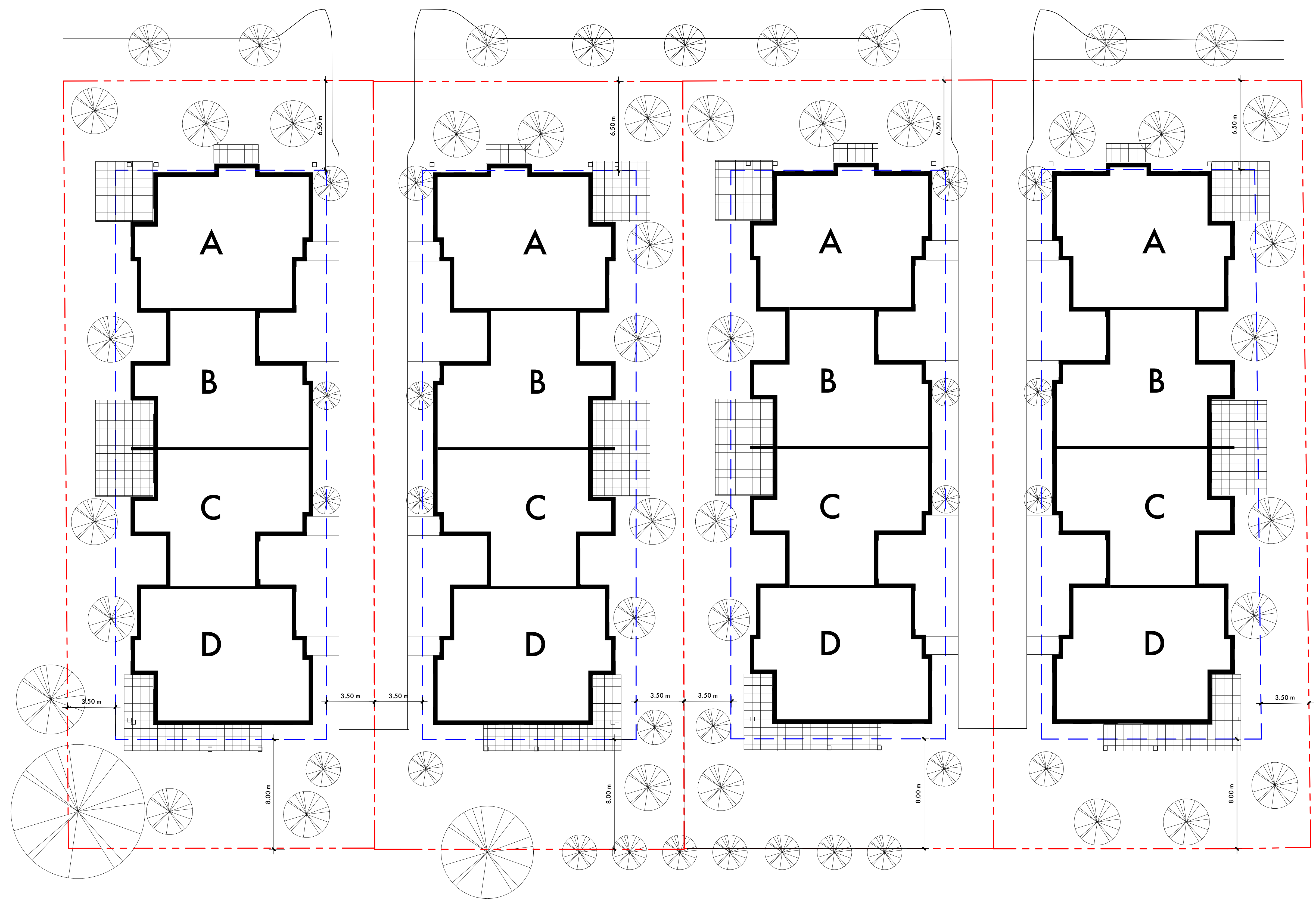


8A AVENUE



**LOT 4**

Lot Area : 1250m<sup>2</sup>  
Lot Coverage : 43.5%  
Impermeable Area : 52 %

**LOT 3**

Lot Area : 1263m<sup>2</sup>  
Lot Coverage : 43%  
Impermeable Area : 52%

**LOT 2**

Lot Area : 1265m<sup>2</sup>  
Lot Coverage : 43 %  
Impermeable Area : 52 %

**LOT 1**

Lot Area : 1296m<sup>2</sup>  
Lot Coverage : 42%  
Impermeable Area : 52 %

REVISIONS

No. Date Notes

DRAWING ISSUES

No. Date Notes

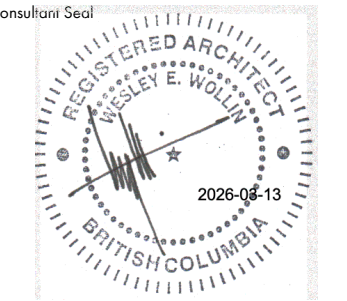
Project ID  
2406 8ATTWN

Drawn By  
ND

Checked By  
WW

Date  
2026-01-22

Plot Date  
2026-03-12 1:47:17 PM



Project Title

**8A AVENUE  
MULTIPLEX  
HOUSING**  
5140 8A Avenue + 809 51 Street,  
Delta, BC

Sheet Title

**SITE PLAN**

Scale  
1 : 150

Sheet No.

**A100**

PLAN OF TOPOGRAPHY OVER LOTS 6 & 7, PLAN 86197 AND  
A PORTION OF ROAD SHOWN ON PLANS NWP18734 AND  
NWP86197, ALL OF SECTION 10, TOWNSHIP 5,  
NEW WESTMINSTER DISTRICT

CIVIC ADDRESSES: #5140 8A AVENUE, DELTA, B.C.  
#809 51 STREET, DELTA, B.C.  
PART 51 STREET, DELTA, B.C.

SCALE: 1:250

ALL DIMENSIONS ARE METRIC UNLESS SHOWN OTHERWISE  
BEARINGS ARE GRID, DERIVED FROM OCM# 8874 AND 8990  
ELEVATIONS ARE GEODESIC, SHOWN IN METRES AND DERIVED FROM OCM# 8874 ELEV. = 25.69m

