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

NORTH

Legend:

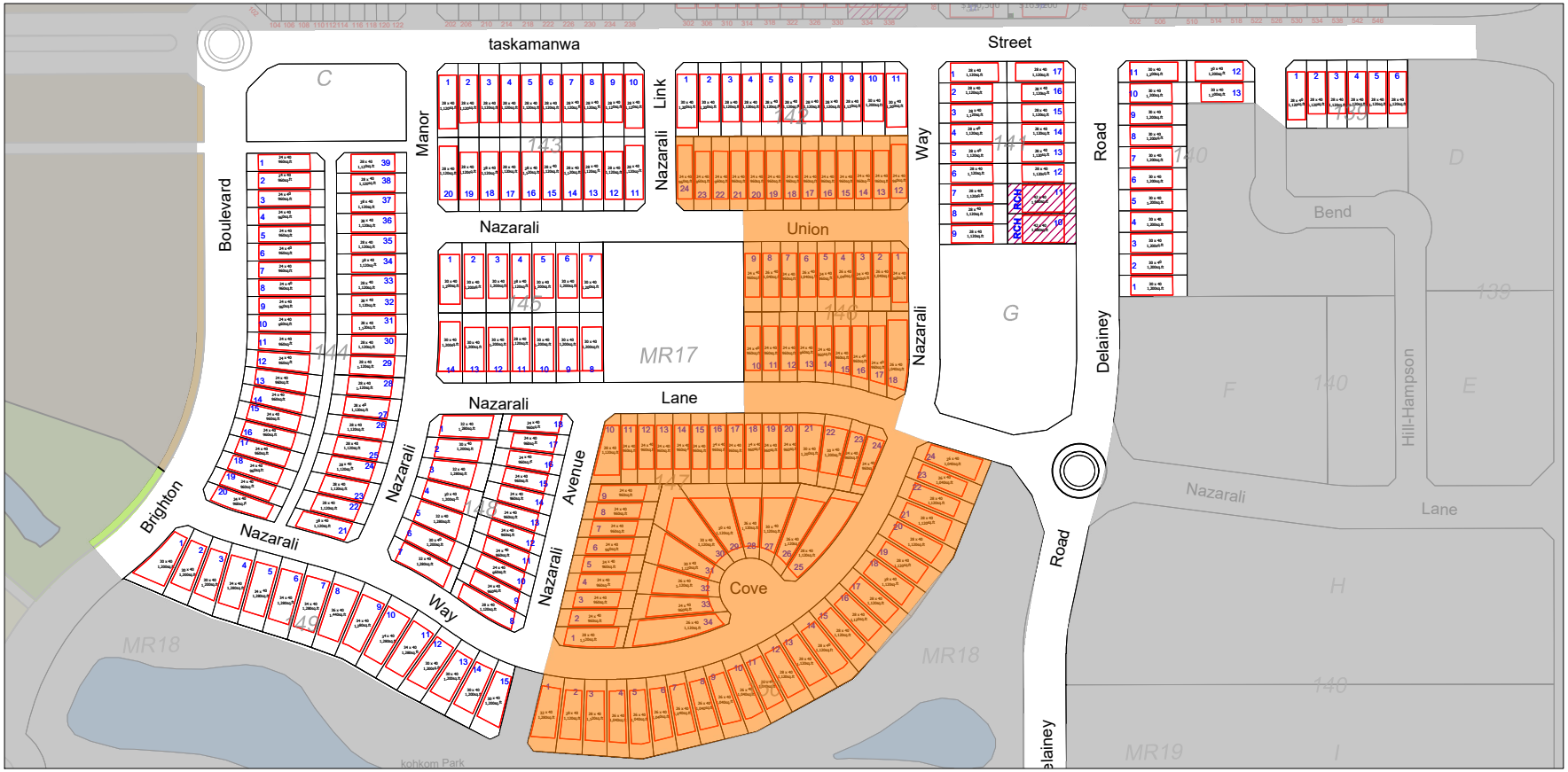
- Multi-Unit Parcel (Medium Density)
- Single Unit
- Residential Care Home (RCH)
- Highly Visible Lot (Additional Exterior Materials Required as per Architectural Control Req.)
- Open Space (Conceptual Design Subject to Change)
- Multi-Unit Parcel (Low/Medium Density)
- Easement 2m
- Easement 2.5m
- Easement 3m
- Easement 4.5m
- Easement 5m
- Corner Garage Location (C)
- Walkout Basement (W)
- Transitional Lot (TR)
- Transformer
- Service Pedestal
- Light Standard
- Block Number (721)
- Lot Number (12)
- Mail Box (P)
- Fire Hydrant
- Civic Address (123)
- 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 legel purposes. All the information was compliled 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.

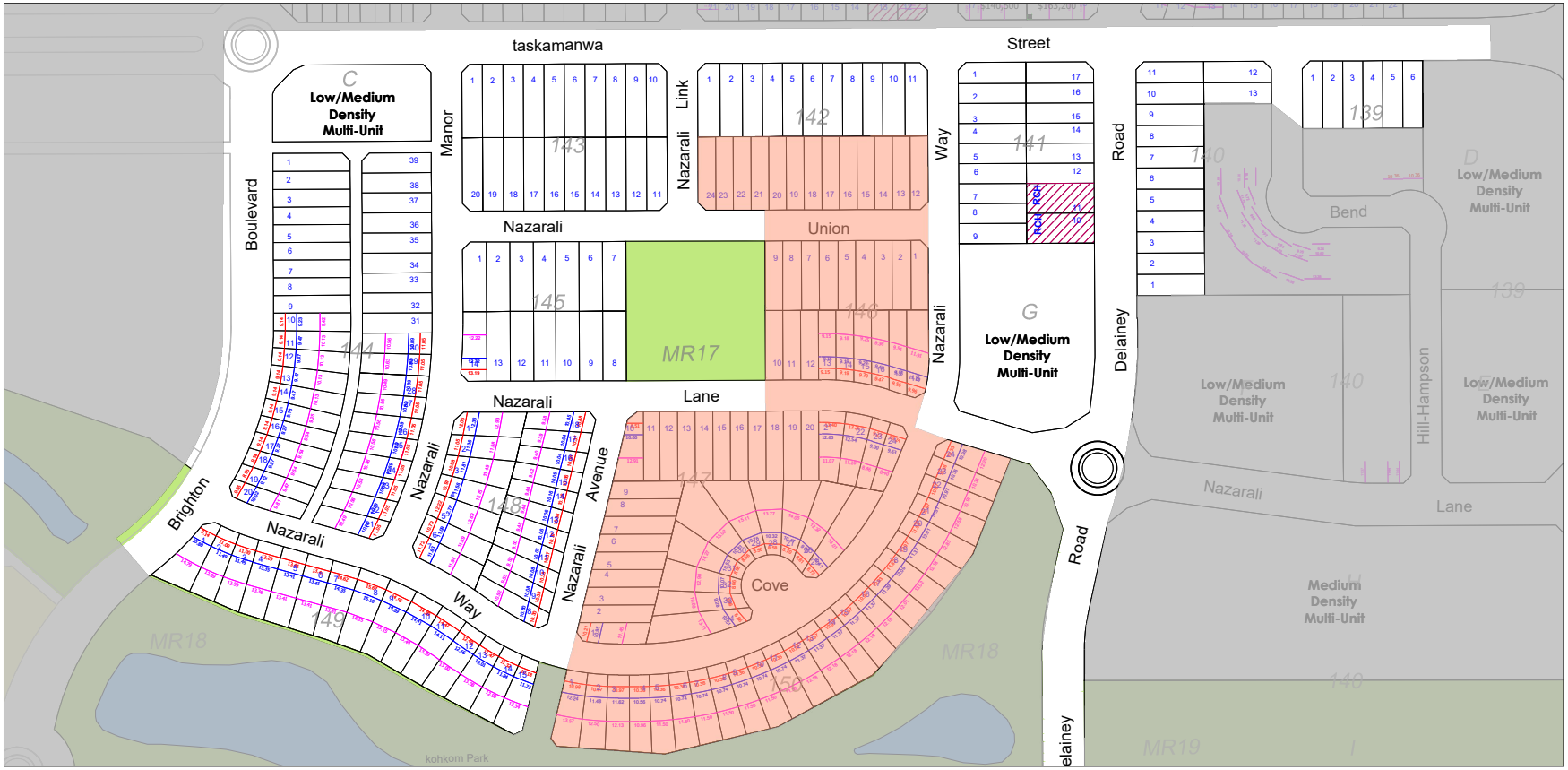
City of Saskatoon
Saskatoon Land

Date:	Scale:
August 2024	NTS
Drawn By:	File No.
AMR	

NORTH

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 legel purposes. All the information was compliled 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.

