

GENERAL NOTES:

- THE PROPERTY IS SHOWN AS LOT 13 ON THE TOWN OF BRUNSWICK TAX MAP U04 AND IS LOCATED IN THE GROWTH MIXED USE DISTRICT 5 (GM5).
- TOTAL AREA OF PROPOSED PARCEL: .550 Ac.
- DIMENSIONAL STANDARDS FOR GM5 ZONE:

DIMENSIONAL STANDARDS		GM5 Zone
Minimum Lot Area		n/a
Maximum Density		6 units/acre
Minimum Lot Width		75 ft
Minimum Front Yard		15 ft
Minimum Rear Yard		15 ft
Minimum Side Yard		20 ft
Maximum Impervious Surface Coverage		70%
Maximum Building Height		45 ft
Maximum Building Footprint per Structure		20,000 sf

INDIVIDUAL LOT DIMENSIONAL STANDARDS				
Lot #	Lot Area (SF)	Lot Width (40' Min)	Impervious area (SF)*	Percentage impervious (50% maximum)
Lot 1	48,585	144	2,206	5%
Lot 2	48,382	144	2,697	6%
Lot 3	48,252	144	1,973	4%
Lot 4	48,203	144	2,300	5%
Lot 5	46,209	138	2,197	5%

4. NET RESIDENTIAL AREA CALCULATIONS

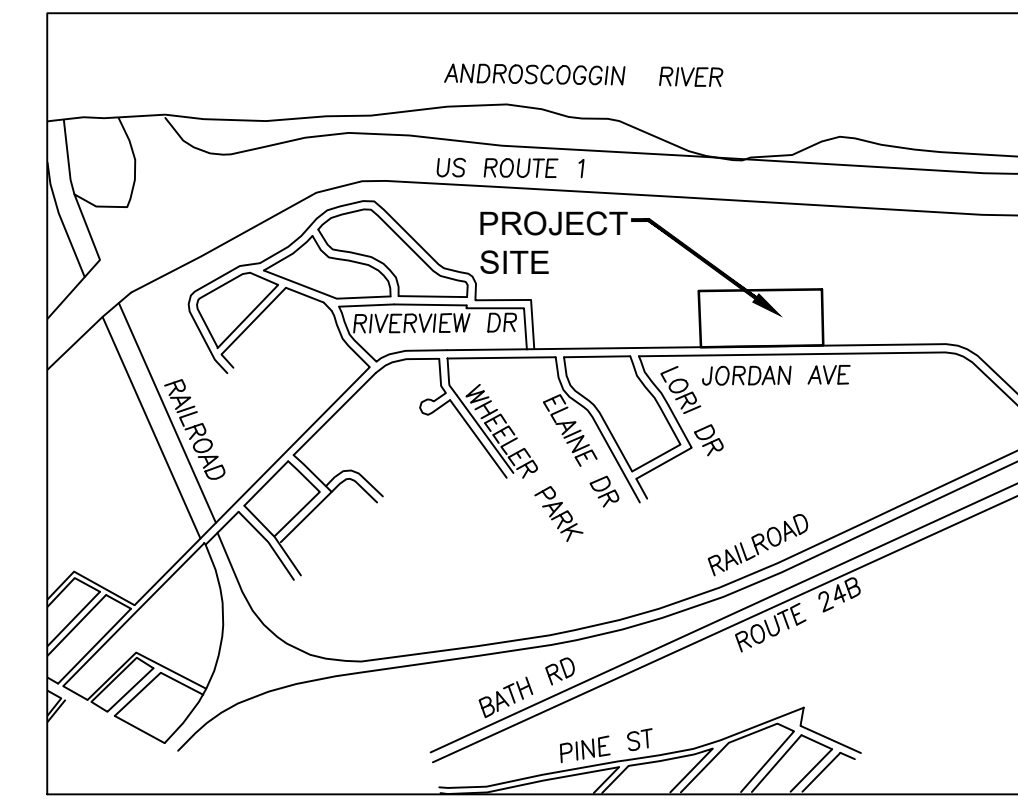
NET RESIDENTIAL AREA AND DENSITY CALCULATION GM5 ZONE	
	Area (acres)
Total Parcel Area	5.50
Steep Slope Areas*	0
Wetlands**	4.58
Waterbody	0
Public Street or Private Street Right-of-Way	0.00
Net Site Area	0.92
Maximum Density	6 unit / 1 ac
Density (# units)	5.52
Units Proposed	5
Units Existing	0
Total Units	5

* 0.91 Acres of steep slopes exist within the 250-foot Vernal Pool Buffer.
** Wetland area includes wetlands and 250-foot Vernal Pool Buffer area.

