

GENERAL NOTES

- The purpose of this plan is to depict the results of a Boundary Retracement Survey and Existing Condition/Topographic Survey of the subject parcels.
- All Book and Page numbers refer to the Cumberland County Registry of Deeds, unless otherwise noted.
- The record owner of the subject parcels is Stefanie M. Hallett & Alex C. Hallett by the following deeds:

Map	Lot	Date	Book	Page
14	13-A	9-17-2017	48397	297
10	4	9-22-2023	40385	29
10	5	9-22-2023	40385	29
- The subject parcel is located in the Rural Farm & Forest District.
- Space and bulk standards for the Rural Farm & Forest District as of the date of this plan are as follows:
Min. Lot Size: 2 acres
Min. Lot Width: 150 ft.
Min. Front Setback: 25 ft.
Min. Side Setback: 30 ft.
Min. Rear Setback: 30 ft.
Max. Building Height: 40 ft.
- Total area of the subject parcel is 79.705 acres.
- Boundary information shown hereon is based on an on-the-ground survey conducted by Terradyn Consultants, LLC in June of 2025.
- Plan References:
 - "Subdivision Plan Section 1" Prepared for Harold Sandelin & Joseph Klocheck by Sitelines P.A. Dated August 2005. Recorded as Plan Book 205, Page 606.
 - "Subdivision Plan Section 2" Prepared for Harold Sandelin & Daniel O. Pender by Sitelines P.A. Dated September 2008. Recorded as Plan Book 215, Page 321.
 - "Wood Pond Village" Prepared for Robert Cole by Thomas J. Churchill. Dated January 1985. Recorded as Plan Book 165, Page 68.
 - "Boundary Survey" Prepared for Gerard Potvin by Sitelines P.A. Dated April 2007. Unrecorded.
 - "Standard Boundary Survey of Land off Moody Road" Prepared for Charles W. Given by MidCoast Survey Co. Dated August 2003.
 - "Subdivision of Dunlap's Farm" prepared by Edwin Tounsand dated 1864 and recorded in Plan Book 2, Page 40.
- Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD88, based on dual-frequency GPS observations.
- The subject parcel is located in with Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the Town of Brunswick, Cumberland County, Community-Panel Number 23005C0346F & 23005C0347F, having an Effective Date of June 20, 2024.
- A wetland delineation was preformed on this project site by Basswood Environmental LLC on June, 2025. This wetlands delineation conforms to the standards and methods outlined in the 1987 Wetland Delineation Manual and Northeast Regional Supplement authored and published by the U.S. Army Corps of Engineers. All wetland flags were located using Global Positioning System (GPS) technology capable of decimeter accuracy.
- The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (CALL 811) and field verify existing utilities prior to digging or breaking ground.

N/F
OPO CUSTOM
DESIGN &
RESTORATION, LLC.
BRACKETT ROAD
MAP 10 LOT 23B
BK. 41199, PG. 166
DECEMBER 20,
2024

N/F
OPO CUSTOM
DESIGN &
RESTORATION, LLC.
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NOTES

LOT DISTURBANCE LIMITS:

- LOTS 2-4 WILL HAVE A DISTURBANCE LIMIT OF 15,000 SF
- LOTS 5-8 & 10-13 WILL HAVE A DISTURBANCE LIMIT OF 20,000 SF
- LOT 9 WILL HAVE A TOTAL DISTURBANCE LIMIT OF 50,000 SF

WILDLIFE HABITAT BLOCK CALCULATIONS

% OF WILDLIFE HABITAT BLOCK AREA WITHIN ORIGINAL PARCEL THAT WOULD BE DISTURBED: 11.61%
% OF ORIGINAL PARCEL AREA COVERED BY WILDLIFE HABITAT BLOCK: 93.34%
ELIGIBLE DENSITY BONUS %**: 15%

*INCLUDES THE ROAD ROW AND POTENTIAL STORMWATER AREAS WITHIN THE HABITAT BLOCK AND LOT IMPACTS WITHIN LIMITS OF DISTURBANCE.
**DENSITY BONUS NOT UTILIZED FOR THIS PROJECT

SPACE AND BULK CRITERIA

RURAL FARM AND FOREST ZONE (RF ZONE)

