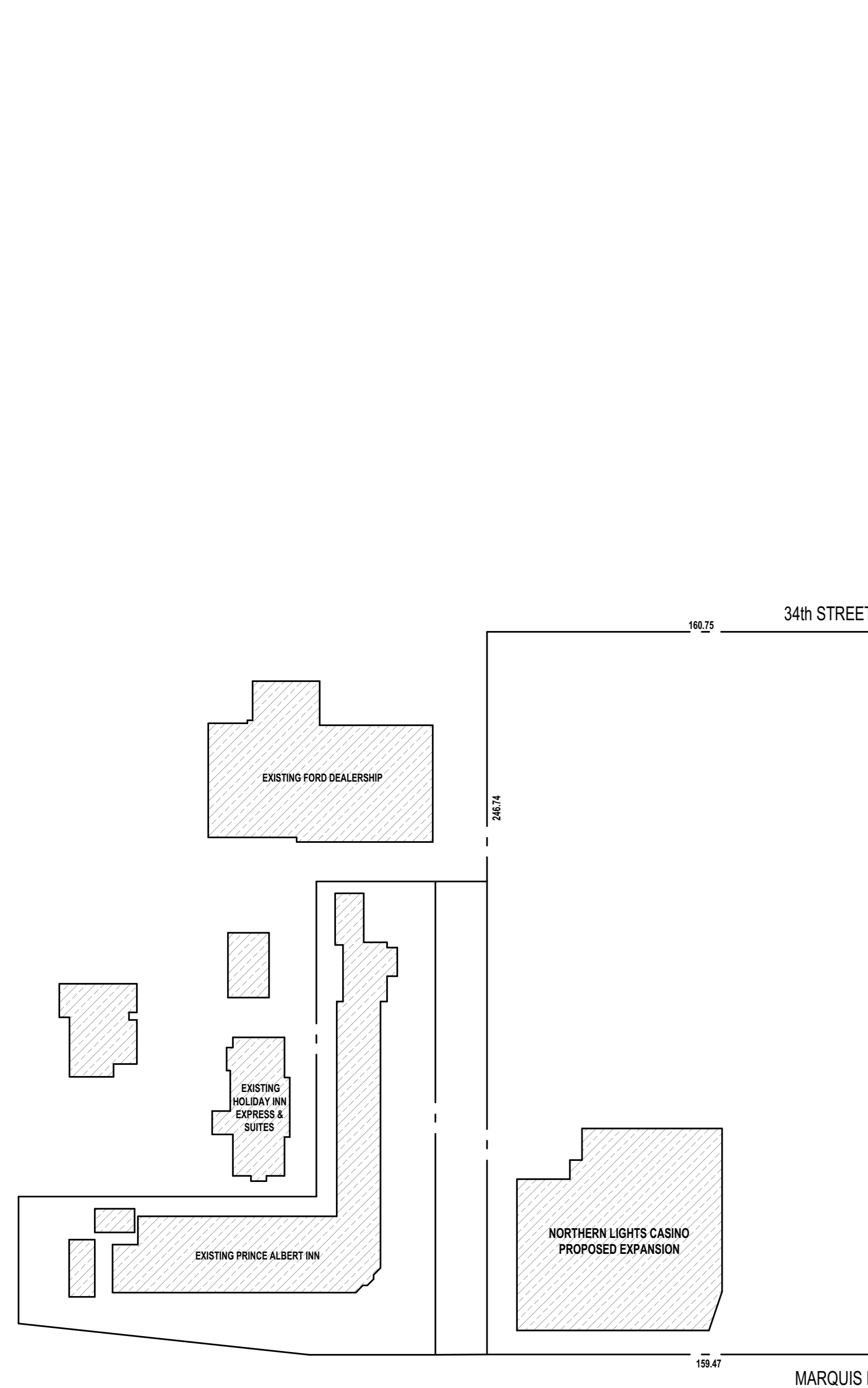


SITE LEGEND		LEGAL DESCRIPTION:	
MANHOLE	DECEADUOUS TREE	BLKPAR CC-PLAN 10130200 EXT 95 & BLKPAR DO-PLAN 101912100 EXT 9	
CURB DRAIN	CONIFEROUS TREE	<b>SITE INFORMATION IS BASED ON</b>	
WATER VALVE		<b>TOPOGRAPHIC SURVEY PREPARED BY:</b>	
TELEPHONE PEDESTAL	LIGHT POLE	CATERALL & WRIGHT	
SURVEY MONUMENT AT PROPERTY CORNER	BOLLARD	<b>SITE GENERAL NOTES</b>	
HYDRANT	SIGN	1. PROVIDE 100 DOWELS @ 300 OC TO BUILDING FOUNDATION WALL WHERE SIDEWALKS BUTT UP TO BUILDING.	
CB CATCH BASIN	STW STORM SEWER	2. PROVIDE 100 DOWELS TO BUILDING FOUNDATION WALL WHERE CURBS BUTT UP TO BUILDING.	
GAS NATURAL GAS LINE	TEL TELEPHONE	3. REPAIR/REMOVE GOOD ANY DAMAGE TO THE EXISTING SITE ADJACENT PROPERTIES AND STREETS, WHICH MAY OCCUR DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION.	
PWF POWER	WH WATER HYDRANT	4. CONFIRM ALL EXISTING SITE CONDITIONS AND UNDERGROUND OR OVERHEAD UTILITY SERVICES.	
