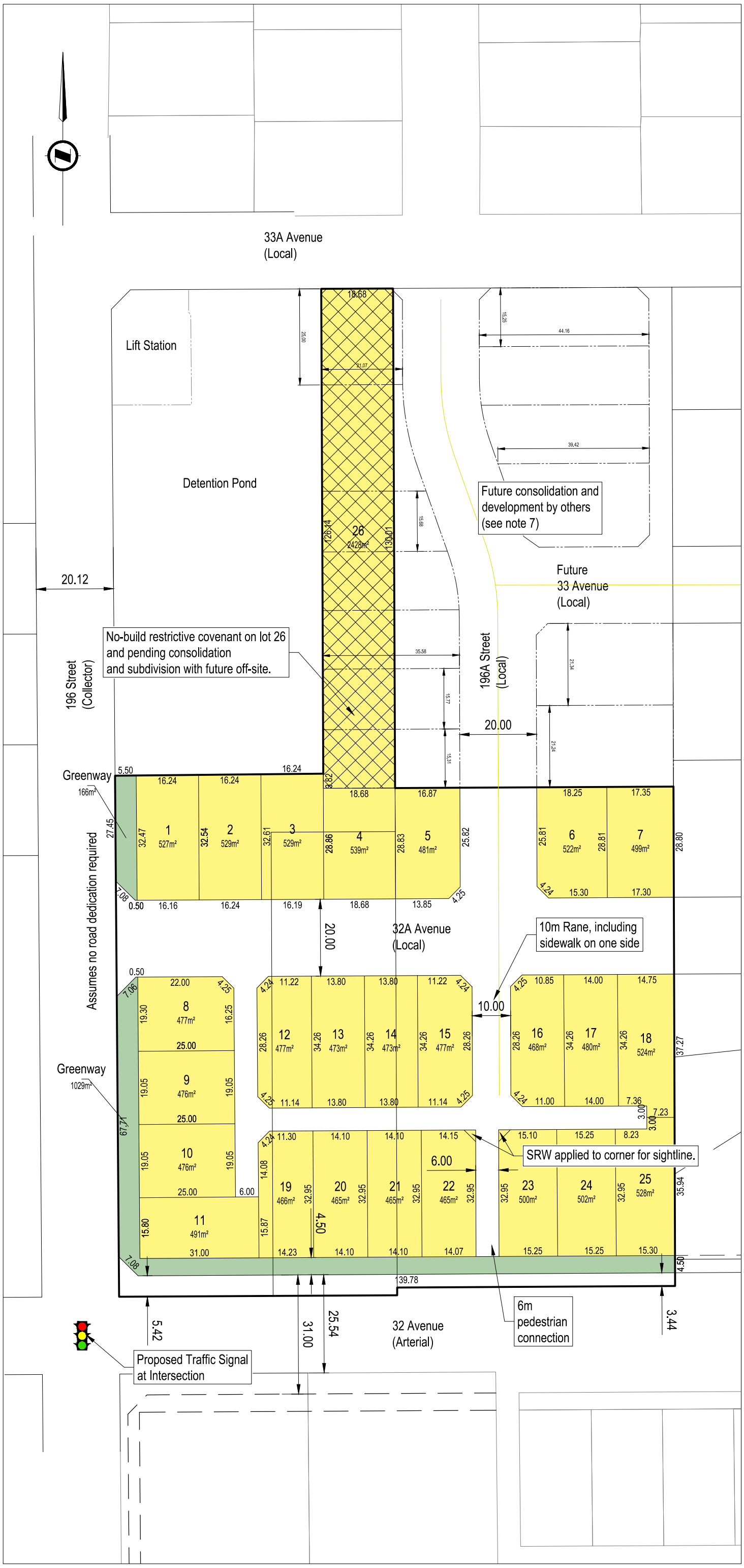


LEGEND

- Subject Site
- Future Off-site Right-of-Way (ROW)
- Future Off-site Lot Line
- Centerline
- Greenway
- R-1B
- 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

Yield (lots)	26

	Hectare	Acre	Sq. Meters
Total Gross Site Area	2.163	5.34	21,628
Net Site Area	2.163	5.34	21,628
Density	12.021	4.86	

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 Booth NP.
4. Lots 1-7 are shown as front-loaded due to site constraints.
5. No-build on Lot 26 until consolidation and subdivision with off-site.
6. Lots 12-22 require lot width variance.
7. Off-site conceptual layout assume R-1B lots, and are shown with minimum area of 465 sq.m.

DRAFT FOR DISCUSSION

DATE	#	REVISION	INITIAL
2025.07.18	0	Added Rane	CM

SKETCH 14

SSMUH3-Booth NP
32 Avenue & 196 Street
Township of Langley, BC

DATE: July 18, 2025
PREPARED FOR: 1120285 BC Ltd.
SCALE: 1 : 1000 @ 11" X 17"
McE PROJECT: 2111-06065-00
MUN. PROJECT: 07-27-0085

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

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DATE: Friday, July 18, 2025 5:00:37 PM FILE: X:\2111\2111-06065-00 1120285 BC LTD - SOUTH BROOKSWOOD PH 2\10.0 DRAWINGS\10.2 PLANNING\10.2.2 SKETCHES\250718 6065-0 SKETCH 14.DWG