

TABLE OF DIMENSIONS FOR PROPOSED LOTS:

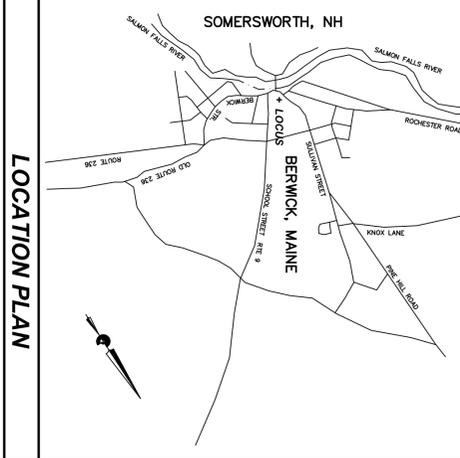
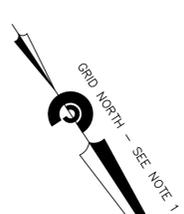
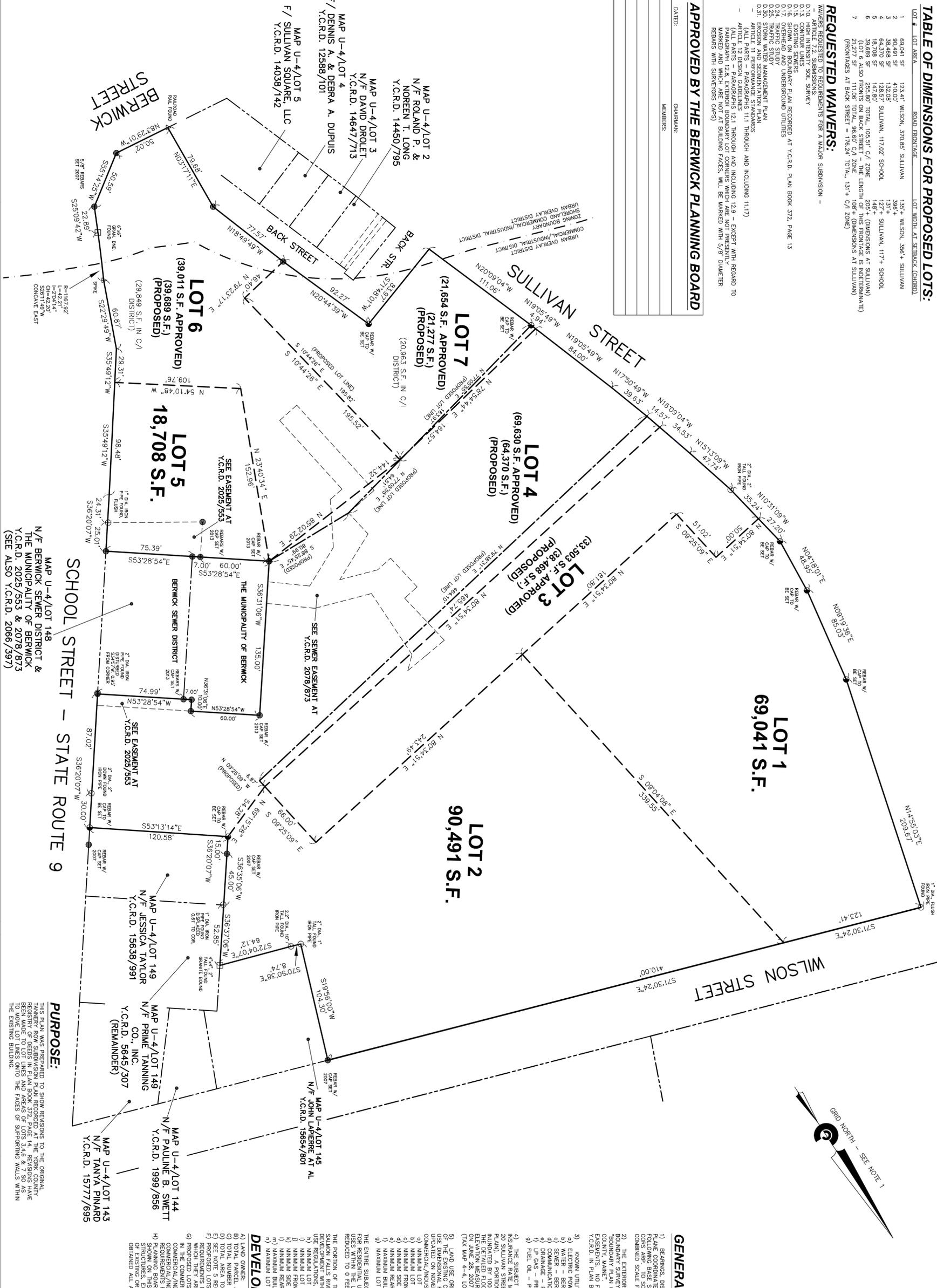
LOT #	LOT AREA	ROAD FRONTAGE	LOT WIDTH AT SETBACK (GROUNDED)
1	69,041 SF	123.41'	135' ± WILSON, 370.85' SULLIVAN
2	90,491 SF	410.00'	396' ±
3	38,488 SF	132.00'	131' ±
4	38,488 SF	132.00'	131' ±
5	18,708 SF	142.80'	148' ±
6	39,689 SF	255.80'	205' ± (DIMENSIONS AT SULLIVAN)
7	21,277 SF	111.06'	108' ± (DIMENSIONS AT SULLIVAN)

