LAST SAVED BY: RYAN.BEISAW 1/7/2013 11:01 AM

G:_DWGS\12218-BNAS\CIV\SUBDIVISION\12218A SUB 1 OF 2.DWG | 12218A SUB 1 OF 2 | 1:1 | ---- | 1/7/2013 12:44:53 PM | RYAN.BEISAW

GN

GRID NORTH
(SEE SURVEY NOTE 1)

GRAPHIC SCALE
300 0 150 300 600 900
( IN FEET )
1 inch = 300 ft.

| NO | SUBMISSIONS/REVISIONS | APP'D | DATE |
|---|---|---|---|
| 1 | RELEASED FOR FINAL SUBDIVISION SUBMISSION | JBW | 1/7/13 |

DESIGNED BY: JBW/RCC
CAD COORD: RPB
CAD: RPB
CHECKED BY: RCC
DATE: 12/17/12
APPROVED BY: JBW
DATE: 12/17/12
PROJECT NO: 12218B

STATE OF MAINE
JAN B. S. WIEGMAN
No. 9652
REGISTERED PROFESSIONAL ENGINEER
1-7-13

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FINAL SUBDIVISION PLAN
BRUNSWICK LANDING SUBDIVISION – PHASE I
BRUNSWICK LANDING
BRUNSWICK, CUMBERLAND COUNTY, MAINE

EXISTING CONDITIONS SITE PLAN

DRAWING
1 OF 2

LAST SAVED BY: RYAN.BEISAW 1/7/2013 12:36 PM

G:\DWGS\12218-BNAS\CIV\SUBDIVISION\12218A SUB 2 OF 2.DWG | 12218A SUB 2 OF 2 | 1:1 | ---- | 1/7/2013 12:45:02 PM | RYAN.BEISAW

BATH ROAD

ALLAGASH DRIVE

AVENUE

PEGASUS STREET

FITCH AVENUE

ANCHOR DRIVE

NEPTUNE DRIVE

FORRESTAL DRIVE

GURNETT ROAD

SEAHAWK AVENUE

PELICAN STREET

ADMIRAL DRIVE

BURBANK AVENUE

ORION STREET

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
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LOT 41
LOT 42
LOT 43

VP-8
VP-10
VP-14
VP-15
VP-39
VP-153
VP-154
VP-158
VP-162

N/F
MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
28607/1 28908/1 29438/1
TM 40, LOT 2
"BRUNSWICK EXECUTIVE AIRPORT"

N/F
DEVELOPERS DIVERSIFIED COOK'S CORNER LP
13256/134
TM CC1, LOT 31

N/F
AFFORDABLE MIDCOAST HOUSING, LLC
29562/31
TM 40, LOT 12

N/F
MAINE COMMUNITY COLLEGE SYSTEM
28821/185

N/F
MAINE COMMUNITY COLLEGE SYSTEM
29156/298

N/F
UNITED STATES OF AMERICA
(FUTURE FAMILY FOCUS ACQUISITION)

N/F
UNITED STATES OF AMERICA
(FUTURE TOWN OF BRUNSWICK ACQUISITION)

N/F
THE UNITED STATES OF AMERICA
(FUTURE M.R.R.A ACQUISITION)

N/F
GERALD F. & MARY T. DONOVAN
27729/196
TM 52, LOT 13

N/F
JAY W. FLETCHER
27310/311
TM 52, LOT 14

N/F
JEFFREY D. & ABIGAIL Z. LABBE
14647/173
TM 52, LOT 15

N/F
TOWN OF BRUNSWICK
8389/100
TM 52, LOT 124

N/F
TOWN OF BRUNSWICK
8389/100
TM 38, LOT 80

N/F
DWIGHT C. HOLBROOK
3134/183
TM 38, LOT 12

N/F
DONALD S. & PHYLLIS A BARRETT TRUSTEES
21953/9
TM 38, LOT 149

GN
GRID NORTH
(SEE SURVEY NOTE 1)

GRAPHIC SCALE
300 0 150 300 600 900
( IN FEET )
1 inch = 300 ft.

| NO | SUBMISSIONS/REVISIONS | APP'D | DATE |
|---|---|---|---|
| 1 | RELEASED FOR FINAL SUBDIVISION SUBMISSION | JBW | 1/7/13 |

