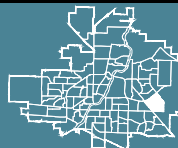


Brighton

Phase 2 - Lot Information Map

242 Lots - taskamanwa Street, Nazarali Link, Way, Union, Lane, Avenue, Cove, Manor, Delainey Road, Hill-Hampson Bend and Brighton Boulevard

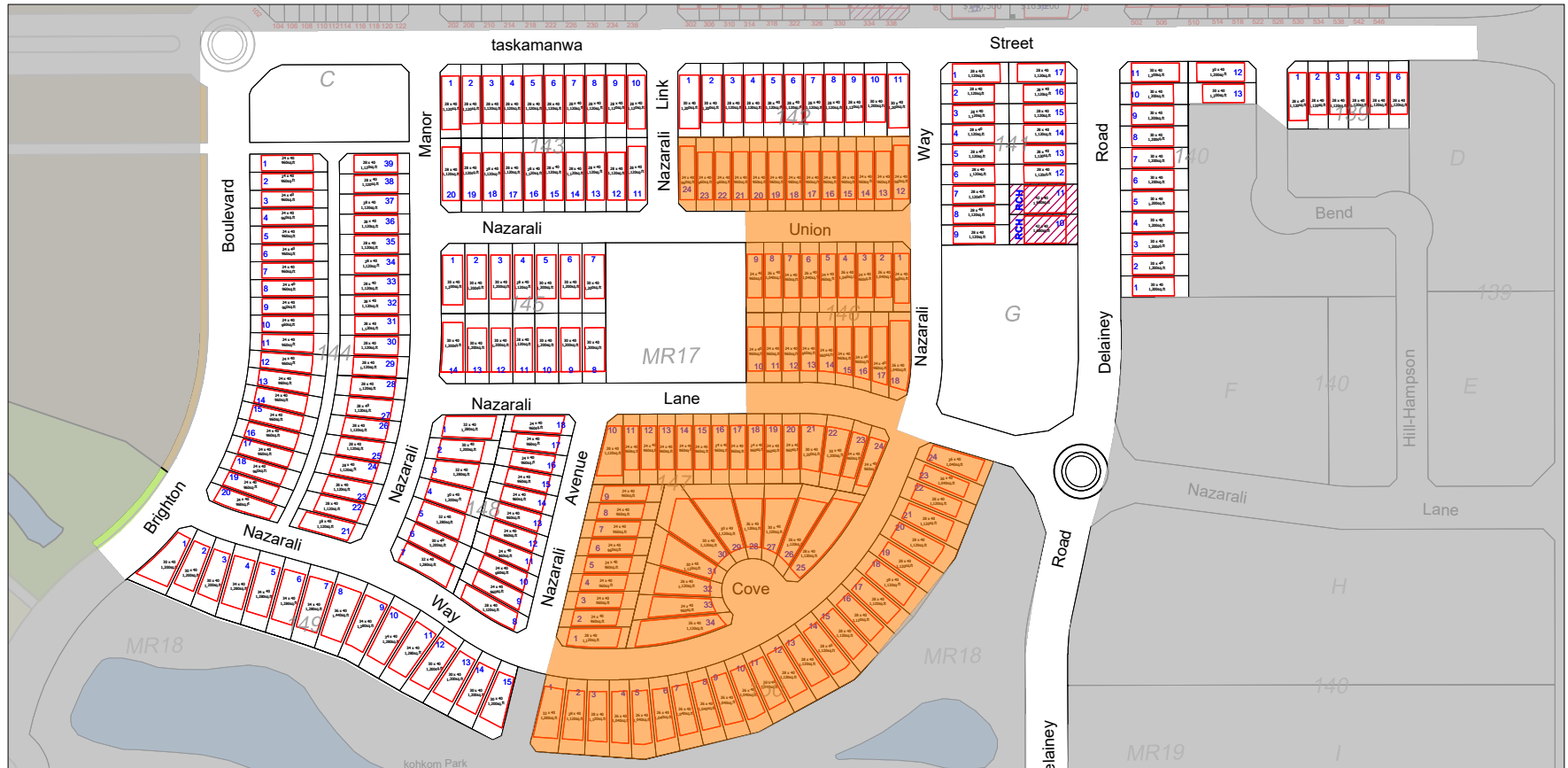


Legend:

- Multi-Unit Parcel Medium Density
- Single Unit
- Residential Care Home
- Highly Visible Lot
- Open Space
- Multi-Unit Parcel Low/Medium Density
- Easement 2m
- Easement 2.5m
- Easement 3m
- Easement 4.5m
- Easement 5m
- Corner Garage Location
- Walkout Basement
- Transitional Lot
- Transformer
- Service Pedestal
- Light Standard
- Block Number 721
- Lot Number 12
- Mail Box
- Fire Hydrant
- Civic Address
- Decorative Fence
- Vertical Curb
- Overhead Power Pole

City of Saskatoon
Saskatoon Land - February 2025

Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. Park and buffer renderings are for illustrative purposes only and does not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale. Note: This map is conceptual and is subject to change.



LEGEND

- Zoning Boundry
- Unavailable Lots

Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. All the information was compiled from available sources and the line work is subject to change without notice. Parks and buffer renderings are for illustrative purposes only and does not represent what will be constructed.



Date:
August 2024

Drawn By:
AMR

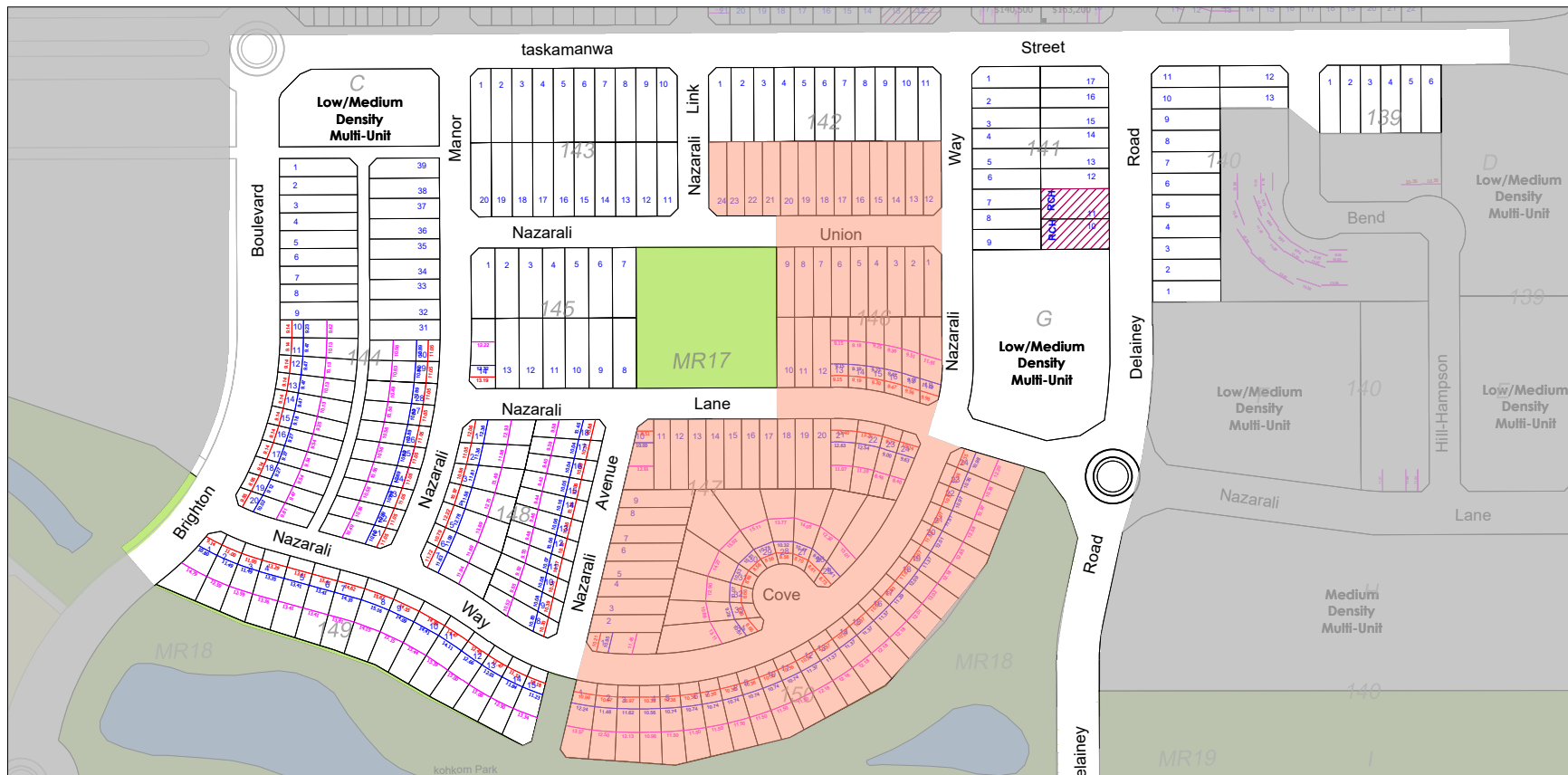
Scale:
NTS

File No.



BRIGHTON D2 - PHASE 2

HOUSING FOOTPRINTS AND
ZONING BYLAW BUILDING AREA



LEGEND

- Conceptual 6m Setback
- Conceptual 12m Setback
- Conceptual 24m Setback
- Unavailable Lots

Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. All the information was compiled from available sources and the line work is subject to change without notice. Parks and buffer renderings are for illustrative purposes only and does not represent what will be constructed.



Date:
August 2024

Drawn By:
AMR

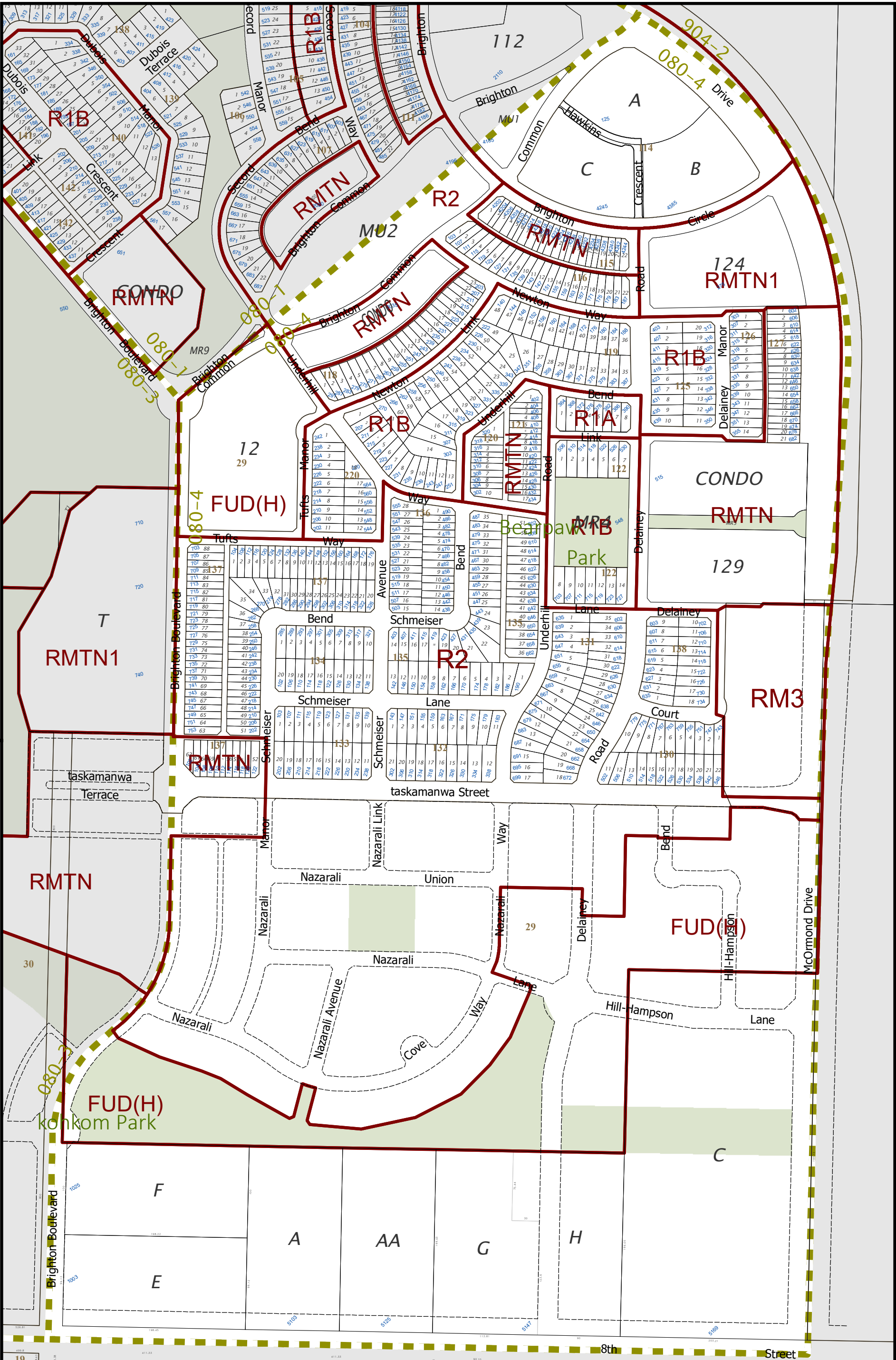
Scale:
NTS

File No.



