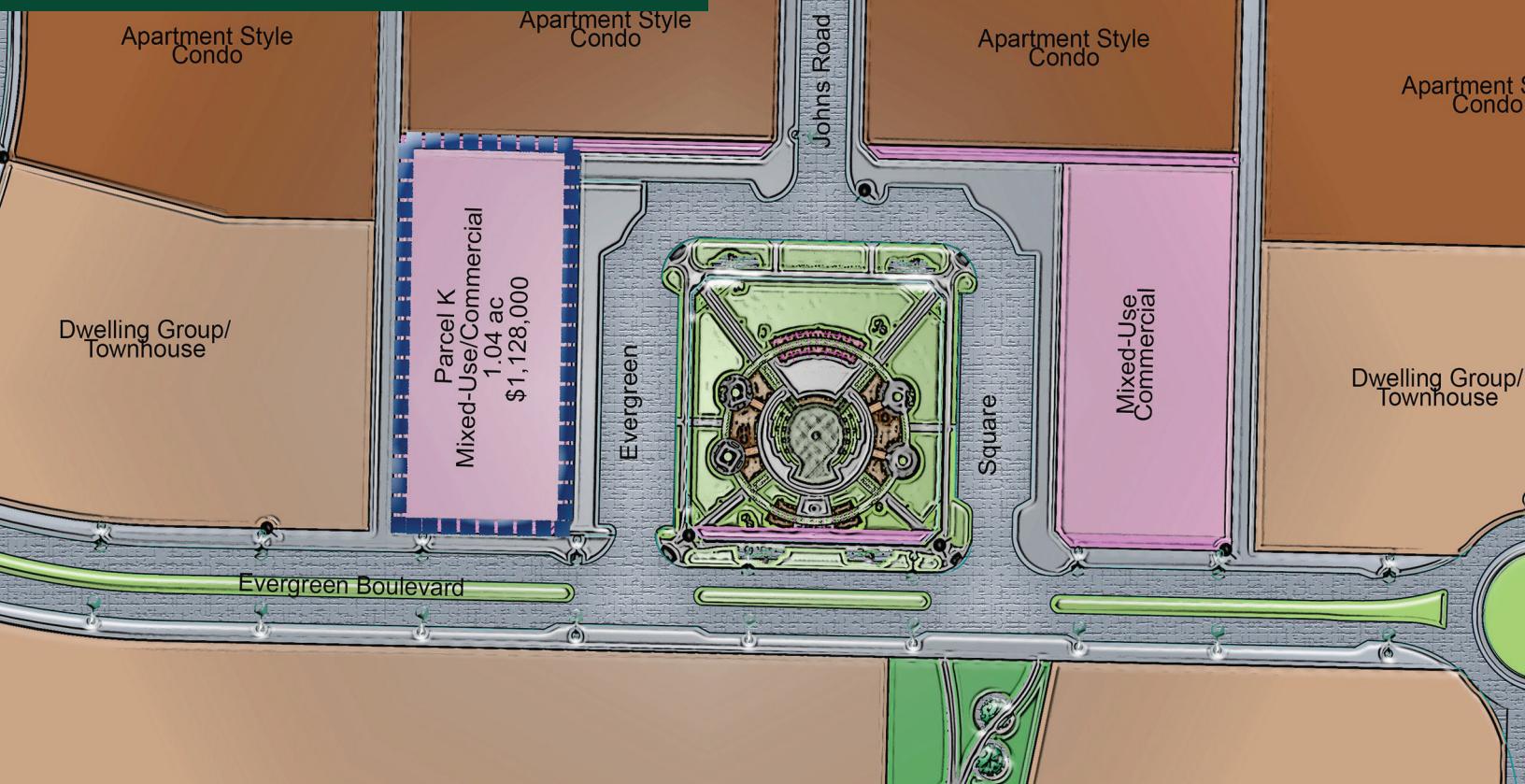


Open Market Sale Mixed-Use/ Commercial Development Opportunity



PROPERTY FACT SHEET

City/Town: Saskatoon
Type: Land
Zone: B1B-Neighbourhood Commercial - Mixed-Use District
Land Area: 1.04 ac
Civic Address: TBD
Possession: Immediate
Occ: Vacant
Tax: \$6,421.53 (2017 estimate)
List Date: 10/20/2018
Exp. Date: 01/15/2019
Legal: Parcel K, Plan No. 102064294
Legal2: ISC Parcel # 166025932
Lease Type: None
Environmental: Yes
Nearby Amenities: Evergreen Village Square, John Brockelbank Park
Neighbourhood Population: 12,622 (projected)
Median Personal Income: \$51,630 (current)

LIST PRICE: \$1,128,000



GET IN TOUCH

(306)975-3278
saskatoonland.ca

land@saskatoon.ca

201 - 3rd Avenue North
Saskatoon, SK S7K 2H7

EVERGREEN



CONTENT

3	LAND FOR SALE VIA OPEN MARKET SALE (WITH STANDARD TERMS) Parcel K
3	INSTRUCTIONS TO PARTIES Offer submission
3	SITE LOCATION AND CONTEXT Evergreen Village Centre and Village Square Park
4	EVERGREEN VILLAGE CENTRE ARCHITECTURAL CONTROLS Architectural Controls for Evergreen Village Centre
4	ZONING B1B District
6	SERVICES Grading and utilities
6	REPRESENTATION, WARRANTIES AND ENVIRONMENTAL CONDITION Phase 1 ESA
6	SITE ACCESS Proposed crossings
6	EASEMENTS Site utilities
6	TERMS AND CONDITIONS Deposit, dates and special terms and conditions



ATTACHMENTS

1	Evergreen Village Centre Architectural Controls	5	Evergreen Neighbourhood Concept Plan
2	B1B District	6	Parcel Grades
3	Registered Survey Plan	7	Design Contours
4	Registered Feature Plan	8	Cut Fill Map

MIXED-USE/COMMERCIAL LAND FOR SALE VIA OPEN MARKET SALE (STANDARD TERMS)

Civic Address	To be determined
Zoning District	B1B District
Legal Description	Parcel K, Plan No. 102064294
ISC Parcel	166025932
Asking Price	\$1,128,000
Site Area	1.04 acres

Non-binding offers submitted to the Sales Section, Saskatoon Land, 201 3rd Avenue North, Saskatoon, SK S7K 2H7 and plainly marked on the envelope "Open Market Sale - Mixed-Use/Commercial Land" will be received until 2:00 p.m. CST on Tuesday, January 15, 2019 for Parcel K, Plan No. 102064294.

