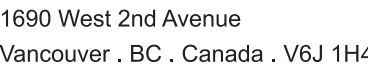
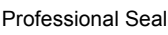


Eden Townhomes

CONSULTANT TEAM

Issue No.	Date	Issue Notes
A	2025-06-27	Issued for Subdivision, RZ, and DV
B	2025-09-29	Re-Issued for Subdivision, RZ, and DV
C	2025-11-06	Re-Issued for Subdivision, RZ, and DV
D	2026-01-13	Re-Issued for Subdivision, RZ, and DV

Sheet	Drawing Title
L0.0	Cover Sheet
L0.1	Landscape Notes & Schedules
L0.2	Landscape Illustrative Plan
L0.3	Landscape Precedent Images
L1.1	Arboret Tree Management Plan
L1.2	Survey
L2.0	Off-site Plan
L3.1	Landscape Materials Plan
L3.2	Landscape Grading Plan
L9.0	Landscape Details



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Project

Civic Address

1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

Drawing Title

Cover Sheet

Project ID 22511	Scale
Drawn By MG	North 
Reviewed By MG	
Date 2025.06.12	
Total Sheets 11	Drawing No. L0.0

10A AVENUE

Issue No.	Date	Issue Notes
A	2025-06-27	Issued for Subdivision, RZ, and DV
B	2025-09-29	Re-Issued for Subdivision, RZ, and DV
C	2025-11-06	Re-Issued for Subdivision, RZ, and DV
D	2026-01-13	Re-Issued for Subdivision, RZ, and DV

Project

Landscape Illustrative Plan

Drawing Title

Project ID 22511	Scale
Drawn By MG	North 
Reviewed By MG	
Date 2025.06.12	
Total Sheets 11	Drawing No. L0.2



TOWNHOME PATIOS



TOWNHOME PATIOS



DECORATIVE PAVING AT ENTRY



WALKWAY IN DRIVE AISLE



AMENITY FEATURE TREE



ENTRY DRIVE AISLE TREE



PAPERBARK MAPLE



EVERGREEN HEDGE

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes

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Project

Eden Townhomes

1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

Drawing Title

Landscape Precedent

Project ID 22511	Scale
Drawn By MG	
Reviewed By MG	
Drawing No.	
	L0.3

Issue No.	Date	Issue Notes
A	2025-06-27	Issued for Subdivision, RZ, and DV
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C	2025-11-06	Re-issued for Subdivision, RZ, and DV
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Project

Eden Townhomes

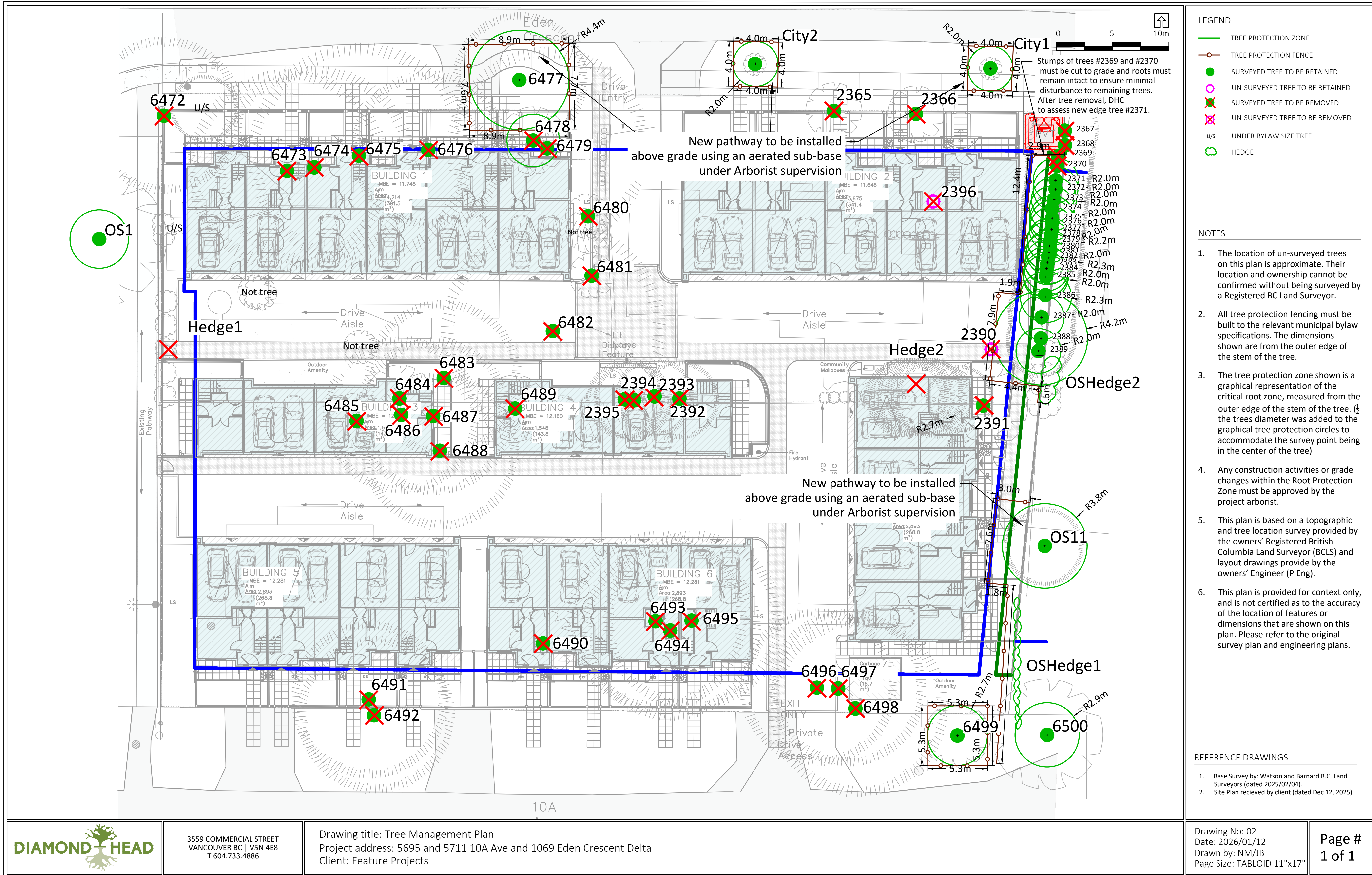
Civic Address

1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

Drawing Title

Arborist Tree Management Plan

Project ID	Scale
22511	
Drawn By	North
MG	
Reviewed By	
MG	
Date	Drawing No.
2025.06.12	L1.1
Total Sheets	
11	



NOTE: For reference only. Refer to full Arborist report for additional information.

