

# BUCK'S ESTATES

A 9 LOT SUBDIVISION  
OLD STANDISH ROAD, BUXTON

For  
BILL HAM  
108 DARBICK TERRACE  
HOLLIS, MAINE 04042

## PLAN INDEX

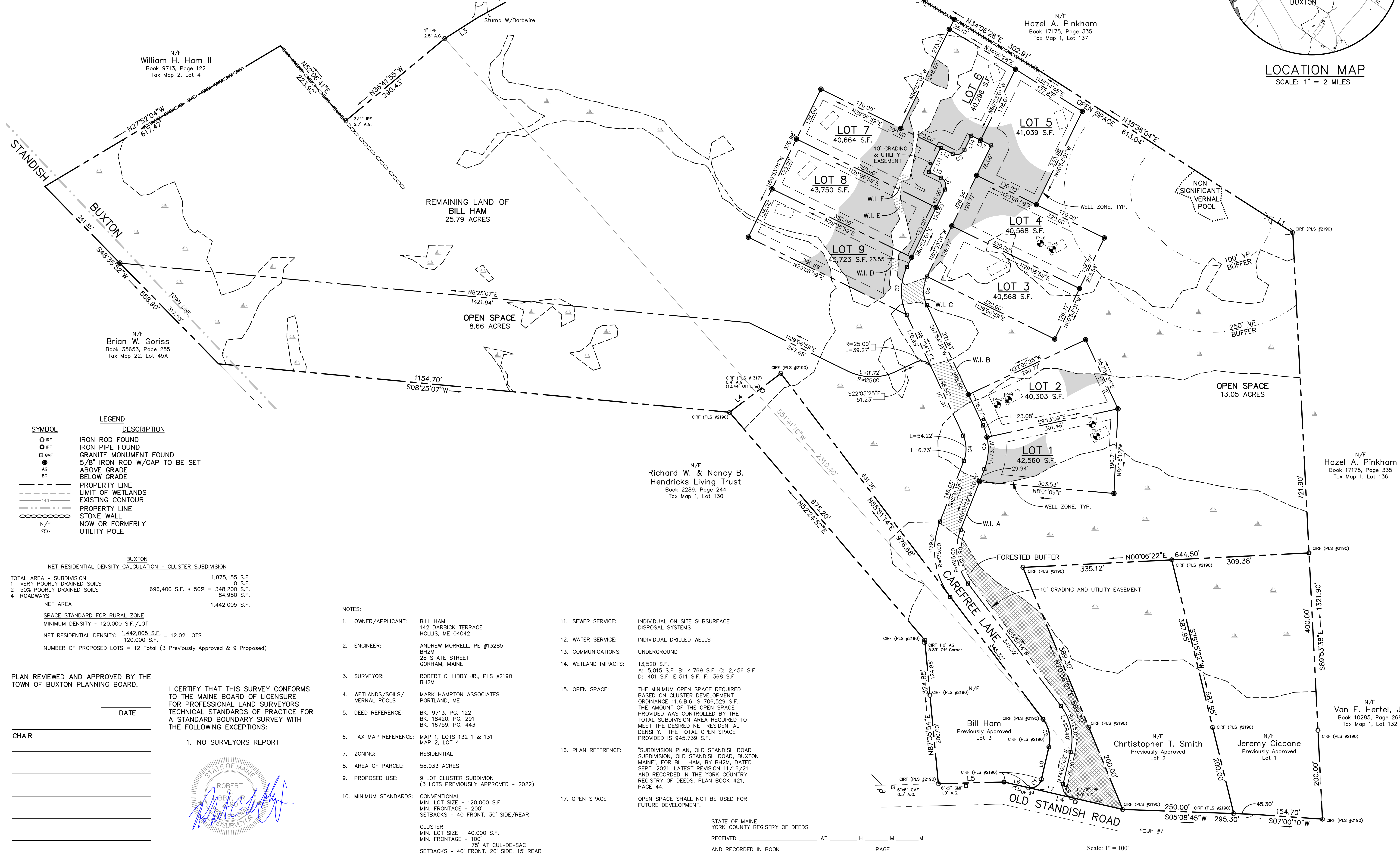
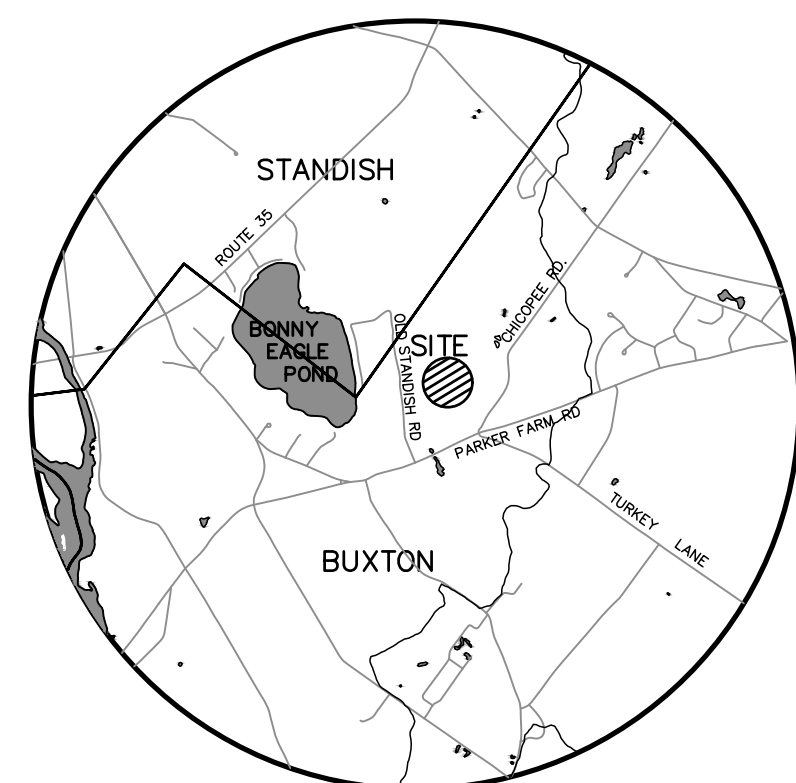
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- 2 STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN
- 3 PLAN OF PRIVATE WAY - CAREFREE LANE STATION 0+00 TO 8+00
- 4 PLAN OF PRIVATE WAY - CAREFREE LANE STATION 8+00 TO END
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- 6 STANDARD DETAILS
- A PRE DEVELOPMENT WATERSHED
- B POST DEVELOPMENT WATERSHED



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

380B Main Street      Tel. (207) 839-2771  
Gorham, Maine 04038      Fax (207) 839-8250

LINE DATA:		CURVE DATA:	
L1 - N35°13'04"E	66.05'	C1 - R=25.00'	L=39.27'
L2 - N27°38'32"W	102.62'	C2 - R=75.00'	L=65.64'
L3 - N29°30'32"W	87.01'	C3 - R=125.00'	L=101.60'
L4 - N15°59'58"E	274.21'	C4 - R=75.00'	L=60.96'
L5 - S01°30'52"W	147.70'	C5 - R=20.00'	L=31.42'
L6 - N15°59'58"E	55.75'	C6 - R=20.00'	L=31.42'
L7 - N15°59'58"E	100.00'	C7 - R=125.00'	L=111.72'
L8 - N15°59'58"E	118.45'	C8 - R=70.00'	L=67.03'
L9 - S74°00'02"E	75.00'	C9 - R=25.00'	L=39.27'
L10 - S65°31'19"E	32.09'		
L11 - S60°53'01"E	60.00'		
L12 - S29°06'59"E	30.00'		
L13 - S29°06'59"W	50.00'		
L14 - S60°53'01"E	35.00'		



SYMBOL	DESCRIPTION
○ IRF	IRON ROD FOUND
○ IPF	IRON PIPE FOUND
□ GMP	GRANITE MONUMENT FOUND
● AG	5/8" IRON ROD W/CAP TO BE SET ABOVE GRADE
● BG	BELOW GRADE
---	PROPERTY LINE
---	LIMIT OF WETLANDS
---	EXISTING CONTOUR
---	PROPERTY LINE
---	STONE WALL
---	NOW OR FORMERLY
---	UTILITY POLE

BUXTON NET RESIDENTIAL DENSITY CALCULATION - CLUSTER SUBDIVISION	
TOTAL AREA - SUBDIVISION	1,875,155 S.F.
1 VERY POORLY DRAINED SOILS	0 S.F.
2 SOF POORLY DRAINED SOILS	696,400 S.F. + 50% = 348,200 S.F.
4 ROADWAYS	84,950 S.F.
NET AREA	1,442,005 S.F.
SPACE STANDARD FOR RURAL ZONE	
MINIMUM DENSITY - 120,000 S.F./LOT	
NET RESIDENTIAL DENSITY: 1,442,005 S.F. / 120,000 S.F. = 12.02 LOTS	
NUMBER OF PROPOSED LOTS = 12 Total (3 Previously Approved & 9 Proposed)	

PLAN REVIEWED AND APPROVED BY THE TOWN OF BUXTON PLANNING BOARD.

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

ROBERT C. LIBBY JR. PLS #2190

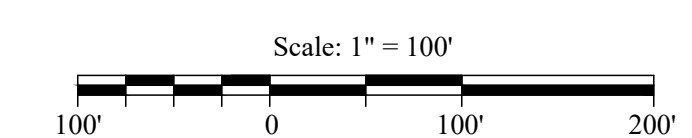
- NOTES:
- OWNER/APPLICANT: BILL HAM 142 DARBICK TERRACE HOLLIS, ME 04042
  - ENGINEER: ANDREW MORRELL, PE #13285 BH2M 28 STATE STREET GORHAM, MAINE
  - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190 BH2M
  - WETLANDS/SOILS/VERNAL POOLS: MARK HAMPTON ASSOCIATES PORTLAND, ME
  - DEED REFERENCE: BK. 9713, PG. 122 BK. 18420, PG. 291 BK. 16759, PG. 443
  - TAX MAP REFERENCE: MAP 1, LOTS 132-1 & 131 MAP 2, LOT 4
  - ZONING: RESIDENTIAL
  - AREA OF PARCEL: 58.033 ACRES
  - PROPOSED USE: 9 LOT CLUSTER SUBDIVISION (3 LOTS PREVIOUSLY APPROVED - 2022)
  - MINIMUM STANDARDS: CONVENTIONAL MIN. LOT SIZE - 120,000 S.F. MIN. FRONTAGE - 200' SETBACKS - 40' FRONT, 30' SIDE/REAR
  - CLUSTER MIN. LOT SIZE - 40,000 S.F. MIN. FRONTAGE - 100' SETBACKS - 40' FRONT, 20' SIDE, 15' REAR
  - SEWER SERVICE: INDIVIDUAL ON SITE SUBSURFACE DISPOSAL SYSTEMS
  - WATER SERVICE: INDIVIDUAL DRILLED WELLS
  - COMMUNICATIONS: UNDERGROUND
  - WETLAND IMPACTS: 13,520 S.F. A: 5,015 S.F. B: 4,769 S.F. C: 2,456 S.F. D: 401 S.F. E: 511 S.F. F: 368 S.F.
  - OPEN SPACE: THE MINIMUM OPEN SPACE REQUIRED BASED ON CLUSTER DEVELOPMENT ORDINANCE 11.6.B.6 IS 706,529 S.F.. THE AMOUNT OF THE OPEN SPACE PROVIDED WAS CONTROLLED BY THE TOTAL SUBDIVISION AREA REQUIRED TO MEET THE DESIRED NET RESIDENTIAL DENSITY. THE TOTAL OPEN SPACE PROVIDED IS 945,739 S.F.
  - PLAN REFERENCE: "SUBDIVISION PLAN, OLD STANDISH ROAD SUBDIVISION, OLD STANDISH ROAD, BUXTON MAINE", FOR BILL HAM, BY BH2M, DATED SEPT. 2021, LATEST REVISION 11/16/21 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS, PLAN BOOK 421, PAGE 44.
  - OPEN SPACE: OPEN SPACE SHALL NOT BE USED FOR FUTURE DEVELOPMENT.

