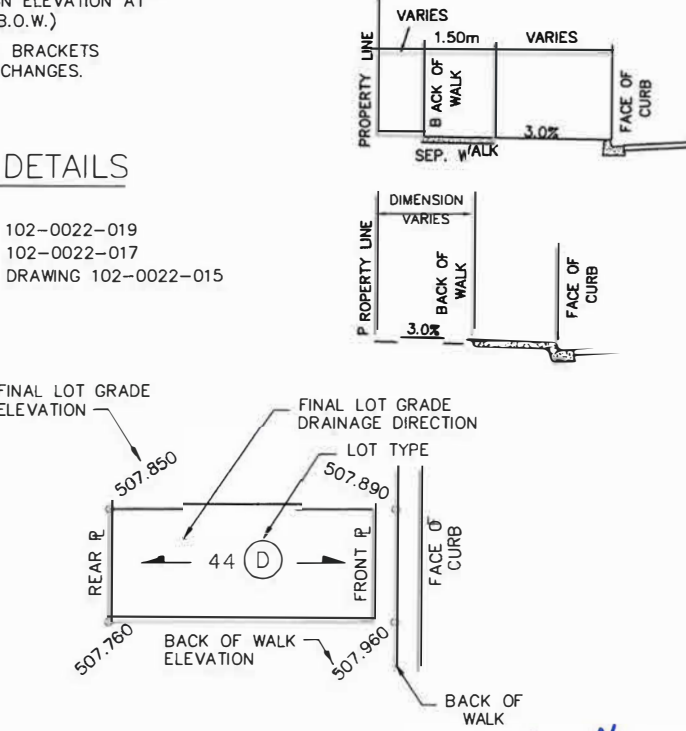


KEY PLAN

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 TYPE 'E' - SEE DRAWING 102-0022-019
LOT TYPE 'D' - SEE DRAWING 102-0022-017
LOT TYPE 'E-D', 'D-E' - SEE DRAWING 102-0022-015

LOT DRAINAGE DETAILS



NO.	REVISION	DATE	BY
11			
10			
9			
8			
7			
6			
5			
4			
3			
2	REVISED LOT GRADE ELEVATIONS	2015-OCT-08	JVS
1	ISSUED FOR CONSTRUCTION	2015-MAY-21	JVS
	PLAN DESCRIPTION/REVISION	DATE	BY

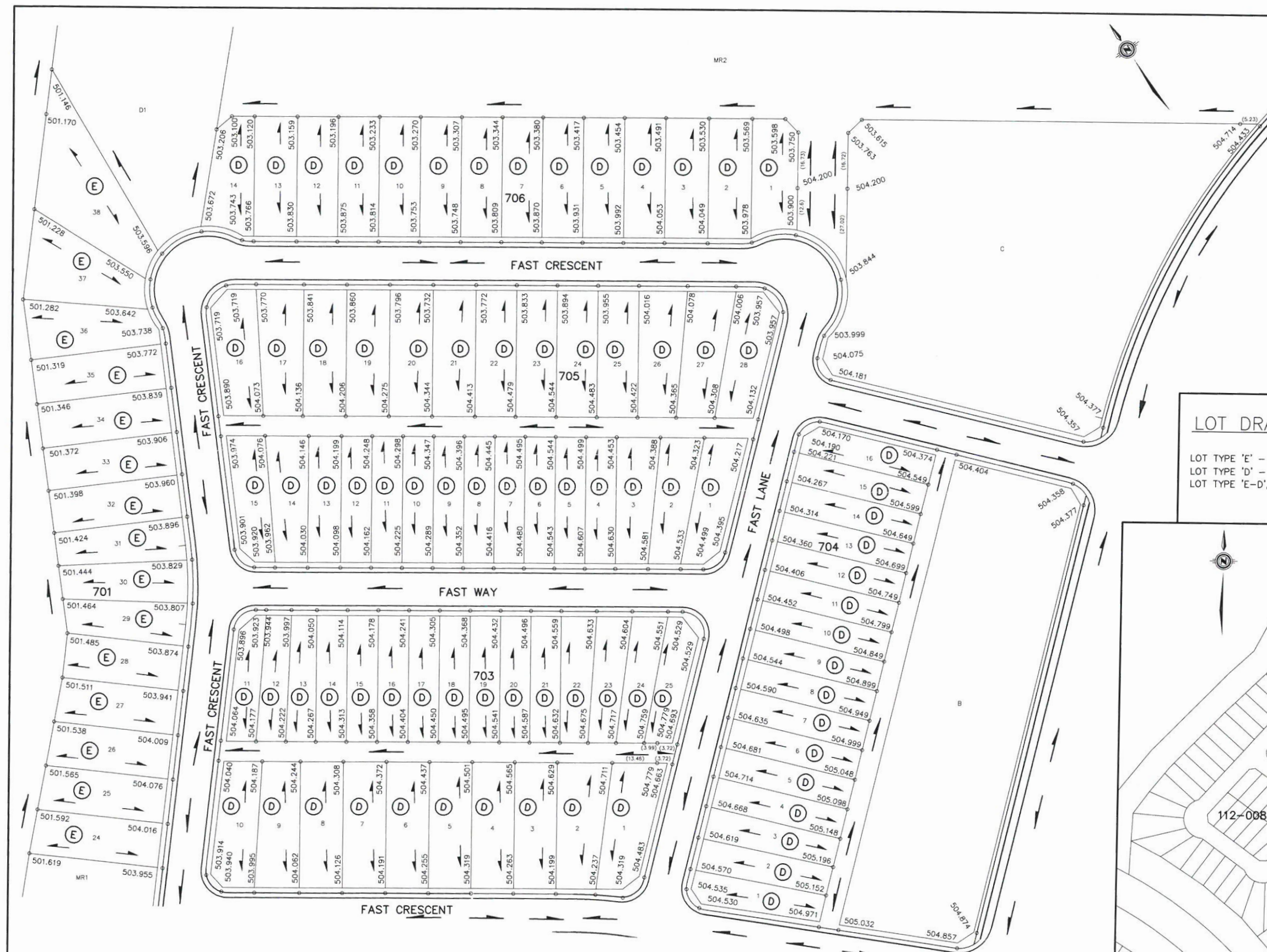


CHECKED BY:	CHECKED BY:
<i>Wade Turner</i>	<i>Bk Se</i>
DATE: 02/14/2015	DATE: 15/10/14
DRAWN BY: JVS	DATE: 2015-MAY-21

City of Saskatoon
Transportation & Utilities Department

ASPEN RIDGE - PHASE A1
LOT GRADES
FAST COURT, FAST CRESCENT
FAST LANE

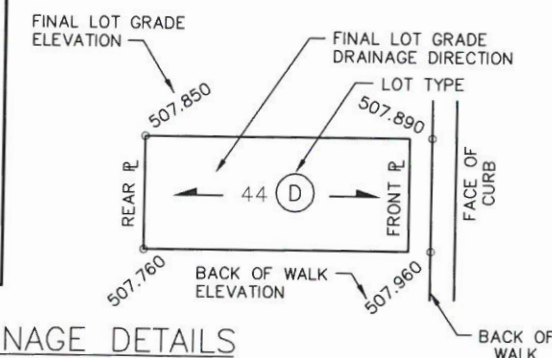
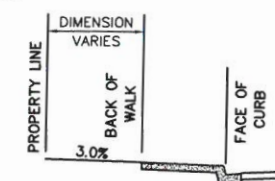
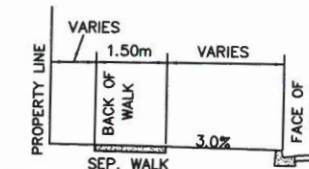
CHIEF ENGINEER: *[Signature]*
SCALES: 1:1250
HOR: N/A
VERT: N/A
SHEET NO.: 112-0087-001r002
DATE: OCT 15, 15



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.



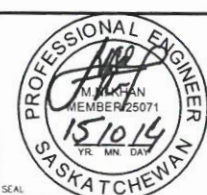
LOT DRAINAGE DETAILS

LOT TYPE 'E' - SEE DRAWING 102-0022-019
 LOT TYPE 'D' - SEE DRAWING 102-0022-017
 LOT TYPE 'E-D', 'D-E' - SEE DRAWING 102-0022-015

KEY PLAN



NO.	REVISION/DESCRIPTION	DATE	BY
11			
10			
9			
8			
7			
6			
5			
4			
3			
2	REVISED LOT GRADE ELEVATIONS	2015-OCT-08	JVS
1	ISSUED FOR CONSTRUCTION	2015-MAY-22	JVS
	PLAN DESCRIPTION/REVISION	DATE	BY



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<i>[Signature]</i>	<i>[Signature]</i>
DATE 02/14/2015	DATE 05/10/14
DRAWN BY: JVS	DATE: 2015-MAY-22