DESIGNED BY: JBW/RCC
CAD COORD: RPB
CAD: RPB CHECKED BY: RCC
DATE: 12/17/12 APPROVED BY: JBW
DATE: 12/17/12
PROJECT NO: 12218B

STATE OF MAINE
JAN B. S. WIEGMAN
No. 9662
REGISTERED PROFESSIONAL ENGINEER
1-7-13

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FINAL SUBDIVISION PLAN
BRUNSWICK LANDING SUBDIVISION – PHASE I
BRUNSWICK LANDING
BRUNSWICK, CUMBERLAND COUNTY, MAINE

OVERALL SUBDIVISION LOT PLAN

DRAWING
2 OF 2

LAST SAVED BY: RYAN.BEISAW 1/7/2013 11:56 AM

## GENERAL NOTES:

1. THE LAND BEING SUBDIVIDED HEREON IS COMPRISED IN PART OF LAND DESCRIBED IN DEEDS OF THE UNITED STATES OF AMERICA (USA) TO MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY (MRRA), DATED AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) AS FOLLOWS:

| INSTRUMENT DATE | CCRD BOOK/PAGE |
|---|---|
| SEPTEMBER 30, 2011 | 29003/3; |
| SEPTEMBER 30, 2011 | 29003/167; |
| SEPTEMBER 30, 2011 | 29004/173; |
| MARCH 14, 2012 | 29437/1; |
| MARCH 14, 2012 | 29438/1; |
| JUNE 27, 2012 | 29754/1; AND |
| SEPTEMBER 20, 2012 | 30069/1, |

AND IN PART OF LAND DESCRIBED IN AN UNRECORDED DOCUMENT ENTITLED "AGREEMENT FOR THE PURCHASE OF REAL PROPERTY BETWEEN THE UNITED STATES OF AMERICA AND MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY", DATED SEPTEMBER 30, 2011.

THE BRUNSWICK LANDING SUBDIVISION, PHASE I, ENCOMPASSES 399.36± ACRES, INCLUDING 43 LOTS, VARIOUS EASEMENTS AND RIGHTS OF WAY.

2. LAND SHOWN HEREON AS "N/F MAINE COMMUNITY COLLEGE SYSTEM, 28821/185 AND 29156/298", WAS PREVIOUSLY CONVEYED BY THE USA AND IS NOT CONSIDERED PART OF THIS SUBDIVISION.

3. REFERENCE IS MADE TO AN "AGREEMENT GRANTING RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS, GENERAL ACCESS, AND UTILITY SERVICE BETWEEN MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY AND THE UNITED STATES OF AMERICA (ACTING BY AND THROUGH THE DEPARTMENT OF THE NAVY) REGARDING NAVAL AIR STATION, BRUNSWICK, MAINE", DATED MARCH 28, 2011, RECORDED IN CCRD IN BOOK 28607, PAGE 205.

4. REFERENCE IS MADE TO CERTAIN PERPETUAL RIGHTS AND EASEMENTS, TERMS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND COVENANTS SET FORTH IN THE DEEDS OF UNITED STATES OF AMERICA TO MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY, LISTED IN NOTE 1, ABOVE.

5. REFERENCE IS MADE TO CERTAIN PERPETUAL RIGHTS AND EASEMENTS, TERMS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND COVENANTS SET FORTH IN A DEED OF MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY TO AFFORDABLE MID COAST HOUSING, LLC, DATED MAY 3, 2012, RECORDED IN CCRD IN BOOK 29562, PAGE 31.

REFERENCE IS ALSO MADE TO A "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BETWEEN MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY AND AFFORDABLE MID COAST HOUSING, LLC", DATED MAY 2, 2012, RECORDED IN CCRD IN BOOK 29562, PAGE 124.

6. THE LOCATIONS AND EXTENTS OF THE WETLANDS AND THE LOCATIONS, EXTENTS AND DESIGNATIONS OF THE VERNAL POOLS SHOWN ARE FROM THE "FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE DISPOSAL AND REUSE OF NAVAL AIR STATION BRUNSWICK, MAINE, VOLUME I: MAIN REPORT", BY THE DEPARTMENT OF THE NAVY, DATED NOVEMBER 2010 (EIS).

7. TOWN OF BRUNSWICK OVERLAY ZONES BOUNDARIES (APZ 1, APZ 2 AND NRPZ) SHOWN ARE TAKEN DIRECTLY FROM THE TOWN OF BRUNSWICK GIS.