STATE OF MAINE YORK COUNTY REGISTRY OF DEEDS

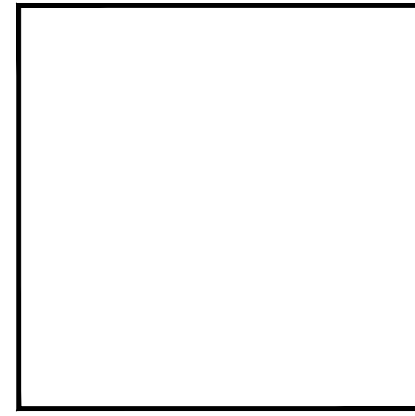
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AND RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ATTEST \_\_\_\_\_ REGISTRAR



NO.	DATE	REVISION DESCRIPTION
1	8/19/22	Submitted Sketch Plan to Town
2	10/27/22	Submitted Sketch Plan to Client for Review
3	11/15/22	Revised per Client Comments
4	11/30/23	Submitted Preliminary Plan to Town



FOR Bill Ham 108 Darbick Terrace Hollis, Maine 04042

380B Main Street Gorham, Maine 04038

PRELIMINARY PLAN

BUCK'S ESTATES SUBDIVISION

OLD STANDISH ROAD BUXTON, MAINE

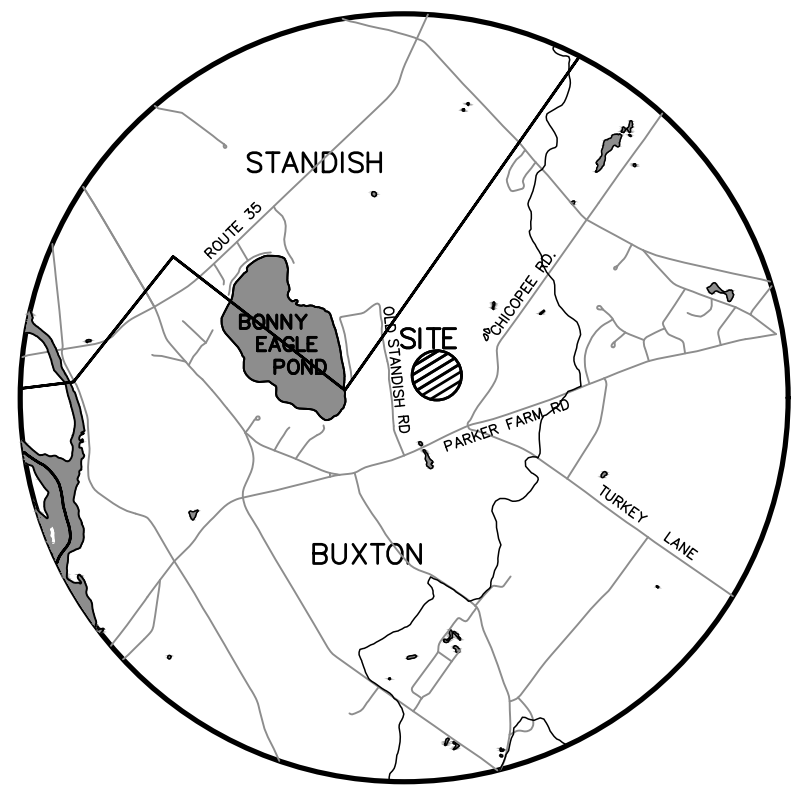
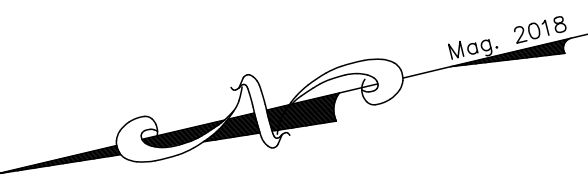
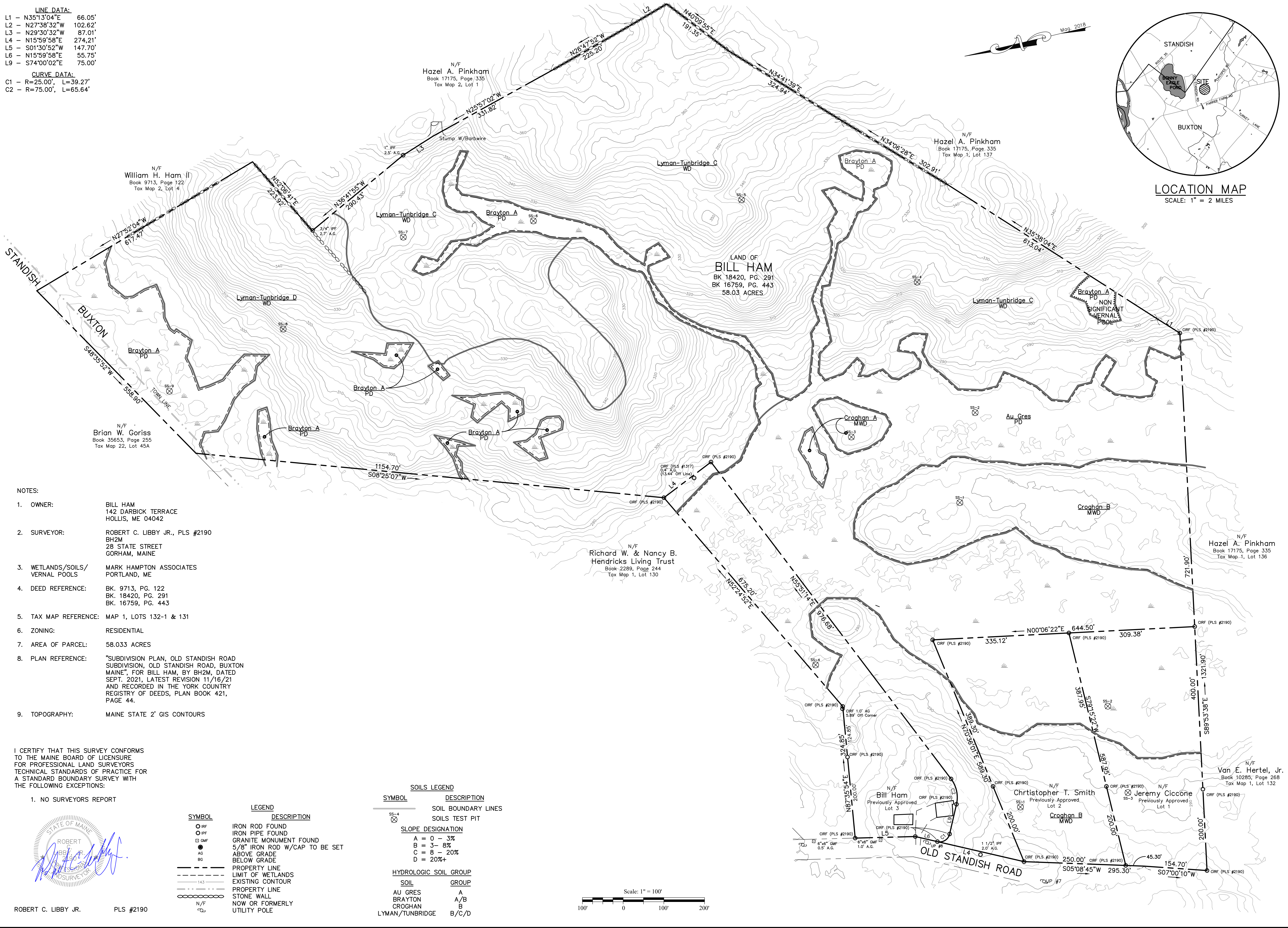
DESIGNED	DATE
A. Morrell	August 2022
DRAWN	SCALE
Dept.	1" = 100'
CHECKED	JOB. NO.
R. Libby Jr.	23027

SHEET
1

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**LINE DATA:**  
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 L3 - N29°30'32"W 87.01'  
 L4 - N15°59'58"E 274.21'  
 L5 - S01°30'52"W 147.70'  
 L6 - N15°59'58"E 55.75'  
 L9 - S74°00'02"E 75.00'

**CURVE DATA:**  
 C1 - R=25.00', L=39.27'  
 C2 - R=75.00', L=65.64'



**LOCATION MAP**  
 SCALE: 1" = 2 MILES

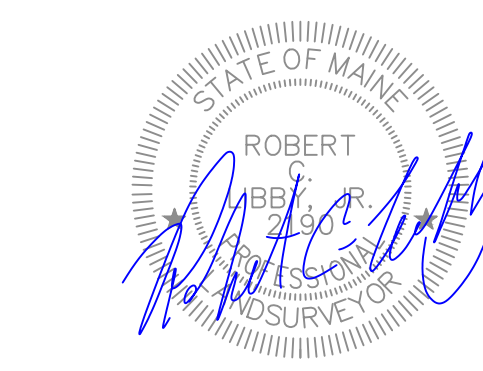
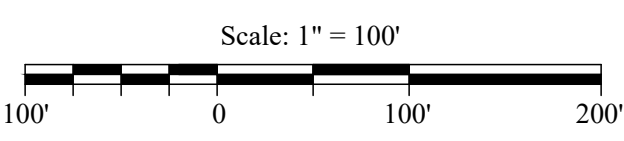
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HOLLIS, ME 04042
  - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M  
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GORHAM, MAINE
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MAINE", FOR BILL HAM, BY BH2M, DATED  
SEPT. 2021, LATEST REVISION 11/16/21  
AND RECORDED IN THE YORK COUNTY  
REGISTRY OF DEEDS, PLAN BOOK 421,  
PAGE 44.
  - TOPOGRAPHY: MAINE STATE 2' GIS CONTOURS

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- NO SURVEYORS REPORT

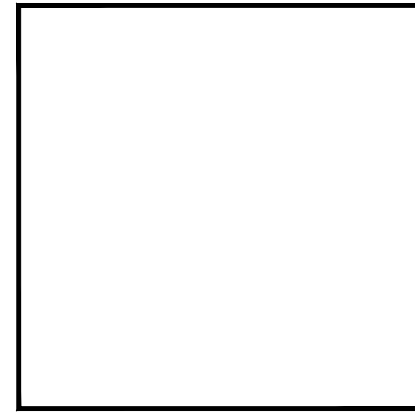
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○	BELOW GRADE
---	PROPERTY LINE
- - -	LIMIT OF WETLANDS
---	EXISTING CONTOUR
---	PROPERTY LINE
○ ○ ○ ○	STONE WALL
N/F	NOW OR FORMERLY
○	UTILITY POLE

SYMBOL	DESCRIPTION
---	SOIL BOUNDARY LINES
⊗	SOILS TEST PIT
SLOPE DESIGNATION	
A = 0 - 3%	
B = 3 - 8%	
C = 8 - 20%	
D = 20%+	
HYDROLOGIC SOIL GROUP	
SOIL	GROUP
AU GRES	A
BRAYTON	A/B
CROGHAN	B
LYMAN/TUNBRIDGE	B/C/D



