



TOTAL FRONT YARD AREA:	100%	656 SF	(60.94m ²)
TOTAL FRONT YARD AREA REQUIRED:	50%	328 SF	(30.47m ²)
PROPOSED TOTAL FRONT YARD:	50.9%	334 SF	(31.03m²)

- THE DOCUMENTS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.
- THE GENERAL CONTRACTOR AND SUB-TRADES SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE.
- ANY ERRORS, DISCREPANCIES, OMISSIONS SHALL BE IMMEDIATELY REPORTED TO AWANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE.
- AWANA GROUP DOES NOT WARRANT THAT THE DRAWINGS ARE TO SCALE. THE DRAWINGS SHALL NOT BE SCALED.
- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.

A0.00

PLAN OF TOPOGRAPHY SHOWING PROPOSED SUBDIVISION ON LOT 156, DISTRICT LOT 115, GROUP 2, NEW WESTMINSTER DISTRICT, PLAN 19535

D.L 115 GP. 2 NWD



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

SCALE: 1:250



CIVIC: #5125 WHITWORTH CRESCENT SOUTH, DELTA, B.C.

LEGEND:

- OCM DENOTES CONTROL MONUMENT FOUND.
- OIP DENOTES IRON BAR POST FOUND.
- CB DENOTES CATCH BASIN
- MHSAN DENOTES SANITARY MAN-HOLE
- MHSTM DENOTES STORM MAN-HOLE.
- LB DENOTES LAWN BASIN.
- PP DENOTES POWER POLE.
- HYD DENOTES HYDRANT.
- WV DENOTES WATER VALVE.
- GV DENOTES GAS VALVE.
- GB DENOTES ELECTRICAL BOX.
- LS DENOTES LIGHT STANDARD.
- LS DENOTES DITCH/SWALE.
- WM DENOTES WATER METER.
- xxx DENOTES EXISTING ELEVATION.
- xxx(1) DENOTES EXISTING RETAINING WALL ELEVATION.
- xxx(2) DENOTES PROPOSED ELEVATION.
- Sq.m DENOTES SQUARE METRES.
- P DENOTES PROPERTY LINE.
- DENOTES DIRECTION OF OVERLAND FLOW.

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.BC.1.GVD.
- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 6841 AND 6842 (NAD83(CRS) 4.0.0.BC.1.GVD).
- ELEVATIONS ARE GEODETIC, SHOWN IN METRES AND DERIVED FROM CITY OF DELTA INTEGRATED MONUMENT NO. 6842 ELEV. = 1.100m (C10280/PRO2018).
- FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH WATSON AND BARNARD LAND SURVEYING.

PROPERTY:

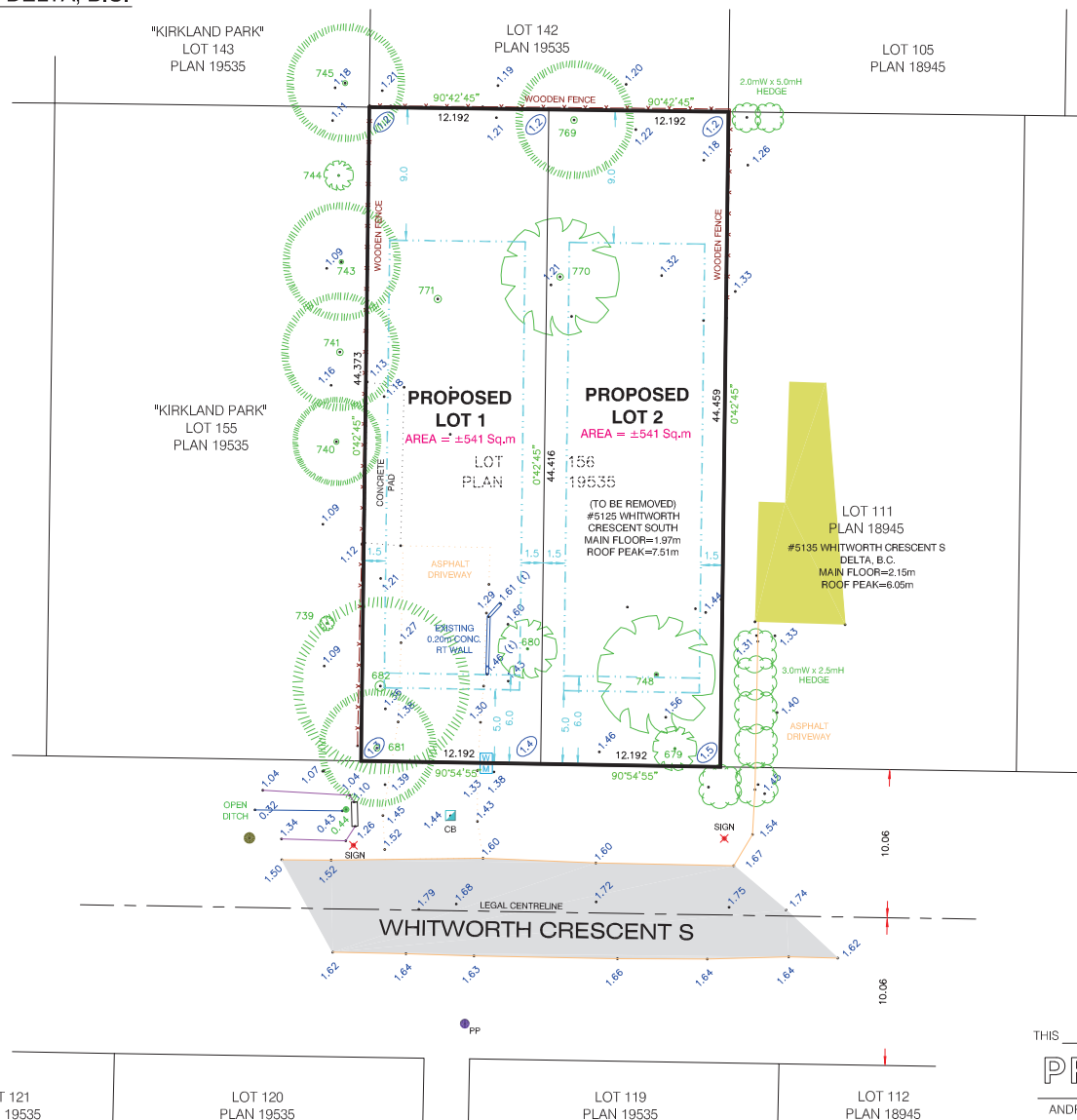
- THIS PLAN IS NOT A BOUNDARY SURVEY.
- LOT DIMENSIONS ARE DERIVED FROM PLAN 19535.
- LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF THE BOUNDARIES.
- OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

DESIGN:

- CURRENT ZONING: RS-1
- PROPOSED ZONING: RS-7
- HOUSE DESIGNER TO CONFIRM ZONING & BUILDING ENVELOPE PRIOR TO DESIGN.

TREE LIST

POINT #	TRUNK Ø	TYPE	CROWN Ø
771		STUMP WITH DIA 0.50	
770	0.45	DECID.	8.0
769	0.45	CONF.	8.0
748	0.30	DECID.	8.0
745	0.35	CONF.	8.0
744	0.10	DECID.	2.0
743	0.30	CONF.	8.0
741	0.45	CONF.	8.0
740	0.35	CONF.	6.0
739	0.10	DECID.	1.0
682	0.70	CONF.	12.0
681	0.40	CONF.	8.0
680	2x0.15	DECID.	4.0
679	0.15	DECID.	3.0



WATSON & BARNARD
B.C. LAND SURVEYORS
1524-56th STREET
DELTA, B.C. V4L 2A8
TEL. 943-9433 FAX 943-0421

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

THIS 24th DAY OF JANUARY, 2023

PRELIMINARY

ANDREW D. JENKINS

(983) B.C.L.S.

FILE: 30936PSD DATE: 2022/02/07 MAP: F-9