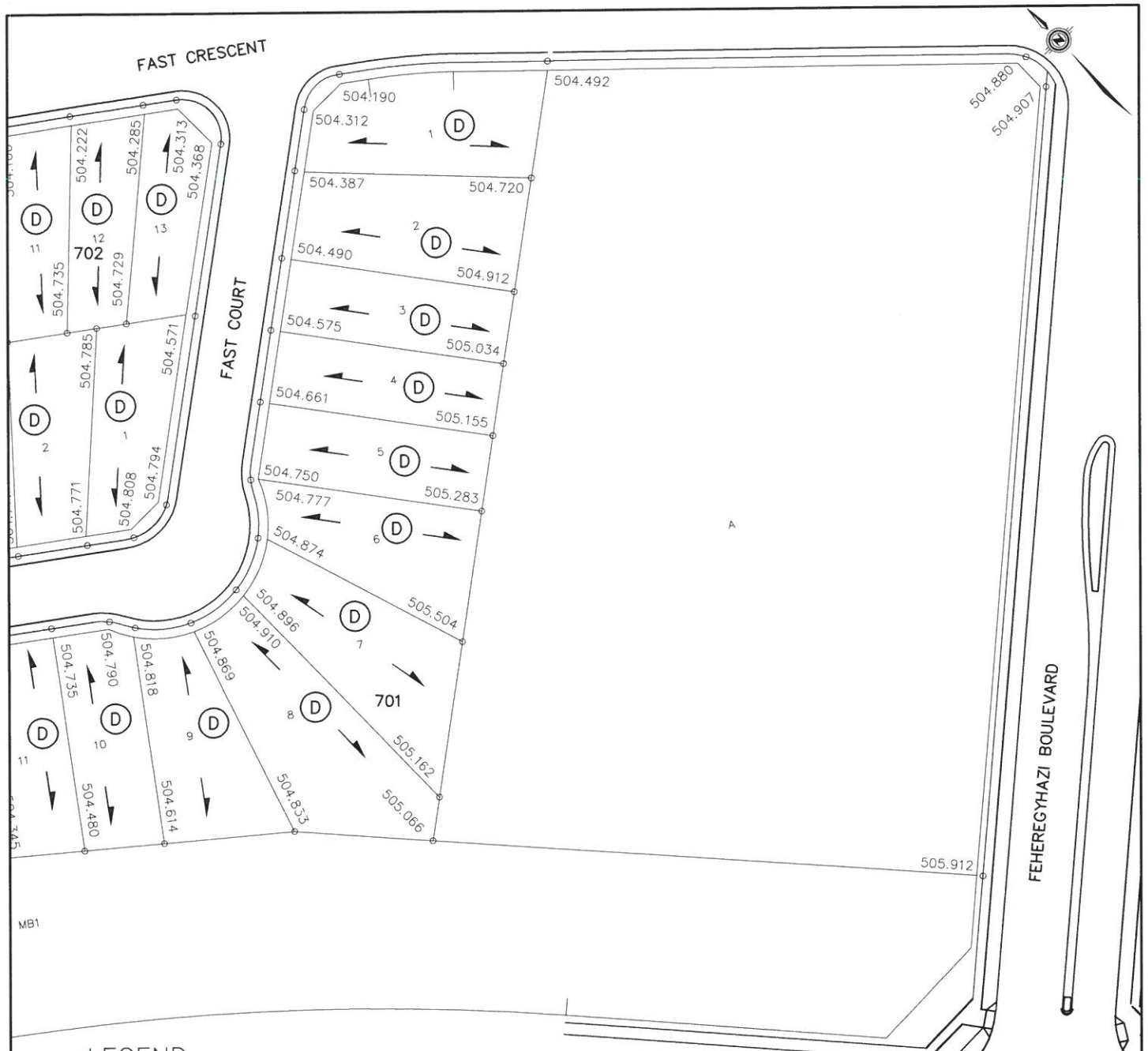
City of Saskatoon

Transportation & Utilities Department

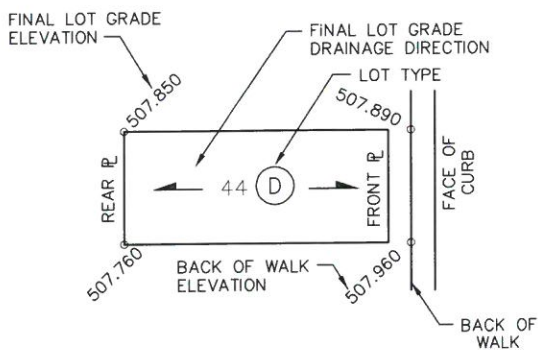
ASPEN RIDGE - PHASE A1

LOT GRADES
 FAST CRESCENT, FAST LANE
 FAST WAY

<i>[Signature]</i>	
DATE 05/15/15	
SCALE: 1:1250	
SHEET NO.	PLAN NO.
	112-0087-002r002



LEGEND



NOTE:

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

FAST CRESCENT, FAST COURT

DRAWN BY JVS DATE 2015-MAY-26
 SCALE: 1:1000
 PLAN No.:
 PAGE: 1 OF 6



**City of
Saskatoon**

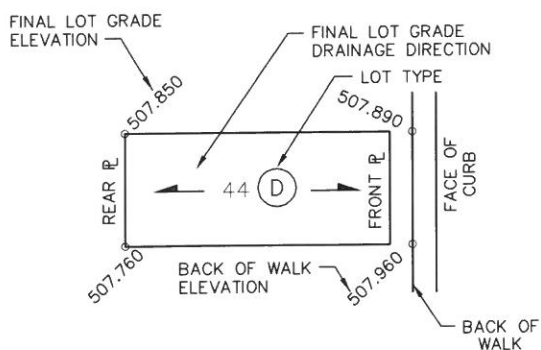
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SOURCE DOCUMENT

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APPROVAL DATE:

REVISION DATE:



NOTE:

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FAST CRESCENT, FAST COURT

DRAWN BY JVS DATE 2015-MAY-26

SCALE: 1:1000

PLAN No.:

PAGE: 2 OF 6



**City of
Saskatoon**

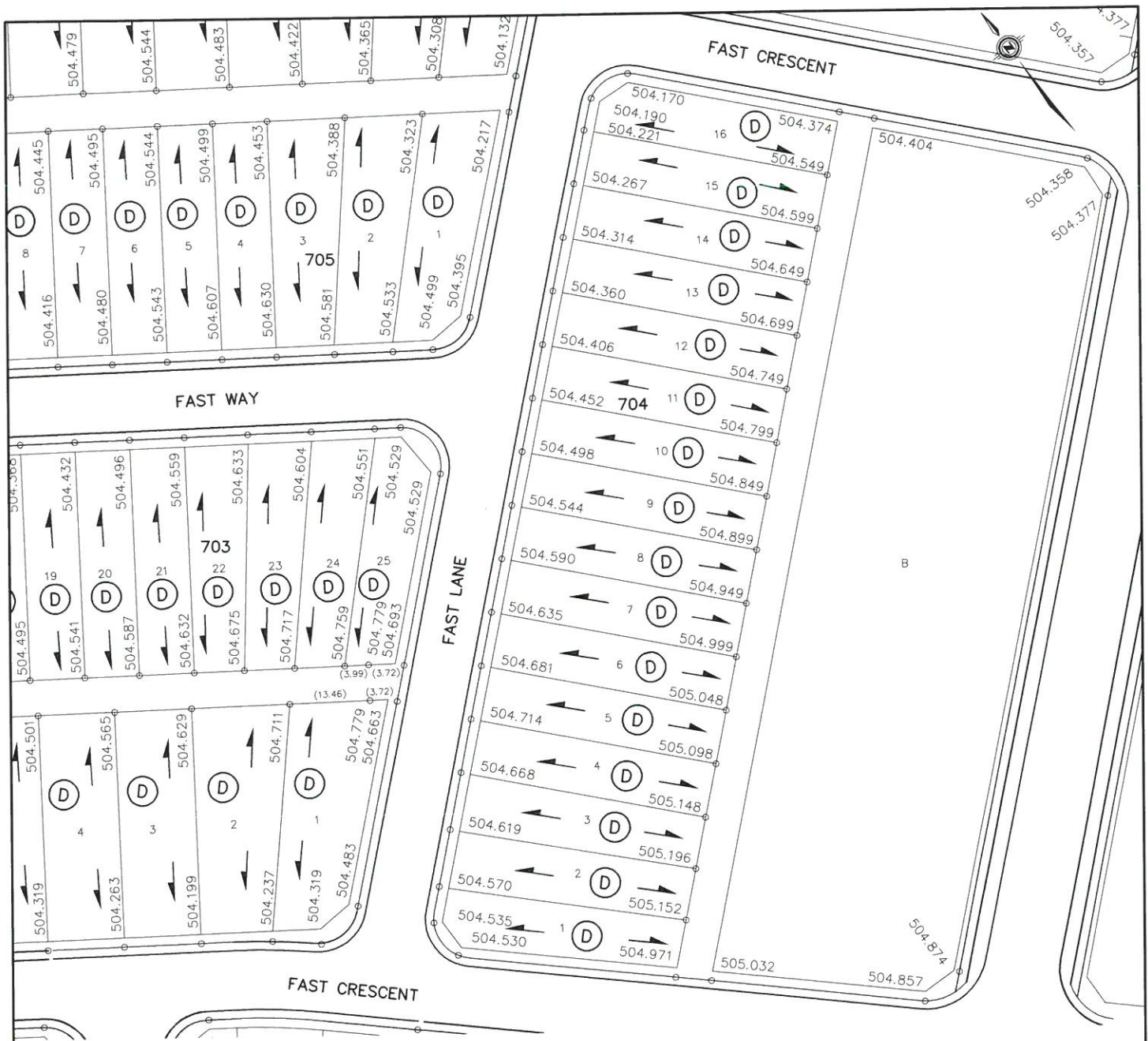
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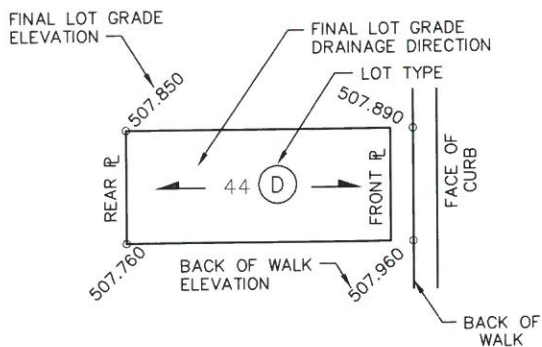
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REVISION DATE:



