



GREENBRYRE ESTATES

BUILDER INFORMATION PACKAGE – PHASE 3

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House Plan Approval Form

Eligible Contractor Application Form



SITE PLANNING GUIDELINES

1. Siting and Setbacks

The property setting of all house dwellings shall meet the following criteria for construction on the property located in Greenbryre Estates:

The siting of principal and accessory uses shall be in accordance with and located in the following guidelines:

- a) Front Yards – all buildings shall be set back a minimum of 6 meters from the municipal road allowance.
- b) Rear Yards – all buildings shall be set back a minimum of 6 meters.
- c) Side Yards – all side yards shall be set back a minimum of 3 meters.
- d) Flanking Yards – all flanking yards shall be set a minimum of 6 meters.
- e) Out buildings – any buildings are to be approved by the Developer/Greenbryre Estates. Please see *Schedule A* for approved garage locations. Note all garages must be minimum 2 car garages.
- f) All storage sheds on attached buildings may be placed and utilized on the Property Owner's property at the Property Owner's discretion and convenience within the approved setbacks.

2. Lot Grading and Drainage

The Property Owners are required to have the engineered final lot grading completed on their property. Lot grading must conform to the approved lot grade slip. There are drainage requirements for specific lots which specific requirements are detailed in the attached *Schedule B*

- a) A Master Geotechnical Report will be completed by Greenbryre Estates and supplied to each individual engineer for all foundation requirements. An individual Geotechnical Report may be requisitioned by the owner, specific to their own lot, at the owners' expense.

3. Garages and Driveways

All houses must have a minimum of a 2-car garage with a concrete driveway, which garage, and driveway are to be completed within 2 years after the completion of the house construction.



4. Swimming Pools

The Property Owners are required to check with the engineers prior to performing any installation of swimming pools. All swimming pools must have a separate washout system. All pools must be dechlorinated, prior to drainage. All Swimming pools must comply with Provincial Safety Regulations (ie. Fencing). It is the responsibility of the Property Owners to comply with the safety regulations and engineered building and installation. Approval of pools will go through the RM of Corman Park.

5. Sump Pump & Septic Tank

Every home must have a sump pump connected to the floor drain. Floor drains are permitted in the garage if they are pumped to the rear of the lot. They cannot be pumped into the septic system. All Property Owners will be responsible to supply their own septic tank. Installation is required to meet all required specifications and lot grades. Please see *Schedule C*.

6. Lot Utility Connections

- Pressurized potable water valves are located at the front of the property and are connected by Greenbryre Utility Corporation
- Water meters are available from Greenbryre Utility Corporation which will be required to be installed by a contractor. Please call Brad at (306) 373-7600 for a water meter.
- Non potable water valve will be located on the front of all lots for access to the raw water, to be installed by Greenbryre Utility Corporation. An annual fee is paid every spring to connect to the raw water along with an initial hook-up cost to cover the cost of the valves.
- Power, natural gas, telephone and high-speed internet will be located at the back of each lot.

ARCHITECTURAL DESIGN GUIDELINES

1. House Sizes

Architectural controlled house sizes (minimum size):

Lots 1, 20 to 31, 40, 41, 49, 50
1500 sq. ft. bungalow
1500 sq. ft. bi-level
1800 sq. ft. two storey



Walkout Lots 2 to 19, 32 to 48, 51 to 54
1600 sq. ft. bungalow walkout
1800 sq. ft. bi-level or walkout
2000 sq. ft. two-storey

2. Exterior Finishes

The selection of these options will be made on an individual basis, based on the approval of engineered sealed design plans forwarded to the Developer.

- a) All houses must have a minimum of 10% stone or brick for the front elevation. The stone or brick colours prior to construction must be approved by Greenbryre Estates.
- b) All shingle colours and exterior of the house colour are to be approved by Greenbryre Estates.
- c) Houses situated beside each other or directly across from each other will be varied in colour and design.
- d) All homes backing green spaces or water features must have stone or brick on all back supporting pillars of the deck.
- e) No vinyl sidings shall be used on any of the buildings situated on the land.

3. Fencing

All lots backing the water feature will have black aluminum alloy fencing installed by the Developer. Please confirm with the developer prior to purchase and construction if you are unsure if your property will be subject to the installation. All other property fencing will be at the cost of the property owners and approved by Greenbryre Estates. All required fencing must meet specifications on this “type of fencing”. Please see *Schedule D* with respect to fencing to meet proper specifications.

