



75435776

ORTH BROOK

YOUSEFF STREET

BLANCHARD COURT

BROOKSIDE DRIVE



R3  
 ED FROM CURRENT R8 TO R3  
 (4185 m<sup>2</sup>)

R8  
 LOT AREA = 6661 m<sup>2</sup>  
 36 UNIT APARTMENT BLDG  
 (12 units x 3 floors)  
 HIGH 3 SPACES ARE BARRIER-FREE  
 WIDED = 63 WITH 4 SPACES BARRIER-FREE  
 APED SPACE REQ'D = 1692m<sup>2</sup> (25m<sup>2</sup> per unit or  
 30% of lot area)  
 SCAPED SPACE PROVIDED = 2856 m<sup>2</sup> (45%)

OS  
 TO REMAIN AS OPEN SPACE  
 (700 m<sup>2</sup>)

CURRENT OS TO NSC

R8  
 MAIN BLDG AREA = 4798 m<sup>2</sup>  
 LOT 07-236  
 (6661 m<sup>2</sup>)  
 ORIGINAL AREA = 1204 m<sup>2</sup>

NSC  
 LOT AREA = 8810 m<sup>2</sup>  
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NOTES:

PHASE 1 REVISED:	
24 SINGLE FAMILY LOTS	18.5
10 SEMI-DETACHED LOTS	8.2
1 MULTIPLE FAMILY LOT	6.1
1 NEIGHBOURHOOD COMMERCIAL LOT	5.1
TOTAL PHASE 1 LOTS = 36	
OPEN SPACE/TRAIL (3 SEGMENTS)	2.1
STREET ROW	23.1
OPEN SPACE PARCEL #5 WILL ALSO SERVE AS A S EASMENT.	
PHASE 1 TOTAL AREA	67.1
8% PUBLIC DEDICATION REQ'D	5.4

Re-Approval of Tentative Plan of Subdivision  
 to Create One R-8 Lot and one NSC Lot  
 Réapprobation de plan provisoire de lotissement  
 pour créer un parcelle R-8 et un parcelle NSC

NTS

**Fredericton**  
 Development Services  
 Services d'aménagement

Map \ carte #: III  
 File \ fiche: S-35-2007  
 Date \ date: Août/August 3, 2010  
 Subject \ sujet: Prom Brookside Drive  
 ADI / Northrup Holdings