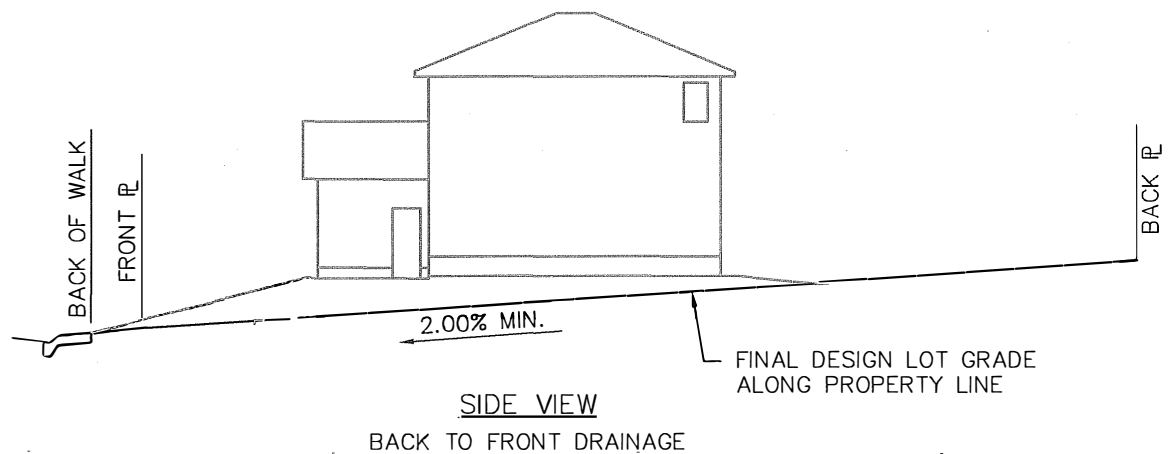
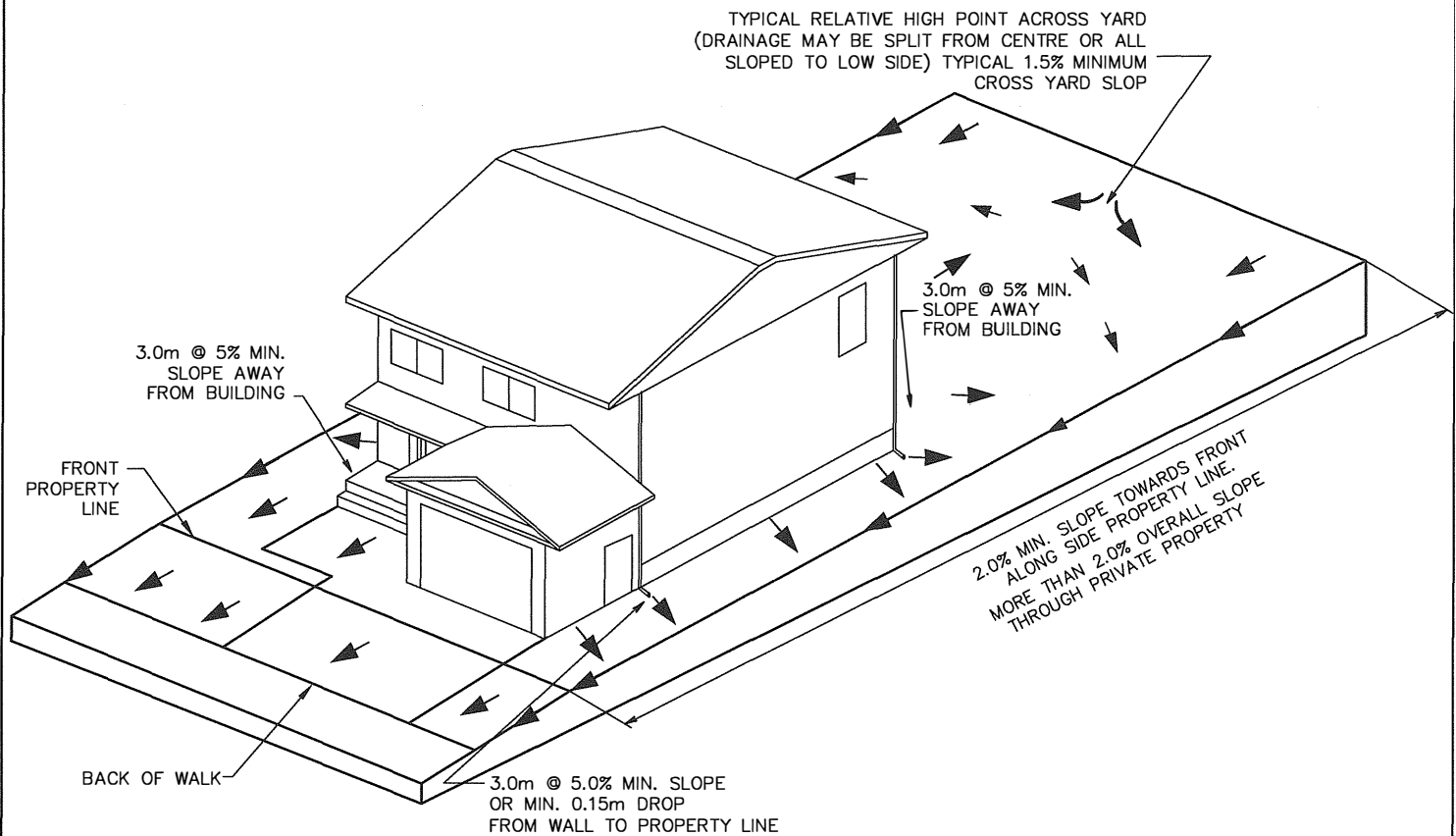




REVISIONS

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2	
3	

DRAWN BY LMD
DATE 04-OCT-2010

CHECKED BY _____
DATE _____

CITY OF SASKATOON
INFRASTRUCTURE SERVICES DEPARTMENT

LOT GRADING
TYPE A

APPROVED

CITY ENGINEER

ENGINEER

ENGINEER

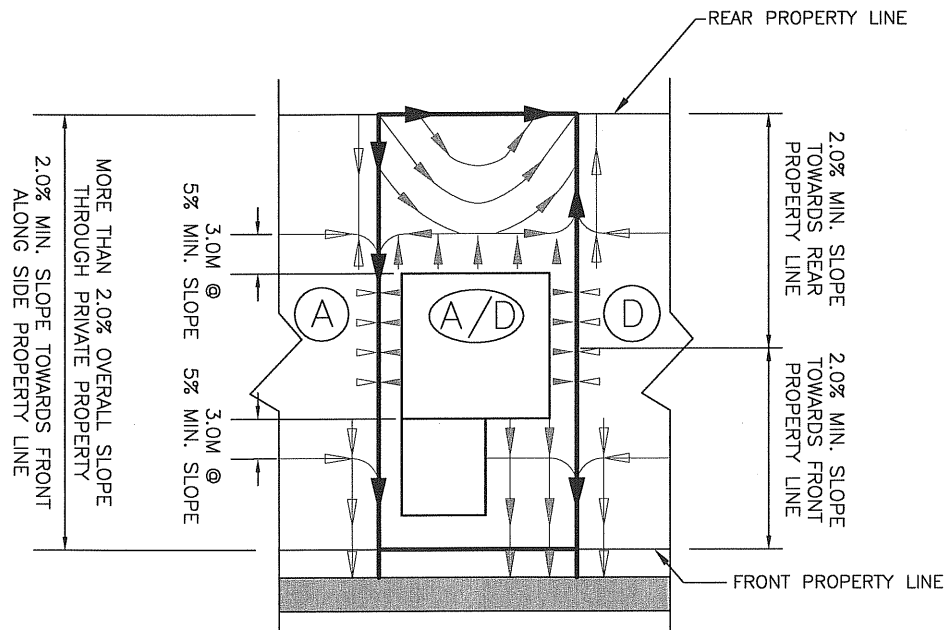
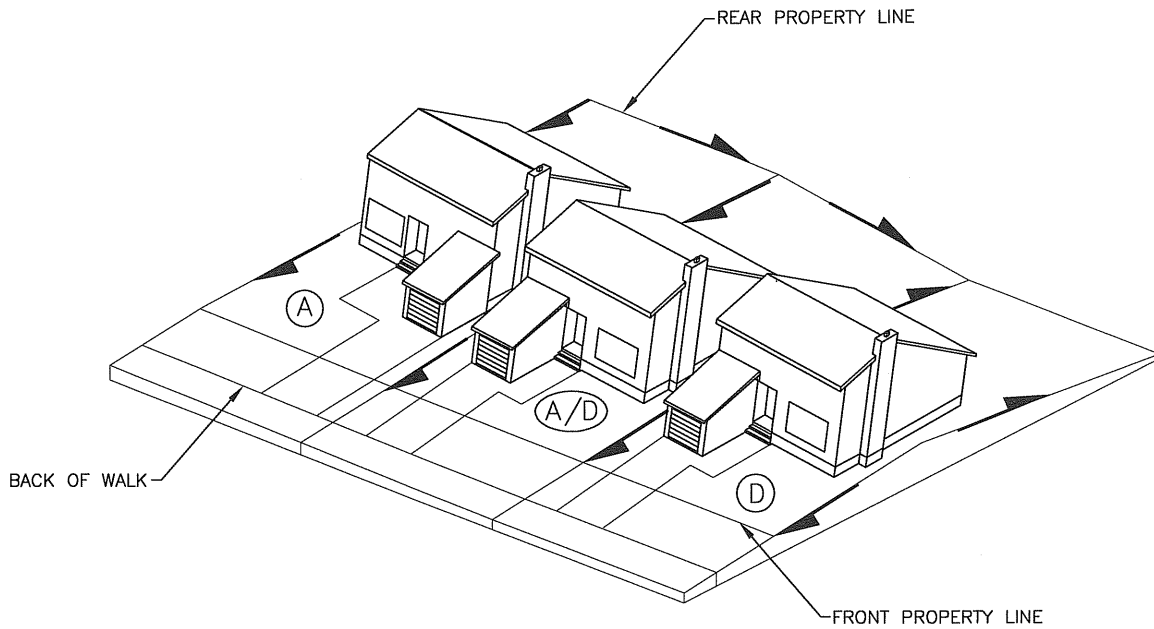
SCALES :

HOR. N.T.S. VERT. N.T.S.