PLAN OF TOPOGRAPHY SHOWING
PROPOSED SUBDIVISION ON
LOT 140 TO 143, SECTION 11, TOWNSHIP 5,
NEW WESTMINSTER DISTRICT, PLAN 29209

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

SCALE: 1:250

CIVIC: #5695 10A AVENUE, DELTA, B.C.

#5711 10A AVENUE, DELTA, B.C.

#1059 EDEN CRESCENT, DELTA, B.C.

#1069 EDEN CRESCENT, DELTA, B.C.

THE INTENDED PLOT SIZE OF THIS PLAN IS
864mm IN WIDTH BY 560mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:250 (D 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/UP DENOTES POWER POLE/UTILITY 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.
LS DENOTES DITCH/SWALE.
LS DENOTES WATER METER.
LS DENOTES EXISTING ELEVATION.
LS DENOTES EXISTING RETAINING WALL ELEVATION.
LS DENOTES PROPOSED ELEVATION.
Sqr.m. DENOTES SQUARE METRES.
P DENOTES PROPERTY LINE.
P DENOTES DIRECTION OF OVERLAND FLOW.
P 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 DELTA" NAD83(CRS) 4.0.0.B.C.1.MVRD.
-GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS #19171 AND #19172 (NAD83(CRS) 4.0.0.B.C.1.MVRD).
-ELEVATIONS ARE GEODETIC, SHOWN IN METRES AND DERIVED FROM CITY OF DELTA INTEGRATED MONUMENT NO. 8743171 ELEV. = 12.571m (CVD28GVR2009).
-FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH WATSON AND BARNARD LAND SURVEYING.

PROPERTY:

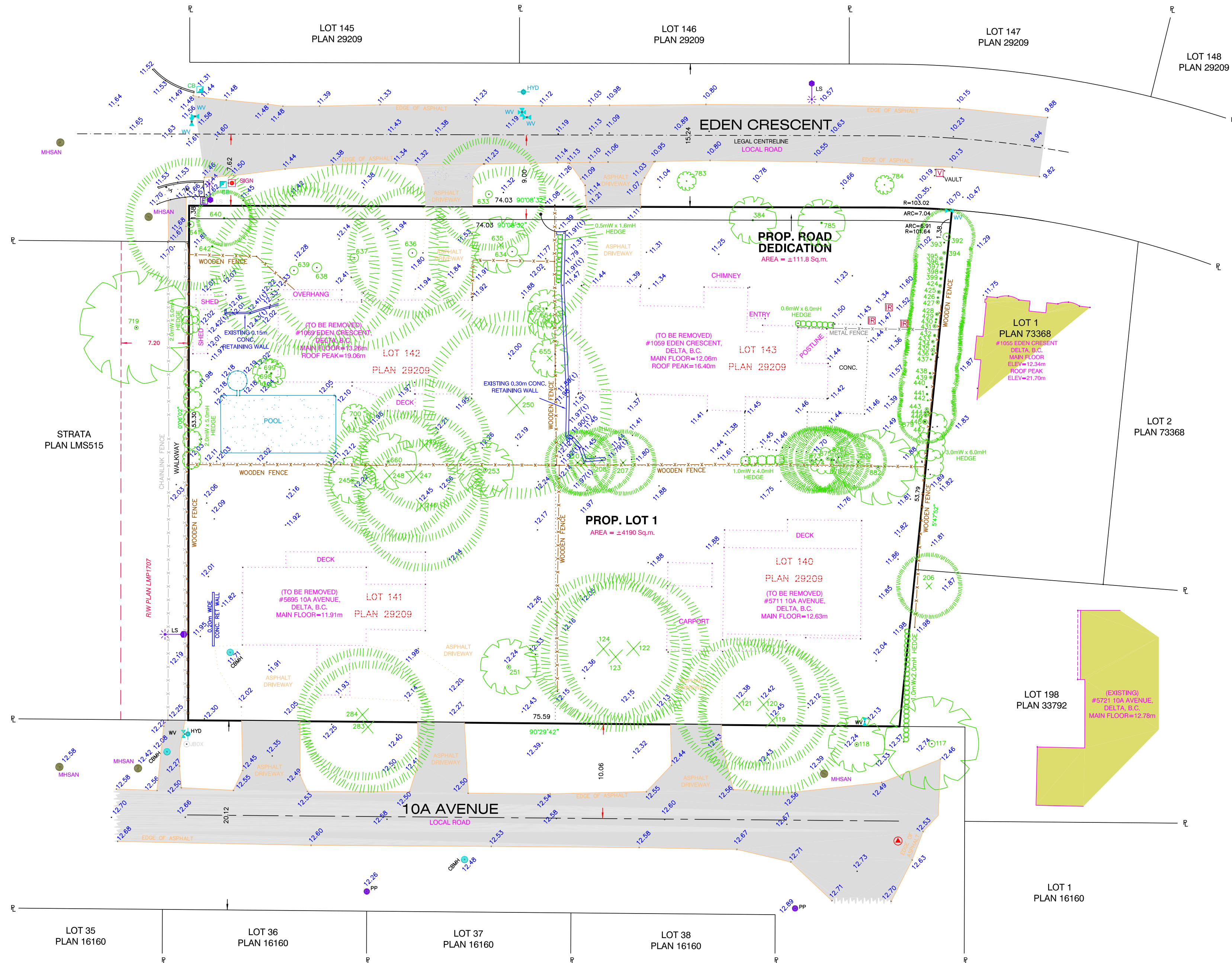
- THIS PLAN IS NOT A BOUNDARY SURVEY.
-LOT DIMENSIONS ARE DERIVED FROM PLAN 29209.
-LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF THE BOUNDARIES.
-OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

DESIGN:

CURRENT ZONING: RS-1

DESIGNER TO CONFIRM ZONING & BUILDING ENVELOPE PRIOR TO DESIGN

WATSON & BARNARD
B.C. LAND SURVEYORS
1824 56th STREET
DELTA, B.C. V4L 2A8
P: 604 943 9433



TREE LIST			
POINT #	TRUNK Ø	TYPE	CROWN Ø
862	0.40	DECD.	8.0
879	0.35	CONF.	7.0
877	0.32	CONF.	7.0
878	0.35	CONF.	7.0
875	0.32	CONF.	7.0
874	0.18	CONF.	7.0
873	0.32	CONF.	7.0
785	0.20	DECD.	5.0
784	0.09	DECD.	2.0
783	0.25	DECD.	2.0
719	0.40	DECD.	12.0
709	0.20	DECD.	3.0
699	0.20	DECD.	3.0
698	0.20	DECD.	3.0
660	0.20	DECD.	6.0
655	(1) 0.14, (1) 0.08	DECD.	4.0
654	0.20	DECD.	4.0
653	0.20	DECD.	4.0
642	0.20	DECD.	14.0
641	0.70	CONF.	14.0
640	0.20	CONF.	6.0
639	0.90	CONF.	18.0
638	1.00	CONF.	18.0
637	0.90	CONF.	20.0
636	0.90	CONF.	14.0
635	(1) 0.15, (1) 0.10	DECD.	6.0
634	1.10	CONF.	18.0
633	0.70	CONF.	12.0
447	0.30	DECD.	6.0
446	0.20	CONF.	6.0
445	0.20	CONF.	6.0
444	0.20	CONF.	6.0
443	0.20	CONF.	6.0
442	0.15	CONF.	6.0
441	0.20	CONF.	6.0
440	0.15	CONF.	6.0
439	0.20	CONF.	6.0
438	0.20	CONF.	6.0
437	0.15	CONF.	6.0
436	0.20	CONF.	6.0
435	0.40	CONF.	6.0
434	(1) 0.15, (1) 0.25	CONF.	6.0
433	(1) 0.15, (1) 0.25	CONF.	6.0
432	0.25	CONF.	6.0
431	0.35	CONF.	6.0
430	0.15	CONF.	6.0
429	0.20	CONF.	6.0
428	0.32	CONF.	6.0
427	0.25	CONF.	6.0
426	0.20	CONF.	6.0
425	0.35	CONF.	6.0
424	0.30	CONF.	6.0
399	0.25	CONF.	6.0
398	0.30	CONF.	6.0
397	0.18	CONF.	6.0
396	0.30	CONF.	6.0
395	0.35	CONF.	6.0
394	0.32	CONF.	6.0
393	0.13	CONF.	6.0
392	0.80	CONF.	6.0
384	0.18	DECD.	5.0
284	0.80	CONF.	14.0
283	1.00	CONF.	14.0
282	(1) 0.20, (1) 0.25	DECD.	6.0
251	0.45	CONF.	6.0
250	0.90	CONF.	20.0
249	0.90	CONF.	14.0
248	0.90	CONF.	14.0
247	0.90	CONF.	14.0
246	0.90	CONF.	14.0
245	0.20	DECD.	5.0
210	0.40	CONF.	7.0
209	0.20	CONF.	7.0
208	0.25	CONF.	7.0
207	0.30	CONF.	7.0
206	0.55	CONF.	7.0
255	1.00	CONF.	20.0
124	1.10	CONF.	16.0
123	0.90	CONF.	16.0
122	1.00	CONF.	16.0
121	0.60	CONF.	14.0
120	0.45	CONF.	14.0
119	0.70	CONF.	16.0
118	(1) 0.15, (1) 0.13	DECD.	6.0
117	(1) 0.15	DECD.	10.0

THIS 3rd DAY OF APRIL, 2025
PRELIMINARY
MARC WALLACE (1049) B.C.L.S.

FILE: 25330FSD2 DATE: 2025/04/16 MAP: DELTA

SEC. 11 TP. 5 NWD

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

Revision
No. Date Revision Notes

Issue
No. Date Issue Notes
A 2025-06-27 Issued for Subdivision, RZ, and DV
B 2025-09-29 Re-Issued for Subdivision, RZ, and DV
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Project

