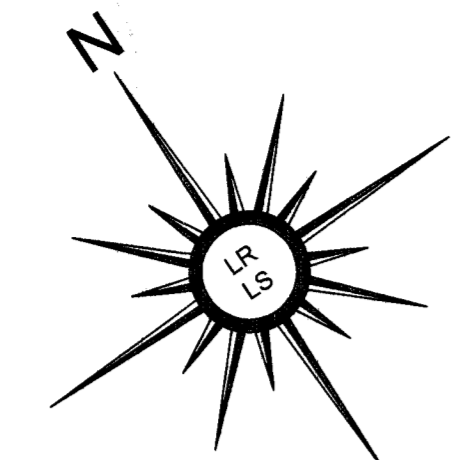


- LEGEND**
- REBAR SET AND CAPPED PLS #2376
  - PIPE OR ROD FOUND
  - WETLAND MARKER
  - ROAD LINE
  - PROPERTY LINE
  - PROPERTY LINE - NOT SURVEYED
  - LINE SHOWN ON PREVIOUS PLANS
  - EASEMENT
  - ▨ BUILDING
  - ▨ PAVEMENT
  - ▨ GRAVEL AREA OR TRAIL
  - UTILITY POLE AND ANCHOR
  - OHU — OVERHEAD UTILITIES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



SOURCE  
SPCS 1983 - ME WEST

**APPROVAL - TOWN OF BRUNSWICK PLANNING BOARD**

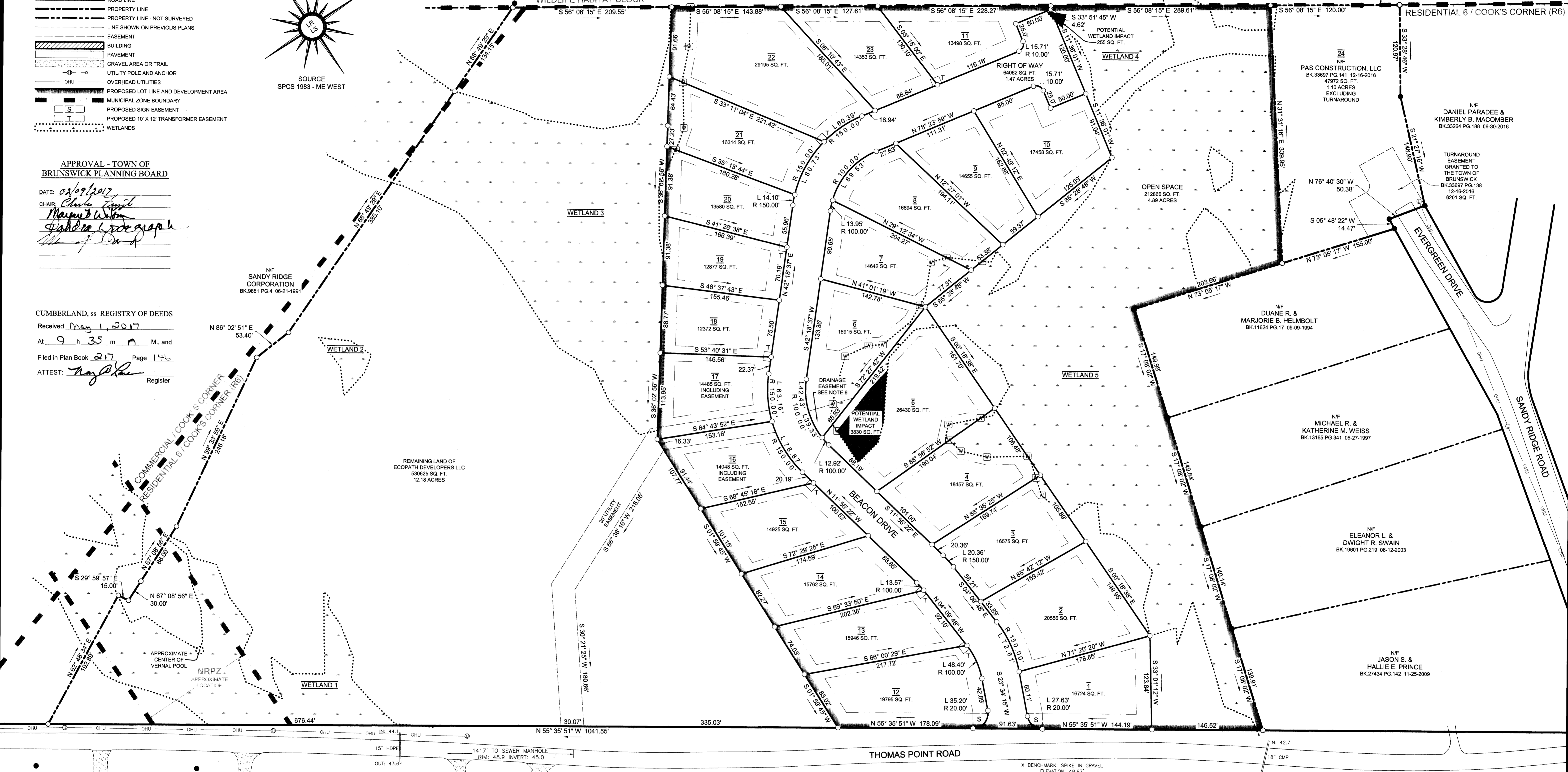
DATE: 02/09/2017  
 CHAIR: *Charles Smith*  
*Marybeth Wilson*  
*Andrew L. Macomber*

