

REVISIONS

DATE	DESCRIPTION
1 2022.02.18	ISSUED FOR CLIENT REVIEW
2 2022.03.09	ISSUED FOR CLIENT REVIEW
3 2022.05.26	ISSUED FOR DP
4 2022.08.05	RE-ISSUED FOR DP

SANDHILL
BROOKSWOOD
TOWNHOUSE

20800 40th AVENUE
LANGLEY, BC

title
SITE PLAN

scale 1 : 250

date 2022.02.18

drawn JJ checked GK

job no. 2140

sheet no. A1.00

seal

2022-08-05 9:44:01 AM

Drawings are to be read in
conjunction with each other, any
discrepancies found on any drawings
are to be reported to the architect
before commencing work.

Contractors are responsible to
ensure that all work is executed to
the requirements of the latest
edition of the B.C. Building Code.

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LOCATION MAP

PROJECT SYNOPSIS

CIVIC ADDRESS: 20800 40TH AVE. LANGLEY BC
LEGAL DESCRIPTION: LOT 1, SECTION 36, TOWNSHIP 7, NEW WEST DISTRICT, PLAN NWP70279 PART SW
1/4, EXCEPT PLAN LMP29489.

ZONING

CURRENT: SR-1
PROPOSED: TBD

SITE INFORMATION

GROSS SITE AREA: 40,463 SQ.FT
ROAD DEDICATION: 9,894 SQ.FT.

NET SITE AREA: 30,596 SQ.FT. [0.70 Acre]
2,842.46 SQ.M [0.28 Ha]

UPA - NET SITE: 22.78 (16 UNITS)
UPH - NET SITE: 56.29 (16 UNITS)
FSR - NET SITE: 0.86

LOT COVERAGE: (16 UNITS) = 39%

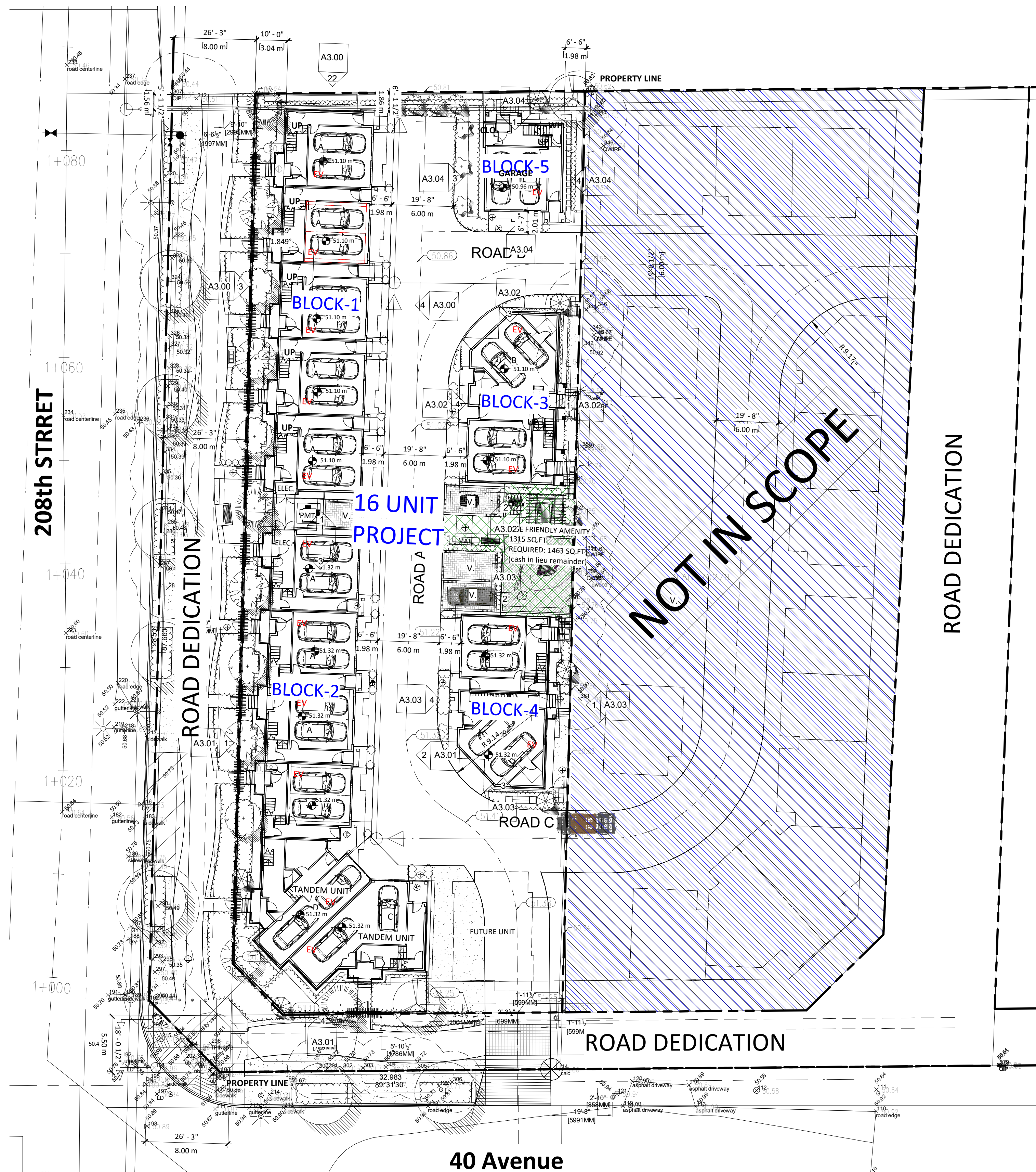
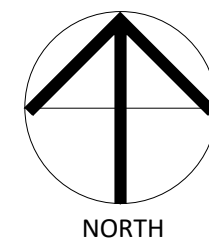
PARKING REQUIREMENTS:

REQUIRED:

2 SPACES PER DWELLING = 14 DWELLING x 2 = 28
2.3 SPACES PER TANDEM = 2 TANDEM x 2.3 = 4.6
1 SPACE (VISITOR) PER 5 DWELLING = 16 DWELLING/5 = 3.2
TOTAL REQUIRED = 36 SPACES
TOTAL PROVIDED = 35 SPACES
(note: cash-in-lieu for 1 space to be applied)

EV CHARGING REQUIREMENTS:

REQUIRED: 1 SPACE PER DWELLING = 16
PROVIDED: 16



1 SITE PLAN
1 : 250