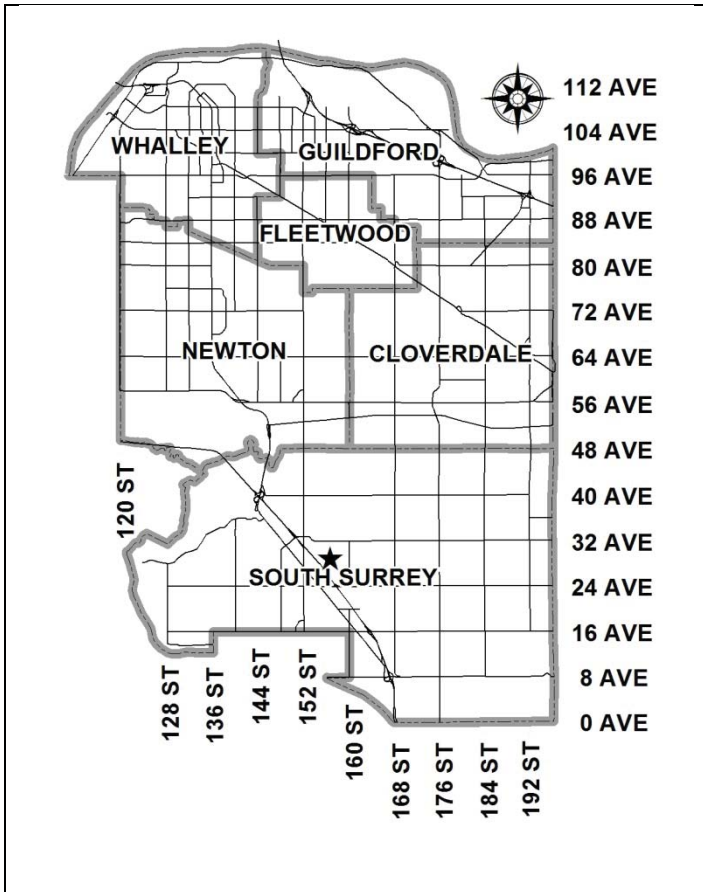


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0640-00

Planning Report Date: May 8, 2017



PROPOSAL:

- **Partial NCP amendment** from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max"
- **Rezoning** from RA and CD to CD (based on RM-15)
- **Development Permit**

to permit the development of an approximately 87-unit townhouse project.

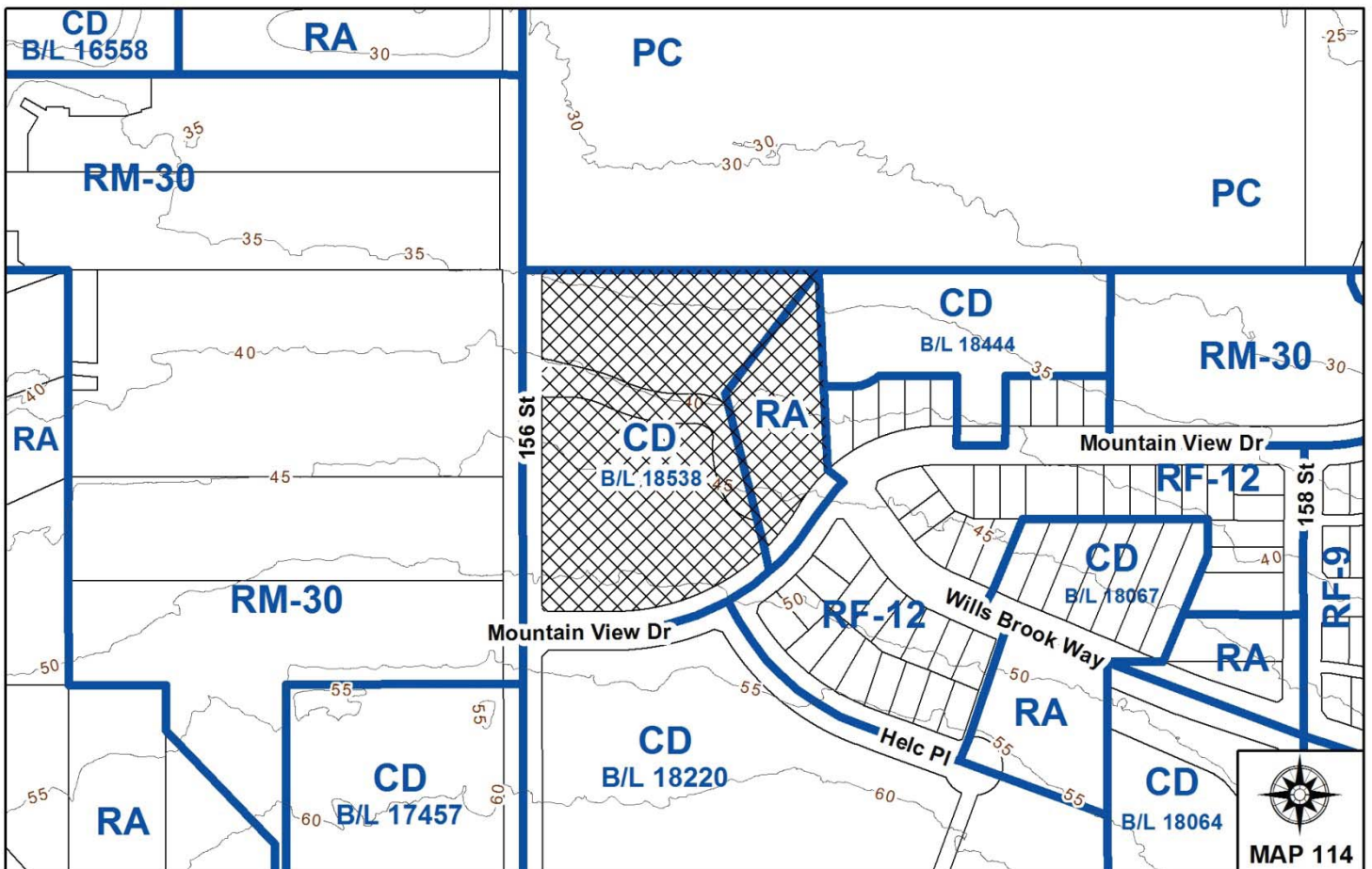
LOCATION: 15633 and 15673 - Mountain View Drive

OWNER: T. M. Crest Homes (2007) Ltd.

ZONING: RA and CD (By-law No. 18538)

OCP DESIGNATION: Urban

NCP DESIGNATION: Cluster Housing (6-8 upa) and Townhouses 15 upa max



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an NCP Amendment from Cluster Housing (6-8 upa) to Townhouses 15 upa max for the parcel at 15673 Mountain View Drive.
- The applicant is seeking to reduce the indoor amenity space from the required 261 square metres (2,810 sq.ft.) to 184 sq.m. (1,980 sq.ft.) and pay cash-in-lieu for the shortfall.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) Designation.
- The applicant is proposing to amend the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the parcel at 15673 - Mountain View Drive from Cluster Housing (6-8 upa) to Townhouses 15 upa max. The other larger parcel involved in this application, 15633 - Mountain View Drive, was redesignated from Cluster Housing (6-8 upa) to Townhouses 15 upa max as part of Development Application No. 7914-0258-00, which received Final Adoption on October 3, 2016.
- The applicant purchased the parcel at 15673 - Mountain View Drive, which is adjacent to their recently completed Development Application No. 7914-0258-00 at 15633 - Mountain View Drive, with the intention of incorporating this parcel into their recently approved townhouse project. Combining the two parcels into a single townhouse site has necessitated a rezoning, Development Permit and NCP amendment application on the parcel at 15673 - Mountain View Drive, as well as a rezoning and Development Permit application on the parcel at 15633 - Mountain View Drive.
- The parcel at 15673 - Mountain View Drive is the last remaining property on the north side of Mountain View Drive that has yet to be developed. The inclusion of this parcel into the development of this site at 15633 - Mountain View Drive provides for a more comprehensive and efficient townhouse development, which will be regulated under one strata. The inclusion of the parcel at 15673 - Mountain View Drive also allows for the completion of the portion of the multi-use pathway that runs from 156 Street through to Mountain View Drive. Therefore, it is appropriate to redesignate the parcel to the same "Townhouse 15 upa max" designation as was done under Development Application No. 7914-0258-00.
- The proposed indoor amenity space shortfall is supportable given that the proposed reduced indoor amenity space is functional, with the remaining shortfall addressed through a cash-in-lieu contribution in accordance with City policy.
- The proposed form and character of the townhouses are appropriate for this area of the North Grandview Heights NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the parcel at 15673 - Mountain View Drive from "One-Acre Residential Zone (RA)" and the parcel at 15633 - Mountain View Drive from "Comprehensive Development Zone (CD)" (By-law No. 18538) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 261 square metres (2,810 sq.ft.) to 184 square metres (1,980 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7916-0640-00 generally in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (g) the applicant adequately address the impact of reduced indoor amenity space.
5. Council pass a resolution to amend North Grandview Heights NCP to redesignate the parcel at 15673 - Mountain View Drive from Cluster Housing (6-8 upa) to Townhouses 15 upa max when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.

School District: Projected number of students from this development:

22 Elementary students at Sunnyside Elementary School
11 Secondary students at Semiahmoo Secondary School

(Appendix V)

The above numbers are for the entire project (87 units), which includes the 66 units recently approved under Development Application No. 7914-0258-00. The applicant has advised that the dwelling units for Phase 1 of this project (approved under Development Application No. 7914-0258-00) are expected to be constructed and ready for occupancy by Fall 2017.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Townhouse site under construction at 15633 - Mountain View Drive and single family residential dwelling at 15673 - Mountain View Drive.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Garden of Gethsemani cemetery.	Suburban / Existing Cemetery	PC
East:	Townhouse complex and single family residential.	Urban / Cluster Housing (6-8 upa)	CD (By-law No. 18444) and RF-12
South (Across Mountain View Drive):	Townhouse complex and single family residential.	Urban / Townhouses 15 upa max and Cluster Housing (6-8 upa)	CD (By-law No. 18220) and RF-12
West (Across 156 Street):	Townhouse complexes.	Urban / Multiple Residential (15-25 upa)	RM-30

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing to amend the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the parcel at 15673 - Mountain View Drive from Cluster Housing (6-8 upa) to Townhouses 15 upa max. The other larger parcel involved in this application, 15633 - Mountain View Drive, was redesignated from Cluster Housing (6-8 upa) to Townhouses 15 upa max as part of Development Application No. 7914-0258-00, which received Final Adoption on October 3, 2016 (the approved site plan is shown in Appendix II).

- The applicant purchased the parcel at 15673 - Mountain View Drive, which is adjacent to their recently completed townhouse Development Application No. 7914-0258-00 at 15633 - Mountain View Drive, with the intention of incorporating this parcel into their recently approved townhouse project. Combining the two parcels into a single townhouse site has necessitated a rezoning, Development Permit and NCP amendment application on the parcel at 15673 - Mountain View Drive, as well as a rezoning and Development Permit application on the parcel at 15633 - Mountain View Drive.
- The parcel at 15673 - Mountain View Drive is the last remaining property on the north side of Mountain View Drive that has yet to be developed. The inclusion of this parcel into the development of this site at 15633 - Mountain view Drive provides for a more comprehensive and efficient townhouse development, which will be regulated under one strata. The inclusion of the parcel at 15673 - Mountain View Drive also allows for the completion of the portion of the multi-use pathway that runs from 156 Street through to Mountain View Drive. Therefore, it is appropriate to redesignate the parcel to the same "Townhouse 15 upa max" designation as was done under Development Application No. 7914-0258-00.
- The sites to the south (Development Application No. 7913-0083-00) and to the east (Development Application No. 7914-0258-00) recently underwent similar NCP amendment applications for a similar increase in density. These NCP amendment applications were approved in September 2014 and July 2016, respectively.

DEVELOPMENT CONSIDERATIONS

- The subject 2.1-hectare (5.2-acre) site consists of 2 parcels located in the North Grandview Heights Neighbourhood Concept Plan (NCP) area at 15633 - Mountain View Drive and 15673 - Mountain View Drive. The parcel at 15633 - Mountain View Drive is zoned "Comprehensive Development Zone (CD)" (By-law No. 18538) and is designated Urban in the Official Community Plan (OCP) and Townhouses 15 upa max in the North Grandview Heights NCP. The parcel at 15673 - Mountain View Drive is zoned "One-Acre Residential Zone (RA)" and is designated Urban in the OCP and Cluster Housing (6-8upa) in the North Grandview Heights NCP.
- The applicant is proposing:
 - an NCP amendment from Cluster Housing (6-8 upa) to Townhouses 15 upa max for the parcel at 15673 - Mountain View Drive;
 - a rezoning of the parcel at 15633 - Mountain View Drive from CD (By-law No. 18538) to a new CD Zone and a rezoning of the parcel at 15673 - Mountain View Drive from RA to the same new CD Zone; and
 - a Development Permit to allow for development of an 87-unit townhouse complex.
- A subdivision is also proposed for the consolidation of the 2 parcels into 1 parcel. The consolidated site will be under one strata, and all the units will share the indoor and outdoor amenity areas.

- The Development Permit for Development Application No. 7914-0258-00 proposed 66 units (Appendix II). Twenty-one (21) additional units are proposed due to the inclusion of the parcel at 15673 - Mountain View Drive, for a total of 87 units. The portion of the site south of the multi-use pathway (Phases 1-3) is not proposed to be changed at all from what was approved under Development Application No. 7914-0258-00. The portion of the site north of the multi-use pathway (Phase 4) is proposed to have some layout changes, due to the inclusion of the parcel at 15673 - Mountain View Drive, as the geometry of the site has changed and the drive aisles on the original and new portions of the site need to align.
- The applicant is proposing to provide 174 resident parking spaces and 18 visitor parking spaces, which slightly exceeds the minimum parking requirements of the Zoning By-law. The applicant is not proposing any tandem parking spaces.

Proposed CD By-law

- The applicant is proposing a CD Zone for the site, based on the existing CD Zone (By-law No. 18538) on the parcel at 15633 - Mountain View Drive, which in turn is based on the "Multiple Residential 15 Zone (RM-15)".
- The proposed CD Zone is the same as the existing CD Zone (By-law No. 18538) on 15633 - Mountain View Drive approved under Development Application No. 7914-0258-00 with these exceptions:
 - the FAR is proposed to be increased from 0.87 to 0.89;
 - the unit density is proposed to be increased from 39 uph (16 upa) to 42 uph (17 upa); and
 - the north and west (156 Street) setbacks are reduced for the side interface of Buildings 8 and 15 respectively, the setback to the walkway dedication is reduced due to the geometry of the newly added parcel (15673 Mountain View Drive) and the east setback is reduced slightly as well.
- The table below outlines the differences between the RM-15 Zone and the new proposed CD Zone:

	RM-15 Zone	Proposed CD Zone
Maximum Unit Density	37 uph (15 upa)	42 uph (17 upa)
Maximum Floor Area Ratio (FAR)	0.60	0.89
Setbacks	7.5m (25 ft.) from all property lines.	South Perimeter (Mountain View Drive) – 4.5m (15 ft.); North Perimeter – 4.9m (16 ft.); West Perimeter (156 Street) – 3.1m (10 ft.); East Perimeter – 7.0m (25 ft.) with some further relaxation for balconies and ground floor patios; and Internal lot lines (adjacent walkway) – 2.6m (9 ft.)

