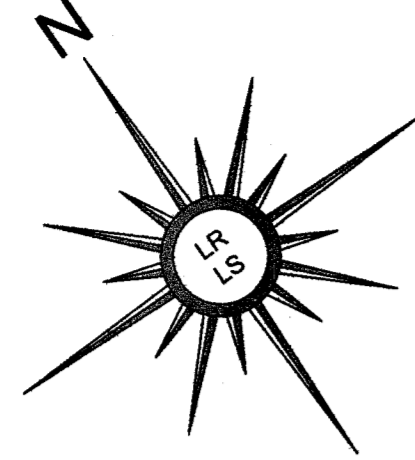


LEGEND

- REBAR SET AND CAPPED PLS #2376
- PIPE OR ROD FOUND
- W WETLAND MARKER
- 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 AND DEVELOPMENT AREA
- ▨ PROPOSED SIGN EASEMENT
- ▨ PROPOSED 10' X 12' TRANSFORMER EASEMENT
- - - WETLANDS



SOURCE
SPCS 1983 - ME WEST

State of Maine
CUMBERLAND, ss REGISTRY OF DEEDS

Received May 19, 2021

At 1 h 44 m P. M., and

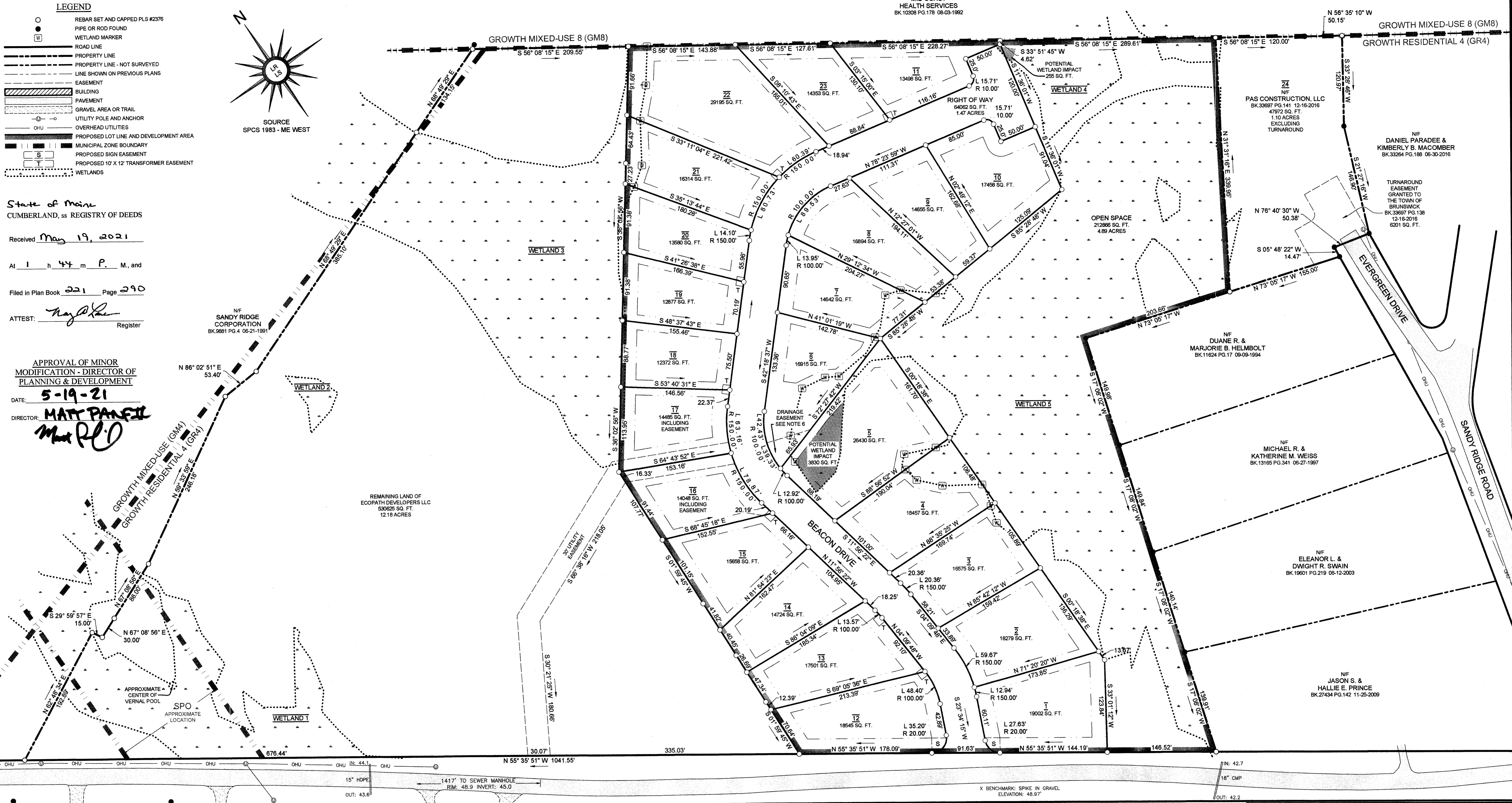
Filed in Plan Book 221 Page 290

ATTEST: *[Signature]*
Register

APPROVAL OF MINOR
MODIFICATION - DIRECTOR OF
PLANNING & DEVELOPMENT

DATE: 5-19-21

DIRECTOR: **MATT PANFILI**
[Signature]



NF ALTON STINSON JR.
BK 29883 PG.101 04-02-2012

NF DOREEN C. STINSON
BK 14959 PG.153 07-27-1999

NF ANN D. MOODY
BK 5028 PG.63 08-16-1982

NF FRANKLIN T. & THEODORE D. CROOKER
BK 9329 PG.203 09-17-1990

ZONING SUMMARY

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

| STANDARD | REQUIRED | PROPOSED |
|--|------------------------------------|--|
| MINIMUM LOT AREA | 0 SQ. FT. | 12372 SQ. FT. |
| MINIMUM LOT WIDTH | 60 FEET | 96.16 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 8445 SQ. FT.) | 2.44 PER ACRE (1 PER 17852 SQ. FT.) |

DEVELOPMENT AREA

| | |
|--|-------------|
| TOTAL DEVELOPMENT AREA | 15.23 ACRES |
| NET SITE AREA CALCULATION | 0.00 ACRES |
| SLOPES GREATER THAN 25% | 4.33 ACRES |
| AREA BELOW THE UPLAND EDGE OF ANY WETLAND AREA BELOW THE HIGH WATER LINE OF A PROTECTED RESOURCE | 0.00 ACRES |
| STREET RIGHT OF WAY | 1.47 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 | 9.43 ACRES |