LAND USE ZONE BOUNDARIES (AVIATION RELATED, BUSINESS & TECHNOLOGY INDUSTRIES, COMMUNITY MIXED USE, PROFESSIONAL OFFICE, RECREATION/OPEN SPACE AND RESIDENTIAL) SHOWN ARE PROPOSED.

THE RARE ANIMAL LOCATION/HABITAT BOUNDARY, THE DEER WINTERING AREA BOUNDARY AND THE RARE NATURAL COMMUNITIES BOUNDARY SHOWN ARE TAKEN FROM MAINE DEPARTMENT OF INLAND FISHERIES & WILDLIFE AND MAINE DEPARTMENT OF CONSERVATION MAPPING.

8. THE INTERIOR ROAD NETWORK OF THE SUBDIVISION AND ANY NECESSARY MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE STREETS WITHIN THE ROAD NETWORK WILL BE MANAGED IN ACCORDANCE WITH A COMMON AREA MAINTENANCE AGREEMENT (CAM) TO BE ENTERED INTO BY AND BETWEEN MRRA AND OWNERS OF THE LOTS WITHIN THE SUBDIVISION. THE CAM IS CURRENTLY UNDER DEVELOPMENT.

IF AND WHEN ANY OF THE STREETS WITHIN THE INTERIOR ROAD NETWORK OF THE SUBDIVISION ARE OFFERED TO AND ACCEPTED BY THE TOWN OF BRUNSWICK AS TOWN WAYS, THE CAM WILL BE MODIFIED ACCORDINGLY.

9. ACCESS TO LOT 21 AND LOT 22 FROM NEPTUNE DRIVE WILL BE IN ACCORDANCE WITH THE APPLICABLE ACCESS PROVISIONS SET FORTH IN THE DOCUMENTS REFERENCED IN NOTE 5 ABOVE.

10. THE MAIN ENTRANCE FROM BATH ROAD SHOWN HEREON AS "RIGHT OF WAY RESERVED FOR FUTURE ROADWAY" IS PROPOSED TO BE CONSTRUCTED WHEN THE TRAFFIC LEVELS RESULTING FROM THE RE-DEVELOPMENT OF THIS PHASE 1 SUBDIVISION WARRANT IT.

TEMPORARY EASEMENTS HAVE BEEN DEFINED TO ALLOW FOR CONTINUED ACCESS ALONG PORTIONS OF THE CURRENT TRAVELED WAY OF ALLAGASH DRIVE THAT ARE LOCATED OUTSIDE OF THE PROPOSED MAIN ENTRANCE ROAD RIGHT OF WAY CONNECTING BATH ROAD WITH ADMIRAL FITCH AVENUE. THESE EASEMENTS WILL BE EXTINGUISHED UPON THE CONSTRUCTION OF THE PROPOSED MAIN ENTRANCE ROAD.

PRIOR TO CONSTRUCTION OF THE MAIN ENTRANCE ROAD, THE REQUIRED PERMITS WILL BE OBTAINED FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP), MRRA AND THE TOWN OF BRUNSWICK (THE TOWN).

AS PART OF THE MDEP PERMITTING REQUIREMENTS, STORMWATER TREATMENT BEST MANAGEMENT PRACTICES (BMPS) WILL BE DESIGNED AND IMPLEMENTED TO PROVIDE FOR THE TREATMENT OF RUNOFF GENERATED BY THE CONSTRUCTED ENTRANCE DRIVE. AS THESE BMPS MAY NEED TO BE LOCATED ON LOTS 3, 4, 5 & 11, THESE LOTS WILL BE CONVEYED WITH RIGHTS BEING RESERVED BY MRRA TO ESTABLISH STORMWATER TREATMENT EASEMENTS ON THE LOTS AS MAY BE NECESSARY.

11. THE EXISTING UTILITIES DISTRIBUTION SYSTEM AND ASSOCIATED COMPONENTS OF THE FORMER BRUNSWICK NAVAL AIR STATION, INCLUDING SANITARY SEWER, STORM DRAINAGE, ELECTRICAL, COMMUNICATIONS, WATER AND NATURAL GAS, ARE NOT SHOWN ON THIS SUBDIVISION PLAN.

