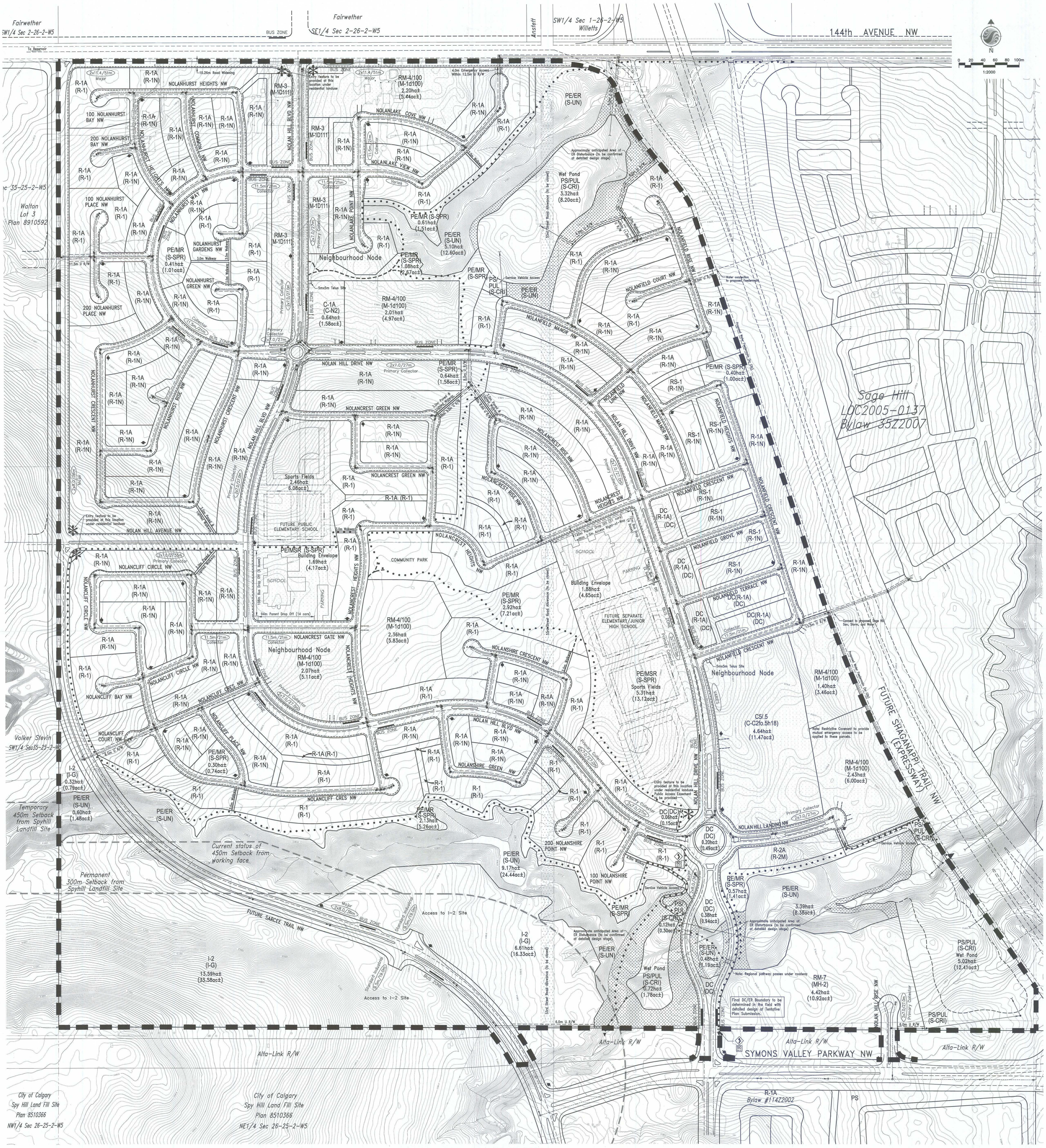


Total Outline Plan Statistics

Total Area Outlined	202.05 ha± (499.26 ac±)
Less Environmental Reserve (S-UN)	18.74ha± (46.31 ac±)
Net Developable Land	183.31 ha± (452.95 ac±)
R-1A (R-1N)	37.47 ha± (92.59 ac±)
Approximate Frontage	9,972 m± (32,716 ft±)
Ant. No. of Lots (Avg 9.7m)	1028 lots±
Max. No. of Lots (Avg 9.7m)	1028 lots±
R-1A (R-1)	22.55 ha± (55.72 ac±)
Approximate Frontage	5,219 m± (17,122 ft±)
Ant. No. of Lots (Avg 10m)	521 lots±
Max. No. of Lots (Avg 10m)	521 lots±
R-1 (R-1)	5.72 ha± (14.13 ac±)
Approximate Frontage	1,259 m± (4,130 ft±)
Ant. No. of Lots (Avg 13m)	96 lots±
Max. No. of Lots (Avg 12m)	104 lots±
RS-1 (R-1N)	2.88 ha± (7.12 ac±)
Approximate Frontage	816 m± (2,677 ft±)
Ant. No. of Lots (Avg 7.9m)	103 lots±
Max. No. of Lots (Avg 7.9m)	103 lots±
R-2A (R-2M)	0.60 ha± (1.48 ac±)
Approximate Frontage	168 m± (518 ft±)
Ant. No. of Lots (Avg 7.5m)	22 lots±
Max. No. of Lots (Avg 7.5m)	22 lots±
DC(R-1A) (DC)	1.62 ha± (4.00 ac±)
Approximate Frontage	478 m± (1,568 ft±)
Ant. No. of Lots (Avg 9.1m)	52 lots±
Max. No. of Lots (Avg 9.1m)	52 lots±
RM-3 (M-1D111)	2.26 ha± (5.59 ac±)
Ant. No. of Lots (Avg 35 upac)	195 units±
Max. No. of Lots (Avg 45 upac)	251 units±
RM-4/100 (M-1d100)	12.56 ha± (31.02 ac±)
Ant. No. of Lots (Avg 26 upac)	806 units±
Max. No. of Lots (Avg 40 upac)	1240 units±
RM-7 (MH-2)	4.42 ha± (10.92 ac±)
Ant. No. of Lots (Avg 95 upac)	1037 units±
Max. No. of Lots (Avg 130 upac)	1419 units±
C5/.5 (C-C2fo.5h18)	4.69 ha± (11.59ac±)
C-1A (C-N2)	0.64 ha± (1.58 ac±)
DC	0.64 ha± (1.58 ac±)
I-2 (I-G)	20.52 ha± (50.70 ac±)
Anticipated Density	1028+521+96+103+22+52+195+806+1037=3860 / 158.19 ha± (390.88 ac±) =24.40 uph± (9.9 upac±)
Maximum Density	1028+521+104+103+22+52+251+1240+1419=4740 / 158.19 ha± (390.88 ac±) =29.96uph± (12.1 upac±)

