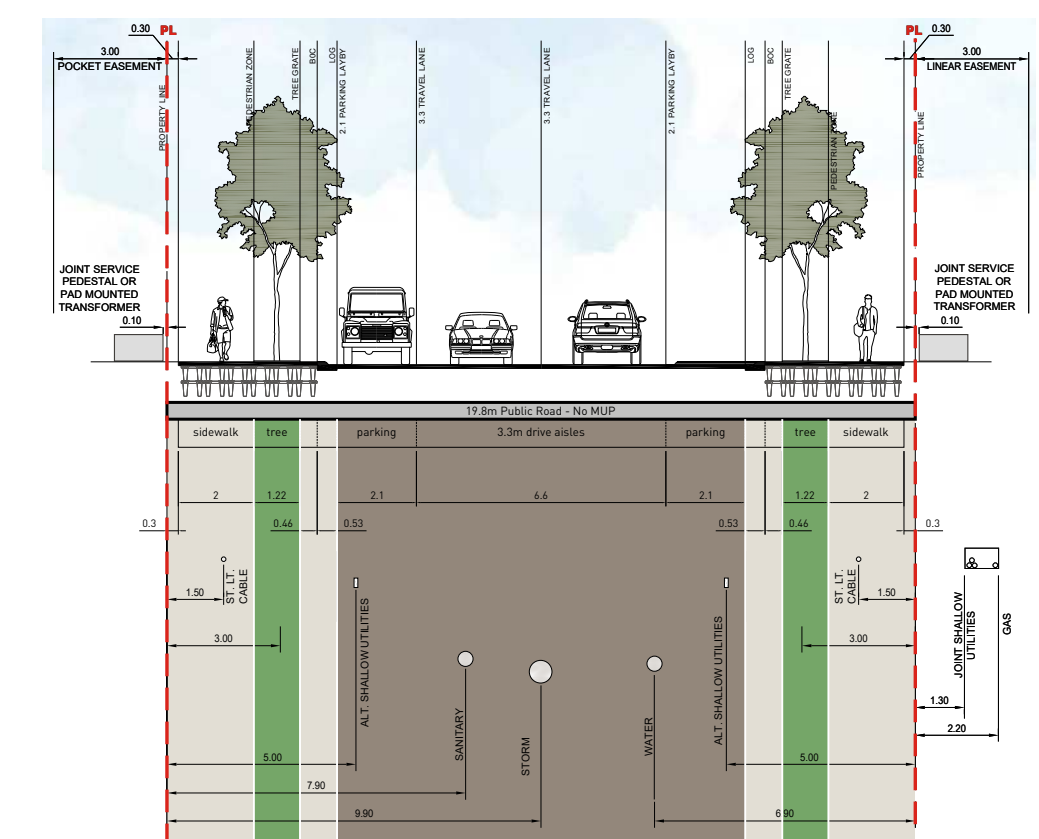
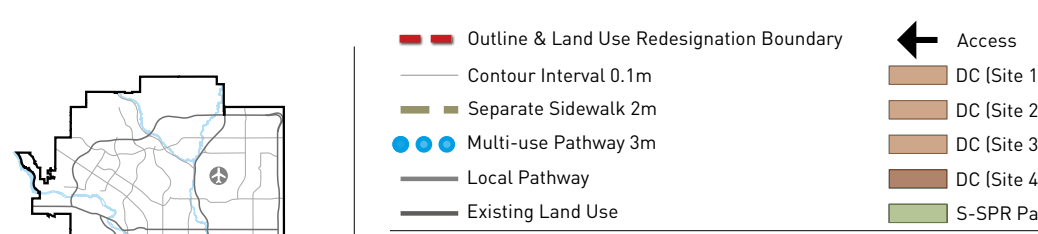
OUTLINE PLAN STATISTICS

Category	Value	Minimum (M)	Area (A)	% of GDA
Total Area	4.65	11.47		
Gross Developable Area (GDA)	4.65	11.47		100%