NO EXTENSIONS OR MODIFICATIONS TO THE EXISTING UTILITIES DISTRIBUTION SYSTEM ARE PROPOSED AT THIS TIME AS PART OF THIS SUBDIVISION. THE EXTENT OF AND LOCATION OF ANY EXTENSIONS OR MODIFICATIONS OF UTILITIES REQUIRED AS PART OF THE DEVELOPMENT OF ANY SUBDIVISION LOT WILL BE DETERMINED ON A CASE-BY-CASE BASIS.

WHERE APPLICABLE, LOTS WITHIN THE SUBDIVISION WILL BE CONVEYED:
- A. SUBJECT TO UNDEFINED UTILITY EASEMENTS FOR THE LOCATIONS OF THE EXISTING UTILITIES CROSSING SAID LOTS, AND/OR
- B. TOGETHER WITH RIGHTS TO CONNECT TO AND USE THE EXISTING UTILITIES INFRASTRUCTURE.

WITH THE EXCEPTION OF THE NATURAL GAS SYSTEM, THE EXISTING UTILITIES DISTRIBUTION SYSTEM AND ASSOCIATED COMPONENTS AND ANY NECESSARY MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE UTILITIES WILL BE MANAGED BY MRRA AND SUPPORTED BY USER FEES. THE NATURAL GAS SYSTEM WILL CONTINUE TO BE MANAGED BY MAINE NATURAL GAS.

12. ANY CONSTRUCTION/DEVELOPMENT ACTIVITIES PROPOSED ON ANY LOT WITHIN THE SUBDIVISION WILL BE SUBJECT TO THE CERTAIN PERPETUAL RIGHTS AND EASEMENTS, TERMS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND COVENANTS AS SET FORTH IN DOCUMENTS OF RECORD.

THE DEVELOPER OF ANY LOT WILL BE RESPONSIBLE FOR PROVIDING STORMWATER QUANTITY AND QUALITY CONTROL AS REQUIRED BY THE MDEP AND THE TOWN FOR THAT LOT.

13. ANY CONSTRUCTION/DEVELOPMENT ACTIVITIES PROPOSED ON ANY LOT WITHIN THE SUBDIVISION WILL BE SUBJECT TO THE APPLICABLE PROVISIONS OF THE TOWN OF BRUNSWICK ZONING ORDINANCE.

SUBSURFACE CONSTRUCTION ACTIVITIES MAY BE REQUIRED TO BE CARRIED OUT IN CONFORMANCE WITH MRRA'S MATERIALS MANAGEMENT PLAN (MMP).

14. THE LOCATIONS AND DIMENSIONS OF THE SEVERAL PARCELS LABELED HEREON AS "PROPOSED UTILITY EASEMENT OF M.R.R.A. ...(SEE NOTE 14)", ARE AS SET FORTH IN 29004/173.

15. SUBDIVISION LOTS MAY BE SUBJECT TO CERTAIN RESTRICTIONS AND OR CONDITIONS IN CONNECTION WITH OPERATION OF THE BRUNSWICK EXECUTIVE AIRPORT AS SET FORTH IN THE EIS.

## SURVEY NOTES:

1. THE PERIMETER BOUNDARIES OF THE FORMER BRUNSWICK NAVAL AIR STATION PROPERTY SHOWN ARE BASED EXCLUSIVELY ON A PLAN ENTITLED "BOUNDARY SURVEY, NAVAL AIR STATION BRUNSWICK, BRUNSWICK, MAINE, FOR: BRAC PROGRAM MANAGEMENT OFFICE", DATED AUGUST 2008, REVISED THROUGH DECEMBER 8, 2008, BY SEBAGO TECHNICS, INC., (BNAS PLAN) AND HAVE NOT BEEN VERIFIED AS PART OF THE PREPARATION OF THIS SUBDIVISION PLAN. AS NOTED ON THE BNAS PLAN, THE BEARINGS AND NORTH ORIENTATION SHOWN THEREON "...ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) MAINE WEST ZONE (MWZ), DISTANCES SHOWN ARE ALL GRID DISTANCES, AND A SCALAR OF 1.00002892 SHOULD BE APPLIED TO ALL GRID TO GROUND LENGTH CONVERSIONS."

   EXISTING MONUMENTATION SHOWN HERON IS TAKEN FROM THE BNAS PLAN. SEE THE BNAS PLAN FOR THE DESCRIPTIONS OF THE MONUMENTATION.

