TABLE OF DIMENSIONS FOR PROPOSED LOTS:

LOT #	LOT AREA	ROAD FRONTAGE	LOT WIDTH AT SETBACK (CHORD)
1	69,041 SF	123.41' WILSON, 370.85' SULLIVAN	135'+ WILSON, 356'+ SULLIVAN
2	90,491 SF	410.00'	396'+
3	33,503 SF	117.51'	117'+
4	69,630 SF	138.20' SULLIVAN, 117.02' SCHOOL	137'+ SULLIVAN, 117'+ SCHOOL
5	18,708 SF	147.80'	148'+
6	39,063 SF	255.80' TOTAL, 105.51' C/I ZONE	205'+
7	21,602 SF	116.00' TOTAL, 101.55' C/I ZONE	112'+

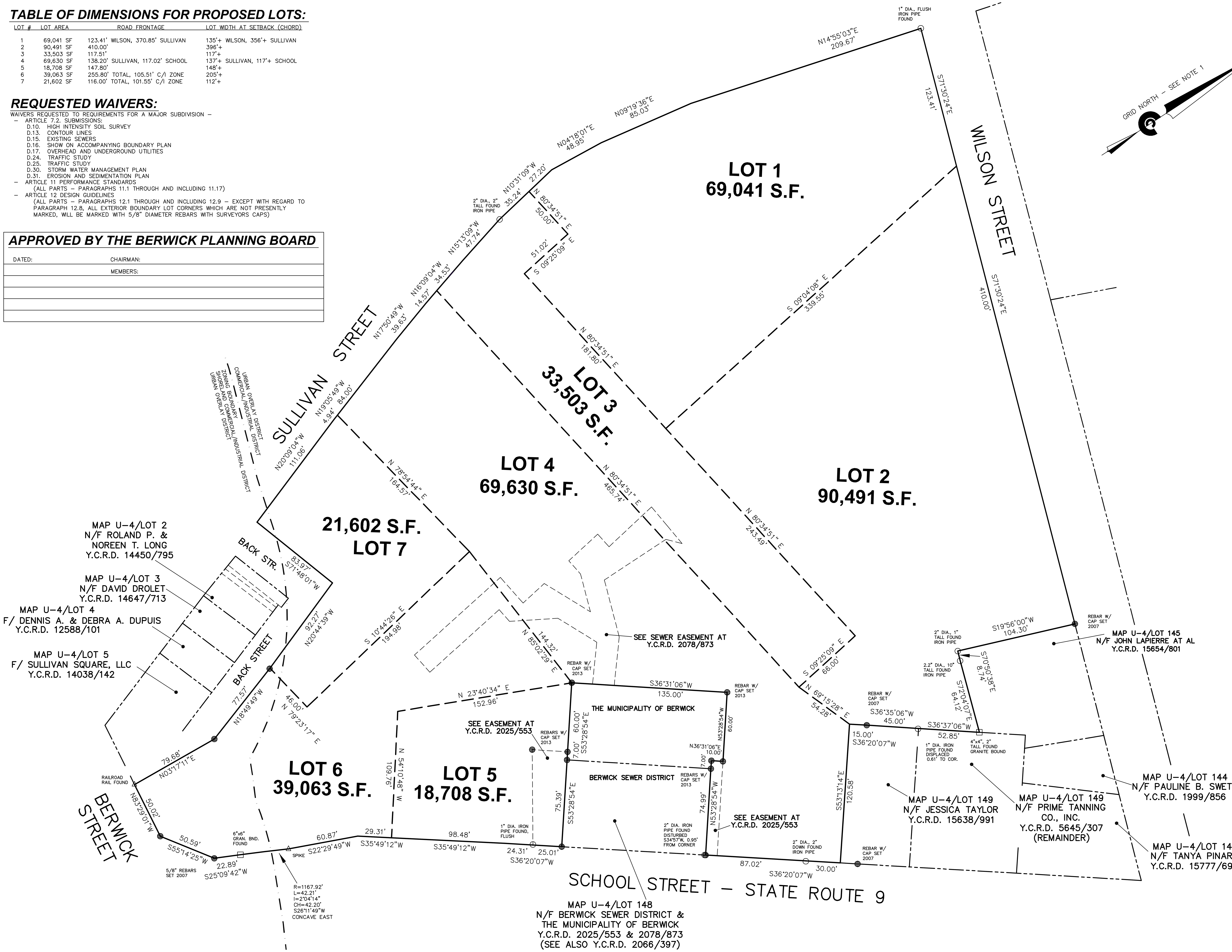
REQUESTED WAIVERS:

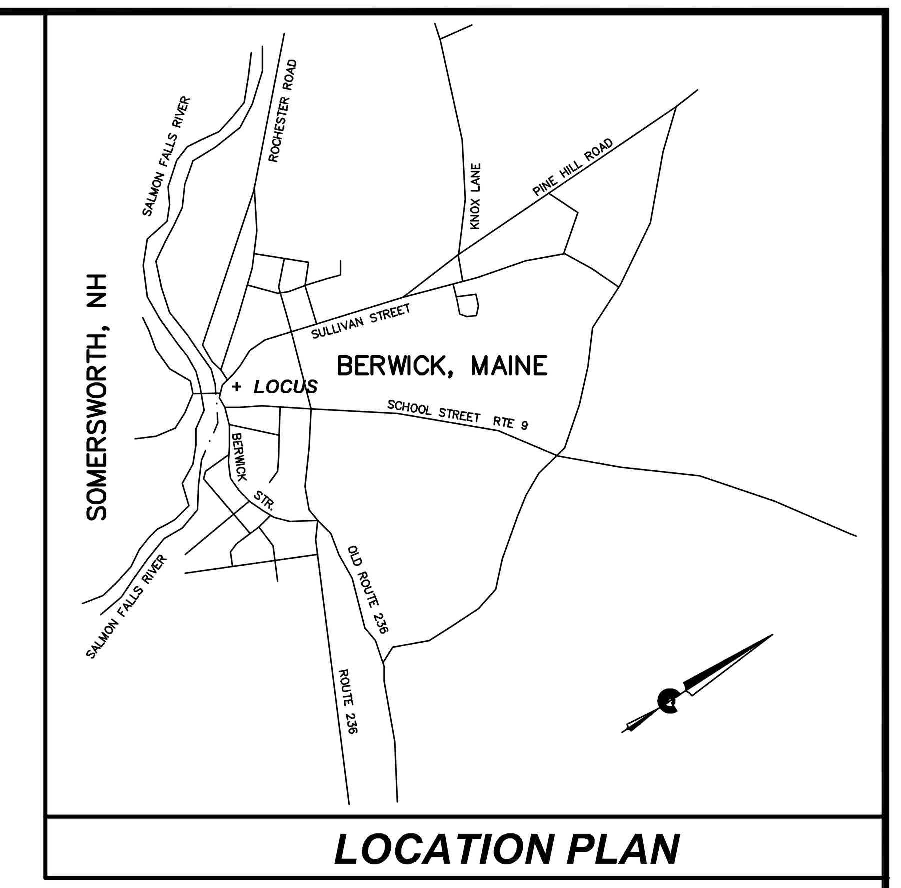
WAIVERS REQUESTED TO REQUIREMENTS FOR A MAJOR SUBDIVISION –

- ARTICLE 7.2. SUBMISSIONS:
  - D.10. HIGH INTENSITY SOIL SURVEY
  - D.13. CONTOUR LINES
  - D.15. EXISTING SEWERS
  - D.16. SHOW ON ACCOMPANYING BOUNDARY PLAN
  - D.17. OVERHEAD AND UNDERGROUND UTILITIES
  - D.24. TRAFFIC STUDY
  - D.25. TRAFFIC STUDY
  - D.30. STORM WATER MANAGEMENT PLAN
  - D.31. EROSION AND SEDIMENTATION PLAN
- ARTICLE 11 PERFORMANCE STANDARDS
  (ALL PARTS – PARAGRAPHS 11.1 THROUGH AND INCLUDING 11.17)
- ARTICLE 12 DESIGN GUIDELINES
  (ALL PARTS – PARAGRAPHS 12.1 THROUGH AND INCLUDING 12.9 – EXCEPT WITH REGARD TO PARAGRAPH 12.8, ALL EXTERIOR BOUNDARY LOT CORNERS WHICH ARE NOT PRESENTLY MARKED, WILL BE MARKED WITH 5/8" DIAMETER REBARS WITH SURVEYORS CAPS)

APPROVED BY THE BERWICK PLANNING BOARD

DATED:	CHAIRMAN:
	MEMBERS:





LOCATION PLAN

GENERAL NOTES:

1) BEARINGS, DISTANCES AND COORDINATES AS SHOWN HEREON ARE BASED ON THE MAINE STATE PLANE COORDINATE SYSTEM, NAD83 WEST ZONE, (CORS96–EPOCH 2002.0000) DERIVED FROM THE FOLLOWING BASE STATIONS: BOSTON WAAS 1 CORS ARP, BARTLETT CORS ARP AND BRUNSWICK 2 CORS ARP. TO SCALE GRID DISTANCES TO GROUND DISTANCES, MULTIPLY BY AN AVERAGE COMBINED SCALE FACTOR OF 0.99999867.