INSTRUCTIONS TO PARTIES

Interested parties are required to submit a completed Purchaser Application Form (Page 7) along with the following information:

- (a) Saskatchewan Corporate Search carried out within the last 30 days for the corporation that is to appear on title.
- (b) Letter from the purchaser acknowledging licensed real estate representation.
- (c) Brief description of proposal, including intended land use and anticipated build time. Interested parties are also required to list past experience(s) with the completion of similar projects.

The submission of offers is non-binding and in no way obligates the applicant to purchase the property in question and is not in any way binding upon Saskatoon Land. It is for information purposes only. Saskatoon Land will review the form and contact interested parties to confirm whether or not Saskatoon Land will consider the application for further negotiation.

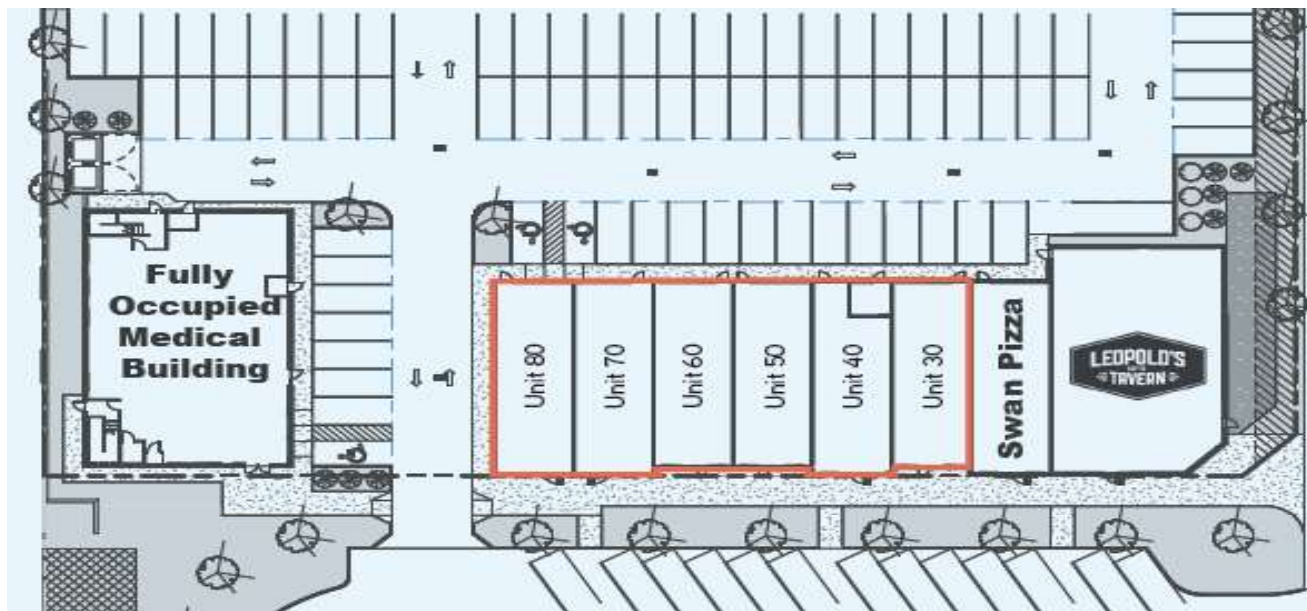
Saskatoon Land reserves the right to negotiate with only those parties it determines, at its sole discretion. Saskatoon Land also reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Once Saskatoon Land has entered into negotiations with interested parties, offer acceptance will be subject to compliance with the terms and conditions listed on Page 6.

SITE LOCATION & CONTEXT

Parcel K is the second mixed-use commercial site being offered for sale in the Evergreen Village Centre. Evergreen's Village Centre was designed as the "downtown" of the neighbourhood, envisaged as a focal point for daily convenience needs and a concentration of medium density housing. Parcel K fronts onto the popular Evergreen Village Square, which is as an urban landscaped space for informal meetings, family activities or simply as a place to sit and have a cup of coffee on a nice day.



To give applicants a better idea of site context and potential tenant mix, development on the previously released Parcel Z includes a mix of uses including; retail stores, restaurants, offices, financial institutions, and medical offices. Current tenants include; Medical Offices, Leopold's Tavern, and Swan Pizza.



EVERGREEN VILLAGE CENTRE ARCHITECTURAL CONTROLS

Development on Parcel K will be reviewed for consistency with the Evergreen Village Centre Architectural Controls (Attachment 1). These controls outline Saskatoon Land's requirements as they pertain to achieving an enhanced level of commercial development for the site. The intent of these controls is to encourage pedestrian-friendly development forms through architectural detailing, building placement, and site landscaping.

Saskatoon Land's approval of the drawing set will be required prior to permit issuance. It is strongly recommended that purchasers contact Saskatoon Land (Terry Fusco at 306-975-3291) early in the design stage to avoid significant revisions at the building permit stage. Building permit plans are required to conform to the Evergreen Village Centre Architectural Controls. Saskatoon Land's application of these controls is solely from a land developer capacity and is in no way meant to imply Zoning Bylaw approval. Questions or interpretations regarding municipal regulatory requirements should be directed to the appropriate civic department(s).

The following information is required for the architectural evaluation:

- A site plan, to scale showing buildings, roads, parking, loading, fences, and the landscaping concept;
- Floor plans of all floors for each building to scale;
- All exterior elevations of each building to scale indicating location of materials and colours;
- Building section of each building to scale, indicating building height, roof slopes, and features; and
- Specifications and colours for all exterior building materials of each building and for site development.



