

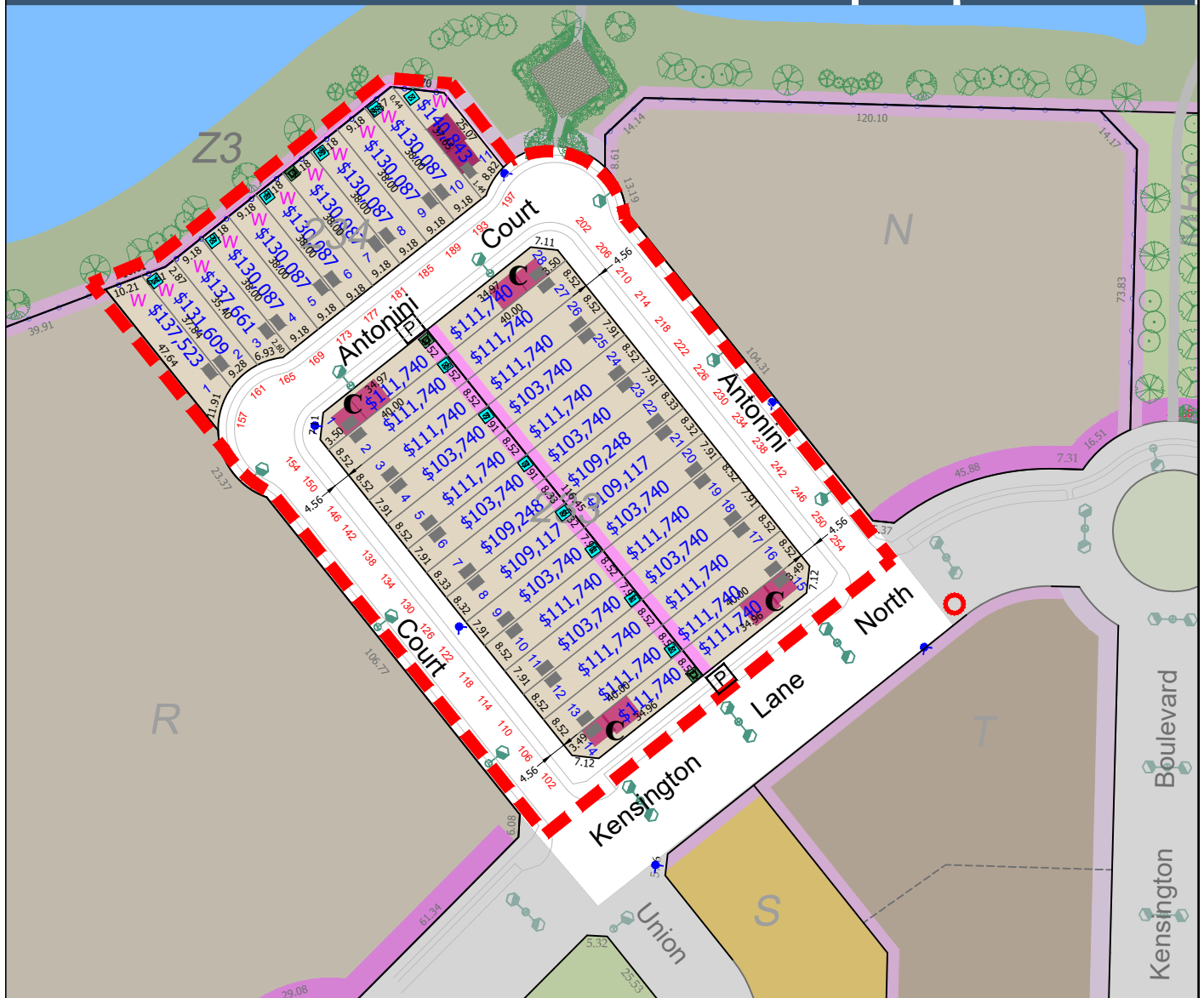


Lot Information Map - Phase 6

39 Lots: Antonini Court



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 readings are for illustrative purposes only and do not represent what will be constructed. To assure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale.

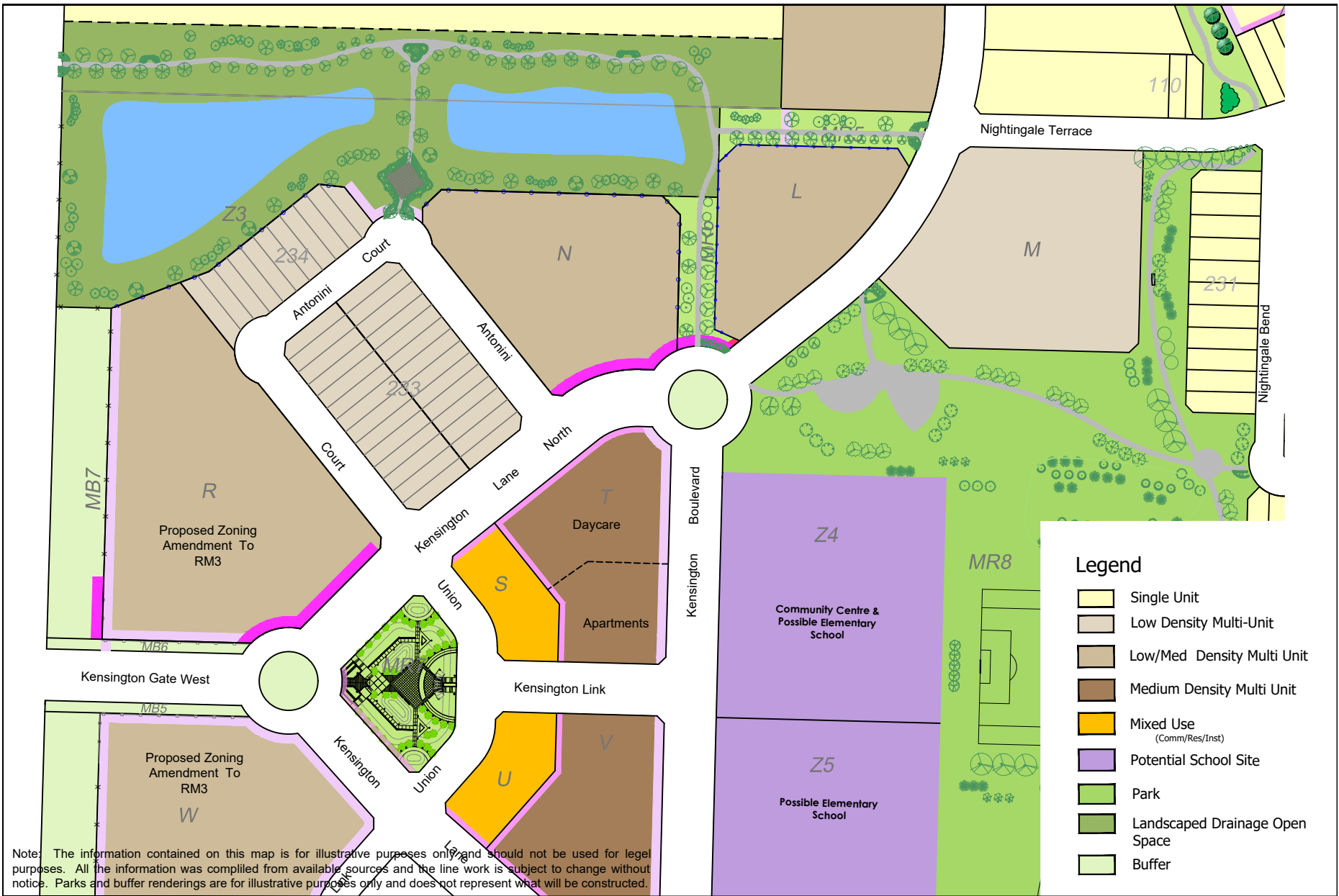


Legend

- Multi-Unit
- Park
- Landscaped Drainage
- Open Space
- Highly Visible Lot
Additional Exterior Materials Required as per Architectural Control Req.
- Easement 3m

- Decorative Fence
- Walkout Basement
- Block Number
- Lot Number
- Civic Address
- Garage Side