ROBERT C. LIBBY JR. PLS #2190

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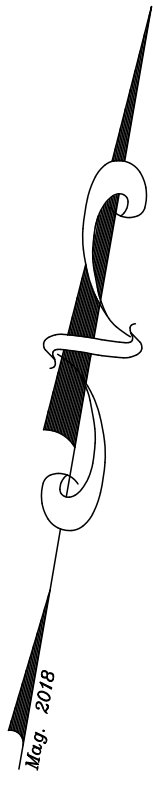
**BH2M**  
 Berry, Hutf, McDonald, Milfigan Inc.  
 Engineers, Surveyors  
 380B Main Street  
 Gorham, Maine 04038  
 Tel. (207) 839-2771  
 www.bh2m.com

FOR  
 Bill Ham  
 108 Darbick Terrace  
 Hollis, Maine 04042

**STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS**  
 LAND OF  
 BILL HAM  
 OLD STANDISH ROAD  
 BUXTON, MAINE

DESIGNED	DATE
A. Morrell	August 2022
DRAWN	SCALE
Dept.	1" = 100'
CHECKED	JOB. NO.
R. Libby Jr.	23027

SHEET  
**2**  
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**LEGEND**

	UNDERGROUND ELECTRIC
	STORM DRAIN
	SILT FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	TRANSFORMER PAD
	UTILITY POLE

**Q CURVE DATA**

CURVE #1	R=100.00'
	L=87.52'
	T=46.79'
CURVE #2	R=150.00'
	L=153.48'
	T=84.22'

- NOTES:**
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION, SEE DETAIL.
  - INSTALL SILT FENCE AS SHOWN PRIOR TO CONSTRUCTION, SEE DETAIL.
  - SAWCUT EXISTING PAVEMENT AT PROJECT ENTRANCE.
  - GROUND TOPOGRAPHY DONE BY BH2M

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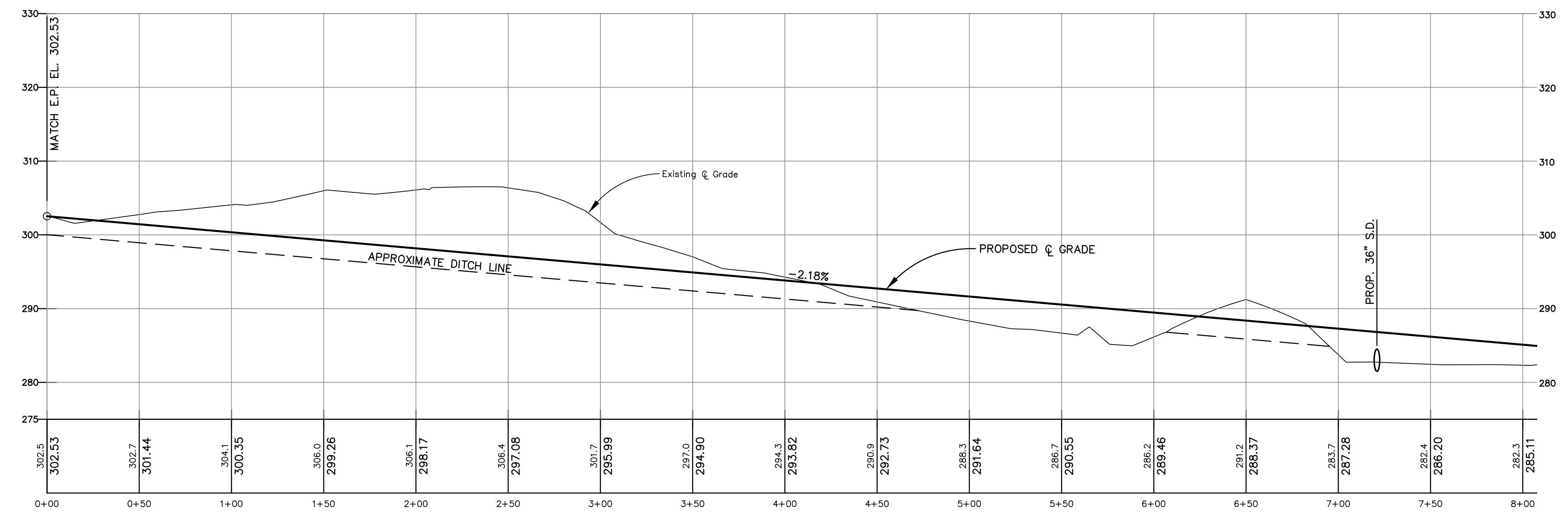
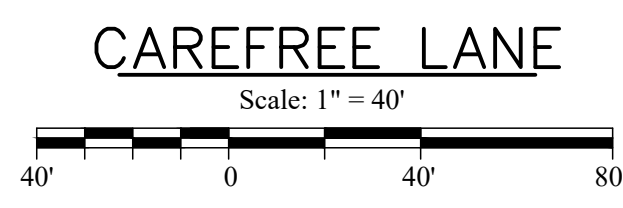
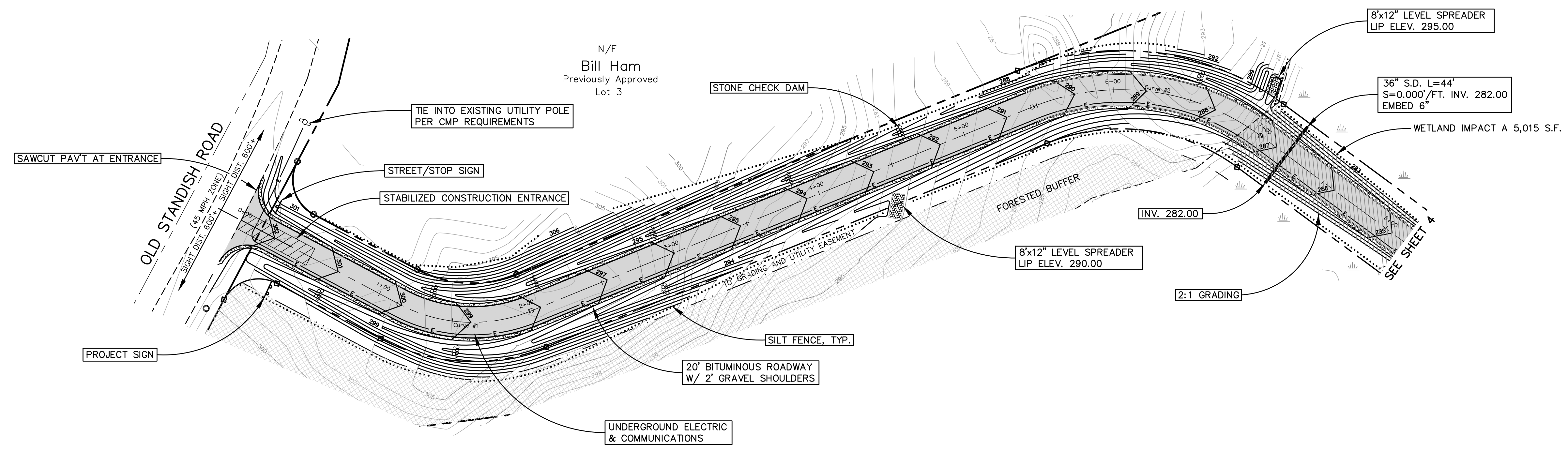
FOR  
 Bill Ham  
 108 Harbick Terrace  
 Hollis, ME 04042

**ROADWAY PROFILE**  
 STA. 0+00 TO STA. 8+00  
**CAREFREE LANE**  
 OLD STANDISH ROAD  
 BUXTON, MAINE

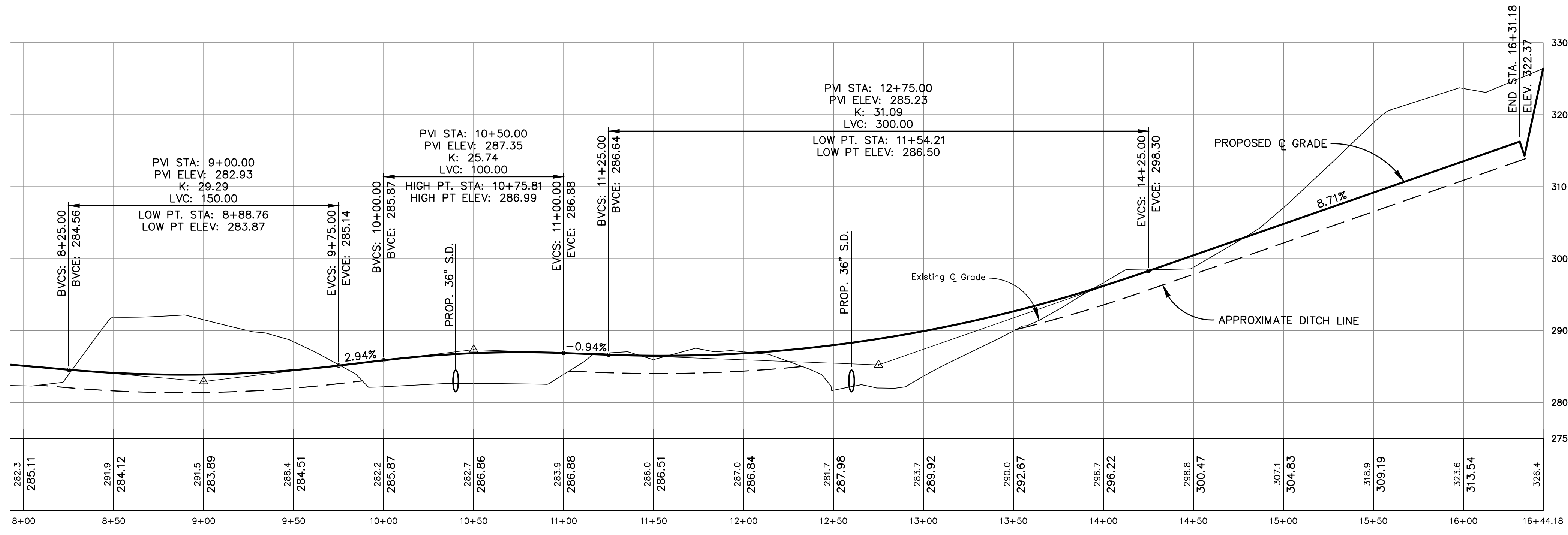
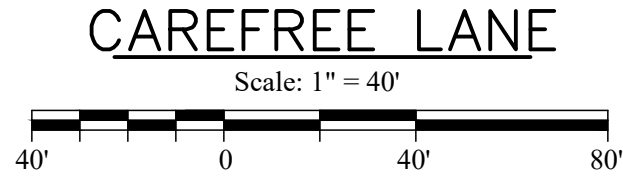
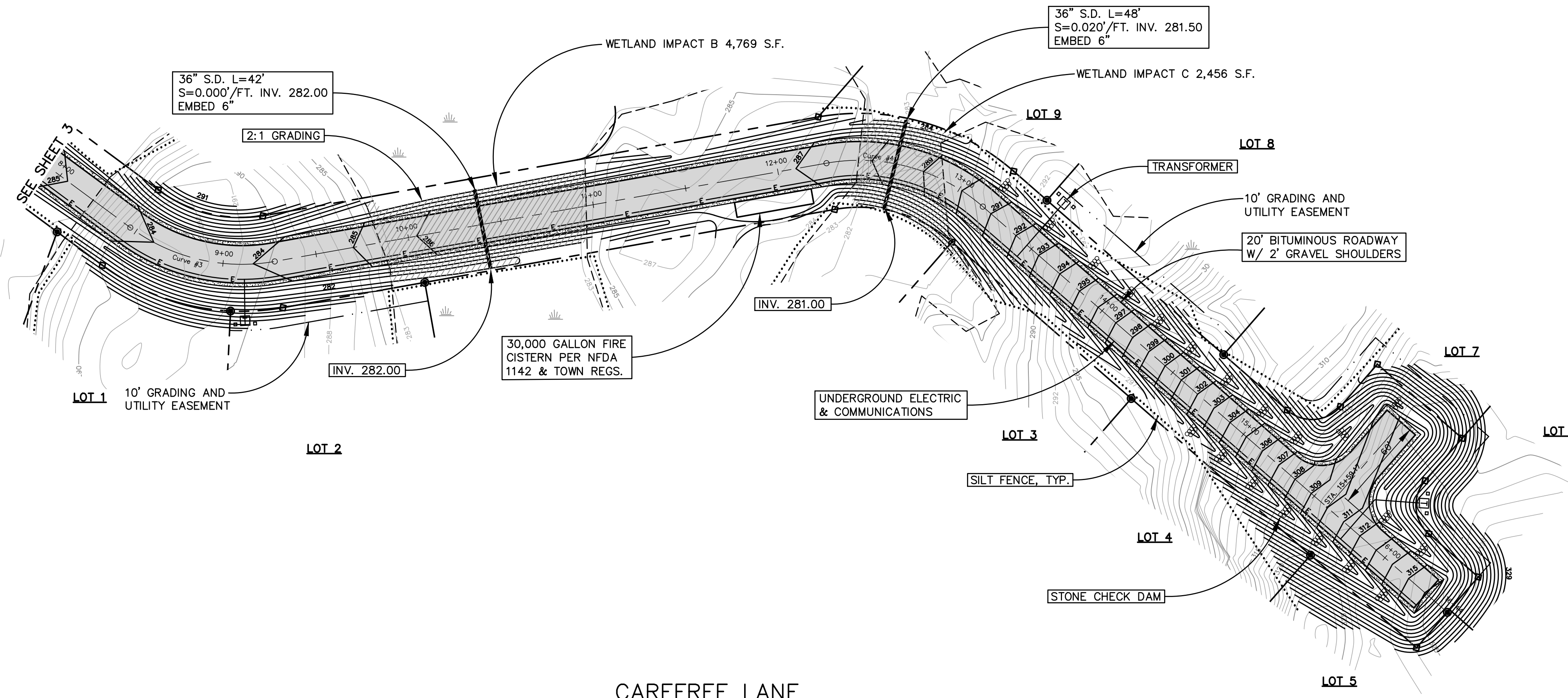
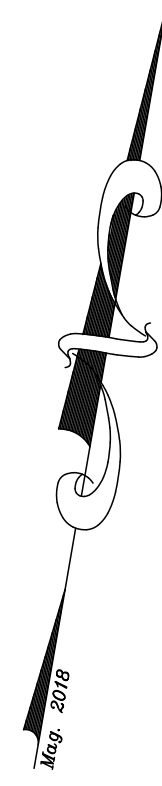
DESIGNED W. Pelkey	DATE April 2023
DRAWN Dept	SCALE As Noted
CHECKED A. Morrell	JOB. NO. 23027