ZONING

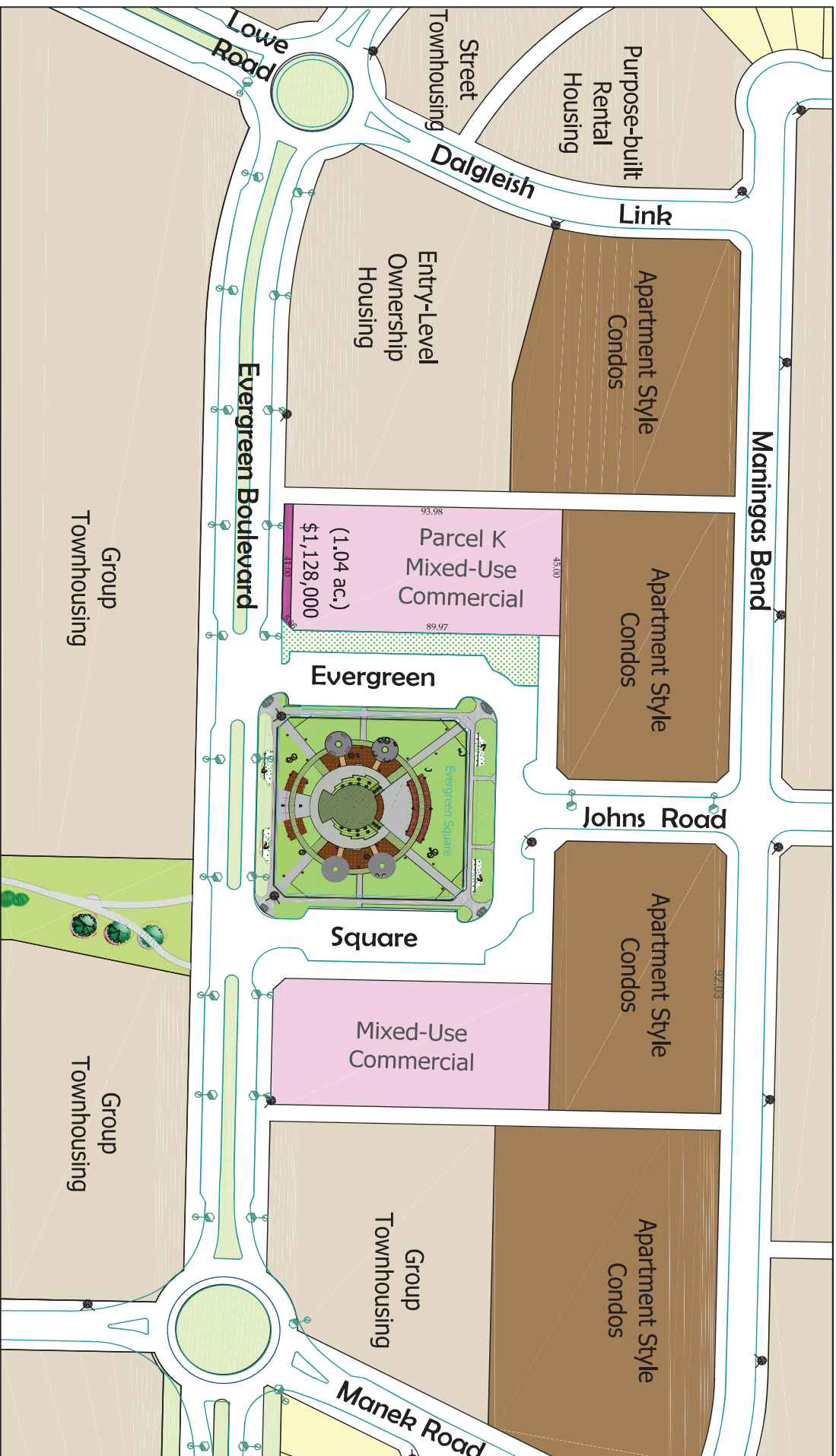
Parcel K is zoned B1B (Neighbourhood Commercial - Mixed Use District) in City of Saskatoon Bylaw No. 8770 (Zoning Bylaw). Refer to Attachment 3 for further information. Bidders and interested parties are advised to consult with the Planning and Development Division at 306-975-2645 as to permitted uses and other details regarding applicable zoning provisions.





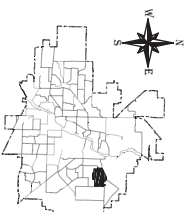
EVERGREEN

Evergreen Village Centre Lot Information Map



Legend

- Low Density
- Group/Street Townhousing
- Apartment Style Condos
- Mixed-Use/Commercial
- Easement 3m
- Developer To Landscape Boulevard In Front Of Parcel As Per Hatch Extents
- Light Standard
- Hydrant
- Asking Price



Saskatoon Land - April 2018

Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of easements are shown for illustrative purposes only and do not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale.

SERVICES

Tenders and offers include the sum required to prepay services. These services include curb, boulevard, street paving, street lighting, street signing, water mains, sanitary sewer mains, trunk sewer levies and primary water main levies. Services are provided adjacent to the site and are typically located in adjacent rights of way. The purchaser will be responsible for the completion of the sidewalk which flanks the site. This area is identified on the Lot Information Map. Please refer to Page 5. All sidewalk work must be performed and completed in accordance with the relevant City of Saskatoon construction specifications. Any costs associated with service connections or private crossings are not included in the tendered price and are the responsibility of the successful purchaser. Final site grading is the responsibility of the purchaser and must be approved by the City of Saskatoon, Transportation & Utilities Department.

The purchaser is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards adjacent to their property to the edge of the sidewalk and between the sidewalk and the curb.

REPRESENTATIONS, WARRANTIES & ENVIRONMENTAL CONDITION

The property is being sold "as is". A Phase 1 Environmental Assessment report will be supplied to the successful bidder. Any further subsurface environmental investigations to evaluate for soil conditions on the site will be at the bidders own expense.

SITE ACCESS

Proposed vehicle crossings for all sites will be reviewed by the Transportation Division for compliance with the City's Private Driveway Crossing Guidelines.

EASEMENTS

The successful purchaser is required to agree to grant the utility agencies any further easements, which may be required at no cost.

TERMS AND CONDITIONS

1. Deposit/Closing Date/Possession/Adjustment Date:
 - (a) 10% non-refundable deposit due within ten (10) business days of offer acceptance.
 - (b) Final payment due within sixty (60) days from the effective date of the Sale Agreement or as agreed to between the vendor and purchaser.
2. Conditions Precedent:
 - (a) Approval of the sale by the CFO/General Manager, Asset and Financial Management Department.
3. Special Terms and Conditions:
 - (a) A building commitment will be imposed for the commencement of construction to be satisfied within thirty six (36) months from the closing date.
 - (b) The purchaser will be required to provide a letter of credit in the amount of 10% of the purchase price and enter into a separate agreement to permit repurchase of the lands by the vendor as security for fulfillment of the building commitment.
 - (c) The property is sold "as is" and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.
 - (d) Real Estate Commissions will be in accordance with Council Policy No. C09-015, Real Estate Commissions – Sale of City-owned Land.
 - (e) Development on this site will be subject to review for consistency with the Evergreen Village Centre Architectural Controls.
 - (f) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements, which may be required by any or all of the said agencies at no cost.
 - (g) Purchasers are required to demonstrate past experience with completing multi-family residential, commercial, or mixed-use development projects.



PURCHASER APPLICATION FORM

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. This information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase land. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only. Saskatoon Land will review the form and contact the applicant to confirm whether or not Saskatoon Land will consider your application for negotiation. Saskatoon Land reserves the right to negotiate with only those parties it determines, in its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior acceptance or approval.