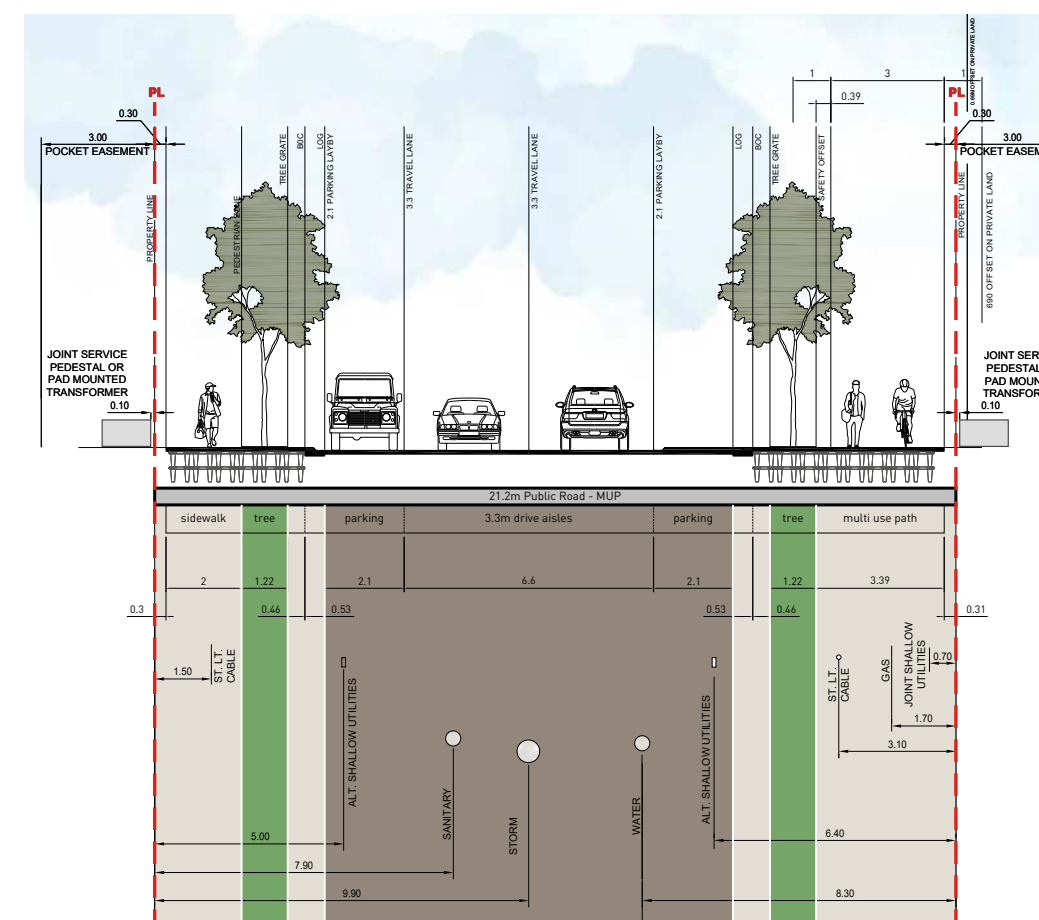
Land Use	Units per acre (U)	Minimum (M)	Area (A)	% of GDA
DC (Site 1) Direct Control Site 1	124	1.33	0.35	7%
DC (Site 2) Direct Control Site 2	142	1.09	0.31	7%
DC (Site 3) Direct Control Site 3	129	0.40	0.09	2%
DC (Site 4) Direct Control Site 4	151	0.86	0.23	5%

