## LEGEND

- REBAR SET AND CAPPED PLS #2376
- PIPE OR ROD FOUND
- CONCRETE MONUMENT FOUND
- ROAD LINE
- PROPERTY LINE
- PROPERTY LINE - NOT SURVEYED
- LINE SHOWN ON PREVIOUS PLANS
- EASEMENT
- BUILDING
- PAVEMENT
- GRAVEL AREA OR TRAIL
- UTILITY POLE AND ANCHOR
- OHU — OVERHEAD UTILITIES
- PROPOSED LOT LINE
- MUNICIPAL ZONE BOUNDARY
- S — SIGN EASEMENT
- T — 10' X 12' TRANSFORMER EASEMENT
- WETLANDS

N

SOURCE
SPCS 1983 - ME WEST

## APPROVAL - TOWN OF BRUNSWICK PLANNING BOARD

DATE: 10/28/2022

CHAIR: Mike Duke

N/F
MID COAST
HEALTH SERVICES
BK.10308 PG.178 08-03-1992

GROWTH MIXED-USE 8 (GM8)

GROWTH MIXED-USE 8 (GM8)
GROWTH RESIDENTIAL 4 (GR4)

S 56° 35' 10" E
50.15'

S 56° 08' 15" E 120.00'

WETLAND 4

RIGHT OF WAY
64062 SQ. FT.
1.47 ACRES

OPEN SPACE
6,702 SQ. FT. ±
0.15 ACRES ±

10.0'
50.0'
35.0'
R 15.0'
L 23.56'
R 25.0'
L 39.27'
R 50.0'
L 10.49'

N 31° 31' 16" E 64.55'
S 43° 02' 34" E 69.87'
25.00'
N 31° 31' 16" E 96.80'
S 59° 36' 50" E 120.73'
N 31° 31' 16" E 86.80'
S 67° 10' 25" E 134.47'
N 31° 31' 16" E 91.90'
S 73° 05' 17" E 155.00'
N 05° 48' 22" E 0.48'
N 05° 48' 22" E 14.47'
N 27° 27' 16" E 69.94'
S 33° 28' 46" W 120.97'
S 21° 27' 16" W 146.90'
N 76° 40' 30" W 50.38'
115.92'
15.91'
23.12'
60.50'

24-1
9,477 SQ. FT. ±
0.22 ACRES ±

24-2
9,940 SQ. FT. ±
0.23 ACRES ±

24-3
11,790 SQ. FT.
0.27 ACRES

24
N/F
PAS CONSTRUCTION, LLC
BK.33697 PG.141 12-16-2016
47972 SQ. FT. OR 1.10 ACRES
EXCLUDING TURNAROUND
54173 SQ. FT. OR 1.24 ACRES
INCLUDING TURNAROUND

N/F
STEVEN J. LUTGEN
& DELILAH I. LUTGEN
TRUSTEES OF THE
LUTGEN FAMILY TRUST
BK.39013 PG.323 12-10-2021

TURNAROUND EASEMENT GRANTED TO THE TOWN OF BRUNSWICK BK.33697 PG.138 12-16-2016 TO BE RELEASED

11
13498 SQ. FT.

22
29195 SQ. FT.

23
14353 SQ. FT.

21
16314 SQ. FT.

10
17458 SQ. FT.

9
14655 SQ. FT.

20
13580 SQ. FT.

8
16894 SQ. FT.

19
12877 SQ. FT.

7
14642 SQ. FT.

18
12372 SQ. FT.

6
16915 SQ. FT.

17
14485 SQ. FT.
INCLUDING
EASEMENT

DRAINAGE EASEMENT

5
26430 SQ. FT.

16
14048 SQ. FT.
INCLUDING
EASEMENT

4
18457 SQ. FT.

15
15658 SQ. FT.

3
16575 SQ. FT.

14
14724 SQ. FT.

2
18279 SQ. FT.

13
17501 SQ. FT.

1
19002 SQ. FT.

12
18545 SQ. FT.