* Densities based on Net Developable Area less C5/.5 (C-C2) and Industrial.

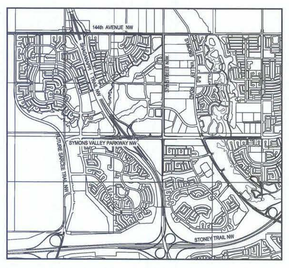
Areas of Public Dedication

Roads	
Major (2x8.0/36.0m)	8.19 ha± (20.24 ac±)
Primary Collector (2x7.0/27.0m)	9.71 ha± (23.99 ac±)
Collector (11.50/21.0m)	2.63 ha± (6.49 ac±)
Residential (9.0/15.0m)	15.11 ha± (37.34 ac±)
Lane (6.0m)	1.29 ha± (3.19 ac±)
	37.16 ha± (91.84 ac±) (20.3%)
PS(PUL) (S-CRI)	9.18 ha± (22.69 ac±) (5.0%)
Total Public Dedication	46.34 ha± (114.53ac±) (25.3%)
Open Space Areas	
PE/MSR (S-SPR)	11.34 ha± (28.02 ac±)
PE/MR (S-SPR)	9.06 ha± (22.39 ac±)
Total	20.40 ha± (50.41 ac±) (11.1%)

Land Use Statistics

	2P80	Approved 1P2007	Area
UR to	R-1A	R-1N	37.47 ha± (92.59 ac±)
UR to	R-1A	R-1	22.55 ha± (55.72 ac±)
UR to	R-1	R-1	5.72 ha± (14.13 ac±)
UR to	RS-1	R-1N	2.88 ha± (7.12 ac±)
UR to	R-2A	R-2M	0.60 ha± (1.48 ac±)
UR to	DC(R-1A)	DC	1.62 ha± (4.00 ac±)
UR to	RM-3	M1-d111	2.26 ha± (5.59 ac±)
UR to	RM-4/100	M-1d100	12.56 ha± (31.02 ac±)
UR to	RM-7	MH-2	4.42 ha± (10.92 ac±)
UR to	C5/.5	C-C2fo.5h18	4.69 ha± (11.59 ac±)
UR to	C-1A	C-N2	0.64 ha± (1.58 ac±)
UR to	DC	DC	0.64 ha± (1.58 ac±)
UR to	PE	S-SPR	20.40 ha± (50.41 ac±)
UR to	PE	S-UN	18.74 ha± (46.31 ac±)
UR to	PS	S-CRI	9.18 ha± (22.69 ac±)
UR to	I-2	I-G	20.52 ha± (50.70 ac±)
Total Redesignation			164.89 ha± (407.43 ac±)
Undesignated Roads			37.16 ha± (91.83 ac±)
Total Outline Plan			202.05 ha± (499.26 ac±)

Location Plan



E 1/2 Sec 35-25-2-W5, W 1/2 Sec 36-25-2-W5 & NE 1/4 Sec 36-25-2-W5
Located within the Symons Valley Community Plan

Legend

- Hydrant shown thus
- Sanitary Sewer shown thus
- Storm Sewer shown thus
- Water Lines shown thus
- Sidewalk shown thus
- Outline Plan Boundary
- Calgary City Limits
- 3.5m Regional Pathway
- 2.0m Local Pathway
- Neighbourhood Node
- Limit of Disturbance

Notes:
All walkways are intended to be 3.0m in width. Where these are required for underground utilities or overland drainage, the appropriate easements will be provided.
All roads are 9.0m/15.0m unless indicated otherwise.
All lanes are 8.0m unless otherwise noted.
All cornercuts are to be 1.0mx1.0m.

Approved by CPC
Approved by City Council on
City File No. LOC2005-0137

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Nolan Hill

OUTLINE PLAN
refer to the minutes of the
CALGARY PLANNING COMMISSION
dated Nov. 29 2007 item no. 18
APPROVED Feb. 14 2011
Shaun Small
AUTHORIZED OFFICER APPROVING AUTHORITY

Client/Project
UNITED COMMUNITIES LP
NOLAN HILL

Title
Outline Plan and Land Use Redesignation
November 2007
116534000

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