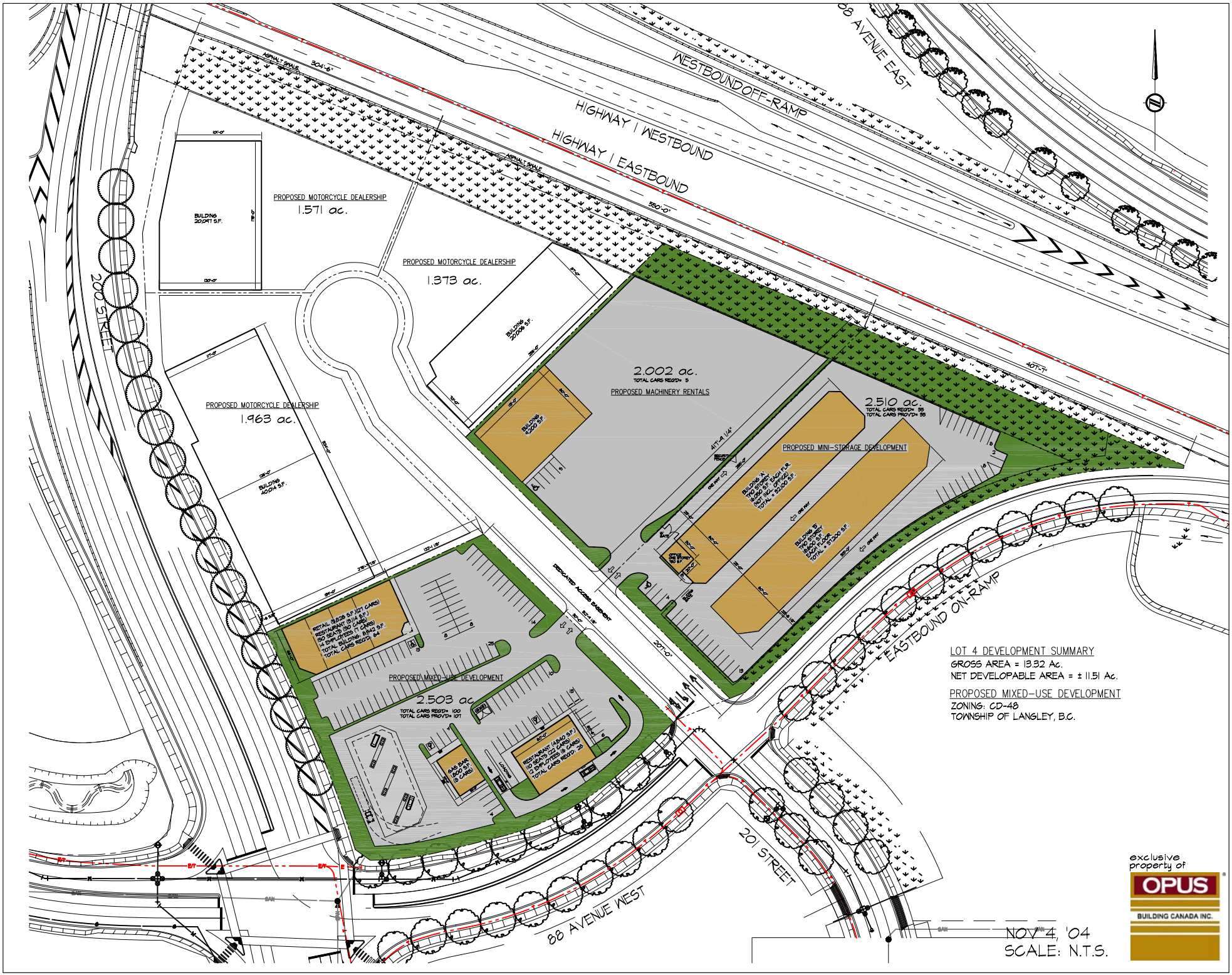
88 AVENUE EAST
WESTBOUND OFF-RAMP
HIGHWAY 1 WESTBOUND
HIGHWAY 1 EASTBOUND
ASPHALT SWALE
PROPOSED MOTORCYCLE DEALERSHIP
1.571 ac.
BUILDING 20,071 S.F.
PROPOSED MOTORCYCLE DEALERSHIP
1.373 ac.
BUILDING 20,008 S.F.
PROPOSED MOTORCYCLE DEALERSHIP
1.963 ac.
BUILDING 20,024 S.F.
200 STREET
2.002 ac.
TOTAL CARS REQ'D= 5
PROPOSED MACHINERY RENTALS
BUILDING 4,200 S.F.
2.510 ac.
TOTAL CARS REQ'D= 55
TOTAL CARS PROV'D= 55
PROPOSED MINI-STORAGE DEVELOPMENT
BUILDING 'A'
TWO STOREY
10,000 S.F. EACH FLR.
(INCL. 1,400 S.F. OFFICE)
TOTAL = 20,000 S.F.
BUILDING 'B'
TWO STOREY
18,600 S.F. EACH FLOOR
TOTAL = 37,200 S.F.
DEDICATED ACCESS EASEMENT
RETAIL (5,828 S.F./127 CARS)
RESTAURANT (3,114 S.F.)
(90 SEATS/150 CARS)
(1 EMPLOYEE/17 CARS)
TOTAL BUILDING = 8,942 S.F.
TOTAL CARS REQ'D: 84
PROPOSED MIXED-USE DEVELOPMENT
2.503 ac.
TOTAL CARS REQ'D= 100
TOTAL CARS PROV'D= 107
6,442 S.F. BAR
(8 CARS)
RESTAURANT (4,840 S.F.)
(70 SEATS/122 CARS)
(1 EMPLOYEE/6 CARS)
TOTAL CARS REQ'D: 128
LOADING
EASTBOUND ON-RAMP
201 STREET
88 AVENUE WEST
LOT 4 DEVELOPMENT SUMMARY
GROSS AREA = 13.32 Ac.
NET DEVELOPABLE AREA = ± 11.51 Ac.
PROPOSED MIXED-USE DEVELOPMENT
ZONING: CD-48
TOWNSHIP OF LANGLEY, B.C.
NOV 4, '04
SCALE: N.T.S.
exclusive property of
OPUS
BUILDING CANADA INC.