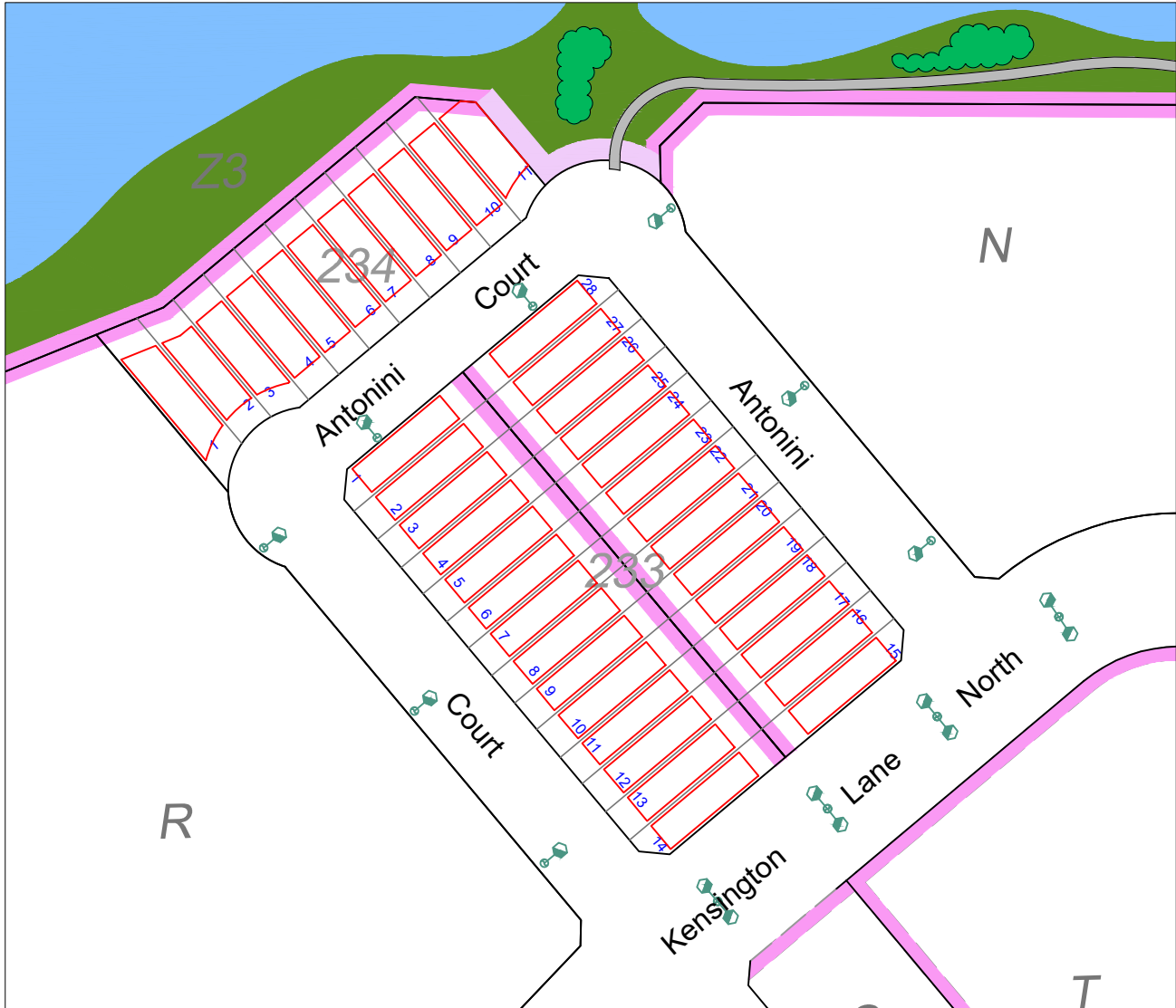
- Transit Stop
- Fire Hydrant
- Transformer
- Service Pedestal
- Light Standard
- Lot Price



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.

Legend

- Single Unit
- Low Density Multi-Unit
- Low/Med Density Multi Unit
- Medium Density Multi Unit
- Mixed Use (Comm/Res/Inst)
- Potential School Site
- Park
- Landscaped Drainage Open Space
- Buffer



LEGEND

 Zoning Boundry

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:
SEPT. 2023

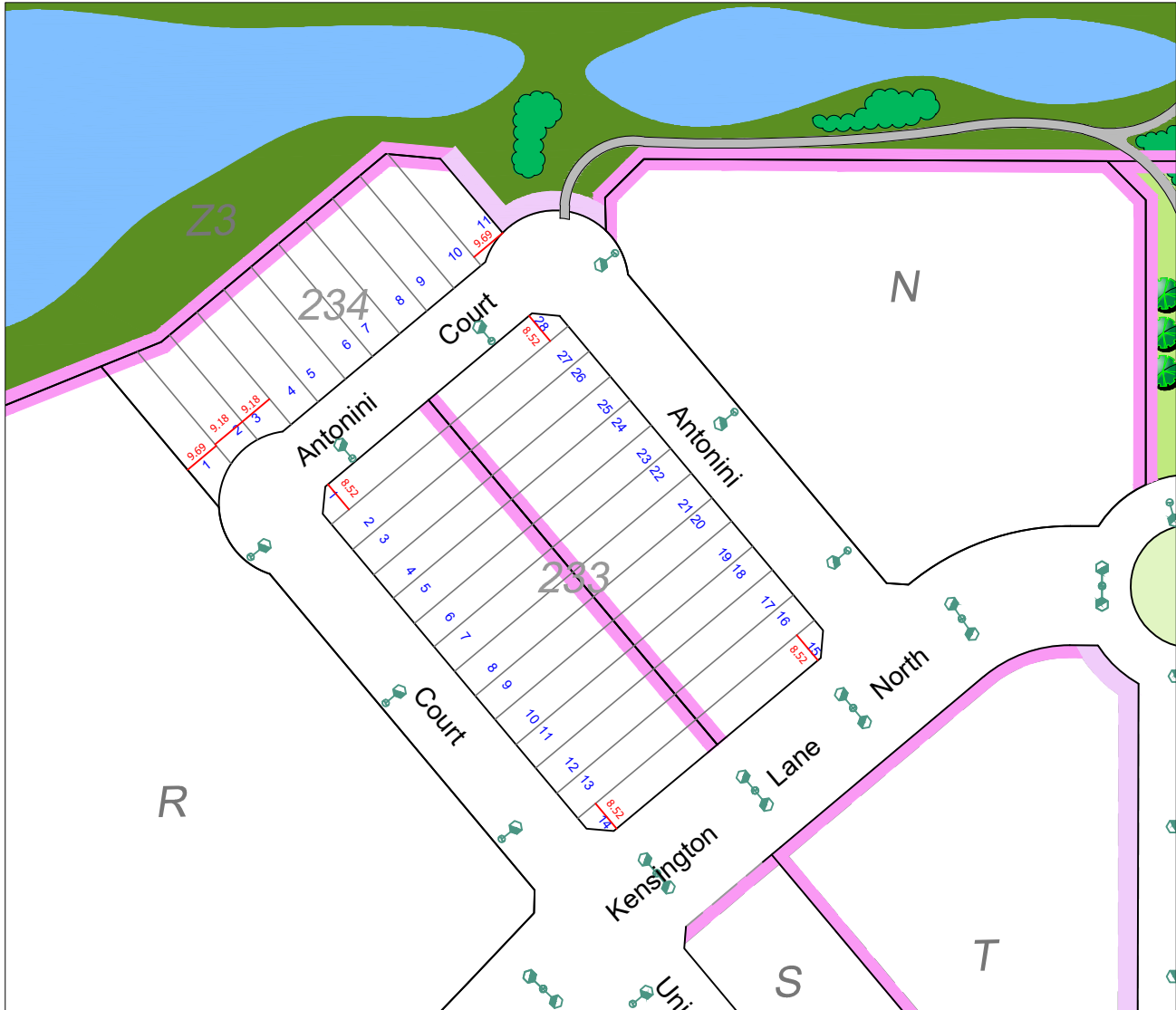
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NTS

Drawn By:
AMR

File No.

