

EVERGREEN PHASE 7

LOT INFORMATION PACKAGE



GLACIAL SHORES MANOR, COURT, COVE,
COMMON, WAY, BAY & BEND, MANEK ROAD,
ARSCOTT CRESCENT & STREET,
EVERGREEN BOULEVARD, WYANT LANE,
JOHNS ROAD, MAHABIR CRESCENT & LANE,
KLOPPENBURG COURT, BEND, TERRACE & CRESCENT,
& ATTON LANE

CITY OF SASKATOON
201 3RD AVENUE NORTH
SASKATOON SK S7K 2H7
WWW.SASKATOON.CA



EVERGREEN

EVERGREEN ENVIRONMENTAL INCENTIVES

The Land Branch is offering the following incentives to home builders and individuals to promote environmentally sustainable building and household practices:

1



To promote more energy efficient homes, a \$500 administrative cost rebate will be offered to home builders and individuals for homes that are certified through the ENERGY STAR® Qualified program, the Energuide for New Homes 80 (EGNH80) program or the LEED Canada for homes program.



To promote sustainable organic waste practices one composter will be offered per lot.

2



EVERGREEN

To promote reduced potable water use, one rainwater collection barrel will be offered per lot.

4



3

To promote sustainable landscaping practises, two Saskatoon Berry bushes will be offered per lot.



To promote and showcase more energy efficient homes, the Show Home Policy for home building contractors has been modified to include only those homes that are certified through the ENERGY STAR Qualified program, the Energuide for new Home 80 (EGNH80) program or the LEED Canada for Homes program.

At the time that the lot is paid in full and the Title is transferred, individuals may pick up the coupons allotted to their lot at the Land Branch office. Eligible Contractors who purchased lots will identify to the Land Branch the name of the new home owner who will then be authorized to pick up the coupons allotted to their specific lot.

Images shown are for example only. Actual merchandise may differ from image above.

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Mahabir	
Plan No. 102077894	
Feature Plan No. 102085534	
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Plan No. 102078403	
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Evergreen, Wyant & Johns	
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TERMS OF SALE



THE CITY OF SASKATOON SELLS RESIDENTIAL LOTS TO:

- individuals who have not purchased a lot from the City of Saskatoon within the last three years and who are purchasing a lot for the construction of their own personal residence; and
- home builders who are currently on the Eligible Contractor list.

DOWN PAYMENT

At the time of lot selection, an Agreement for Sale will be entered into with a minimum down payment required of 13 percent of the total price of the lot plus GST on the price of the lot (less the \$3,000 deposit during lot draw process).

INTEREST

The interest rate will be set as the prime rate of interest on the date of the Agreement for Sale. Interest will be charged on the unpaid balance starting on the possession date, whether immediate or delayed. If an extension to the eight month term is required and granted, the interest rate would be five percent above the rate established in the Agreement for Sale.

POSSESSION OF LAND

Please note that all the lots will be sold with a delayed possession date with the exception of the five lots from Phase 6. Based on the information available at this time, the projected date for the completion of servicing and the subdivision titling process for the lots is as follows:

- Lots 27 and 46, Block 640, Lots 7 and 9, Block 641, Lot 18, Block 644, Plan 102135562 – **Immediate Possession**
- Block 658 - 661, Plan 102138599; Blocks 658, 662-663, Plan 102132447; Blocks 664, 665, 667, Plan 102135024 – **December 31, 2013**
- Block 645 to 647 Plan 102070088; Block 629 and 630, Plan 102077894; Lot 1, Block 612, Plan 102048139 – **To Be Confirmed**

Please be advised that the projected completion date noted above is weather dependent and subject to change. The Land Branch will provide lot purchasers three week's notice of servicing completion and subsequent possession. Building Permit plan review may take place before possession; however, no permits will be issued until possession is granted by the Land Branch. Interest charges, property taxes and the eight month period to pay off the lot will not begin until the possession date.

RETURNED LOTS

The following lots are returned lots from previous lot draws and are included in the Phase 7 Lot Draw. For detailed information on these lots please refer to the lot information package for the appropriate phase.

- Lot 27, Block 640, Plan 102107562 (Phase 6)
- Lots 7 & 9, Block 641, Plan 102107562 (Phase 6)
- Lot 18, Block 644, Plan 102107562 (Phase 6)

The following lot was to be sold as a direct sale and is now included in the Phase 7 Lot Draw:

- Lot 46, Block 640, Plan 102107562 (Phase 5)

PAYING THE BALANCE

The full balance (principal plus interest) is due within eight months time from the latter of the Agreement for Sale date or the possession date. The balance may be paid early with interest charged to and including the payout date.

BUILDING TIME REQUIREMENT

All lots purchased have a three-year time requirement to complete construction. Construction may begin once possession of the lot is granted, utility servicing is complete and the roadways are at gravel base. The build requirement will commence from the date of possession. Construction includes final building inspection and completion of all deficiencies within this three-year time frame; if it is not met, no forgiveness of the mortgage will be granted. Contractors not meeting this requirement may be removed from the Eligible Contractors list.

RESIDENCY REQUIREMENT FOR INDIVIDUALS WHO PURCHASED A LOT FROM THE CITY LAND BRANCH

Lots purchased have a four-year residency requirement. The four-year period begins the same day Title is transferred into the purchaser(s) name. The original purchaser(s) name must remain on Title to maintain the four-year requirement.

FORGIVABLE MORTGAGE

A Forgivable Mortgage for \$50,000, related to the build time and residency requirements held by the City of Saskatoon, will be registered against each lot sold to an Individual. Should the dwelling be completed within the required three years from the date of possession, the mortgage will be forgiven on a monthly basis over the final three years of the four-year residency period starting from the day Title is transferred into the individual purchaser(s) name. No forgiveness will be granted if the dwelling is not completed within three years from the date of possession. Completion of the dwelling requires obtaining a completed Final Building Inspection with no deficiencies.

ELIGIBLE CONTRACTORS

Lots are not to be resold. Builders are purchasing City lots to construct homes for potential homebuyers. If a lot is no longer required, please review the Cancellation Policy.

TAXES

Property taxes become the responsibility of the purchaser(s) effective the first of the month following the latter of the date of the Agreement for Sale or the possession date on lots waiting for service completion. For an estimate of the taxes on the land only, please call the Assessment Branch at 306-975-3227.

TRANSFER OF TITLE

The Transfer of Title will be issued in one of the following ways:

- under appropriate trust conditions, the Transfer will be forwarded to the purchaser's solicitor; or
- upon receipt of payment in full, the Transfer will be forwarded to the purchaser's solicitor.

DEFAULT OR VOLUNTARY CANCELLATION

An Agreement for Sale is defaulted when any of the terms are not met within the time of the agreement. In the event of cancellation or default, a \$500 processing fee is charged plus a restocking fee for the time the purchaser has held the lot. The restocking fee is one percent of the purchase price of the lot plus GST, multiplied by the number of months (no charge for first 30 days) which have elapsed between the date of the Agreement for Sale and the date of the Quit Claim. The restocking fee is deducted from monies paid (i.e. down payment) and any remaining portion is refunded. Voluntary cancellation cannot occur once construction has begun or Title has been transferred into the purchaser(s) name.

DEVELOPMENT CONTROLS (BRC's)



It is important to build homes that are appropriate for the size and grade of the lot. There are a variety of lot types in Evergreen, which will need to be designed for accordingly. Each of the lot types has their own development controls which are registered on each individual land title.

GLACIAL SHORES MANOR, BAY, COVE, WAY, BAY & COURT, KLOPPENBURG COURT, JOHNS ROAD, & MAHABIR CRESCENT

Plan 102048139, Block 612, Lot 1
 Plan 102077894, Block 629, Lots 32 to 34
 Plan 102132447, Block 658, Lots 43 to 65
 Plan 102138599, Block 661, Lots 9 to 16
 Plan 102132447, Block 662, Lots 1 to 12, Lots 16 to 28
 Plan 102132447, Block 663, Lots 1 to 10
 Plan 102107562, Block 640, Lot 27
 Plan 102107562, Block 641, Lot 9
 Plan 102070088, Block 646, Lots 10 to 12
 Plan 102070088, Block 647, Lots 8 to 10*

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,200 square feet in the case of a bungalow, bi-level or split- level dwelling;
 - ii. 1,500 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- d) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area, and where the masonry application meets a building corner, it must be returned 24 inches around the building corner.

*** Note:** Block 647, Lot 8 has been graded to accommodate a walk-out basement. The following development control is for this lot in order to ensure that a house with a walk-out basement is built on this lot:

- a) All dwellings shall be constructed with direct access from the basement level to the backyard (“walk-out units”).

EVERGREEN BOULEVARD, KLOPPENBURG BEND & CRESCENT

Plan 102138599, Block 660, Lots 14 to 22

Plan 102107652, Block 641, Lot 7

Plan 102107562, Block 644, Lot 18

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,000 square feet in the case of a bungalow, bi-level or split- level dwelling;
 - ii. 1,200 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum single-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 3.5 metres wide and 6.0 metres long;

- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch;
- d) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area, and where the masonry application meets a building corner, it must be returned 24 inches around the building corner; and
- e) Garages shall not protrude more than 2.4 metres (8 feet) from the façade of any habitable floor area of the dwelling;

MANEK ROAD

Plan 102132447, Block 658, Lots 66 to 73

Plan 102132447, Block 662, Lots 29 to 33

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling;
 - ii. 1,500 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch;
- d) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area, and where the masonry application meets a building corner, it must be returned 24 inches around the building corner; and
- e) Garages shall not protrude more than 2.4 metres (8 feet) from the façade of any habitable floor area of the dwelling;

GLACIAL SHORES MANOR, COMMON & BEND

Plan 102138599, Block 658, Lots 1 to 38
 Plan 102132447, Block 658, Lots 39 to 42
 Plan 102138599, Block 659, Lots 1 to 17
 Plan 102138599, Block 660, Lots 1 to 13, Lots 23 to 38
 Plan 102138599, Block 661, Lots 1 to 8
 Plan 102132447, Block 662, Lots 13 to 15

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling;
 - ii. 1,200 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum single-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 3.5 metres wide and 6.0 metres long; and
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- d) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area, and where the masonry application meets a building corner, it must be returned 24 inches around the building corner.

EVERGREEN BOULEVARD, WYANT LANE

Plan 102064294, Block 645, Lots 1 to 25
 Plan 102070088, Block 646, Lots 5 to 9

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,000 square feet in the case of a bungalow or bi-level;
 - ii. 1,200 square feet in the case of a two-storey dwelling;
- b) All dwelling units shall be bungalows, raised bungalows, bi-levels, or two-storeys. Split-level dwellings are not permitted;
- c) All dwellings must be constructed with a concrete garage pad with access from the rear lane only. The concrete garage pad must be constructed at the same time the dwelling is built with a minimum dimension of 6 metres wide and 6 metres long. The concrete pad shall be located at a minimum of 1.2

metres from the rear property line, and include a paved apron that connects it to the property line;

- d) All dwellings shall be constructed with covered front verandas. The minimum width of the front veranda for bungalows and bi-levels shall be half the width of the house facade. Two storey dwellings shall have front verandas across the entire width of the house facade. Verandas shall be partially enclosed with railings and spindles or other type of partial enclosure;
- e) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- f) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area.

*** Note:** Block 645, Lots 1 to 25 are fronting on to Evergreen Boulevard which is a collector road with a transit route. Therefore, In addition to the above noted controls, the following development control is applied to these lots in order to ensure that the fronts of the houses are sited further away from the transit route:

- a) The minimum front yard setback shall be 5 metres.

ARSCOTT CRESCENT & STREET, KLOPPENBURG TERRACE
Please note, the following lots do not have a roof slope requirement. Therefore homes with flat roofs and roof slopes shallower than a 6-in-12 pitch may be constructed on any of these 49 lots. These lots are clearly marked by colour coding on the sales map included in this package.

Plan 102135024, Block 664, Lots 1 to 31
 Plan 102135024, Block 665, Lots 1 to 9
 Plan 102135024, Block 667, Lots 1 to 8
 Plan 102107562, Block 640, Lot 46

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling;
 - ii. 1,500 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long; and

- c) Brick, stone or manufactured stone, requiring masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area and where the masonry application meets a building corner, it must be returned 24 inches around the building corner.

MAHABIR CRESCENT & LANE

Plan 102077894. Block 630. Lots 10 to 16

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
- i. 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling;
 - ii. 1,500 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long; and
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- d) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area, and where the masonry application meets a building corner, it must be returned 24 inches around the building corner.

ATTACHED GARAGE PLACEMENT

In addition to the controls noted above, for lots that require the construction of an attached garage, a separate interest will be registered against the title of each single-family lot indicating which side of the lot the garage must be placed against. The intent of this control is to pair garages together against a common property line in order to provide a better streetscape appearance. The garage side placements are shown in the attached Lot Information Map.

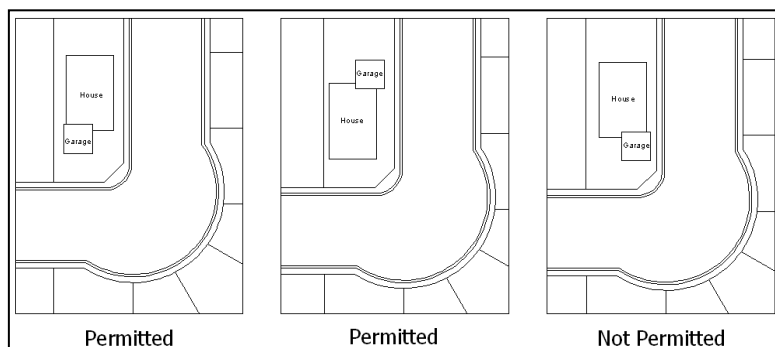


FIGURE 1: CORNER LOT PERMITTED GARAGE PLACEMENT

CORNER GARAGE PLACEMENT

All corner lots that require an attached garage have the following caveat registered on title:

The garage must be located on the side of the property that is furthest from the intersection.

Figure 1 on the previous page demonstrates the permitted options for the placement of an attached garage on a corner lot.

Although the development controls for each respective lot are listed below in this Lot Information Package, please review the development controls listed in your “Agreement for Sale” prior to initialling the section. This will help to ensure that your understanding of the development controls as listed in the Lot Information Package is in agreement with the development controls as listed in your “Agreement for Sale”.

Please be advised that if the dwelling is constructed in violation of the Development Controls set out in the Sales Agreement and **as registered on Title as a Building Restrictive Covenant**, the City may take legal action to require compliance. **Issuance of a Building Permit will not absolve the Purchaser from meeting this requirement.** Such action could result in the demolition or partial demolition of the building at the expense of the Purchaser.

EVERGREEN GENERAL INFORMATION



COMMUNITY GARDEN SPACES

Throughout the development of Evergreen, specific areas within parks and open spaces will be identified and landscaped in order to facilitate the establishment of community gardens. If the neighbourhood residents, as represented by the community association, decide to incorporate community gardens into the neighbourhood, these areas will be available for that purpose.

MULTI-FAMILY SITES

Dwelling Group Townhousing sites:

- Parcel BB, on Evergreen Boulevard
- Parcel CC, on Manek Road
- Parcel DD, on Manek Road
- Parcel X, on Rajput Way
- Parcel FF, on Evergreen Boulevard
- Parcel D, on Evergreen Boulevard
- Parcel H, on Evergreen Boulevard

Street Townhousing Sites:

- Parcel E, on Evergreen Boulevard
- Parcel Z, on Rajput Way
- Parcel W, on Maningas Bend

Apartment Style Site:

- Parcel AA, on Maningas Bend

These sites will be subject to the Architectural Guidelines contained in the “Architectural Controls for Multiple-Unit Dwelling Districts” document which may be viewed on our website (www.saskatoon.ca), search under “L” for Land.

GREEN BRIDGE – McORMOND DRIVE PEDESTRIAN OVERPASS

Rather than a tunnel or a traditional narrow and caged pedestrian overpass over McOrmond Drive, a pedestrian “Green Bridge” is being constructed and will function as a continuation of the linear park trail system. This structure will gently rise over McOrmond Drive linking the east and the west linear park trail systems. This bridge is an important amenity for the neighbourhood and is one of the key sustainability features that will promote safe pedestrian connectivity. The pedestrian green bridge’s landscaping will continue the linear park’s landscaping scheme, creating a pleasant pedestrian experience while providing an open and safe route connecting



FIGURE 2: RENDERING OF GREEN BRIDGE

both sides of the neighbourhood. The Green Bridge is currently under construction as is scheduled to be completed by August 2014.

The following lots are adjacent to the linear park that connects to the Green Bridge:

Lots 53 – 59 & 73, Block 658, Plan 102132447

Lots 25 – 31, Block 664, Plan 102135024

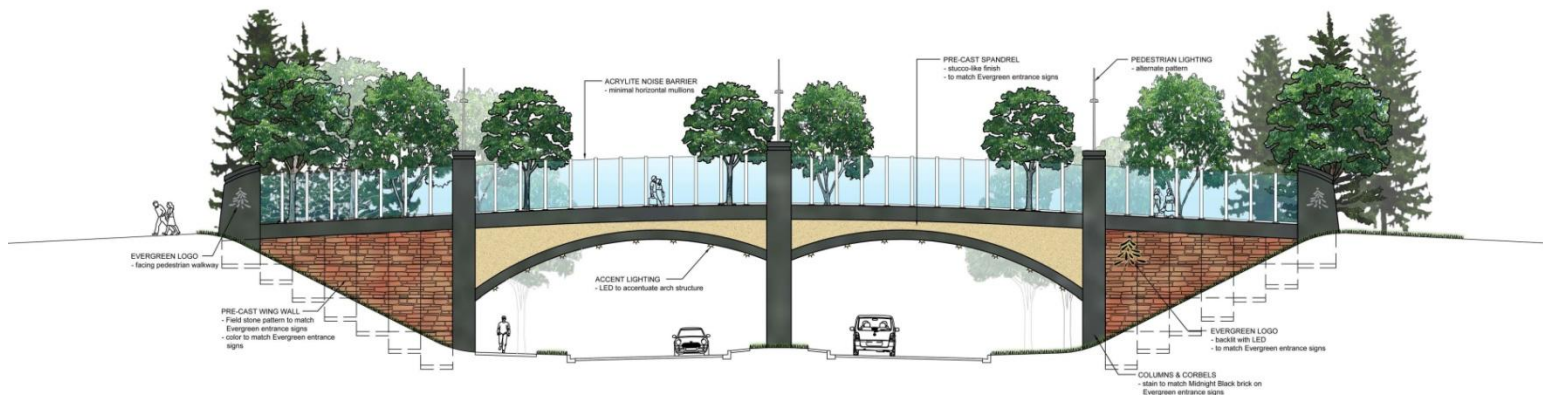


FIGURE 3: ELEVATION VIEW RENDERING OF GREEN BRIDGE

COMMUNITY CENTRE & POSSIBLE SCHOOL SITES

The future neighbourhood community centre and possible school sites are located just off the core park, at the intersection of Manek Road & Evergreen Boulevard. The community centre will either stand alone, be integrated with one elementary school, or be integrated with both elementary schools. The Ministry of Education and local school boards will decide whether schools are built and, if so, on the eventual configuration of the site. The following lots are located across the street from the future community centre and possible schools:

Lots 66 – 73, Block 658, Plan 102132447

Lots 29 – 33, Block 662, Plan 102132447

TRANSIT STOPS

A transit stop is located at the south intersection of Manek Road and Evergreen Boulevard. Additional transit stops may be located along the upper leg of Evergreen Boulevard, between Manek Road and Fedoruk Drive.

RESIDENTIAL CARE HOMES – TYPE II, PRE-SCHOOLS AND DISCRETIONARY CHILD CARE CENTRES

Sites within the Evergreen neighbourhood have been pre-designated for development as Residential Care Homes - Type II, Pre-Schools, and Child Care Centres. A Residential Care Home – Type II is a care home in which the number of residents under care is more than five, and no more than fifteen. A Discretionary Child Care Centre is a child care facility having more than eight resident and non-resident children. A Pre-School is a facility which provides a part-time program for pre-school aged children. The locations of sites for these uses have been spread throughout the neighbourhood and among various phases of development. In general, these locations are adjacent to collector streets on corner lots in order to provide access to transit service, and to mitigate any potential parking conflicts. Pre-designated lots will be offered for sale separately by tender as potential Residential Care Homes – Type II, Pre-Schools, and Child Care Centres. If not purchased for these uses, the subject lots will be returned to inventory and sold as typical single-unit lots. **Residential Care Home lots are located at 420, 424, 534, 538, 1134 and 1138 Evergreen Boulevard.**

ZONING

A zoning map for Evergreen has been included. If you require more information on zoning, please visit (www.saskatoon.ca) and search under “Z” for zoning, or contact the Planning and Development Branch at 306-975-2645.

LOT GRADING



Lot grading is the sloping of the lot in order to provide good drainage away from buildings in such a way that surface runoff from rainstorms or snowmelt is directed toward the storm sewer. Runoff is controlled through the use of side and back of lot swales to eliminate or minimize the impact on adjacent properties and to ensure proper overland drainage.

Maintaining the pre-designed overland drainage pattern is the responsibility of each property owner. Any deviation from the pre-designed drainage pattern resulting in drainage issues is not the responsibility of the Land Branch and shall be resolved between the affected parties.

The following information has been prepared to assist the homeowner, builder and contractor in setting the house elevations and final lot grades.

LOT GRADE DETAILS

Lot grade details are shown on the following sets of drawings in the Lot Grade Information Package:

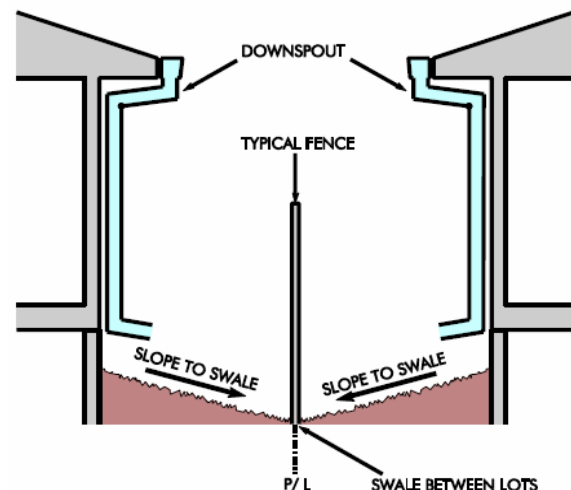
- 1) Individual Lot Grade Drawings – show the final design elevations at property corners and at other points that are deemed critical elevation points. It is important that builders and homeowners match these grades with final landscape elevations. These elevations are required as a minimum for building plan approval.
- 2) Drawings that show the following:
 - a. typical lot grading types (A, D, C, & E) of which each respective drawing includes a three-dimensional view and a side view of the grading type,
 - b. typical transitional situations between lot grading types (A/D, D/C, & D/E) of which each respective drawing includes a three-dimensional view of the different transitional situation between lot grading types and a plan view of the same.
- 3) A drawing showing a cross section of a typical side yard fence and side yard grading that will not impede side yard drainage.

During the initial stages of subdivision development all streets, easements, lanes, and walkways are pre-graded to design elevations set to accommodate drainage throughout the area. In the case of the utility easements, the grade is constructed approximately 100mm (4inches) below the final design grade, which allows the homeowner to add topsoil without creating drainage problems for neighbouring yards.

Once house construction is complete lot grading is a two-step procedure. The first step is the rough grade stage, which includes backfilling the foundation walls and shaping the lot to conform to the pre-grade drainage plan. When rough grading is complete the lot should be within 7 to 20cm below the final design grade to allow for the addition of topsoil. Once the lot is at the final design grade sod, decorative rock, wood chips, or other surface treatments can be installed. **It is strongly recommended that lot owners consult a legal surveyor or other qualified professional to set the final grade elevations before landscaping is started.**

GRADING BETWEEN LOTS

A sloped surface is required to effectively drain water away from the foundation walls, including under steps and decks in order to reduce the risk of water entering the basement during rainfalls or snowmelt. Drainage swales are shallow sloped channels intended to move surface runoff away from lots toward the storm sewers. Drainage swales are located on common property lines and graded in accordance with the drainage plan for the affected lots as shown on the lot type drawings



included in this package. If decorative rock or wood chips are to be used in the swale the grade below this treatment must be at the final grade elevation to facilitate proper runoff to the storm sewer.

LOT GRADING DO'S AND DON'TS

Do's:

1. Do require construction plans to include finished grade elevations around the house foundation and along property lines. **Do not leave your house and site grading to chance.** Building Standards Branch requires the submission of the lot corner elevations on the site plan submitted for building permit approval. It is strongly recommended that the plans also include finished elevations along the foundation and garage grade beam, garage slab, foundation windows, side property lines, edge of driveways and sidewalks (particularly along the side of the house), and the top and bottom of any retaining feature.
2. Do use a level to set the finished grades along the property line, particularly before installing sidewalks and fencing.
3. Please **disregard** any grade information displayed on electrical pedestals and transformer boxes.
4. Do discuss with adjacent property owners final drainage grades along the property line. Proper lot drainage requires cooperation of adjacent homeowners.
5. Do undertake a final site inspection of easements, side yard and sidewalks with each sub-trade prior to releasing final payment.

DON'TS:

1. Don't excavate into the easement or berm. These contain critical utilities vital to the neighbourhood.
2. Don't fill the rear drainage easements, as this will block the intended drainage.
3. Don't build raised flowerbeds against the fence/property lines without making provisions for drainage (see attached plans).
4. Don't try to build HIGHER than both adjacent neighbours. This leads to expensive provisions for retaining walls, and potential flooding of neighbouring properties.

For more information please contact Gerald Prefontaine, Drainage Inspector, Infrastructure Services at 306-975-2320.

Lot Grading – Walkout Basement Lots – 110 Johns Road (Lot 8, Block 647)

The above noted lot has been graded to accommodate the inclusion of a walkout basement into the design of the home. Whether or not a particular lot will support the inclusion of a walkout basement depends on the slope of the lot, the final foundation elevation and the home design characteristics. While some lots will accommodate walkout basements, others will not. In between these areas is a transitional area where the back lot grade slopes successively on each lot until walkout basements can be accommodated. The grading design for this area is shown on the Final Design Contour plans attached to this package of information. It is very important to review these plans to determine how your lot has been designed to slope. If there are any questions about this information, they should be directed

to the Land Branch at 306-975-3278. The Lot Grade Sheets also provide important information indicating the specific elevations that must be maintained along the front and rear property lines. Lots identified on the map as Walkout Basement Lots (“W”) are subject to the Building Restriction Caveat stating “All dwellings shall be constructed with direct access from the basement level to the backyard (“walkout unit”). Walkout basements must be constructed on these lots. Lots not identified with the “W” may or may not support walkout basements. The decision to build a walkout on these lots is up to the purchaser. It is strongly recommended that all purchasers discuss their plans to develop their homes with adjacent property owners to ensure that final grades between the houses will meet both owners’ needs. Retaining walls or other means may be necessary if significant grade changes occur between finished homes. The responsibility of the cost of the retaining walls or other associated work shall be resolved by the affected property owners. The Land Branch will accept no responsibility in this regard.

FOUNDATION DRAINAGE



FOUNDATION DRAINAGE (WEeping TILE) REQUIREMENTS

1. The bottom of every exterior foundation wall shall be drained as per the National Building Code.
2. Connection of foundation drains of all buildings to the sanitary sewer collection system will not be permitted,

DISCHARGE OF FOUNDATION DRAINAGE WATER

1. All buildings are required to drain foundation water into a sump, which in turn discharges the water to the surface or to a storm sewer.
2. Surface Discharge
 - a. Sump pumps discharging to surface may not discharge directly onto a pervious ground surface within one metre of any building that has a basement or a level below the finished ground surface.
 - b. The location of the point of discharge shall be directed away from adjacent properties.
 - c. If the lot drains from the centre to the front and to the back, surface discharge may be to either the front or back yard. If the lot drains from the back to the front, surface discharge must be to front yard.
 - d. The discharge may not be into the "required" side yard unless the side yard is adjacent to a street, park or buffer strip.

3. Discharge to Storm Sewer

- a. Sumps discharging to storm sewers shall be pumped to the main by a pressure service connection as per detailed drawing Sump with Pumped Discharge to Storm Sewer, Detail Drawing 102-0025-002r004.

SUMP DESIGN CRITERIA

1. Sump Pit Details

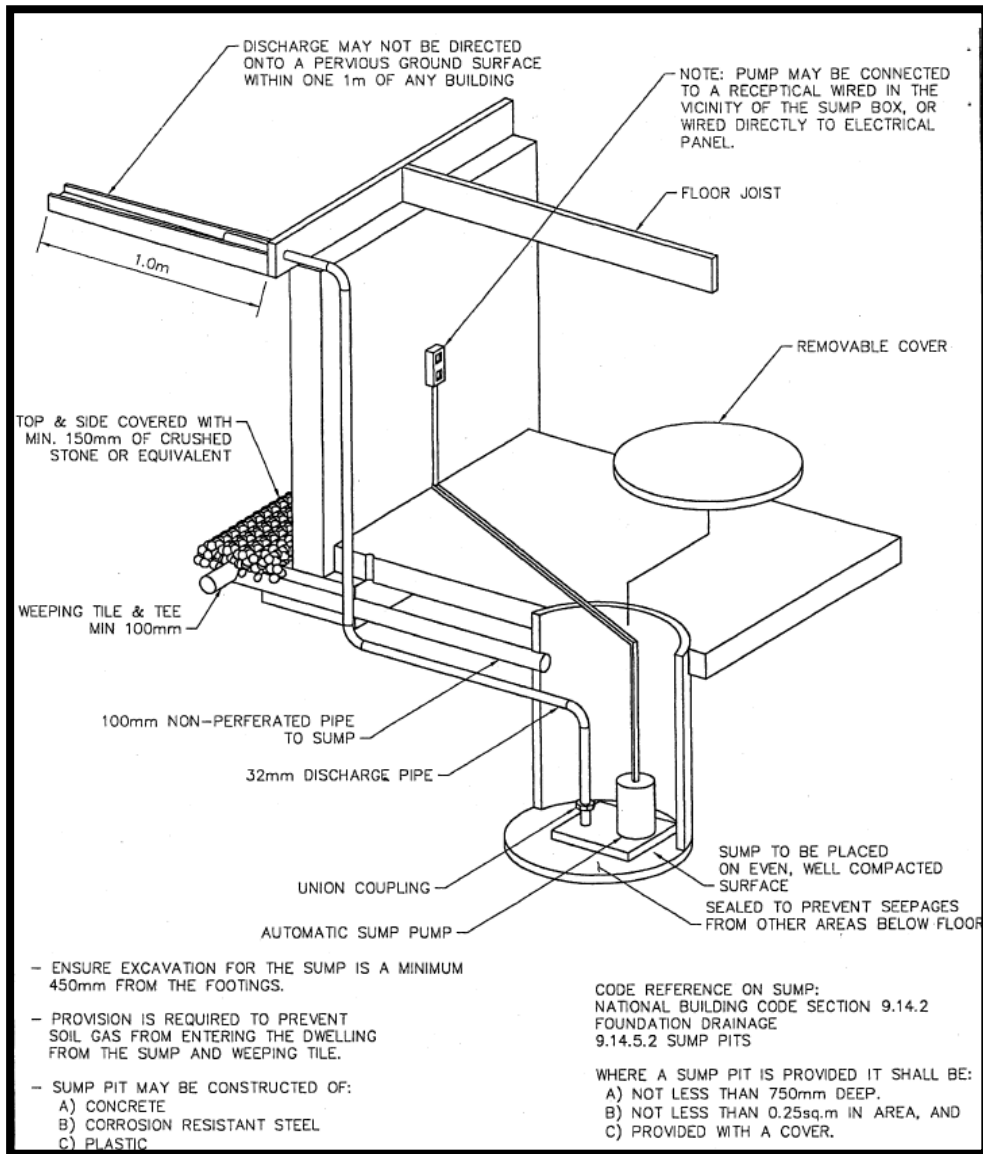
- i. As per National Building Code 9.14.5.2, sump pits are to be a minimum of 750 mm deep and 0.25m² in area.
- ii. Sump pit is to be fitted with a tight fitting removable cover.
- iii. Sump pit will be constructed of concrete, plastic, or non-corrosive metal.
- iv. Sump pit is to be fitted with an opening to accept a 100 mm drain with the invert of the pipe located above centre of the sump pit height.
- v. Sump pit is to be placed on an even, well compacted surface.

2. Foundation Drainage (Weeping Tile) to Sump Pit

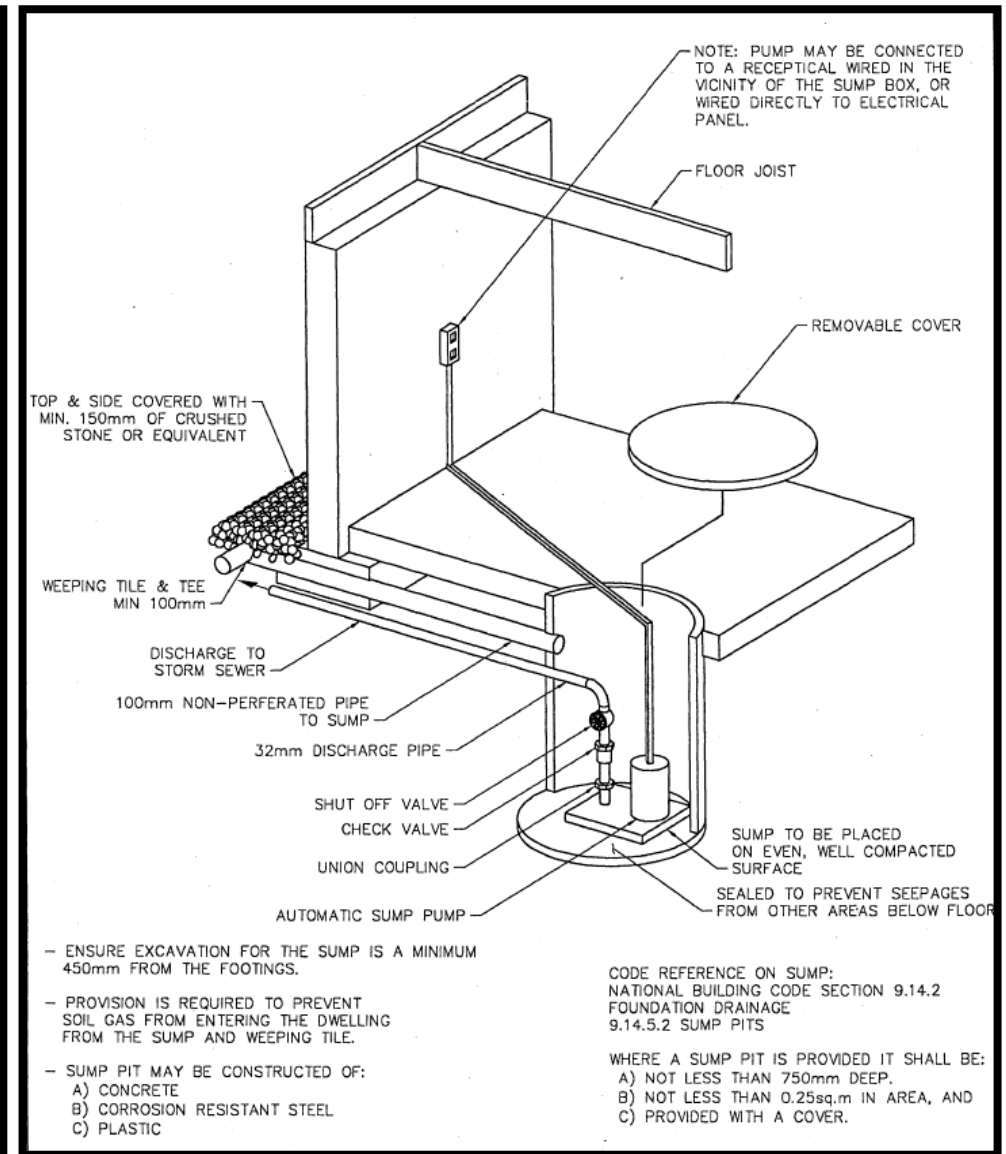
- i. A weeping tile collection system shall be provided around the building perimeter and tied to a sump pit using a positively graded, non-perforated, 100 mm pipe which discharges into the side of the pit.
- ii. Provision shall be made to ensure soil gas is prevented from entering the dwelling unit through the weeping tile and through the sump pit.

3. Sump Pump

- i. Provide a sump pump (column or submersible type) capable of pumping 50L/m at three metres of head.
- ii. The pump shall be fitted with an automatic on/off level control.
- iii. The pump discharge must have a minimum pipe diameter of 32mm. The pipe must be adequately secured.
- iv. Sump pumps connected directly to a storm sewer must be equipped with a spring check valve and a shut-off valve located downstream of the check valve, so that the connection to the main can be isolated for maintenance, etc.



SUMP WITH PUMPED DISCHARGE TO SURFACE



SUMP WITH PUMPED DISCHARGE TO STORM SEWER

FIGURE 4: SUMP DESIGN

INSTALLATION OF FILTER SOCK

Filter socks are installed in order to prevent silt run off into park areas from residential lots during construction. The filter sock should be removed after the lot has been fine graded with topsoil and is ready for sod to be installed. If a lot owner plans to use seed rather than sod, the filter sock should stay in place until the lawn has germinated. Homebuilders, please do not remove or damage the filter sock during home construction.

A Filter Sock has been installed on the rear yard of:

Lots 53 – 59, Block 658, Plan 102132447
 Lots 25 – 31, Block 664, Plan 102135024
 Lots 8 – 10, Block 647, Plan 102070088
 Lot 1, Block 612, Plan 102048139

A Filter Sock has been installed on the side yard of:

Lot 73, Block 658, Plan 102132447
 Lot 1, Block 612, Plan 102048139

FENCING**DECORATIVE ALUMINUM FENCE:**

A decorative aluminum fence will be located in the side yard of:

Lot 73, Block 658, Plan 102132447
 Lot 1, Block 612, Plan 102138599

A decorative aluminum fence will be located in the rear yard of:

Lots 53 – 59, Block 658, Plan 102132447
 Lots 25 – 31, Block 664, Plan 102135024
 Lots 8 – 10, Block 647, Plan 102070088
 Lot 1, Block 612, Plan 102048139

These lots are adjacent to a park space. The centre line of this fence is located approximately 250mm (10 inches) inside the purchaser's property line. The inside edge of the structural pilings for this fence is located approximately 400mm (16 inches) inside of the purchasers property line. The purchaser will be responsible for all future maintenance of the fence. The location of the fence should be taken into consideration when siting your house on the lot and, specifically with a side yard fence, while planning your basement excavation. Pay special attention that your basement excavation and other construction activities do not disturb the structural pilings or other components of the fence. The drawing on page 20 titled, "Decorative Fence Details" illustrates the fence details and style.

CHAIN LINK FENCE:

A black chain link fence (6 feet high) will be constructed on the Municipal Buffer along McOrmond Drive directly behind the following lots:

Lots 9 – 38, Block 658, Plan 102138599
 Lots 39 – 53, Block 658, Plan 102132447
 Lots 8 – 25, Block 664, Plan 102135024
 Lots 32 – 34, Block 629, Plan 102077894
 Lot 27, Block 640, Plan 102107562

The fence will be built about 200 mm (8 inches) (+/-) outside of the property line on the buffer. Purchasers will be allowed to connect their side yard fences to the chain link fence. Pedestrian and vehicle access to the buffer from lots is not permitted.

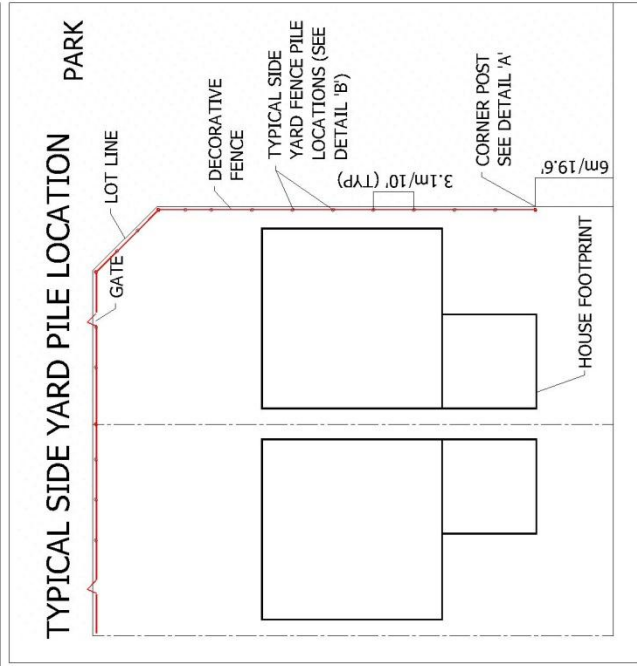
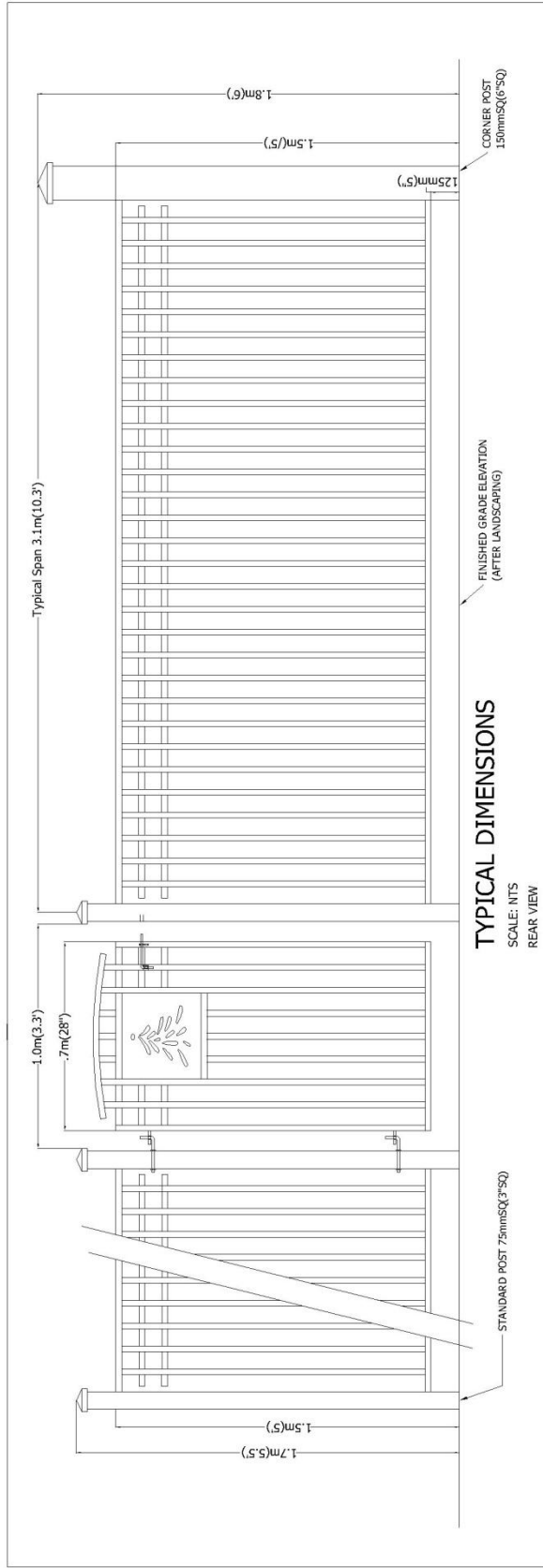
DECORATIVE MASONRY NEIGHBOURHOOD ENTRY FENCING:

A decorative masonry fence is located in the rear yard of:

Lots 1 to 8, Block 658, Plan 102138599
 Lots 1 to 7, Block 664, Plan 102135024

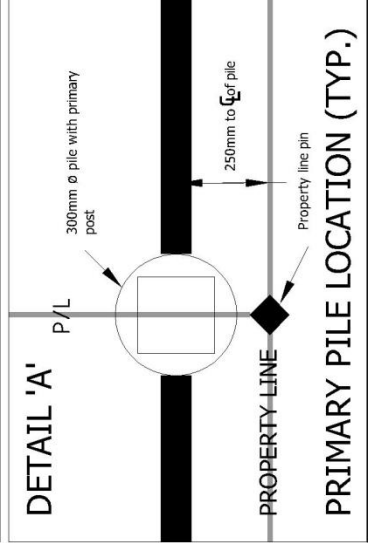
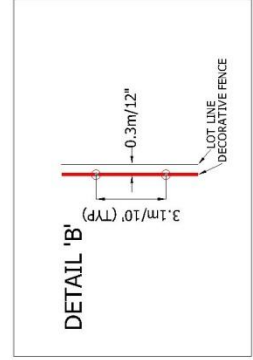
The centreline of the fence is located approximately 400mm (16 inches) inside the purchaser's property line. The inside edge of the Pile cap (on top of the structural pilings) is located approximately 700mm (28 inches) inside the purchaser's property line. The purchaser will be responsible for all future maintenance of the fence. The location of the fence should be taken into consideration when siting your house on the lot while planning your basement excavation. Pay special attention that your basement excavation and other construction activities do not disturb the structural pilings, the pile cap, or other components of the fence. The drawing on page 21 titled, "Evergreen Masonry Fence Details" illustrates the fence details and style.