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FAST CRESCENT, FAST WAY, FAST LANE

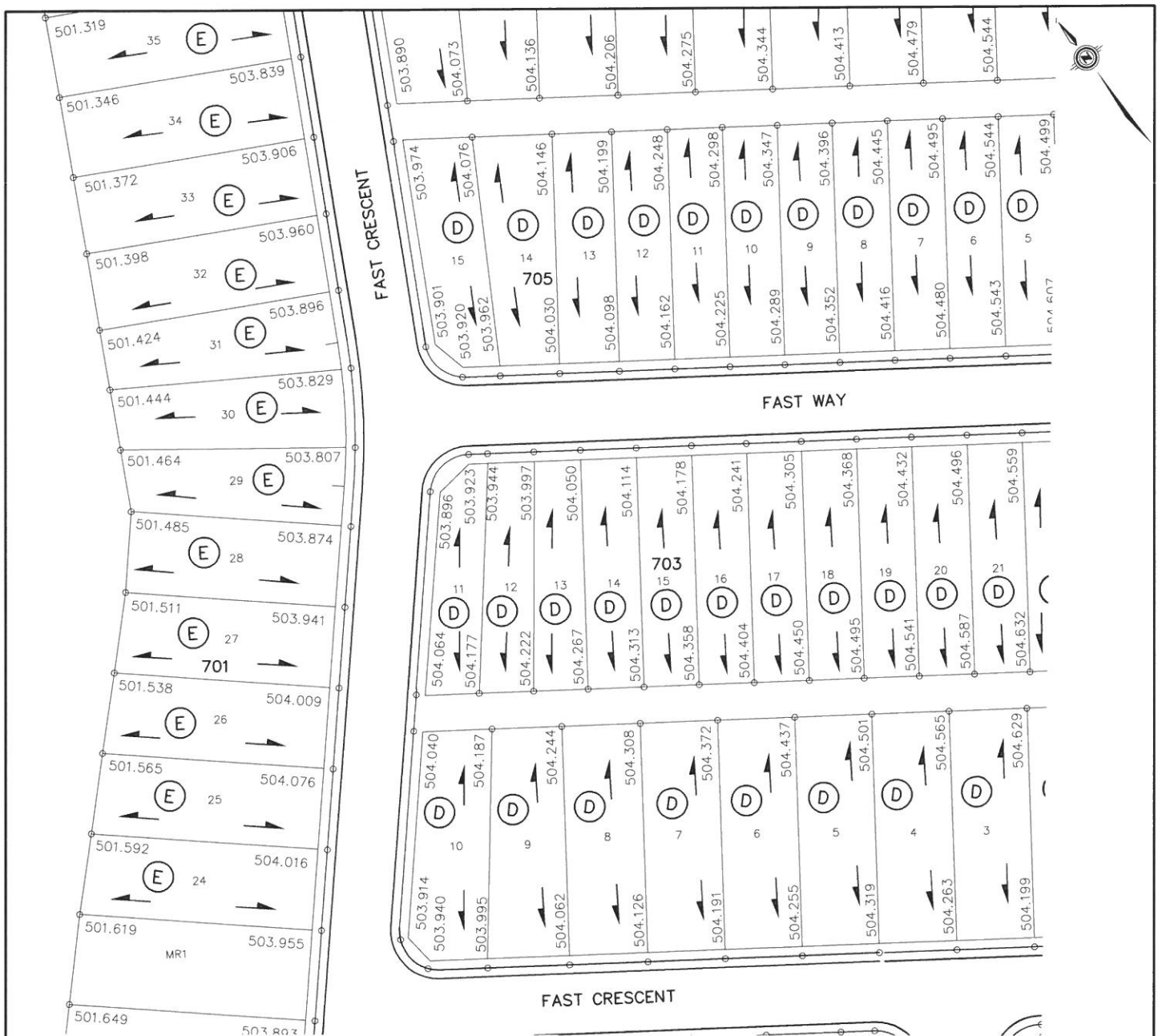
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 PLAN No.:
 PAGE: 3 OF 6



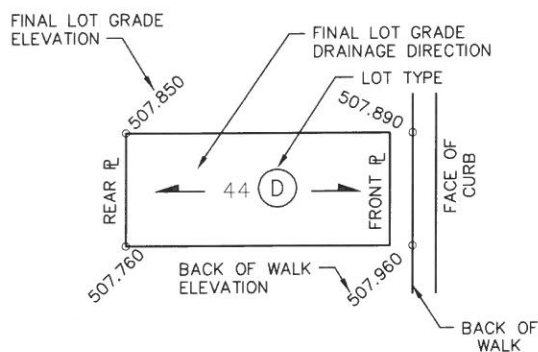
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Saskatoon**
 Transportation & Utilities Department

SOURCE DOCUMENT

PLAN No.: 112-0087-002
 APPROVAL DATE:
 REVISION DATE:



LEGEND



NOTE:

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FAST CRESCENT, FAST WAY, FAST LANE

DRAWN BY JVS DATE 2015-MAY-26

SCALE: 1:1000

PLAN No.:

PAGE: 4 OF 6



**City of
Saskatoon**

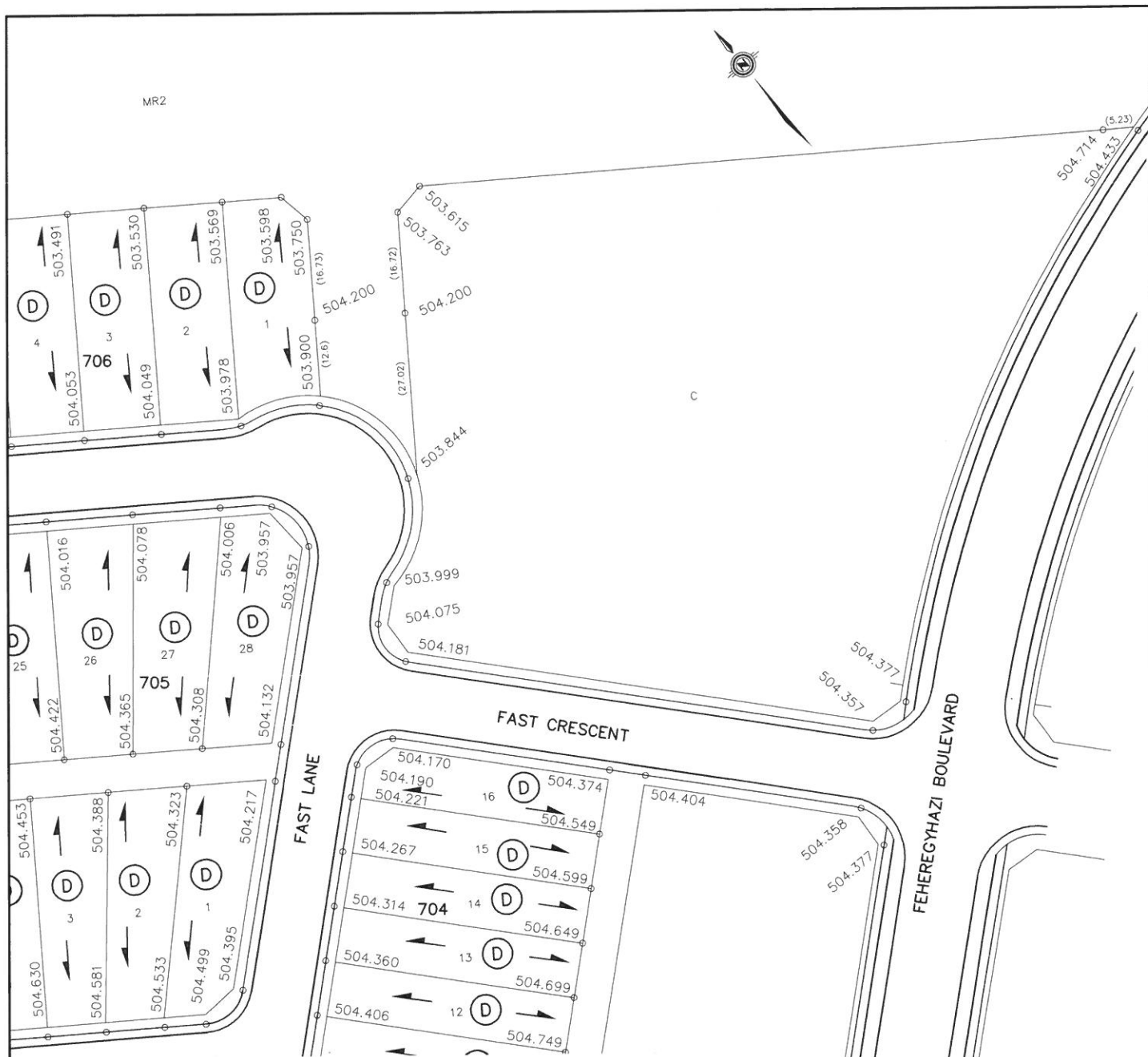
Transportation & Utilities Department

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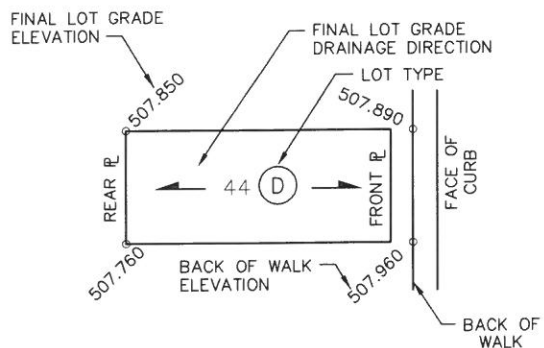
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APPROVAL DATE:

REVISION DATE:



LEGEND



NOTE:

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2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

FAST LANE, FAST CRESCENT

DRAWN BY JVS DATE 2015-MAY-26

SCALE: 1:1000

PLAN No.:

PAGE: 5 OF 6



**City of
Saskatoon**

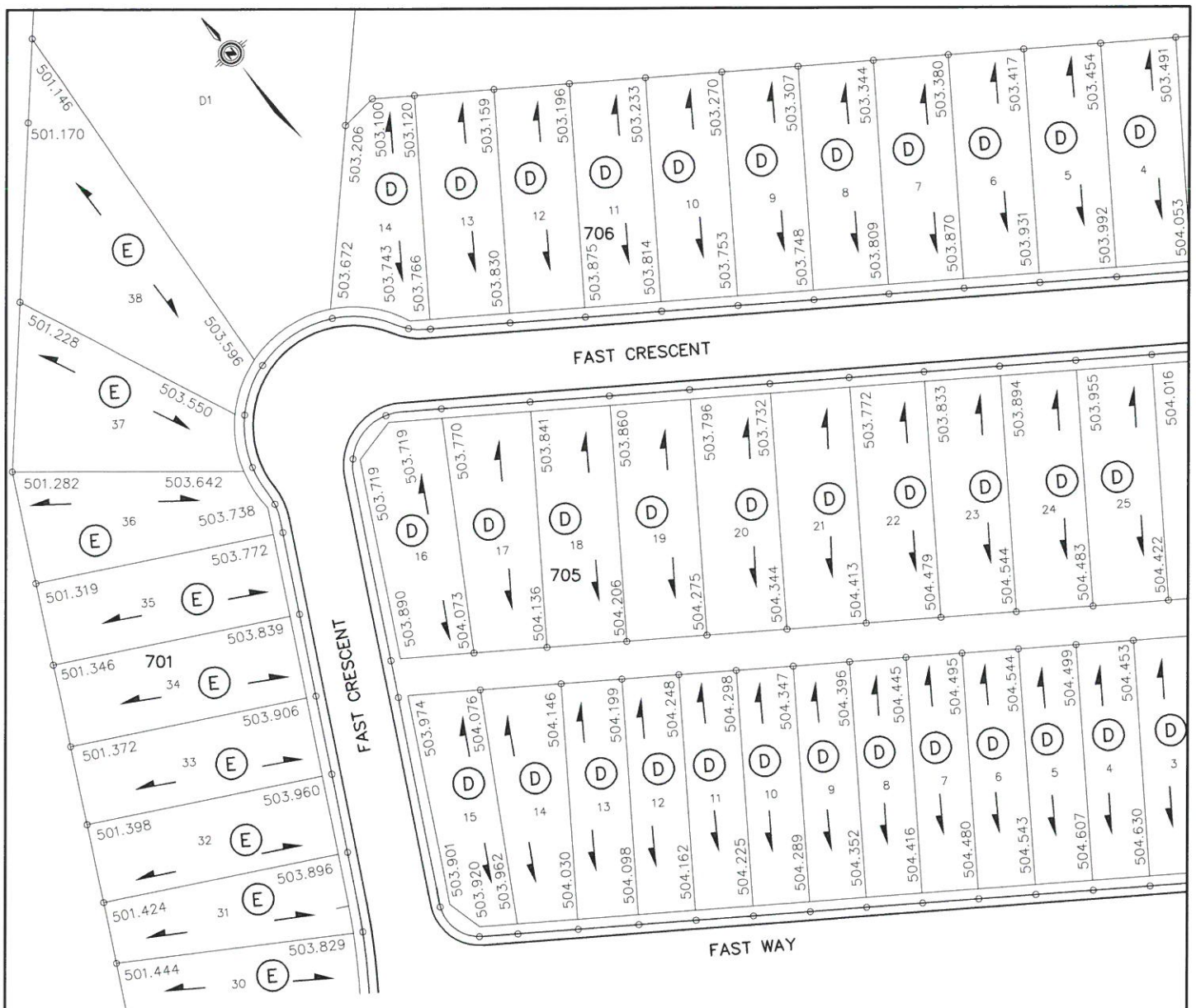
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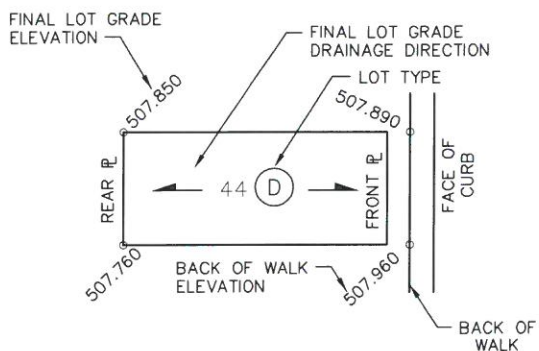
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APPROVAL DATE:

REVISION DATE:



LEGEND



NOTE:

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FAST LANE, FAST CRESCENT

DRAWN BY JVS DATE 2015-MAY-26

SCALE: 1:1000

PLAN No.:

PAGE: 6 OF 6



**City of
Saskatoon**

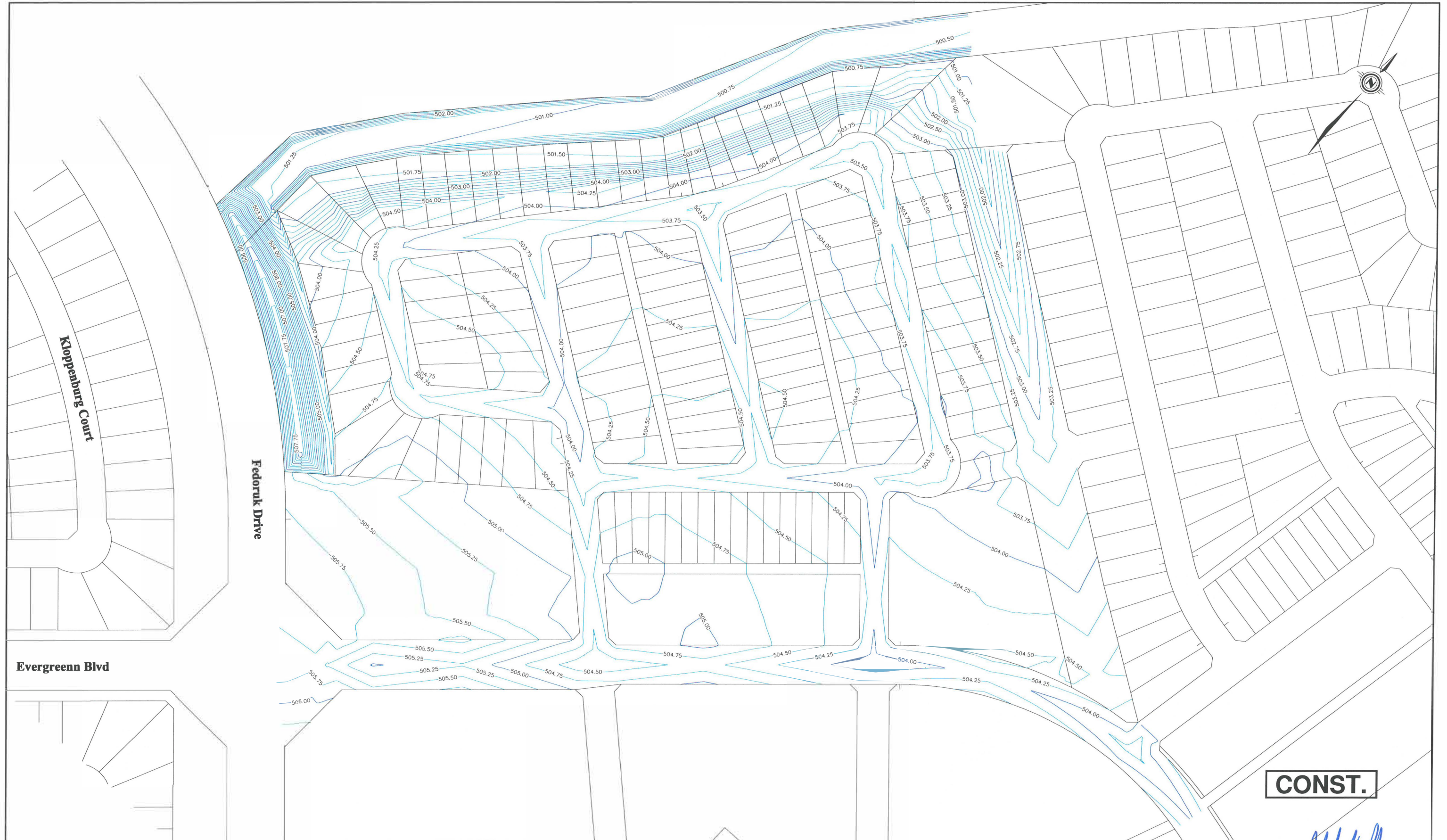
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REVISION DATE:

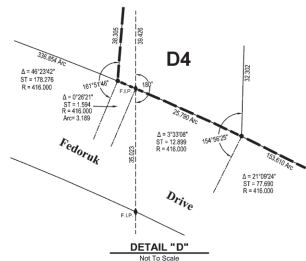
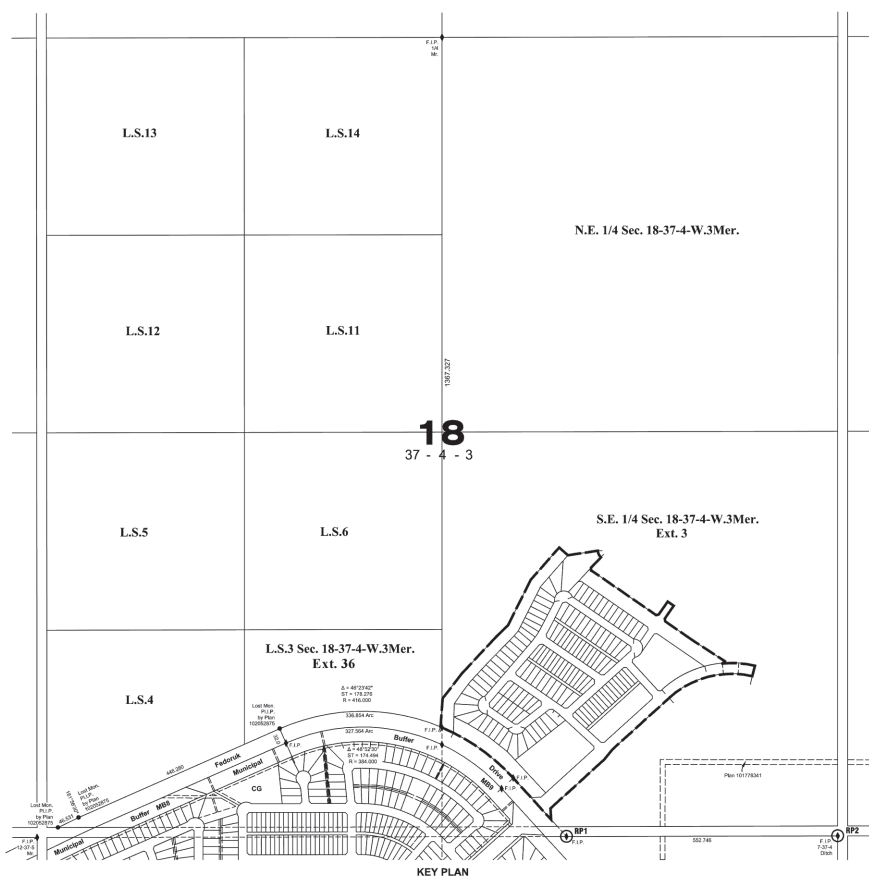
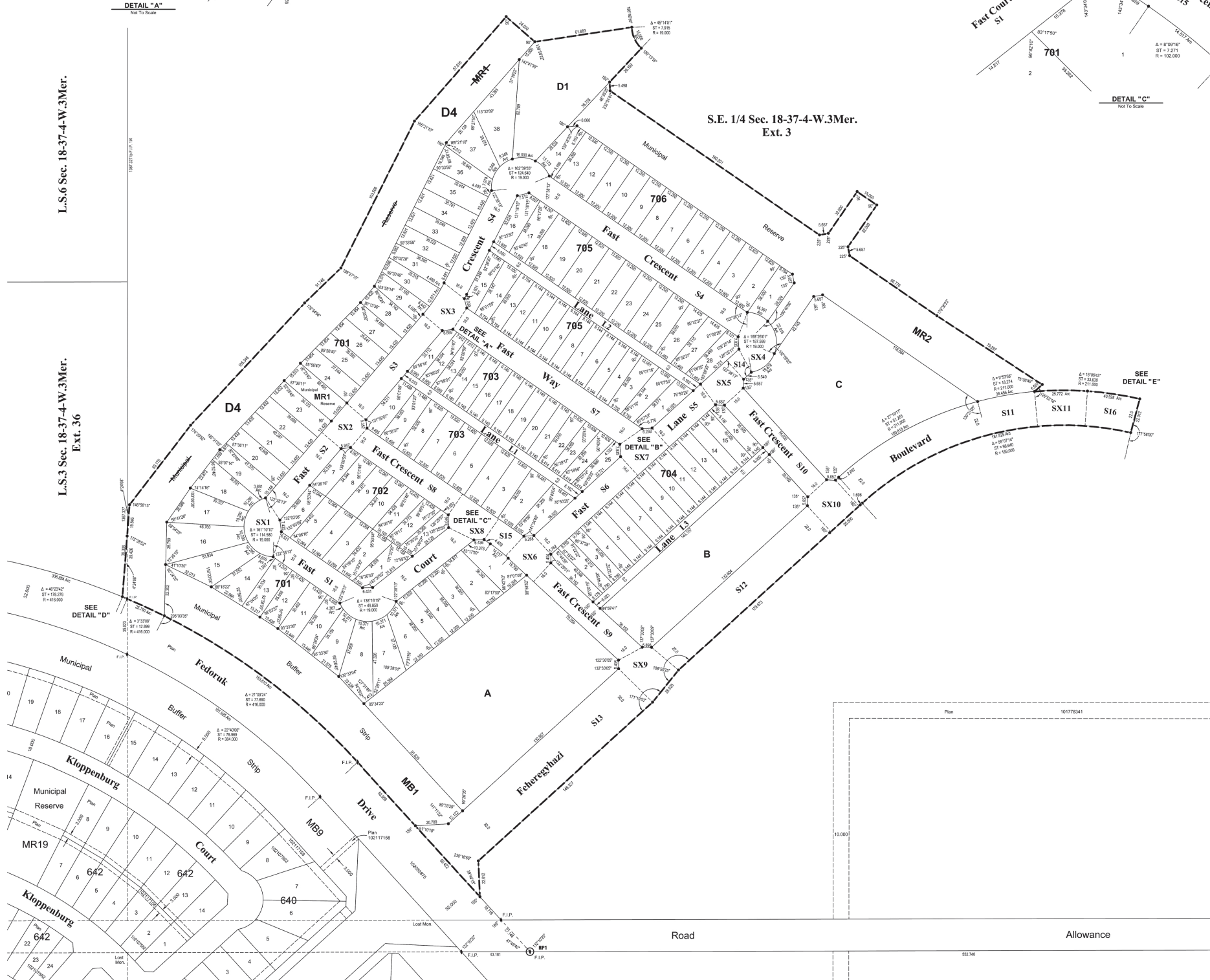
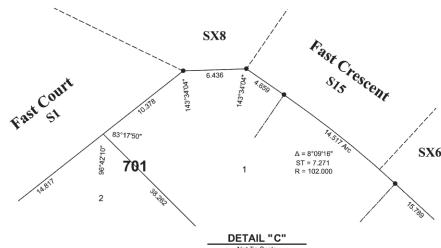
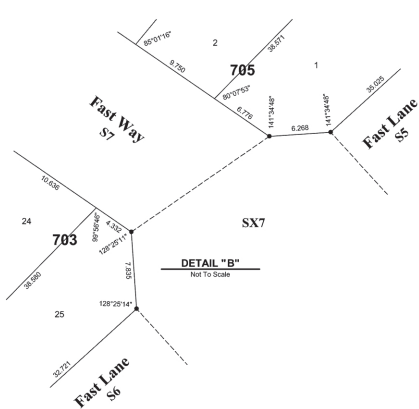


CONST.

11 10 9 8 7 6 5 4 3 2 1		2014-APR-22 DATE RWOT BY SEAL		PROFESSIONAL ENGINEER M. K. KHAN MEMBER 25071 14422 SASKATCHEWAN		CHECKED BY: Bkgy 14/06/06 DATE RWOT 2014-APR-22		CHECKED BY: B. J. 14/06/12 DATE RWOT 2014-APR-22		 City of Saskatoon Transportation & Utilities Department		ASPEN RIDGE LAND DEVELOPMENT PHASE A-1 AREA GRADING DESIGN CONTOURS		CHIEF ENGINEER SCALES: HOR: 1:2000 VERT: 1:2000 SHEET NO. 113-0087-300r001 PLAN NO. DATE	
---	--	---	--	--	--	---	--	--	--	---	--	---	--	---	--



<div>11</div> <div>10</div> <div>9</div> <div>8</div> <div>7</div> <div>6</div> <div>5</div> <div>4</div> <div>3</div> <div>2</div> <div>1</div>	PLAN DESCRIPTION/REVISION		DATE	BY	SEAL	CHECKED BY:	CHECKED BY:	<div>City of Saskatoon Transportation & Utilities Department</div>	ASPEN RIDGE LAND DEVELOPMENT PHASE A-1		CHIEF ENGINEER	
									AREA GRADING		SCALES :	
									CUT & FILL CONTOURS		HOR. 1:2000	
									POST TOPSOIL VS FINAL GROUND		VERT. 1:2000	
												DATE
										SHEET NO. PLAN NO.		



LEGEND:

Standard Road Allowances on this plan are 20.117 metres in width.
 Measurements are in metres and decimals thereof.

The Unique Identifier of 5064 has been stamped on all established standard iron posts.

Area to be approved is outlined by a heavy dashed line.

All lot corners not marked by a standard post are marked by 0.013 x 0.450 small iron posts.

All parcels within the line of approval have an extension 0 unless otherwise shown.

Monuments found are shown thus ———— ●

Standard iron posts planted are shown thus ———— ○

Reference points are shown thus ———— ○ RP1 ○ RP2

The Datum Used: NAD83 (CSRS)

The Projection Used: UTM Zone 13N Extended

Geo-referenced points derived from GPS observations

RP Coordinates were derived on June 22, 2015

TITLE TO DEDICATED LANDS TO BE ISSUED TO:
City of Saskatoon
222 3rd Avenue North
Saskatoon, Saskatchewan
S7K 0J5

**CITY OF SASKATOON
ASPEN RIDGE PHASE 1**

Plan of Survey
Showing
SURFACE SUBDIVISION

Of Part Of

L.S.3 and S.E. 1/4 Section 18
Twp. 37 - Rge. 4 - W.3Mer.

