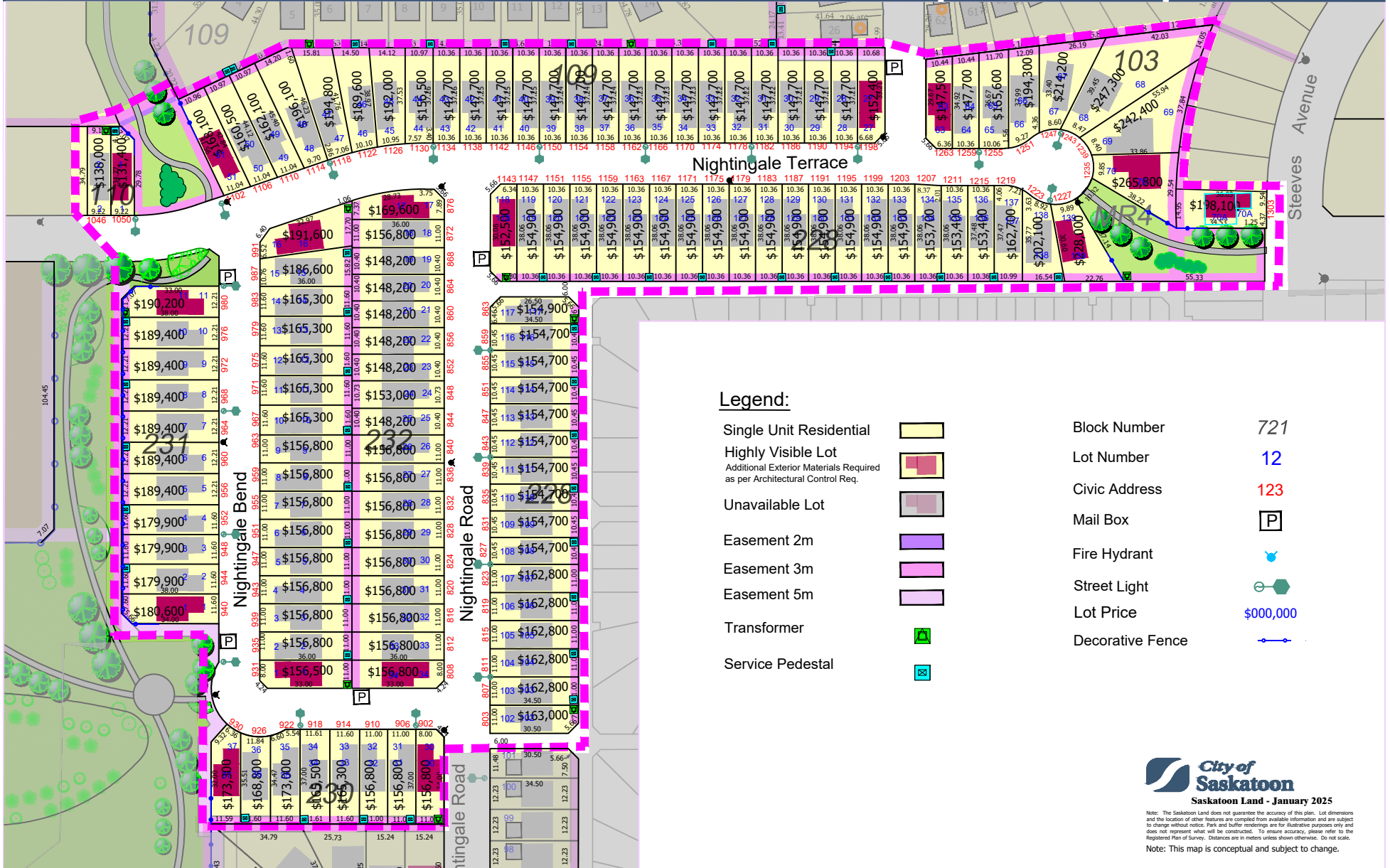
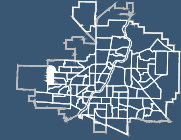


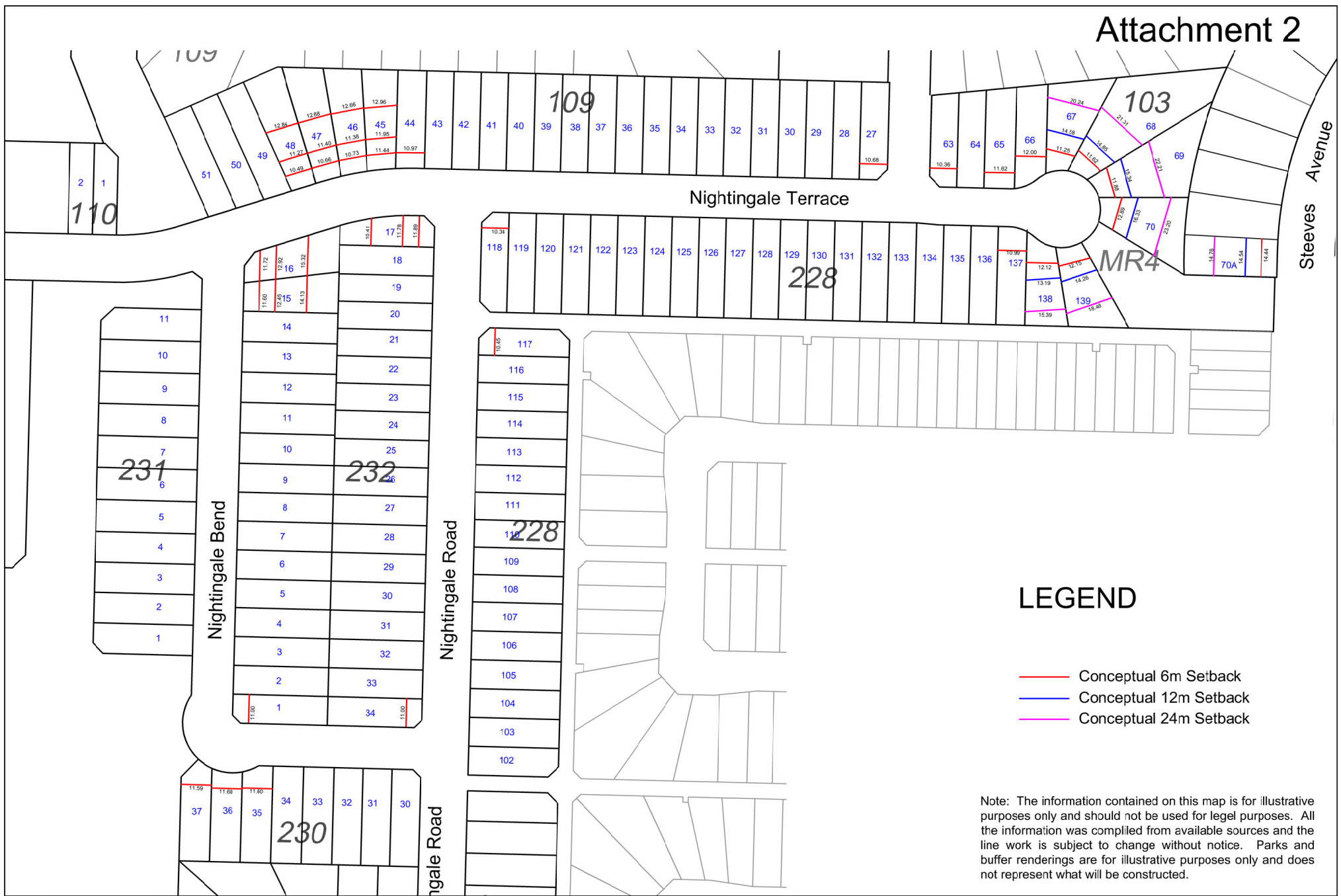


127 Lots: Nightingale Road, Nightingale Terrace and Nightingale Bend



Legend:

- Single Unit Residential
- Highly Visible Lot
- Unavailable Lot
- Easement 2m
- Easement 3m
- Easement 5m
- Transformer
- Service Pedestal
- Block Number 721
- Lot Number 12
- Civic Address 123
- Mail Box P
- Fire Hydrant
- Street Light
- Lot Price \$000,000
- Decorative Fence



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:
JAN. 2025

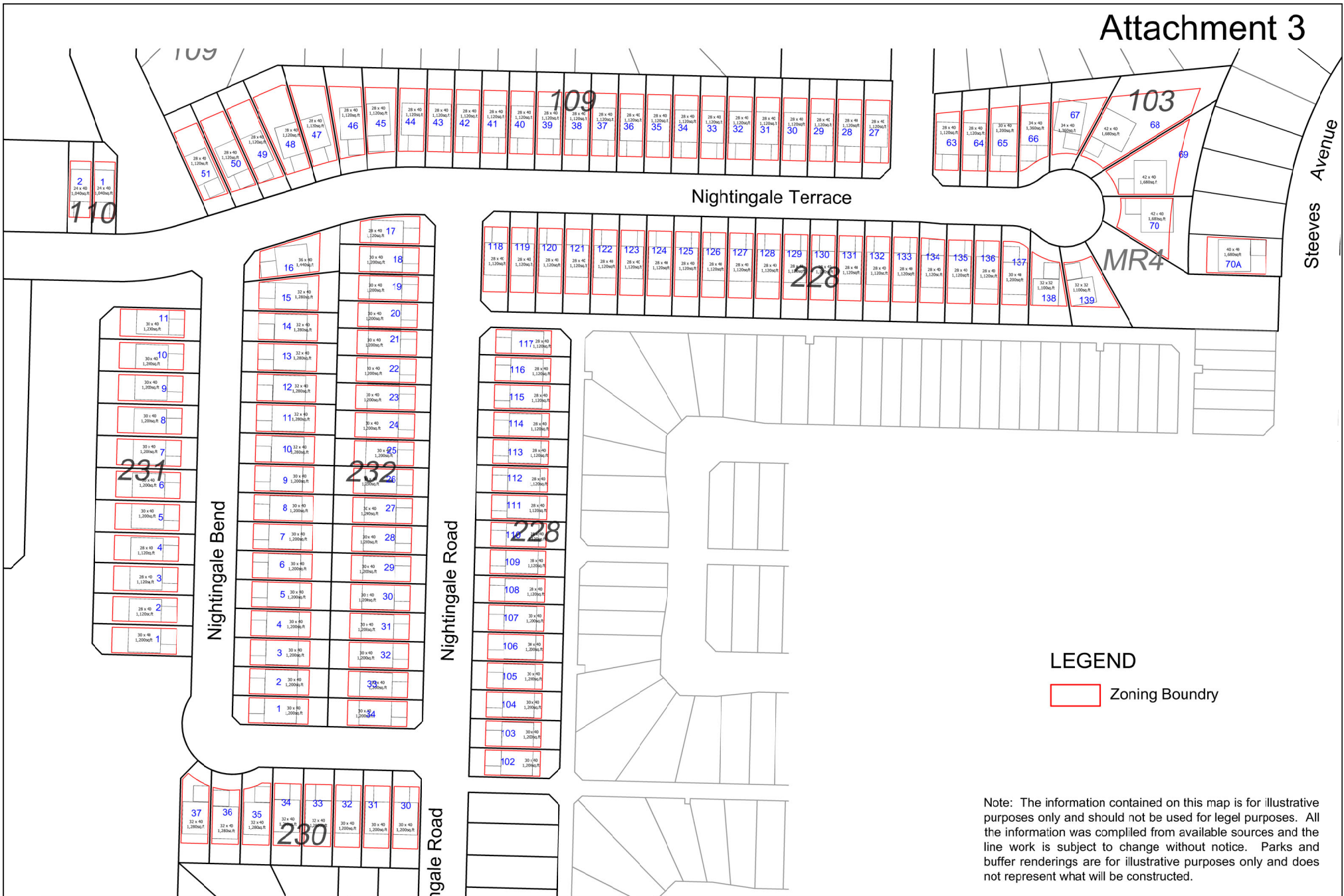
Drawn By:
AMR

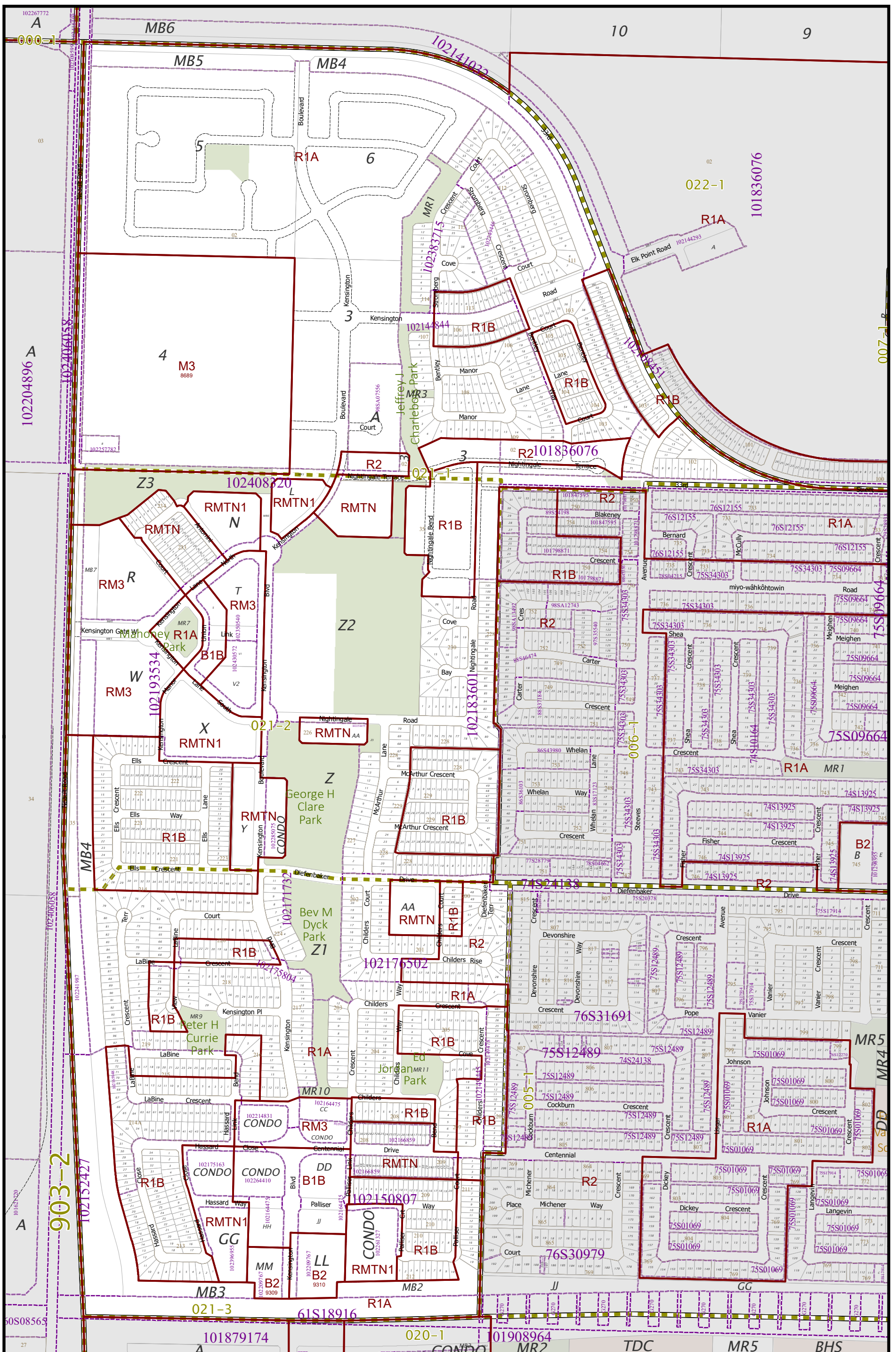
Scale:
NTS

File No.



KENSINGTON PHASE 7
HOUSE AND GARAGE SETBACK
DIMENSIONS





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

11/4/2024

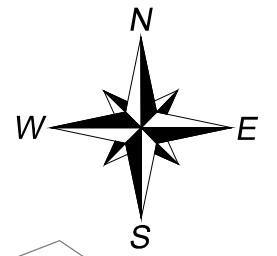


KENSINGTON LAND USE CONCEPT PLAN

ORIGINAL KENSINGTON
CONCEPT PLAN
APPROVED APRIL 2012

LAST AMENDED
APRIL 24, 2024

ATTACHMENT 5



- 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

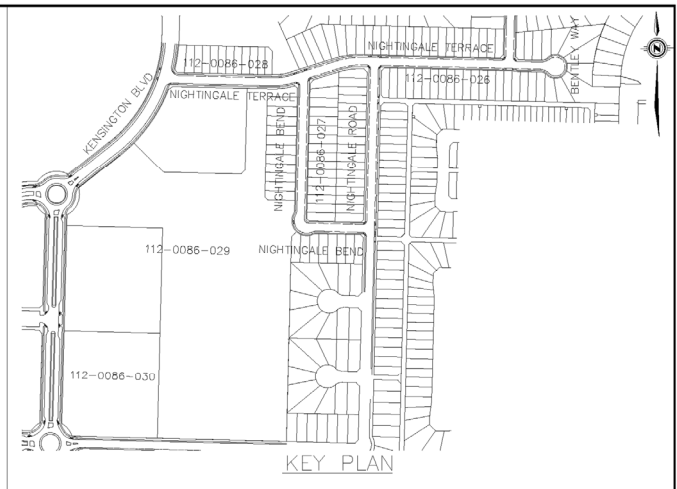
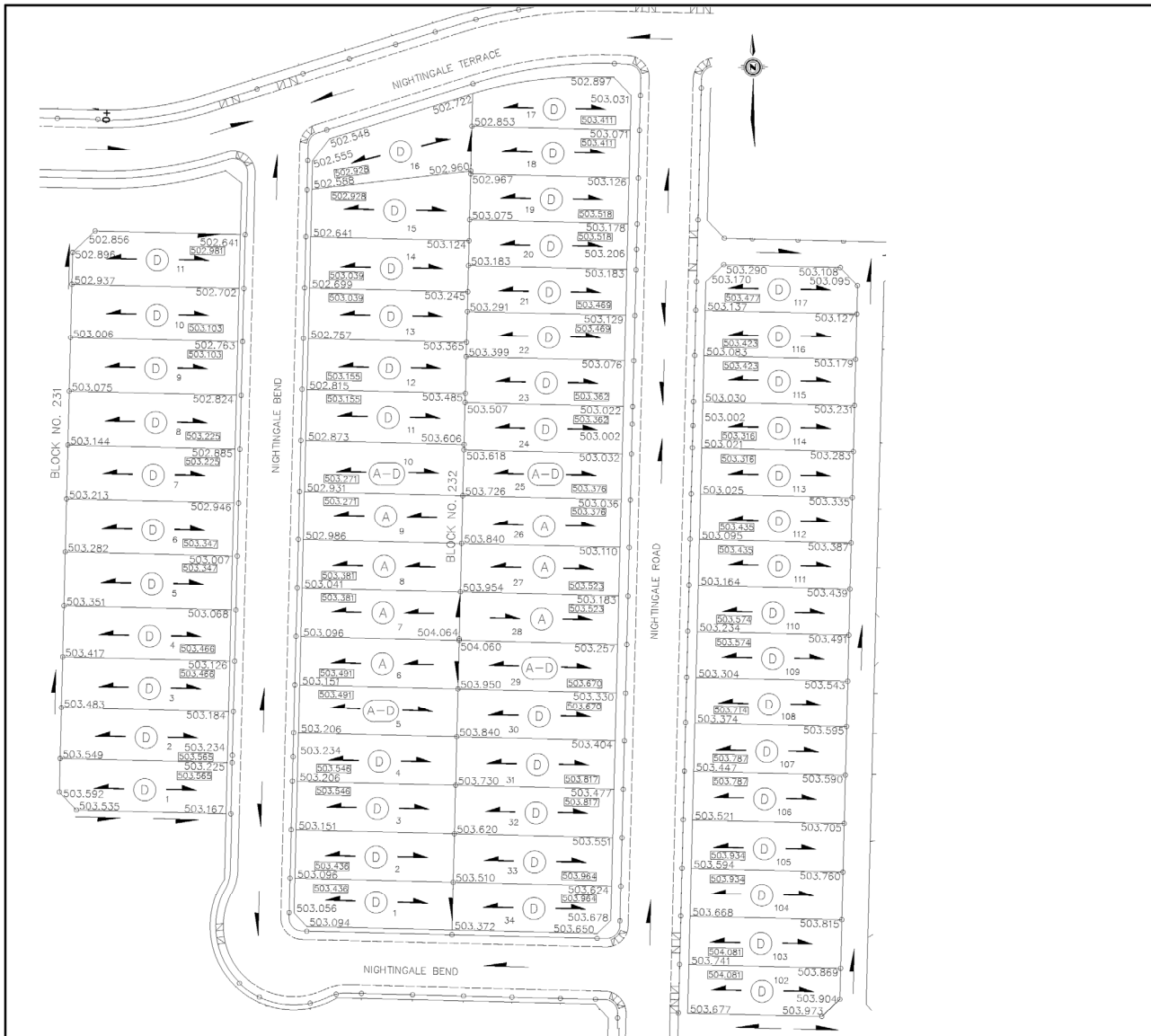
Highway No. 14

22nd Street

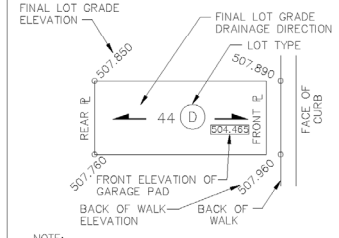


NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Long Range Planning, Mapping Section.

DRAWING NOT TO BE SCALED
JULY 3, 2024



LOT DRAINAGE LEGEND

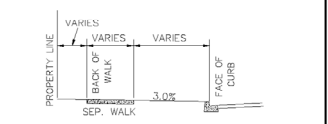


- NOTE:
- FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
 - DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

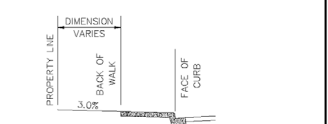
LOT DRAINAGE DETAILS

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

SEPARATE CURB & WALK



COMBINED CURB & WALK



CURB & WALK LEGEND

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

CONST.
 PROJECT NO. 502-0086-305/001_CWL

ISSUED FOR CONSTRUCTION	DATE	BY
1	2024-06-13	RJP

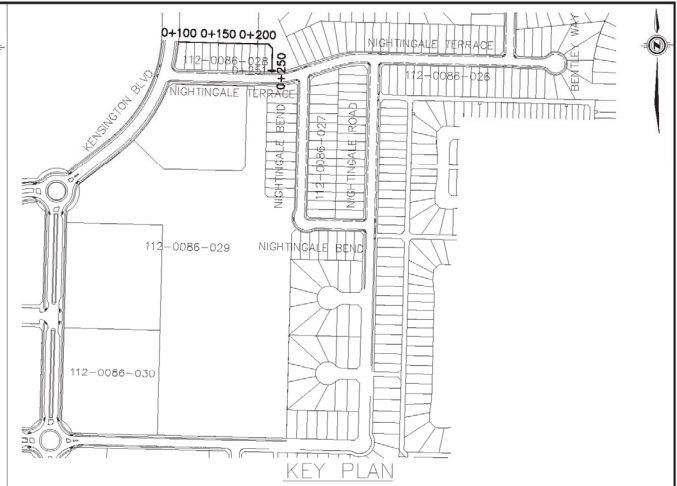


CHECKED BY:	CHECKED BY:
Anna Cole NAME 2025-01-27 DATE	_____ NAME _____ DATE

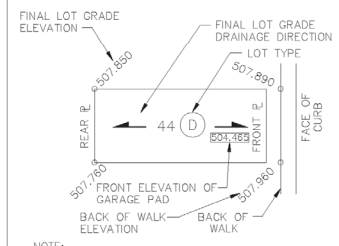


KENSINGTON LOT GRADES - PHASE A3	
LOT GRADES	
NIGHTINGALE ROAD, NIGHTINGALE BEND & NIGHTINGALE TERRACE	

ENGINEERING MANAGER	2025-01-29
SCALE: 1:500	DATE
DATE: 2024	
SHEET NO. 112-0086-027/001	PROJECT ID NO.



LOT DRAINAGE LEGEND

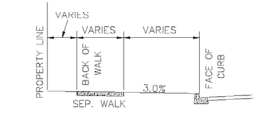


- NOTE:
- FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
 - DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

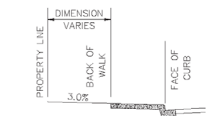
LOT DRAINAGE DETAILS

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

SEPARATE CURB & WALK



COMBINED CURB & WALK



CURB & WALK LEGEND

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

CONST.
 PROJECT NO. 592-0086-026r01_CWL

PLAN DESCRIPTION/REVISION	DATE	BY
ISSUED FOR CONSTRUCTION	2024-10-13	R.P.