Evergreen Decorative Fence Details



***DO NOT DISTURB FENCE PILES DURING BASEMENT EXCAVATION**

***CENTRELINE OF FENCE IS APPROX. 25cm (10") ON OWNER PROPERTY**

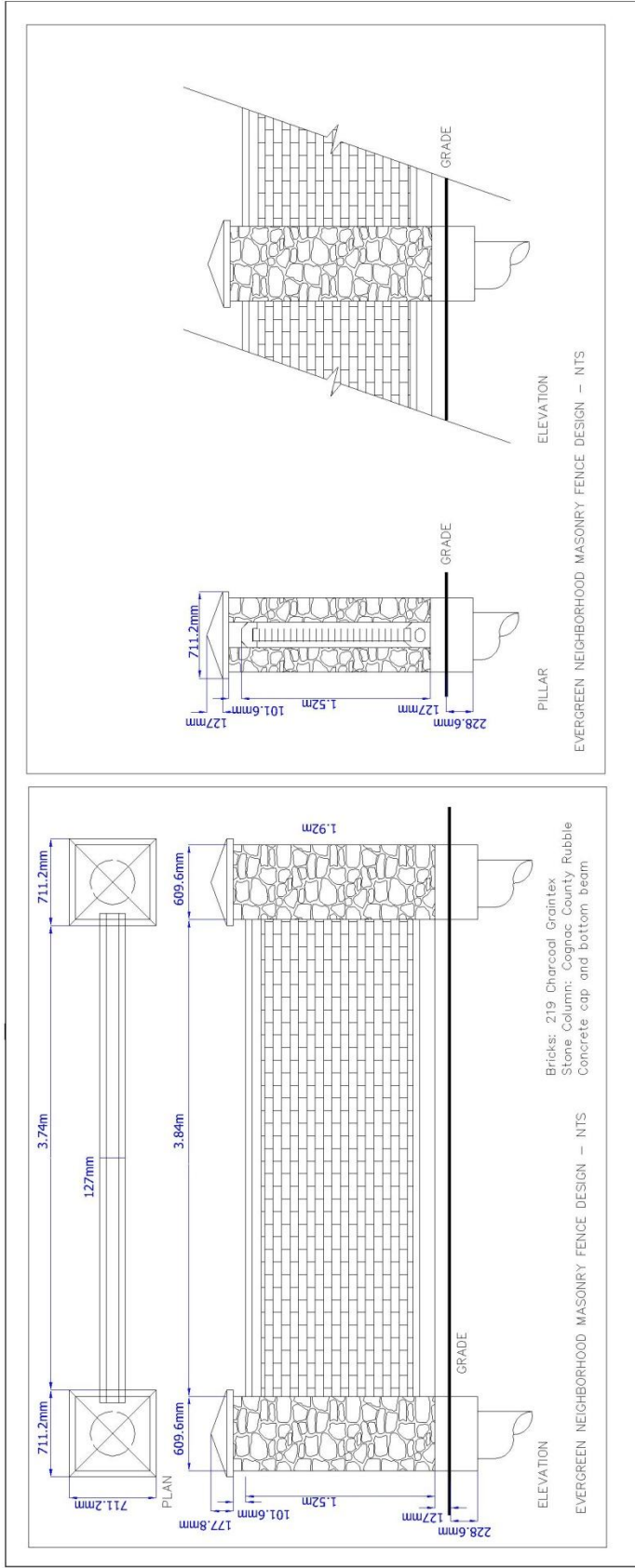


- Property Line (P/L)
- Primary post location (typical)
As specified, 6" HSS Steel Pillar W/ Cap
- Typical fence (as per design)
54" wrought iron fence design powder coated with "pebbled black" with 3" sq. HSS posts



FIGURE 5: DECORATIVE FENCE DETAILS

Evergreen Masonry Fence Details



***DO NOT DISTURB
 FENCE PILES DURING
 BASEMENT EXCAVATION**

***CENTERLINE OF FENCE IS
 APPROX. 0.4M (16") ON
 OWNER PROPERTY**

***FENCE EXTENDS APPROX. 0.7M
 (28") ONTO OWNER PROPERTY**

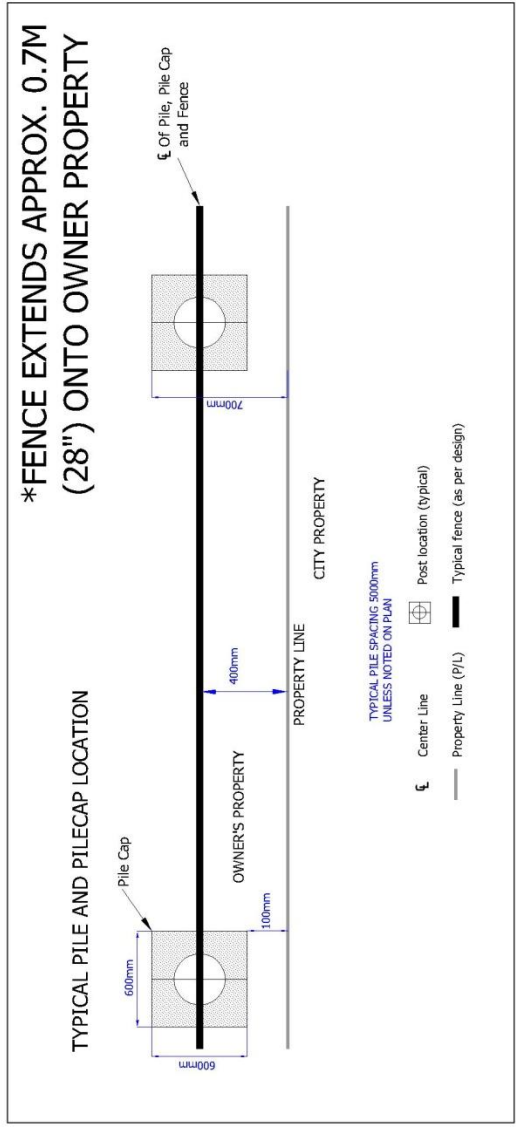


FIGURE 6: MASONRY FENCE DETAILS

CONSTRUCTION NOTES



STARTING CONSTRUCTION

Possession of the site is granted for construction purposes when the down payment has been received, the Agreement for Sale is endorsed, and the servicing and subdivision process is complete. The Land Branch will provide three weeks notice to purchasers when the lots will be ready. In order to assist the utility companies, please post your civic address at the front of the property when construction begins.

LANED LOT INFORMATION

To facilitate the paving of back lanes, SaskEnergy has pre-stubbed the gas connection into the back of Lots 1 to 25, Block 645, and Lots 5 – 12, Block 646. Please review the attached map showing the back of lot location of the gas stubs, the “Typical Servicing from Lane” drawing and the attached letter from SaskEnergy. If a homeowner wants to build a garage within the required offset from either the power line or the gas line, they will need to contact the relevant utility, either SaskPower or SaskEnergy. The City of Saskatoon will not be responsible for these costs.

LANDSCAPING OF CITY BOULEVARDS

It is the homeowner's responsibility to landscape and maintain the boulevard along both the front of their property and along the side of corner lots.

Boulevards are defined as the landscaping space between the edge of the roadway and the property lines. Where the sidewalk is attached to the curb, the boulevard is the space between the edge of the sidewalk and the property line. Where the sidewalk is not attached to the curb, the boulevard also includes the space between the curb and the sidewalk. These areas need to be landscaped and maintained by the homeowner at their expense.

BOULEVARD TREE PLANTING

The Community Tree Planting Program was established in 1991 via pre-paid levies from the original sale of lots. Through this program, the City of Saskatoon, Urban Forestry Section hand plants 30mm (1.2”) caliper trees on boulevards in recently developed neighbourhoods. Streets are selected for this Program based on a review of newly developed areas. The City considers the number of lots that are fully developed and landscaped. This review is completed the season prior to planting. The *Plant By Request Program* is also available to residents to request to have a tree planted in an available planting site on the boulevard. This program plants 30mm (1.2”) caliper trees. For *Plant By Request Program* please contact the Urban Forestry Section at 975-2890.

SIDEWALK IRRIGATION SLEEVE – EVERGREEN BOULEVARD

If you wish to extend your irrigation system into the space between the curb and the sidewalk along Evergreen Boulevard, a plastic sleeve (75 mm RPVC pipe) has been installed underground crossing the sidewalk for your use. You can install your irrigation system through this sleeve in order to access the boulevard on the other side of the sidewalk. A

small "V" has been stamped into the edge of the sidewalk indicating the location of the sleeve. You will find the empty pipe approximately 340 mm beneath the sidewalk.

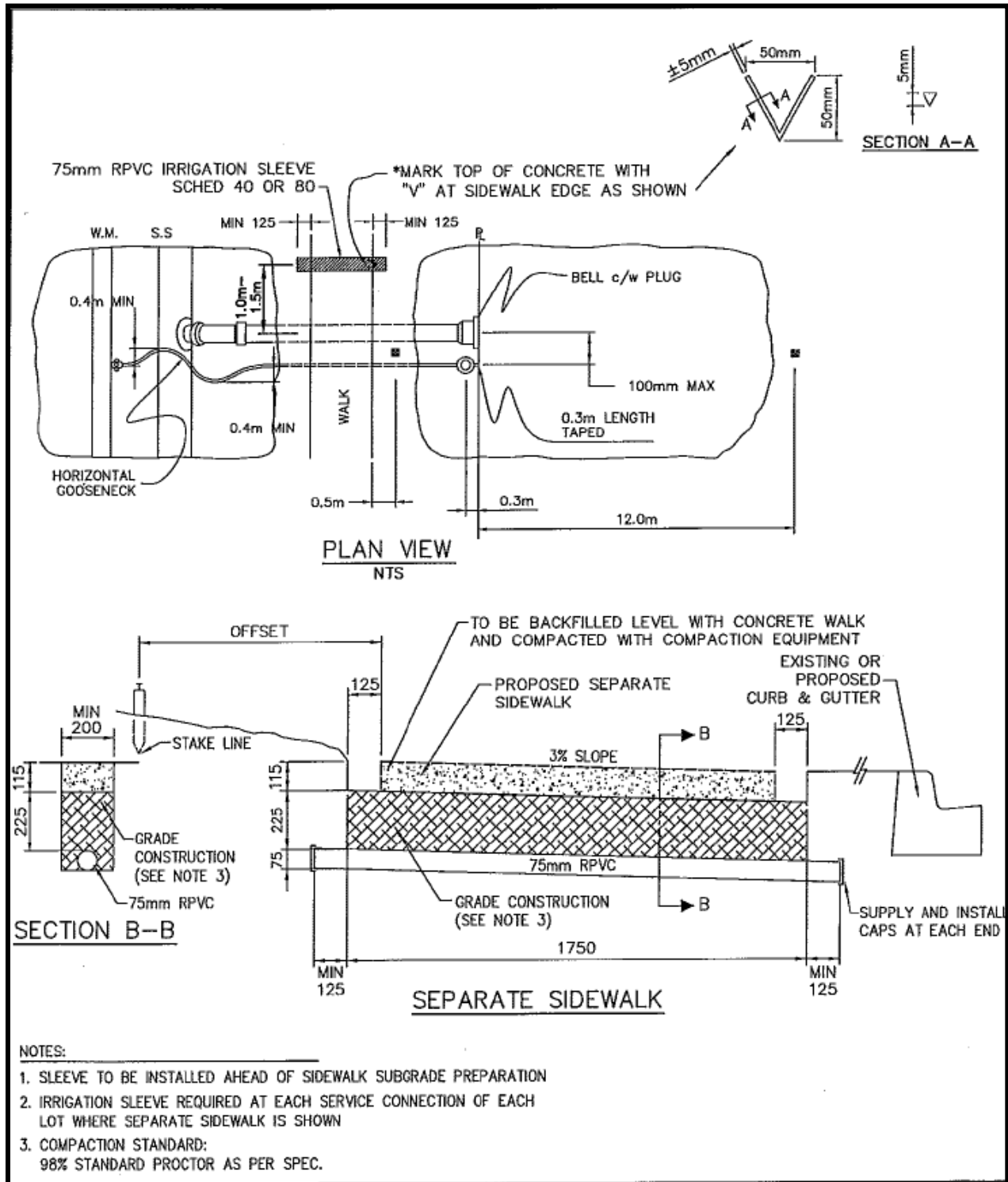


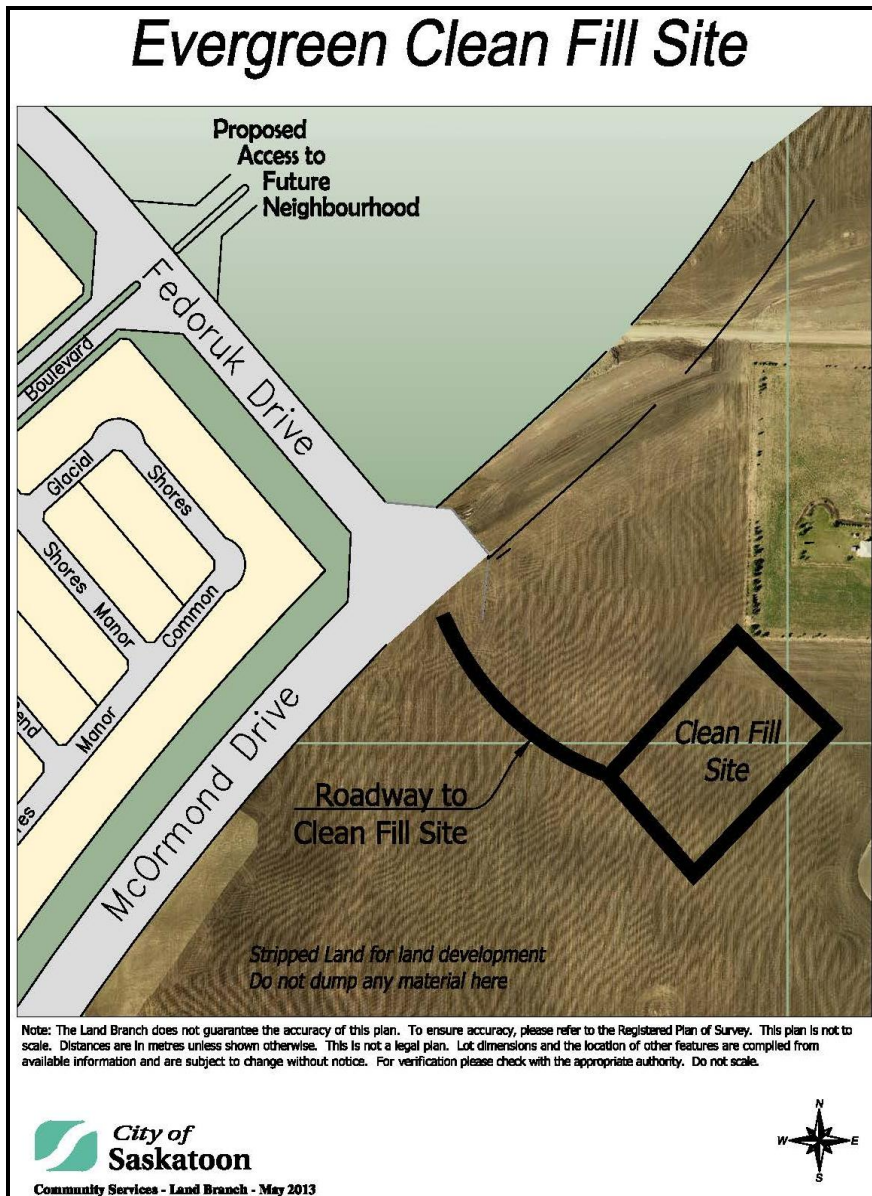
Figure 7: Separate Sidewalk Irrigation Sleeve

TOPSOIL FOR LOT LANDSCAPING

Topsoil may be available free of charge to homeowners to topsoil their properties. Please call the land branch at 306-975-3278 for up to date information on topsoil availability. Topsoil is not to be removed from other lots, boulevards, parks, or any other open spaces in the neighbourhood.

EARTH DISPOSAL

Contractors and individuals will be responsible for disposing of their own excess earth material. The clean fill site is located east of the Fedoruk Drive/McOrmond Drive intersection. Please refer to the map below for the specific location. If arrangements are made with another landowner to dispose of the material anywhere within city limits, they are to contact Central Dispatch at 306-975-2491 and they will maintain a log of locations. If disposing of material outside the city limits within the RM of Corman Park the RM needs to be notified of those arrangements.



Please ensure basement excavations and all other construction waste materials are not deposited on adjacent properties or any other properties in this area without prior arrangements being made. The area will be **regularly inspected and any individual or company found illegally disposing of materials on properties without the owner's permission shall be liable of fines up to \$25,000 as outlined in City of Saskatoon Waste Bylaw No. 8310 and the Anti-Dumping Bylaw No. 5713.**

Figure 8: Clean Fill Site

DISCLOSURE OF ADJACENT PROPERTY OWNERS

Please note in order to facilitate discussions between property owners respecting lot grading, fencing issues and property maintenance issues, the Land Branch will, upon request, disclose the names of purchasers to adjacent property owners.

CONSTRUCTION WASTE

As per City of Saskatoon Bylaw No. 8310, The Waste Bylaw, 2004 any owner or contractor carrying out the construction of a building on any property shall place all waste into a waste container or enclosure. The owner or contractor shall dispose of all waste resulting from the construction in a timely manner so as to ensure there is no unreasonable accumulation of waste on the property during the construction.

A waste disposal bin must remain on each building site for the duration of construction in order to ensure that the waste is not dispersed on or around the property or surrounding properties. Upon completion of construction, it is the owner or the contractor's responsibility to clear their site of all waste. If the waste is not removed, the City may remove the waste and all associated costs will be charged to the property owner or the contractor.

TEMPORARY WATER CIRCULATION BOXES

To ensure water quality is maintained throughout the initial stages of development in this phase; temporary water circulation boxes are installed. The locations of these temporary water circulation boxes are identified on the attached map. These temporary water circulation boxes are removed during the installation of the water and sewer connection to the house. For more information, please contact the Municipal Engineering Branch at 306-975-2454.

POWER

Power to the following blocks is provided by SaskPower:

Blocks 640 to 644, 658 to 667
Block 645,
Block 646
Block 647
Block 629, Lot 34

Power to the following lots is provided by Saskatoon Light & Power:

Block 612, Lot 1
Block 629, Lots 32 to 33
Block 630, Lots 10 to 16

UNDERGROUND ELECTRICAL SERVICE REQUIREMENTS FOR NEW RESIDENCES

1. The minimum size of meter socket shall be 455mm x 300mm x 125mm for all single phase residential services up to and including 200 amp. The meter socket shall have a 1/2 inch stud type line side and neutral terminals arranged to permit straight in conductor connections and suitable for securing compression lugs rated for #6 to 4/0. A single meter sockets with dual lugs on the load side will be allowed in certain circumstances. Total load on the socket

must not exceed that allowed by the Canadian Electrical Code. The meter socket is to be mounted on an adequately secured fixed wood backing at least the same size as the socket. The use of a 400 amp self-contained meter socket is NOT allowed.

2. The electrical meter stack shall be located on the house within one meter of the corner closest to the service pedestal (as shown on Ws-1 00B-02).
3. If the Homeowner wants the electrical meter mounted on the side of the house, he/she must provide a minimum 2 meters between the house and the property line for construction access. If the electrical meter is mounted on the side of the house, the gas meter shall not be mounted on the same side of the house, and shall be at least 1.0 meter away from the electrical meter and service cable.
4. If the Homeowner wants the electrical meter and gas meter mounted on the same side of the house he/she must provide a minimum 3 meters between the house and the property line for construction access. There shall be at least 1.0 meter separation between the gas meter and the electrical meter lines.
5. If there are any questions as to which distribution pedestal will service the lot, please contact Saskatoon Light & Power.
6. If the Homeowner wants the meter to be located in a position other than those outlined above, he/she must contact Saskatoon Light & Power, for approval. Additional charges may apply for these special service applications.
7. Saskatoon Light & Power will install the service cables to the meter stack only after
 - a. The meter stack has been installed,
 - b. The lot is at a finished grade, and
 - c. All other obstructions (such as dirt piles and lumber) have been cleared from the trench line.
8. Saskatoon Light & Power will install the meter and energize the service only after:
 - a. The Civic Address is clearly marked on the front of the house,
 - b. An application for electrical service has been made at City Hall, Customer Service, phone (306) 975-2400, and
 - c. The Electrical inspection Permit number has been provided to the Saskatoon Light & Power Meters Services, phone (306) 975-2417, fax (306) 975-2625.

For more information, please contact
Saskatoon Light & Power
(306) 975-2414

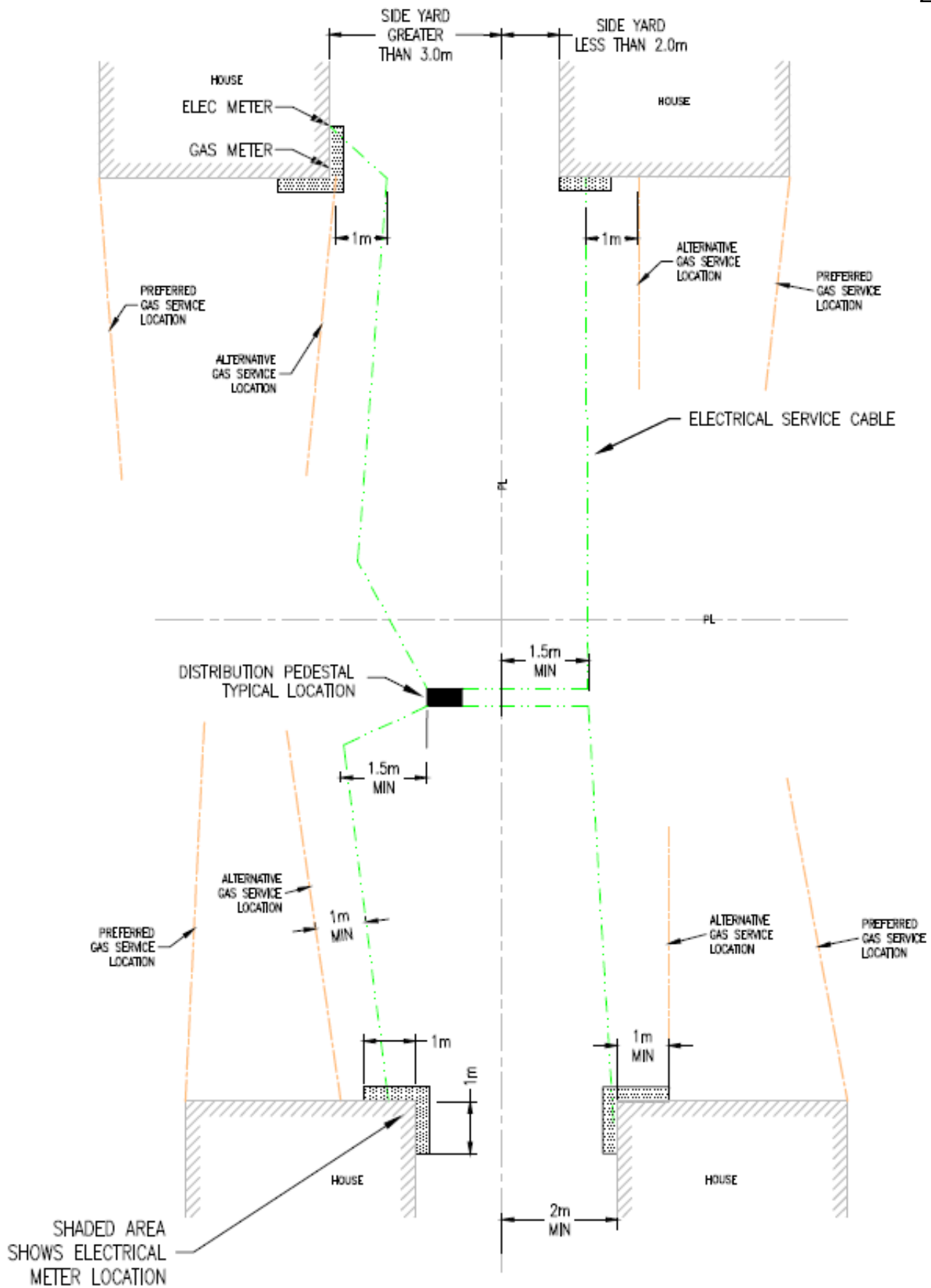


Figure 9: Typical Underground Electrical Service Requirements for New Residences

SASKENERGY

Applying For Service

1. Make the application for your natural gas service when
 - property is backfilled.
 - framing is started

You can make this application by calling SaskEnergy at 306-975-8505.

2. At this time, a staking appointment will be given to meet on site to determine the route of the gas service and to hang the bracket.
3. Construction of your gas service should take place within 2 to 3 weeks during summer construction (allow an extra week during winter construction period).
Note: When running a new service, take into consideration any future developments to avoid encroachments on the gas service and having to reroute the service. (E.g. Decks, garages, sheds, pools)
4. When your mechanical contractor has completed all the piping for your natural gas appliances, he has to call SaskEnergy to have your natural gas meter installed. The number to call is 975-8500.

Building A Garage/Fence or Deck

Call SaskEnergy at 975-8515 at least 2 working days prior to starting construction and we will send someone out to locate your natural gas service at no charge. Remember – if you don't call and there is damage to the gas service, you will be charged the cost to repair it.

Natural Gas For Your Home

Whether you're looking for an efficient way to heat your home, a better way to barbecue, or something to add fun and warmth to the great outdoors, natural gas is the choice for you. Your options are endless with SaskEnergy Network Financing.

Look around your home and you'll see that there are plenty of reasons to consider the natural gas alternative. Natural gas is convenient, safe, efficient, reliable and a friendlier option for the environment. When you think about it...the choice should come naturally.

Consider these natural gas options...home, garage and shop heating, water heater, fireplace, range, clothes dryer, barbecue, yard lights, campfire, pool and patio heaters.

Visit a SaskEnergy Network Member and ask to see their selection of natural gas appliances, heating systems and outdoor items.

For a list of SaskEnergy Network Members throughout the province, visit www.saskenergy.com or call 1-800-567-8899.

Convenient Payment Options

SaskEnergy offers convenient bill payment options to make payments a breeze.

Equalized Payment Plan

With SaskEnergy's Equalized Payment Plan you can average your bills over the year and avoid peak winter heating bills. You pay the same amount each month until your annual settle-up, when a new monthly payment is calculated for the next year. It's an easy way to budget and take the bite out of winter bills. Call us for full details.

Pre-authorized Payment Plan

No more monthly cheques to write, no line-ups no postage and the peace of mind knowing that your payment is on time, every time. The full amount of your monthly bill will be debited from your bank account each month automatically.

SaskEnergy's Pre-authorized Payment Plan is available to all SaskEnergy customers and is accepted on any chequing account from recognized financial institutions in the province.

How To Read Your Bill

Your billing is based on the cubic meters of natural gas you used during the billing period. Consumption on most natural gas meters is measured in hundreds of cubic feet. This multiplied by a metric factor in order to convert to cubic meters. On the back of your SaskEnergy bill, you'll find an explanation of all the terms used on your bill, including:

Basic monthly charge – this covers ongoing costs of service such as meter reading, maintenance and billing.

Delivery charge – this is for storing and delivering natural gas through our pipelines to your home or business.

Gas supply cost – this is the cost of gas we buy in the market to supply to your home or business.

For more information on SaskEnergy, our products and programs, appliance information, or a listing of SaskEnergy Network Members, give us a call at 975-8500 or visit our website at www.saskenergy.com.



Lots are sold “**As Is**”. These terms are contained in the Agreement for Sale. The terms may change without notice. Any questions should be asked to ensure you understand the terms of your purchase.

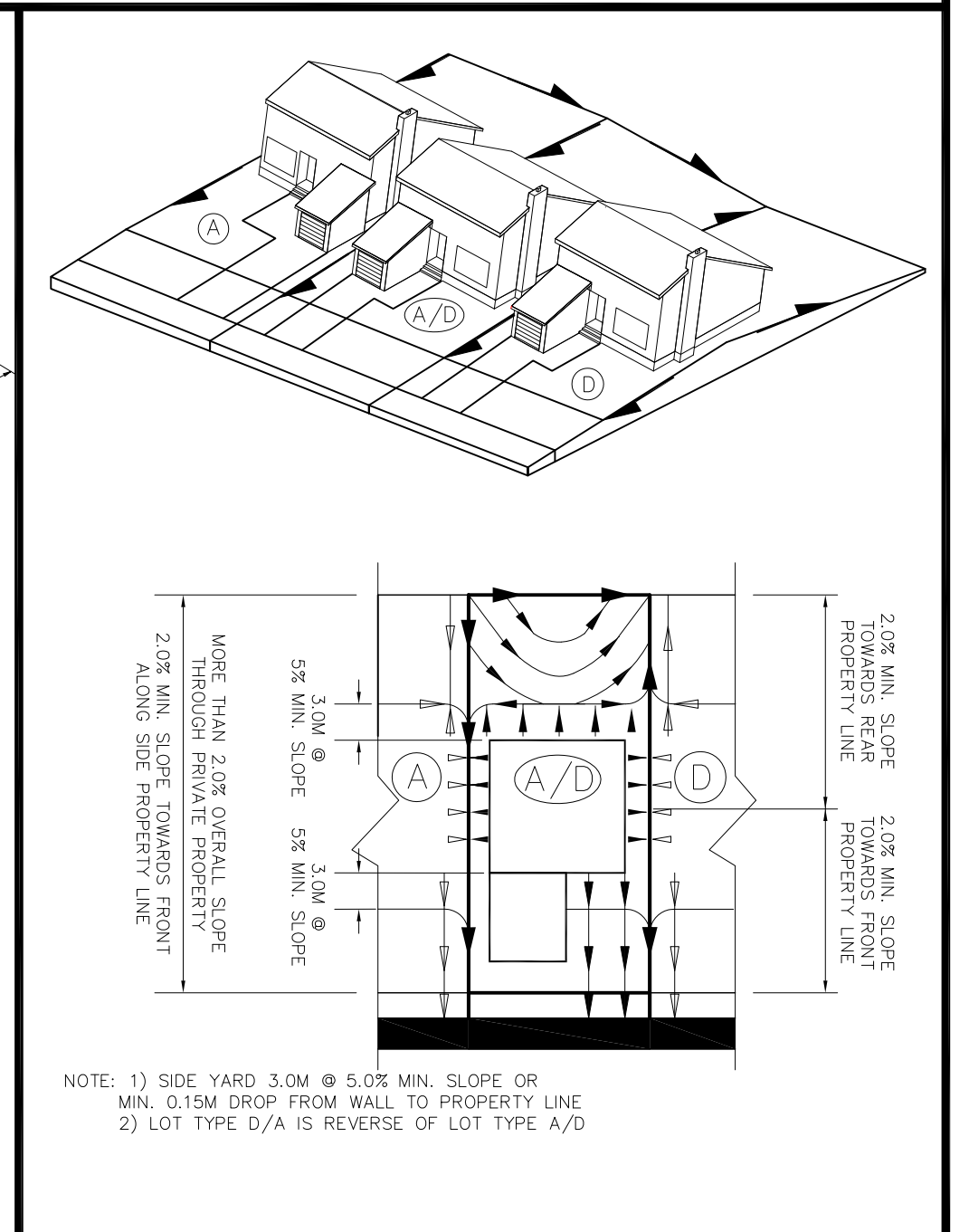
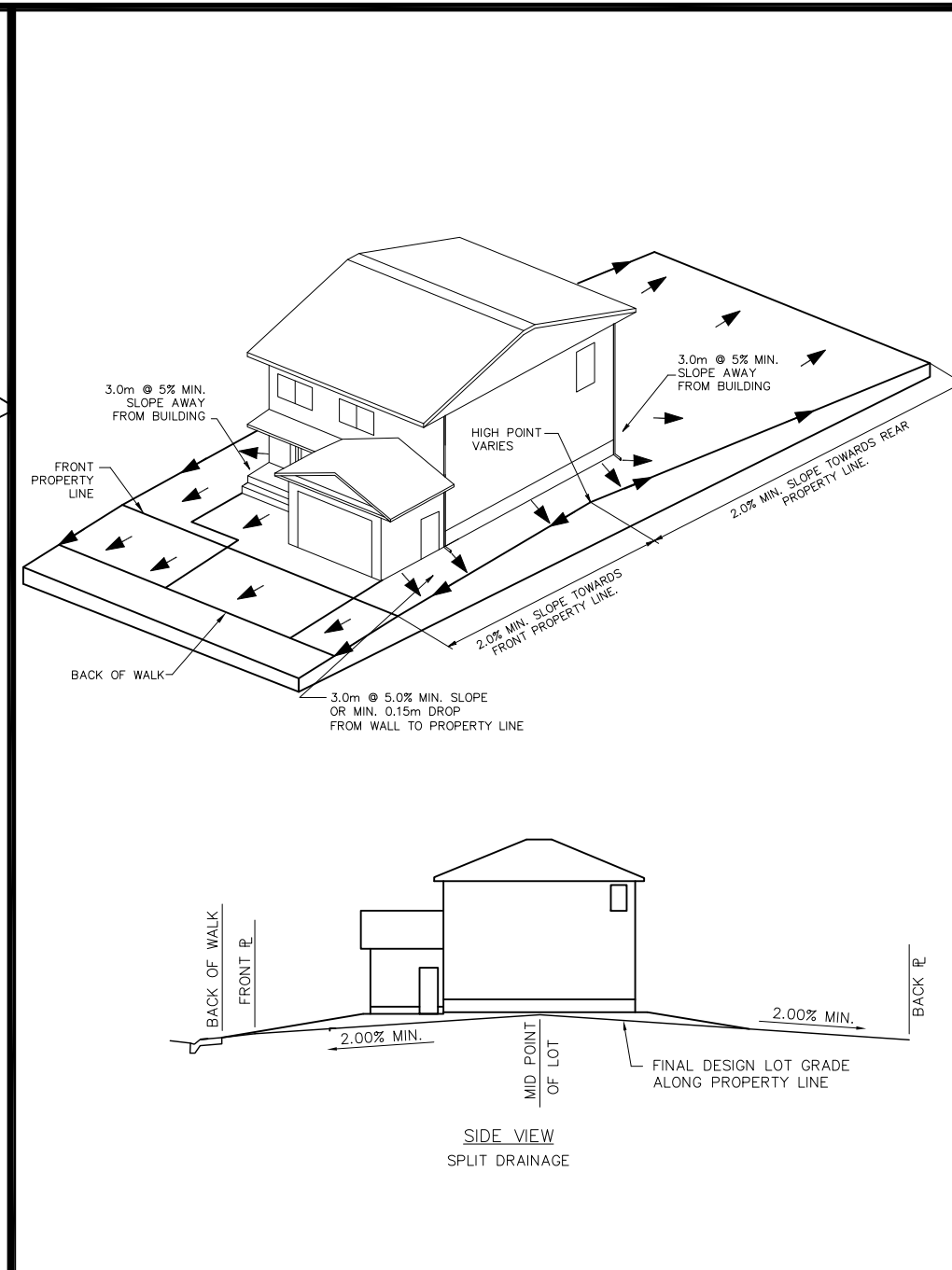
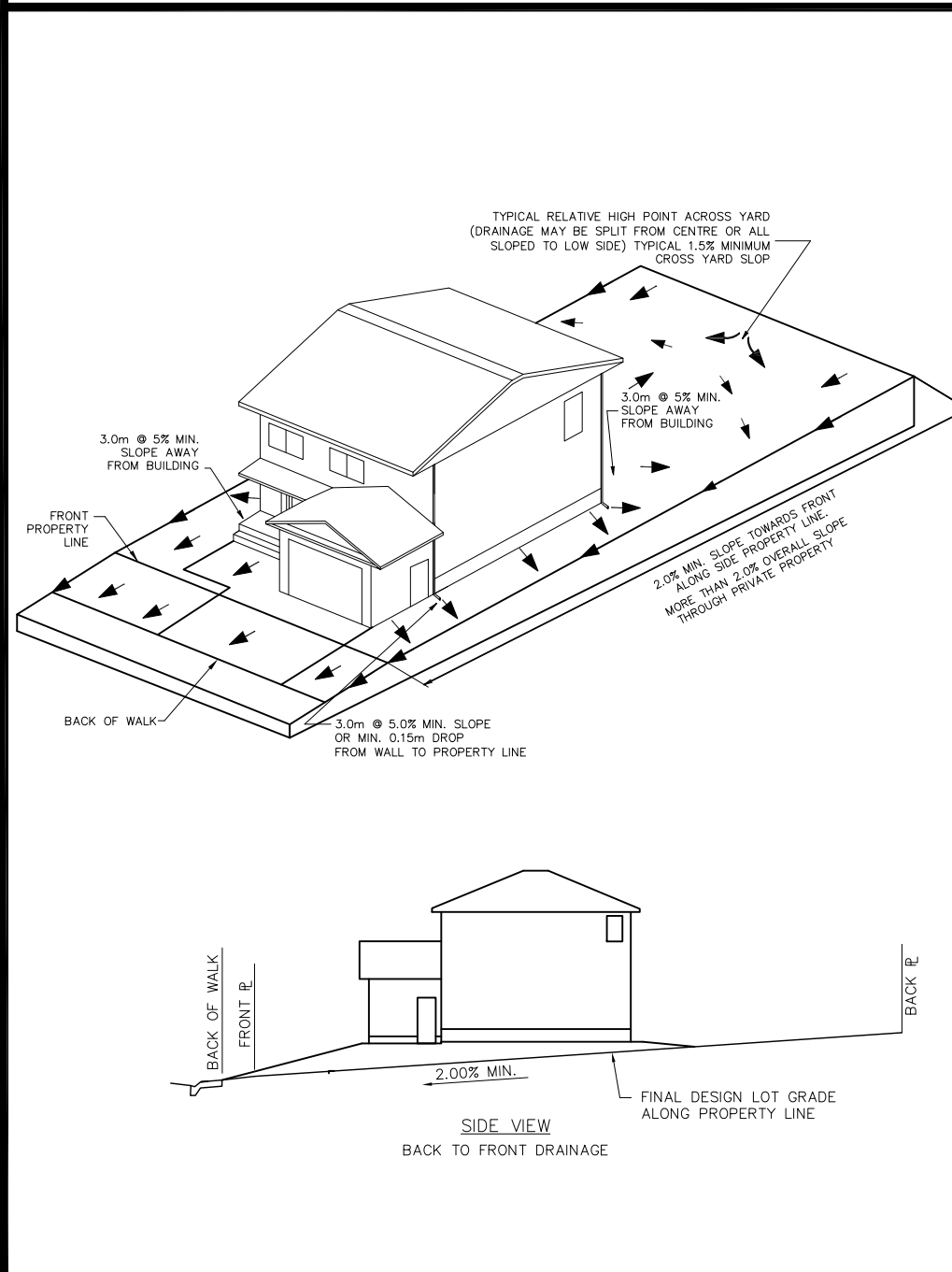
The following will issued by addendum once available:

- Individual Lots Grades - Blocks 658 – 664
- Possession Date for Blocks 612, 645 – 647, 629, 630

Lot Grade Details: Phase 7



EVERGREEN



Lot Grade Type "A"

REVISIONS		CITY OF SASKATOON INFRASTRUCTURE SERVICES DEPARTMENT	APPROVED	
1			CITY ENGINEER	P. ENG.
2		ENGINEER		
3		ENGINEER		
DRAWN BY: LMD		LOT GRADING TYPE A		
DATE: 04-OCT-2010				
CHECKED BY:		SCALES: HOR. N.T.S. VERT. N.T.S.		
DATE:		PLAN NO. 102-0022-016r001		

Lot Grade Type "D"

REVISIONS		CITY OF SASKATOON INFRASTRUCTURE SERVICES DEPARTMENT	APPROVED	
1			CITY ENGINEER	P. ENG.
2		ENGINEER		
3		ENGINEER		
DRAWN BY: LMD		LOT GRADING TYPE D		
DATE: 04-OCT-2010				
CHECKED BY:		SCALES: HOR. N.T.S. VERT. N.T.S.		
DATE:		PLAN NO. 102-0022-017r001		

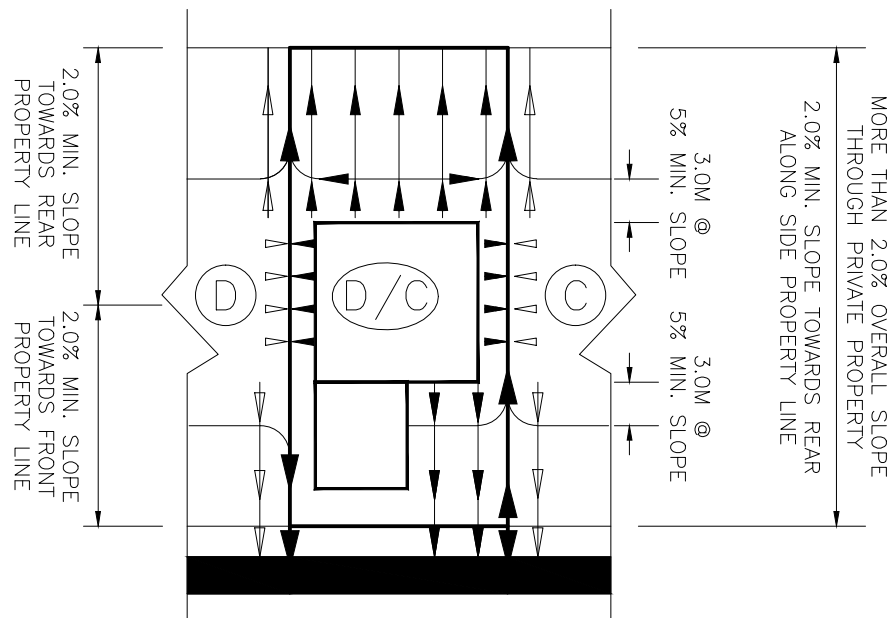
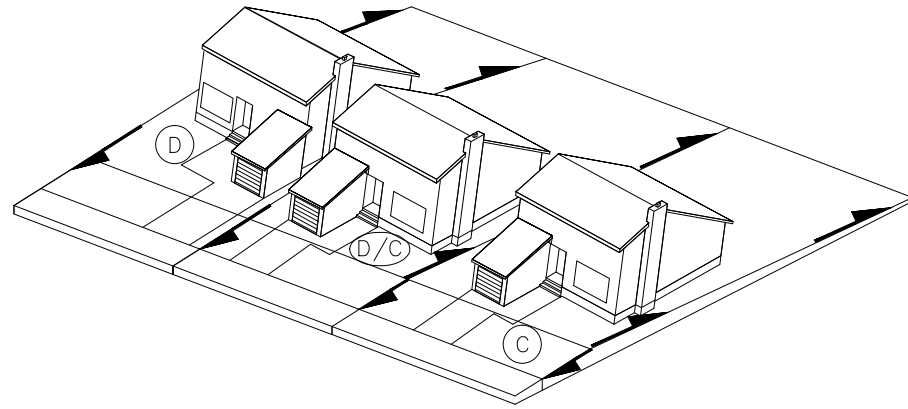
Transition Lot Type "A/D"

PLAN DESCRIPTION/REVISIONS		City of Saskatoon Infrastructure Services Department	APPROVED	
4			GENERAL MANAGER	
3				
2				
1				
DRAWN BY: LMD		LOT GRADING TRANSITION LOT TYPE A/D & D/A		
DATE: 2010-SEP-14				
CHECKED BY:		ENGINEER		
DATE:		PLAN NO. 102-0022-013r001		
SCALE: HOR. VERT.				