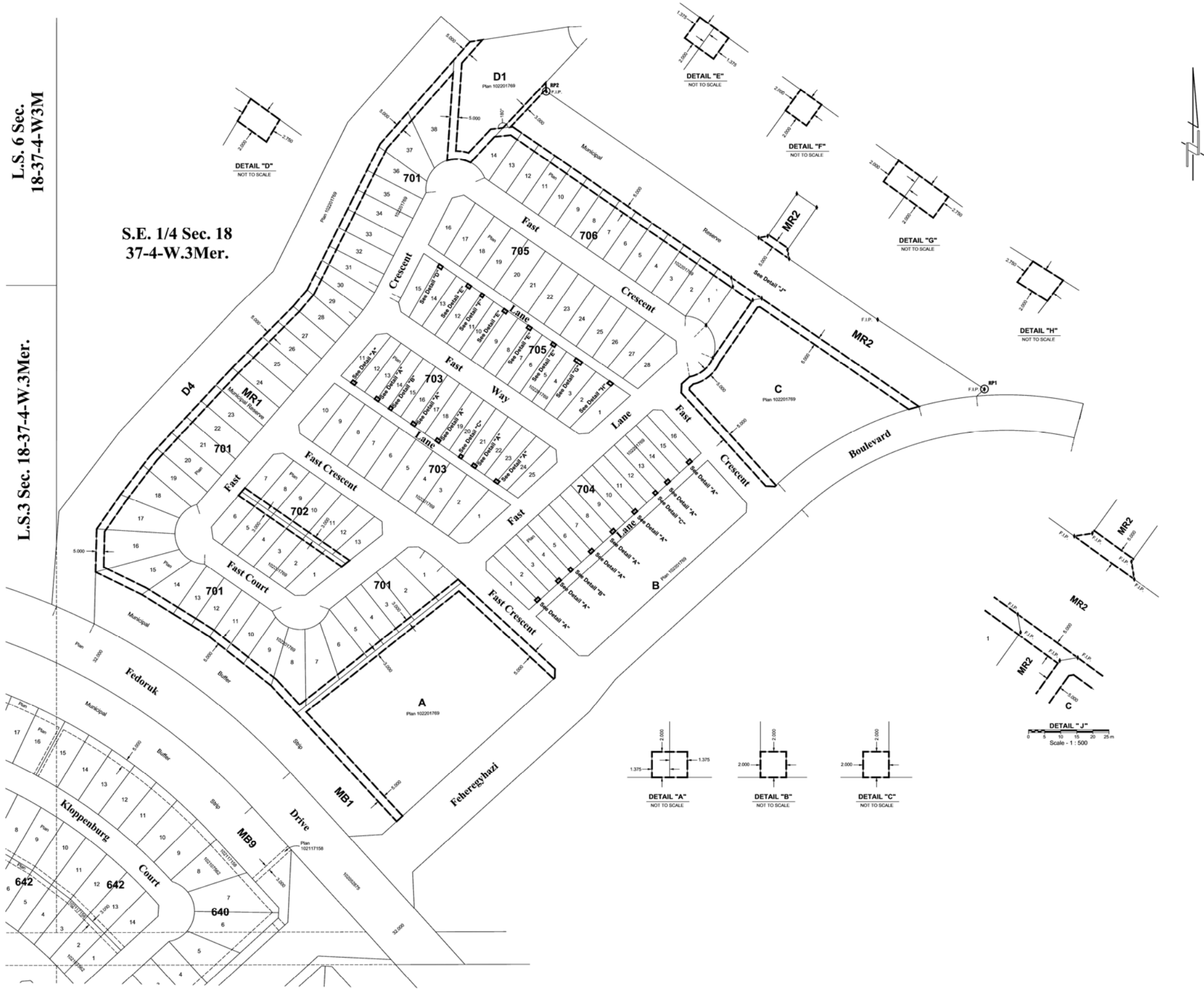
City of Saskatoon
Saskatchewan

By: Calvin W.A. Bourassa, S.L.S.
Date: December 2013 - September, 2015





Altus Geomatics
Limited Partnership

Initials: CBI/JT-CJAP-CB
Client File:
Job No. : 170217
Drawing No. : 170217S-Rev1



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.
The extensions of all parcels affected by this feature are 0 unless otherwise shown.
Monuments found are shown thus 
Reference points are shown thus 
The Datum Used: NAD83 (CSRS)
The Projection Used: UTM Zone 13N Extended
Geo-referenced points derived from GPS observations
RP Coordinates were derived on June 19, 2015

**CITY OF SASKATOON
ASPEN RIDGE PHASE 1**

Descriptive Plan - Type 2
Showing
FEATURE UTILITY RIGHT-OF-WAY
Within

- Lots 1-38, Block 701
- Lots 1-13, Block 702
- Lots 11-24, Block 703
- Lots 1-16, Block 704
- Lots 2-14, Block 705
- Lots 1-14, Block 706
- Parcels A, C, D1 and
- Municipal Reserves MR1 & MR2

Plan 102201769

In S.E. 1/4 Section 18

Twp. 37 - Rge. 4 - W.3Mer.

City of Saskatoon

Saskatchewan

By: Calvin W.A. Bourassa, S.L.S.
Date: September 22nd, 2015

Scale - 1 : 1,000

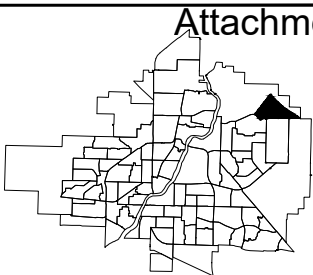


Initials: CB/UT-AP-CB
Client File:
Job No.: 170217
Drawing No.: 17021702_R1



Phase I Lot Information Map

134 Lots - Fast Crescent, Lane, Court & Way



Attachment 7



Legend:

- Single Family
- Single Family No Roof Slope Requirement
- Multi-Family Parcels Low/Medium Density - RMTN1
- Multi-Family Parcels Low Density - RMTN
- Mixed Use Commercial
- Corner Garage Location
- Proposed Bus Stop
- Mail Boxes

- Easement 2m
- Easement 3m
- Easement 5m
- Lot Number
- Civic Address
- Light Standard
- Transformer
- Service Pedestal

- Concrete Pad
- Residential Care Home
- Park
- Fire Hydrant
- Walkout Basement
- Decorative Fence
- Wildlife Fence
- Utility Corridor

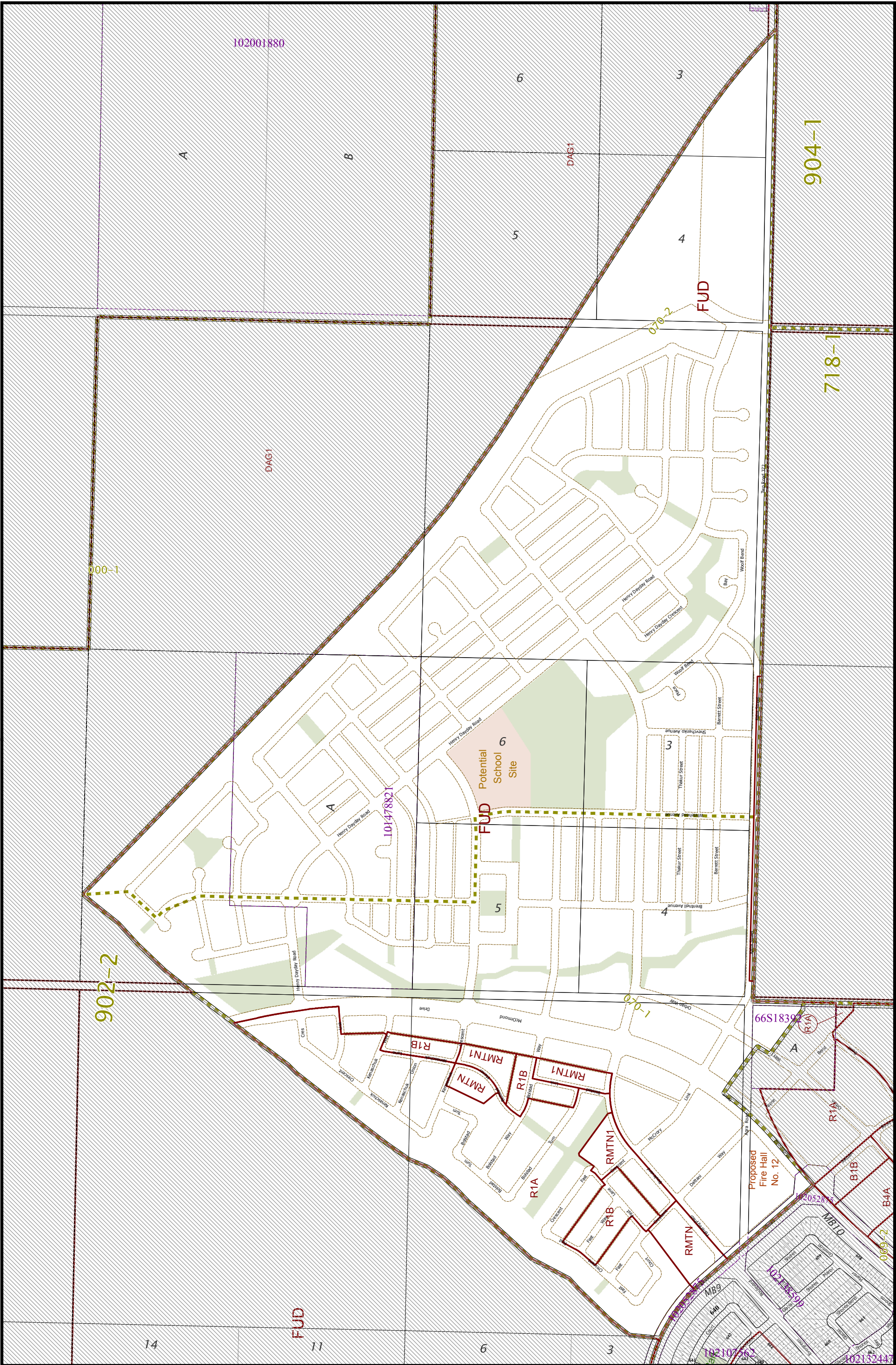
- Temporary Water Circulator

Note: This map is conceptual and may change.



AF - Saskatoon Land - December 2015

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.



Zoning Map of Aspen Ridge



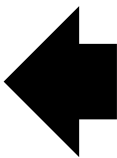
Note: The information contained on this map is for reference only and is not to be used for legal purposes

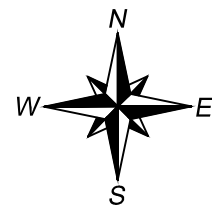
Bylaw 8770

Scale 1:8,500

070-0

Sep 09, 2015





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 Regional Planning, Mapping & Research Section.

DRAWING NOT TO BE SCALED
September 14, 2015

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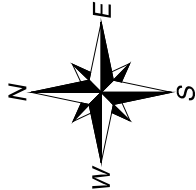
ASPEN RIDGE CONCEPT PLAN

- SINGLE-UNIT DETACHED
- GT

LOW DENSITY MULTI-UNIT
(GROUP TOWNHOUSE)
- ST

LOW/MEDIUM DENSITY MULTI-UNIT
(STREET TOWNHOUSE)
- GT

LOW/MEDIUM DENSITY MULTI-UNIT
(GROUP TOWNHOUSE)
- MEDIUM DENSITY MULTI-UNIT
- LOW-DENSITY MIXED-USE
- MEDIUM-DENSITY MIXED-USE
- POTENTIAL SCHOOL SITE
- MUNICIPAL RESERVE
- BUFFER STRIP
- SWALE
- GREENWAY
- LANDSCAPED DRAINAGE OPEN SPACE
- URBAN HOLDING AREA
- POTENTIAL ROADWAY EXTENSION
- FINAL CONFIGURATION TO BE DETERMINED
(upon confirmation of the perimeter highway alignment)
- CONCEPT PLAN BOUNDARY
- PERIMETER HIGHWAY ALIGNMENT
- CITY LIMITS
- POTENTIAL CELL TOWER LOCATION
- POTENTIAL RESIDENTIAL CARE HOME SITE



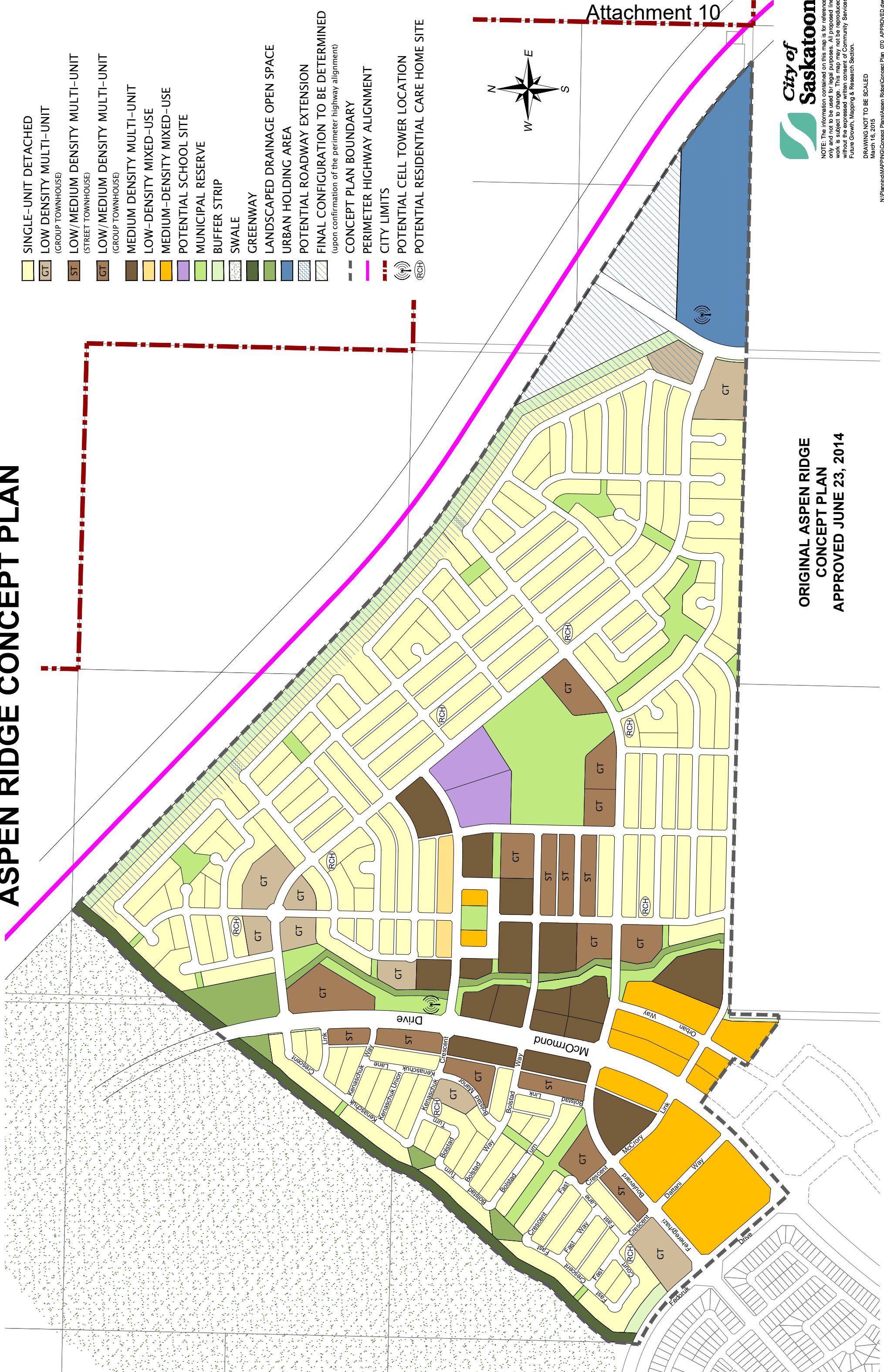
Attachment 10



NOTE: The information contained on this map is for reference only and not to 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 Community Services Future Growth, Mapping & Research Section.

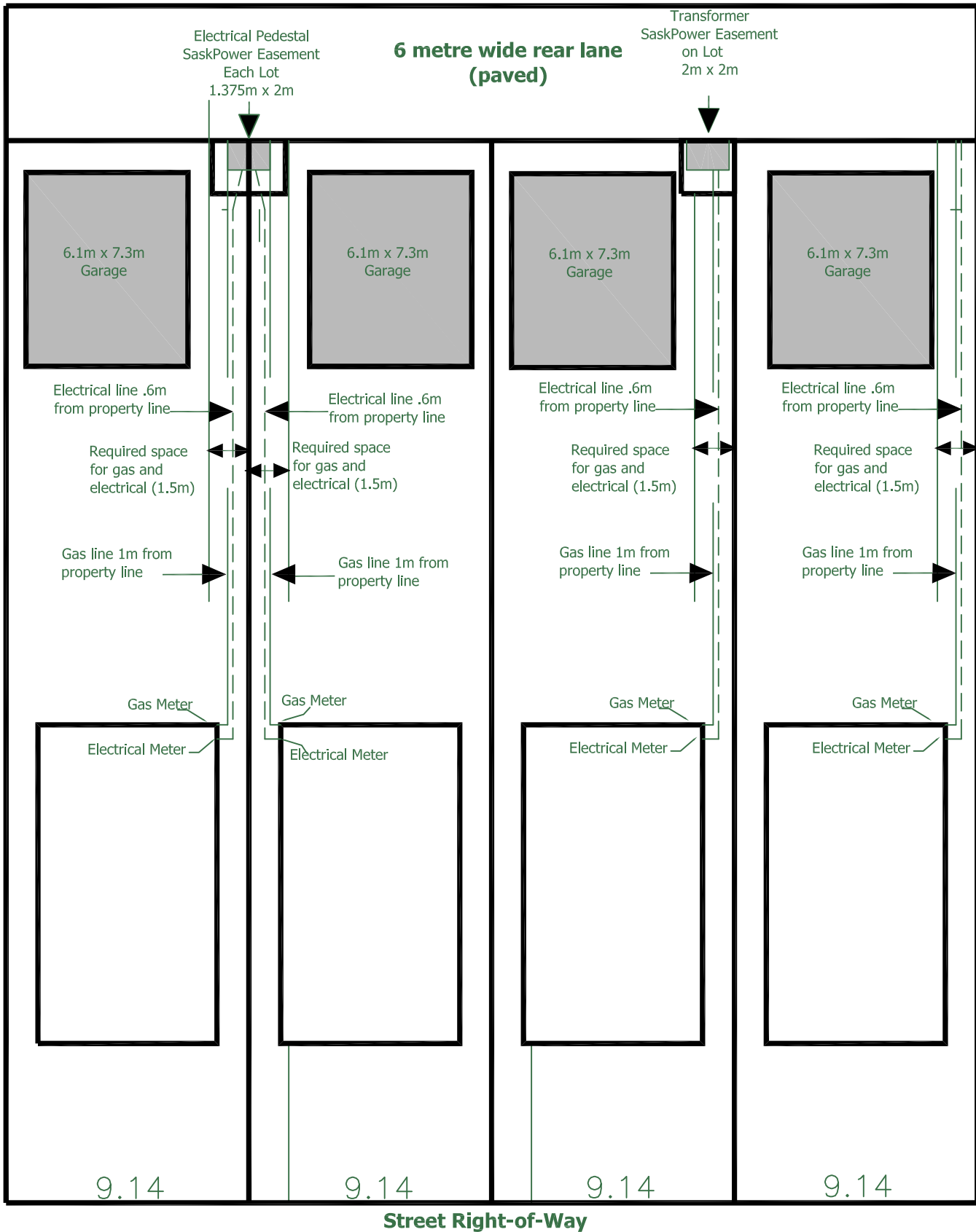
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March 18, 2015
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ORIGINAL ASPEN RIDGE
CONCEPT PLAN
APPROVED JUNE 23, 2014



Typical - Aspen Ridge

Attachment 11



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.
- For the purpose of this illustration, each lot is shown as 9.14m wide and 40m deep.
- A garage, or other accessory building may not be built over the gas line or electrical service.
- The Land Branch takes no responsibility regarding the legality of the building layout on your lot.