LAND USE STATISTICS

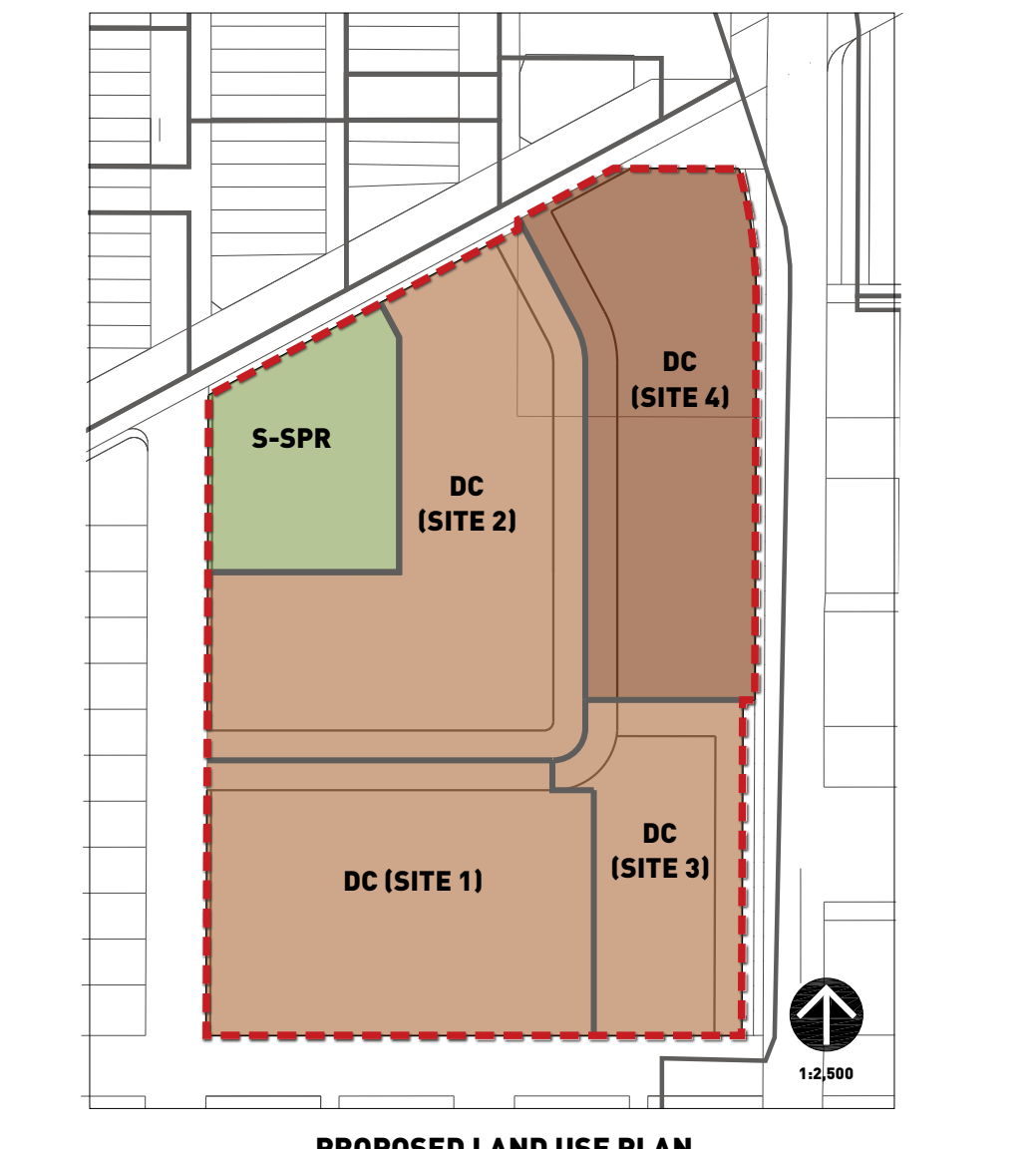
FROM	TO	AREA (ha)	AREA (ac)
R-C1	DC (SITE 1)	1.16	2.86
R-C1	DC (SITE 2)	1.40	3.47
R-C1	DC (SITE 3)	0.57	1.41
R-C1	DC (SITE 4)	1.05	2.58
R-C1	S-SPR	0.47	1.17
Total		4.65	11.49



