PLAN OF TOPOGRAPHY SHOWING PROPOSED SUBDIVISION ON LOT 4 EXCEPT: WEST 103.1 FEET, SECTION 3, TOWNSHIP 5, NEW WESTMINSTER DISTRICT, PLAN 7524

B.C.G.S. 92G.005

SCALE: 1:300 (5 4 3 2 1 0 5 10)

CIVIC: #5090 1 AVENUE, DELTA, B.C.

THE INTENDED PLOT SIZE OF THIS PLAN IS
864mm IN WIDTH BY 1120mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:300 (E SIZE)

LEGEND:

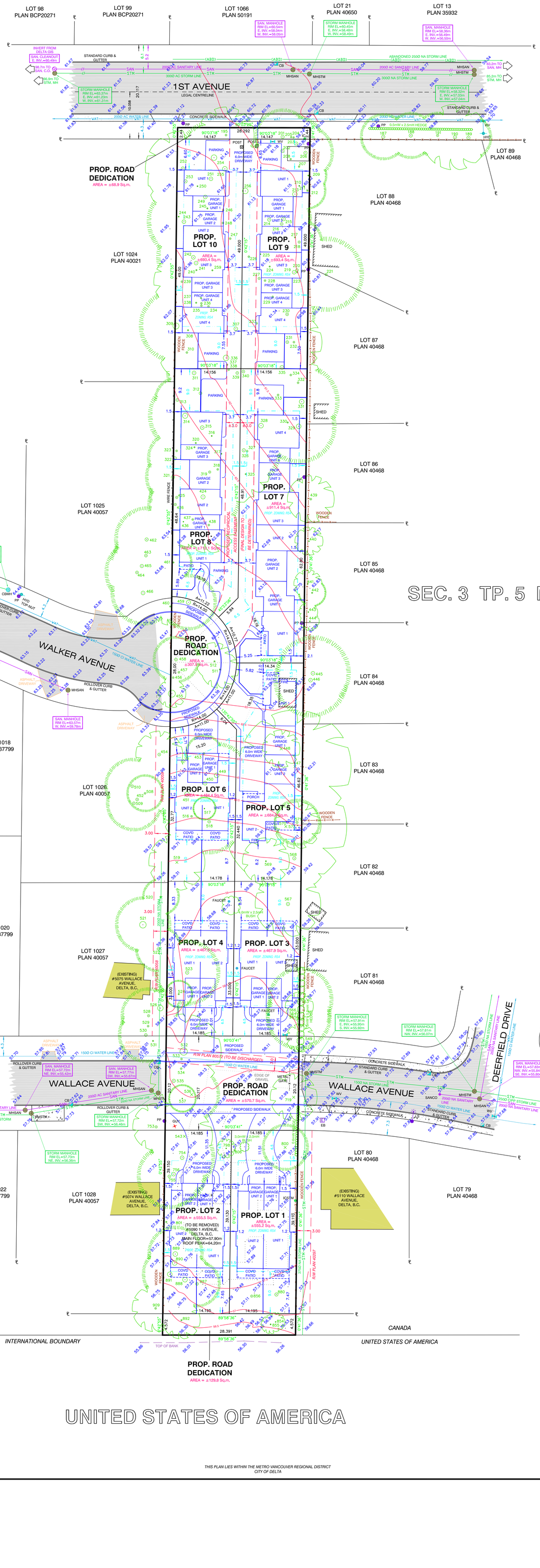
- OCM — DENOTES CONTROL MONUMENT FOUND.
- OIP — DENOTES IRON BAR POST FOUND.
- CB — DENOTES CATCH BASIN
- MHSAN — DENOTES SANITARY MANHOLE
- MHSTM — DENOTES STORM MANHOLE.
- LB — DENOTES LAWN BASIN.
- PP — DENOTES POWER POLE.
- PP — DENOTES POWER POLE WITH TRANSFORMER.
- HYD — DENOTES HYDRANT.
- WV — DENOTES WATER VALVE.
- GV — DENOTES GAS VALVE.
- EB — DENOTES ELECTRICAL BOX.
- LS — DENOTES LIGHT STANDARD.
- DENOTES DITCH/SWALE.
- WM — DENOTES WATER METER.
- XXX — DENOTES EXISTING ELEVATION.
- XX(L) — DENOTES EXISTING RETAINING WALL ELEVATION.
- (XX) — DENOTES PROPOSED ELEVATION.
- DENOTES SQUARE METRES.
- ℄ — DENOTES PROPERTY LINE.
- DENOTES DIRECTION OF OVERLAND FLOW.
- DENOTES SIGN.

NOTES:
-ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF, UNLESS SHOWN OTHERWISE.
-THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No. 13 "CITY OF AREA" NAD83(CSRS) 4.0.0.BC.1.MVRD.
-GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 6975 AND 80H1349 (NAD83(CSRS) 4.0.0.BC.1.MVRD).
-**ELEVATIONS ARE GEODETIC, SHOWN IN METRES AND DERIVED FROM CITY OF DELTA INTEGRATED MONUMENT NO. 80H1349 ELEV. =63.876m** (CVD28GVRD2018).
-FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH WATSON AND BARNARD LAND SURVEYING.