SAN SANITARY	WTR WATER LINE	5. INSTALL NEW TOPSOIL AND GRASS SEED TO ALL AREAS ADJACENT TO NEW CONSTRUCTION AND REMOVE ANY REQUIRED UNDERGROUND WORK, TO BLEND INTO THE EXISTING UNDISTURBED GRASS AREAS BE ADJACENT TO THE NEW BUILDINGS. CONCRETE WALKS, PARKING AREAS, AND ANY GRADED AREAS, REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AS WELL.	
		6. ALL GRASS TO BE MOWED FLOWING WITH NO UNDESIRABLE BUMPS OR PITCHES.	
		7. TOPSOIL TO BE ROCK PICKED AND CLEANED PRIOR TO SEED INSTALLATION.	

SURFACING LEGEND		SITE DEMOLITION LEGEND	
CRUSHED ROCK, GRAVEL	ASPHALT PARKING (HEAVY DUTY)	EXISTING LIGHT POLE	EXISTING LIGHT POLE TO BE REMOVED
EARTH UNDISTURBED	CONCRETE, SIDEWALKS, CURBS, ETC.	EXISTING POWER POLE	EXISTING POWER POLE TO BE REMOVED
GRAVEL PARKING	GRASS SOO	SURVEY MONUMENT AT PROPERTY CORNER	EXISTING STORM SEWER MANHOLE
		EXISTING FIRE HYDRANT	EXISTING FIRE HYDRANT
		SITE DEMO	TREES TO BE REMOVED
			EXISTING TREES TO REMAIN
			EXISTING CONTOURS TO REMAIN
			EXISTING SPOT ELEVATIONS