Eden Townhomes

Civic Address

1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

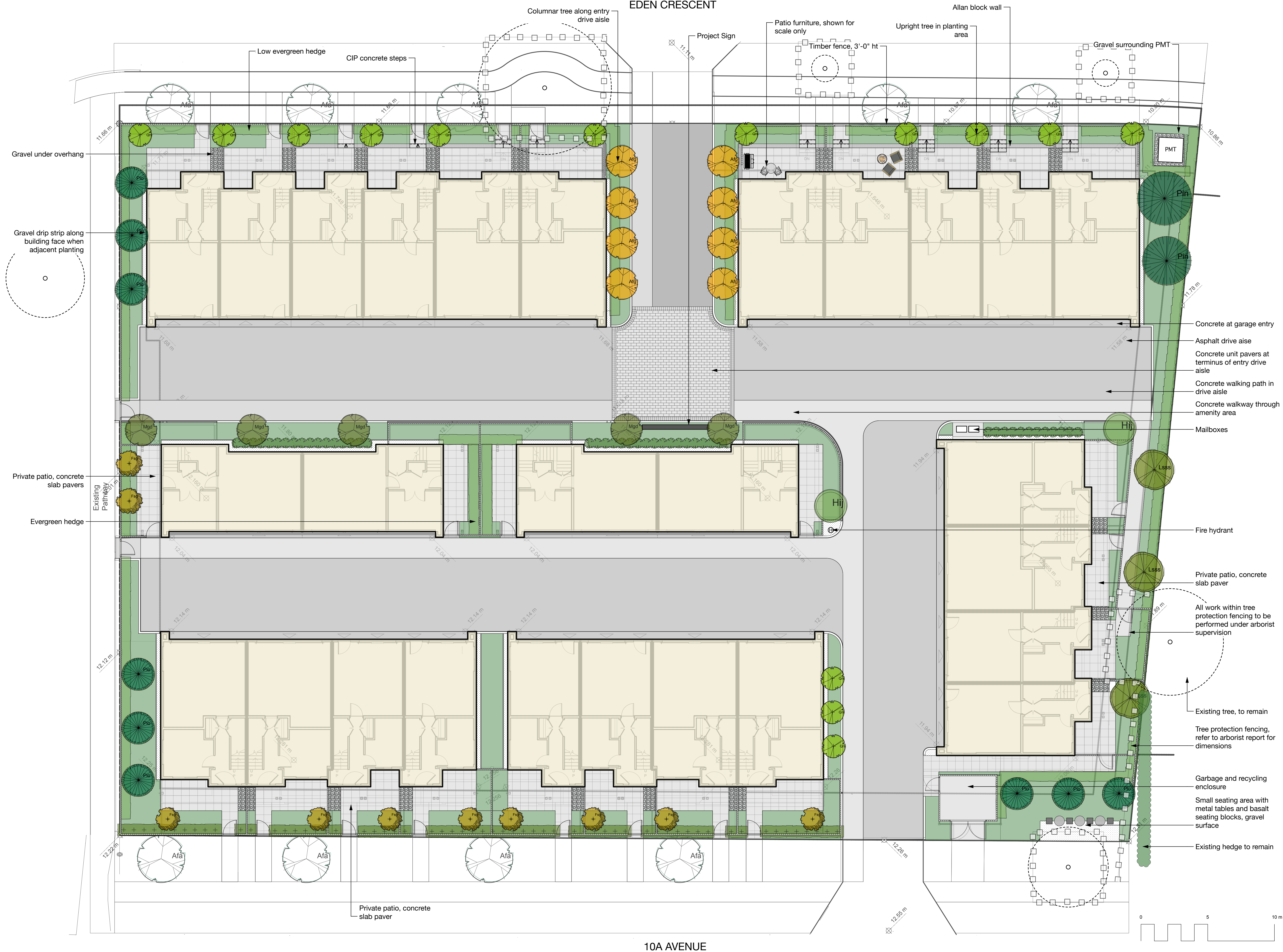
Drawing Title

Survey

Project ID 22511	Scale
Drawn By MG	North
Reviewed By MG	
Date 2025.06.12	Drawing No.
Total Sheets 11	L1.2

NOTE: For reference only.

EDEN CRESCENT



Revision		
No.	Date	Revision Notes
A	2025-06-27	Issued for Subdivision, RZ, and DV
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Project

Eden Townhomes

Civic Address

1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

Drawing Title

Landscape Materials Plan

Project ID 22511	Scale
Drawn By MG	North 
Reviewed By MG	
Date 2025.06.12	Drawing No. L3.1
Total Sheets 11	

Revision		
No.	Date	Revision Notes
A	2025-06-27	Issued for Subdivision, RZ, and DV
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Project