Application Deadline: 2:00 p.m. C.T.S., on Wednesday, January 15, 2019

PROPERTY REQUESTED

Legal	Parcel K, Plan No. 102064294
Civic Address	TDB
ISC Parcel #	166025932
Purchase Price Offered	

Contact Information

Name to appear on title	
Contact Person	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	
GST Registration #	

Lawyer Information

Name & Firm	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	

The property is sold "as is". No warranties or guarantees apply. All sales are subject to administrative approval. The City reserves the right not to enter into a sale agreement.



Attachment 1



OBJECTIVES

Evergreen Village Centre Architectural Controls

Saskatoon Land's Evergreen Village Centre Architectural Controls are intended to provide a guiding document to facilitate an enhanced level of commercial and mixed-use development in the Evergreen Village Centre. These guidelines shall be used to assist in forming the basis of detailed site planning and building design for the Evergreen Village Centre area. Saskatoon Land's objectives for the Evergreen Village Centre area are outlined below.



- Creating a high-quality, commercial or mixed-use pedestrian-oriented amenity for residents of Evergreen and other nearby neighbourhoods.
- Facilitating the development of a vibrant commercial or mixed-use focal point within the Evergreen Village Centre area.

These guidelines are intended to supplement the City of Saskatoon's (City) Zoning Bylaw. All developments will be governed by the City's zoning regulations.

In the event there are contradictions between these two documents, the Zoning Bylaw shall take precedence.

EXTERIOR BUILDING MATERIALS & COLOUR

The use of a variety of different exterior building materials and colour are encouraged along street-facing building elevations to facilitate a vibrant pedestrian-oriented streetscape.

For developments that include multiple CRUs (commercial retail units), the use of varied material types and colour schemes for each unit is encouraged to give the appearance that each unit was developed separately.

Developments that include multiple CRUs which utilize consistent colour and material detailing for all units will also be permitted at the discretion of Saskatoon Land.



This example uses a combination of exterior building materials and colour schemes giving the appearance that each CRU was developed separately.



This example utilizes three different exterior building materials and three primary colours.



This example utilizes stucco with cedar trim accents and a three tone colour scheme.

BUILDING MASSING

Building massing must avoid long, continuous blank wall surfaces along street-facing building elevations. Building massing must create visual interest by using varied roof lines, heights, pitches and intermittent variances in plan and elevation to encourage shadow lines and to assist in breaking down the apparent mass and scale into well proportioned volumes.



This example demonstrates the use of varied roof lines and dormers which helps to break down the massing of the building.



This example utilizes several canopies and awnings which helps to break down the massing of the building.

BUILDING SETBACKS & ORIENTATION

Buildings must be street-oriented and shall generally be setback no more than 3 metres from the front property line.

Buildings may be setback further than 3 metres from the front property line where pedestrian amenity areas have been included, such as front patios, plazas or seating areas.



Pedestrian amenity areas are encouraged to facilitate a vibrant pedestrian environment.



Buildings should be positioned close to the front property line to help define the street edge, creating a comfortable pedestrian environment.



The use of patio areas are encouraged along street edges to help animate the public realm.

FENESTRATION, WINDOWS & DOORS

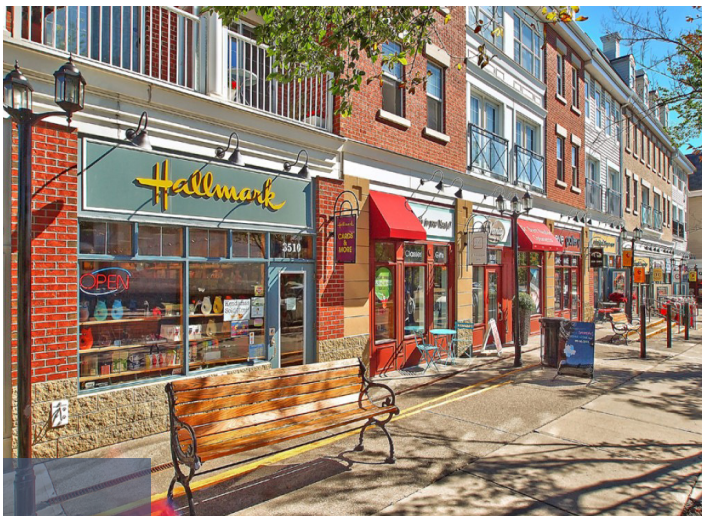
Buildings should incorporate frequent door and transparent window openings.

Blank walls without fenestration at street level or upper levels will not be permitted on building elevations that are visible from public space.

Primary building entrances must face Evergreen Square or Evergreen Boulevard. Secondary entrances may be provided off of the rear of the building.



This example utilizes frequent upper and grade level window openings, which provides a high degree of visual interest.



Building entrances are all oriented to the street edge, complementing the Evergreen Village Square Park, which is the neighbourhood's pedestrian focal point.



SITE LANDSCAPING

Boulevard landscaping and construction of the sidewalk adjacent to the site along Evergreen Square will be the responsibility of the successful purchaser.

Landscaping and sidewalk work must be completed to City standards and generally be consistent with the Evergreen Village Square Park.



Evergreen Village Square Park facing south.

PARKING AREAS

All off-street parking is encouraged to be provided at the rear of the building(s).

Off-street parking located along the side wall of a building may be permitted, provided that the parking area is appropriately buffered from the street.

In general, the use of curbed landscaped islands at the mid-points of each parking aisle or the end of each aisle are encouraged.



Curbed landscaped islands help buffer the presence of off-street parking spaces, while creating a more comfortable pedestrian environment.



City of
Saskatoon
Saskatoon Land

10.2 B1B – Neighbourhood Commercial – Mixed Use District**10.2.1 Purpose**

The purpose of the B1B District is to facilitate mixed use development which may include a limited range of commercial and institutional uses, as well as medium density residential uses, that are generally compatible with residential land uses and which are intended to serve the needs of residents within a neighbourhood.