PLAN NO. 102-0022-016r001

P. ENG.

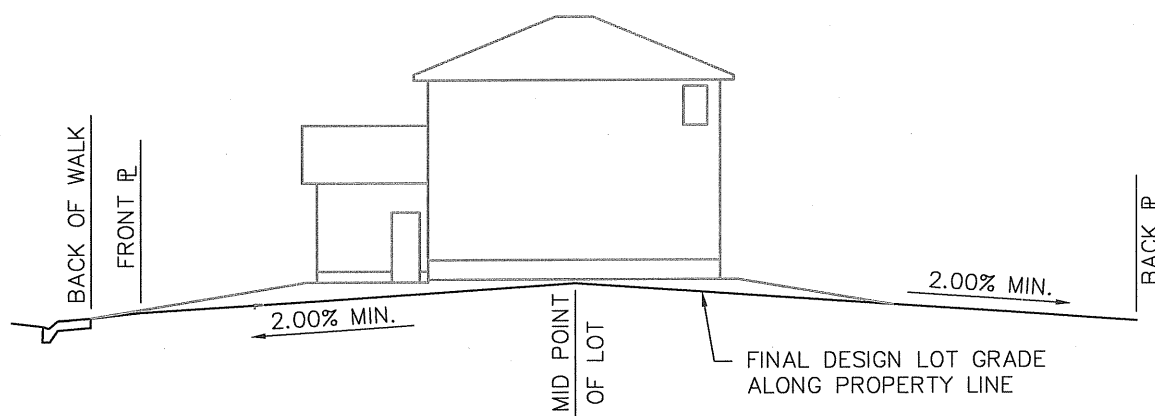
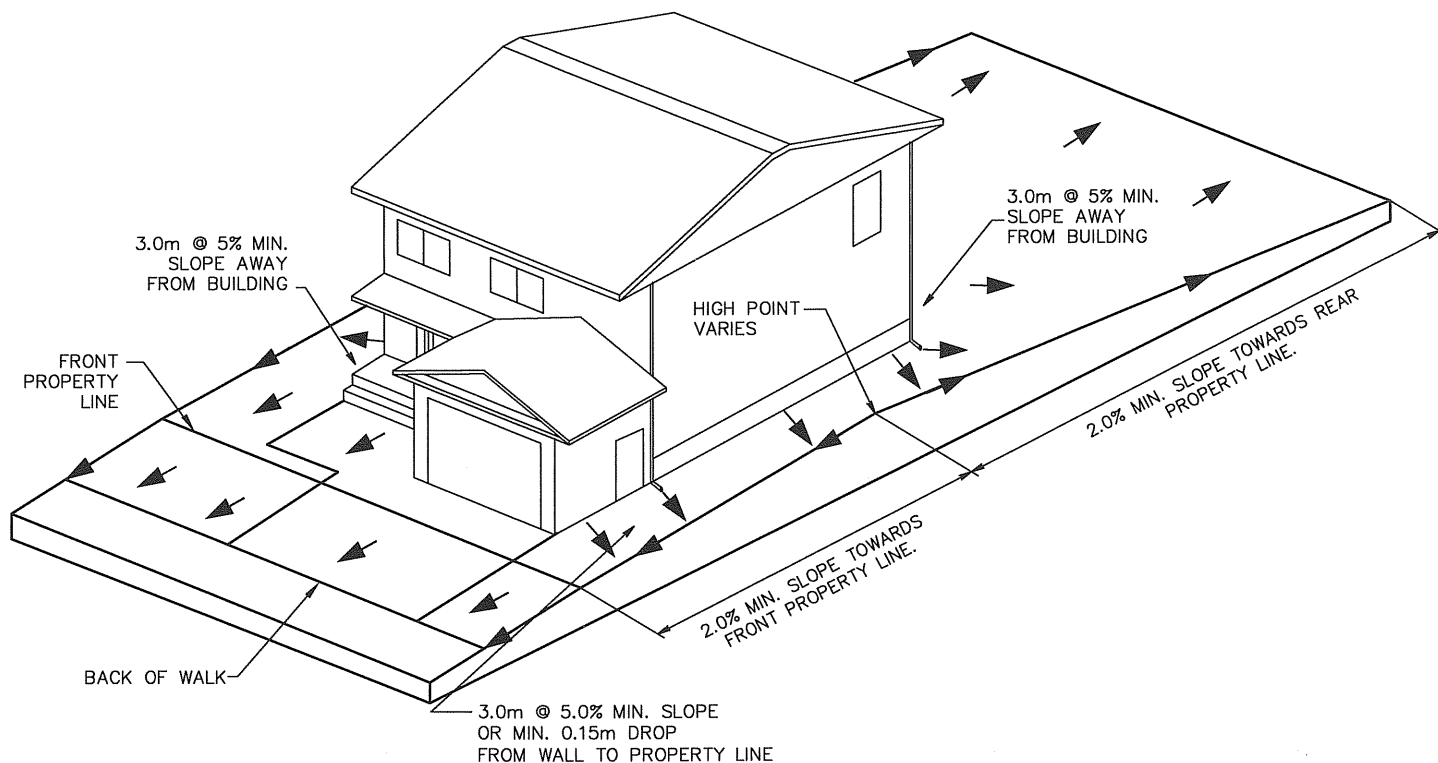
Nov 3, 10



- 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

PLAN VIEW
TRANSITION LOT TYPE A/D

PLAN DESCRIPTION/REVISIONS <table border="1"> <tr><td>4</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>1</td><td></td></tr> </table> DRAWN BY <u>LMD</u> DATE <u>2010-SEP-14</u> SCALE : HOR. _____ VERT. _____	4		3		2		1		City of Saskatoon Infrastructure Services Department LOT GRADING TRANSITION LOT TYPE A/D & D/A	APPROVED <i>[Signature]</i> <u>Nov 3, 10</u> GENERAL MANAGER ENGINEER <i>[Signature]</i> PLAN NO. 102-0022-013r001
4										
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2										
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SIDE VIEW
SPLIT DRAINAGE

REVISIONS

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DRAWN BY LMD
 DATE 04-OCT-2010
 CHECKED BY _____
 DATE _____

CITY OF SASKATOON
 INFRASTRUCTURE SERVICES DEPARTMENT

LOT GRADING
 TYPE D

APPROVED

CITY ENGINEER

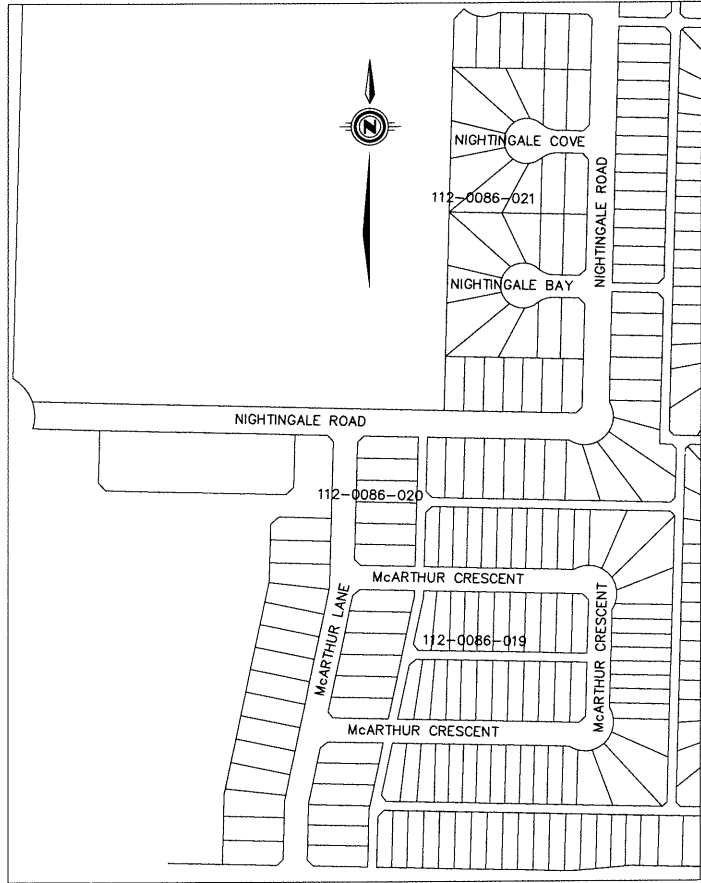
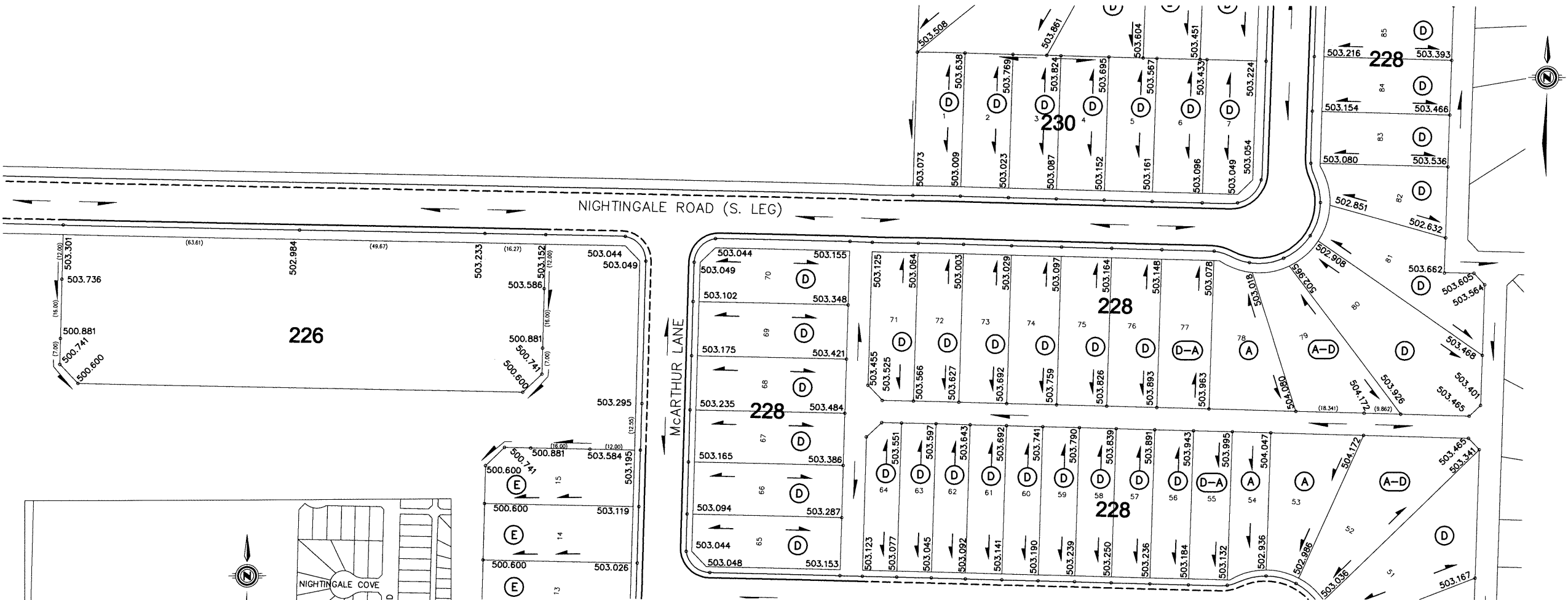
ENGINEER

ENGINEER

SCALES :

HOR. N.T.S. VERT. N.T.S.

PLAN NO. 102-0022-017r001



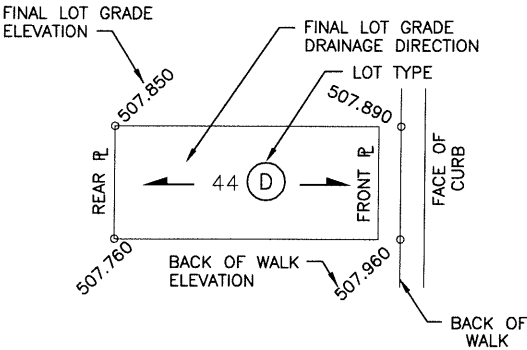
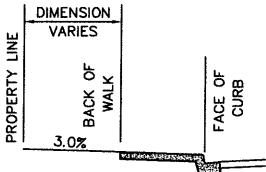
KEY PLAN

LEGEND

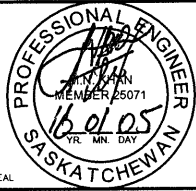
- NOTE:
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
 2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

LOT DRAINAGE DETAILS

LOT TYPE 'A' - SEE DRAWING 102-0022-016
LOT TYPE 'D' - SEE DRAWING 102-0022-017
LOT TYPE 'A-D', 'D-A' - SEE DRAWING 102-0022-013
LOT TYPE 'E' - SEE DRAWING 102-0022-019



PLAN DESCRIPTION/REVISION	DATE	BY
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<i>[Signature]</i>	
DATE: 15, 2016	DATE:
DRAWN BY: RV	DATE: 2015-OCT-01



KENSINGTON ROADWAYS - PHASE C2
LOT GRADES
McARTHUR LANE & NIGHTINGALE ROAD

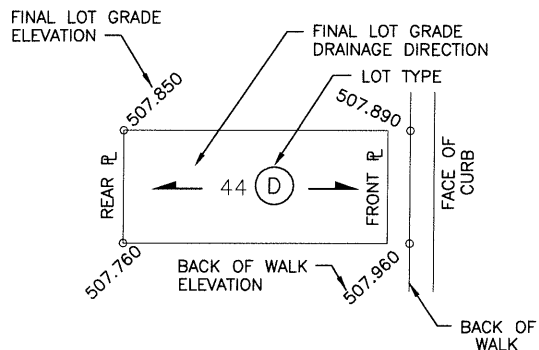
CHEF ENGINEER	DATE
SCALES: 1:1250	
VERT. DATE	
SHEET NO. 112-0086-020r001	PLAN NO.