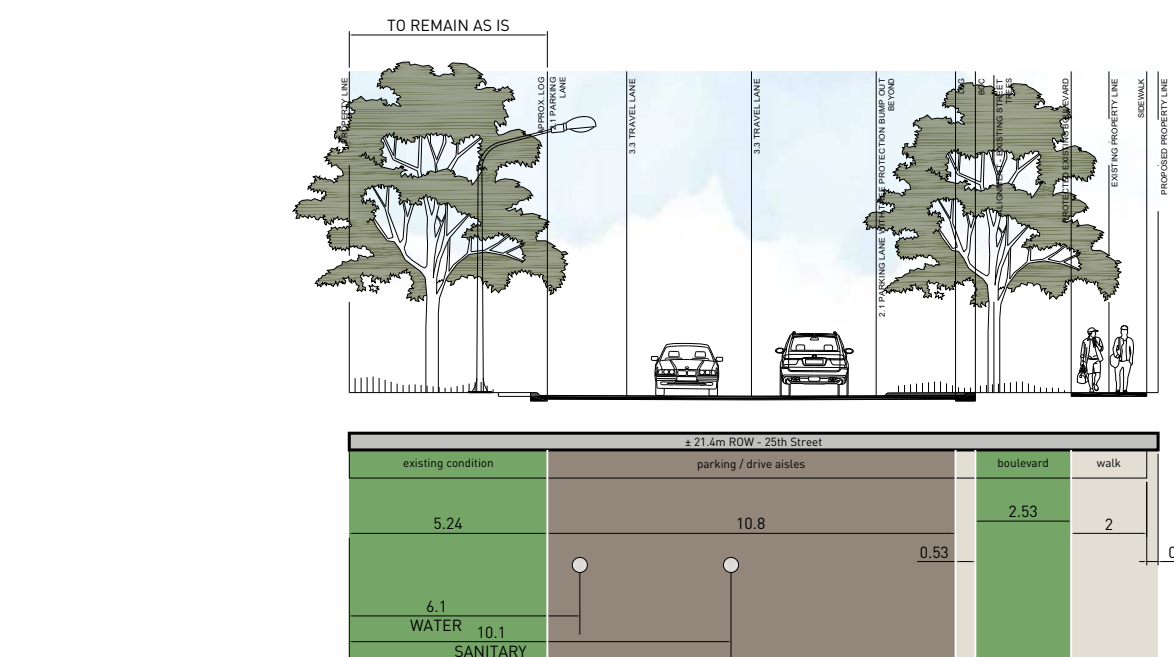
A: Modified Collector - (10.8m / 19.8m)
2.0m Sidewalks on both sides
Scale: 1:200



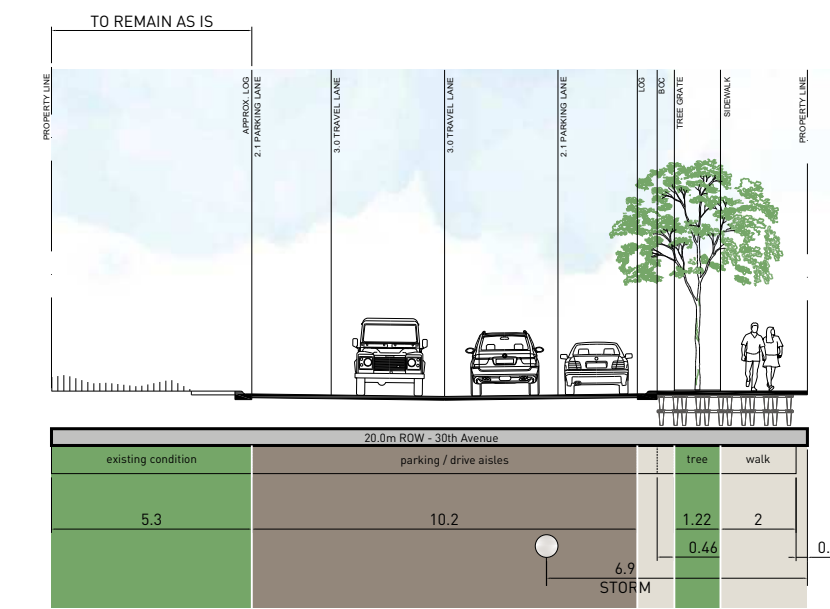
B: Modified Collector - (10.8m / 21.2m)
3.0m Regional Pathway & 2.0m Sidewalk
Scale: 1:200