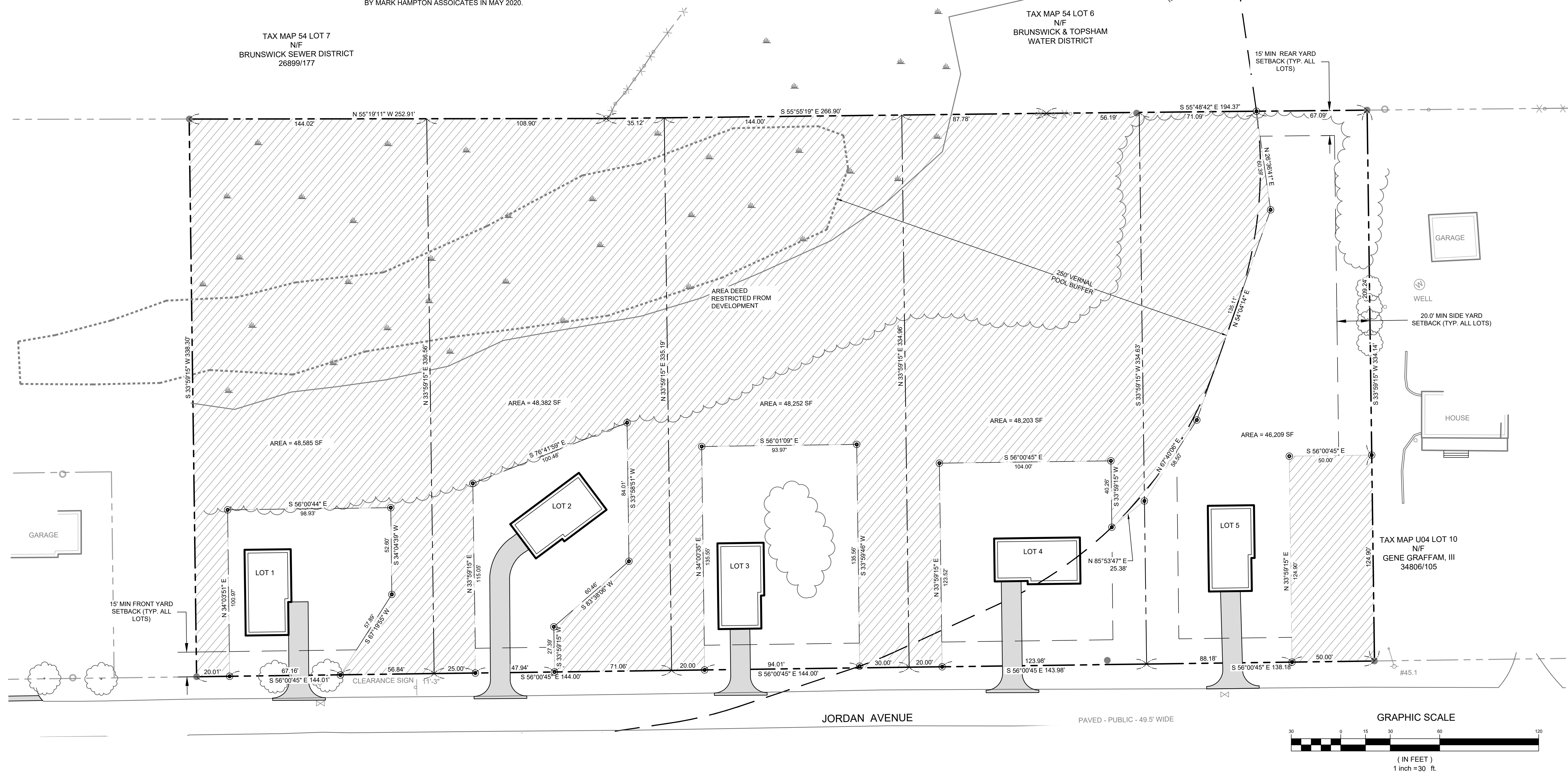
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY & TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC IN MARCH 2020.
- SOILS INFORMATION SHOWN HEREON IS BASED UPON THE NATURAL RESOURCES CONSERVATION SERVICES MEDIUM INTENSITY SOIL SURVEY.
- WETLAND INFORMATION SHOWN HEREON IS BASED UPON WETLAND SURVEY CONDUCTED BY MARK HAMPTON ASSOCIATES IN MAY 2020.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- DEED RESTRICTED AREA
- PROPOSED IRON ROD

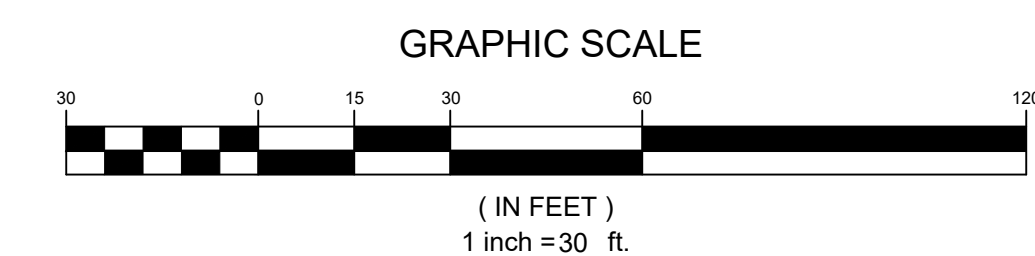


LOCATION MAP



JORDAN AVENUE

PAVED - PUBLIC - 49.5' WIDE



P.L.S. RANDY R. LOUBIER

P.E. CRAIG M. SWEET

DATE: 10/06/2021

NO.	DATE	REVISIONS
1	10/06/2021	CMS
2	09/28/2021	CMS

666 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 101
NEW GLouceSTER, ME 04260

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

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: JORDAN CROSSING SUBDIVISION
BRUNSWICK, MAINE

SHEET TITLE: SUBDIVISION PLAN

CLIENT: SNELL CONSTRUCTION, LLC
97 LEDGE BROOK DRIVE, BRUNSWICK, MAINE 04011

DATE: 04/14/2020

SCALE: [Blank]

DESIGNED: CMS

JOB NO: 2006

FILE: [Blank]

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