	RM-15 Zone	Proposed CD Zone
Principal Building Height	11m (36 ft.)	12.5m (41 ft.)
Minimum Parcel Size	2,000 sq.m. (0.5 acres)	12,000 sq.m. (3.0 acres)

- The CD Zone proposes a slightly higher net unit density at 42 uph (17 upa) versus 37 uph (15 upa) permitted in the RM-15 Zone. The applicant has/is conveying a total 0.27 hectares (0.66 acres) of the site for the multi-use pathway corridor (0.21 hectares/0.53 acres was conveyed previously as part of Development Application No. 7914-0258-00 and 0.05 hectares/0.12 acres is being conveyed from the parcel at 15673 - Mountain View Drive). Factoring this dedication in, the gross unit density based on the original parent parcels, which is the density approach used in the North Grandview Heights NCP, is 38 uph (15 upa). Thus, the proposed NCP amendment is to "Townhouses 15 upa max".
- A floor area ratio (FAR) of 0.89 is proposed, which is higher than the FAR of 0.60 permitted in the RM-15 Zone. The units are double-garage units, which makes them wider than tandem garage units (ie. unit density will be lower, but FAR will higher for the same number of units). The proposed lot coverage of 40% is below the maximum 45% lot coverage permitted in the RM-15 Zone.
- The CD Zone proposes an increase in the maximum principal building height from 11.0 metres (36 ft.) to 12.5 metres (41 ft.) due to the hillside condition. Building height is measured from average existing grades for multi-family buildings, and the sloped nature of this site means that the building height calculation provides a higher number than is typical for a townhouse on a site with less grade. The proposed townhouses are typical 3-storey townhouses.
- The proposed setback relaxations along Mountain View Drive and 156 Street bring the buildings closer to the street and allow for a better street presence. The proposed setback from the multi-use pathway corridor recognizes the impact of the 15-metre (49-ft.) wide dedication of land through the middle of the site. The proposed northerly setback relaxation is to allow for a sidewall interface for Building 15 – the rest of the building faces are setback 7.0 metres (23 ft.) on the north side. The east setback is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for the building face, with allowances to allow 4 balconies to be set back 5.4 metres (18 ft.) and ground floor patios to be set back 4.9 metres (16 ft.).

Amenity Space

- The Zoning By-law requires that 261 square metres (2,810 sq. ft.) of indoor amenity area and 261 square metres (2,810 sq. ft.) of outdoor amenity area be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide a 184 square metres (1,980 sq.ft.) indoor amenity building that will provide a place for strata members to gather together to discuss strata matters and also provides a venue for hosting larger gatherings (ie. birthday parties). This is the same size of amenity building that was proposed as part of Development Application No. 7914-0258-00. The proposed indoor amenity is located within a portion of the outdoor amenity area provided on the site. The indoor amenity building contains a mail kiosk, two lounge areas, washrooms, kitchen facilities and a second floor deck and a lower floor patio area.

- The proposed indoor amenity space shortfall of 77 square metres (830 sq.ft.) is supportable given the proposed reduced indoor amenity space is functional, with the remaining shortfall addressed through a cash-in-lieu contribution in accordance with City policy.
- The applicant is proposing to provide approximately 533 square metres (5,740 sq.ft.) of outdoor amenity space. Some of the outdoor amenity space is located next to the amenity building, and other outdoor amenity space areas are provided throughout the site, consisting primarily of lawn areas and landscaping which can be used as recreation areas. The main outdoor amenity area near the amenity building will accommodate a space for gatherings.

DESIGN PROPOSAL AND REVIEW

- The development consists of 16 buildings containing 87 dwelling units and 1 amenity building. The proposed units range in size from 183 square metres (1,970 sq.ft.) to 239 square metres (2,570 sq.ft.).
- All of the street-fronting units and the units fronting onto the multi-use pathway bisecting the site contain active living space on the ground floor which promotes interaction with the public realm. These units have front doors facing the street or the multi-use pathway, a walkway connecting each residence to the street or the multi-use pathway, and windows that provide casual surveillance of the street.
- The positioning of the buildings across the site was strongly influenced by efforts to retain trees, conveyance of the 15-metre (49-ft.) wide multi-use pathway corridor and also accommodating the steep grade on the site.
- The buildings are designed to step with the grade, which breaks up the massing. A stone veneer feature is proposed at the entries of the units to add visual interest.
- The proposed exterior materials cedar siding, hardi-panel siding, hardi-plank siding and stone veneer accents. Asphalt shingles are proposed for the roof. Various colours are proposed, including natural cedar shade, silver, stone brown, white, grey stone and garage door accents (blue, red, grey). The design is a more contemporary look, with a 4:12 roof pitch.

Access & Pedestrian Circulation

- Two vehicular accesses are proposed from Mountain View Drive and one vehicular access is proposed from 156 Street. Due to the topography of the site and the provision of the multi-use pathway corridor through the site, the two proposed drive aisles will not be internally connected.
- The applicant is conveying a 15-metre (49 ft.) wide multi-use pathway corridor through the site that will accommodate a multi-use pathway on top of the North Grandview sanitary trunk sewer.
- The street-fronting units are proposed to have individual pedestrian access to the street. The applicant is also proposing various paths throughout the site that will provide linkages internally and also to surrounding sidewalks and the multi-use pathway.

Landscaping

- Landscaping plans have been received and are generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas. The proposed retaining walls are proposed to be primarily constructed with large boulders which provides a more natural landscape. One concrete retaining wall at the rear of Building 8 is proposed in the northwest portion of the site.
- A 1.0 metre (3.5 ft.) high transparent wood rail fence is proposed at various locations along Mountain View Drive, 156 Street and the multi-use pathway corridor. Special paving (unit pavers) is proposed for near the main entrances and also visitor parking spaces. No garbage enclosure is proposed as garbage and recycling will be picked up at each unit.

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found generally acceptable.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	5	5	0
Paper Birch	14	14	0
Bitter Cherry	6	6	0
English Oak	1	1	0
Mountain Ash	1	1	0
Plum Cherry	1	1	0
Black Locust	2	2	0
Japanese Maple	2	2	0
Weeping Willow	1	1	0
Magnolia	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Deodar Cedar	5	5	0
Western Redcedar	15	5	10
Douglas-fir	15	8	7
Pacific Silver Fir	1	0	1
Sitka Spruce	1	0	1
Blue Spruce	2	1	1
Black Spruce	1	0	1
Scotts Pine	9	0	9
Cypress	5	5	0
Eastern White Cedar	8	8	0
English Yew	1	1	0
Sawara Cypress	2	2	0
Serbian Spruce	1	1	0
Yellow Cedar	5	5	0
Total (excluding Alder and Cottonwood Trees)	105	75	30
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		167	
Total Retained and Replacement Trees		197	
Contribution to the Green City Fund		0	

- The Arborist Assessment states that there are a total of 105 protected trees on the site. It was determined that 30 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees at a 2 to 1 replacement ratio. This will require a total of 150 replacement trees on the site. The applicant is proposing 167 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Western Redcedar, Western Hemlock, Dogwood and Cherry.
- In summary, a total of 197 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 27, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located within the North Grandview Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal includes a lawn area with some benches and trees in the southwest corner of the site that will be accessible to the public.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Absorbent soils greater than 30 cm (1 foot) in depth, infiltration trenches or sub-surface chambers, vegetated swales and dry swales, sediment control devices, and permeable pavement/surfaces are proposed. The applicant is proposing to retain 30 on-site trees and to plant 167 replacement trees. Recycling pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The applicant is proposing to convey a 15-metre (49 ft.) wide multi-use pathway corridor that will extend from east to west through the site. On-site pedestrian paths will be provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Street-fronting townhouses will be oriented to the street, to provide surveillance. Townhouses along the multi-use pathway will have access to the pathway and will also provide surveillance along the pathway. Outdoor and indoor amenity space is proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> The applicant is proposing to build to ASHRAE 90.1 standards.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The typical notifications to area residents occurred (ie. development proposal signage and pre-notification letters).

PRE-NOTIFICATION

Pre-notification letters were sent on November 8, 2016 and staff received 1 phone call and 8 letters/emails. One (1) respondent had no concerns about the project and wanted construction to start so that the site could be cleaned up and 156 Street could be completed to the ultimate standard. The other respondents identified concerns with the proposed increase in traffic on 156 Street, lack of on-street parking, congestion in local schools, loss of green space, and a desire not to see any more development in the area.

(The subject proposal for 87 townhouse units includes the 66 townhouse units previously approved under Development Application No. 7914-0258-00. Hence the number of "new" townhouse units proposed is 21 units. Under Development Application No. 7914-0258-00, 156 Street is to be upgraded to the ultimate standard, which includes the construction of a sidewalk. The applicant is proposing to retain 29% of the trees on the site and provide substantial open space areas, including provision of a 15-metre (49 ft.) wide multi-use pathway corridor through the site. The proposed increase in density is discussed previously in the report.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Approved Site Plan for Development Application No. 7914-0258-00
Appendix III.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Redesignation Map
Appendix VIII.	Proposed CD By-law

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/da

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		21,042 sq.m.
Multi-Use Pathway Corridor		467 sq.m.
Net Total		20,575 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	40%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
South Perimeter (Mountain View Drive)	4.5m	4.5m
North Perimeter	4.9m	4.9m
West Perimeter (156 Street)	3.1m	3.1m
East Perimeter	7.0m*	7.0m*
Internal Lot Lines (adjacent walkway	2.6m	2.6m
*setbacks for balconies may be reduced to 5.4m and ground floor patios to 4.9m		
BUILDING HEIGHT (in metres/storeys)		
Principal	12.5m	12.5m
Accessory	11m	11m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		87
Total		
FLOOR AREA: Residential		18,251 sq.m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		18,251 sq.m.

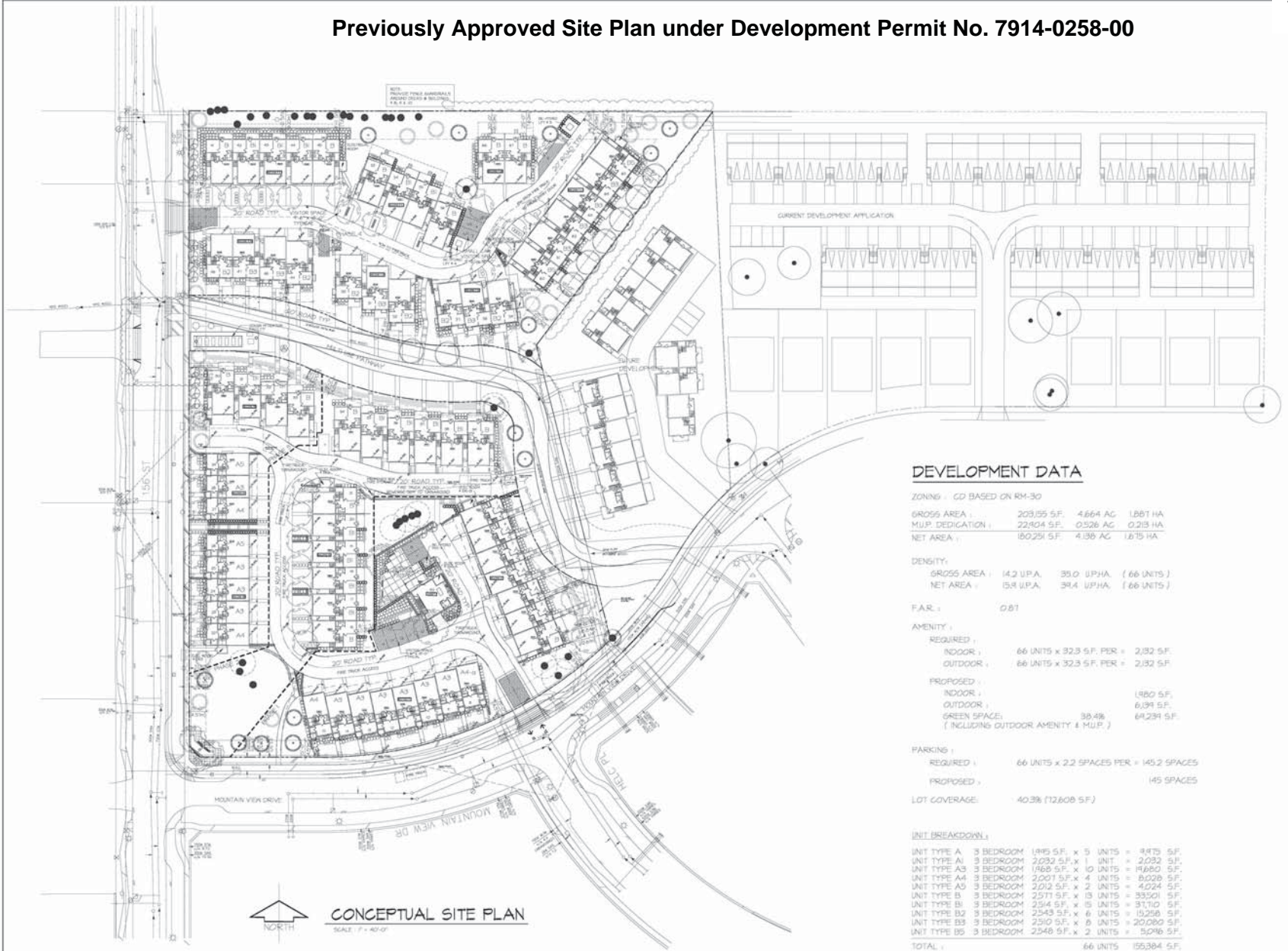
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.89	0.89
AMENITY SPACE (area in square metres)		
Indoor	261 sq.m.	184 sq.m.
Outdoor	261 sq.m.	533 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	174	174
Residential Visitors	17	18
Institutional		
Total Number of Parking Spaces	191	192
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Previously Approved Site Plan under Development Permit No. 7914-0258-00



CONCEPTUAL SITE PLAN
SCALE: 1/8" = 1'-0"

DEVELOPMENT DATA

ZONING : CD BASED ON RM-30

GROSS AREA : 203,055 S.F. 4.664 AC 1.881 HA
 M.U.P. DEDICATION : 22,404 S.F. 0.526 AC 0.213 HA
 NET AREA : 180,251 S.F. 4.138 AC 1.675 HA

DENSITY:
 GROSS AREA : 14.2 U.P.A. 35.0 U.P.H.A. (66 UNITS)
 NET AREA : 15.4 U.P.A. 39.4 U.P.H.A. (66 UNITS)

F.A.R. : 0.81

AMENITY :
 REQUIRED :
 INDOOR : 66 UNITS x 32.3 S.F. PER = 2,132 S.F.
 OUTDOOR : 66 UNITS x 32.3 S.F. PER = 2,132 S.F.

PROPOSED :
 INDOOR : 1,880 S.F.
 OUTDOOR : 6,391 S.F.
 GREEN SPACE : 38.4% 64,234 S.F.
 (INCLUDING OUTDOOR AMENITY & M.U.P.)

PARKING :
 REQUIRED : 66 UNITS x 2.2 SPACES PER = 145.2 SPACES
 PROPOSED : 145 SPACES

LOT COVERAGE : 40.3% (126,008 S.F.)

UNIT BREAKDOWN:

UNIT TYPE A 3 BEDROOM 1,915 S.F. x 5 UNITS = 9,575 S.F.
 UNIT TYPE A1 3 BEDROOM 2,032 S.F. x 1 UNIT = 2,032 S.F.
 UNIT TYPE A3 3 BEDROOM 1,968 S.F. x 10 UNITS = 19,680 S.F.
 UNIT TYPE A4 3 BEDROOM 2,001 S.F. x 4 UNITS = 8,004 S.F.
 UNIT TYPE A5 3 BEDROOM 2,012 S.F. x 2 UNITS = 4,024 S.F.
 UNIT TYPE B 3 BEDROOM 2,571 S.F. x 13 UNITS = 33,501 S.F.
 UNIT TYPE B1 3 BEDROOM 2,544 S.F. x 15 UNITS = 38,160 S.F.
 UNIT TYPE B2 3 BEDROOM 2,343 S.F. x 6 UNITS = 14,058 S.F.
 UNIT TYPE B3 3 BEDROOM 2,510 S.F. x 8 UNITS = 20,080 S.F.
 UNIT TYPE B5 3 BEDROOM 2,248 S.F. x 2 UNITS = 4,496 S.F.

