

E-3 - 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-18-25-02-W05M

ATTACHMENT 'D': 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 'D': 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 'D': MAP SET** E-3 - 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

Soil **Classifications** 

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- limitations
- 7 No capability
- 3 Moderate limitations E erosion damage
- 4 Severe limitations 5 - Very severe
- I flooding 6 - Production is not
- feasible J - field size/shape K - shallow profile development

F - poor fertility

G - Steep slopes

H - temperature

- M low moisture holding, adverse texture Z relatively impermeable
- S high solidity
- T adverse topography
- U prior earth moving
- V high acid content W - excessive wetness/poor drainage
- X deep organic deposit Y - slowly permeable

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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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