Lot Grade Details: Phase 7



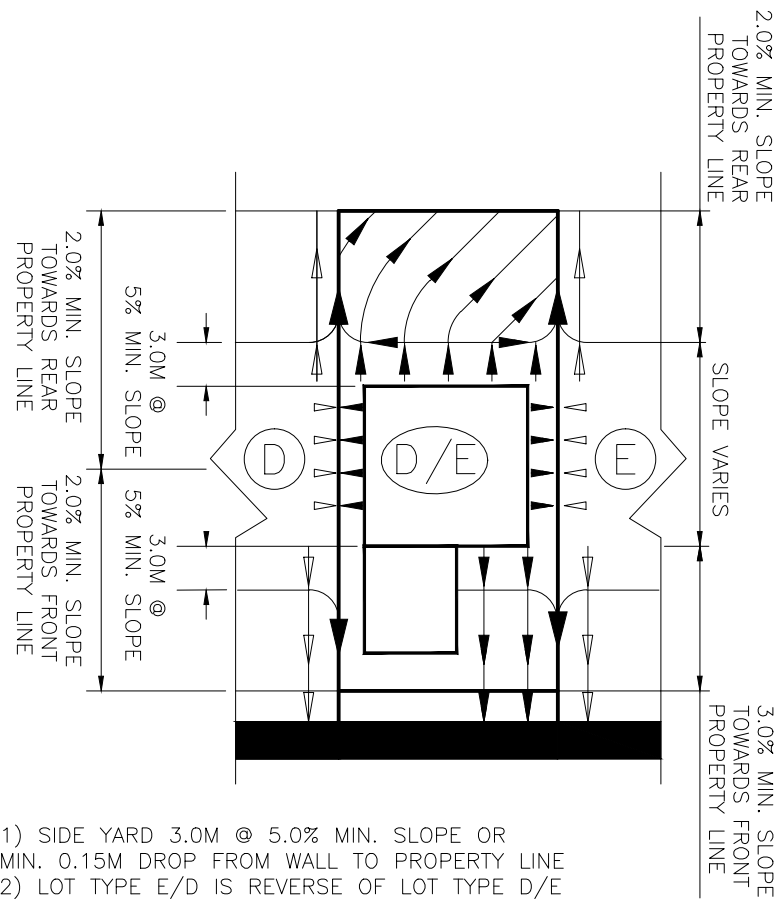
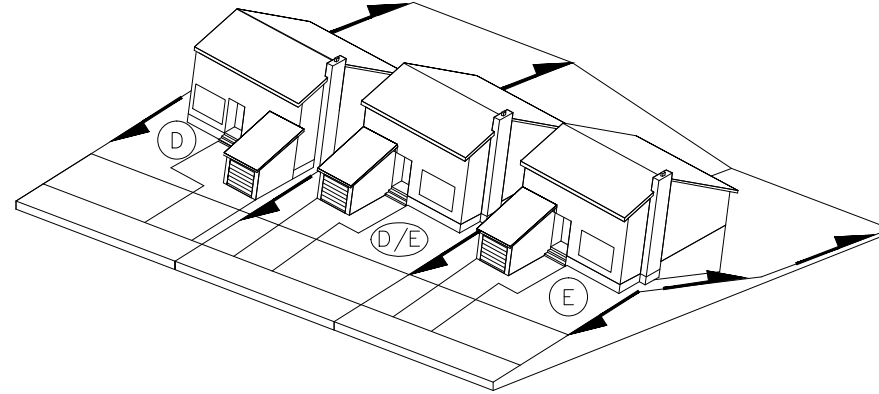
Transition Lot Type D/C



NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE C/D IS REVERSE OF LOT TYPE D/C

PLAN DESCRIPTION/REVISIONS	 City of Saskatoon Infrastructure Services Department	APPROVED
DRAIN BY: JLD DATE: 2022-07-15 SCALE: HOR. VERT.		GENERAL MANAGER ENGINEER PLAN NO. 102-0022-014-001
LOT GRADING TRANSITION LOT TYPE D/C & C/D		

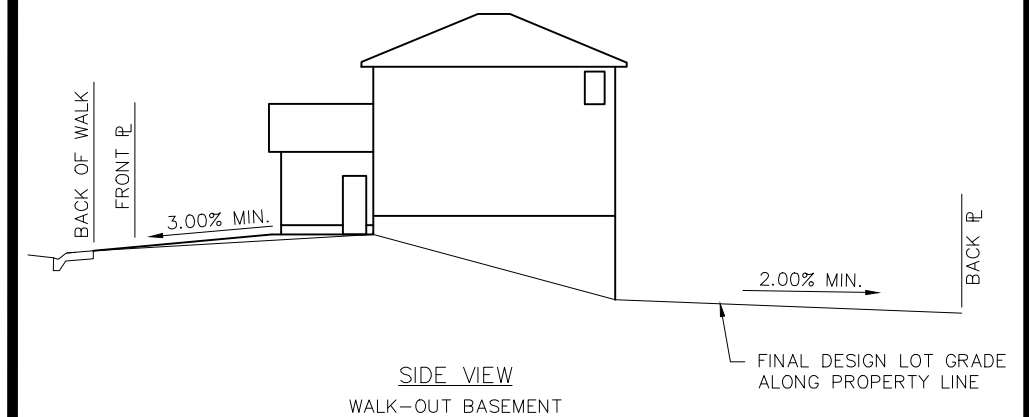
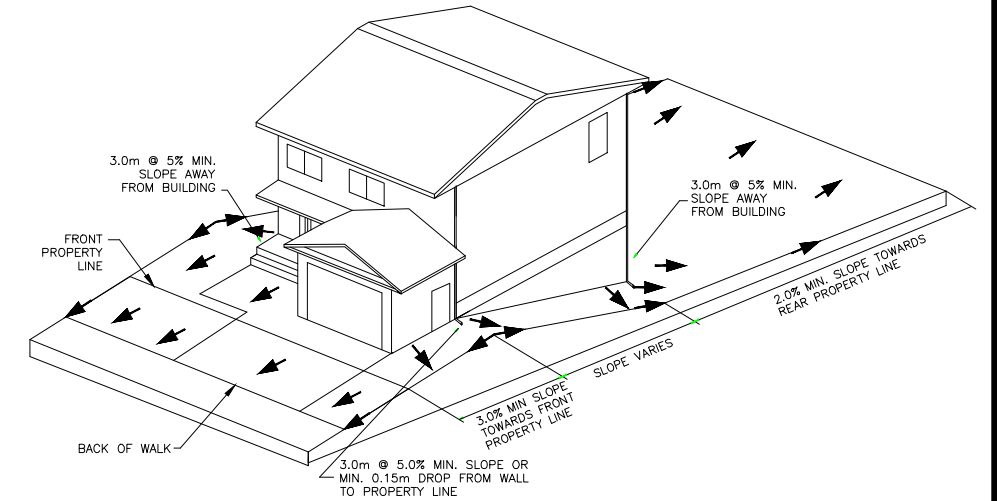
Transition Lot Type D/E



NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE E/D IS REVERSE OF LOT TYPE D/E

PLAN DESCRIPTION/REVISIONS	 City of Saskatoon Infrastructure Services Department	APPROVED
DRAIN BY: JLD DATE: 2021-06-23 SCALE: HOR. VERT.		GENERAL MANAGER ENGINEER PLAN NO. 102-0022-021-001
LOT GRADING TRANSITION LOT TYPE C/E & E/C		

Lot Grade Type E

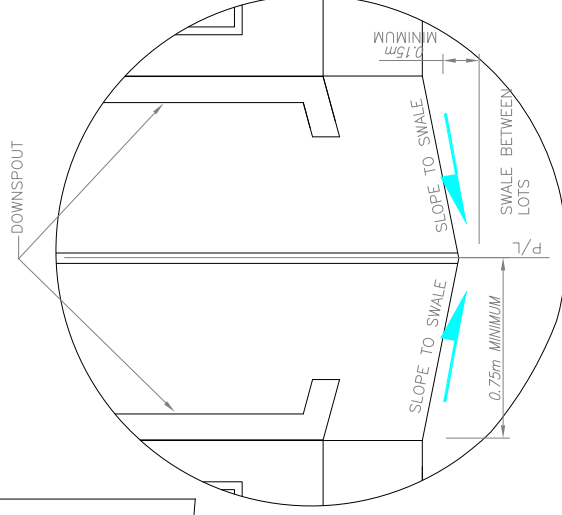
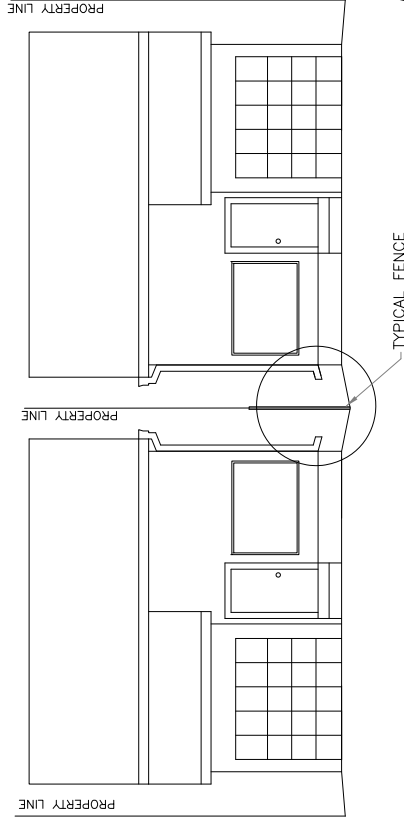


REVISIONS	CITY OF SASKATOON INFRASTRUCTURE SERVICES DEPARTMENT LOT GRADING TYPE E	APPROVED
1 2 3		CITY ENGINEER P. ENG. ENGINEER DRAIN BY: JLD DATE: 22-07-2022 CHECKED BY: DATE:

Lot Grade Details: Side Yard Drainage Swale



EVERGREEN



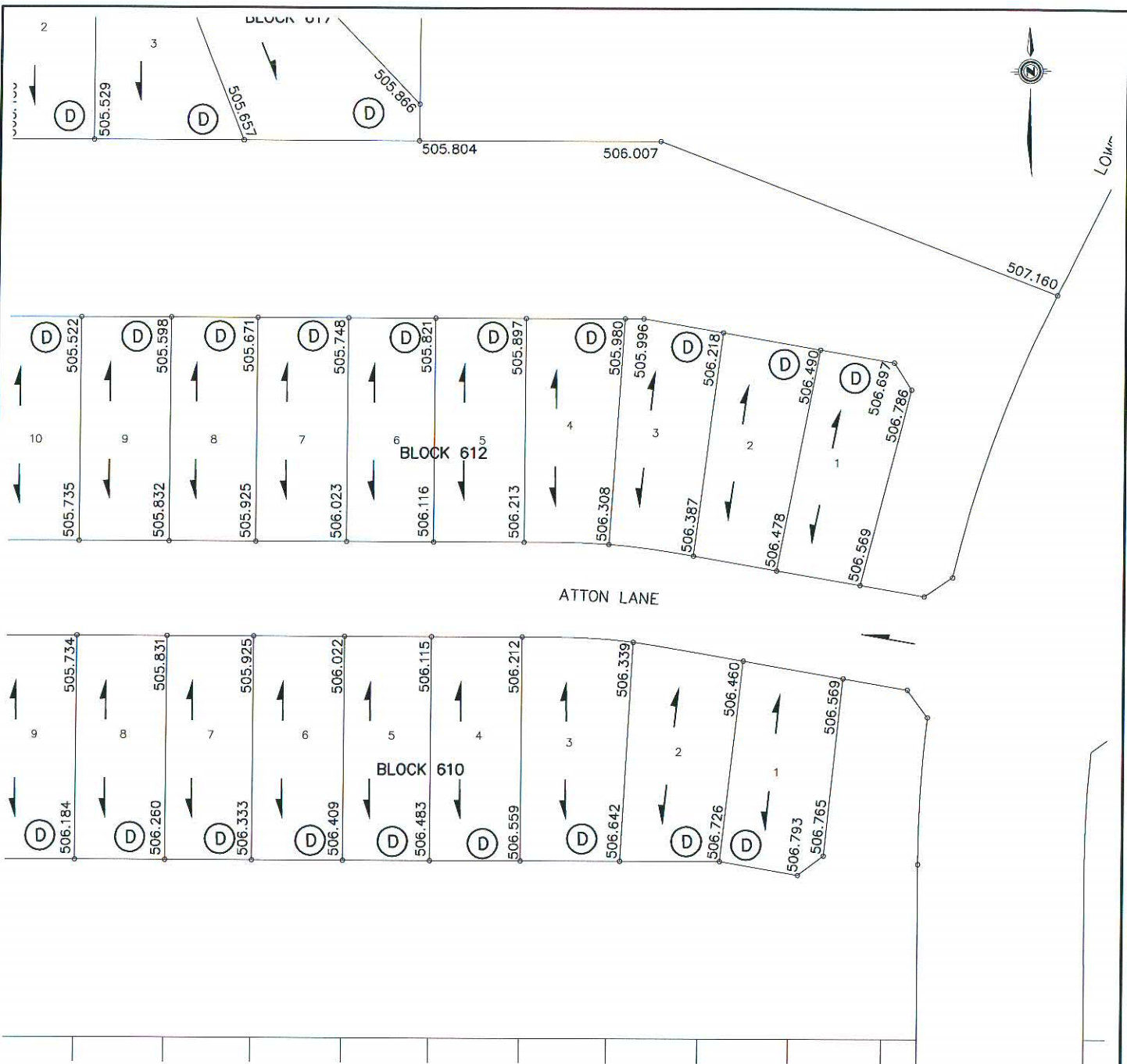
PLAN DESCRIPTION/REVISIONS	
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City of Saskatoon
 Infrastructure Services Department

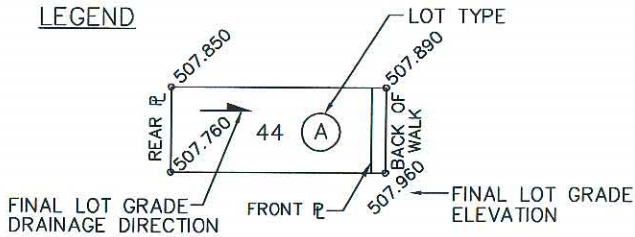
SIDE YARD DRAINAGE SWALE

APPROVED	
GENERAL MANAGER	
ENGINEER	
PLAN NO.	102-0022-012r001

DRAWN BY LMD
 DATE 2010-AUG-18
 SCALE : HOR. N.T.S. VERT. N.T.S.



LEGEND

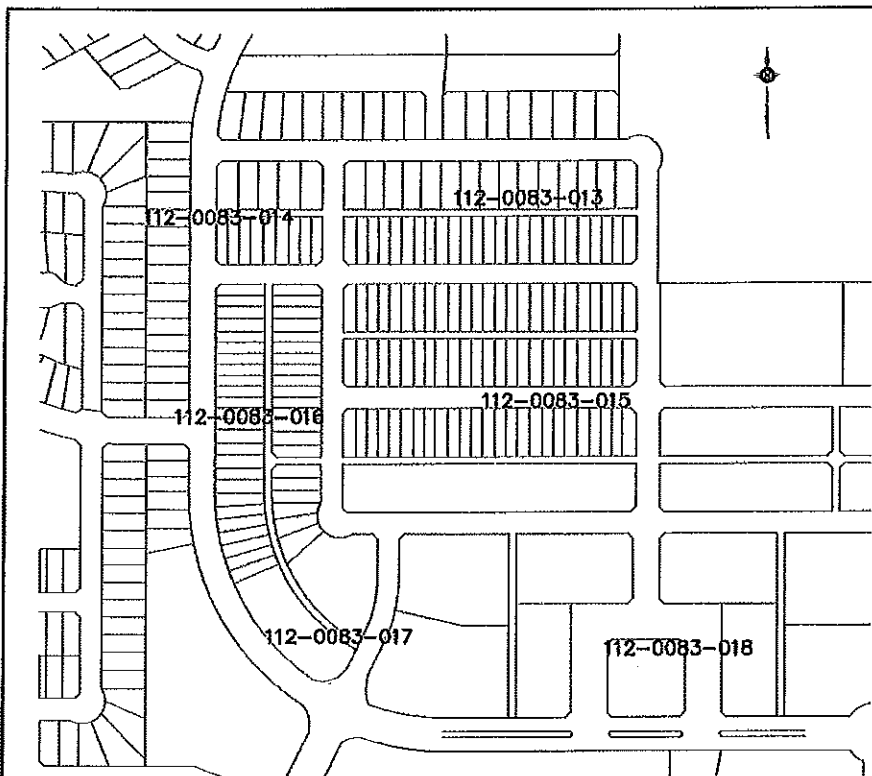


NOTE:

1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

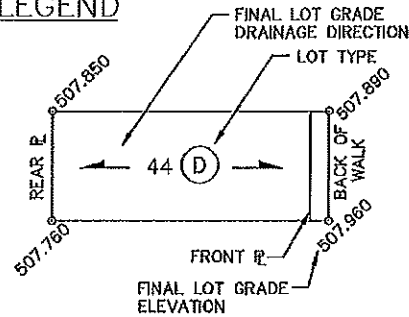
ATTON LANE LOT GRADES

DRAWN BY <u>KAS</u> DATE _____ SCALE: <u>1:1000</u> PLAN No.: _____ PAGE: 1 OF 9	 <p>City of Saskatoon Infrastructure Services Department</p>	SOURCE DOCUMENT PLAN No.: 112-0083-006r001 APPROVAL DATE: 2010-AUG-12 REVISION DATE: --
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KEY PLAN

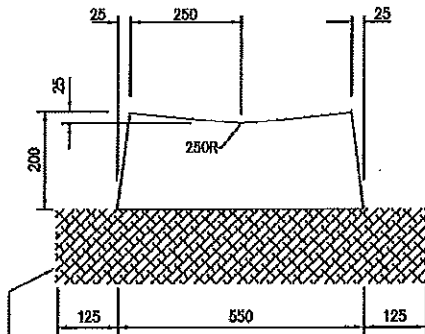
LEGEND



LOT DRAINAGE DETAILS

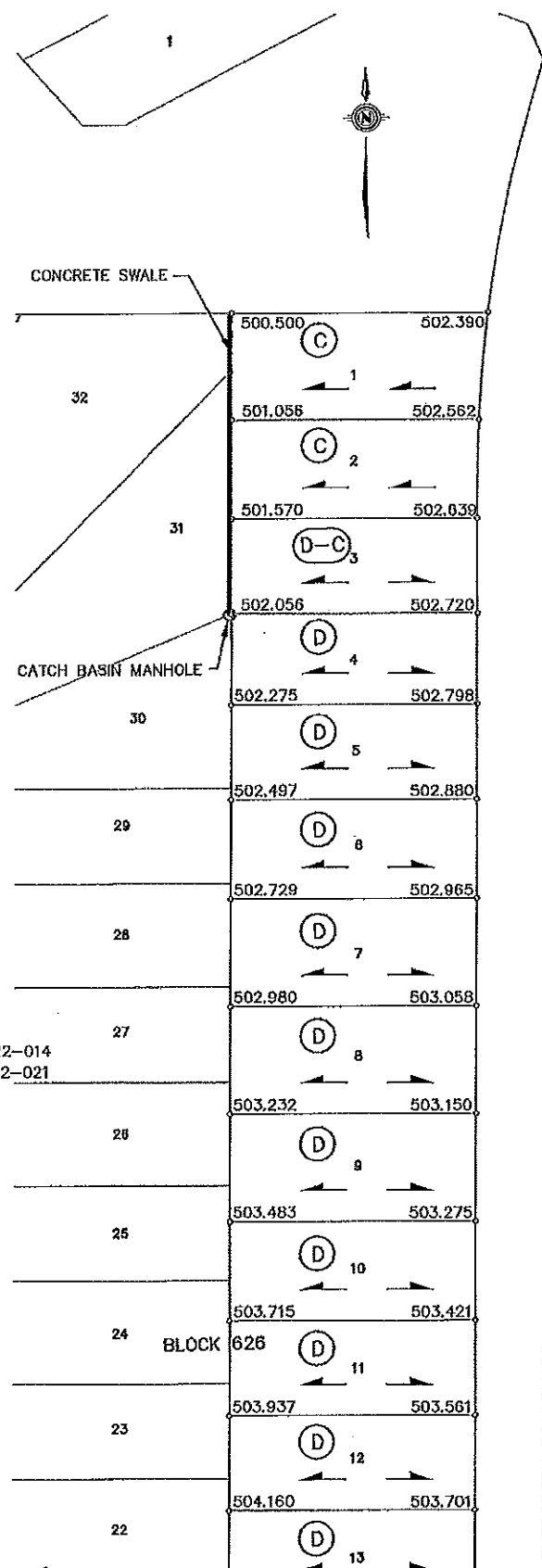
LOT TYPE 'D' - SEE DRAWING 102-0022-017
 LOT TYPE 'E' - SEE DRAWING 102-0022-019
 LOT TYPE 'C-D', 'D-C' - SEE DRAWING 102-0022-014
 LOT TYPE 'C-E', 'E-C' - SEE DRAWING 102-0022-021

NOTE:
 1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)



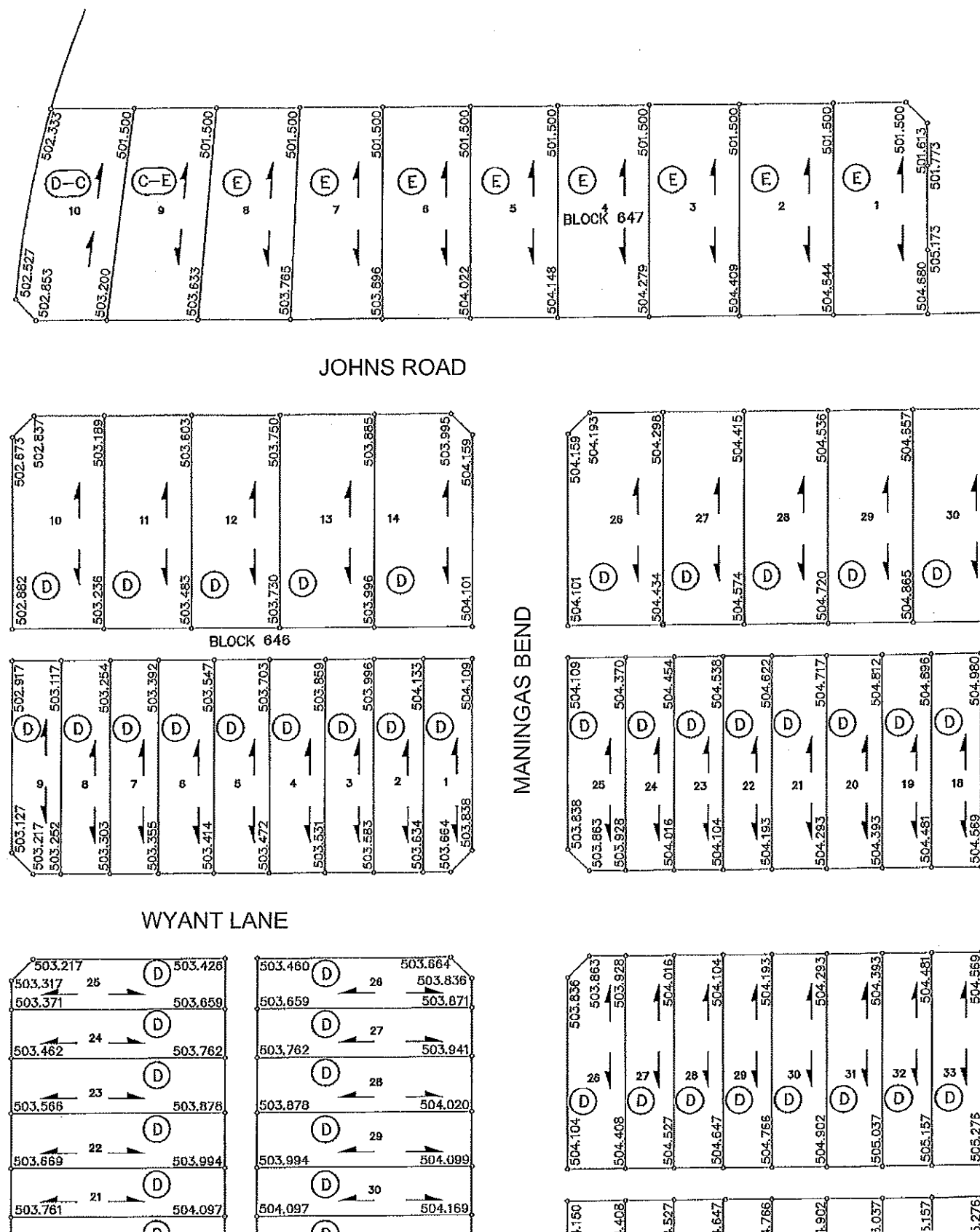
150mm GRADE CONSTRUCTION
 - GRAVEL BASE IN RECONSTRUCTION
 - COMPACTION IN NEW CONSTRUCTION

CONCRETE SWALE



EVERGREEN BOULEVARD

EVERGREEN BOULEVARD



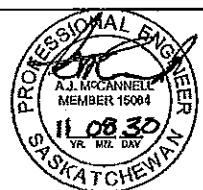
JOHNS ROAD

BLOCK 648

MANINGAS BEND

WYANT LANE

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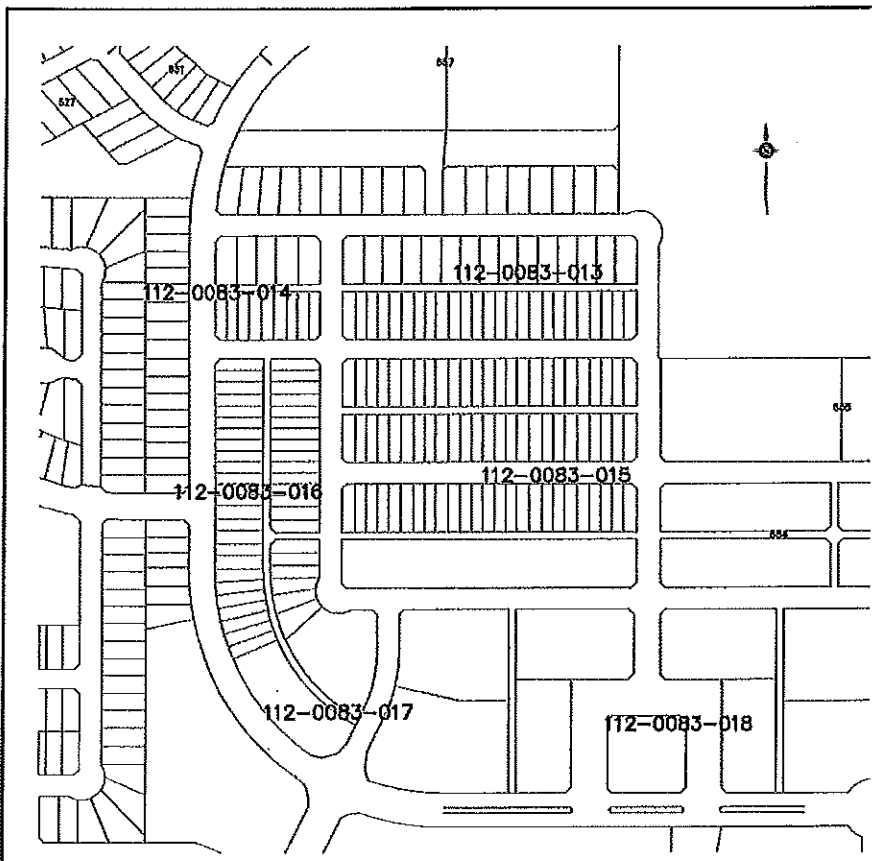


CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
<i>[Signature]</i>	<i>[Signature]</i>	
DATE: Oct 27, 2011	DATE: Oct 31/11	
DRAWN BY: KAS	DATE: 2011-MAR-02	CHECKED BY: _____

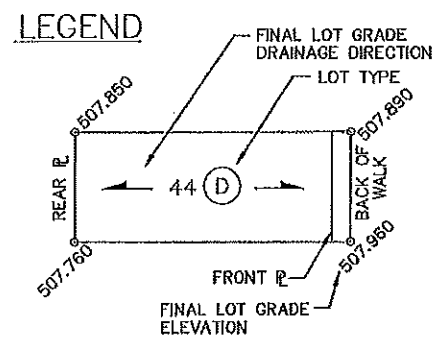


EVERGREEN ROADWAYS - PHASE C1
 LOT GRADES
 Evergreen Blvd, Johns Road,
 Maningas Bend & Wyant Lane

GENERAL DATUM	
SCALE: HORIZ. 1:1000	DATE: _____
SHEET NO. 112-0083-014r001	PLAN NO. _____



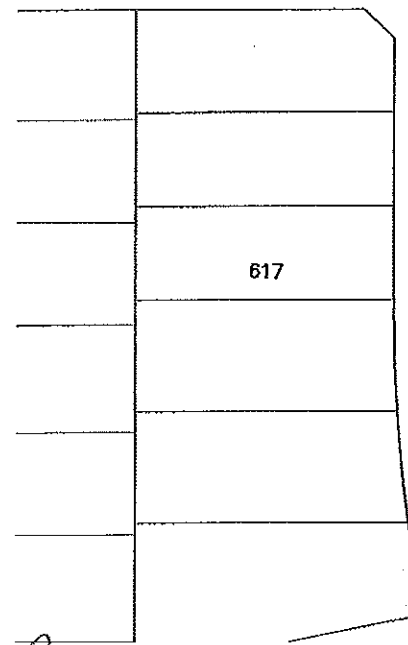
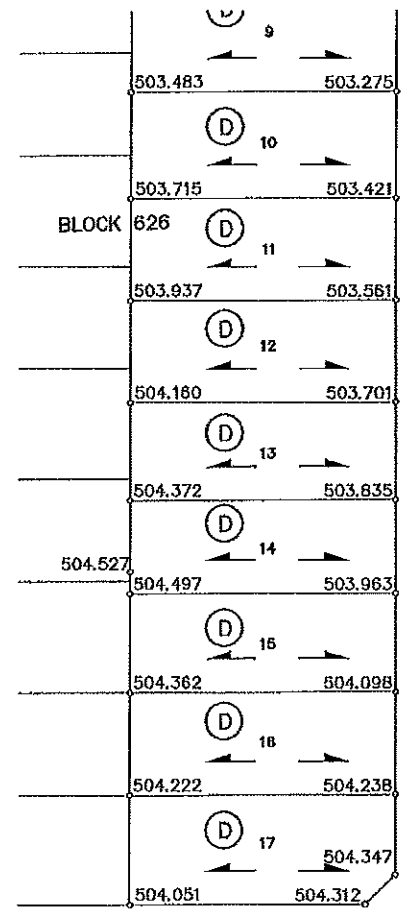
KEY PLAN



NOTE:
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

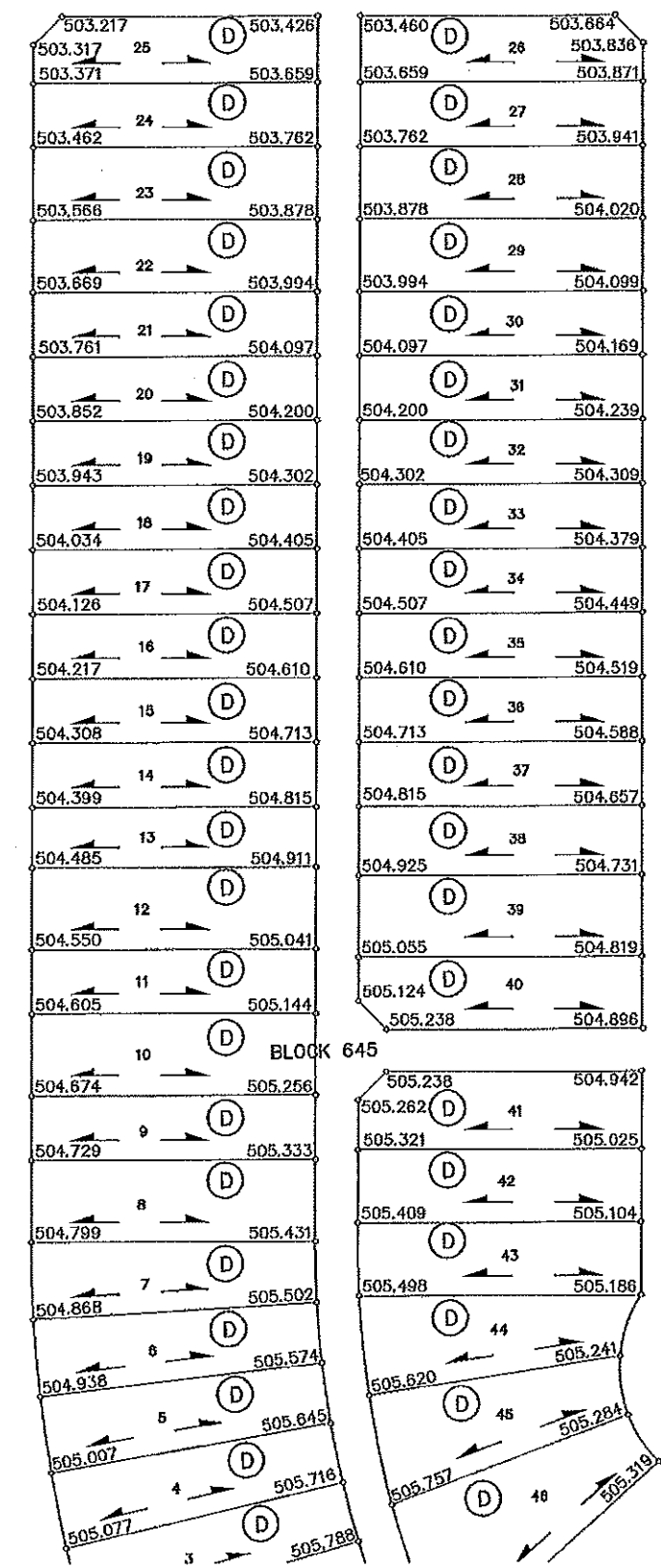
LOT DRAINAGE DETAILS

LOT TYPE 'A' - SEE DRAWING 102-0022-016
 LOT TYPE 'D' - SEE DRAWING 102-0022-017
 LOT TYPE 'A-D', 'D-A' - SEE DRAWING 102-0022-013

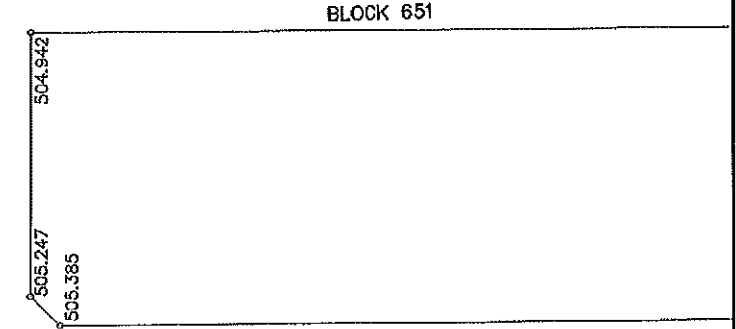
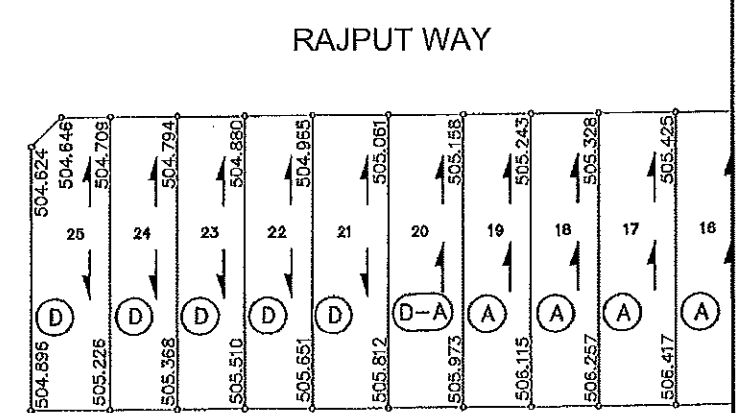
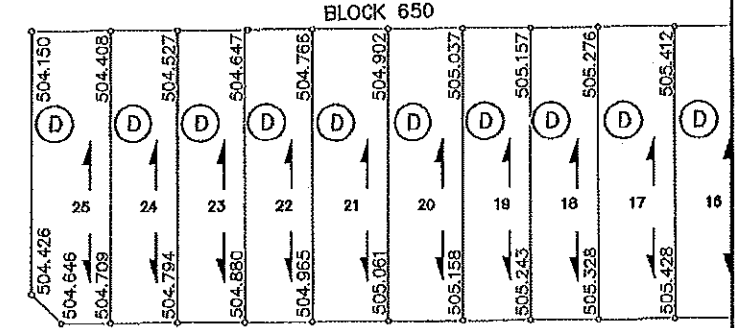
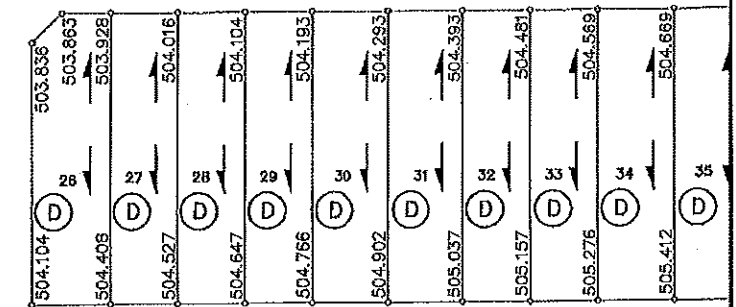