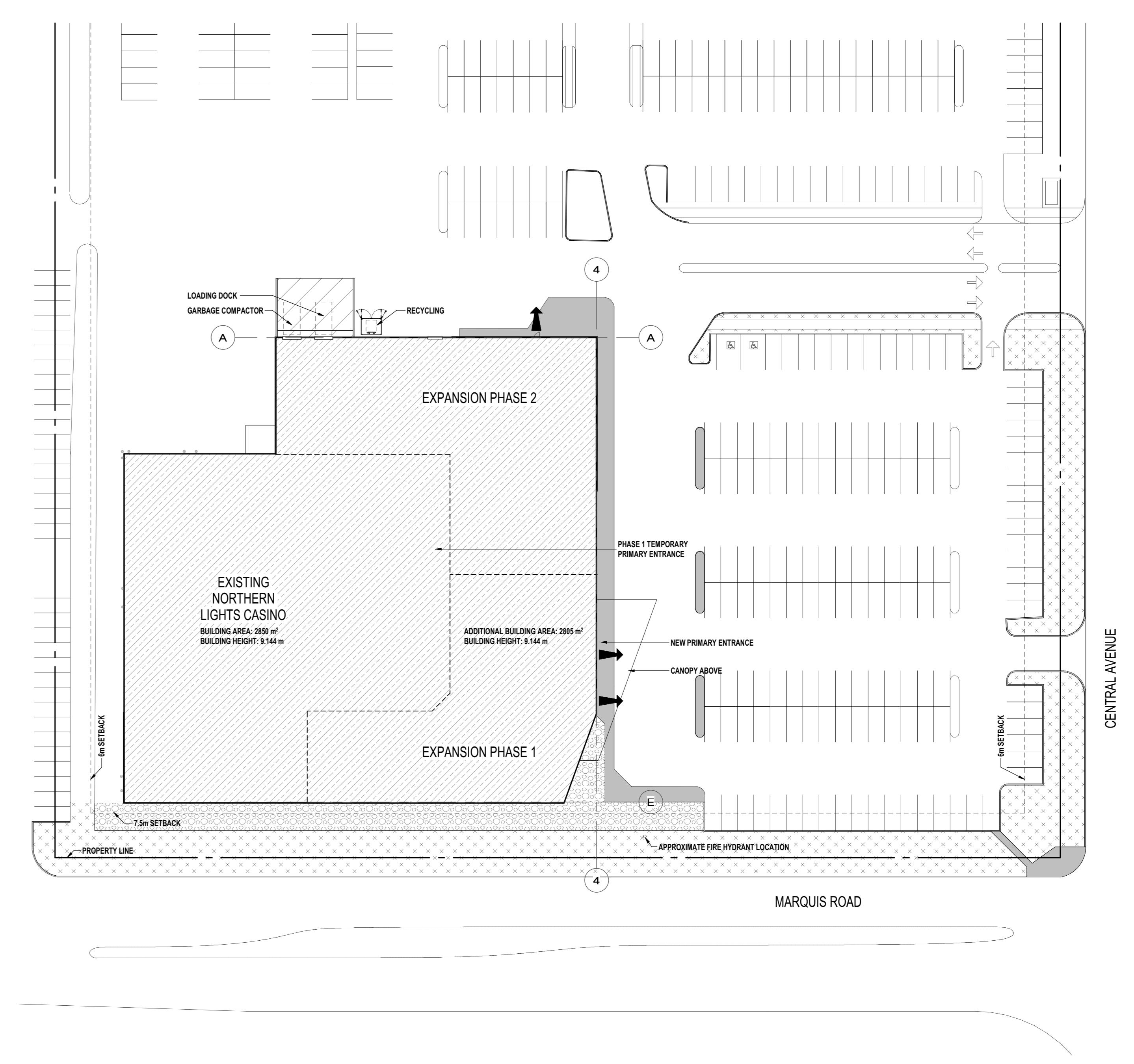
SITE ANALYSIS		LANDSCAPE NOTES	
ZONING: PRINCE ALBERT, SK	ASPECT: 41.42%	LANDSCAPING TO BE ADDRESSED ALONG THE SOUTH FACING EXTENT OF SITE AND TO THE SOUTH EAST FACING EXTENT OF THE PROPERTY WITHIN THE SETBACK LANDSCAPE REQUIREMENTS.	
DOWNSIDE: LARGE LOT LIGHT INDUSTRIAL (SOUTH), C4 - HIGHWAY COMMERCIAL (NORTH)	BUILDING AREA: 9659m <sup>2</sup>	LANDSCAPING INCLUDING PRUNED TREES, SHRUBS AND GRASS, AND WILL CONFORM TO THE CITY OF PRINCE ALBERT PLANTING REQUIREMENT.	
SETBACKS: FRONT: 7.5m	GRASS SOO	SITE SIGNAGE WILL INCLUDE VEHICLE TRAFFIC SIGNAGE, NO Pylon SIGN IS PROPOSED.	
SIDE: 9m			
REAR: 7.5m			
BUILDING HEIGHT: MAX HEIGHT: 14.3m			
ACTUAL HEIGHT: 1.14m			
DRIVE ABLE AND SITE ACCESS: ON DRIVE ABLE REQUIRED			
PARKING REQUIRED (TABLE 4.3 OF PRINCE ALBERT ZONING BY-LAW)			
1 FIRE PERSONS			
TOTAL OCCUPANT LOAD 1500			
100% 4 x 15'			
BICYCLE PARKING REQUIRED: NA			
AMENITY SPACE REQUIRED: NA			
LANDSCAPING REQUIREMENTS:			
- LANDSCAPED AREAS SHALL BE BOUND WITH FOUR IN PLACE CONCRETE CURBING			
- ALL NON BUILDING, PARKING AND TRANSPORTATION ROUTES SHALL BE LANDSCAPED			
- PLANTING TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION & CITY OF PRINCE ALBERT			
- (1) TREE PER 45m <sup>2</sup> OF REQUIRED LANDSCAPED AREA, OR			
- AT THE DISCRETION OF THE DEVELOPMENT OFFICE, TREES MAY BE PLANTED: (1) TREE PER 15 LINEAR METERS ALONG THE FRONT YARD, AND (2) TREE PER 15 LINEAR METERS ALONG THE FRONT AND SIDE YARDS FOR CORNER LOTS			
- TREES 3m OF THE MINIMUM REQUIRED FRONT YARD CALCULATED FROM THE PROPERTY LINE SHALL BE LANDSCAPED. IN THE CASE OF A CORNER SITE, THE SIDE YARD ABUTTING THE PLANNING STREET SHALL ALSO BE LANDSCAPED TO A MINIMUM WIDTH OF 3m			
PLANTINGS REQUIRED: LANDSCAPE AREA TREES = 782.5m <sup>2</sup> / 45m <sup>2</sup> = 17 TREES			
PLANTINGS PROPOSED: 12 TREES & VARIOUS SHRUBS			