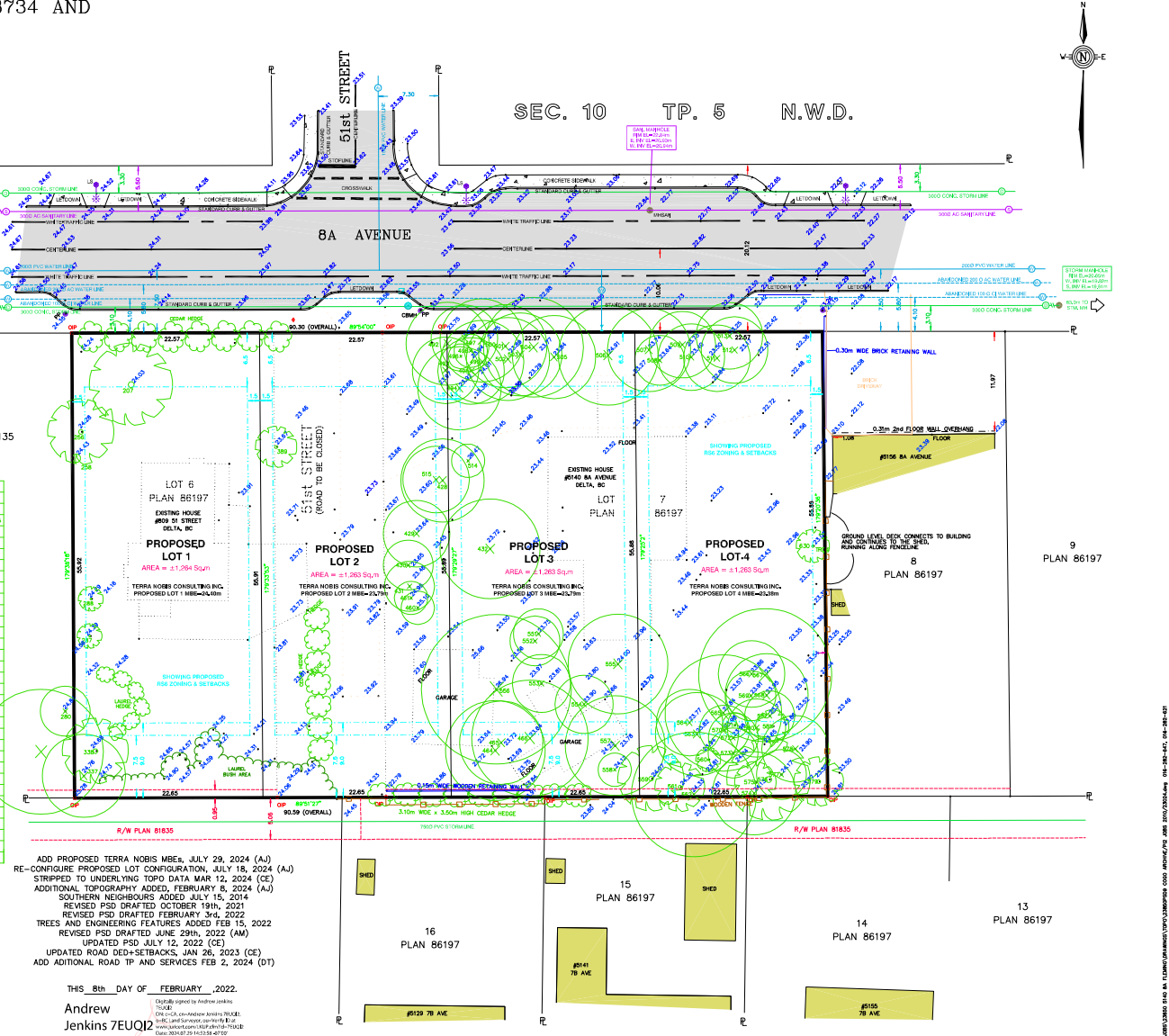
NOTE: BOUNDARY DIMENSIONS AND AREAS ARE SUBJECT TO CHANGE UPON RE-SURVEY

DL DENOTES PROPERTY LINE  
Sq.m. DENOTES SQUARE METRES

- LEGEND**
- OCM DENOTES CONTROL MONUMENT FOUND.
  - OIP DENOTES IRON BAR POST FOUND.
  - CB DENOTES CATCHBASIN.
  - SANLHM DENOTES SANITARY SEWER MANHOLE.
  - STLHM DENOTES STORM SEWER MANHOLE.
  - LB DENOTES LAWN BASIN.
  - HYD DENOTES POWERPOLE.
  - HYD DENOTES HYDRANT.
  - MV DENOTES WATER VALVE.
  - DV DENOTES GAS VALVE.
  - EB DENOTES ELECTRICAL BOX.
  - LSL DENOTES LIGHT STANDARD.
  - DL DENOTES DITCH/SWALE.
- TOTAL SITE AREA: 45505 Sq.m.  
CURRENT ZONING IS R1

TREE LIST			
POINT #	TRUNK Ø (m)	TYPE	TAG #
428	1.00	CONIFEROUS	729
429	0.85	CONIFEROUS	732
432	0.30	CONIFEROUS	733
431	0.30	CONIFEROUS	734
432	1.30	CONIFEROUS	731
480	0.30	CONIFEROUS	736
481	0.30	CONIFEROUS	735
484	0.80	CONIFEROUS	741
