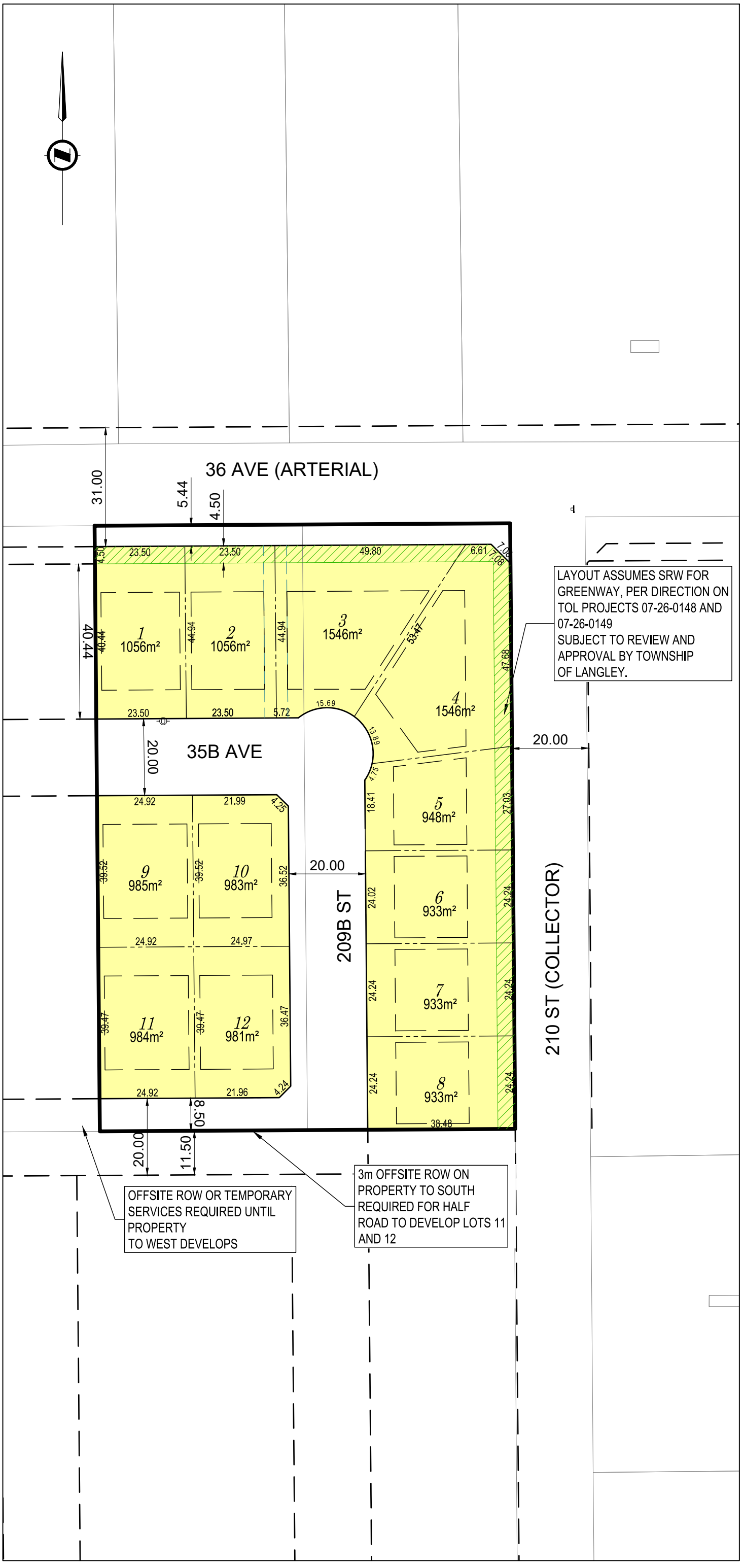


LEGEND

- Site Boundary
- R-1E
- SRW for Servicing
- SRW for Greenway (4.5m)
- Future Road

SITE STATISTICS

PID	Address
006-747-400	20958 36 Ave
006-747-418	20972 36 Ave

Yield (units) 12

	Hectare	Acre	Sq. Meters
Total Gross Site Area	1.734	4.28	17340
Density	6.920	2.80	

	Subdivision Requirements		
Zone	Min. Lot Area (m^2)	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-1E	930	22	25

NOTES

1. Drawing based on topographic survey
2. Drawing subject to review following adoption of Neighbourhood Plan
3. Offsite ROW or temporary services required until property to west develops
4. Offsite ROW required on property to south to build half road for access to Lots 11 and 12

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2022.03.08	0	Drawing created	VS

SKETCH 7

Brookswood-Fernridge
36 Ave & 210 St
Township of Langley, BC

DATE: March 8, 2022
PREPARED FOR: Sunsa Holdings Ltd.
SCALE: 1 : 1000 @ 11" X 17"
MCSL PROJECT: 2111-03715-00
MUN. PROJECT: XX-XXXX-XX

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

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY CONSULTING SERVICES LTD. (McELHANNEY) AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.
THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL. THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS. THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.
INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

DATE: Monday, March 21, 2022 7:45:31 AM FILE: X:\2111\2111-03715-00 SH 5 DEVELOP - 19740 - 32ND AVE SOUTH LANGLEY SCHOOL SITE\10.0 DRAWINGS\10.2 PLANNING\10.2.2 SKETCHES\22-03-08 03715-0 SKETCH 7.DWG