10.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B1B District are set out in the following chart:

B1B District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m²)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
10.2.2 Permitted Uses						
(1) Restaurants ₂	7.5	225	0	0 ₄	7.5	14 ₅
(2) Dwelling units or multiple unit dwellings in conjunction with and attached to any other permitted use ₁	7.5	225	0	0 ₄	7.5	14 ₅
(3) Retail stores ₂	7.5	225	0	0 ₄	7.5	14 ₅
(4) Personal service trades and health clubs	7.5	225	0	0 ₄	7.5	14 ₅
(5) Offices and office buildings	7.5	225	0	0 ₄	7.5	14 ₅
(6) Financial institutions	7.5	225	0	0 ₄	7.5	14 ₅
(7) Bakeries	7.5	225	0	0 ₄	7.5	14 ₅
(8) Shopping centres	7.5	225	0	0 ₄	7.5	14 ₅
(9) Medical clinics	7.5	225	0	0 ₄	7.5	14 ₅
(10) Dry cleaners	7.5	225	0	0 ₄	7.5	14 ₅
(11) Art Galleries	7.5	225	0	0 ₄	7.5	14 ₅
(12) Adult day care centres – Type I or II	7.5	225	0	0 ₄	7.5	14 ₅
(13) Photography studios	7.5	225	0	0 ₄	7.5	14 ₅
(14) Veterinary clinics	7.5	225	0	0 ₄	7.5	14 ₅
(15) Small animal grooming	7.5	225	0	0 ₄	7.5	14 ₅

10.2.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B1B District are set out in the following chart:

B1B District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
10.2.3 Discretionary Uses						
(1) Child care centres and pre-schools	7.5	225	0	0 ₄	7.5	14 ₅
(2) Lounges in conjunction with and attached to a restaurant ₃	7.5	225	0	0 ₄	7.5	14 ₅
(3) Private schools	7.5	225	0	0 ₄	7.5	14 ₅

10.2.4 Notes to Development Standards

- 1 Dwelling units or multiple unit dwellings shall not be located at grade.
- 2 The maximum building floor area of each restaurant or retail store on a site shall not exceed 325 square metres.
- 3 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant or 100 square metres, whichever is less.
- 4 Where a B1B District abuts any R District without the intervention of a street or lane, a side yard shall be provided of a width of not less than 1.5 metres for the side yard abutting the R District.
- 5 The maximum building height shall not exceed 14 metres, and shall not exceed 3 storeys.

10.2.5 Signs

- (1) Except as provided in subsection (2), the regulations governing signs in the B1B District shall be those contained in Signage Group No. 2 of **Appendix A - Sign Regulations**.
- (2) Overhanging signs shall be permitted on the front face of a building in the B1B District.

10.2.6 Parking

- (1) The regulations governing parking and loading in a B1B District are contained in **Section 6.0**.
- (2) Notwithstanding any other provision of this bylaw respecting parking in a front yard, where a site has access to a lane, no parking shall be permitted in the front yard.
- (3) The number of parking spaces required in the B1B District may be reduced by the number of parking spaces provided on the street which will primarily serve the subject property. The determination of the number of on-street parking spaces to be credited to the subject property shall be at the discretion of the Development Officer.

10.2.7 Gross Floor Space Ratio

- (1) The gross floor space ratio shall not exceed 2.5:1.

10.2.8 Landscaping

- (1) Where parking is provided in a front yard, a landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided.
- (2) On corner lots a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided for that portion of the lot not covered by a building.
- (3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

10.2.9 Garbage Pickup Area

- (1) A space to be used exclusively for garbage storage and pickup, having minimum dimensions of 2.7 metres by 6.0 metres, shall be provided on each site to the satisfaction of the General Manager, Utility Services Department. The required loading and garbage pick up spaces may be combined where considered appropriate by the Development Officer.

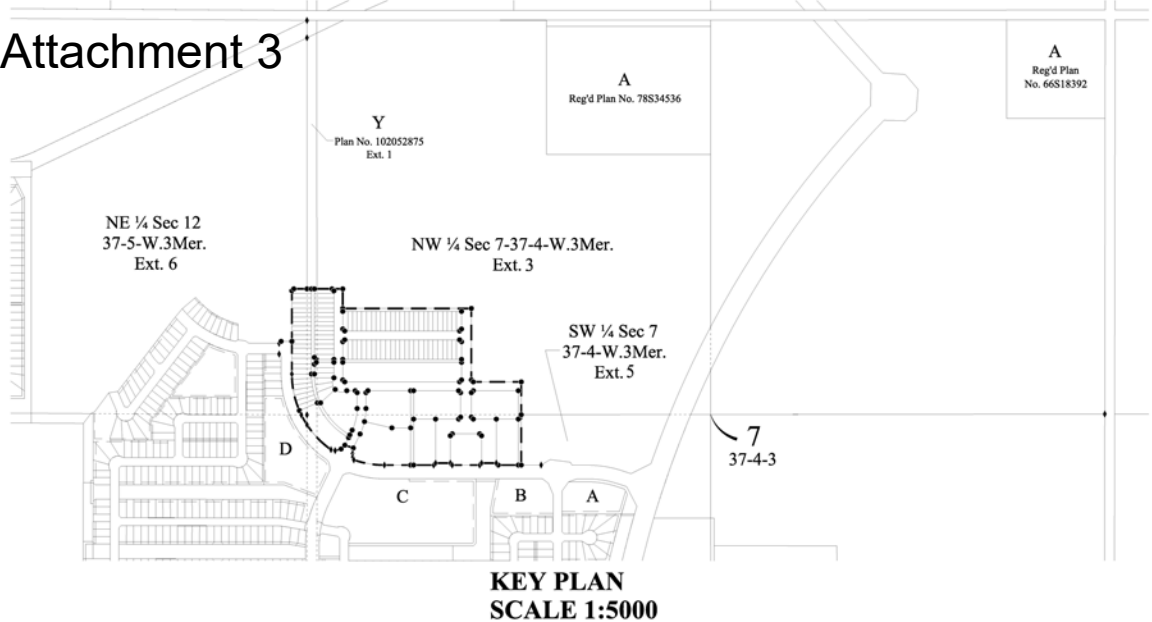
10.2.10 Outdoor Storage

- (1) No goods, commodities or other form of materials shall be stored outdoors.