2. THE DESCRIPTIONS OF LANDS CONVEYED FROM USA TO MRRA REFERENCED IN GENERAL NOTE 1 ARE BASED ON SURVEYS PERFORMED BY TITCOMB ASSOCIATES (TITCOMB SURVEYS) AND ARE BASED ON MWZ AND THE BNAS PLAN.

3. THE PROPOSED LOTS AND THE PROPOSED STREET RIGHTS OF WAY SHOWN HAVE BEEN CONFIGURED AND DEFINED BY WRIGHT-PIERCE AND ARE BASED ON THE BNAS PLAN AND THE TITCOMB SURVEYS.

4. EXISTING TOPOGRAPHICAL FEATURES SHOWN HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE UNITED STATES NAVY, ARE SHOWN FOR VISUAL REFERENCES PURPOSES AND MAY NOT BE CURRENT.

5. NO MONUMENTATION OF LOT BOUNDARIES WAS SET AS PART OF THE DEFINITION OF THIS SUBDIVISION. IMMEDIATELY PRIOR TO THE CONVEYANCE OF A SUBDIVISION LOT, THE BOUNDARIES OF THAT LOT WILL BE MONUMENTED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

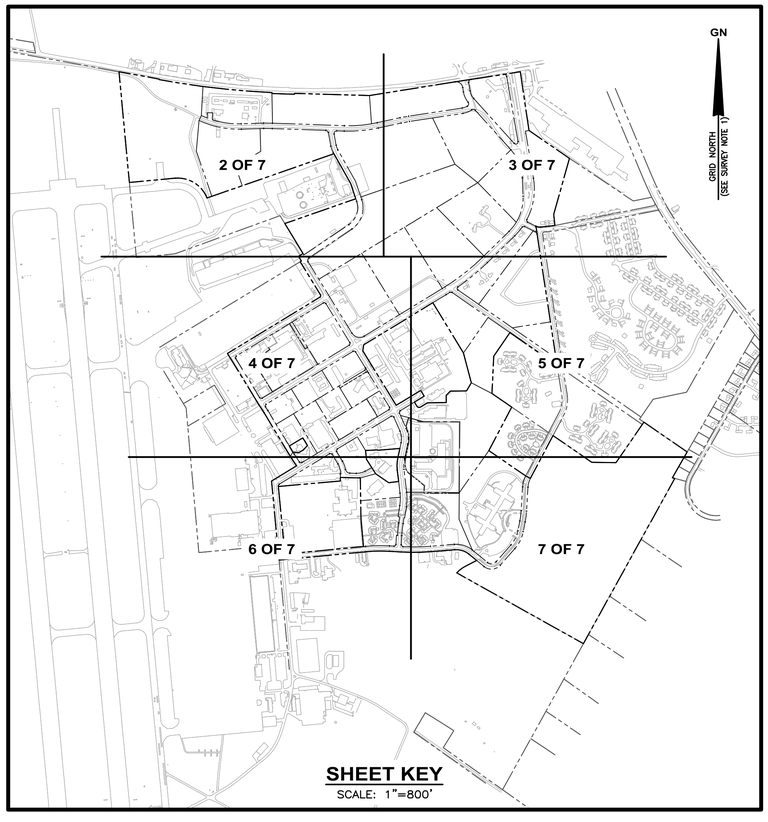
## PLAN REFERENCES:

1. "PLAN OF PARCEL TO BE CONVEYED TO AFFORDABLE MIDCOAST HOUSING LLC, FIRST STREET, BRUNSWICK, MAINE, MADE FOR WRIGHT-PIERCE, MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY", DATED NOVEMBER 16, 2011, REVISED THROUGH MAY 2, 2012, BY TITCOMB ASSOCIATES, INC., RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 212, PAGE 130.

2. "BOUNDARY SURVEY OF A PORTION OF LAND OF U.S. NAVY, AT NAVAL AIR STATION BRUNSWICK, MAINE TO BE CONVEYED TO MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY, BRUNSWICK, MAINE (CUMBERLAND COUNTY)", DATED JANUARY 14, 2011, BY SITELINES, PA.