LEGEND

NOTE:

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



McARTHUR LANE, McARTHUR CRES. & NIGHTINGALE ROAD

DRAWN BY RV DATE 2015-OCT-06

SCALE: 1:1000

PLAN No.:

PAGE: **4 OF 7**



**City of
Saskatoon**

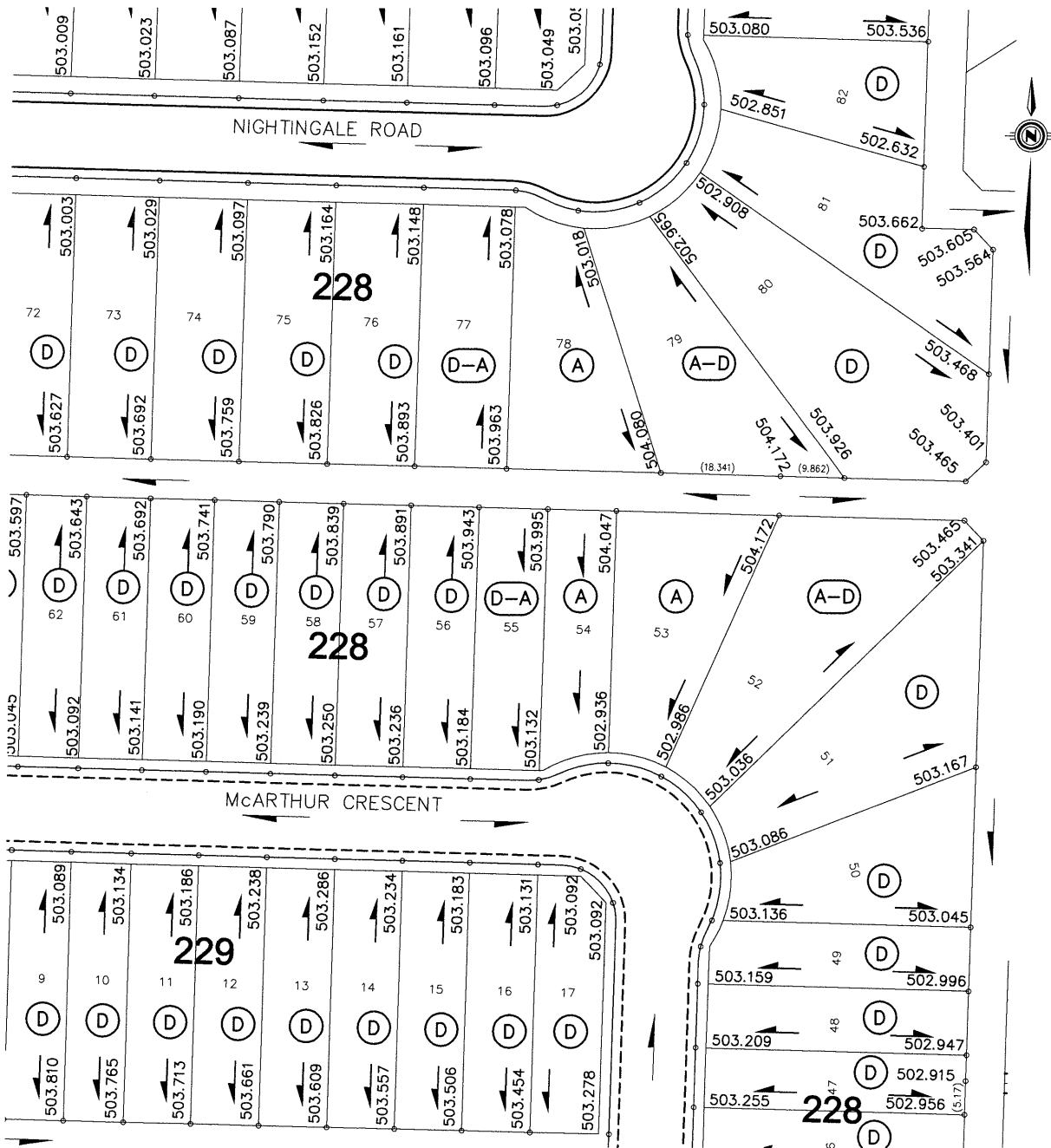
Transportation & Utilities Department

SOURCE DOCUMENT

PLAN No.: 112-0086-019 & 020

APPROVAL DATE:

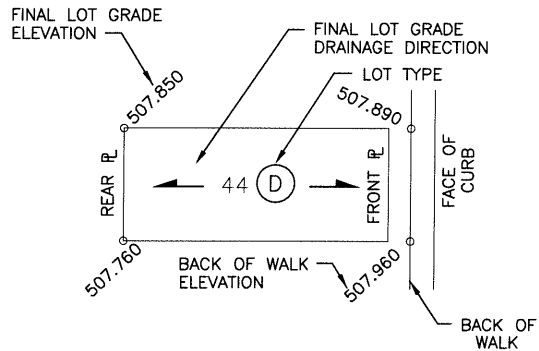
REVISION DATE:



LEGEND

NOTE:

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



McARTHUR CRESCENT & NIGHTINGALE ROAD

DRAWN BY RV DATE 2015-OCT-06

SCALE: 1:1000

PLAN No.:

PAGE: 5 OF 7



**City of
Saskatoon**

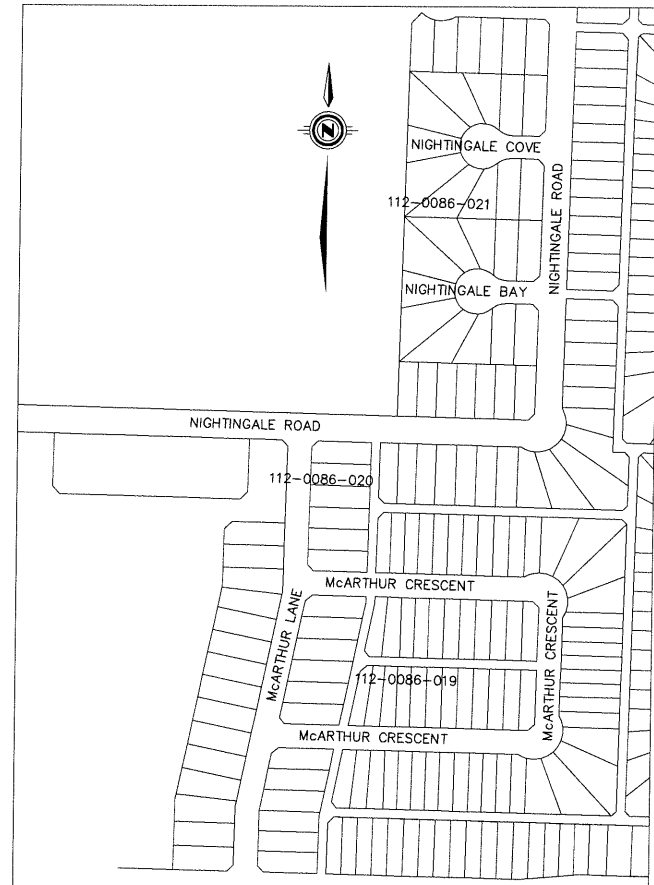
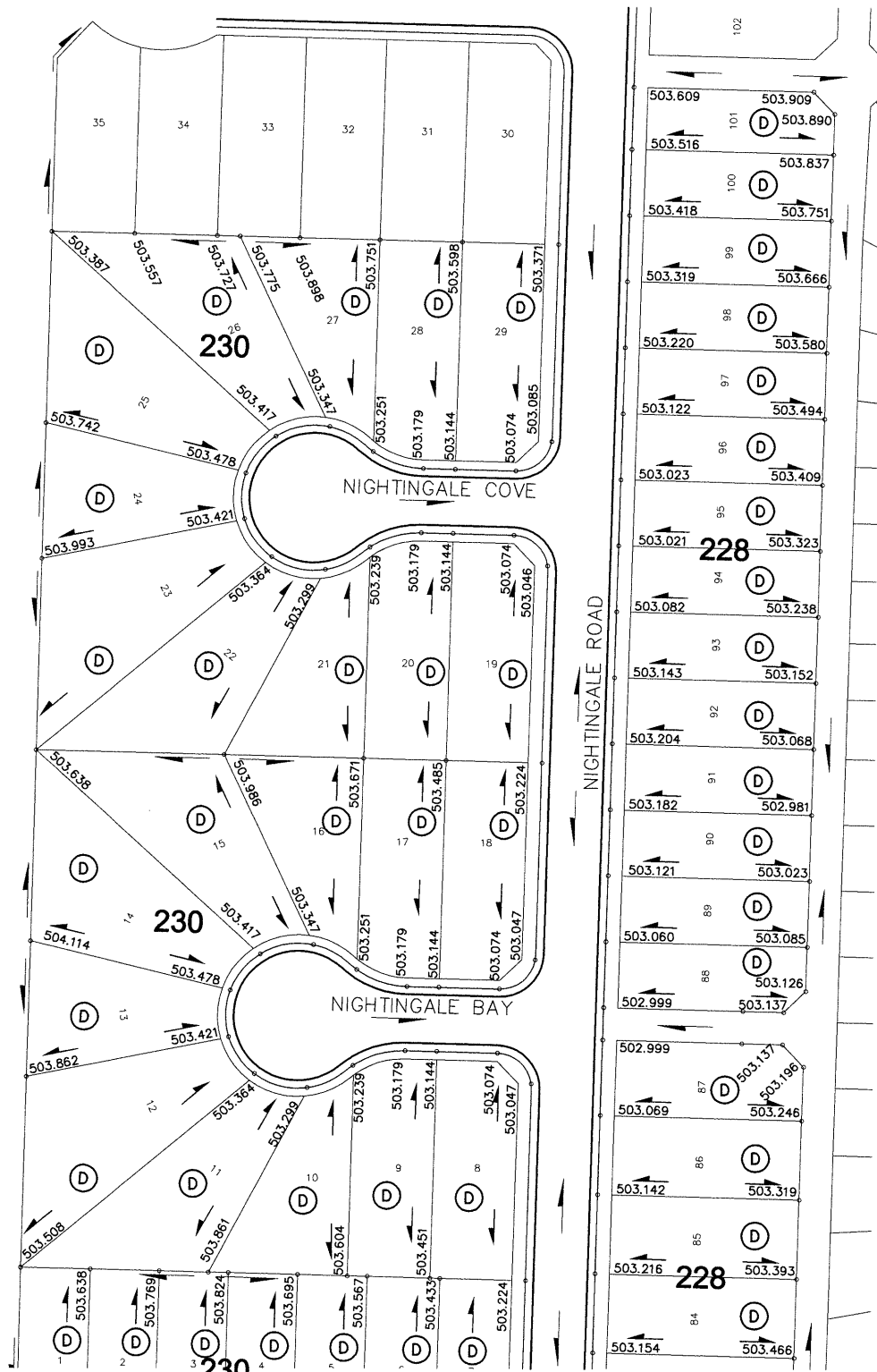
Transportation & Utilities Department

SOURCE DOCUMENT

PLAN No.: 112-0086-019 & 020

APPROVAL DATE:

REVISION DATE:



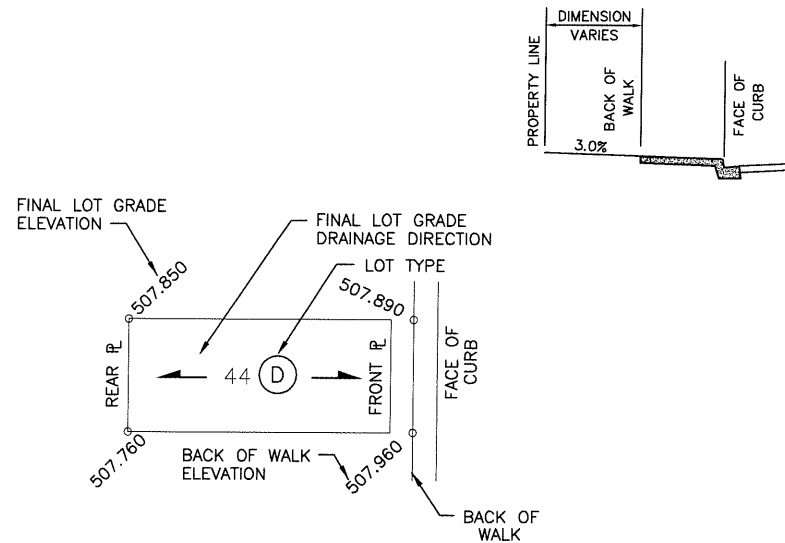
KEY PLAN

LEGEND

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

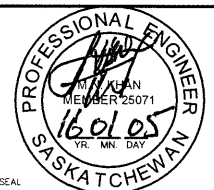
LOT DRAINAGE DETAILS

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



CONST.
PROJECT NO. 502-0086-302

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PLAN DESCRIPTION/REVISION		DATE	BY

