

E-2 - Attachment D
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ROCKY VIEW COUNTY

Location & Context

Division: 08 Roll: 05618459 File: PL20200050 Printed: Mar 1, 2021 Legal: Lot:4 Block:1 Plan:1712232 within SE-18-

ATTACHMENT 'E': MAP SET



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## Development Proposal

To redesignate the subject lands from Residential, Rural District to Direct Control District to allow the development of a 350 unit residential community catering to seniors.

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Figure 8 | Development Concept



CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE

### Conceptual Scheme Amendment:

To amend the Watermark at Bearspaw Conceptual Scheme in order to allow the development of a 350 unit residential community catering to seniors.

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**ATTACHMENT 'E': MAP SET** BLUERIDGE LAN BLUERIDGE BAY DAMKAR COURT S TWP RD 252

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#### **Environmental**

Subject Lands
Contour - 2 meters
Riparian Setbacks
Alberta Wetland Inventory

Surface Water

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**ATTACHMENT 'E': MAP SET** E-2 - Attachment D BLUERIDGE LANE 484 3C80 3W20 BLUERIDGE BAY **4T4** BLUERIDGE DR 5T90 5W10 5T90 5W10 MILE COULEE CALGARY DAMKAR COURT N WATERMARK AVE 474 LAND CAPABILITY CLASSIFICATION LEGEND Limitations **CLI Class** B - brush/tree cover N - high salinity 1 - No significant C - climate P - excessive surface stoniness limitation R - shallowness to bedrock D - low permeability 2 - Slight limitations

3T 3

MEADOWS COURT

3 - Moderate limitations E - erosion damage

4 - Severe limitations

6 - Production is not

5 - Very severe

7 - No capability

limitations

feasible

F - poor fertility

G - Steep slopes

H - temperature

J - field size/shape K - shallow profile development

I - flooding

S - high solidity T - adverse topography

U - prior earth moving

X - deep organic deposit

W - excessive wetness/poor drainage

V - high acid content

Y - slowly permeable

M - low moisture holding, adverse texture Z - relatively impermeable

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#### Soil **Classifications**

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#### Landowner Circulation Area

Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

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