



**City of Biddeford
Planning Board**

May 7, 2025 at 6:00 PM
City Hall Council Chambers & Zoom

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Or call in by phone: +1 312 626 6799

Meeting ID: 991 9788 6357

Passcode: 991759

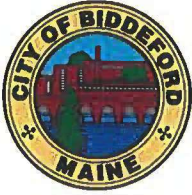
1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
3. Adjustment(s) to Agenda
4. Planner's Business
5. Consent Agenda
 - 5.a Approval of Meeting Minutes from April 2, 2025
6. Unfinished Business
7. New Business
 - 7.a 2025.17 Review of Greatest Practical Extent request for Lionsgate Properties, LLC.
This proposal is to reconstruct 2 existing non-conforming structures that have been damaged/destroyed at 79-81 Fortunes Rocks Road (Tax Map 64, Lot 49-2 & 49-3) in the CR & LR Zones.
 - 7.b 2025.18 Review of the Greatest Practical Extent Request by Denis & E. Paula McNabb. The proposal is to reconstruct an existing non-conforming structure at 64-Mile Stretch Road (Tax Map 6, Lot 17-1) in the CR & LR Zones.
 - 7.c 2025.09 Review of a Sketch Plan request by Bateman Partners to add 60 residential units to Forest Green Apartments. The property is located at Parkview Court (Tax Map 32, Lot 1) in the R-3 Zone.
 - 7.d 2025.03 Review of a Final Site Plan & Subdivision request for Reveler LLC. This is the proposed development of existing Pepperell Mill Building #30 into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2).
 - 7.e 2025.01 Review of a Preliminary/Final Site Plan Review Application for T & T Leasing LLC. The property is located at 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 Zone.
The applicant intends to construct a 7,500 SF facility to rent units for commercial

activities.

8. Other Business

9. Adjourn

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight's meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Meeting Minutes **DRAFT**

Date: April 2, 2025
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance 6:00 PM
2. Declaration of Quorum/Voting Members
Quorum Present: Alexa Plotkin, Chair, Larry Patoine, Sue Deschambault, Roch Angers, Matt Dubois, Steve Beaudette (Alternate Member) & Kayla Lewis (Alternate Member)
Staff Present: David Galbraith, & Nan Whitten
3. Adjustments to the Agenda-N/A
4. Planner's Business-N/A
5. Consent Agenda
5.A. Review for approval Meeting Minutes for March 19, 2025
MOTIONS: 6:01 PM
Motion- Dubois-Motion to approve Consent Agenda
Second- Angers
Vote-Unanimous
6. Unfinished Business-None
7. New Business
7.a 2023.35 Preliminary and Final Site Plan Re-approval for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone.
 - Galbraith introduced the project
 - The applicant was in attendance to answer questions. He stated that he did not realize the original approval expired.
 - THERE WERE NO PUBLIC COMMENTS
 - Deschambault asked about parking. There is no designated parking, people will park on the street. She asked how many trucks he will have on the property at any one time, the answer is 4.
 - Patoine confirmed that this procedure was just a formality due to nothing changing. Which is correct.MOTIONS: 6:06 PM
Motion Dubois-I motion to APPROVE Case # 2023.35 Preliminary and Final Site Plan Re-approval for Freddy LLC to construct a food truck pavilion with

public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone, as presented with the adoption of the Conditions of Approval (COA).

Second-Deschambault

Vote-Motion Passed 3-1 (Deschambault, Dubois & Patoine in favor, Angers against).

7.b.2025.11 Sketch Plan Review for Bedard Homes, LLC for a proposed 38-lot single-family subdivision off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.

- Galbraith introduced the project
- The applicant has identified wetlands
- There is frontage on Parkside & Pool Street
- The applicant is leaving at least 25 acres of open space
- Jayson Haskell of DM Roma and the owner Kevin Bedard represented the application.
- Bedard told the Board that the property allows 92 lots however the applicant is only planning to create 38 lots
- The applicants have been working with Public Works, Engineering & Maine Water
- The new roads will be created to be public roads owned by the City
- Mark Hampton is creating a Natural Resource study
- They are adhering to the 100' resource buffer imposed by IF & W
- The applicant knows it is too early to appropriately determine vernal pools so they will do so later in the spring.
- The 25 acres of open space will either be turned over to the HOA or the City.
- 50% of the property will be open space with trails
- The properties will have public water & sewer
- The applicant is working with the engineering department on upgrading the pump stations on Parkside & Lafayette.
- This is planning to be a phased project.
- **PUBLIC COMMENTS:**
 - Dana St. Ours-42 Parkside Drive
 - Richard Rhames-10 West Loop Road
 - Loren McCreedy-Ward 2 (Would not disclose address)
- The board received several letters from neighbors, it was determined that they had been read by each Board Member therefore they were not read at the meeting.