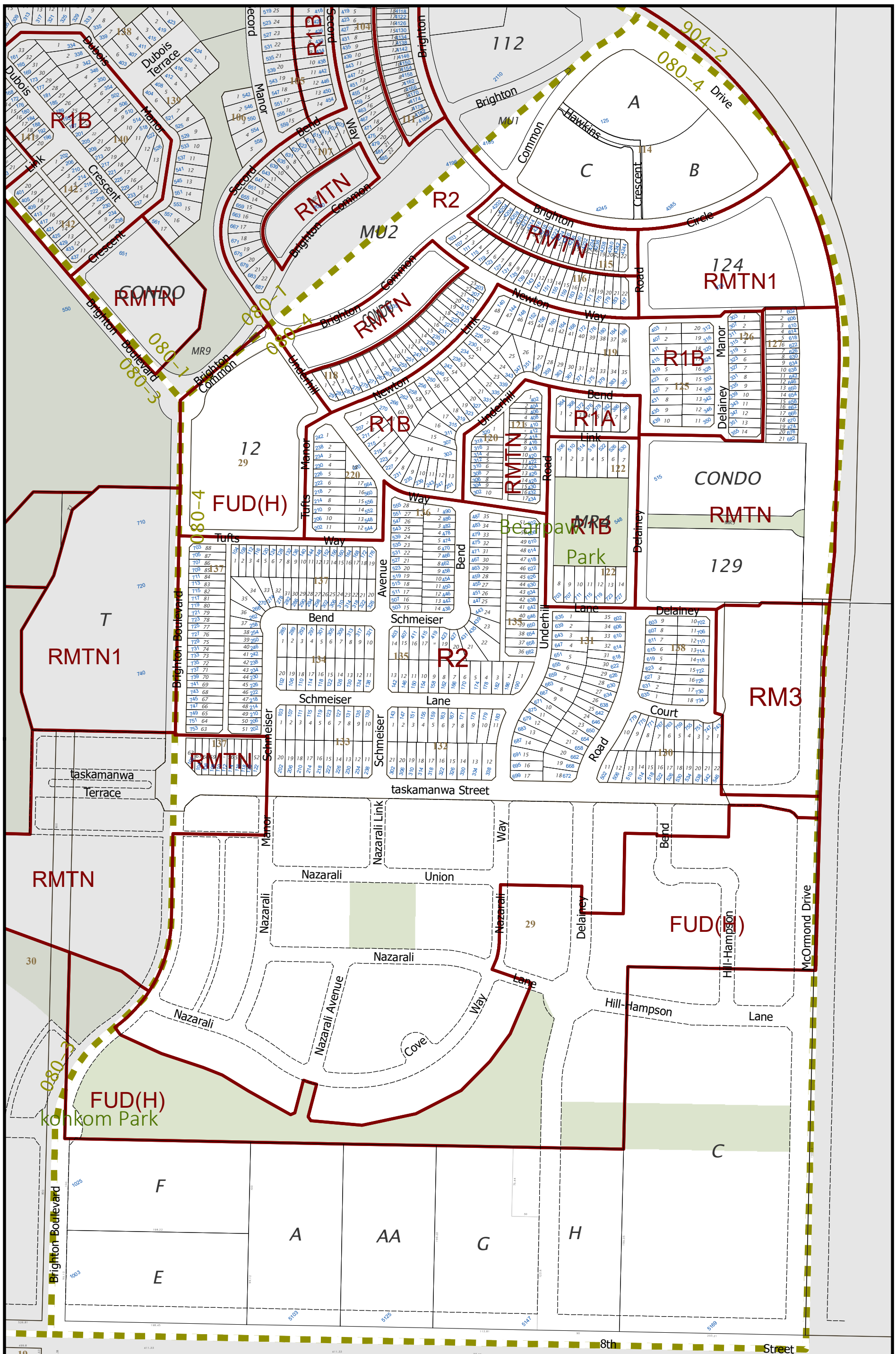
City of Saskatoon
Saskatoon Land

Date:	Scale:
August 2024	NTS
Drawn By:	File No.
AMR	

NORTH

BRIGHTON D2

HOUSE AND GARAGE SETBACK DIMENSIONS

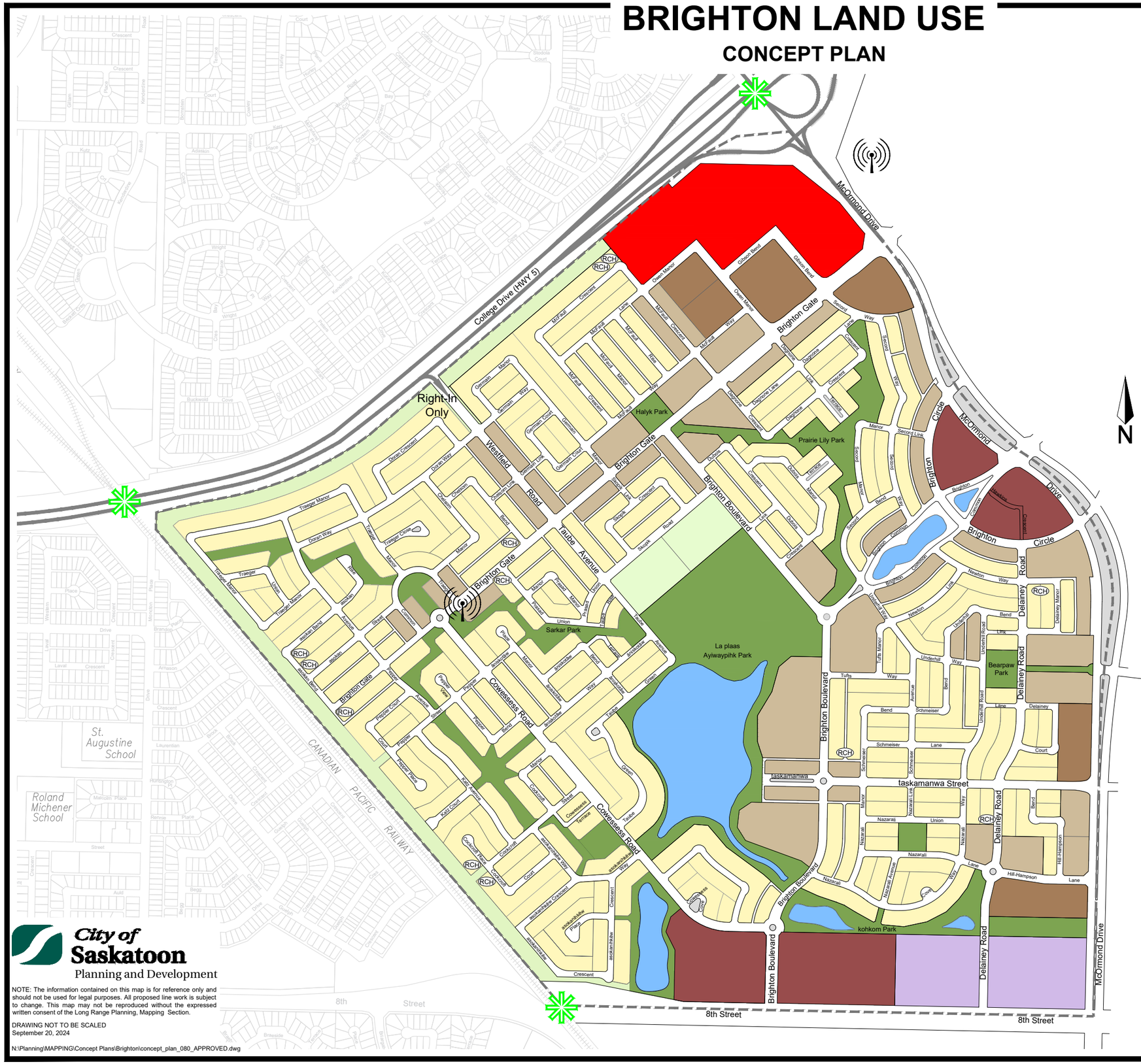

Address Map of Brighton
Scale 1: 3900
080-4
11/4/2024
Zoning Designation
ISC Lots
ISC Blocks
City of Saskatoon
Note: The information contained on this map is for reference only and not to be used for legal purpose
R1B
RMTN
R2
MU2
MU1
112
A
B
C
124
RMTN1
CONDO
RMTN
R1B
R1A
FUD(H)
MR4
Bearpaw Park
CONDO
RMTN
129
RM3
T
RMTN1
RMTN
RMTN
FUD(H)
konkom Park
FUD(I)
F
E
A
AA
G
H
C
Brighton Boulevard
Brighton Common
Brighton Drive
Brighton Circle
Brighton Bend
Brighton Way
Brighton Crescent
Brighton Link
Brighton Road
Brighton Manor
Brighton Terrace
Dubois Terrace
Dubois Manor
Dubois Link
Dubois Crescent
Second Manor
Second Bend
Second Way
Second Crescent
Newton Way
Newton Bend
Newton Link
Underhill Way
Underhill Bend
Underhill Lane
Underhill Road
Tufts Way
Tufts Avenue
Schmeiser Bend
Schmeiser Lane
Schmeiser Road
Schmeiser Court
Delainey Bend
Delainey Lane
Delainey Road
Delainey Manor
Delainey Way
Delainey Link
Delainey Court
taskamanwa Terrace
taskamanwa Street
Nazarali Link
Nazarali Union
Nazarali Avenue
Nazarali Way
Nazarali Lane
Nazarali Cove
Hill-Hampson Lane
McOrmond Drive
8th Street
Hawkins Crescent
904-2
080-4
080-1
080-3

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

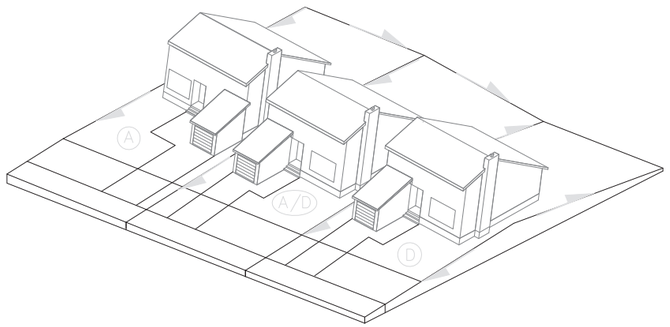
City of Saskatoon
Planning and Development

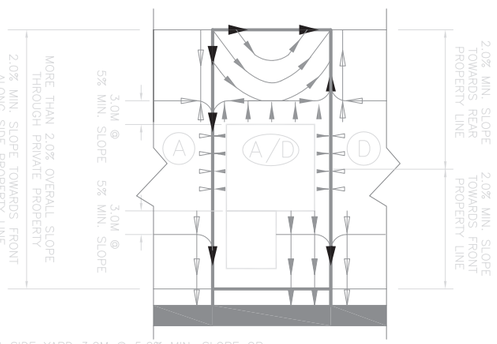
NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Long Range Planning, Mapping Section.

DRAWING NOT TO BE SCALED
September 20, 2024

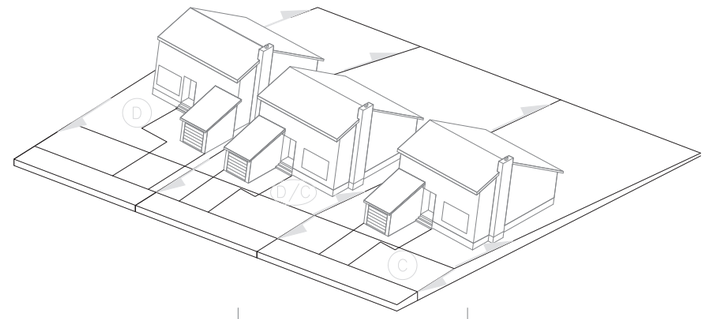
N:\Planning\MAPPING\Concept Plans\Brighton\concept_plan_080_APPROVED.dwg

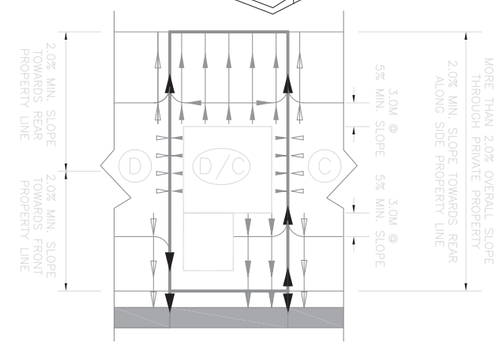
Lot Grading Types



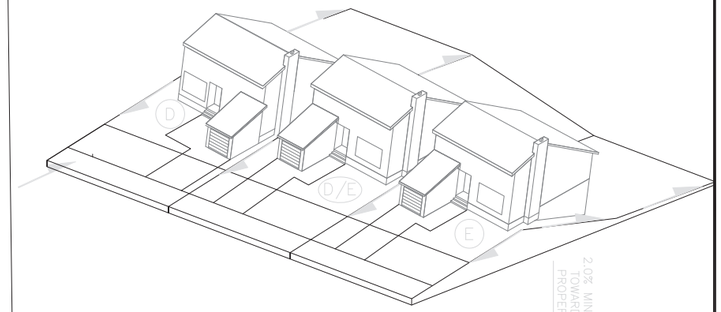


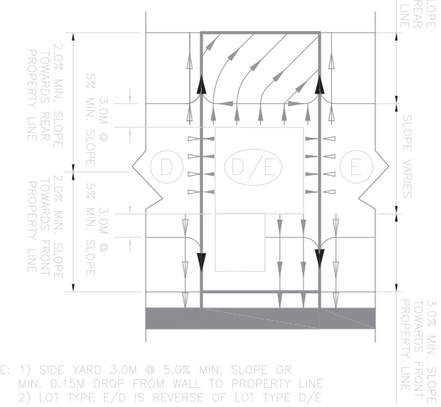
NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR
MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE D/A IS REVERSE OF LOT TYPE A/D



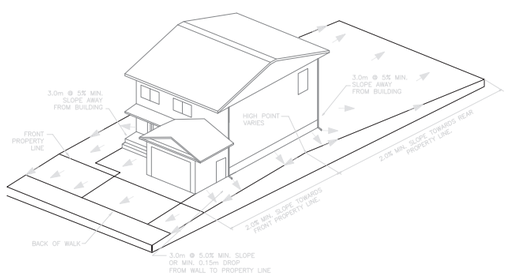


NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR
MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE C/D IS REVERSE OF LOT TYPE D/C

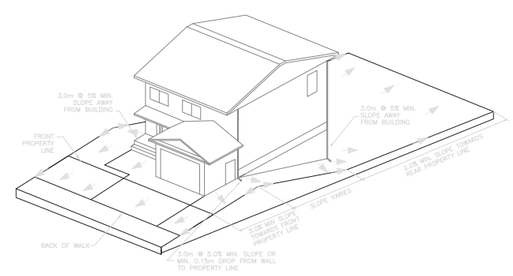




NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR
MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE E/D IS REVERSE OF LOT TYPE D/E

