

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS WYLEY ENTERPRISES LLC BY DEED DATED FEBRUARY 6, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40600, PAGE 258 & 258.
- THE PROPERTY IS SHOWN AS LOTS 9 & 180 ON THE TOWN OF BRUNSWICK TAX MAP 22.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 24.6 ACRES.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED SOLELY ON PUBLICLY AVAILABLE LIDAR POINT CLOUD DATA COLLECTED IN 2020 BY USGS AND DISTRIBUITED BY NGA AND INTERFERED BY SEBAGO TECHNICS, INC. INTO A DIGITAL TERRAIN MODEL AND ELEVATION CONTOURS.
- PLAN REFERENCES:
 - "FINAL SUBDIVISION PLAN, SECTION 1, MASSE WOODS SUBDIVISION, WOODSIDE ROAD, BRUNSWICK, MAINE MADE FOR WOODSIDE DEVELOPMENT, LLC, BRUNSWICK, MAINE" BY SITELINES P.A., DATED APRIL 18, 2005 AND RECORDED AT THE CCRD ON JUNE 30, 2006 IN PLAN BOOK 206, PAGE 426.
 - "REVISED REGISTRY PLAN, THORNTON OAKS, BARIBEAU DRIVE, MADE FOR REGIONAL MEMORIAL HOSPITAL", BY KIMBALL CHASE, DATED SEPTEMBER 26, 1990 AND RECORDED AT THE CCRD ON MARCH 31, 1995 IN PLAN BOOK 193, PAGE 72.
 - "SURVEY OF PORTION OF LAND OF LIANE B. MASSE, HEIRS, WOODSIDE ROAD, BRUNSWICK, MAINE" BY ROULLARD LAND SERVICES, INC., DATED MAY 26, 1993 AND RECORDED AT THE CCRD ON APRIL 5, 1995, IN PLAN BOOK 194, PAGE 117.
 - "PHASE III FINAL SUBDIVISION PLAN, WOODSIDE, WOODSIDE ROAD, BRUNSWICK, CUMBERLAND SS, MAINE, MADE FOR WOODWARD COVE ASSOCIATION" BY LARRY SLAUGHTER, PL #1133, DATED JULY 14, 1998 AND RECORDED AT THE CCRD ON JULY 27, 1998 IN PLAN BOOK 198, PAGE 234.
 - "STANDARD BOUNDARY SURVEY OF LAND OFF WOODSIDE ROAD, BRUNSWICK, MAINE FOR ESTATE OF LIANE B. MASSE" BY MIDCOAST SURVEY CO., JANUARY 9, YEAR ILLEGIBLE, AND RECORDED AT THE CCRD ON FEBRUARY 11, 2003 IN PLAN BOOK 203, PAGE 62.
 - "WETLAND DELINEATION & VERNAL POOL LOCATION PLAN PREPARED FOR FITZPATRICK ASSOCIATES WOODSIDE ROAD, (MAP22, LOT9)" DATED MARCH 29, 2024 BY LONGVIEW PARTNERS.
- EASEMENT/ENCUMBRANCES:
 - PER RECORD DEED: THE PREMISES ARE CONVEYED SUBJECT TO AND WITH THE BENEFIT OF THOSE RIGHTS AND EASEMENTS, INCLUDING RIGHTS OF ACCESS, AS WELL AS THE RIGHT TO CONNECT TO PUBLIC WATER AND SEWER LINES WHICH RUN THROUGH PROPERTY OF THE SAID WOODWARD COVE ASSOCIATION ALL AS DESCRIBED IN A CERTAIN INSTRUMENT FROM LIANE B. MASSE TO WOODWARD COVE ASSOCIATION DATED JUNE 18, 1986 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 7230 AT PAGE 013.
- SPACE AND BULK CRITERIA FOR THE GROWTH RESIDENTIAL 4 (GR4) ZONING DISTRICT, DISTRICT ARE AS FOLLOWS:

MAXIMUM DENSITY:	6 UNITS PER ACRE OF NET SITE AREA
MINIMUM LOT WIDTH:	75 FEET
MINIMUM FRONT SETBACK:	20 FEET
MINIMUM REAR SETBACK:	20 FEET
MINIMUM SIDE YARD:	15 FEET
MAXIMUM IMPERVIOUS COVERAGE:	35%
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE:	5,000 SQUARE FEET
- A WETLAND DELINEATION & STREAM DELINEATION WERE CONDUCTED BY LONGVIEW PARTNERS IN MARCH 2024. A VERNAL POOL ASSESSMENT WAS ALSO PERFORMED IN APRIL AND MAY 2024 BY LONGVIEW PARTNERS.