TOTAL : 66 UNITS 155,984 S.F.

DATE	BY	REVISION

DATE	BY	REVISION

CLIENT	TM CREST 2007 LTD.
PROJECT	66 UNIT TOWNHOUSE PROJECT 15628 MOUNTAIN VIEW DRIVE
SHEET CONTAINS	SITE PLAN & DEVELOPMENT DATA

barnett dembek
ARCHITECTS INC.

UNIT 135,
7345 135 STREET,
SURREY, B.C.
V3W 1H8

PHONE : (604) 597-7100
 FAX : (604) 597-2099
 EMAIL : mo@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14022	AC-11



DEVELOPMENT DATA

ZONING : CD BASED ON RM-30
 GROSS AREA : 21,042 m² 226,494 S.F. 5,899 AC 2,104 HA
 M.U.P. DEDICATION : 467 m² 5,021 S.F. 0.115 AC 0.041 HA
 NET AREA : 20,575 m² 221,467 S.F. 5,084 AC 2,057 HA

DENSITY:
 GROSS AREA : 16.73 U.P.A. 4135 U.P.H.A. (81 UNITS)
 NET AREA : 171 U.P.A. 423 U.P.H.A. (81 UNITS)

F.A.R. : 0.887 (BASED ON NET AREA)

AMENITY :
 REQUIRED :
 INDOOR : 81 UNITS x 32.3 S.F. PER = 2,610 S.F.
 OUTDOOR : 81 UNITS x 32.3 S.F. PER = 2,610 S.F.
 PROPOSED :
 INDOOR : 1,980 S.F.
 OUTDOOR : 5,131 S.F.
 GREEN SPACE : 35.60% 84,032 S.F.
 (INCLUDING OUTDOOR AMENITY & M.U.P.)

PARKING :
 REQUIRED : 81 UNITS x 2.2 SPACES PER UNIT = 178 SPACES
 PROPOSED : 2 SPACES PER UNIT = 174 SPACES
 VISITOR = 18 SPACES
 TOTAL = 192 SPACES

LOT COVERAGE : 40.11% (88,823 S.F.)

UNIT BREAKDOWN

UNIT TYPE A 3 BEDROOM 1,999 S.F. x 10 UNITS = 19,990 S.F.
 UNIT TYPE A1 3 BEDROOM 2,038 S.F. x 1 UNIT = 2,038 S.F.
 UNIT TYPE A2 3 BEDROOM 2,024 S.F. x 4 UNITS = 8,096 S.F.
 UNIT TYPE A3 3 BEDROOM 1,968 S.F. x 10 UNITS = 19,680 S.F.
 UNIT TYPE A4 3 BEDROOM 2,000 S.F. x 6 UNITS = 12,000 S.F.
 UNIT TYPE A5 3 BEDROOM 2,015 S.F. x 2 UNITS = 4,030 S.F.
 UNIT TYPE B 3 BEDROOM 2,568 S.F. x 13 UNITS = 33,391 S.F.
 UNIT TYPE B1 3 BEDROOM 2,514 S.F. x 23 UNITS = 57,822 S.F.
 UNIT TYPE B2 3 BEDROOM 2,564 S.F. x 1 UNIT = 2,564 S.F.
 UNIT TYPE B3 3 BEDROOM 2,521 S.F. x 3 UNITS = 7,563 S.F.
 UNIT TYPE C 3 BEDROOM 1,968 S.F. x 3 UNITS = 5,904 S.F.
 UNIT TYPE C1 3 BEDROOM 1,990 S.F. x 1 UNIT = 1,990 S.F.
 UNIT TYPE C2 3 BEDROOM 2,014 S.F. x 3 UNITS = 6,042 S.F.
 UNIT TYPE C3 3 BEDROOM 1,991 S.F. x 1 UNIT = 1,991 S.F.
 UNIT TYPE D 3 BEDROOM 2,028 S.F. x 1 UNIT = 2,028 S.F.
 UNIT TYPE D1 3 BEDROOM 2,228 S.F. x 1 UNIT = 2,228 S.F.

TOTAL : 81 UNITS 196,441 S.F. AS PROPOSED

SETBACKS : (PHASE 1, 2 & 3)
 REQUIRED : 4.5 M FROM MOUNTAIN VIEW DRIVE
 4.5 M FROM 156 STREET
 3.0 M TO FACE OF DECK
 4.0 M ALONG M.U.P.
 7.5 M SIDE YARD (EAST)

PROVIDED : NORTH M.U.P. LINE : 4.00m TO BUILDING 3.0m TO FACE OF DECK
 SOUTH EXTERIOR LOT LINE : 4.51m TO BUILDING 4.39m TO PROJECTION
 WEST EXTERIOR LOT LINE : 4.51m TO BUILDING 4.01m TO PROJECTION
 EAST INTERIOR LOT LINE : 5.5m TO EDGE OF PATIO 1.62m TO FACE OF BLDG
 EAST M.U.P. LINE (N & S) : 4.00m TO BUILDING 3.85m TO PROJECTION

SITE PLAN
 SCALE : 1" = 40'-0"



NO.	DATE	BY	CHKD	REVISION

CLIENT : T.M. GREST, 2007 LTD.	PROJECT : 81 UNIT TOWNHOUSE PROJECT, PHASE 4 & 5	15633 MOUNTAIN VIEW DRIVE
ARCHITECTS : barnett dembek	SHEET CONTENTS : SITE PLAN & DEVELOPMENT DATA	

UNIT 135, 7535 130 STREET, SURREY, B.C. V3W 1H8	PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mtd@barnett.com
CLIENT NO. 14022	SHEET NO. AC-11 REV. NO.

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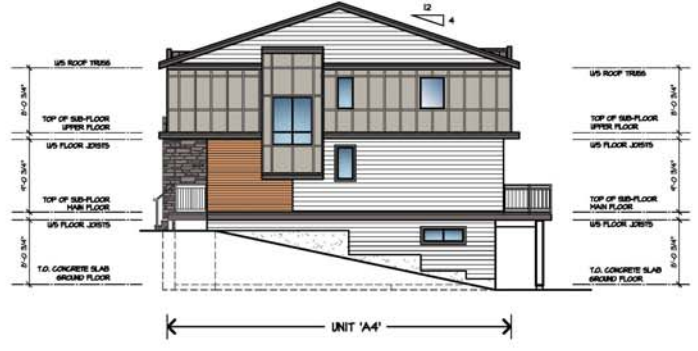


- CEDAR SIDING
- CULTURED STONE GREU PRO-FIT LEDGESTONE
- CLOVERDALE PAINT CA206 WESTERN SADDLE
- CLOVERDALE PAINT CA023 PUTTY
- PEACHES N CREAM
- CLOVERDALE PAINT CA228 AUTUMN MAPLE

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



- SCHEDULE OF FINISHES**
- 1 ASPHALT SHINGLE
 - 2 4" HORIZONTAL CEDAR SIDING
 - 3 HARDI PANEL SIDING C/M 1" x 3" BATTENS OVER JOINTS
 - 4 6" PROFILE HARDI PLANK SIDING
 - 5 STONE VENEER
 - 6 PREFINISHED ALUMINUM PICKET GUARDRAIL
 - 7 1" x 3" HARDI WINDOW TRIM



WEST ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

REV. NO.	DATE	BY	CHKD.

DESIGN: T.M. CREST 2007 LTD.
DRAWN: J.M. D
DATE: JUN 12 16
SCALE: 1/8" = 1'-0"

CLIENT: T.M. CREST 2007 LTD.
PROJECT: 66 UNIT TOWNHOUSE PROJECT
2460/02 156 ST & 15625/01 MTNVIEW DR.
SHEET CONTENT: ELEVATIONS

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

BUILDING I
UNIT # 45 - 52

CLIENT NO. AC-4.01
PROJECT NO. 14022
SHEET NO.
REV. NO.

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WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES	
①	ASPHALT SHINGLE
②	4" HORIZONTAL CEDAR SIDING
③	HARDI PANEL SIDING C/M 1" x 3" BATTENS OVER JOISTS
④	6" PROFILE HARDI FLANK SIDING
⑤	STONE VENEER
⑥	PREFINISHED ALUMINUM PICKET GUARDRAIL
⑦	1" x 3" HARDI WINDOW TRIM



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

REV. NO.	DATE	BY	REASON FOR

C20-01.dwg

DESIGN NO.	DATE	SCALE

CLIENT: T.M. CREST 2007 LTD.
PROJECT: 66 UNIT TOWNHOUSE PROJECT 2460/02 156 ST & 156/25/01 MTNVIEW DR.
SHEET CONTENT: ELEVATIONS

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

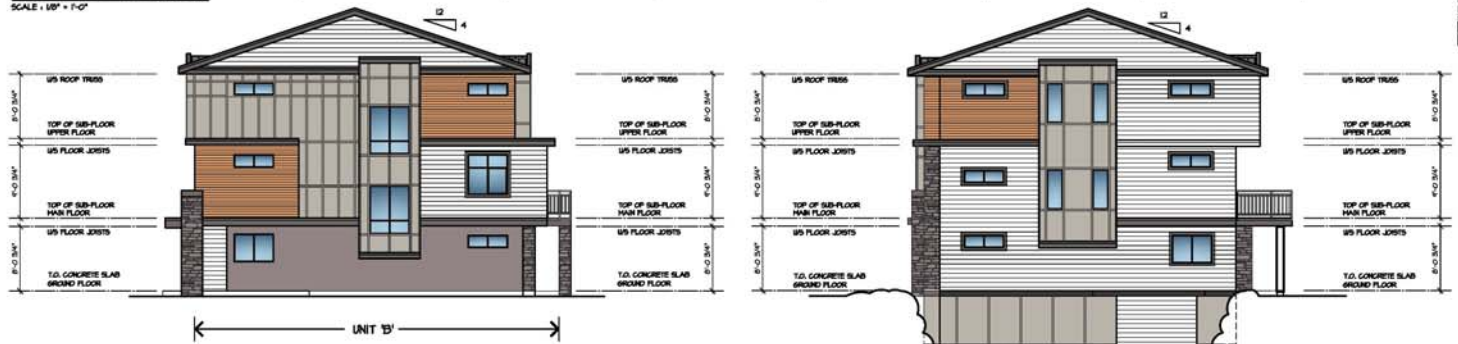
BLDG 4
UNIT # 64 - 66

CLIENT NO.	SHEET NO.
	AC-4.04
PROJECT NO.	REV. NO.
14022	

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EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE
- ② 4" HORIZONTAL CEDAR SIDING
- ③ HARDI PANEL SIDING C/M 1" x 3" BATTENS OVER JOINTS
- ④ 6" PROFILE HARDI PLANK SIDING
- ⑤ STONE VENEER
- ⑥ PREFINISHED ALUMINUM PICKET GUARDRAIL
- ⑦ 1" x 3" HARDI WINDOW TRIM

CEDAR SIDING	
CULTURED STONE GREU PRO-FIT LEDGESTONE	
CLOVERDALE PAINT CA206 WESTERN SADDLE	
CLOVERDALE PAINT CA073 PUTTY	
PEACHES N CREAM	
CLOVERDALE PAINT CA186 WESTERN JUNIPER	



WEST ELEVATION
SCALE: 1/8" = 1'-0"



REV. NO.	DATE	BY	CHKD. BY

CLIENT: T.M. CREST 2007 LTD.
 PROJECT: 66 UNIT TOWNHOUSE PROJECT
 2460/02 156 ST & 156/25/01 MTNVIEW DR.
 SHEET CONTAINS ELEVATIONS

barnett dembek
 ARCHITECTS
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnettde.com

BUILDING 7
UNIT # 38 - 44

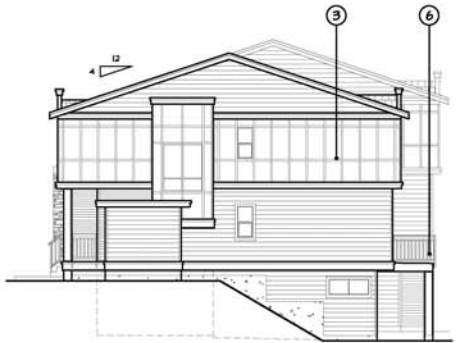
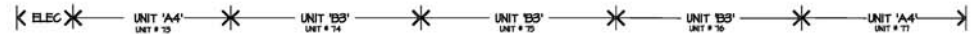
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14022	AC-4.01

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- HARDIE PLANK CHESTNUT BROWN
- CULTURED STONE GREY PRO-FIT LEDGESTONE
- CLOVERDALE PAINT CA206 WESTERN SADDLE
- CLOVERDALE PAINT CA073 PUTTY
- PEACHES 'N CREAM
- CLOVERDALE PAINT T341 PRAIRIE NIGHT

NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

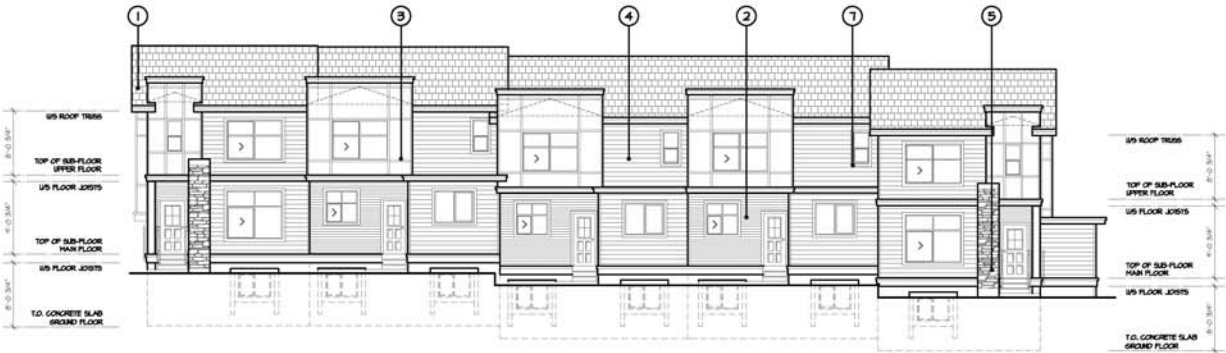


- SCHEDULE OF FINISHES**
- ① ASPHALT SHINGLE
 - ② 4" PROFILE HARDI PLANK SIDING
 - ③ HARDI PANEL SIDING ON 1" x 3" BATTENS OVER JOISTS
 - ④ 6" PROFILE HARDI PLANK SIDING
 - ⑤ STONE VENEER
 - ⑥ PREFINISHED ALUMINUM PICKET GUARDRAIL
 - ⑦ 2" x 4" WINDOW TRIM

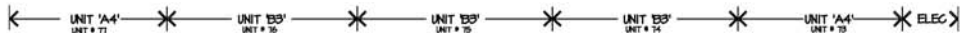


EAST ELEVATION
 SCALE: 1/8" = 1'-0"

WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



DESIGNED FOR	BY	DATE	DATE	DATE

DESIGN: PLO.	DRAWN: PLO.	DATE: JUN 26 11	SCALE: 1/8" = 1'-0"
CLIENT: T.H. CREST 2007 LTD.			
PROJECT: 871 UNIT TOMKHOSE PROJECT, PHASE 4 # 5			
15635 MOUNTAIN VIEW DRIVE			
SHEET CONTENTS: ELEVATIONS			

barnett dembek
 ARCHITECTS INC.
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mo@barnett.com

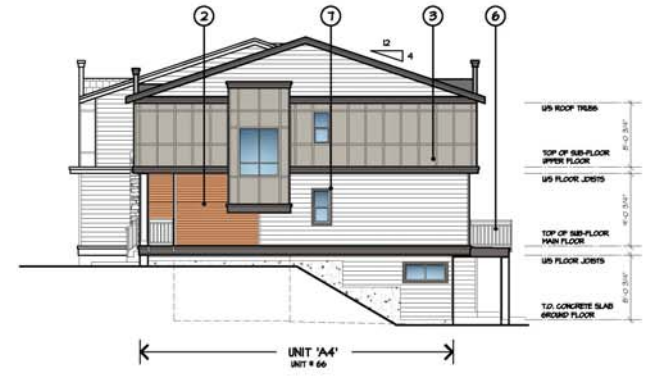
BLDG II
UNIT # 73 - 77

CLIENT NO.	SHEET NO.
14022	AC-4.11
PROJECT NO.	REV. NO.