1 SITE KEY PLAN  
1:1500



2 SITE PLAN - EXISTING / DEMO  
1:500



3 SITE PLAN - NEW  
1:500

**PRELIMINARY NOT FOR CONSTRUCTION**  
**--% SUBMISSION**  
2024-07-24

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1 ISSUED FOR DEVELOPMENT PERMIT: 2024-07-24  
NO. DESCRIPTION DATE: YYYY-MM-DD  
REVISIONS:  
PROJECT NAME:  
**NORTHERN LIGHTS CASINO - EXPANSION & RENOVATION**  
44 MARQUIS ROAD W,  
PRINCE ALBERT, SK  
PROJECT NUMBER: 23055  
DRAWING NAME:  
SITE PLANS

A1 (REV: 1/18) 10/20/2024 4:27:30 PM Alexander.Chen@20245 NLC-Expansio... NLC-Expansio... A1.1

**LEGEND:**

- DRAINAGE DIRECTION & GRADE
- PERMETER GRADE ELEVATION
- TOP OF CURB ELEVATION
- TOP OF ASPHALT ELEVATION
- EXIST. HYDRANT
- EXIST. VALVE
- EXIST. SIAMOSE CONNECTION
- EXIST. MANHOLE
- EXIST. CATCH BASIN / CATCH BASIN MANHOLE
- EXIST. CATCH BASIN IN CURB
- EXIST. FLOW DIRECTION
- EXIST. POWER POLE WITH CITY WIRE
- EXIST. LIGHT STANDARD (TO BE REMOVED AS REQ.)
- EXIST. POWER PEDESTAL
- EXIST. TELEPHONE PEDESTAL
- EXIST. BOLLARD (TO BE REMOVED AS REQ.)
- EXIST. SIGN
- EXIST. TREES
- GAS LINE
- PHONE LINE
- UNDERGROUND POWER LINE
- FENCE
- SETBACK
- PROPOSED ROOFLINE
- PROPOSED AREA OF IMPROVEMENT
- EXIST. GROUND CONTOURS