485	0.70	CONIFEROUS	741
486	1.50	CONIFEROUS	740
492	0.75	CONIFEROUS	726
493	0.40	CONIFEROUS	727
494	0.70	CONIFEROUS	728
495	0.40	CONIFEROUS	718
496	0.20	CONIFEROUS	723
497	0.45	CONIFEROUS	725
498	0.28	CONIFEROUS	724
499	(2) 0.25	CONIFEROUS	722
500	0.45	CONIFEROUS	720
501	0.45	CONIFEROUS	721
502	0.45	CONIFEROUS	719
503	0.50	CONIFEROUS	719
504	0.70	CONIFEROUS	717
505	0.70	CONIFEROUS	716
506	0.75	CONIFEROUS	715
507	0.60	CONIFEROUS	714
508	0.40	CONIFEROUS	713
509	0.50	CONIFEROUS	712
510	0.50	CONIFEROUS	711
511	0.50	CONIFEROUS	710
512	0.55	CONIFEROUS	709
513	0.55	CONIFEROUS	708
514	0.25	CONIFEROUS	730
515	1.50	CONIFEROUS	729
551	0.85	CONIFEROUS	737
207	0.70	MAPLE	802
209	(2) 0.40	BROOK	801
256	(4) 0.30	MAPLE	803
258	1.00	STAMP	N/A
280	0.40	CEDAR	815
282	0.60	CONIFEROUS	814
287	0.25	APPLE	806
288	0.20	APPLE	805
337	0.70	CEDAR	808
338	0.50	ALDER	809
389	0.20	DECIDUOUS	801

