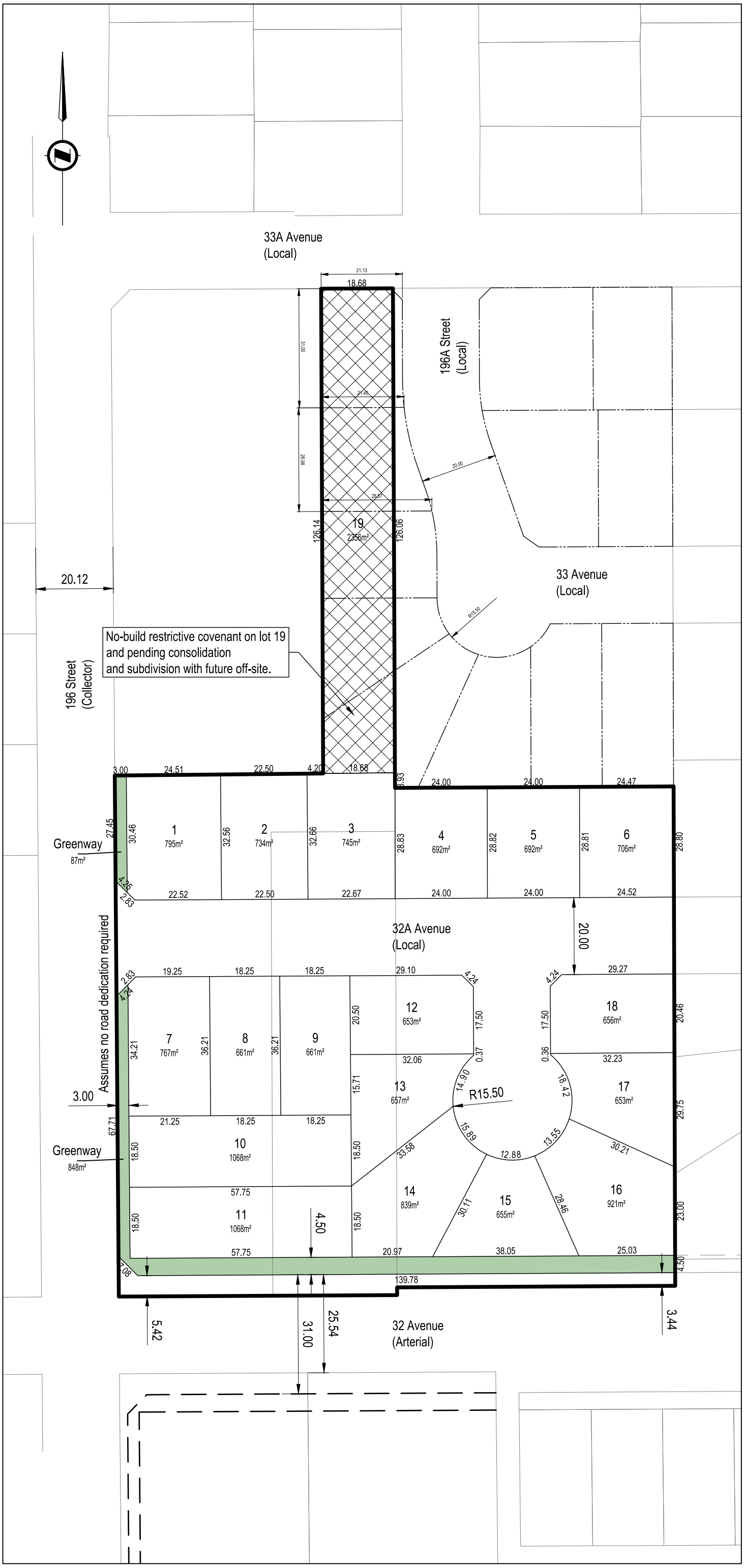


LEGEND

- Subject Site
- Future Off-site Right-of-Way (ROW)
- Future Off-site Lot Line
- Street Greenway (4.5m)
- Restrictive Covenant (no-build)

SITE STATISTICS

PID	Address
009-698-833	19671 32 Avenue
011-273-518	19629 32 Avenue
030-772-036	No Address

Zone	Min. Lot Area (m^2)	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-1D			
Interior Lot	650	18.25	25.0
Corner Lot	650	18.25	25.0

Yield (units) 19

	Hectare	Acre	Sq. Meters
Total Gross Site Area	2.163	5.34	21,628
Net Site Area	1.598	3.95	15,978
Density	11.891	4.81	
Undevelopable*			5649.50

* Assumes road dedication and greenway included in undevelopable area for density calculation purpose.

NOTES

1. Site perimeter from topographic survey August 2, 2022.
2. Off-site lot lines from Township of Langley Open Data.
3. Greenway shown per Brookswood-Fernridge CP.
4. Assumes R-1D lots per Brookswood Fernridge CP.

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2022.08.10	0	Drawing created	CM
2022.11.15	1	Revised notes	CM

SKETCH 2

Conceptual Layout

32 Avenue & 196 Street
Township of Langley, BC

DATE: November 15, 2022
PREPARED FOR: 1120285 BC Ltd.
SCALE: 1 : 1000 @ 11" X 17"
McE PROJECT: 2111-06065-00
MUN. PROJECT:

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

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT. INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

DATE: Tuesday, November 15, 2022 5:38:11 PM FILE: X:\2111\2111-06065-00 1120285 BC LTD - SOUTH BROOKSWOOD PH 2\10.0 DRAWINGS\10.2 PLANNING\10.2.2 SKETCHES\22-08-10 6065-0 SKETCH 2.DWG