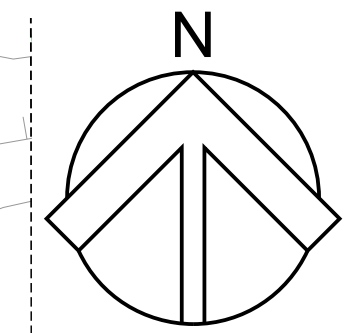


Shadow Plan as per Transportation comment #11 in DTR1 for LOC2010-0084



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No.	DATE	APPR.	DESCRIPTION
7	March 4, 2011		Resubmission Following DTR1
6	Jan 4, 2011		Minor Lot Adjustments
5	Dec 15, 2010		DTR Resubmission
4	Dec 14, 2010		DTR Comment updates
3	Sept 8, 2010		DTR Comment updates
2	August 31, 2010		Outline Plan Submission
1	June 30, 2010		New East OPLU

REVISIONS

No.	DATE	DESCRIPTION

ISSUES

Outline Plan Statistics - Phase 3:

Gross Area:	±1.720 ha	±4.25 ac	
Less (S-UN):	±0.123 ha	±0.30 ac	
Gross Developable:	±1.597 ha	±3.95 ac	
Park / Open Space			
S-SPR (Phase 3)	±0.184 ha	±0.46 ac	
Total	±0.184 ha	±0.46 ac*	11.64%
*Note: S-SPR dedication based on entire West Grove Estates Plan Area (Phase 1, 2 & 3)			
Roads			
Residential (9.0m/15.0m ROW)	±0.274 ha	±0.68 ac	
Total	±0.274 ha	±0.68 ac	17.22%
Residential			
R-1	±1.139 ha	±2.81 ac	
Total	±1.139 ha	±2.81 ac	71.14%

- Site Boundary
- Chain Link Fence
- Post & Cable Fence
- Sidewalk
- Proposed Stormwater
- Proposed Sanitary
- Proposed Water Main
- Existing Stormwater
- Existing Sanitary
- Existing Water Main
- Adjacent Land Owners
- Regional Pathway
- Existing Land Use
- Proposed Land Use
- 4993JB Utility R/W to be Abandoned

Municipal Reserve:

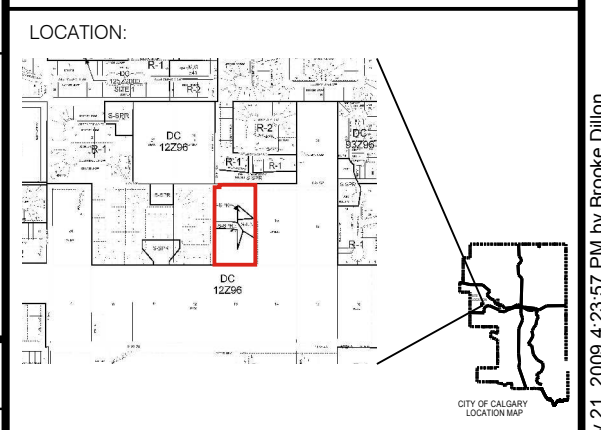
Gross Developable Area (Ph 1, 2 & 3):	±7.590 ha (±18.76 ac)
S-SPR (Phase 1 - Lot 20MR, Block 34):	±0.191 ha (±0.47 ac)
S-SPR (Phase 2 - Lot 20MR, Block 33):	±0.384 ha (±0.95 ac)
S-SPR (Phase 3):	±0.184 ha (±0.46 ac)
Total:	±0.759 ha (±1.88 ac) - 10% of Gross Developable Area

Density:

R-1	±1.139 ha (±2.81 ac) Frontage ±334.36 m (±1096.98 ft)
Phase 1&2 Anticipated Density (±15.27m):	74 Lots
Phase 3 Anticipated Density (±15.20m):	22 Lots
Anticipated Density	$\frac{74 + 22}{\pm 7.713 \text{ ha} (\pm 19.06 \text{ ac})} = 12.44 \text{ upha} (5.0 \text{ upa})^{**}$
**Density meets the requirements of the East Springbank ASP based on overall plan area	

Land Use Statistics:

Lands to be Redesignated		
R-1 to S-SPR	±0.097 ha	±0.24 ac
S-SUN to R-1	±0.018 ha	±0.04 ac
S-SPR to R-1	±0.100 ha	±0.25 ac
Lands to Remain Unchanged		
R-1	±1.294 ha	±3.20 ac
S-SPR	±0.088 ha	±0.22 ac
S-SUN	±0.123 ha	±0.30 ac
Total:	±1.720 ha	±4.25 ac



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PROJECT
West Grove Estates - Phase 3, West Springs
 7377 10 Ave SW / Block 20, Plan 4587S

PROJECT NO:	28364
DRAWN BY:	BBD
CHK'D BY:	BMEK
SCALE:	1:500
DATE:	June 2010

SHEET TITLE
Land Use & Outline Plan

EXHIBIT
10.0

Preliminary - Subject to Revision

File Location: J:\28364_WestGroveEstates\Drawings\585\585.dwg, Last Saved: March 4, 2011, by: BBD/ton, Printed: January 21, 2009 - 4:35:57 PM by Brooke Dixon