

House to be removed

House to be removed

Cypress Estates
West Vancouver
British Columbia

Site Plan
Proposed Properties

Contract
Drawn
Checked
Date: NOVEMBER 24, 2022
Scale: 1/8" = 1' - 0"
Sheet Number



Cypress Estates
West Vancouver
British Columbia

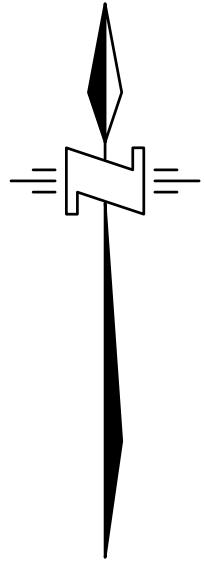
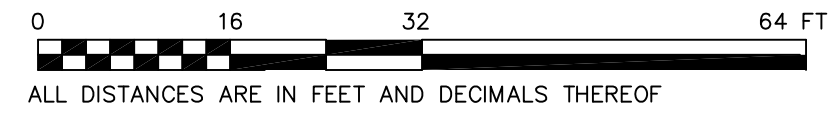
Site Plan
Potential Driveway
Access

Contract
Drawn
Checked
Date: NOVEMBER 24, 2022
Scale: 1/8" = 1' INDY
Sheet Number

TOPOGRAPHIC SURVEY PLAN OF LOT 12 AND LOT 13 PLAN 12785
AND LOT 3 PLAN 12358, BLOCK G DISTRICT LOT 886
GROUP 1 NEW WESTMINSTER DISTRICT

PIDS:
008-790-876
008-790-841
008-900-612

SCALE: 16 FEET TO 1 INCH



NOTE:
THIS PLAN SHOWS THE LOCATION OF
VISIBLE FEATURES ONLY, AND DOES
NOT INDICATE BURIED SERVICES THAT
MAY EXIST ON OR AROUND THE
SUBJECT SITE.

FEATURES SHOWN WITHOUT
DIMENSIONS SHOULD BE CONFIRMED
BY A QUALIFIED ARBORIST.

NOTE:
ELEVATIONS ARE GEODETIC AND
DERIVED FROM DISTRICT OF WEST VANCOUVER
SANITARY MAIN 7305
INVERT ELEVATION= 762.6 FEET
RM ELEVATION= 771.4 FEET
DATUM: GYSEAGD

LEGEND:
+172.54
DENOTES GROUND ELEVATION (TYPICAL)

NOTE:
PROPERTY DIMENSIONS ARE BASED ON
CURRENT LEGAL SURVEY

NOTE:
THIS DOCUMENT SHOWS THE RELATIVE
LOCATION OF THE SURVEYED STRUCTURES
AND FEATURES WITH RESPECT TO THE
BOUNDARIES OF THE PARCELS DESCRIBED
ABOVE. THIS DOCUMENT SHALL NOT BE
USED TO DEFINE PROPERTY LINES OR
PROPERTY CORNERS.

THIS PLAN WAS PREPARED FOR THE
EXCLUSIVE USE OF OUR CLIENT. THE
SIGNATORY ACCEPTS NO RESPONSIBILITY
OR LIABILITY FOR ANY DAMAGES THAT
MAY BE SUFFERED BY A THIRD PARTY
AS A RESULT OF REPRODUCTION,
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SIGNATORY.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.
CERTIFIED CORRECT ACCORDING
TO FIELD SURVEY

LEGAL NOTATIONS ON TITLE LOT 12
MAYBE SUBJECT TO FOLLOWING CHARGES:
469697M RESTRICTIVE COVENANT
LAND HEREIN WITHIN BUILDING SCHEME, SEE 562714L

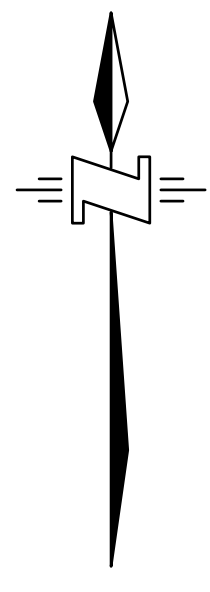
LEGAL NOTATIONS ON TITLE LOT 13
HERETO IS ANNEXED RESTRICTIVE COVENANT CA5239756 OVER
LOT 3 BLOCK G DISTRICT LOT 886 PLAN 12358
HERETO IS ANNEXED EASEMENT CA5239757 OVER LOT
3 BLOCK G DISTRICT LOT 886 PLAN 12358