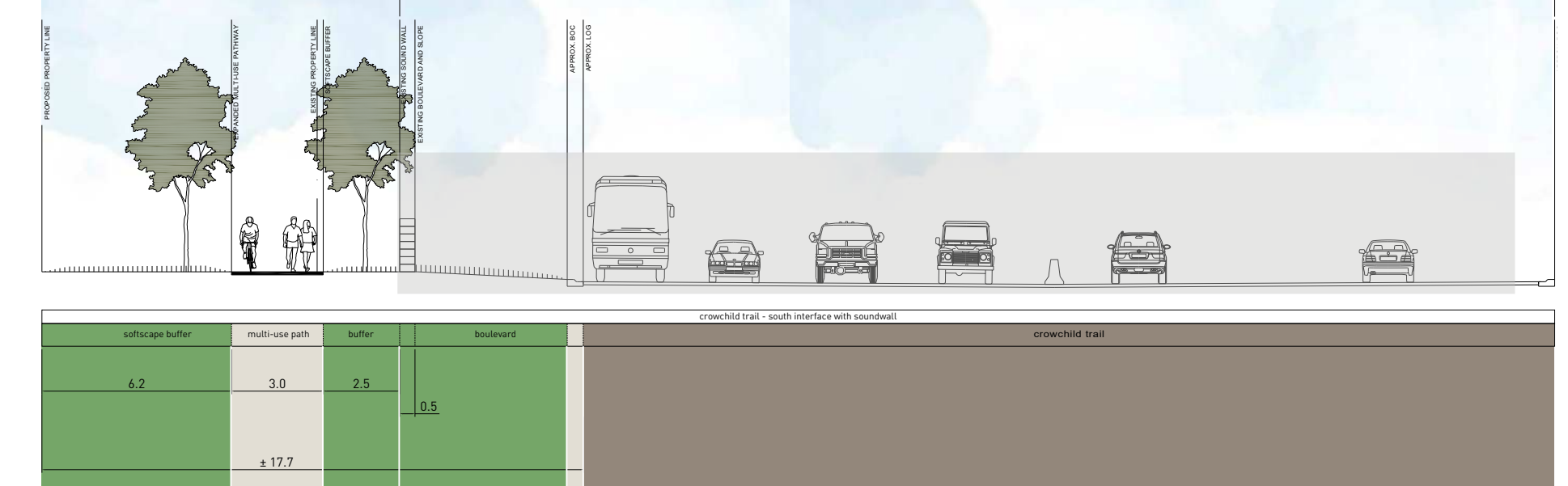
PROPOSED LAND USE PLAN



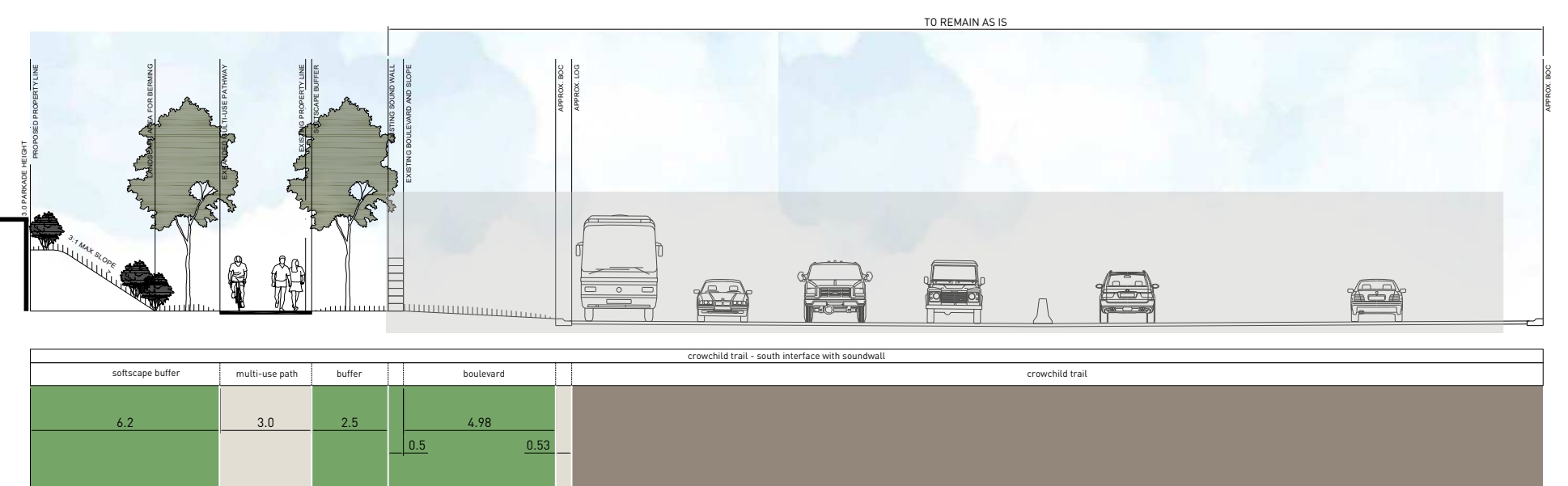
C: 25 Street S.W.
Modified Collector - (10.8m / 21.4m)