TREE LIST			
POINT #	TRUNK Ø (m)	TYPE	TAG #
502	0.85	CONIFEROUS	6.0 737
553	0.80	CONIFEROUS	7.0 738
554	(2) 0.70	CONIFEROUS	7.0 746/745
555	0.80	CONIFEROUS	12.0 747
556	2.70	CONIFEROUS	18.0 738
557	1.20	CONIFEROUS	12.0 742
558	0.40	CONIFEROUS	4.0 743
559	1.40	DECIDUOUS	8.0 744
560	0.20	DECIDUOUS	3.0 ----
561	0.40	DECIDUOUS	6.0 749
562	1.80	CONIFEROUS	15.0 750
563	0.30	CONIFEROUS	10.0 751
564	1.00	CONIFEROUS	8.0 752
565	0.50	CONIFEROUS	14.0 753
566	0.50	CONIFEROUS	8.0 759
567	0.95	CONIFEROUS	16.0 768
568	0.95	CONIFEROUS	10.0 765
569	0.40	CONIFEROUS	6.0 767
570	0.50	CONIFEROUS	5.0 755
571	0.20	CONIFEROUS	3.0 754
572	0.25	CONIFEROUS	6.0 759
573	0.30	CONIFEROUS	6.0 757
574	1.00	CONIFEROUS	10.0 758
575	0.20	DECIDUOUS	8.0 769
576	0.25	DECIDUOUS	10.0 760
577	0.35	CONIFEROUS	6.0 763
578	0.85	CONIFEROUS	8.0 762
579	(10) 0.15	DECIDUOUS	6.0 770
580	0.95	CONIFEROUS	7.0 764
581	(10) 0.10, 0.15	DECIDUOUS	4.0 763
582	0.25	CONIFEROUS	6.0 765
583	(2) 0.18, 0.15	DECIDUOUS	5.0 772
630	0.40	DECIDUOUS	4.0 774



ADD PROPOSED TERRA NOBIS MBEs, JULY 29, 2024 (AJ)  
RE-CONFIGURE PROPOSED LOT CONFIGURATION, JULY 18, 2024 (AJ)  
STRIPED TO UNDERLYING TOP DATA MAR 12, 2024 (CE)  
ADDITIONAL TOPOGRAPHY ADDED, FEBRUARY 8, 2024 (AJ)  
SOUTHERN NEIGHBOURS ADDED JULY 15, 2014  
REVISED PSD DRAFTED OCTOBER 19TH, 2021  
REVISED PSD DRAFTED FEBRUARY 3rd, 2022  
TREES AND ENGINEERING FEATURES ADDED FEB 15, 2022  
REVISED PSD DRAFTED JUNE 29th, 2022 (AM)  
UPDATED PSD JULY 12, 2022 (CE)  
ADDITIONAL ROAD DEB+SETRUCKS, JAN 26, 2023 (CE)  
ADD ADDITIONAL ROAD TP AND SERVICES FEB 2, 2024 (D1)

THIS 8th DAY OF FEBRUARY, 2022.  
Andrew Jenkins 7EUQJ  
ANDREW D. JENKINS (983) B.C.L.S.

WATSON & BARNARD  
B.C. LAND SURVEYORS  
1524 - 50th STREET  
DELTA, B.C. V9L 2A8  
TEL: 604-943-7443 FAX: 604-943-2421

FILE#: 23860FS010  
PLOT: 2024/07/28  
MAP: B-9(S)