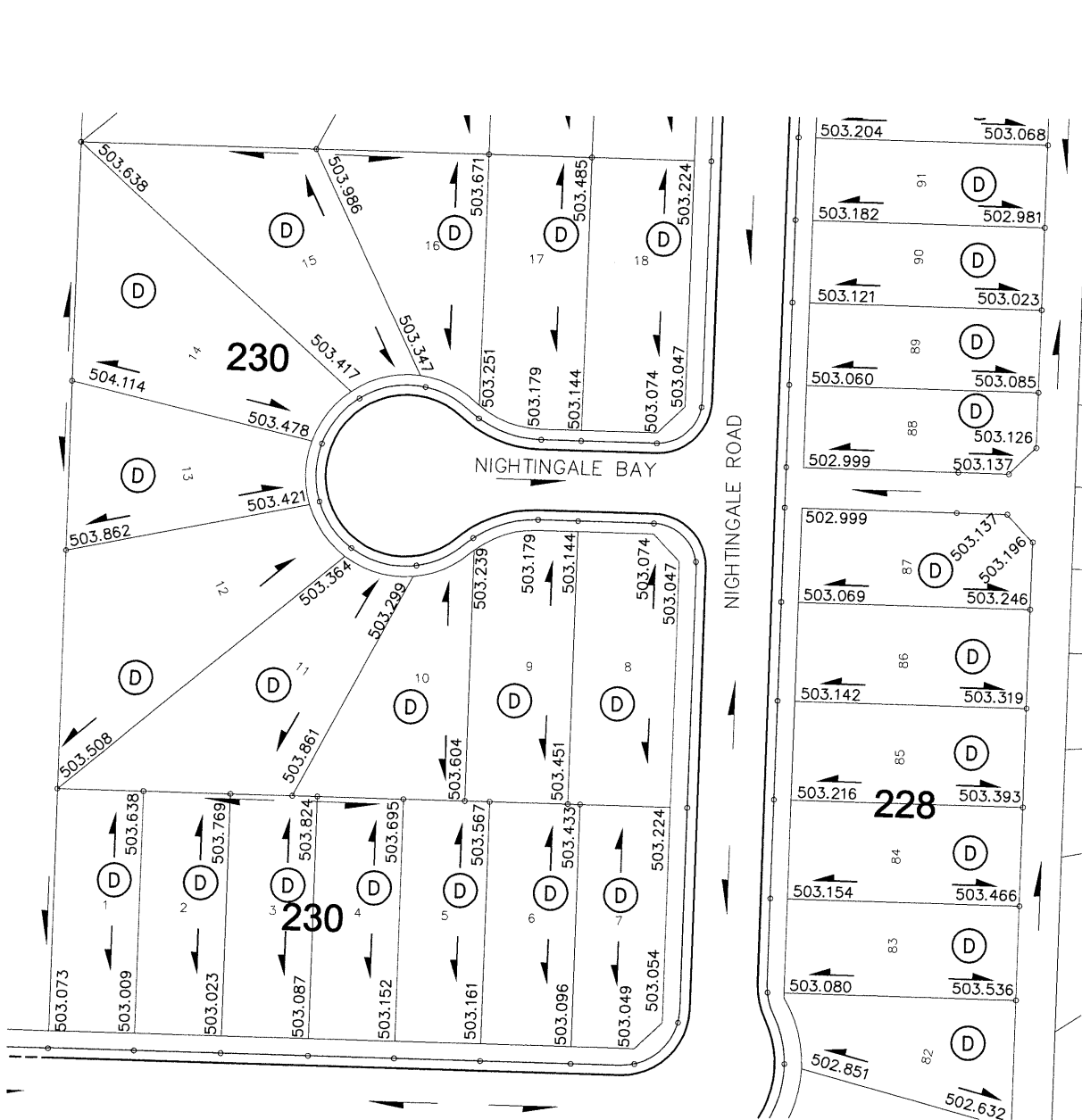


CHECKED BY:	CHECKED BY:
<i>M. J. Jordan</i>	
DATE: 15, 2016	DATE:
DRAWN BY: RV	DATE: 2015-OCT-01

City of Saskatoon
Transportation & Utilities Department

KENSINGTON ROADWAYS - PHASE C2
LOT GRADES
NIGHTINGALE COVE, NIGHTINGALE BAY
NIGHTINGALE ROAD

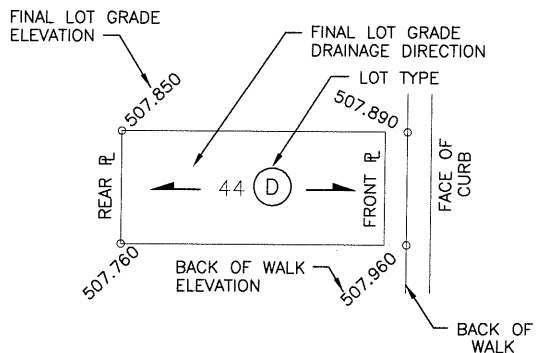
CHIEF ENGINEER	
SCALES: 1:1250	DATE:
VERT.:	
SHEET NO. 112-0086-021r001	PLAN NO.



LEGEND

NOTE:

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



NIGHTINGALE BAY & NIGHTINGALE ROAD

DRAWN BY RV DATE 2015-OCT-06

SCALE: 1:1000

PLAN No.:

PAGE: 6 OF 7



**City of
Saskatoon**

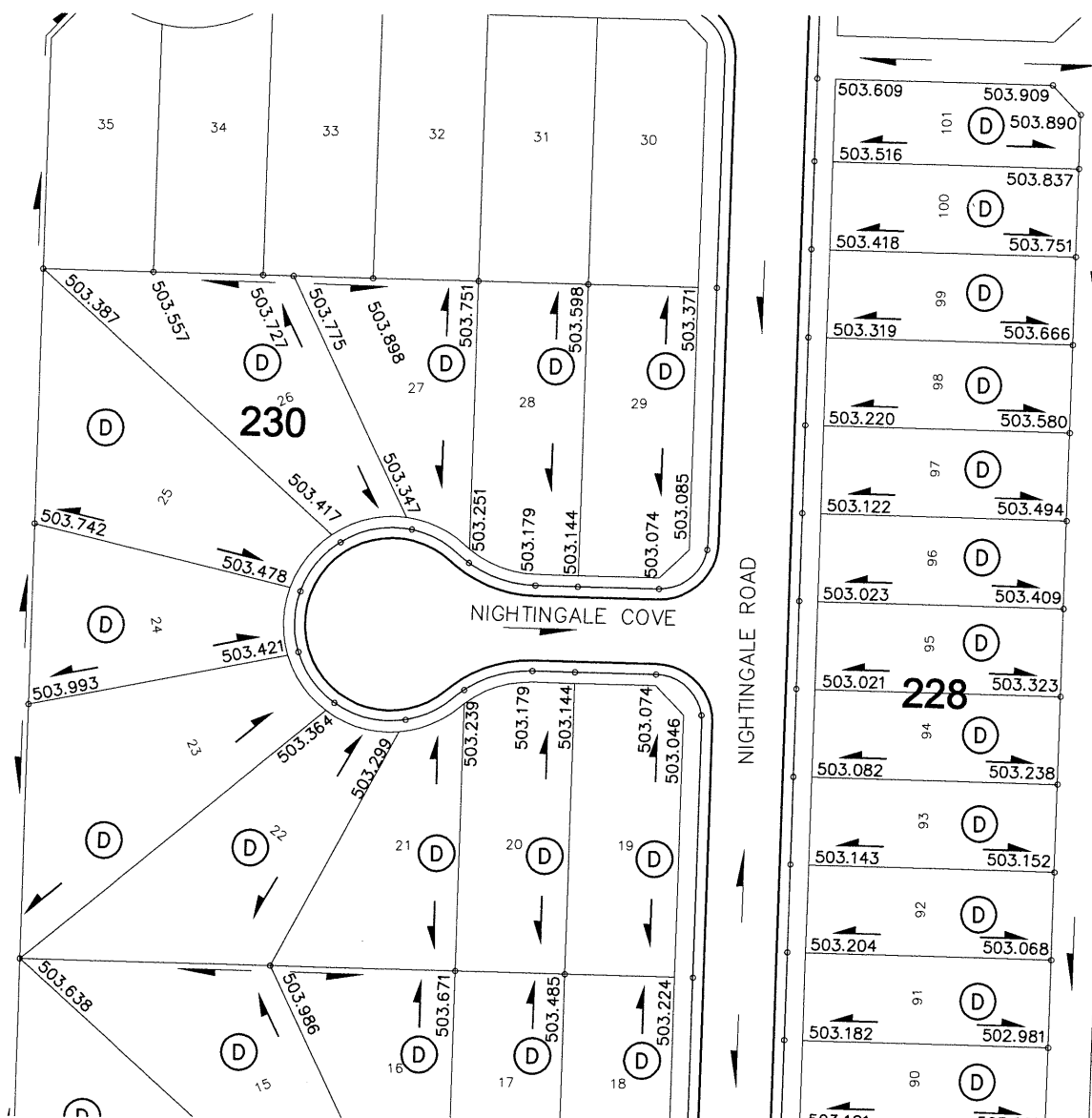
Transportation & Utilities Department

SOURCE DOCUMENT

PLAN No.: 112-0086-020 & 021

APPROVAL DATE:

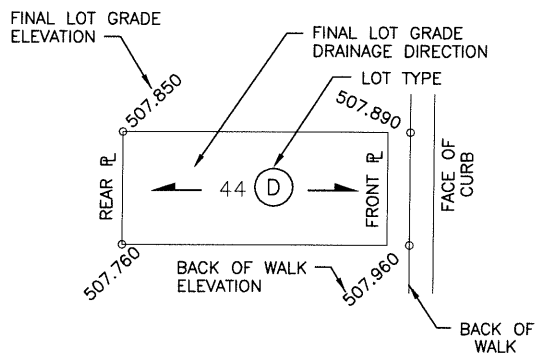
REVISION DATE:



LEGEND

NOTE:

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



NIGHTINGALE COVE & NIGHTINGALE ROAD

DRAWN BY RV DATE 2015-OCT-06

SCALE: 1:1000

PLAN No.:

PAGE: 7 OF 7



**City of
Saskatoon**

Transportation & Utilities Department

SOURCE DOCUMENT

PLAN No.: 112-0086-021

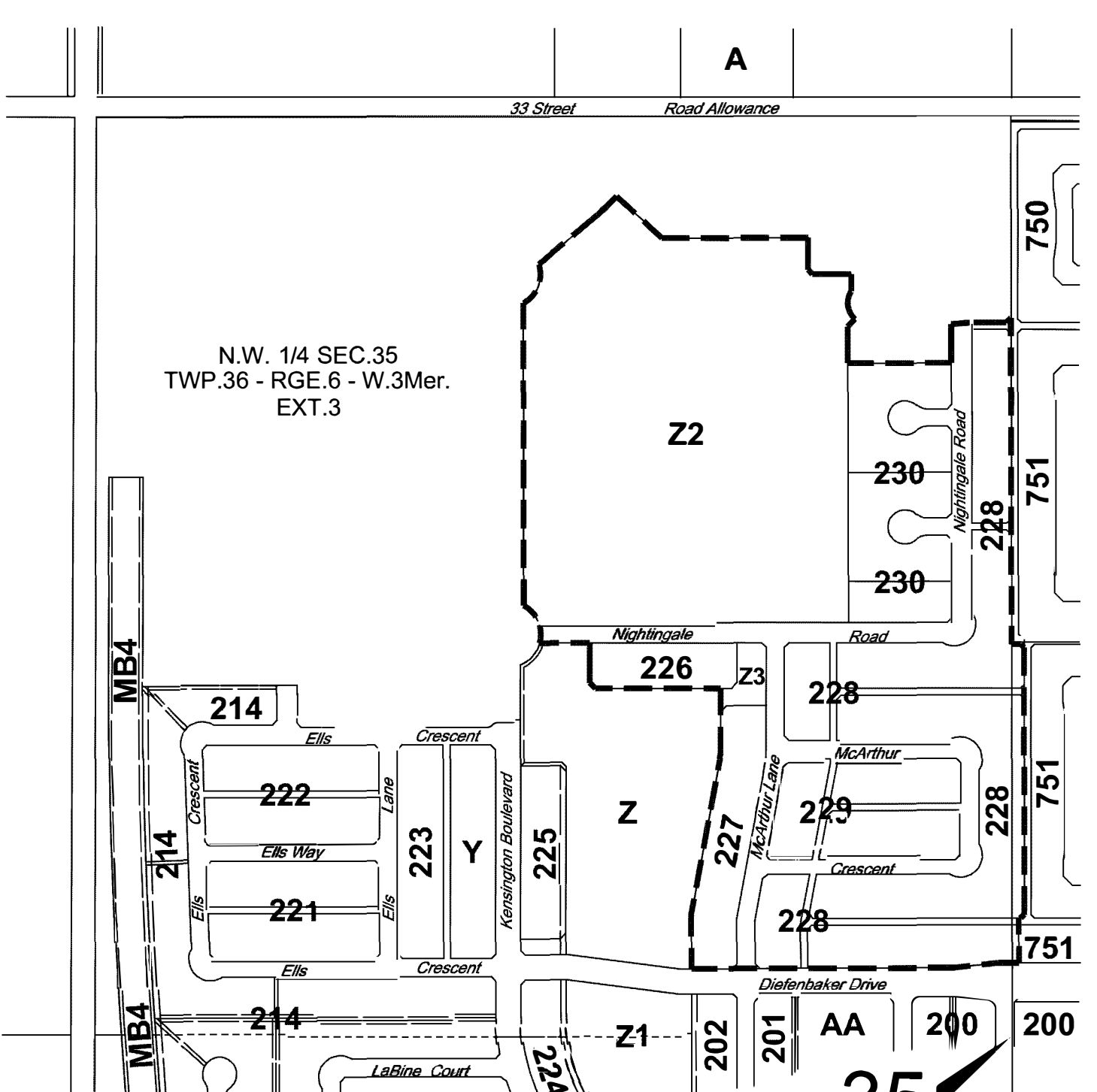
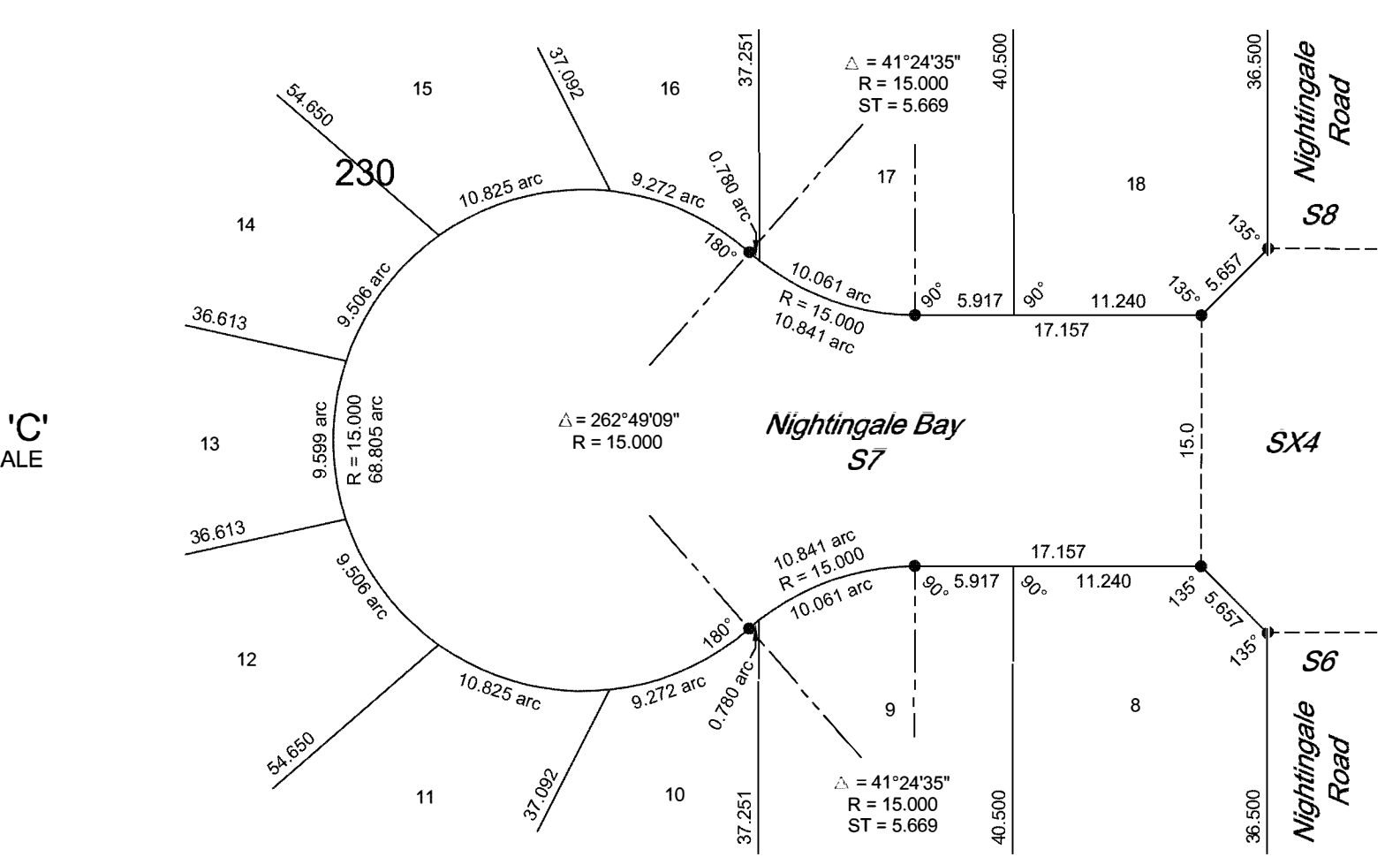
APPROVAL DATE:

REVISION DATE:

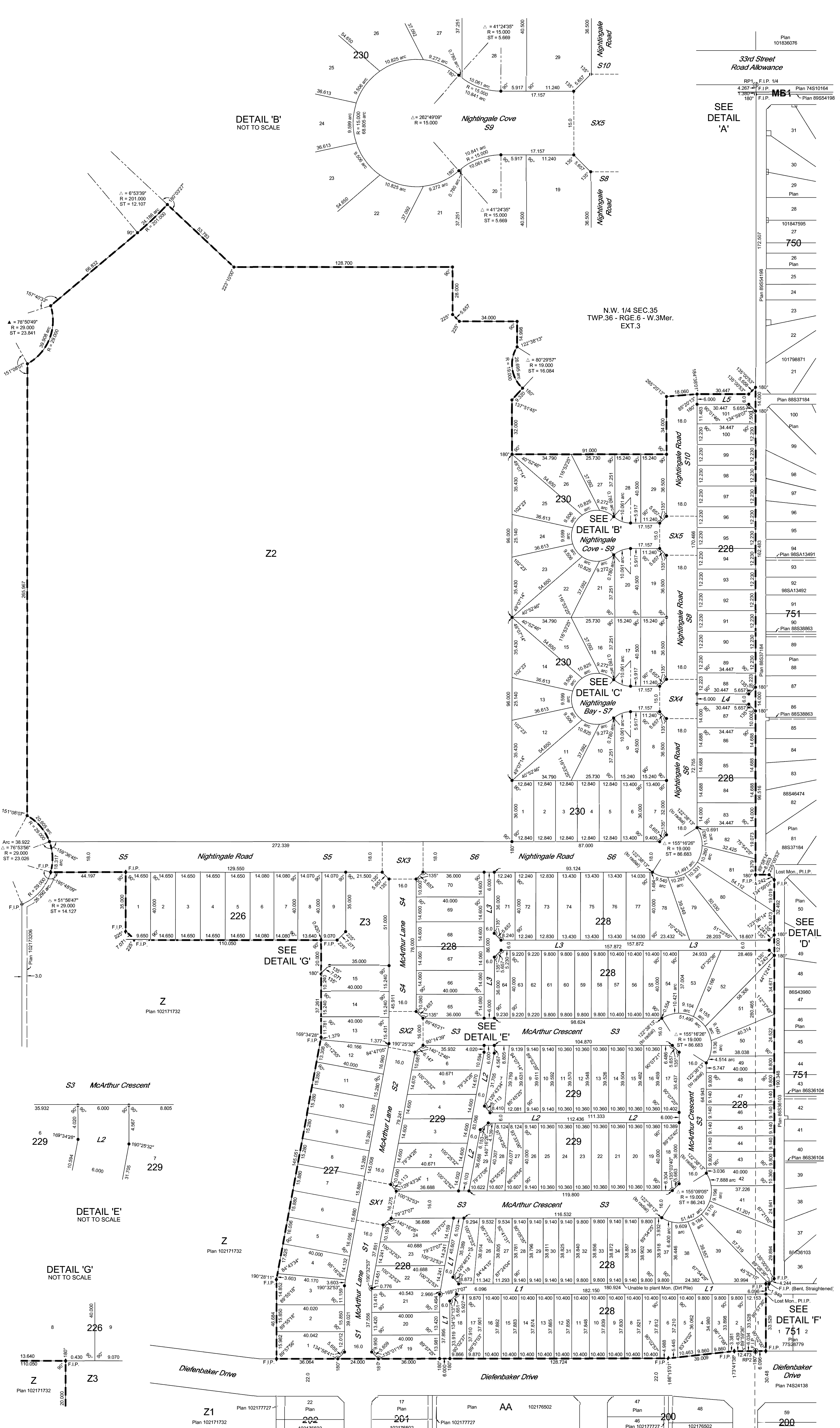
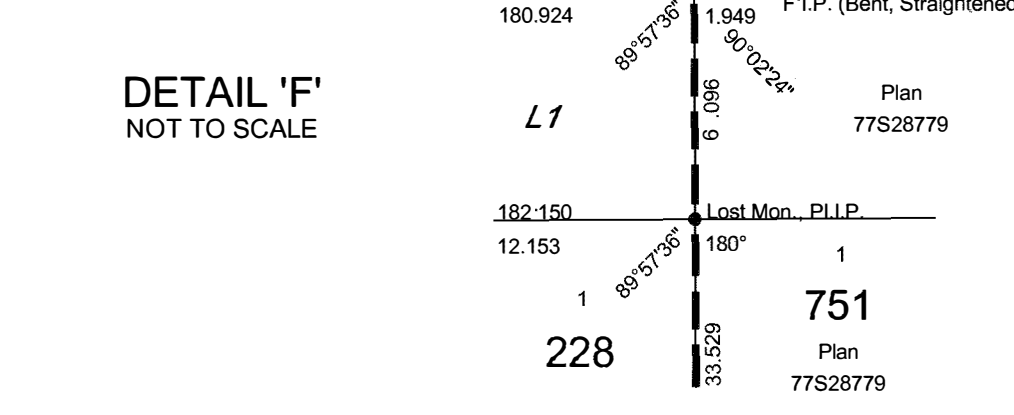
PLAN OF SURVEY
SHOWING
SURFACE SUBDIVISION
OF PART OF
NW.1/4 SECTION 35
AND ALL OF
PARCEL D, PLAN 88S37184
WITHIN NE.1/4 SECTION 35
ALL IN TWP.36 - RGE.6 - W.3Mer.
SASKATOON, SASKATCHEWAN
BY: M.M. VANSTONE, S.L.S.
DATE: SEPTEMBER, 2014 - MARCH, 2015
SCALE: 1:1000

LEGEND

Measurements are in metres and decimals thereof.
The Unique Identifier of S030 has been stamped on all established standard iron posts.
Area to be approved is outlined by a heavy dashed line.
All parcels within the line of approval have an extension 0 unless otherwise shown.
Standard iron posts planted are shown thus .
Monuments found are shown thus .
All lot corners not marked by a standard post are marked by 0.013 x 0.450 small iron posts.
The Datum used: NAD83 (CSRS)
The Projection used: UTM Zone13N extended
RP1: Northing: 5770480.518; Easting: 3800008.974
RP2: Northing: 5777735.313; Easting: 379990.626
RP coordinates are derived from GNSS as of February 3, 2015 AD
Reference points are shown thus RP1, RP2
Georeferenced points derived from GNSS observations and processed to the NRCAN PPP service.