SHEET  
**3**

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



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FOR  
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**ROADWAY PROFILE**  
STA. 8+00 TO STA. 16+44  
**CAREFREE LANE**  
OLD STANDISH ROAD  
BUXTON, MAINE

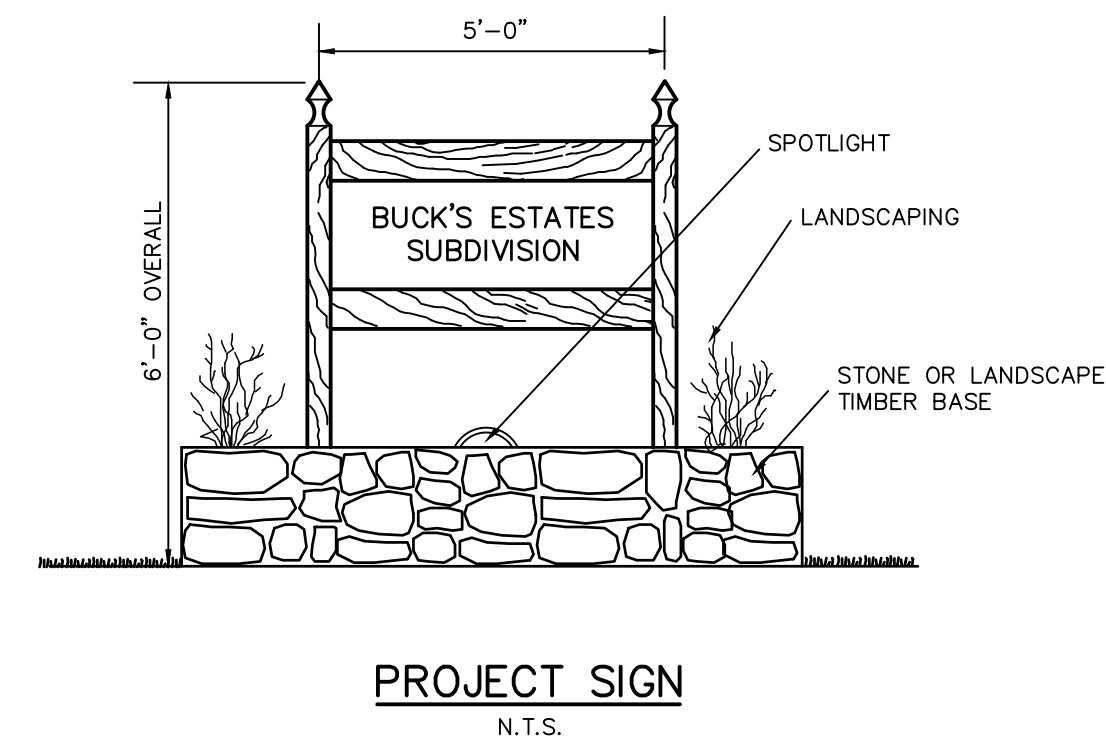
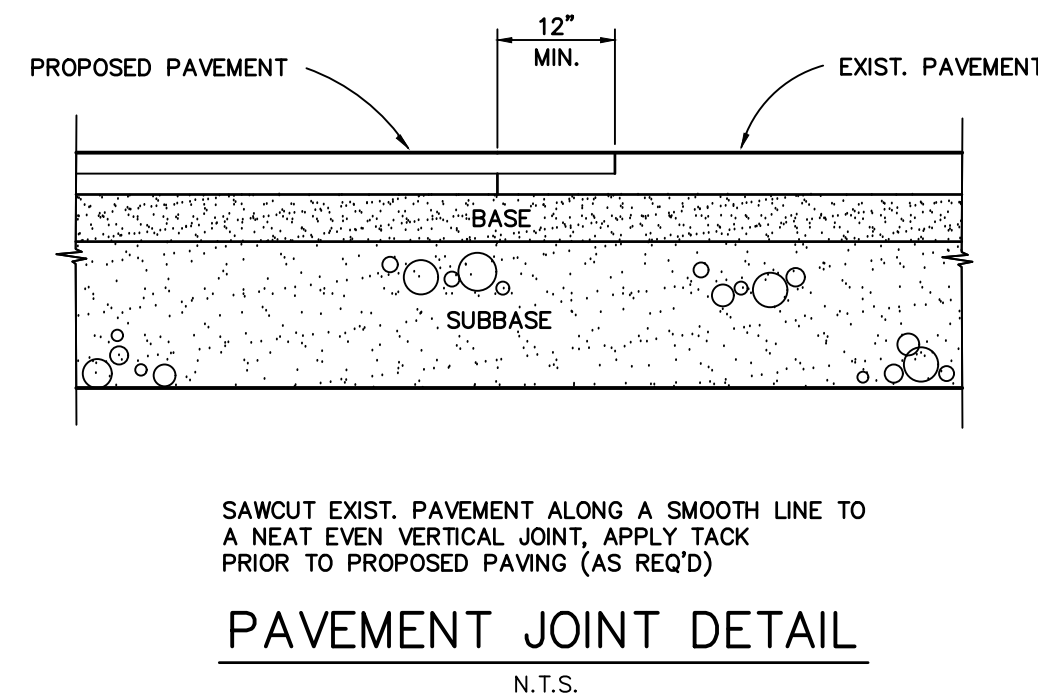
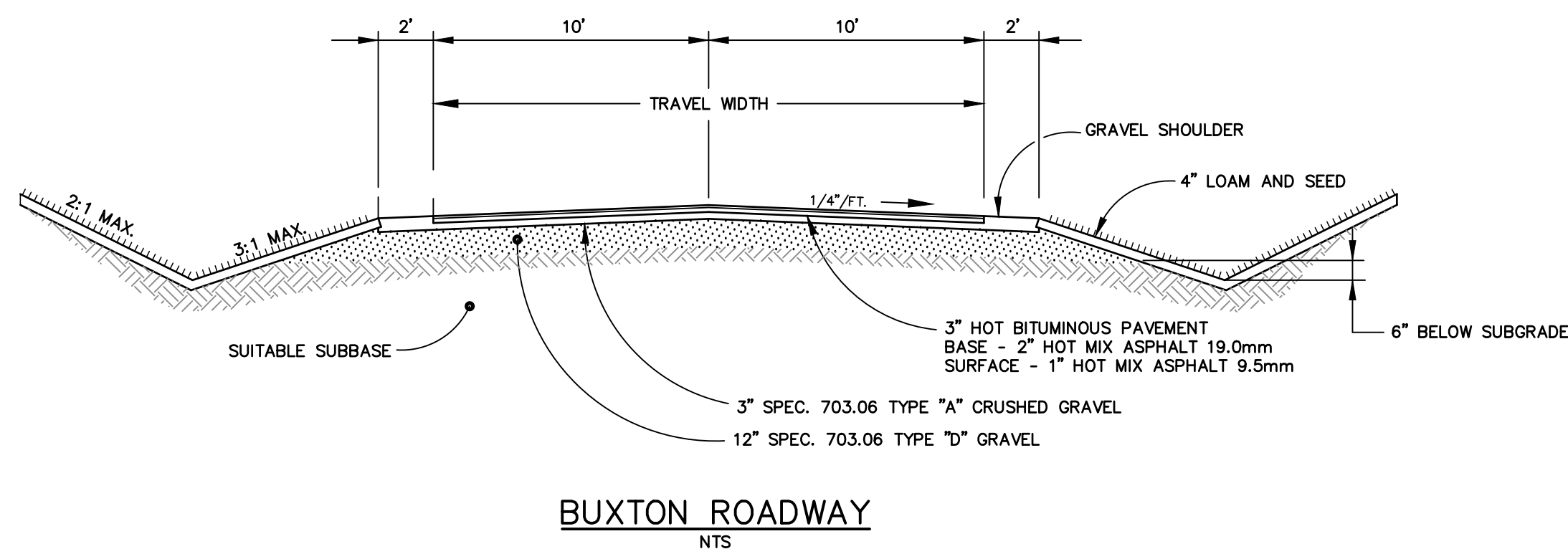
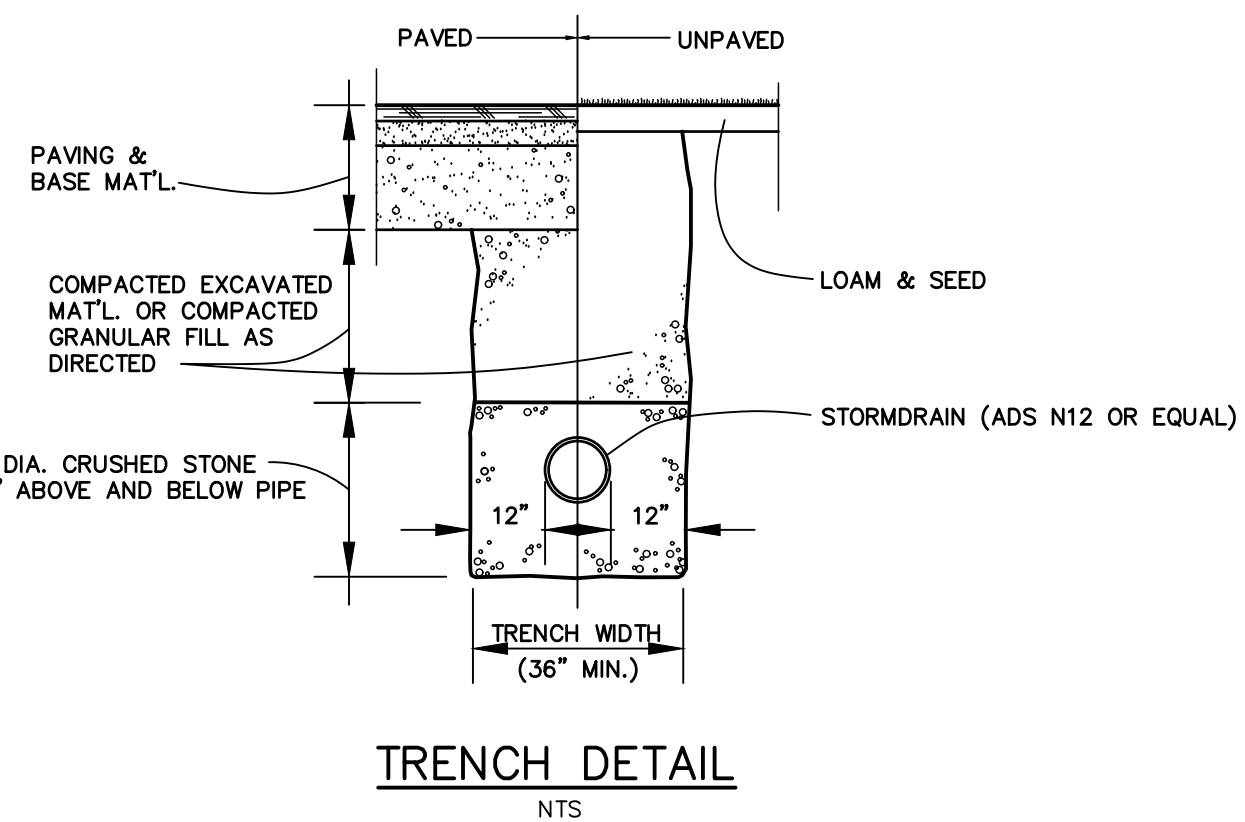
DESIGNED W. Pelkey	DATE April 2023
DRAWN Dept	SCALE 1" = 40'
CHECKED A. Morrell	JOB. NO. 23027