| NUMBER OF DWELLING UNITS PERMITTED | 75 UNITS |
| 9.42 ACRES X 43850 SQ. FT. PER ACRE | |
| 5445 SQ. FT. PER DWELLING UNIT | |

GENERAL NOTES

- OWNER OF RECORD, ECOPATH DEVELOPERS 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. SANDY RIDGE HAS RETAINED THE NEIGHBORING PARCEL FOR THEIR OWN PURPOSES. THE PARCEL SHOWN NOW OR FORMERLY PAS CONSTRUCTION, LLC, WAS TRANSFERRED BY ECOPATH DEVELOPERS LLC BY DEED DATED DECEMBER 16, 2016, RECORDED IN BOOK 33897, PAGE 141. FOR REFERENCE TO EASEMENTS OF RECORD SEE DEED BOOK 6420, PAGE 344. TOTAL AREA OF THE SUBJECT PARCEL IS 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 SEPTEMBER 13, 2016 AND REVISED DECEMBER 19, 2016 BY THIS SURVEYOR FOR EXTERIOR PROPERTY LINE DETAILS.
- 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 SURVEYS ONLINE POSITIONING USER SERVICE.
- 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, 1996.
- FOR WETLAND DELINEATION, HIGH INTENSITY SOIL SURVEY AND SIMILAR INFORMATION, SEE THE EXISTING CONDITIONS PLAN FOR BEACON RIDGE SUBDIVISION DATED OCTOBER 13, 2016 BY THIS SURVEYOR.
- PERIMETER PROPERTY MARKERS HAVE BEEN SET. INDIVIDUAL LOT MARKERS WILL BE SET UPON SUBDIVISION APPROVAL OR WHEN REQUESTED BY THE PLANNING BOARD.
- NO WETLAND IMPACTS ARE PERMITTED OTHER THAN THOSE SHOWN ON LOT 5 AND NEAR THE TURNAROUND AT THE END OF BEACON DRIVE.
- DEFINED DEVELOPMENT AREA = 963398 SQ. FT. (15.23 ACRES)
REQUIRED OPEN SPACE = 199016 SQ. FT. (4.57 ACRES)
PROVIDED OPEN SPACE = 212696 SQ. FT. (4.89 ACRES)
- THE PURPOSE OF THIS PLAN IS TO AMEND LINES BETWEEN LOTS 1, 2, 12, 13, 14 & 15.