KENSINGTON PHASE 6

ZONING BYLAW BUILDING
AREA



LEGEND

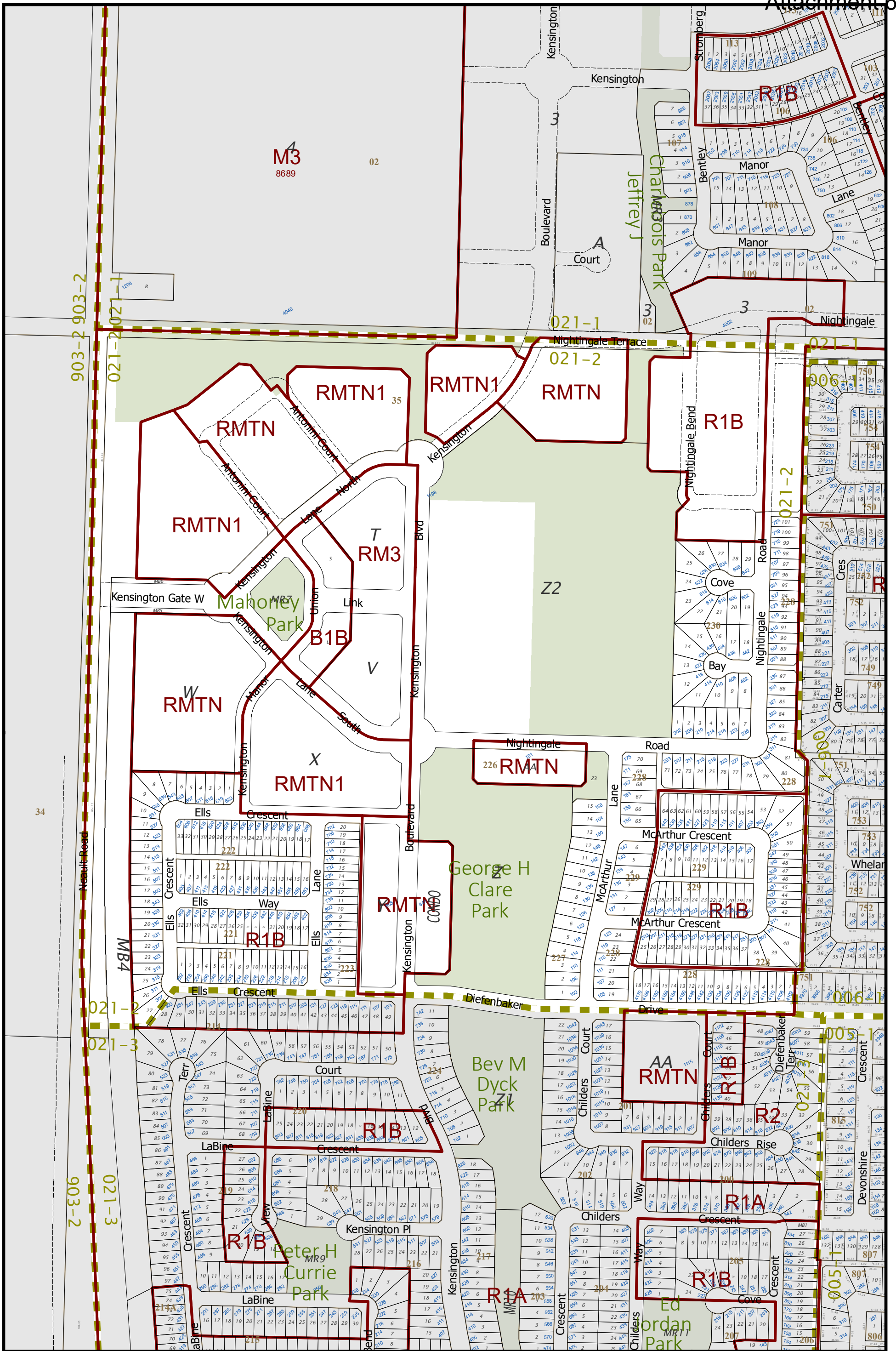
- Conceptual 6m Setback
- Conceptual 12m Setback
- Conceptual 24m Setback

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: SEPT. 2023	Scale: NTS
Drawn By: AMR	File No.

KENSINGTON PHASE 6
HOUSE AND GARAGE SETBACK
DIMENSIONS



Address Map of Kensington



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: 4000

021-2

5/11/2023



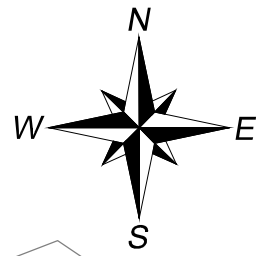
KENSINGTON CONCEPT PLAN

AMENDED February 28, 2022

ORIGINAL KENSINGTON
CONCEPT PLAN
APPROVED APRIL 2012

Appendix 1

Attachment 7



- SINGLE FAMILY DETACHED
- SINGLE FAMILY DETACHED (RESIDENTIAL CARE HOME)
- ST MULTI UNIT (STREET TOWNHOUSE)
- MULTI UNIT (GROUP TOWNHOUSE)
- MULTI UNIT (STACKED GROUP TOWNHOUSE)
- MULTI UNIT MEDIUM DENSITY (APARTMENT STYLE)
- MIXED USE (COMM/RES/INST)
- COMMERCIAL
- POTENTIAL SCHOOL SITE
- MUNICIPAL RESERVE
- STORM WATER PARCEL
- BUFFER STRIP
- STORM POND
- CONCEPT PLAN BOUNDARY
- CITY LIMITS

Highway No. 14

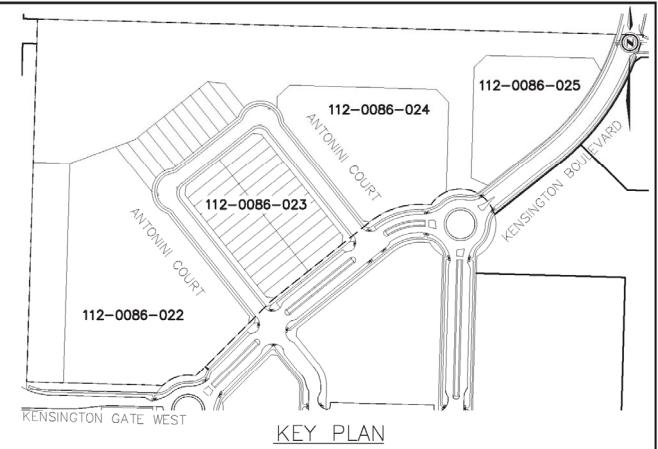
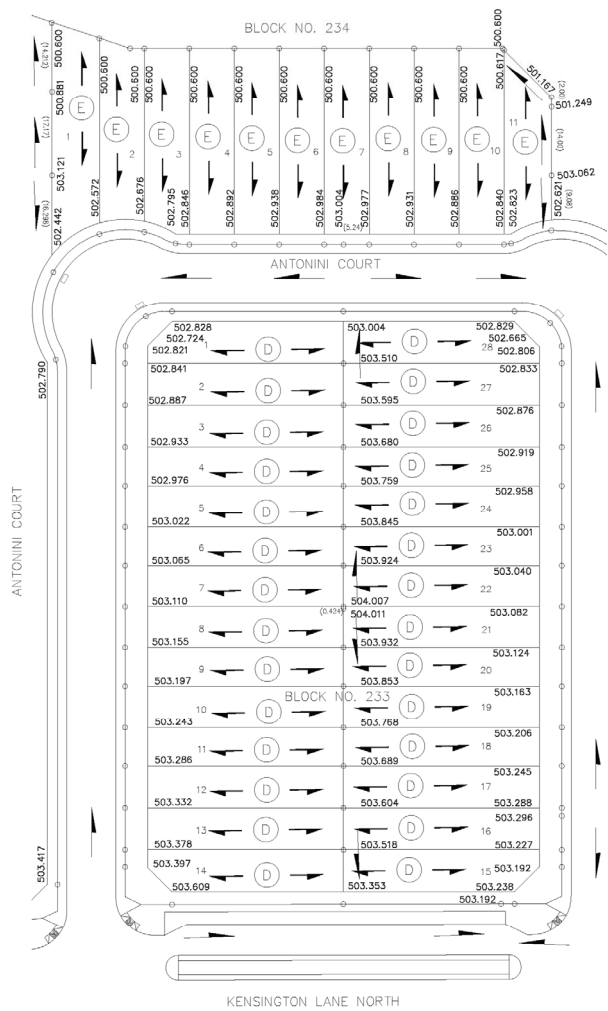
22nd Street



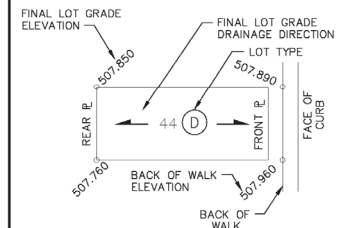
NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Long Range Planning, Mapping Section.

