



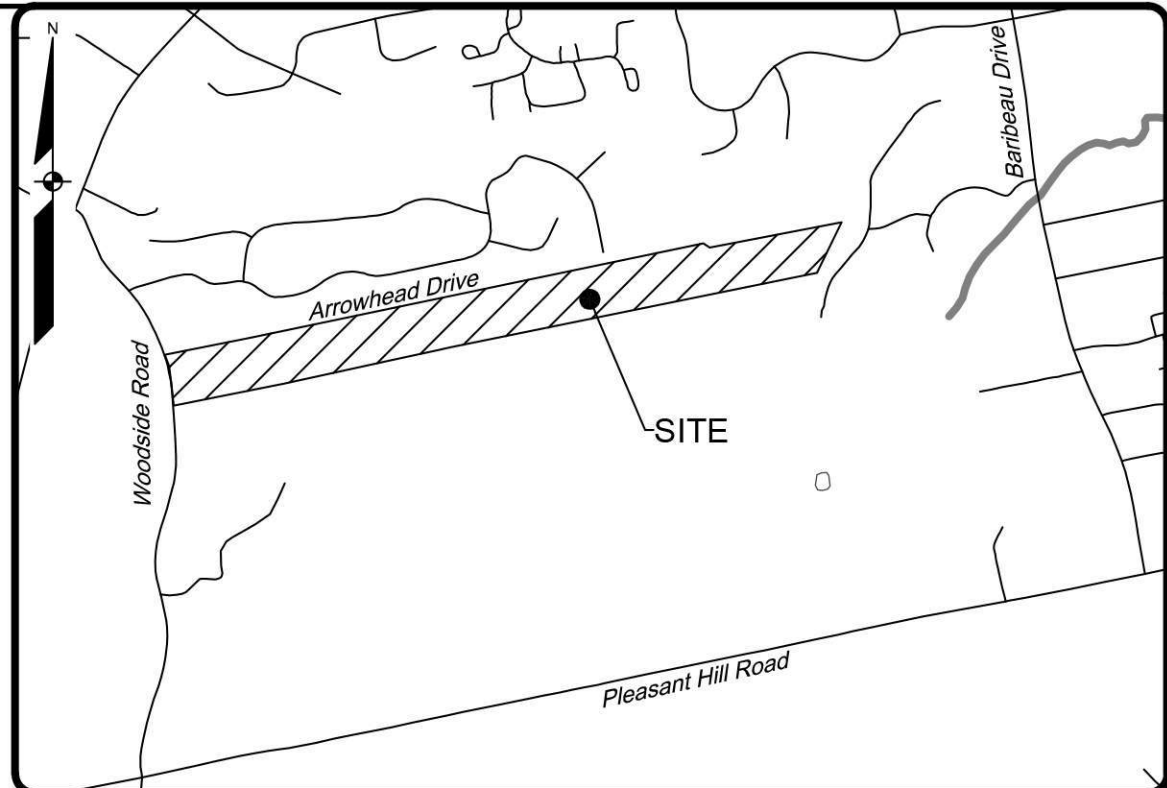
1. THE RECORD OWNER OF THE PARCEL IS WYLEY ENTERPRISES LLC BY DEED DATED FEBRUARY 6, 2024 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 40800, PAGE 256 & 258.
2. THE PROPERTY IS SHOWN AS LOTS 9 & 180 ON THE TOWN OF BRUNSWICK TAX MAP 22.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 24.6 ACRES.
4. TOPOGRAPHIC INFORMATION SHOWN HEREIN IS BASED SOLELY ON PUBLICLY AVAILABLE LIDAR POINT CLOUD DATA COLLECTED IN 2020 BY USGS AND DISTRIBUTED BY NOAA, AND INTERPRETED BY SEBAGO TECHINCS, INC. INTO A DIGITAL TERRAIN MODEL AND ELEVATION CONTOURS.
5. PLAN REFERENCES:
 - A. "FINAL SUBDIVISION PLAN, SECTION 1, MASSE Woods SUBDIVISION, WOODSIDE ROAD, BRIDGE ROCK, MAINE MADE FOR WOODSIDE DEVELOPMENT, LLC, BRUNSWICK, MAINE, BY SITES/PAS P.A., DATED APRIL 18, 2005 AND RECORDED AT THE CCRD ON JUNE 30, 2006 IN PLAN BOOK 206, PAGE 426.
 - B. "REVISED REGISTRY PLAN, THORNTON OAKS, BARIBEAU DRIVE, MADE FOR REGIONAL MEMORIAL HOSPITAL", BY KIMBALL CHASE, DATED SEPTEMBER 26, 1990 AMO RECORDED AT THE CCRD ON MARCH 31, 1993 IN PLAN BOOK 193, PAGE 72.
 - C. "SURVEY OF PORTION OF LAND OF LIANE B. MASSE, HEIRS, WOODSIDE ROAD, BRUNSWICK, MAINE" BY ROULLIARD LAND SERVICES, INC., DATED MAY 26, 1993 AND RECORDED AT THE CCRD ON APRIL 5, 1995 IN PLAN BOOK 193, PAGE 72.
 - D. "THASIS FINAL SUBDIVISION PLAN, WOODSIDE, WOODSIDE ROAD, BRUNSWICK, CUMBERLAND SS, MAINE, MADE FOR WOODWARD COVE ASSOCIATION" BY LARRY SULLIVAN, PLS #1133, DATED JULY 14, 1998 AND RECORDED AT THE CCRD ON JULY 27, 1998 IN PLAN BOOK 198, PAGE 234.
 - E. "STANDARD BOUNDARY SURVEY OF LAND OFF WOODSIDE ROAD, BRUNSWICK, MAINE FOR ESTATE OF LIANE B. MASSE" BY MIDCOAST SURVEY CO., JANUARY 9, 2003, ILLEGIBLE, AND RECORDED AT THE CCRD ON FEBRUARY 11, 2003 IN PLAN BOOK 203, PAGE 62.
 - F. "WETLAND DELINEATION & VERNAL POOL LOCATION PLAN PREPARED FOR FITZPATRICK ASSOCIATES WOODSIDE ROAD, (MAP22, LOT9) DATED MARCH 29, 2024 BY LIZ VERN WEAVER

