PRELIMINARY LAYOUT PLAN FOR PLANNING PURPOSES ONLY

32 AVENUE

4.50m GREENWAY LOT

5.44 APPROX. ROAD DEDICATION

196 STREET

3.0mX3.0m SRW FOR CORNER CUT TYPICAL

5.00m PROPOSED GREENWAY

2.00m ROAD DEDI

LOT 1 545.60m2 R-1B/R-1C	36.50m	14.24m	14.74m
LOT 2 545.54m2 R-1B/R-1C	37.00m	14.74m	14.74m
LOT 3 545.54m2 R-1B/R-1C	37.00m	14.74m	14.74m
LOT 4 545.56m2 R-1B/R-1C	37.00m	14.74m	14.74m
LOT 5 545.57m2 R-1B/R-1C	37.00m	14.74m	14.74m
LOT 6 545.58m2 R-1B/R-1C	37.00m	14.74m	14.74m

10.00 LANE

LOT 7 515.39m2 R-1B/R-1C	14.65m	32.40m	35.51m
LOT 8 520.54m2 R-1B/R-1C	14.65m	35.51m	
LOT 9 520.41m2 R-1B/R-1C	14.65m	35.51m	35.50m

#19761 #19679 #19687

1.80 TYP

6.00 TYP

4.27m + 11.68m 14.67m 14.67m

R7.00

11.00

20.00 ROAD

31B AVENUE

R7.00

4.24m + 11.69m 14.69m 14.69m

6.00 TYP

1.80 TYP

LOT 10 479.94m2 R-1B/R-1C	14.71m	29.96m	32.96m
LOT 11 484.45m2 R-1B/R-1C	10.82m 3.89m	32.96m	32.96m
LOT 12 484.41m2 R-1B/R-1C	14.71m	32.96m	32.96m

#19668 #19676 #19684

0 10 20 30 40 50

METER SCALE

SUBJECT TO APPROVAL

NOTE:
1. ALL EXISTING ONSITE STRUCTURES ARE TO BE RETAINED UNLESS NOTED OTHERWISE.
2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

SITE AREA
GROSS SITE AREA: 9614sqm.

ZONING:
EXISTING ZONING: SR2
PROPOSED ZONING: R-1B/R-1C

LEGAL DESCRIPTION:

NO.	YY/MM/DD	DRN.	CH.	REVISION
0	26/01/27	SS	GG	ISSUED FOR REVIEW

RGB ENGINEERING LTD.
17538 102 AVE, SURREY, BC, V4N 4H2
PH:778-241-2696 EMAIL:info@rgbengineering.ca

DEVELOPMENT/SITE LOCATION: 12 LOT SUBDIVISION 3170-196 ST AND 19642-32 AVE

DWG. NAME: PRELIMINARY LAYOUT PLAN SKETCH #5

SEAL

SCALE	1:500	TOL	DRAWING NO.
DESIGNED	SS		1
DRAWN	SS	RGB PROJECT NO.	OF 1
CHECKED	GG	2023-05-0013	
APPROVED	GG	DATE 26/01/27	REV. 0