DRAWING NOT TO BE SCALED
March 2, 2022

N:\Planning\MAPPING\Concept Plans\Kensington\concept_plan_021_APPROVED.dwg



LOT DRAINAGE LEGEND



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

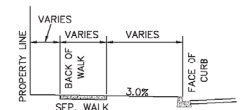
LOT DRAINAGE DETAILS

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

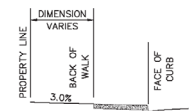
CURB & WALK LEGEND

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

SEPARATE CURB & WALK

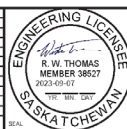


COMBINED CURB & WALK



CONST.
 PROJECT NO. 502-0086-304/001_CWL

PLAN DESCRIPTION/REVISION	DATE	BY
ISSUED FOR CONSTRUCTION	2023-08-01	JVS



CHECKED BY:	CHECKED BY:
SIGNATURE: _____	SIGNATURE: _____
NAME: _____	NAME: _____
DATE: _____	DATE: _____

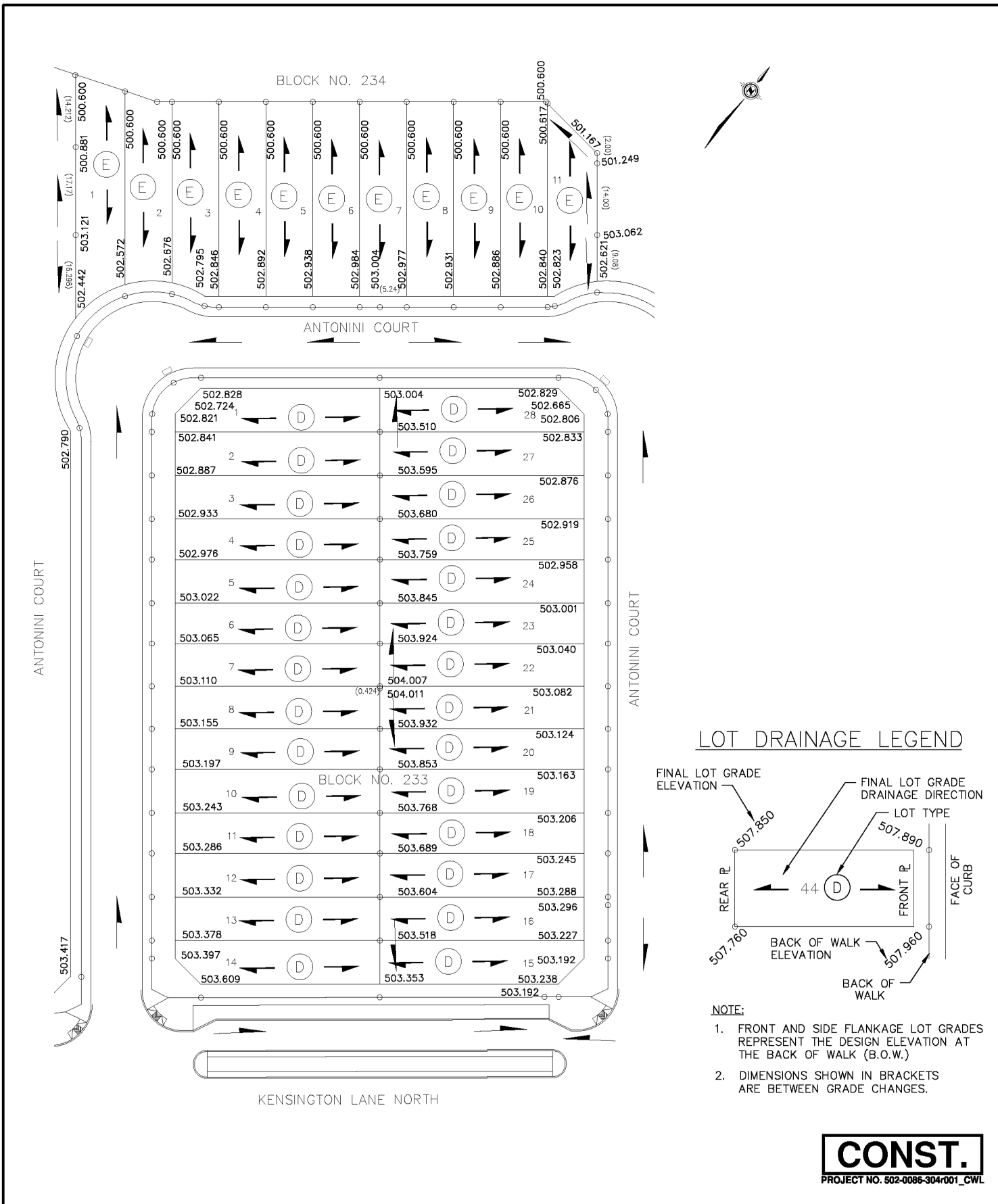


KENSINGTON - PHASE 4 (A3A)

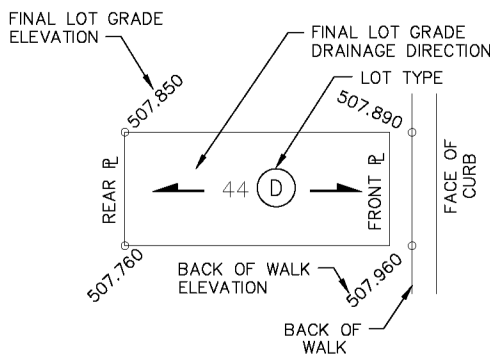
LOT GRADES
 ANTONINI COURT

ENGINEERING MANAGER
 Sep 7, 2023

SCALE: 1:1000
 SHEET NO. 112-0086-023r001



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.

CONST.
PROJECT NO. 502-0086-304/001_CWL

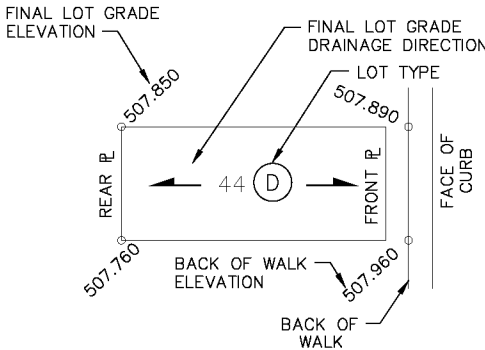
ANTONINI COURT

DRAWN BY	SK	DATE	2023-AUG-03
SCALE	1:1000		
PLAN NO.			
PAGE	1 OF 1		

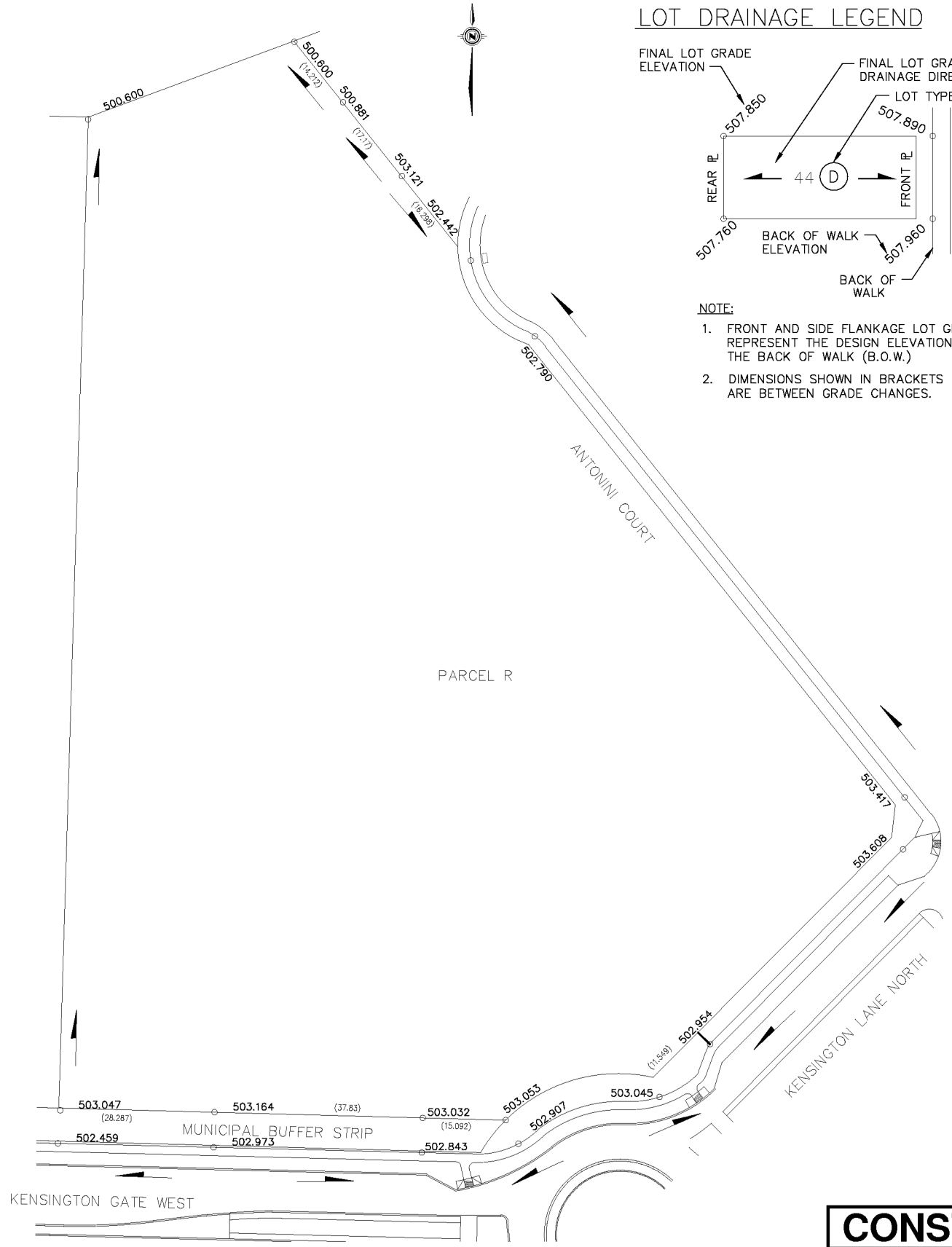


SOURCE DOCUMENT	
PLAN No.	112-0086-023r001
APPROVAL DATE	
REVISION DATE	

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.



