

PLAN OF TOPOGRAPHY SHOWING PROPOSED SUBDIVISION ON LOT 2, BLOCK 2, SECTION 13, TOWNSHIP 4, NEW WESTMINSTER DISTRICT, PLAN 16615

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

SCALE: 1:250



CIVIC: #6456 CABELDU CRESCENT, DELTA, B.C.

PID: 010-178-929

THE INTENDED PLOT SIZE OF THIS PLAN IS
580mm IN WIDTH BY 432mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:250 (C 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.
- HYD DENOTES HYDRANT.
- WY DENOTES WATER VALVE.
- GV DENOTES GAS VALVE.
- EB DENOTES ELECTRICAL BOX.
- LS DENOTES LIGHT STANDARD.
- DENOTES DITCH/SWALE.
- DENOTES WATER METER.
- DENOTES EXISTING ELEVATION.
- DENOTES EXISTING RETAINING WALL ELEVATION.
- DENOTES PROPOSED ELEVATION.
- Sq.m. DENOTES SQUARE METRES.
- 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 (GVRD).
- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 82H5396 AND 82H5395 (NAD83(CRS) 4.0.0.BC.1 (GVRD)).
- ELEVATIONS ARE GEODETIC, SHOWN IN METRES AND DERIVED FROM CITY OF DELTA INTEGRATED MONUMENT NO. 8091341 ELEV = 97.2156m (GVD26GVRD2018).
- FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH WATSON AND BARNARD LAND SURVEYING.

PROPERTY:

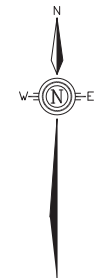
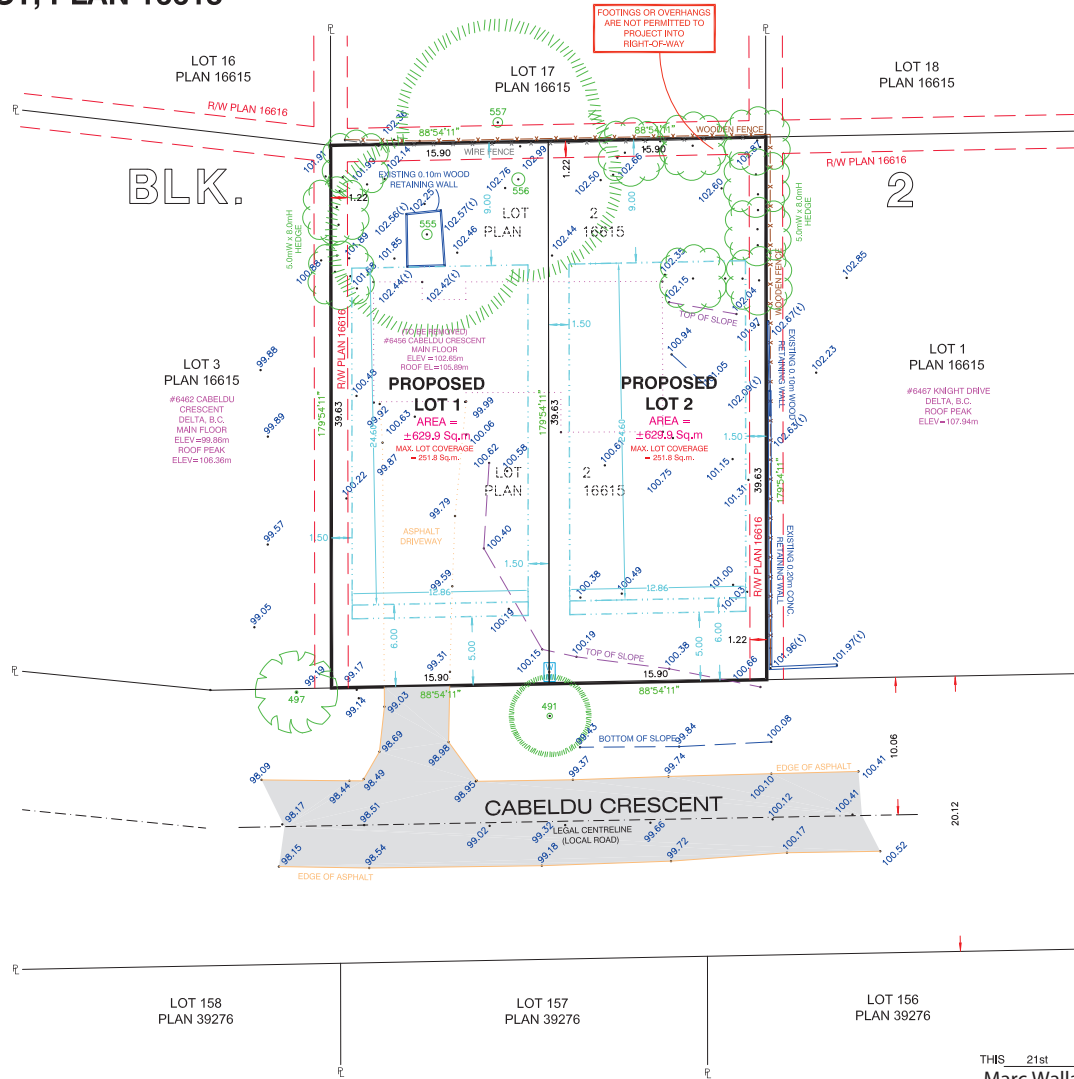
- THIS PLAN IS NOT A BOUNDARY SURVEY.
- LOT DIMENSIONS ARE DERIVED FROM PLAN 16615.
- LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF THE BOUNDARIES.
- OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
- SEE RESTRICTIVE COVENANT ON TITLE: No. 373843E

