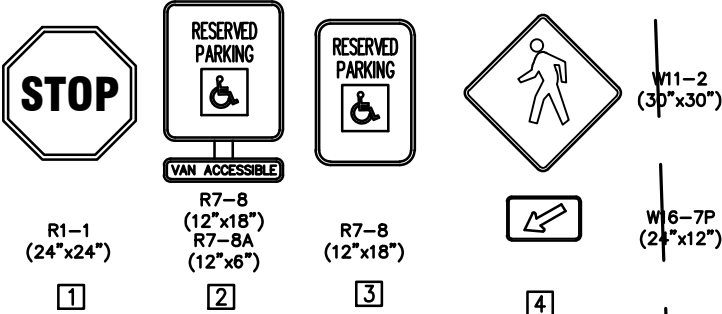
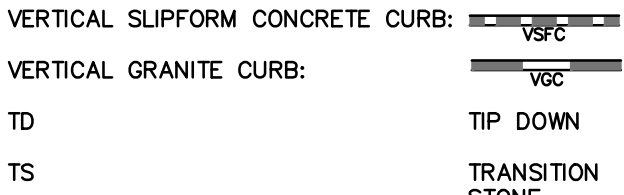


C:\USERS\CURT NEUFELD\ONE DRIVE\DOCUMENTS\PROJECTS\26-PRG-001 LOT 15\DWG\26-PRG-001 SITE.DWG, C3 SITE, 7/30/2026 9:42 AM, CURT NEUFELD

SIGN LEGEND:



CURBING LEGEND:



N/F
O KATAHDIN DRIVE, LLC
BK 41833, PG 283
MAP 40 LOT 660A

BENCHMARK
NAIL ON POLE
ELEVATION: 74.66

N/F
MIDCOAST REG
REDEVELOPMENT
AUTHORITY
MAP 40 LOT 6

N/F
MIDCOAST REG
REDEVELOPMENT
AUTHORITY
BK 28908, PG 1
MAP 40 LOT 2

APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

DATE APPROVED:

DATE SIGNED:

CHAIRMAN:

AIRPORT PROPERTY

N/F
MIDCOAST REG
REDEVELOPMENT
AUTHORITY
BK 29436, PG 1
MAP 40 LOT 208

PEGASUS STREET (PVT)
212.9'

PROPOSED
INDUSTRY/OFFICE
BUILDING
SINGLE-STORY
15,000± S.F.
FFE: 76.50
LOT 15
MAP 40 LOT 32
80,477 SQ.FT.
1.85 ACRES
ROOF RIDGE LINE

STARC

N/F
PRIORITY REAL ESTATE
GROUP, LLC
BK 41135, PG 202
MAP 40 LOT 161

N/F
FLIGHT DECK
PROPERTIES, LLC
BK 38563, PG 329
MAP 40 LOT 223B

SEAHAWK AVE. (PVT)

LOT 14
MAP 40 LOT 103
36,807 SQ.FT.
0.84 ACRES

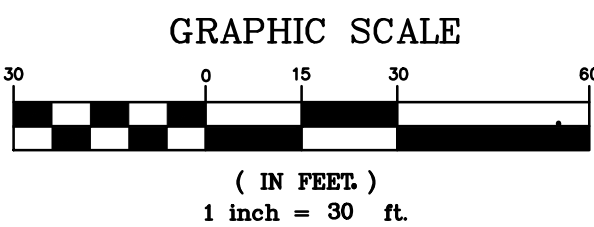
GROWTH-MIXED USE 7 ZONING DISTRICT (GM7)			
ZONING STANDARD	REQUIRED (GM7)	REQUIRED (CDP)	PROPOSED
MIN. LOT SIZE:	7,000 S.F.	N/A	1.85 AC.
MIN. LOT WIDTH:	N/A	N/A	1,001
YARD DEPTH:			
FRONT MIN./MAX.:	0'	15'	15'/50'
REAR:	0'	0'	0'
SIDE:	0'	0'	23'
MIN. HEIGHT	24'	1 STORY	1 STORY
MAX. HEIGHT:	40'	4 STORIES OR 50'	<50'
MAX. FOOTPRINT:	NONE	20,000 S.F.	15,000 S.F.
MAX. IMPERVIOUS SURFACE COVERAGE	100%	100%	61%
PARKING	1 PER 400 S.F. (OFFICE) = 66		115

GENERAL NOTES:

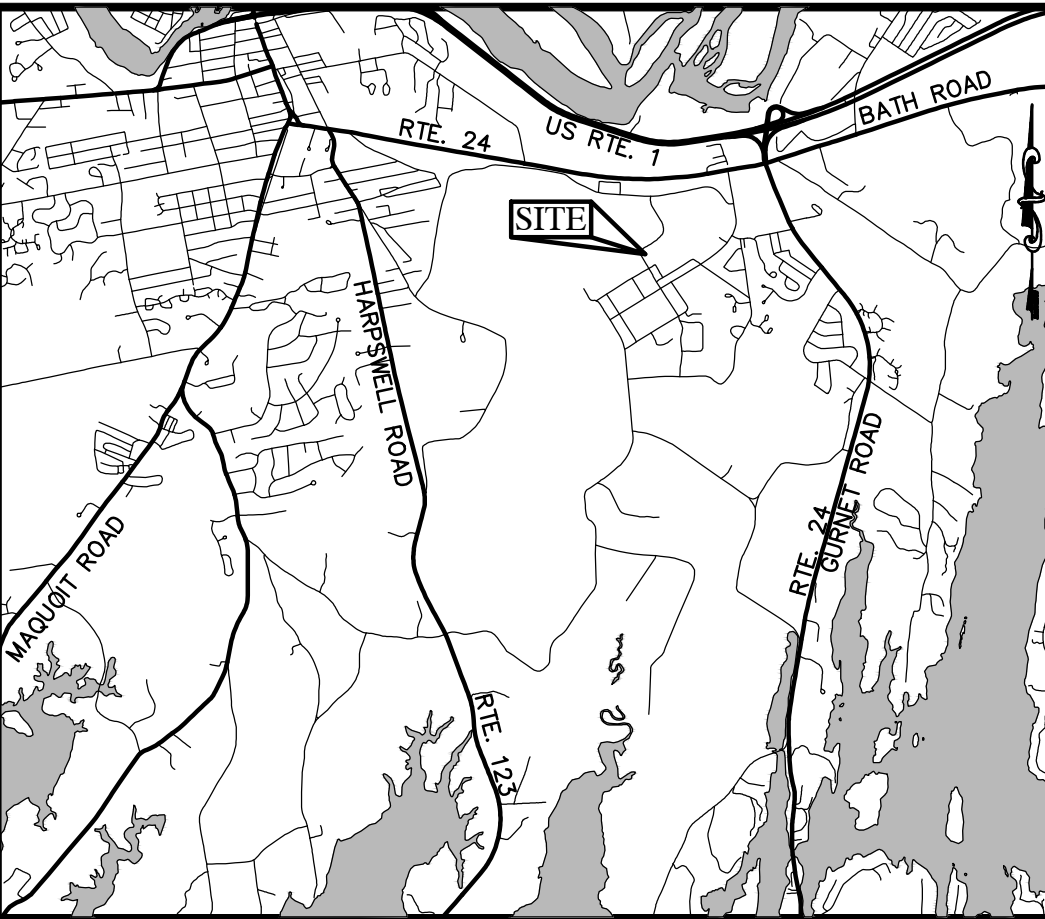
- TITLE REFERENCE FOR SURVEYED PARCEL:
BK 41546, PG 217
- PLAN REFERENCE(S):
A) "AMENDED SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION - PHASE 1V, BRUNSWICK, LANDING", DATED AUG. 02, 2023, BY HALEY WARD, RECORDED IN PB 223, PPG 329.
B) "MINOR MODIFICATION TO SUBDIVISION, BRUNSWICK LANDING SUBDIVISION - PHASE I", DATED JUNE 8, 2017, BY WRIGHT-PIERCE, RECORDED IN PB 217, PG 213.
- AREA INFORMATION:
80,477 S.F. (1.85 ACRES)
- TAX MAP REFERENCE:
TAX MAP 40N, LOT 32
- BASIS OF BEARINGS:
BEARINGS ARE GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, PER PLAN REFERENCE 2A.
- ELEVATION DATUM:
NAVD 88
- FLOOD ZONE INFORMATION:
PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 15 OF 35 (COMMUNITY PANEL 230042 0015 B, EFF. DATE JANUARY 3, 1986)
- IMPERVIOUS AREA:
EXISTING IMPERVIOUS AREA: 11,625 S.F. (0.27 AC)
PROPOSED IMPERVIOUS AREA: 53,074 S.F. (1.22 AC)
NET CHANGE IN IMPERVIOUS AREA: +41,449 S.F. (0.95 AC)
- WETLAND IMPACTS:
PROPOSED WETLAND IMPACTS: 0 S.F.
- KATAHDIN DRIVE AND PEGASUS STREET ARE PRIVATE ROADS WITHOUT A POSTED SPEED LIMIT. 25 M.P.H. ASSUMED

UTILITY NOTES:

- INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE PRIOR TO EXCAVATION.
1-888-344-7233



ISSUED FOR:
PERMITTING



LOCATION MAP
SCALE: 1" = 5000'

PRIORITY
REAL ESTATE
GROUP

2 MAIN STREET
TOPSHAM MAINE 04086
(207) 837-6198

SITE PLAN

TITLE:

PROJECT:

PREPARED FOR:

FIELD WK: STITELINES PA

DRN BY: CYN

CHD BY: CYN

DATE: 01-05-26

SCALE: 1"=30'

JOB #: 26-PRG-001

MAP/LOT: 40N/32

FILE:

SHEET: C3

FIELD WK: STITELINES PA

DRN BY: CYN

CHD BY: CYN

DATE: 01-05-26

SCALE: 1"=30'

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