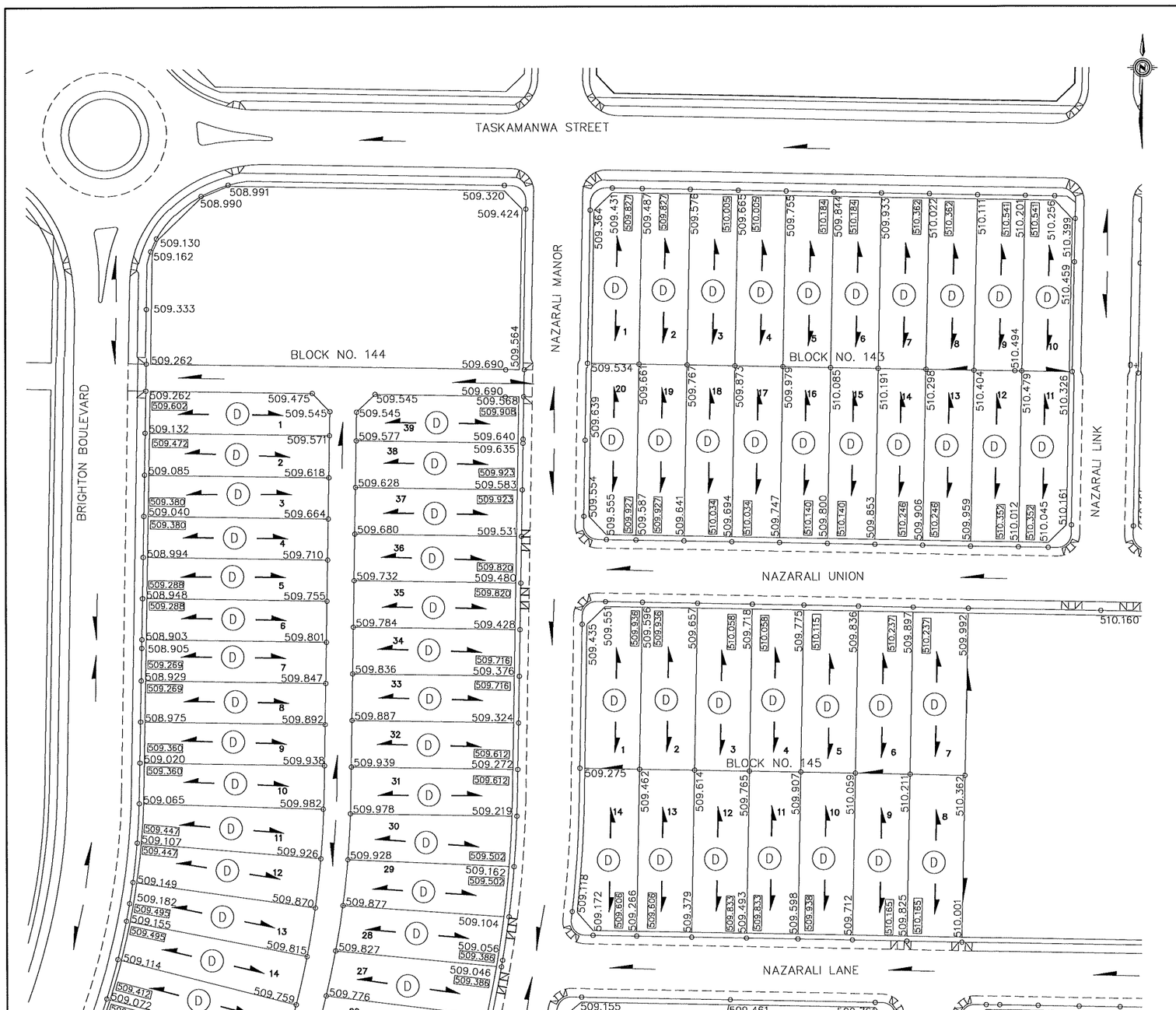


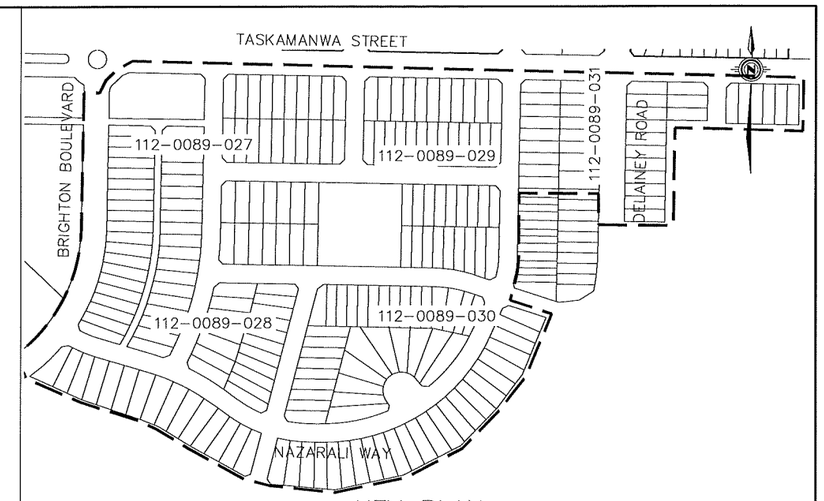
SIDE VIEW
SPLIT DRAINAGE



SIDE VIEW
WALK-OUT BASEMENT

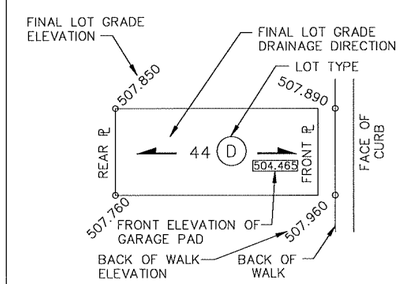
City of Saskatoon
Infrastructure Services Department





KEY PLAN

LOT DRAINAGE LEGEND



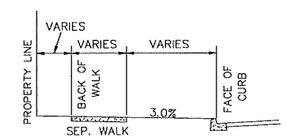
NOTE:

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.

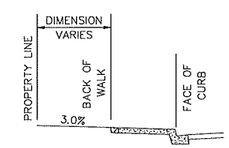
LOT DRAINAGE DETAILS

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

SEPARATE CURB & WALK



COMBINED CURB & WALK



CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- (8) 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
	PLAN DESCRIPTION/REVISION	DATE	BY

PROFESSIONAL ENGINEER — ANNA COLE — MEMBER 14861 — 2025-01-08 (YR. MN. DAY) — SASKATCHEWAN — SEAL

CHECKED BY: SIGNATURE Wade Thomas; NAME; DATE 2025-01-08

CHECKED BY: SIGNATURE; NAME; DATE

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

City of Saskatoon
Transportation and Construction Division

BRIGHTON LOT GRADES – PHASE D2A

LOT GRADES

TASKAMANWA STREET, NAZARALI MANOR, NAZARALI LINK

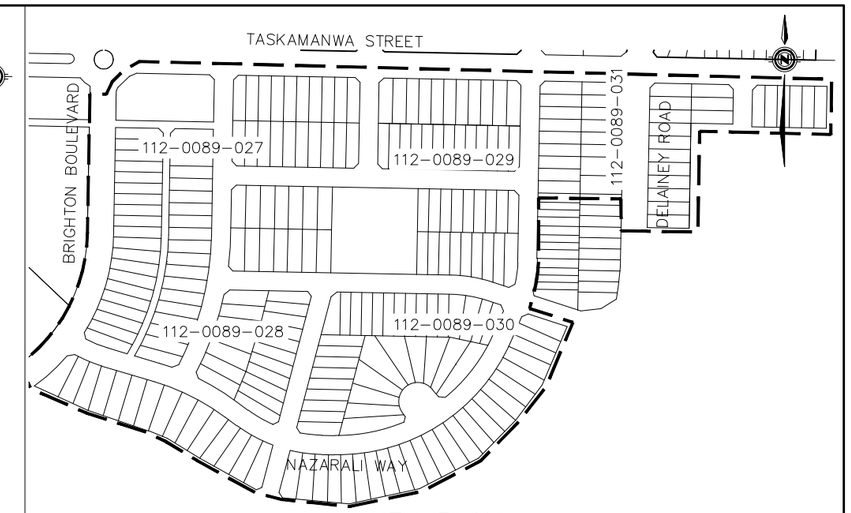
NAZARALI UNION & NAZARALI LANE

ENGINEERING MANAGER

SCALES: HOR. 1:1000 VERT.

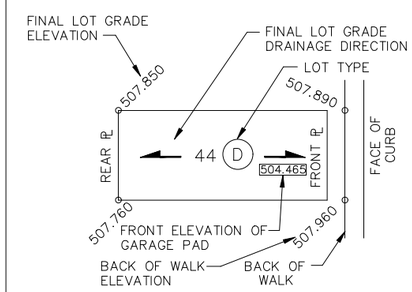
2025-01-08 DATE

SHEET NO. PLAN NO. 112-0089-027r001



KEY PLAN

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.

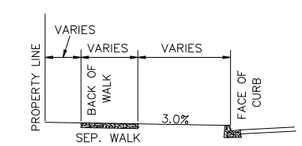
LOT DRAINAGE DETAILS

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

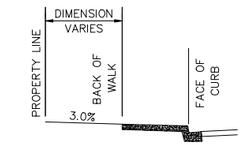
CONST.

PROJECT NO. 502-0089-300r002_CWL

SEPARATE CURB & WALK



COMBINED CURB & WALK



CURB & WALK LEGEND

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

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

PROFESSIONAL ENGINEER
ANNA COLE
MEMBER 14861
2025-04-02
YR. MN. DAY
SASKATCHEWAN
SEAL

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

City of Saskatoon
Transportation and Construction Division

BRIGHTON LOT GRADES – PHASE D2A

LOT GRADES

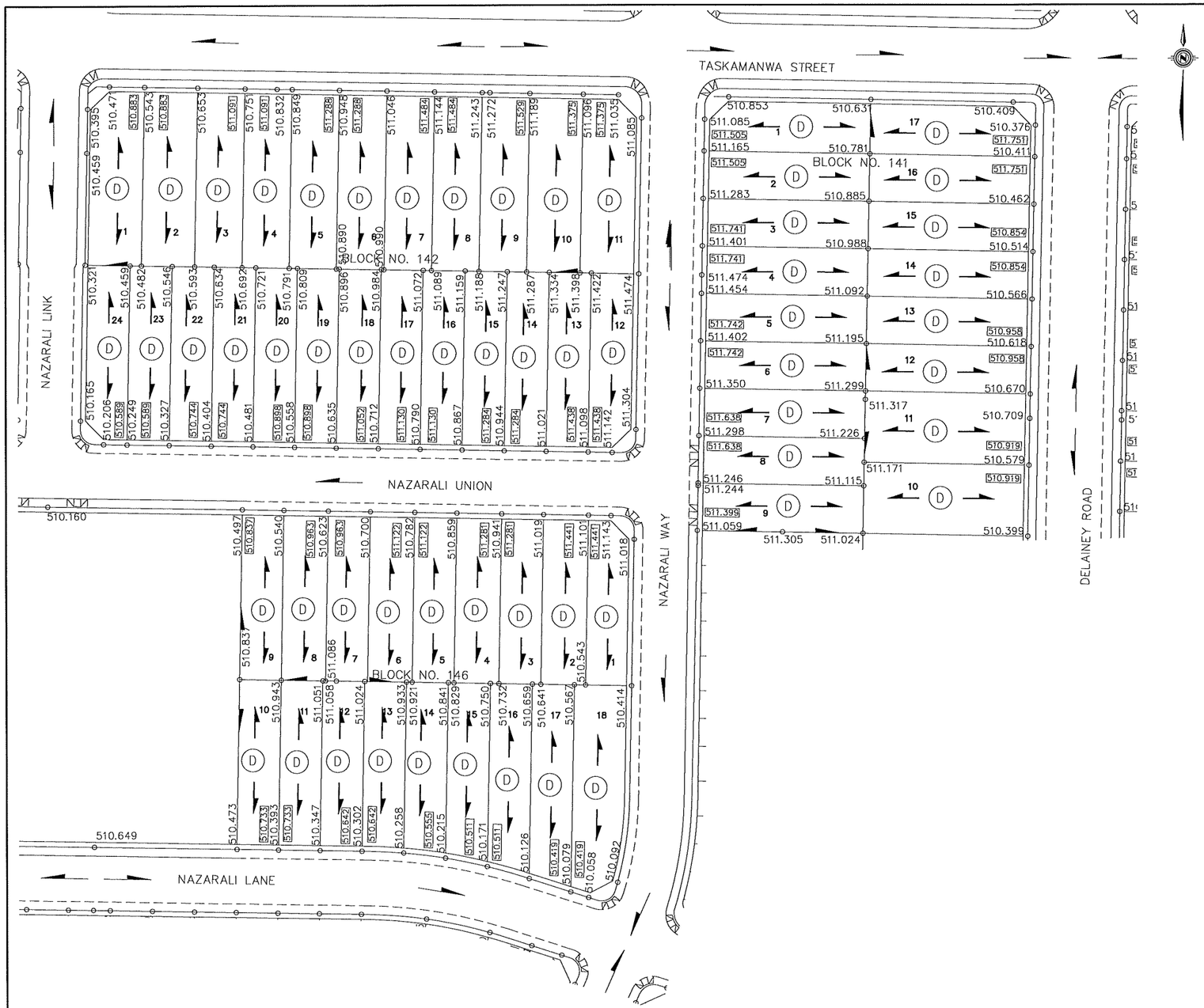
BRIGHTON BOULEVARD, NAZARALI MANOR, NAZARALI WAY
NAZARALI AVENUE & NAZARALI LANE