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NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SCHEDULE OF FINISHES	
①	ASPHALT SHINGLE
②	4" PROFILE HARDI PLANK SIDING
③	HARDI PANEL SIDING G/M 1" x 3" BATTENS OVER JOISTS
④	6" PROFILE HARDI PLANK SIDING
⑤	STONE VENEER
⑥	PREFINISHED ALUMINUM PICKET GUARDRAIL
⑦	2" x 4" WINDOW TRIM



WEST ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

HARDI PLANK CHESTNUT BROWN	
CULTURED STONE GREU PRO-FIT LEDGESTONE	
GLOVERDALE PAINT GA206 WESTERN SADDLE	
GLOVERDALE PAINT CA075 PUTTY	
PEACHES 'N' CREAM	
GLOVERDALE PAINT T341 PRAIRIE NIGHT	

REVISION	BY	DATE

DESIGN :	DRWING :	DATE :	SCALE :
CLIENT : T.M. CREST 2007 LTD.			
PROJECT : 67 UNIT TOWNHOUSE PROJECT, PHASE 4 # 5			
PROJECT : 15653 MOUNTAIN VIEW DRIVE			
SHEET CONTENTS : ELEVATIONS			

barnett dembek
UNIT 135,
7336 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@borkitex.com

BLDG 12
UNIT # 66 - 72

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14022	AC-412

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EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



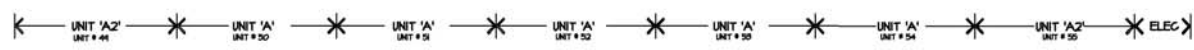
SCHEDULE OF FINISHES	
1	ASPHALT SHINGLE
2	4" PROFILE HARDI PLANK SIDING
3	HARDI PANEL SIDING G/M 1" x 3" BATTENS OVER JOISTS
4	6" PROFILE HARDI PLANK SIDING
5	STONE VENEER
6	PREFINISHED ALUMINUM PICKET GUARDRAIL
7	2" x 4" WINDOW TRIM



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



HARDI PLANK CHESTNUT BROWN	
CULTURED STONE GREU PRO-FIT LEDGESTONE	
CLOVERDALE PAINT GA206 WESTERN SADDLE	
CLOVERDALE PAINT GA073 PUTTY	
PEACHES 'N CREAM	
CLOVERDALE PAINT 7341 PRAIRIE NIGHT	

REVISION	BY	DATE

DESIGN: T.M. CREST 2007 LTD.
PROJECT: 187 UNIT TOWNHOUSE PROJECT, PHASE 4 - 5
CLIENT: T.M. CREST 2007 LTD.
DATE: 11/11/11
SCALE: 1/8" = 1'-0"
SHEET CONTENTS: ELEVATIONS

barnett dembck
 UNIT 135,
 7336 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mtd@borkitex.com

BLDG 13
UNIT # 49 - 55

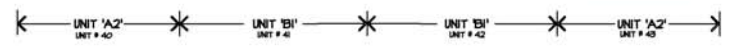
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14022	AC-4.13

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- HARDIE PLANK CHESTNUT BROWN
- CULTURED STONE GREY PRO-FIT LEDGESTONE
- CLOVERDALE PAINT CA206 WESTERN SADDLE
- CLOVERDALE PAINT CA073 PUTTY
- PEACHES 'N CREAM
- CLOVERDALE PAINT TB41 PRAIRIE NIGHT

EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

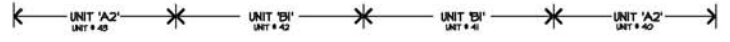
- SCHEDULE OF FINISHES**
- ① ASPHALT SHINGLE
 - ② 4" PROFILE HARDI PLANK SIDING
 - ③ HARDI PANEL SIDING C/M 1" x 5" BATTENS OVER JOISTS
 - ④ 6" PROFILE HARDI PLANK SIDING
 - ⑤ STONE VENEER
 - ⑥ PREFINISHED ALUMINUM PICKET GUARDRAIL
 - ⑦ 2" x 4" HINDOX TRIM



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



REV#	DATE	BY	DATE

DESIGN:	FOU:	DRAWN:	DATE:	SCALE:
CLIENT: T.M. CREST 2007 LTD.				
PROJECT: 187 UNIT TOWNHOUSE PROJECT, PHASE 4 - # 5				
15655 MOUNTAIN VIEW DRIVE				
SHEET CONTENTS: ELEVATIONS				

barnett dembek
UNIT 130,
7336 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@borkitek.com

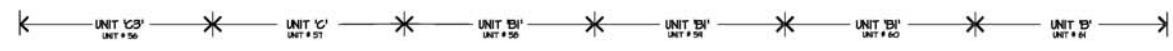
BLDG 14
UNIT # 40 - 43

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14022	AC-414

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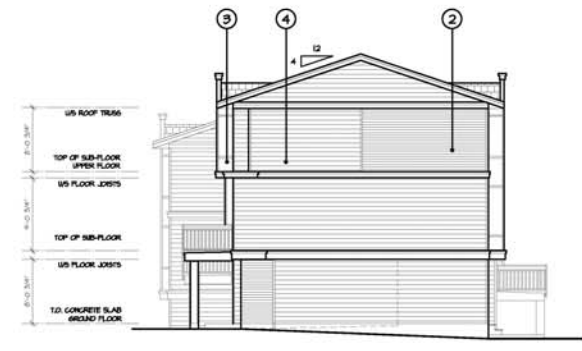
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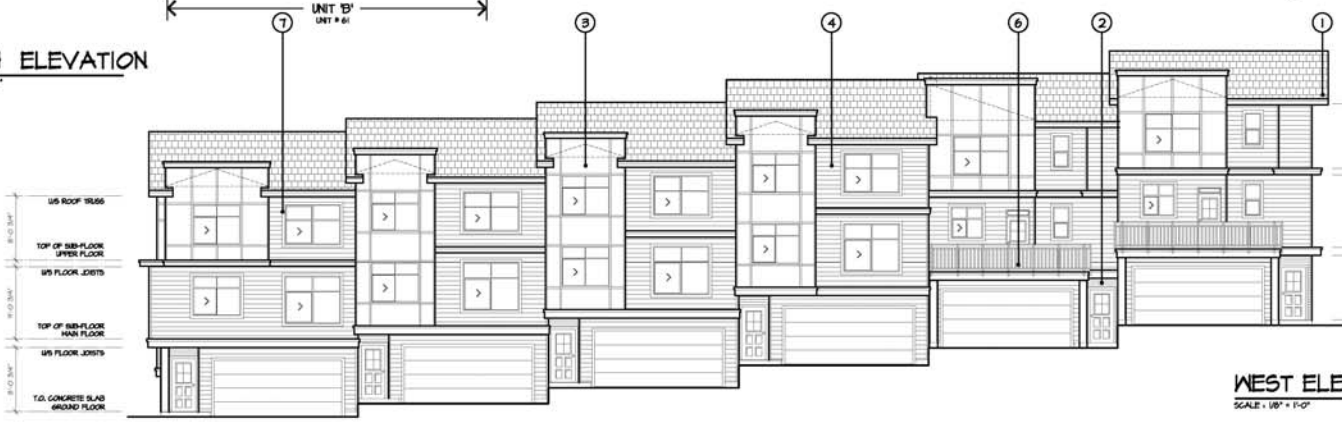
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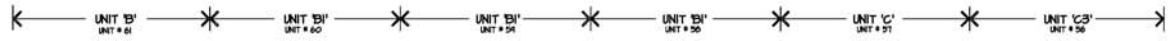
SCHEDULE OF FINISHES	
1	ASPHALT SHINGLE
2	4" PROFILE HARDI PLANK SIDING
3	HARDI PANEL SIDING C/M 1" x 3" BATTENS OVER JOISTS
4	6" PROFILE HARDI PLANK SIDING
5	STONE VENEER
6	PREFINISHED ALUMINUM PICKET GUARDRAIL
7	2" x 4" HINDOW TRIM



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



HARDIE PLANK CHESTNUT BROWN	
CULTURED STONE GREY PRO-FIT LEDGESTONE	
CLOVERDALE PAINT CA206 WESTERN SADDLE	
CLOVERDALE PAINT CA07B PUTTY	
PEACHES N CREAM	
CLOVERDALE PAINT 1341 PRAIRIE NIGHT	

REV#	DATE	BY	CHKD

DESIGN: PCL	DRAWN: JKL	DATE: JUN 26 17	SCALE: 1/8" = 1'-0"
CLIENT: T.H. CREST 2007 LTD.			
PROJECT: 271 UNIT TOWNHOUSE PROJECT, PHASE 4 # 5 15635 MOUNTAIN VIEW DRIVE			
SHEET CONTENTS: ELEVATIONS			

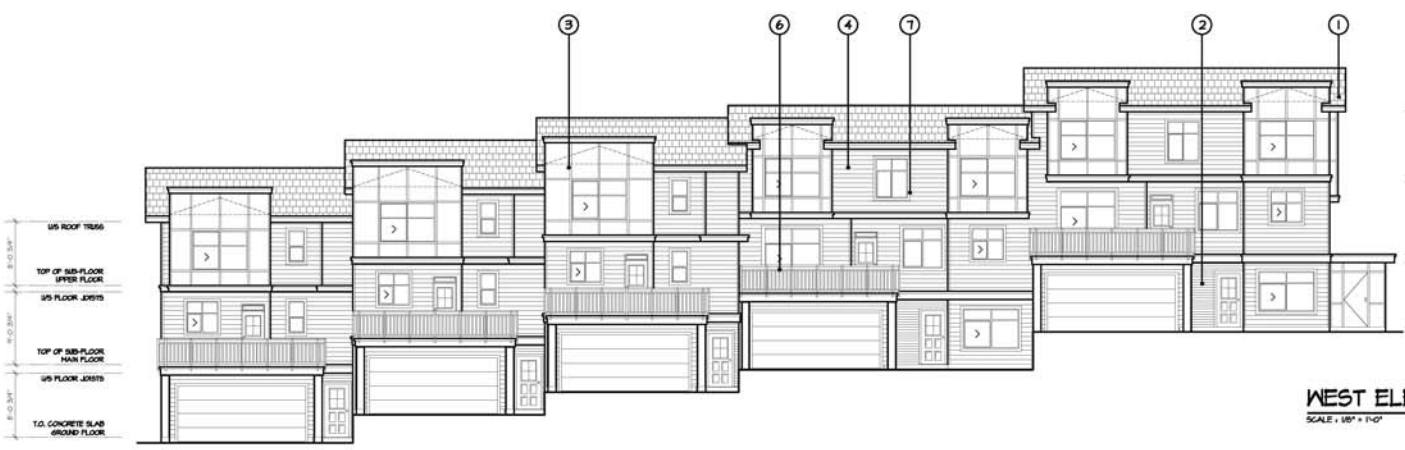
barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

BLDG 15
UNIT # 56 - 61

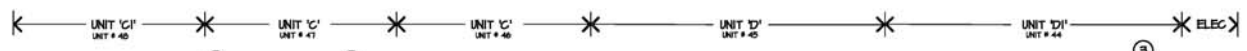
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.15
14022	REV. NO.

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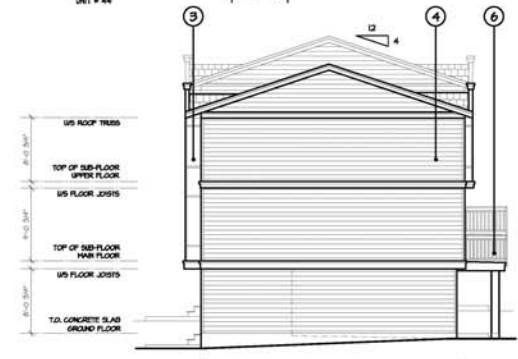
- HARDIE PLANK CHESTNUT BROWN**
- CULTURED STONE GREY PRO-FIT LEDGESTONE**
- CLOVERDALE PAINT CA206 WESTERN SADDLE**
- CLOVERDALE PAINT CA073 PUTTY**
- PEACHES 'N CREAM**
- CLOVERDALE PAINT T341 PRAIRIE NIGHT**

WEST ELEVATION
 SCALE: 1/8" = 1'-0"

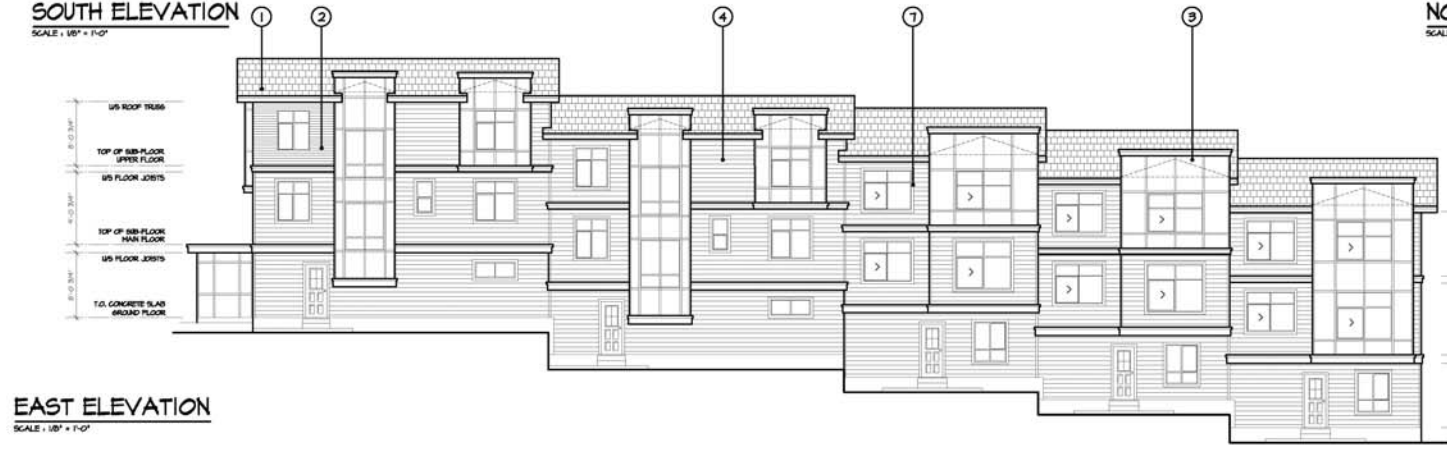


SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES**
- ① ASPHALT SHINGLE
 - ② 4" PROFILE HARDI PLANK SIDING
 - ③ HARDI PANEL SIDING C/M 1" x 3" BATTENS OVER JOISTS
 - ④ 6" PROFILE HARDI PLANK SIDING
 - ⑤ STONE VENEER
 - ⑥ PREFINISHED ALUMINUM PICKET GUARDRAIL
 - ⑦ 2" x 4" HINDOW TRIM



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



EAST ELEVATION
 SCALE: 1/8" = 1'-0"



