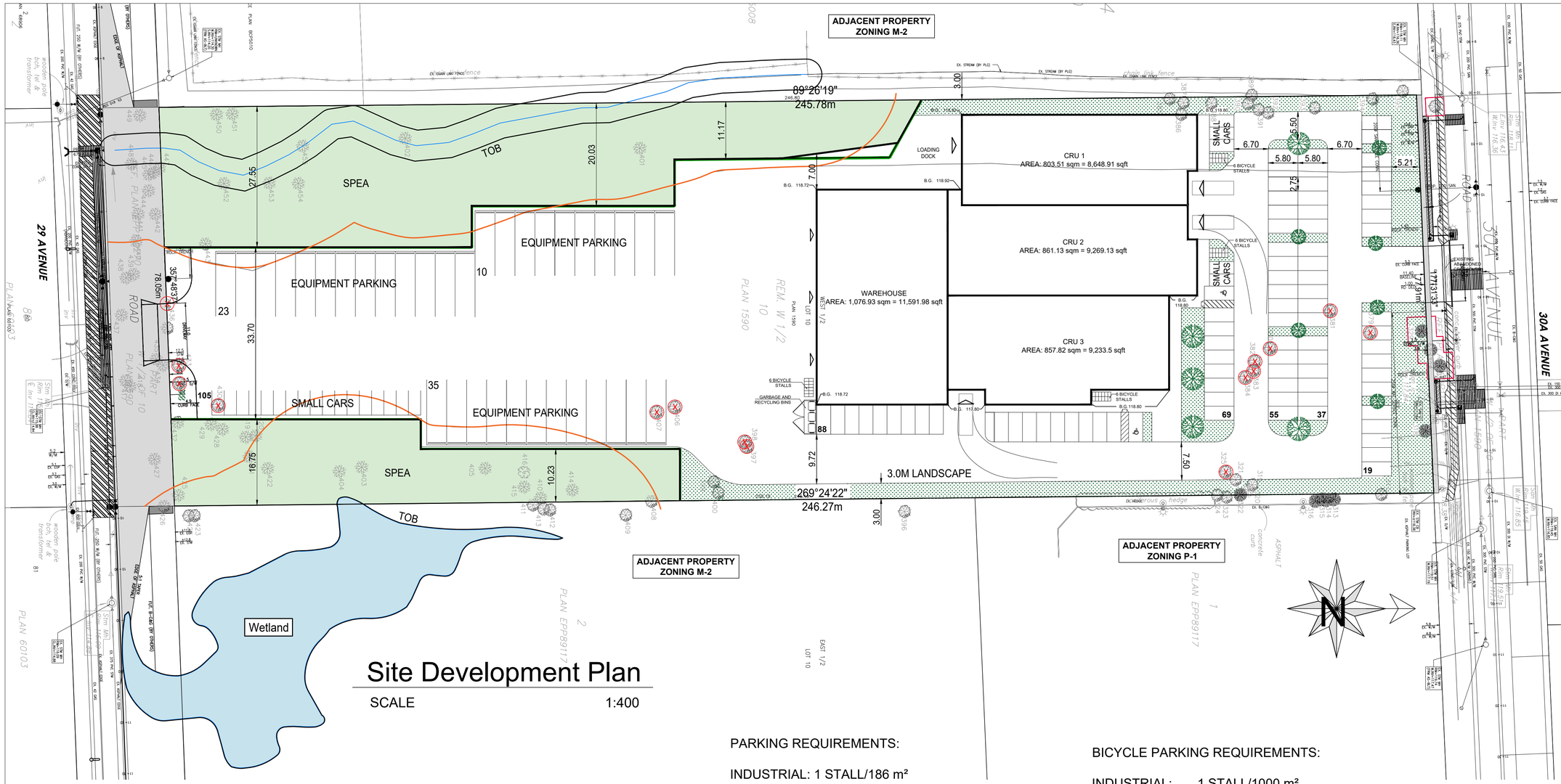


Site Development Plan

SCALE 1:400

ZONING: M-2 GENERAL INDUSTRIAL
PID: 012-265-781

LEGAL DESCRIPTION:
LT 10, SEC 24, TWP 10, NWD, PL NWP1590, PRTN W 1/2, EXCPTPLN EPP110270

SITE SIZE:
19,175 m² (206,396 ft²)(4.7 acres)

SITE COVERAGE:
PROVIDED: 17.2%
MAX: 60%

BUILDING HEIGHT:
PROVIDED: 10.3m (33'-9")
MAX: 12.0m (39'-4")

SETBACKS

FRONT YARD (N):
REQUIRED: 10.0 m

REAR YARD (S):
REQUIRED: 5.0 m

SIDE YARD (E):
REQUIRED: 0.0 m

SIDE YARD (W):
REQUIRED:
0.0 m (FROM AN INTERIOR REAR OR INTERIOR SIDE LOT LINE ABUTTING AN M OR C ZONE)
10.0 m (FOR A LOT LINE ABUTTING AN SR, R, RM, RU, MH-1 or P ZONE)

PARKING REQUIREMENTS:

INDUSTRIAL: 1 STALL/186 m²
OFFICE: 1 STALL/35 m²

CRU 1			
WAREHOUSE	803.51/186	=	4.32
OFFICE SPACE	735.39/35	=	21.0
CRU 2			
WAREHOUSE	861.13/186	=	4.63
OFFICE SPACE	795.27/35	=	22.7
CRU 3			
OFFICE SPACE	1575.64/35	=	45.02
WAREHOUSE	1076.93/186	=	5.79
TOTAL PARKING REQUIRED		=	103.46
TOTAL PARKING PROVIDED		=	105
HC STALLS REQUIRED		=	2
HC STALLS PROVIDED		=	2
MAX SMALL CAR STALLS (20%)		=	21
SMALL CAR STALLS PROVIDED		=	21

BICYCLE PARKING REQUIREMENTS:

INDUSTRIAL: 1 STALL/1000 m²
= 2,699 /1000 m²
= 3 STALLS

OFFICE: 6 STALLS AT PUBLIC ENTRANCE

TOTAL BICYCLE STALLS REQUIRED: 21

TOTAL BICYCLE STALLS PROVIDED: 24

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Project:
RDM COMPLEX
26264 30a Ave Langley Township, BC V4W 2Z7

Sheet:
SITE DEVELOPMENT PLAN

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the Architect of discrepancies so that these may be corrected. Shop drawings shall be submitted for review.

Drawn:	Checked:
-	DD
Date: 09DEC2024	Scale: AS SHOWN

Sheet No: DP1.0 2 1 -