2.0m Sidewalk on one side Scale: 1:200



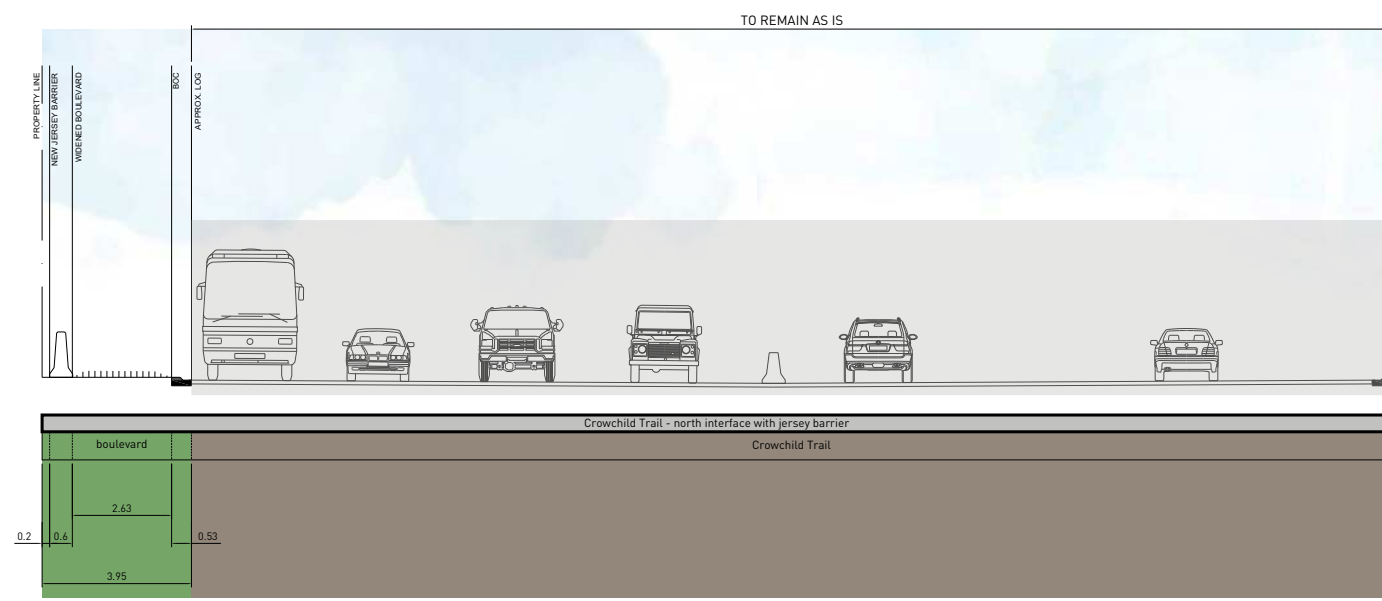
D: 30 Avenue S.W. ROW - (10.2m / 20.0m)
2.0m Sidewalk on one side Scale: 1:200