CONCEPT NOTES:

TOTAL NUMBER OF SINGLE FAMILY LOTS = 45
 TOTAL NUMBER OF MULTI-FAMILY UNITS = 48
 TOTAL NUMBER OF COMBINED UNITS = 93
 TOTAL PROPOSED IMPERVIOUS COVERAGE = 32.60%
 ESTIMATED WETLAND ALTERATION = 5,236 SF

NET SITE AREA

NET SITE AREA IS CALCULATED BY SUBTRACTING FROM THE PARCEL THE FULL AREA OF LAND THAT CONSISTS OF:	TOTALS:
TOTAL AREA OF PARCEL	24.60 ACRES
LAND AREAS OF 5,000 MORE CONTIGUOUS SQUARE FEET WITH SUSTAINED SLOPE OF 25 PERCENT OR GREATER	0.00 ACRES
ANY WETLAND, INCLUDING BUT NOT LIMITED TO, COASTAL, FORESTED AND FRESHWATER WETLANDS	2.20 ACRES
ANY WATER BODY	0.00 ACRES
ANY EXISTING OR PROPOSED PUBLIC STREET OR PRIVATE STREET RIGHT-OF-WAY	3.27 ACRES
HABITAT FOR SPECIES APPEARING ON THE OFFICIAL STATE OR FEDERAL LISTS OR ENDANGERED OR THREATENED SPECIES, WHERE THERE HAS BEEN EVIDENCE OF THE OCCURRENCE SPECIES	0.00 ACRES
RARE AND ENDANGERED NATURAL COMMUNITIES AS LISTED AND MAPPED BY THE MAINE NATURAL AREAS PROGRAM, INCLUDING CRITICALLY IMPERILED (S1), IMPERILED (S2), AND RARE PLANT COMMUNITIES (S3)	0.00 ACRES
ANY OF THE FOLLOWING AS DEFINED BY THE NATURAL RESOURCES PROTECTION ACT (NRPA):	0.00 ACRES
1. HABITAT AND MIGRATION VERSATILE WETLAND, WADING BIRD HABITAT, FEEDING NEEDS, AND FEEDING AREAS, OR	
1.2. SHOREBIRD NESTING, FEEDING, AND STAGING AREAS; OR	
1.3. SIGNIFICANT VERNAL POOL HABITAT.	
1.4. SEABIRD NESTING ISLANDS	
NET SITE AREA	17.03 ACR
GR4 DENSITY	6 UNITS PER NET ACRE
MAX DENSITY (DWELLING UNITS PER ACRE OF NET SITE AREA)	114 UNITS

LOCATION MAP

PROGRESS PRINT

NET SITE AREA

LOCATION MAP

OVERALL SUBDIVISION PLAN
OF:
WOODSIDE ROAD SUBDIVISION

January 2026 - 93 Units

SEBAGO TECHNICS, LLC
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford and Bath

GENERAL NOTES:

CONCEPT NOTES:

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WOODSIDE ROAD SUBDIV

May 2025 - 122 Units

ZONING NOTES:
 Zoning: Growth Residential 4 (GR4)
 Minimum Lot Size: 6 Lots/Acre (7,250 sf)
 Minimum Road Frontage: 75
 Minimum Front Setback: 20'
 Minimum Rear Setback: 20'
 Minimum Side Setback: 15'
 Stream Building Setback: 75' From Centerline

CONCEPT NOTES: Townhouses with OPEN SPACE DENSITY (2025-05-14)
 50' Right of Way
 Private road
 80 Guest Parking Spaces
 Max allowed units = 98 (based off length of road)
 Open space density bonus (25% increase) = 122
 Total number of proposed units = 122
 Total road length = 3300'
 Total wetland fill = 3,428 sf
 Total proposed impervious = 7.34 acres
 Max allowed impervious coverage (35% of the lot) = 8.64 acres
 Total lot area = 24.70 acres
 Required open space (30% of total lot area) = 7.41 acres
 Proposed open space = 9.26 acres