DESIGN FOR	DATE	BY	DATE	REV	DATE

DESIGN: T.M. CREST 2007 LTD.	CLIENT: T.M. CREST 2007 LTD.
DATE: JAN 26 17	PROJECT: 87 UNIT TOMKORSE PROJECT, PHASE 4 # 5
SCALE: 1/8" = 1'-0"	15635 MOUNTAIN VIEW DRIVE
	SHEET CONTENTS: ELEVATIONS

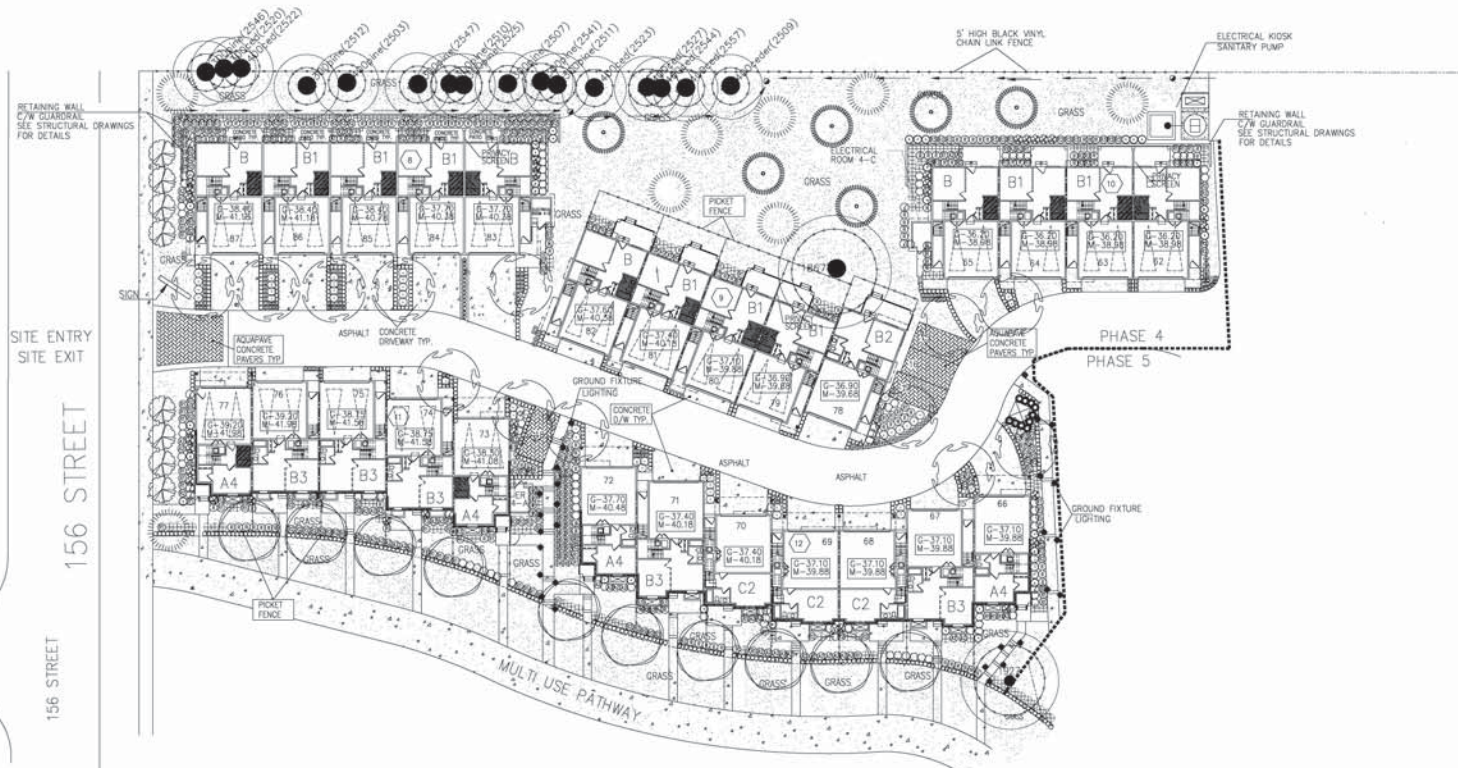
barnett dembek
 ARCHITECTS INC.

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: info@barnett-dem-bek.com

CLIENT NO. SHEET NO.
 PROJECT NO. AC-416
 14022 REV. NO.

BLDG 16
UNIT # 44 - 4B



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

Apr/17	revised site plan	9
FEB/17	DES COMMENTS	8
dec/16	revised site plan	7
oct/16	revised site plan	6
sep/16	revised site plan	5
aug/16	revised site plan	4
July/15	revised site plan	3
July/15	revised site plan	2
July/15	revised site plan	1
DATE	ISSUES	NO.

J. KAVOLINAS & ASSOCIATES INC.
 OSCA OSCA
 2483 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3N 3Z8
 PHONE (604) 857-2378

CLIENT
 TM CREST
 c/o BARNETT DEMEK ARCHITECTS
 SUITE #35
 7538 - 135 STREET
 SURREY, B.C.
 V3W 3A8

PLAN VIEW
 LANDSCAPE PLAN
 PHASE 4
 87 TOWNHOUSE UNITS
 2988 - 156 STREET
 UNITS 62 - 87 & AMENTY BLDG
 SURREY, B.C.

SCALE	1:250	DATE	MAR/15
DRAWN	DAW	CHECKED	
DATE	DAW	DATE	
APPVED	AS BUILT	DATE	

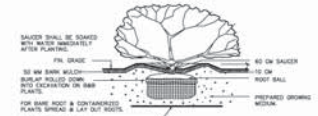
PRINTED: [] JOB No. []
 DRAWING No. []
 L-1

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	PRUNUS SERRULATA AMANICAKI	AMANICAKI CHERRY	8	6 CM. CAL.	AS SHOWN	B. & B.
○	PRUNUS YEDONENS 'AKESONG'	DAYBREAK CHERRY	13	6 CM. CAL.	AS SHOWN	B. & B.
○	CORNUS FLORIDA 'SUIBON'	RED FLOWERING DOGWOOD	10	6 CM. CAL.	AS SHOWN	B. & B.
○	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	8	3.00 METERS	AS SHOWN	B. & B.
○	THUJA PLICATA	WESTERN RED CEDAR	8	3.00 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'MID ORNISON'	ORNISON AZALEA	134	43 POT	85 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	7	43 POT	90 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'ORCHID LIGHTS'	NORTHERN LIGHTS AZALEA	56	43 POT	90 CM. O.C.	
⊕	ABELIA 'TOWARD GARDNER'	EDWARD COUCHER ABELIA	70	43 POT	90 CM. O.C.	
⊕	BURUS MACROPHYLLA 'WINTER GEM'	ASIAN BOWWOOD	823	43 POT	45 CM. O.C.	
⊕	HYDRANGEA MACROPHYLLA 'WAXO BLUE'	HYDRANGEA	37	43 POT	90 CM. O.C.	
⊕	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	35	42 POT	90 CM. O.C.	
⊕	ROSA EXPLORER 'HENRY HUDSON'	EXPLORER ROSE	30	43 POT	90 CM. O.C.	
⊕	RHOODODENDRON 'QUINQUANG'S WHITE'	RHOODODENDRON	131	43 POT	90 CM. O.C.	
⊕	RHOODODENDRON 'RAMP'	RHOODODENDRON	91	43 POT	90 CM. O.C.	
⊕	RHOODODENDRON 'COTTON CANDY'	RHOODODENDRON	139	43 POT	90 CM. O.C.	
⊕	RHOODODENDRON 'P.J.M.'	RHOODODENDRON	47	43 POT	90 CM. O.C.	
⊕	SPRINGA VILGANS 'MICHEL BUCHNER'	LILAC	20	43 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCEARUS 'OTTO LUKNER'	OTTO LUKNER LAUREL	71	43 POT	85 CM. O.C.	
⊕	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	17	1.80 METERS	85 CM. O.C.	
⊕	ERICA CARNEA 'MYRTOWN PINK'	HEATHER	33	41 POT	30 CM. O.C.	
⊕	LAURANDUL ANGUSTIFOLIA 'WINKSTON'	LANDNER	11	43 POT	45 CM. O.C.	
⊕	NESSILIA TENUSSIMA	MEXICAN FEATHER GRASS	108	43 POT	45 CM. O.C.	

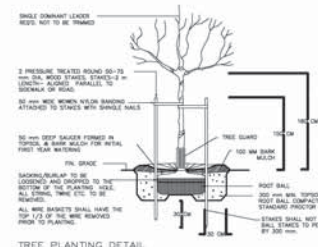
NOTE: AQUAPAVE SYSTEM WILL BE A FULL SYSTEM

NOTES / GENERAL:

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO IBC LANDSCAPE STANDARD "LATEST EDITION". CONSUMER SIZES ARE SPECIFIED AS PER "TANK STANDARD" WITH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW WARE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FROEDER VALLEY. "SUBSTITUTION" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTION TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "I.C. LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "I.C. LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "I.C. LANDSCAPE STANDARD".
- MIN. GROWING MEDIUM DEPTH OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS 300 mm
 - SHRUB COVER AREAS 400 mm
 - GRASS AREAS 400 mm
 - TREE PITS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARD FOR LEVEL 3 AND LEVEL 4 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROTECTING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VISUALLY FREE FROM STONES, ROCK, HOOD, ROOTY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BANK MOUND.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEED PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREIN IN A CLEAN AND PREDICTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS



TREE PLANTING DETAIL

SECTION

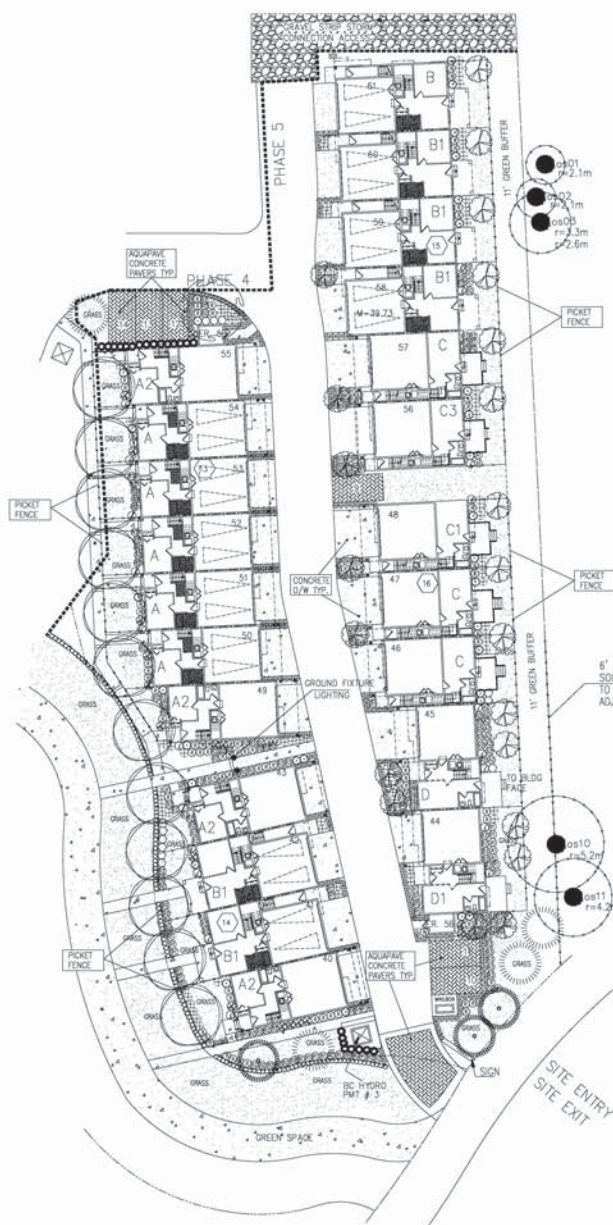
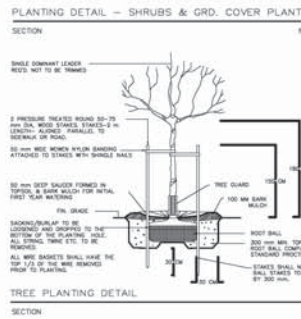
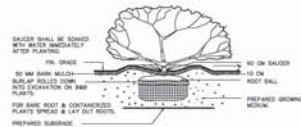
N.T.S.

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
●	PRUNUS SERRULATA AMANAGAMA	AMANAGAMA CHERRY	22	6 CM. CAL.	AS SHOWN	B & B
●	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	1	6 CM. CAL.	AS SHOWN	B & B
●	CORNUS FLORIDA 'RUBRAW'	RED FLOWERING DOGWOOD	12	6 CM. CAL.	AS SHOWN	B & B
●	TSUGA HETZROTHIELLA	WESTERN HEMLOCK	3	3.00 METERS	AS SHOWN	B & B
●	THUJA PLICATA	WESTERN RED CEDAR	4	3.00 METERS	AS SHOWN	B & B
⊕	AZALEA JAPONICA 'INDO ORANGE'	ORANGE AZALEA	78	43 POT	85 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'WANDERING LIGHTS'	NORTHERN LIGHTS AZALEA	8	43 POT	90 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'ORCHID LIGHTS'	NORTHERN LIGHTS AZALEA	8	43 POT	90 CM. O.C.	
⊕	ABELIA EDWARDSI 'CONCHET'	EDWARD GOLDCHER ABELIA	52	43 POT	90 CM. O.C.	
⊕	BLOUS MACROPHYLLA 'WINTER CRY'	ASIAN BIRCHWOOD	148	43 POT	45 CM. O.C.	
⊕	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	61	43 POT	90 CM. O.C.	
⊕	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	20	42 POT	90 CM. O.C.	
⊕	ROSA EMPEROR HENRY 'AUSON'	EMPEROR ROSE	0	43 POT	90 CM. O.C.	
⊕	RHOODENDRON CLUNNINGHAM'S WHITE	RHOODENDRON	89	43 POT	90 CM. O.C.	
⊕	RHOODENDRON RAMPAGE	RHOODENDRON	59	43 POT	90 CM. O.C.	
⊕	RHOODENDRON COTTON CANDY	RHOODENDRON	64	43 POT	90 CM. O.C.	
⊕	RHOODENDRON P.J.M.	RHOODENDRON	37	43 POT	90 CM. O.C.	
⊕	SYRINGA VALLISIA 'MICHEL BLOCHER'	LILAC	20	43 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCARASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	263	43 POT	65 CM. O.C.	
●	ERICA CARNEA 'WIRETOWN PINK'	HEATHER	16	#1 POT	30 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	23	1.80 METERS	65 CM. O.C.	