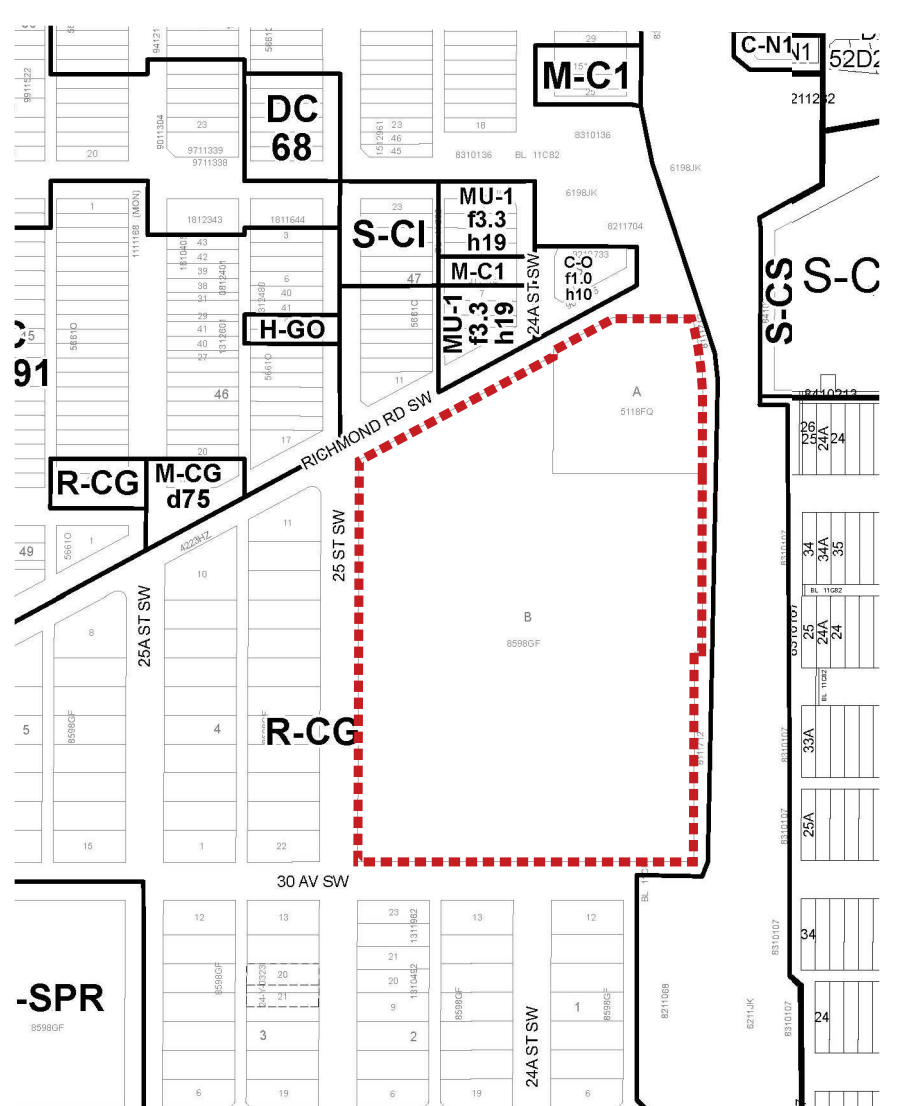
E1: Crowchild Trail ROW
3.0m Multi-use Pathway Scale: 1:200



