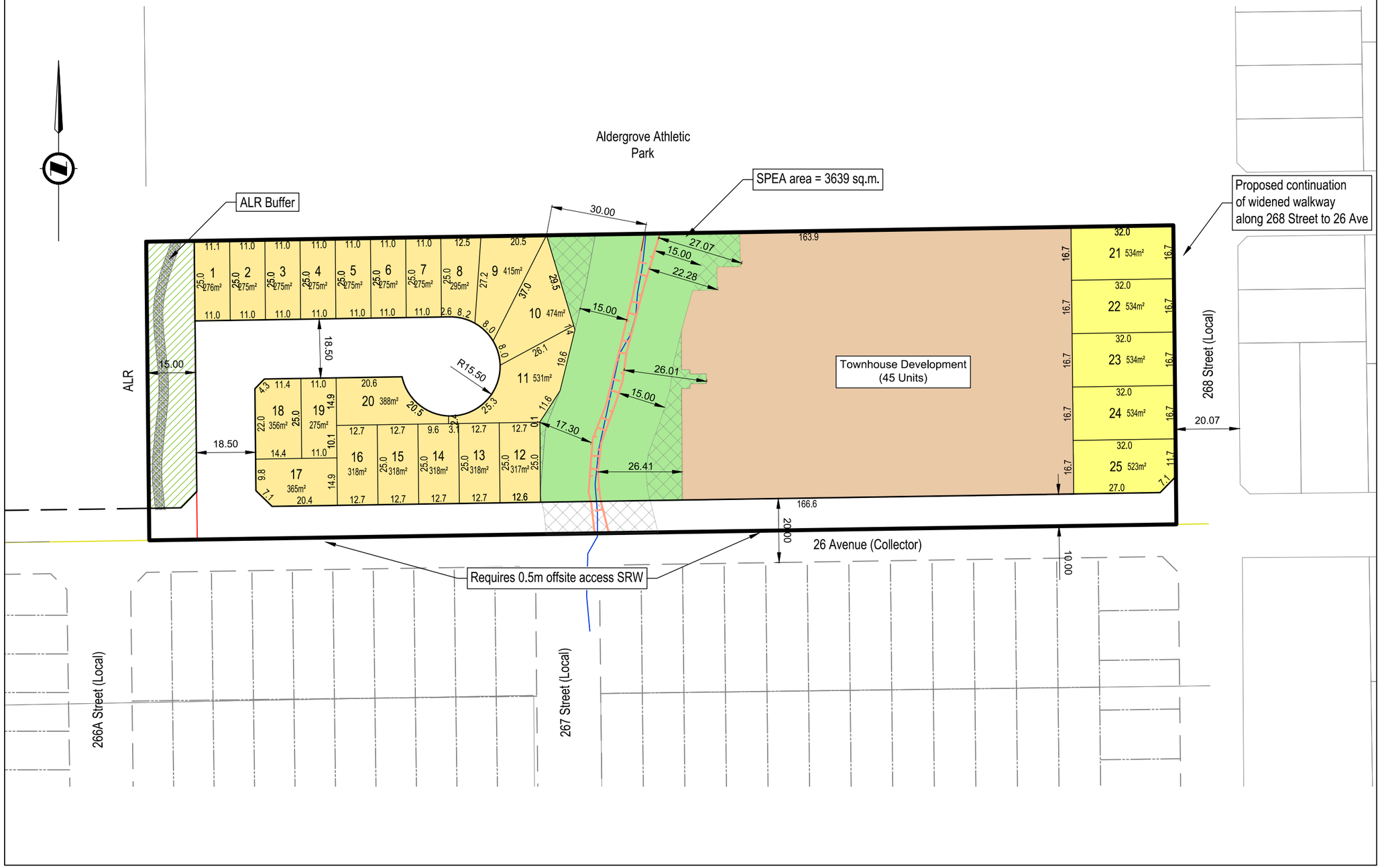


LEGEND

- Subject Property
- R-1B (5 units)
- R-CL(A) (20 units)
- Townhouse (45 units)
- ALR Buffer (15m average)
- Covenant Boundary
- SPEA
- Watercourse
- Assumed Top of Bank
- Road/Lot Encroachment into SPEA (343m²)
- Compensation for Road / Lot Encroachment (798m²)

SITE STATISTICS

PID
026-114-798

Address
No Address, 268 Street

Zone	Min. Lot Area (m²)	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-1B			
Interior Lot	464.5	15.25	25.0
Corner Lot	464.5	15.25	25.0
R-CL(A) Front Loaded			
Interior Lot	275	11.0	25.0
Corner Lot	355	14.2	25.0

	Proposed Units	70
	Acre	**Sq. Meters**
Total Gross Site Area	7.41	29,981
Road Dedication	1.47	5,947
Below Top-of-Bank	0.07	291
Net Site Area	5.87	23,743
Proposed Density	11.93	

FOR SUBMISSION

DATE	#	REVISION	INITIAL
2023.05.15	0	Layout based on Township comments	CM

SKETCH 12

Conceptual Subdivision
268 St and 26 Ave
Township of Langley, BC

DATE: May 15, 2023
PREPARED FOR: Qualico
SCALE: 1 : 1250 @ 11" X 17"
McE PROJECT: 2111-05818-03
MUN. PROJECT: 13-19-0312

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

NOTES

1. Subject site perimeter from preliminary subdivision plan dated May 27, 2022.
2. Off-site base map is from the Township of Langley open data.
3. This drawing is for preliminary layout only, and subject to municipal approval.
4. The areas and dimensions shown on the drawings are subject to detailed calculations, and may vary.
5. This drawing is not to be used for legal transactions.
6. Architectural plan dated March 2, 2022.
7. SPEA setbacks shown per QEP report.
8. Setback Variance on R-1B lots
   - 8.1. Rear - from 7.5m to 6 m
   - 8.2. Side flunking road - from 4.5m to 2.5 m

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DATE: 2023-05-15, 14:43 FILE: X:\2111\2111-05818-03 Qualico - 268 St, 26 Ave - Aldergrove Ph 3\10.0 DRAWINGS\10.2 Planning\10.2.2 Sketches\23-05-10 5818-3 Sk12.dwg