EVERGREEN BOULEVARD

EVERGREEN BOULEVARD



MANINGAS BEND



MANINGAS BEND

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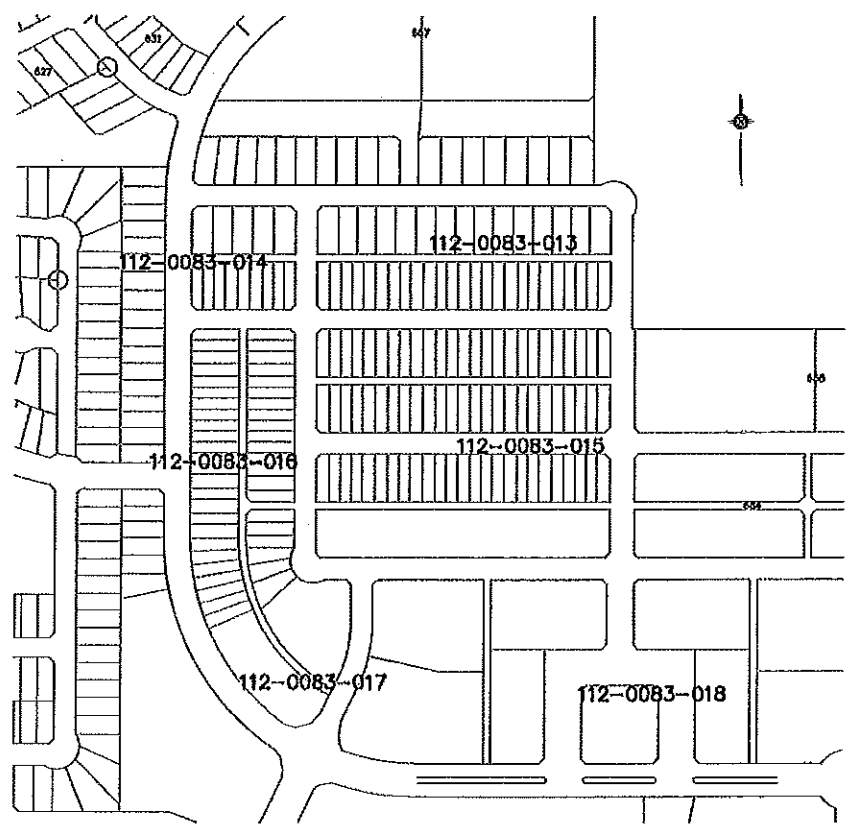
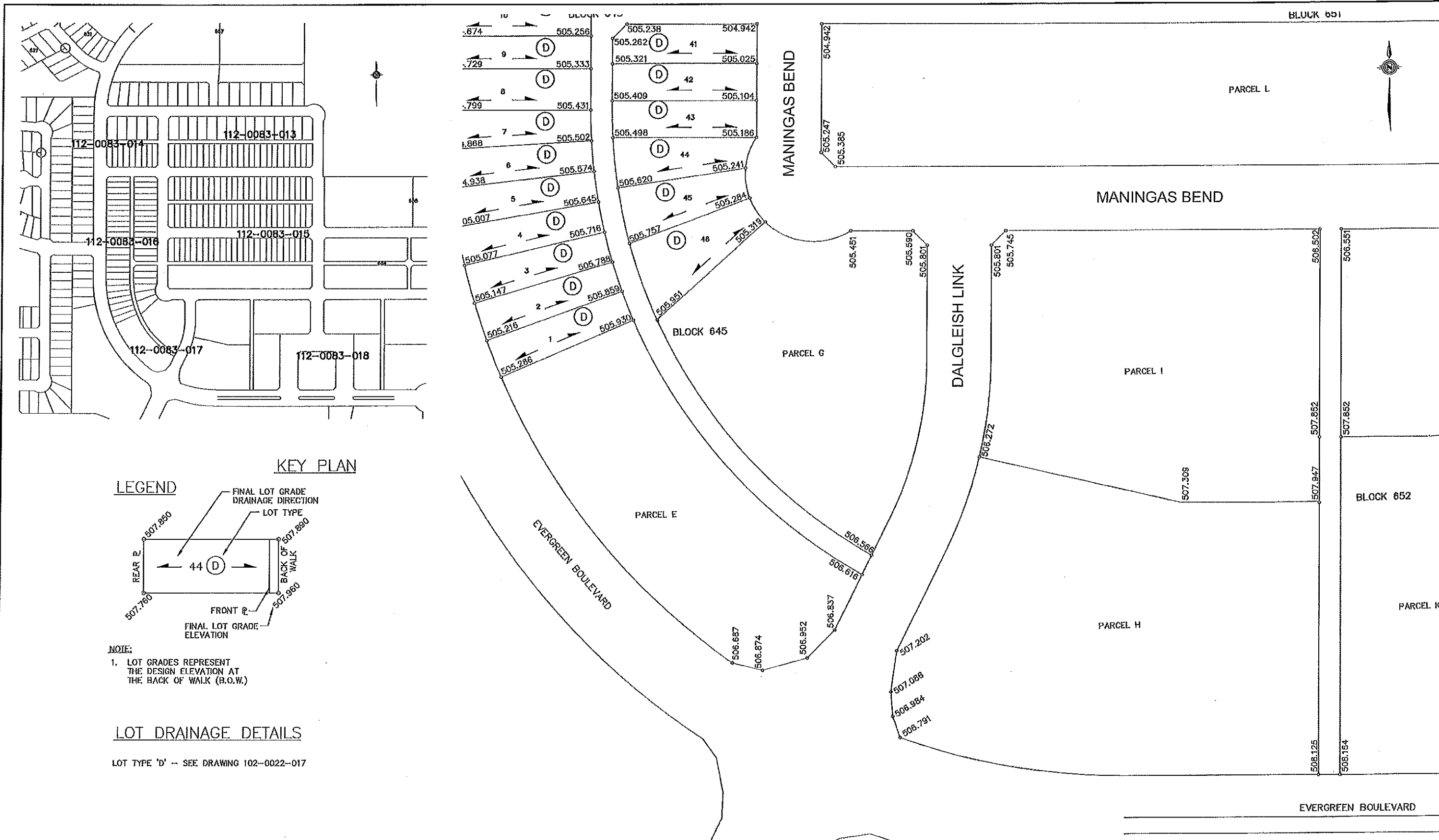


CONSTRUCTION & DESIGN <i>[Signature]</i> DATE: Oct 27, 2011	TRANSPORTATION <i>[Signature]</i> ENGINEER DATE: Oct 31/11	PUBLIC WORKS ENGINEER DATE:
DRAWN BY: RAS	DATE: 2011-MAR-02	CHECKED BY: DATE:

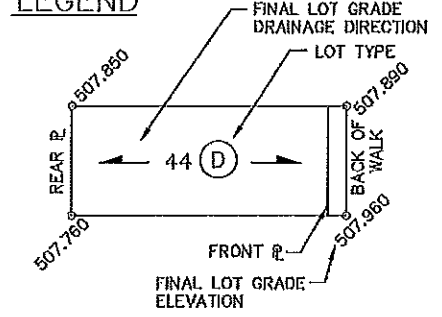


EVERGREEN ROADWAYS - PHASE C1
 LOT GRADES
 Evergreen Blvd, Wyant Lane,
 Rajput Way & Maningas Bend

TOTAL MANAGER	DATE
SCALE: 1:1000	DATE
SHEET NO.	PLAN NO.
	112-0083-016r001



LEGEND

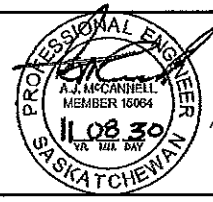


NOTE:
 1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

LOT DRAINAGE DETAILS

LOT TYPE 'D' -- SEE DRAWING 102-0022-017

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PLAN DESCRIPTION/REVISION		DATE	BY

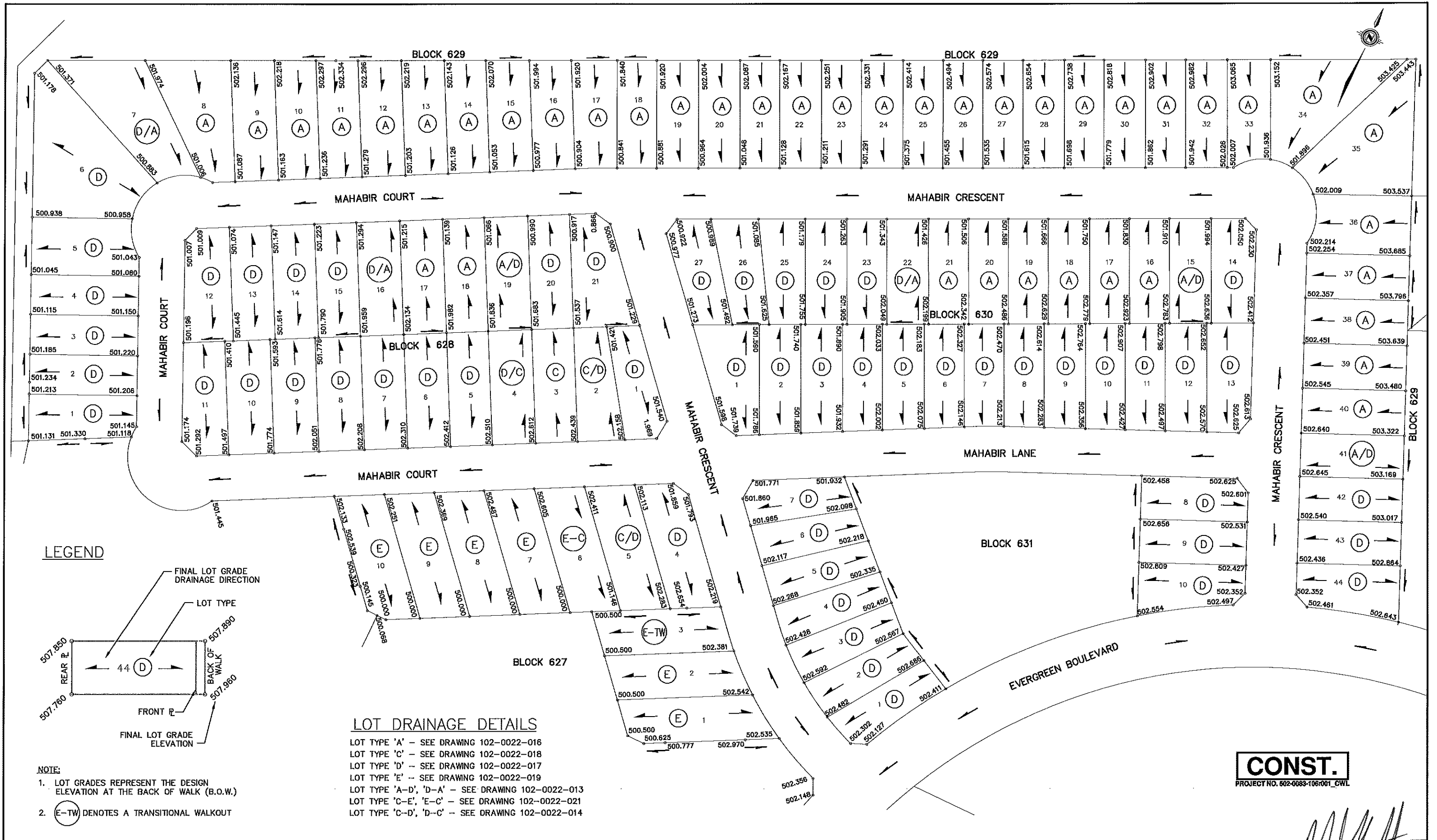


CONSTRUCTION DESIGN	TRANSPORTATION	PUBLIC WORKS
<i>[Signature]</i>	<i>[Signature]</i>	
DATE: Oct. 27, 2011	DATE: Oct 31/11	DATE:
DRAWN BY: KAS	DATE: 2011-MAR-02	CHECKED BY:



EVERGREEN ROADWAYS -- PHASE C1
LOT GRADES
 Evergreen Boulevard, Dalglish Link & Maningas Bend

GENERAL DATA	
SCALE: 1:1000	DATE:
SHEET NO.:	PLAN NO.:
	112-0083-017r001



CONST.
 PROJECT NO. 502-0083-106/001_CWL

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	PLAN DESCRIPTION/REVISION	DATE	BY

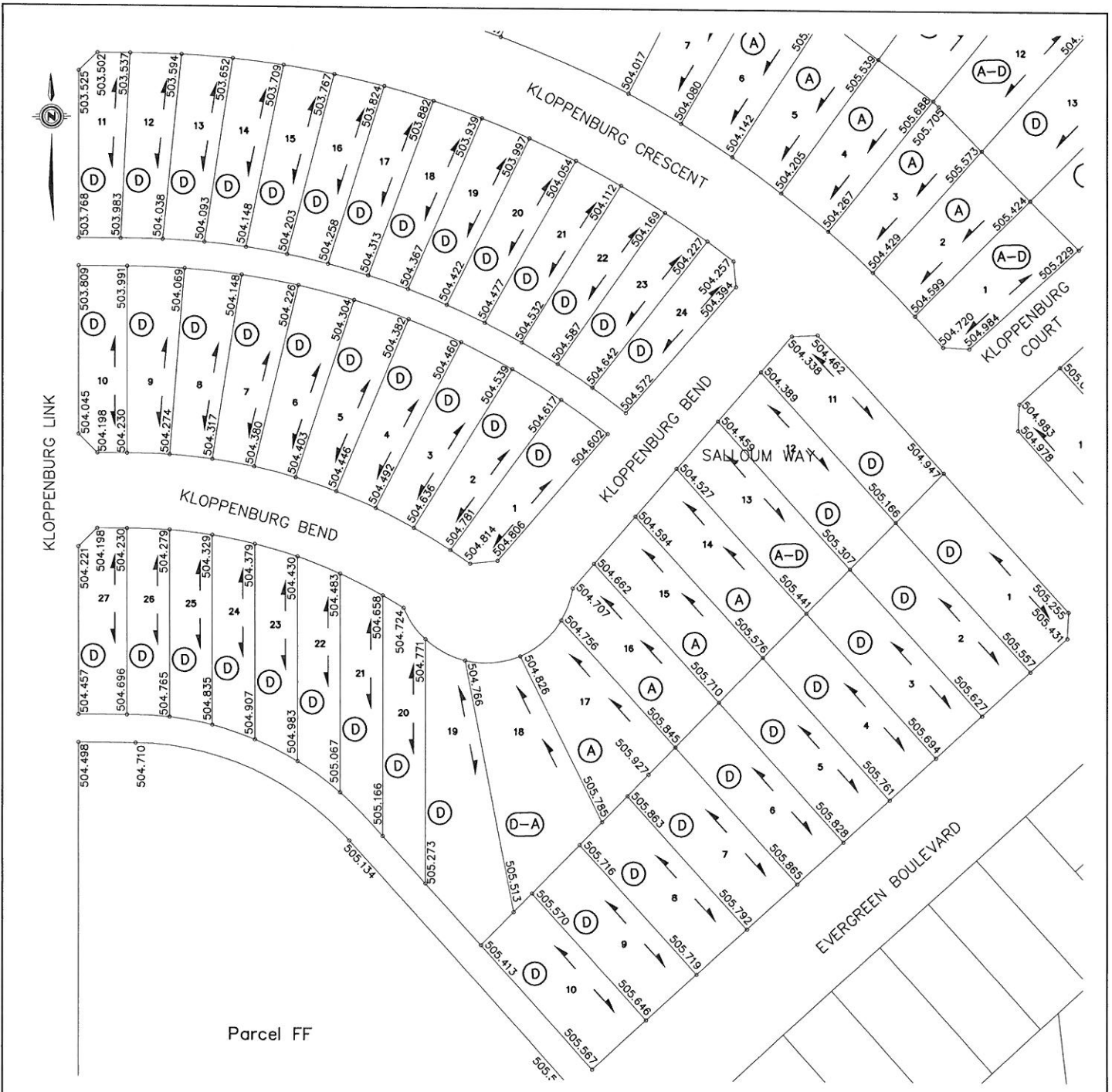


CONSTRUCTION & DESIGN C. Will ENGINEER DATE: Oct 31, 2011	TRANSPORTATION D. Glabbe ENGINEER DATE: Oct 31/11	PUBLIC WORKS ENGINEER DATE:
DRAWN BY: MDC	DATE: 2011-03-11	CHECKED BY: _____ DATE: _____

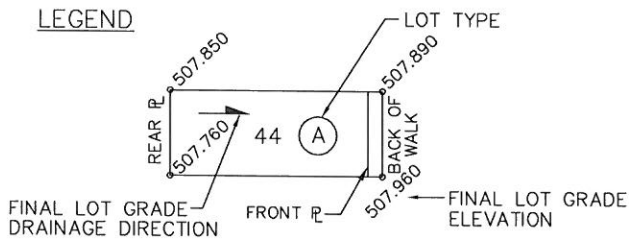


EVERGREEN LAND DEVELOPMENT C2
 LOT GRADES
 EVERGREEN BOULEVARD, MAHABIR CRESENT,
 MAHABIR LANE AND COURT

GENERAL MANAGER DATE: Oct 31/11	SCALE: HORIZ. 1:1250 VERT. _____
SHEET NO. _____	PLAN NO. 112-0083-020r001



LEGEND



NOTE:

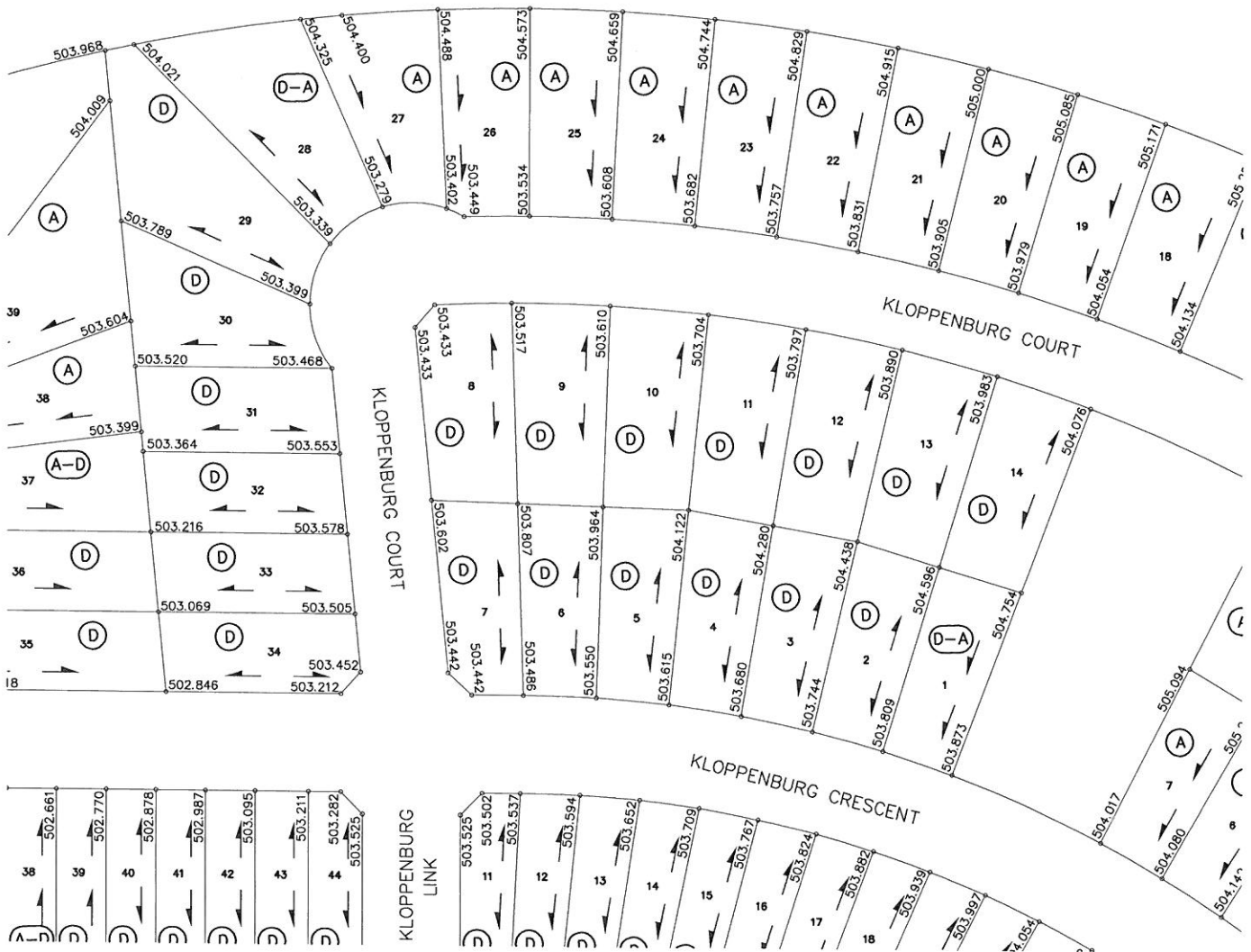
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

KLOPPENBURG CRESCENT, BEND & EVERGREEN BOULEVARD

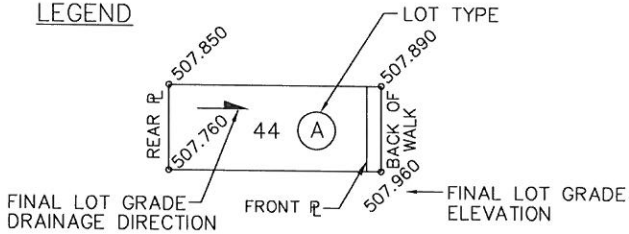
DRAWN BY <u>KAS</u> DATE <u>2012-SEP-26</u>
SCALE: <u>1:1250</u>
PLAN No.:
PAGE: 3 OF 8



SOURCE DOCUMENT
PLAN No.: 112-0083-024r001 & 025r001
APPROVAL DATE: 2012-JAN-12
REVISION DATE:



LEGEND



NOTE:

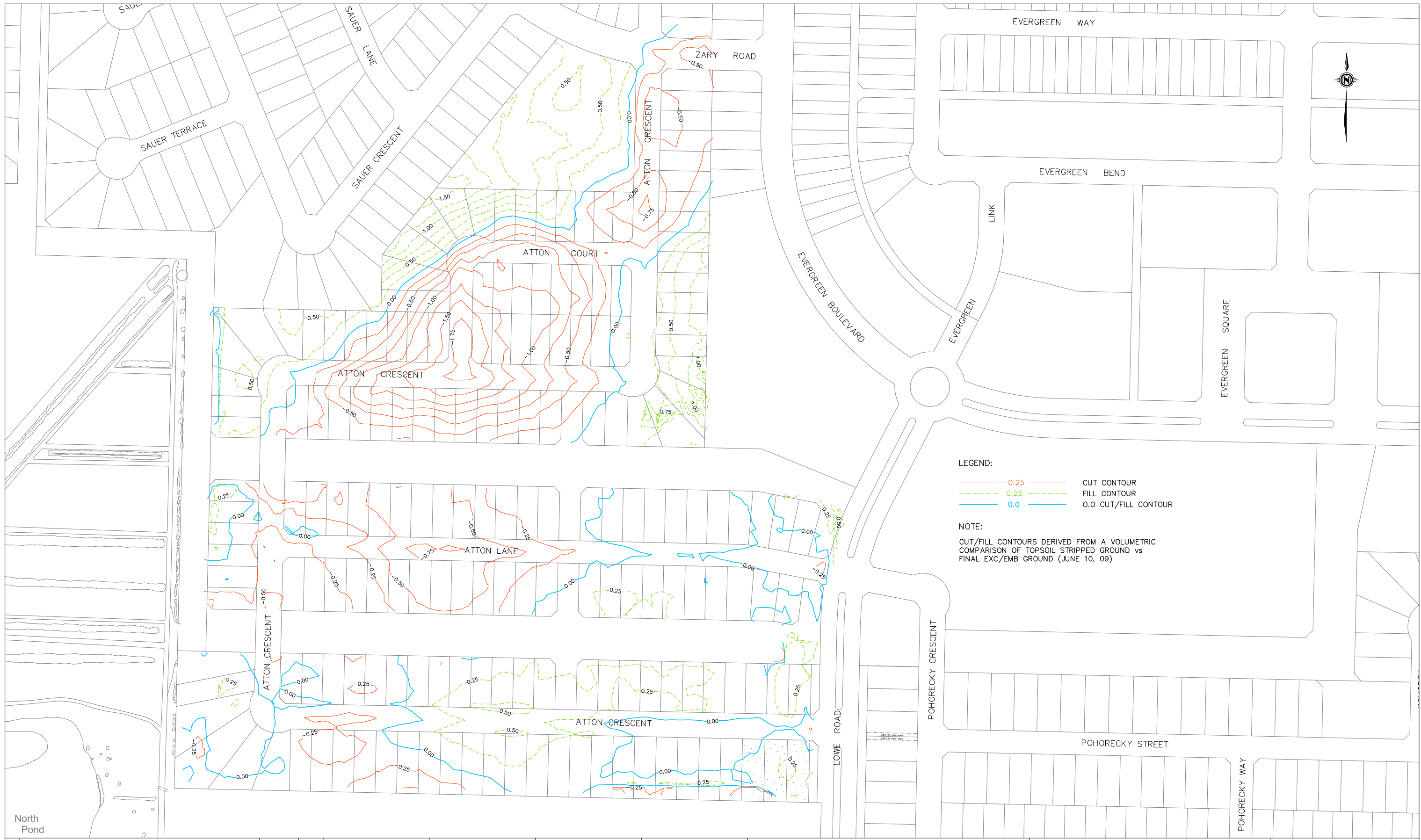
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

KLOPPENBURG CRESCENT & COURT

DRAWN BY <u> KAS </u> DATE <u> 2012-SEP-26 </u>
SCALE: <u> 1:1250 </u>
PLAN No.:
PAGE: 4 OF 8



SOURCE DOCUMENT
PLAN No.: 112-0083-024r001
APPROVAL DATE: 2012-JAN-12
REVISION DATE:



LEGEND:

- -0.25 CUT CONTOUR
- - - 0.25 FILL CONTOUR
- 0.0 0.0 CUT/FILL CONTOUR

NOTE:
 CUT/FILL CONTOURS DERIVED FROM A VOLUMETRIC COMPARISON OF TOPSOIL STRIPPED GROUND vs FINAL EXC/EMB GROUND (JUNE 10, 09)

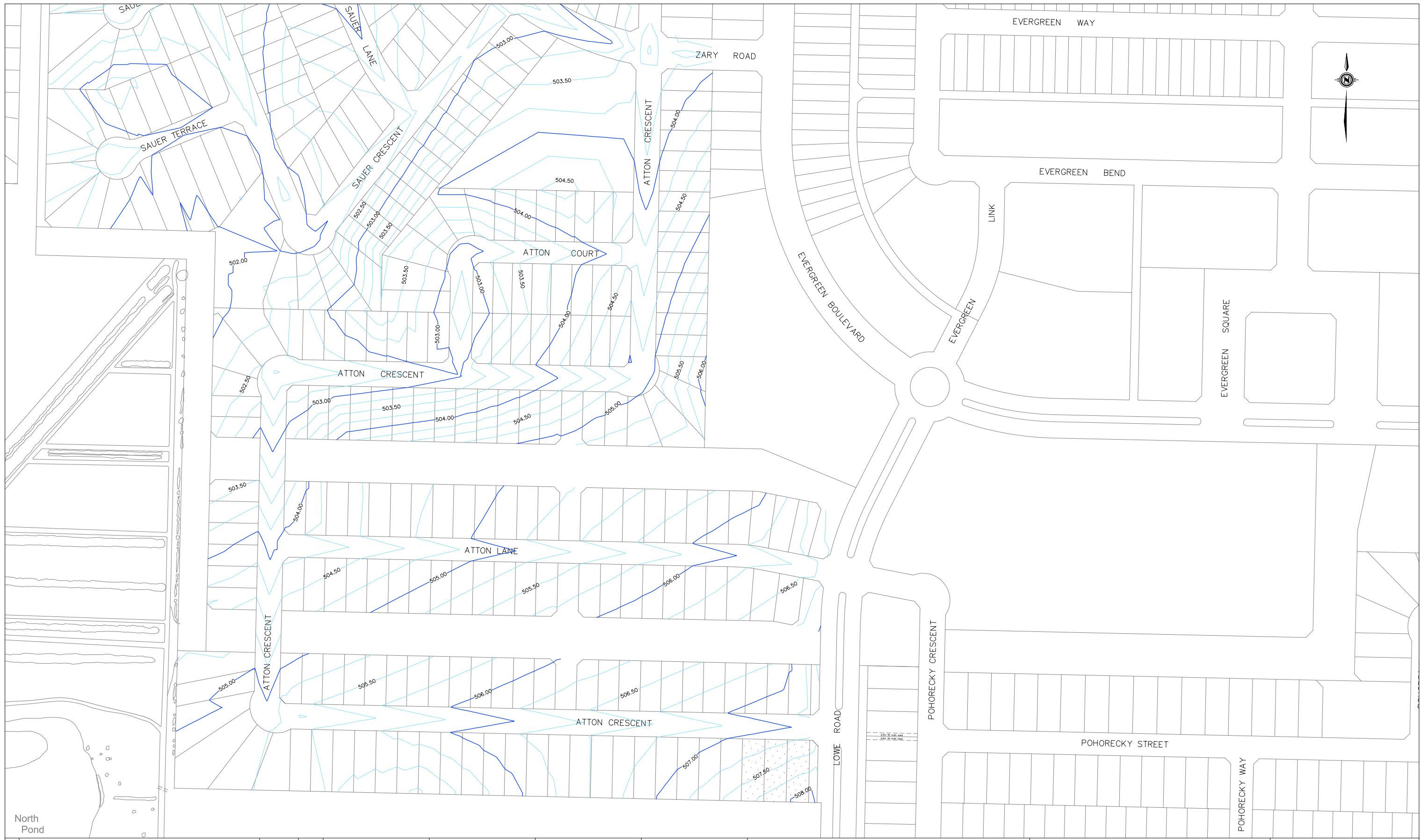
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1	ISSUED FOR LOT SALE	2011-APRIL-19	MJ
	PLAN DESCRIPTION/REVISION	DATE	BY

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
ENGINEER _____	ENGINEER _____	ENGINEER _____
DATE _____	DATE _____	DATE _____
DRAWN BY MJ	DATE 2011-APRIL-19	CHECKED BY _____
		DATE _____

City of Saskatoon
 Infrastructure Services Department

ATTON CRESCENT, LANE, COURT
 CUT / FILL CONTOURS

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



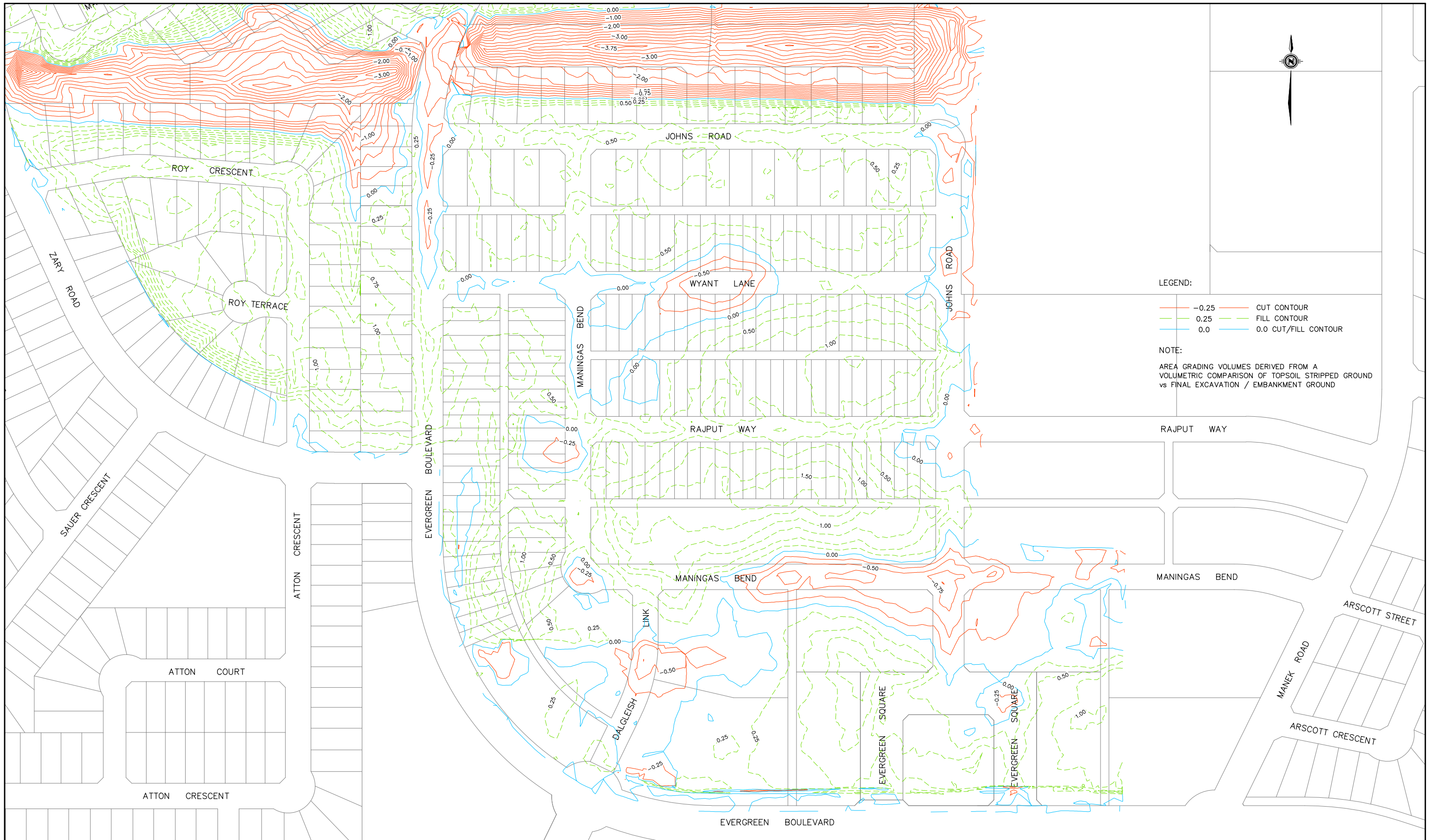
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1	ISSUED FOR LOT SALE	2011-APRIL-19	MJ
	PLAN DESCRIPTION/REVISION	DATE	BY

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
ENGINEER _____	ENGINEER _____	ENGINEER _____
DATE _____	DATE _____	DATE _____
DRAWN BY MJ	DATE 2011-APRIL-19	CHECKED BY _____
		DATE _____

City of Saskatoon
Infrastructure Services Department

ATTON CRESCENT, LANE, COURT
DESIGN CONTOURS

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



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

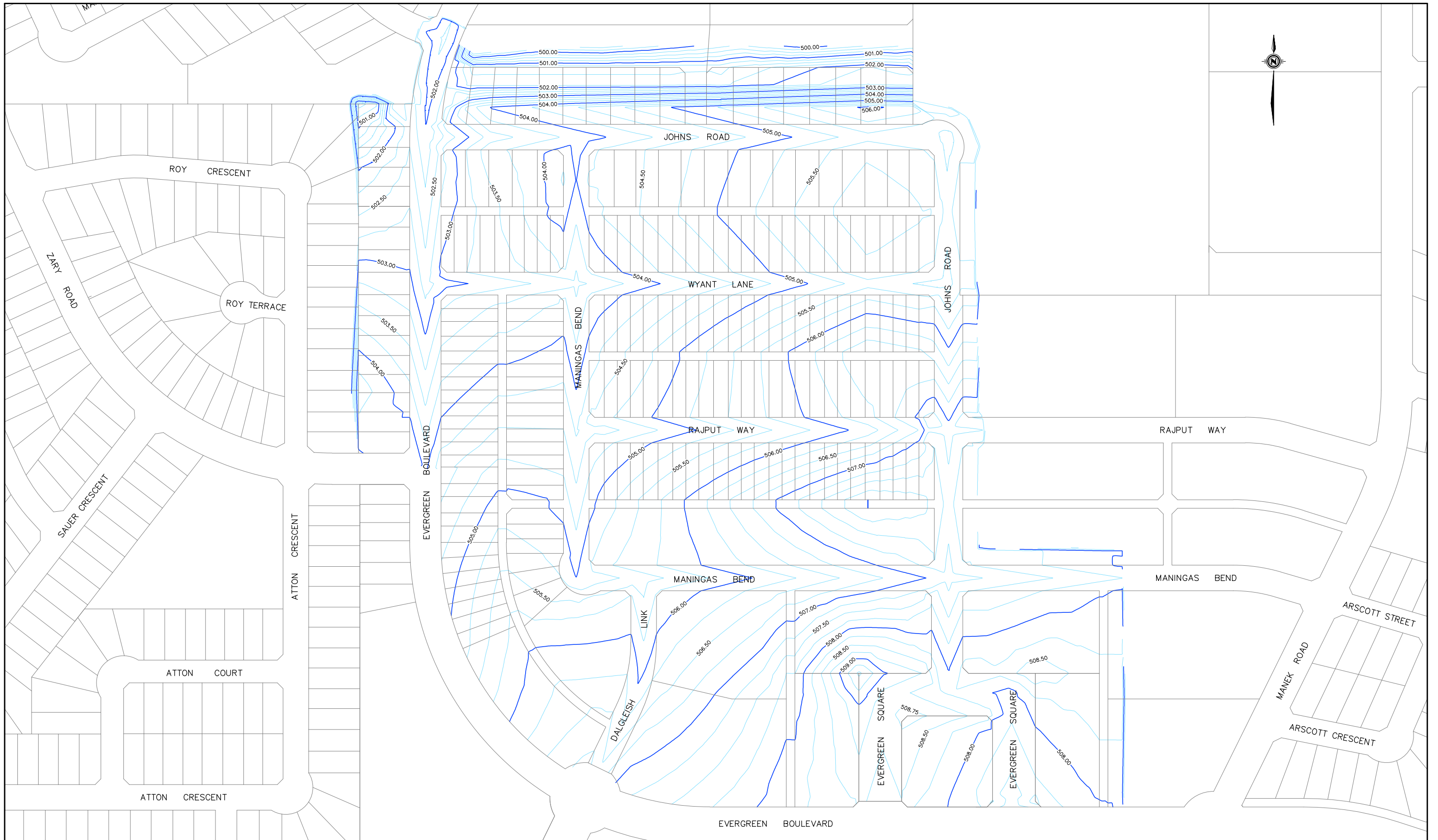
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1	ISSUED FOR LOT SALE	2011-SEPT-27	CJP
	PLAN DESCRIPTION/REVISION	DATE	BY

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



EVERGREEN LAND DEVELOPMENT
 EVERGREEN BOULEVARD & SQUARE
 JOHNS ROAD, WYANT LANE, RAJPUT WAY,
 MANINGAS BEND, DALGLEISH LINK
 FINAL CUT / FILL CONTOURS

GENERAL MANAGER	
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SHEET NO. _____	PLAN NO. _____



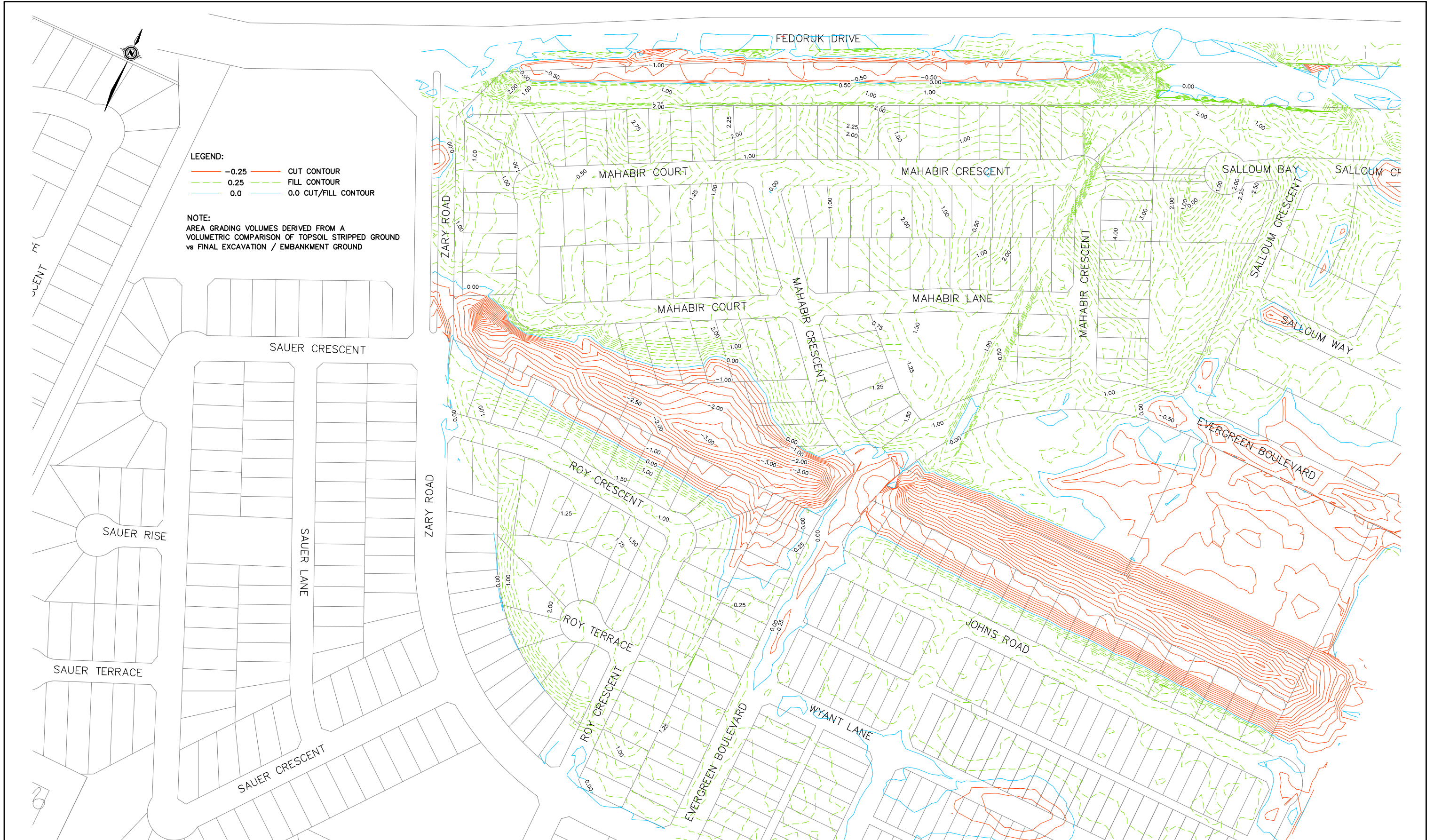
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1	ISSUED FOR LOT SALE	2011-SEPT-27	CJP
	PLAN DESCRIPTION/REVISION	DATE	BY

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

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 _____	
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SHEET NO. _____	PLAN NO. _____



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

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1	ISSUED FOR LOT SALE	2011-OCT-19	CJP
	PLAN DESCRIPTION/REVISION	DATE	BY

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
ENGINEER	ENGINEER	ENGINEER
DATE	DATE	DATE
DRAWN BY: CJP	DATE: 2011-DEC-19	CHECKED BY: _____



EVERGREEN LAND DEVELOPMENT
 MAHABIR CRESCENT,
 COURT AND LANE
 ROY CRESCENT, TERRACE
 FINAL CUT / FILL CONTOURS

GENERAL MANAGER	
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SHEET NO.	PLAN NO.