NOTE: AQUAPAVE SYSTEM WILL BE A FULL SYSTEM

NOTE / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTARIO STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEEDS AND ROOT BALL PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HIGHLAND AND TRANGLE VALLEY. "SUBSTITUTION" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "FORESE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARD". PRODUCE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARD".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SURFACE SHALL BE:
 - LAWN AREAS 300 mm
 - GRASS COVER AREAS 400 mm
 - SHRUB AREAS 450 mm
 - TREE AREAS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS. EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROTECTING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE ACTUALLY FREE FROM SOILBORNE WEED SEEDS, WOODY PLANT PARTS, WOOD OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, INSECT MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBER AND IT ACCUMULATED, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREIN IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



LEGEND

- = TREES TO BE RETAINED
- ⊕ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	BY
Apr/17	revised site plan	9
FEB/17	Co's COMMENTS	8
Dec/16	revised site plan	7
Oct/16	revised site plan	6
Aug/16	revised site plan	5
May/16	revised site plan	4
Apr/16	revised site plan	3
Oct/15	revised site plan	2
July/15	revised site plan	1
	DRAWN	SL
	REVISION	

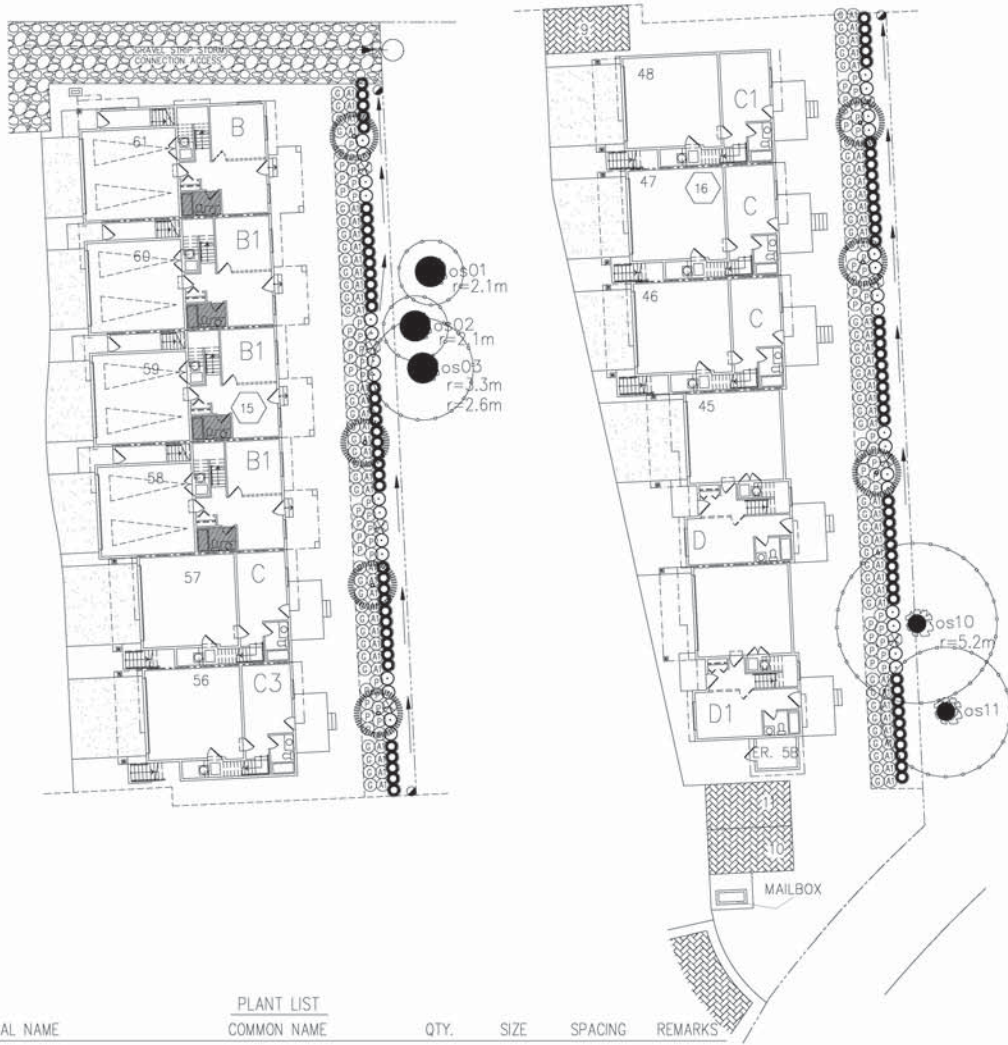
SKAVOLINAS & ASSOCIATES INC.
BCLA CSLA
2482 JONGUL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-3378

CLIENT
TM OREST
c/o BARNETT DENBEX ARCHITECTS
SUITE #105
7506 - 130 STREET
SURREY, B.C.
V3W 1P8

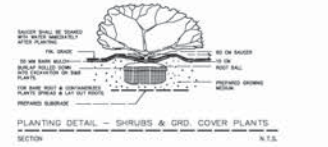
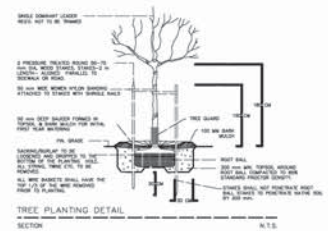
PLAN VIEW
**LANDSCAPE PLAN
PHASE 5
87 TOWNHOUSE UNITS**
2888 - 156 STREET
UNITS 40 - 81 & ADJACENT BLDG
SURREY, B.C.

SCALE 1:250	DATE MAR/15
DRAWN	DATE
ENG	DATE
APPROV	AS BUILT

PROJECT	JOB No.
DRAWING No.	
L-3	



- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARDS "LATEST EDITION". CONFINED ROOTS ARE SPECIFIED AS PER "THE STANDARD" WITH PLANT SIZE AND CONTAINER SIZE AND THE MINIMUM ACCEPTABLE SIZES SHOWN AND NEVER EXCEED PLANT MATERIAL AVAILABLE FOR OPTIMAL BUYER BY LANDSCAPE ARCHITECT'S SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FURBER VALLEY "SUBSTITUTION" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTION TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALSO A MINIMUM OF ONE WEEK'S LEAD TIME TO COLLECTOR FOR READY TO SHIP. SUBSTITUTIONS ARE SUBJECT TO "S.C. LANDSCAPE STANDARDS".
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "TREESE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARDS". PROTECT CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARDS.
 - MIN. GROUND MEASUREMENTS PREPARED SURROUND SHALL BE:
 - LAWN AREAS: 400 mm
 - GRASS COVER AREAS: 400 mm
 - SEED AREAS: 400 mm
 - SOIL: 300 mm
 - GROUND MEASUREMENT SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS SPECIFIED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS. EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEASUREMENTS CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROTECTING AND WRAP OF GROUND MEASUREMENT COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED CONCRETE PUMP. PROTECTING GROUND MEASUREMENT SHALL BE TESTED BY A MECHANIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROUND MEASUREMENT. SOIL SHALL BE TESTED BY THE SOIL TESTING LABORATORY. ALL TEST PARTS WITH OR WITHOUT PARTS OF METAL PLANT FERTILIZING ORGANICAL, INORGANICAL, TOXIC MATERIALS, TOXIC PESTS OR ANY OTHER TOXIC SUBSTANCE.
 - ALL PLANTING SOIL SHALL MEASURE MIN. 50 MM BAWN WASH.
 - PLANT SPECIES AND VARIETIES MUST NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SUPPLIED BY A FURNISHER DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS/HER OWN COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	7	3.00 METERS	AS SHOWN	B & B
⊕	AZALEA JAPONICA (VARIOUS)	AZALEA	76	#3 POT	90 CM. O.C.	
⊕	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	32	#3 POT	90 CM. O.C.	
⊕	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	8	#2 POT	90 CM. O.C.	
⊕	GAULTHERIA SHALLON SALAL	SALAL	76	#3 POT	90 CM. O.C.	
⊕	POLYSTICHUM MUNITUMSWARD FERN	SWARD FERN	72	#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	85	1.80 METERS	65 CM. O.C.	

NOTE: AQUAPAVE SYSTEM WILL BE A FULL SYSTEM



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISED	BY
FEB/13	CS COMMENTS	B
Dec/16	revised site plan	7
Oct/16	revised site plan	6
SEP/16	revised site plan	5
May/16	revised site plan	4
Apr/16	revised site plan	3
Oct/15	revised site plan	2
July/15	revised site plan	1
DATE	REVISIONS	MS
		REVISION

C. KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JORDAN COURT
ABERTSFORD, B.C.
V3C 3E8
PHONE (604) 857-2376

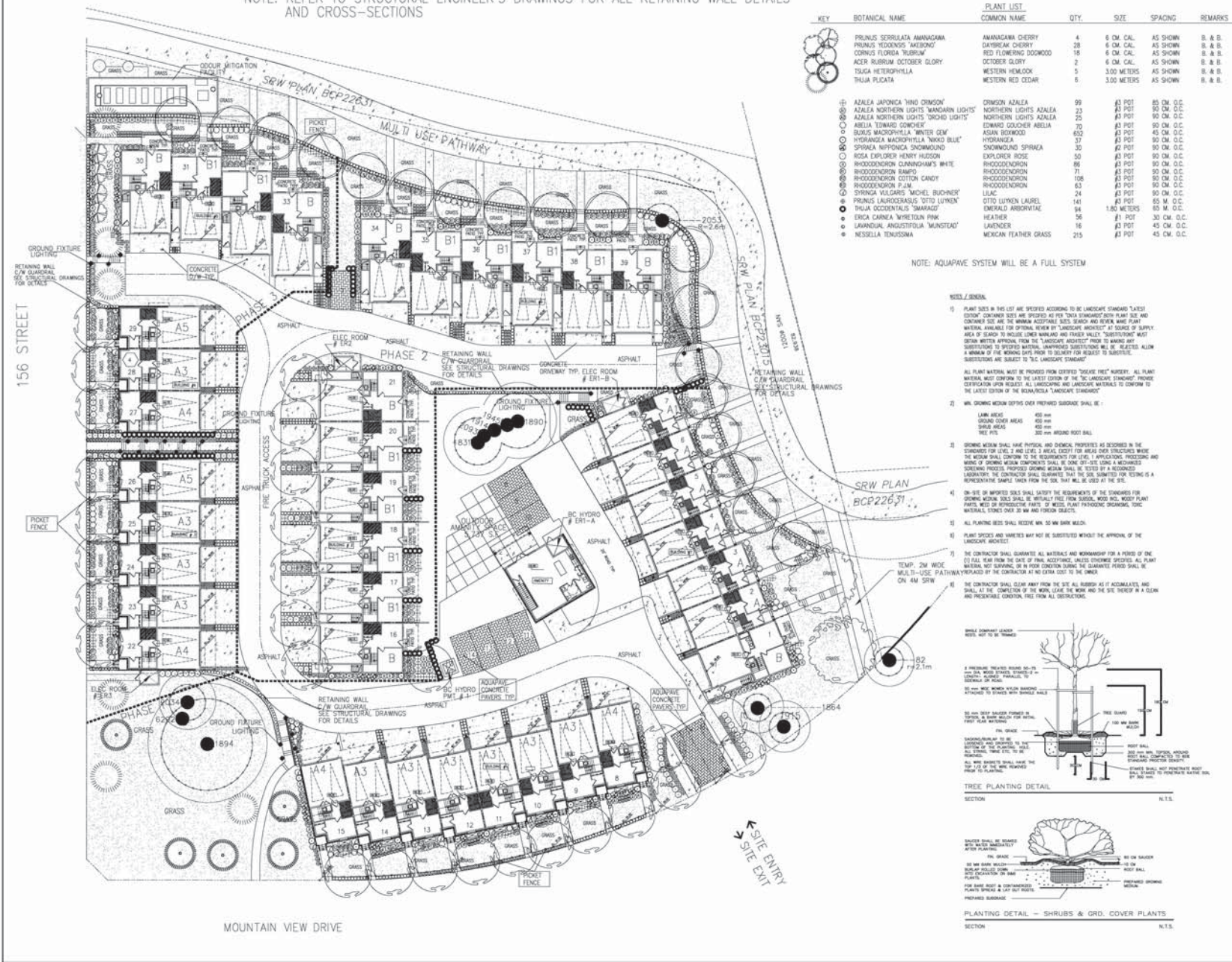
CLIENT
TM DRETT
c/o BARNETT DENKIN ARCHITECTS
SUITE #135
7536 - 133 STREET
SURREY, B.C.
V3W 1H8

PLAN VIEW
LANDSCAPE PLAN
11' LANDSCAPE BUFFER
B7 TOWNHOUSE UNITS
15033 MOUNTAIN VIEW DRIVE
SURREY, B.C.

SCALE	DATE
1:150	MAR/15
DRAWN	DPH
DATE	DPH
APPROV	HO BALT

PRINTED: JOB NO. DRAWING NO. L-4

NOTE: REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ALL RETAINING WALL DETAILS AND CROSS-SECTIONS



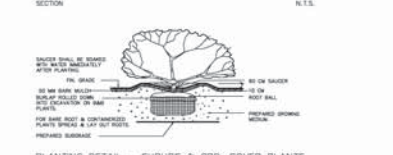
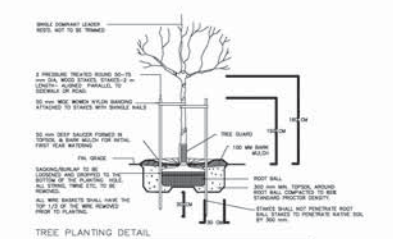
KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	PRUNUS SERRULATA AMANOGAWA	AMANOGAWA CHERRY	4	6 CM. CAL.	AS SHOWN	B. & B.
○	PRUNUS YEDONENSIS 'ATEBONO'	DAYBREAK CHERRY	28	6 CM. CAL.	AS SHOWN	B. & B.
○	CORNUS FLORIDA 'TUSCANI'	RED FLOWERING DOGWOOD	18	6 CM. CAL.	AS SHOWN	B. & B.
○	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY	2	6 CM. CAL.	AS SHOWN	B. & B.
○	TILIA HETEROPHYLLA	WESTERN HEMLOCK	5	3.00 METERS	AS SHOWN	B. & B.
○	TILIA PLICATA	WESTERN RED CEDAR	8	3.00 METERS	AS SHOWN	B. & B.

○	AZALEA JAPONICA 'INGO DIMSON'	DIMSON AZALEA	99	43 POT	85 CM. O.C.	
○	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	23	43 POT	90 CM. O.C.	
○	AZALEA NORTHERN LIGHTS 'ORCHID LIGHTS'	NORTHERN LIGHTS AZALEA	25	43 POT	90 CM. O.C.	
○	ABELIA TOMANSI 'CONKEY'	EDWARD GOLDBER ABELIA	10	43 POT	90 CM. O.C.	
○	BULUS MACROPHYLLA 'WINTER GEM'	ASIAN BOWWOOD	602	43 POT	45 CM. O.C.	
○	HYDRANGEA MACROPHYLLA 'WIND BLUE'	HYDRANGEA	37	43 POT	90 CM. O.C.	
○	SPIRAEA HIPPONICA 'SHOWINGLAND'	SHOWINGLAND SPIRAEA	30	43 POT	90 CM. O.C.	
○	ROSA EXPLORER 'HENRY HUDSON'	EXPLORER ROSE	50	43 POT	90 CM. O.C.	
○	RHODOCOSMOS 'CUNNINGHAM'S WHITE'	RHODOCOSMOS	86	43 POT	90 CM. O.C.	
○	RHODOCOSMOS 'BANDS'	RHODOCOSMOS	71	43 POT	90 CM. O.C.	
○	RHODOCOSMOS 'COTTON CANDY'	RHODOCOSMOS	108	43 POT	90 CM. O.C.	
○	RHODOCOSMOS 'P.J.M.'	RHODOCOSMOS	63	43 POT	90 CM. O.C.	
○	SYRINGA VULGARIS 'MICHEL BUONHET'	LILAC	24	43 POT	90 CM. O.C.	
○	PRUNUS LAUROCARPUS 'OTTO LYTKEN'	OTTO LYTKEN LAUREL	141	43 POT	85 CM. O.C.	
○	TILIA OCCIDENTALIS 'MARGARIT'	EMERALD ASPENHAT	94	1.80 METERS	85 M. O.C.	
○	ERICA CARNEA 'WHEATLOAN PINK'	HEATHER	56	41 POT	30 CM. O.C.	
○	LAVANDULA 'ANGUSTIFOLIA 'MUNSTAD'	LAUNDRER	16	43 POT	45 CM. O.C.	
○	NESSILIA TENISSISSIMA	MEXICAN FEATHER GRASS	215	43 POT	45 CM. O.C.	