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**4**

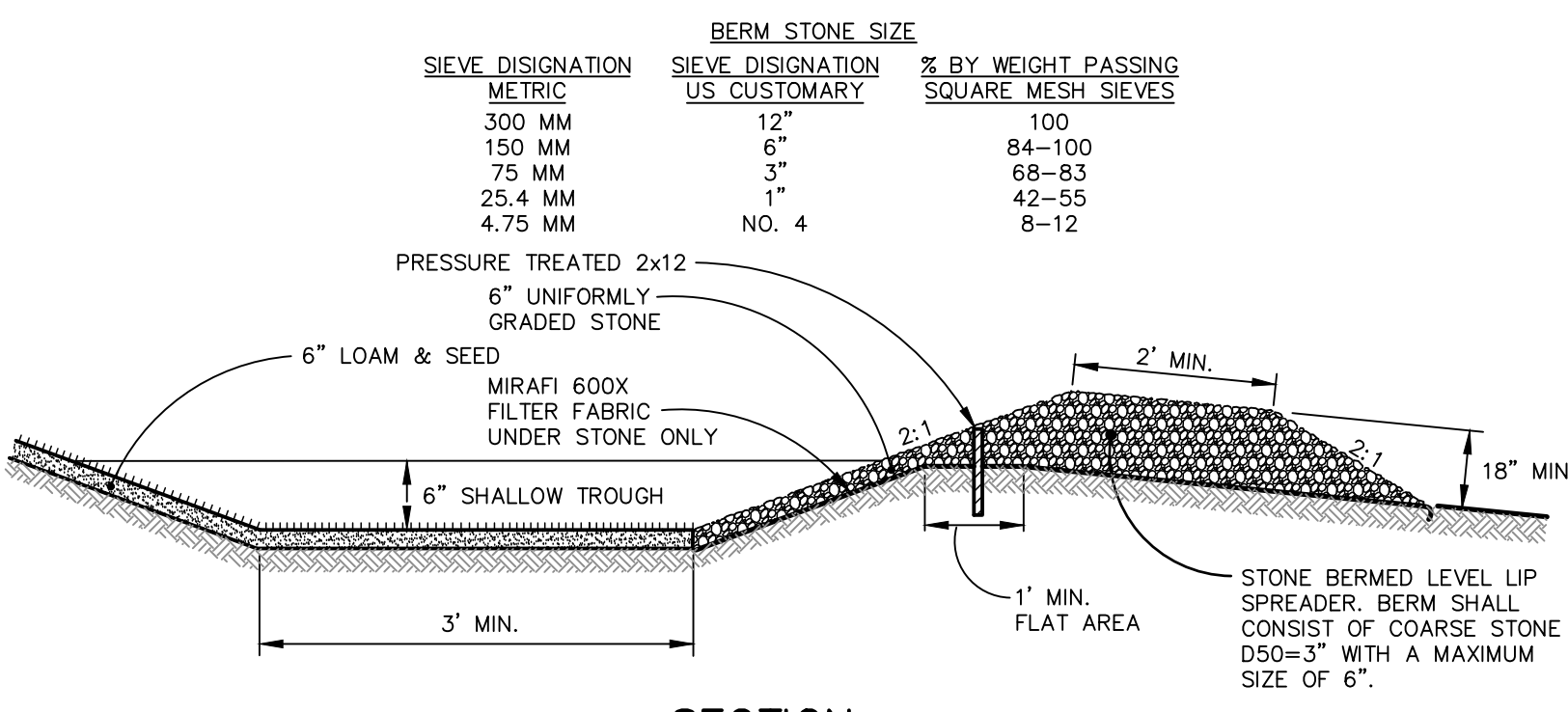
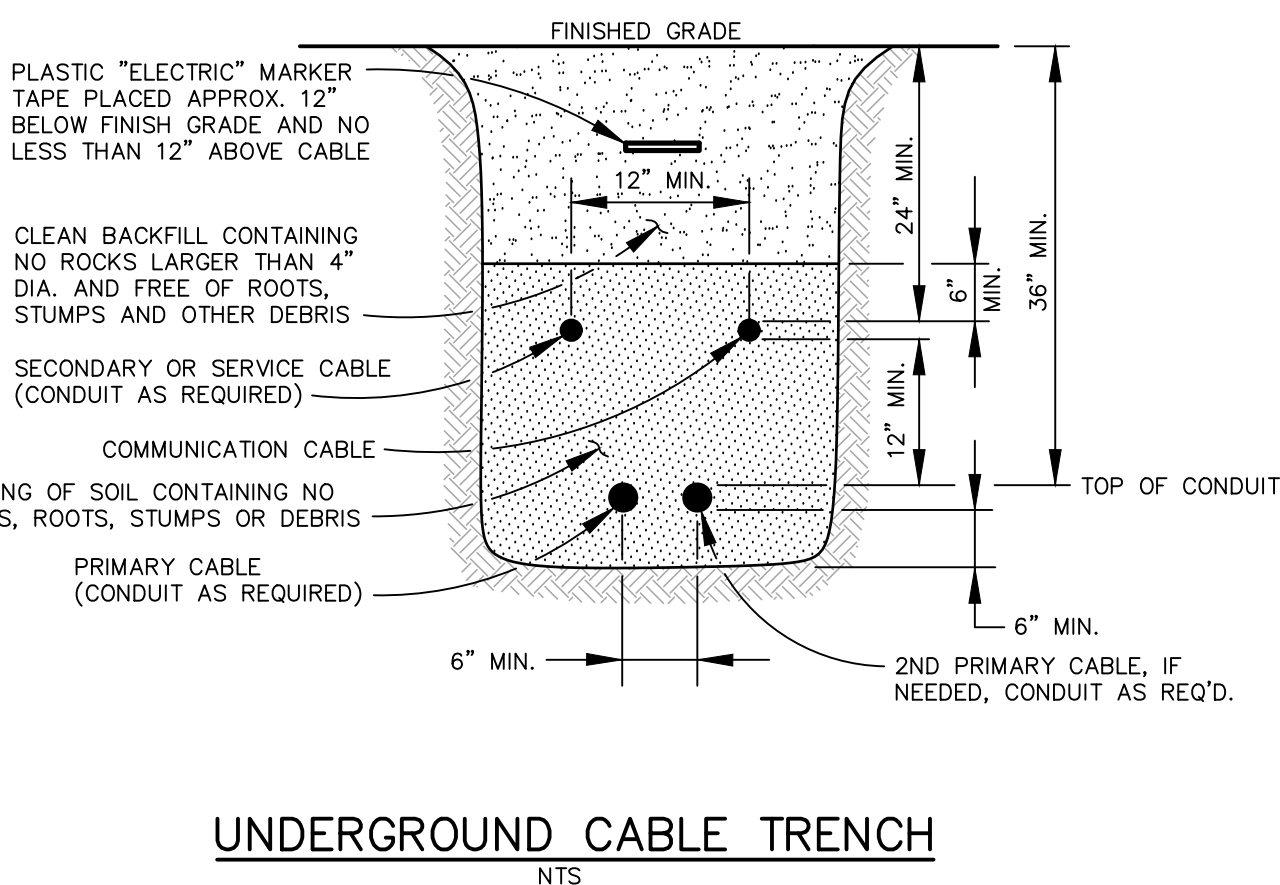
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- NOTES:
- Trench width shown is payment width for rockexcavation & replacement of unsuitable material.
  - Do not mechanically compact directly over flexible pipe (e.g. PVC, Polyethylene)
  - Concrete pipe shall have sand bedding.

