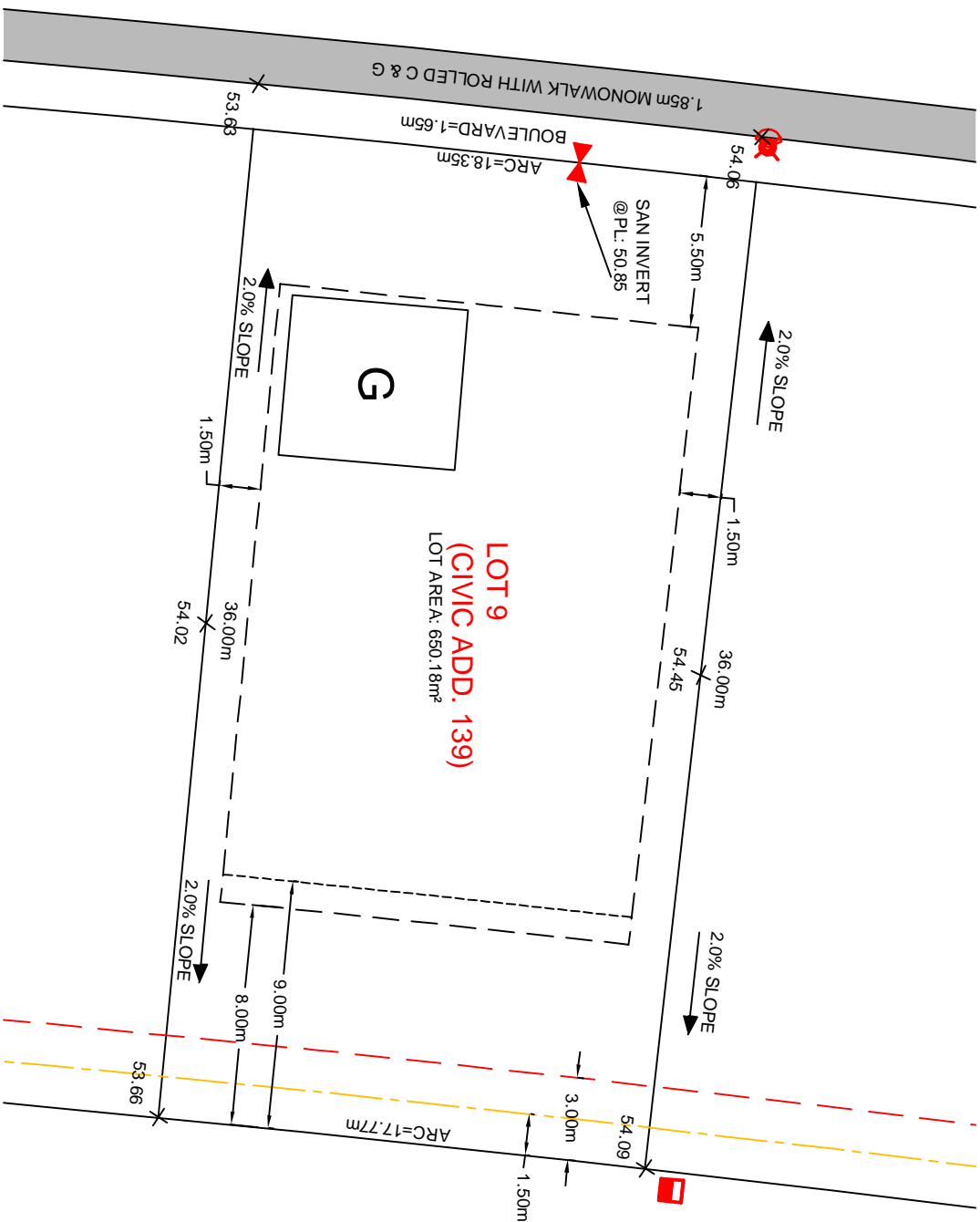


CYPRESS POINT



LOT 9
(CIVIC ADD. 139)
LOT AREA: 650.18m²

LEGEND	
	GARAGE LOCATION
	SERVICE
	HYDRANT
X 54.32	ELEVATION POINT
	PROPERTY LINE
	UTILITY EASEMENT
	GAS LOCATION
	DRAINAGE ARROW
	MIN. SETBACKS
	SETBACK FOR DWELLING > 9.0m TALL
	ELECTRICAL PEDESTAL
	ELECTRICAL TRANSFORMER
	STREET LIGHT



NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE/SHE SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL CURB STOPS ARE LOCATED ALONG FRONT PROPERTY LINE. CURB STOP LOCATIONS:
 - LOTS WITH FRONTAGES 14.0 m OR GREATER SERVICES SHALL BE LOCATED 12.0 m FROM SIDE YARD NEAREST GARAGE
 - LOTS WITH FRONTAGES LESS THAN 14.0 m SERVICES SHALL BE LOCATED 2.0 m FROM SIDE YARD FURTHEST FROM GARAGE
- ADD 700.00m TO ALL ELEVATIONS TO OBTAIN GEODETIC.
- PROPERTY LINE SETBACKS IN ACCORDANCE WITH ARCHITECTURAL ZONING REQUIREMENTS
- ALL ELEVATIONS BASED ON WSP BENCHMARK #456
- FINISHED LOT GRADES SHALL BE IN ACCORDANCE WITH THE CORNER LOT AND MID LOT ELEVATIONS IDENTIFIED
- HOUSE PERIMETER FINISHED GRADE SHALL BE A MINIMUM 0.150m HIGHER THAN ADJACENT SIDEYARD PROPERTY LINE GRADE
- THIS PLAN IS TO BE USED AS A REFERENCE ONLY AND NOT A LEGAL DOCUMENT. ALL INFORMATION ON THIS PLAN MAY BE SUBJECT TO CHANGE WITHOUT NOTIFICATION

Block B, Plan XXX

ZONING: DIRECT CONTROL



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TITLE: CYPRESS POINT -
LOT GRADING, SERVICES AND
EASEMENTS

DRAWN BY:	E.R.W.
CHECKED BY:	C.E.K.
DISCIPLINE:	MUNICIPAL INFRASTRUCTURE
PLOT DATE:	01/06/2016

SCALE:	1:250
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