PROGRESS
PRINT

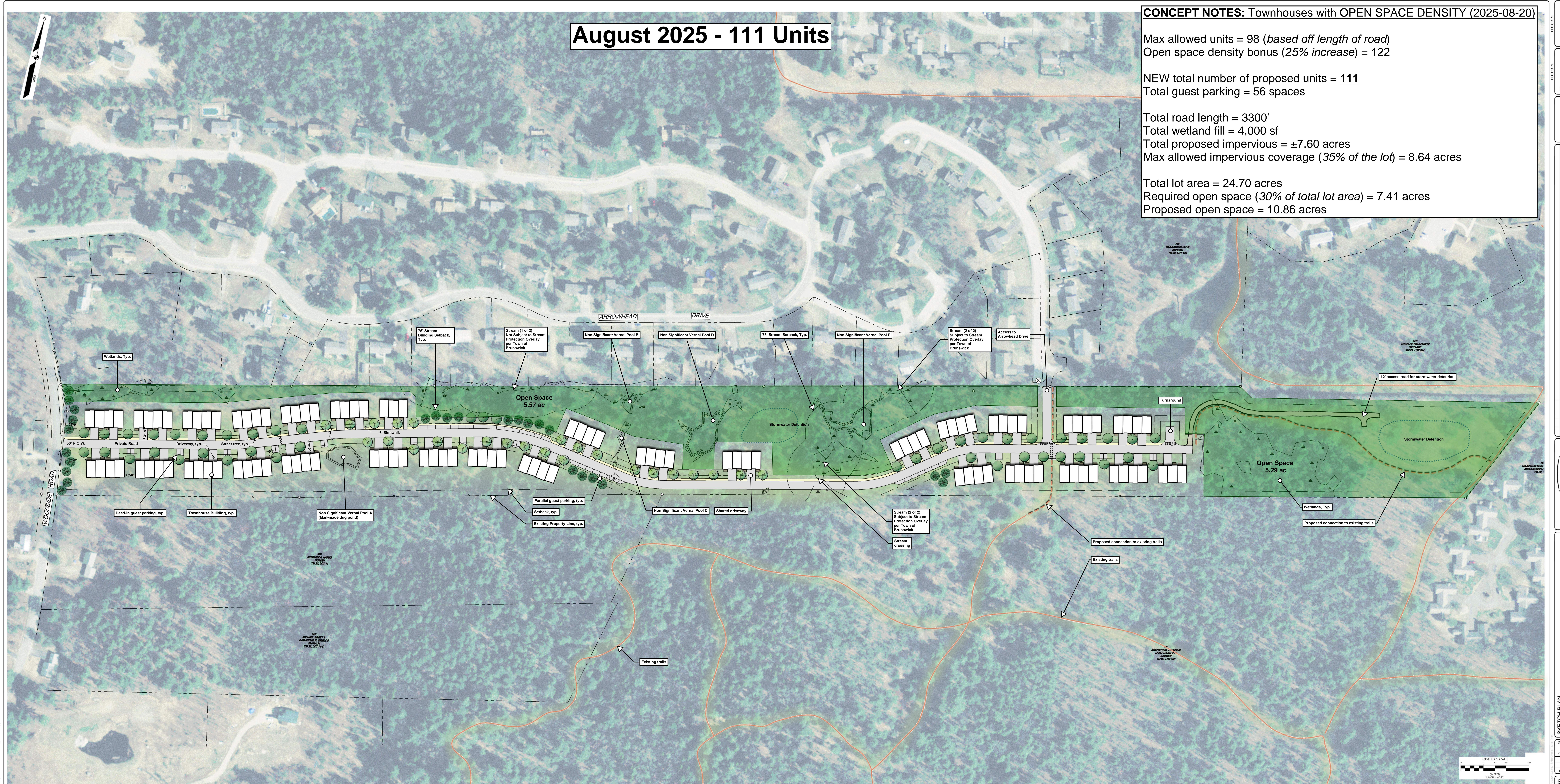
NOT FOR
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SEBAGO
TECHNICALS
www.sebagotechnicals.com
75 Main Street, Suite A-4
Scarborough, ME 04074
(207) 883-2506

SKETCH PLAN
OF FITZPATRICK LOT
FOR JOEL FITZPATRICK
LAND TRUST, INC.
1000 BROADMEAD RD
BEDFORD, NH 03110

DESIGNED
DRAWN
CHECKED
DATE
SCALE
PROJECT
1" = 60'
1 INCH = 40 FT
240089

SHEET 1 OF 1



PRINT
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SEBAGO
TECHNICALS
www.sebagotechnicals.com
75 Main Street, Suite A-1
Sebago, ME 04078
(207) 883-2106

SKETCH PLAN
OF FITZPATRICK LOT
FOR
JOEL FITZPATRICK
LAND TRUST, INC.
11 BRADYLAND RD
BRADYHAM, ME 04011

DESIGNED
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SCALE
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SHEET 1 OF 1