	BASE DEVELOPMENT	OPEN SPACE DEVELOPMENT
MIN. LOT SIZE:	2 AC	N/A*
MIN. LOT WIDTH:	150 FT	75 FT
MIN. LOT WIDTH: (CUL-DE-SAC):	50 FT	50 FT
MIN. FRONT SETBACK:	25 FT	N/A**
MIN. SIDE YARD:	30 FT	10 FT
MIN. REAR YARD:	30 FT	20 FT
MAX. IMPERVIOUS SURFACE COVERAGE:	20%	N/A
MAX. FOOTPRINT PER STRUCTURE:	10,000 SF	N/A
MIN. BUILDING HEIGHT:	40 FT.	40 FT

*AREA MUST BE SUFFICIENT TO ACCOMMODATE SEPTIC AND/OR WELLS (20,000 SF PER 10-144 CMR CH.243) AND MUST BE SETBACK FROM ANY LOT LINE 15'
**THIS MAY BE REDUCED FURTHER IN ACCORDANCE WITH SUBSECTION 4.2.5.B(4) OF THE TOWN OF BRUNSWICK ZONING ORDINANCE

NET RESIDENTIAL AREA AND DENSITY CALCULATION

RURAL FORM ZONE (RF ZONE)

TOTAL PARCEL AREA:	79.70 AC
STEEP SLOPE AREA:	0.00 AC
WETLANDS:	15.77 AC
WATER BODY:	0.09 AC
PUBLIC STREET OR PRIVATE RIGHT-OF-WAY:	2.29 AC
ENDANGERED OR THREATENED SPECIES HABITAT:	2.71 AC
MNAP RARE OR ENDANGERED PLANTS:	0.00 AC
NRPA HABITAT OR VERNAL POOLS:	7.98 AC
NET SITE AREA:	50.87 AC
MAXIMUM DENSITY:	1 UNIT/2 AC
DENSITY (#UNITS):	25.43
UNITS PROPOSED (#UNITS):	12
UNITS EXISTING (#UNITS):	1
TOTAL UNITS (#UNITS):	13
TOTAL LOTS (#LOTS):	13
PRIVATE OPEN SPACE:	37.78 AC
HOA EASEMENT OPEN SPACE:	20.13 AC
TOTAL OPEN SPACE AREA:	57.91 AC
TOTAL OPEN SPACE %:	72.65%
MIN. OPEN SPACE REQUIRED:	45%

ZONING OVERLAY AREAS WITHIN PARCEL

SHORELAND ZONE:	10.42 AC
INLAND WATERFOWL AND WADING BIRD HABITAT:	6.58 AC
AQUIFER PROTECTION OVERLAY:	55.54 AC
WILDLIFE PROTECTION BLOCK:	74.40 AC

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	LOCUS PROPERTY LINE	---
---	PROPERTY LINE	---
---	INTERIOR PROPERTY LINE	---
---	SETBACK LINE	---
---	EASEMENT LINE	---
□	MONUMENT	---
○	IRON PIPE	---
▨	BUILDING	---
▨	BITUMINOUS PAVEMENT	---
▨	CURBING	---
▨	STONE WALL	---
▨	WETLAND AREA	---
▨	CATCH BASIN	---
▨	SANITARY MANHOLE	---
▨	HYDRANT	---
▨	CURB STOP	---
▨	TRANSFORMER	---
▨	LIMITS OF DISTURBANCE	---