CONST.
PROJECT NO. 502-0086-304r001_CWL

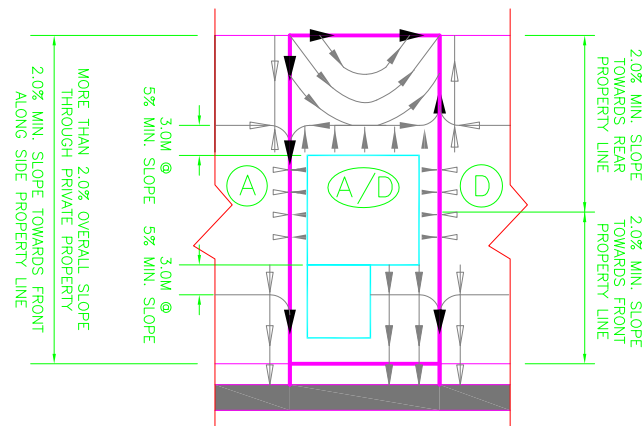
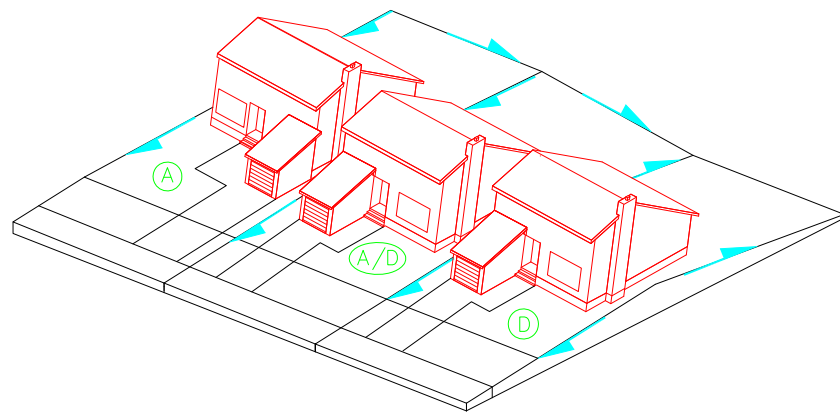
ANTONINI COURT

DRAWN BY	SK	DATE	2023-AUG-03
SCALE	1:1000		
PLAN NO.			
PAGE	1 OF 1		

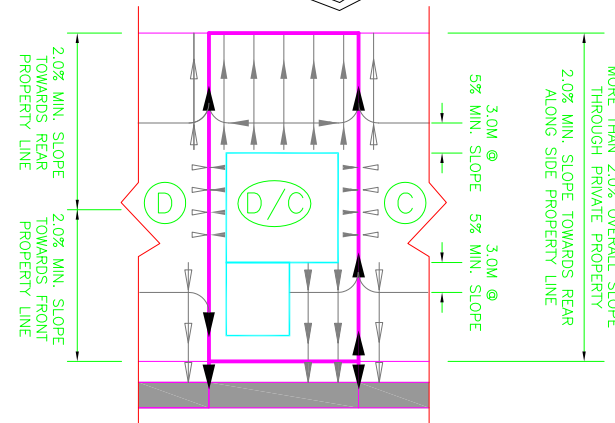
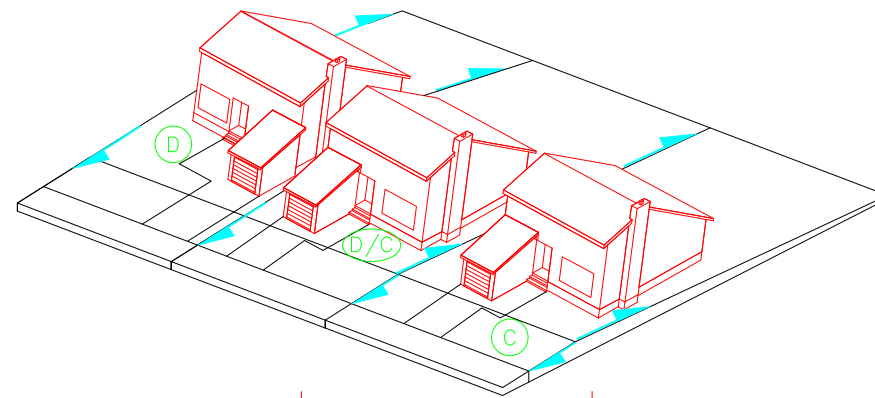


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PLAN No.	112-0086-022r001
APPROVAL DATE	
REVISION DATE	

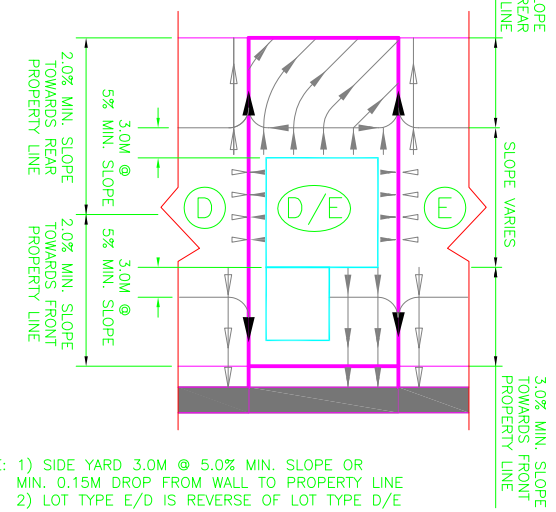
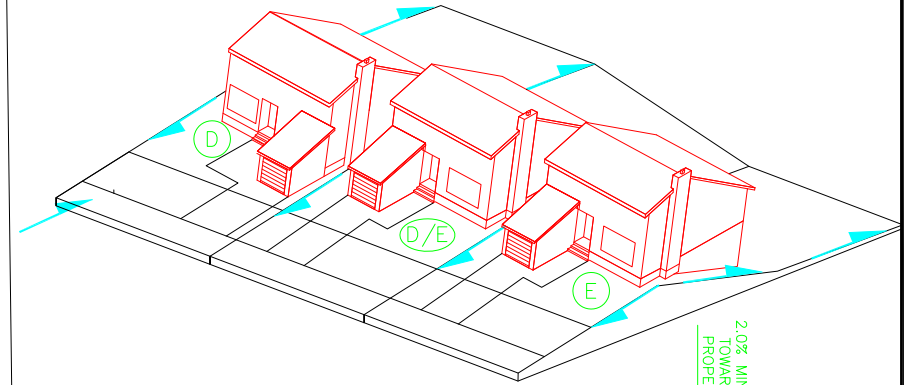
Lot Grading Types



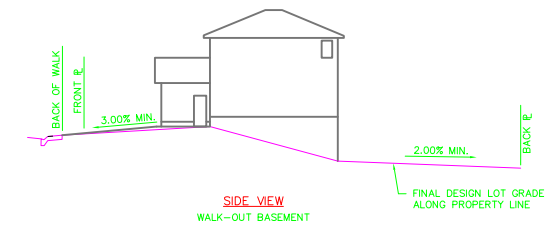
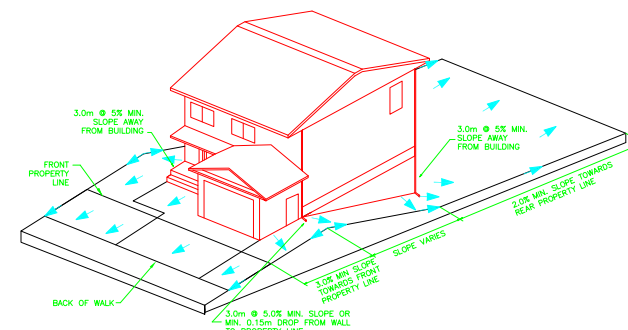
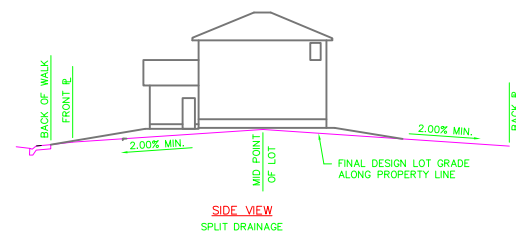
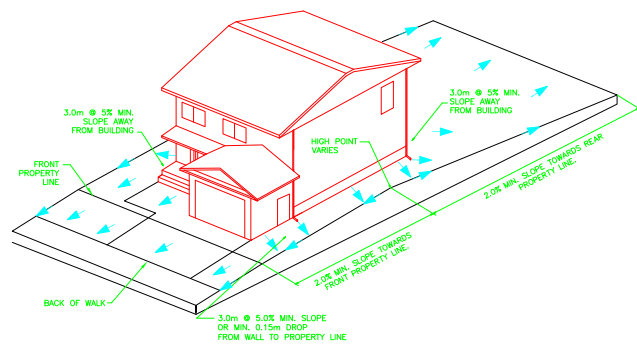
NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE D/A IS REVERSE OF LOT TYPE A/D