BRIGHTON D2

HOUSE AND GARAGE SETBACK DIMENSIONS



Address Map of Brighton



Note: The information contained on this map is for reference only and not to be used for legal purpose

- Zoning Designation
- ISC Lots
- ISC Blocks

Scale 1: 3900

080-4

11/4/2024



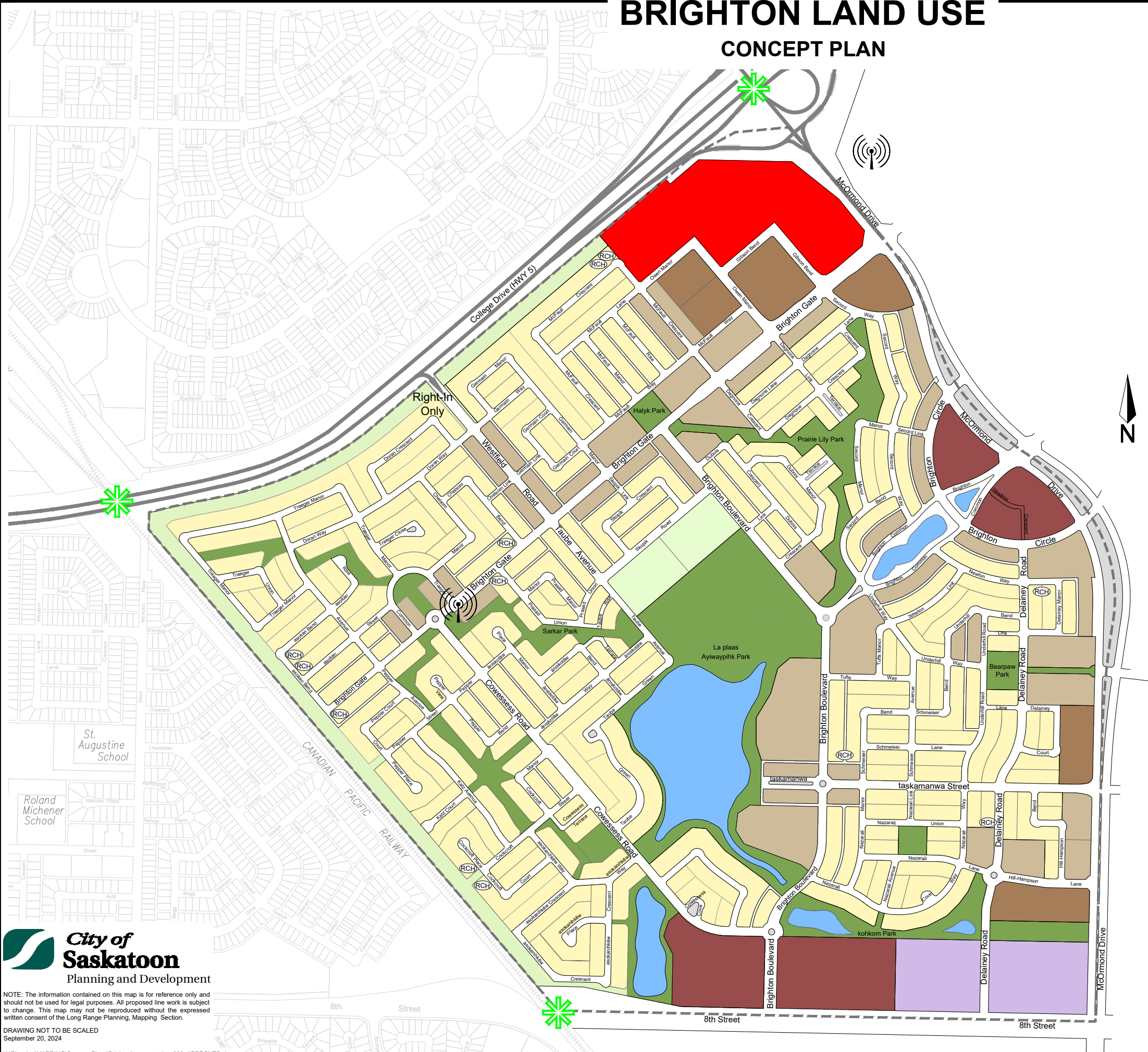
BRIGHTON LAND USE

CONCEPT PLAN

ORIGINAL BRIGHTON
CONCEPT PLAN
APPROVED MAY 20, 2014

LAST AMENDED
AUGUST 28, 2024

- SINGLE UNIT/SEMI UNIT DETACHED DWELLINGS
- LOW DENSITY MULTI UNIT DWELLINGS
- MEDIUM DENSITY MULTI UNIT DWELLINGS
- MIXED USE 1 - RESIDENTIAL/RETAIL/INSTITUTIONAL
- MIXED USE 2 - OFFICE/RETAIL
- RETAIL
- POTENTIAL SCHOOL SITE
- WETLAND COMPLEX (WATER LEVEL VARIES)
- MUNICIPAL RESERVE
- BUFFER STRIP
- PEDESTRIAN LINKAGE
- RESIDENTIAL CARE HOME
- APPROXIMATE CELL TOWER LOCATION
- CONCEPT PLAN BOUNDARY



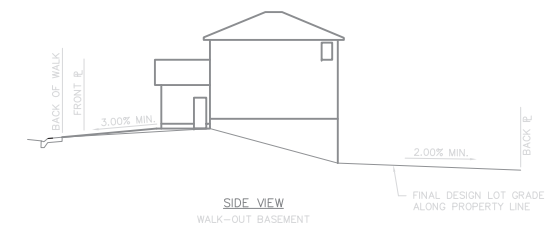
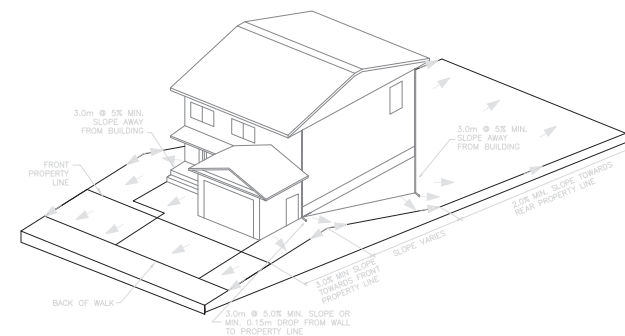
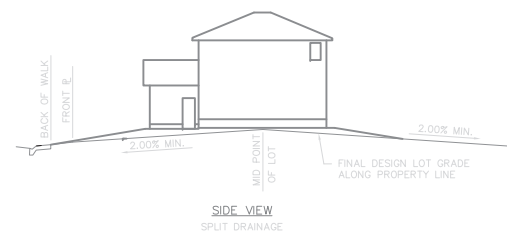
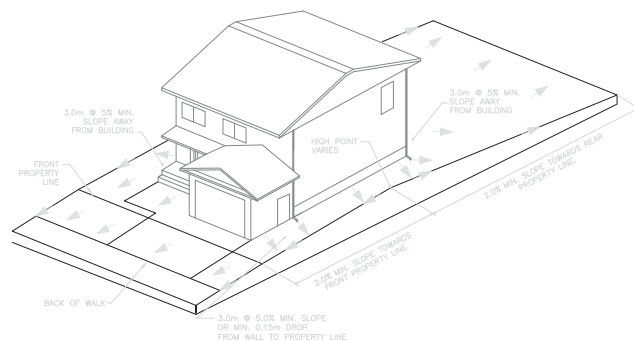
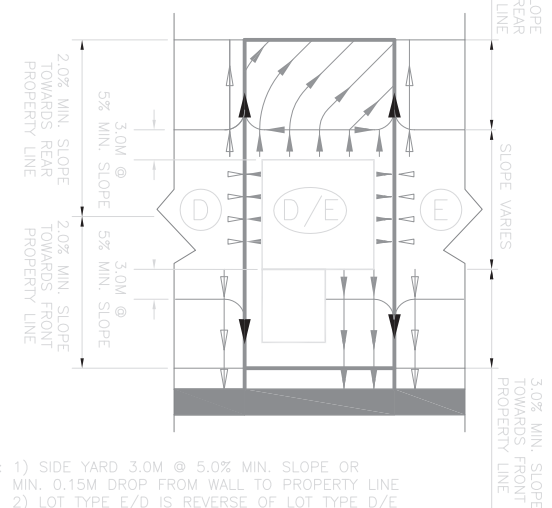
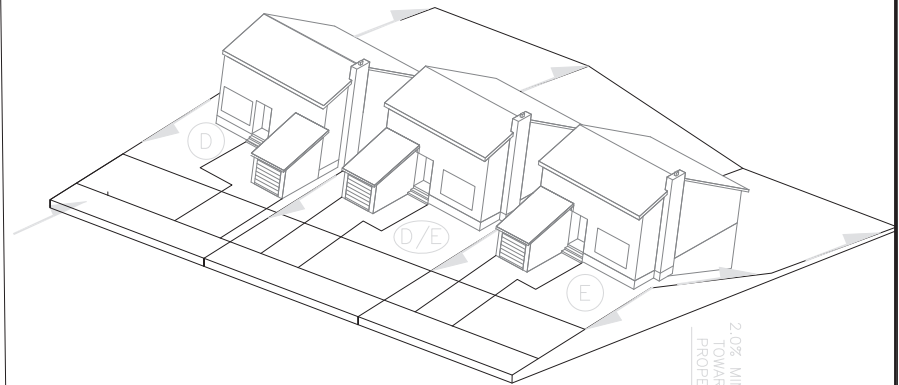
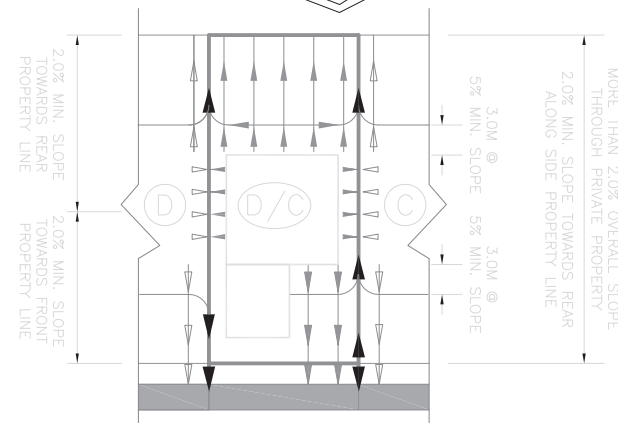
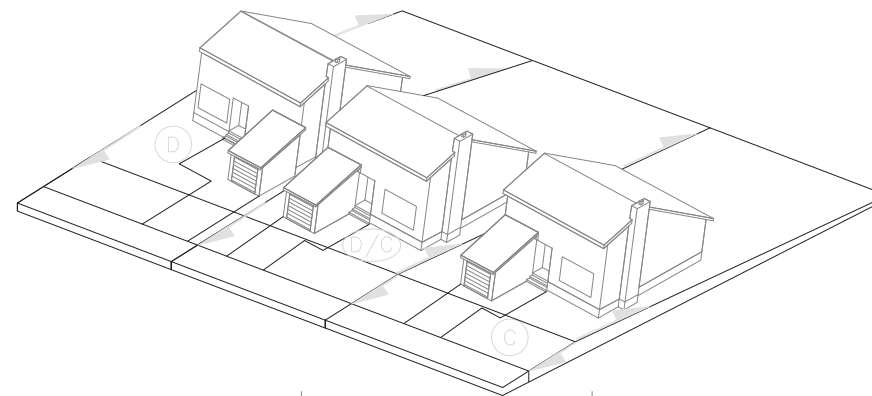
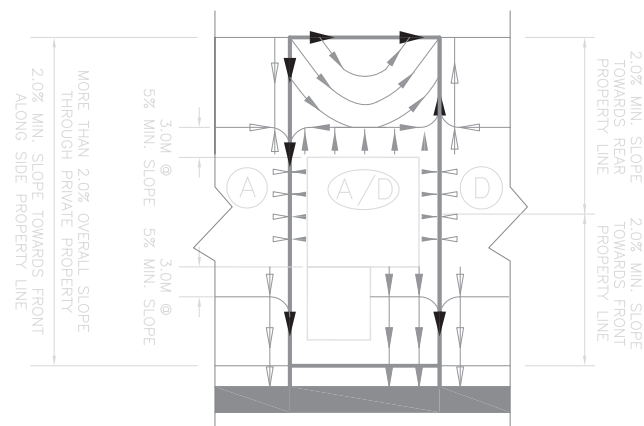
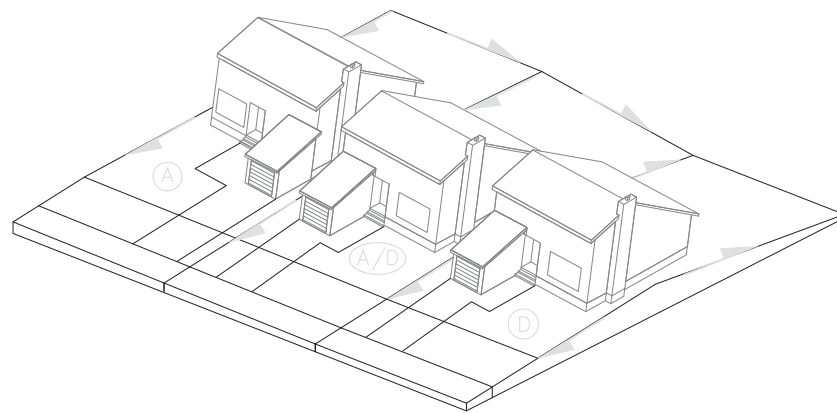
City of Saskatoon
Planning and Development