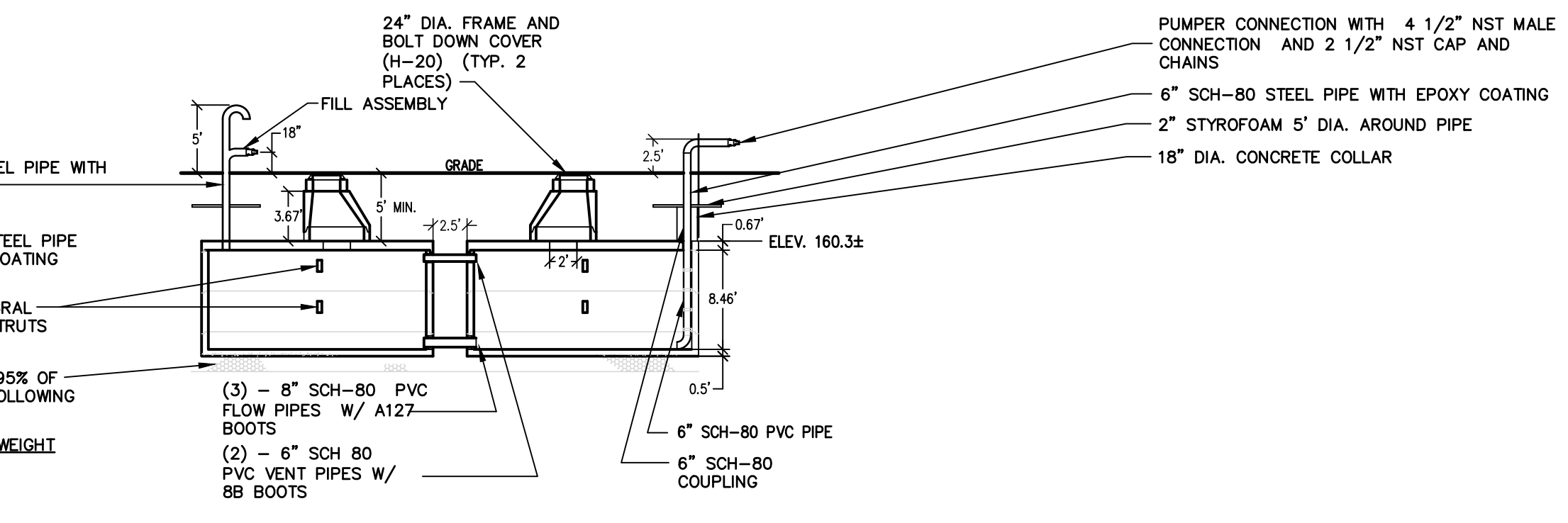
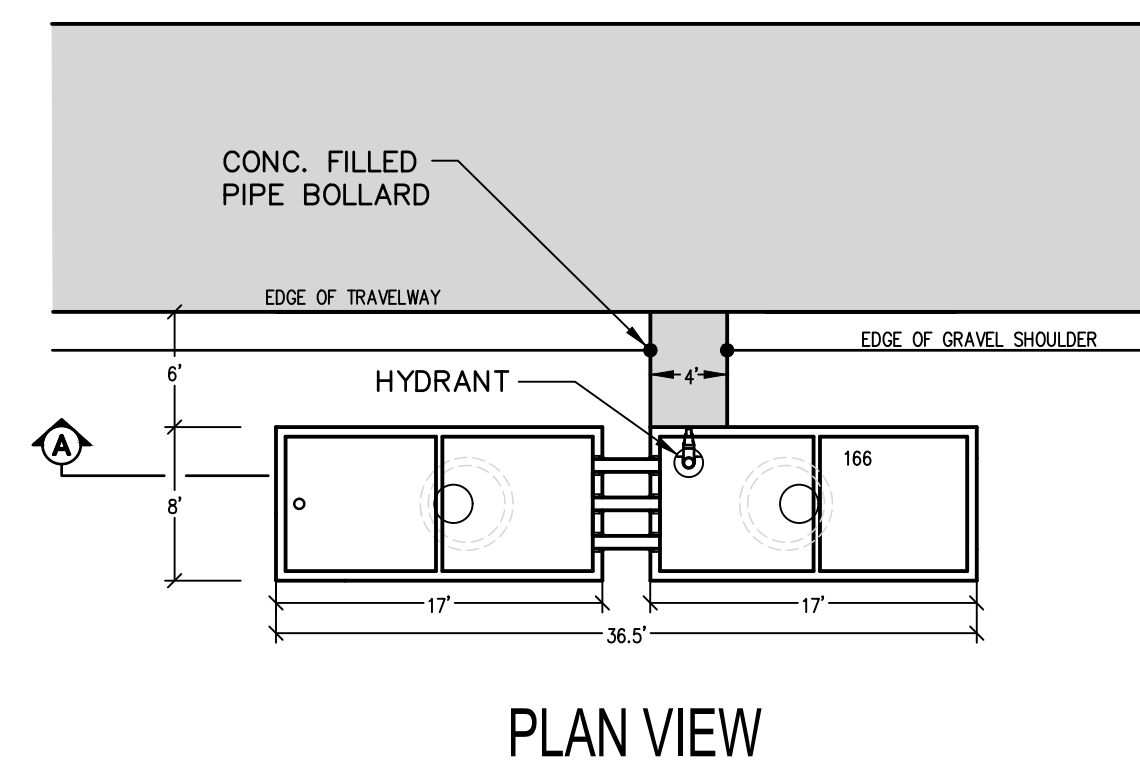


- NOTES:
- INSTALLATION SHOULD NOT ALLOW THE INTER-TWINING OF CABLES.
  - COMMUNICATION AND POWER CABLES SHALL HAVE NO LESS THAN 12" OF RADIAL SEPARATION.
  - CONDUITS FOR POWER AND COMMUNICATION CABLES SHALL BE SPECIFIED BY APPROPRIATE UTILITY COMPANIES.



- CONSTRUCTION SPECIFICATIONS
- SPREADERS SHALL BE INSTALLED WITH A LEVEL INSTRUMENT. CONSTRUCT LEVEL LIP TO OR GRADE TO ENSURE UNIFORM SHEET FLOW. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL, NOT FILL.
  - SELECTED GEOTEXTILE FABRIC BASED ON UNDISTURBED SOILS (SANDS, SILTS, CLAYS, ETC.).
  - PLACE UNIFORMLY GRADED STONE (SEE TABLE S-3).
  - THE INLET DITCH SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 20 FEET BEFORE ENTERING THE SPREADER.
  - STORM RUN-OFF CONVERTED TO SHEET FLOW ACROSS OUTLET APRON SHALL FLOW ONTO STABILIZED AREAS. AREAS RUN-OFF SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
  - PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.
  - CONSTRUCTION OF LEVEL LIP SPREADER SHALL BE FROM UPRIAL SIDE ONLY. LEVEL LIP AND AREA BELOW SPREADER SHALL BE AT EXISTING GRADES AND UNDISTURBED BY EARTHWORK OR EQUIPMENT EXCEPT AS NOTED ON PLAN.
  - CONSTRUCT SPREADER WITH LIP AT EXISTING ELEVATION AS SPECIFIED.
  - DOWN GRADIENT AND RECEIVING AREA MUST BE NATURALLY WELL VEGETATED.
  - DISCHARGE NOT PERMITTED WITHIN 25' OF A STREAM OR WETLAND, CONSULT DEP IF STRUCTURE MUST BE WITHIN 75' OF STREAM OR WATER BODY.

LEVEL LIP SPREADER N.T.S.



12" SAND BED FULL LENGTH COMPACT SAND TO 95% OF MAXIMUM DRY DENSITY. SAND SHALL MEET THE FOLLOWING SIEVE ANALYSIS BY WEIGHT:

SIEVE SIZE	MAX. % PASSING BY WEIGHT
NO. 100	100
NO. 4	95-100
NO. 16	50-85
NO. 100	2-10

- DESIGN NOTES:
- CONCRETE 5000 PSI AT 28 DAYS.
  - SHIPLAP JOINTS ARE SEALED WITH A 2 x 1 1/4" STRIP OF ASPHALTIC BUTYL RUBBER.

ITEM	WEIGHT
BASE	15,000 LBS
3'-0" RISER	10,800 LBS
TOP	13,600 LBS

1' BARREL TO BE CAST INTO TOP WITH 8" EXPOSED OUT TOP. 8" HOLE ON END WITH CONCRETE COLLAR.

SECTION A-A FIRE TANK DETAIL N.T.S.

- NOTES:
- MIN. SIZE - 10,000 GALLONS
  - CONSTRUCTION - MUST BE DESIGNED TO SAFELY WITHSTAND THE SERVICE TO WHICH THE TANKS IS SUBJECTED INCLUDING THE PRESSURE OF THE EARTH OR PAVEMENT ABOVE THE TANK
  - MATERIALS - SUITABLE MATERIAL FOR TANK IS CONCRETE WITH CAST IRON FRAME AND COVERS.
  - INSTALLATION - TANKS SHALL BE SET ON FIRM FOUNDATIONS AND SURROUNDED WITH SOFT SAND, WELL COMPACTED INTO PLACE. THE CONTRACTOR SHALL SUBMIT ANTI-FLOATION CALCULATIONS TO THE CITY ENGINEER FOR APPROVAL PRIOR TO SETTING THE TANKS. THE TANKS MUST BE ANCHORED OR WEIGHTED TO PREVENT FLOATING IN LOCATIONS WHERE THE WATER TABLE IS HIGH OR MAY RISE.
  - FIRE DEPARTMENT CONNECTION (HYDRANT) - THE INSTALLATION SHALL BE PROVIDED WITH ONE 4.5" MALE NATIONAL STANDARD THREAD (NST) HYDRANT CONNECTION WITH CAP. THIS CONNECTION SHALL BE PLACED AT THE END OF A RISER WITH A 90° ELBOW CONSTRUCTED OF 6" SCHEDULE 80 STEEL PIPE WHICH TERMINATES AT OR NEAR THE TANK TOP IN A 6" SCHEDULE 80 FEMALE ADAPTOR. THE HYDRANT CONNECTION RISER INSIDE THE TANK SHALL BE 6" SCHEDULE 80 PVC FROM THE FEMALE ADAPTOR TO THE TANK BOTTOM AND END WITH A 90° ELBOW. THE RISER INSIDE THE TANK SHALL BE SECURED IN AT LEAST 4 EVENLY SPACE ATTACHMENT POINTS.
  - TANK FILL & VENT - A TANK FILL ASSEMBLY SHALL BE INCORPORATED INTO THE VENT PIPE AT 18" ABOVE FINAL GRADE. IT SHALL CONSIST OF A 6" SCHEDULE 80 PVC WYE SOCKET, 45° STREET ELBOW SPIGOT AND SOCKET AND A 6"x4" STORTZ HYDRANT ADAPTOR WITH CAP AND CHAIN. AN APPROXIMATE VENT SHALL BE PROVIDED FOR NORMAL OPERATION (1000 GALLONS PER MINUTE) OF THE INSTALLATION TO PERMIT FILLING AND EMPTYING AND FOR THE MAXIMUM EXPANSION OR CONTRACTION OF THE INSTALLATION CONTENTS WITH CHANGES IN TEMPERATURE. A SCREEN SHALL BE PROVIDED TO PREVENT A CLOGGED VENT WHICH COULD RESULT IN A RUPTURING OF TANKS FROM THE INTERNAL PRESSURE OR COLLAPSE DUE TO INTERNAL VACUUM. INADEQUATELY SIZED VENTS MAY HAVE A SAME RESULT. THE VENT SHALL BE A MINIMUM OF 6" SCHEDULE 80 PVC PIPE WITH TOP ELBOW PROVIDING AN 180° TURN AND TERMINATE A MINIMUM OF 5' ABOVE GRADE.
  - THE INSTALLER, OWNER AND/OR RESPONSIBLE PARTY FOR THE INSTALLATION SHALL ENSURE THAT THE GRADE TO TANK TOP DEPTH BE A MINIMUM OF 5' OF EARTH TO PROTECT FROM FREEZING. A STAMPED ENGINEERED SYSTEM USING RIGID INSULATION AND REDUCED GROUND COVER CAN BE CONSIDERED BY THE CITY ENGINEER.
  - THE INSTALLER, OWNER AND/OR RESPONSIBLE PARTY SHALL BE REQUIRED TO PROVIDE ALL NECESSARY MAINTENANCE FOR 1 YEAR PERIOD FROM THE DATE THE INSTALLATION GOES INTO SERVICE.
  - INSPECTION ACCESS TO TANKS OF THE INSTALLATION SHALL BE PROVIDED BY THE USE OF A HOOK WITH A 24" DIAMETER CAST IRON FRAME AND COVER. THE COVER SHALL BE ABLE TO RECEIVE TYPICAL MANHOLE COVER HOOKS FOR REMOVAL AND SHALL BE EITHER BLANK OR INSCRIBED WITH WORDS SUCH AS FIRE DEPARTMENT, WATER SUPPLY, FIRE TANK OR SIMILAR.
  - TWO TANKS, OR MORE AS APPROVED BY THE FIRE CHIEF, MAY BE INTER-CONNECTED TO HOLD THE REQUIRED CAPACITY OF WATER. THERE SHALL BE THREE 6" CROSS FLOW CONNECTIONS IN THE LOWER SIDE WALL OF CONNECTED TANKS UTILIZING SCHEDULE 80 PVC PIPE. THERE SHALL BE TWO 6" CROSS VENT CONNECTIONS IN THE UPPER SIDE WALLS OF CONNECTED TANKS UTILIZING SCHEDULE 80 PVC PIPE. ALL CONNECTIONS MUST USE APPROPRIATELY SIZED BOOTS.
  - THE FRING FOR THE HYDRANT CONNECTION RISER SHALL BE INSTALLED SO THAT IT ENTERS THE TANK THROUGH THE TANK TOP AND NOT THROUGH THE TANK ENDS OR UNDERSIDE. THE HYDRANT CONNECTION AND RISER SHALL BE PAINTED RED AND MEASURES 30" ABOVE GRADE.
  - AN 18" DIAMETER CONCRETE COLLAR AROUND THE HYDRANT CONNECTION RISER SHALL BE POURED INTO PLACE ON THE TANK TOP. BOTH THE HYDRANT CONNECTION RISER AND THE TANK FILL & VENT PIPE SHALL BE CENTERED WITHIN A 5" DIAMETER 2" RIGID STYROFOAM BARRER APPROXIMATELY 30" ABOVE THE TANK TOP.
  - THERE SHALL BE AT LEAST 6" OF LEVEL GROUND AROUND THE HYDRANT CONNECTION RISER.
  - TWO 4" DIAMETER BY 4" TALL CONCRETE FILLED PROTECTIVE BOLLARDS SHALL BE INSTALLED APPROXIMATELY 4' IN FRONT OF AND 2' TO EACH SIDE OF THE CENTER OF THE HYDRANT CONNECTION. THE BOLLARDS SHALL BE RED IN COLOR.
  - THREADED OR WELDED PIPE CONNECTIONS ARE ACCEPTABLE.
  - TANKS ARE REQUIRED TO BE INSPECTED BY A REPRESENTATIVE DESIGNATED BY THE CITY OF SACO BEFORE BEING FILLED WITH WATER.
  - THE INSTALLER, OWNER AND/OR RESPONSIBLE PARTY SHALL BE RESPONSIBLE FOR PUMPING ANY EXISTING WATER FROM THE TANKS, REMOVING FOREIGN MATERIAL OF ANY KIND (E GASKET MATERIAL, GREASE, LEAVES, CONCRETE DUST, ETC.) PRIOR TO THE CITY INSPECTION.
  - THE INSTALLER, OWNER AND/OR RESPONSIBLE PARTY SHALL BE RESPONSIBLE FOR FILLING THE TANKS AND FOR NOTING WHERE THE FULL (10,000 GALLONS) LEVEL IS AS MEASURED FROM THE EXTERIOR OF THE TANK TOP. HE/SHE MAY THEN NOTIFY THE FIRE DEPARTMENT. THE FIRE DEPARTMENT WILL TEST THE INSTALLATION BY DRAFTING WATER FROM THE TANKS AND PUMPING IT BACK INTO THE TANK AS SOON AS POSSIBLE BUT NOT BEFORE TWENTY-FOUR HOURS OF THE TANKS BEING FILLED SO THAT IT CAN BE DETERMINED IF THERE IS A LEAK.
  - A METAL SIGN, APPROXIMATELY 24" X 24" WITH A CAPITAL H LETTERED ON IT SHALL BE AFFIXED AT A HEIGHT OF APPROXIMATELY 5' TO A METAL POST INSTALLED IN THE GROUND IN THE VICINITY OF THE HYDRANT CONNECTION AS APPROVED BY THE FIRE DEPARTMENT.