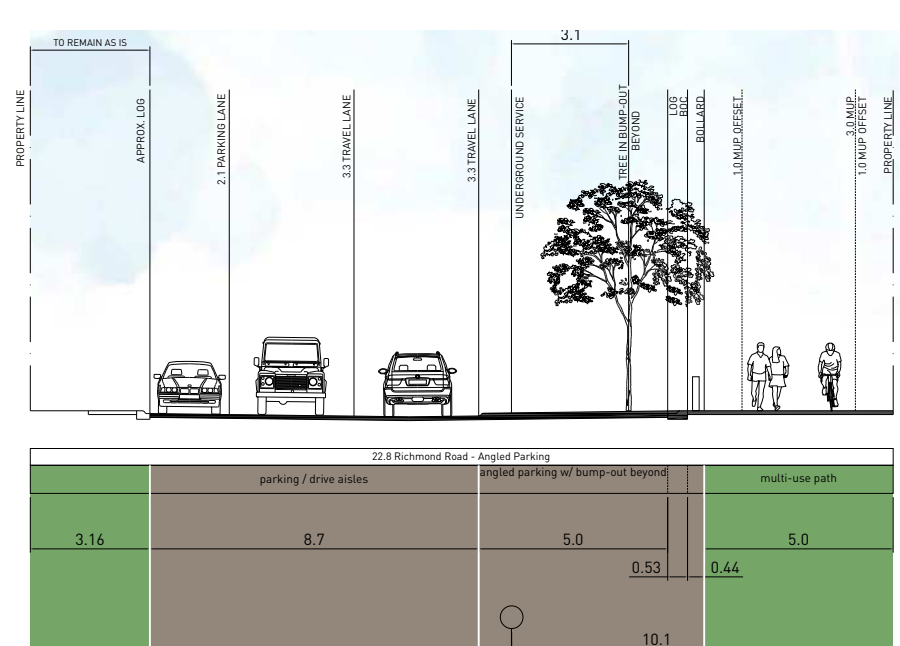
E2: Crowchild Trail ROW
3.0m Multi-use Pathway Scale: 1:200



F: Crowchild Trail ROW
3.0m Multi-use Pathway Scale: 1:200



EXISTING LAND USE PLAN



G: Richmond Road S.W. ROW (22.8m)
3.0m Regional Pathway & 2.0m Sidewalk Scale: 1:200



Deep Services - Existing

- Stormwater Servicing
- Sanitary Servicing
- Water Servicing 150 PVC / Hydrant
- Water Servicing 400 PVC / Hydrant

Deep Services - Proposed

- Stormwater Servicing
- Sanitary Servicing
- Water Servicing 150 PVC / Hydrant
- Water Servicing 250 PVC / Hydrant

Note:

REVISION	DATE	REVISION	DATE
---	dd/mm/yyyy	---	---
---	---	---	---
---	---	---	---
---	---	---	---

TEAM
B&A Studios
600, 215 - 9th Ave SW
Calgary, Alberta, T2P 1K3
bstudios.ca | t: 403 249 4723

PRE-APP NUMBER: --
LOC: --
PROJECT NUMBER: 2022-056
DRAWN BY: eskrypek
START DATE: May 2024
CURRENT DATE: October 15, 2024

LEGAL DESCRIPTION
Block A, Plan 5118 FQ & Block B, Plan 8598 GF
MUNICIPAL ADDRESS
2519 Richmond Road S.W.

PROJECT NAME
2501 RICHMOND

SHEET TITLE
OUTLINE PLAN AND LAND USE REDESIGNATION

