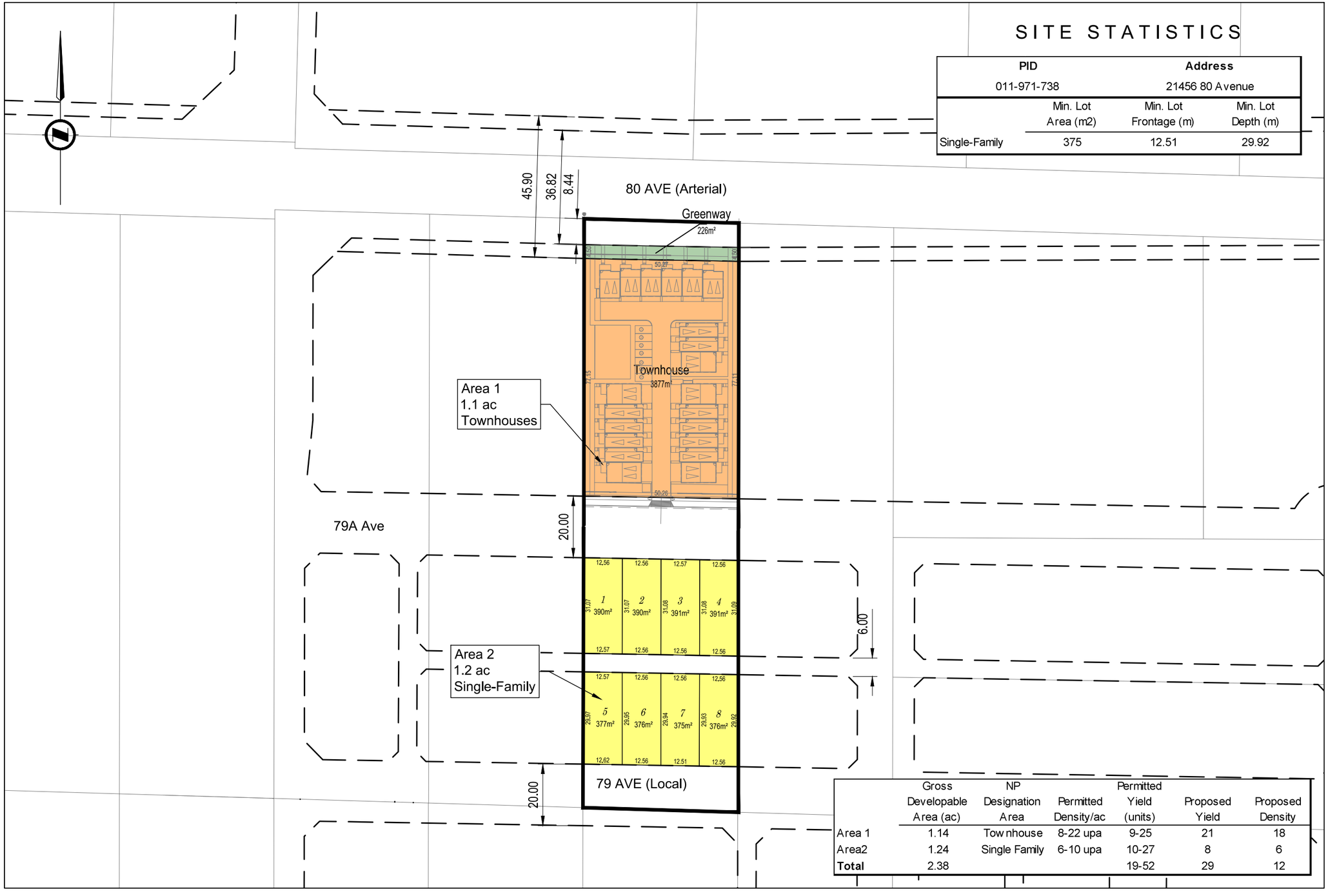
SITE STATISTICS

PID	Address
011-971-738	21456 80 Avenue

	Min. Lot Area (m2)	Min. Lot Frontage (m)	Min. Lot Depth (m)
Single-Family	375	12.51	29.92



	Gross Developable Area (ac)	NP Designation Area	Permitted Density/ac	Permitted Yield (units)	Proposed Yield	Proposed Density
Area 1	1.14	Townhouse	8-22 upa	9-25	21	18
Area2	1.24	Single Family	6-10 upa	10-27	8	6
Total	2.38			19-52	29	12

LEGEND

- Site Boundary
- Future Road ROW
- Greenway
- Townhouse Strata (8-22 upa)
- Single Family Residential (6-10upa)

NOTES

1. Base map from topographic survey.
2. Land use based on Williams Neighbourhood Plan (NP).
3. Proposed road network based on Williams NP, and is subject to confirmation by Township and engineering.
4. Assumes 214 Street would be developed by project to the west.
5. Townhouse units calculated based on density requirement per Williams NP.

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2021.12.01	0	Drawing created	BJ
2022.11.14	0	TownHomes added	BJ

SKETCH 3

Conceptural Layout
21456 80 Avenue
Township of Langley, BC

DATE: November 14, 2022
PREPARED FOR: Riverport Construction
SCALE: 1 : 1250 @ 11" X 17"
McE PROJECT: 2111-05975-00
MUN. PROJECT: 011-971-738

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

DATE: 2022-Oct-23, 14:02 FILE: X:\2111\2111-05975-00 Riverport Construction - 21456 80 Ave, Langley\10.0 DRAWINGS\10.2 Planning\10.2.2 Sketches\2211-14 (-05975-00) Sketch 03.dwg

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