4. EASEMENT/ENCUMBRANCES:
- A. 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 SANE WOODWARD COVE ASSOCIATION ALL AS DESCRIBED IN A CERTAIN INSTRUMENT FROM LINDA B WASSIE TO WOODWARD COVE ASSOCIATION DATED JUNE 19, 1986 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 7328 AT PAGE 013.
6. 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 |
7. A WETLAND DELINEATION & STREAM DELINEATION WERE CONDUCTED BY LONGVIEW PARTNERS IN MARCH 2024. A MANUAL POOL ASSESSMENT WAS ALSO PERFORMED IN APRIL AND MAY 2024 BY LONGVIEW PARTNERS.

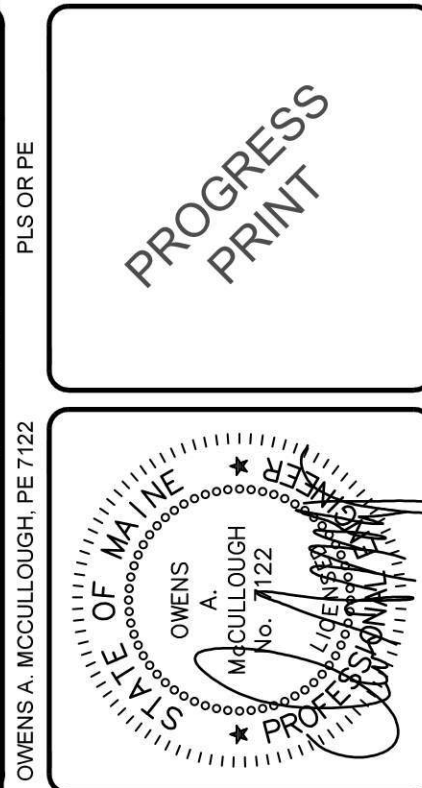
CONCEPT NOTES:

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): 1.1. HIGH AND MODERATE VALUE WATERFOWL AND WADING BIRD HABITAT, INCLUDING NESTING AND FEEDING AREAS; OR 1.2. SHOREBIRD NESTING, FEEDING, AND STAGING AREAS; OR 1.3. SIGNIFICANT VERNAL POOL HABITAT. 1.4. SEABIRD NESTING ISLANDS	0.00 ACRES
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



	A.	OAM	07/29/2026	SKEETCH PLAN SUBMISSION TO THE TOWN OF BRUNSWICK
	REV.	BY:	DATE:	STATUS:
				THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS INC.



