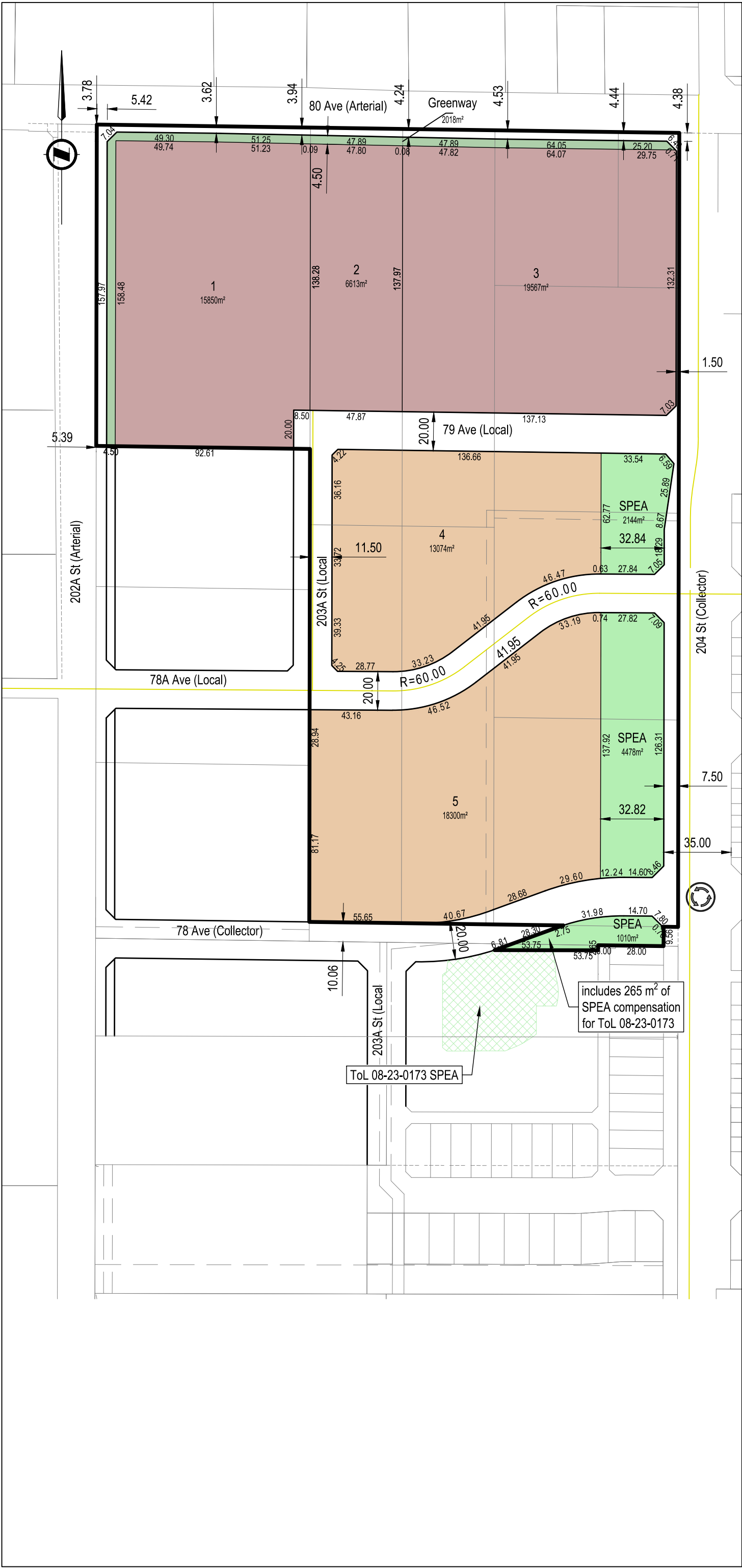




LEGEND

- Subject Assembly
- Streamside Protection and Enhancement Area (SPEA)
- Greenway
- Apartment (CD)
- Townhouse (CD)
- Proposed Roundabout

SITE STATISTICS

PID	Address
000-559-199	20315 78 Ave
002-346-541	20323 78 Avenue
007-105-193	7831 204 St
007-105-029	7843 204 St
003-413-519	7950 202A St
001-886-771	20320 80 Ave
002-806-894	20340 80 Ave
001-637-924	20360 80 Ave
009-217-525	20388 80 Ave
010-734-813	7849 204 St

NOTES

- Subject site based on topographic survey. Off-site properties from Township of Langley Open data.
- Layout for conceptual use only and subject to review by Township of Langley.
- Proposed layout requires plan amendment to Yorkson and Latimer Neighbourhood Plans.
- Proposes relocation of on-site Class B watercourses to 204 Street SPEA Area. WSA approval required.
 - Required SPEA area is 7631.40 sq.m., based on QEP assessment, and assumes proposing upsizing of trees and increasing monitoring and maintenance program for the habitat for 5 years.
 - Provided SPEA area is 7631.94 sq.m. Subject to review by QEP.

FOR SUBMISSION

DATE	#	REVISION	INITIAL
2023.08.01	0	Layout created	CM

SKETCH 1

Conceptual Layout
78 Avenue and 204 Street
Township of Langley, BC

DATE: August 1, 2023
PREPARED FOR: Qualico/Streetside, Zenterra, Gramercy
SCALE: 1 : 2000 @ 11" X 17"
McE PROJECT: 2111-06253-00
MUN. PROJECT:

McElhanney
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050