3. "BOUNDARY SURVEY, NAVAL AIR STATION BRUNSWICK, BRUNSWICK, MAINE, FOR: BRAC PROGRAM MANAGEMENT OFFICE", DATED AUGUST 2008, REVISED THROUGH DECEMBER 8, 2008, BY SEBAGO TECHNICS, INC.,

4. VARIOUS SURVEY PLANS OF FOST PARCELS LOCATED AT BRUNSWICK NAVAL AIR STATION MADE FOR WRIGHT-PIERCE AND MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY, BY TITCOMB ASSOCIATES.




**SHEET KEY**
SCALE: 1"=800'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | PROPERTY/ROW LINE | |
| | EASEMENT LINE | |
| | ZONE BOUNDARY | |
| | EDGE OF PAVEMENT | |
| | EDGE OF GRAVEL | |
| | EDGE OF CONCRETE | |
| 122 | CONTOUR | |
| | BUILDING | |
| | CHAIN LINK FENCE | |
| | STOCKADE FENCE | |
| | BARB WIRE FENCE | |
| ○ | IRON PIPE/REBAR (SEE SURVEY NOTE 1) | |
| ⊡ | MONUMENT (SEE SURVEY NOTE 1) | |
| | EDGE OF WETLANDS | |
| | WETLANDS | |
| | SHEET MATCHLINE | |
| VP-15 | VERNAL POOL | |
| N/F | NOW OR FORMERLY | |
| 29562/31 | BOOK/PAGE (CCRD) | |
| CCRD | CUMBERLAND COUNTY REGISTRY OF DEEDS | |
| TM 40, LOT 10 | TAX MAP & LOT # | |
| S.F. | SQUARE FEET | |
| MNG | MAINE NATURAL GAS | |
| M.R.R.A. | MIDCOAST REGIONAL REDEVELOPEMENT AUTHORITY | |
| | PROPOSED SUBDIVISION LOT & AREA | LOT 1 10± AC. |
| AC | ACRES | |
| Δ | CURVE DELTA, CENTRAL ANGLE | |
| R | CURVE RADIUS | |
| L | CURVE LENGTH | |
| CB | CURVE CHORD BEARING | |
| CL | CURVE CHORD LENGTH | |
| | COMMON OWNERSHIP | |
| | OVERLAY ZONE BOUNDARY | |
| APZ 1 | AQUIFER PROTECTION ZONE 1 (SEE NOTE 7) | |
| APZ 2 | AQUIFER PROTECTION ZONE 2 (SEE NOTE 7) | |
| EPO | ENVIRONMENTAL PROTECTION OVERLAY (SEE NOTE 7) | |
| NRPZ | NATURAL RESOURCE PROTECTION ZONE (SEE NOTE 7) | |

**APPROVED BY**
**TOWN OF BRUNSWICK PLANNING BOARD**

CHAIRPERSON _____ DATE _____

## CERTIFICATION

THIS SURVEY(SHEETS 1 THRU 7), TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, CONFORMS TO THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, SUBJECT TO THE SURVEY NOTES SHOWN HEREON.

STATE OF MAINE — ROBERT C. CLUNIE No. 1213 — PROFESSIONAL LAND SURVEYOR — 1-7-13

DATE _____ ROBERT C. CLUNIE, JR. PLS#1213

| NO | SUBMISSIONS/REVISIONS | APP'D | DATE |
|---|---|---|---|
| 1 | RELEASED FOR FINAL SUBDIVISION SUBMISSION | JBW | 1/7/13 |

DESIGNED BY: JBW/RCC
CAD COORD: RPB
CAD: RPB
CHECKED BY: RCC
DATE: 12/17/12
APPROVED BY: JBW
DATE: 12/17/12
PROJECT NO: 12218B

STATE OF MAINE — JAN B. S. WIEGMAN No. 9652 — REGISTERED PROFESSIONAL ENGINEER — 1-7-13

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FINAL SUBDIVISION PLAN
BRUNSWICK LANDING SUBDIVISION - PHASE I
BRUNSWICK LANDING
BRUNSWICK, CUMBERLAND COUNTY, MAINE

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
2 PEGASUS STREET, SUITE 1, UNIT 200 - BRUNSWICK, MAINE 04011
GENERAL NOTES, LEGEND & ABBREVIATIONS

DRAWING
1 OF 7

G:\DWGS\12218-BNAS\CIV\SUBDIVISION\12218A SUB 1 OF 7.DWG | 12218A SUB 1 OF 7 | 1:1 | ---- | 1/7/2013 12:45:23 PM | RYAN.BEISAW