4. Landscaping

Landscaping on each lot must be complete within the second growing season of the completed construction of the home. The minimum standard shall consist of topsoil, grading, sodding or seeding, one tree and an underground sprinkler system. All housing backing greenspace or water features of the property is required to have topsoil, grading, sodding, or seeding. Lots that are unkept will be fined if they are not maintained.



CONSTRUCTION GUIDELINES

1. Construction Approval from the Developer

All building plans must be approved by the Developer/Greenbryre Estates. Builders are required to submit the following:

- 1. All building plans are to be approved and sealed by an engineer from the Province of Saskatchewan.** One copy of the building plan must be forwarded before construction to the Developer's Main Office located at:

#200 - 203 Stonebridge Blvd.

Saskatoon, SK S7T 0G3

Office hours: 8:30 am to 12:00 pm, 1:00 to 5:00 p.m., Monday to Friday

Email: community@greenbryre.com

2. House Plan Approval Form regarding the colors, model types and minimum footages, provided by Developer.
3. Eligible Contractor Application Form provided by Developer.
4. A deposit of \$1,000.00 for lot clean up, refundable when construction is completed. This must be submitted at the same time the plans are submitted for approval. No plans will receive approval until the deposit is received, no exceptions.

Applications are encouraged to be submitted in advance of the desired construction date.

Once the above items are received and approved, the Developer will forward an approval to the RM of Corman Park. No changes may be made to an approved application without the written consent and approval of the developer.

2. Construction Rules & Regulations

- a) Until the development is complete, Greenbryre Estates hereby expressly reserves the right to vary, rescind or alter such restrictions and benefits as it may in its sole discretion deem advisable with respect to all or any restrictions and benefits herein granted or imposed.
- c) Invalidation of these restrictions or provisions or any part thereof by Judgement or Court Order shall in no way affect any of these restrictions herein set forth not validated by such Order, and any such restrictions not invalidated shall remain in full force and effect.



- d) Nothing herein shall be, or shall be deemed to be, construed as an admission of responsibility or liability on the part of Greenbryre to or for any benefit of any third party, whether an Owner of land or lots in the development or otherwise, to enforce, oversee, pursue, maintain or otherwise control activities of the Buyers/Owners herein with respect to the use of the lots, or any of them, and all the enforcement of any conditions herein to be performed by the Buyers/Owners shall be at sole discretion of Greenbryre Estates as permitted by Law.
- f) All site restrictions may be amended from time to time by the Greenbryre Association;
- g) If the above regulations are not met to the satisfaction of Greenbryre Estates and the R.M. of Corman Park, any deficiencies will be rectified and/or repaired at the expense of the Property Owner;
- h) The Buyer/Property Owner accepts responsibility and any costs associated with any damage that occurs to the pavement/curbs or neighboring property as a result of the construction of the Property Owner's property.
- i) House numbers are mandatory for construction as well as the complete build, as emergency vehicles require this information.



SCHEDULE A – Approved Garage Locations





SCHEDULE B – Grading & Drainage

Will be provided when available

SCHEDULE C – Septic System



- NOTES:**
1. INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, APPLICABLE CODES AND MUNICIPAL
 2. HOMEOWNER MUST OBTAIN PLUMBING PERMIT AND INSPECTION AS REQUIRED BY SASKATOON HEALTH REGION.

TYPICAL SEPTIC SYSTEM

PRELIMINARY
NOT FOR CONSTRUCTION

CATERALL & WRIGHT
 1271-28 Street East
 Saskatoon, SK S7N 3K6
 Tel: 306-975-1234 Fax: 306-975-1235