APPROVAL: CITY OF AUBURN
PLANNING BOARD

DATE

CHAIRPERSON

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C11	43.00'	25.00'	N 75°24'16" E	37.89'
C12	35.34'	25.00'	N 14°49'21" W	32.47'
C13	40.61'	100.00'	S 43°41'23" E	40.33'
C14	60.92'	150.00'	S 43°41'23" E	60.50'
C15	53.80'	175.00'	N 40°51'49" W	53.59'
C16	38.43'	125.00'	N 40°51'49" W	38.28'
C17	169.19'	125.00'	S 11°38'09" E	156.57'
C18	118.35'	175.00'	S 30°58'58" E	116.11'
C19	86.21'	175.00'	S 2°30'15" W	85.34'
C20	32.14'	175.00'	S 21°52'42" W	32.10'
C21	226.06'	325.00'	N 7°12'50" E	221.53'
C22	191.44'	275.00'	N 7°11'49" E	187.60'
C23	192.48'	275.00'	N 31°56'28" W	188.58'
C24	157.49'	225.00'	N 31°56'28" W	154.29'
C25	87.74'	100.00'	S 26°51'25" E	84.95'
C26	55.05'	150.00'	S 41°28'43" E	54.75'
C27	76.93'	150.00'	S 16°16'15" E	76.09'
C28	27.54'	185.00'	S 2°32'38" W	27.51'
C29	50.00'	185.00'	S 14°33'03" W	49.85'
C30	34.05'	185.00'	S 27°34'00" W	34.00'
C31	15.95'	70.00'	N 26°18'46" E	15.91'
C32	50.00'	70.00'	N 0°40'37" W	48.94'
C33	50.00'	70.00'	N 41°36'09" W	48.94'
C34	50.00'	70.00'	N 82°31'41" W	48.94'
C35	60.34'	70.00'	S 52°18'56" W	58.49'
C36	52.16'	70.00'	S 6°16'28" W	50.96'
C37	25.91'	70.00'	S 25°40'38" E	25.76'
C38	36.59'	185.00'	N 30°36'54" W	36.53'
C39	74.63'	185.02'	N 13°23'37" W	74.12'

CENTERLINE TABLE

LINE	DIRECTION	DISTANCE
L11	N 55°19'25" W	323.43'
L12	N 32°03'21" W	145.10'
L13	N 49°40'21" W	103.35'
L14	N 27°08'25" E	83.81'
L15	N 11°53'22" W	86.35'
L16	N 51°59'35" W	63.81'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L21	N 55°19'25" W	208.48'
L22	S 55°19'25" E	287.12'
L23	N 55°19'25" W	63.52'
L24	N 32°03'21" W	145.10'
L25	S 32°03'21" E	145.10'
L26	N 49°40'17" W	4.85'
L27	S 49°40'17" E	12.61'
L28	N 49°40'17" W	98.18'
L29	S 49°40'17" E	90.26'
L30	N 27°08'25" E	37.31'
L31	S 27°08'25" W	83.65'
L32	N 27°08'25" E	46.34'
L33	N 11°53'22" W	98.16'
L34	S 11°53'22" E	86.35'
L35	N 51°59'35" W	63.81'
L36	S 51°59'35" E	63.81'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 25°40'43" W	39.89'
L2	S 31°01'47" E	14.73'
L3	S 62°53'18" E	87.52'
L4	S 53°55'40" E	56.82'
L5	N 73°34'00" W	28.66'
L6	N 51°27'47" W	102.16'
L7	N 60°27'35" W	57.68'
L8	N 24°42'30" W	90.46'
L9	N 34°19'54" W	102.71'

CENTERLINE CURVE TABLE

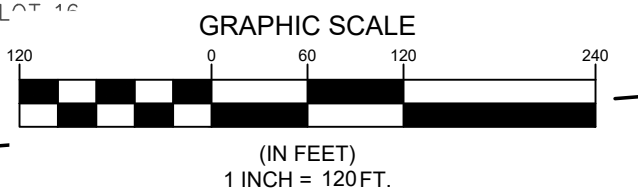
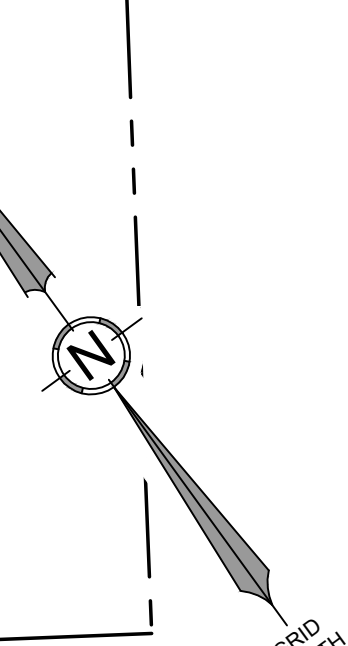
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	50.76'	125.00'	S 43°41'23" E	50.41'
C2	46.12'	150.00'	N 40°51'49" W	45.94'
C3	202.05'	152.05'	S 11°36'15" E	187.51'
C4	208.84'	300.00'	N 71°11'49" E	204.65'
C5	174.99'	250.00'	N 31°56'28" W	171.44'
C6	109.68'	125.00'	S 26°51'25" E	106.19'
C7	126.67'	210.00'	S 15°33'34" W	124.76'
C8	195.66'	45.00'	S 88°16'46" W	74.12'
C9	126.67'	210.00'	N 19°00'03" W	124.76'