REQUESTED WAIVERS:

WAIVER OF THE FOLLOWING REQUIREMENTS FOR A MAJOR SUBDIVISION -
 ARTICLE 12.2 SUBDIVISIONS
 D.10. HIGH INTENSITY SOIL SURVEY
 D.13. CONTOUR LINES
 D.16. SHOWN ON BOUNDARY PLAN RECORDED AT Y.C.R.D. PLAN BOOK 372, PAGE 13
 D.17. OVERHEAD AND UNDERGROUND UTILITIES
 D.25. TRAFFIC STUDY
 D.26. EROSION AND SEDIMENTATION PLAN
 D.31. STORM WATER MANAGEMENT PLAN
 D.32. EROSION AND SEDIMENTATION PLAN
 (ALL PARTS - PARAGRAPHS 11.1 THROUGH AND INCLUDING 11.7)
 (ALL PARTS 12.8 PARAGRAPHS 12.8.1 THROUGH AND INCLUDING 12.8.9 - EXCEPT WITH REGARD TO MARKED AND WHICH ARE NOT AT BUILDING FACES WILL BE MARKED WITH 5/8" DIAMETER REBAR WITH SURVEYORS CAPS)

APPROVED BY THE BERWICK PLANNING BOARD

DATE:	CHAIRMAN:
MEMBER:	



GENERAL NOTES:

- 1) BENCHMARKS, DISTANCES AND COORDINATES AS SHOWN HEREON ARE BASED ON THE MAINE STATE PLANE COORDINATE SYSTEM - NAD83 WEST ZONE. (GCS83-HERON 2002.000) DERIVED FROM THE CORS APP. TO SCALE GRID DISTANCES TO GROUND DISTANCES. MULTIPLY BY AN AVERAGE COMBINED SCALE FACTOR OF 0.999999887.
- 2) THE EXTERIOR PERIMETER BOUNDARY LINES AS SHOWN ARE BASED ON AN INSTRUMENTED BOUNDARY SURVEY CONDUCTED BY CIVIL CONSULTANTS IN 2007 AS DEPICED ON A PLAN ENTITLED "BOUNDARY SURVEY FOR PRIME TANNING CO., INC., 20 SULLIVAN STREET, BERWICK, YORK COUNTY, MAINE." SET THAT PLAN FOR DETAILED PERIMETER BOUNDARIES, EXISTING CONDITIONS AND EASEMENTS. FIELD WORK WAS COMPLETED IN FEBRUARY 12, 2007. (RECORDED AT Y.C.R.D. IN PLAN BOOK 372, PAGE 13)
- 3) KNOWN UTILITIES ON SITE OR SERVING THE SITE CONSIST OF THE FOLLOWING:
 a) ELECTRIC POWER - CENTRAL MAINE POWER COMPANY
 b) SEWER - BERWICK SEWER DISTRICT
 c) COMMUNICATIONS - PUBLIC TELEPHONE AND CABLE SERVICE
 d) GAS - PRIVATE ON SITE STORAGE, BULK TANK
 e) FIELD OIL - PRIVATE ON SITE STORAGE, BULK TANKS.
- 4) THE SUBJECT PROPERTY IS DEPICTED ON NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25080C0200Z (2002) DERIVED FROM THE 2002 SULLIVAN STREET IS SHOWN TO BE IN FLOOD ZONE 2 (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 INSURANCE RATE MAP, THE FLOOD DETAILING SHOWN ON THE FIRM AND 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 COMMERCIAL/INDUSTRIAL ZONING DISTRICT BASE DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
 a) MINIMUM LOT WIDTH & FRONTAGE=100 FEET
 b) MINIMUM FRONT YARD SETBACK=25 FEET
 c) MINIMUM REAR YARD SETBACK=25 FEET
 d) MINIMUM REAR YARD SETBACK=45 FEET AND
 e) MAXIMUM BUILDING HEIGHT=45 FEET AND
 f) MAXIMUM LOT COVERAGE=80%
- 6) THE ENTIRE SUBJECT PROPERTY IS ALSO LOCATED WITHIN THE URBAN OVERLAY ZONING DISTRICT. FOR RESIDENTIAL USES ALL OF DIMENSIONAL REQUIREMENTS (0-9) APPLY. FOR NON-RESIDENTIAL USES WITHIN THE URBAN OVERLAY DISTRICT, MINIMUM FRONT AND SIDE SETBACKS ARE REDUCED TO 0 FEET, EXCEPT IF ALSO LOCATED IN A SHORELAND ZONE.
- 7) 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 AND USE REGULATIONS, INCLUDING THE FOLLOWING MINIMUM DIMENSIONAL REQUIREMENTS:
 a) MINIMUM LOT SIZE=6,000 S.F.
 b) MINIMUM LOT WIDTH & FRONTAGE=150 FEET
 c) MINIMUM FRONT YARD SETBACK=15 FEET
 d) MINIMUM REAR YARD SETBACK=15 FEET
 e) MINIMUM REAR YARD SETBACK=25 FEET AND
 f) MAXIMUM BUILDING HEIGHT=45 FEET AND
 g) MAXIMUM LOT COVERAGE=70%