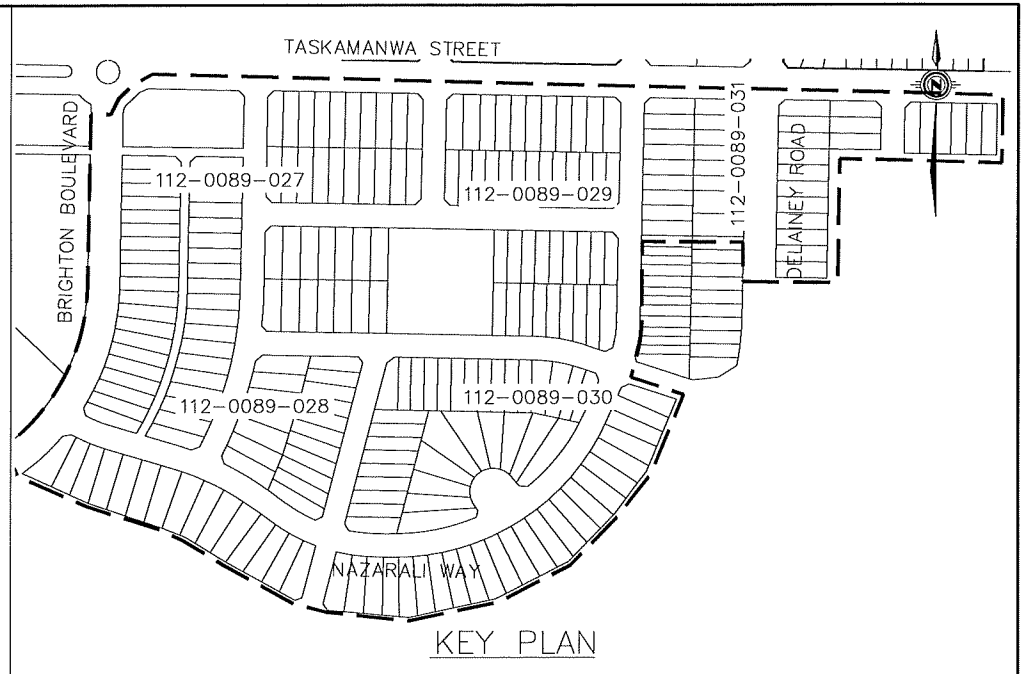
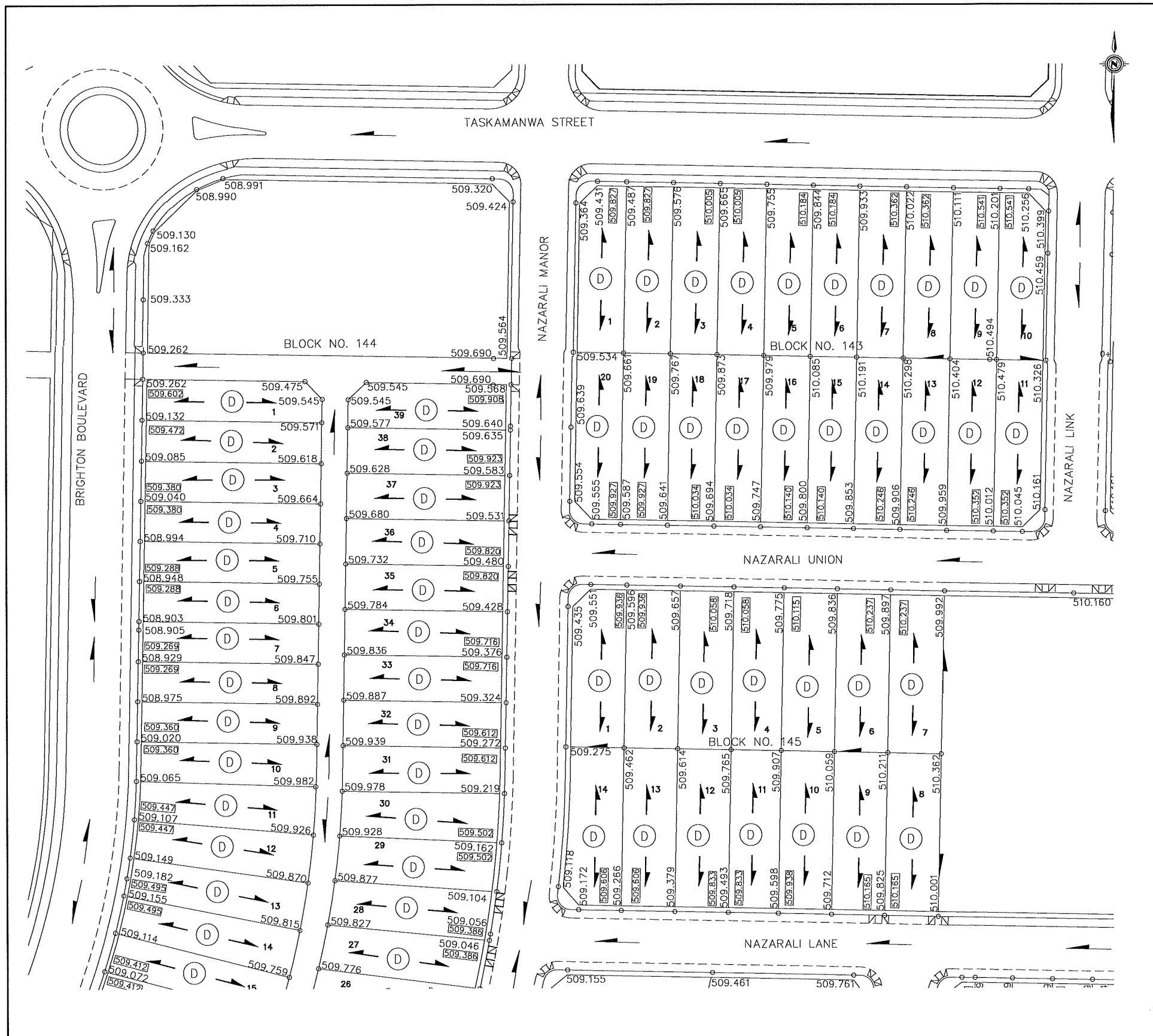
NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Long Range Planning, Mapping Section.

DRAWING NOT TO BE SCALED
September 20, 2024

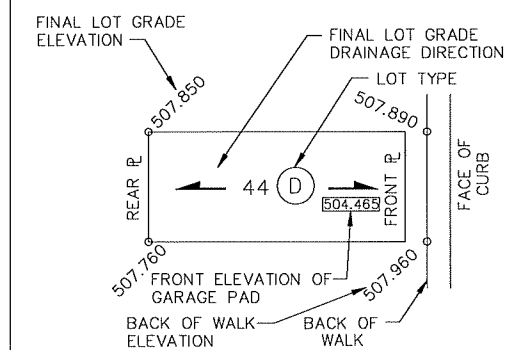
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Lot Grading Types





LOT DRAINAGE LEGEND



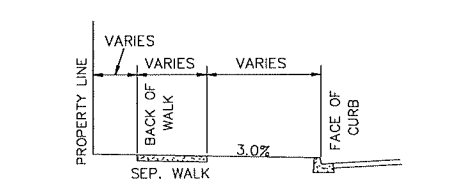
- NOTE:
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
 2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

LOT DRAINAGE DETAILS

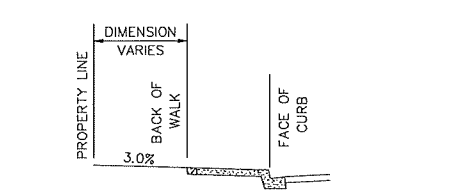
LOT TYPE 'D' - SEE DRAWING 102-0022-017

CONST.
PROJECT NO. 502-0089-300r001_CWL

SEPARATE CURB & WALK



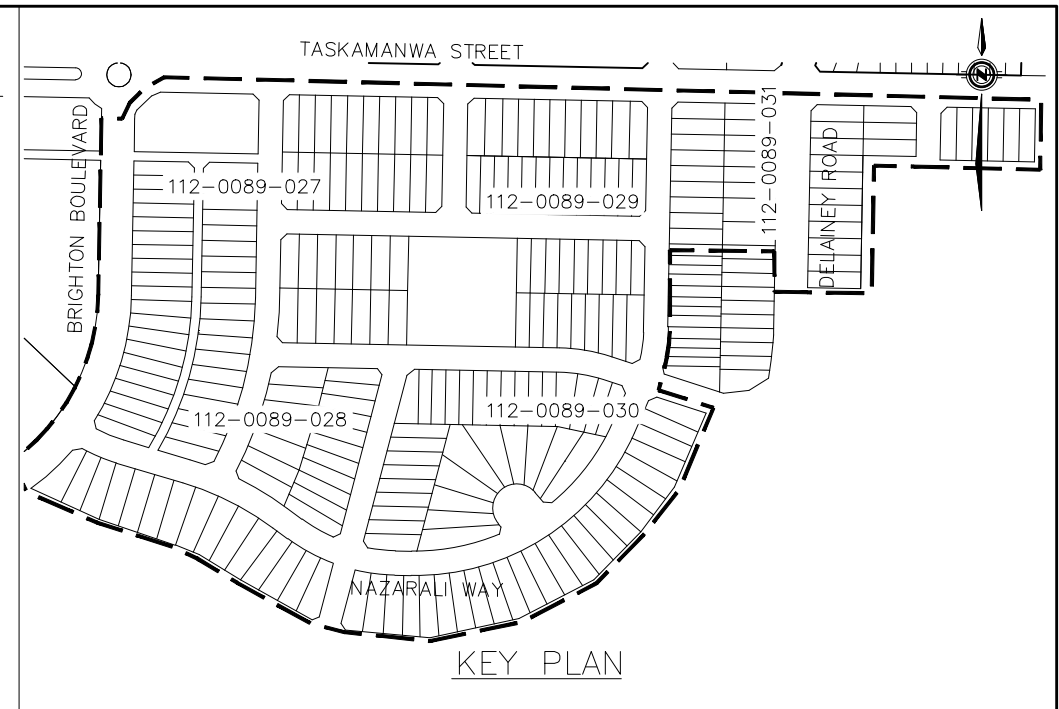
COMBINED CURB & WALK



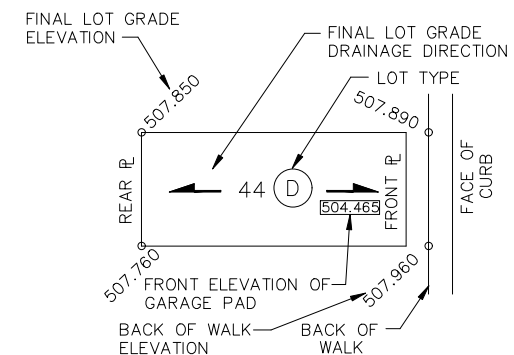
CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- EASEMENT POINT NO.
- PROPERTY LINE
- DRAINAGE ARROW
- DRIVEWAY
- PHASE BOUNDARY

