PLAN OF TOPOGRAPHY OVER LOT 1, DISTRICT LOT 56, GROUP 2, NEW WESTMINSTER DISTRICT, PLAN 18933

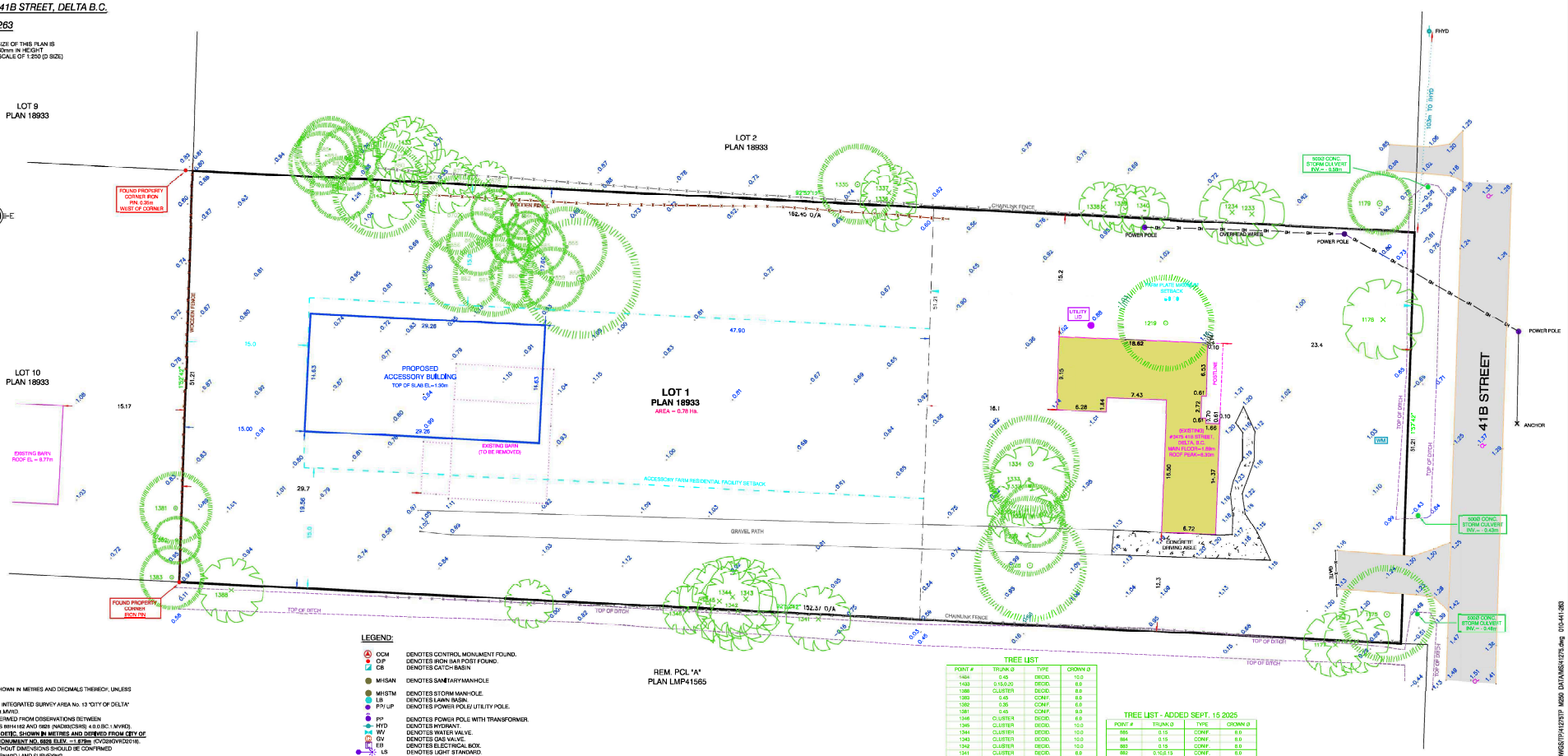
B.C.G.S. 92G.005

SCALE: 1:250

CIVIC: #3475 41B STREET, DELTA B.C.