DEVELOPMENT NOTES:

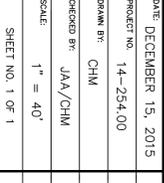
- 1) LAND OWNER: TOWN OF BERWICK BY VOTE OF TOWN MEETING.
- 2) TOTAL PROJECT AREA: 342,038 SQUARE FEET (7,852 ACRES).
- 3) TOTAL NUMBER OF PROPOSED LOTS=7
- 4) TOTAL AREA TO BE DEVELOPED=342,038 SQUARE FEET.
- 5) SEE NOTE 5 REGARDING ZONING DISTRICTS.
- 6) REQUIREMENTS FOR 2, 3, 4, 5, 6 AND 7 ARE WHOLELY LOCATED IN THE URBAN OVERLAY DISTRICT IN WHICH THEY ARE WHOLELY LOCATED.
- 7) REQUIREMENTS FOR 2, 3, 4, 5, 6 AND 7 ARE WHOLELY LOCATED IN THE URBAN OVERLAY DISTRICT IN WHICH THEY ARE WHOLELY LOCATED.
- 8) THE COMMERCIAL/INDUSTRIAL DISTRICT AND PARTLY IN THE SHORELAND ZONING DISTRICT AND PARTLY IN THE COMMERCIAL/INDUSTRIAL DISTRICT CONFORM WITH FRONTAGE, LOT WIDTH AND LOT AREA REQUIREMENTS FOR THAT DISTRICT.
- 9) PLANNING BOARD ACTION IS LIMITED TO APPROVAL OF THE CREATION OF LOTS AND LOT LINES AS 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 THE REQUIREMENTS OF THE MAINE STATE PLANNING AND PART OF TECHNICAL STAFF (PROFESSIONAL SURVEYORS) AND PART OF TECHNICAL STAFF (PROFESSIONAL LAND SURVEYORS). FIELD WORK WAS COMPLETED IN FEBRUARY OF 2007.
 CIVIL CONSULTANTS
 DECEMBER 15, 2015

TAX MAP U-4, LOTS 146-1 THRU 146-7
PROJECT NUMBER: 14-254-00

STATE OF MAINE
 YORK COUNTY ss. REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST: _____ REGISTER



DATE:	DECEMBER 15, 2015
PROJECT NO.:	14-254-00
DRAWN BY:	CHM
CHECKED BY:	JAA/CHM
SCALE:	1" = 40'
SHEET NO. 1 OF 1	
NO.	
DATE	APPROV.

CIVIL CONSULTANTS

 CIVIL CONSULTANTS
 1100 Main Street
 Berwick, ME 03901
 207-254-2500
 david@civilconsultants.com

OWNER'S MAILING ADDRESS:
 TOWN OF BERWICK
 11 SULLIVAN STREET
 BERWICK, ME 03901

REVISED FINAL PLAN - TANNERY ROW
SUBDIVISION OF LAND OF THE TOWN OF BERWICK
(FORMERLY LAND OF PRIME TANNING CO., INC.)
20 SULLIVAN STREET
BERWICK, YORK COUNTY, MAINE
 PREPARED FOR: THE TOWN OF BERWICK