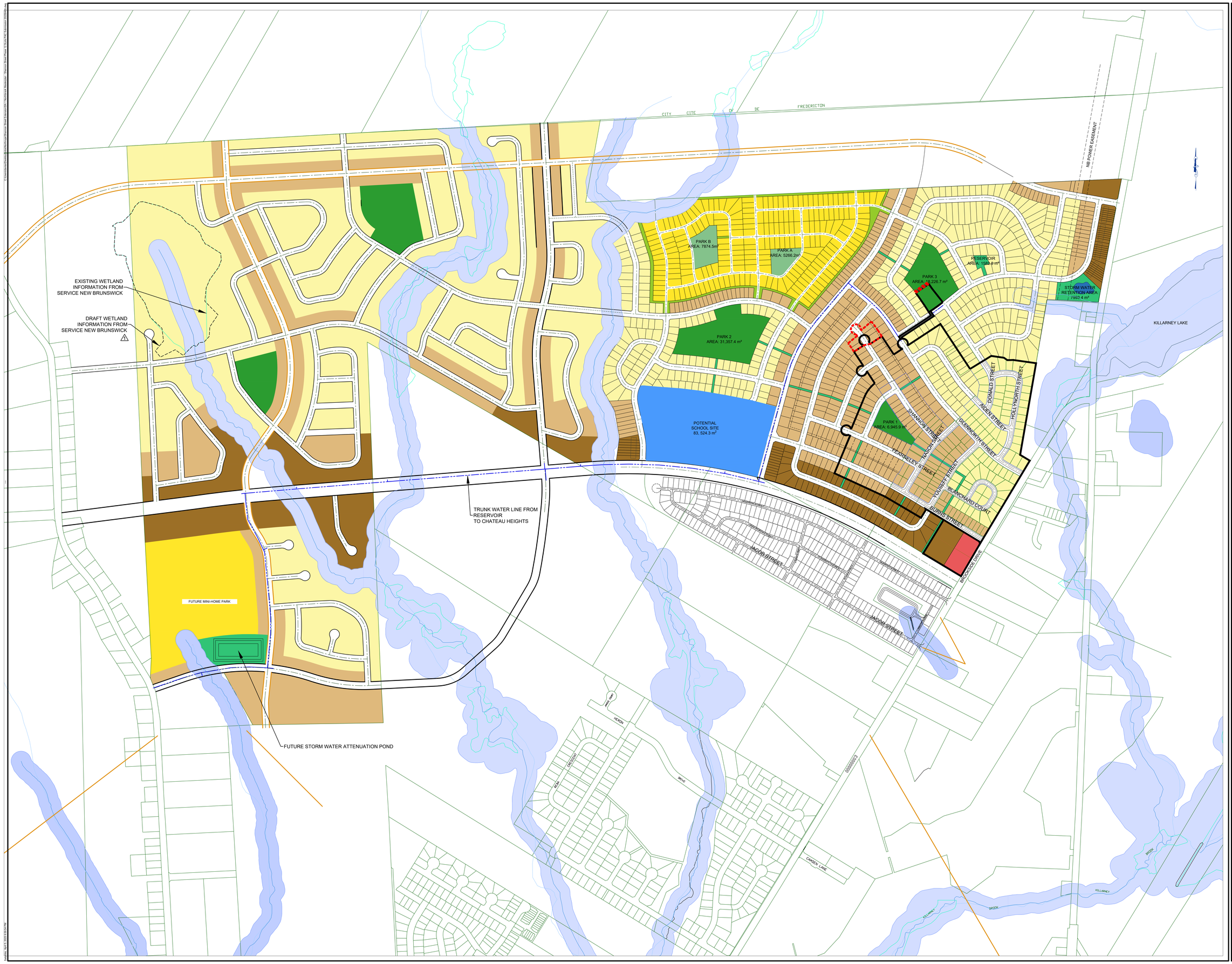

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No.	Issue	Date

LEGEND:

- Property Line
- 75261876 Property Identification Number (PID)
- 79 Contours (Interval 1m) (source: City of Fredericton)
- Watercourse
- 30m Watercourse Buffer
- INSTITUTION ZONE I-1

Northwest Fredericton Master Plan Street Network:

- Arterial (40m Right-of-Way)
- Major Residential Collector (23m ROW)
- Minor Residential Collector (20m ROW)
- Residential Local (18m/15m ROW)
- Commercial/Industrial Collector (23m ROW)
- Previously Approved Development
- Area Subject to this Application

Proposed Land Use Type

- Low Density Resdiential
- Low-Medium Density Residential
- Medium-High Density Residential
- Private Mini Home Park
- Park
- Open Space
- Institutional

NOTE:
THIS MAP SHOWS THE PROPOSED LAND USE DENSITY.
THIS IS NOT A ZONING MAP

No.	Revision	Date
7	SHANNON STREET EXT. 5 ADDITIONAL LOTS UPDATE	2025. APR.08
6	SHANNON STREET EXT. UPDATE	2025. MAR.18
5	AIDEN EXT. AND HANK EXT. UPDATE	2024. JUL.12
4	BURNS STREET REZONING UPDATE	2023. APR.06
3	FEARNEILEY EXT. AND GLENNORTH EXT. UPDATE	2023. FEB.06
2	BURNS EXTENSION UPDATE	2020. AUG.31
1	ORIGINAL 2015 MASTER PLAN WITH WETLANDS UPDATE	2015. DEC.01

FOR INFORMATION ONLY

Professional Seal(s)

Drawn By:	JTGB / STWD
Dwg Standards Ckd By:	
Designed By:	JTGB
Design Checked By:	
Scale:	1 : 3500

Project Title
NORTHBROOK MASTER PLAN
NORTHRUP HOLDINGS LTD.
PROPERTY
BROOKSIDE DRIVE
FREDERICTON, NB

Dwg. Title
NORTHBROOK OVERALL MASTER PLAN

Project No. FRE-24003118-A0

Dwg. No. **SK-1** Rev. No. 7

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