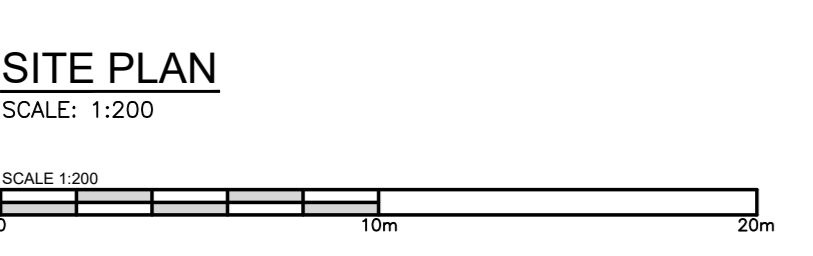
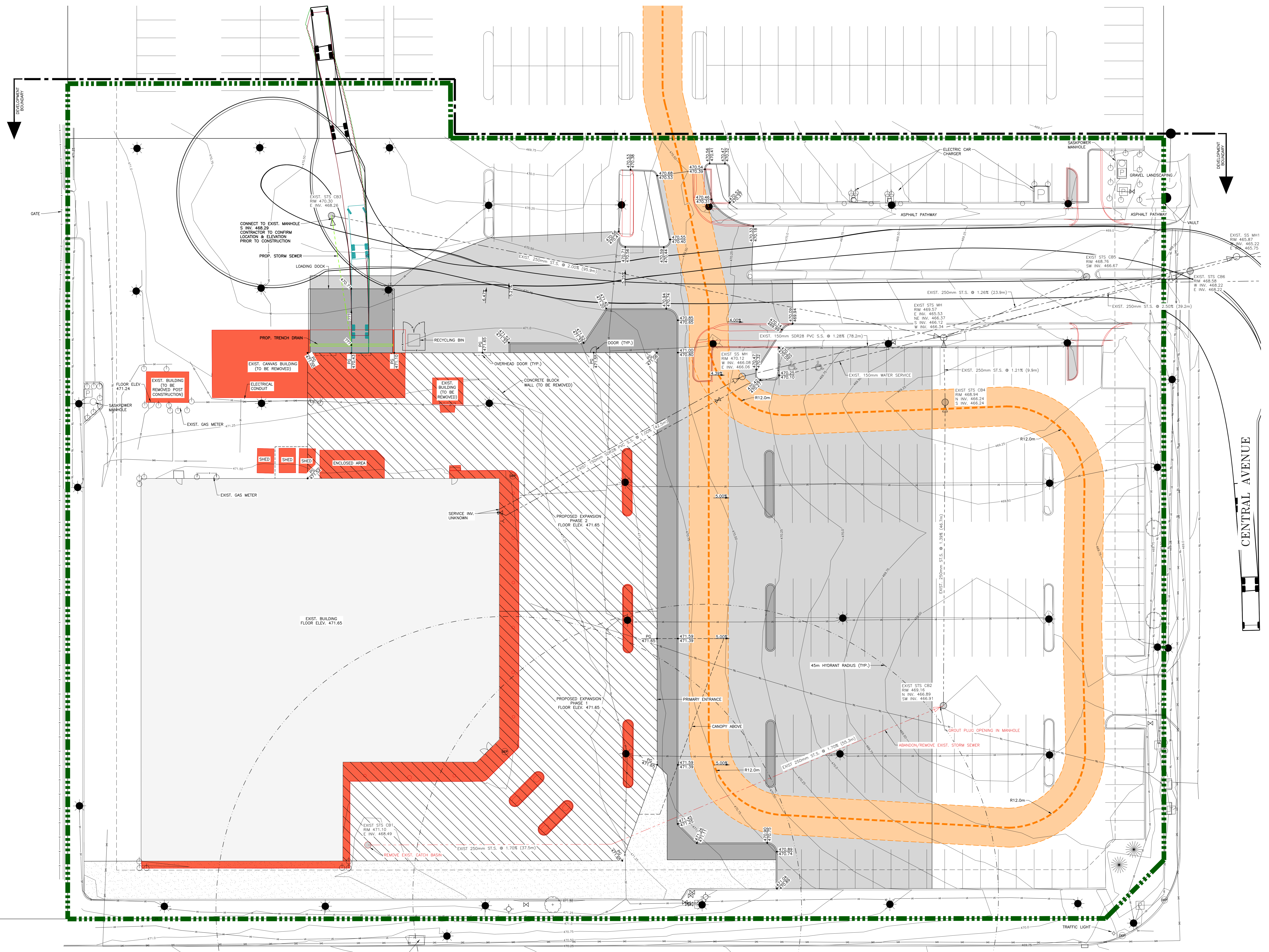
ISSUED FOR DEVELOPMENT PERMIT: 2024-07-24