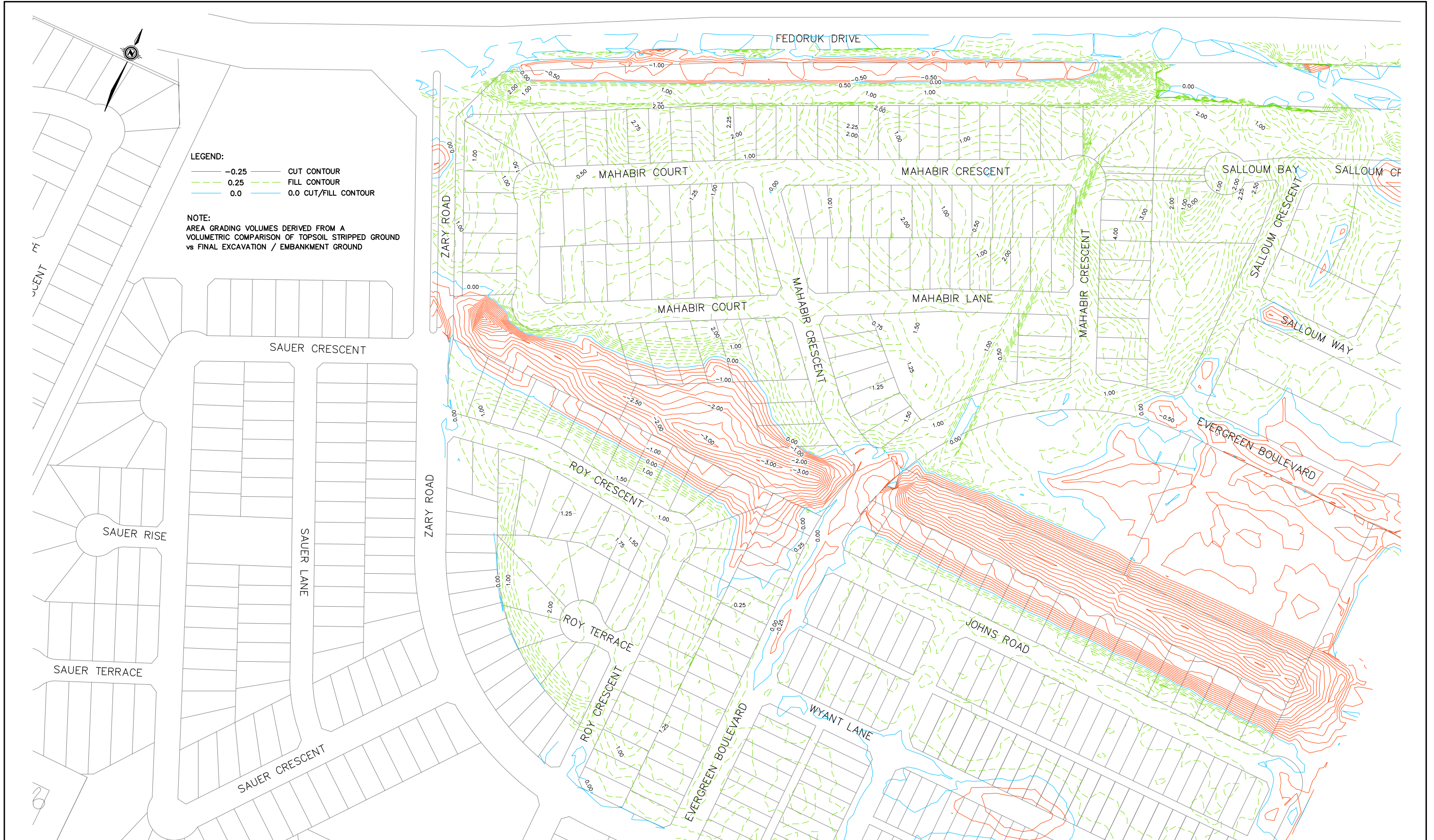
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1	ISSUED FOR LOT SALE	2011-OCT-19	CJP
PLAN DESCRIPTION/REVISION		DATE	BY

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
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DRAWN BY CJP	DATE 2011-SEPT-22	CHECKED BY _____



EVERGREEN LAND DEVELOPMENT
 MAHABIR CRESCENT,
 COURT AND LANE
 ROY CRESCENT, TERRACE
 DESIGN CONTOURS

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1	ISSUED FOR LOT SALE	2011-OCT-19	CJP
	PLAN DESCRIPTION/REVISION	DATE	BY

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
ENGINEER _____	ENGINEER _____	ENGINEER _____
DATE _____	DATE _____	DATE _____
DRAWN BY: CJP	DATE: 2011-DEC-19	CHECKED BY: _____

City of Saskatoon
 Infrastructure Services Department

EVERGREEN LAND DEVELOPMENT
 MAHABIR CRESCENT,
 COURT AND LANE
 ROY CRESCENT, TERRACE
 FINAL CUT / FILL CONTOURS

GENERAL MANAGER _____	
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1	ISSUED FOR LOT SALE	2011-OCT-19	CJP
PLAN DESCRIPTION/REVISION		DATE	BY

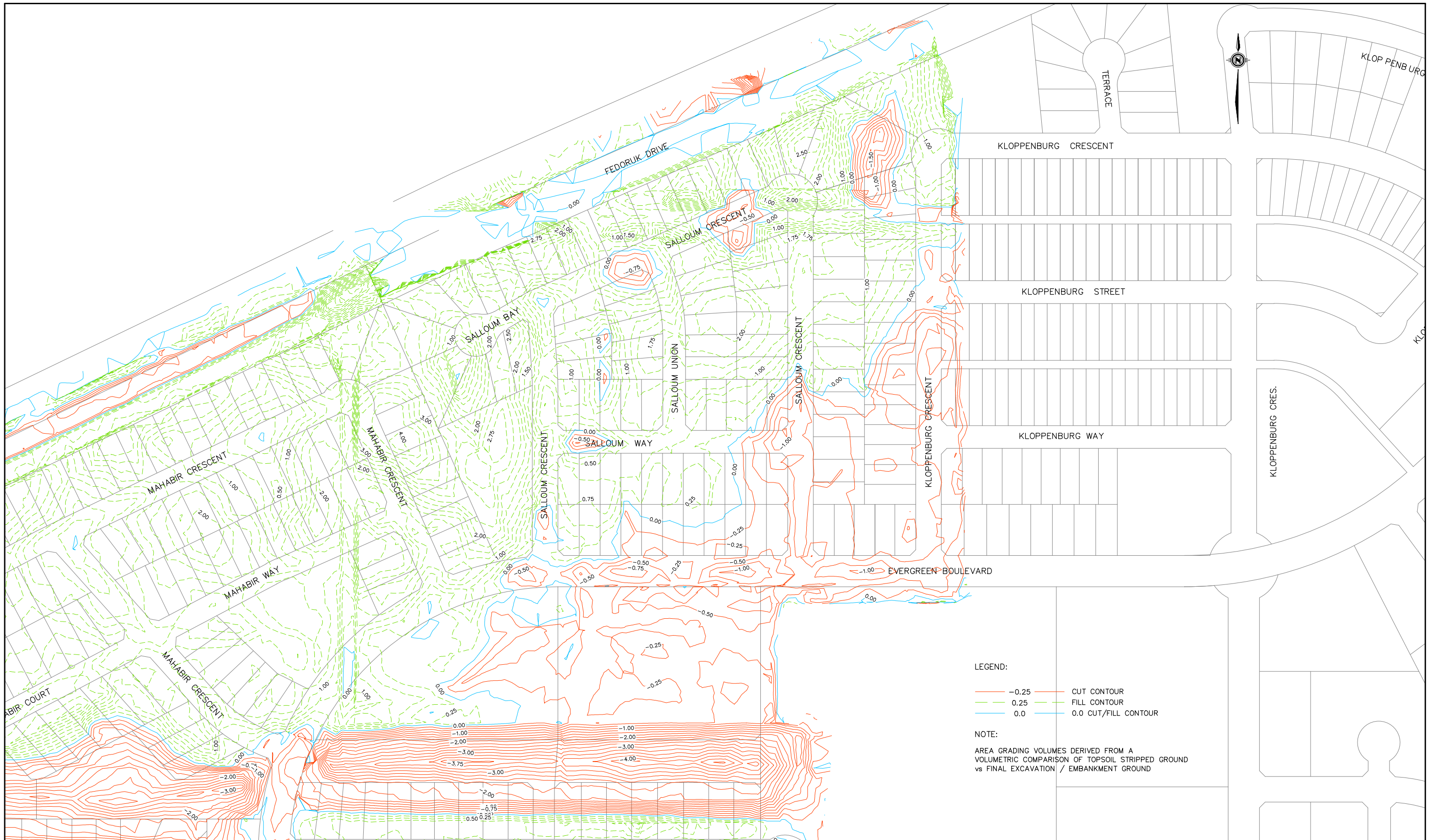
CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
ENGINEER _____	ENGINEER _____	ENGINEER _____
DATE _____	DATE _____	DATE _____
DRAWN BY CJP	DATE 2011-SEPT-22	CHECKED BY _____



City of Saskatoon
Infrastructure Services Department

EVERGREEN LAND DEVELOPMENT
MAHABIR CRESCENT,
COURT AND LANE
ROY CRESCENT, TERRACE
DESIGN CONTOURS

GENERAL MANAGER _____	
SCALES : HOR. 1:2,500	DATE _____
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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: _____
		DATE: _____

City of Saskatoon
 Infrastructure Services Department

EVERGREEN LAND DEVELOPMENT
 SALLOUM CRESCENT, UNION,
 WAY & BAY
 FINAL CUT / FILL CONTOURS

GENERAL MANAGER _____	
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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: _____ DATE: _____



EVERGREEN LAND DEVELOPMENT
SALLOUM CREACENT, UNION,
WAY & BAY
DESIGN CONTOURS

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

C5 - TOTAL WORK DONE TO DATE DEC 5, 2012

PPROCESS ON MAR. 20 2013

CUT: 64,844.37 Cu. M.

FILL: 69,535.13 Cu. M.

LEGEND:

— -0.10	— -0.10	CUT CONTOUR
- - 0.10	- - 0.10	FILL CONTOUR
- - 0.0	- - 0.0	0.0 CUT/FILL CONTOUR

NOTE:

CUT/FILL CONTOURS DERIVED FROM A VOLUMETRIC COMPARISON OF TOPSOIL STRIPPED GROUND/EXTRA CUT/OVER EXCATED vs FINAL GROUND (DEC 04, 2012)





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	PLAN DESCRIPTION/REVISION
	DATE
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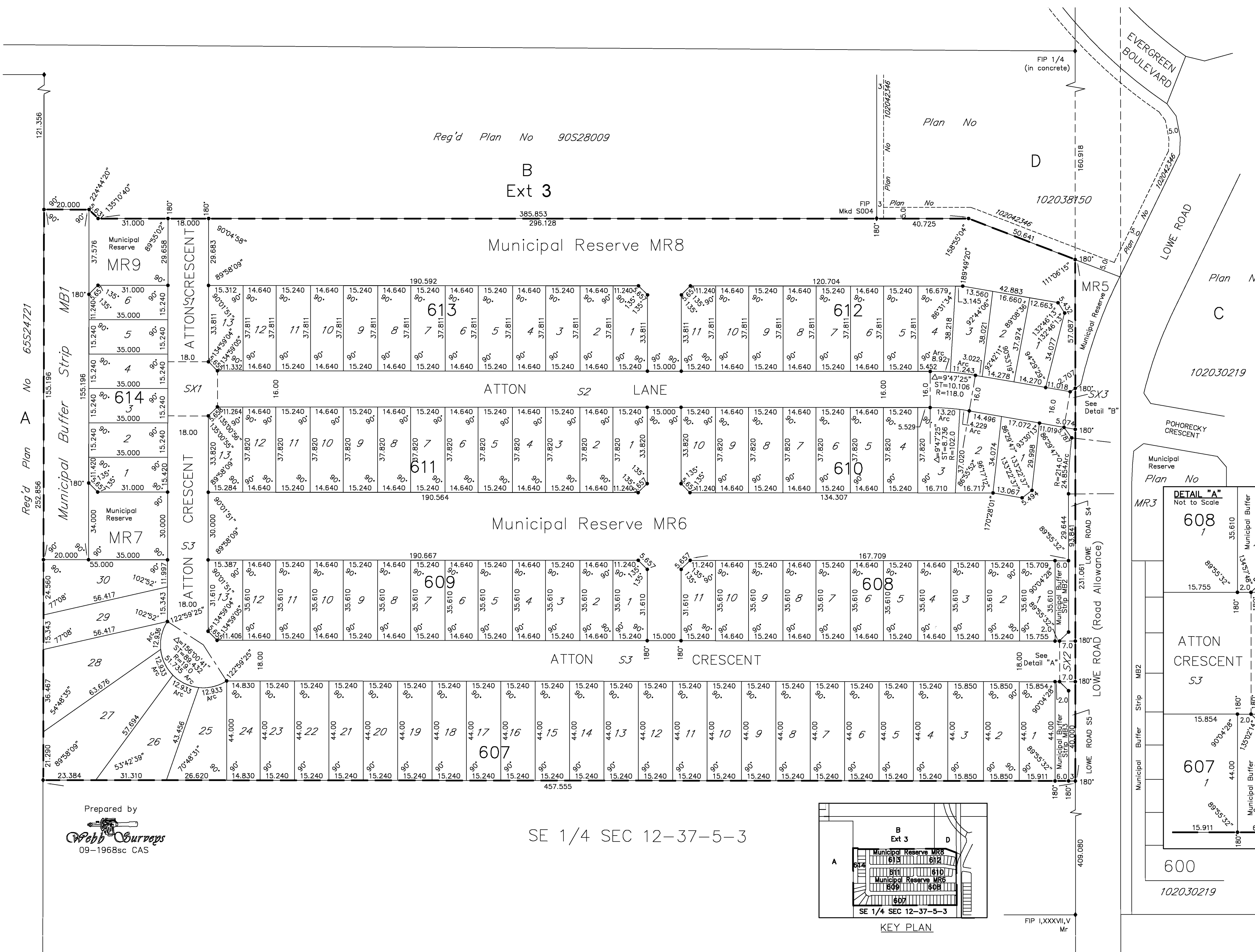


CONSTRUCTION & DESIGN	
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DRAWN BY	DATE
C.P.	2011-DEC-14
	CHECKED BY
	DATE
TRANSPORTATION	
ENGINEER	ENGINEER
DATE	DATE
PUBLIC WORKS	
ENGINEER	ENGINEER
DATE	DATE



EVERGREEN LAND DEVELOPMENT PHASE C5
 EVERGREEN PHASE C5
 DESIGN CONTOURS

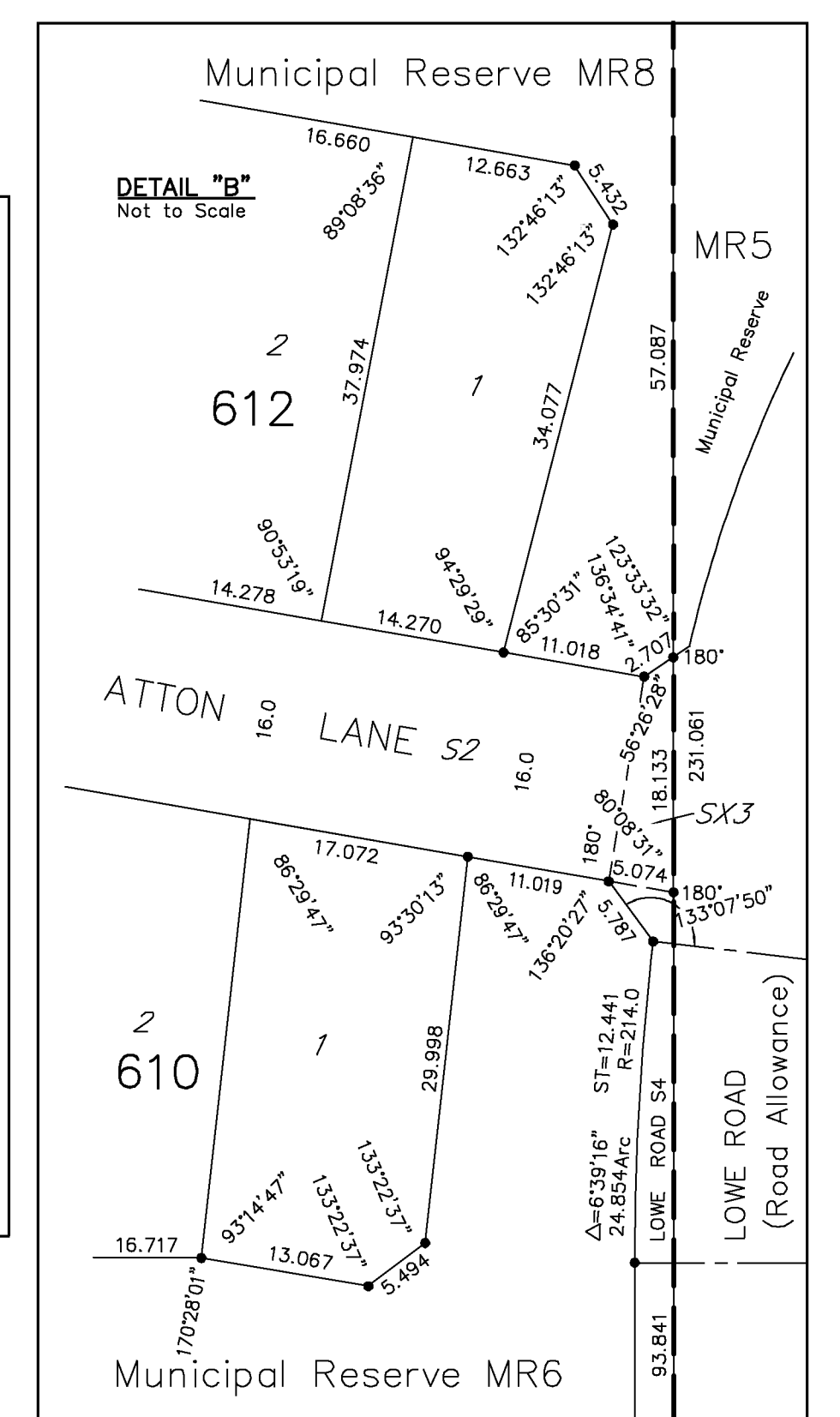
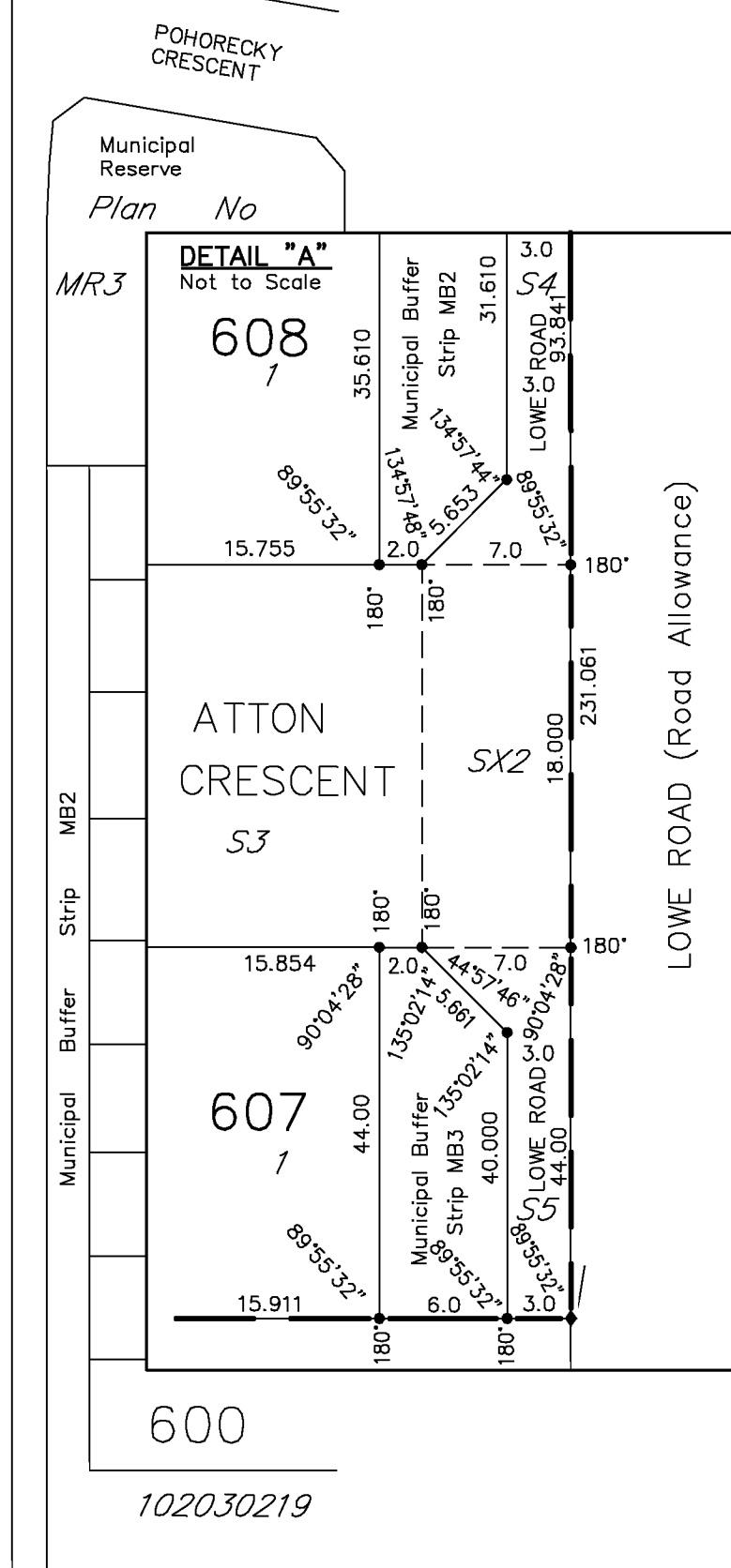
GENERAL MANAGER	DATE
SCALE: HORIZ. 1:4000	
VERT. 1:4000	
SHEET NO. 113-0083-321/001	



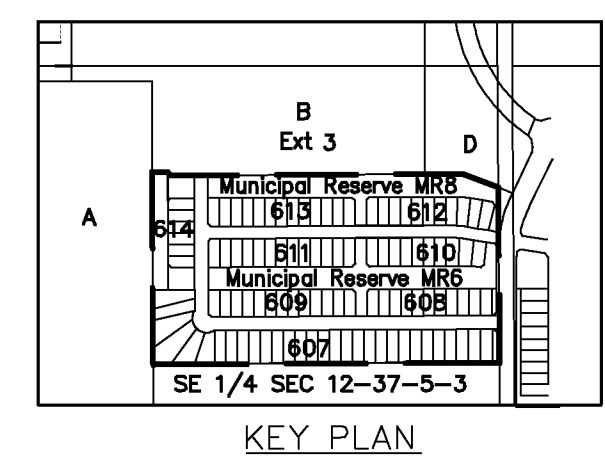
PLAN OF SURVEY SHOWING
SURFACE SUBDIVISION OF
PART OF PARCEL B,
REG'D PLAN NO 90S28009
SE 1/4 SEC.12-TWP.37-
RGE.5-W. 3RD MER.
SASKATOON, SASK.
BY T.R. WEBB, S.L.S.
MAY-DECEMBER 2010
SCALE 1:1000

1. Dimensions shown are in metres and three decimals thereof.
2. Area to be approved is outlined with a heavy dashed line.
3. The Unique Identifier of S020 for this survey firm has been stamped on all established standard iron posts.
4. Standard iron posts found are shown thus unless otherwise indicated ...
5. Standard iron posts planted are shown thus ...
6. Lot corners not marked with Standard Iron Posts are marked with 0.013 x 0.450 iron posts.
7. Parcels within the line of approval have an Extension 0.

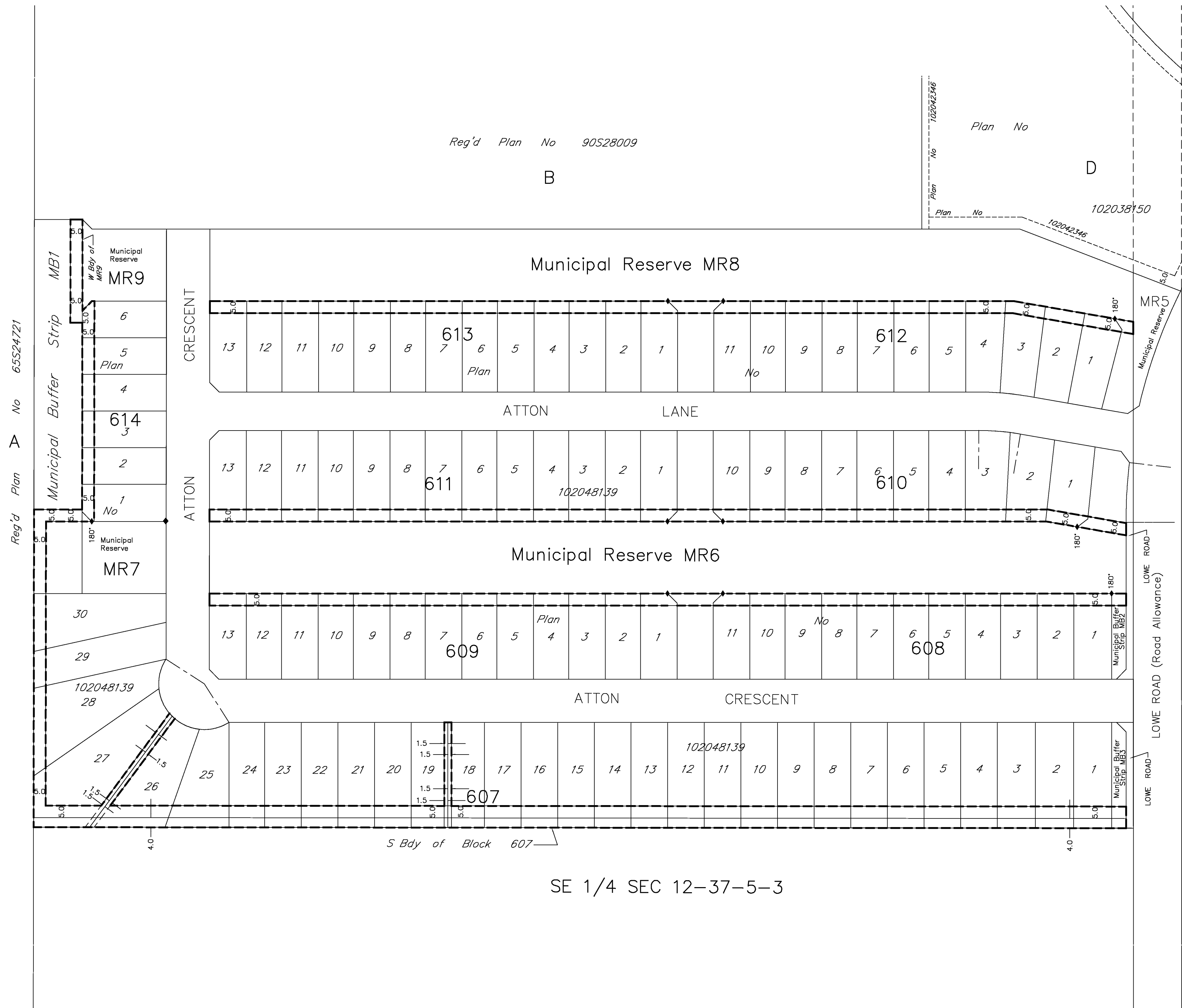
Dedicated lands to the City of Saskatoon
222 3rd Avenue North
Saskatoon, SK
S7K 0J5



SE 1/4 SEC 12-37-5-3



Prepared by
Webb Surveys
09-1968sc CAS



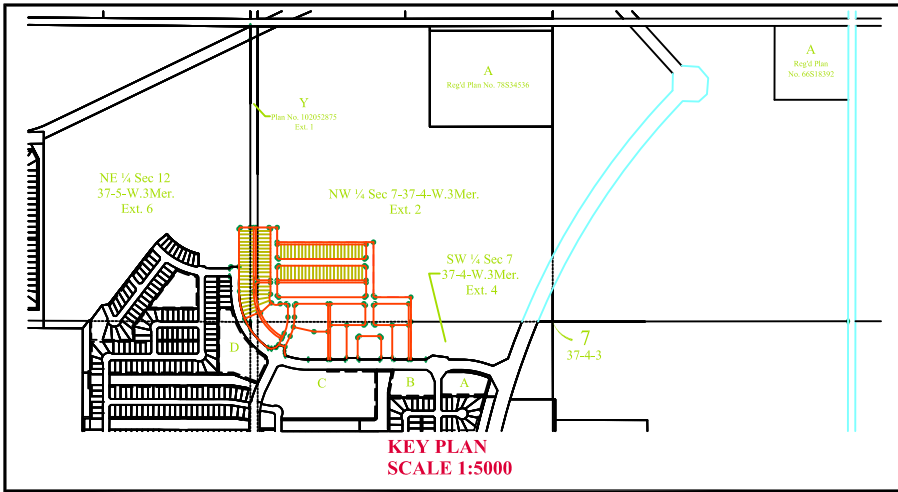
Reg'd Plan No 65524721 A

Plan No 102042346
Plan No 102038150
Plan No 102042346
Plan No 102042346

DESCRIPTIVE PLAN
TYPE II SHOWING FEATURE
UTILITY RIGHTS-OF-WAY
IN BLOCKS 607, 608, 609,
610, 611, 612, 613 & 614
MUNICIPAL RESERVES
MR6, MR7 & MR8
& MUNICIPAL BUFFER STRIPS
MB1, MB2 & MB3
PLAN NO. 102048139
SE 1/4 SEC.12-TWP.37-
RGE.5-W. 3RD MER.
SASKATOON, SASK.
BY T.R. WEBB, S.L.S.
DECEMBER 20, 2010
SCALE 1:1000

1. Measurements are in metres and decimals thereof.
2. Area to be approved is outlined with a heavy dashed line.
3. All parcels affected by this feature have an Extension O.
4. Widths of rights-of-way are as shown.
5. Standard iron posts found are shown thus unless otherwise indicated.◆

Prepared by
Webb Surveys
09-1968sc CAS



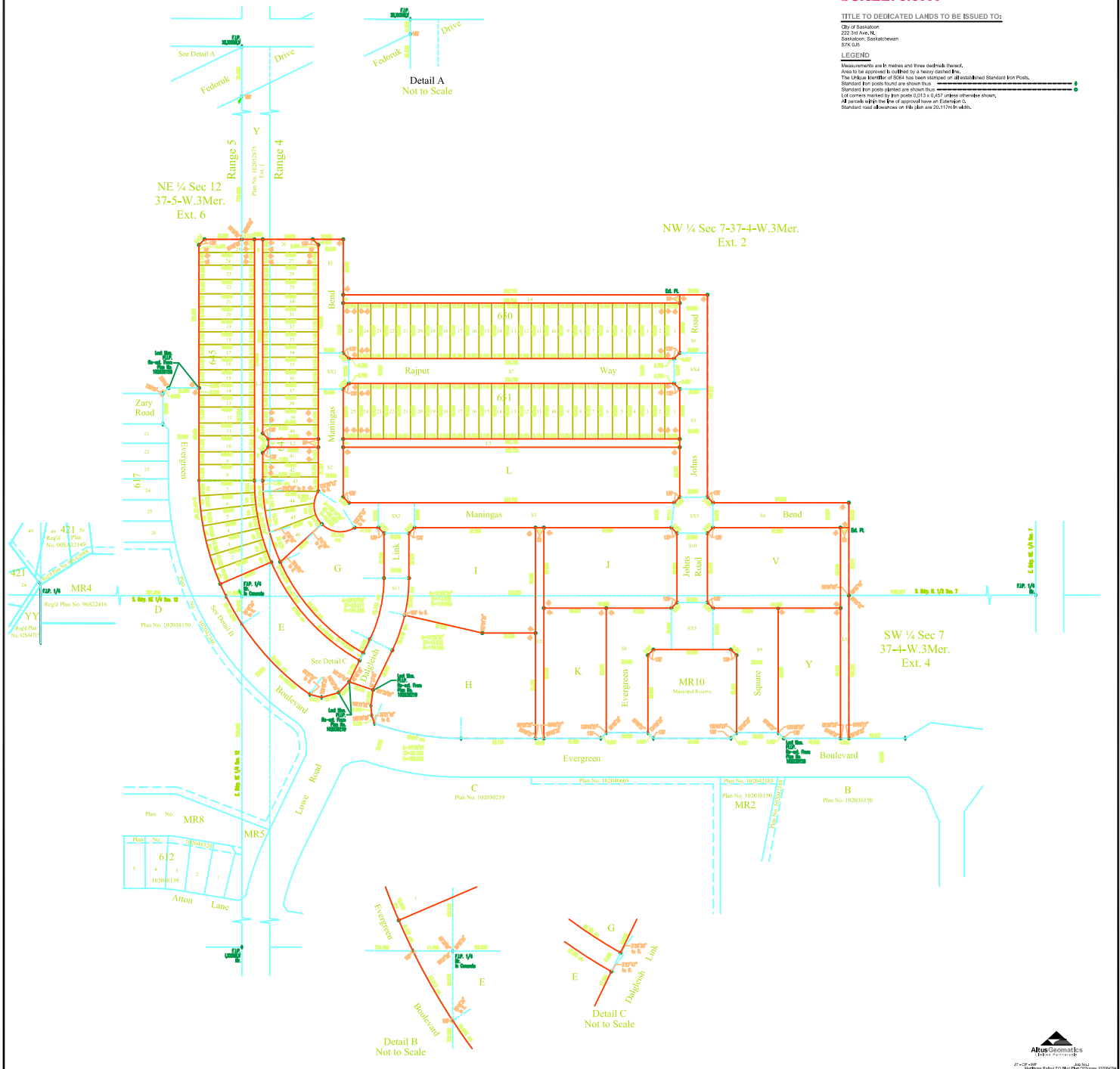
EVERGREEN - PHASE III
PLAN OF SURVEY
SHOWING SURFACE SUBDIVISION
OF PART OF
PARCEL Y, PLAN No. 102052875,
NW. 1/4 SECTION 7,
& SW. 1/4 SECTION 7
IN TWP.37 - RGE.4 - W.3Mer.
AND
PARCEL B, REG'D PLAN No. 90S28009,
SE. 1/4 SECTION 12,
& NE. 1/4 SECTION 12
IN TWP.37 - RGE.5 - W.3Mer.
SASKATOON, SASKATCHEWAN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

TITLE TO DEDICATED LANDS TO BE ISSUED TO:

City of Saskatoon
 222 104 Ave. N.
 Saskatoon, Saskatchewan
 S7K 1A6

LEGEND

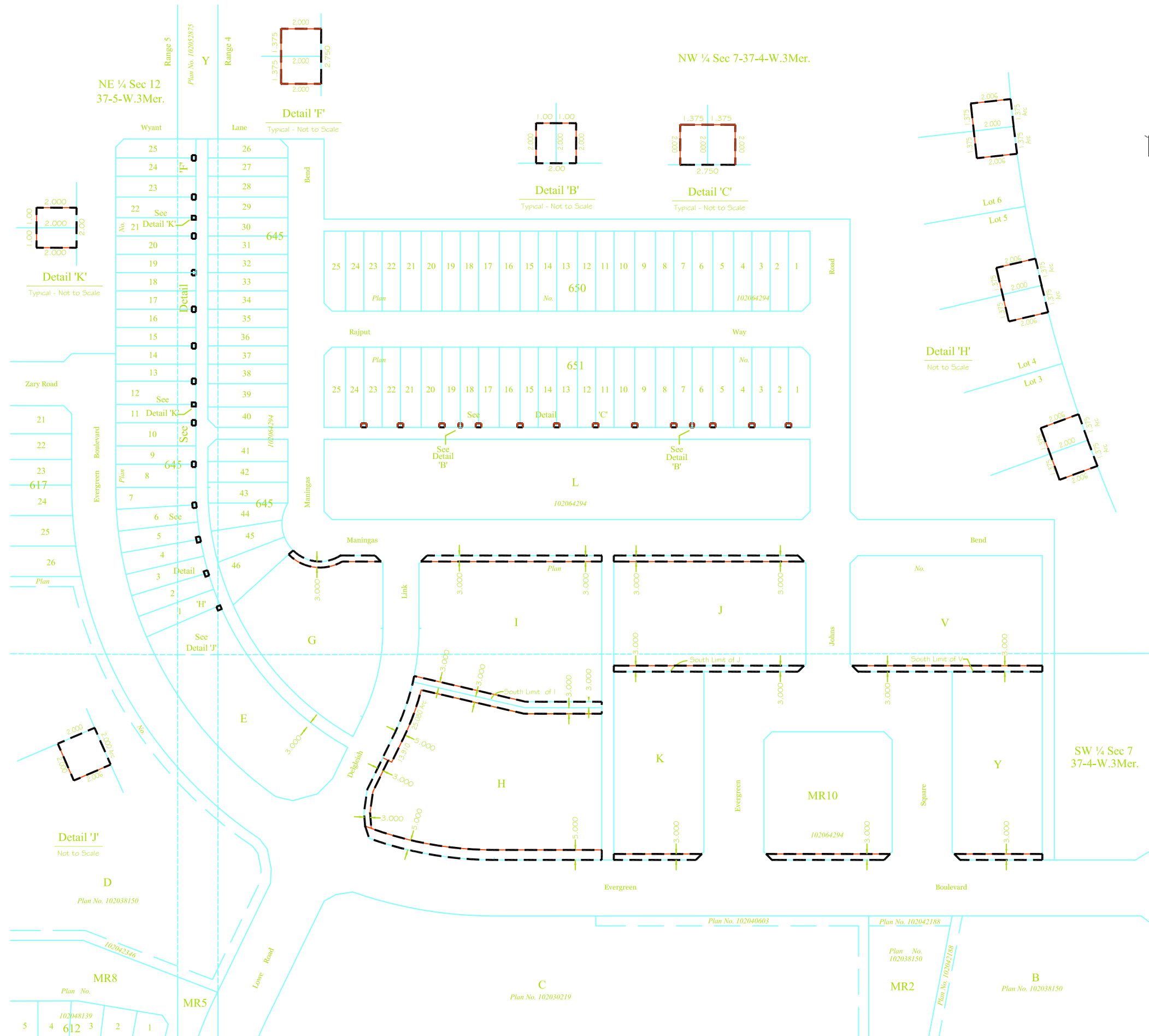
Measurements are in metres and three decimal places.
 Areas to be approved are outlined in a heavy dashed line.
 The Unique Identifier of 2004 has been stamped on all established Standard Iron Posts.
 Standard Iron Posts placed are shown thus: .
 Lot corners marked by iron posts 10/15 or 5/8" unless otherwise shown.
 All parcels subject to the Act of approval have an Extension 2.
 Standard iron dimensions on 1/8" plan are 25.4mm units.



**DESCRIPTIVE PLAN - TYPE II
SHOWING
FEATURE UTILITY RIGHT OF WAY
THROUGH
LOTS 2-25 - BLOCK 645
LOTS 1-24 - BLOCK 651
PARCELS E, G, H, I, J, K, V, Y & MR10
ALL IN PLAN NO. 102064294
W 1/2 SECTION 7
TWP 37 - RGE 4 - W 3rd MER
SASKATOON, SASKATCHEWAN
ALTUS GEOMATICS
JULY, 2011
SCALE 1:1000**

LEGEND

- * 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.



Evergreen Phase 3A

Plan of Survey Showing

Surface Subdivision

of Part of

N.E. 1/4 Sec. 12 Twp. 37 Rge. 5 W3Mer.;
N.W. 1/4 Sec. 7 Twp. 37 Rge. 4 W3Mer.; &
Parcel Y Plan No. 102052875

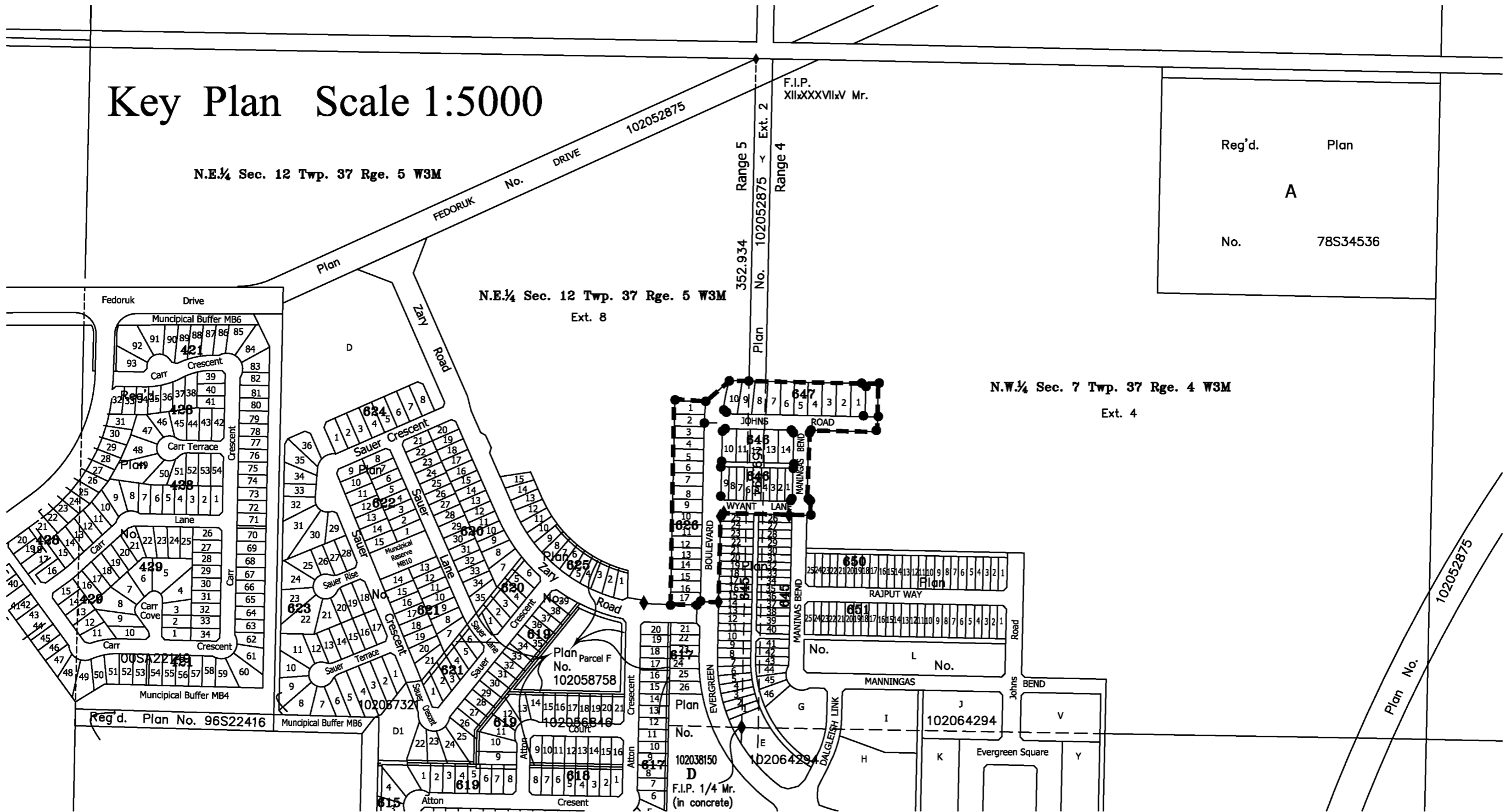
Saskatoon, Saskatchewan

By: D.V. Franko S.L.S.