Eden Townhomes

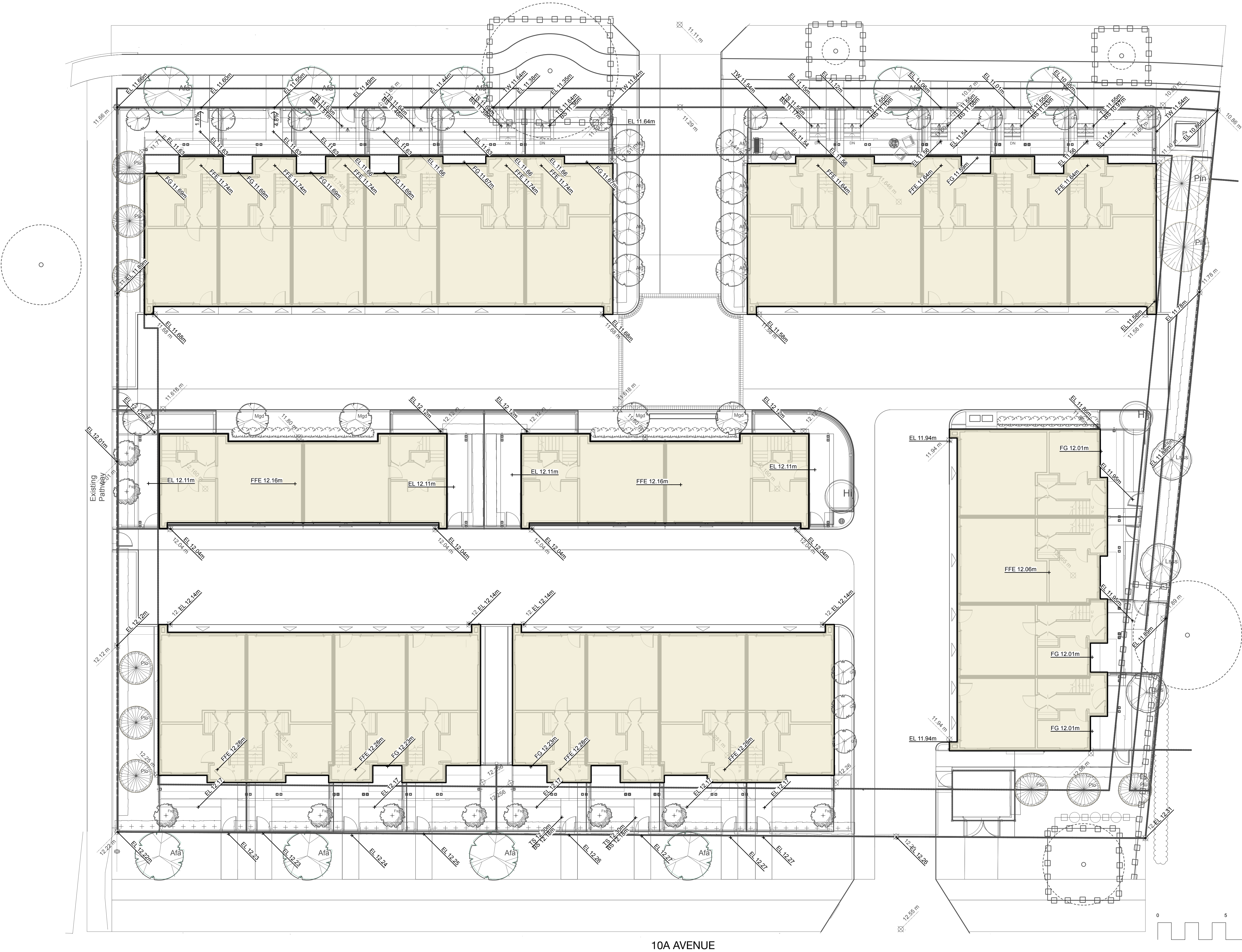
Civic Address

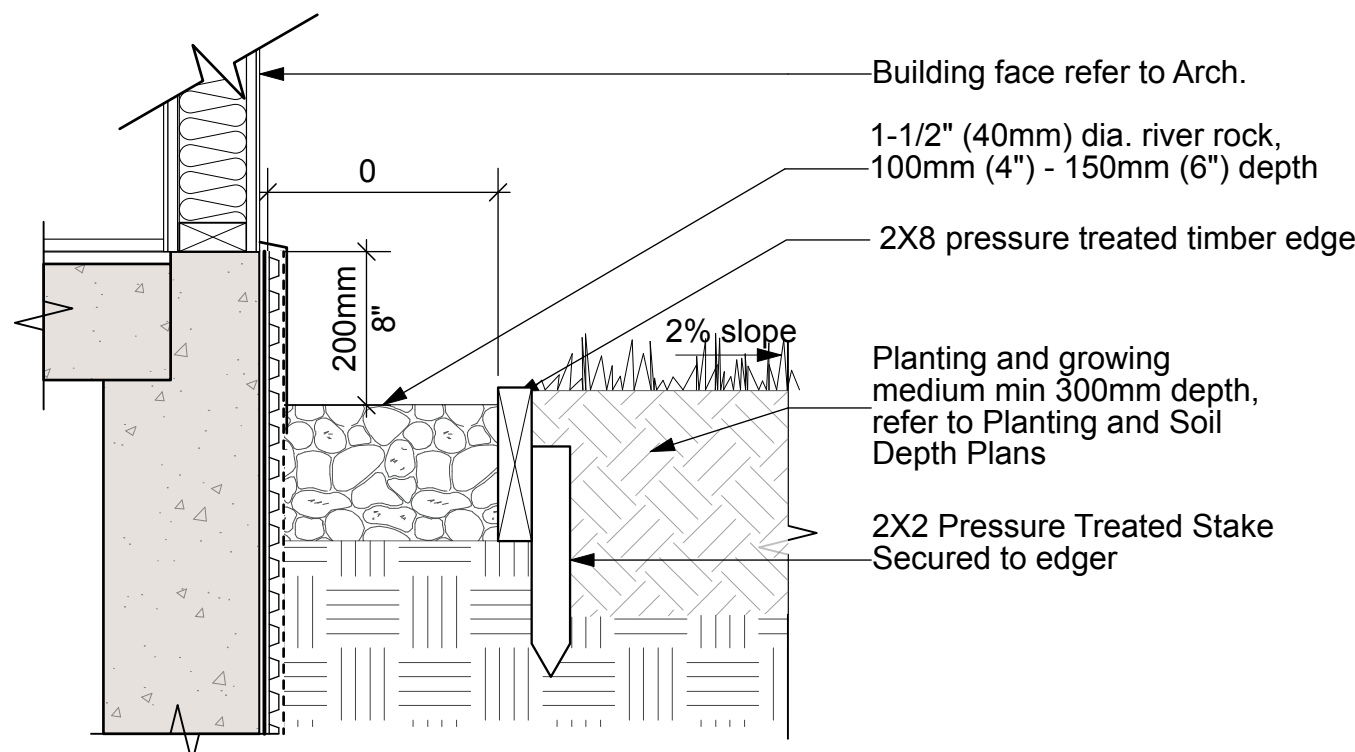
1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

Drawing Title

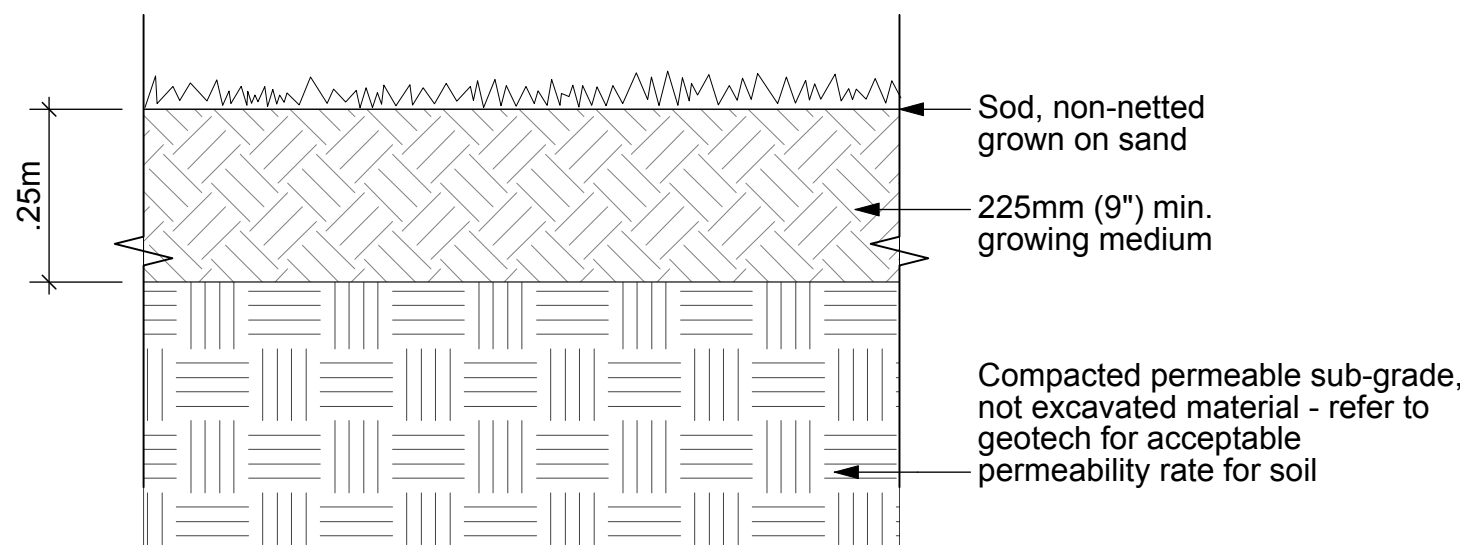
Landscape Grading Plan

Project ID 22511	Scale
Drawn By MG	North
Reviewed By MG	
Date 2025.06.12	Drawing No. L3.2
Total Sheets 11	

