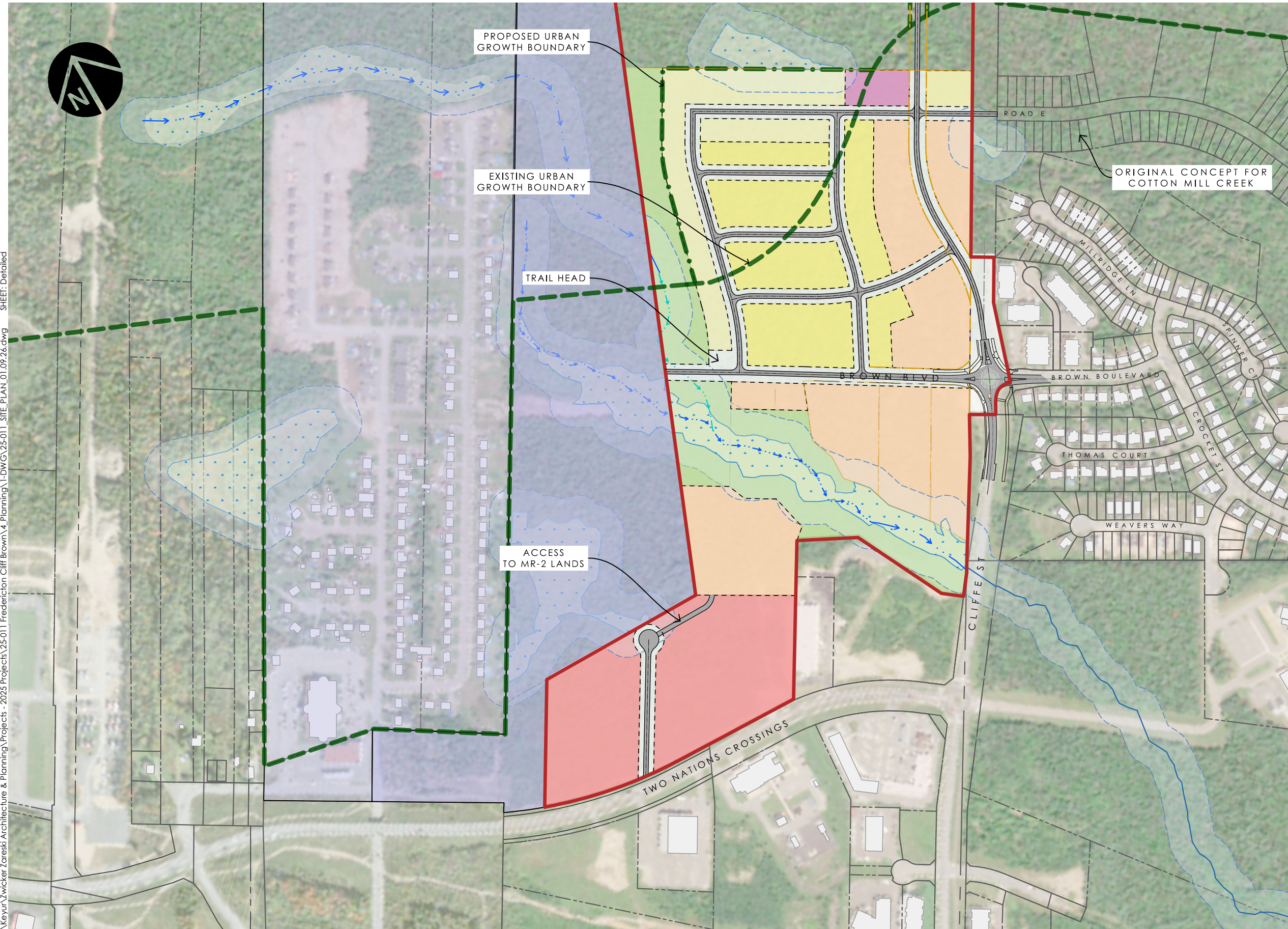


FILE: C:\Users\Keyur\Zwickler\Architecture & Planning\Projects - 2025\Projects\25-011\Fredericton\Cliff Brown\4\_Planning\1-DWG\25-011\_SITE\_PLAN\_01.09.26.dwg SHEET: Detailed



**LEGEND**

- CITY OF FREDERICTON LANDS
- ADJACENT PROPERTY BOUNDARY
- PROPOSED INTERNAL BOUNDARY
- WETLAND
- CURRENT WATER FLOW
- FUTURE GUIDED WATER FLOW
- WATERCOURSE
- 30M WETLAND/WATERCOURSE BUFFER
- URBAN GROWTH BOUNDARY
- LAND TO BE TRANSFERRED TO SITANSISK (ST. MARY'S FIRST NATIONS)
- SITANSISK (ST. MARY'S FIRST NATIONS) LAND

**PROPOSED ZONE**

- CORRIDOR-2
- MIXED USE-2
- MULTI RESIDENTIAL-2
- RESIDENTIAL-5
- RESIDENTIAL-1
- PARK

**NOTES:**

- SUBJECT TO SURVEY. PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.
- SITE SUBJECT TO BY-LAW REVIEW AND REGULATIONS.

**SOURCES:**

- PROPERTY LINES, ZONING AND TOPOGRAPHIC FEATURES ARE FROM PROVINCIAL MAPPING ( GEONB DATA CATALOGUE )
- SUBDIVISION PLAN FROM "CMC MASTER PLAN MAR 28 - 1"
- SITANSISK SUBDIVISION PLAN FROM "Two Nations Crossing Subdivision - Commercial & SMFN"
- BROWN BLVD SUBDIVISION PLAN FROM "Brown Blvd Subdivision - MR-2 Lot".
- WETLAND DATA IS REFERENCED FROM "Wetland Delin.SHP" FILE.