LAST SAVED BY: RYAN.BEISAW 1/7/2013 12:37 PM

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GN

GRID NORTH
(SEE SURVEY NOTE 1)

MATCH LINE

BATH ROAD

ALLAGASH DRIVE

KATAHDIN T DRIVE

RARE ANIMAL LOCATION/HABITAT BOUNDARY
(SEE NOTE 7)

RARE NATURAL COMMUNITIES BOUNDARY
(SEE NOTE 7)

EOP ZONE APZ 1 APZ 2 BOUNDARY

EOP ZONE APZ 2 BOUNDARY

EOP ZONE NRPZ BOUNDARY

ZONE PROFESSIONAL OFFICE AVIATION RELATED BOUNDARY

AIRPORT PROPERTY

CURVE DATA
Δ=2°58'07"
R=9588.29'
L=496.80'
CB=S81°06'30"E
CL=496.74'

S79°37'23"E
455.98'

S10°22'37"W
6.00'

25'
25'

PROPOSED 50' WIDE ACCESS EASEMENT OF M.R.R.A.
(CENTERED ON TRAVELED WAY OF EXISTING ROAD)
1.18± AC.

PROPOSED UTILITY EASEMENT OF M.R.R.A
"WATER MAIN VALVE PIT"
29004/173 – 180± S.F.
(SEE NOTE 14)

PROPOSED UTILITY EASEMENT OF M.R.R.A
"BUILDING 147–WATER METER PIT SHELTER"
29004/173 – 406± S.F.
(SEE NOTE 14)

PROPOSED UTILITY EASEMENT OF M.R.R.A
"BUILDING 277–PUBLIC WORKS SEWAGE PUMP HOUSE"
29004/173 – 250± S.F.
(SEE NOTE 14)

CURVE DATA
Δ=4°37'56"
R=9588.29'
L=775.17'
CB=S84°54'31"E
CL=774.96'

CURVE DATA
Δ=1°29'54"
R=9598.29'
L=250.98'
CB=S87°58'26"E
CL=250.97'

S2°46'31"W
10.00'

N1°16'37"E
10.00'

S88°21'00"E 840.00' (TOTAL)
706.27'

N80°54'34"E
900.26'

N3°05'49"E
326.27'

S0°00'00"E
60.00'

CURVE DATA
Δ=4°13'19"
R=980.00'
L=72.21'
CB=N66°59'45"W
CL=72.20'

S25°06'55"W
60.00'

N90°00'00"W
60.00'

N0°00'00"E
80.70'

CURVE DATA
Δ=18°55'30"
R=980.00'
L=323.70'
CB=N82°16'51"W
CL=322.23'

CURVE DATA
Δ=3°45'24"
R=1520.00'
L=99.66'
CB=N89°51'54"W
CL=99.64'

N0°58'58"W
20.00'

S0°58'58"E
116.93'

S88°21'46"W 134.51'

S85°10'44"E
150.82'

331.93' (TOTAL)
185.00'

N2°00'48"E
342.27'

PROPOSED STORMWATER POND
3 EASEMENT OF M.R.R.A
0.27± AC. – LOT 1
2.89± AC. – LOT 2

POND 3

30.00'

133.73'

367.22'

804.10' (TOTAL)
N87°59'12"W
598.90' (TOTAL)

436.88'

229.99'

N87°59'12"W
82.39'

CURVE DATA
Δ=11°46'43"
R=1481.00'
L=304.45'
CB=S86°07'27"W
CL=303.92'

CURVE DATA
Δ=2°30'23"
R=1481.00'
L=64.79'
CB=N78°58'54"E
CL=64.78'

N3°56'39"W
317.27'

60'

LOT 1
6.40± AC.

LOT 2
8.54± AC.

LOT 3
7.36± AC.

LOT 9
22.37± AC.

LOT 8
8.96± AC.

LOT 7
9.08± AC.

LOT 6
16.92± AC.

LOT 13
5.49± AC.

LOT 12
17.04± AC.

LOT 16
10.36± AC.