10.2.11 Grade Level Corner Building Cuts

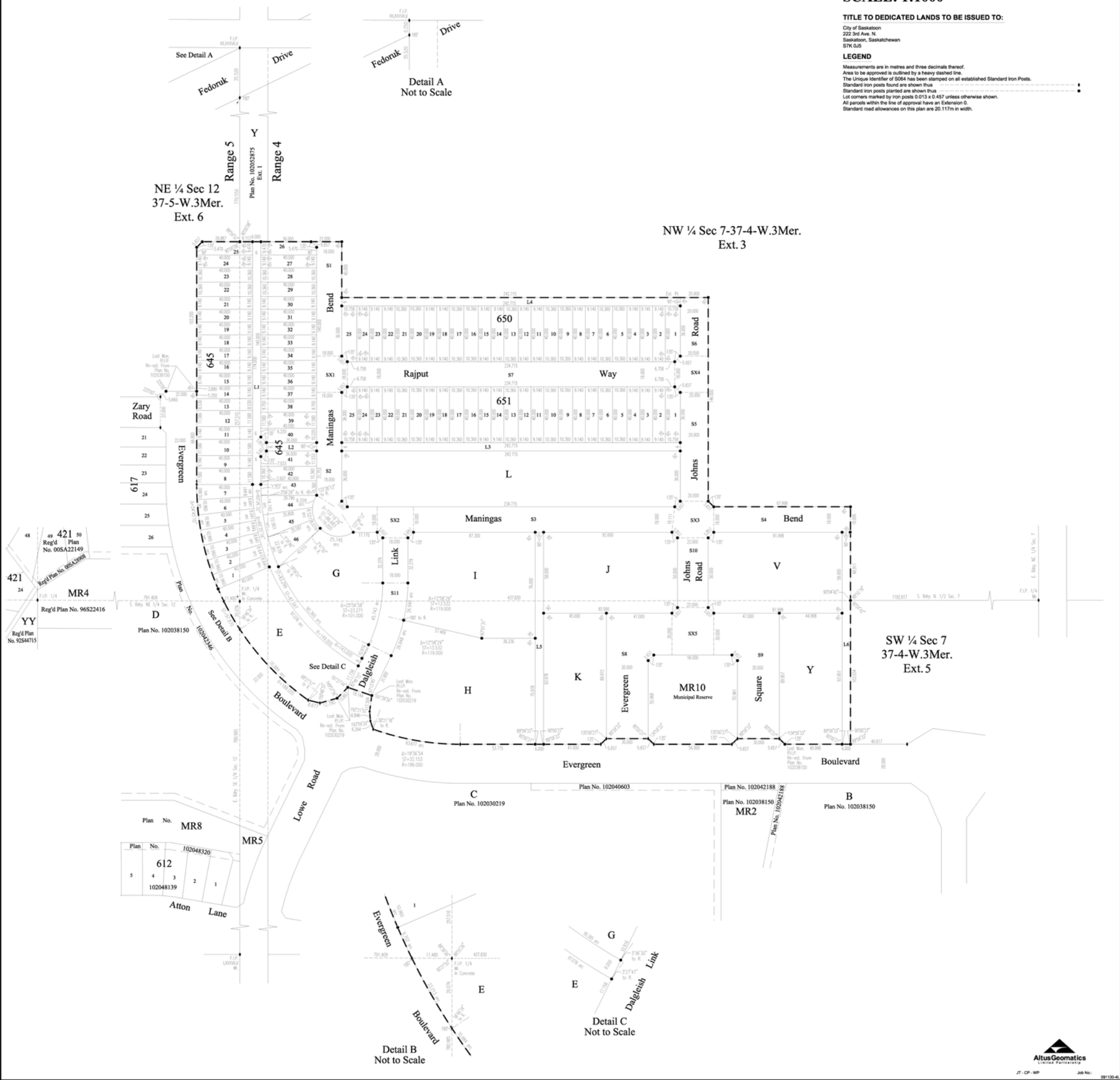
- (1) On corner sites or where sites flank a registered lane, buildings with a front yard setback of 3.0 metres or less shall provide a corner cut at grade level so as to provide an unobstructed corner site triangle of not less than 3 metres.

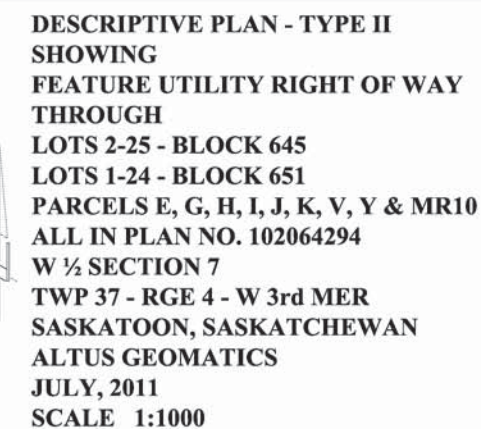
Attachment 3



EVERGREEN - PHASE III
PLAN OF SURVEY
SHOWING SURFACE SUBDIVISION
OF PART OF
PARCEL Y, PLAN No. 102052875,
NW. 1/4 SECTION 7,
& SW. 1/4 SECTION 7
IN TWP.37 - RGE.4 - W.3Mer.
AND
PARCEL B, REG'D PLAN No. 90S28009,
SE. 1/4 SECTION 12,
& NE. 1/4 SECTION 12
IN TWP.37 - RGE.5 - W.3Mer.
SASKATOON, SASKATCHEWAN
W.J. PETERS, S.L.S.
JUNE, 2011
SCALE: 1:1000

TITLE TO DEDICATED LANDS TO BE ISSUED TO:
City of Saskatoon
222 3rd Ave. N.
Saskatoon, Saskatchewan
S7K 0J5
LEGEND
Measurements are in metres and three decimals thereof.
Areas to be approved is outlined by a heavy dashed line.
The Unique Identifier of S064 has been stamped on all established Standard Iron Posts.
Standard iron posts found are shown thus
Standard iron posts planted are shown thus
Lot corners marked by iron posts 0.013 x 0.457 unless otherwise shown.
All parcels within the line of approval have an Extension 0.
Standard road allowances on this plan are 20.117m in width.





* Measurements are in metres and decimals thereof.
* Area to be approved is outlined by a heavy dashed line.
* All extensions of parcels affected by this feature are 0 unless otherwise shown.