OVERALL SUBDIVISION PLAN

OF:

WOODSIDE ROAD SUBDIVISION

WOODSIDE ROAD

BRUNSWICK, ME. 04011

FOR:

WYLEY ENTERPRISES, LLC

1756 BONITA LANE WEST

SUGARLOAF KEY, FL. 33042

DESIGNED	BAM/SAB
DRAWN	BRS
CHECKED	OAM
DATE	1/9/2026
SCALE	1" = 150'
PROJECT	240089

SHEET

C-101



F:\Projects\24000\240089\DWG\Design\240089 SBD.dwg - 1/29/2026 2:15 PM - SHELLY STACEY

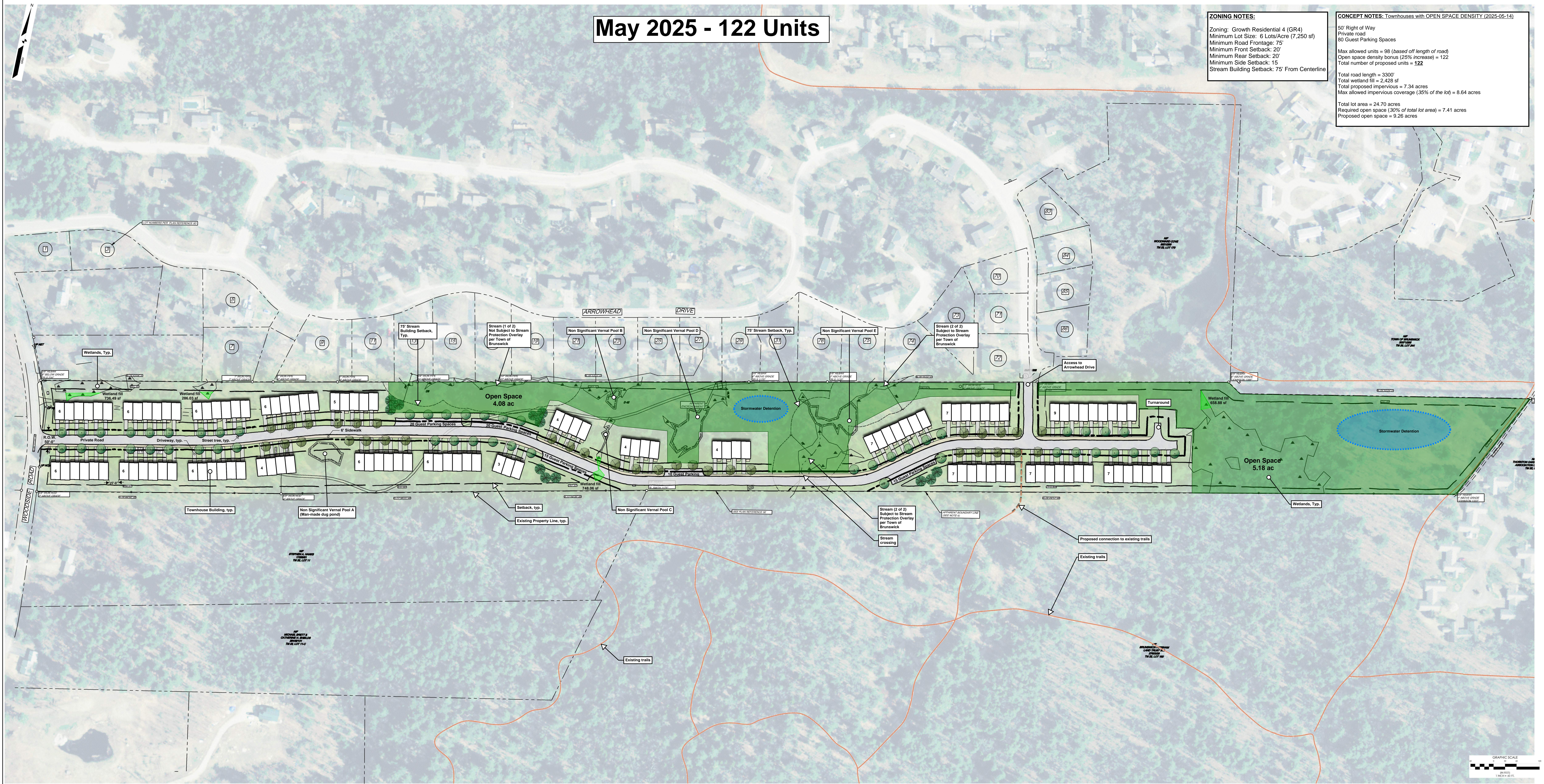
May 2025 - 122 Units

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

50' Right of Way
Private road
80 Guest Parking Spaces

Total road length = 3300'
Total wetland fill = 2,428 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



PAGE 1 OF 1

August 2025 - 111 Units

CONCEPT NOTES: Townhouses with OPEN SPACE DENSITY (2025-08-20)

Max allowed units = 98 (*based off length of road*)
Open space density bonus (*25% increase*) = 122

NEW total number of proposed units = **111**
Total guest parking = 56 spaces

Total road length = 3300'
Total wetland fill = 4,000 sf
Total proposed impervious = ±7.60 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 = 10.86 acres