PID: 010-441-263

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)



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.MVRD.
-GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 88H1192 AND 6828 (NAD83(CSRS) 4.0.0.BC.1.MVRD).
-ELEVATIONS ARE GEODETIC, SHOWN IN METRES AND DERIVED FROM CITY OF DELTA INTEGRATED MONUMENT NO. 6828 ELEV. = 1.879m (CVD2005VRD2016).
-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 18933
-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: A-1

DESIGNER TO CONFIRM ZONING & BUILDING ENVELOPE PRIOR TO DESIGN

LEGEND:

CCM	DENOTES CONTROL MONUMENT FOUND.
O/P	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.
	DENOTES DITCH/SWALE.
W	DENOTES WATER METER.
XX.XX	DENOTES EXISTING ELEVATION.
XX.XX(L)	DENOTES EXISTING RETAINING WALL ELEVATION.
(XX.XX)	DENOTES PROPOSED ELEVATION.
Sq.m.	DENOTES SQUARE METRES.
P	DENOTES PROPERTY LINE.
	DENOTES DIRECTION OF OVERLAND FLOW.
	DENOTES SIGN.

TREE LIST

POINT #	TRUNK Ø	TYPE	CROWN Ø
1464	0.45	DECID.	10.0
1463	0.15,0.20	DECID.	8.0
1386	CLUSTER	DECID.	8.0
1383	0.45	CONF.	8.0
1382	0.35	CONF.	6.0
1381	0.45	CONF.	9.0
1346	CLUSTER	DECID.	6.0
1345	CLUSTER	DECID.	10.0
1344	CLUSTER	DECID.	10.0
1343	CLUSTER	DECID.	10.0
1342	CLUSTER	DECID.	10.0
1341	CLUSTER	DECID.	8.0
1340	0.30	DECID.	6.0
1339	0.09,15	DECID.	6.0
1338	0.07,0.12,0.09	DECID.	6.0
1337	CLUSTER	DECID.	7.0
1336	0.35	DECID.	7.0
1335	0.60	CONF.	10.0
1334	0.60	CONF.	12.0
1333	0.30	CONF.	10.0
1332	0.30	DECID.	10.0
1331	0.30	CONF.	8.0
1330	0.20	DECID.	6.0
1329	0.25	CONF.	10.0
1328	0.65	CONF.	14.0
1234	CLUSTER	DECID.	6.0
1233	CLUSTER	DECID.	8.0
1219	0.60	CONF.	12.0
1179	0.80	CONF.	8.0
1178	CLUSTER	DECID.	10.0
1177	CLUSTER	DECID.	8.0
1176	CLUSTER	DECID.	8.0
1175	0.01	CONF.	12.0

TREE LIST - ADDED SEPT. 15 2025

POINT #	TRUNK Ø	TYPE	CROWN Ø
885	0.15	CONF.	8.0
884	0.15	CONF.	8.0
883	0.15	CONF.	8.0
882	0.10,0.15	CONF.	8.0
881	0.20	DECID.	8.0
880	0.15	DECID.	8.0
879	0.10,0.15,0.20,0.2	DECID.	8.0
878	0.10,0.15	DECID.	5.0
874	0.1,0.2 ,0.20 (M)	DECID.	6.0
875	0.40	CONF.	12.0
872	0.1,0.2 ,0.20 (M)	DECID.	8.0
871	0.10 (0.05,1)	DECID.	4.0
870	0.30,0.40	CONF.	10.0
869	0.40	CONF.	6.0
868	0.05	CONF.	5.0
867	0.40	CONF.	6.0
866	0.40	CONF.	10.0
865	(0)0.25	CONF.	7.0
864	0.30	CONF.	5.0
863	0.40	CONF.	8.0
862	0.15 (0)0.30	CONF.	10.0
861	0.30,0.40	CONF.	10.0
860	0.40	CONF.	8.0
859	0.25,0.20	CONF.	8.0
858	0.70	CONF.	15.0

PROPOSED ACCESSORY BUILDING
ADDED OCTOBER 22 2025 (MW)
ADDITIONAL TREES SURVEYED 2025-08-15

THIS 28th DAY OF JANUARY , 2025

MARC WALLACE (1048) 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

FILE: 41038TP2 DATE: 2025/10/22 MAP: DELTA

S:\SRVS\UC\B5412\TRDWGS\TP41275\TP M250 DATA\M5412\75.dwg 010-441-263