NO.	DATE	REVISION
1	8/15/22	Submitted Sketch Plan to Town
2	10/27/22	Submitted Sketch Plan to Client for Review
3	11/15/22	Revised per Client Comments
4	11/30/23	Submitted Preliminary Plan to Town



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 Gorham, Maine 04038  
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 www.bh2m.com

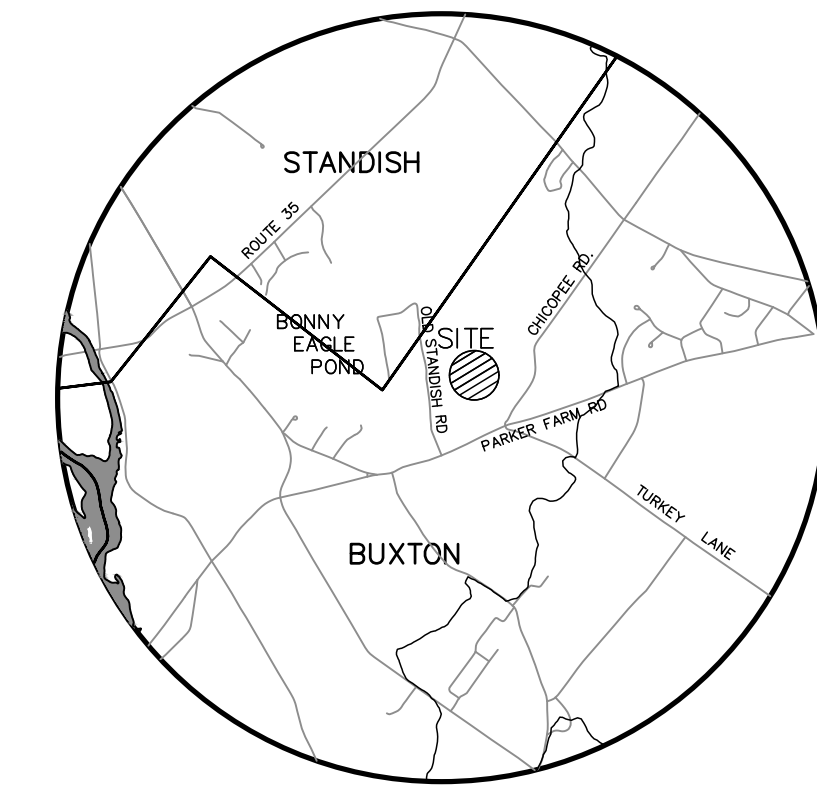
FOR  
 Bill Ham  
 108 Darbock Terrace  
 Hollis, Maine 04042

STANDARD DETAILS  
 BUCK'S ESTATES SUBDIVISION  
 OLD STANDISH ROAD  
 BUXTON, MAINE

DESIGNED	DATE
A. Morrell	August 2022
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
A. Morrell	23027

SHEET  
**6**

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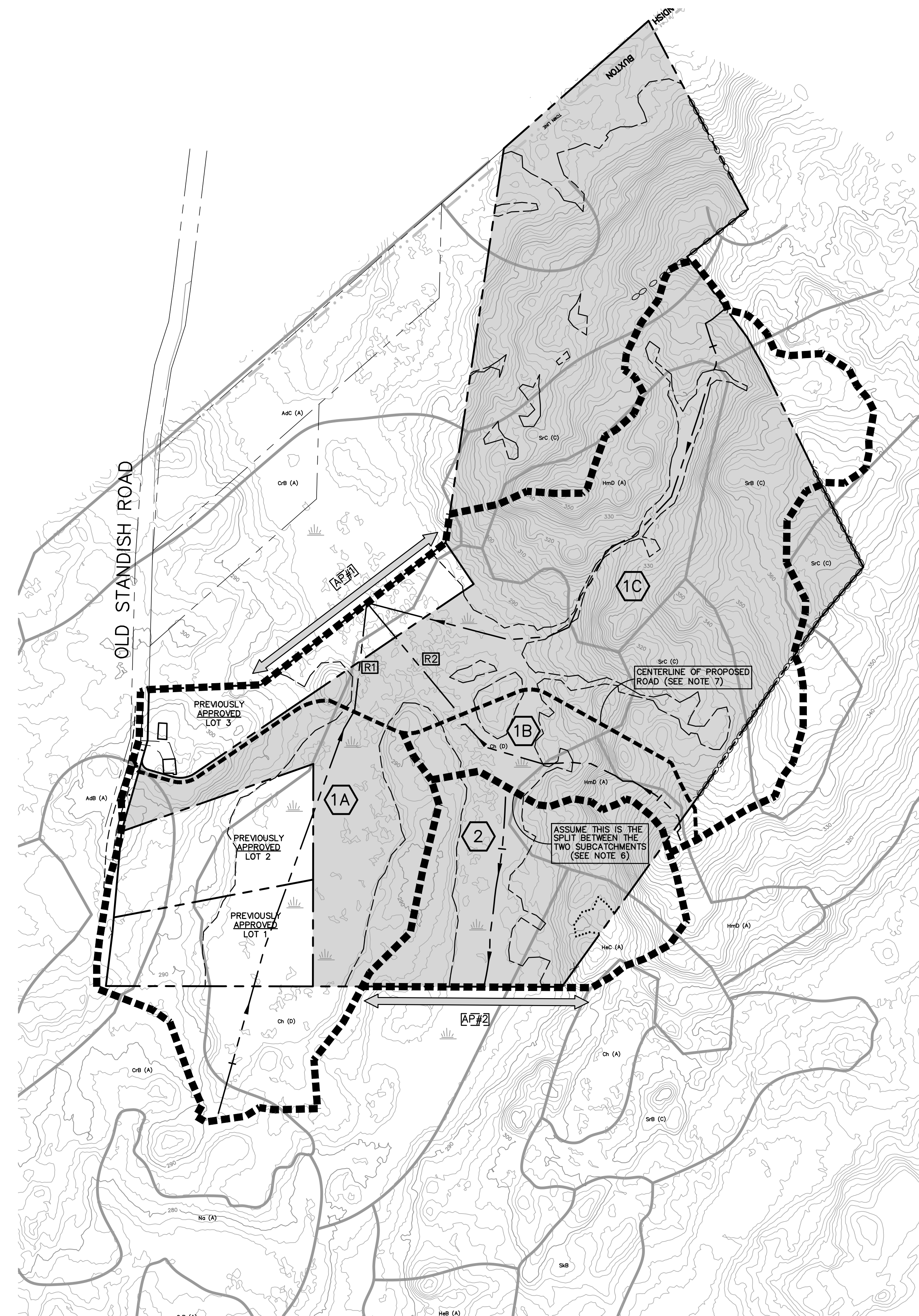
**LOCATION MAP**  
SCALE: 1" = 2 MILES

**NOTES:**

1. APPLICANT: BILL HAM  
142 DARBICK TERRACE  
HOLLIS, ME 04042
2. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M  
380B MAIN STREET  
GORHAM, MAINE
3. WETLAND DELINEATION: MARK HAMPTON ASSOCIATES  
P.O. BOX 1931  
PORTLAND, MAINE 04104
4. SOILS: SOILS SHOWN PER USDA WEB SOIL SURVEY
5. TOPOGRAPHY: MAINE STATE 2' GIS CONTOURS
6. SUBCATCHMENT BOUNDARY BETWEEN SA'S 1 & 2 WITHIN THE WETLANDS IS ASSUMED BASED UPON LIDAR TOPOGRAPHY.
7. PLEASE NOTE THAT FOR BOTH THE PRE AND POST DEVELOPMENT ANALYSIS, THE WATERSHED FLOWING TO ANALYSIS POINT #1 HAS BEEN MODELED USING THE SAME BOUNDARIES THAT WILL RESULT FROM THE PROPOSED ROADWAY IN THE POST DEVELOPMENT CONDITION. THIS HAS BEEN DONE TO PREVENT THE MODEL FROM DRastically SKEWING THE CURVE NUMBER OF THE POST DEVELOPMENT DOWNSTREAM SUBCATCHMENT, WHICH IS WHERE THE MAJORITY OF THE HYDRAULICALLY RESTRICTIVE SOILS EXIST IN THE WATERSHED.