2) THE EXTERIOR PERIMETER BOUNDARY LINES AS SHOWN ARE BASED ON AN INSTRUMENT BOUNDARY SURVEY CONDUCTED BY CIVIL CONSULTANTS IN 2007 AS DEPICTED ON A PLAN ENTITLED "BOUNDARY PLAN OF LAND OF PRIME TANNING CO., INC., 20 SULLIVAN STREET, BERWICK, YORK COUNTY, MAINE. SEE THAT PLAN FOR DETAILED PERIMETER BOUNDARIES, EXISTING CONDITIONS AND EASEMENTS. NO FIELD WORK HAS BEEN UNDERTAKEN SINCE FEBRUARY 12, 2007.

3) KNOWN UTILITIES ON SITE OR SERVING THE SITE CONSIST OF THE FOLLOWING:
a) ELECTRIC POWER – CENTRAL MAINE POWER COMPANY
b) WATER – BERWICK WATER DISTRICT
c) SEWER – BERWICK SEWER DISTRICT
d) COMMUNICATIONS – PUBLIC TELEPHONE AND CABLE SERVICE
e) DRAINAGE PRIVATE & PUBLIC
f) LP GAS – PRIVATE ON SITE STORAGE, BULK TANK
g) FUEL OIL – PRIVATE ON SITE STORAGE, BULK TANKS.

4) THE SUBJECT PROPERTY IS DEPICTED ON NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 230144 0006 B, DATED AUGUST 5, 1991. ON THAT MAP THE MAJORITY OF 20 SULLIVAN STREET IS SHOWN TO BE IN FLOOD ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN). A PORTION OF 20 SULLIVAN STREET IS ALSO SHOWN TO BE IN FLOOD ZONE AE (AREAS INUNDATED BY 100 YEAR FLOOD – BASE FLOOD ELEVATION DETERMINED). BASED ON A REVIEW OF THE DETAILED FLOOD STUDY, FLOOD PROFILES, THE FLOOD ELEVATIONS SHOWN ON THE F.I.R.M. AND ELEVATION MEASUREMENTS PERFORMED AT THE SITE, FEMA ISSUED A LETTER OF MAP AMENDMENT ON JUNE 28, 2007, CASE NUMBER 07–01–0835A, WHICH REMOVED ALL OF 20 SULLIVAN STREET (TAX MAP 4–4, LOT 146) FROM THE SPECIAL FLOOD HAZARD AREA.

5) LAND USE ORDINANCES WERE FIRST ADOPTED IN BERWICK, MAINE ON MARCH 8, 1986. MOST OF THE EXISTING CONSTRUCTION ON THIS SITE PREDATES THESE ORDINANCES. THE FOLLOWING LAND USE DIMENSIONAL REQUIREMENTS ARE BASED ON THE PRESENT LAND USE ORDINANCES, LAST UPDATED ON NOVEMBER 8, 2011. A PORTION OF THE SUBJECT PARCEL IS LOCATED IN THE COMMERCIAL/INDUSTRIAL ZONING DISTRICT; BASE DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
a) MINIMUM LOT SIZE=10,000 S.F. WITH PUBLIC WATER AND SEWER
b) MINIMUM LOT WIDTH & FRONTAGE=100 FEET
c) MINIMUM FRONT YARD SETBACK=25 FEET
d) MINIMUM SIDE YARD SETBACK=15 FEET
e) MINIMUM REAR YARD SETBACKS=25 FEET
f) MAXIMUM BUILDING HEIGHT=45 FEET AND
g) MAXIMUM LOT COVERAGE=80%.

THE ENTIRE SUBJECT PROPERTY IS ALSO LOCATED WITHIN THE URBAN OVERLAY ZONING DISTRICT. FOR RESIDENTIAL USES ALL OF DIMENSIONAL REQUIREMENTS a)–g) APPLY. FOR NON–RESIDENTIAL USES WITHIN THE URBAN OVERLAY DISTRICT, MINIMUM FRONT, REAR AND SIDE SETBACKS ARE REDUCED TO 0 FEET, EXCEPT IF ALSO LOCATED IN A SHORELAND ZONE.