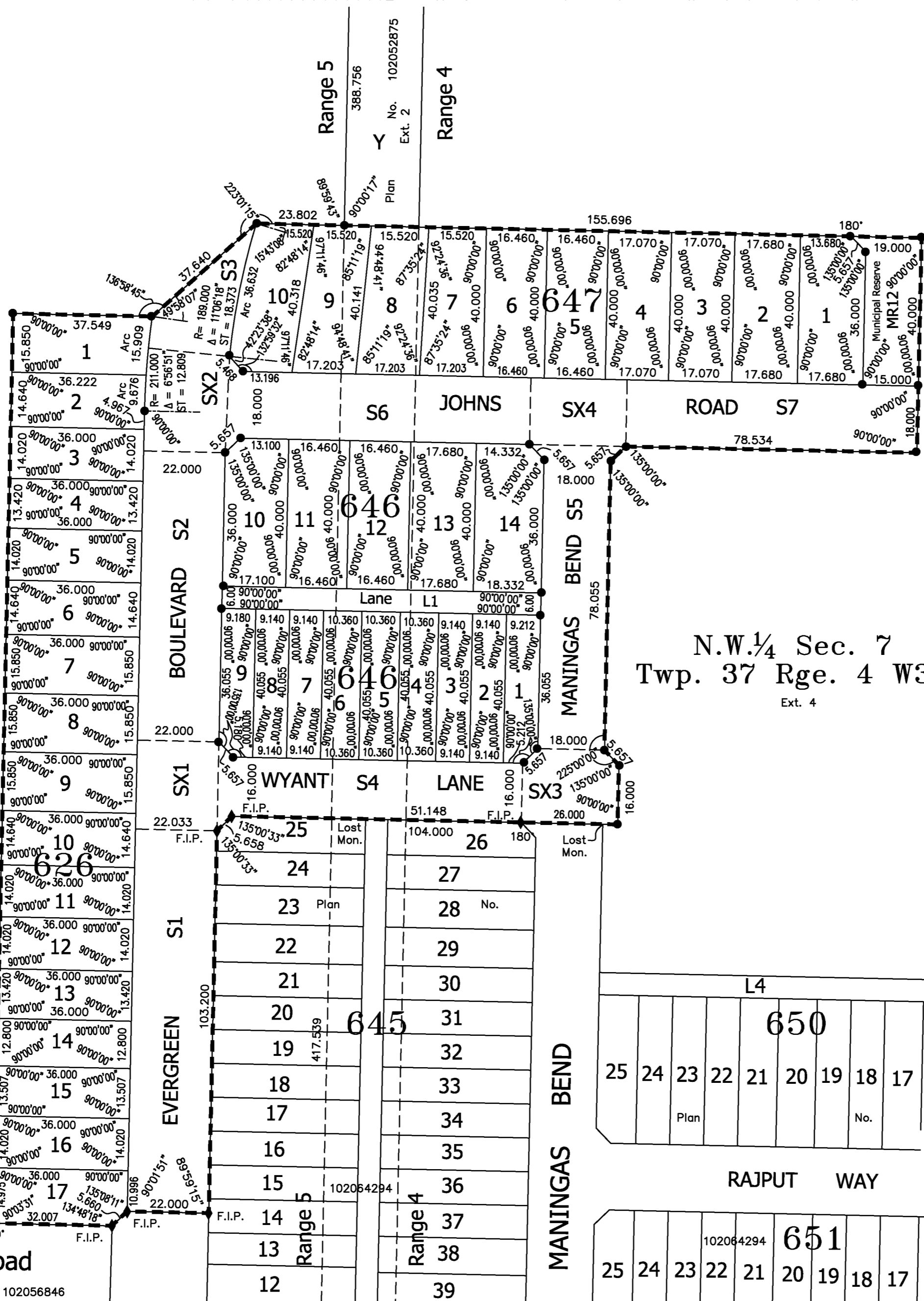
July - August 2011 Scale 1:1000

- Measurements are in metres and decimals thereof.
- Area to be approved is outlined with a heavy dashed line.
- Monuments found are shown thus.....♦
- Standard Iron posts planted and stamped S021 are shown thus.....●
- All lot corners not marked by standard iron posts are marked by 0.013ø X 0.457 long small posts.
- All parcels within the line of approval have an Extension 0.

Key Plan Scale 1:5000



N.E. 1/4 Sec. 12 Twp. 37 Rge. 5 W3M



Dedicated lands to:
City of Saskatoon
222 3rd Avenue North
Saskatoon, Sask
S7K 0J5

N.W. 1/4 Sec. 7
Twp. 37 Rge. 4 W3M
Ext. 4

PLAN PREPARED BY:

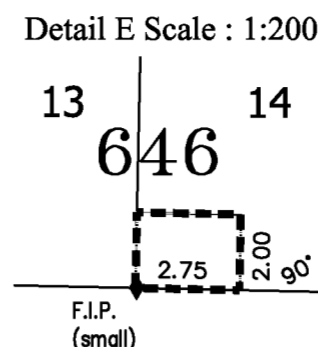
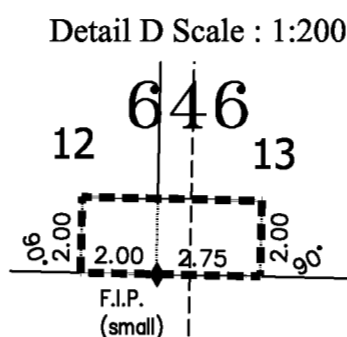
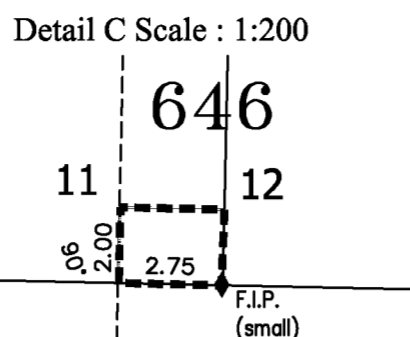
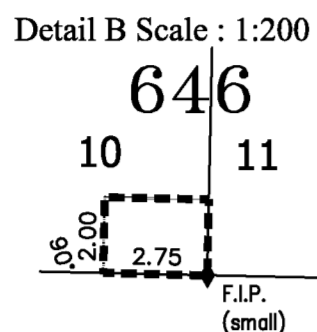
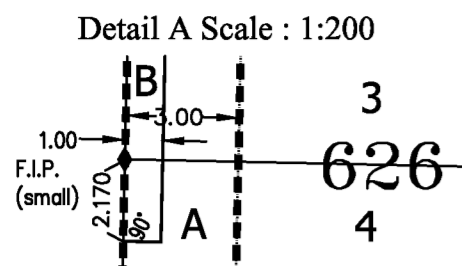
George, Nicholson, Franko, & Associates Ltd.
Land Surveyors Mappers GIS Consultants

File No. Evergreen P1.-PS.dwg
Revised October 24th, 2011

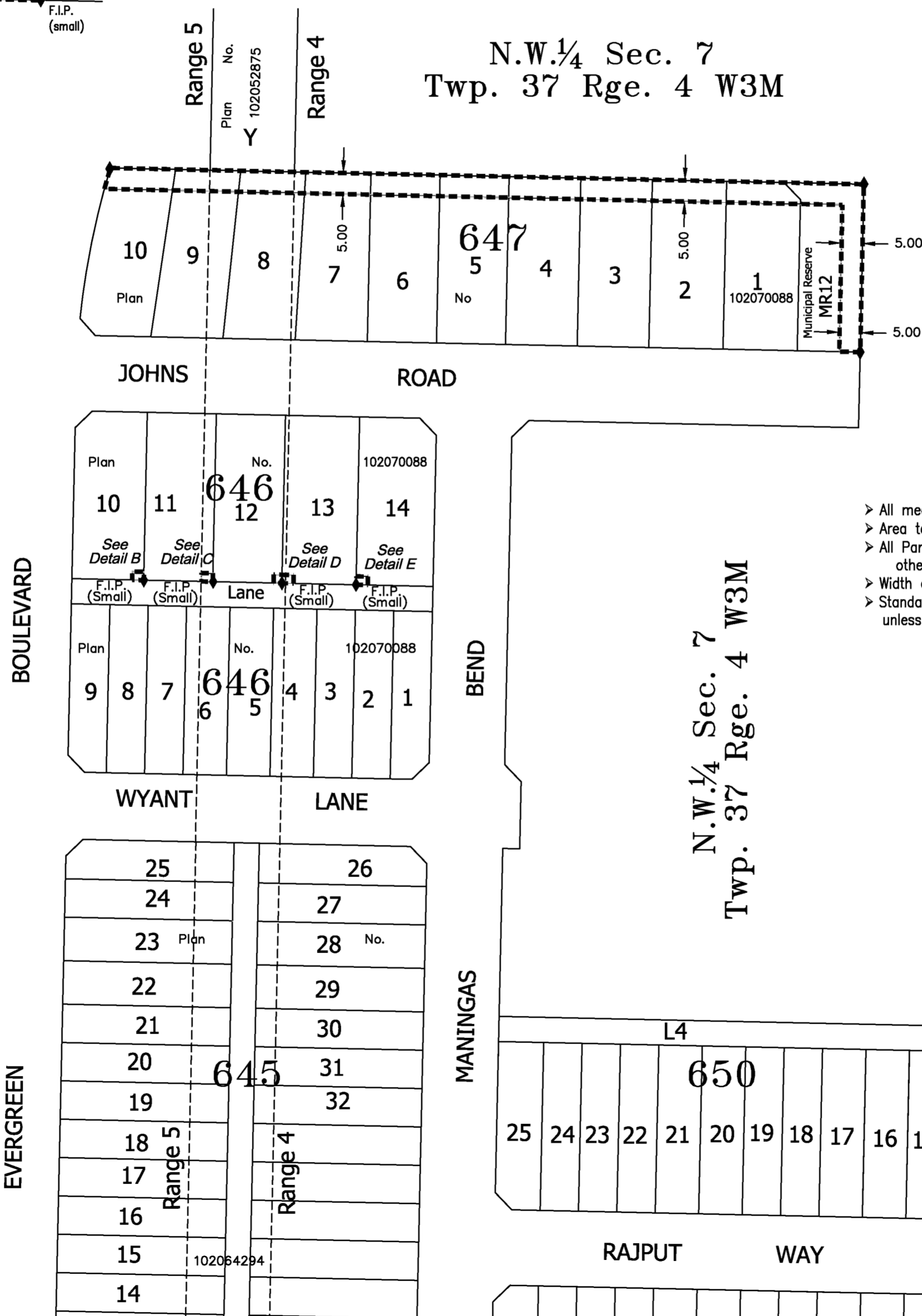
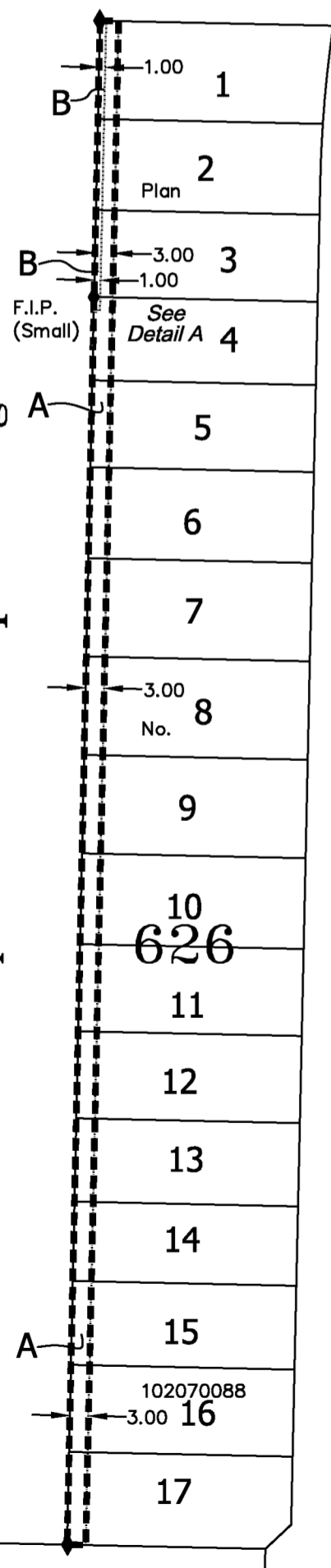
Drawn by: VMM
(August 29, 2011)


EVERGREEN SUBDIVISION - PHASE 3A
Descriptive Plan - Type II
Showing
Feature Utility Rights of Way
Affecting
Lots 1 to 17, Block 626;
Lots 10 to 14, Block 646;
Lots 1 to 10, Block 647;
and Municipal Reserve MR12;
Plan No. 102070088
 in
N.W. 1/4 Sec. 7 Twp. 37 Rge. 4 W3Mer;
N.E. 1/4 Sec. 12 Twp. 37 Rge. 5 W3Mer.
Saskatoon, Saskatchewan
 By: **D.V. Franko S.L.S.**
 September 12th, 2011 Scale 1:1000

N.W. 1/4 Sec. 7
Twp. 37 Rge. 4 W3M



N.E. 1/4 Sec. 12 Twp. 37 Rge. 5 W3M



- > All measurements are in metres and two decimals thereof.
- > Area to be approved is outlined by a heavy bold dashed line.
- > All Parcels affected by this plan have extension 0 unless otherwise noted.
- > Width of Right of Way is as shown.
- > Standard iron posts found are shown thus  unless otherwise shown.



PLAN PREPARED BY:

George, Nicholson, Franko, & Associates Ltd.
 Land Surveyors Mappers GIS Consultants



File No. Evergreen P1.-FP.dwg

Drawn by: VMM
(Sept. 12, 2011)

Evergreen - Phase 3A PLAN OF SURVEY



showing
SURFACE SUBDIVISION
of part of
N.E. 1/4 Sec. 12-Twp. 37-Rge. 5-W3rdMer.,
part of
Parcel Y - Plan No. 102052875
and part of
N.W. 1/4 Sec. 7-Twp. 37-Rge. 4-W3rdMer.
Saskatoon, SASK.

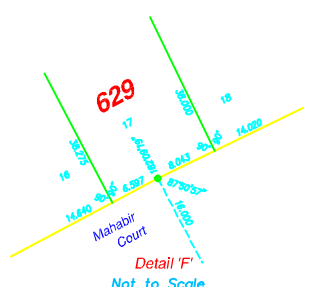
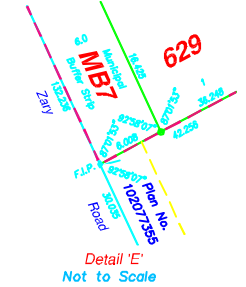
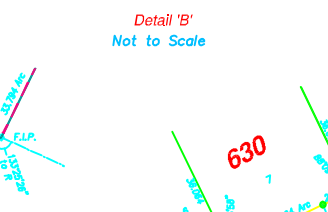
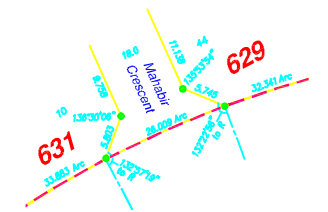
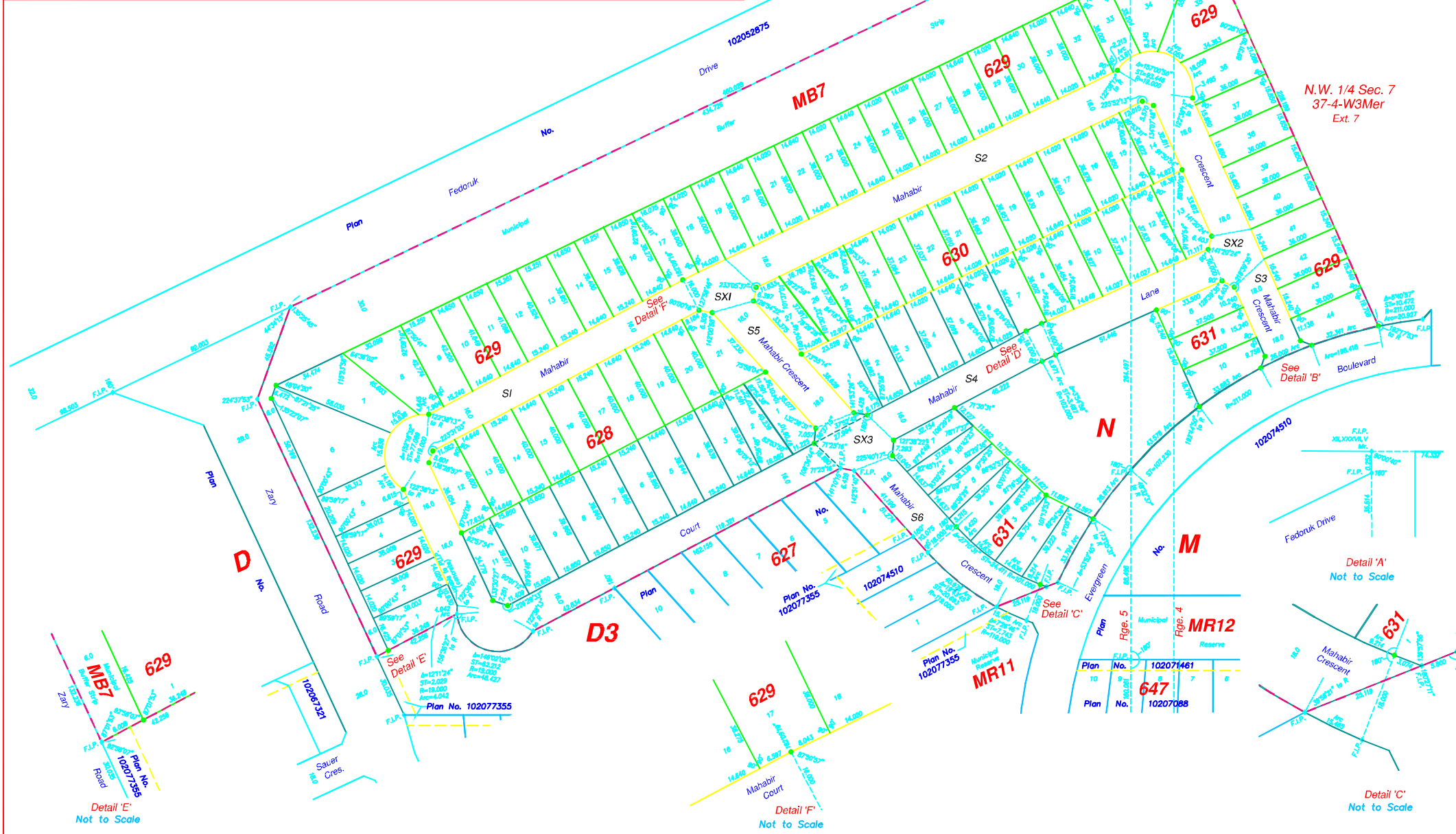
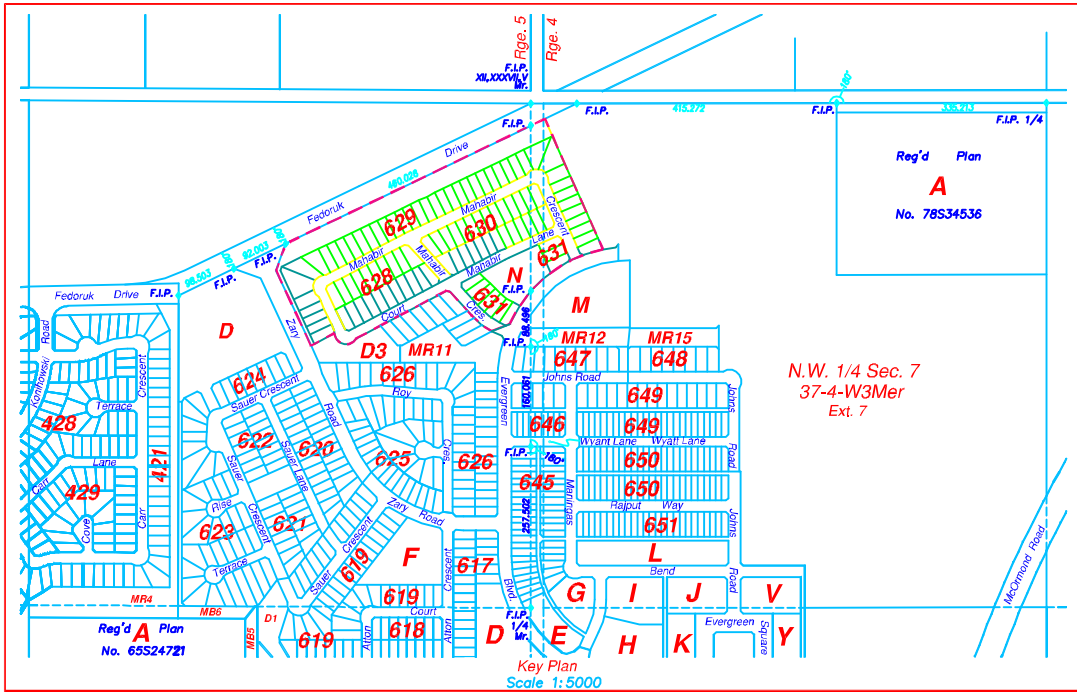
By: **R.J. Morrison, S.L.S.**

October - November, 2011

Scale 1:1000

NOTES:

STANDARD ROAD ALLOWANCES SHOWN ON THIS PLAN ARE 20.117m IN WIDTH.
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
MONUMENTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE MARKED WITH UNIQUE I.D. NUMBER "S002".
AREA TO BE APPROVED IS OUTLINED IN A HEAVY DASHED LINE.
ALL PARCELS WITHIN THE APPROVAL LINE HAVE AN EXTENSION 0.
MONUMENTS FOUND ARE SHOWN THUS .
STANDARD IRON POSTS PLANTED ARE SHOWN THUS .
ALL LOT CORNERS, NOT MARKED BY A STANDARD IRON POST, ARE MARKED BY 0.013 x 0.450 SMALL IRON POSTS.
TITLE TO THE DEDICATED LANDS SHOWN ON THIS PLAN IS TO ISSUE TO THE CITY OF SASKATOON
222 - 3rd AVE. N.
SASKATOON, SASK.
S7K 0J5



Descriptive Plan - Type II

showing
 Feature Utility Right of Way
 in
 Lots 1 to 21-Block 628,
 Lots 1 to 44-Block 629,
 Lots 1 to 27-Block 630,
 Lots 1 to 10-Block 631,
 Parcel N & Municipal Buffer Strip MB7,
 Plan No. 102077894
 N.E. 1/4 Sec. 12-Twp. 37-Rge. 5-W3rdMer.
 & N.W. 1/4 Sec. 7-Twp. 37-Rge. 4-W3rdMer.


Saskatoon, SASK.

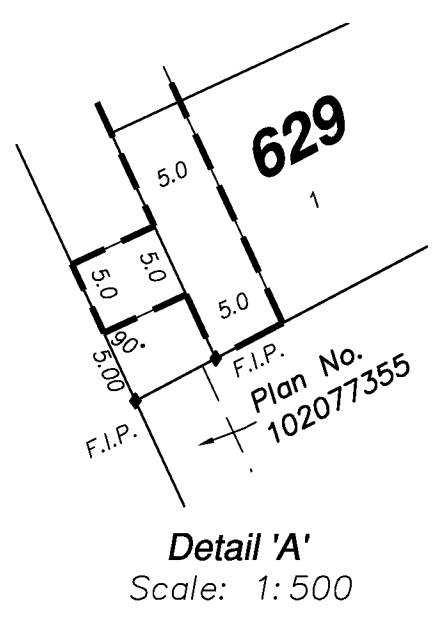
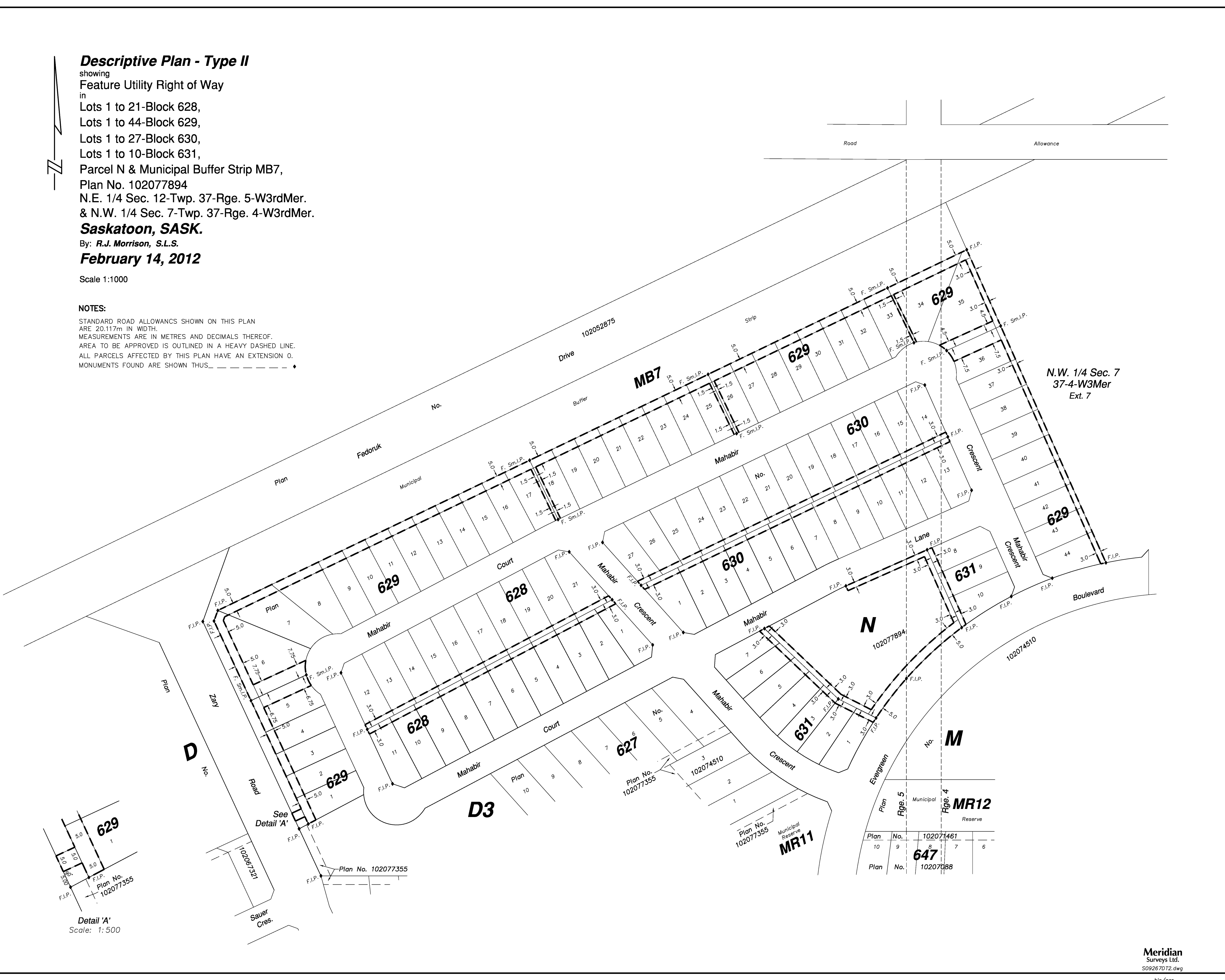
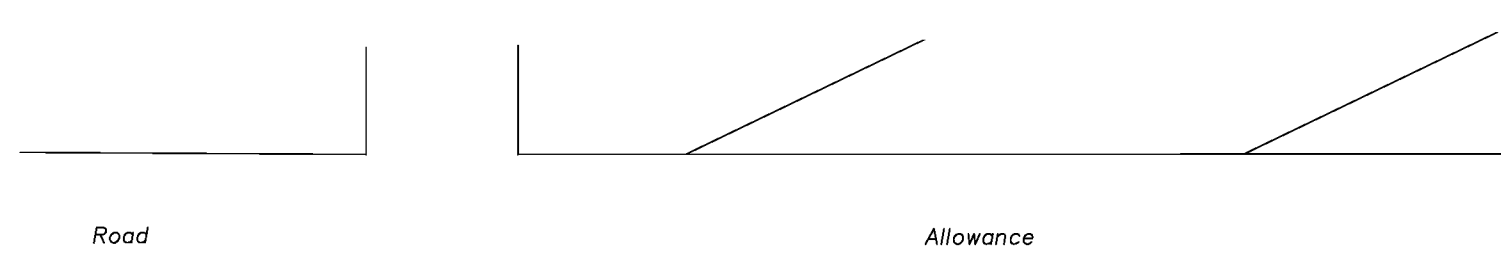
By: **R.J. Morrison, S.L.S.**

February 14, 2012

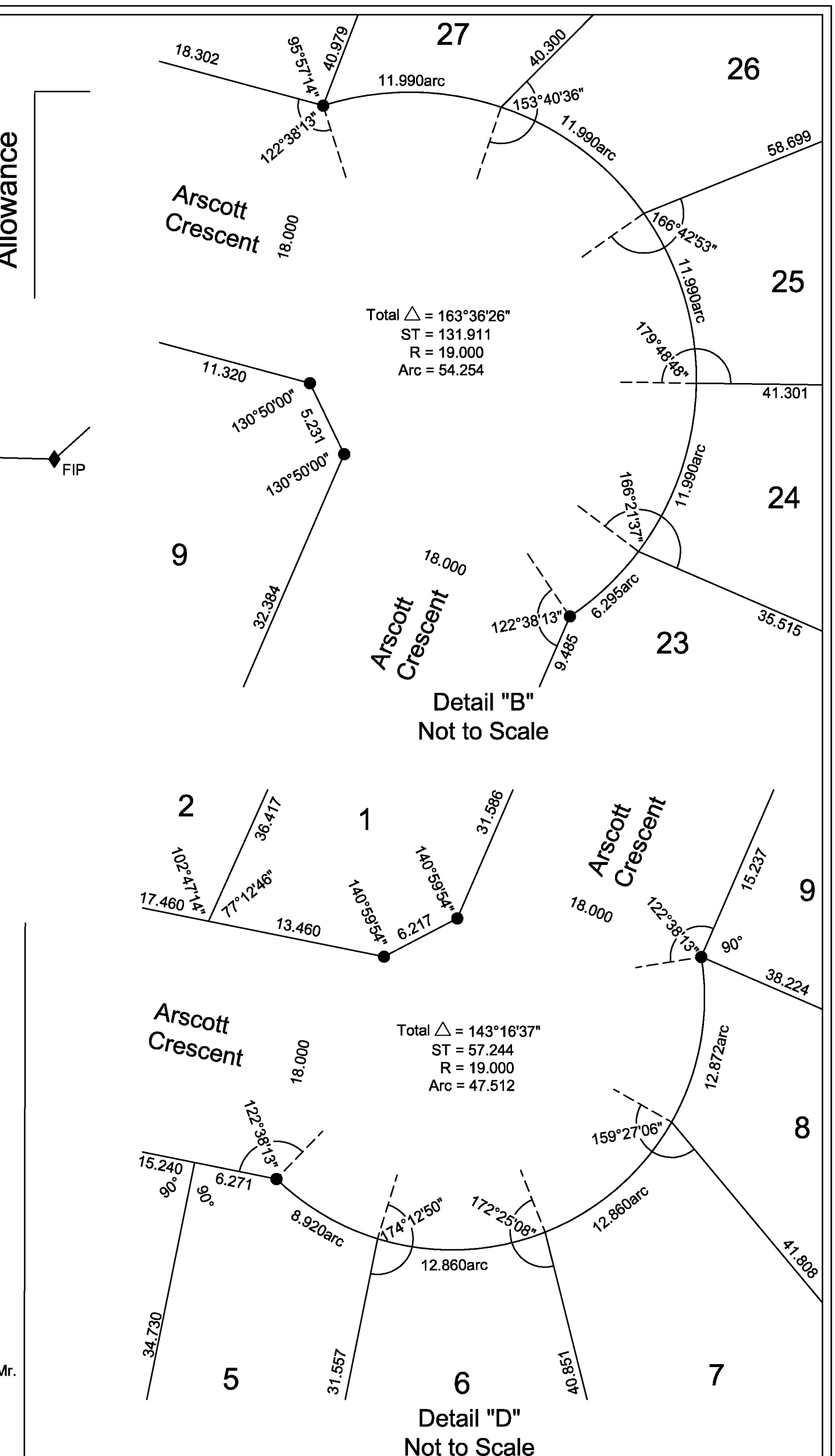
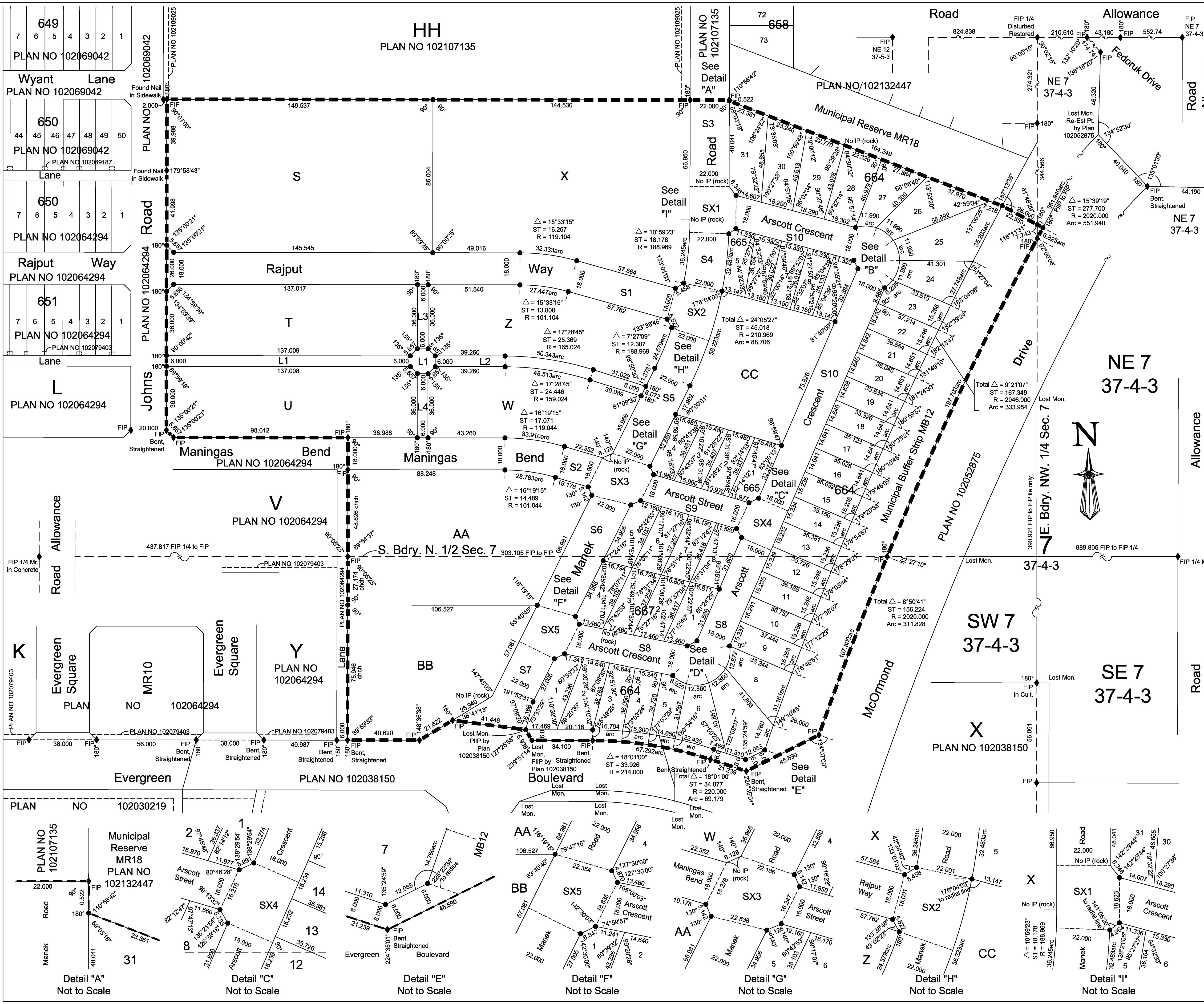
Scale 1:1000

NOTES:

STANDARD ROAD ALLOWANCES SHOWN ON THIS PLAN
 ARE 20.117m IN WIDTH.
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 AREA TO BE APPROVED IS OUTLINED IN A HEAVY DASHED LINE.
 ALL PARCELS AFFECTED BY THIS PLAN HAVE AN EXTENSION 0.
 MONUMENTS FOUND ARE SHOWN THUS: 