Proposed Access to Future Neighbourhood Aspen Ridge

District Village

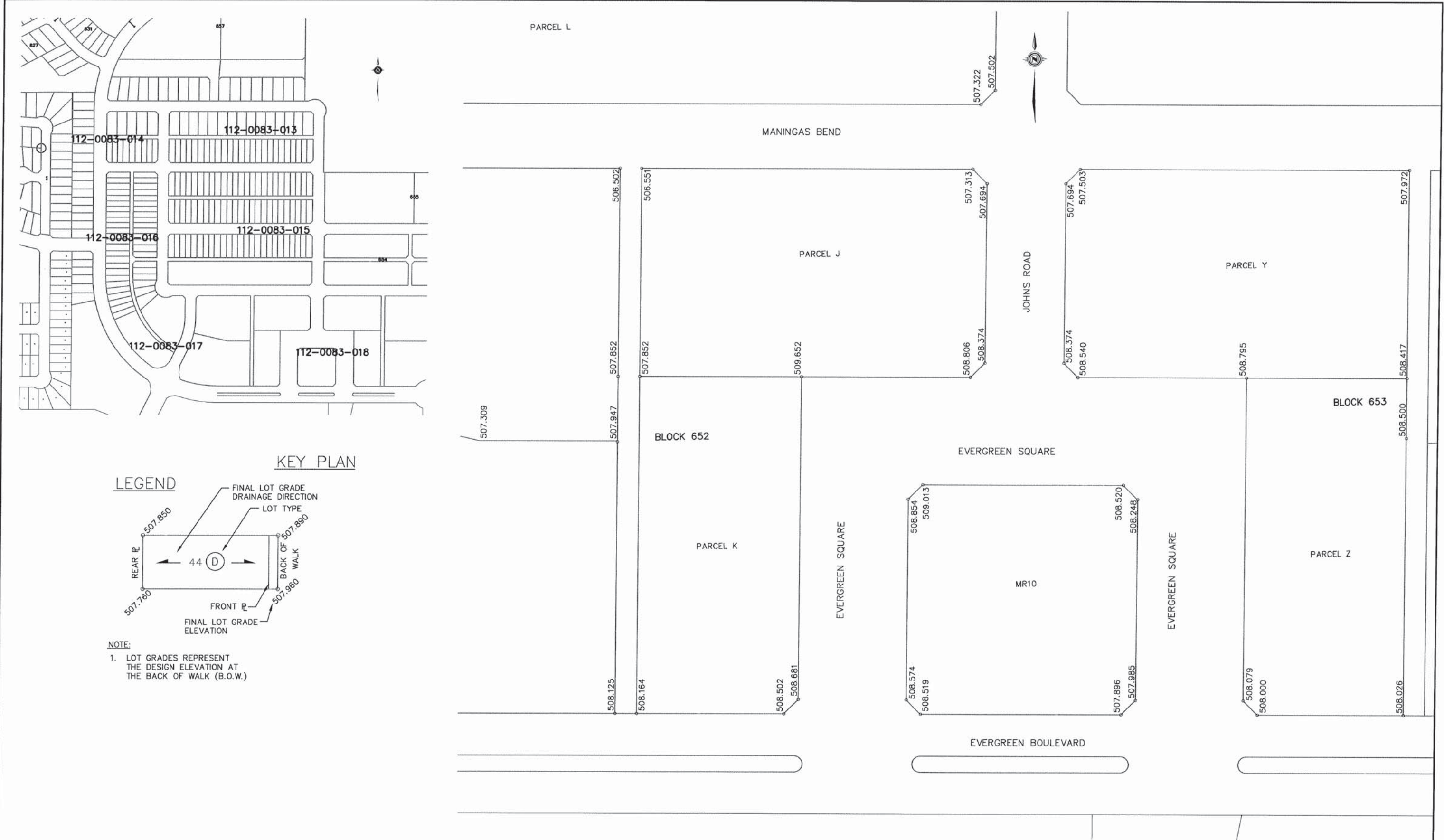
Future Neighbourhood
Aspen Ridge

University of Saskatchewan Kernan Farms

City of
Saskatoon

AF - Saskatoon Land - October 2016

Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in meters unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.



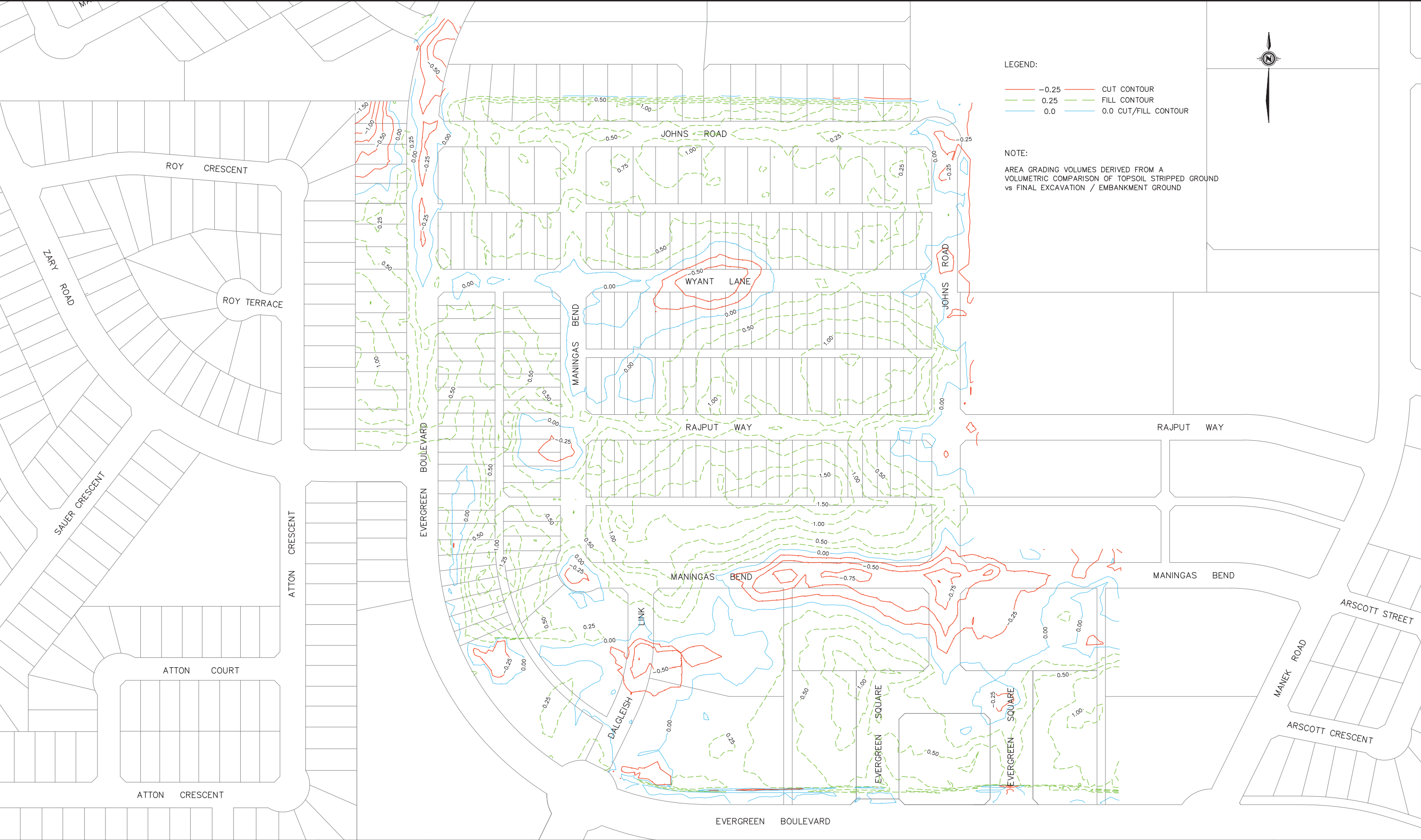
11			
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3			
2	REVERSE LOT GRADE - PARCEL Z	2013-JUN-20	MJ
1	UPDATED STREET NAMES	2011-NOV-04	KAS
	PLAN DESCRIPTION/REVISION	DATE	BY