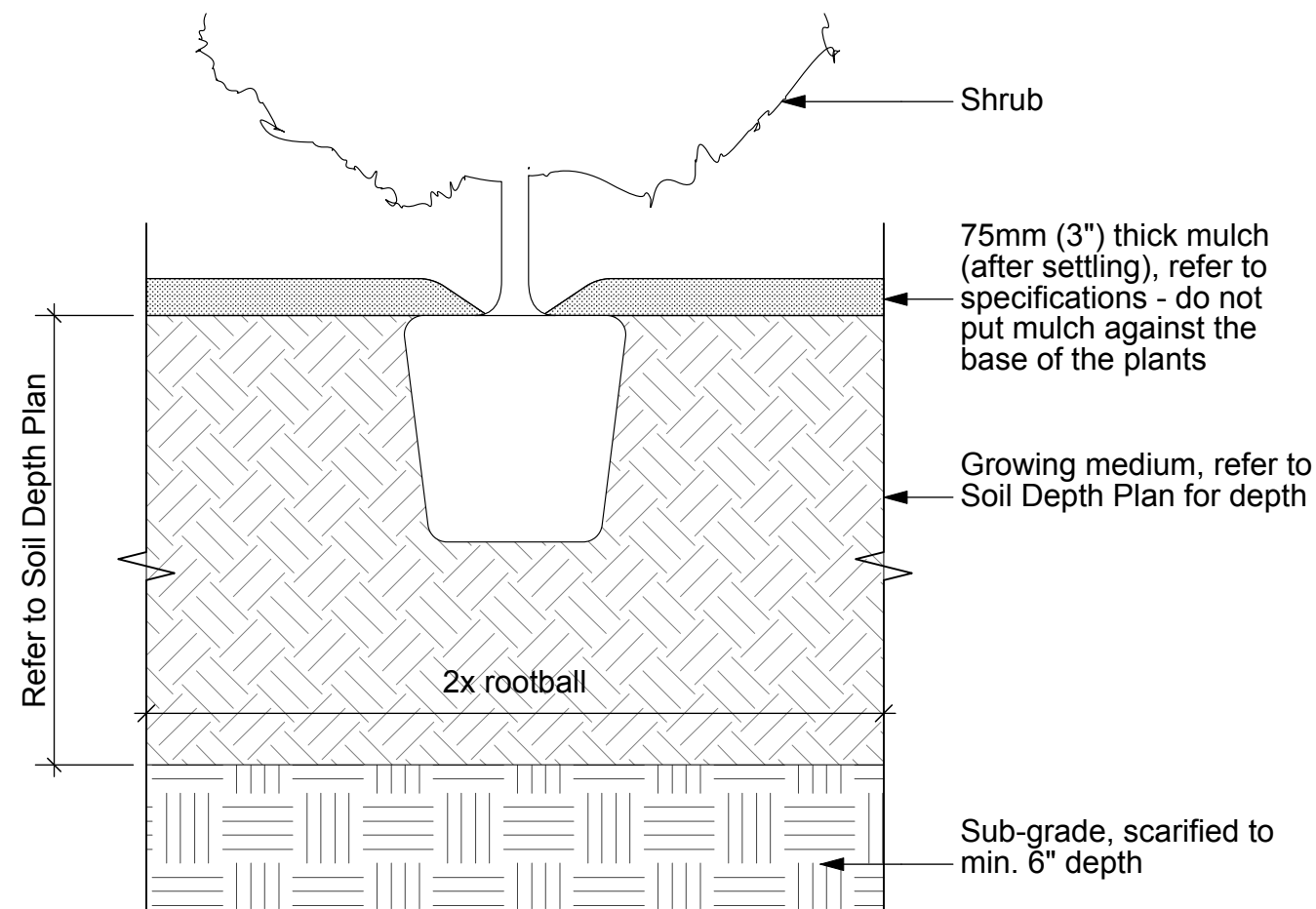




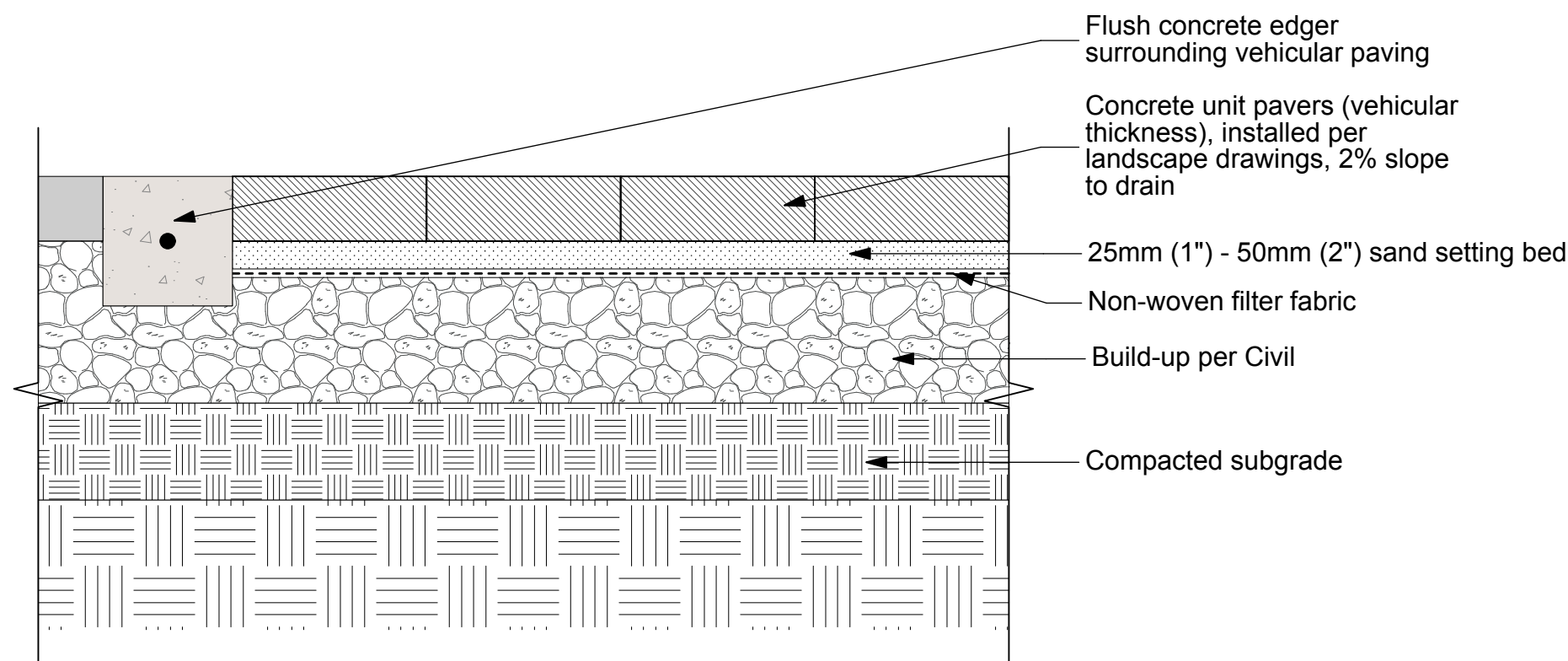
1 DETAIL: Drip Strip
Scale: 1:10



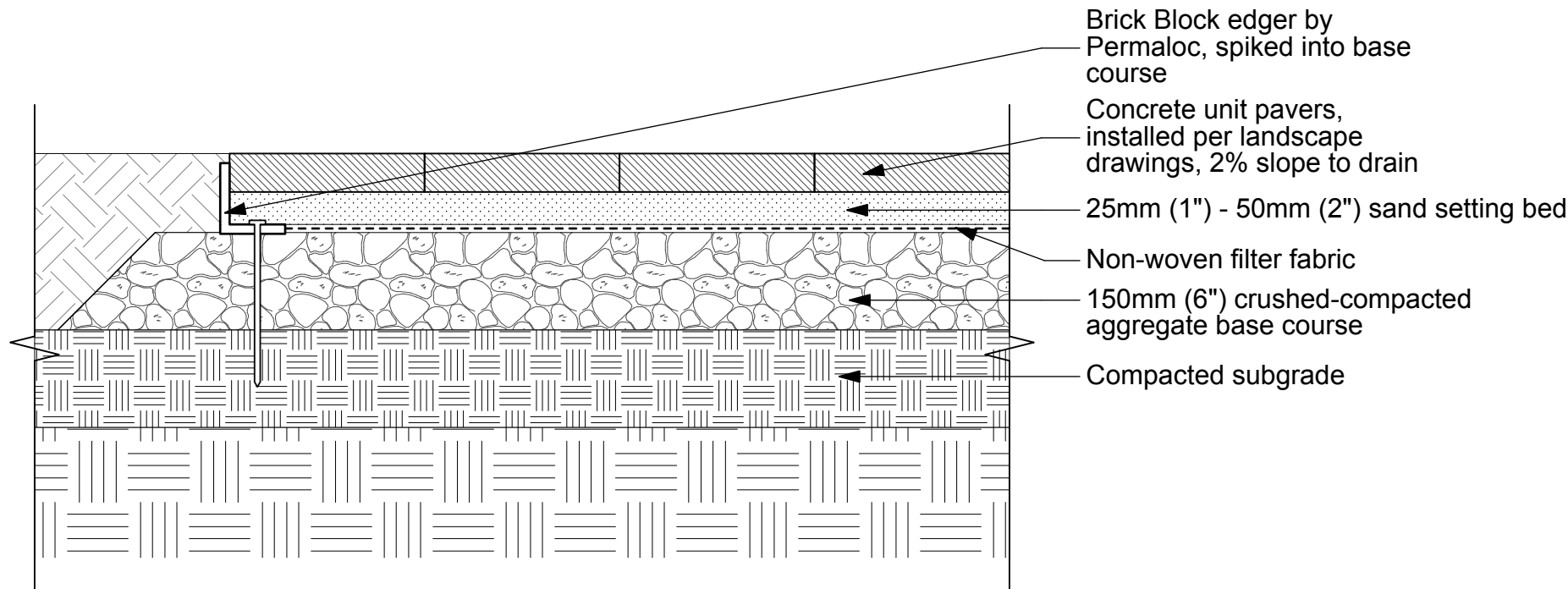
2 DETAIL: Lawn on Grade
Scale: 1:10



3 DETAIL: Shrub Planting
Scale: 1:10

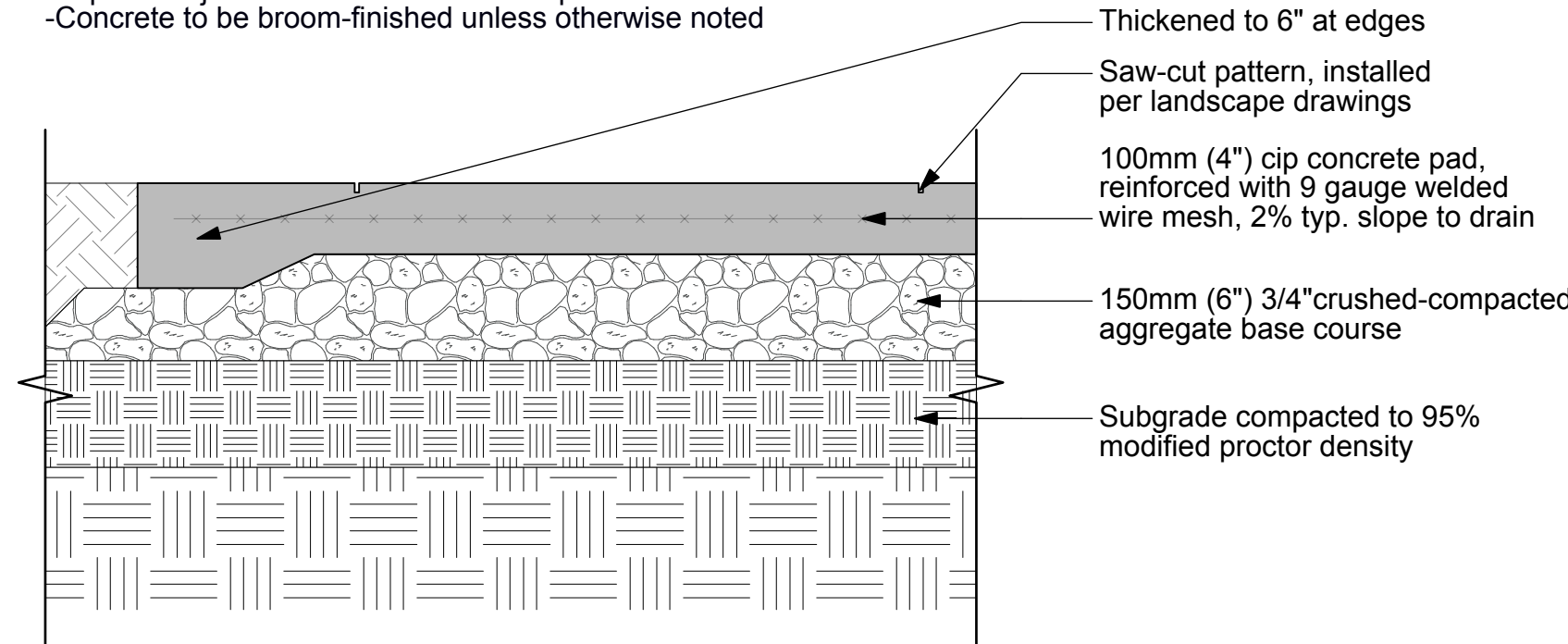


4 DETAIL: Unit Pavers - Vehicular
Scale: 1:10

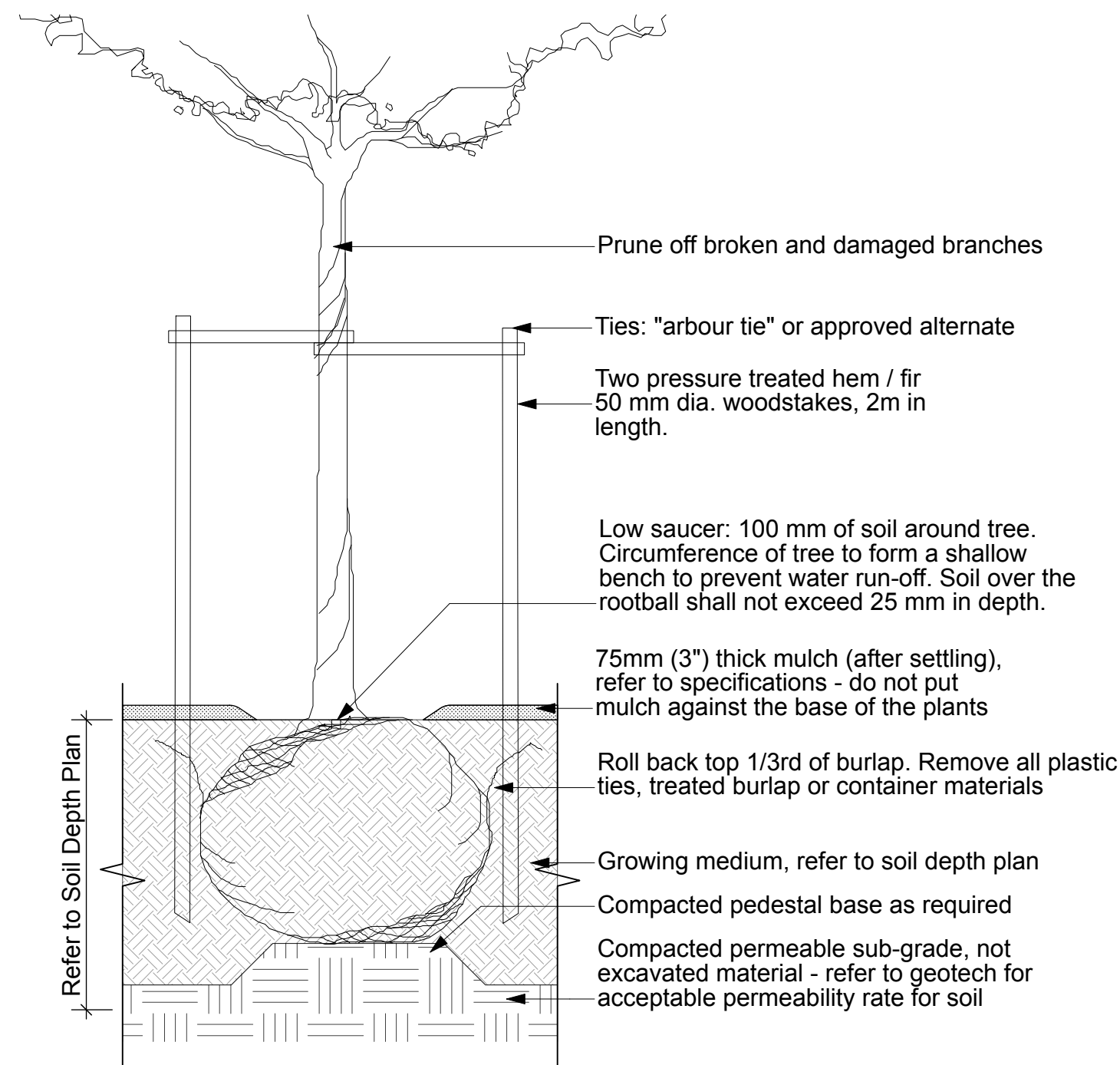


5 DETAIL: Unit Pavers - Pedestrian
Scale: 1:10

NOTE:
-Saw-cuts to be installed per layout plan, completed within 24hrs of pouring the slab
-Control joints to be 1/4 slab depth
-Control joints max 3m OC, as per MMCD
-Expansion joints to be max 9m OC as per MMCD
-Concrete to be broom-finished unless otherwise noted



6 DETAIL: Concrete Paving
Scale: 1:10



Notes:
-Tree Wells in Boulevards Shall Be Connected By A Continuous Soil Trench Of At Least 910mm (36") Depth

7 DETAIL: Tree Planting on Grade
Scale: 1:20

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
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Project

Eden Townhomes

Civic Address

1059 - 1069 Eden Crescent
Tsawwassen, Delta, BC

Drawing Title

Softscape Details

Project ID		Scale
22511		
Drawn By		North
MG		
Reviewed By		
MG		
Date		Drawing No.
2025.06.12		L9.1
Total Sheets		
11		