CUMBERLAND, ss REGISTRY OF DEEDS  
 Received May 1, 2017  
 At 9 h 35 m A M. and  
 Filed in Plan Book 217 Page 146  
 ATTEST: *Ray B. Lane* Register

MEDICAL USE  
OVERLAY ZONE  
FARM FOREST 3 (FF3)  
NEW MEADOWS RIVER AREA  
WILDLIFE HABITAT BLOCK

NF  
MID COAST  
HEALTH SERVICES  
BK.10308 PG.178 08-03-1992

MEDICAL USE  
OVERLAY ZONE  
FARM FOREST 3 (FF3)  
NEW MEADOWS RIVER AREA  
WILDLIFE HABITAT BLOCK



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

NF  
DOREEN C. STINSON  
BK.11800 PG.131 01-20-1995

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

RESIDENTIAL 6 / COOK'S CORNER (R6)

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

**ZONING SUMMARY**

SUBJECT PARCEL IS PRIMARILY ZONED R6 - RESIDENTIAL 6 / COOK'S CORNER

STANDARD	REQUIRED	PROPOSED
MINIMUM LOT AREA	6000 SQ. FT.	12372 SQ. FT.
MINIMUM LOT WIDTH	60 FEET	70.06 FEET
MINIMUM FRONT YARD	20 FEET	20 FEET
MINIMUM SIDE YARD	10 FEET	10 FEET
MINIMUM REAR YARD	20 FEET	20 FEET
MAXIMUM IMPERVIOUS SURFACE COVERAGE	45 PERCENT	45 PERCENT
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE	5000 SQ. FT.	5000 SQ. FT.
MAXIMUM DWELLING UNIT DENSITY	8 PER ACRE (1 PER 5445 SQ. FT.)	2.44 PER ACRE (1 PER 17852 SQ. FT.)

**DEVELOPMENT AREA**

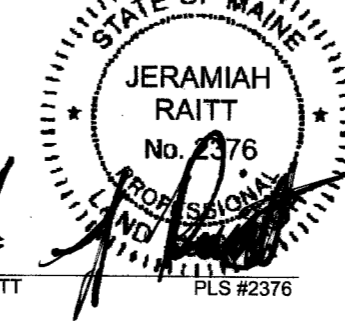
TOTAL DEVELOPMENT AREA	15.23 ACRES
NET SITE AREA CALCULATION	
SLOPES GREATER THAN 25%	0.00 ACRES
AREA BELOW THE UPLAND EDGE OF ANY WETLAND	4.33 ACRES
OF A PROTECTED RESOURCE	0.00 ACRES
STREET RIGHT OF WAY	1.47 ACRES
ENDANGERED OR THREATENED SPECIES HABITAT	0.00 ACRES
DEER WINTERING AREAS	0.00 ACRES
HIGH AND MODERATE VALUE WATERFOWL	0.00 ACRES
AND WADING BIRD HABITAT	0.00 ACRES
SHOREBIRD NESTING HABITAT	0.00 ACRES
CRITICAL ATLANTIC SALMON SPAWNING HABITAT	0.00 ACRES
SUBTOTAL	5.80 ACRES
NET SITE AREA (15.23 ACRES - 5.80 ACRES)	9.43 ACRES
NUMBER OF DWELLING UNITS PERMITTED 9.43 ACRES X 2.44 PER ACRE 5445 SQ. FT. PER DWELLING UNIT	75 UNITS

- 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 23042 0015 B AND AN EFFECTIVE DATE OF JANUARY 3, 1986.
  - 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.
  - DRAINAGE EASEMENT TO BE GRANTED TO THE TOWN OF BRUNSWICK PENDING ROAD ACCEPTANCE.
  - 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 = 863386 SQ. FT. (15.23 ACRES)  
REQUIRED OPEN SPACE = 199016 SQ. FT. (4.51 ACRES)  
PROVIDED OPEN SPACE = 212866 SQ. FT. (4.89 ACRES)

**CERTIFICATION**  
 TO: ECOPATH DEVELOPERS LLC

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



**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

**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**

**LITTLE RIVER LAND SURVEYING**

JERAMIAH J. RAITT  
 ME PLS #2376 NH LLS #957  
 PO BOX 332, LISBON FALLS MAINE 04252  
 (207) 841-0056

DATE: SEPT. 19, 2016  
 REVISED: JAN. 4, 2017

SCALE:  
 1" = 60'

PROJECT #16-026  
 DRAWING #16-026

DRAWN BY: JJR