CERTIFICATION

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

- NO SEPARATE REPORT
- LIMITED DEED RESEARCH

[Signature]
JERAMIAH RAITT
PLS #2376

LOT DATA

| LOT NUMBER | MAP-LOT | STREET ADDRESS |
|------------|---------|--------------------|
| LOT 1 | 42-41 | 2 BEACON DRIVE |
| LOT 2 | 42-42 | 4-6 BEACON DRIVE |
| LOT 3 | 42-43 | 8-10 BEACON DRIVE |
| LOT 4 | 42-44 | 12-14 BEACON DRIVE |
| LOT 5 | 42-45 | 16-18 BEACON DRIVE |
| LOT 6 | 42-46 | 20-26 BEACON DRIVE |
| LOT 7 | 42-47 | 28-30 BEACON DRIVE |
| LOT 8 | 42-48 | 32-34 BEACON DRIVE |
| LOT 9 | 42-49 | 36-38 BEACON DRIVE |
| LOT 10 | 42-50 | 40-44 BEACON DRIVE |
| LOT 11 | 42-51 | 39-43 BEACON DRIVE |
| LOT 12 | 42-52 | 1-3 BEACON DRIVE |
| LOT 13 | 42-53 | 5-7 BEACON DRIVE |
| LOT 14 | 42-54 | 9-11 BEACON DRIVE |
| LOT 15 | 42-55 | 13-15 BEACON DRIVE |
| LOT 16 | 42-56 | 17-19 BEACON DRIVE |
| LOT 17 | 42-57 | 21-23 BEACON DRIVE |
| LOT 18 | 42-58 | 25 BEACON DRIVE |
| LOT 19 | 42-59 | 27 BEACON DRIVE |
| LOT 20 | 42-60 | 29 BEACON DRIVE |
| LOT 21 | 42-61 | 31 BEACON DRIVE |
| LOT 22 | 42-62 | 33 BEACON DRIVE |
| LOT 23 | 42-63 | 35-37 BEACON DRIVE |
| LOT 24 | 42-64 | 5 EVERGREEN DRIVE |

AMENDED RECORDING PLAN FOR
BEACON RIDGE SUBDIVISION

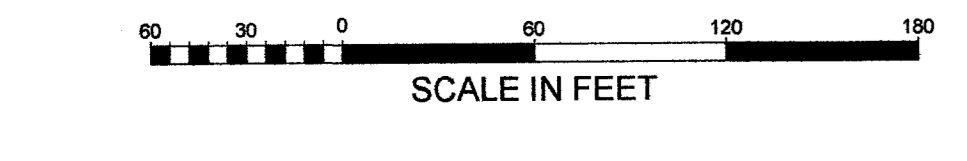
FOR RECORD OWNER
ECOPATH DEVELOPERS LLC
17 ARROWHEAD DRIVE, BRUNSWICK, MAINE 04011

SITE LOCATION
THOMAS POINT ROAD
BRUNSWICK, MAINE

DATE: APRIL 19, 2021
REVISED: MAY 6, 2021

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

PROJECT #16-026
DRAWING #16-026
DRAWN BY: JUR



SCALE IN FEET