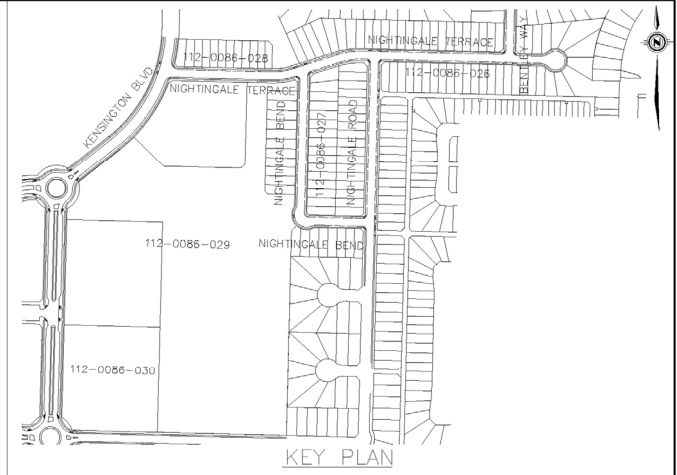
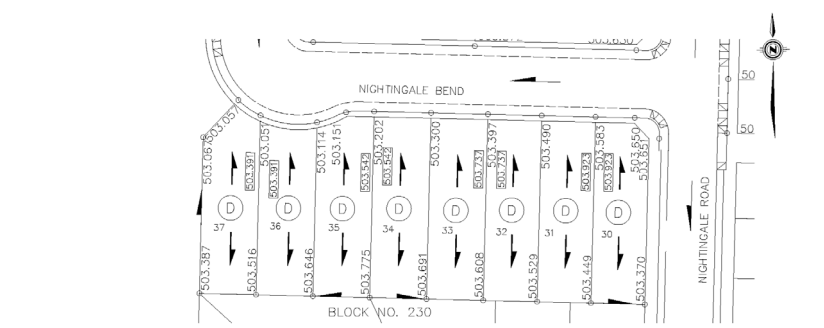
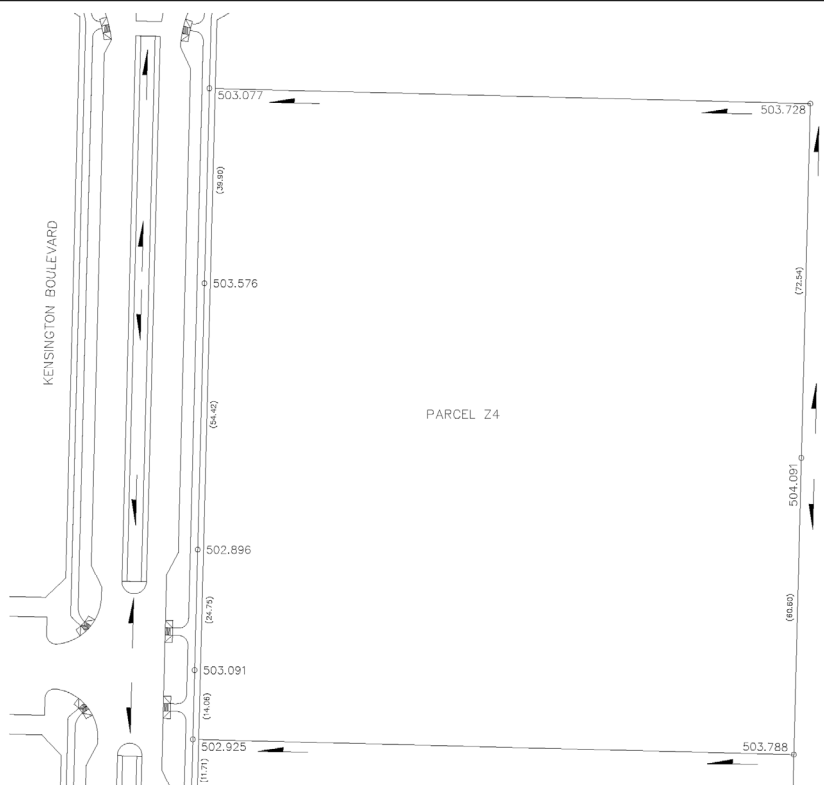


CHECKED BY:	CHECKED BY:
<i>Anna Cole</i> NAME: Anna Cole DATE: 2025-01-27	 NAME: DATE:

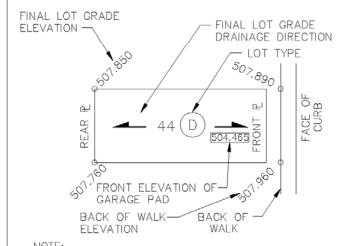


KENSINGTON LOT GRADES - PHASE A3
 LOT GRADES
 NIGHTINGALE TERRACE
 NIGHTINGALE BEND, NIGHTINGALE ROAD & BENTLEY WAY

ENGINEERING MANAGER	2025-01-29
SCALE: 1:1000	DATE
SHEET NO.	PROJECT ID NO.
	112-0086-026r001



LOT DRAINAGE LEGEND

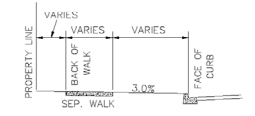


- NOTE:
- FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
 - DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

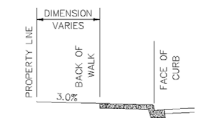
LOT DRAINAGE DETAILS

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

SEPARATE CURB & WALK



COMBINED CURB & WALK



CURB & WALK LEGEND

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

CONST.
 PROJECT NO. 502-0086-205/001_CWL

PLAN DESCRIPTION/REVISION	DATE	BY
1 ISSUED FOR CONSTRUCTION	2024-06-13	R.P.

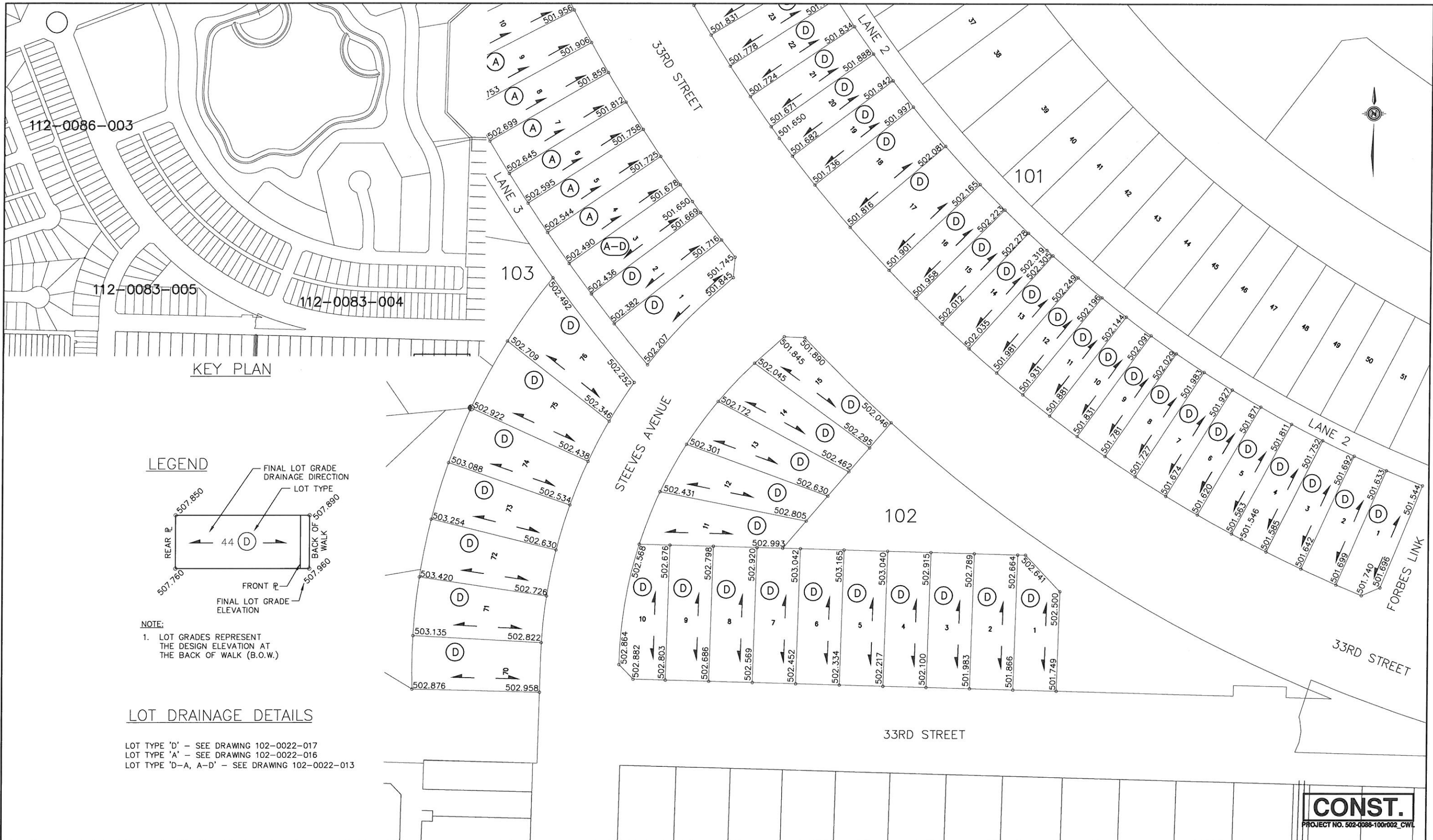


CHECKED BY:	CHECKED BY:
 Anna Cole NAME 2025-01-27 DATE	DRAWN BY: _____ NAME DATE CHECKED BY: _____ DATE



KENSINGTON LOT GRADES - PHASE A3	
LOT GRADES	
KENSINGTON BLVD & NIGHTINGALE BEND	

ENGINEERING MANAGER	
 2025-01-29 DATE	SCALE: 1:1000 SHEET NO. 112-0086-029r001 PROJECT ID NO.



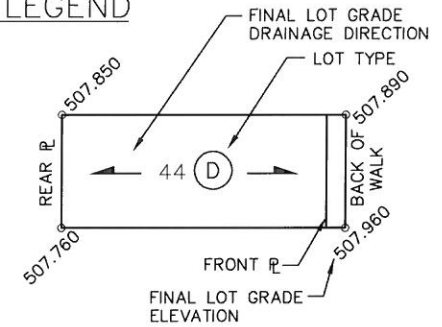
112-0086-003

112-0083-005

112-0083-004

KEY PLAN

LEGEND



NOTE:

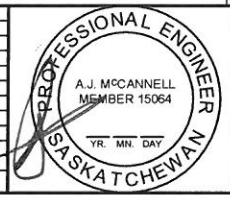
- 1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

LOT DRAINAGE DETAILS

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

CONST.
PROJECT NO. 502-0086-100r002_CW1

11			
10			
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7			
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5			
4			
3			
2			
1	ADDED AND UPDATED LOT GRADE ELEVATIONS ON BLOCK 102	2013-AUG-20	KAS
	PLAN DESCRIPTION/REVISION	DATE	BY



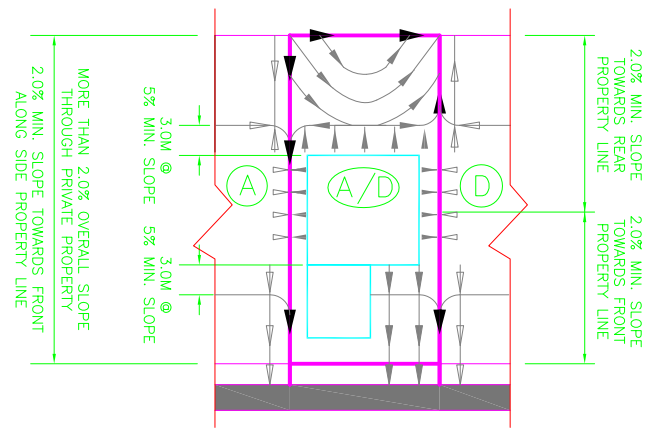
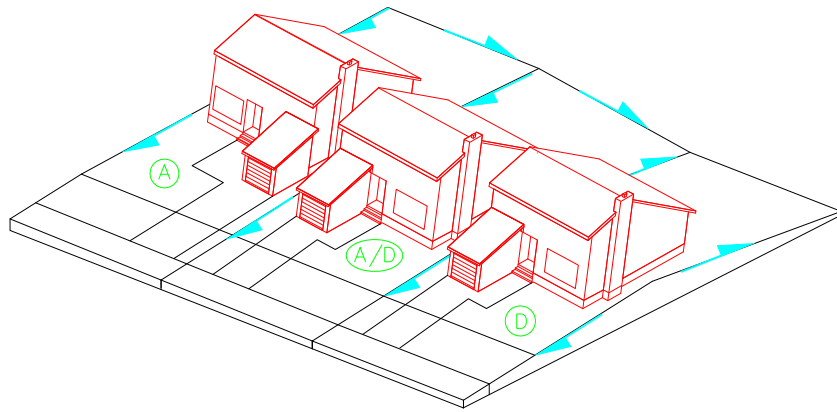
CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS	STRATEGIC SERVICES
ENGINEER _____	ENGINEER _____	ENGINEER _____	ENGINEER _____
DATE _____	DATE _____	DATE _____	DATE _____
DRAWN BY: KAS	DATE: 2013-APR-10	CHECKED BY: _____	DATE: _____



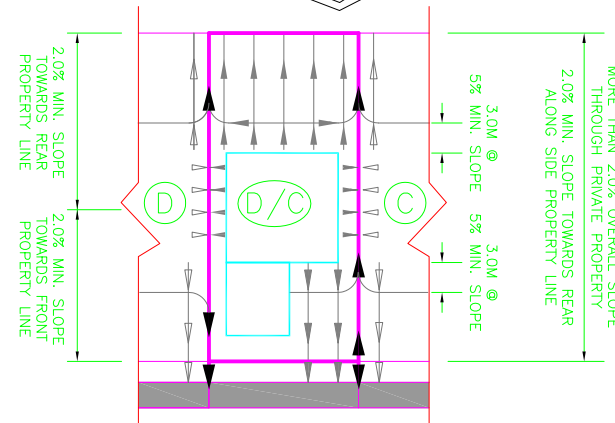
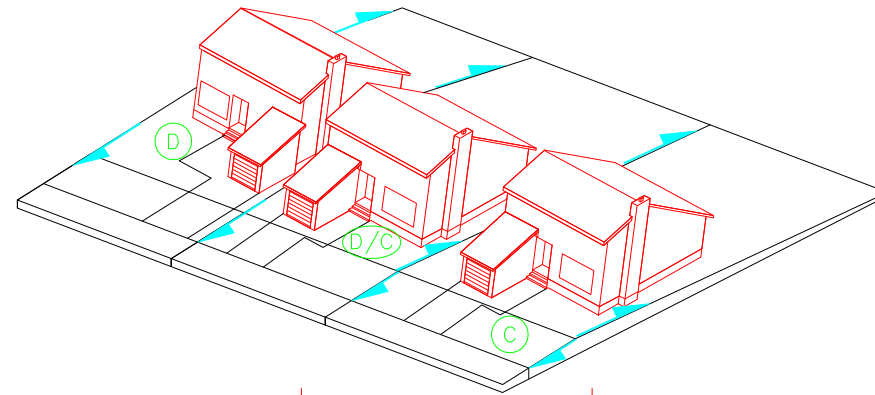
2012 KENSINGTON ROADWAYS - PHASE A1
LOT GRADES
 33RD STREET & STEEVES AVENUE

GENERAL MANAGER _____
SCALES: 1:1000
DATE _____
SHEET NO. _____
PLAN NO. 112-0086-005r002

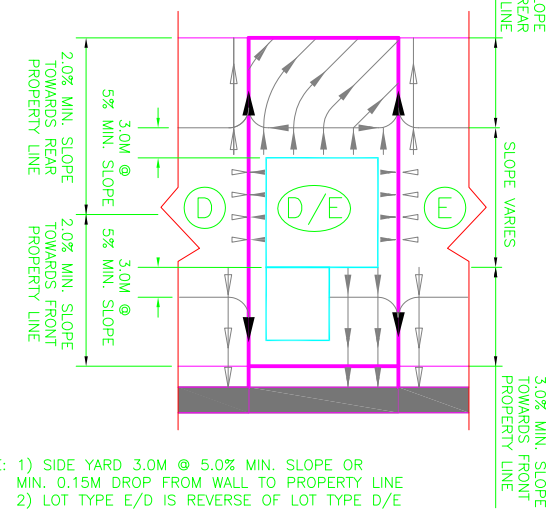
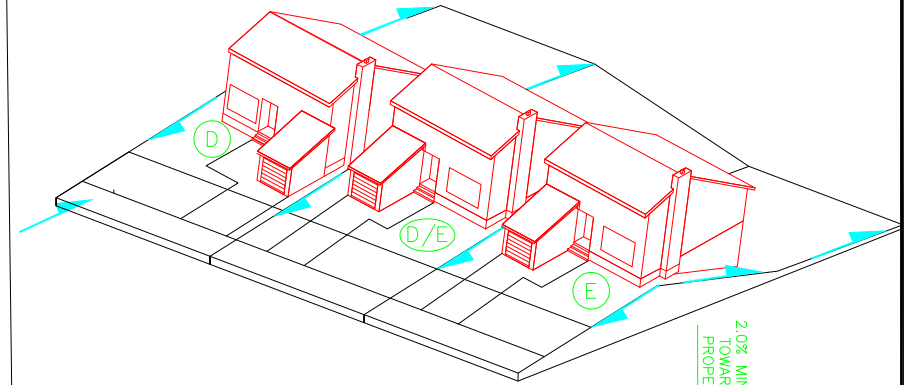
Lot Grading Types



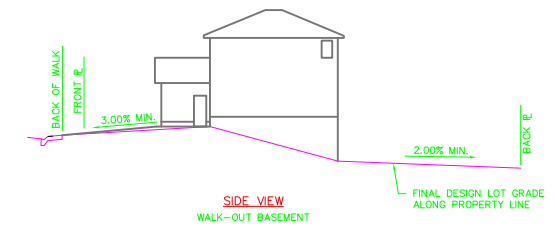
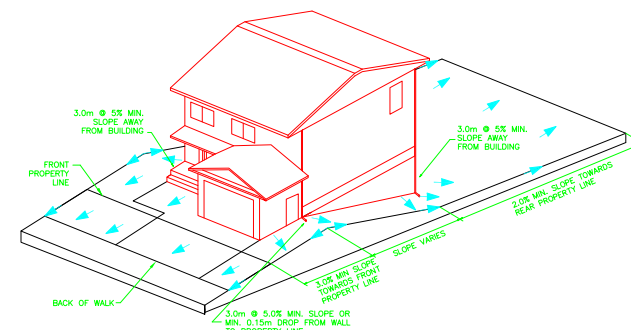
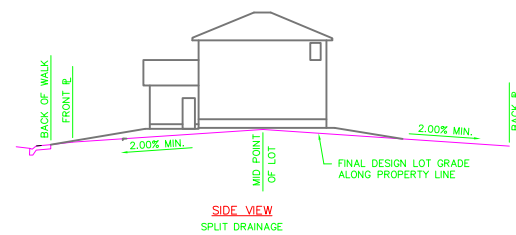
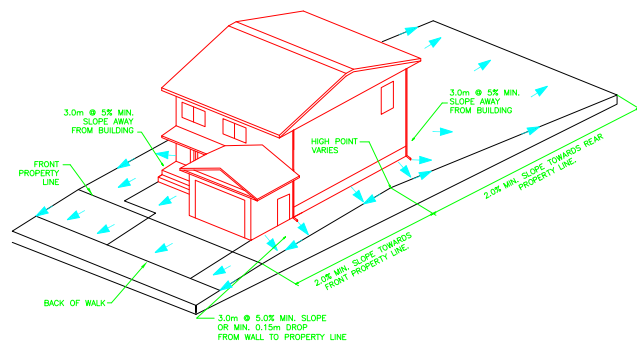
NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE D/A IS REVERSE OF LOT TYPE A/D



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





11			
10			
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5			
4			
3	ISSUED FOR LOT SALES	2025-JAN-23	RWDT
2	ISSUED FOR CONSTRUCTION	2017-AUG-22	RWDT
1	ISSUED FOR TENDER	2017-MAY-15	RWDT
PLAN DESCRIPTION/REVISION	DATE	BY	SEAL

CHECKED BY:	CHECKED BY:
_____	_____
DATE	DATE
_____	_____
DRAWN BY: _____	DATE: 2025-JAN-23



KENSINGTON A3 LAND DEVELOPMENT
 KENSINGTON A3 AREA GRADING
 CUT & FILL CONTOURS
 ORIGINAL GROUND VS FINISHED GROUND

CHIEF ENGINEER	_____
SCALES:	
HOR. 1:2000	DATE _____
VERT. _____	
SHEET NO.	PLAN NO.
	113-0086-313r004



11			
10			
9			
8			
7			
6			
5			
4			
3	ISSUED FOR LOT SALES	2025-JAN-23	RWDT
2	ISSUED FOR CONSTRUCTION	2017-AUG-22	RWDT
1	ISSUED FOR TENDER	2017-MAY-18	RWDT
PLAN DESCRIPTION/REVISION	DATE	BY	SEAL

CHECKED BY:	CHECKED BY:
_____	_____
DATE	DATE
_____	_____
DRAWN BY: _____	DATE: 2025-JAN-23



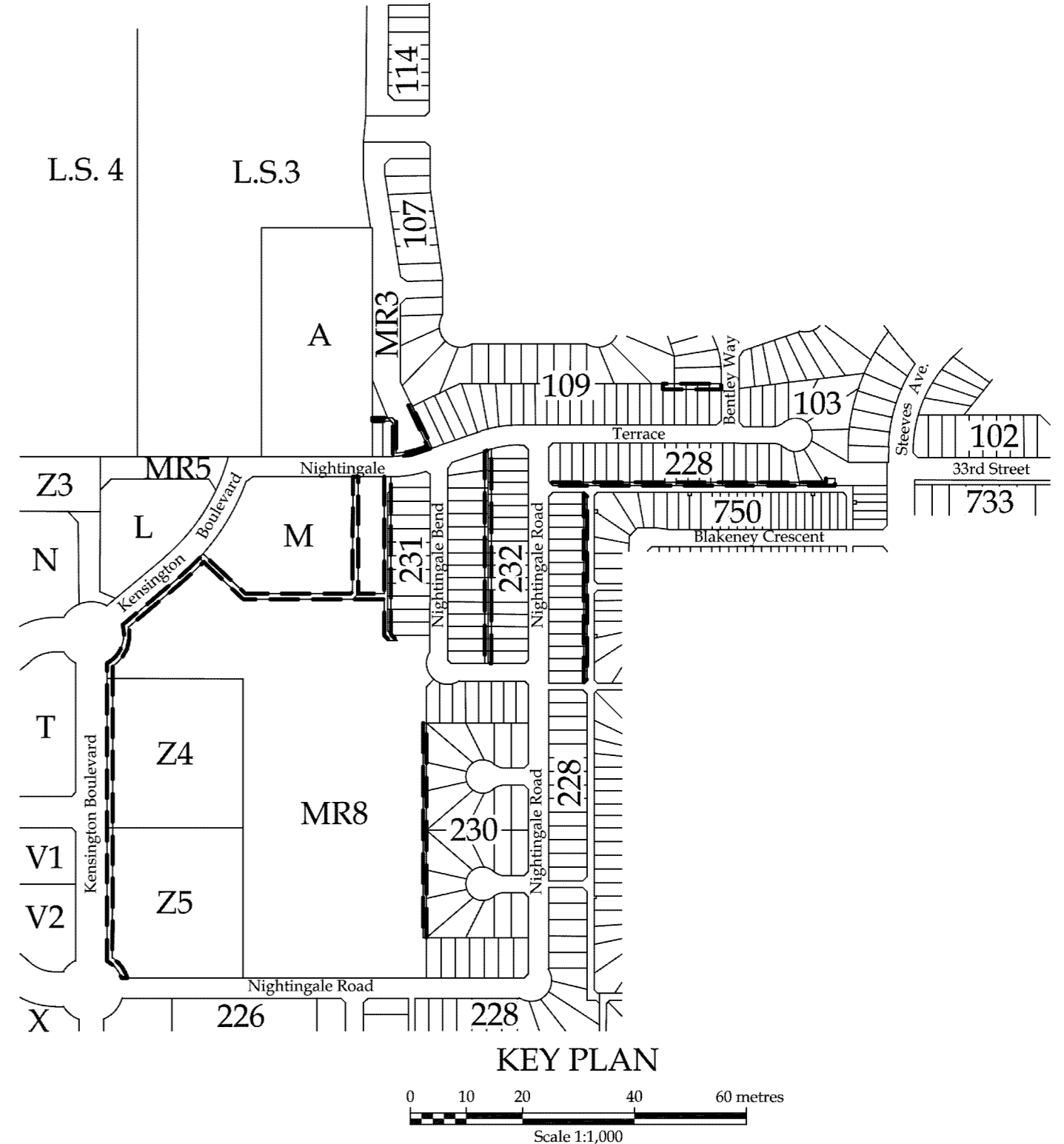
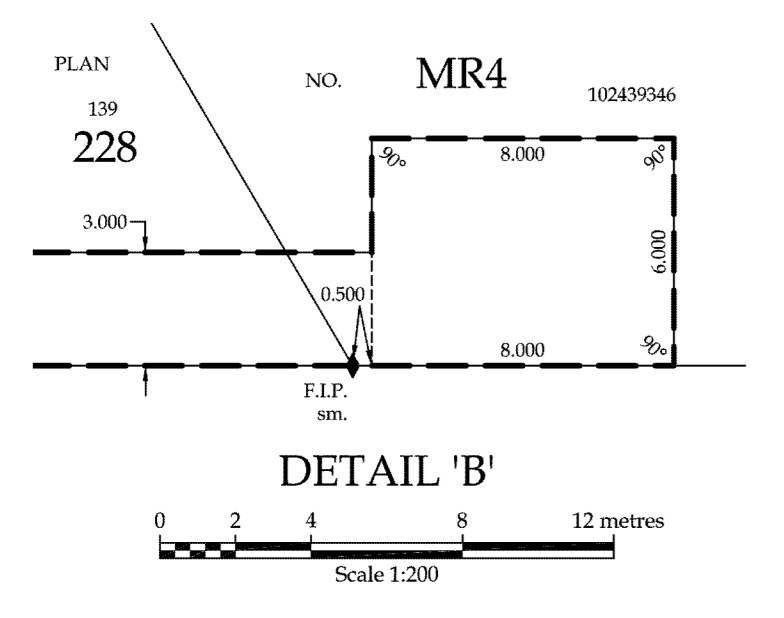
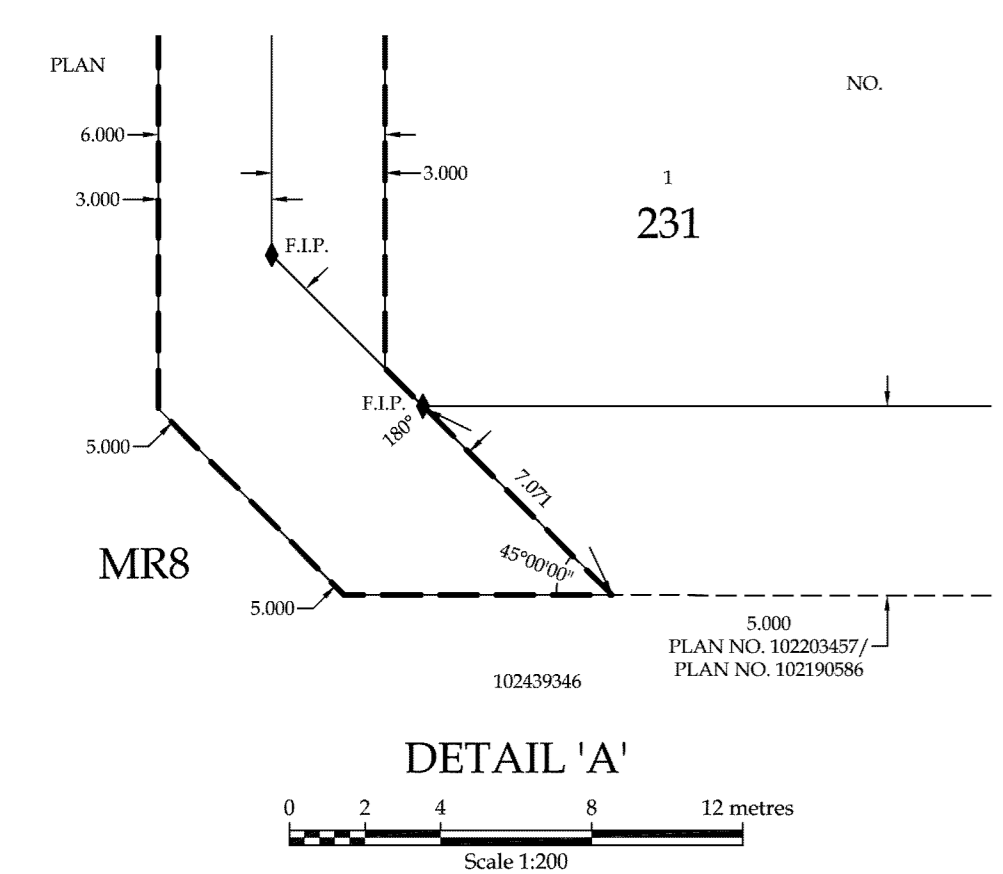
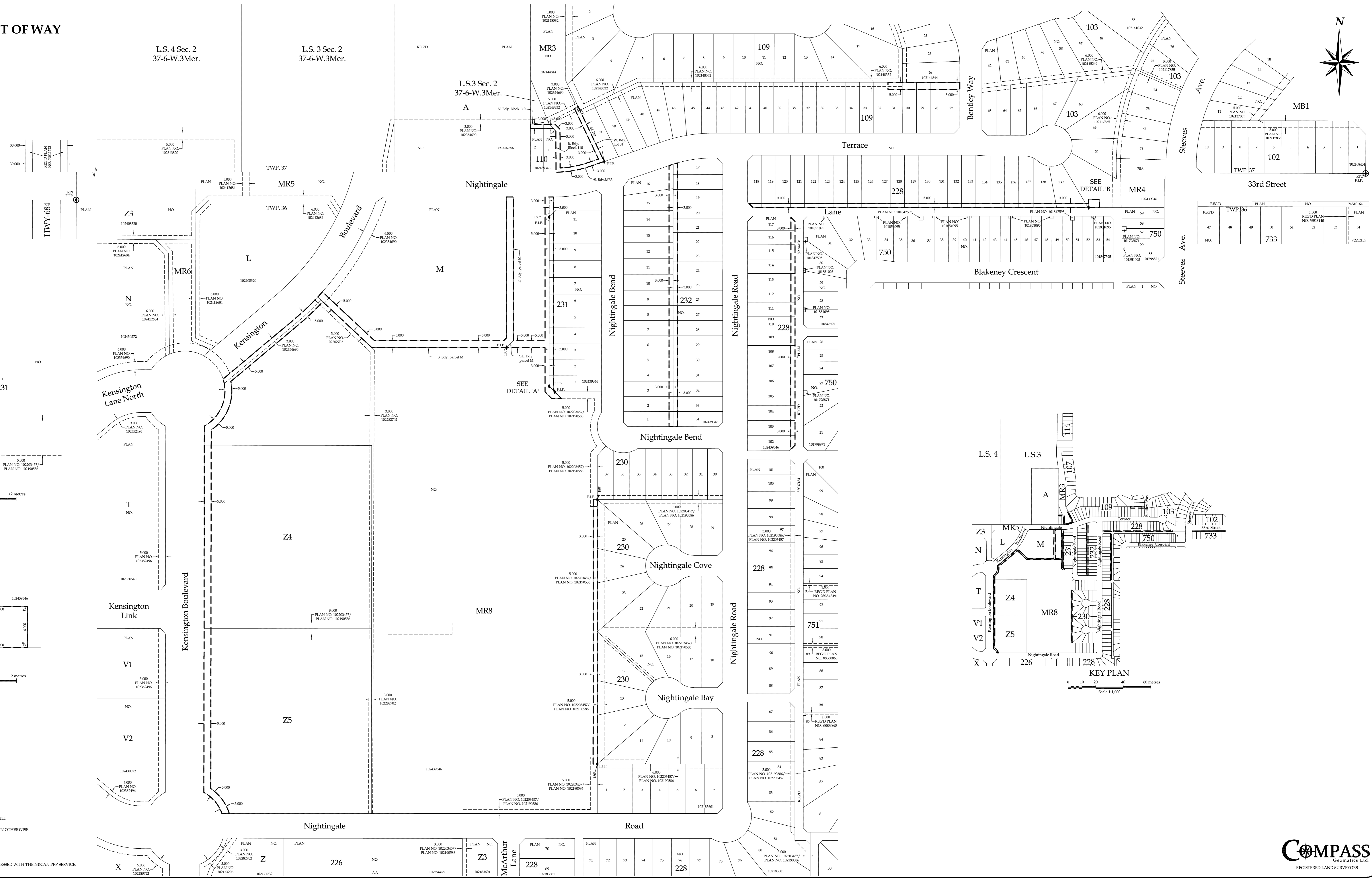
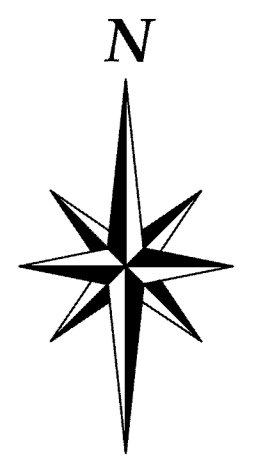
City of Saskatoon
Transportation & Utilities Department

KENSINGTON A3 LAND DEVELOPMENT
KENSINGTON A3 AREA GRADING
DESIGN CONTOURS

CHIEF ENGINEER	_____
SCALES:	
HOR. 1:2000	DATE _____
VERT. _____	
SHEET NO. _____	PLAN NO. _____
113-0086-319r003	

DESCRIPTIVE PLAN - TYPE II
SHOWING
FEATURE UTILITY RIGHT OF WAY

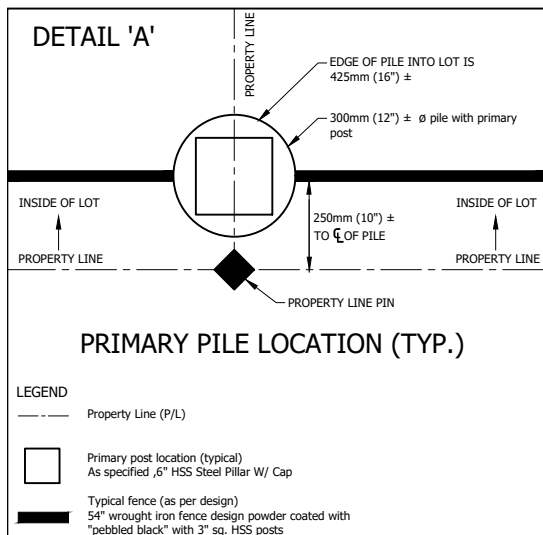
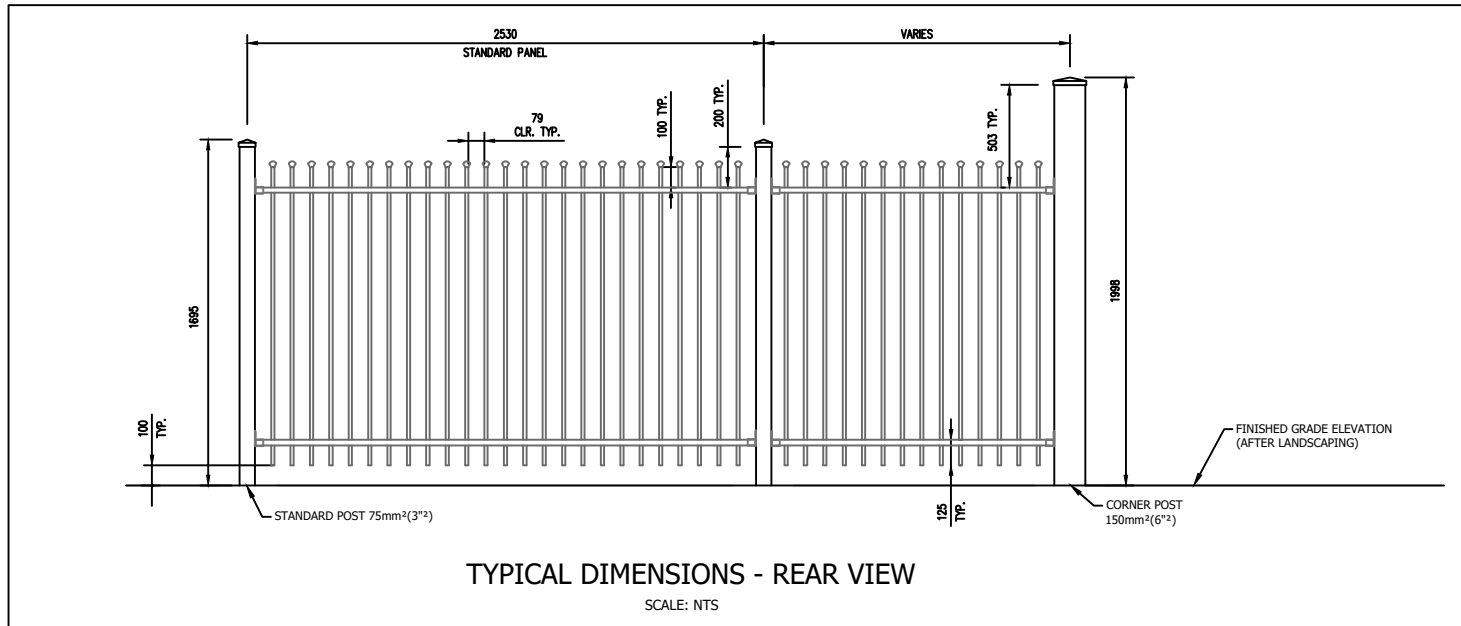
WITHIN
 PARCEL Z4, Z5 & M &
 LOTS 1-11, BLOCK 231 &
 LOTS 1-34, BLOCK 232 &
 LOTS 102-139, BLOCK 228 &
 MUNICIPAL RESERVE MR4 &
 MUNICIPAL RESERVE MR8
 PLAN NO. 102439346
 N. 1/2 SEC. 36
 TWP. 36 RGE. 6 W.3 Mer.
 AND WITHIN
 LOTS 27-31, BLOCK 109 &
 LOTS 1 & 2, BLOCK 110
 PLAN NO. 102439346 &
 MUNICIPAL RESERVE MR3
 PLAN NO. 102144844
 S.1/2 SEC. 2
 TWP. 37 RGE. 6 W.3 Mer.
 CITY OF SASKATOON
 SASKATCHEWAN
 BY: BLAKE WAHL, S.L.S.
 DATE: DECEMBER 13TH, 2024
 SCALE: 1:1000



RECD	TWP. 36	PLAN	NO.	RECD	PLAN	NO.
47	48	49	50	51	52	53
						733
						750
						751

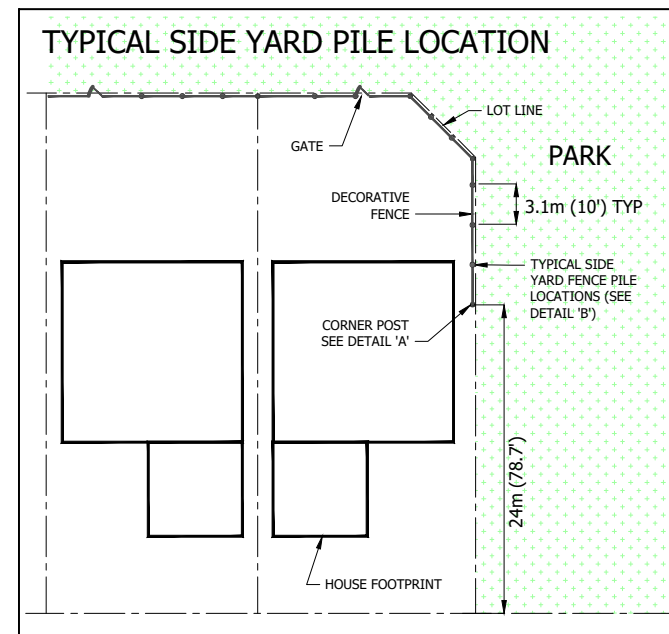
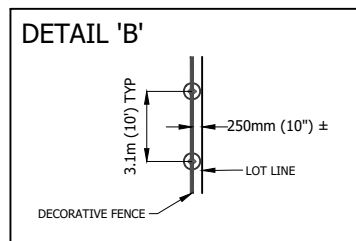
LEGEND:
 MONUMENTS FOUND ARE SHOWN THUS:
 REFERENCE POINTS ARE SHOWN THUS:
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 STANDARD ROAD ALLOWANCES ON THIS PLAN ARE 30.117 METRES IN WIDTH.
 AREA TO BE APPROVED IS OUTLINED BY A HEAVY DASHED LINE.
 EXTENSIONS OF PARCELS AFFECTED BY THIS FEATURE ARE 0 UNLESS SHOWN OTHERWISE.
 THE DATUM USED: NAD83 (CSRS)
 THE PROJECTION USED: UTM ZONE 13N EXTENDED
 RP COORDINATES ARE DERIVED AS OF SEPTEMBER 19TH, 2024
 GEO-REFERENCED POINTS DERIVED FROM GNSS OBSERVATIONS AND PROCESSED WITH THE NRCAN PPP SERVICE.
 PPS: 9807-13-EP01

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



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.