NO.	DESCRIPTION	DATE
■	REVISIONS:	YYYY-MM-DD

PROJECT NAME:  
**NORTHERN LIGHTS CASINO - EXPANSION**

44 Marquis Road W,  
Prince Albert, SK

DRAWING NAME:  
**GRADING, DRAINAGE, & STORM WATER MANAGEMENT PLAN**



PRE SITE C FACTOR

TYPE	AREA (sq.m)	5 YR C
ASPHALT	15641	0.95
CONCRETE	425	0.95
LANDSCAPING	1308	0.15
BUILDING	3298	0.95
TOTAL	20672	0.90

POST SITE C FACTOR

TYPE	AREA (sq.m)	5 YR C
ASPHALT	12381	0.95
CONCRETE	638	0.95
LANDSCAPING	1993	0.15
BUILDING	5662	0.95
TOTAL	20672	0.87

**STORM WATER RUNOFF STORAGE CALCULATIONS**

15 yr - 60 min. STORM = 24 mm/hr

PRE: Q=2.78(C.I.A.)  
=2.78(0.90)(24)(2.0176)  
=121.2 L/s

POST: Q=2.78(C.I.A.)  
=2.78(0.87)(24)(2.0176)  
=117.1 L/s

POST RUNOFF RATE LESS THAN PRE RUNOFF RATE THEREFORE NO ADDITIONAL STORAGE REQUIRED.