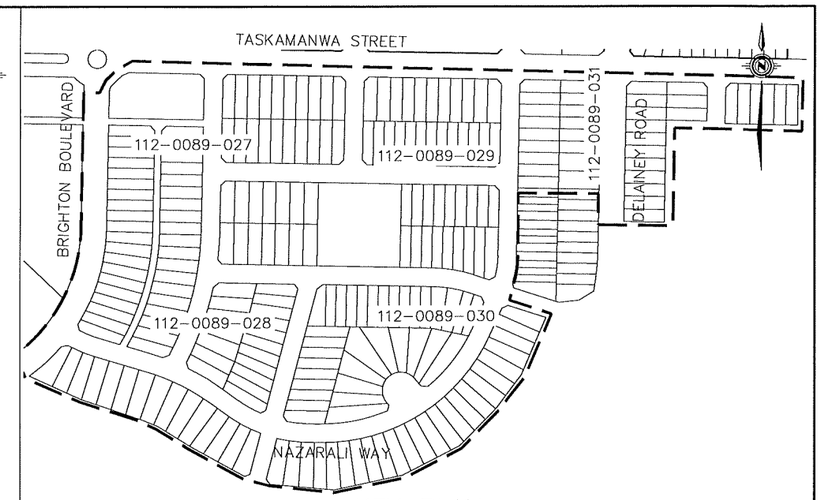
ENGINEERING MANAGER

SCALES: HOR. 1:1000 VERT.

DATE

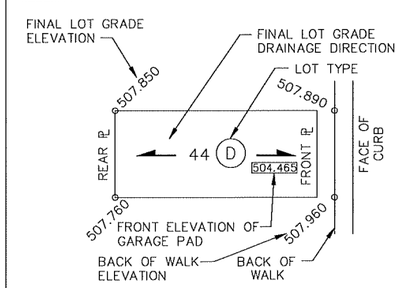
SHEET NO. PLAN NO. 112-0089-028r002





KEY PLAN

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.

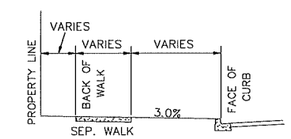
LOT DRAINAGE DETAILS

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

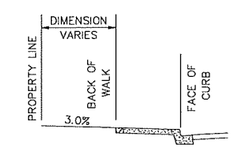
CONST.

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
- (8) EASEMENT POINT NO.
- PROPERTY LINE
- DRAINAGE ARROW
- DRIVEWAY
- PHASE BOUNDARY

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

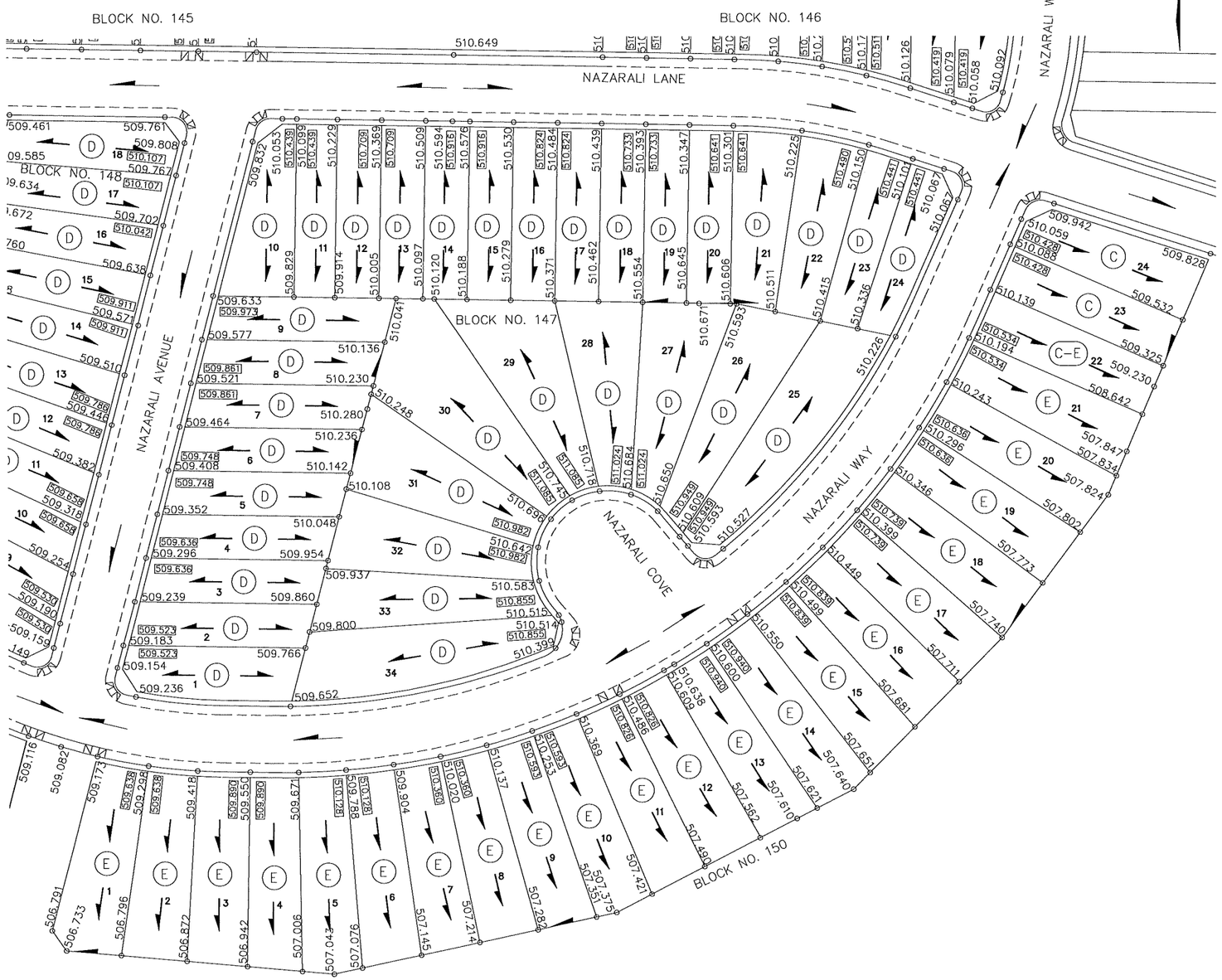
PROFESSIONAL ENGINEER — ANNA COLE — MEMBER 14861 — 2025-01-08 — SASKATCHEWAN
SEAL

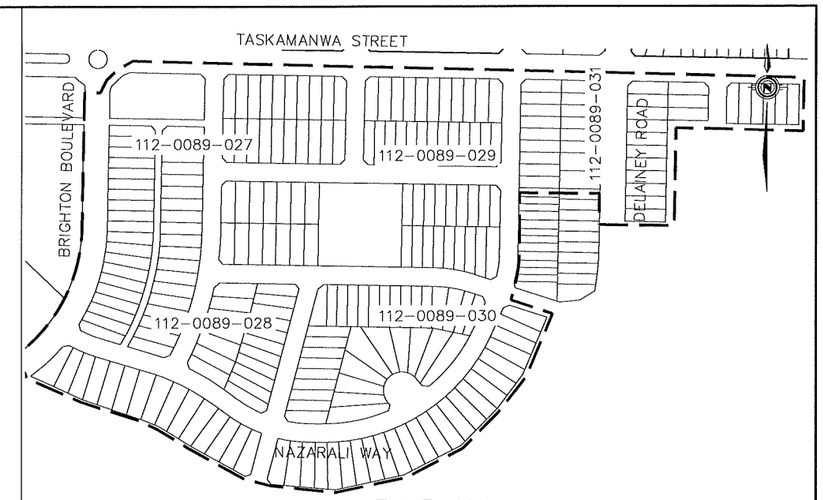
CHECKED BY: SIGNATURE Wade Thomas NAME 2025-01-08 DATE
CHECKED BY: SIGNATURE NAME DATE
DRAWN BY AR DATE 2024-JUL-29 DWG STDS CHECKED BY JVS DATE 2024-DEC-11

City of Saskatoon
Transportation and Construction Division

BRIGHTON LOT GRADES – PHASE D2A
LOT GRADES
TASKAMANWA STREET, NAZARALI LINK
NAZARALI UNION, NAZARALI LANE, & DELAINEY ROAD

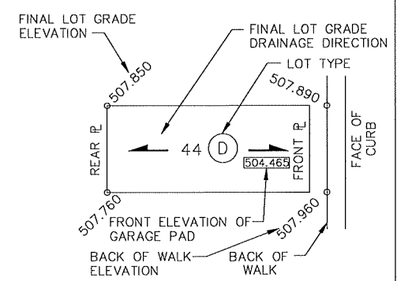
ENGINEERING MANAGER
SCALES: HOR. 1:1000 VERT. —
2025-01-08 DATE
SHEET NO. PLAN NO. 112–0089–029r001





KEY PLAN

LOT DRAINAGE LEGEND



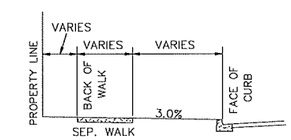
NOTE:

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.

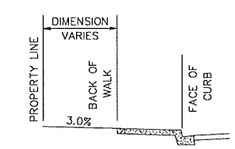
LOT DRAINAGE DETAILS

LOT TYPE 'A' – SEE DRAWING 102-0022-016
LOT TYPE 'C' – SEE DRAWING 102-0022-018
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
- (8) 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
	PLAN DESCRIPTION/REVISION	DATE	BY

PROFESSIONAL ENGINEER
ANNA COLE
MEMBER 14861
2025-01-08
YR. MN. DAY
SASKATCHEWAN
SEAL

CHECKED BY:
SIGNATURE
Wade Thomas
NAME
2025-01-08
DATE

CHECKED BY:
SIGNATURE
NAME
DATE

DRAWN BY AR DATE 2024-JUL-29 DWG STDS 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