WETLAND 3

WETLAND 2

WETLAND 1

WETLAND 5

OPEN SPACE
212866 SQ. FT.
4.89 ACRES

BEACON DRIVE

50' UTILITY EASEMENT

EVERGREEN DRIVE

SANDY RIDGE ROAD

N/F
RAYMOND H.
TROMBLEY, JR. &
LISA A. TROMBLEY
BK.36431 PG.279 02-11-2020

N/F
ECOPATH
DEVELOPERS LLC
BK.33433 PG.70 09-02-2016
BK.38890 PG.243 11-10-2021
530625 SQ. FT.
12.18 ACRES

N/F
SEAN GILL & TERRI GILL
TRUSTEES OF THE SEAN
& TERI GILL LIVING TRUST
BK.35507 PG.142 03-06-2019

N/F
MICHAEL R. &
KATHERINE M. WEISS
BK.13165 PG.341 06-27-1997

N/F
ELEANOR L. &
DWIGHT R. SWAIN
BK.19601 PG.219 06-12-2003

N/F
JASON S. &
HALLIE E. PRINCE
BK.27434 PG.142 11-25-2009

N/F
RAYMOND H.
TROMBLEY, JR. &
LISA A. TROMBLEY
BK.36431 PG.279 02-11-2020

APPROXIMATE CENTER OF VERNAL POOL

SPO
APPROXIMATE LOCATION

OHU

N/F
PETER ALEO JR. &
MARGARET A. ALEO
BK.36082 PG.271 10-15-2019

N/F
ROBERT E. SULLIVAN JR.
& JACQUELINE D. SULLIVAN
BK.34940 PG.306 06-25-2018

N/F
BRAWN CONSTRUCTION LLC
BK.38180 PG.126 05-11-2021

N/F
ANN D. MOODY
BK.5028 PG.63 08-16-1982

RESIDENTIAL 6 / COOK'S CORNER (R6)

N/F
14 MEADOW ROAD, LLC
BK.37659 PG.26 12-30-2020

## ZONING SUMMARY FOR LOT 24

SUBJECT PARCEL IS PRIMARILY ZONED GR4 - GROWTH RESIDENTIAL 4
DIMENSIONAL REQUIREMENTS FOR OPEN SPACE SUBDIVISIONS

| STANDARD | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM LOT AREA | 0 SQ. FT. | 9477 SQ. FT. |
| MINIMUM LOT WIDTH | 60 FEET | 75 FEET |
| MINIMUM FRONT YARD | 15 FEET | 15 FEET |
| MINIMUM SIDE YARD | 10 FEET | 10 FEET |
| MINIMUM REAR YARD | 15 FEET | 15 FEET |
| MAXIMUM IMPERVIOUS SURFACE COVERAGE | 50 PERCENT | 50 PERCENT |
| MAXIMUM BUILDING HEIGHT | 35 FEET | 35 FEET |
| MAXIMUM BUILDING FOOTPRINT PER STRUCTURE | 5000 SQ. FT. | 5000 SQ. FT. |
| MAXIMUM DWELLING UNIT DENSITY | 6 PER ACRE (1 PER 7292 SQ. FT.) | 4.11 PER ACRE (1 PER 10600 SQ. FT.) |

60 30 0 60 120 180
SCALE IN FEET

## DEVELOPMENT AREA OF LOT 24

| | |
|---|---|
| TOTAL DEVELOPMENT AREA | 1.24 ACRES |
| NET SITE AREA CALCULATION | |
| SLOPES GREATER THAN 25% | 0.00 ACRES |
| AREA BELOW THE UPLAND EDGE OF ANY WETLAND | 0.02 ACRES |
| AREA BELOW THE HIGH WATER LINE OF A PROTECTED RESOURCE | 0.00 ACRES |
| STREET RIGHT OF WAY | 0.38 ACRES |
| ENDANGERED OR THREATENED SPECIES HABITAT | 0.00 ACRES |
| DEER WINTERING AREAS | 0.00 ACRES |
| HIGH AND MODERATE VALUE WATERFOWL AND WADING BIRD HABITAT | 0.00 ACRES |
| SHOREBIRD NESTING HABITAT | 0.00 ACRES |
| CRITICAL ATLANTIC SALMON SPAWNING HABITAT | 0.00 ACRES |
| SUBTOTAL | 0.40 ACRES |
| NET SITE AREA (1.24 ACRES - 0.40 ACRES) | 0.84 ACRES |
| NUMBER OF DWELLING UNITS PERMITTED | |
| 0.84 ACRES X 43560 SQ. FT. PER ACRE / 7260 SQ. FT. PER DWELLING UNIT | 5 UNITS |

