ASPEN WOODS
Stage 1
OUTLINE PLAN and LAND USE REDESIGNATION

All of SW15-24-2-W5M
and Portion of 85th Street SW

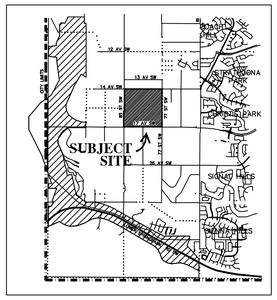
Prepared for:

SPRINGBANK LAND COMPANY LTD.

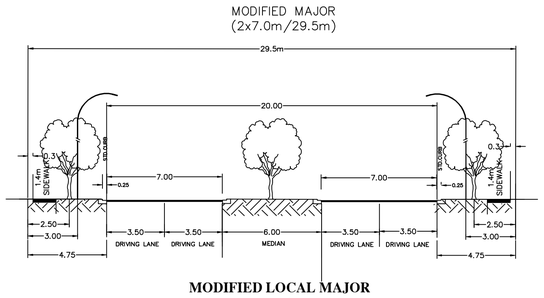
Prepared by:

BROWN & ASSOCIATES PLANNING GROUP

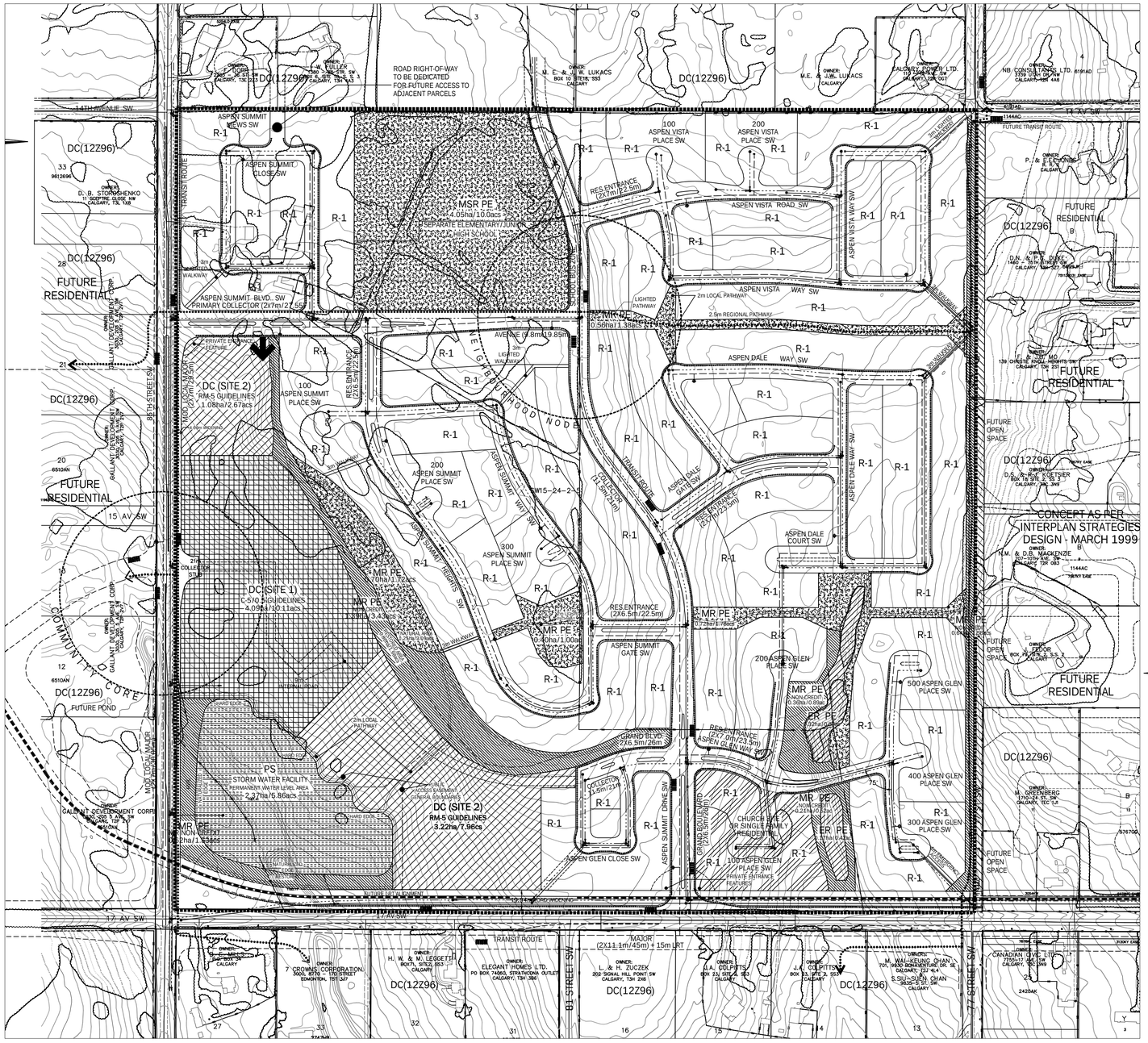
PROGRESSIVE ENGINEERING LTD.