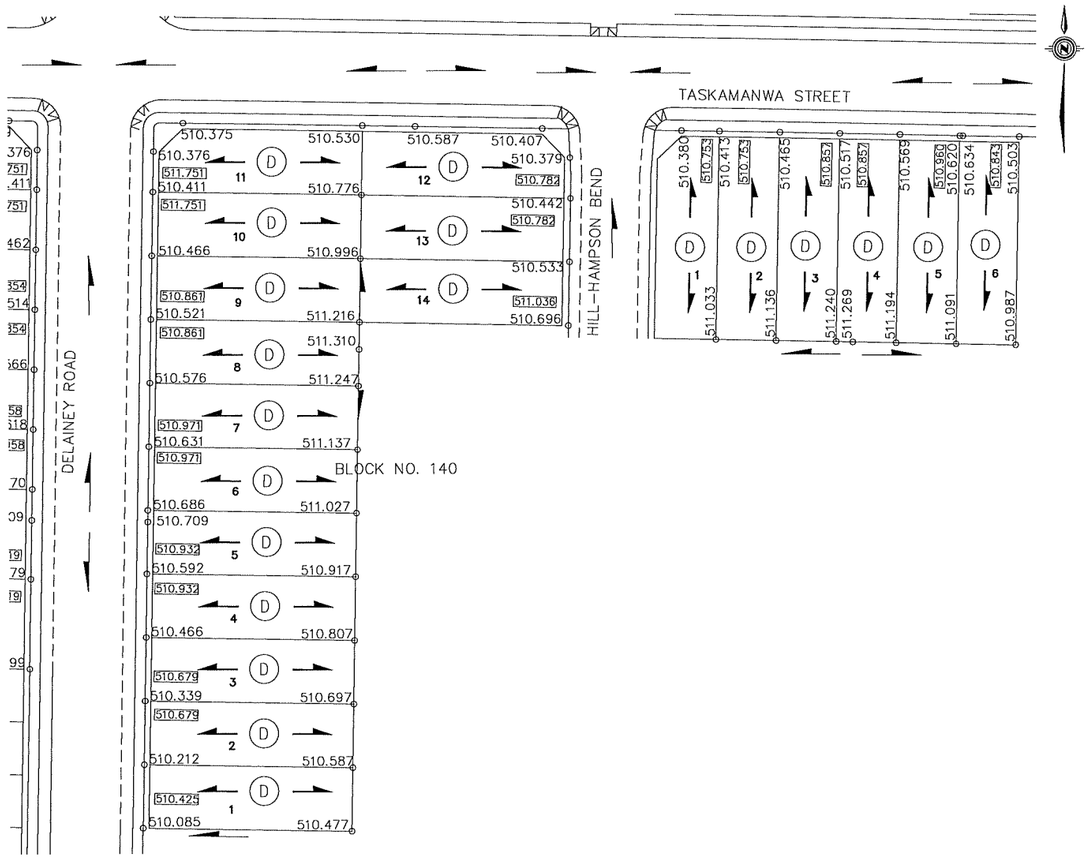
NAZARALI WAY

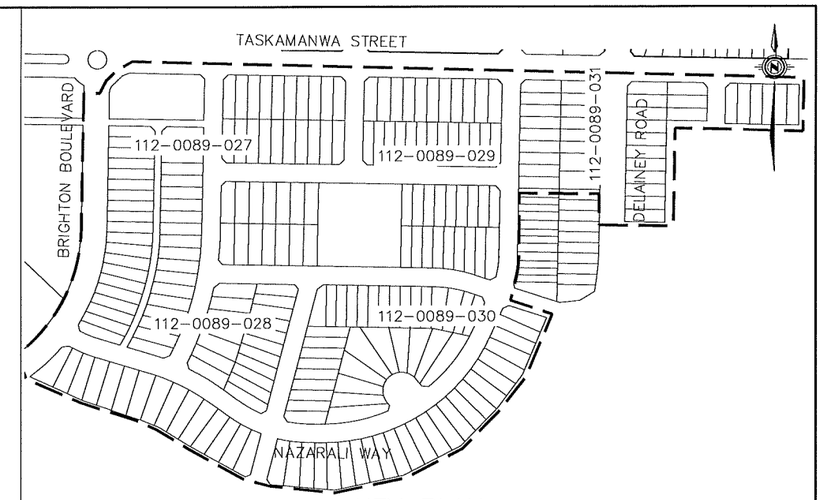
ENGINEERING MANAGER

SCALES: HOR. 1:1000 VERT. —

2025-01-08
DATE

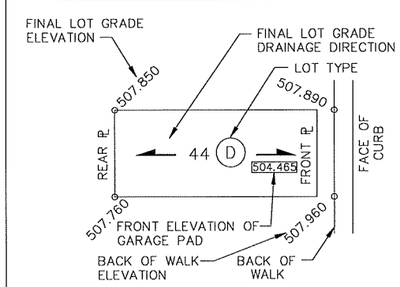
SHEET NO. PLAN NO.
112-0089-030r001





KEY PLAN

LOT DRAINAGE LEGEND



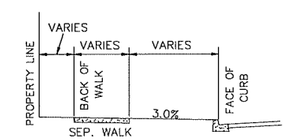
NOTE:

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.

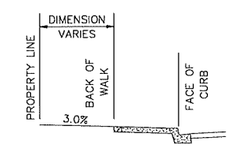
LOT DRAINAGE DETAILS

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

SEPARATE CURB & WALK



COMBINED CURB & WALK



CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- (8) 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
	PLAN DESCRIPTION/REVISION	DATE	BY

SEAL: PROFESSIONAL ENGINEER — ANNA COLE, MEMBER 14861, 2025-01-08 (YR. MO. DAY) — SASKATCHEWAN

CHECKED BY: SIGNATURE — Wade Thomas — NAME — 2025-01-08 — DATE

CHECKED BY: SIGNATURE — NAME — DATE

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

City of Saskatoon
Transportation and Construction Division

BRIGHTON LOT GRADES – PHASE D2A

LOT GRADES

TASKAMANWA STREET, NAZARALI WAY, DELAINEY ROAD

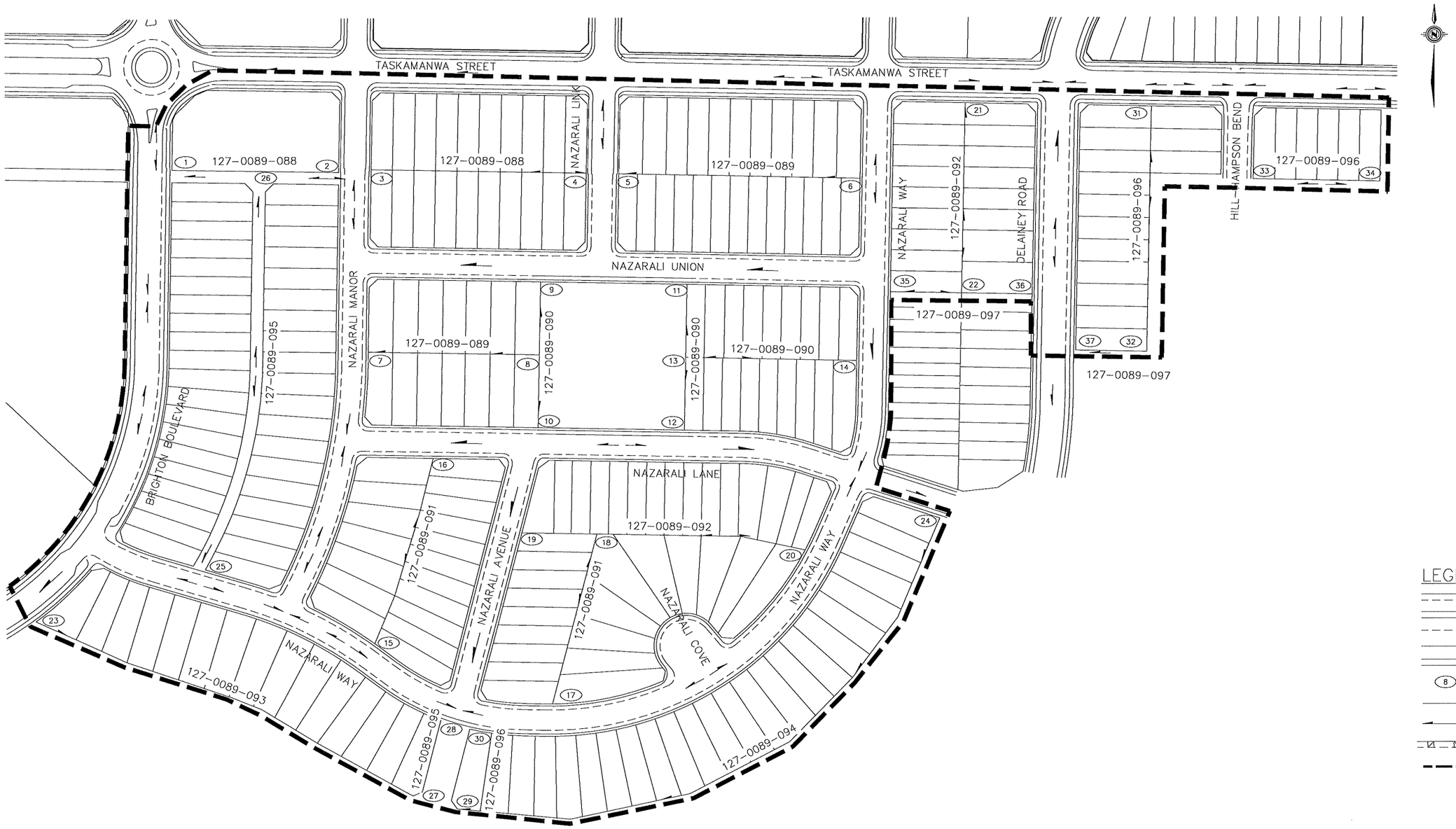
NAZARALI LANE & HILL-HAMPSON BEND

ENGINEERING MANAGER

SCALES: HOR. 1:1000 VERT. —

2025-01-08 DATE

SHEET NO. PLAN NO. 112–0089–031r001



LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- (8) 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
	PLAN DESCRIPTION/REVISION	DATE	BY

PROFESSIONAL ENGINEER
ANNA COLE
MEMBER 14661
2025-01-08
YR. MN. DAY
SASKATCHEWAN
SEAL

CHECKED BY:	CHECKED BY:
SIGNATURE	SIGNATURE
NAME Wade Thomas	NAME
DATE 2025-01-08	DATE

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

City of Saskatoon
Transportation and Construction Division

BRIGHTON LOT GRADES – PHASE D2A

EASEMENT SITE PLAN

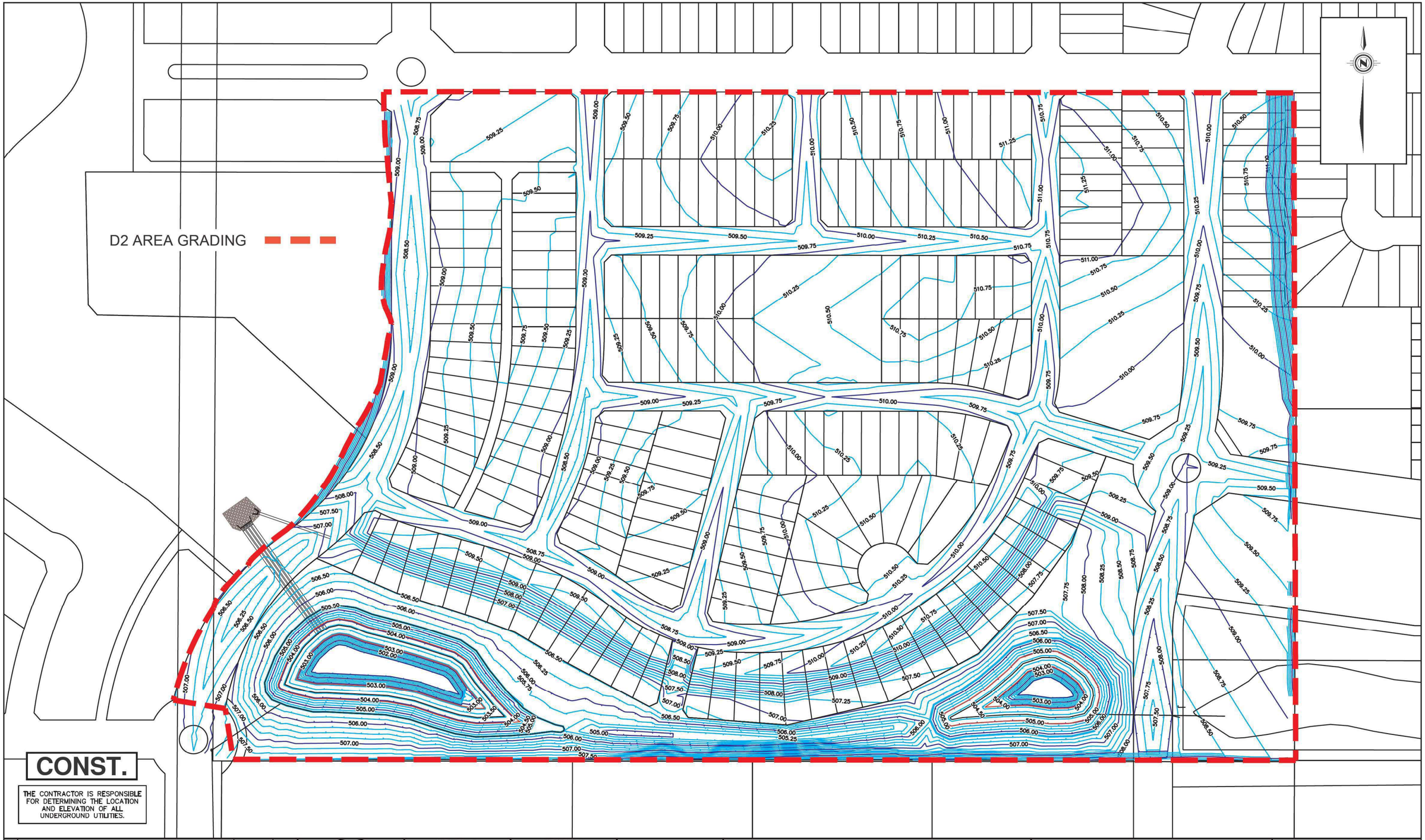
ENGINEERING MANAGER

SCALES: HOR. 1:2000 VERT.