1 ISSUED FOR CONSTRUCTION		2024-JUL-29	AR		CHECKED BY: Wade Thomas	CHECKED BY:		City of Saskatoon Transportation and Construction Division	BRIGHTON LOT GRADES - PHASE D2A LOT GRADES TASKAMANWA STREET, NAZARALI MANOR, NAZARALI LINK NAZARALI UNION & NAZARALI LANE	 ENGINEERING MANAGER 2025-01-08 DATE	SCALES: HOR. 1:1000 VERT. 1:1000 SHEET NO. 112-0089-027r001
PLAN DESCRIPTION/REVISION		DATE	BY		DATE	DATE					



LOT DRAINAGE LEGEND



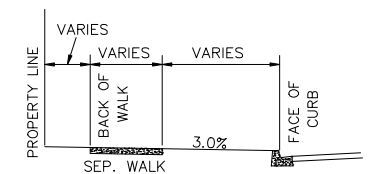
NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

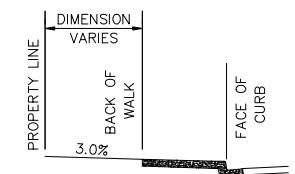
LOT DRAINAGE DETAILS

LOT TYPE 'A' - SEE DRAWING 102-0022-016
LOT TYPE 'D' - SEE DRAWING 102-0022-017
LOT TYPE 'E' - SEE DRAWING 102-0022-019

SEPARATE CURB & WALK



COMBINED CURB & WALK

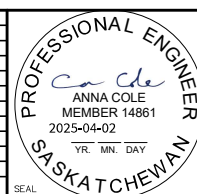


CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- EASEMENT POINT NO. 8
- PROPERTY LINE
- DRAINAGE ARROW
- DRIVEWAY
- PHASE BOUNDARY

CONST.
PROJECT NO. 502-0089-300r002_CWL

PLAN DESCRIPTION/REVISION	DATE	BY
2 LOT TYPE CHANGE	2025-APR-02	JVS
1 ISSUED FOR CONSTRUCTION	2024-JUL-29	AR

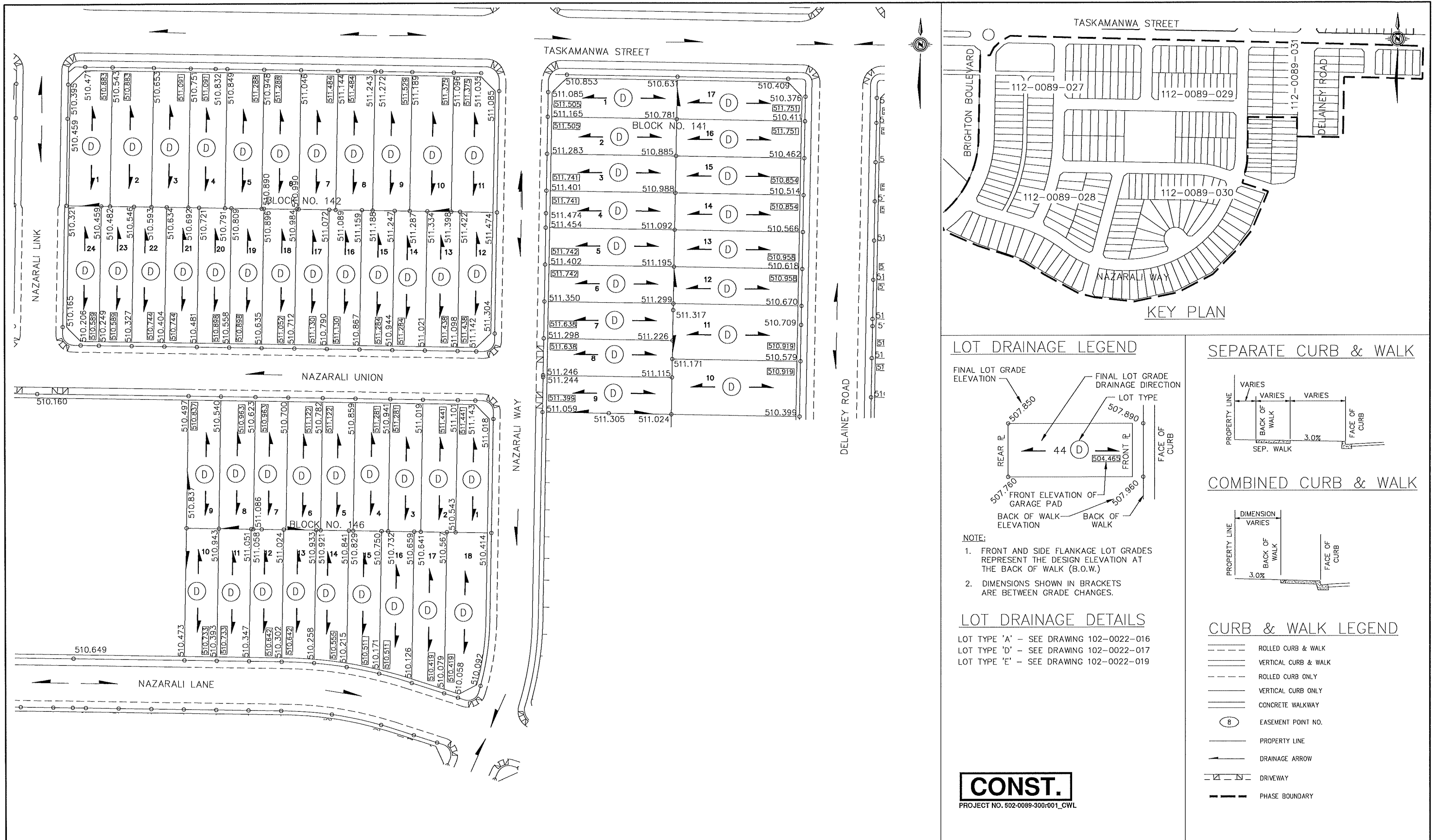


CHECKED BY:	CHECKED BY:
SIGNATURE	SIGNATURE
NAME	NAME
DATE	DATE
DRAWN BY AR DATE 2024-JUL-29	DWG STDS CHECKED BY JVS DATE 2024-DEC-11

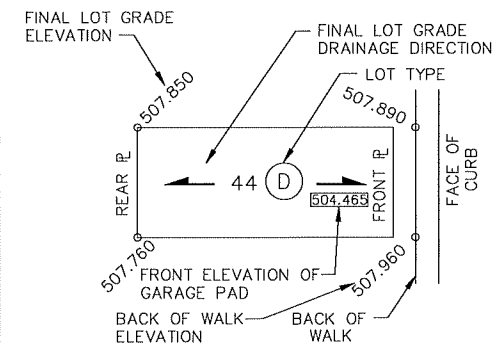


BRIGHTON LOT GRADES - PHASE D2A
LOT GRADES
BRIGHTON BOULEVARD, NAZARALI MANOR, NAZARALI WAY
NAZARALI AVENUE & NAZARALI LANE

ENGINEERING MANAGER
SCALES: HOR: 1:1000 VERT: DATE
SHEET NO. PLAN NO.
112-0089-028r002



LOT DRAINAGE LEGEND



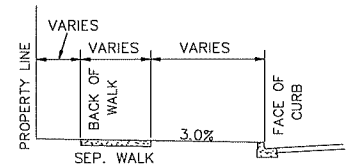
NOTE:

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2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

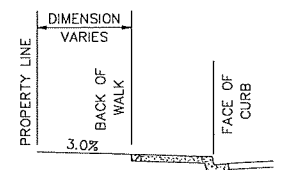
LOT DRAINAGE DETAILS

LOT TYPE 'A' - SEE DRAWING 102-0022-016
LOT TYPE 'D' - SEE DRAWING 102-0022-017
LOT TYPE 'E' - SEE DRAWING 102-0022-019

SEPARATE CURB & WALK



COMBINED CURB & WALK



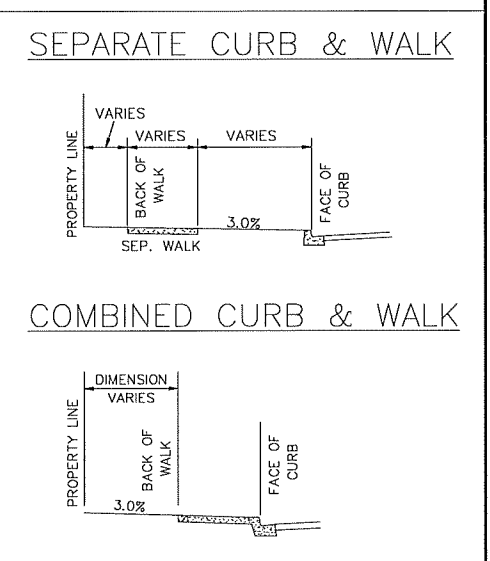
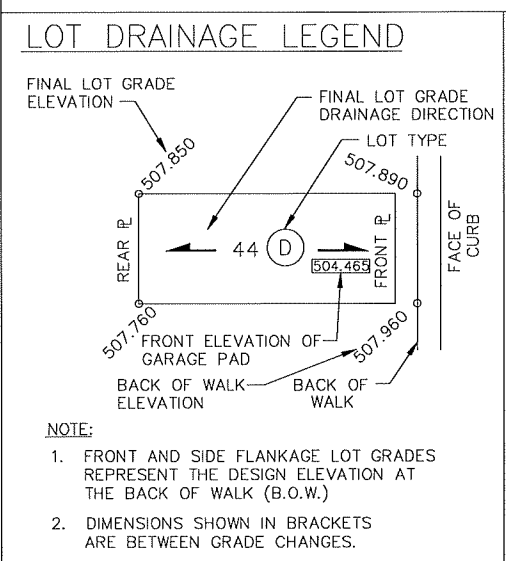
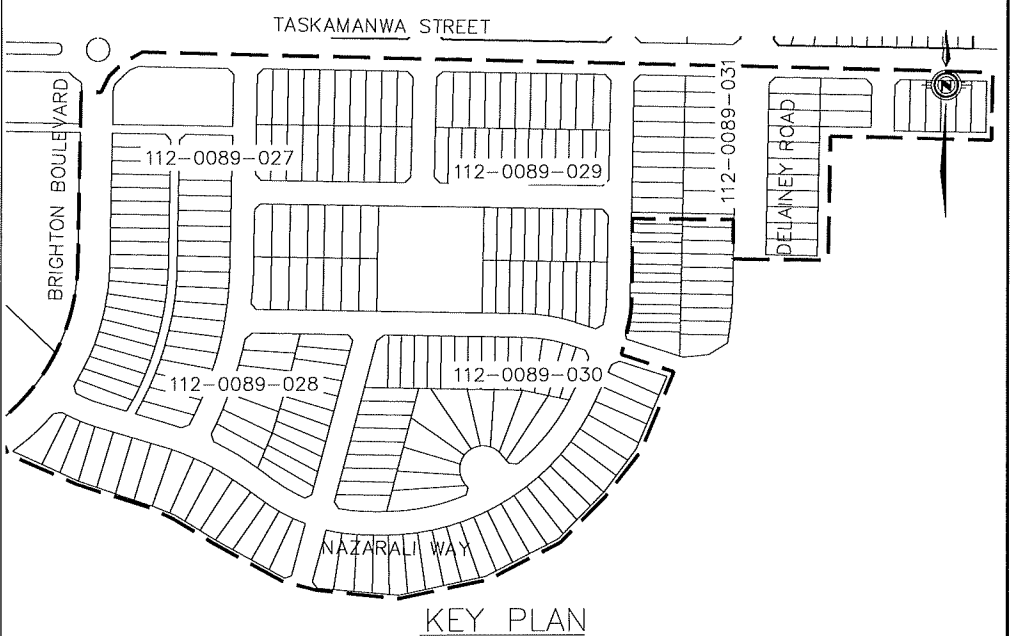
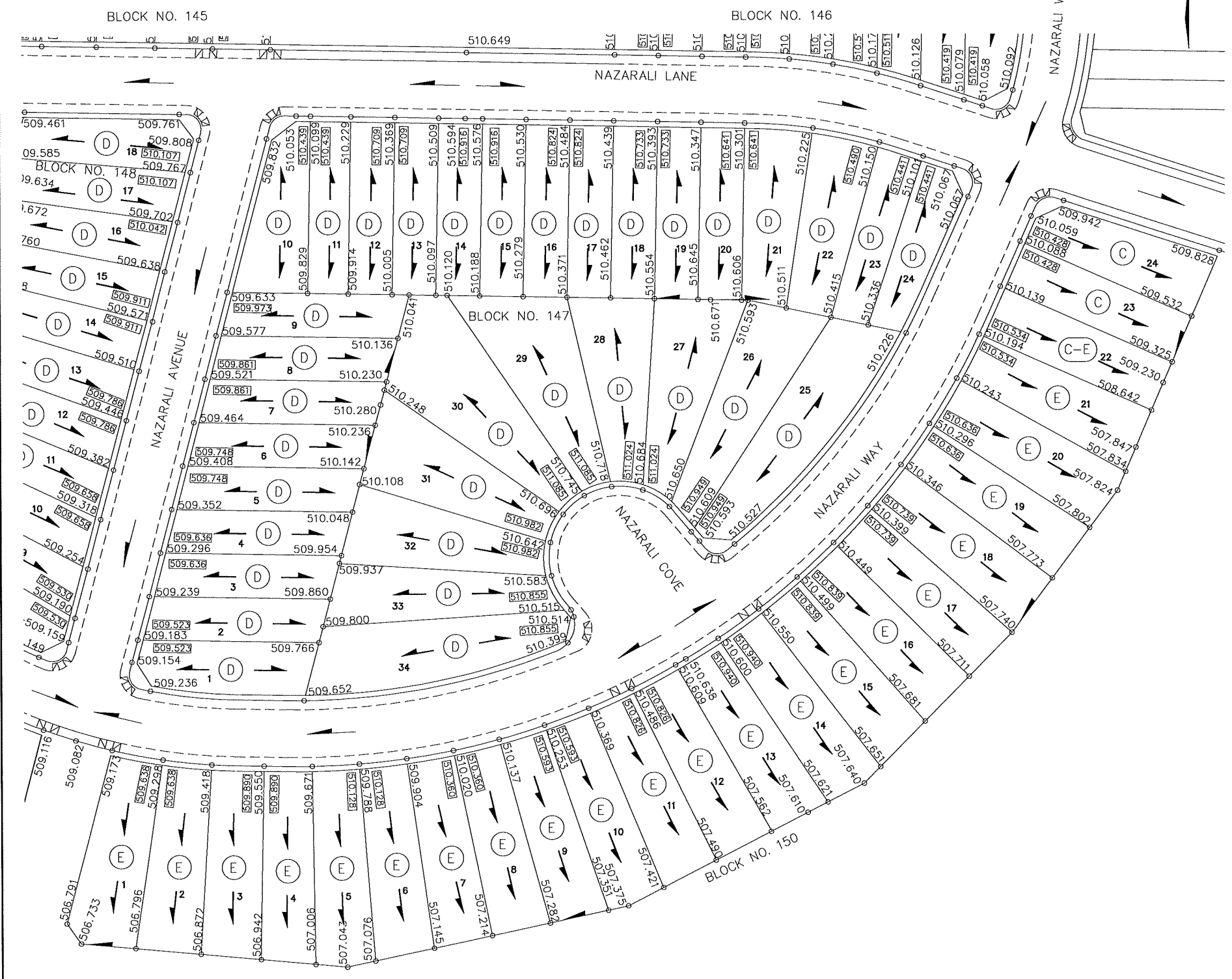
CURB & WALK LEGEND