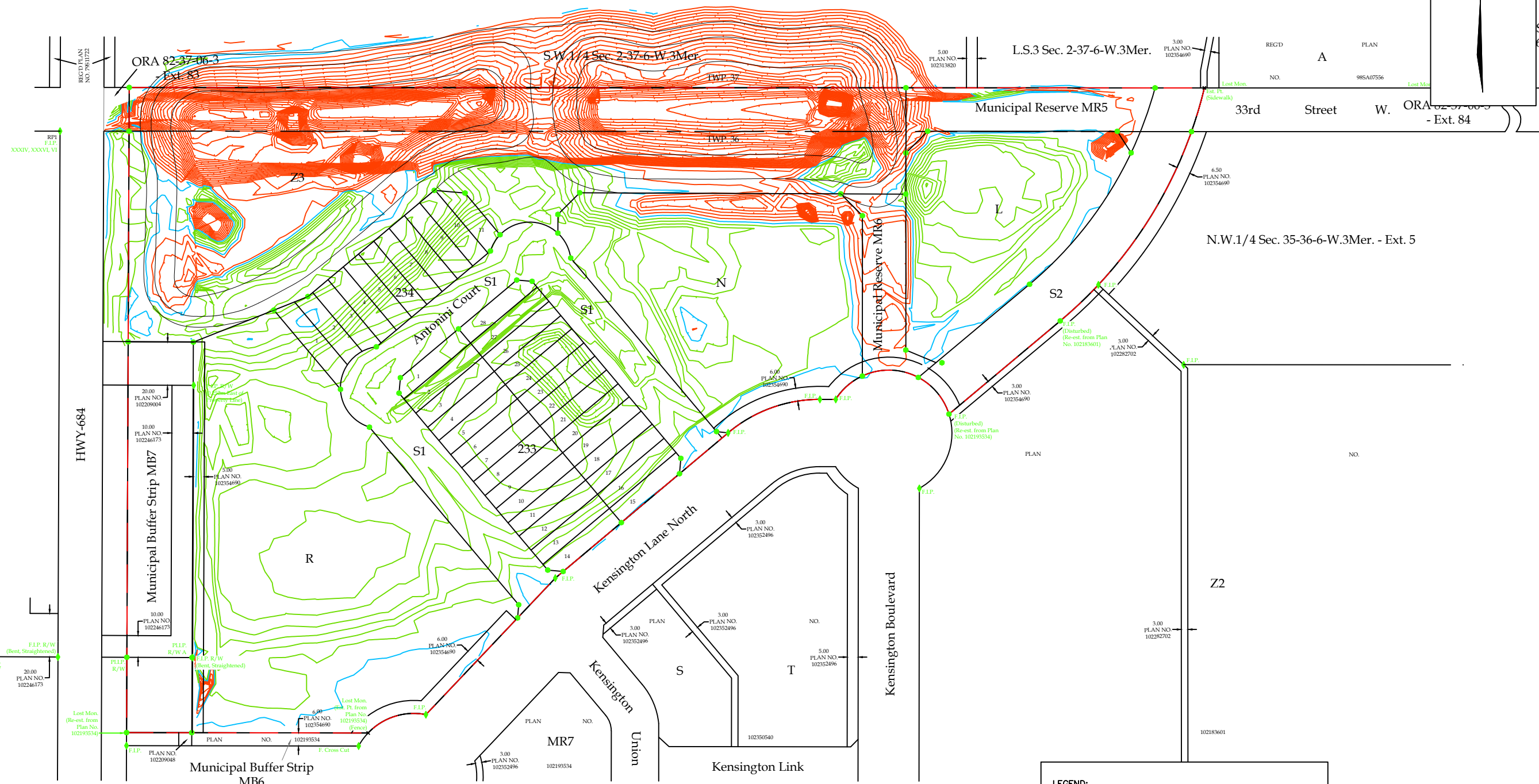
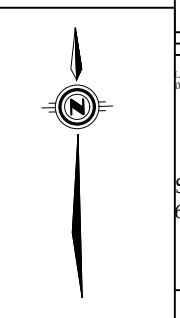


NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE C/D IS REVERSE OF LOT TYPE D/C



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





LEGEND:

- -0.25 CUT CONTOUR
- 0.25 FILL CONTOUR
- 0.0 0.0 CUT/FILL CONTOUR

NOTE:

- CUT/FILL CONTOURS DERIVED FROM A VOLUMETRIC COMPARISON OF "2021 KENSINGTON A3 SURVEYED GROUND" vs "2021 FINAL EMBANKMENT".

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

11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	AREA GRADING DEFICIENCIES	2021-NOV-18	EDH
	PLAN DESCRIPTION/REVISION	DATE	BY

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

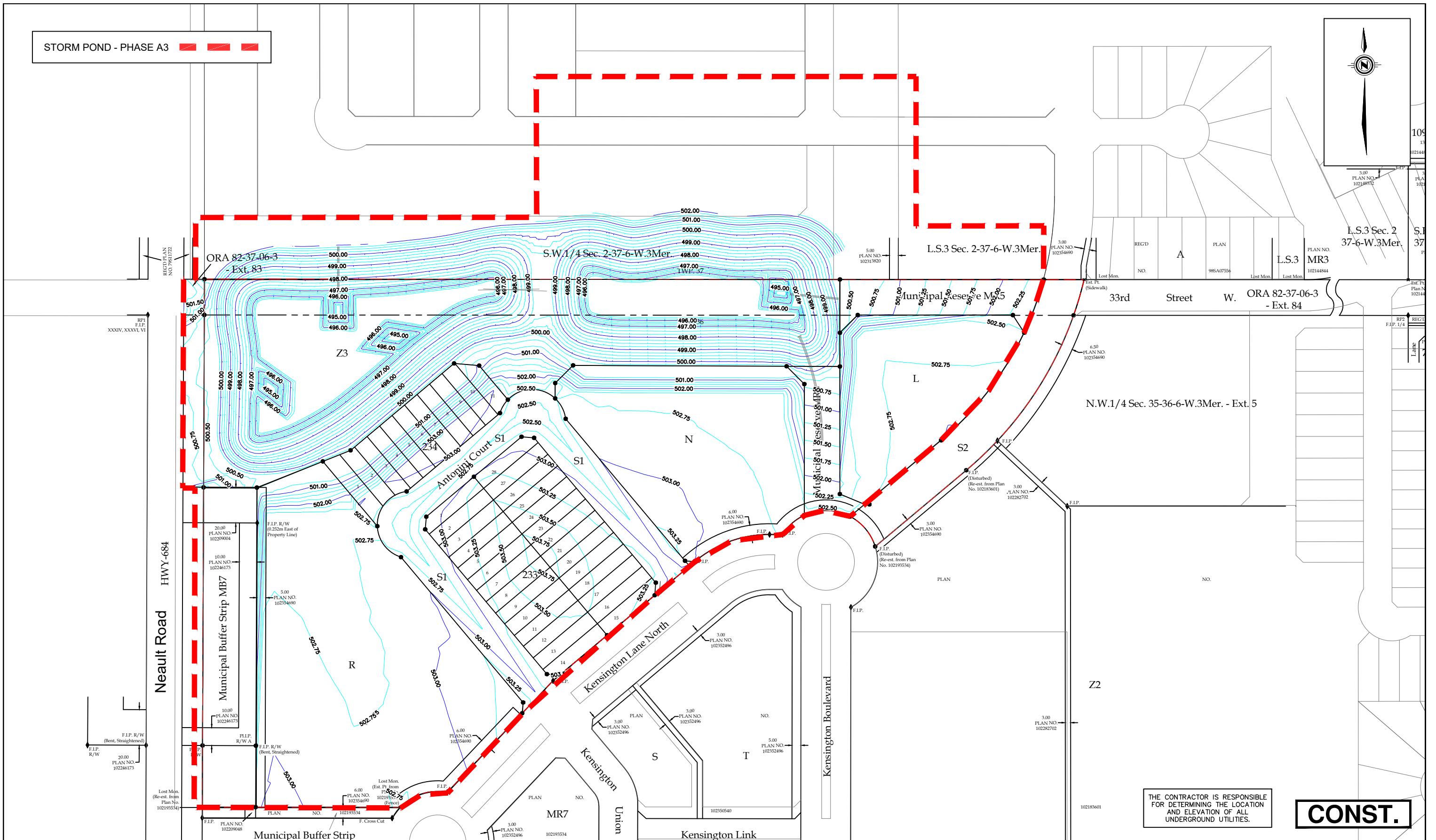
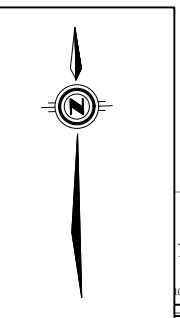
City of Saskatoon
Transportation & Utilities Department

KENSINGTON LAND DEVELOPMENT PHASE A3
STORM POND & AREA GRADING
STRIPPED vs FINAL EMBANKMENT

CUT & FILL CONTOURS

CHIEF ENGINEER	
SCALES:	DATE
HOR. 1:2000	
VERT. 1:2000	
SHEET NO.	PLAN NO.