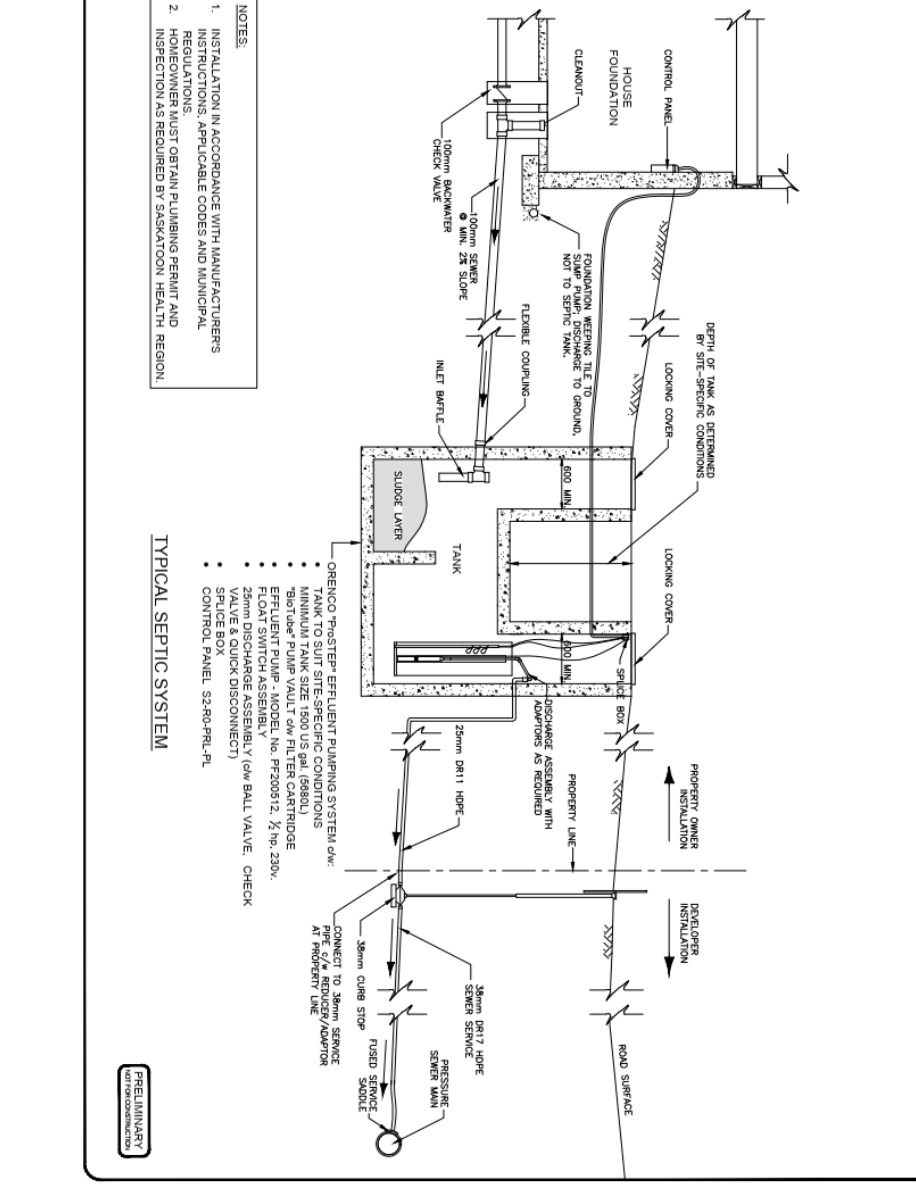
GREENBRYRE ESTATES

CONSTRUCTION DETAILS

TYPICAL SEPTIC SYSTEM

452-001SEPT

DATE: 11.15.2010
 DRAWN BY: JAW
 CHECKED BY: JAW
 PROJECT NO: 452-001SEPT
 SHEET NO: 1/1



- ORENCO "PAC-STEP" EFFLUENT PUMPING SYSTEM GW:
- TANK TO SUIT SITE-SPECIFIC CONDITIONS
 - MINIMUM TANK SIZE 1900 US gal. (698L)
 - 1/2" tube PUMP VAULT GW FILTER CARTRIDGE
 - EFFLUENT PUMP - MODEL No. PF200512, 1/2 hp, 230v.
 - FLOAT SWITCH ASSEMBLY
 - 25mm DISCHARGE ASSEMBLY (GW BALL VALVE, CHECK VALVE & FLOAT SWITCH)
 - 25mm DISCHARGE ASSEMBLY (GW BALL VALVE, CHECK VALVE & FLOAT SWITCH)
 - CONTROL PANEL S2-80-RL-PL

CONNECT TO 38mm SERVICE PIPE 1/4" REDUCER/ADAPTOR AT PROPERTY LINE

38mm CURB STOP
 FUSED SERVICE SOCKET
 PRESSURIZED SEWER MAIN
 38mm DR17 HOPE SEWER SERVICE