S88°15'24"W
249.45'
249.45' (TOTAL)
208.61'

40.84'

CURVE DATA
Δ=26°51'31"
R=1040.00'
L=487.52'
CB=S78°18'51"E
CL=483.07'

N5°08'17"E
344.47'

CURVE DATA
Δ=3°45'24"
R=1460.00'
L=95.73'
CB=S89°51'54"E
CL=95.71'

368.91'

EOP ZONE NRPZ BOUNDARY

CURVE DATA
Δ=72°54'13"
R=30.00'
L=38.17'
CB=N51°32'05"W
CL=35.65'

CURVE DATA
Δ=102°29'19"
R=30.00'
L=53.66'
CB=S40°46'09"W
CL=46.79'

CURVE DATA
Δ=14°17'06"
R=1541.00'
L=384.20'
CB=S84°52'15"W
CL=383.21'

VP–15

S1°44'36"E
254.28'

POND

N11°27'46"E
414.80'

S19°13'19"E
318.81'

POND 2

N19°13'19"W
329.79'

CURVE DATA
Δ=18°55'01"
R=230.00'
L=75.94'
CB=N19°53'51"W
CL=75.59'

CURVE DATA
Δ=18°52'51"
R=170.00'
L=56.02'
CB=S19°54'56"E
CL=55.77'

N10°28'31"W
156.18'

127.36'

16.66'

S59°05'29"W
195.00'

S40°52'17"W
151.14'

N59°05'29"E
156.88'

N70°46'41"E
166.55'

PROPOSED STORMWATER POND
1/2 EASEMENT OF M.R.R.A
4.87± AC.

S19°13'19"E
180.00'

N19°13'19"W
113.42'

190.00'

N18°55'15"W
534.39'

894.96'

S70°46'41"W 1501.66' (TOTAL)

360.00'

56.70'

S84°40'29"W
512.23'

CURVE DATA
Δ=74°01'06"
R=350.00'
L=452.15'
CB=N58°18'58"W
CL=421.36'

N29°52'22"W
397.28' (TOTAL)
380.62'

402.86'

60'

185.50'

N18°44'30"W
212.62' (TOTAL)
180.93'

217.58'

31.09'

S70°45'08"W
1115.00'

RARE ANIMAL LOCATION/HABITAT BOUNDARY
(SEE NOTE 7)

CURVE DATA
Δ=74°44'44"
R=225.00'
L=293.52'
CB=S18°37'52"W
CL=273.15'

CURVE DATA
Δ=74°44'44"
R=285.00'
L=371.80'
CB=S18°37'52"W
CL=345.99'

N70°46'41"E
839.93'

S31°18'19"E
397.95'

410.45' (TOTAL)

606.17'
S55°00'14"W
580.41'

60'

17.50'
N59°24'40"E
60.00'

2078.05' (TOTAL)
560.01'
S58°43'47"W

N/F
MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
28607/1 28908/1 29438/1
TM 40, LOT 2
"BRUNSWICK EXECUTIVE AIRPORT"

N/F
MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
28607/1 28908/1 29438/1
TM 40, LOT 2
"BRUNSWICK EXECUTIVE AIRPORT"

(ZONE LINE IS PROPERTY LINE)
N57°19'31"W
1243.80'

SEE DRAWING 1 OF 7 FOR PLANNING BOARD SIGNATURE BLOCK, SURVEYOR'S CERTIFICATION, LEGEND, NOTES & PLAN REFERENCES

GRAPHIC SCALE
100 0 50 100 200 300
( IN FEET )
1 inch = 100 ft.

MATCH LINE
DWG 4 OF 7

DWG 3 OF 7

| NO | SUBMISSIONS/REVISIONS | APP'D | DATE |
|---|---|---|---|
| 1 | RELEASED FOR FINAL SUBDIVISION SUBMISSION | JBW | 1/7/13 |

DESIGNED BY: JBW/RCC
CAD CO/RD: RPB
CAD: RPB CHECKED BY: RCC
DATE: 12/17/12 APPROVED BY: JBW
DATE: 12/17/12
PROJECT NO: 12218B

STATE OF MAINE
JAN B. S. WIEGMAN
No. 8652
REGISTERED PROFESSIONAL ENGINEER
1-7-13

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FINAL SUBDIVISION PLAN
BRUNSWICK LANDING SUBDIVISION – PHASE I
BRUNSWICK LANDING
BRUNSWICK, CUMBERLAND COUNTY, MAINE

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
2 PEGASUS STREET, SUITE 1, UNIT 200 – BRUNSWICK, MAINE 04011
SUBDIVISION PLAN – SHEET 1

DRAWING
2 OF 7