NOTE: AQUAPAVE SYSTEM WILL BE A FULL SYSTEM

- NOTES / NOTES:**
- PLANT SIZES IN THE LIST ARE SPECIFIED ACCORDING TO BE LANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER '2014 STANDARDIZATION PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW ANNE PLAN MATERIAL AVAILABLE FOR REVIEW. REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE OTHER MAIN AND TRUNK VALLEY 'SUBSTITUTION' MUST OBTAIN WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE REMAINING DAYS FROM TO SUBMIT FOR REVISION TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO 'L.C. LANDSCAPE STANDARD'.
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM 'CERTIFIED TREE NURSERY'. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'L.C. LANDSCAPE STANDARD'. PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE 'L.C. LANDSCAPE STANDARD'.
 - ALL PLANTING MEDIA DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - 100mm SAND OVER AREAS
 - 400mm SAND OVER AREAS
 - 300mm SAND OVER AREAS
 - 300mm SAND OVER AREAS
 - 300mm SAND OVER AREAS
 - DRINKING WATER SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARD FOR LEVEL 2 AND LEVEL 3 AREAS. EXCEPT FOR AREAS OVER TRENCHES WHERE THE MEDIA SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROVIDING AND MAINTAINING PROPER DRAINAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUBSTITUTIONS TO SPECIFIED MEDIA SHALL BE NOTED BY A RECORDED SUBSTITUTION. THE CONTRACTOR SHALL SUBMIT THESE SUBSTITUTIONS FOR REVIEW OF A REPRESENTATIVE SAMPLE TAKEN FROM THE MEDIA THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARD FOR DRINKING WATER. SOILS SHALL BE MINIMUM FREE FROM HAZARDOUS, HEAVY METAL, AND OTHER PARTS, WEED OR INVASIVE PARTS OF WEEDS. PLANTING DRINKING WATER, TOXIC MATERIALS, STONES OVER 20mm AND FOREIGN OBJECTS.
 - ALL PLANTING MEDIA SHALL RECEIVE MIN. 50mm SAND MESH.
 - PLANT STOCKS AND MATERIALS MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING IN 100% CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR ANY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE NEAT AND IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.

- WELLS / WELLS:**
- WELL CONSTRUCTION LEGEND:
 - WELLS NOT TO BE TRENCH
 - IF PREVIOUSLY INSTALLED, REMOVE TO 100mm SAND OVER AREAS. PROVIDE 100mm SAND OVER AREAS. PROVIDE 100mm SAND OVER AREAS.
 - TO BE OPEN DRAIN UNLESS OTHERWISE SPECIFIED. PROVIDE 100mm SAND OVER AREAS. PROVIDE 100mm SAND OVER AREAS.
 - LANDSCAPING SHALL BE INSTALLED TO THE 100mm SAND OVER AREAS. PROVIDE 100mm SAND OVER AREAS. PROVIDE 100mm SAND OVER AREAS.
 - THE TYPE OF THE MEDIA REMAINS THE SAME AS SPECIFIED IN THE ORIGINAL DRAWING.
 - WELL CONSTRUCTION LEGEND:
 - WELLS NOT TO BE TRENCH
 - IF PREVIOUSLY INSTALLED, REMOVE TO 100mm SAND OVER AREAS. PROVIDE 100mm SAND OVER AREAS. PROVIDE 100mm SAND OVER AREAS.
 - TO BE OPEN DRAIN UNLESS OTHERWISE SPECIFIED. PROVIDE 100mm SAND OVER AREAS. PROVIDE 100mm SAND OVER AREAS.
 - LANDSCAPING SHALL BE INSTALLED TO THE 100mm SAND OVER AREAS. PROVIDE 100mm SAND OVER AREAS. PROVIDE 100mm SAND OVER AREAS.
 - THE TYPE OF THE MEDIA REMAINS THE SAME AS SPECIFIED IN THE ORIGINAL DRAWING.



REV	DATE	COMMENTS	BY
FEB/17		CoS COMMENTS	8
06/17/16		revised site plan	7
06/17/16		revised site plan	6
06/17/16		revised site plan	5
06/17/16		revised site plan	4
06/17/16		revised site plan	3
06/17/16		revised site plan	2
06/17/16		revised site plan	1
DATE		REVISIONS	NO.

C. KAVOLINAS & ASSOCIATES INC.
BICSLA CISA
2462 DONQUIL COURT
ABBOTSFORD, B.C.
V3C 3E8
PHONE (604) 857-2376

CLIENT
TM OREST
c/o BARNETT DESIGN ARCHITECTS
SUITE #138
7536 - 130 STREET
SURREY, B.C.
V4N 1W6

TITLE
PLAN VIEW
LANDSCAPE PLAN
87 TOWNHOUSE UNITS
PHASES 1 TO 3
15633 MOUNTAIN VIEW DRIVE
UNITS 1-38 & AMENITY BLDG
SURREY, B.C.

SCALE	DATE
1:250	MAR/15
DRAWN	DWTS
ENCL	DWTS
APPROV	AS BALT

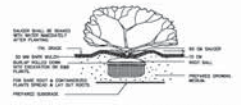
PRINTED	JOB NO.
DRAWING NO.	L-2

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER'	PACIFIC DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
⊙	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	19	#3 POT	45 CM. O.C.	
⊙	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REEDED GRASS	16	#3 POT	65 CM. O.C.	
⊙	NESSELLA TENUISSIMA	MEXICAN FEATHER GRASS	20	#3 POT	45 CM. O.C.	

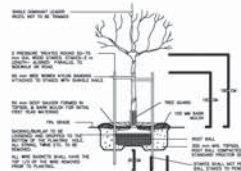
PLANT LIST

NOTES / DETAILS

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LATEST STANDARD. LATEST STANDARD DIMENSIONS LIST ARE SPECIFIED FOR THE STANDARD DIMENSION. PLANT SIZE AND CONTAINER SIZE AND THE APPROX. ACCEPTABLE SIZE RANGE AND WEIGHT MUST BE PLANT MATERIAL AVAILABLE FOR DELIVERY FROM AN APPROVED SUPPLIER TO THE SITE. PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "FIELD" SOURCES. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "LANDSCAPE STANDARD" PROVIDED. CONSTRUCTION FROM SEEDS, ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "LANDSCAPE STANDARD".
- ALL PLANTING AREAS MUST BE PREPARED ACCORDING TO THE FOLLOWING:
 - SOIL DEPTH: 300 mm
 - SOIL COVER: 100 mm
 - SOIL TYPE: 100 mm
- SOIL AMENDMENT SHALL BE PROVIDED AND SPECIFIED AS REQUIRED BY THE CONTRACTOR FOR EACH PLANT SPECIES. ALL SOIL AMENDMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "LANDSCAPE STANDARD".
- ON-SITE OR IMPORTED SOIL SHALL MEET THE REQUIREMENTS OF THE "LANDSCAPE STANDARD". SOIL AMENDMENT SHALL BE PROVIDED FROM SOURCE. SOIL SHALL BE TESTED FOR PHOSPHORUS, POTASSIUM, NITROGEN, AND OTHER NUTRIENTS. SOIL SHALL BE TESTED FOR PHOSPHORUS, POTASSIUM, NITROGEN, AND OTHER NUTRIENTS. SOIL SHALL BE TESTED FOR PHOSPHORUS, POTASSIUM, NITROGEN, AND OTHER NUTRIENTS.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE "LANDSCAPE STANDARD".
- PLANT SPECIES AND VARIETIES MUST NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE LOCAL GOVERNMENT.



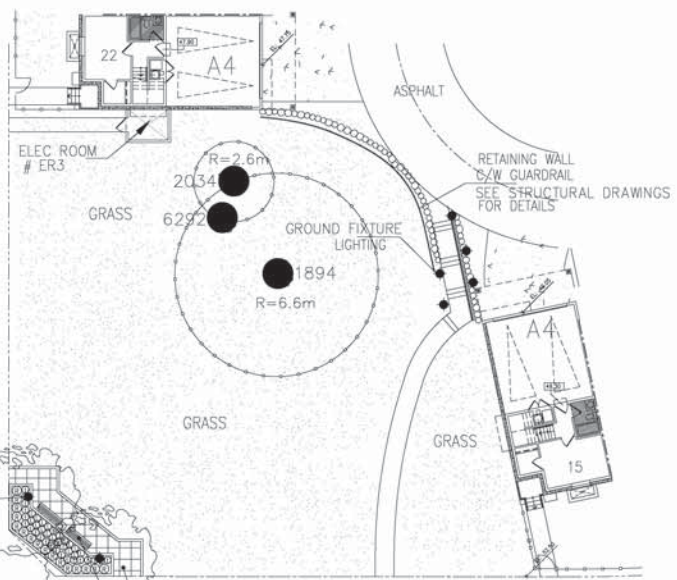
PLANTING DETAIL - SHRUBS & GRD COVER PLANTS SECTION N.T.S.



TREE PLANTING DETAIL SECTION N.T.S.

156 STREET

BOLLARD LIGHTING



DECORATIVE PAVING VICTOR STANLEY BENCHES MOUNTAIN VIEW DRIVE



LEGEND

- = TREES TO BE RETAINED
- ⊙ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISED	REVISIONS
FEB/17		CoS COMMENTS 8
DEC/16		revised site plan 7
SEP/15		revised site plan 6
AUG/16		revised site plan 5
MAY/16		revised site plan 4
APR/16		revised site plan 3
SEP/15		revised site plan 2
JUL/15		revised site plan 1

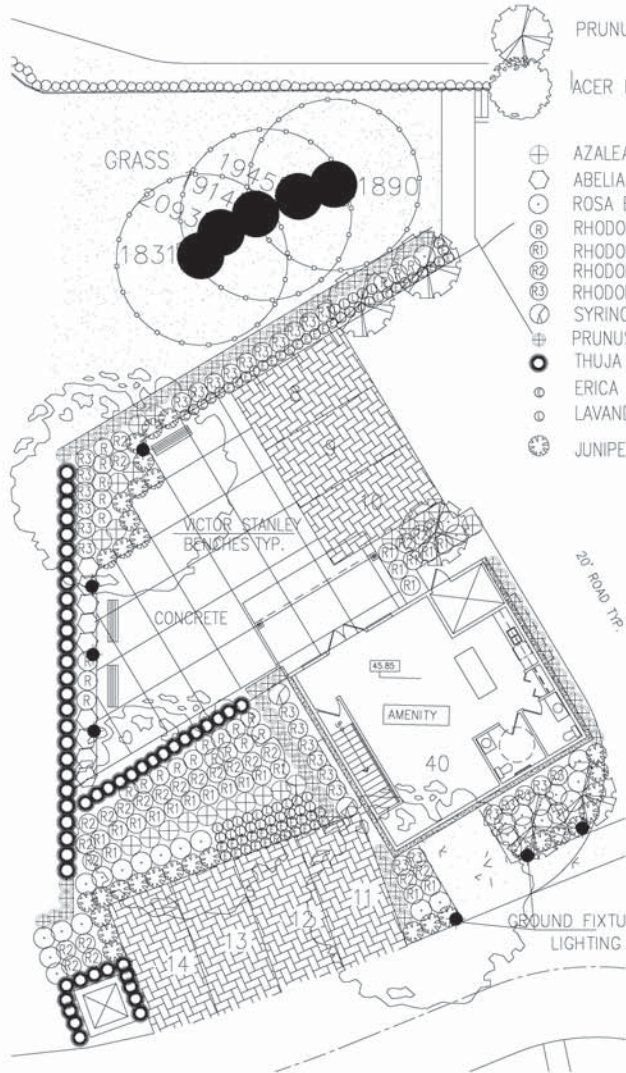
C.KAVOLINAS & ASSOCIATES INC
 BCSLA CSLA
 2482 JONGUL COURT
 ABERTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 TM OREST
 c/o BARNETT DENRICK ARCHITECTS
 SUITE #105
 7536 - 130 STREET
 SURREY, B.C.
 V3W 1S8

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 CORNER FEATURE
 87 TOWNHOUSE UNITS
 PHASES 1 TO 3
 15655 MOUNTAIN VIEW DRIVE
 UNIT 1-39 & AMENITY BLDG
 SURREY, B.C.

SCALE: 1:150	DATE: MAR/15
DRAWN: [initials]	CHECKED: [initials]
ENG: [initials]	DATE: [initials]
APPROVED: [initials]	AS BUILT

PROJECT:	JOB No:
	DRAWING No:
	L-5



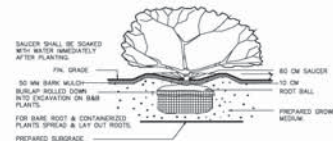
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
⊕	PRUNUS SERRULATA AMANAGAWA	AMANAGAWA CHERRY	5	6 CM. CAL.	AS SHOWN	B. & B.
⊕	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY	3	6 CM. CAL.	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	21	#3 POT	85 CM. O.C.	
⊕	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	9	#3 POT	90 CM. O.C.	
⊕	ROSA EXPLORER HENRY HUDSON	EXPLORER ROSE	28	#3 POT	90 CM. O.C.	
⊕	RHODODENDRON CUNNINGHAM'S WHITE	RHODODENDRON	23	#3 POT	90 CM. O.C.	
⊕	RHODODENDRON RAMPO	RHODODENDRON	18	#3 POT	90 CM. O.C.	
⊕	RHODODENDRON COTTON CANDY	RHODODENDRON	20	#3 POT	90 CM. O.C.	
⊕	RHODODENDRON P.J.M.	RHODODENDRON	27	#3 POT	90 CM. O.C.	
⊕	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	2	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	71	#3 POT	65 M. O.C.	
⊕	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	39	1.80 METERS	65 M. O.C.	
⊕	ERICA CARNEA 'MYRETOUN PINK'	HEATHER	68	#1 POT	30 CM. O.C.	
⊕	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	37	#3 POT	45 CM. O.C.	
⊕	JUNIPEROUS HORIZONTALIS HUGHES	HUGHES JUNIPER	29	#3 POT	90 CM. O.C.	

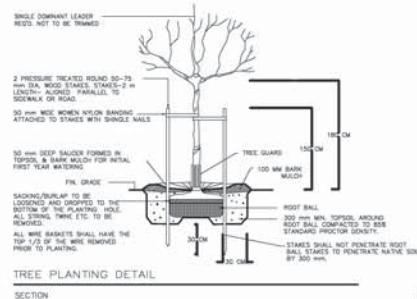
NOTE: AQUAPAVE SYSTEM WILL BE A FULL SYSTEM

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BCLANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER 'ONTA STANDARDS'. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR ORIGINAL REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 'SUBSTITUTIONS' MUST OBTAIN WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO MAKING ANY 'SUBSTITUTIONS' TO SPECIFIED MATERIAL. UNAPPROVED 'SUBSTITUTIONS' WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. 'SUBSTITUTIONS' ARE SUBJECT TO 'BCL LANDSCAPE STANDARDS'.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'TOXIC-FREE' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'BCL LANDSCAPE STANDARDS'. PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCL/BCLA 'LANDSCAPE STANDARDS'.
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS 300 mm
 - GROUND COVER AREAS 450 mm
 - SHRUB AREAS 450 mm
 - TREE PITS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SURSEL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTION PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 20 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBER AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS SECTION N.T.S.



TREE PLANTING DETAIL SECTION N.T.S.

NORTH

LEGEND

- = TREES TO BE RETAINED
- ⊕ = TREES TO BE REMOVED
- ⊕ = PROTECTION BARRIER

REV./DATE	CS COMMENTS	BY
Feb/16	revised site plan	7
Oct/16	revised site plan	6
Sep/16	revised site plan	5
May/16	revised site plan	4
Apr/16	revised site plan	3
Jan/16	revised site plan	2
July/15	revised site plan	1
DATE	REVISIONS	NO.

