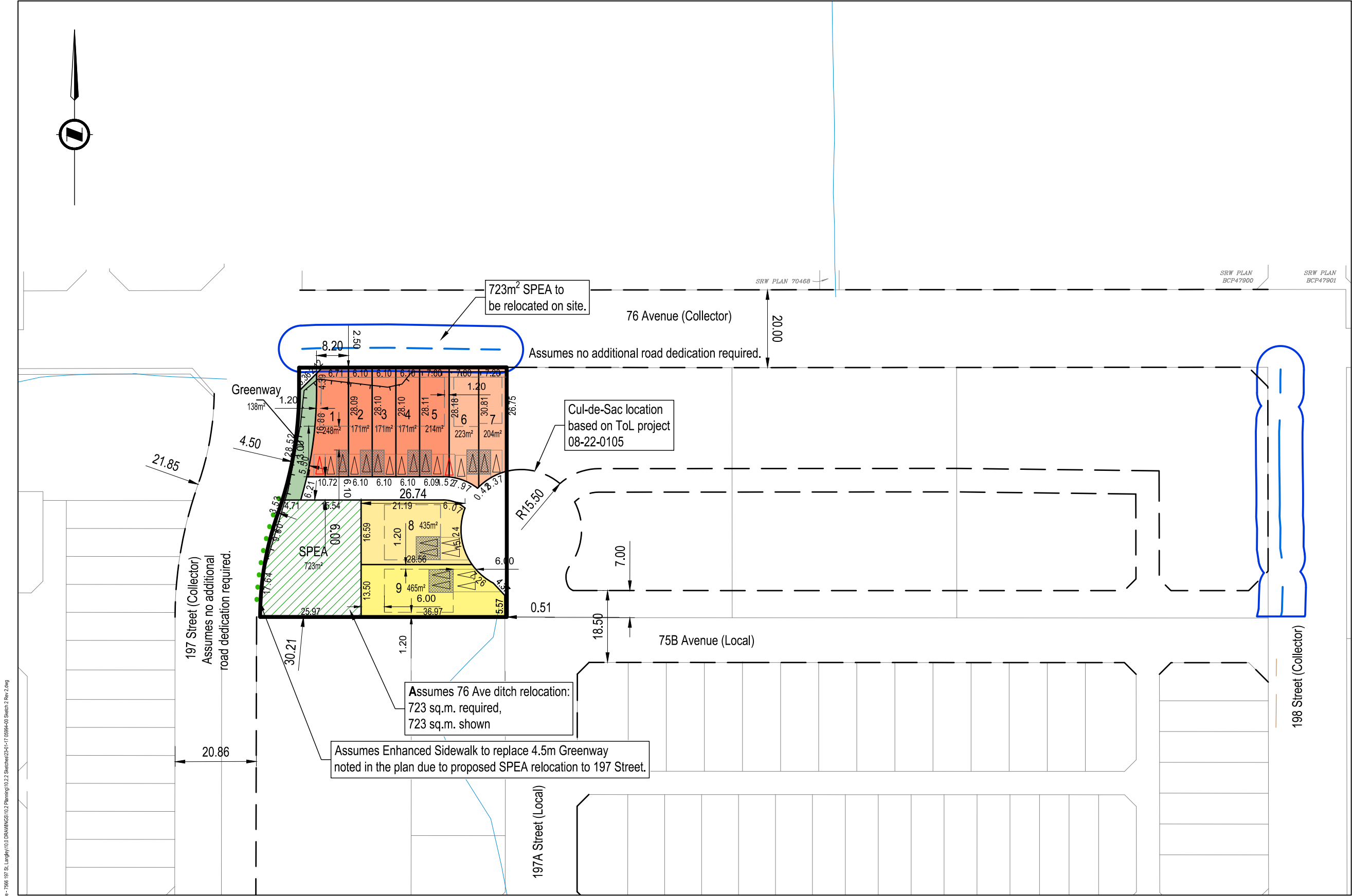


DATE: 2023-02-06, 13:39 FILE: X:\211111-05994-00 Baskin - 7566 197 St, Langley\10.0 DRAWINGS\10.2 Planning\10.2.2 Sketches\23-01-17 05994-00 Sketch 2 Rev 2.dwg



LEGEND

- Subject Site
- Road Right-of-Way
- Off-site Road ROW
- SPEA (76 Ave Relocation)
- R-CL(SD)
- R-CL(RH)
- R-CL(B) Front
- R-1A Front
- Enhanced Sidewalk (6m)
- Street Greenway (4.5m)
- Building Setbacks
- Garage
 - Double: 6.1m x 5.8m
 - Single: 6.1m x 2.9m
- Outdoor Parking Pad
- Visitor's Parking Pad

SITE STATISTICS

PID	Address
014-752-786	7566 197 Street
Yield (units)	
9	
RES 3	
Gross Developable (ac.)	Total
0.427	0.918
Below Top of Bank	Total
0.004	0.044
Net Developable (ac.)	Total
0.423	0.874
Units Permitted	Total
2-3	5-12
Units Proposed	Total
2	9

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2022.02.23	0	Drawing created	VS
2022.08.03	1	Cul-de-sac location matched to east	VS
2023.01.17	2	Dimensions added - 1st comment response	VS

SKETCH 2

Latimer Neighbourhood
7566 197 st
Township of Langley, BC

DATE: January 17, 2023
PREPARED FOR: Deol
SCALE: 1 : 1000 @ 11" X 17"
McE PROJECT: 2111-05994-00
MUN. PROJECT:

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

NOTES

- Ditch locations and classifications subject to review and confirmation by Township of Langley.
 - Proposed SPEA along 197 St frontage assumes relocation of 76 Ave ditch; subject to review and approval.
- Road over-dedication along 197 Street, 6m multi-use pathway per Township direction falls within existing road dedication.
 - 197 St along frontage exists at 21.85 m width; off-site 197 St dedication to the south of the site exists at 20.8m width.
- 4.5m greenway per Latimer neighbourhood plan.
- Site within Latimer Neighbourhood Plan; split designated Single Family Residential 3 and Rowhouse/Townhouse B.
- Reference layout to east from Aplin Martin (February 2022)
- Channel width and setback area subject to review and confirmation by Township of Langley

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