2025-01-08
DATE

SHEET NO.

PLAN NO. 127-0089-087r001



11			
10			
9			
8			
7			
6			
5			
4			
3			
2	ISSUED FOR CONSTRUCTION	2019–DEC–05	EDH
1	ISSUED FOR TENDER	2019–MAY–09	EDH
	PLAN DESCRIPTION/REVISION	DATE	BY

PROFESSIONAL ENGINEER
ANNA COLE
MEMBER 14861
20 08 10
YR. MN. DAY
SASKATCHEWAN
SEAL

CHECKED BY: DATE
CHECKED BY: DATE
DRAWN BY DATE

City of Saskatoon
Transportation & Utilities Department

BRIGHTON LAND DEVELOPMENT
PHASE D2
AREA GRADING
DESIGN CONTOURS

CHIEF ENGINEER
SCALES : HOR: 1:2000 VERT: 1:2000
DATE
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
11			
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9			
8			
7			
6			
5			
4			
3			
2	ISSUED FOR CONSTRUCTION	2019–DEC–05	EDH
1	ISSUED FOR TENDER	2019–MAY–09	EDH

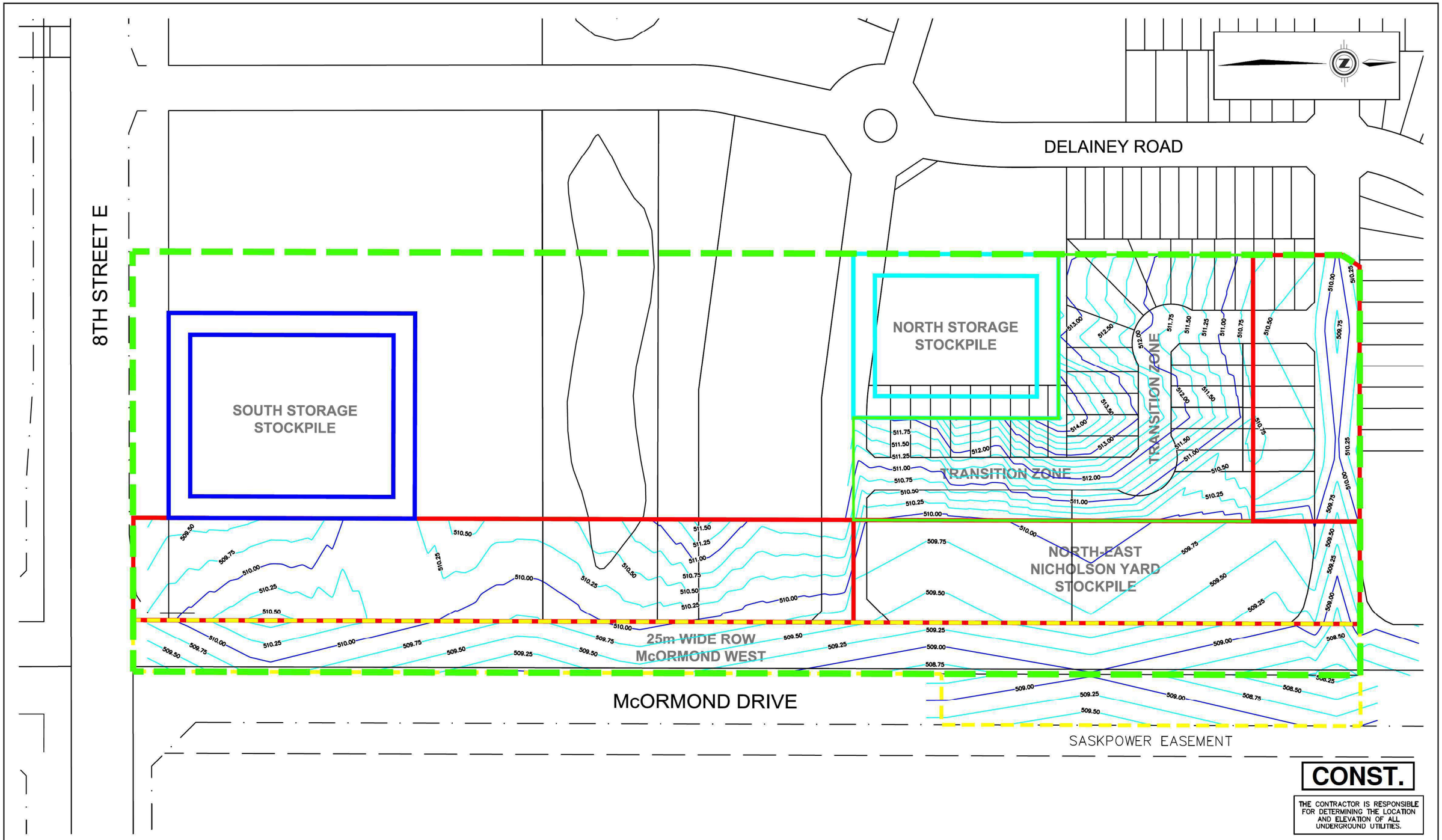
PROFESSIONAL ENGINEER
ANNA COLE
MEMBER 14861
20 08 10
YR. MN. DAY
SASKATCHEWAN
SEAL

CHECKED BY: DATE
CHECKED BY: DATE
DRAWN BY DATE

City of Saskatoon
Transportation & Utilities Department

BRIGHTON LAND DEVELOPMENT
PHASE D2
AREA GRADING
CUT & FILL CONTOURS

CHIEF ENGINEER DATE
SCALES : 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.

	PLAN DESCRIPTION/REVISION	DATE	BY
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

PROFESSIONAL ENGINEER
ANNA COLE
MEMBER 14861
20 08 10
YR. MN. DAY
SASKATCHEWAN
SEAL

CHECKED BY: DATE
CHECKED BY: DATE
DRAWN BY DATE

City of Saskatoon
Transportation & Utilities Department

BRIGHTON LAND DEVELOPMENT
NICHOLSON YARD
AREA GRADING
DESIGN CONTOURS

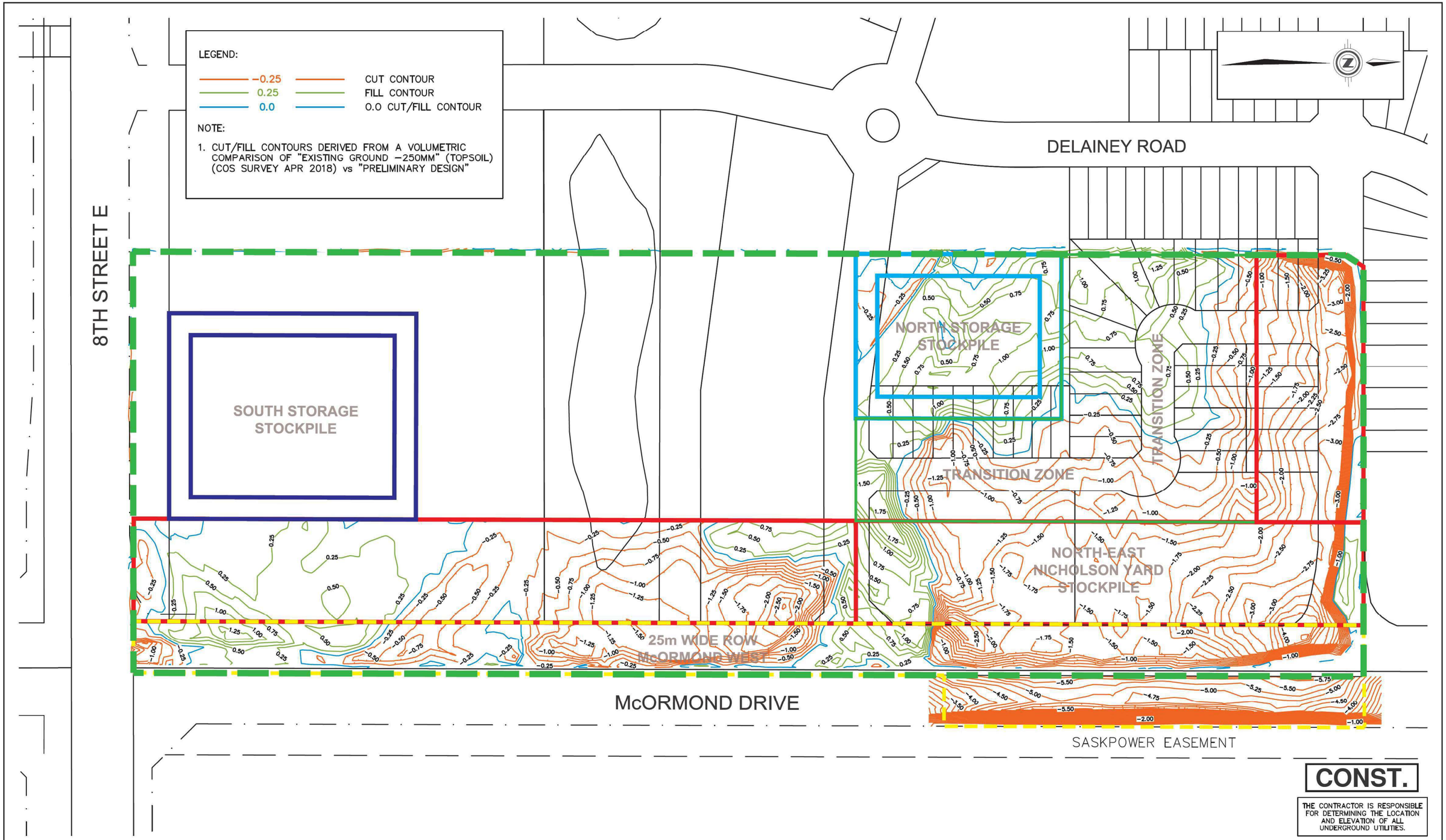
CHIEF ENGINEER DATE
SCALES : HOR: 1:1750 VERT: 1:1750
SHEET NO. 39
PLAN NO. 113–0089–304r002

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"



CONST.