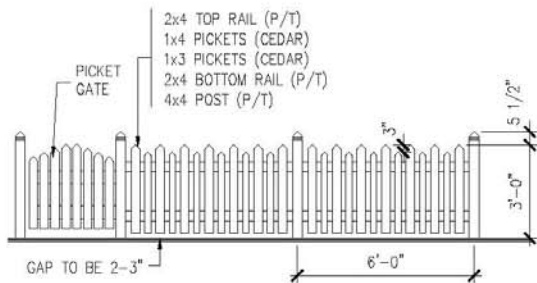
C.KAVOLINAS & ASSOCIATES INC.
 BCLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3K8
 PHONE (604) 857-2378

CLIENT
 TM CREST
 c/w BARNETT DODDIE ARCHITECTS
 SUITE #135
 7536 - 130 STREET
 SURREY, B.C.
 V3W 1H8

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 AMENITY AREA
 87 TOWNHOUSE UNITS
 PHASES 1 TO 3
 10633 MOUNTAIN VIEW DRIVE
 UNITS 1-35 & AMENITY BLDG
 SURREY, B.C.

SCALE 1:100 DATE MAR/15
 DRAWN DWG
 CHECK DWG
 APPROVED AS SHOWN

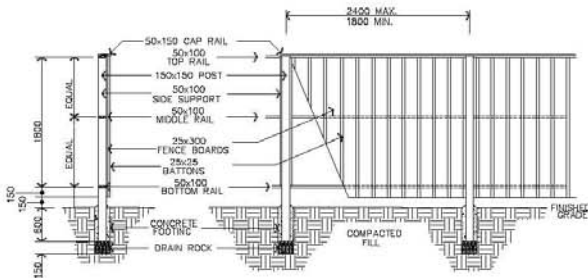
PROJECT JOB No.
 DRAWING No.
 L-6



Posts to extend minimum of 1/2 into ground or anchored onto slab.

TYPICAL DETAIL FOR PICKET FENCE

PRIVACY FENCE DETAIL
(DIMENSIONS IN mm)
N.T.S.

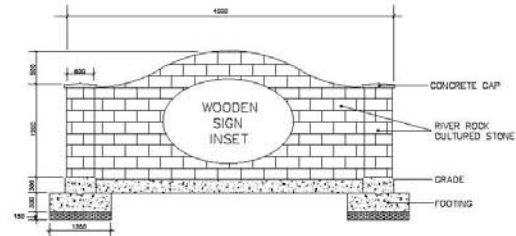


SECTION

ELEVATION

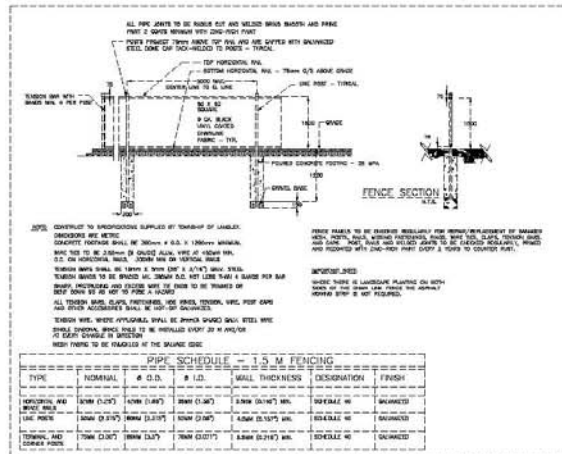


3'-6" GUARDRAIL FENCE



ENTRANCE SIGN

N.T.S.

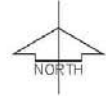


1.5m CHAIN LINK FENCE



GROUND FIXTURE LIGHT

KICHLER 16014BBR30 BRONZED BRASS
21W LED GROUND MOUNTED ACCENT LIGHT



DATE	REVISION	NO.
FEB/17	GD'S COMMENTS	8
DEC/16	REVISED SITE PLAN	7
OCT/16	REVISED SITE PLAN	6
SEP/16	REVISED SITE PLAN	5
JUN/14	REVISED SITE PLAN	4
APR/18	REVISED SITE PLAN	3
APR/19	REVISED SITE PLAN	2
JUL/15	REVISED SITE PLAN	1
DN	REVISION	NO.

KAVOLINAS & ASSOCIATES INC
BSLA CSLA
2482 JOURNAL COURT
ANIMATORS, B.C.
V0K 3G9
PHONE (604) 857-2378

IN CHIEF
C/O BARRETT DENBEX ARCHITECTS
SUITE #205
7530 - 130 STREET
SURREY, B.C.
V2W 1H8

PLAN VIEW
LANDSCAPE DETAILS
87 TOWNHOUSE UNITS
PHASES 1 TO 3
15633 MOUNTAIN VIEW DRIVE
UNITS 1-38 & AMENITY BLDG
SURREY, B.C.

SCALE	N.T.S.	DATE	MAR/15
DRAWN		CHECKED	
ENG.		DATE	
APPROV.		DATE	
PROJECT	JOB NO.		
	DRAWING NO.		
	L-7		

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **May 1, 2017** PROJECT FILE: **7816-0640-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 15673 Mountain View Drive**

This application is an expansion of project 7814-0258-00 to include an additional lot located at 15673-Mountain View Drive. In addition to completion and acceptance of the engineering works and services proposed by project 7814-0258-00, the following issues are to be addressed as a condition of the proposed rezone and subdivision/consolidation:

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 15.0 m width for the Wills Brook Greenway.
- Register 0.5 m SRW on Mountain View Drive.
- Amend SRW Plan EPP66057 (E2016-0486) to match the proposed Site Plan prepared by Barnett Dembek Architects Inc., dated March 2, 2017.

Works and Services

- Confirm that all engineering works and services proposed under project 7814-0258-00 including works fronting 15673 Mountain View Drive meet the servicing requirements for this additional area.
- Provide onsite water quality treatment for runoff from surface parking and internal driving areas.
- Provide Storm Water calculation to confirm downstream capacity to the pond. The land use change to RM-15 may require additional onsite stormwater management features, including onsite detention to limit runoff to that estimated under the NCP-approved land use plan and pond design. A restrictive covenant must be registered on title for the on-site sustainable drainage works.
- Confirm the water, sanitary and storm service connections proposed under project 7814-0258-00 are adequate for the increased density.
- Abandon existing service connections that are not being used.
- Pay 100% Water, Sanitary and Drainage DCCs applicable to 15673-Mountain View Drive relative to DCC Frontender Agreements 8111-0269-00-1; 8205-0126-00-1; 8305-0126-00-1; 8311-0269-00-1.
- Pay water, sanitary and storm latecomer charges applicable to 15673-Mountain View Drive relative to Latecomer Agreements 5711-0287-00-1; 5811-0287-00-1; 5911-02 87-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision. The processing fee for the increased number units was covered through project 7814-0258-00.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager
IK1



Thursday, November 24, 2016
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0640 00

SUMMARY

The proposed 87 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	22
Secondary Students:	11

September 2016 Enrolment/School Capacity

Morgan Elementary	
Enrolment (K/1-7):	43 K + 385
Capacity (K/1-7):	100 K + 375
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

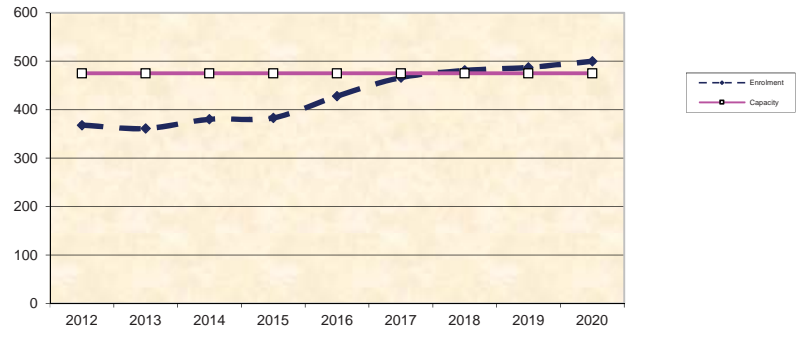
School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

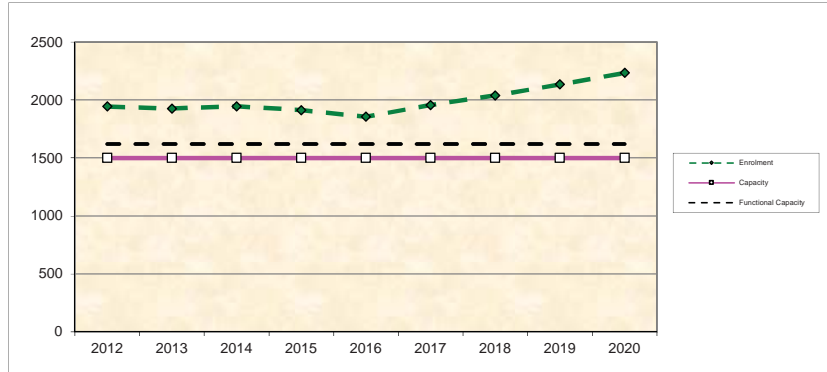
The District recently completed 2 classroom addition to Rosemary Elementary and 4 classrooms at Morgan Elementary. As of September 2016, the Morgan Elementary catchment area was increased to help relieve the explosive enrolment growth at Sunnyside Elementary. It's expected that Morgan Elementary will once again be over capacity in the near future. The District has purchased land for a new secondary school in the Grandview area, adjoining the City's aquatic centre property, and capital project approval has been granted for the construction of a new 1,500 student secondary school on this site (likely opening 2020).

Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

Morgan Elementary



Earl Marriott Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

Table 2. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No: 7916-0640
 Address: 2982 & 2960 156 Street and 15651, 15625 Mountain View Drive, 15673 Mountain View Drive
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	105
Protected Trees to be Removed	75
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	30
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{0} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $75 \times \text{two (2)} = 150$	150
Replacement Trees Proposed	167
Replacement Trees in Deficit	+17
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\quad \times \text{two (2)} = 0$	
Replacement Trees Proposed	
Replacement Trees in Deficit	

Summary prepared and submitted by:

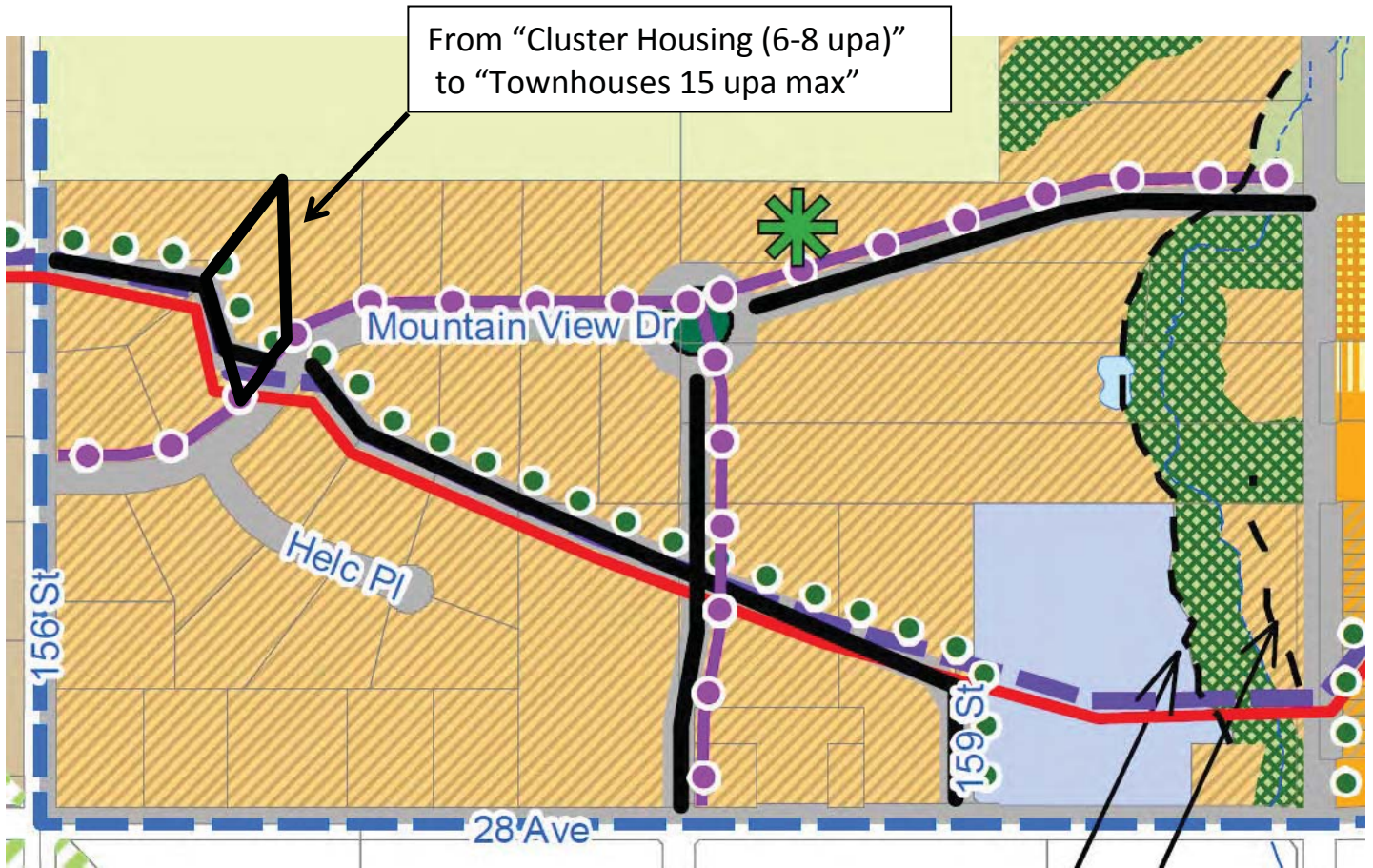


Arborist

January 19, 2017

Date

7916-0640-00
NCP Amendment Map



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 007-419-376
 Lot 28 Section 23 Township 1 New Westminster District Plan 36924
 15673 - Mountain View Drive

- (b) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) BY-LAW NO. 18538 (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 2015, NO. 18538)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 029-995-281
 Lot 1 Section 23 Township 1 New Westminster District Plan EPP66060
 15633 - Mountain View Drive

(hereinafter both 1. (a) and (b) shall be referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of low *density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

For the purpose of *building* construction:

1. The maximum *density* shall be 1 *dwelling unit* per acre and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *density* shall be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
 - (a) The *floor area ratio* shall not exceed 0.89; and
 - (b) The *unit density* shall not exceed 42 *dwelling units* per hectare [17 upa].
3. The indoor *amenity space* required in Sub-section J.1 (b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

Setback	South Perimeter <i>Lot Line</i> (Mountain View Drive)	North Perimeter <i>Lot Line</i>	West Perimeter <i>Lot Line</i> (156 Street)	East Perimeter <i>Lot Line</i>	Internal <i>Lot</i> <i>Lines</i> (Adjacent Walkway)
Use					
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.5 m. [15 ft.]	4.9 m. [16 ft.]	3.1 m. [10 ft.]	7.0 m.* [25 ft.]	2.6 m. [9 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the *setback* for *balconies* may be reduced to 5.4 metres [18 ft.] and the setback to ground floor patios may be reduced to 4.9 metres [16 ft.].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 12.5 metres [41 ft.].
2. *Accessory buildings and structures:*
 - (a) *Indoor amenity space buildings:* The *building height* shall not exceed 11 metres [36 ft.]; and
 - (b) *Other accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All of the required resident *parking spaces* shall be provided as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* shall be permitted as follows:
 - (a) *Parking spaces* provided as *tandem parking* must be held by the same owner;
 - (b) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits; and
 - (c) The number of *tandem parking spaces* shall not exceed fifty percent (50%) of all required resident *parking spaces*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
12,000 sq. m. [3.0 acres]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.

7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK