

LANDSCAPING PLAN

OAK RIDGE MANUFACTURING INC.

SHOWING

PROPOSED MR-2 LOT

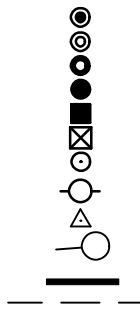
LIAN STREET
CITY OF FREDERICTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK

NOTES

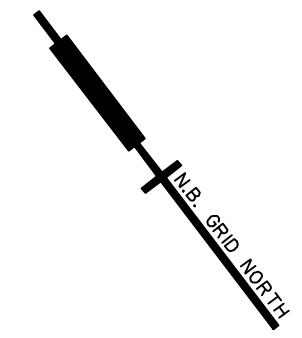
1. AZIMUTHS ROUNDED TO NEAREST 10 SECONDS.
2. ALL DIMENSIONS ARE EXPRESSED IN METRES AND DECIMALS THEREOF AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
3. ALL DISTANCES AND DIRECTIONS ARE CALCULATED UNLESS NOTED OTHERWISE.
4. AZIMUTHS ARE N.B. GRID NORTH DERIVED FROM GPS OBSERVATIONS.
5. COMBINED SCALE FACTOR OF 1:00000 APPLIED.
6. EASEMENTS DESIGNATED AS "PUBLIC UTILITY EASEMENTS" ARE VESTED IN THE THE NEW BRUNSWICK POWER CORPORATION AND BELL CANADA, AS INDICATED PURSUANT TO REGULATION 84-217 SECTION 5 UNDER THE COMMUNITY PLANNING ACT.

LEGEND

- STANDARD SURVEY MARKER FOUND
- STANDARD SURVEY MARKER PLACED
- IRON PIPE FOUND
- ROUND IRON BAR FOUND
- SQUARE IRON BAR FOUND
- WOODEN SURVEYOR'S POST
- CALCULATED POINT
- UTILITY POLE
- SURVEY SYSTEM COORDINATE MONUMENT
- TABULATED COORDINATE VALUE
- BOUNDARIES DEALT WITH BY THIS PLAN
- EASEMENT
- DEED TRACT LINE
- PUBLIC UTILITY EASEMENT
- LOCAL GOVERNMENT SERVICES EASEMENT
- SQUARE METRES
- HECTARE
- SNB PARCEL IDENTIFIER
- DOCUMENTS ARE FILED IN THE COUNTY REGISTRY OF PROPERTY LOCATION



P.U.E.
L.G.S.E.
sq. m.
Ha.
PID 12345678



15.00m WIDE (PUBLIC)