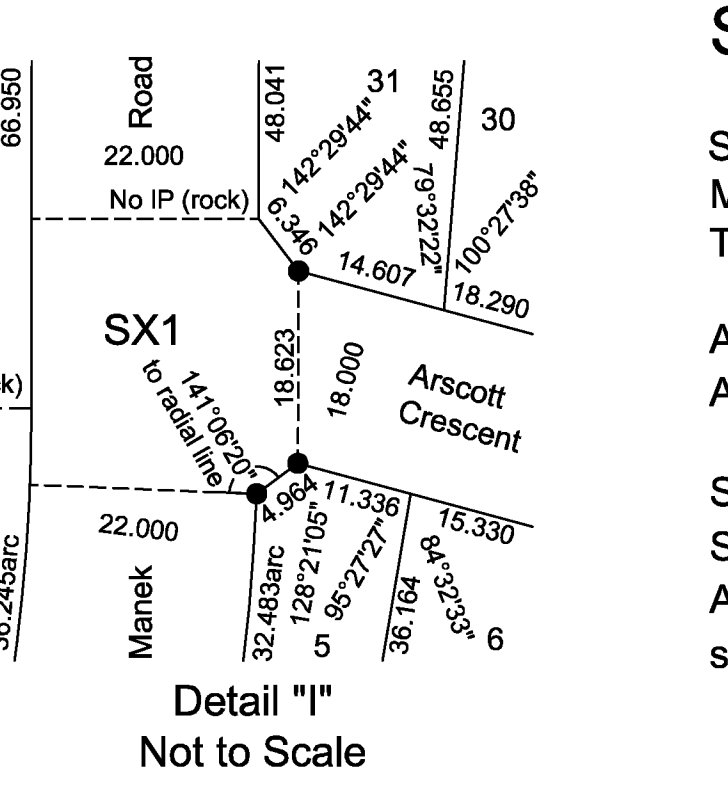
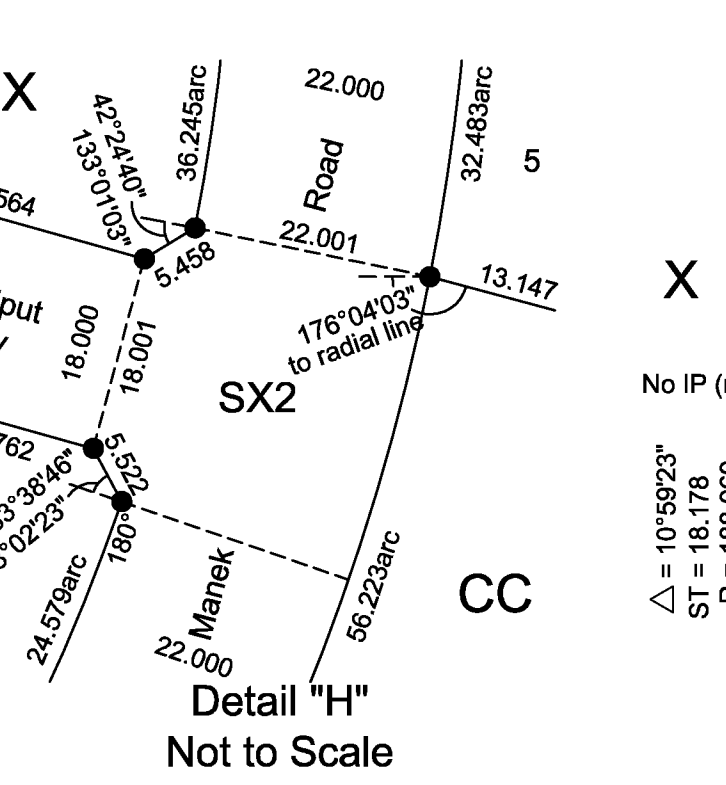
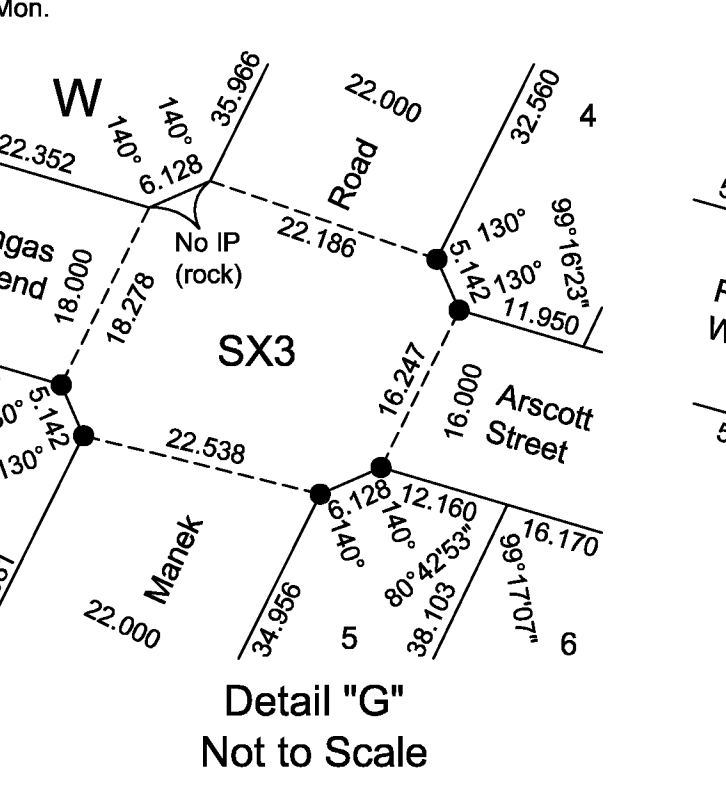
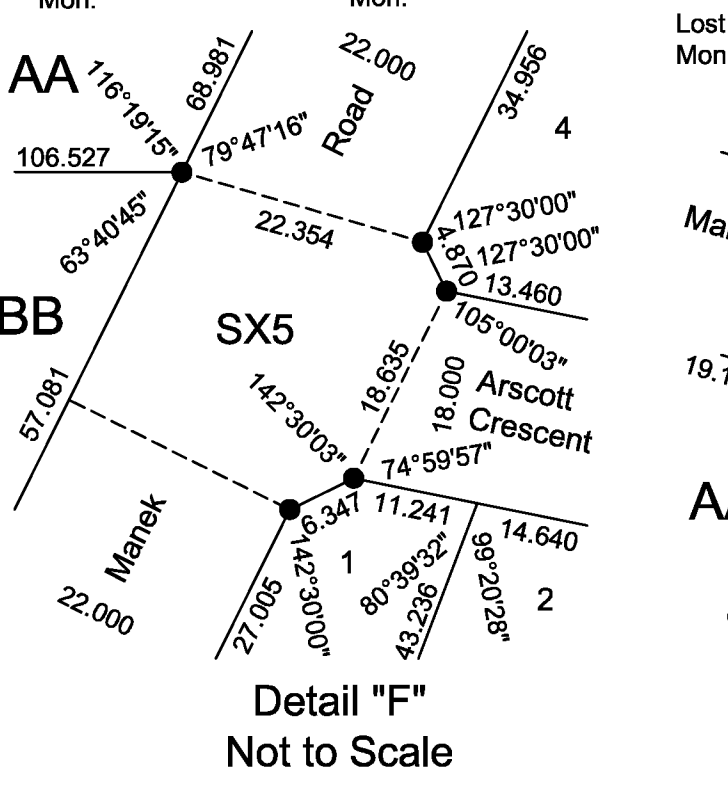
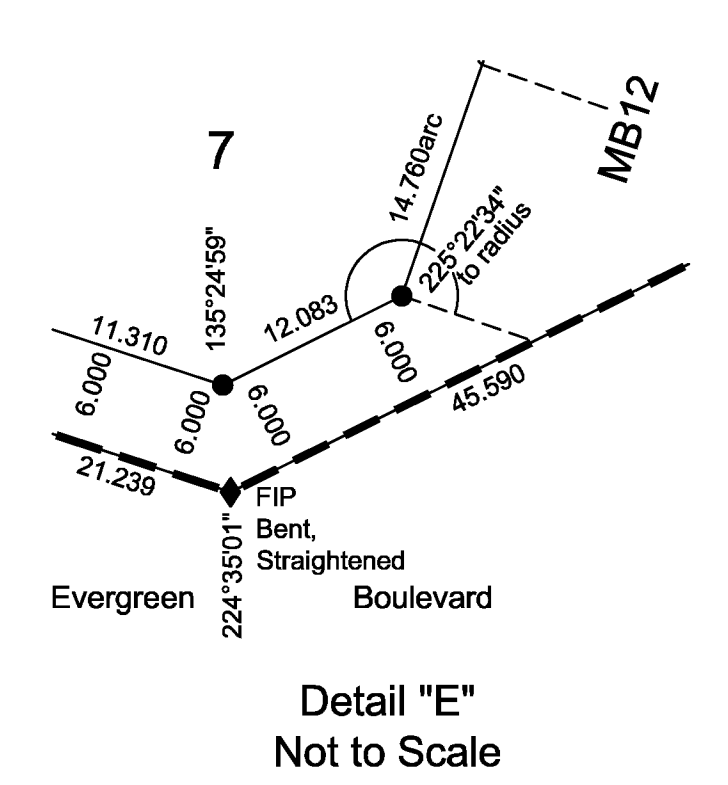
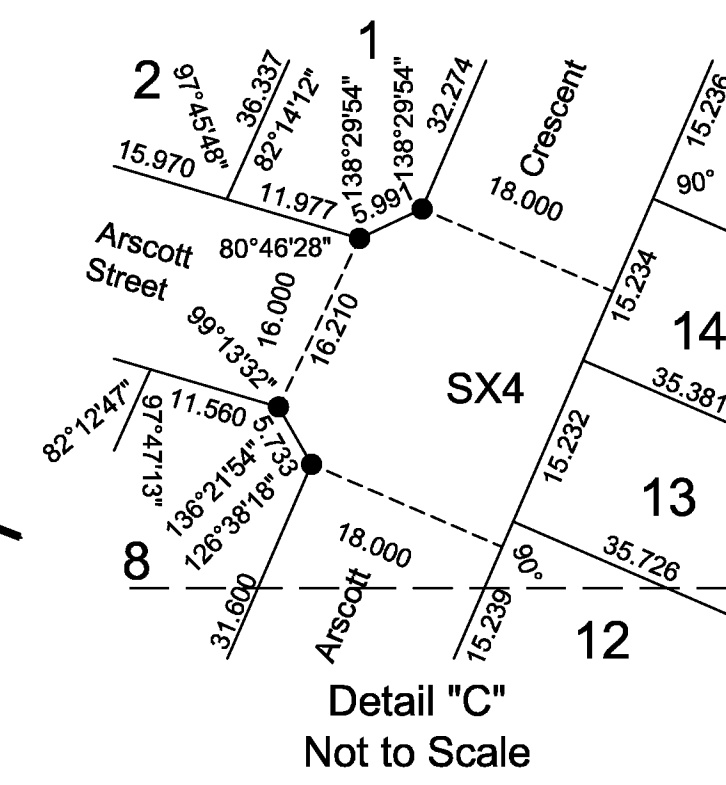
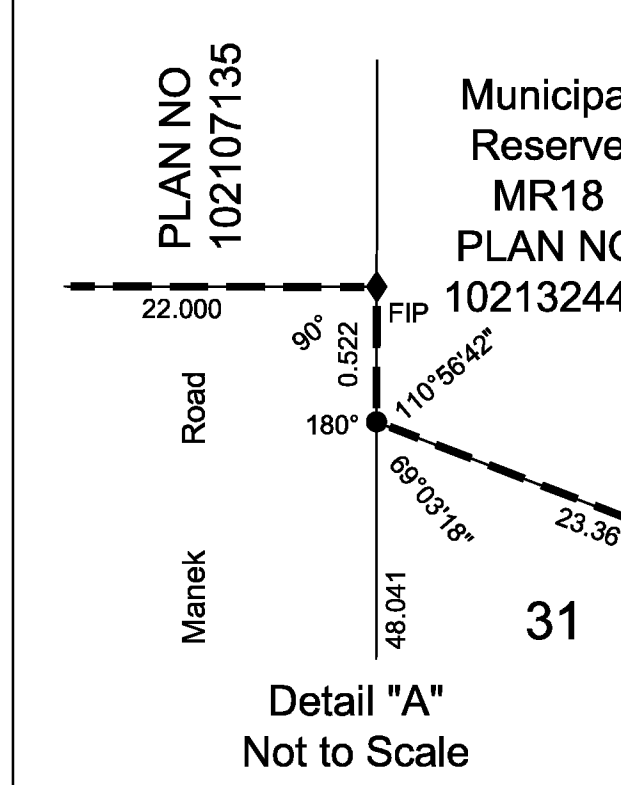


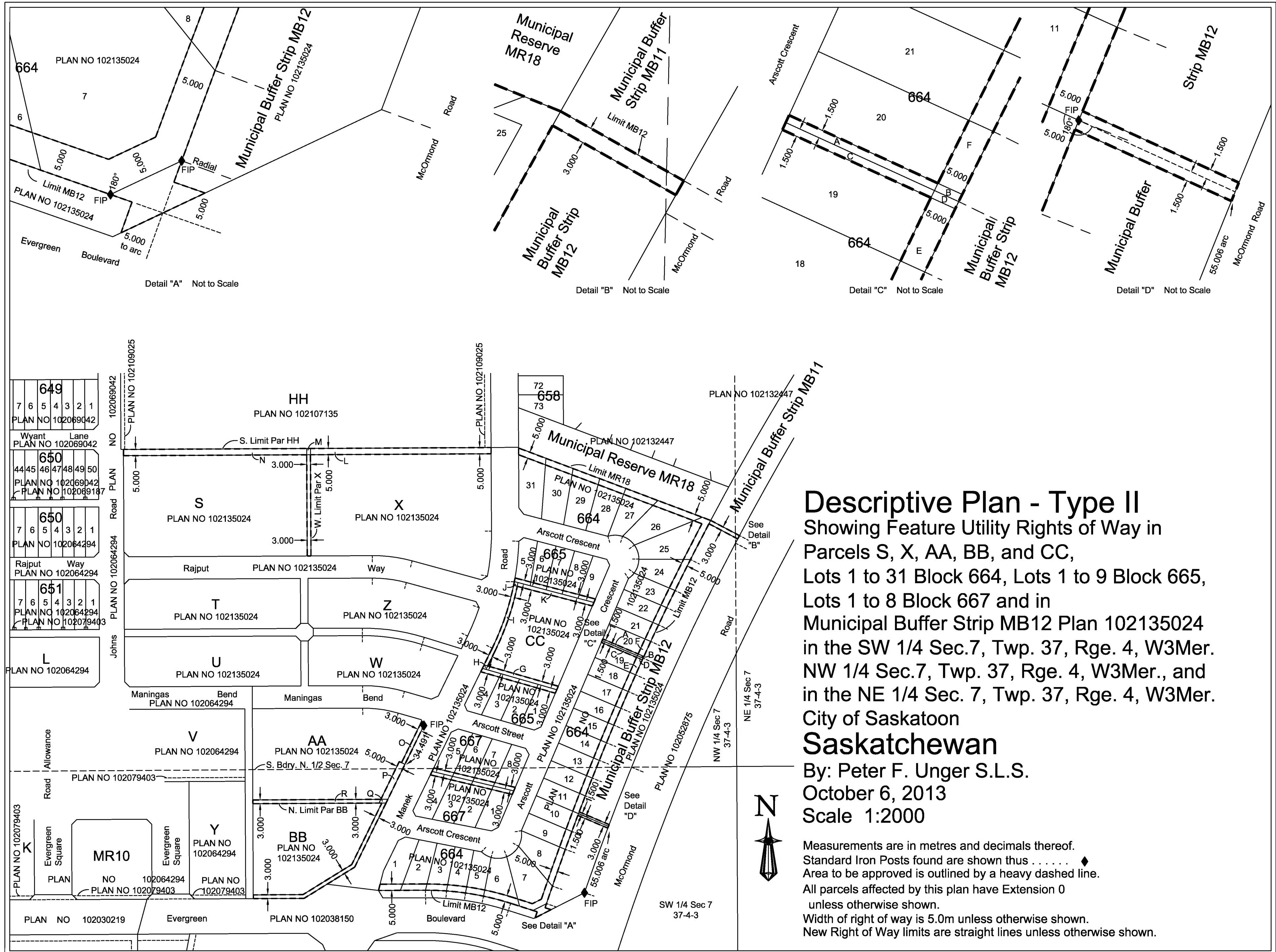
Plan No.	102071461
10	9
Plan No.	10207088
10	9



Plan of Survey
Showing Surface Subdivision of part of the SW 1/4 Sec. 7, Twp. 37, Rge. 4, W3Mer., Part of the NW 1/4 Sec. 7, Twp. 37, Rge. 4, W3Mer. and part of the NE 1/4 Sec. 7, Twp. 37, Rge. 4, W3Mer. City of Saskatchewan
By: Peter F. Unger S.L.S.
January 2012 - July 2013
Scale 1:1000

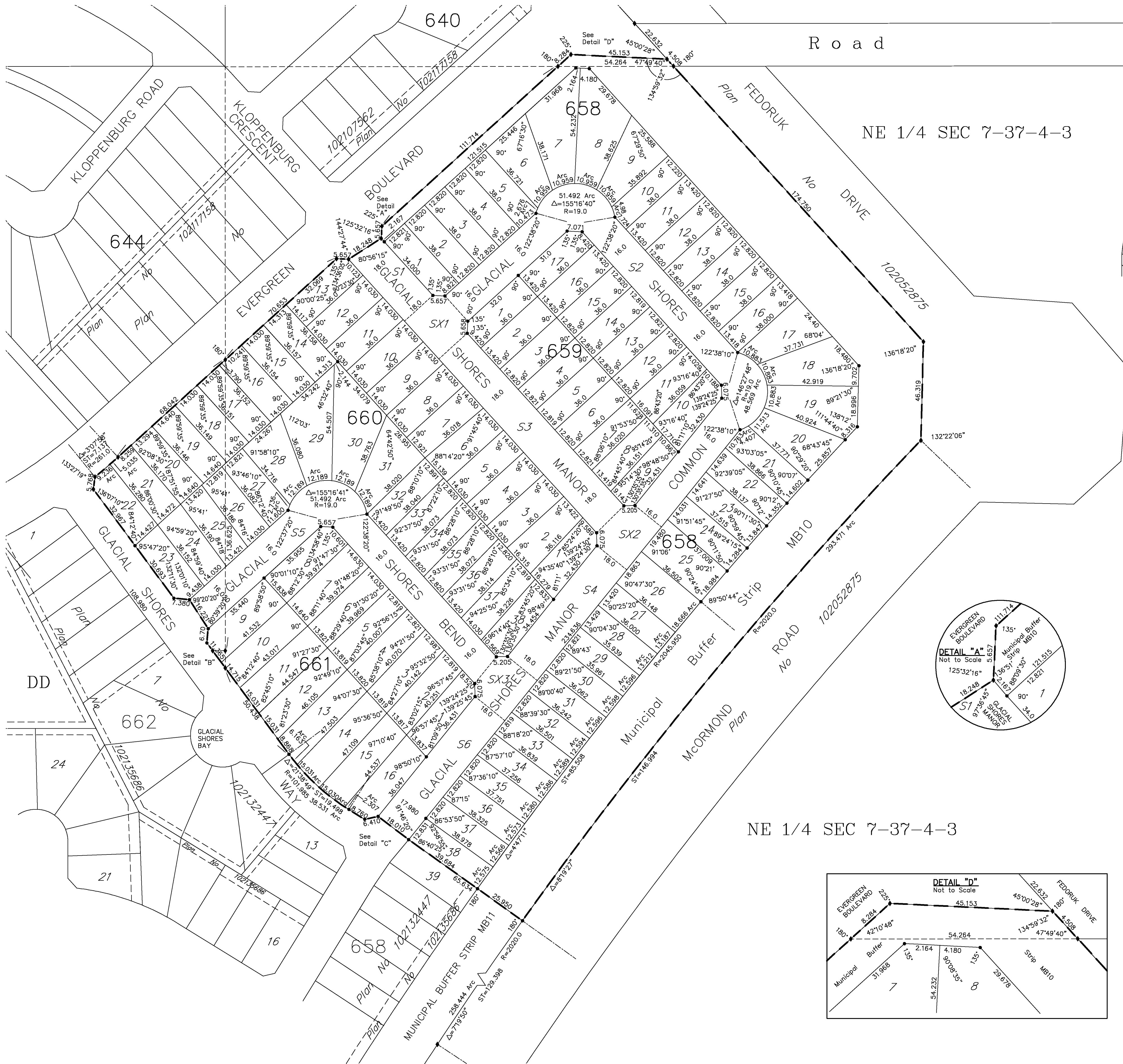
Standard Road Allowances are 20.117m in width. Measurements are in metres and decimals thereof. The Unique Identifier S003 has been stamped on all established standard iron posts. Area to be approved is outlined by a heavy dashed line. All parcels within the line of approval have an Extension of 0 unless otherwise shown. Standard Iron Posts planted are shown thus \bullet . Standard Iron Posts found are shown thus unless otherwise indicated \blacklozenge . All lot corners, not marked by a standard post, are marked by 0.013 X 0.450 small iron posts.





Descriptive Plan - Type II
 Showing Feature Utility Rights of Way in
 Parcels S, X, AA, BB, and CC,
 Lots 1 to 31 Block 664, Lots 1 to 9 Block 665,
 Lots 1 to 8 Block 667 and in
 Municipal Buffer Strip MB12 Plan 102135024
 in the SW 1/4 Sec.7, Twp. 37, Rge. 4, W3Mer.
 NW 1/4 Sec.7, Twp. 37, Rge. 4, W3Mer., and
 in the NE 1/4 Sec. 7, Twp. 37, Rge. 4, W3Mer.
 City of Saskatoon
Saskatchewan
 By: Peter F. Unger S.L.S.
 October 6, 2013
 Scale 1:2000

Measurements are in metres and decimals thereof.
 Standard Iron Posts found are shown thus ♦
 Area to be approved is outlined by a heavy dashed line.
 All parcels affected by this plan have Extension 0
 unless otherwise shown.
 Width of right of way is 5.0m unless otherwise shown.
 New Right of Way limits are straight lines unless otherwise shown.

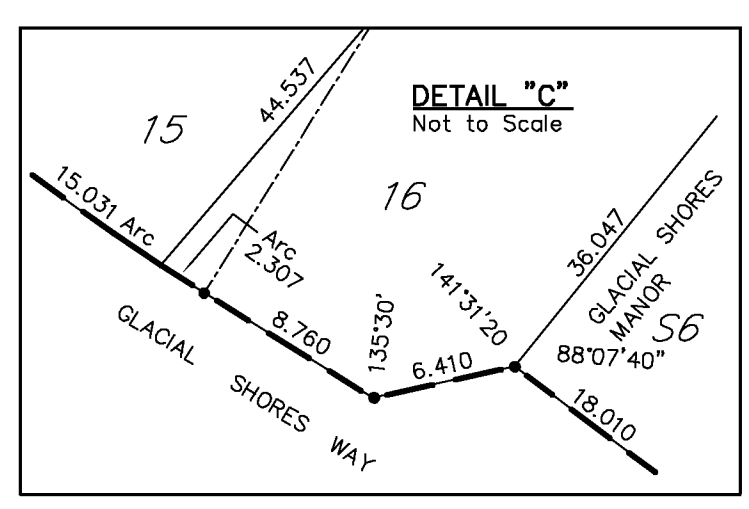
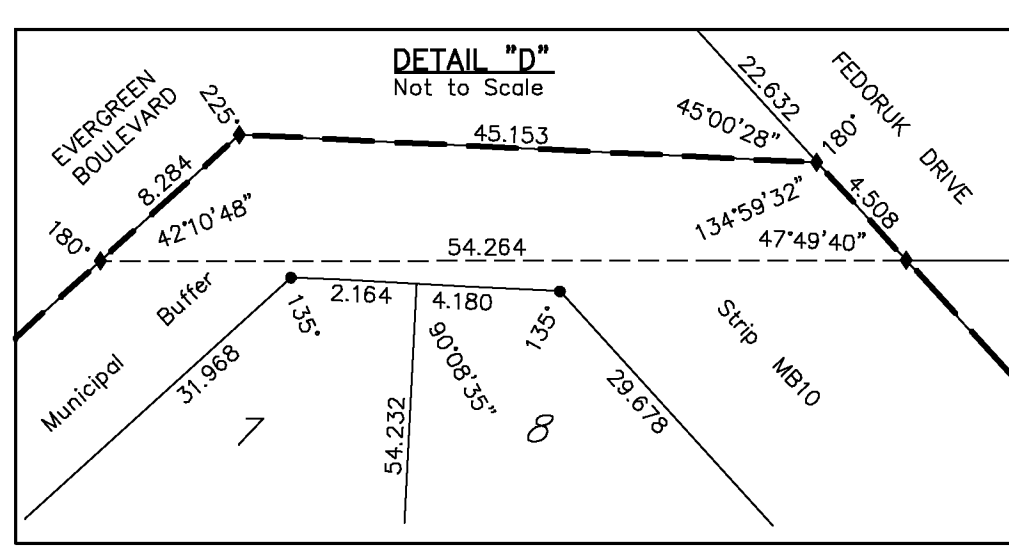
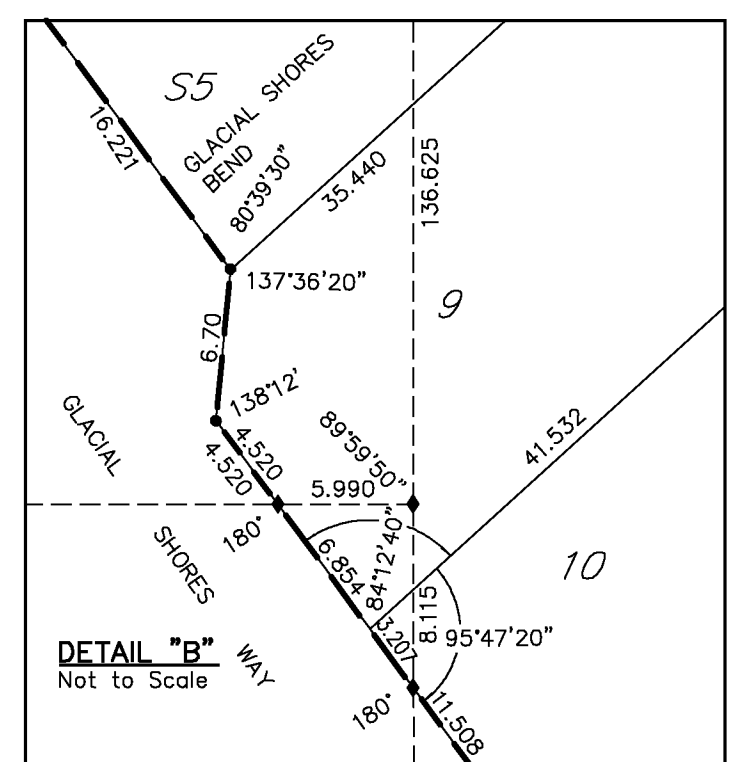
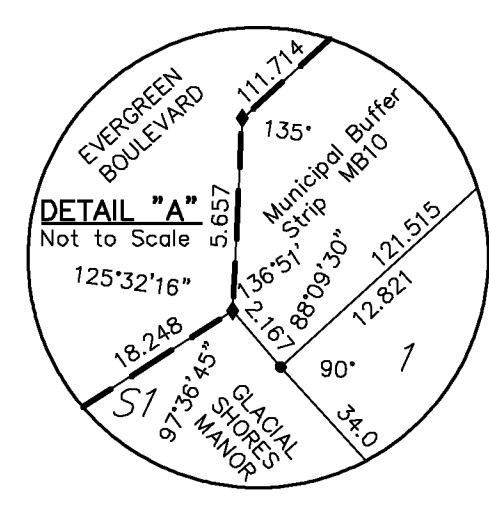


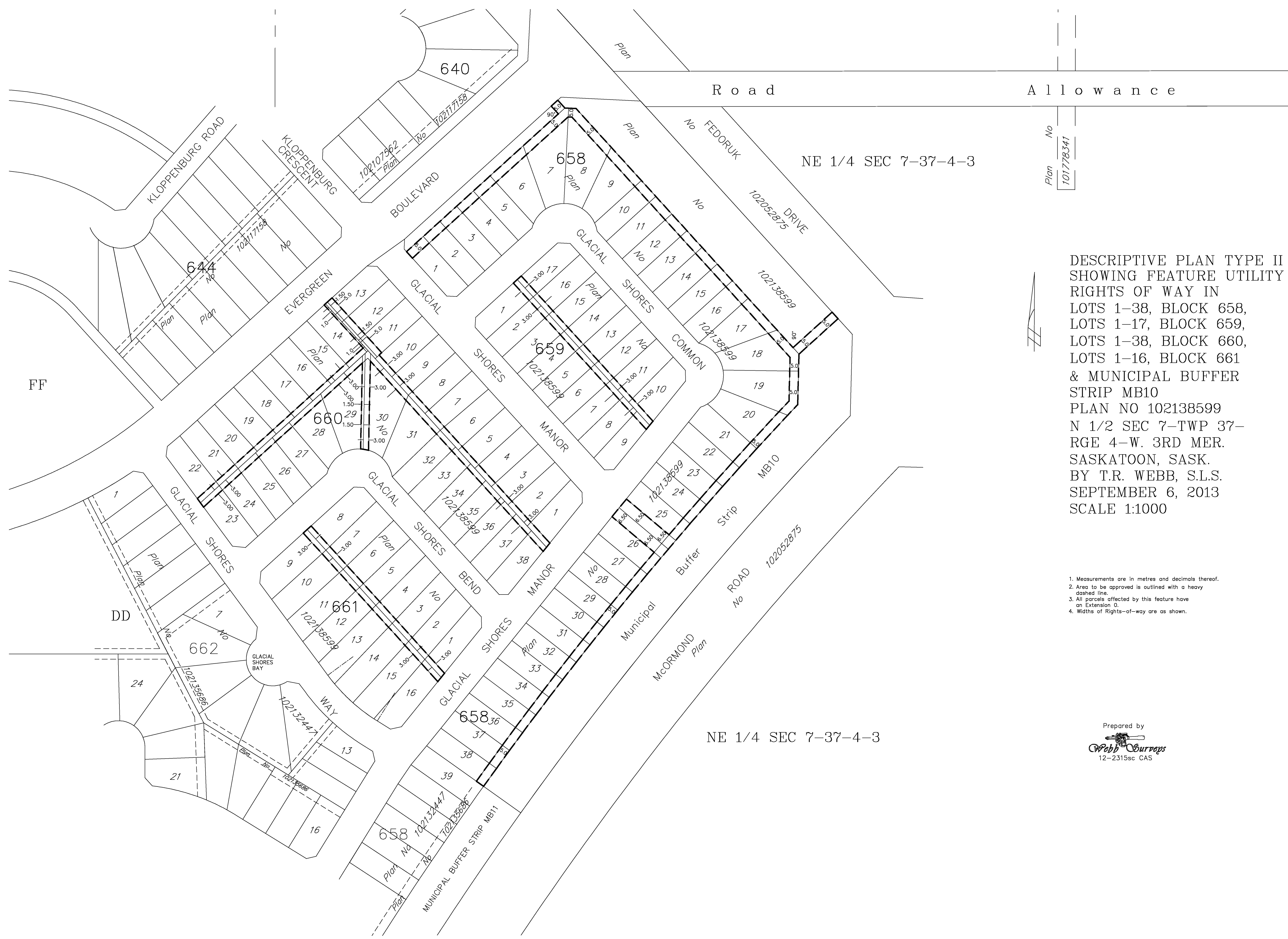
Plan No
101778341

PLAN OF SURVEY SHOWING
SURFACE SUBDIVISION
OF PART OF
NE 1/4 SEC 7-TWP 37
RGE 4-W. 3RD MER.,
PARCEL A,
REG'D PLAN NO 78S34536
IN NW 1/4 SEC 7-TWP 37
RGE 4-W. 3RD MER.
& PARCEL V,
PLAN NO 102107135
ALL IN N 1/2 SEC 7-TWP 37-
RGE 4-W. 3RD MER.
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
JUNE-SEPTEMBER 2013
SCALE 1:1000

1. Dimensions shown are in metres and three decimals thereof.
2. Area to be approved is outlined with a heavy dashed line.
3. The Unique Identifier of S020 for this survey firm has been stamped on all established standard iron posts.
4. Standard iron posts found are shown thus unless otherwise indicated ...
5. Standard iron posts planted are shown thus ...
6. Lot corners not marked with Standard Iron Posts are marked with 0.013 X 0.450 iron posts.
7. Parcels within the line of approval have an Extension 0.

Dedicated lands to the City of Saskatoon
222 3rd Avenue North
Saskatoon, SK
S7K 0J5





DESCRIPTIVE PLAN TYPE II
 SHOWING FEATURE UTILITY
 RIGHTS OF WAY IN
 LOTS 1-38, BLOCK 658,
 LOTS 1-17, BLOCK 659,
 LOTS 1-38, BLOCK 660,
 LOTS 1-16, BLOCK 661
 & MUNICIPAL BUFFER
 STRIP MB10
 PLAN NO 102138599
 N 1/2 SEC 7-TWP 37-
 RGE 4-W. 3RD MER.
 SASKATOON, SASK.
 BY T.R. WEBB, S.L.S.
 SEPTEMBER 6, 2013
 SCALE 1:1000

1. Measurements are in metres and decimals thereof.
2. Area to be approved is outlined with a heavy dashed line.
3. All parcels affected by this feature have an Extension Q.
4. Widths of Rights-of-way are as shown.

Prepared by

 12-2315sc CAS

Evergreen V

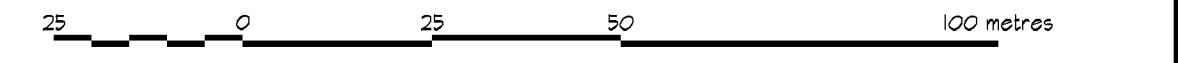
Plan of Survey Showing Surface Subdivision

of part of Parcel A - Plan 78S34536
and part of NW 1/4 Sec 07 Twp 37 Rge 4 West 3 Meridian
and part of NE 1/4 Sec 07 Twp 37 Rge 4 West 3 Meridian

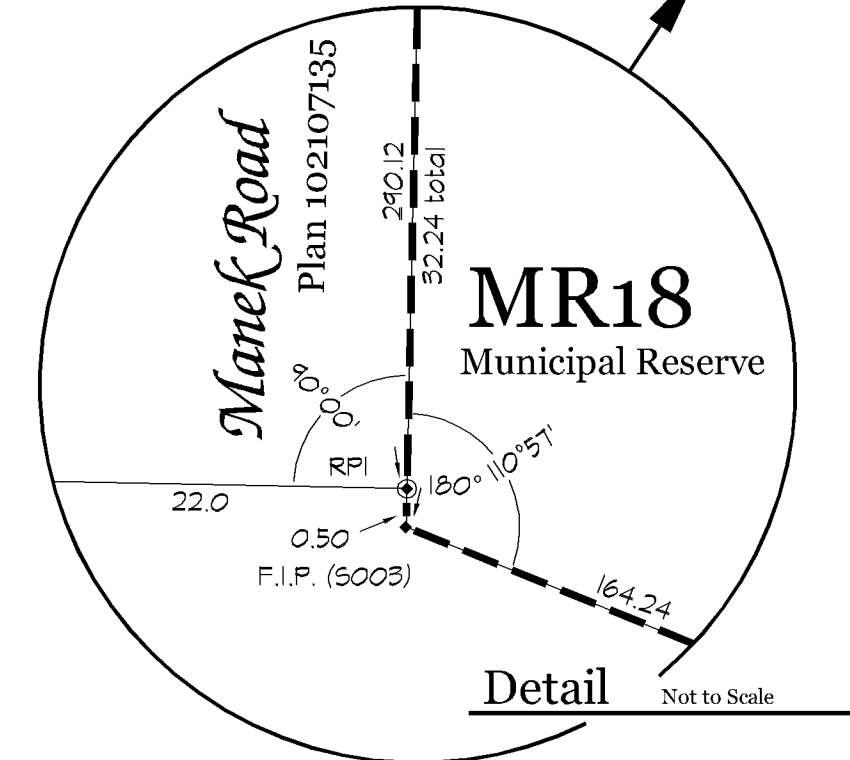
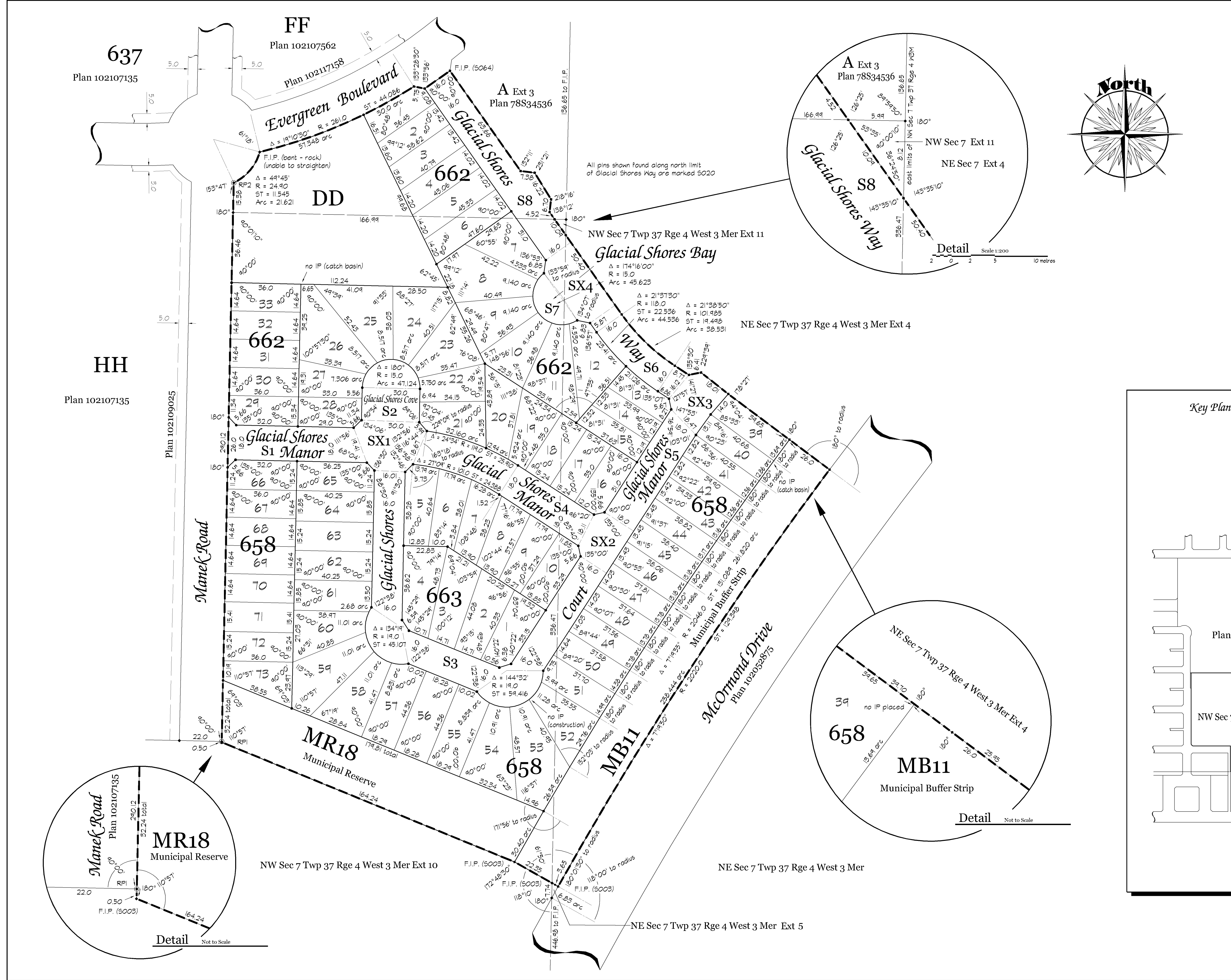
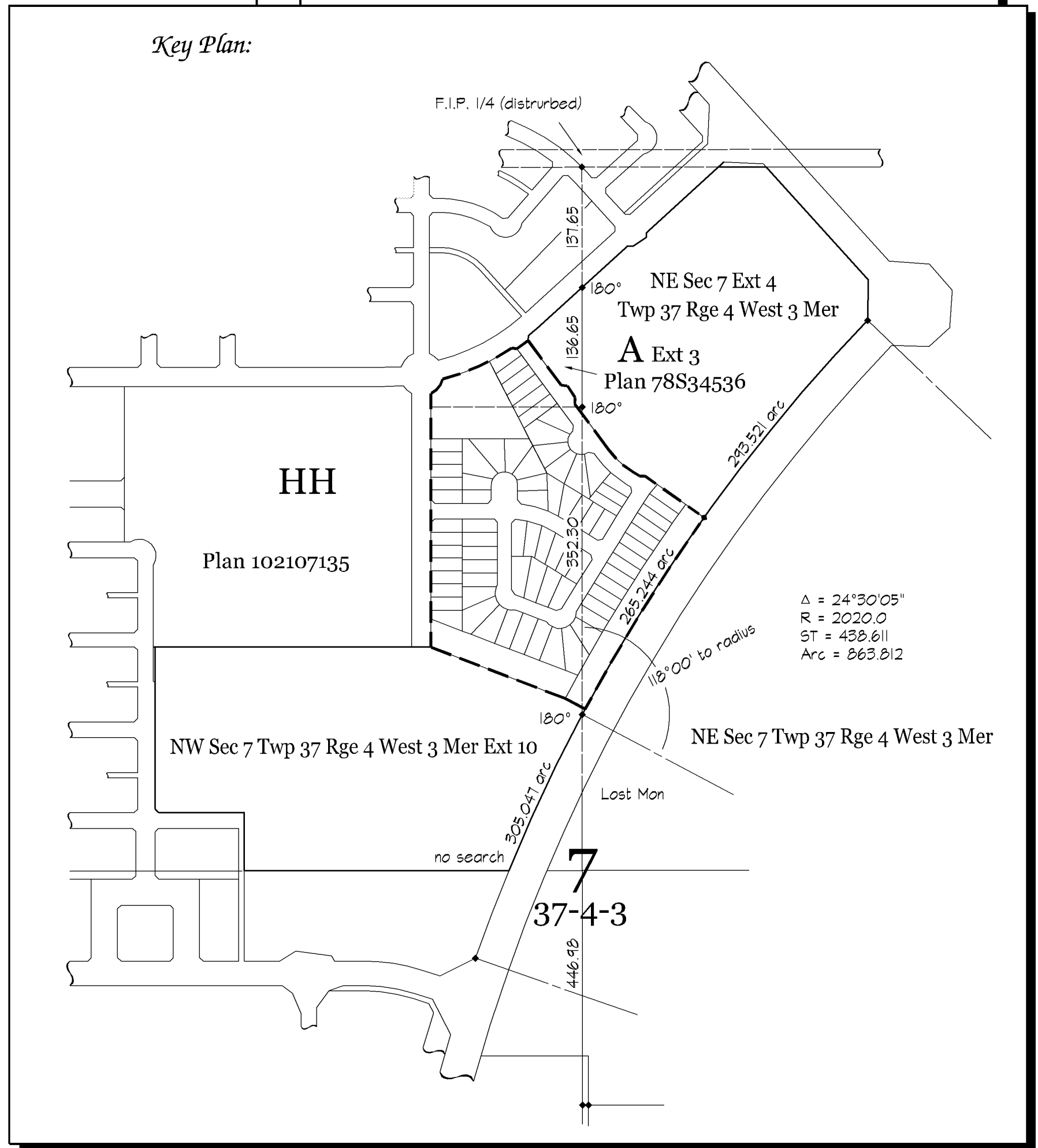
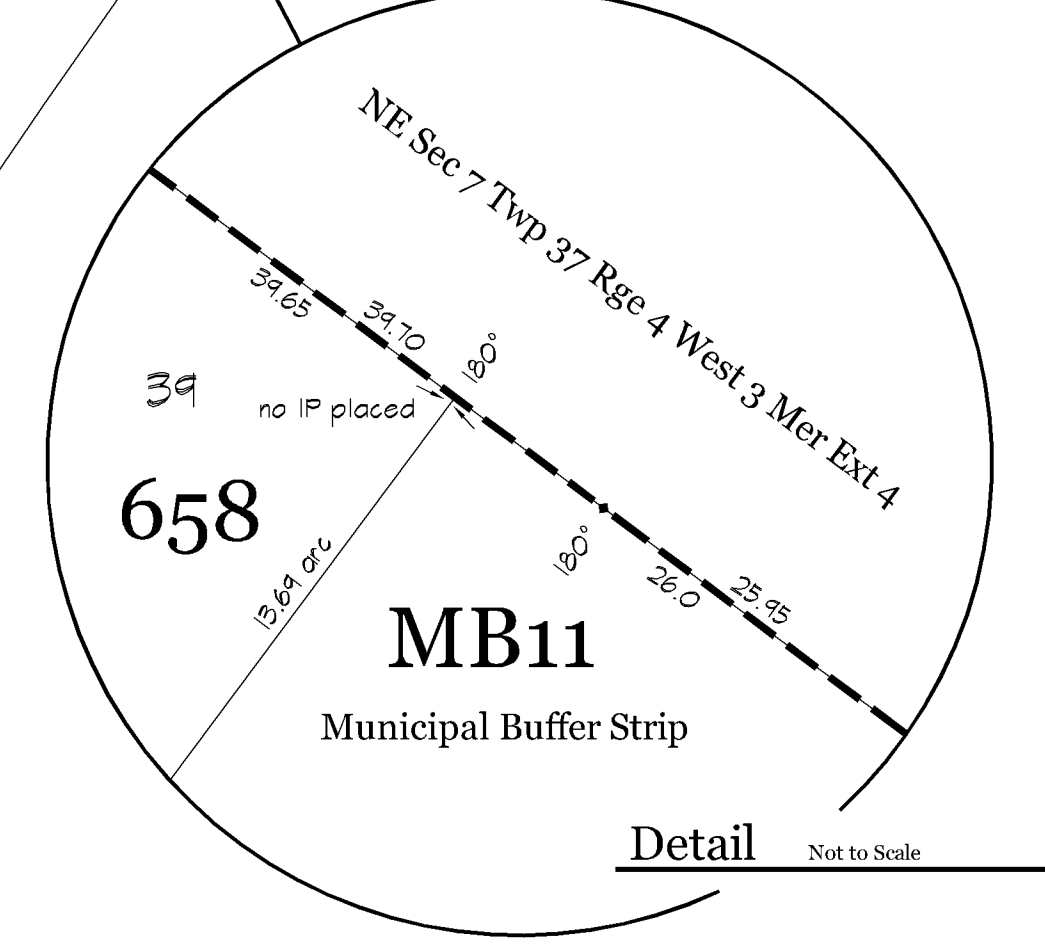
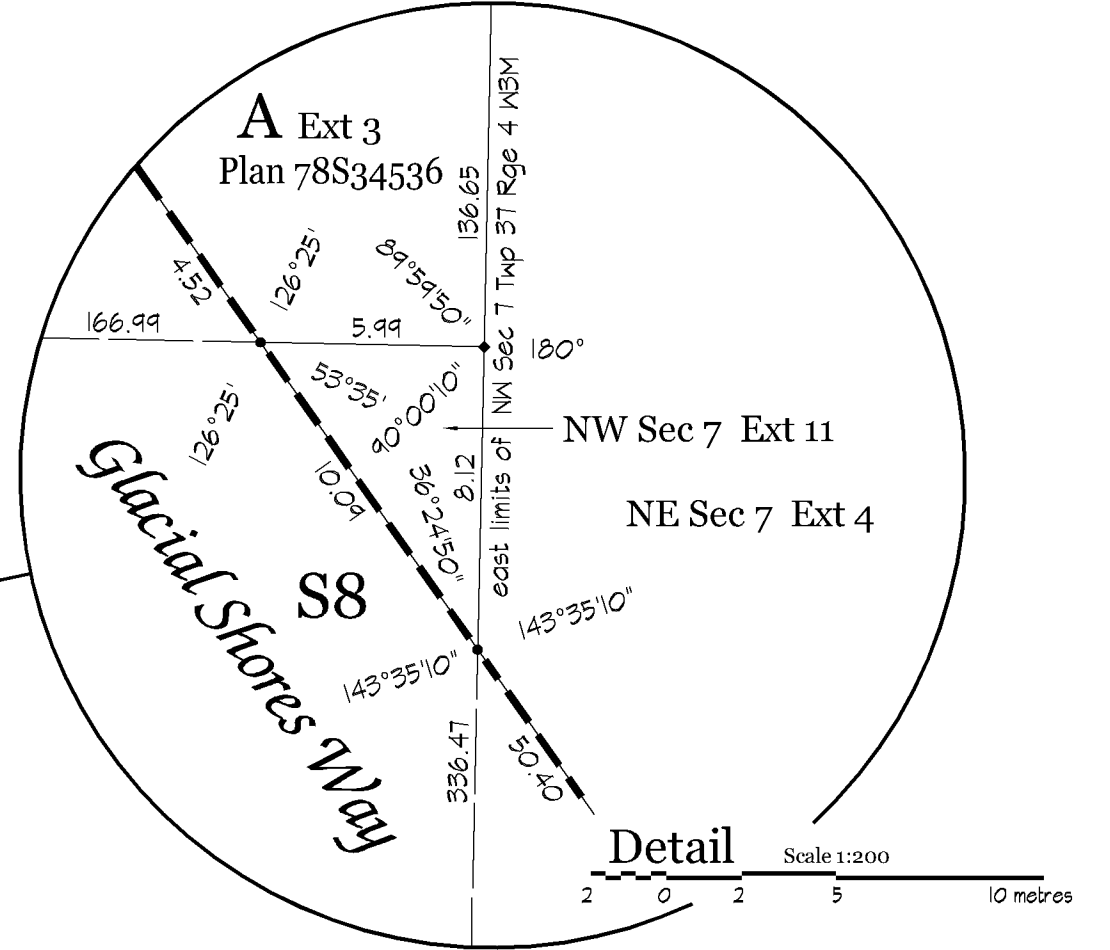
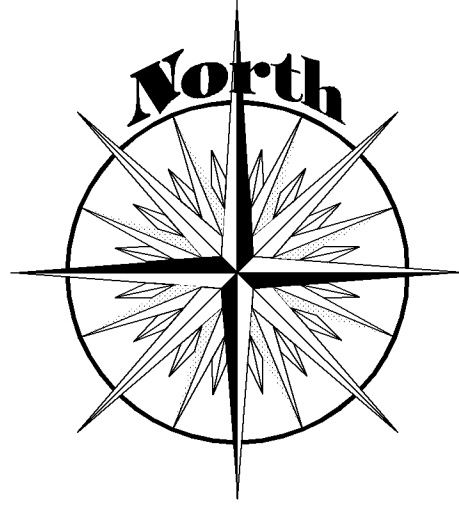
Saskatoon, Saskatchewan

