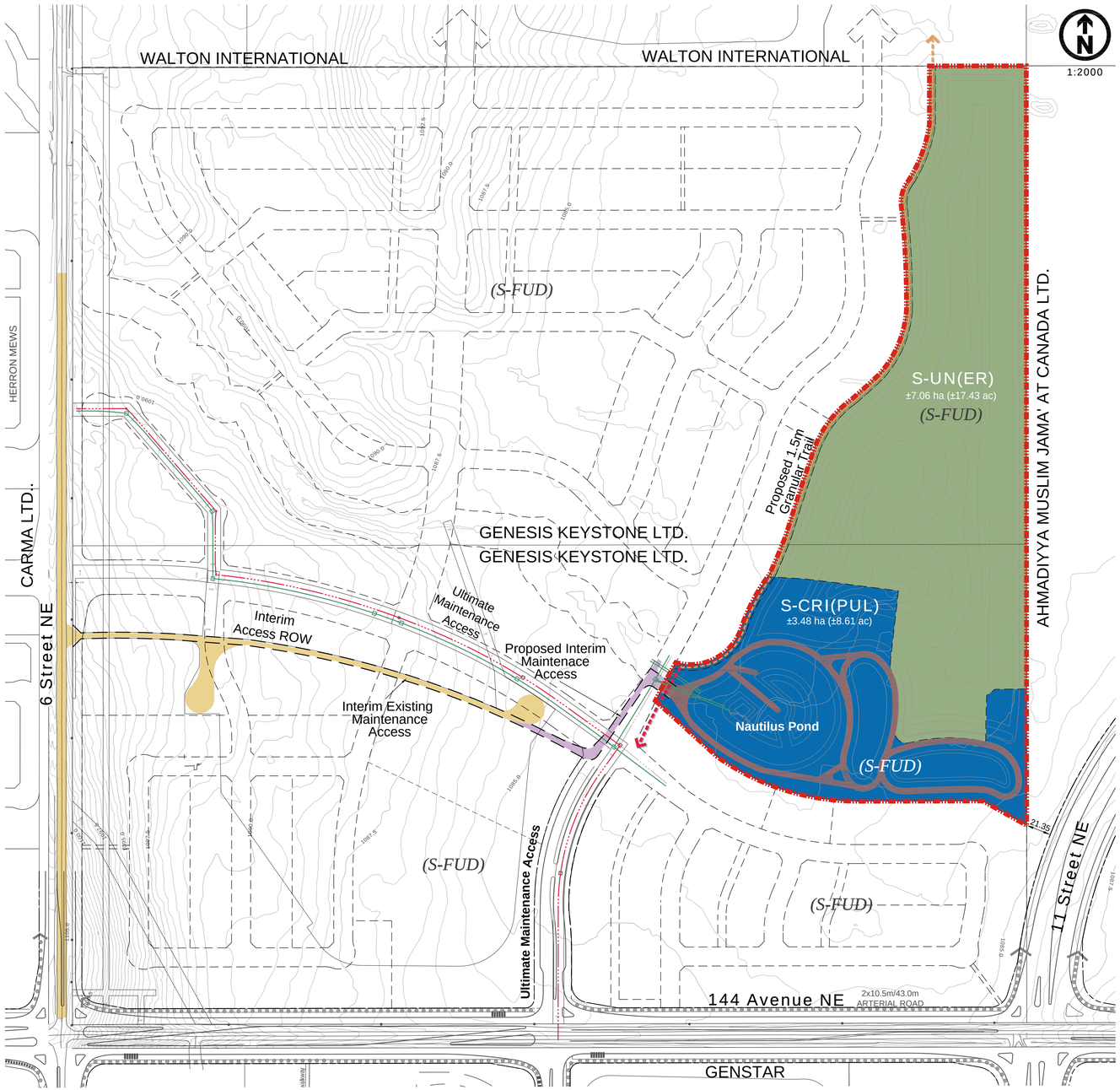
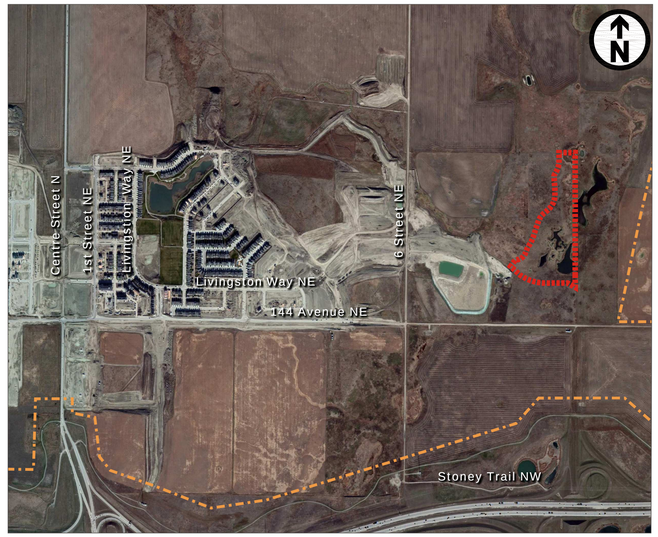