PROPERTY:
-THIS PLAN IS NOT A BOUNDARY SURVEY.
-LOT DIMENSIONS ARE DERIVED FROM MEASURED LEGAL BOUNDARY EVIDENCE
-LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF THE BOUNDARIES.
-OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
-SEE LAND TAX DEFERMENT ACT AGREEMENT: BB3045732

DESIGN:
CURRENT ZONING: RS-1
PROPOSED ZONING: RS4 & RS5

THIS PLAN SHOWS THE LOCATION OF VISIBLE SERVICES AND THE APPROXIMATE LOCATION OF UNDERGROUND SERVICES AND UTILITIES WHICH HAVE BEEN DERIVED FROM SKETCHES AND DRAWINGS. BEWARE OF UNDERGROUND ELECTRIC CABLE SERVICES SURROUNDING SUBJECT PROPERTY. CONTACT BC-ONE CALL FOR LOCATIONS PRIOR TO CONSTRUCTION



TREE LIST

POINT #	TRUNK Ø	TYPE	CROWN Ø
909	0.40	DECID.	10.0
892	0.30	DECID.	8.0
891	1.00	CONIF.	12.0
890	1.00	CONIF.	12.0
889	1.00	CONIF.	12.0
888	1.00	CONIF.	12.0
887	0.60	CONIF.	10.0
880	STUMP WITH DIA 0.70m		
856	STUMP WITH DIA 0.50m		
855	0.25	DECID.	4.0
854	0.20	DECID.	4.0
806	STUMP WITH DIA 0.25m		
801	STUMP WITH DIA 0.30m		
800	0.80, 0.60, 0.20	CONIF.	10.0
798	0.20	DECID.	4.0
756	0.80	CONIF.	14.0
755	0.60	CONIF.	14.0
754	0.80	CONIF.	14.0
753	0.50	DECID.	10.0
719	CLUSTER	DECID.	10.0
572	0.20	DECID.	10.0
571	0.50	CONIF.	10.0
570	(2)0.80, (1)0.60, (1)0.50, (1)0.40, (1)0.30, (1)0.20	DECID.	26.0
569	0.25	DECID.	10.0
568	0.70	DECID.	14.0
567	0.70	DECID.	14.0
566	0.25	DECID.	6.0
565	0.70	CONIF.	14.0
564	0.70	CONIF.	14.0
563	0.60	CONIF.	14.0
549	CLUSTER	DECID.	6.0
543	(1)0.25, (2)0.15	DECID.	12.0
537	0.20	CONIF.	6.0
536	0.40, 0.05, 0.60	CONIF.	12.0
535	0.70	DECID.	10.0
534	0.40	DECID.	8.0
533	0.40	DECID.	10.0
532	1.60	DECID.	16.0
531	0.30	CONIF.	8.0
530	0.60	CONIF.	12.0
529	0.40	CONIF.	12.0
528	0.50	CONIF.	12.0
526	1.20	CONIF.	8.0
524	0.30	CONIF.	6.0
523	0.70	CONIF.	14.0
522	0.55	CONIF.	10.0
521	1.40	CONIF.	12.0
520	0.40	CONIF.	8.0
519	(1)0.25, (2)0.15	DECID.	12.0
518	0.60	CONIF.	14.0
517	0.20	CONIF.	6.0
516	0.40	DECID.	12.0
512	0.30	DECID.	8.0
511	0.30	DECID.	8.0
510	0.60	CONIF.	12.0
509	0.60	CONIF.	12.0
508	0.40	CONIF.	8.0
466	0.80	CONIF.	14.0
465	0.70	CONIF.	14.0
464	0.60	CONIF.	14.0
463	0.60	CONIF.	14.0
462	0.70	CONIF.	14.0
461	0.30	CONIF.	8.0
460	0.30	DECID.	8.0
459	0.90	CONIF.	12.0
458	0.60	CONIF.	10.0
457	0.40	DECID.	4.0
456	0.40	DECID.	4.0
455	1.50	DECID.	6.0
454	0.60	DECID.	10.0
453	0.40	CONIF.	8.0
452	0.60	CONIF.	10.0
451	1.00	CONIF.	14.0
450	0.80	CONIF.	14.0
449	1.00	CONIF.	14.0
448	(2)0.20	DECID.	8.0
447	0.80, 0.70	DECID.	24.0
446	0.90	CONIF.	16.0
445	0.80	CONIF.	16.0
444	0.20	DECID.	4.0
443	0.20	DECID.	4.0
442	0.30	CONIF.	6.0
441	0.20	DECID.	6.0
440	0.20	DECID.	6.0
439	0.40	DECID.	10.0
438	0.40	DECID.	12.0
437	0.40	DECID.	12.0
436	0.20	DECID.	8.0
426	0.50	CONIF.	12.0
425	0.50	CONIF.	12.0
424	0.90	CONIF.	16.0
340	0.60	CONIF.	12.0
339	0.60	CONIF.	12.0
338	0.40	CONIF.	10.0
337	0.30	CONIF.	8.0
336	1.20	CONIF.	16.0
335	0.80	CONIF.	12.0
334	0.40	DECID.	12.0
333	0.40	CONIF.	10.0
332	0.40	CONIF.	10.0
331	1.00	CONIF.	16.0
330	0.30	CONIF.	10.0
329	1.00	CONIF.	16.0
328	1.00	CONIF.	16.0
327	0.40	CONIF.	10.0
326	0.70	CONIF.	16.0
325	0.30	DECID.	10.0
324	0.30	CONIF.	8.0
323	0.40	DECID.	8.0
322	0.70	CONIF.	12.0
321	0.70	CONIF.	12.0
320	0.30	CONIF.	8.0
319	0.50	CONIF.	12.0
318	0.40	DECID.	18.0
317	0.25	CONIF.	8.0
316	0.25	CONIF.	8.0
315	0.80	CONIF.	12.0
314	1.10	CONIF.	16.0
313	0.60	CONIF.	10.0
312	0.60	CONIF.	10.0
311	0.80	CONIF.	12.0
310	0.40	DECID.	12.0
309	1.30	CONIF.	16.0
308	0.30	CONIF.	8.0
307	0.80	CONIF.	12.0
259	0.30	CONIF.	10.0
256	1.20	CONIF.	16.0
255	1.00	CONIF.	16.0
254	1.20	CONIF.	16.0
253	0.70	DECID.	16.0
252	0.70	DECID.	16.0
251	0.80	CONIF.	12.0
250	0.25	DECID.	6.0
249	0.80	CONIF.	16.0
248	0.40	CONIF.	0.0
247	0.40	DECID.	12.0
246	0.30	DECID.	8.0
245	0.30	CONIF.	8.0
244	0.25	DECID.	10.0
243	0.80	CONIF.	16.0
242	0.80	CONIF.	16.0
241	0.80	CONIF.	16.0
240	0.30	CONIF.	10.0
239	0.40	DECID.	12.0
238	0.30	CONIF.	10.0
237	0.30	CONIF.	10.0
236	0.40	DECID.	10.0
235	0.40	CONIF.	12.0
234	0.40	CONIF.	12.0
233	0.40	CONIF.	12.0
232	0.40	CONIF.	12.0
231	0.60	CONIF.	12.0
230	0.60	CONIF.	12.0
229	0.40	CONIF.	10.0
228	0.40	CONIF.	10.0
227	0.50	CONIF.	16.0
226	0.40	CONIF.	10.0
225	0.20	CONIF.	8.0
224	0.30	CONIF.	10.0
223	0.30	CONIF.	10.0
221	0.50	CONIF.	16.0
220	0.60	CONIF.	10.0
219	0.80	CONIF.	12.0
218	0.50	CONIF.	10.0
217	0.30	CONIF.	8.0
216	0.60	CONIF.	10.0
215	0.80	CONIF.	12.0
214	0.70	CONIF.	10.0
213		STUMP	
212	0.30	CONIF.	8.0
211	0.25	CONIF.	8.0
210	0.25	CONIF.	8.0
209	0.25	CONIF.	8.0
208	0.35	CONIF.	8.0
207	0.35	CONIF.	8.0
206	0.70	CONIF.	12.0
205	0.35	CONIF.	8.0
204	0.35	CONIF.	8.0
203	0.70	CONIF.	12.0
202	0.70	CONIF.	12.0
201	0.70	CONIF.	12.0
195	0.40	DECID.	12.0
191	0.50	CONIF.	10.0
190	0.70	DECID.	14.0
189	0.70	CONIF.	10.0
188	0.70	CONIF.	10.0
187	0.70	CONIF.	10.0

THIS 26th DAY OF JANUARY , 2024

Andrew Jenkins 7EUQI2 — Digitally signed by Andrew Jenkins 7EUQI2 Date: 2026.05.13 16:09:43 -07'00'

ANDREW D. JENKINS (983) B.C.L.S.

WATSON & BARNARD
B.C. LAND SURVEYORS
1524 56th STREET
DELTA, B.C., V4L 2A8
P: 604 943 9433

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT CITY OF DELTA

REV:	DESCRIPTION:	BY:	DATE:
6.	UPDATE BUILDING FOOTPRINT ON LOTS 9 & 10	AJ	2026/05/13
5.	UPDATE UNIT LAYOUT ON LOT 8	CE	2026/04/22
4.	REVISE CUL-DE-SAC RADIUS AND ADJUST ADJACENT LOT DIMENSIONS AND AREAS.	AJ	2026/03/11
3.	TOWNHOUSE FOOTPRINT ADDED	JK	2026/02/25
2.	LOT AREA FOR LOT 1 TO 6 IS BEEN REVISED	JK	2024/10/11

FILE: 24057-2PSD8 DATE: 2026/05/13 MAP: A-9(S)

SERVER:\JOBS\24057-2\DWGS\TP\24057-2PSD8_M300_DATA.MS\24057-2.dwg AM