N/F
OPO CUSTOM DESIGN &
RESTORATION, LLC.
BRACKETT ROAD
MAP 10 LOT 23B
BK. 41199, PG. 166
DECEMBER 20, 2024

N/F
J.W. RAYMOND BOUCHARD
& DIANE M. BOUCHARD
354 DURHAM ROAD
MAP 10 LOT 14
BK. 8060, PG. 203
NOVEMBER 9, 1987

N/F
BRENDA C. MASSE &
PATRICK J. MASSE
312 DURHAM ROAD
MAP 10 LOT 11
BK. 13337, PG. 263
SEPTEMBER 8, 1997

N/F
TEN TWO, LLC.
O MOODY ROAD
MAP 10 LOT 10
BK. 41340, PG. 85
MARCH 21, 2025



STATE OF MAINE

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

RECEIVED _____, 20____
AT _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTER

PROJECT: GARNET RIDGE SUBDIVISION
119 MOODY ROAD, BRUNSWICK, MAINE 04011

SUBDIVISION PLAN

CLIENT: ALEX & STEFANIE HALLETT
119 MOODY ROAD
BRUNSWICK, ME 04011

DATE: 8/12/2025
SCALE: 1" = 120'
JOB NO: 25-34
SHEET: C-1.0

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE: (207) 926-5111

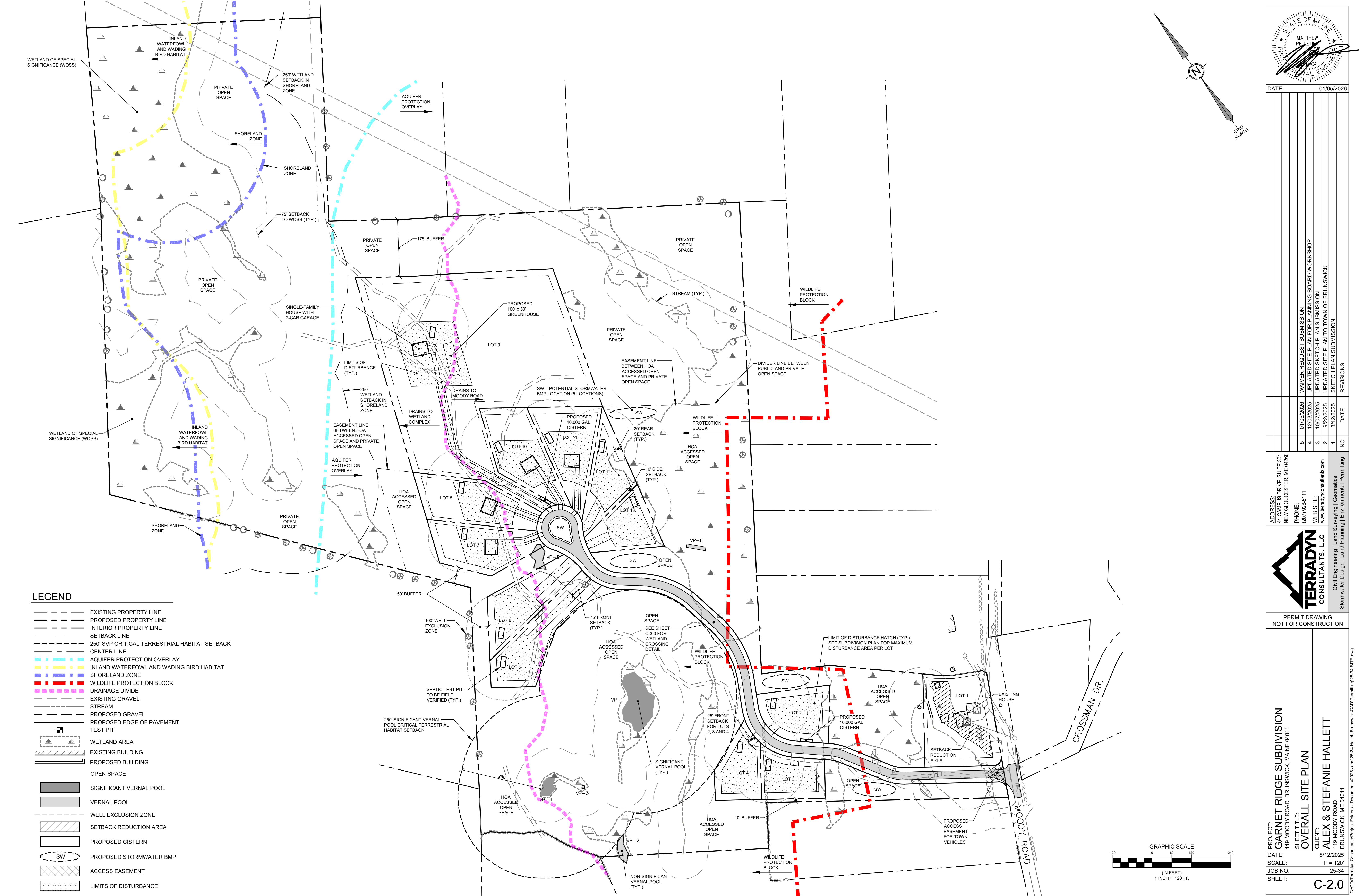
WEB SITE: www.terradyndesign.com

www.terradyndesign.com



PERMIT DRAWING
NOT FOR CONSTRUCTION

CONSULTANTS/Project Folders - Documents\2025_Joe5-34 Hallett Brunswick\CAD\Permitting\25-34 SLB5.dwg



- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - INTERIOR PROPERTY LINE
 - SETBACK LINE
 - 250' SVP CRITICAL TERRESTRIAL HABITAT SETBACK
 - CENTER LINE
 - AQUIFER PROTECTION OVERLAY
 - INLAND WATERFOWL AND WADING BIRD HABITAT
 - SHORELAND ZONE
 - WILDLIFE PROTECTION BLOCK
 - DRAINAGE DIVIDE
 - EXISTING GRAVEL
 - STREAM
 - PROPOSED GRAVEL
 - PROPOSED EDGE OF PAVEMENT
 - TEST PIT
 - WETLAND AREA
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - OPEN SPACE
 - SIGNIFICANT VERNAL POOL
 - VERNAL POOL
 - WELL EXCLUSION ZONE
 - SETBACK REDUCTION AREA
 - PROPOSED CISTERN
 - PROPOSED STORMWATER BMP
 - ACCESS EASEMENT
 - LIMITS OF DISTURBANCE

DATE: 01/05/2026

NO.	DATE	REVISIONS
1	8/12/2025	SKETCH PLAN SUBMISSION
2	9/22/2025	UPDATED SITE PLAN TO TOWN OF BRUNSWICK
3	10/07/2025	UPDATED SKETCH PLAN SUBMISSION
4	12/03/2025	UPDATED SITE PLAN FOR PLANNING BOARD WORKSHOP
5	01/05/2026	WAIVER REQUEST SUBMISSION

PROJECT: **GARNET RIDGE SUBDIVISION**
119 MOODY ROAD, BRUNSWICK, MAINE 04011

SHEET TITLE: **OVERALL SITE PLAN**

CLIENT: **ALEX & STEFANIE HALLETT**
119 MOODY ROAD
BRUNSWICK, ME 04011

DATE: 8/12/2025

SCALE: 1" = 120'