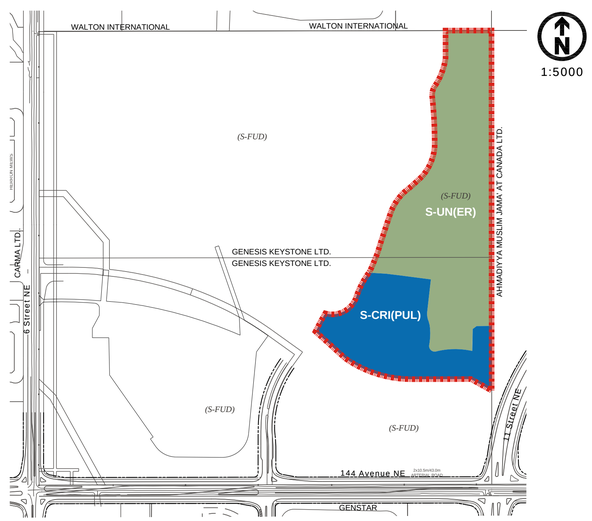
NOTE: The shadow plan is for **CONCEPT ONLY** and is not reviewed or approved with LOC2019-0135



Context Map

OUTLINE PLAN STATISTICS			
	Hectares	**Acres**	**% of GDA**
Total Area	10.54	26.04	
less: Enviromental Reserve - S-UN(ER)	7.06	17.43	
Gross Developable Area (GDA)	3.48	8.61	100.0%
S-CRI(PUL): Special Purpose - City and Regional Infrustructure			
Stormwater Pond	3.48	8.61	100.0%

LAND USE STATISTICS				
Land use		**Land Use**	**Hectares**	**Acres**
S-FUD	to	S-CRI(PUL)	3.48	8.61
S-FUD	to	S-UN(ER)	7.06	17.43
		TOTAL	**10.54**	**26.04**



Proposed Land use

legend:

- Outline Plan Boundary
- ASP Boundary
- Contour Interval 0.5m
- Future Development
- (S-FUD) Existing Land Use
- S-FUD Proposed Land Use
- Proposed 1.5m Granular Trail
- Proposed 4.0m Pathway / Pond Maintenance Vehicle Access
- Proposed 3.0m Regional Pathway

Deep Services

- Storm Servicing
- Sanitary Servicing

b&a

prime consultant:

B&A Planning Group
600, 215 - 9th Ave SW
| Calgary, Alberta | T2P 1K3 | bapg.ca

t: 403 269 4733 **f:** 403 262 4480

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client:

Brookfield Residential

sub-consultant:

L.A.West Landscape · Architecture · Design · Consultants

LEC Engineering

MAGNA Engineering Services Inc.

revisions:

no:	date:	description:
1	2019	Plan Setup
2		
3		
4		
5		
6		
7		
8		
9		

location map:

Subject Site
Keystone Hills ASP

scale:

0 20 40 60
SCALE 1:2000

municipal address:

800 144 Ave. NE/ 14900 6 St NE

legal description:

North Half of SW ¼ Sec. 02-26-01-W5M & Legal Subdivisions 3 and 4 Sec. 02-26-01-W5M

file description:

pre-app:	--
LOC:	LOC2019-0135
bylaw no.:	--

file info:

project no.:	1904-15
drawn by:	es
start date:	2019
current date:	May 06, 2020

project:

Keystone Pond E in Lewisburg

sheet title:

Land Use & Outline Plan Redesignation

exhibit no.:

1.0

May 06, 2020 - 10:45pm M:\1904-15 Keystone Cell C Wetland OP - LU 2019\Mar\2020.0 Technical\01 L1 Plans\Proposed\01 L1 Plans\CPC2020-0572 Attachment 3 - Keystone Pond OP\ LU2020 Map.dwg