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- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- (B) EASEMENT POINT NO.
- PROPERTY LINE
- DRAINAGE ARROW
- DRIVEWAY
- PHASE BOUNDARY

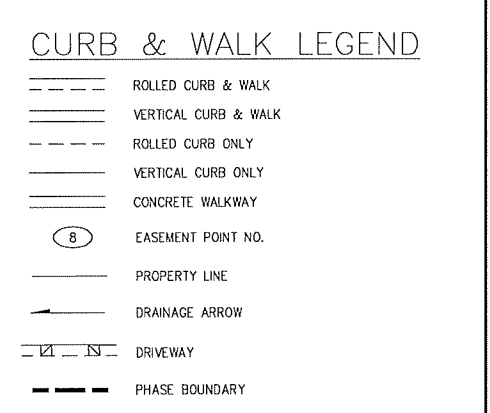
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PROJECT NO. 502-0089-300r001_CWL

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PLAN DESCRIPTION/REVISION		DATE	BY
2024-JUL-29		AR	SEAL
PROFESSIONAL ENGINEER ANNA COLE MEMBER 14861 2025-01-08		SASKATCHEWAN	
CHECKED BY: SIGNATURE Wade Thomas NAME 2025-01-08 DATE	CHECKED BY: SIGNATURE NAME DATE	DRAWN BY AR DATE 2024-JUL-29 DWD SIDS CHECKED BY JYS DATE 2024-DEC-11	
City of Saskatoon Transportation and Construction Division		BRIGHTON LOT GRADES - PHASE D2A LOT GRADES TASKAMANWA STREET, NAZARALI LINK NAZARALI UNION, NAZARALI LANE, & DELAINEY ROAD	
ENGINEERING MANAGER 2025-01-08 DATE		SHEET NO. 112-0089-029r001 PLAN NO.	



LOT DRAINAGE DETAILS
LOT TYPE 'A' - SEE DRAWING 102-0022-016
LOT TYPE 'C' - SEE DRAWING 102-0022-018
LOT TYPE 'D' - SEE DRAWING 102-0022-017
LOT TYPE 'E' - SEE DRAWING 102-0022-019



CONST.
PROJECT NO. 502-0089-300r001_CWL

1	ISSUED FOR CONSTRUCTION	2024-JUL-29	AR
PLAN DESCRIPTION/REVISION	DATE	BY	SCALE

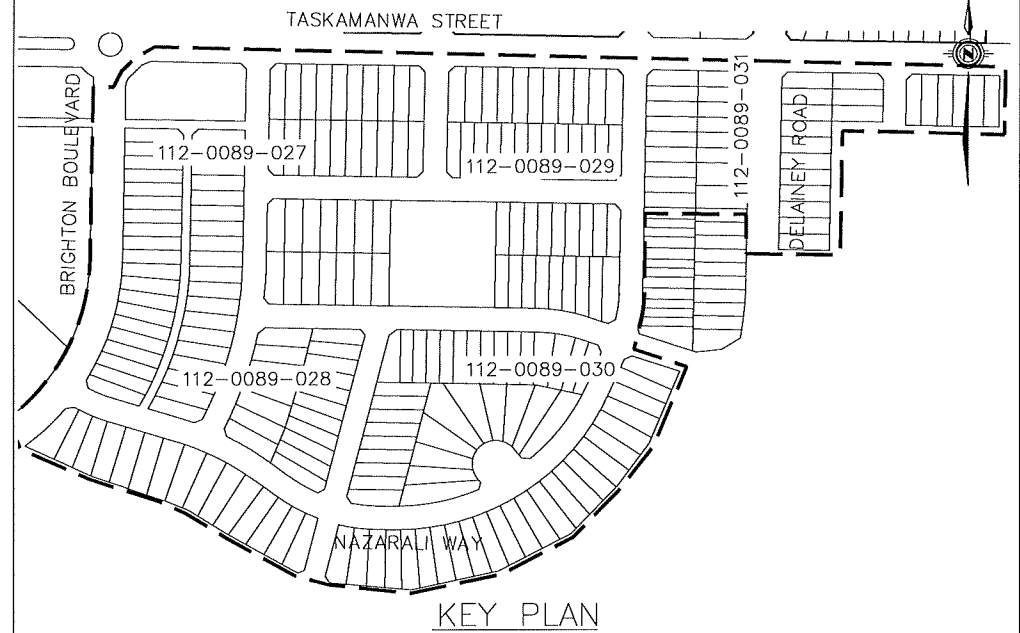
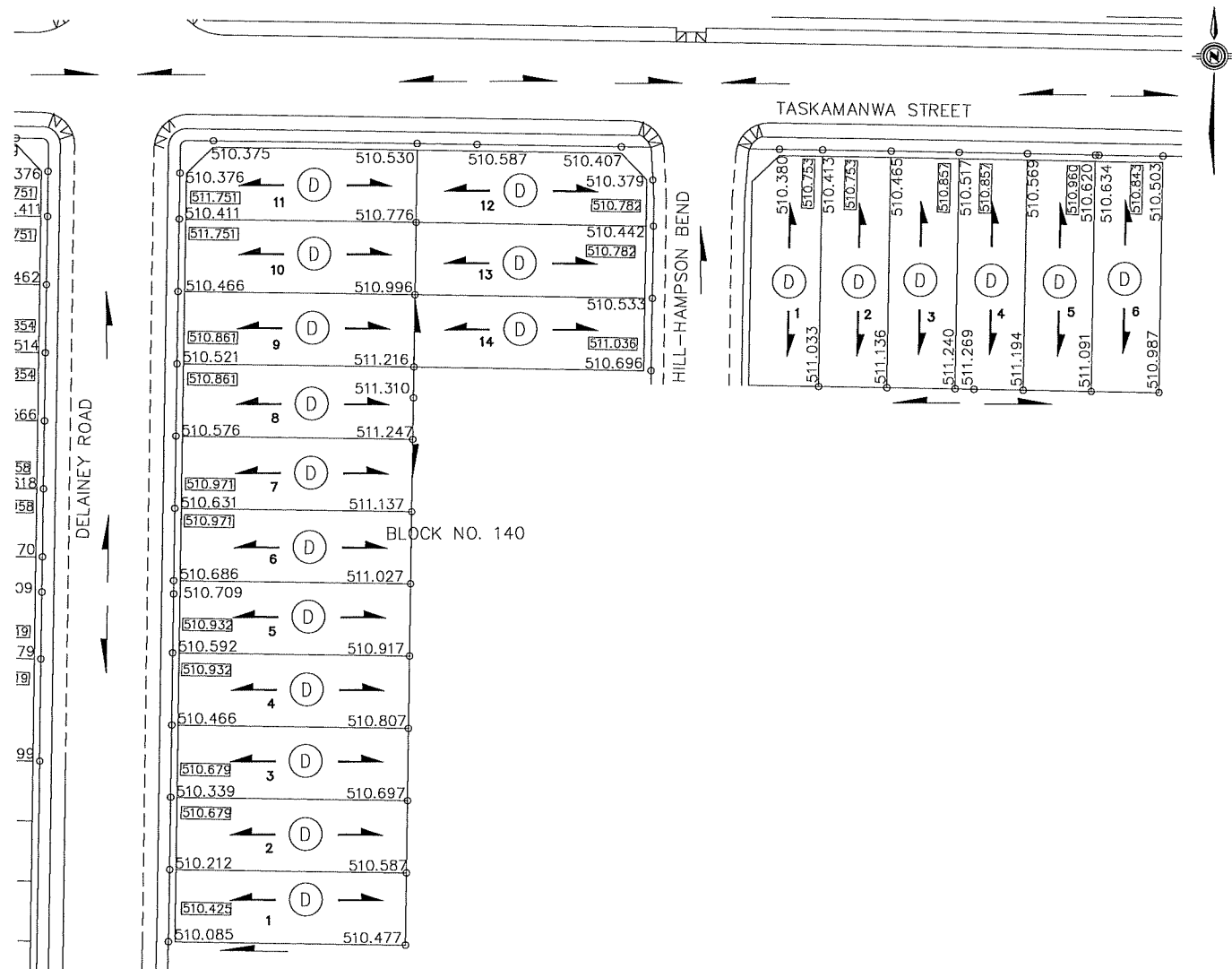
PROFESSIONAL ENGINEER
ANNA COLE
MEMBER 14861
2025-01-08

CHECKED BY:	CHECKED BY:
SIGNATURE Wade Thomas	SIGNATURE
NAME Wade Thomas	NAME
DATE 2025-01-08	DATE
DRAWN BY AR	DATE 2024-JUL-29
CHECKED BY JVS	DATE 2024-DEC-11

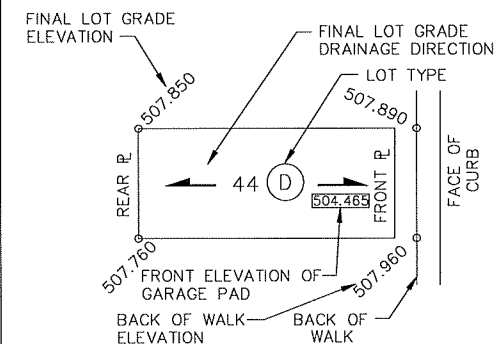
City of Saskatoon
Transportation and Construction Division

BRIGHTON LOT GRADES - PHASE D2A
LOT GRADES
NAZARALI AVENUE, NAZARALI LANE, NAZARALI COVE
NAZARALI WAY

ENGINEERING MANAGER
2025-01-08
SCALES:
HOR. 1:1000
VERT. 1:1000
SHEET NO. 112-0089-030r001
PLAN NO.