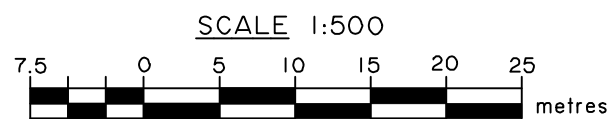
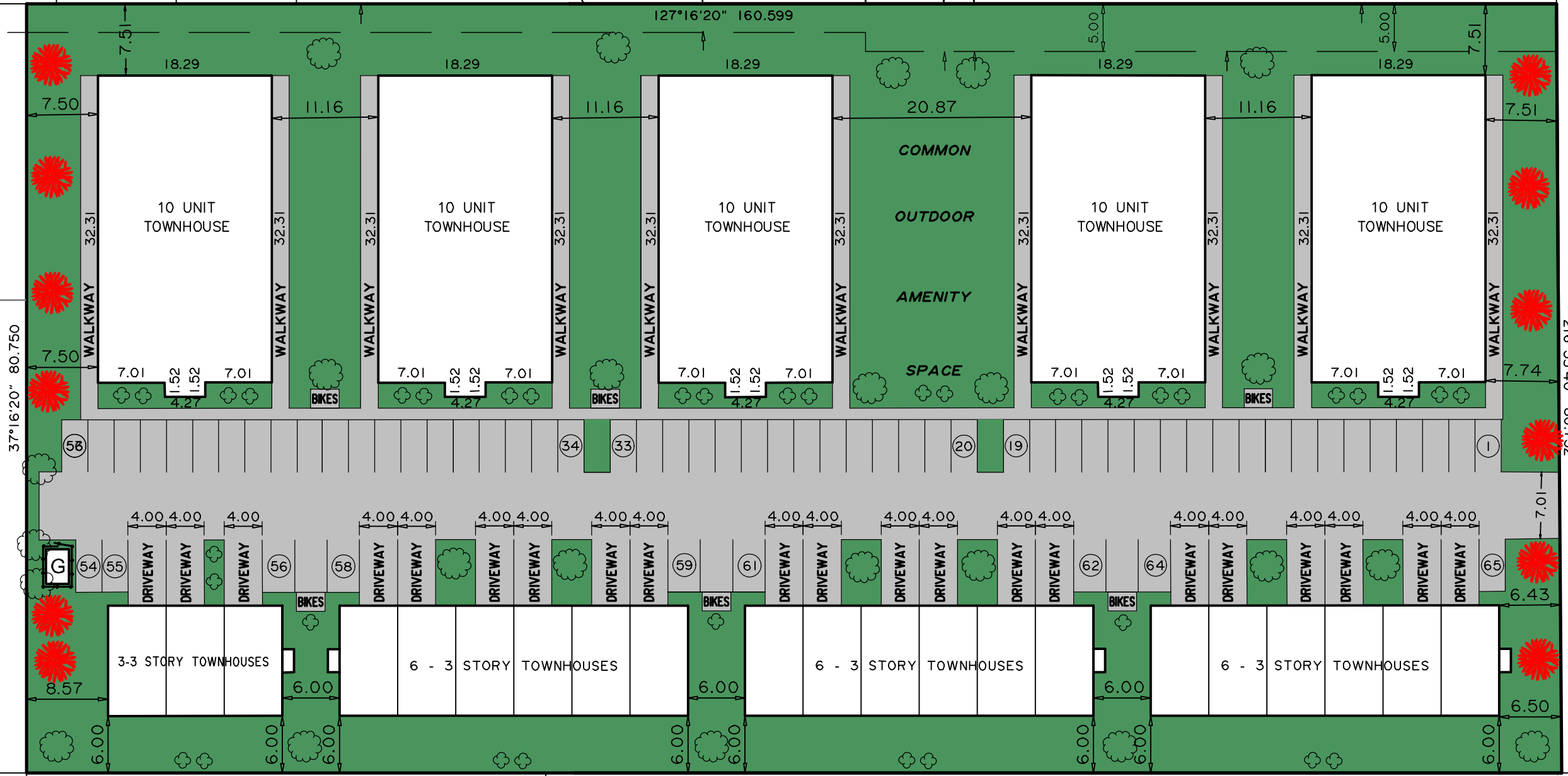
LOT 28

LOT 29

LOT 30

FUTURE STREET
18.00 m WIDE (PUBLIC)

LIAN STREET
20.00m WIDE (PUBLIC)



PROPOSED WATER TOWER LOT

OAK RIDGE MANUFACTURING INC.

LOT 13-15
PLAN 32411382
REG. 2013-02-08
DEED/TRANSFER 32430374
REG. 2013-02-18
PID 75492850
AREA = 4600 sq.m.

TEMPORARY
TURN - A - ROUND

ZONING COMPARISON

ZONING	CURRENT ZONING : MR-4 PROPOSED ZONING : MR-2
LOT AREA	12,990 m ²
DENSITY	MAX : 80 UNITS (161m ² PER DWELLING UNIT) PROPOSED : 71 UNITS (182m ² PER DWELLING UNIT)
PARKING	REQUIRED : 91 SPACES PROPOSED : 86 SPACES
BUILDING LOT COVERAGE	MAX LOT COVERAGE : 45% (5845m ²) PROPOSED LOT COVERAGE : 34.3% (4459m ²)
LANDSCAPING	MIN. LANDSCAPED GREEN SPACE = 35% (4546m ²) PROPOSED LANDSCAPED GREEN SPACE = 37.9% (4927m ²)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING TREE TO REMAIN
- NEW CONIFEROUS TREE
- NEW FLOWERING SHRUB
- UTILITY POLE
- GARBAGE W/ SCREENING FENCE (DISPOSAL BY OTHERS)

AUGUST 26, 2024
DATE DRAWN

CONSULTING ENGINEERS & SURVEYORS
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