

WATERBORO WOODYARDS

CHADBOURNE RIDGE ROAD, WATERBORO, MAINE

For
WATERBORO WOODYARDS, LLC
117 MAIN STREET
CORNISH, MAINE

PLAN INDEX

- 1 PRELIMINARY PLAN
- 2 BOUNDARY SURVEY & EXISTING CONDITIONS PLAN
- 3 ROADWAY PROFILE
- 4 EROSION CONTROL DETAILS
- 5 EROSION CONTROL DETAILS II
- A PRE DEVELOPMENT WATERSHED
- B POST DEVELOPMENT WATERSHED



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

380B Main Street
Gorham, Maine 04038

Tel. (207) 839-2771
www.bh2m.com



FOR
Waterboro Woodyards, LLC
117 Main Street
Cornish, ME 04020

DESIGNED W. Pelkey	DATE June 2023
DRAWN Dept.	SCALE 1" = 100'
CHECKED S. Blake	JOB. NO. 23086

SHEET

1

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[illegible]

1. NO SURVEYORS REPORT

ROBERT C. LIBBY JR. PLS #2190

NOTES:

1. OWNER: CLIMATE FOREST
117 MAIN STREET
CORNISH, ME 04020

2. APPLICANT: WATERBORO WOODYARDS, LLC
117 MAIN STREET
CORNISH, ME 04020

3. ENGINEER: STEVEN BLAKE II, PE#11695
BH2M
380B MAIN STREET
GORHAM, MAINE

4. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M

5. ARCHAEOLOGICAL SURVEY: STEFAN CLAESSEON
NEARVIEW, LLC
36 MAPLEWOOD AVE.
PORTSMOUTH, NH

6. DEED REFERENCE: BOOK 19076, PAGE 799

7. TAX MAP REFERENCE: MAP 14, LOT 44T

8. ZONING: F&A AND AR

9. PROJECT AREA: 33.72 ACRES (1,468,914 S.F.)

10. PROPOSED USE: 8 LOT CLUSTER SUBDIVISION

11. MINIMUM STANDARDS: AR ZONING MIN. LOT SIZE - 80,000 S.F.
MIN. FRONTAGE - 150'
MIN. SETBACKS - 75' FRONT
35' SIDE AND REAR

MINIMUM STANDARDS: F&A ZONING MIN. LOT SIZE - 5 ACRES (217,800 S.F.)
MIN. FRONTAGE - 150'
MIN. SETBACKS - 100' FRONT
50' SIDE AND REAR

CLUSTER STANDARDS: MIN. LOT SIZE - 40,000 S.F.
MIN. FRONTAGE - 100'
MIN. SETBACKS - 40' FRONT
20' SIDE AND REAR

12. SEWER SERVICE: INDIVIDUAL ON-SITE SUBSURFACE DISPOSAL AREAS

13. WATER SERVICE: INDIVIDUAL DRILLED WELLS

14. ELECTRIC/TELEPHONE: UNDERGROUND - CHADBOURNE RIDGE RD.

15. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST EDITION.

16. NET RESIDENTIAL: TOTAL AREA AR ZONE 603,766 S.F.
865,148 S.F. = 7.55 LOTS
TOTAL AREA F&A ZONE 865,148 S.F.
217,800 S.F. = 3.97 LOTS
TOTAL PARCEL DENSITY 11.52 LOTS

17. VERNAL POOL DATA: CRITICAL TERRESTRIAL HABITAT 215,783 S.F.
MAX. DISTURBANCE (25%) 53,943 S.F.
PROPOSED DISTURBANCE BREAKDOWN
LOT 1 17,987 S.F.
LOT 2 16,297 S.F.
LOT 3 5,281 S.F.
TOTAL (22.9%) 39,565 S.F.

18. WETLAND IMPACTS: IMPACT #1 1,080 S.F.
IMPACT #2 1,321 S.F.
TOTAL 2,401 S.F.

19. PLAN REFERENCE: A. "PLAN SHOWING A BOUNDARY SURVEY FOR ROBERT B DAVIS AND SYLVIA DAVIS", DATED FEBRUARY 5, 1992, BY MIDDLE BRANCH LAND SURVEYORS INC, AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 222, PAGE 49.

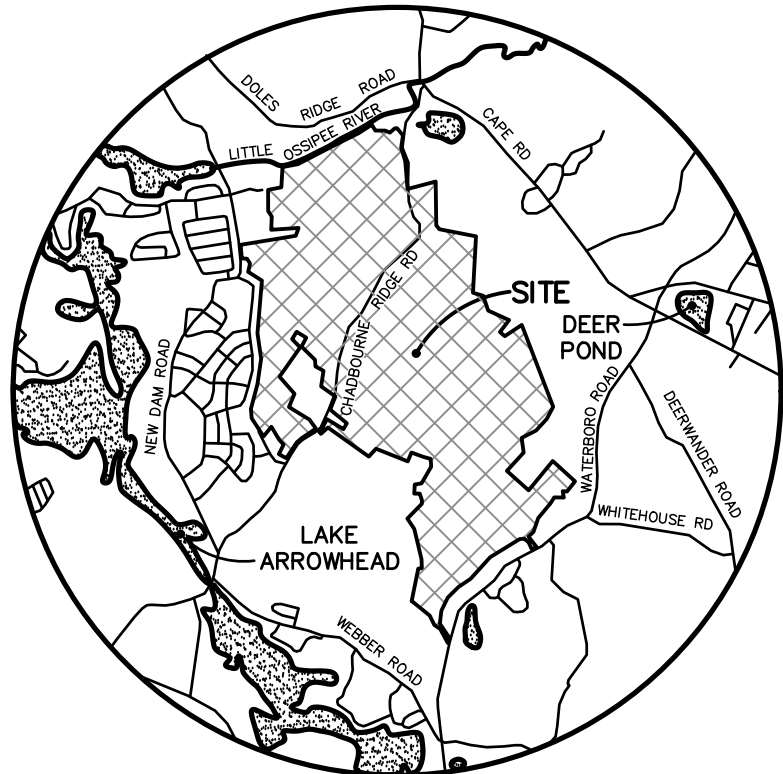
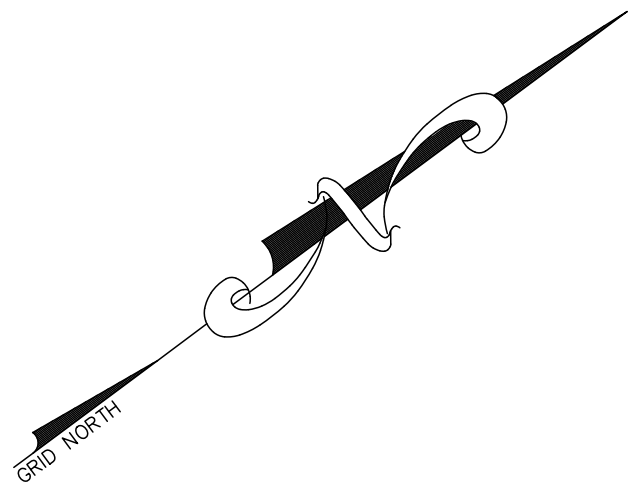
20. OPEN SPACE: LOTS IN THE AR ZONE 4 LOTS
AR LOT AREA REQUIRED 560,000 S.F.
AR LOT AREA PROVIDED 170,462 S.F.
OPEN SPACE REQUIRED 197,099 S.F.
LOTS IN F&A ZONE 4 LOTS
F&A LOT AREA REQUIRED 871,200 S.F.
F&A LOT AREA PROVIDED 172,119 S.F.
OPEN SPACE REQUIRED 699,081 S.F.
OPEN SPACE REQUIRED 886,180 S.F.
OPEN SPACE PROVIDED 1,076,868 S.F.

21. ALL THE BUILDINGS SHALL BE COMPLETELY SPRINKLER MEETING ALL REQUIREMENTS OF THE TOWNS SPRINKLER ORDINANCE. THE SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT AND THE STATE FIRE MARSHAL'S OFFICE FOR REVIEW AND THE PERMITTING. THE PLANS SUBMITTED TO THE FIRE DEPARTMENT SHALL BE SUBMITTED AT LEAST TWO WEEKS BEFORE THE START OF THE INSTALLATION OF THE SYSTEM. SPRINKLER TEST PAPERS WILL BE REQUIRED TO BE SUBMITTED TO THE FIRE DEPARTMENT AT THE TIME AN OCCUPANCY PERMIT IS ISSUED.

22. THE HOME OWNERS ASSOCIATION (HOA) SHALL MAINTAIN ALL STORMWATER STRUCTURES.

23. NO TREE IS TO BE LOCATED WITHIN 20' FROM THE CENTERLINE OF THE DRAINAGE SWALE.

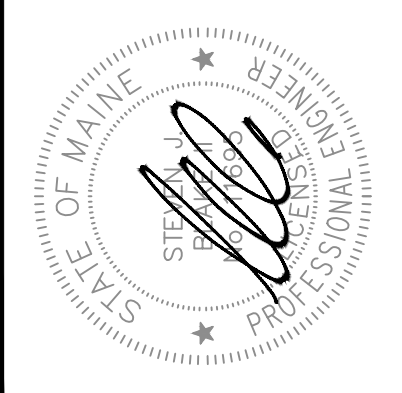
LINE/CURVE DATA
L1 - N65°06'41"W 102.96'
L2 - N24°42'24"W 29.76'
L3 - N51°07'42"W 56.32'
L4 - N59°46'29"W 68.38'
L5 - N79°08'49"W 65.25'
L6 - N67°56'19"W 52.77'
L7 - N55°54'12"W 64.87'
L8 - N48°11'08"W 62.59'



LOCATION MAP
N.T.S.

- NOTES:
- OWNER: CLIMATE FOREST
117 MAIN STREET
CORNISH, ME 04020
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
380B MAIN STREET
GORHAM, MAINE
 - WETLANDS: FLYCATCHER, LLC
106 LAFAYETTE STREET, SUITE 2A
YARMOUTH, MAINE
 - DEED REFERENCE: BOOK 19076, PAGE 799
 - TAX MAP REFERENCE: MAP 14, LOT 44T
 - ZONING: F&A and AR
 - PARCEL AREA: 33.72 ACRES
 - PLAN REFERENCE: A. "PLAN SHOWING A BOUNDARY SURVEY FOR ROBERT B DAVIS AND SYLVIA DAVIS", DATED FEBRUARY 5, 1992, BY MIDDLE BRANCH LAND SURVEYORS INC, AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 222, PAGE 49. PLAN BOOK 222, PAGE 49.

NO.	DATE	REVISION	DESCRIPTION
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BOUNDARY SURVEY & EXISTING CONDITIONS
WATERBORO WOODYARDS
CHADBOURNE RIDGE ROAD
WATERBORO, MAINE

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

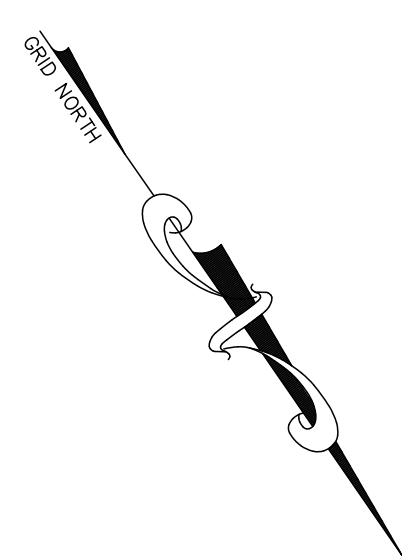
1. NO SURVEYORS REPORT

DESIGNED W. Pelkey	DATE June 2023
DRAWN Dept.	SCALE 1" = 100'
CHECKED R. Libby Jr.	JOB. NO. 23086

SHEET 2

ROBERT C. LIBBY JR. PLS #2190

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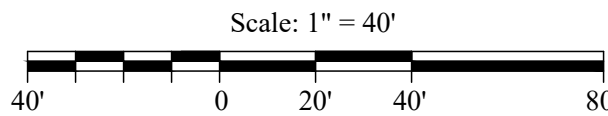


C. CURVE DATA	
CURVE #1	R=150.00'
	L=81.96'
	T=42.03'
	PC=1+01.54 PT=1+83.50
CURVE #2	R=150.00'
	L=34.16'
	T=17.15'
	PC=3+35.32 PT=3+69.48

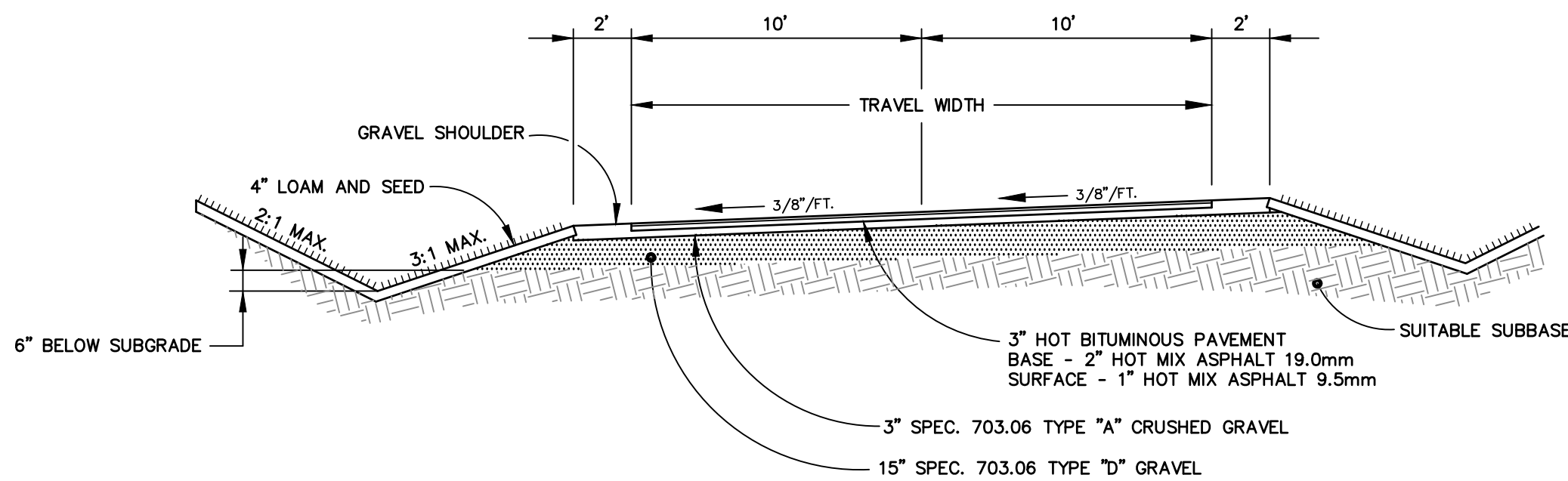
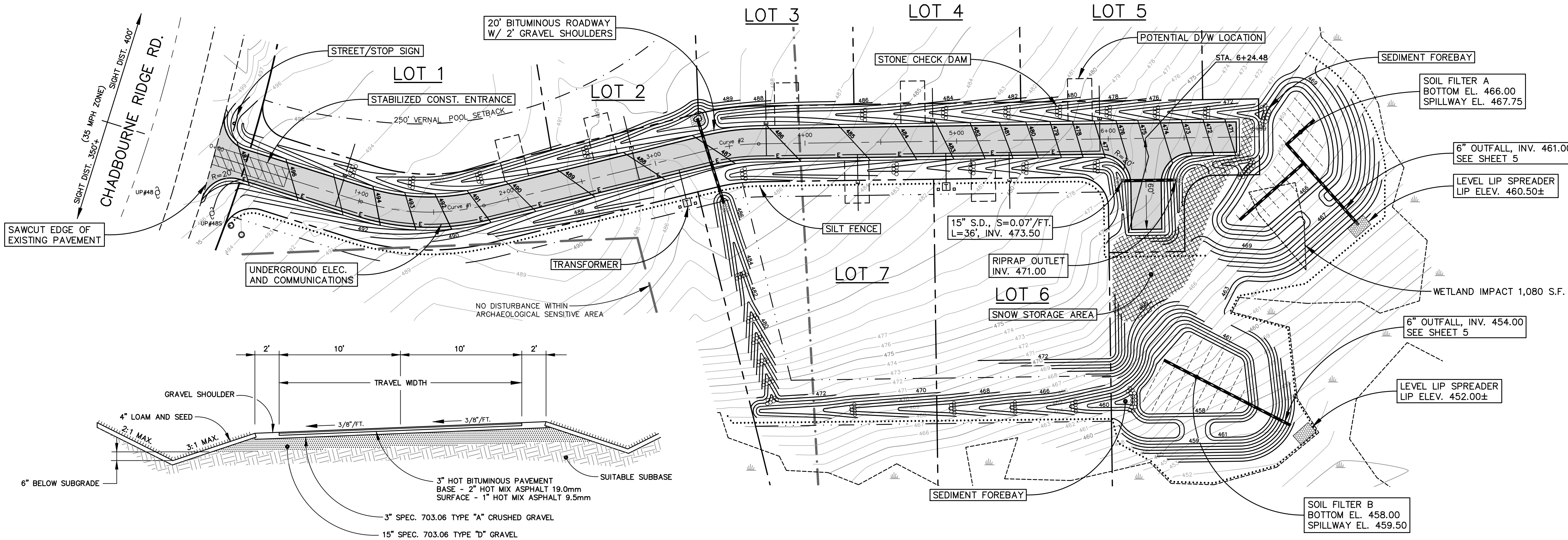
NOTES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION, SEE DETAIL.
2. INSTALL SILT FENCE PRIOR TO CONSTRUCTION, DOUBLE ROW AT WETLAND AREAS, SEE DETAIL.
3. SAWCUT EXISTING PAVEMENT AT PROJECT ENTRANCE, SEE DETAIL.
4. NO DRIVEWAY SHALL HAVE A PLATFORM GRADE IN EXCESS OF 5% WITHIN 30' OF THE EDGE OF TRAVEL WAY OR WITHIN 25' OF THE PROPERTY LINE OF THE ROAD, WHICHEVER IS GREATER.

PULP YARD DRIVE

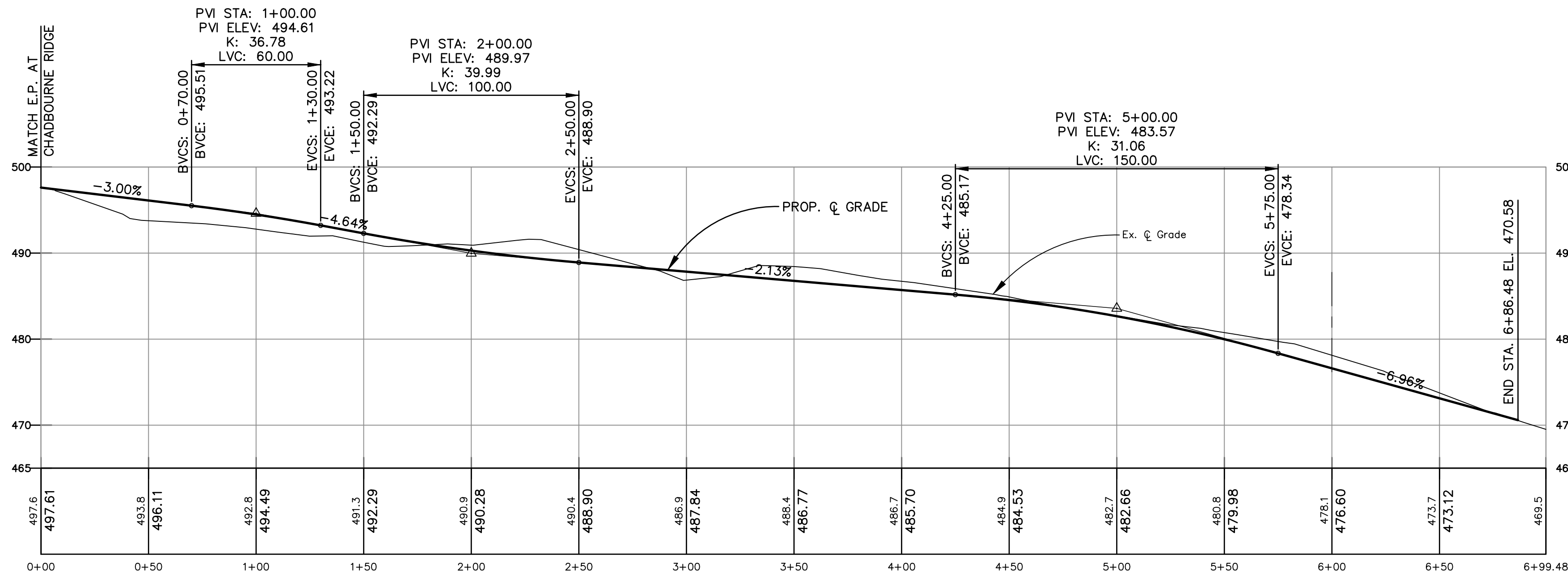


SYMBOL	DESCRIPTION
○	IRON ROD/PIPE FOUND
●	5/8" IRON ROD W/ CAP TO BE SET
---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
- . - . -	SILT FENCE
- - -	LIMIT OF WETLANDS
- - -	EXISTING TREE LINE
- - -	UTILITY POLE
- - -	ARCHAEOLOGICAL SENSITIVE AREA



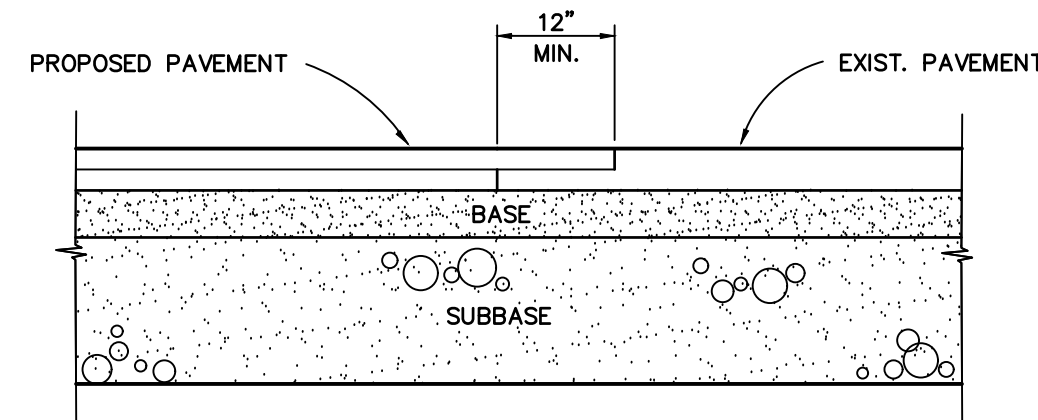
ROADWAY SECTION

NTS



PROFILE

SCALE
VERTICAL: 1" = 10'
HORIZONTAL: 1" = 40'



SAWCUT EXIST. PAVEMENT ALONG A SMOOTH LINE TO A NEAT EVEN VERTICAL JOINT, APPLY TACK PRIOR TO PROPOSED PAVING (AS REQ'D)

PAVEMENT JOINT DETAIL

N.T.S.

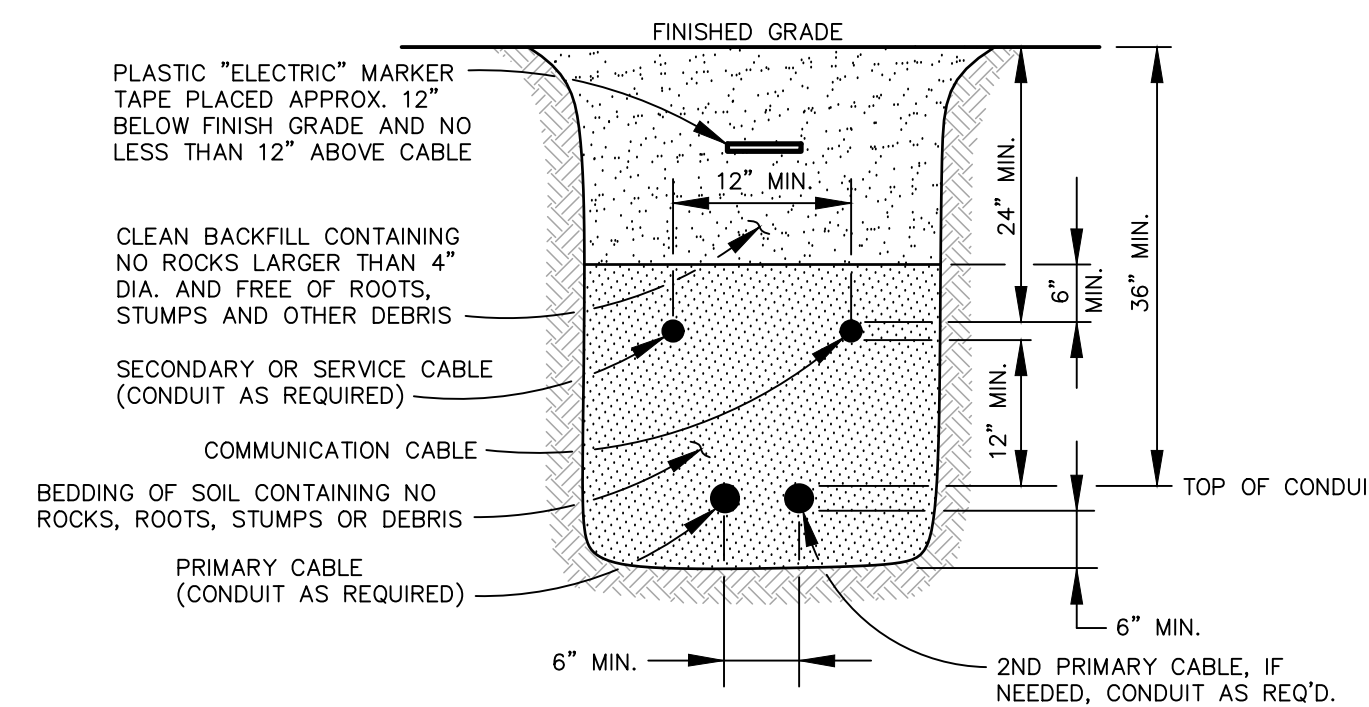
NOTES:

INSTALLATION SHOULD NOT ALLOW THE INTER-TWING OF CABLES.

COMMUNICATION AND POWER CABLES SHALL HAVE NO LESS THAN 12" OF RADIAL SEPARATION.

CONDUITS FOR POWER AND COMMUNICATION CABLES SHALL BE SPECIFIED BY APPROPRIATE UTILITY COMPANIES.

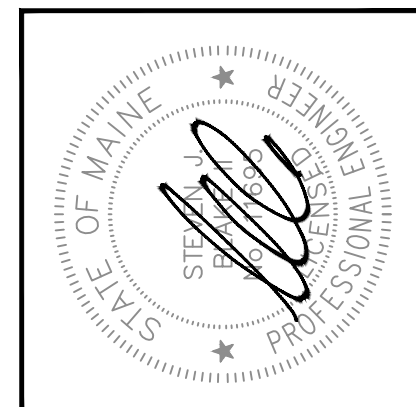
SEE PLAN FOR SURFACE FINISH



UNDERGROUND CABLE TRENCH

NTS

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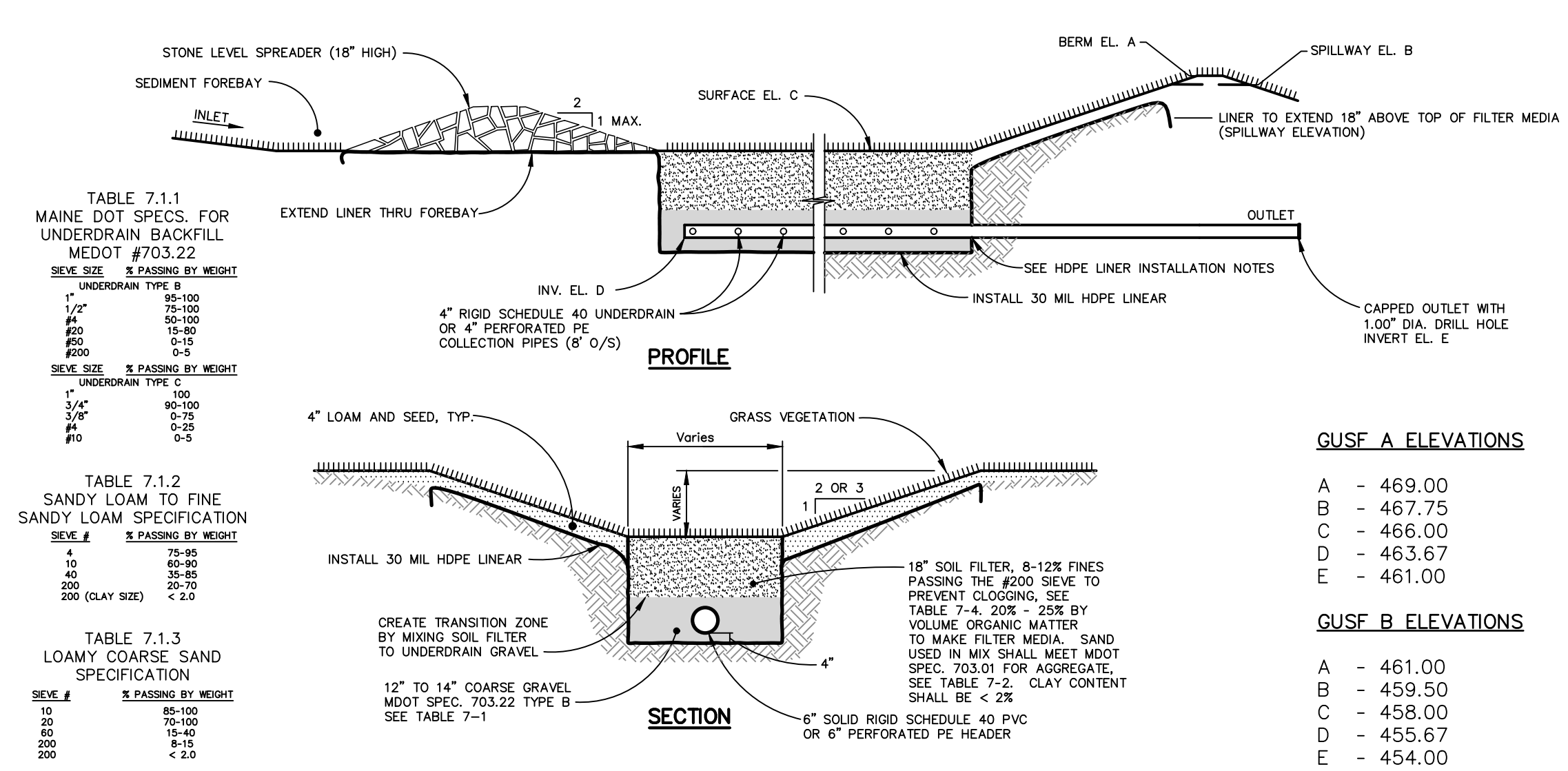
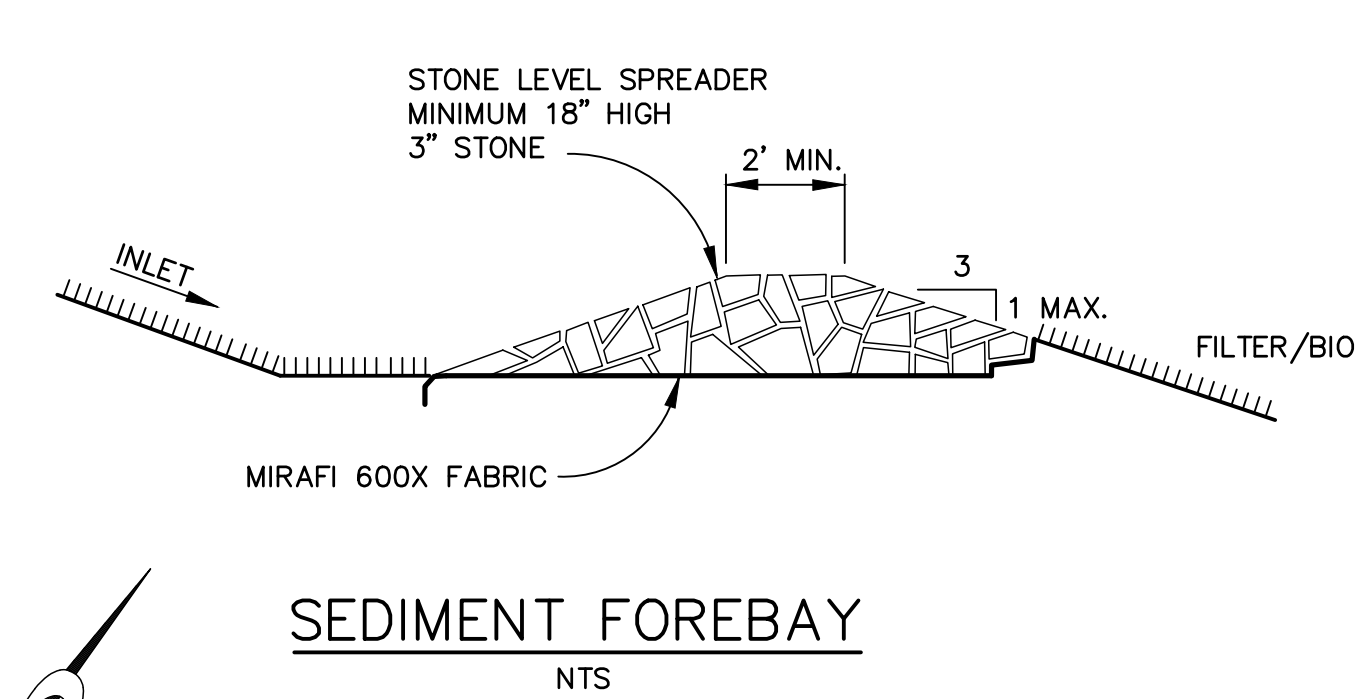
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ROADWAY PROFILE
WATERBORO WOODYARDS
CHADBOURNE RIDGE ROAD
WATERBORO, MAINE

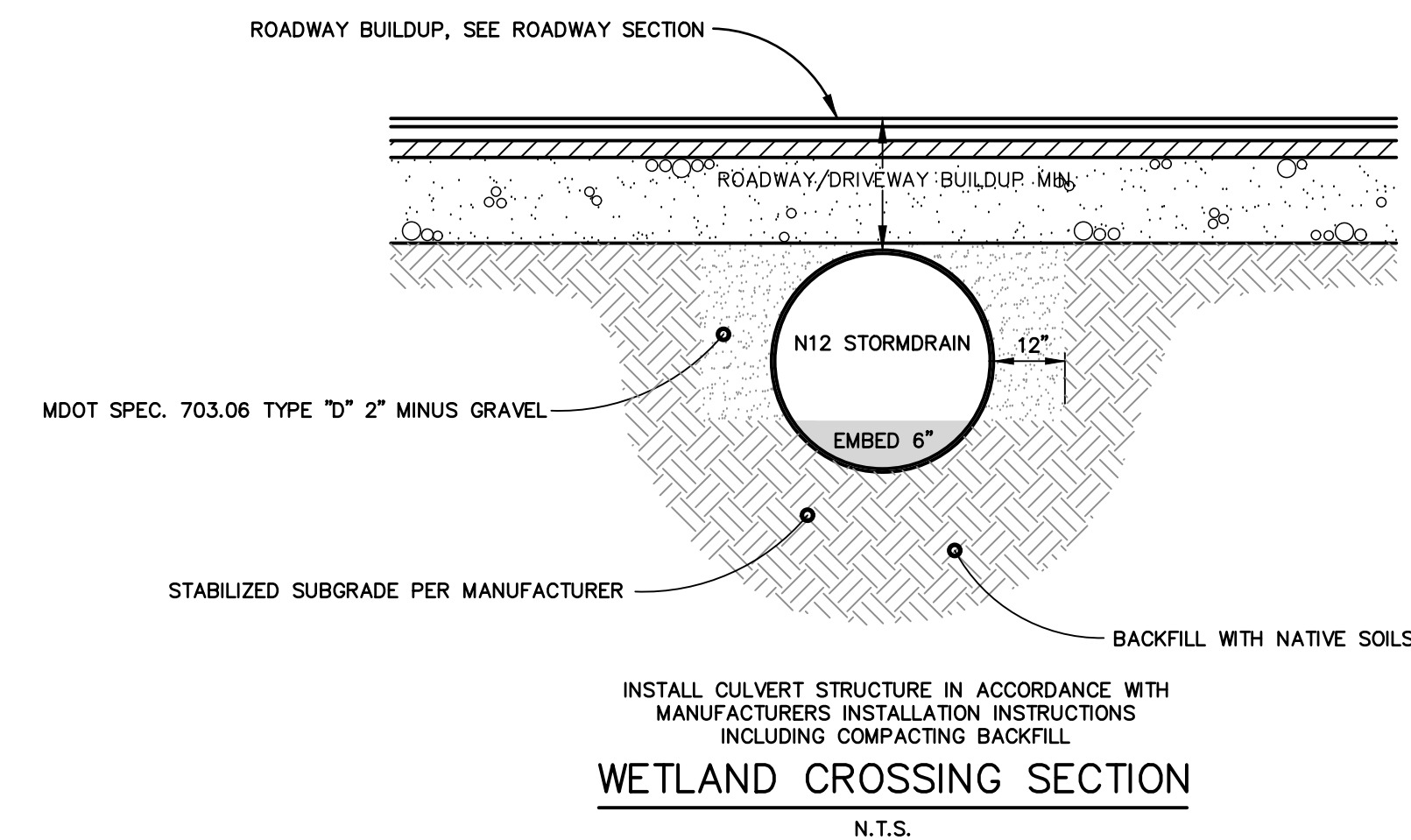
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SHEET 3

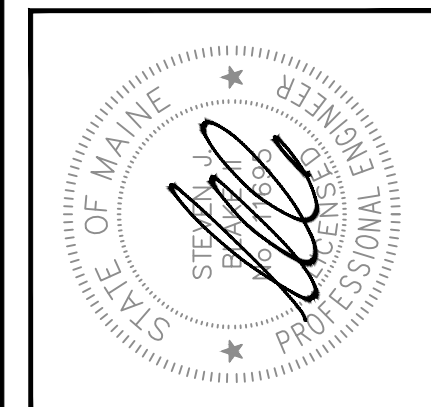
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STRUCTURE	PEAK EL. (2-YEAR)	PEAK EL. (10-YEAR)	PEAK EL. (25-YEAR)	PEAK EL. (100-YEAR)
GUSF A	467.83	468.05	468.14	468.28
GUSF B	459.63	459.81	459.89	460.02



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EROSION CONTROL
DETAILS II

WATERBORO WOODYARDS

CHADBOURNE RIDGE ROAD
WATERBORO, MAINE

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