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
ENGINEER	ENGINEER	ENGINEER
DATE	DATE	DATE
DRAWN BY KAS	DATE 2011-MAR-02	CHECKED BY



EVERGREEN ROADWAYS - PHASE C1
LOT GRADES
EVERGREEN BOULEVARD, ROAD, SQUARE,
& MANINGAS BEND

GENERAL MANAGER	DATE
SCALES:	
HOR. 1:1000	
VERT.	
SHEET NO.	PLAN NO.
	112-0083-018r003



LEGEND:

—0.25 CUT CONTOUR
—0.25 FILL CONTOUR
—0.0 0.0 CUT/FILL CONTOUR

NOTE:

AREA GRADING VOLUMES DERIVED FROM A VOLUMETRIC COMPARISON OF TOPSOIL STRIPPED GROUND vs FINAL EXCAVATION / EMBANKMENT GROUND

11			
10			
9			
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7			
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4			
3			
2			
1	ISSUED FOR LOT SALE	2011-SEPT-27	CJP
	PLAN DESCRIPTION/REVISION	DATE	BY

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
ENGINEER	ENGINEER	ENGINEER
DATE	DATE	DATE
DRAWN BY: CJP	CHECKED BY:	DATE:



**City of
Saskatoon**
Infrastructure Services Department

EVERGREEN LAND DEVELOPMENT

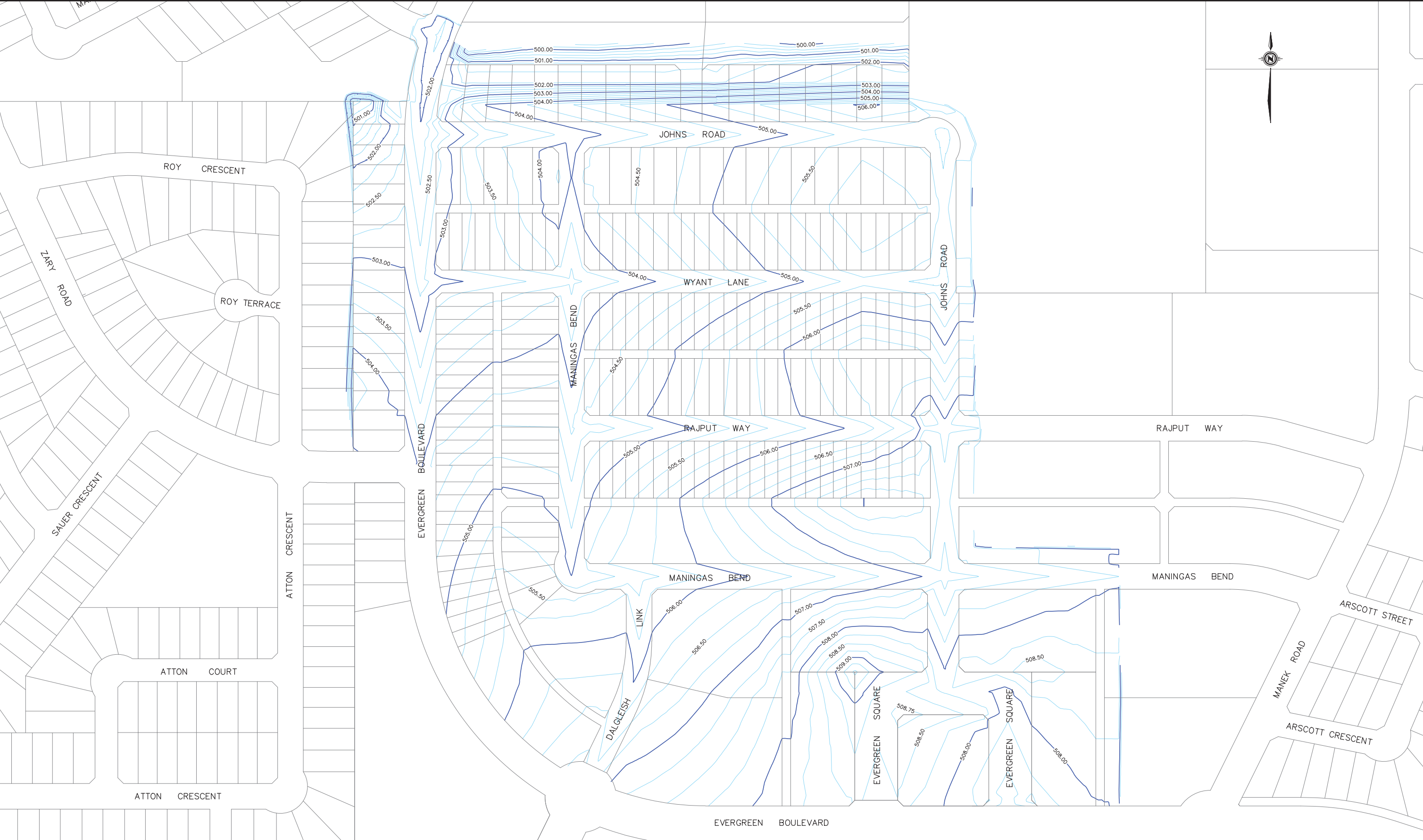
EVERGREEN BOULEVARD & SQUARE

JOHNS ROAD, WYANT LANE, RAJPUT WAY,

MANINGAS BEND, DALGLEISH LINK

FINAL CUT / FILL CONTOURS

GENERAL MANAGER	
SCALES :	DATE
HOR. 1:2,500	
VERT.	
SHEET NO.	PLAN NO.



11			
10			
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7			
6			
5			
4			
3			
2			
1	ISSUED FOR LOT SALE	2011-SEPT-27	CJP
	PLAN DESCRIPTION/REVISION	DATE	BY

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
ENGINEER	ENGINEER	ENGINEER
DATE	DATE	DATE
DRAWN BY CJP	DATE 2011-SEPT-27	CHECKED BY



**City of
Saskatoon**
Infrastructure Services Department

EVERGREEN LAND DEVELOPMENT
EVERGREEN BOULEVARD & SQUARE
JOHNS ROAD, WYANT LANE, RAJPUT WAY,
MANINGAS BEND, DALGLEISH LINK
DESIGN CONTOURS

GENERAL MANAGER	
SCALES :	DATE
HOR. 1:2,500	
VERT.	
SHEET NO.	PLAN NO.