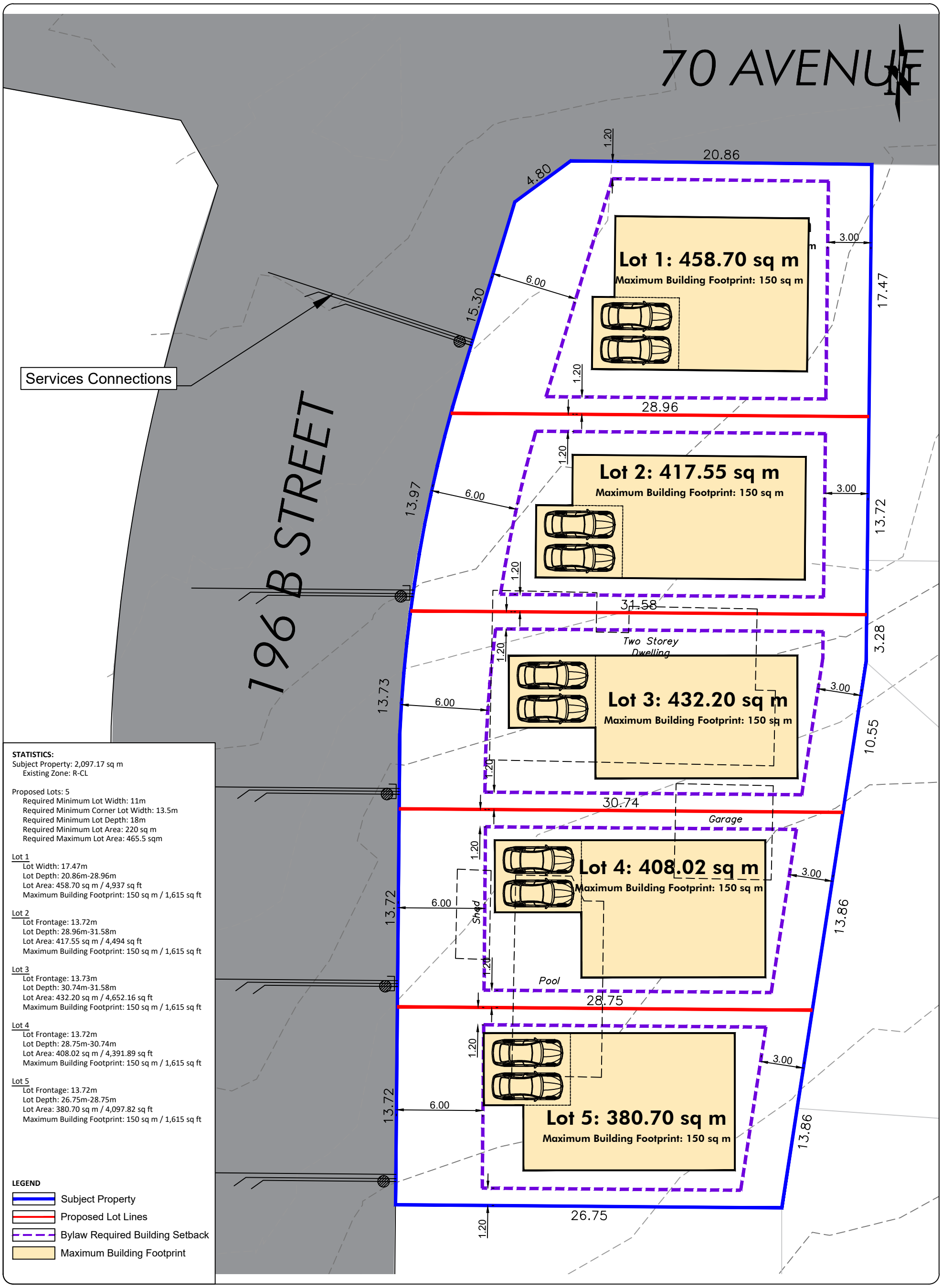


STATISTICS:
Subject Property: 2,097.17 sq m
Existing Zone: R-CL

Proposed Lots: 5
Required Minimum Lot Width: 11m
Required Minimum Corner Lot Width: 13.5m
Required Minimum Lot Depth: 18m
Required Minimum Lot Area: 220 sq m
Required Maximum Lot Area: 465.5 sqm

Lot 1
Lot Width: 17.47m
Lot Depth: 20.86m-28.96m
Lot Area: 458.70 sq m / 4,937 sq ft
Maximum Building Footprint: 150 sq m / 1,615 sq ft

Lot 2
Lot Frontage: 13.72m
Lot Depth: 28.96m-31.58m
Lot Area: 417.55 sq m / 4,494 sq ft
Maximum Building Footprint: 150 sq m / 1,615 sq ft

Lot 3
Lot Frontage: 13.73m
Lot Depth: 30.74m-31.58m
Lot Area: 432.20 sq m / 4,652.16 sq ft
Maximum Building Footprint: 150 sq m / 1,615 sq ft

Lot 4
Lot Frontage: 13.72m
Lot Depth: 28.75m-30.74m
Lot Area: 408.02 sq m / 4,391.89 sq ft
Maximum Building Footprint: 150 sq m / 1,615 sq ft

Lot 5
Lot Frontage: 13.72m
Lot Depth: 26.75m-28.75m
Lot Area: 380.70 sq m / 4,097.82 sq ft
Maximum Building Footprint: 150 sq m / 1,615 sq ft

LEGEND
- Subject Property
- Proposed Lot Lines
- Bylaw Required Building Setback
- Maximum Building Footprint

PROJECT:
19682 70 Avenue, Langley

TITLE:
Subdivision Plan - 5 Lots

CLIENT:
Windy Hill Development Ltd.

PROJECT No:	DATE:	DRAWING No:	SCALE:
24-2806	**January 30, 2025**	**02**	**1:250**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

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