DESIGN:

- CURRENT ZONING: RS1
- PROPOSED ZONING: RS6
- HOUSE DESIGNER TO CONFIRM ZONING & BUILDING ENVELOPE PRIOR TO DESIGN

TREE LIST			
POINT #	TRUNK O	TYPE	CROWN O
557	0.70	CONIF.	15.0
556	0.95	CONIF.	15.0
555	0.75	CONIF.	15.0
497	0.20	DECID.	6.0
491	0.40	CONIF.	6.0

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



SEC. 13 TP. 4 NWD

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

THIS 21st DAY OF JANUARY, 2025
Marc Wallace
CP3PWP
MARC WALLACE (1048) B.C.L.S.

SERVER:UGSS30360/DWGSP/TP/1268PDS1 - M250 DATANS/1268.dwg 010-178-929 DT

THESE PLANS CONFORM TO BCBC 2024
CONSTRUCTION SHALL FOLLOW LOCAL BUILDING BY-LAWS ALONG WITH THESE PLANS.

CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS AND OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO REVIEW AND VERIFY THE WHOLE PLAN (i.e. ALL LEVELS, DIMENSIONS, STRUCTURAL ADEQUACIES) PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS.

COPYRIGHT RESERVED. ANY VARIATIONS AND MODIFICATIONS TO THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM EPATER DESIGN STUDIO. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EDS AND CAN ONLY BE REPRODUCED WITH EDS'S WRITTEN PERMISSION.

PLEASE NOTE THAT THESE DRAWINGS ARE FOR PERMIT APPLICATION PURPOSES AND NOT INTENDED TO BE ISSUED FOR CONSTRUCTION UNTIL APPROVED BY CITY.



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Design@epaterdesignstudio.com

www.epaterdesignstudio.com



REZONING & SUBDIVISION

6456 CABELDU CRES
DELTA

Date JULY 6, 2025

Designed by KK

SITE PLAN

A1

Scale 1/8" = 1'/0"

CIVIC ADDRESS: 6456 CABELDU CRES

DELTA

V4E 1R3

PID: 010-178-929

EXISTING ZONE: RS-1
PROPOSED ZONE: RS6

LOT 2, BLOCK 2, PLAN NWP16615, SECTION 13, TOWNSHIP 4, NEW WESTMINSTER LAND DISTRICT

LOT 1

LOT 1 AREA: 630.117 SQ.MT. / 6782.52 SQ.FT.

PERMITTED SITE COVERAGE (40% OF LOT AREA): 2713 sq.ft.
PROPOSED SITE COVERAGE: 2235.87 sq.ft.

PERMITTED FSR (lot area x floor space ratio of 0.5) : 3391.26 sq.ft.
PROPOSED FSR: 2960 sq.ft.

