

PLAN OF TOPOGRAPHY SHOWING
PROPOSED SUBDIVISION OF
LOT 294, SECTION 26, TOWNSHIP 4,
NEW WESTMINSTER DISTRICT, PLAN 50593

B.C.G.S. 92G.016

CIVIC: #11129 80th AVENUE, DELTA, B.C.

SCALE: 1:250

SEC. 26 TP. 4 N.W.D.

Attachment D
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LEGEND:

- OCM DENOTES CONTROL MONUMENT FOUND.
- OP 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.
- HYD DENOTES HYDRANT.
- WV DENOTES WATER VALVE.
- GV DENOTES GAS VALVE.
- EB DENOTES ELECTRICAL BOX.
- LS DENOTES LIGHT STANDARD.
- LS DENOTES DITCH/SWALE.
- WATER METER.
- EXISTING ELEVATION.
- EXISTING RETAINING WALL ELEVATION.
- 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(CSRS) 4.0.0.BC.1.GVRD).
- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 82H5484 AND 6933 (NAD83(CSRS) 4.0.0.BC.1.GVRD).
- ELEVATIONS ARE GEODETIC, SHOWN IN METRES AND DERIVED FROM CITY OF DELTA INTEGRATED MONUMENT NO. 6933 ELEV. = 81.697m (VD2020/GVRD2018).
- 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 50593.
- 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: RS1
- PROPOSED ZONING: RS5
- HOUSE DESIGNER TO CONFIRM ZONING & BUILDING ENVELOPE PRIOR TO DESIGN

TREE LIST

POINT #	TRUNK Ø (m)	TYPE	CROWN Ø (m)
550	0.40/0.45	CONIFEROUS	6.0
573	CLUSTER	RHODODENDRUM	7.0
574	0.60	STUMP	N/A
633	0.65	STUMP	N/A
637	0.40	CONIFEROUS	8.0
638	0.18	DECIDUOUS	5.0
1591-1595	0.40	CONIFEROUS	8.0

278
PLAN 50593

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PLAN 50593

280
PLAN 50593

281
PLAN 50593

2
PLAN 70239

293
PLAN 50593

PROPOSED LOT A
AREA = ±599.7m²
LOT COVERAGE = ±270 Sq.m.

PROPOSED LOT B
AREA = ±496.7m²
LOT COVERAGE = ±228 Sq.m.

PROPOSED RESIDENCE
AREA = ±228 Sq.m.

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AREA = ±228 Sq.m.

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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 AUGUST, 2019.
Marc Wallace
CP3PWP

MARC WALLACE (1048) B.C.L.S.

FILE: 30097PSD
PLOT: 2025/03/19
MAP: DELTA