LOT DRAINAGE LEGEND



NOTE:

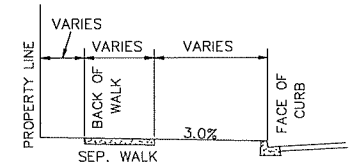
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

LOT DRAINAGE DETAILS

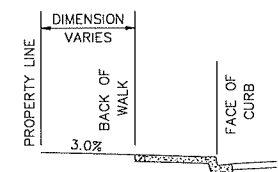
LOT TYPE 'D' - SEE DRAWING 102-0022-017

CONST.
PROJECT NO. 502-0089-300/001_CWL

SEPARATE CURB & WALK



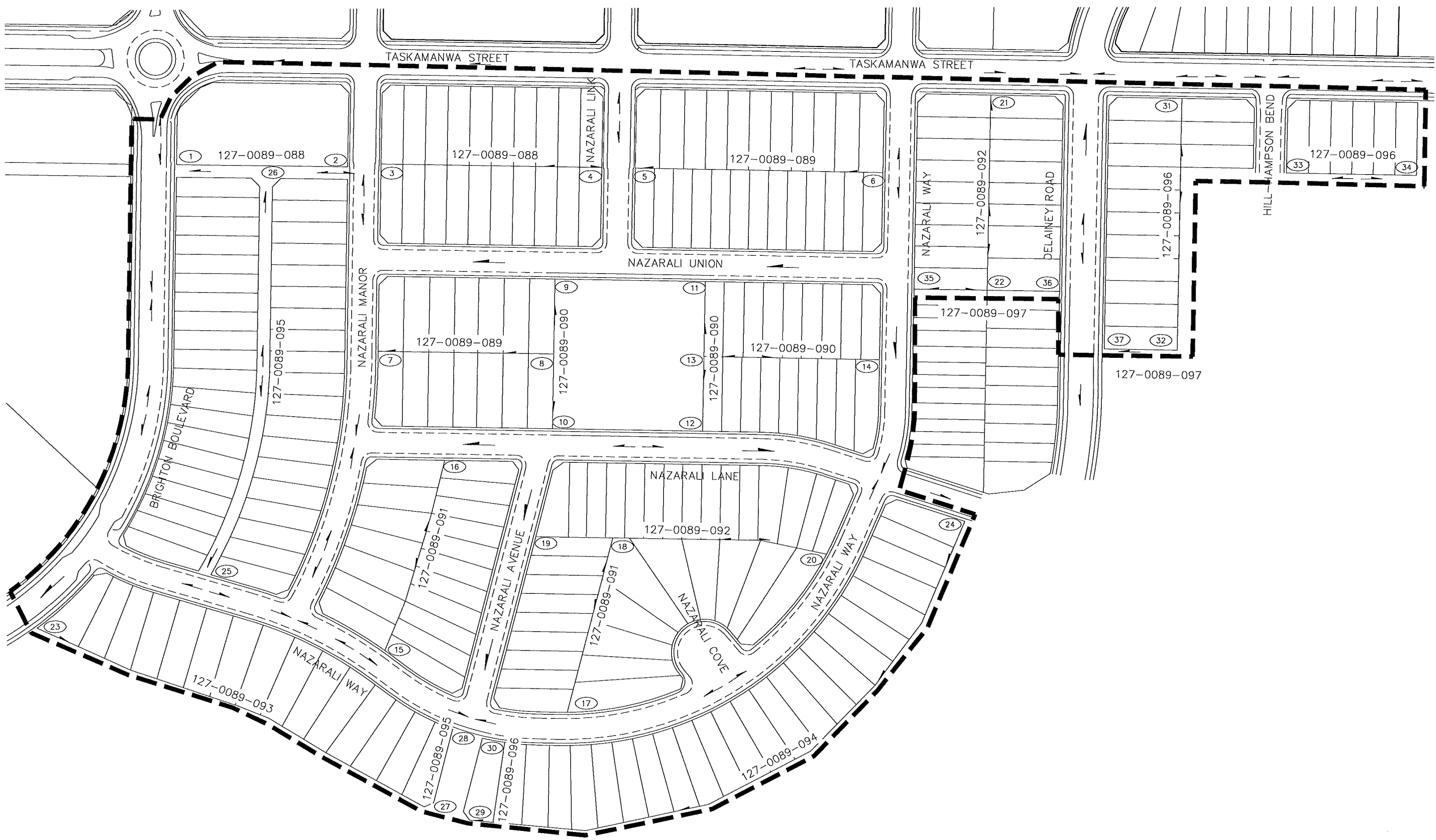
COMBINED CURB & WALK



CURB & WALK LEGEND

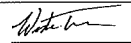
- ROLLED CURB & WALK
- ==== VERTICAL CURB & WALK
- ROLLED CURB ONLY
- ==== VERTICAL CURB ONLY
- CONCRETE WALKWAY
- (B) EASEMENT POINT NO.
- PROPERTY LINE
- DRAINAGE ARROW
- DRIVEWAY
- PHASE BOUNDARY

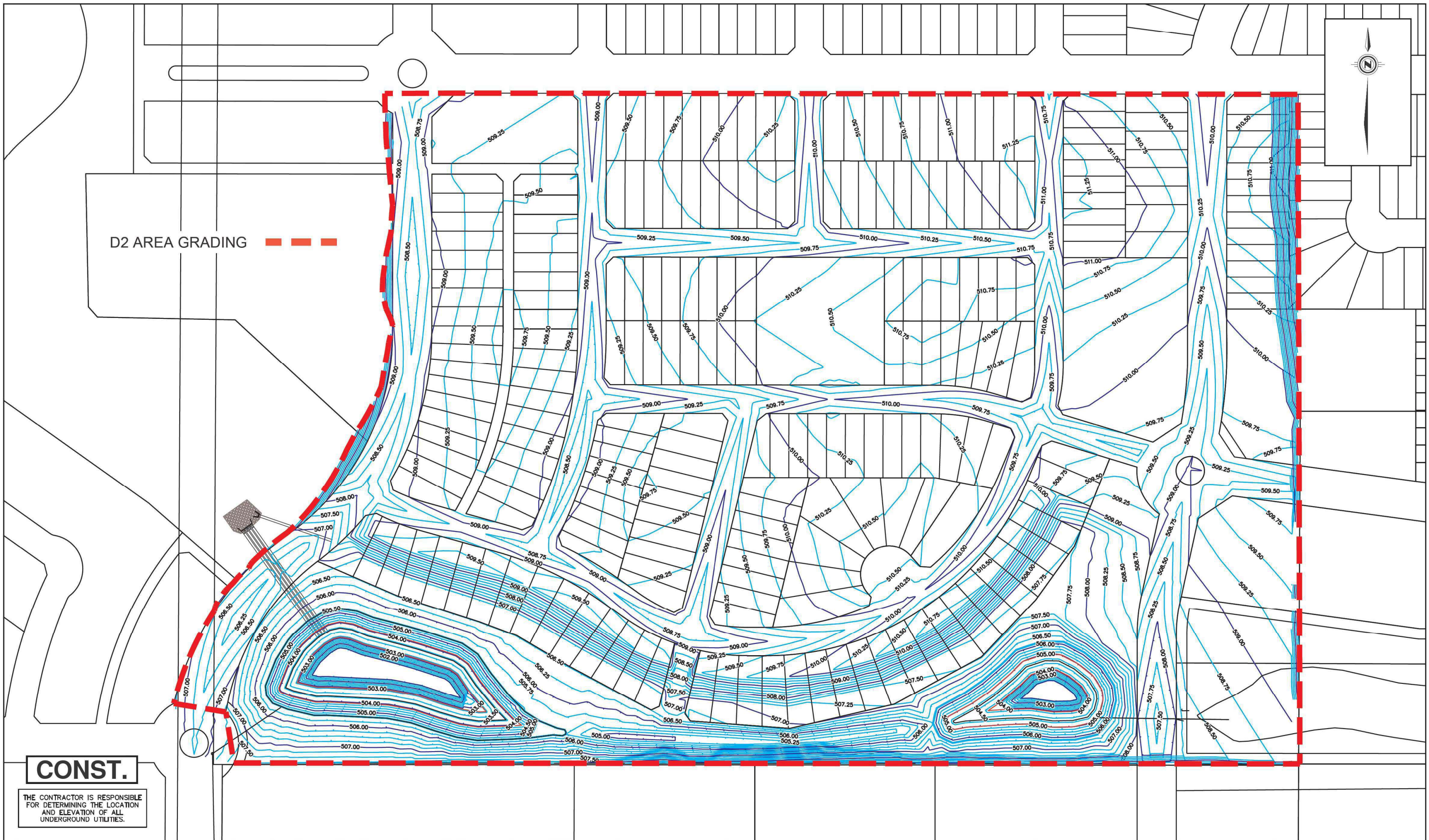
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PLAN DESCRIPTION/REVISION		DATE	BY			DRAWN BY AR	DATE 2024-JUL-29			DATE 2024-DEC-11	LOT GRADES TASKAMANWA STREET, NAZARALI WAY, DELAINEY ROAD NAZARALI LANE & HILL-HAMPSON BEND		



- LEGEND**
- ROLLED CURB & WALK
 - VERTICAL CURB & WALK
 - ROLLED CURB ONLY
 - VERTICAL CURB ONLY
 - CONCRETE WALKWAY
 - EASEMENT POINT NO.
 - PROPERTY LINE
 - DRAINAGE ARROW
 - DRIVEWAY
 - PHASE BOUNDARY

CONST.
PROJECT NO. 502-0089-300r001_CWL

1 ISSUED FOR CONSTRUCTION		2024-JUL-29	AR		CHECKED BY:  Wade Thomas NAME 2025-01-08 DATE	CHECKED BY: SIGNATURE NAME DATE	 City of Saskatoon Transportation and Construction Division	BRIGHTON LOT GRADES – PHASE D2A	 ENGINEERING MANAGER 2025-01-08 DATE
PLAN DESCRIPTION/REVISION		DATE	BY		SEAL	DRAWN BY AR DATE 2024-JUL-29		CHKD STDS JVS DATE 2024-DEC-11	

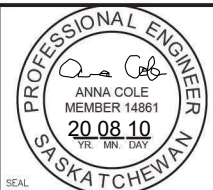


D2 AREA GRADING

CONST.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

11				
10				
9				
8				
7				
6				
5				
4				
3				
2	ISSUED FOR CONSTRUCTION	2019-DEC-05	EDH	
1	ISSUED FOR TENDER	2019-MAY-08	EDH	
PLAN DESCRIPTION/REVISION		DATE	BY	SEAL



CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY:	DATE



**City of
Saskatoon**
Transportation & Utilities Department

BRIGHTON LAND DEVELOPMENT	
PHASE D2 AREA GRADING	
DESIGN CONTOURS	

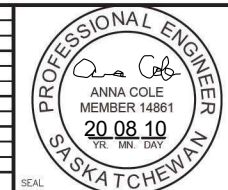
CHIEF ENGINEER	
SCALES:	DATE
HOR. 1:2000	
VERT. 1:2000	
SHEET NO. 34	PLAN NO. 113-0089-309r002



CONST.

THE CONTRACTOR IS RESPONSIBLE
FOR DETERMINING THE LOCATION
AND ELEVATION OF ALL
UNDERGROUND UTILITIES.