MAXIMUM HEIGHT: 9.5 MT. TO ROOF RIDGE OF A PITCHED ROOF

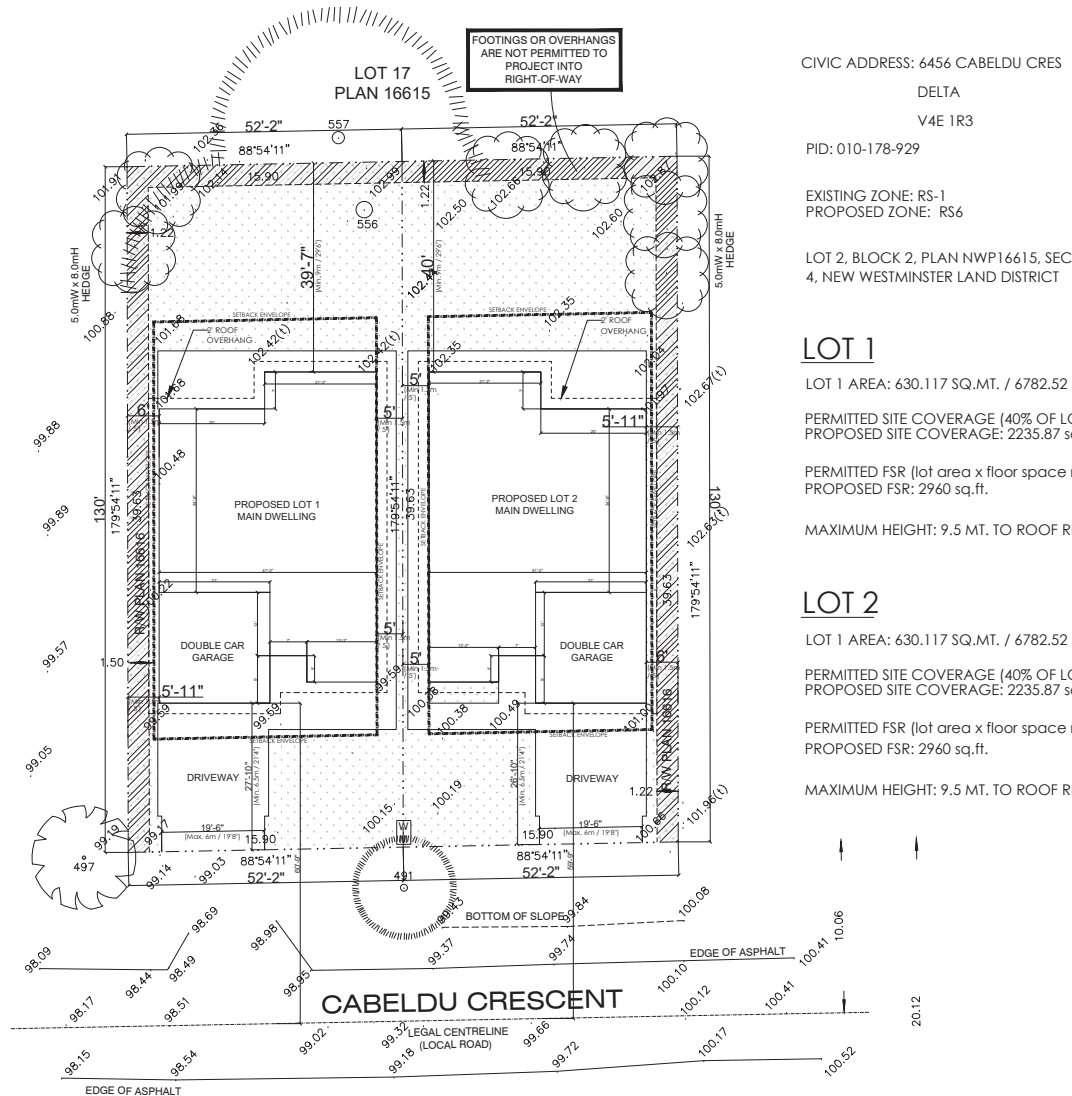
LOT 2

LOT 1 AREA: 630.117 SQ.MT. / 6782.52 SQ.FT.

PERMITTED SITE COVERAGE (40% OF LOT AREA): 2713 sq.ft.
PROPOSED SITE COVERAGE: 2235.87 sq.ft.

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PL