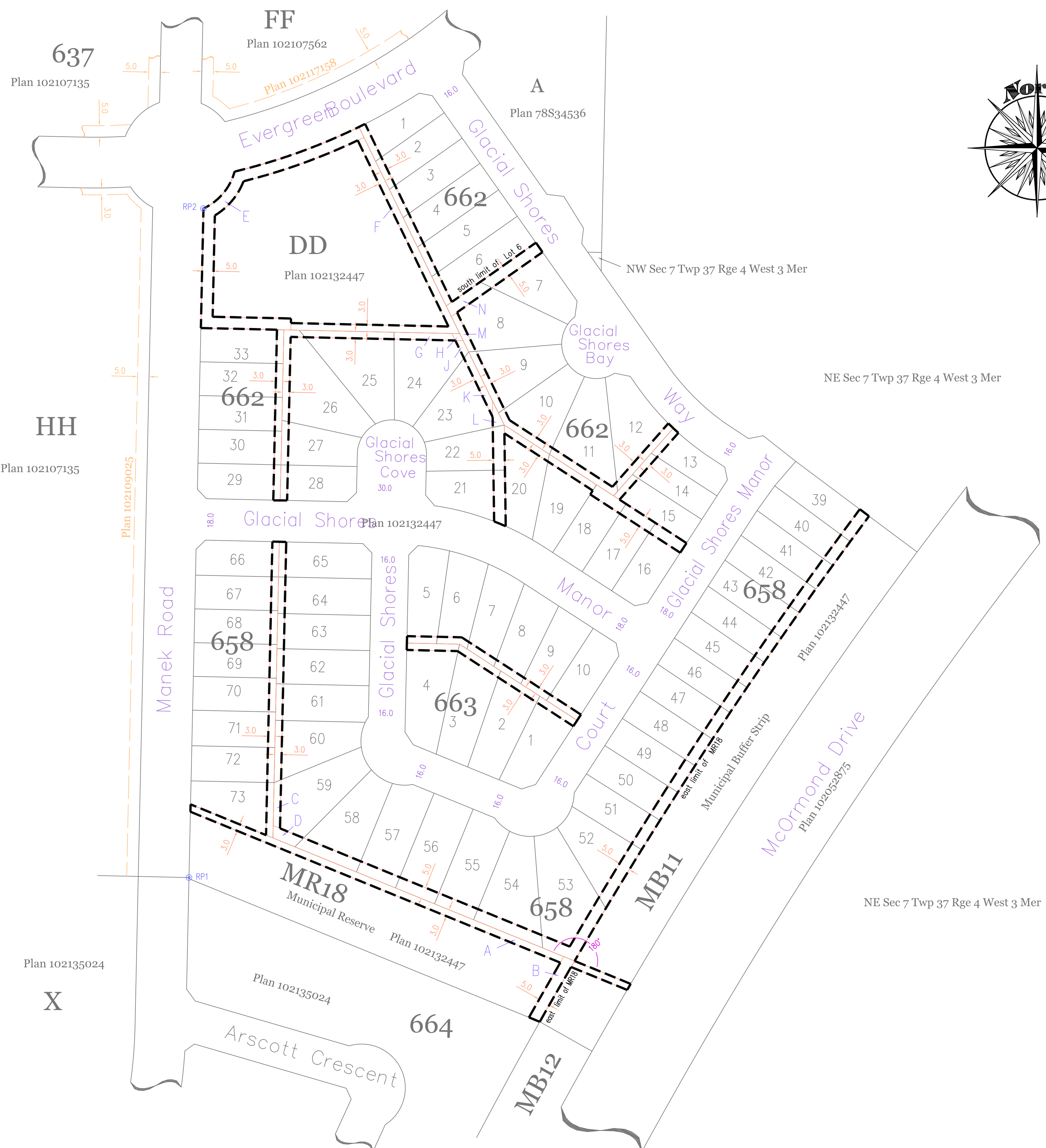
Survey by *M.A. Marien S.L.S.*

Date: June - July, 2013 AD Scale 1:1000



- Notes:**
- Measurements are in metres and three decimals of a metre.
 - Road allowances on this plan are Third System.
 - Monuments Found are shown thus
 - Standard iron posts planted are marked 5004 and shown thus
 - Lot corners not marked with standard iron posts are marked with 0.0139 x 0.46 metre iron pins.
 - Area to be approved is outlined by a heavy dashed line.
 - All parcels within the line of approval have an extension 0 unless otherwise shown.
 - The Datum used: NAD83 (CSRS98)
 - The Projection used: UTM Zone15N extended
 - RPI: Northing 5180811.410m; Easting 342416.870m
 - RP2: Northing 518161.350m; Easting 342423.140m
 - RP coordinates derived as of June 6, 2013 AD
 - Coordinates current as of June 6, 2013 AD







Evergreen V
 Descriptive Plan – Type II Showing
 Feature Utility Right of Way

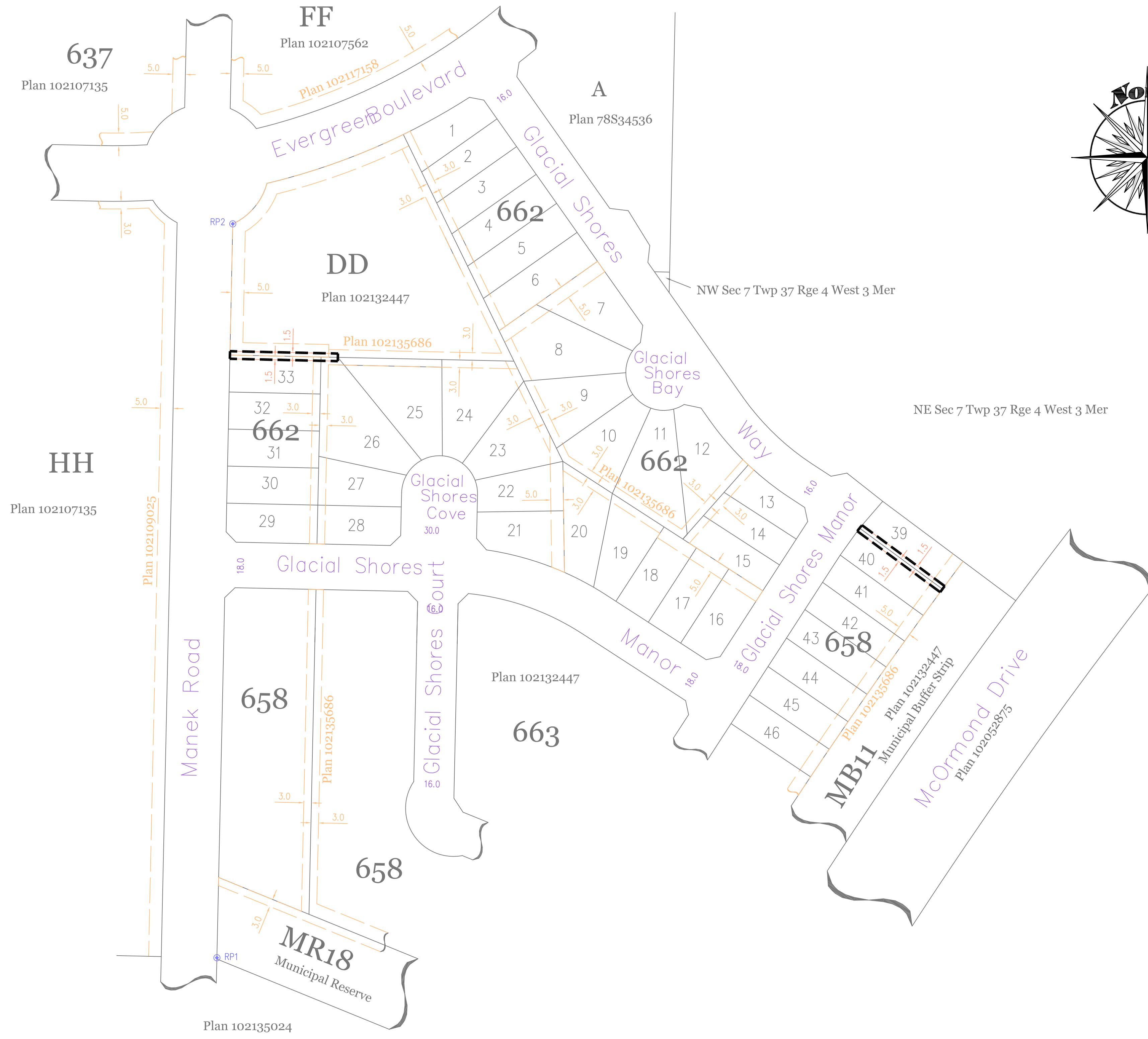
in Parcel DD - Plan 102132447
 and in MR18 Municipal Reserve - Plan 102132447
 and in MB11 Municipal Buffer Strip - Plan 102132447
 and in Lots 39 to 73 - Block 658 - Plan 102132447
 and in Lots 1 to 33 - Block 662 - Plan 102132447
 and in Lots 1 to 10 - Block 663 - Plan 102132447
 all in N 1/2 Sec 07 Twp 37 Rge 4 West 3 Meridian

Saskatoon, Saskatchewan
 Prepared by: M.A. Marien S.L.S.

Date: August 2, 2013 AD Scale 1:1000



- Notes:
- Measurements are in metres and three decimals of a metre.
 - Standard road allowances on this plan are Third System.
 - Standard Iron posts found are shown thus 
 - Reference points are shown thus 
 - Area to be approved is outlined by a heavy dashed line.
 - Width of right of way is 3.0 metres unless otherwise shown.
 - All parcels affected by this feature have an extension zero unless otherwise shown.
 - The Datum used: NAD83 (CSRS98)
 - The Projection used: UTM Zone13N extended
 - RP1: Northing 5780871.410m; Easting 392916.870m
 - RP2: Northing 5781161.350m; Easting 392923.140m
 - RP coordinates derived as of June 6, 2013 AD



Evergreen V
 Descriptive Plan – Type II Showing
 Feature Utility Right of Way

in Parcel DD - Plan 102132447
 and in Lots 39 and 40 - Block 658 - Plan 102132447
 and in Lots 26 and 33 - Block 662 - Plan 102132447
 all in N 1/2 Sec 07 Twp 37 Rge 4 West 3 Meridian

Saskatoon, Saskatchewan
 Prepared by: M.A. Marien S.L.S.

Date: August 2, 2013 AD Scale 1:1000

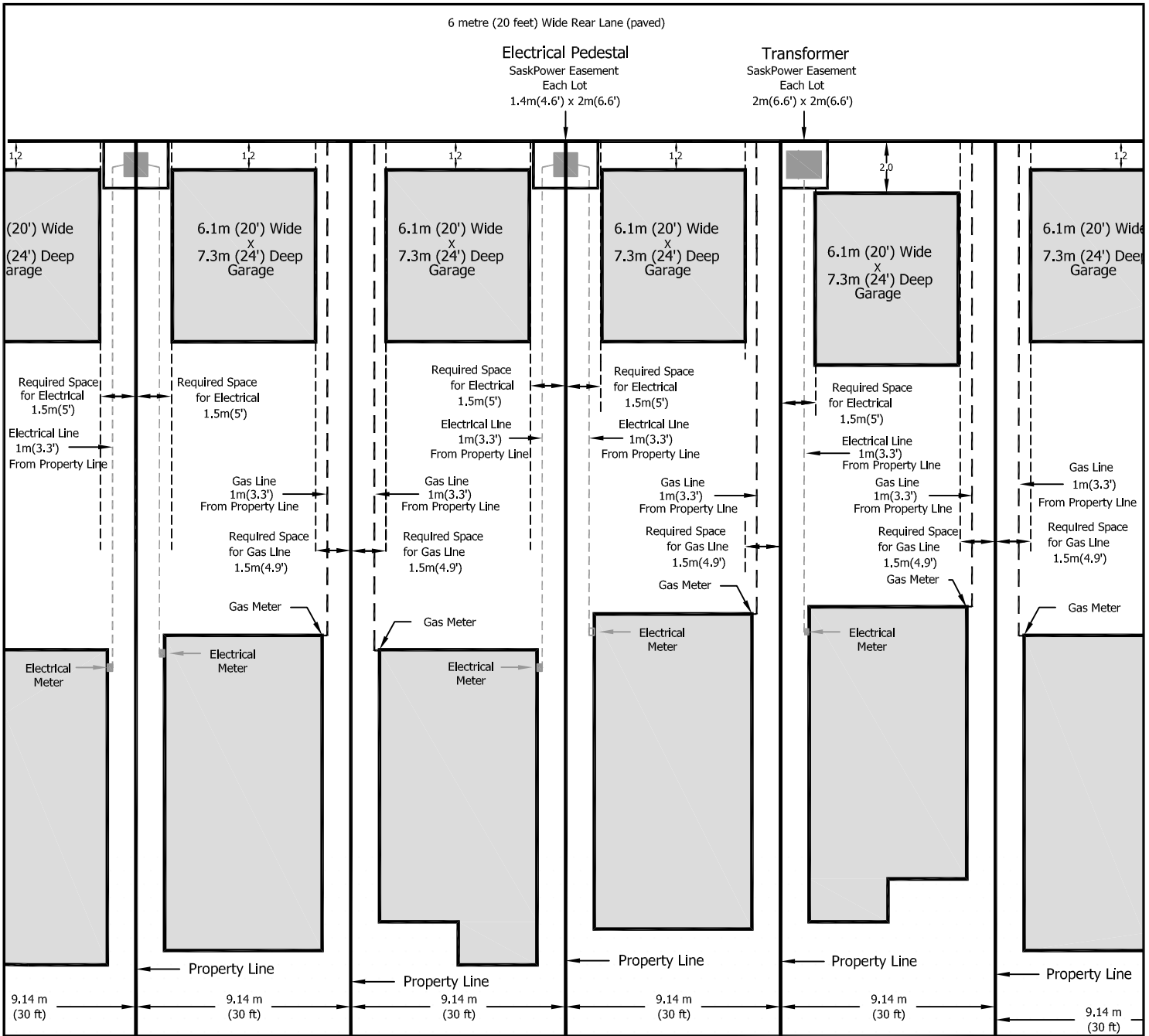


Notes:

- Measurements are in metres and three decimals of a metre.
- Standard road allowances on this plan are Third System.
- Standard iron posts found are shown thus .
- Area to be approved is outlined by a heavy dashed line.
- Width of right of way is 1.5 metres unless otherwise shown.
- All parcels affected by this feature have an extension zero unless otherwise shown.
- The Datum used: NAD83 (CSRS98)
- The Projection used: UTM Zone13N extended
- RP1: Northing 5780871.410m; Easting 392916.870m
- RP2: Northing 5781161.350m; Easting 392923.140m
- RP coordinates derived as of June 6, 2013 AD
- Coordinates current as of June 6, 2013 AD

Typical Servicing From Lane

SaskPower and SaskEnergy Underground Lines



Street Right-of-Way

Please note:

- This drawing is intended as a guide only. For more accurate and detailed information, specific to your property, please contact the respective utilities and the City of Saskatoon's Building Standards Branch.
- For the purpose of this illustration, each lot is shown as 9.14m (30 ft) wide and 38m (125 ft) deep.
- A garage, or other accessory building may not be built over the natural gas line or electrical service.
- The Land Branch takes no responsibility regarding the legality of the building layout on your lot.



Customer Service
408-36th Street East
Saskatoon, SK S7K 6K8

2011 November

Our File: 156127

Attention: Evergreen Property Owners

To Whom It May Concern:

RE: Residential Lots with Alleys - Stubbed Lots

Under the servicing requirements set forth by the City of Saskatoon Land Branch, SaskEnergy has installed a partial natural gas service (service stub) into your lot for future home servicing.

At the time of installation, SaskEnergy crews marked the end of this service stub with a 75 mm (3") diameter post in order that the future property owner would have a visual indication as to its approximate location. There is no guarantee that this post has remained nor, through acts of others, been relocated or tampered with. Therefore a line locate is required to determine its actual position.

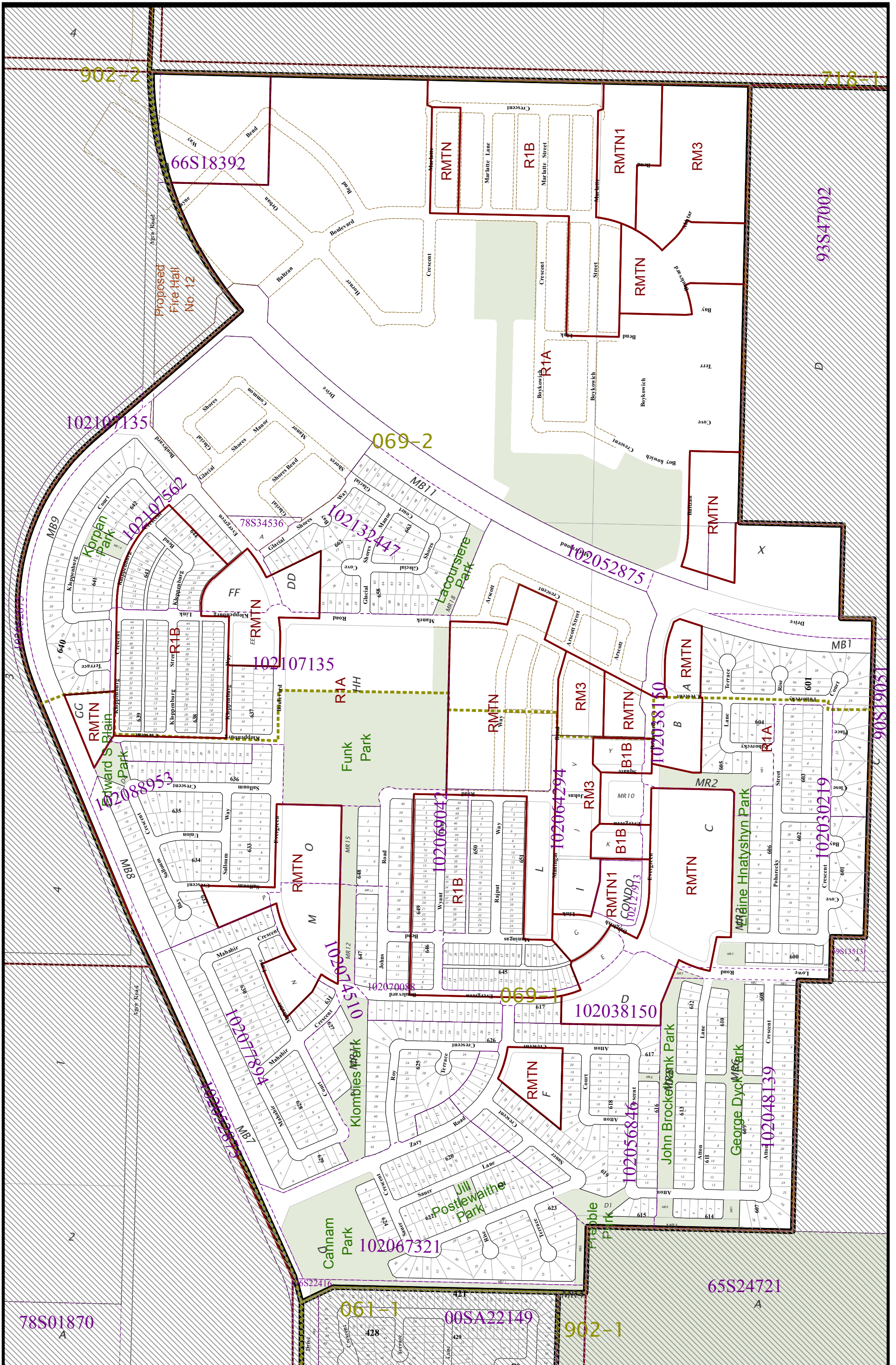
Please note:

- 1) **No** permanent structures including, but not limited to, buildings, foundations, fences, decks, etc. are permitted within 500 mm (20") of the service/stub per Article 36 of the SaskEnergy Act;
- 2) Where the above noted conditions cannot be satisfied, the Property Owner will be responsible for the costs to relocate the existing SaskEnergy facilities such that these conditions can be satisfied or rendered moot;
- 3) The SaskEnergy Act requires that its facilities be located and marked prior to commencing any excavation activities. **Please contact Sask 1st Call at 1-866-828-4888 a minimum of five (5) working days prior to work commencing.**

It is strongly recommended that prior to finalizing plans, locates are completed and the necessary steps are taken to avoid encroaching on SaskEnergy facilities. As stated above in paragraph 3, please call Sask 1st Call at 1-866-828-4888 for locating of SaskEnergy facilities.

Regards,

SASKENERGY INCORPORATED
SASKATOON AREA OFFICE

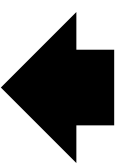


Zoning map of Evergreen

Scale 1:6,400

069-0

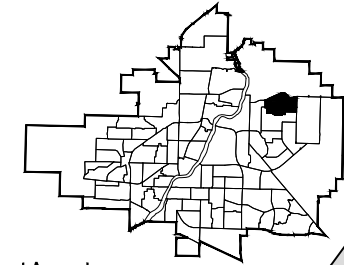
Sep 30, 2013





EVERGREEN

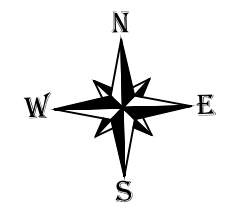
Northeast Swale
Preserved Natural Lands



Proposed Access to
Future Neighbourhood
Aspen Ridge



- Single Family
- Low/Medium Density Multiple-Unit Dwelling
D = Dwelling Group Townhouse
ST = Street Townhouse
- Medium/High Density Multiple-Unit Dwelling
- Residential Type II Care Home
- Mixed Use
- Commercial
- Institutional
- Future Development
- Community Centre & Possible Schools
- Core Parks, Drainage Areas and Linear Parks
- Buffers and Open Space



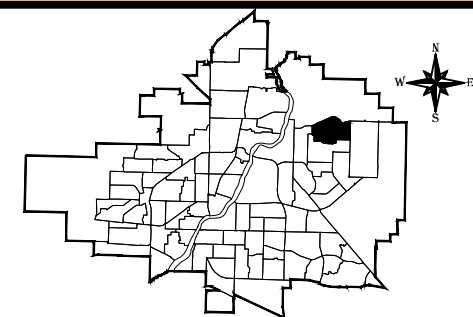
Note: The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from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

University of Saskatchewan Kernan Farms



Legend:

Civic Addresses	1234	Decorative Fence		Transformer(2.0m x 2.0m)		Fire Hydrant	
Previous Development		Masonry Fence		Utility Pedestal (2.75m x 2.0m)		Temporary Water Circulator	
Residential Care Home Type II		Easement 1.5m		Mail Boxes			
Multi-Family Parcels Medium/High Density		Easement 3m		Corner Garage Location			
Multi-Family Parcels Low/Medium Density		Easement 5m		Garage Location			
Lots with no roof slope req.		City Water & Sewer		Light Standard			
Chain Fence							

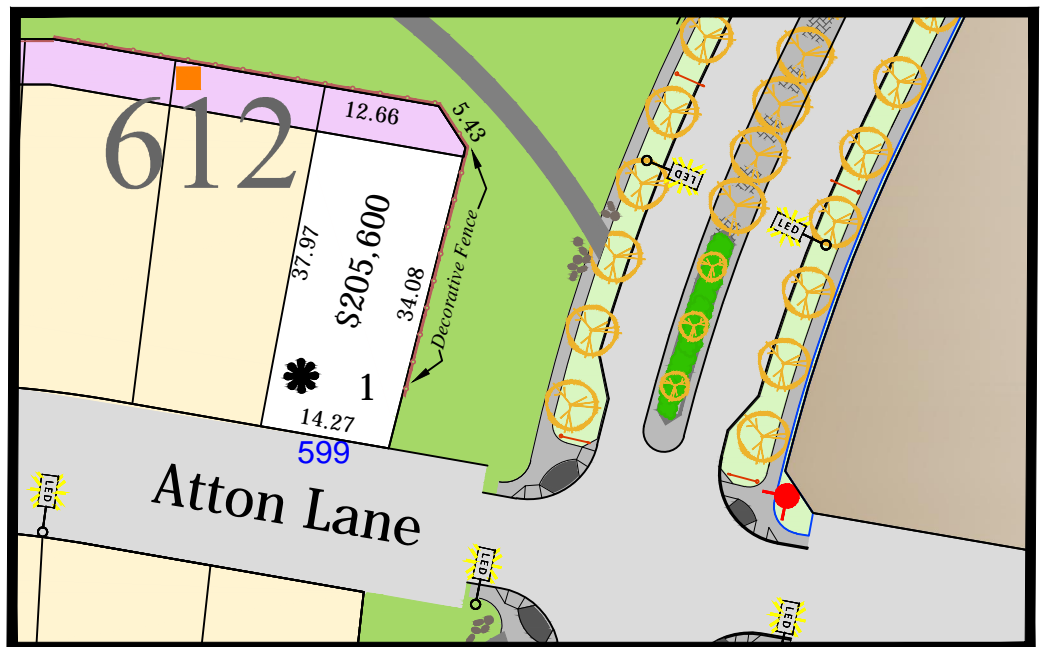
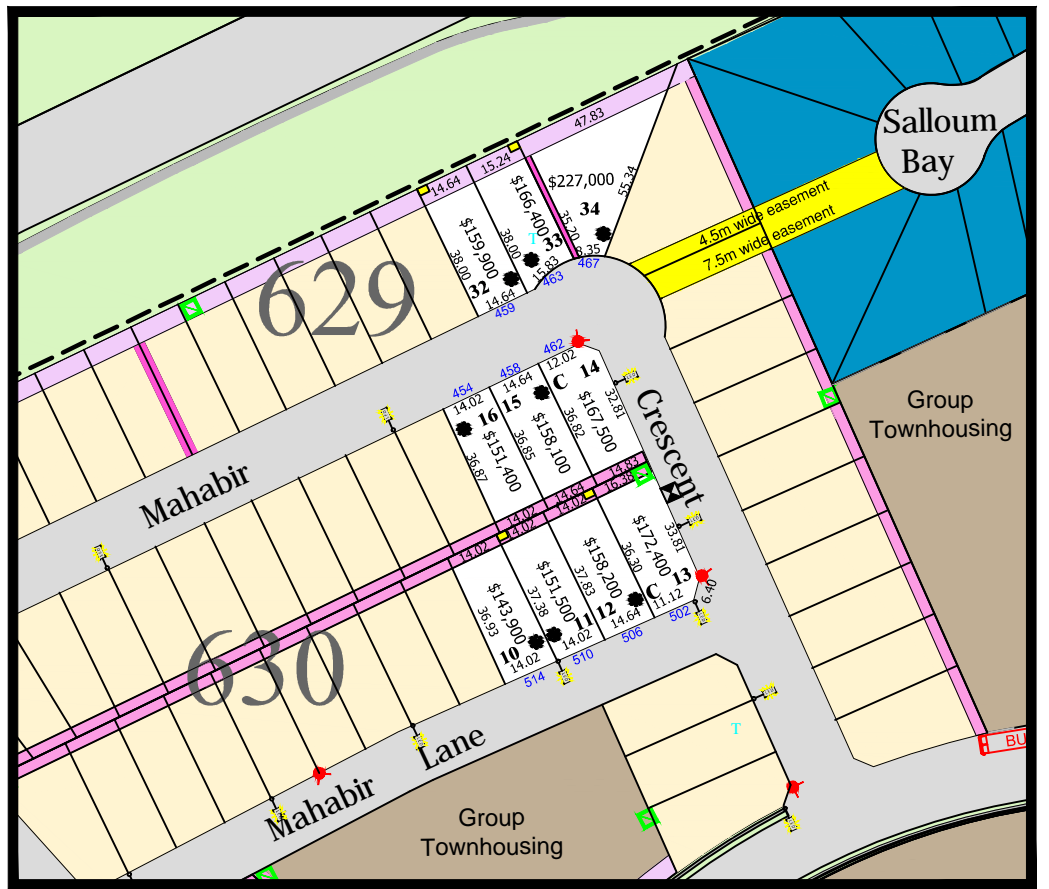
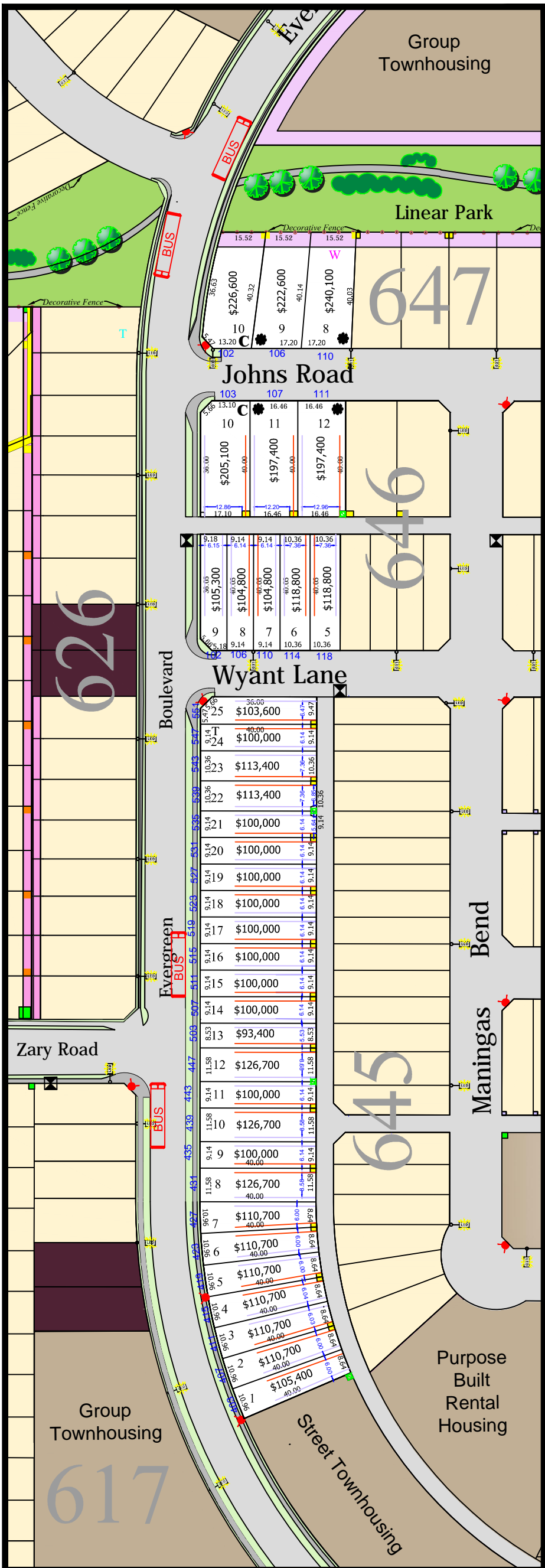




EVERGREEN

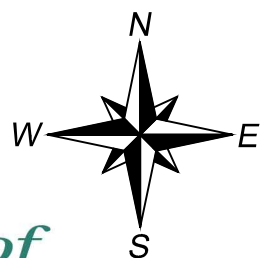
Phase 7 Lot Information Map (2 of 3)

47 Lots - Mahabir Crescent and Lane, Johns Road, Wyant Lane, Atton Lane & Evergreen Boulevard



Legend:

Civic Addresses	1234	Fire Hydrant	
Corner Garage Location	C	Lots with no slope req.	
Easement 1.5m		Garage Location	
Easement 3m		LED Light Standard	
Easement 5m		Mail Boxes	
Easement Other		Walk Out	W
Previous Lot Draw		Temporary Water Circulator	T
Transformer(2.0m x 2.0m)		Chain Fence	
Utility Pedestal(2.8x2.0)		Decorative Fence	
Pre-designated Lots (Residential Care Home - Type II; Daycare Centre; Preschool)		Proposed Bus stops	
Garage Pad Maximum Width (Between Utilities)			
Underground Gas Line accomodation			
Underground Power Line accomodation			

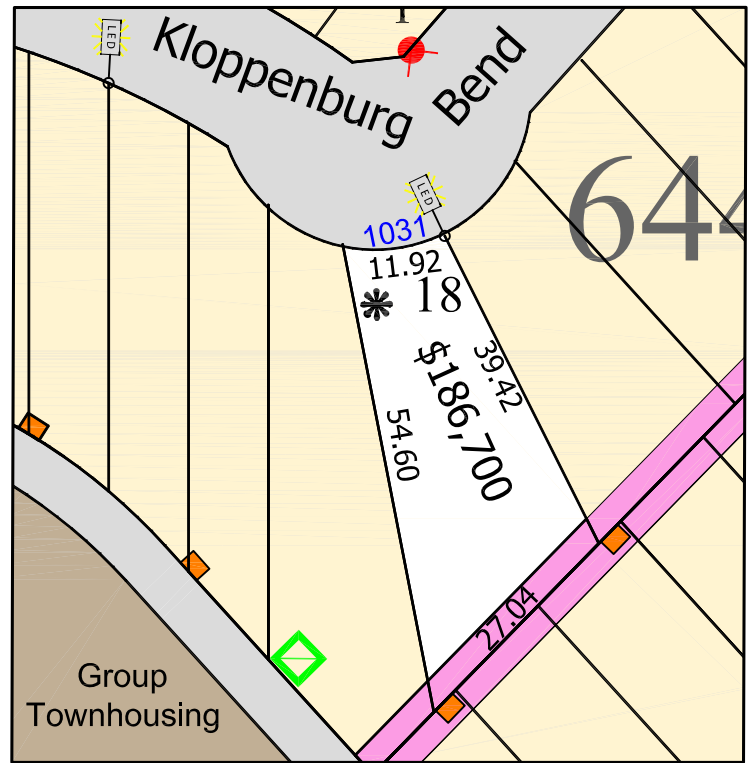
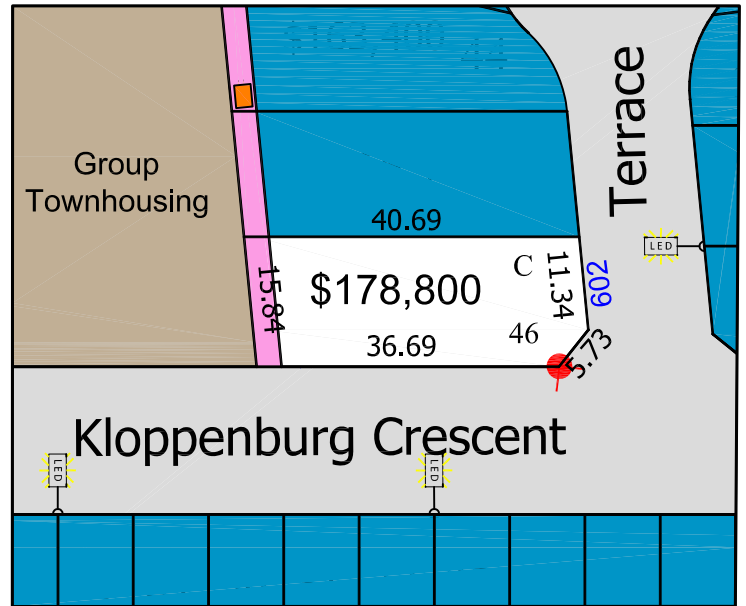
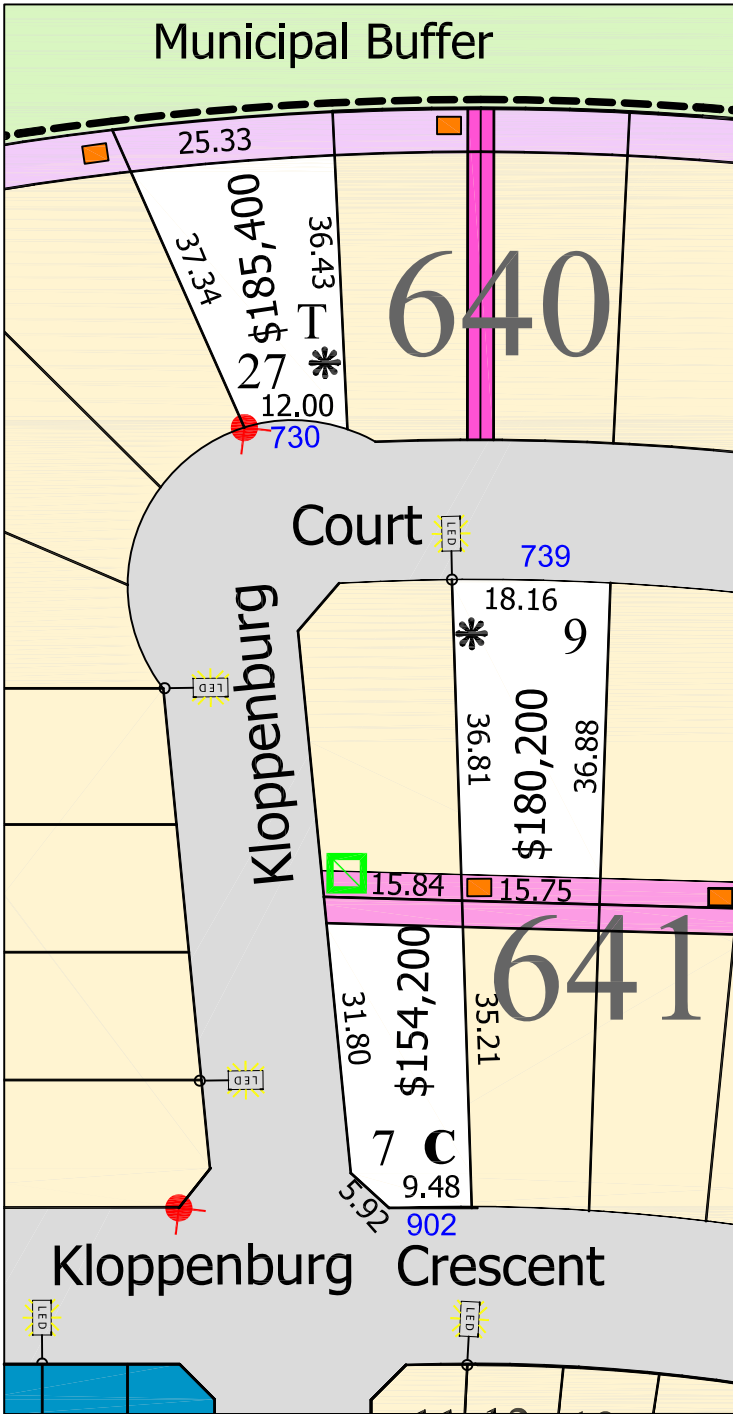


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EVERGREEN

Phase 7 Lot Information Map (3 of 3) 5 Lots - Kloppenburg Court, Bend & Terrace



Legend:

- Civic Adresses 1234
- Easement 3m
- Easement 1.5m
- Previous Lot Draw
- No roof slope Req.

- Garage Location *
- Corner Garage C
- Light Standard LED
- Chain Link Fence

- Utility Pedestal (2.8x2.0)
- Transformer (2.0m x 2.0m)
- Fire Hydrant ●



The Land Branch 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 metres 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. Park design and municipal buffer landscaping is not finalized and subject to change.