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

	PLAN DESCRIPTION/REVISION	DATE	BY
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

SEAL: PROFESSIONAL ENGINEER — ANNA COLE, MEMBER 14861, 20 08 10 (YR. MN. DAY), SASKATCHEWAN

CHECKED BY: DATE

CHECKED BY: DATE

DRAWN BY DATE

City of Saskatoon
Transportation & Utilities Department

BRIGHTON LAND DEVELOPMENT

NICHOLSON YARD
AREA GRADING

DESIGN CONTOURS

CHIEF ENGINEER DATE

SCALES: HOR. 1:1750 VERT. 1:1750

SHEET NO. 40

PLAN NO. 113–0089–306r002

PPS #102438503
Approved: 15-Nov-2024

PLAN OF SURVEY

SHOWING

SURFACE SUBDIVISION

OF PART OF

SW 1/4 SEC 29

TWP 36 RGE 4 W3MER

CITY OF SASKATOON

SASKATCHEWAN

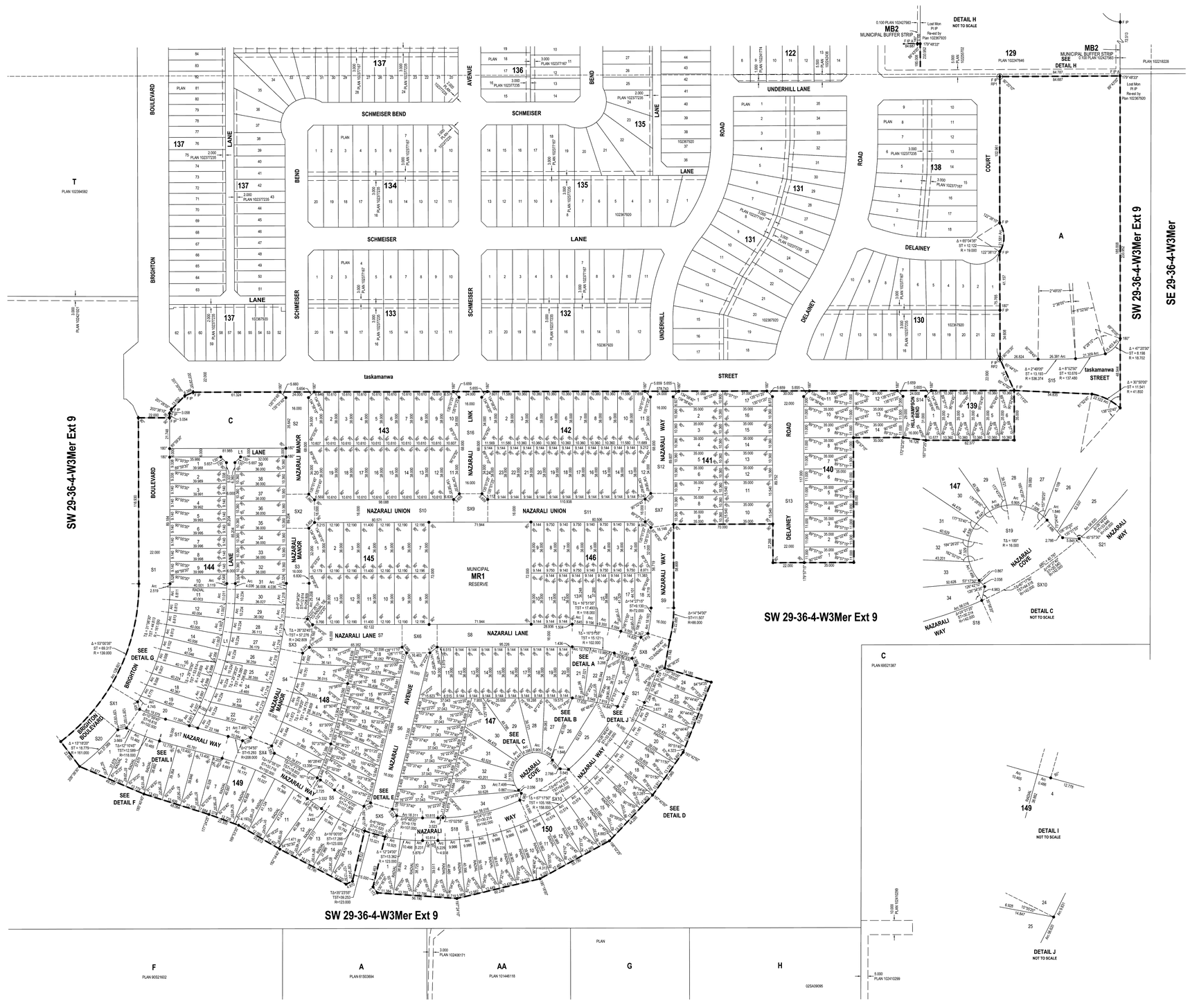
BY: KENT P. HEADRICK, S.L.S.

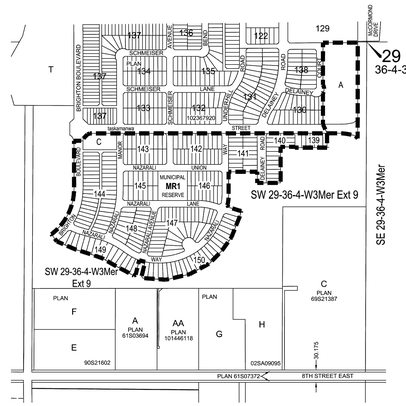
DATE: AUGUST 2023 - OCTOBER 2024

SCALE: 1:1000

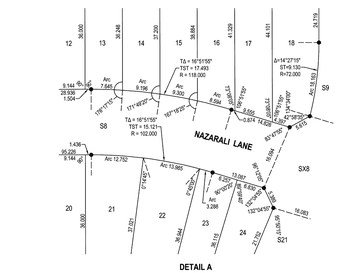
LEGEND

STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 20.117 METRES IN WIDTH.
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION OF ZERO.
THE UNIQUE IDENTIFIER OF S1E2 HAS BEEN STAMPED ON ALL ESTABLISHED STANDARD IRON POSTS.
THE DATUM USED: NAD83(CSRS). THE PROJECTION USED: UTM ZONE 13N EXTENDED.
RP1: NORTHING 5775727.166 EASTING 394493.135
RP2: NORTHING 5775528.107 EASTING 394489.086
RP COORDINATES WERE DERIVED ON NOVEMBER 11TH, 2023.
GEO-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS.
STANDARD IRON POSTS PLANTED ARE SHOWN THUS ..... ●
ALL LOT CORNERS, NOT MARKED BY A STANDARD POST, ARE MARKED BY 0.010 X 0.450 SMALL IRON POST ◆
MONUMENTS FOUND ARE SHOWN THUS .....
REFERENCE POINTS ARE SHOWN THUS ..... ○ RP1 ○ RP2

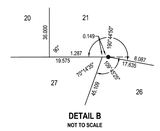




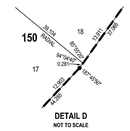
KEY PLAN
SCALE 1:5000



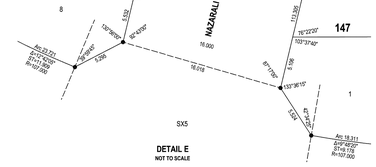
DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



DETAIL D
NOT TO SCALE



DETAIL E
NOT TO SCALE

DETAIL G
NOT TO SCALE

DETAIL F
NOT TO SCALE

DETAIL I
NOT TO SCALE

DETAIL J
NOT TO SCALE

Caltech
CALTECH NO. 25-2185-00-LSU01-R0

PPS #102443767
Approved: 06-Dec-2024

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

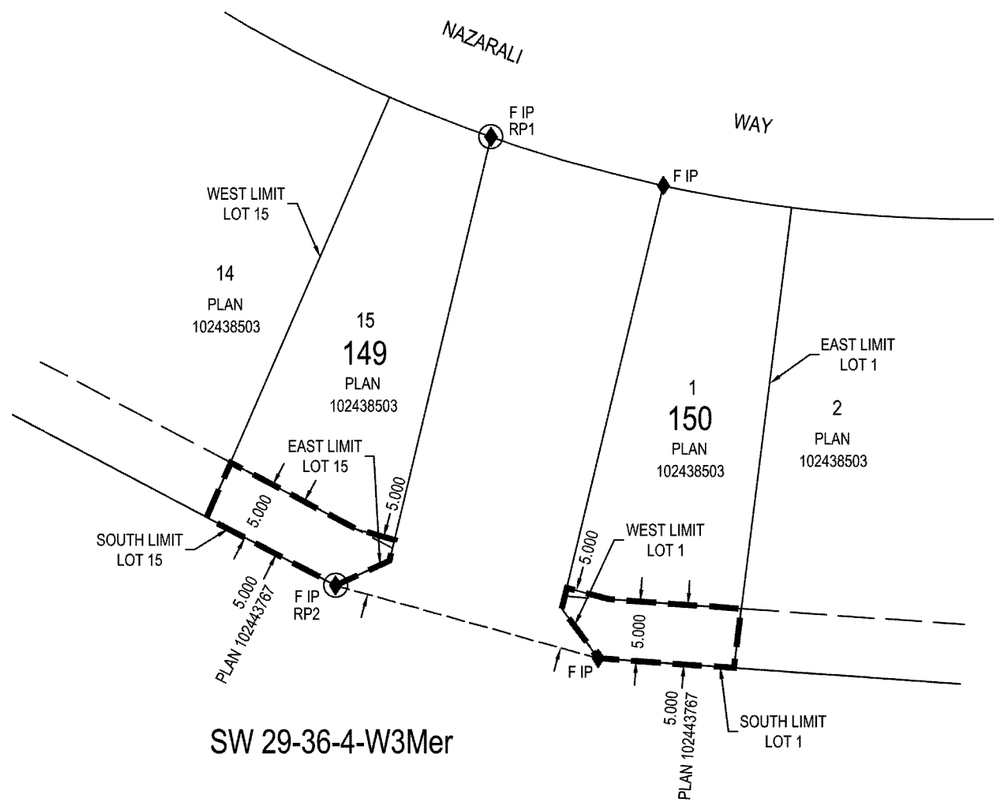
SCALE: 1:1000

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 PARCELS AFFECTED BY THIS FEATURE ARE 0 UNLESS OTHERWISE SHOWN.
THE DATUM USED: NAD83(CSRS), THE PROJECTION USED: UTM ZONE 13N EXTENDED.
RP1: NORTHING 5775727.168; EASTING 394493.135
RP2: NORTHING 5775528.107; EASTING 394489.086
RP COORDINATES WERE DERIVED ON NOVEMBER 11TH, 2023.
GEO-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS.
MONUMENTS FOUND ARE SHOWN THUS ..... ♦
REFERENCE POINTS ARE SHOWN THUS ..... ◯ RP1 ◯ RP2

Caltech
CALTECH NO.: 23-2169-00-LPW01-R0

PPS #102454062
Approved: 14-Apr-2025



DESCRIPTIVE PLAN - TYPE II

SHOWING

FEATURE UTILITY RIGHT OF WAY

WITHIN

LOT 15, BLOCK 149 &
LOT 1, BLOCK 150
PLAN 102438503

ALL IN

SW 1/4 SEC 29
TWP 36 RGE 4 W3MER

CITY OF SASKATOON
SASKATCHEWAN

BY: KENT P. HEADRICK, S.L.S.

