

Approvals

NB Grid Coordinate Values (HPN)

Point	Easting	Northing	Remarks
List points using CoordTable format			
Copy and paste into this piece of text			

Public Streets

These streets vest in the Province of New Brunswick pursuant to Section 87(5)(a) of the Community Planning Act.

These streets vest in the Municipality of Sussex pursuant to Section 88(6)(a) of the Community Planning Act.

Land for Public Purposes

These Lands for Public Purposes vest in the Municipality of Sussex pursuant to Section 88(6)(c) of the Community Planning Act.

Watercourse and Wetlands Alteration (WAWA) Regulation Note

Watercourses, wetlands, and their respective 30-metre buffers are regulated features and any alterations within those areas require a permit issued by the Department of Environment and Local Government such as, but not limited to, soil disturbance, removal of vegetation, placement of a structure, etc. These features are regulated as per their presence on the ground and the representation on this plan may not be accurate. It is the responsibility of the landowner to ensure no alterations take place in those areas without a Watercourse and Wetland Alteration (WAWA) Permit.

Areas identified as Regulated Wetlands, Watercourses or Provincially Significant Wetlands have been mapped using Service New Brunswick Digital Data, 2024 Version.



Key Plan
Scale = 1:20,000

Legend

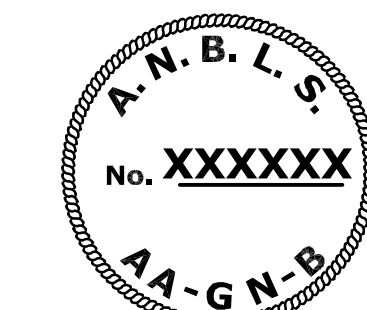
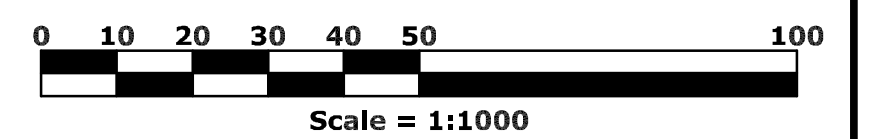
LANDS DEALT WITH BY THIS PLAN	CONTROL POINT	△
TABULATED COORDINATE POINT	FENCE	-x-
STANDARD SURVEY MARKER PLACED	WELL	○
STANDARD SURVEY MARKER FOUND	SIGN	⊕
CALCULATED COORDINATE POINT	TREE	⊗
ROUND IRON BAR FOUND	CULVERT	⊖
SQUARE IRON BAR FOUND	LIGHT STANDARD	⊙
IRON PIPE FOUND	UTILITY POLE / GUY	⊕
SCRIBED WOODEN SURVEY POST	UTILITY LINE	-OH-HO-
EASEMENT(S) SHOWN THUS	CENTRELINE	— — —
UNDERGROUND POWER LINE	VALVE/FIRE HYDRANT	⊕
UNDERGROUND GAS LINE	VALVE CHAMBER	⊕
TOP/BOTTOM SLOPE	ROUND CATCH BASIN	⊕
TOP/BOTTOM ROCK	PYRAMID CATCH BASIN	⊕
BOREHOLE / TESTPIT	SQUARE CATCH BASIN	⊕
SANITARY LINE	SLUICE BOX	⊕
STORM LINE	MANHOLE	⊕
WATER LINE	CURB	○

Purpose of Plan

- To create 32 new residential lots for townhouse development.
- To create 4 Public Streets.

Subdivision Plan
Green Valley Dr.

PID 00208777
Sussex
Kings County, NB



Dated:
April 16, 2026

TENTATIVE

Dwg: 26068SDT