LEGAL NOTATIONS ON TITLE LOT 3
RESTRICTIVE COVENANT
CA5239756 APPURTANANT TO LOT 13 BLOCK G DL 886 PLAN 12785
MAYBE SUBJECT TO FOLLOWING CHARGES:
459395M RESTRICTIVE COVENANT
CA5239757 EASEMENT
LAND HEREIN WITHIN BUILDING SCHEME, SEE 535230L

PROPOSED SUBDIVISION SKETCH PLAN OF LOT 12 AND LOT 13 PLAN 12785
AND LOT 3 PLAN 12358, BLOCK G DISTRICT LOT 886
GROUP 1 NEW WESTMINSTER DISTRICT

PIDS:
008-790-876
008-790-841
008-900-612

SCALE: 16 FEET TO 1 INCH
0 16 32 64 FT
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF



LEGEND:
x12.24
DENOTES GROUND ELEVATION (TYPICAL)
X DENOTES TREES TO BE REMOVED (RED)
○ DENOTES TREES NOT BEING REMOVED (GREEN)

NOTE:
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED BENNETT LAND SURVEYING LTD.
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST.
NOTE:
ELEVATIONS ARE GEODETIC AND DERIVED FROM DISTRICT OF WEST VANCOUVER SANITARY MAIN 7303
INVERT ELEVATION= 762.6 FEET
RM ELEVATION= 771.4 FEET
DATUM: CVG640

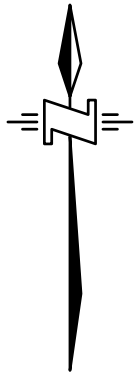
NOTE:
PROPERTY DIMENSIONS ARE BASED ON CURRENT LEGAL SURVEY
NOTE:
THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCELS DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF OUR CLIENT. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION OR ALTERATION OF THIS DOCUMENT WITHOUT CONSENT OF THE SIGNATORY.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.
CERTIFIED CORRECT ACCORDING TO FIELD SURVEY

LEGAL NOTATIONS ON TITLE LOT 12
MAYBE SUBJECT TO FOLLOWING CHARGES:
463493M RESTRICTIVE COVENANT
LAND HEREIN WITHIN BUILDING SCHEME, SEE 562714L
LEGAL NOTATIONS ON TITLE LOT 13
HERETO IS ANNEXED RESTRICTIVE COVENANT CA5239756 OVER LOT 3 BLOCK G DISTRICT LOT 886 PLAN 12358
HERETO IS ANNEXED EASEMENT CA5239757 OVER LOT 3 BLOCK G DISTRICT LOT 886 PLAN 12358
MAYBE SUBJECT TO FOLLOWING CHARGES:
463493M RESTRICTIVE COVENANT
LAND HEREIN WITHIN BUILDING SCHEME, SEE 562714L
LEGAL NOTATIONS ON TITLE LOT 3
RESTRICTIVE COVENANT
CA5239756 APPURTANANT TO LOT 13 BLOCK G DL 886 PLAN 12785
MAYBE SUBJECT TO FOLLOWING CHARGES:
463493M RESTRICTIVE COVENANT
CA5239757 EASEMENT
LAND HEREIN WITHIN BUILDING SCHEME, SEE 535230L

**SKETCH PLAN SHOWING SLOPE ON LOT 12 AND LOT 13 PLAN 12785
AND LOT 3 PLAN 12358, BLOCK G DISTRICT LOT 886
GROUP 1 NEW WESTMINSTER DISTRICT**

**PIDS:
008-790-876
008-790-841
008-900-612**

SCALE: 40 FEET TO 1 INCH



NOTE:

INDICATES AREA OF SLOPE AT 30% OR GREATER

NOTE:

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

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CERTIFIED CORRECT ACCORDING TO FIELD SURVEY

THIS 24th DAY OF SEPTEMBER, 2022 BCLS

FILE: 15504SLOPE-30.dwg