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NOTES:  
FOR LANDSCAPE BYLAW CALCULATIONS, SEE ARCH A1.1, SITE PLAN

ISSUED FOR DEVELOPMENT PERMIT 2024-07-24

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2024-07-24

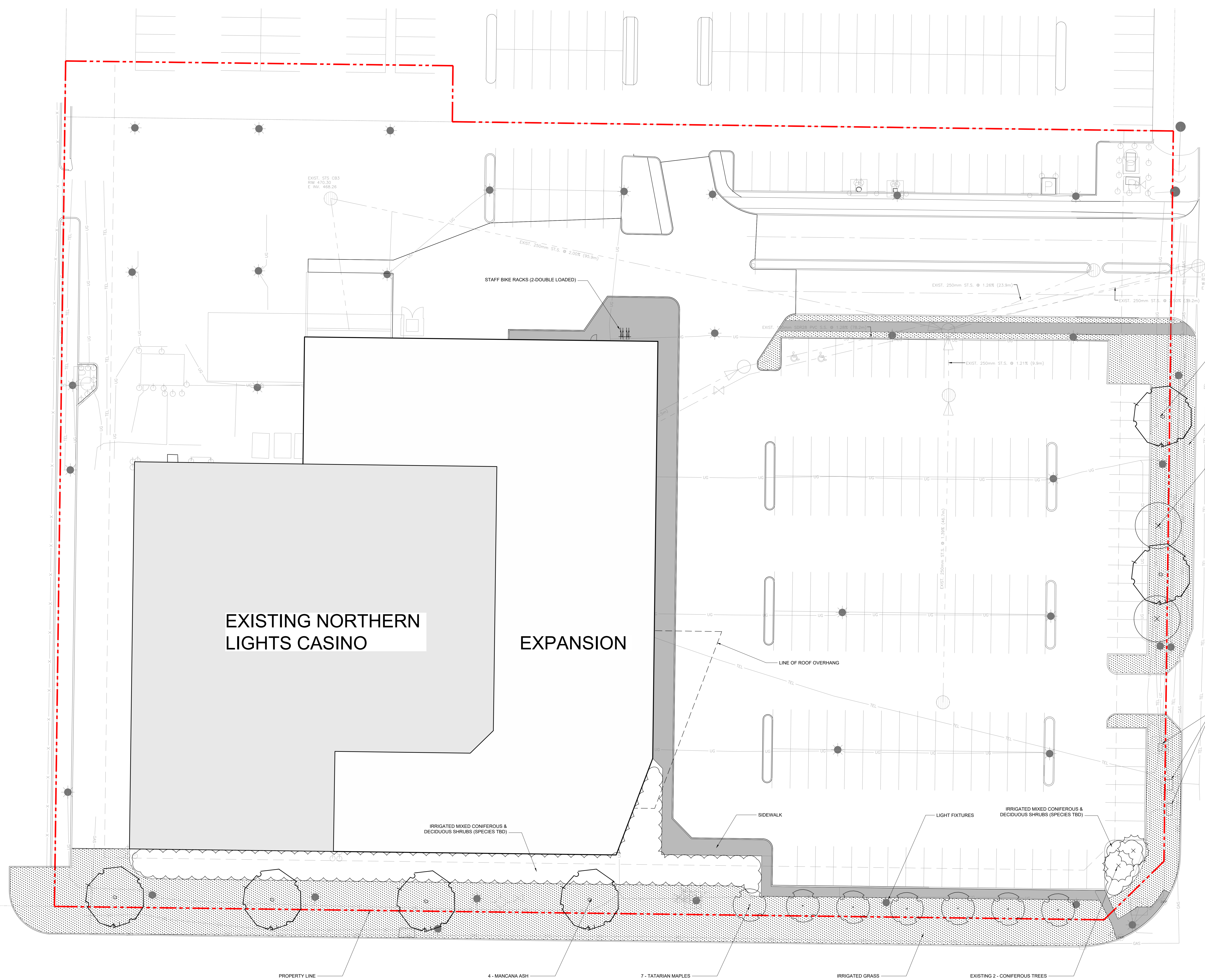
PROJECT NAME:  
**NORTHERN LIGHTS CASINO - EXPANSION**

44 Marquis Road W,  
Prince Albert, SK  
PROJECT NUMBER: 23055 (04-056 HTFC)

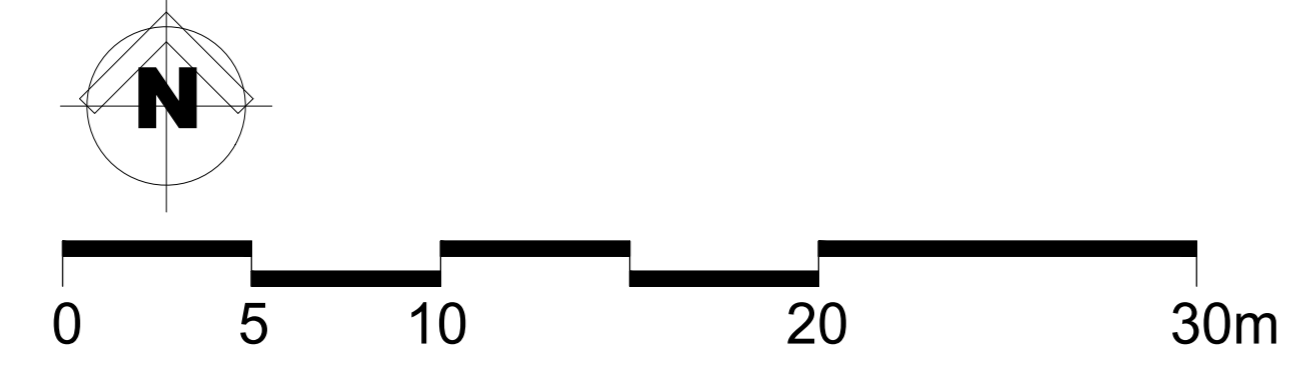
DRAWING NAME:  
LANDSCAPE LAYOUT

DRAWN: CA CHECKED: MMG

L-1.0



1 LANDSCAPE LAYOUT  
1:200



DRAFT  
2024-07-24