LOCATION MAP



MODIFIED LOCAL MAJOR
(2x7.0m/29.5m)



OUTLINE PLAN STATISTICS	hectares	acres		
TOTAL OUTLINE PLAN AREA	**64.75**	**160.00**		
ENVIRONMENTAL RESERVE	0.49	1.21		
GROSS DEVELOPABLE AREA	**64.26**	**158.78**		
RESIDENTIAL AREA	**36.81**	**90.96**		
Single Detached (R-1)	**32.51**	**80.33**		
Anticipated No.of Lotd based on avg.lot width of 15.0m/49.2ft		3040 fm	200	units
Anticipated No.of lots based on avg.lot width of 13.4m/44ft		5301 fm	381	units
Total Anticipated Lots			581	units
Maximum No.of Lots based on avg.lot width of 12.0m/39.4ft		8341 fm	695	units
Multi-Family DC Site 2 (RM-5)	**4.30**	**10.62**		
Anticipated/Maximum No.of Units			273	units
Based on a density of		25.7 upa		
Mixed Use (Commercial/Residential/Office) DC Site 1(C-5/0.5)	**4.09**	**10.11**		
Anticipated/Maximum No.of Units			77	units
Based on a density of		7.6 upa		
TOTAL NUMBER OF ANTICPATED UNITS		-	**931**	**units**
TOTAL NUMBER OF MAXIMUM UNITS		-	**1045**	**units**
Anticipated Density		***14.5 uph***	***5.9 upa***	
Maximum Density		***16.3 uph***	***6.6 upa***	
PUBLIC OPEN SPACE	**9.65**	**23.84**		
Credit	***6.43***	***15.88***		
Joint Use Site	4.05	10.00		
Neighbourhood / Linear Parks	2.38	5.88		
Credit Open Space as a Percentage of Gross Developable Area		10.0%		
Non Credit	***3.22***	***7.96***		
Total Public Open Space as a Percentage of Gross Developable Area		15%		
Roads	***11.34***	***28.02***		
Portion of Major (2x11.1m/45m)	0.41	1.02		
Portion of Mod.Local Major (2x7.0m/29.5m)	0.37	0.90		
Primary Collector (2x7.0m/27.55m)or (2x7m.27m)	0.92	2.28		
Grand Boulevard (2x6.5m/26.0m)	0.42	1.03		
Collector (11.5m/21m)	1.68	4.15		
Avenue (9.8m/19.85m)	0.36	0.88		
Residential Entance (2x7m/23.5m)	0.43	1.07		
Residential Entance (2x6.5m/22.5m)	0.83	2.06		
Residential(8.5m/15m)	4.72	11.66		
LRT	1.20	2.97		
Public Utility Lot *(Storm Water Facility)*	**2.37**	**5.86**		
Total Roads/Public Utility Lot as Percentage of Gross Developable Area		21.3%		

LAND USE STATISTICS			hectares	acres
DC(12Z96)	TO	R-1 *(incl.roads)*	**43.85**	**108.35**
DC(12Z96)	TO	DC (Site 1)	**4.09**	**10.11**
DC(12Z96)	TO	DC (Site 2)	**4.30**	**10.62**
DC(12Z96)	TO	PE	**10.14**	**25.05**
DC(12Z96)	TO	PS	**2.37**	**5.86**
TOTAL			**64.75**	**160.00**

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LEGEND

DEEP SERVICES – PROPOSED
- STORM SEWER/MANHOLE
- SANITARY SEWER/MANHOLE
- WATER MAIN/HYDRANT
- OUTLINE PLAN BOUNDARY
- TRANSIT STOPS
- CONTOUR INTERVAL 1 metre
- PROPOSED SIDEWALKS
- PROPOSED 2.5m REGIONAL PATHWAY
- PROPOSED 2m LOCAL PATHWAY

NOTES

ALL ROADS ARE MODIFIED RESIDENTIAL STANDARD (8.5m/15m) UNLESS OTHERWISE NOTED

SCALE 1:2,000

ASPEN WOODS
Stage 1

Prepared for:
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PROGRESSIVE ENGINEERING

CITY FILES: 2000-Y-2033/15W	AM2000/0112
REVISION	DATE
Change to Multi-family	November 16, 2000
Pond Configuration	December 8, 2000
Post Circ. Comments	March 05, 2001
Pond Relocation	April 06, 2001
Urban Dev.Comments	May 14, 2001
Change 17th Ave to 60m ROW	JUNE 19, 2001
DC Site Changes	JUNE 22, 2001
Road Size Changes	JUNE 27, 2001

PLOTTED: 01-06-28, TIME: 15:06
PLOTTING SCALE: 1:2000 (Arch D Plot)

APPROVED BY CPC ON JUNE6TH,2001 / JULY 4TH,2001
APPROVED BY CITY COUNCIL ON JULY 16TH, 2001 / SEPT 10,2001