DATE: FEBRUARY 13, 2025

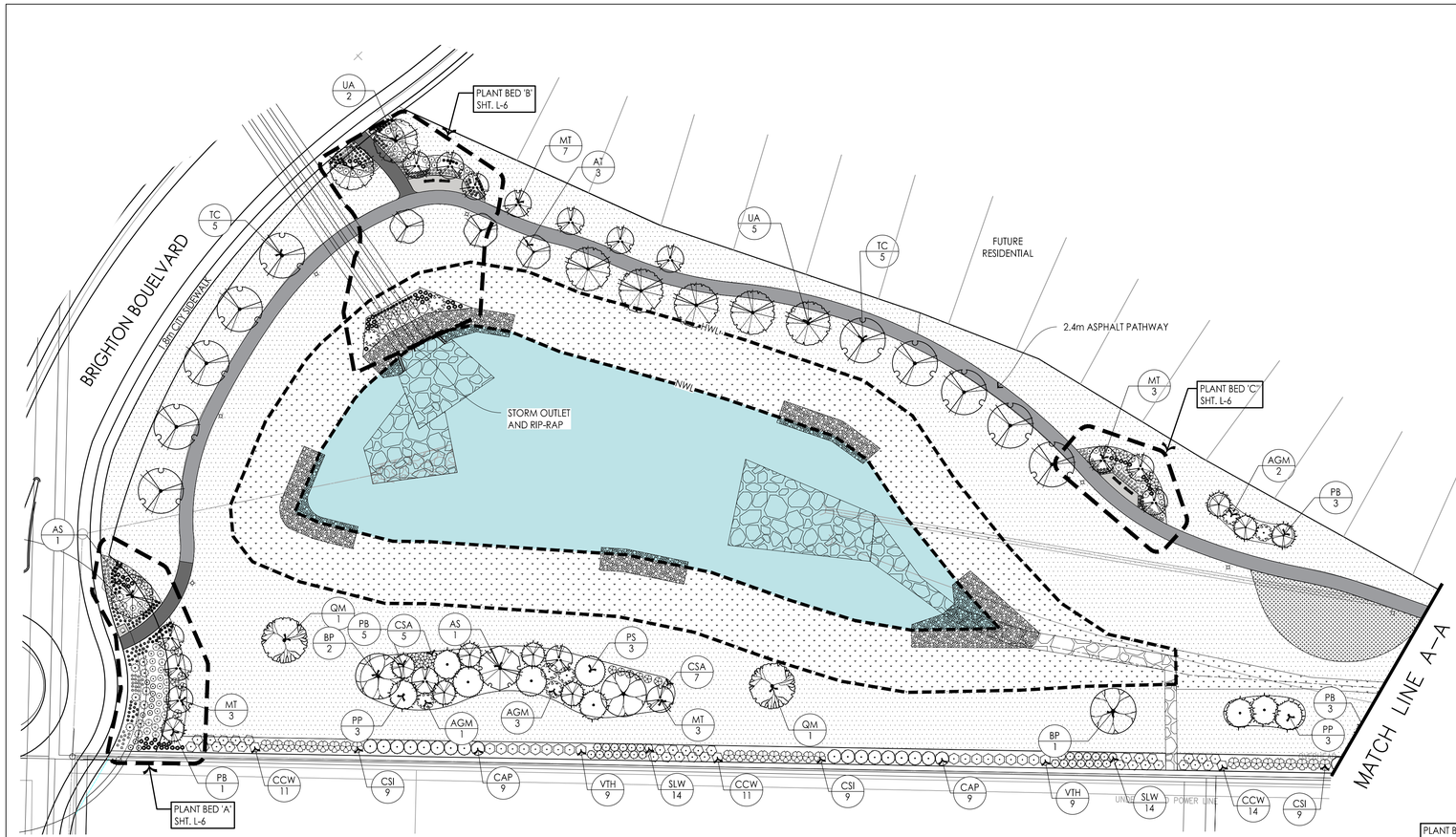
SCALE: 1:500

LEGEND

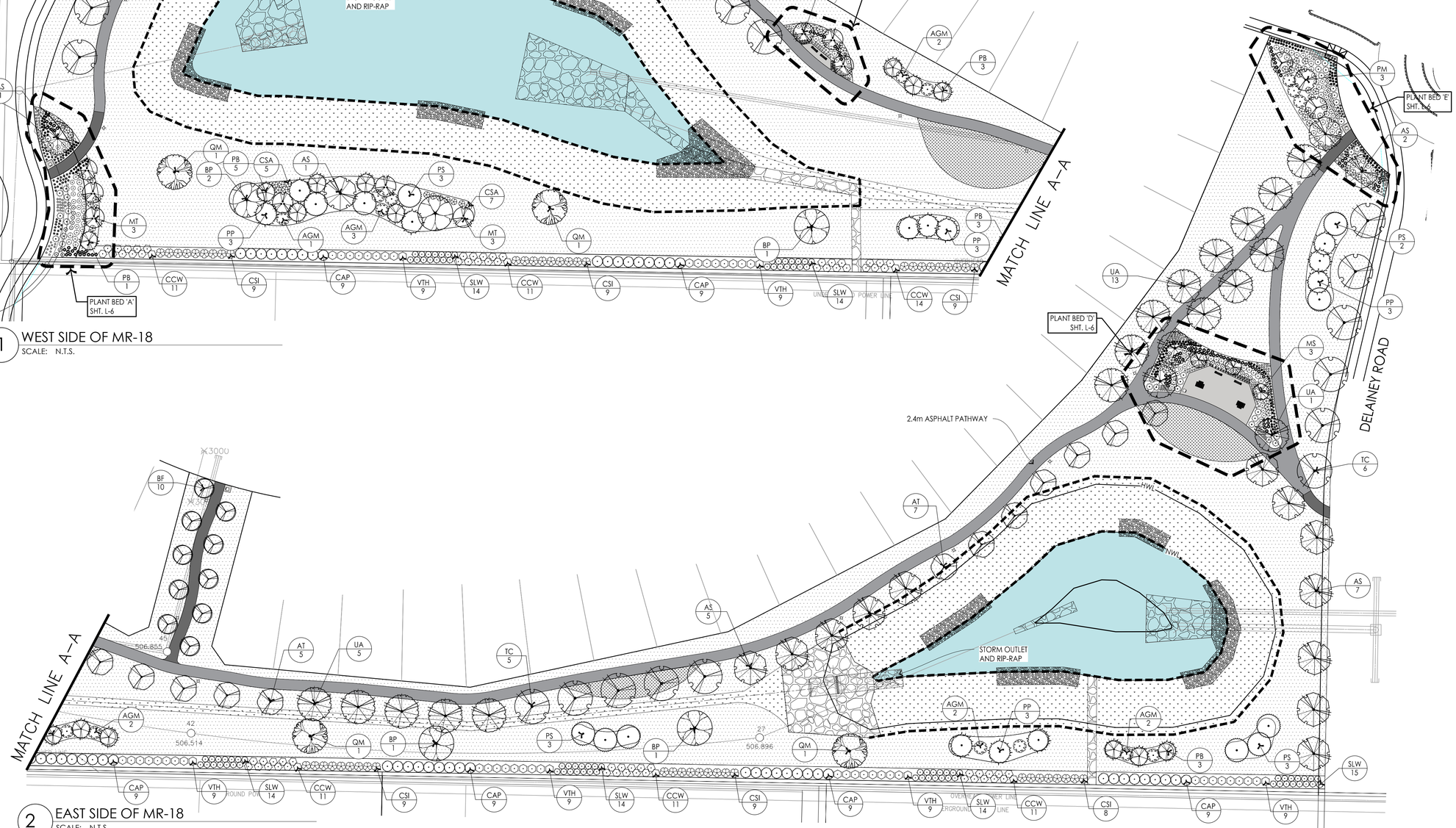
STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 20.117 METRES IN WIDTH.
WIDTH OF RIGHT OF WAY IS 5.000 METRES UNLESS OTHERWISE SHOWN.
NEW RIGHT OF WAY LIMITS ARE STRAIGHT LINES UNLESS OTHERWISE SHOWN.
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
THE EXTENSIONS OF ALL PARCELS AFFECTED BY THIS FEATURE ARE 0 UNLESS OTHERWISE SHOWN.
THE DATUM USED: NAD83(CSRS), THE PROJECTION USED: UTM ZONE 13N EXTENDED.
RP1: NORTHING 5775205.542; EASTING 394034.350
RP2: NORTHING 5775168.237; EASTING 394020.520
RP COORDINATES WERE DERIVED ON FEBRUARY 13TH, 2025.
GEO-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS.
MONUMENTS FOUND ARE SHOWN THUS ..... ♦
REFERENCE POINTS ARE SHOWN THUS ..... ◯ RP1 ◯ RP2

Caltech

CALTECH NO.: 23-2169-00-LPW02-R0



1 WEST SIDE OF MR-18
SCALE: N.T.S.



2 EAST SIDE OF MR-18
SCALE: N.T.S.

Stantec
100-75 24th Street East
Saskatoon SK, S7K 0K3
Tel: (306) 667-2400
www.stantec.com

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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.
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Utility Disclaimer

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.

Revision	By	Appd	YY.MM.DD
0 FOR BIDS	SW	AL	23.07.18

Issued	By	Appd.	YY.MM.DD
File Name: 111000546_land_brtn_dsgn	SW	AL	SW	23.04.05
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
CITY OF SASKATOON
BRIGHTON SUBDIVISION

MR-18
LANDSCAPE SERVICES

Saskatoon, Saskatchewan

Title
PLANTING PLAN

Project No.
1110-00546

Scale
1:750 0 7.5 22.5 37.5m

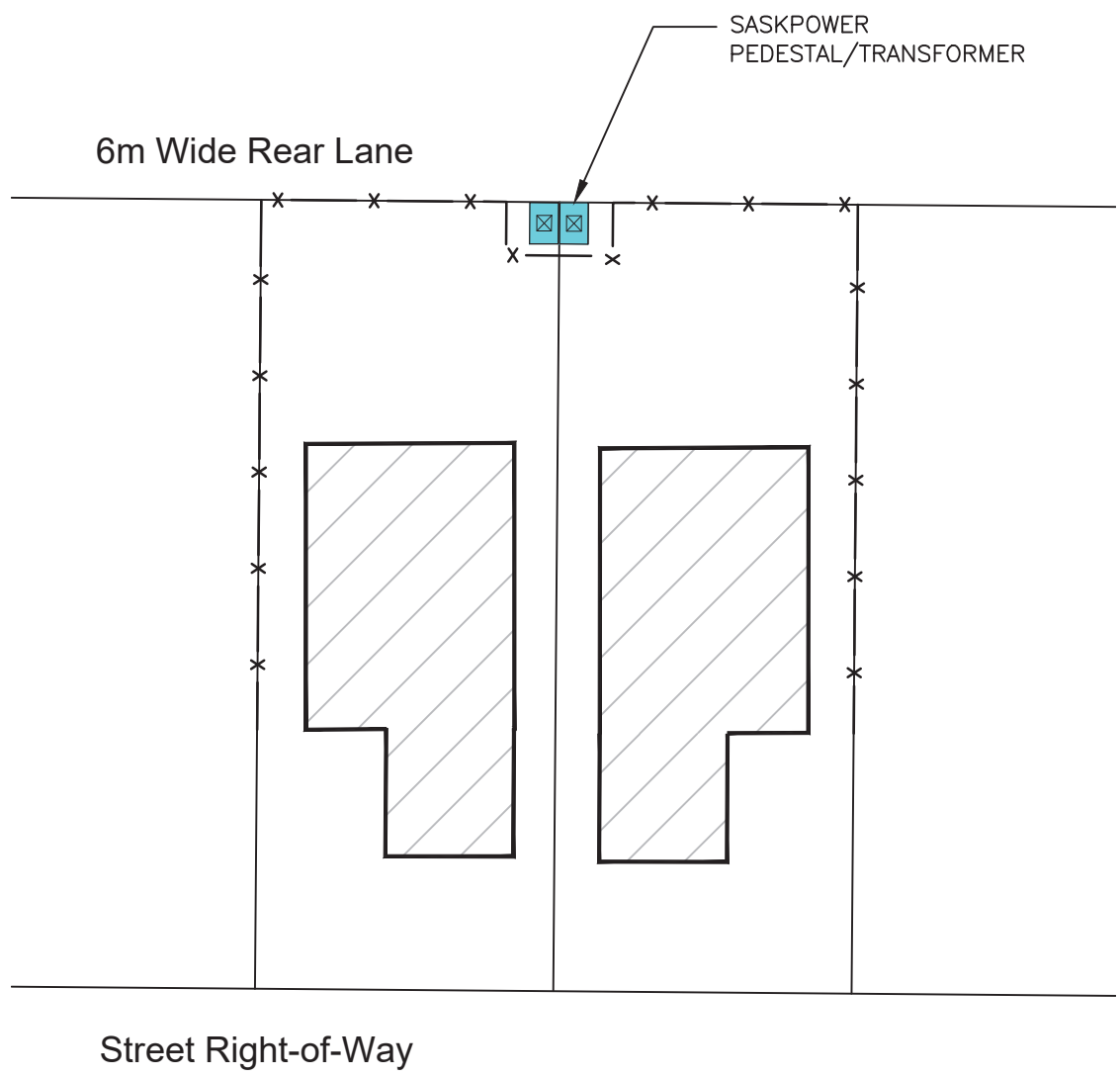
Revision
0

Sheet
5 of 9

Drawing No.
L-5

v:\1110000546\drawings\brighton_mr-18\111000546_land_brtn_dsgn
2023-07-18 12:00:08 PM

Lots 21 to 39 Block 144



LEGEND

— x — FENCE LOCATION – UTILIY 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 inquires should be directed to the City of Saskatoon Connections Desk at 306-975-1475.