JOB NO: 25-34

SHEET: **C-2.0**

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

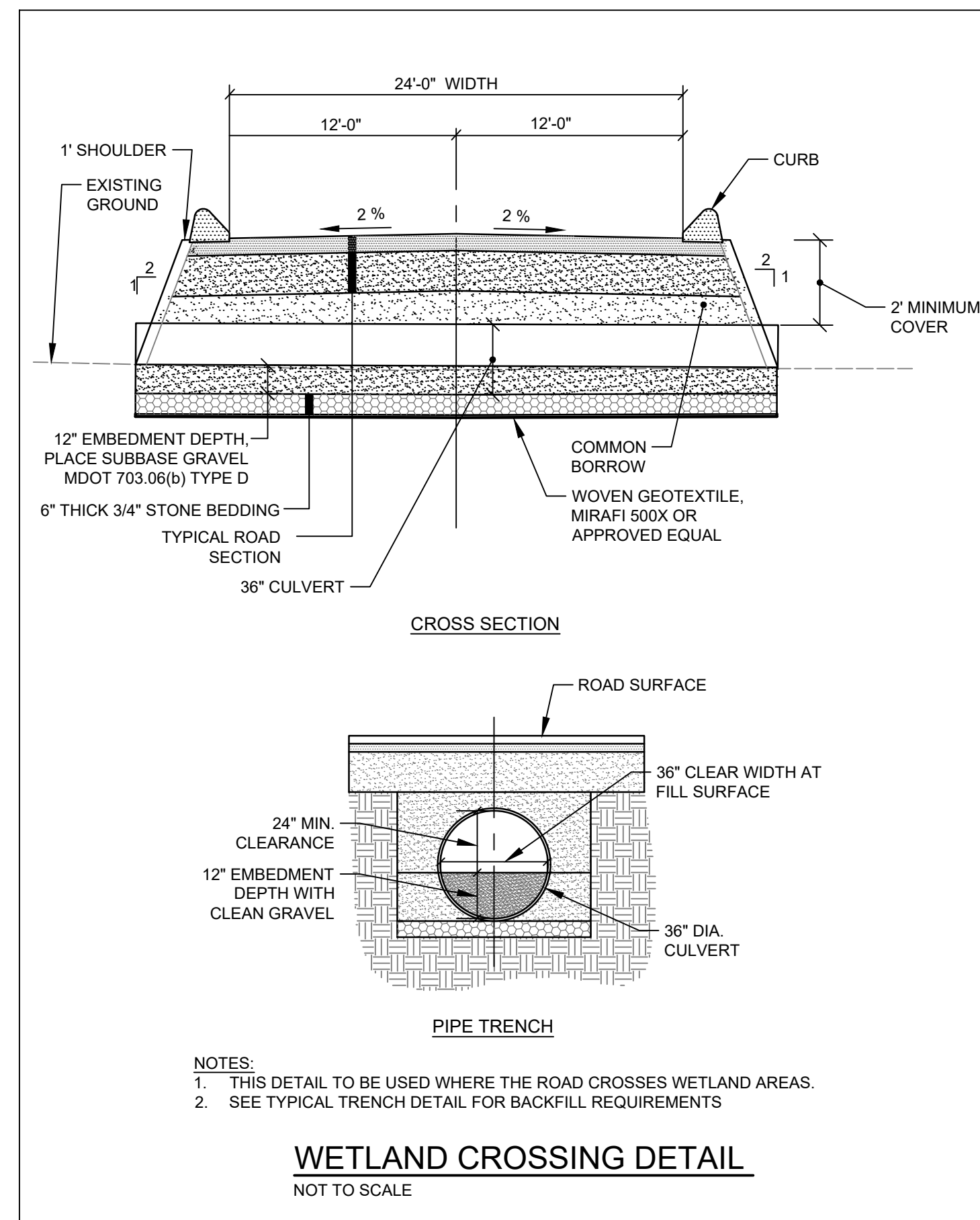
PHONE: (207) 926-5111

WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

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LEGEND	
EXISTING	PROPOSED
—	PROPERTY LINE
—	INTERIOR PROPERTY LINE
—	CENTER LINE
—	SETBACK LINE
—	EASEMENT LINE
—	SIGNIFICANT VERNAL POOL
—124—	MINOR CONTOUR LINE
—130—	MAJOR CONTOUR LINE
—	BITUMINOUS PAVEMENT
—	CURBING
	STORM DRAIN
	WETLAND AREA
	PROPOSED PAVEMENT
	WETLAND IMPACTS

