

Subdivision Data Sheet

DATA SHEET FOR OUTLINE PLANS									
APPLICANT Patrick Wetter - B&A Planning Group				APPLICANT'S ADDRESS 600, 215 - 9th Avenue SW					
OWNER Genesis Land Development Corp.				OWNER'S ADDRESS 200, 2882 - 11 Street NE					
DEVELOPER Genesis Land Development				DEVELOPER'S ADDRESS 200, 2882 - 11 Street NE					
NAME OF COMMUNITY/AREA Sage Hill							PHASE/STAGE		
LEGAL DESCRIPTION SE 36-25-02 W5M				MUNICIPAL ADDRESS 625 Sage Valley Blvd, NW, 3655 Sage Hill Drive NW					
AREA STRUCTURE PLAN/DESIGN BRIEF/COMMUNITY PLAN Symons Valley Community Plan							HECTARES		ACRES
EXISTING LAND USE DISTRICTS (ZONING) DC 44D2008, C-C1, C-R3 f0.3h18				GROSS AREA OF PLAN		21.18		52.34	
				Less: ENVIRONMENTAL RESERVE		0.30		0.74	
PROPOSED LAND USE DISTRICTS (ZONING) R-G, R-Gm, M-2, M-G, MU-1 h22, C-C1, S-SPR, S-UN				SAGE VALLEY BLVD NW ROAD WIDENING		0.04		0.09	
				GROSS DEVELOPABLE AREA		20.85		51.51	
			NET AREA				Anticipated Number of Lots		Maximum Number of Lots
			Hectares		Acres				
LOW DENSITY RESIDENTIAL	R-C1L		ha		ac				
	R-C1		ha		ac				
	R-C1N		ha		ac				
	R-C2		ha		ac				
	R-1		ha		ac				
	R-1N		ha		ac				
	R-2		ha		ac				
	R-2M		ha		ac				
	R-MH		ha		ac				
	R-CG		ha		ac				
	R-G		4.10 ha		10.13 ac		126		171
OTHER RESIDENTIAL (comprehensively-designed residential, multi-family, etc)	Parcel Number						Anticipated # of units		Max # of units
	Parcel #	R-Gm	3.44	ha	8.50	ac	158	190	
	Parcel #	M-2	2.68	ha	6.63	ac	330	867	
	Parcel #	M-G	2.25	ha	5.55	ac	112	180	
OTHER LAND USES	Industrial	MU-1	0.97	ha	2.40	ac	120	144	
	Commercial	C-C1	1.66	ha	4.09	ac	7.9	%	
	Other			ha		ac		%	
ROADS	Credit		5.34	ha	13.19	ac	25.6	%	
	Non-Credit			ha		ac		%	
	Public Util Lot			ha		ac		%	
RESERVES	Credit		0.41	ha	1.02	ac	2.0	%	
	Non-Credit			ha		ac		%	
DENSITY			Projected				Maximum		
	Total Number of Units		846 units				1552 units		
	Overall Density of Outline Plan		40.6 uph		16.4 upa		74.5 uph		30.1 upa