PLAN DESCRIPTION/REVISION	DATE	BY	SEAL
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2	2019-DEC-05	EDH	
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4			
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11			

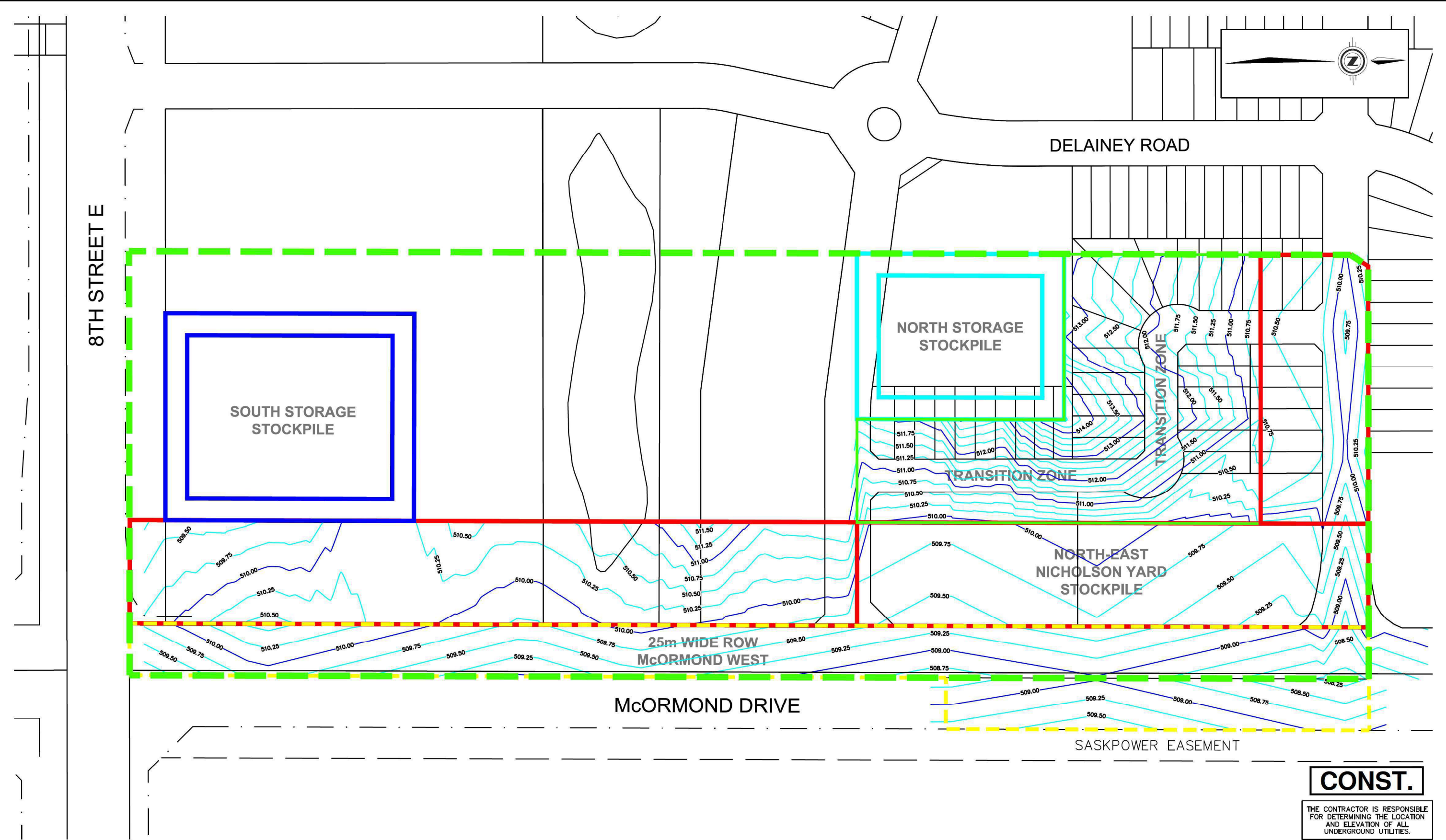


CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY:	DATE



BRIGHTON LAND DEVELOPMENT
PHASE D2
AREA GRADING
CUT & FILL CONTOURS

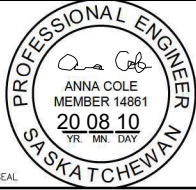
CHIEF ENGINEER	DATE
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HOR. 1:2000	
VERT. 1:2000	
SHEET NO. 36	PLAN NO. 113-0089-310-r002



CONST.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

11			
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3			
2	ISSUED FOR CONSTRUCTION	2019-DEC-05	EDH
1	ISSUED FOR TENDER	2019-JAN-29	EDH
	PLAN DESCRIPTION/REVISION	DATE	BY



CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY:	DATE



BRIGHTON LAND DEVELOPMENT
NICHOLSON YARD
AREA GRADING
DESIGN CONTOURS

CHIEF ENGINEER	DATE
SCALES:	
HOR. 1:1750	
VERT. 1:1750	
SHEET NO. 39	PLAN NO. 113-0089-304r002

LEGEND:

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

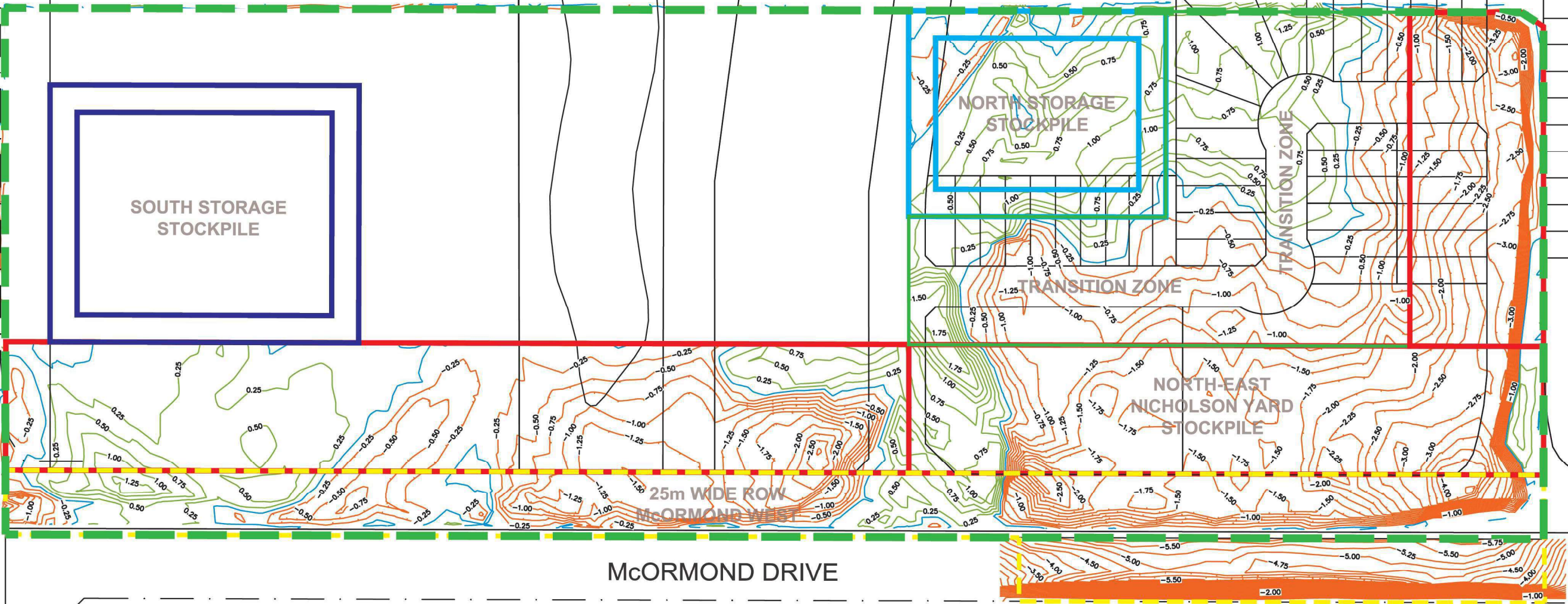
NOTE:

1. CUT/FILL CONTOURS DERIVED FROM A VOLUMETRIC COMPARISON OF "EXISTING GROUND -250MM" (TOPSOIL) (COS SURVEY APR 2018) vs "PRELIMINARY DESIGN"



8TH STREET E

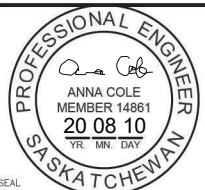
DELAINEY ROAD



CONST.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

11			
10			
9			
8			
7			
6			
5			
4			
3			
2	ISSUED FOR CONSTRUCTION	2019-DEC-05	EDH
1	ISSUED FOR TENDER	2019-JAN-29	EDH
	PLAN DESCRIPTION/REVISION	DATE	BY

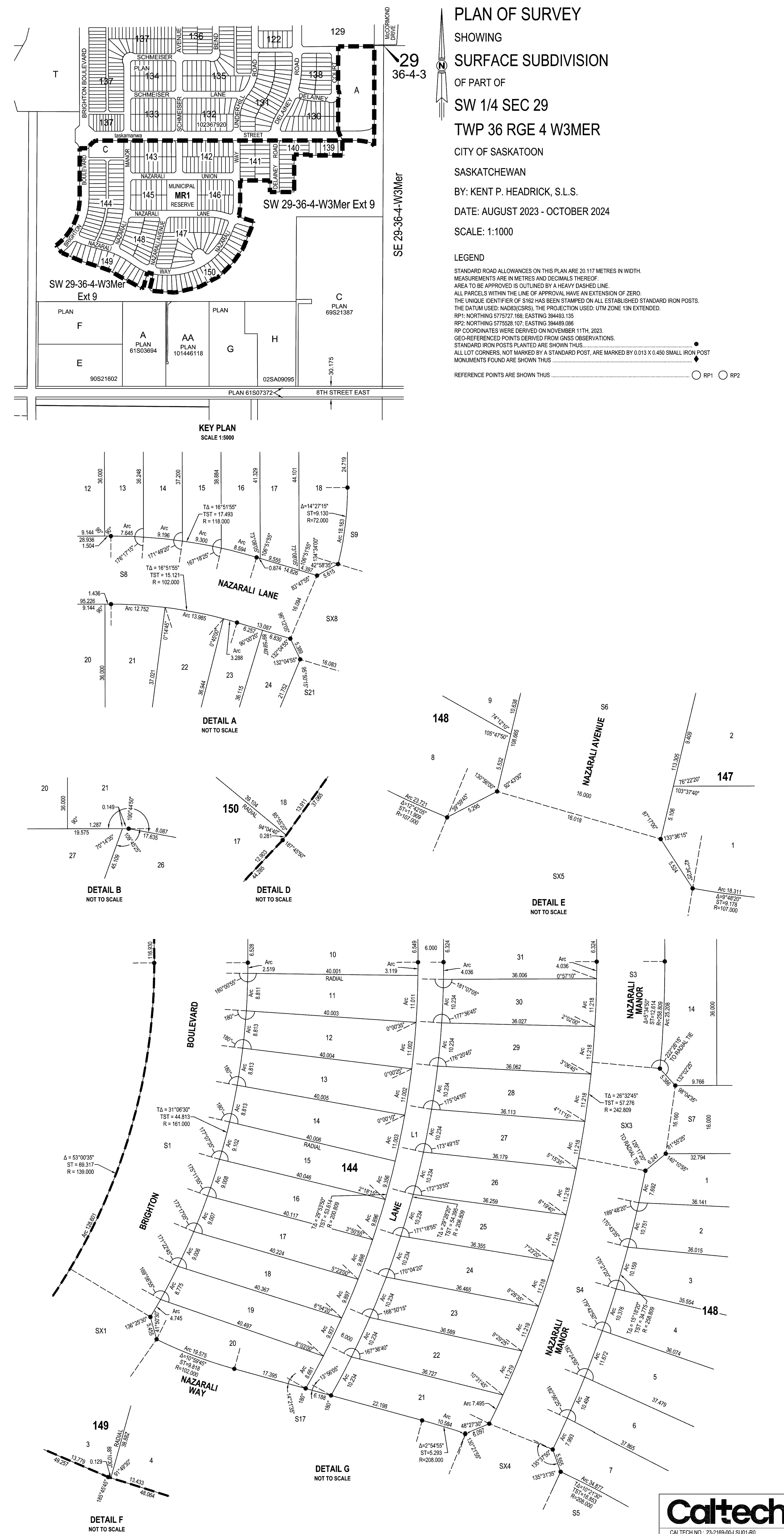
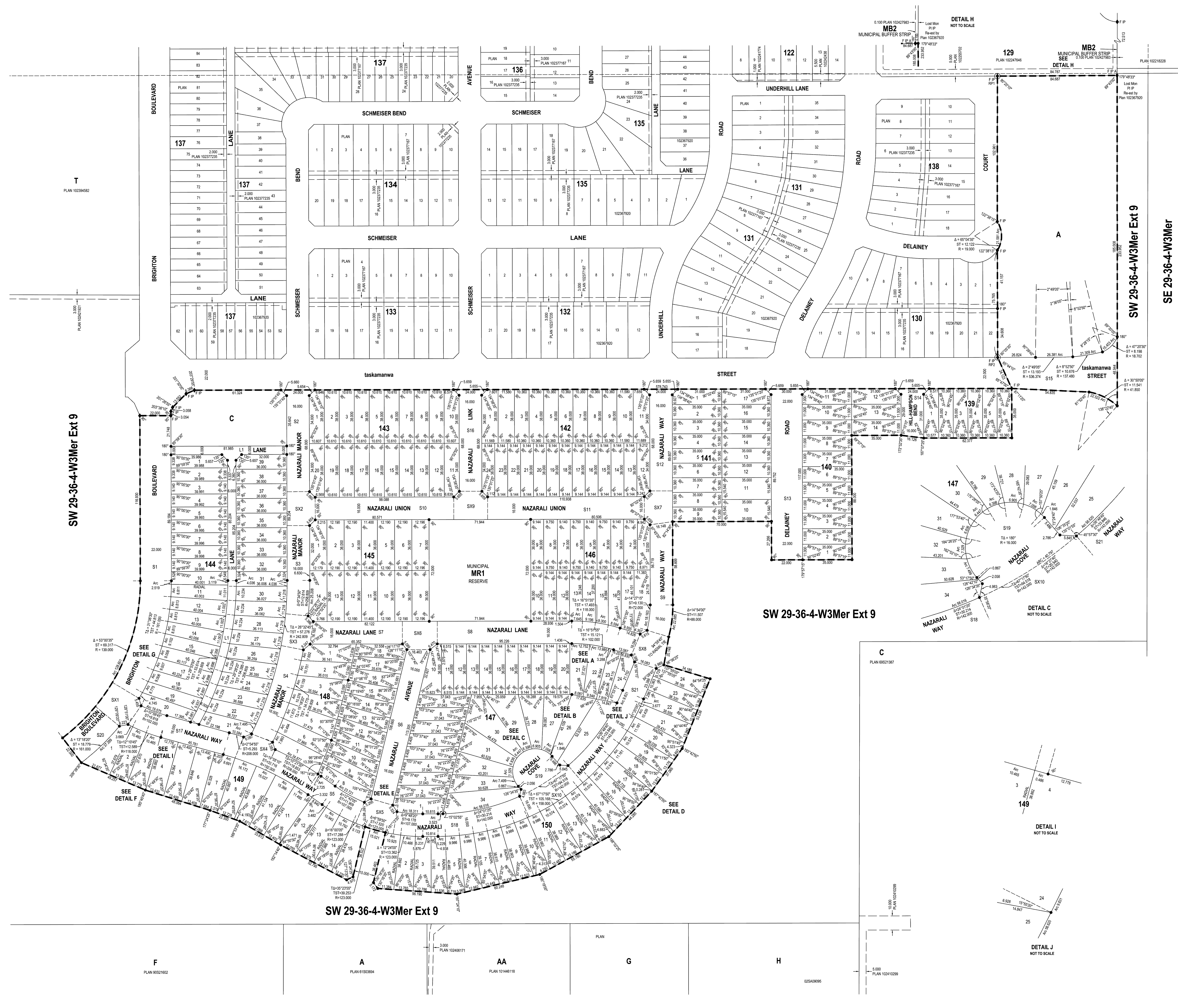


CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY:	DATE

 **City of Saskatoon**
Transportation & Utilities Department

BRIGHTON LAND DEVELOPMENT
NICHOLSON YARD
AREA GRADING
DESIGN CONTOURS

CHIEF ENGINEER	
SCALES:	
HOR. 1:1750	DATE
VERT. 1:1750	
SHEET NO. 40	PLAN NO. 113-0089-306r002



DESCRIPTIVE PLAN - TYPE II
SHOWING

FEATURE UTILITY
RIGHT OF WAY
IN
PARCEL A,
MUNICIPAL RESERVE, MR1,
PARCEL C,
LOTS 1-6, BLOCK 139,
LOTS 1-14, BLOCK 140,
LOTS 1-17, BLOCK 141,
LOTS 1-24, BLOCK 142,
LOTS 1-20, BLOCK 143,
LOTS 1-39, BLOCK 144,
LOTS 1-14, BLOCK 145,
LOTS 1-18, BLOCK 146,
LOTS 1-34, BLOCK 147,
LOTS 1-18, BLOCK 148,
LOTS 1-15, BLOCK 149,
LOTS 1-24, BLOCK 150,
PLAN 102438503

WITHIN THE
SW 1/4 SEC 29
TWP 36 RGE 4 W3MER
CITY OF SASKATOON, SASKATCHEWAN
BY: KENT P. HEADRICK, S.L.S.
DATE: AUGUST 5, 2023 - OCTOBER 2, 2024
SCALE: 1:1000

LEGEND

WIDTH OF RIGHT OF WAY IS 3.000 METRES UNLESS OTHERWISE SHOWN.
NEW RIGHT OF WAY LIMITS ARE STRAIGHT LINES UNLESS OTHERWISE SHOWN.
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
THE EXTENSIONS OF ALL LINES ARE AFFECTED BY THIS FEATURE ARE 0 UNLESS OTHERWISE SHOWN.
THE DATUM USED: NAD83/CSRS; THE PROJECTION USED: UTM ZONE 13N EXTENDED.
RPC: NORTHING 575727.107; EASTING 394489.135
RPC NORTHING 575528.107; EASTING 394489.086
RPC COORDINATES WERE DERIVED ON NOVEMBER 11TH, 2023.
GEO-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS.
MONUMENTS FOUND ARE SHOWN IN RED.
REFERENCE POINTS ARE SHOWN IN BLUE.





The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Location of existing utilities as shown may not be exact or may be incomplete. Contractor to verify exact location of all utilities with appropriate authorities prior to starting construction. The developer and the consultant assume no responsibility for any utilities damaged during construction.

[illegible]

Permit-Seal

Client/Project
CITY OF SASKATOON
BRIGHTON SUBDIVISION
MR-18
LANDSCAPE SERVICES
Saskatoon, Saskatchewan

Title
PLANTING PLAN

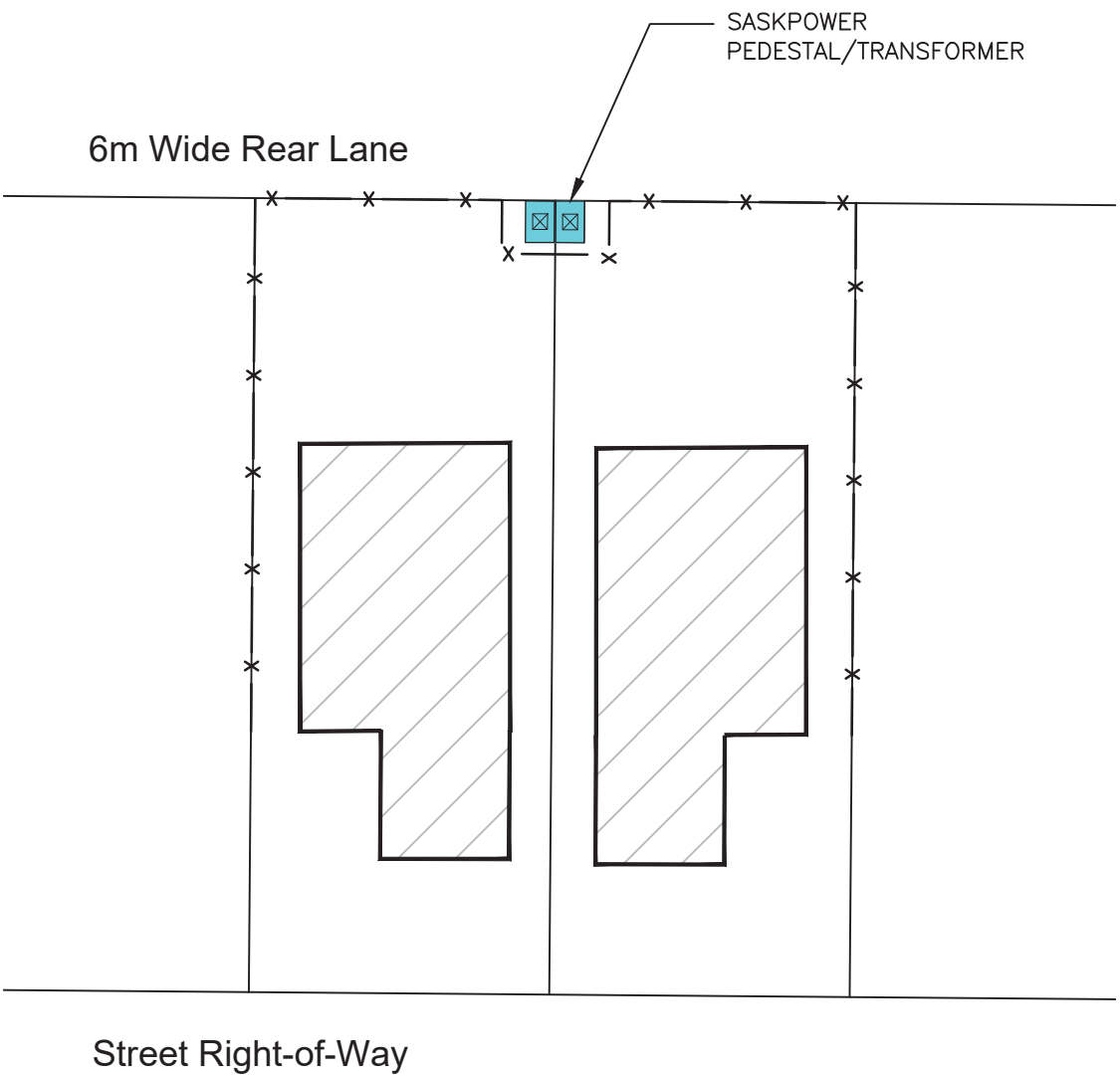
Project No.
1110-00546

Revision Sheet
0 5 of 9

Scale
0 7.5 22.5 37.5m
1:750

Drawing No.
L-5

Lots 21 to 39 Block 144



LEGEND

— x — FENCE LOCATION – UTILITY PEDESTALS AND TRANSFORMERS MUST BE ACCESSIBLE FROM REAR LANE AND BE LOCATED OUTSIDE FENCE AS SHOWN

Servicing From Lane
SaskPower and SaskEnergy
Underground Lines

- Notes:
- This drawing is intended as a guide only. For more accurate information please contact the respective utilities and the City of Saskatoon Building Standards Branch.
 - A garage, or other accessory building may not be built over the gas line or electrical service.
 - Saskatoon Land takes no responsibility regarding the legality of the building layout on the lot.

Lots 9.5m Wide and Less

Water and Sewer Connection Requirements

Please refer to the Design and Development Standards Manual, Section 7, Part 3

This manual can be found on the City of Saskatoon website (www.saskatoon.ca)

- Click on Business & Development along the top
- Under Development Regulation - Click on Specifications and Standards
- Click on Design & Development Standards Manual

If the water and sewer connection into the lot can be within 1.5 meters of the side property line and not obstructed by any structures, no additional requirements are needed.

If the dwelling needs to be less than 1.5 meters from the side property line and the entire frontage of dwelling is garage, there are a few alternatives that could be done on installations to meet City Specification and Standards for similar buildings/situations:

- a) A water and sewer connection can be installed less than 1.5 meters from the side property line if both adjacent lot owners agree to registering an easement on the adjoining property at their cost.
- b) The water and sewer connection could be installed under the garage, given that the following is met:
 - i. For the sewer connection the licensed water and sewer contractor installs the sewer up to the front of the garage only, and the sewer connection under the garage is installed by a licensed plumbing contractor to meet plumbing code requirements. As part of the sewer plumbing installation, the piping materials, connections, cleanouts, and air testing need to meet the plumbing code.
 - ii. The water connection can be installed by the licensed water and sewer contractor under the garage up to the foundation, or the licensed water and sewer contractor can stop installing the water connection at the garage front where they stopped installing the sewer and leave enough polyethylene pipe for the plumbing contractor to complete the water installation at the same time as the sewer connection installation under the garage.

The main reason for the 1.5 meter side yard requirement is for future maintenance. When connections require maintenance or replacement in the future there needs to be enough room for the excavation without effecting the adjacent property, unless an easement on that adjoining property is in place.

Any inquiries should be directed to the City of Saskatoon Connections Desk at 306-975-1475.