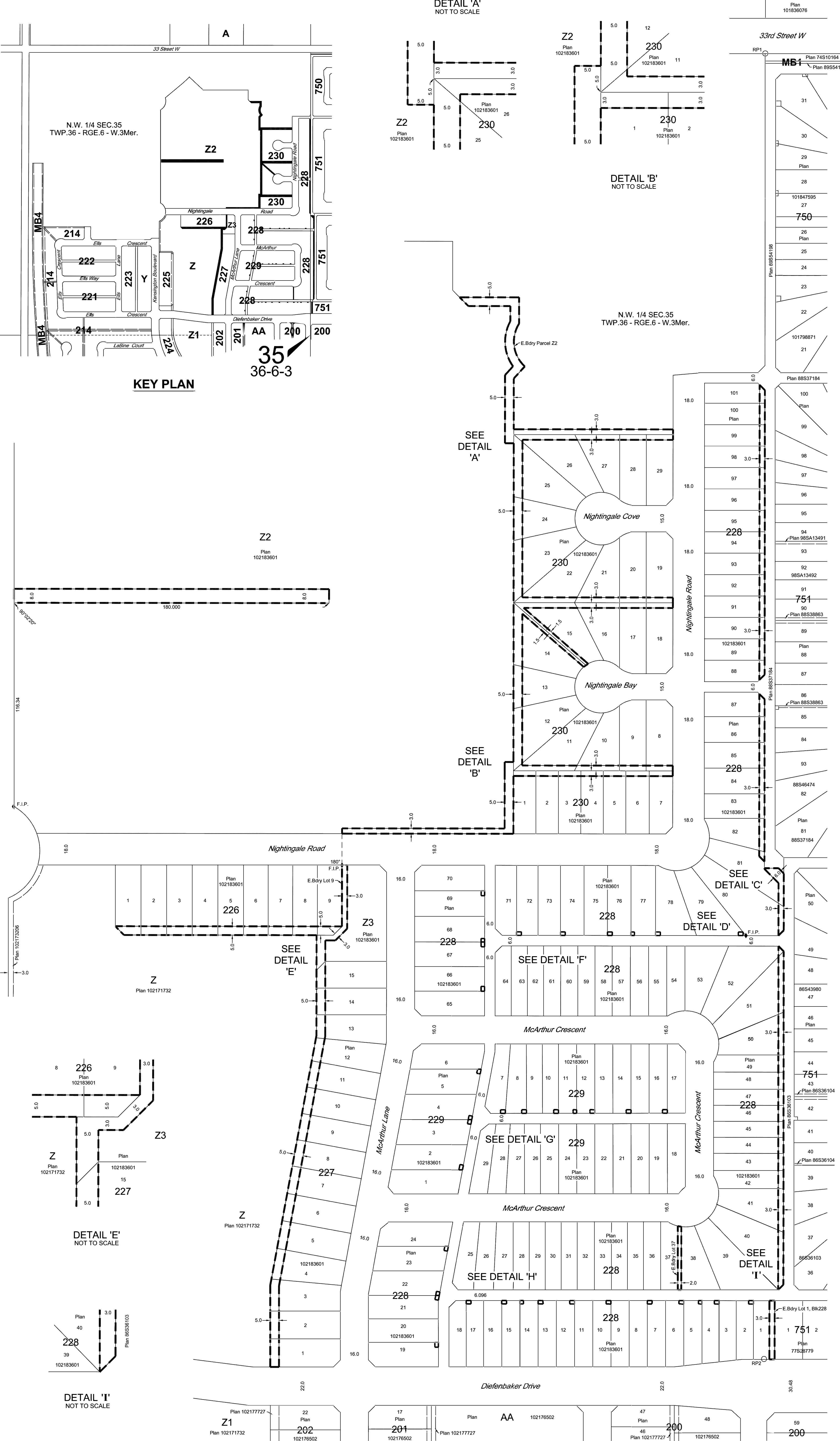
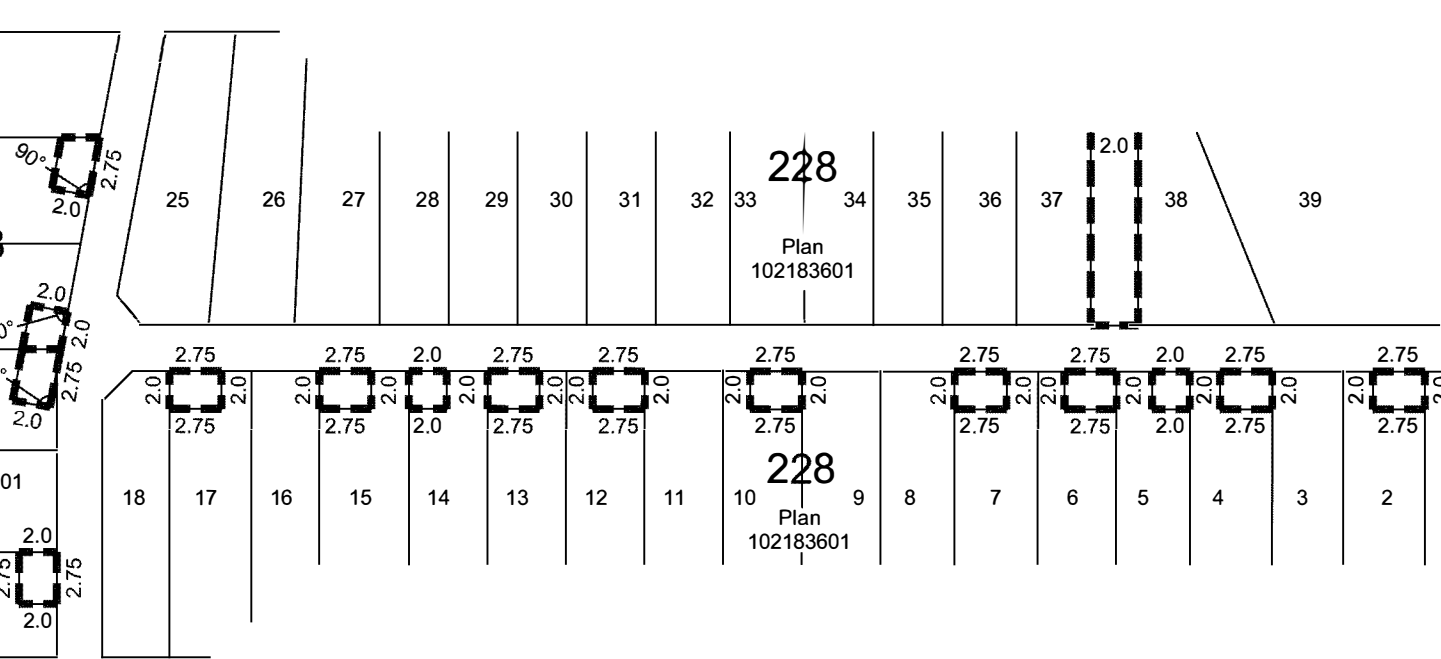
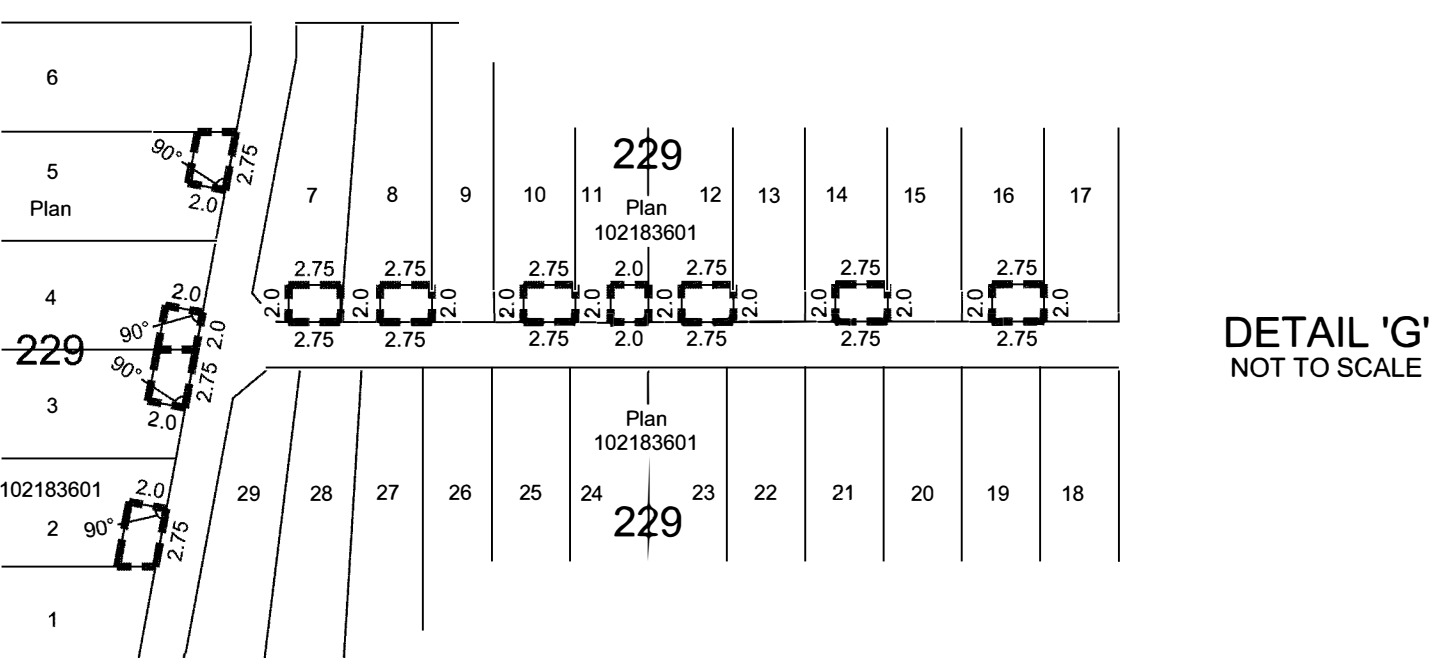
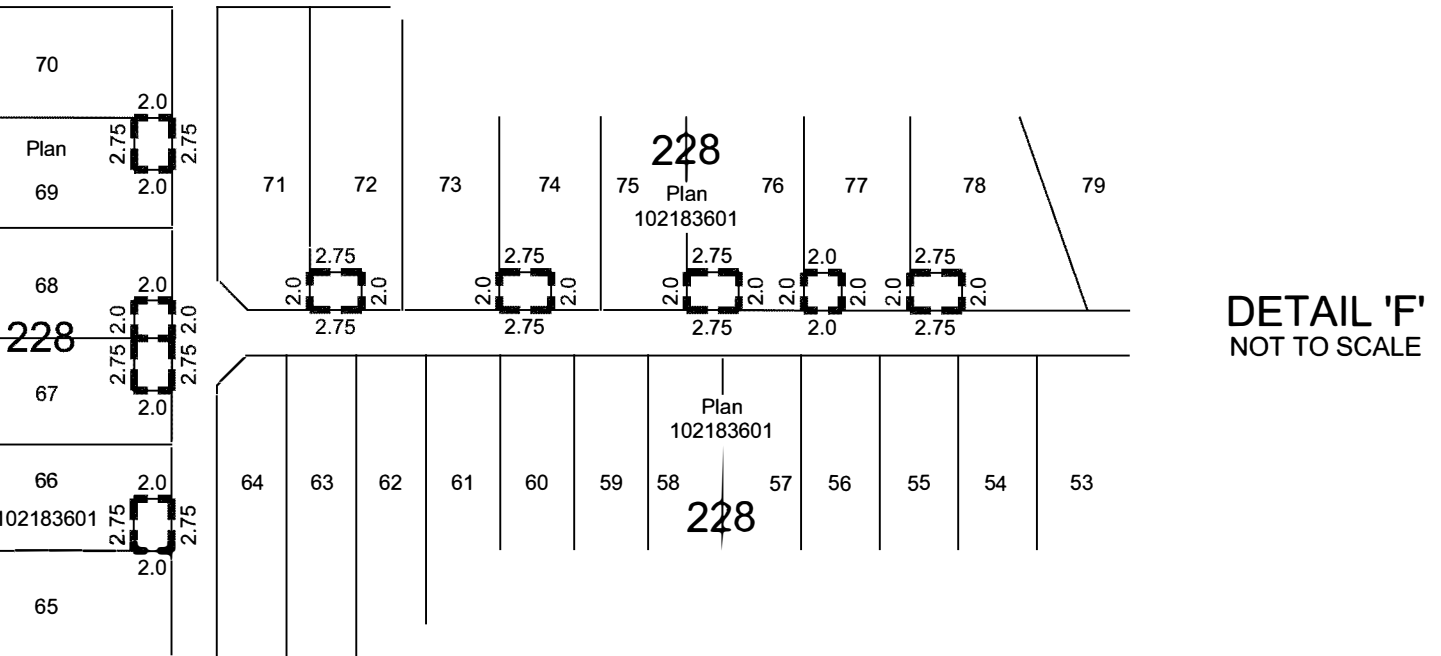
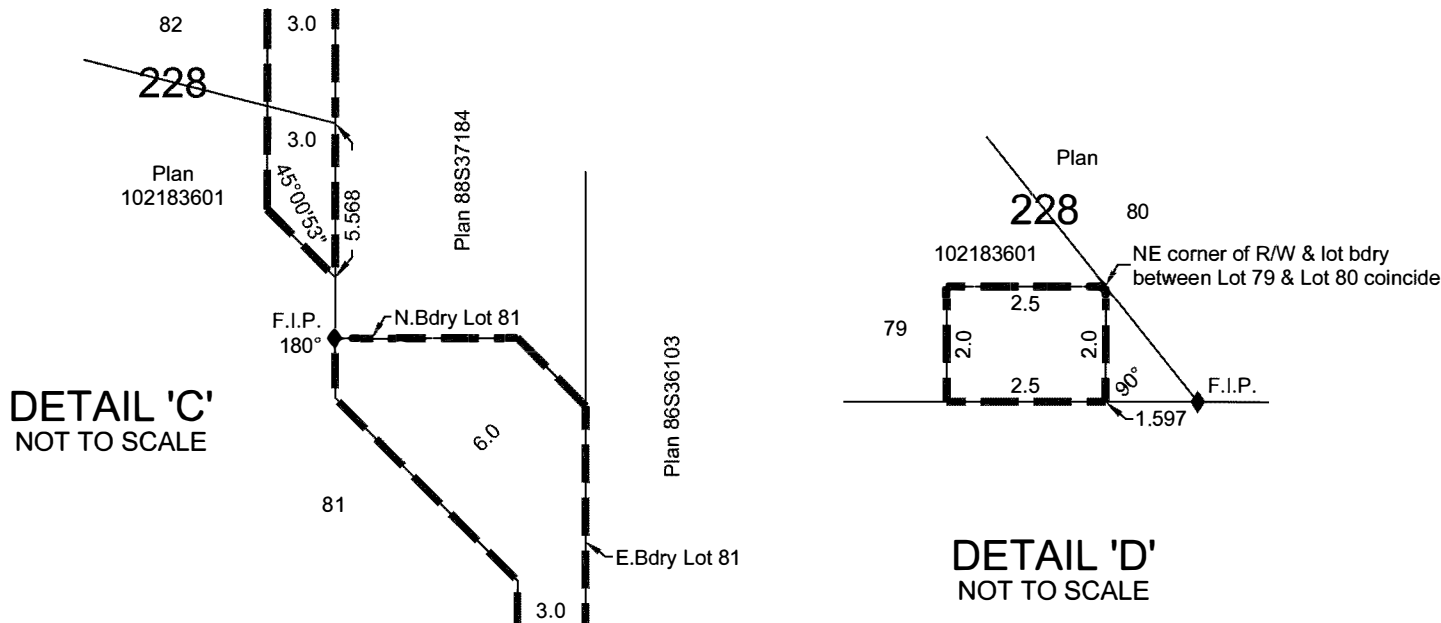
KEY PLAN