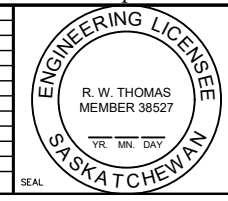
STORM POND - PHASE A3



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

CONST.

11			
10			
9			
8			
7			
6			
5			
4			
3	ISSUED FOR CONSTRUCTION	2021-MAR-28	EDH
2	ISSUE FOR TENDER - EXTENDED CONTRACT LIMITS	2021-FEB-02	EDH
1	ISSUE FOR TENDER	2020-JAN-28	EDH
	PLAN DESCRIPTION/REVISION	DATE	BY



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

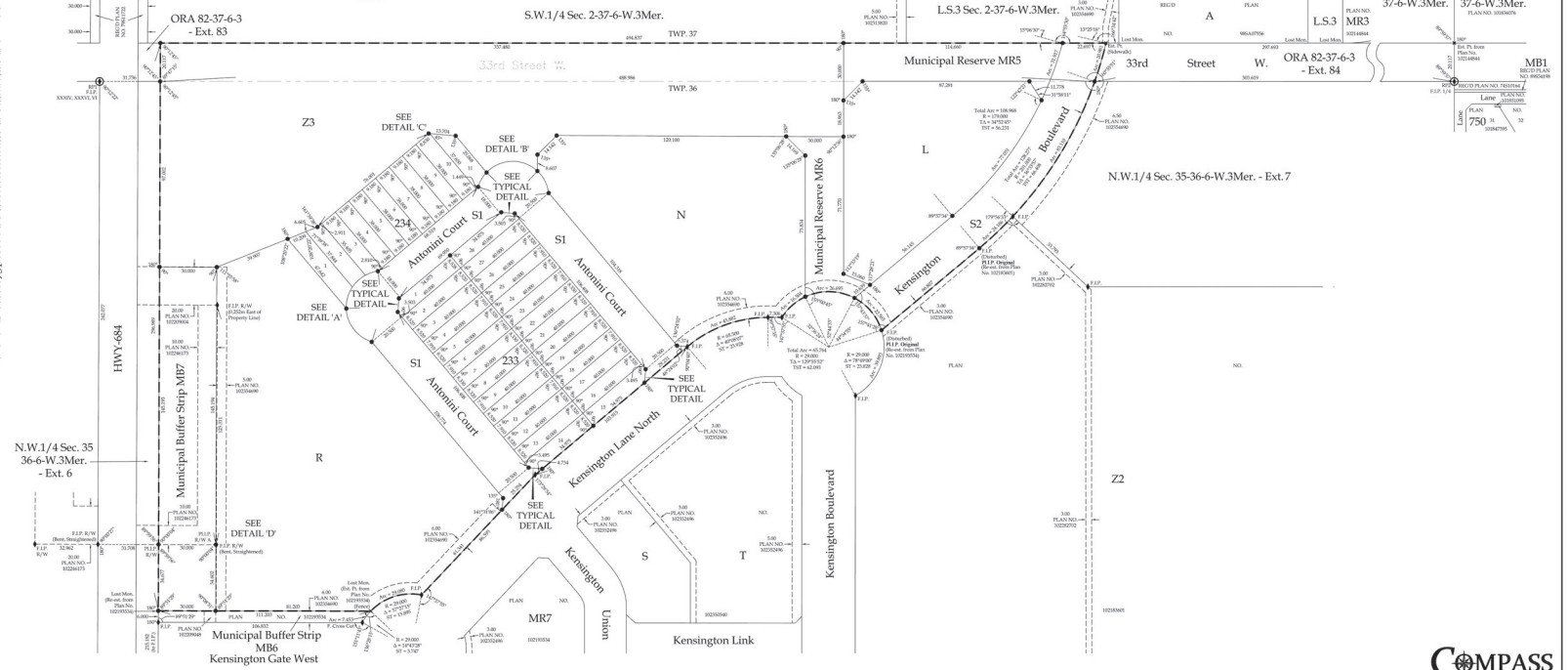
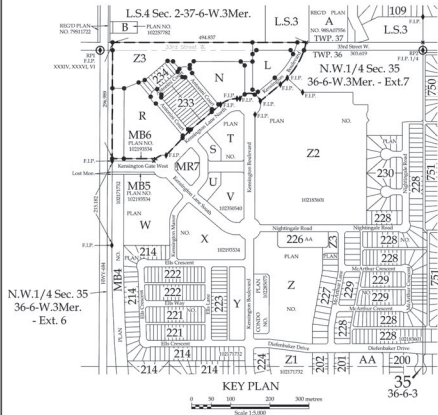
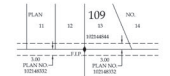
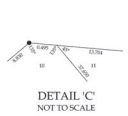
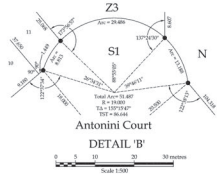
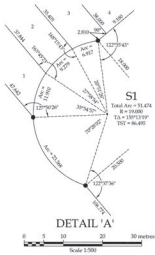


KENSINGTON LAND DEVELOPMENT PHASE A3
 STORM POND & AREA GRADING
 DESIGN CONTOURS

CHIEF ENGINEER	DATE
SCALES:	
HOR. 1:2000	
VERT. 1:2000	
SHEET NO.	PLAN NO.
	113-0086-323r003

**PLAN OF SURVEY SHOWING
SURFACE SUBDIVISION**

OF PART OF
ORIGINAL ROAD ALLOWANCE 82
TWP. 37 RGE. 6 W.3 Mer.
AND PART OF
N.W.1/4 SEC. 35
TWP. 36 RGE. 6 W.3 Mer.
CITY OF SASKATOON
SASKATCHEWAN
BY: BLAKE WAHL, S.L.S.
DATE: MAY - JULY, 2023
SCALE: 1:1000

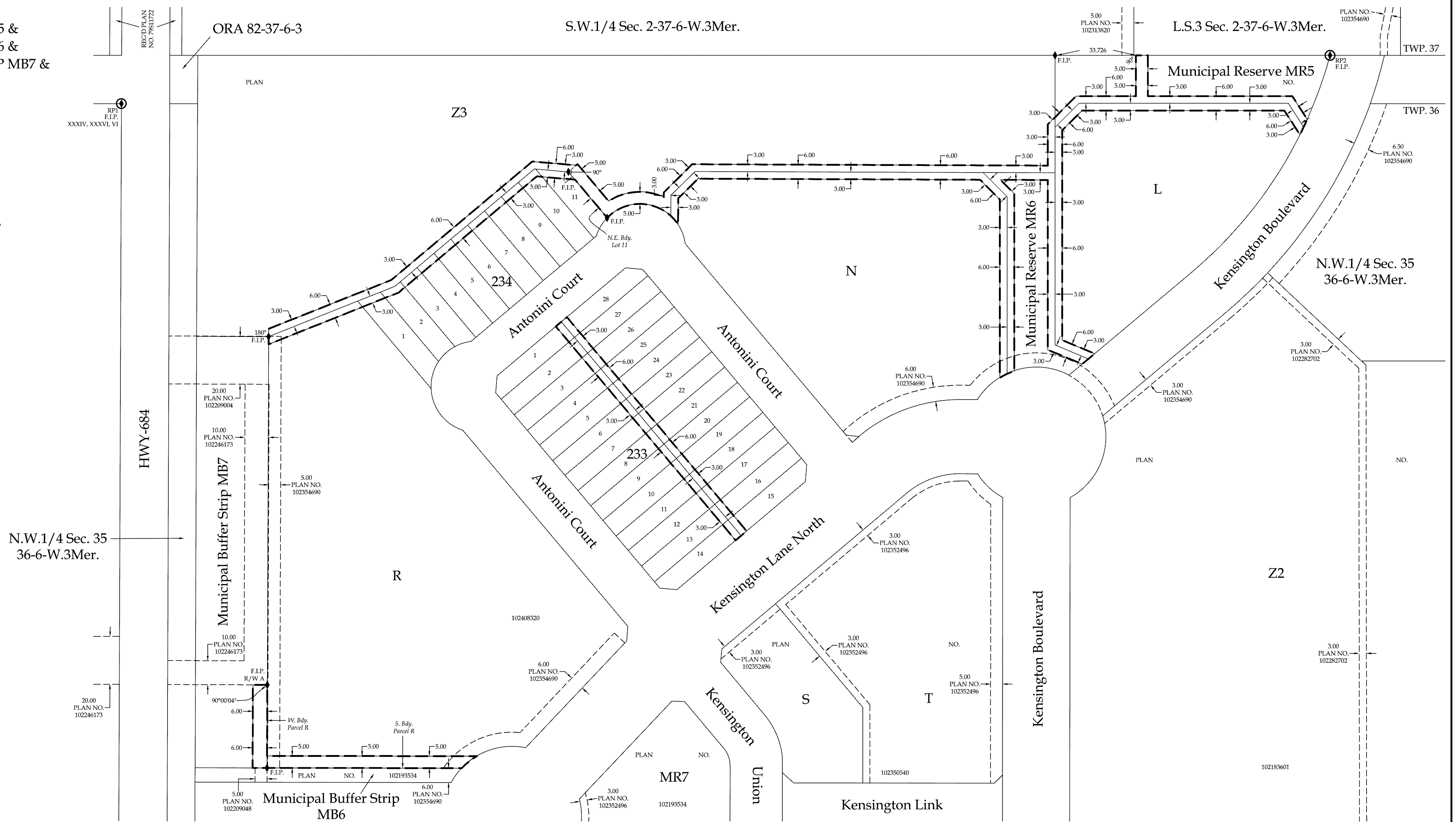
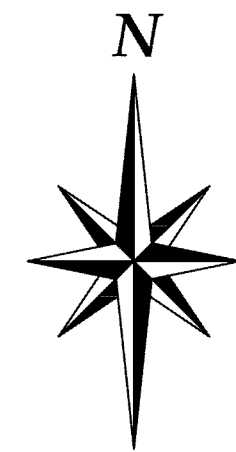


LEGEND:
 STANDARD IRON PINS PLANTED ARE SHOWN THIS ●
 MONUMENTS FOUND ARE SHOWN THIS ○
 REFERENCE POINTS ARE SHOWN THIS ○
 THE UNDER IDENTIFIER OF 2566 HAS BEEN STAMPED ON ALL ESTABLISHED STANDARD IRON PINS.
 ALL LOT CORNERS NOT MARKED BY A STANDARD POST, ARE MARKED BY 60'S & 80'S SMALL IRON PINS.
 MEASUREMENTS ARE IN METERS AND THE METERS THEREIN.
 STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 3.0 METERS IN WIDTH.
 AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
 ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION UNLESS OTHERWISE SHOWN.
 THE DASHED AREA NAMED (S266).
 THE PROJECTION USED UTM ZONE 18N EXTENDED.

PPS COORDINATES ARE DERIVED AS OF MAY 1971, 2023
 GEO REFERENCE POINTS DERIVED FROM GNSS OBSERVATIONS AND PROCESSED WITH THE NRCAN PPS SERVICE.
 PLAN NO. 2023-0100-B

DESCRIPTIVE PLAN - TYPE II
SHOWING
FEATURE UTILITY RIGHT OF WAY

WITHIN
PARCELS L, N, R, Z3 &
MUNICIPAL RESERVE MR5 &
MUNICIPAL RESERVE MR6 &
MUNICIPAL BUFFER STRIP MB7 &
LOTS 1-28, BLOCK 233 &
LOTS 1-11, BLOCK 234
PLAN NO. 102408320
N.W.1/4 SEC. 35
TWP. 36 RGE. 6 W.3 Mer.
CITY OF SASKATOON
SASKATCHEWAN
BY: BLAKE WAHL, S.L.S.
DATE: AUGUST 11TH, 2023
SCALE: 1:1000



LEGEND:
MONUMENTS FOUND ARE SHOWN THUS:
REFERENCE POINTS ARE SHOWN THUS: RP1 RP2

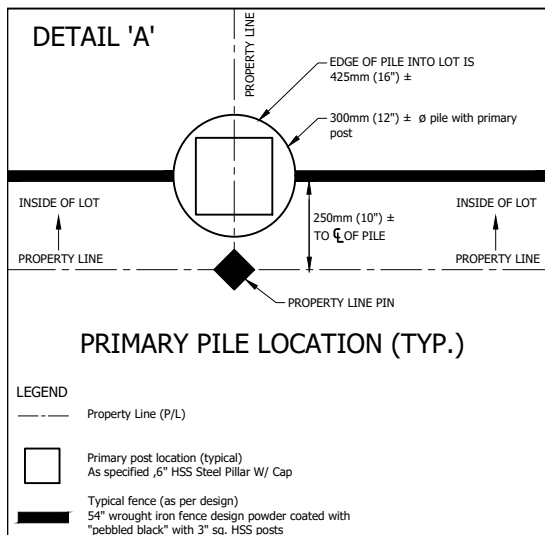
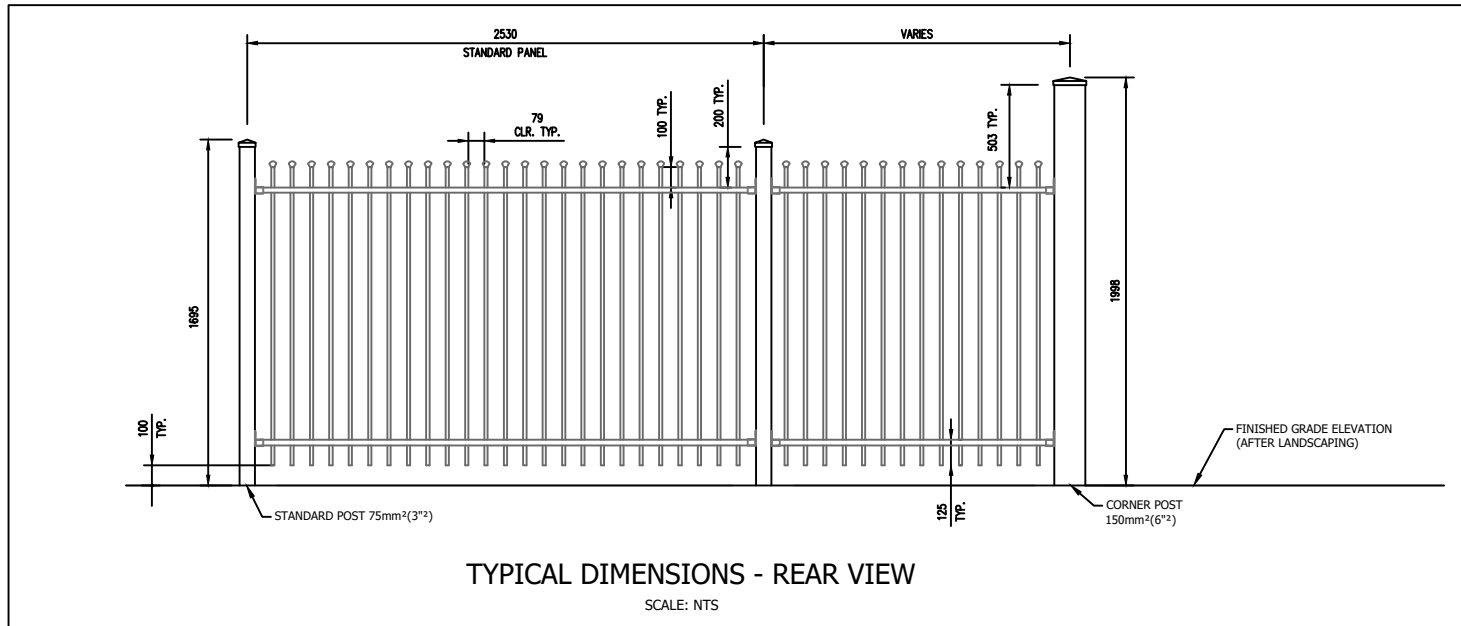
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 20.117 METRES IN WIDTH.
AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
EXTENSIONS OF PARCELS AFFECTED BY THIS FEATURE ARE 0 UNLESS SHOWN OTHERWISE.
THE DATUM USED: NAD83 (CSRS)
THE PROJECTION USED: UTM ZONE 13N EXTENDED

RP COORDINATES ARE DERIVED AS OF MAY 15TH, 2023
GEO-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS AND PROCESSED WITH THE NRCAN PPP SERVICE.

DWG: 00427-13-DPI13-R0



Kensington No Gate Decorative Fence Details



NOTES:

- DO NOT DISTURB fence piles during basement excavation
- Centerline of fence is APPROXIMATELY 250mm (10'') ± inside of lot. THE ACTUAL DISTANCE MAY VARY
- SIDEYARD FENCE SITUATION: Please determine exact location of fence prior to finalizing house width