Joint Servicing Initiative

January 2015



■ Background of the Joint Servicing Initiative

To support the thriving economy currently being experienced in Saskatchewan; SaskEnergy, SaskPower and SaskTel are working on refining and broadening the process of a “joint service installation” approach for urban residential home builders.

This process will provide a timely, cost-effective and coordinated service to home builders that includes the installation of gas, electric and communications in a common trench from the main line to the dwelling. This collaborative approach will achieve efficiencies for the installation of the urban service lines and address challenges associated with space constraints for new lots.



■ What You Need to Know About Joint Trench Lots

Joint Trench Lots are for shallow utility services in urban residential areas (single family homes) where the electric, gas, and communication lines are all installed in a common trench. Currently joint trench installation is only being done in Regina, Saskatoon, Warman, Martensville and Dalmeny.

If you have purchased a lot in any of these locations, a contract crew will be installing all shallow utilities in one trench from the main line at the back of the lot to the dwelling.

To prepare for the installation of your shallow utilities please refer to the Site Check Readiness list on the following page.



Index:

- Background
- Joint trench lots
- Site Check Readiness
- Procedures for applying for services

Site Check Readiness

To ensure installation of your service is completed when scheduled, your site must be ready for the crew on the date you indicate on the application (site ready date). Along with your application, please submit a plot plan for the address or addresses you are applying for.

Site readiness includes the following:

1. Provide a plot plan that indicates the location of the residence within the property.
2. House number must be visible from the street.
3. In order to secure the natural gas bracket, a 24" x 10" pressure treated board must be in place that does not contravene any natural gas codes.
4. You must maintain a .9 metre (3 ft) clearance around the natural gas service regulator with any exhaust vents, opening windows or doors. Please refer to your mechanical contractor for appropriate codes of other intake clearances.
5. The area around the house is backfilled and the lot is to within 150 mm (6") of finished grade. To ensure proper installation routing, customers are asked to ensure that property pins are in place and marked for easy locating by our field staff.
6. Utility access within the site must meet the following requirements:
 - i) Access is required for equipment to get into the yard(s) where the work needs to occur (trencher, mini hoe, etc.), clear of buildings, fences, decks, etc.
 - ii) A clear path is maintained for the trench route from the metering points to the takeoff points. The width needs to be enough to operate small trenchers and mini hoes at a minimum in ideal soil conditions, and larger equipment when frozen or rocky conditions exist. The trench is to be at least 0.6 metres (2 ft) off of the parallel property line (for fencing) and at least 0.6 metres (2 ft) wide to ensure separation of facilities in the trench. Further width is often required at surface to slope trench during installation for safe trenching rules. This will require approximately 2 metres (6.5 ft) clear access along the property line to the meter (electric and gas) boards to allow for construction of the facilities.
 - iii) Be aware that any pads or foundations near this route may slump with settling of the trench.
7. The trench is from the pedestal or pole to the meter location(s) (typically the closest corner from the pedestal or pole to the house). This service route must be clear of debris or obstructions, such as dirt piles and lumber.
 - i) SaskEnergy and SaskPower reserve the right to determine the meter location due to physical impediments that may restrict access for personnel and equipment. Alternate meter locations must be pre-approved prior to construction.
8. If separate trenches are utilized, the natural gas trench (SaskEnergy) must be at least 1 metre (3 ft) in distance from the SaskPower trench.
9. In instances where both gas, electric and communication cables are installed in the same trench (currently only in Regina, Saskatoon, Warman, Martensville and Dalmeny), you must leave a 1.2 metre (4 ft) corridor adjacent to the property line for utilities. If the minimum of 1.2 metres is not maintained, an encroachment over the gas service may occur and you will be responsible for reparation and subsequent cost.
10. Your electrician has attached an energization sticker on the meter socket indicating the service is ready for connection. The sticker ensures:
 - i) An electrical permit has been obtained
 - ii) The main panel is connected and in the open (off) position
 - iii) The service is grounded and ready to be connected to SaskPower's electrical system
11. To facilitate your service connection, please notify SaskPower once your electrician has affixed the energization sticker.





Urban Applications for Services

SaskEnergy and SaskPower have been working on a process to streamline our customers application experience. Beginning February 17, 2015, you will be able to make application for gas and electric urban services by utilizing either one of the Crowns' websites. The information will be shared between the two Crowns using a secure file transfer protocol.

We encourage you to make application via SaskPower's website rather than SaskEnergy's. This will enable the Crowns to eliminate some manual processes that would otherwise occur when applying via SaskEnergy's website.

When you know the date that your property will be ready for servicing, you can make application to either SaskEnergy or SaskPower by the following methods:

- If you use SaskEnergy's application, please apply online at saskenergy.com
- If you use SaskPowers application, please apply online to saskpower.com or call 1-888-SKPOWER (1-888-757-6937) and select Option 4.
- For your telephone and cable providers (SaskTel, Shaw or Access) the conduit will be installed in the joint trench along with SaskPower and SaskEnergy. It is the responsibility of the homeowner to apply for telephone and cable service to one of these providers.

Even though Joint Installation is only being offered in Saskatoon, Regina, Warman, Martensville, and Dalmeny all urban applications for service will be shared between the crowns.



Meewasin Northeast Swale

The Meewasin Northeast Swale is an ancient river channel formed by glacial activity that took place thousands of years ago. This remarkable feature runs adjacent to the South Saskatchewan River and is approximately 2800 hectares in size. The Swale is a grassland ecosystem of rare native prairie and wetland areas. It is an important wildlife corridor, with over 200 plant species and 180 bird species.

The Swale acts as a natural filter for both air and water and mitigates flooding in adjacent neighbourhoods. It promotes physical health and well-being, encourages community engagement and stewardship, and contributes to the vitality and productivity of the community.

The development of The Swale is a once-in-a-lifetime opportunity to enhance the legacy of our region by integrating this important natural system into the fabric of our city.

To help protect the Meewasin Northeast Swale (Swale), here are some important things to remember:

- **The Swale is a nocturnal preserve** - Light from adjacent neighbourhoods affects wildlife and plants in the Swale by altering their daily cycle of light and dark. Aspen Ridge neighbours can help keep the night sky dark by using Dark Sky Compliant lighting; such as downward facing outdoor lighting with cutoffs, no brighter than necessary, on a motion sensor, and turned off when not in use. Visit www.darksky.org for more information about Light Pollution and the Dark Skies Movement.
- **The Swale is home to abundant wildlife** - Many grassland birds, birds of prey (e.g. owls and hawks), waterfowl, deer, coyotes, frogs, snakes, badgers, ground squirrels, and a variety of other fascinating creatures live in the Swale. Please respect the wildlife and allow them a safe distance. Feeding wildlife can lead to dependence on handouts and nuisance animals. Keep garbage and compost in animal proof containers to discourage wildlife and neighbourhood pets.
- **The Swale is native prairie with many rare and unique plants** - Native prairie is highly susceptible to invasion from exotic plants that will outcompete for space and resources. Please consider planting native and non-invasive plants in your yard. Planting seed and fruit bearing shrubs can help to provide food and shelter for birds in your yard. See the Native Plant Society's document "Native Plant Material and Services Supplier List" for recommendations of sources for native plant please visit: http://www.npss.sk.ca/docs/2_pdf/Native_Plant_Source_List_2013_-_revised.pdf.
- **Chemicals have an impact on Swale flora and fauna** - Please consider the use of fertilizer, herbicides or pesticides cautiously and use environmentally friendly alternatives, when possible, to reduce impacts on the native vegetation, wildlife, and wetlands.
- **For Swale management, call Meewasin** - The native vegetation may look wild and unkempt at times, but even dead trees provide food and shelter for wildlife so please resist conducting any maintenance activities of your own in the Swale or Greenway. Contact Meewasin with any safety concerns regarding vegetation as they regularly conduct resource management activities on site to help keep the Swale healthy and rich with biodiversity.
- **Trails are designed to protect sensitive areas** - Please use only marked trails. These trails have been carefully planned to respect wildlife and sensitive areas. Avoid damaging vegetation and please do not pick wildflowers. Dogs must be on leash in the Recreation Zone and picked up after. There are no dogs allowed in the Ecological Core. Please help protect the rare and endangered species in the Swale.

Figure A-4. Conceptual Design

Meewasin Northeast Swale Master Plan

July 28, 2015

Contour Interval: 0.5 m

Scale: 1:7500

© 50 100 200 300m
2013 Aerial Imagery Courtesy of City of Saskatoon