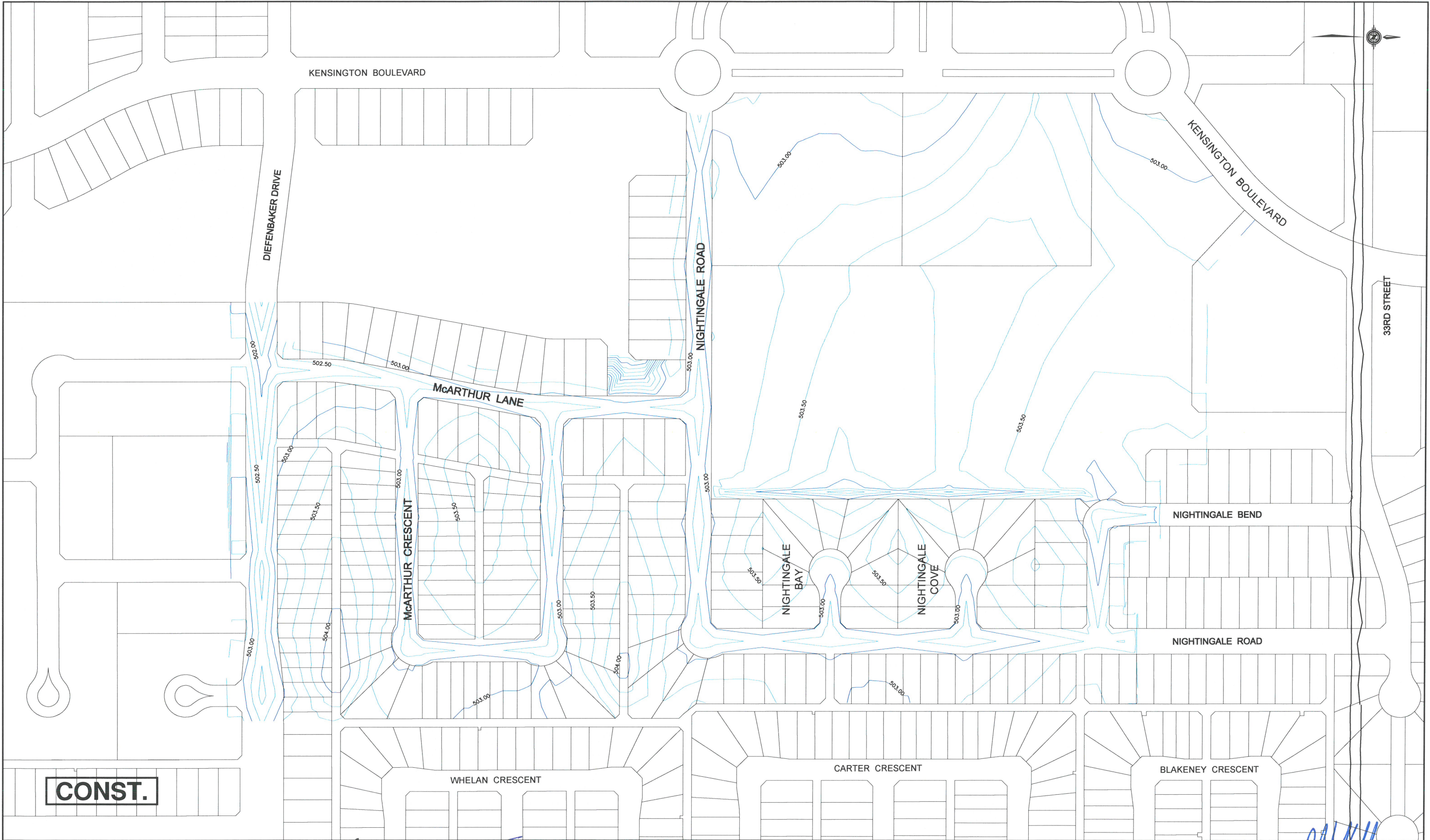
DESCRIPTIVE PLAN - TYPE II
SHOWING
FEATURE UTILITY RIGHT OF WAYS
IN
PARCEL Z2
PARCEL Z3
LOTS 1 - 9, BLOCK 226
LOTS 1 - 15, BLOCK 227
LOTS 1, 2, 4 - 7, 10, 12 - 15, 17, 19,
21 - 23, 38, 40 - 52, 66 - 69, 72, 74,
76 - 78, 79 - 101, BLOCK 228
LOTS 2 - 5, 7, 8, 10 - 12,
14, 16, BLOCK 229
LOTS 1 - 29, BLOCK 230
PLAN NO. 102183601
ALL IN
NW.1/4 & NE.1/4 SECTION 35
TWP.36 - RGE.6 - W.3Mer.
SASKATOON, SASKATCHEWAN
BY: M.M. VANSTONE, S.L.S.
DATE: SEPTEMBER 3, 2015
SCALE: 1:1000

LEGEND

Measurements are in metres and decimals thereof and are copied.
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.
New Right of Way limits are straight lines unless otherwise shown.
Width of Right of Way is 5.0 unless otherwise shown.
Monuments found are shown thus
The Datum used: NAD83 (CSRS98)
The Projection used: UTM Zone13N extended
RP1: Northing: 5778480.518; Easting: 380008.974
RP2: Northing: 5777735.313; Easting: 379990.626
RP coordinates are derived from GNSS as of February 3, 2015 AD
Reference points are shown thus: ---○ RP1, ○ RP2
Georeferenced points derived from Plan No. 102183601

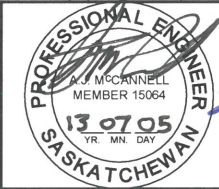


[illegible]



CONST.

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1	ISSUED FOR CONSTRUCTION	2013-JUN-11	MJ
	PLAN DESCRIPTION/REVISION	DATE	BY



CONSTRUCTION & DESIGN
ENGINEER <i>[Signature]</i>
DATE <i>July 15/13</i>
DRAWN BY MJ

TRANSPORTATION
ENGINEER <i>[Signature]</i>
DATE <i>Aug 1/13</i>
DATE 2013-APR-02

PUBLIC WORKS
ENGINEER <i>[Signature]</i>
DATE <i>14 Aug 11/3</i>
CHECKED BY

STRATEGIC SERVICES
ENGINEER <i>[Signature]</i>
DATE <i>Aug 20, 2013</i>
DATE

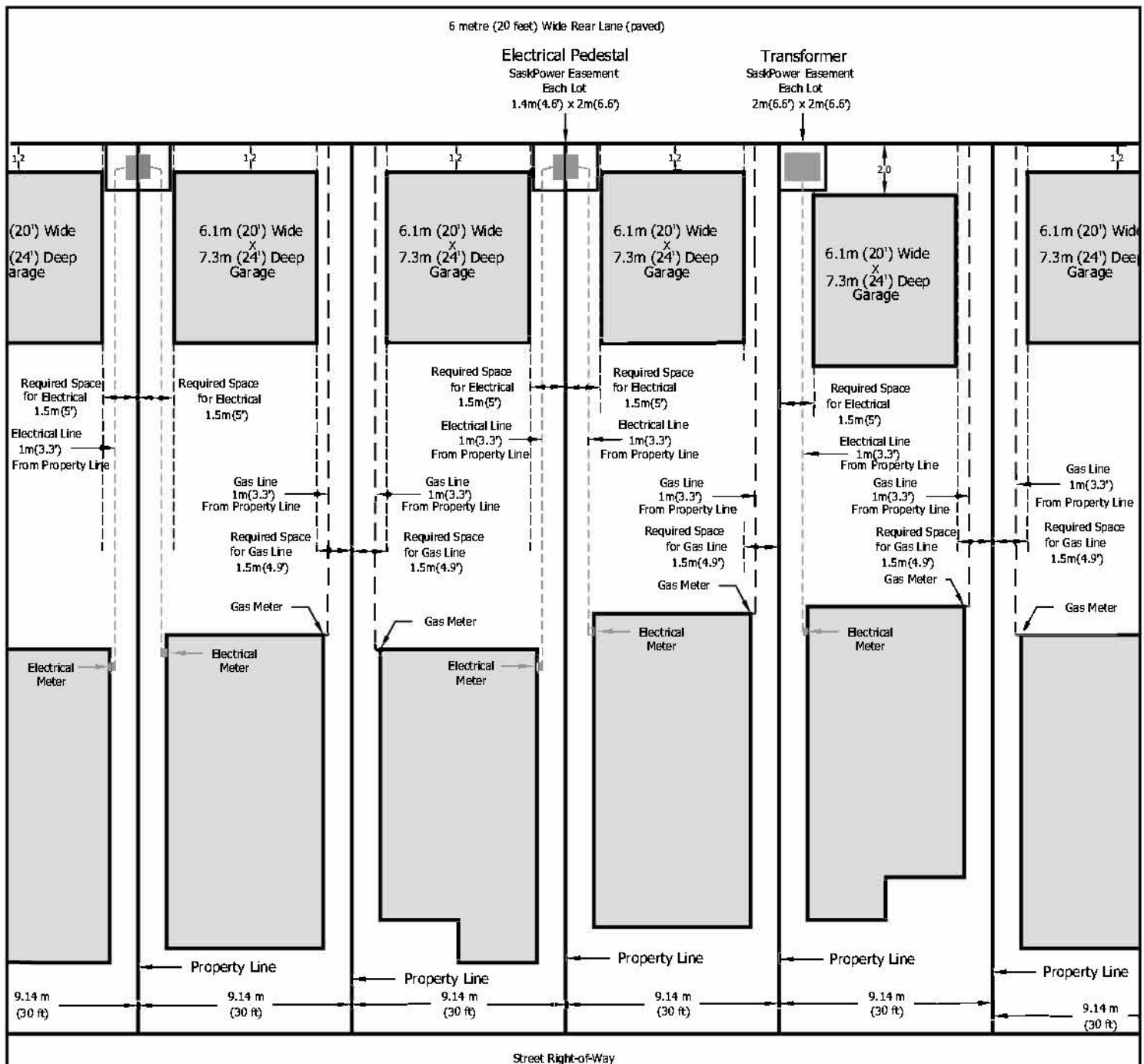


KENSINGTON LAND DEVELOPMENT C2
KENSINGTON PHASE C2
DESIGN CONTOURS

GENERAL MANAGER <i>[Signature]</i>
SCALES: HOR. 1:2,500
VERT. 1:2,500
SHEET NO. 113-0086-307r001
DATE <i>Aug 23, 13</i>

Typical Servicing From Lane

SaskPower and SaskEnergy Underground Lines



Please note:

- This drawing is intended as a guide only. For more accurate and detailed information, specific to your property, please contact the respective utilities and the City of Saskatoon's Building Standards Division.
- For the purpose of this illustration, each lot is shown as 9.14m (30 ft) wide and 38m (125 ft) deep.
- A garage, or other accessory building may not be built over the natural gas line or electrical service.
- Saskatoon Land 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.