## GENERAL NOTES

1) OWNERS OF RECORD: ECOPATH DEVELOPERS LLC & PAS CONSTRUCTION, LLC
THE SUBJECT PARCEL OWNED BY ECOPATH DEVELOPERS WAS DIVIDED FROM A LOT OWNED BY SANDY RIDGE CORPORATION BY DEED DATED SEPTEMBER 2, 2016, RECORDED IN BOOK 33433, PAGE 70 AS CORRECTED AND CONFIRMED IN A DEED DATED NOVEMBER 10, 2021 AND RECORDED IN BOOK 38890 PAGE 243. THE PARCEL SHOWN NOW OR FORMERLY PAS CONSTRUCTION, LLC, WAS TRANSFERRED BY ECOPATH DEVELOPERS LLC BY DEED DATED DECEMBER 16, 2016, RECORDED IN BOOK 33697, PAGE 141. FOR REFERENCE TO EASEMENTS OF RECORD SEE DEED BOOK 6420, PAGE 344. TOTAL AREA OF THE ORIGINAL SUBJECT PARCEL WAS 27.41 ACRES. (BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.) SEE A PLAN ENTITLED "BOUNDARY SURVEY FOR BEACON RIDGE SUBDIVISION" DATED APRIL 26, 2022 BY THIS SURVEYOR FOR EXTERIOR PROPERTY LINE DETAILS.
2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER. OBSERVATIONS WERE POST PROCESSED USING THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE.
3) THE SUBJECT PARCEL IS SHOWN IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BRUNSWICK, MAINE WITH COMMUNITY-PANEL NUMBER 230042 0015 B AND AN EFFECTIVE DATE OF JANUARY 3, 1986.
4) FOR WETLAND DELINEATION, HIGH INTENSITY SOIL SURVEY AND SIMILAR INFORMATION, SEE THE "EXISTING CONDITIONS PLAN FOR BEACON RIDGE SUBDIVISION" DATED APRIL 26, 2022 BY THIS SURVEYOR.
5) PERIMETER PROPERTY MARKERS HAVE BEEN SET. INDIVIDUAL LOT MARKERS WILL BE SET UPON SUBDIVISION APPROVAL OR WHEN REQUESTED BY THE PLANNING BOARD.
6) DRAINAGE EASEMENT TO BE GRANTED TO THE TOWN OF BRUNSWICK PENDING ROAD ACCEPTANCE.
7) NO WETLAND IMPACTS ARE PERMITTED OTHER THAN THOSE SHOWN ON LOT 5 AND NEAR THE TURNAROUND AT THE END OF BEACON DRIVE.
8) DEFINED DEVELOPMENT AREA = 717559 SQ. FT. (15.23 ACRES)
REQUIRED OPEN SPACE = 0.30(717559 SQ. FT.) = 215268 SQ. FT. (4.94 ACRES)
PROVIDED OPEN SPACE = 219568 SQ. FT. (5.04 ACRES or 30.6%)
9) THE BRUNSWICK PLANNING BOARD REQUIRES RESIDENTIAL SPRINKLERS FOR ANY HOMES BUILT ON LOTS 24-1, 24-2, OR 24-3 OF THIS SUBDIVISION AMENDMENT.

## CERTIFICATION

TO: ECOPATH DEVELOPERS LLC
& PAS CONSTRUCTION, LLC

TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

1) NO SEPARATE REPORT
2) LIMITED DEED RESEARCH

STATE OF MAINE
JERMIAH RAITT
No. 2376
PROFESSIONAL LAND SURVEYOR
SEAL

JERMIAH J. RAITT PLS #2376

STATE OF MAINE
CUMBERLAND, ss REGISTRY OF DEEDS

Received November 01, 2022
At 1 h 00 m P M., and
Filed in Plan Book 222 Page 465
ATTEST: Jessica L. Spaulding
Register

# AMENDED RECORDING PLAN FOR BEACON RIDGE SUBDIVISION

SHOWING A DIVISION OF LOT 24

FOR RECORD OWNER: PAS CONSTRUCTION, LLC
17 ARROWHEAD DRIVE, BRUNSWICK, MAINE 04011

SITE LOCATION: THOMAS POINT ROAD
BRUNSWICK, MAINE


LITTLE RIVER
LAND SURVEYING, INC.
ME PLS #2376 NH LLS #957 MA RPLS #56221
PO BOX 332, LISBON FALLS MAINE 04252
(207) 841-0056


DATE: APRIL 26, 2022
REVISED: SEPT. 26, 2022

SCALE: 1" = 60'

PROJECT: 16-026
DRAWING: 16-026

DRAWN BY: JJR