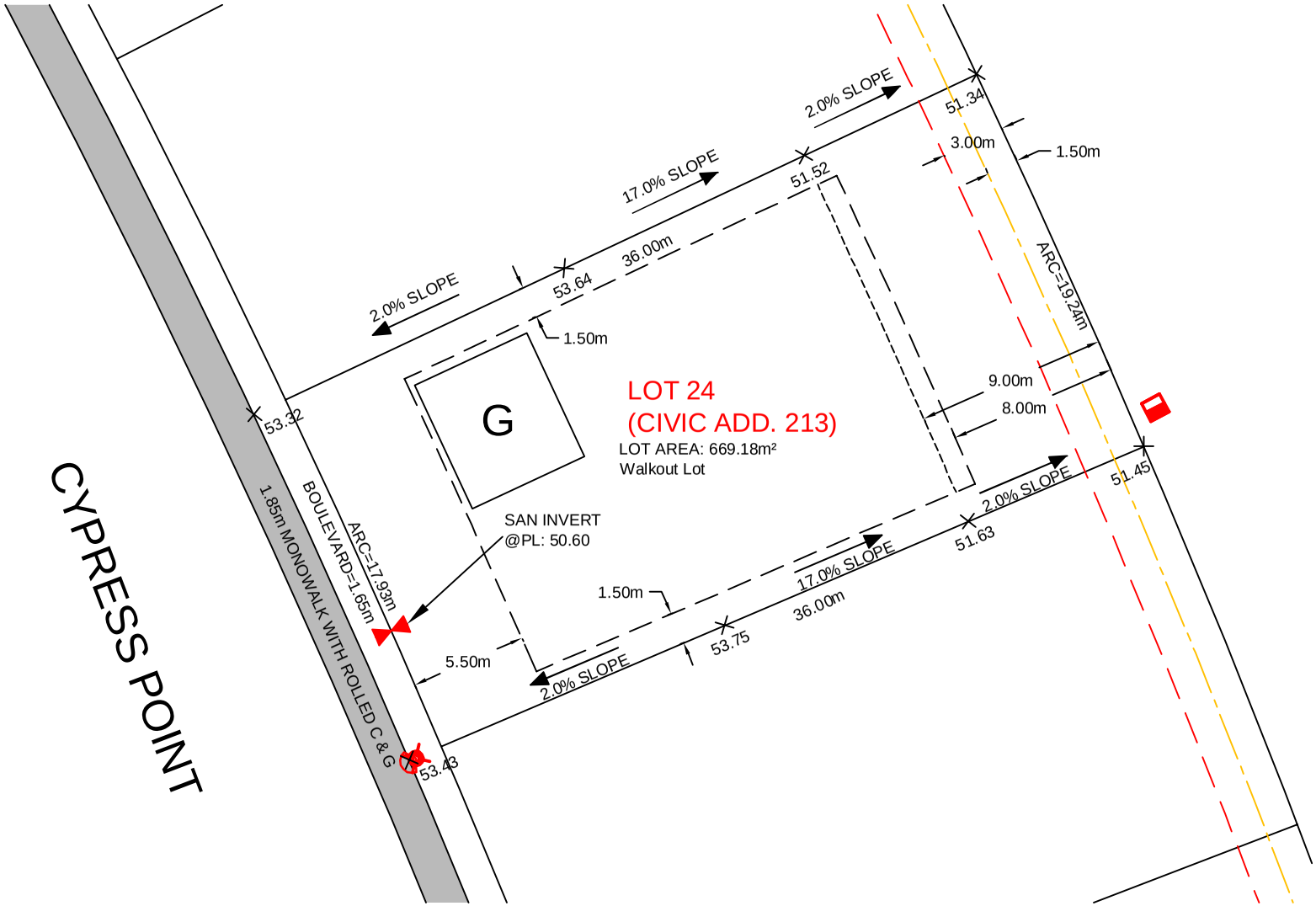

LEGEND

- G — GARAGE LOCATION
- SERVICE
- HYDRANT
- 54.32 — ELEVATION POINT
- PROPERTY LINE
- UTILITY EASEMENT
- GAS LOCATION
- 2.0% SLOPE — DRAINAGE ARROW
- MIN. SETBACKS
- SETBACK FOR DWELLING >9.0m TALL
- ELECTRICAL PEDESTAL
- ELECTRICAL TRANSFORMER
- STREET LIGHT

N

NOTES:

1. 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.
2. ALL CURB STOPS ARE LOCATED ALONG FRONT PROPERTY LINE. CURB STOP LOCATIONS:
   A) LOTS WITH FRONTAGES 14.0 m OR GREATER SERVICES SHALL BE LOCATED 12.0 m FROM SIDE YARD NEAREST GARAGE
   B) LOTS WITH FRONTAGES LESS THAN 14.0 m SERVICES SHALL BE LOCATED 2.0 m FROM FROM SIDE YARD FURTHEST FROM GARAGE
3. ADD 700.00m TO ALL ELEVATIONS TO OBTAIN GEODETIC.
4. PROPERTY LINE SETBACKS IN ACCORDANCE WITH ARCHITECTURAL ZONING REQUIREMENTS
5. ALL ELEVATIONS BASED ON WSP BENCHMARK #456
6. FINISHED LOT GRADES SHALL BE IN ACCORDANCE WITH THE CORNER LOT AND MID LOT ELEVATIONS IDENTIFIED
7. HOUSE PERIMETER FINISHED GRADE SHALL BE A MINIMUM 0.150m HIGHER THAN ADJACENT SIDEYARD PROPERTY LINE GRADE
8. THIS PLAN IS TO BE USED AS A REFERENCE ONLY AND NOT A LEGAL DOCUMENT. ALL INFORMATION ON THIS PLAN MAY BE SUBLECT 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:	1:300