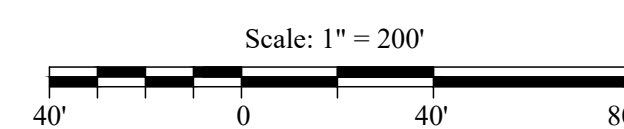
PRE DEVELOPMENT FLOWS			
ANALYSIS POINT	2 YR. STORM	10 YR. STORM	25 YR. STORM
AP#1	5.12 CFS	20.98 CFS	38.64 CFS
AP#2	0.47 CFS	2.62 CFS	5.28 CFS

Tc SUMMARY (FOR THOSE NOT LABELED ON THE PLAN)	
SUBCATCHMENT	Tc ROUTE
SA-1A	150' SHEET, 1075' SHALLOW
SA-1B	150' SHEET, 630' SHALLOW
SA-1C	150' SHEET, 1575' SHALLOW
SA-2	150' SHEET, 400' SHALLOW



SOILS LEGEND	
SYMBOL	DESCRIPTION
SOIL BOUNDARY LINES	
SLOPE DESIGNATION	
A = 0 - 3%	
B = 3 - 8%	
C = 8 - 20%	
D = 20%+	
HYDROLOGIC SOIL GROUP	
SOIL	GROUP
ADAMS (AdB, AdC)	A
CHOCORUA PEAT	A/D *
CROGHAN (CrB)	A
HERMON (HeB, HeC, & HmD)	A
NAUMBURG (Na)	A/D *
SKERRY (SkB, SrB, & SrC)	C/D *
* ASSUME D SOIL TYPE FOR WETLANDS	

SYMBOL	LEGEND	DESCRIPTION
(12)		DRAINAGE SUB AREA
---		DRAINAGE AREA BOUNDARY
→		TIME OF CONCENTRATION ROUTE
- - -		LIMIT OF WETLANDS
—		EXISTING CONTOUR
- - -		PROPOSED CONTOUR



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FOR  
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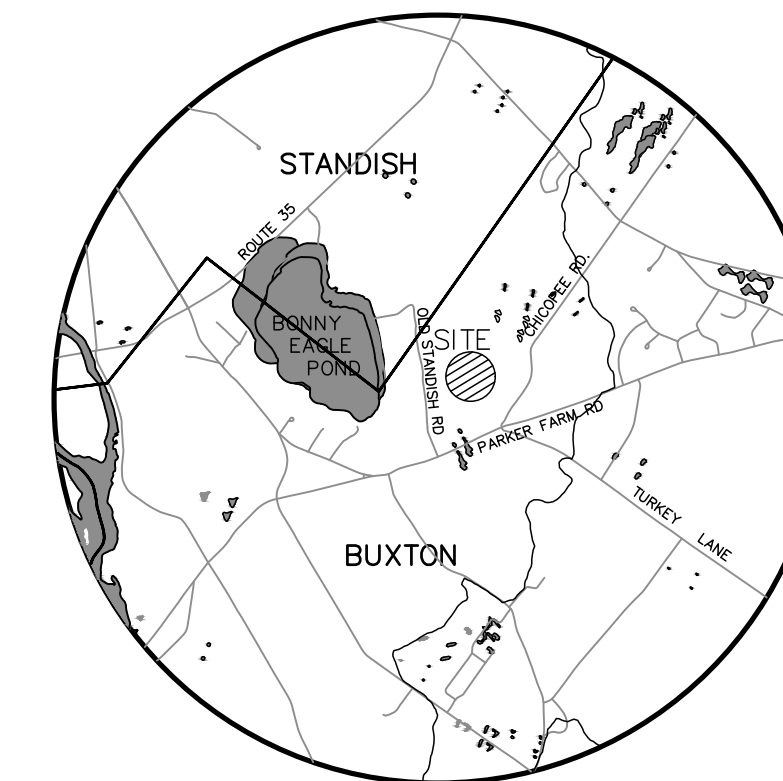
**PRE DEVELOPMENT WATERSHED**  
**BUCK'S ESTATES SUBDIVISION**  
OLD STANDISH ROAD  
BUXTON, MAINE

DESIGNED J. Jones	DATE April 2023
DRAWN Dept.	SCALE 1"=200'
CHECKED A. Morrell	JOB. NO. 23027

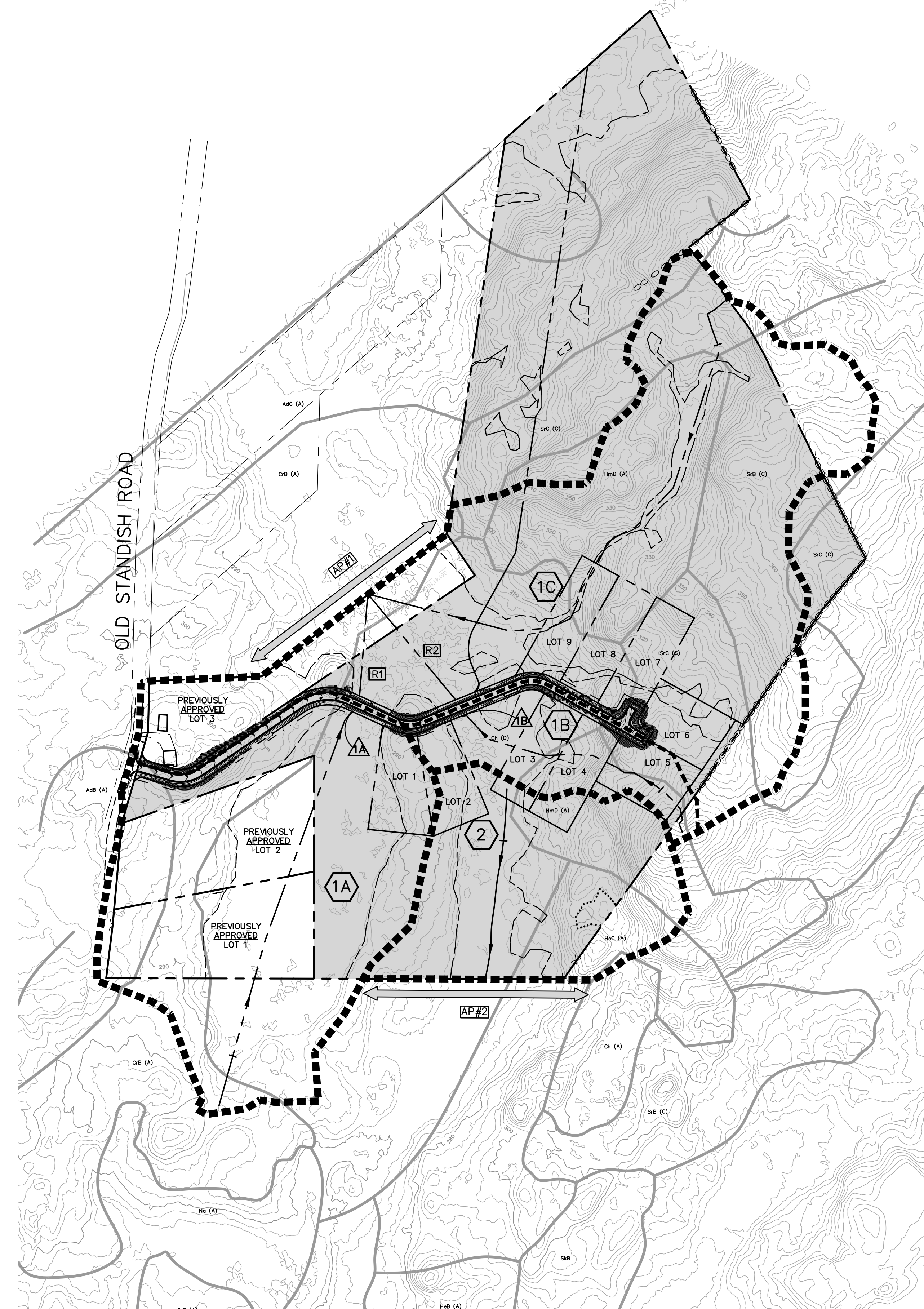
SHEET  
**A**

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**LOCATION MAP**  
SCALE: 1" = 2 MILES



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8. NO IMPROVEMENTS ARE ANTICIPATED IN TH ANALYSIS POINT 2 WATERSHED.

ANALYSIS POINT	POST DEVELOPMENT FLOWS FLOW RATE = POST (PRE)		
	2 YR. STORM	10 YR. STORM	25 YR. STORM
AP #1	4.23 (5.12) CFS	16.47 (20.98) CFS	30.00 (38.64) CFS
AP #2	0.47 (0.47) CFS	2.62 (2.62) CFS	5.28 (5.28) CFS

AS SHOWN IN THE TABLE ABOVE, DEVELOPMENT OF THE PROPOSED PROJECT WILL CREATE A CONDITION WHERE POST DEVELOPMENT PEAK RATES OF RUNOFF ARE DECREASED FROM THE PRE DEVELOPMENT PEAK RATES OF RUNOFF FOR ALL STORM EVENTS. THIS ANALYSIS POINT IS WITHIN A LARGE WETLAND COMPLEX AND THE PROPOSED INCREASE WILL NOT CREATE ANY ADVERSE IMPACTS TO THE DOWNSTREAM CONDITIONS.

SUBCATCHMENT	Tc SUMMARY (FOR THOSE NOT LABELED ON THE PLAN) Tc ROUTE	
	LENGTH	DEPTH
SA-1A	150' SHEET, 1075' SHALLOW	
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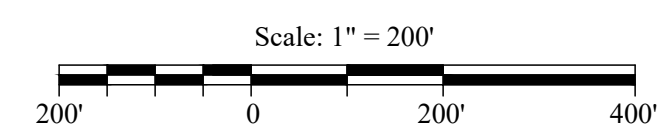
**SOILS LEGEND**

SYMBOL	DESCRIPTION	SOIL	GROUP
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A	0 - 3%		A
B	3 - 8%		A
C	8 - 20%		A/D *
D	20%+		C/D *
<b>HYDROLOGIC SOIL GROUP</b>			
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HERMON (HeB, HeC, & HmD)			A
NAUMBURG (Na)			A/D *
SKERRY (SkB, SrB, & SrC)			C/D *

\* ASSUME D SOIL TYPE FOR WETLANDS

**LEGEND**

SYMBOL	DESCRIPTION
12	DRAINAGE SUB AREA
---	DRAINAGE AREA BOUNDARY
---	TIME OF CONCENTRATION ROUTE
---	LIMIT OF WETLANDS
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**POST DEVELOPMENT WATERSHED**  
BUCK'S STATES SUBDIVISION  
OLD STANDISH ROAD  
BUXTON, MAINE

DESIGNED A. Fagan	DATE Nov. 2023
DRAWN Dept	SCALE 1"=200'
CHECKED A. Morrell	JOB. NO. 23027

SHEET  
**B**

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