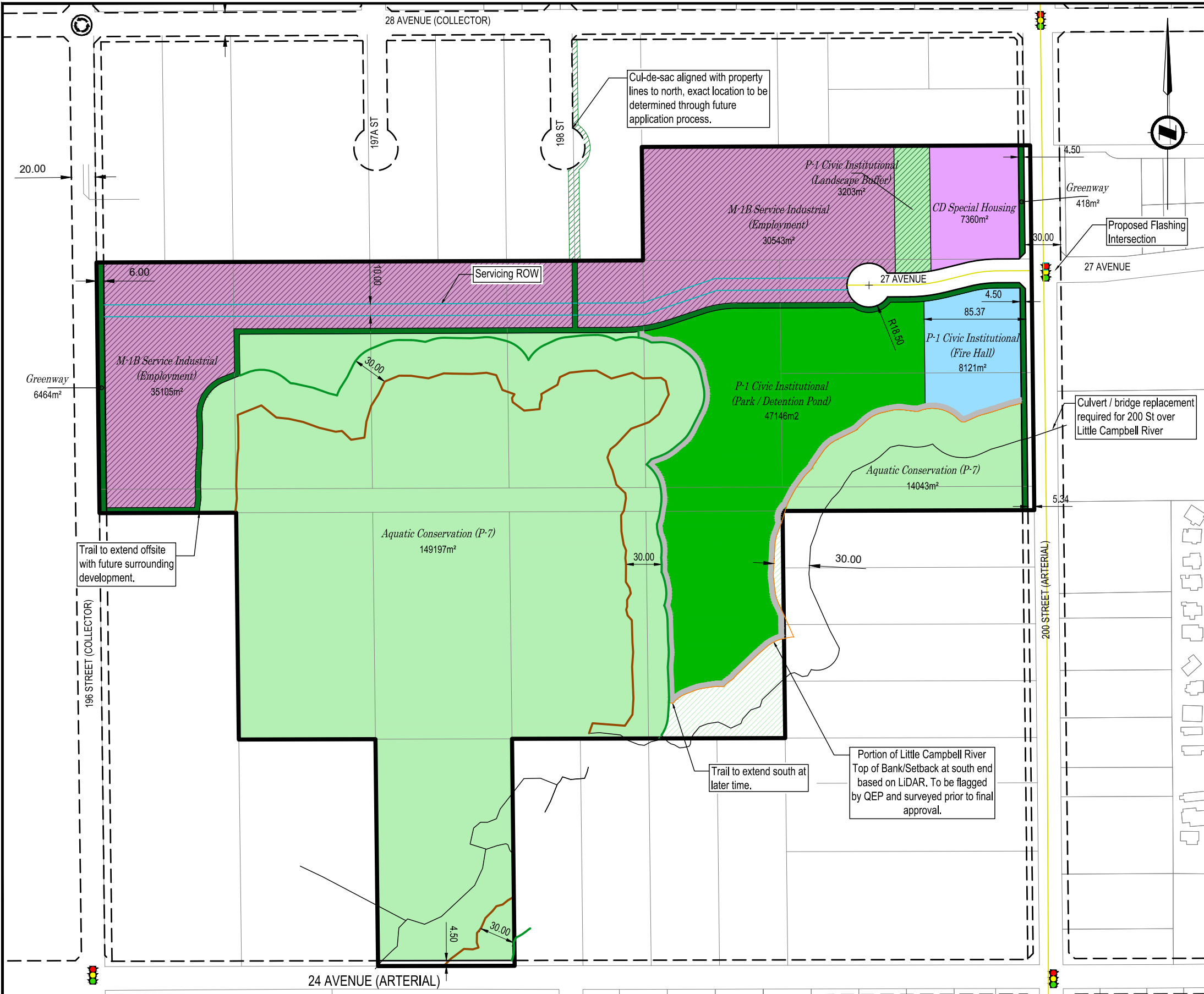


McElhanney B-140722
DATE: 2024-11-27 16:05 FILE: X:\11111-05964-001\04 - Home Pit\Plan Planning Services\10.0 DRAWINGS\10.2 Planning\10.2.2 Sketches\24-11-01 5964-0 Sketch 3 Rev. 1.dwg



- LEGEND
- MULTI-USE PATHWAY (NOT DEDICATED - 4.5m)
 - GREENWAY (DEDICATED)
 - OFFSITE GREENWAY
 - 30M SETBACK
 - TOP OF BANK
 - APPROX. LITTLE CAMPBELL RIVER TOP OF BANK LOCATION
 - 30M SETBACK FROM LITTLE CAMPBELL RIVER
 - ENVIRONMENTAL AREA (DEDICATED)
 - ENVIRONMENTAL AREA (COVENANT)
 - TRAFFIC LIGHT
 - EMPLOYMENT
 - INSTITUTIONAL (FIRE HALL)
 - SPECIAL HOUSING
 - LANDSCAPE BUFFER
 - PARK / DETENTION POND
 - EXISTING CENTERLINE
 - 6 METER RIGHT-OF-WAY

- Notes:
- 18.5 radius cul-de-sac along 27th Ave and is 150m from 200th Street.
 - Servicing ROW added to site plan from 196 Street.
 - 85.365m measured from east property line of Fire Hall to west property line of Fire hall and includes 4.5m greenway dedication.
 - Nature Corridor on east side of 196 St reduced to 6m per Fernridge Neighbourhood Plan.
 - Detention pond to be located at north end of Park, size and design to be determined.
 - 4.5m Multi-Use Pathway not dedicated, design to be confirmed.
 - 200th Street road dedication assumes 30m plus 4.5m greenway (39m total).
 - 24 Ave road dedication (4.5m) based on ultimate road design.
 - OCP Schedule 3 Section 4.18 and 4.19 exempts municipal works such as trails and parks from setback requirements. Layout assumes trails and park on east and south sides of wetlands exempt from setback requirements.

NOTES:

- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL.
- THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
- THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS.

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ORIGINAL DWG SIZE: ANSI B (11" x 17")

LAYOUT

Prepared for: Township of Langley

Home Pit
Layout Plan
Township of Langley
November 7, 2024

Drawing No.

Sketch 3

Project Number	Rev.
2111-05964-00	1

DESTROY ALL PRINTS BEARING PREVIOUS REVISION