THE PORTION OF THE SUBJECT PROPERTY WITHIN 250 FEET OF THE HIGH WATER LINE OF THE SALMON FALLS RIVER IS LOCATED IN THE SHORELAND COMMERCIAL/INDUSTRIAL DISTRICT. LAND DEVELOPMENT WITHIN THIS AREA WILL BE IN COMPLIANCE WITH SECTION 14.15 OF THE BERWICK LAND USE REGULATIONS, INCLUDING THE FOLLOWINGS MINIMUM DIMENSIONAL REQUIREMENTS:
h) MINIMUM LOT SIZE=60,000 S.F.
i) MINIMUM LOT WIDTH & FRONTAGE=150 FEET
j) MINIMUM FRONT YARD SETBACK=25 FEET
k) MINIMUM SIDE YARD SETBACK=15 FEET
l) MINIMUM REAR YARD SETBACKS=25 FEET
m) MAXIMUM BUILDING HEIGHT=45 FEET AND
n) MAXIMUM LOT COVERAGE=70%.

DEVELOPMENT NOTES:

A) LAND OWNER: PRIME TANNING CO., INC. BY VITUE OF DEEDS AS REFERENCED ON THE ACCOMPANYING BOUNDARY PLAN.
B) TOTAL PARCEL AREA=342,038 SQUARE FEET (7.8521 ACRES).
C) TOTAL NUMBER OF PROPOSED LOTS=7
D) TOTAL AREA TO BE DEVELOPED=342,038 SQUARE FEET.
E) SEE NOTE 5 REGARDING ZONING DISTRICTS.
F) PROPOSED LOTS 1, 2, 3, 4 AND 5 CONFORM WITH FRONTAGE, LOT WIDTH AND LOT AREA REQUIREMENTS FOR THE COMMERCIAL/INDUSTRIAL DISTRICT AND THE URBAN OVERLAY DISTRICT IN WHICH THEY ARE WHOLELY LOCATED.
G) PROPOSED LOTS 6 AND 7 ARE WHOLELY LOCATED IN THE URBAN OVERLAY DISTRICT AND PARTLY IN THE COMMERCIAL/INDUSTRIAL DISTRICT AND PARTLY IN THE SHORELAND COMMERCIAL/INDUSTRIAL DISTRICT. THE PORTIONS OF LOTS 6 AND 7 WITHIN THE COMMERCIAL/INDUSTRIAL DISTRICT CONFORM WITH FRONTAGE, LOT WIDTH AND LOT AREA REQUIREMENTS FOR FOR THAT DISTRICT.
H) PLANNING BOARD ACTION IS LIMITED TO APPROVAL OF THE CREATION OF LOTS AND LOT LINES AS SHOWN ON THIS PLAN. SUBDIVISION REVIEW DID NOT INCLUDE APPROVAL OF SPECIFIC STRUCTURES, EXISTING OR NEW, OR LAND USES OR RELATED IMPACTS. NO USE OR DEVELOPMENT OF EXISTING OR FUTURE STRUCTURES IS PERMITTED UNLESS AND UNTIL THE LANDOWNER HAS OBTAINED ALL APPROVALS UNDER APPLICABLE MUNICIPAL ORDINANCES.

CERTIFICATION:

THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. FIELD WORK WAS COMPLETED IN FEBRUARY OF 2007.

SEPTEMBER 10, 2014

CHRISTOPHER H. MENDE, PLS 1302
CIVIL CONSULTANTS

TAX MAP U-4, LOT 146
PROJECT NUMBER: 14-254.00

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED ______________, 20 ________
AT___h,___m,___M, AND RECORDED IN
PLAN BOOK ________, PAGE ________

ATTEST ______________ REGISTER

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

STATE OF MAINE
CHRISTOPHER H. MENDE
PLS 1302
PROFESSIONAL LAND SURVEYOR

DATE: SEPTEMBER 10, 2014				
PROJECT NO. 14–254.00				
DRAWN BY: CHM				
CHECKED BY:				
SCALE: 1" = 40'				
SHEET NO. 1 OF 1	NO.	REVISION	DATE	APPROV.

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civcon@civcon.com

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C/O BERNSTEIN SHUR
PO BOX 9729
PORTLAND, ME 04104–0529

PRELIMINARY PLAN - TANNERY ROW
SUBDIVISION OF LAND OF PRIME TANNING CO., INC.
20 SULLIVAN STREET
BERWICK, YORK COUNTY, MAINE

PREPARED FOR: THE FUND OF JUPITER, LLC
C/O VERRILL DANA, LLP
SCOTT D. ANDERSON, PARTNER, ONE PORTLAND SQUARE, PORTLAND, ME 04112–0586

J:\aaa\2014\1425400\CARLSON\DRAWING\PRELIMINARY-SUBDIVISION-PLAN-V1.DWG 2014/09/10 3:00 PM