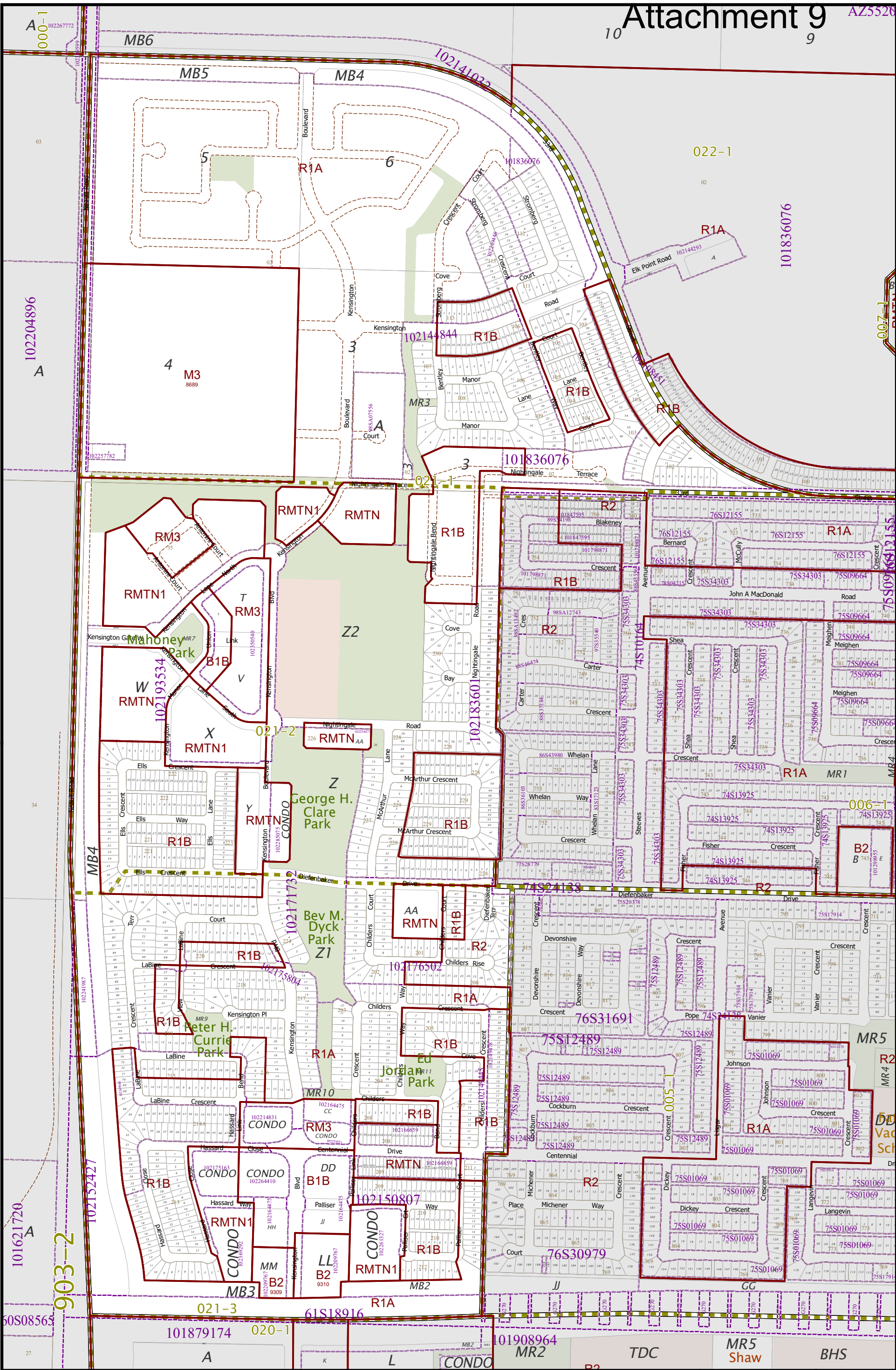
We encourage you to make application via SaskPower's website rather than SaskEnergy's. This will enable the Crowns to eliminate some manual processes that would otherwise occur when applying via SaskEnergy's website.

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.





Zoning Map of Kensington



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

- Zoning Area
- ISC Blocks
- ISC Lots
- ISC Plan Boundary

Bylaw 8770

Scale 1:6800

021-0

11/9/2021





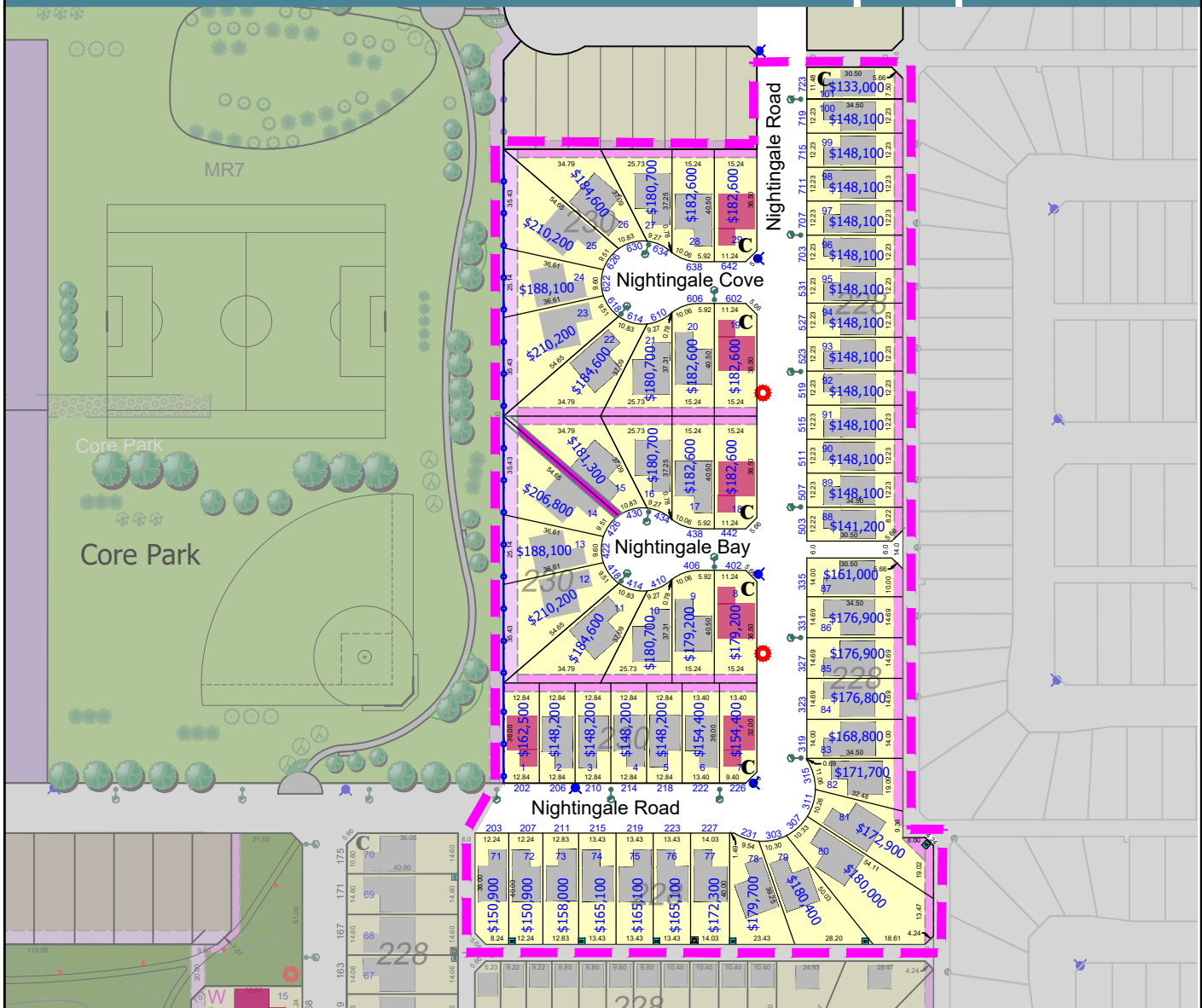
Lot Information Map - Phase 5

60 Lots: Nightingale Road, Nightingale Cove,
Nightingale Bay



City of Saskatoon
Saskatoon Land - March 2022

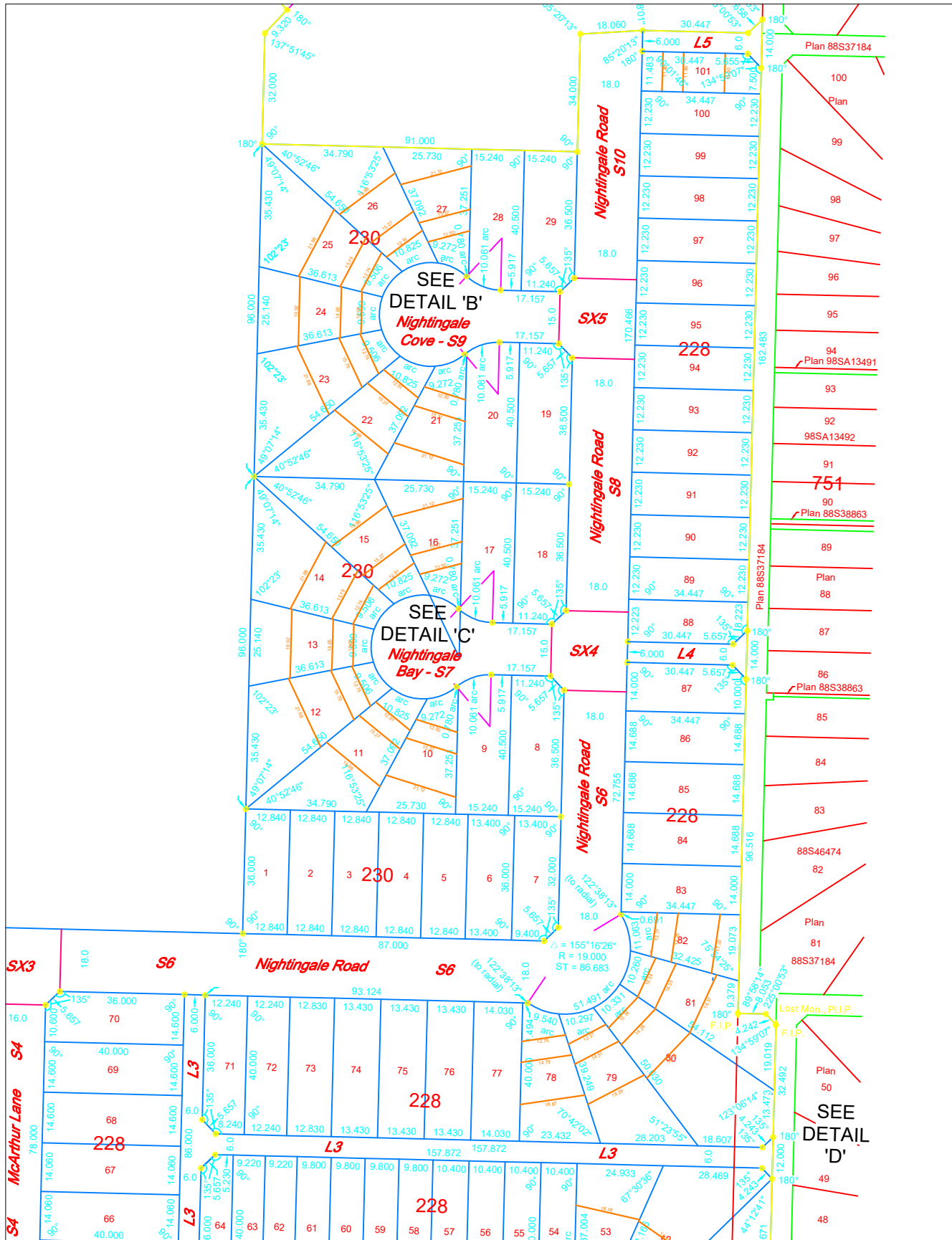
Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. Plans and future mappings are for information purposes only and may not represent what will be constructed.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



Legend

	Single-Family		Easement 3m		Decorative Fence		Light Standard
	Park		Easement 5m		Corner Garage Location	721	Block Number
	Landscaped Drainage		Highly Visible Lot		Fire Hydrant	12	Lot Number
	Open Space		Additional Exterior Materials Required as per Architectural Control Req.		Transformer	123	Civic Address
	Possible School Site		Transit Stop		Service Pedestal	\$000,000	Lot Price
	Storm Water Easement 3m						

Kensington Phase 5 Lot Setbacks



Setbacks (6m, 12m, 24m)

Kensington Phase 5 Footprints