MOTION:

Motion-Angers-To make the letters received to be part of the Planning Board record

Second-Patoine

Vote-Unanimous

- Galbraith went over 3 plans that were from the original Parkside Subdivision
- Haskell spoke of the sewer study and the update that will happen with this subdivision & the next project in the Parkside neighborhood. Lafayette station

will need a new wet well and Parkside will need new pumps. The study was done by Wright Pierce.

- Deschambault confirmed that Parkside is City Street.
- Deschambault also asked why the sidewalks are not plowed but Galbraith has not had time to talk to Jeff Demers about that yet. However, he will follow up.
- Patoine asked about this subdivision being turned into a cluster subdivision. Galbraith said that it was a possibility that there would be reduced minimum frontage and minimum lot size requirements.
- Lewis would like to see a cluster plan
- Plotkin asked about the regulations on the Planning Board imposing a cluster subdivision she asked about the regulations on cluster vs traditional.
- Galbraith explained to the audience that this project will take at least 3 meetings to get to a point of approval
- Angers would like to see a traffic & wildlife study. He asked if an Army Corp of Engineers (ACOE) permit will be needed? They are not sure yet. He wants more information on the issues with the pump stations, he wants a more definitive answer as to what will happen with the open space. He also wants the Conservation Commission involved.
- Haskell requested a copy of the Staff Report and Conservation Commission contact. Galbraith told him the Chair of the BCC was in the audience and Whitten will send the staff report in the morning, which was done.
- Patoine asked about the Pool Street entrance and possibly keeping all the lots together and encouraged the developer to work with the neighbors.
- Galbraith mentioned working with the Planning Department to come up with other options.
- Beaudette asked about the sewer & stormwater capacity
- Haskell answered that the stormwater is designed to the ACOE standards
- Deschambault thanked the neighbors for their input and letters.
- Galbraith mentioned that the applicant may want to meet with the recreation department also.
- Dubois suggested a site walk of the property prior to preliminary.
- Haskell asked if the Board would like another Sketch Plan meeting with the Cluster Subdivision plans.
- Plotkin said that it the Board's duty to explore all options and she encourages them to work with Galbraith to work out all options.
- Haskell told the Board that the applicant is required to have a neighborhood meeting for DEP.
- Lewis mentioned that she would like the applicant to come back with a Cluster Sketch Plan
- Patoine suggested a site walk just prior to the presentation of the Cluster Sketch Plan.

8. Other Business-None

9. Adjourn 7:30 PM

Galbraith, David

From: Bill DeLong <chiefd@gmail.com>
Sent: Saturday, March 29, 2025 3:07 PM
To: Plotkin, Alexa; Galbraith, David; Gervais, George; Whiting, Scott; Grohman, Martin
Cc: Susan Gorman
Subject: Public Comment: Bedard Subdivision - 268 Pool Street

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IT Department

Mayor Grohman, Director Gervais, Chair Plotkin, and other members of Biddeford City Government,

I am writing to you with dismay after learning about the proposed Bedard Subdivision at 268 Pool Street and after reviewing the sketch plans provided by Assistant Director Galbraith. I own a home at 55 Parkside Drive.

Unfortunately, I will not be available to attend the 4/2/2025 meeting, so please accept this email as my input as a citizen of Biddeford and a resident of Parkside Drive.

There are a number of troublesome points with the proposed subdivision:

1. Parkside Drive does not have the capacity to allow for 76+ more vehicles to use it on a regular basis. It is already difficult to exit Parkside onto Pool Street around morning commuting time. Additionally, our street will be overrun with construction equipment during construction of the 38 homes. Add any future bus routes, and our road becomes jammed with traffic. Bedard should complete access to Pool Street, develop the lots nearest Pool Street, and apply for consideration to connect to Parkside once they have sold enough home lots at the back of the parcel, rather than starting from the back.
2. If this subdivision is approved and subsequently Mike Eon gets approval for his parcel of lots at the end of Parkside, the neighborhood will be saddled with an additional 30+ more homes and 60+ more vehicles. This is unsustainable.
3. Since Public Works refuses to plow the sidewalks on Parkside, those of us who live here are forced to clear the sidewalks on our own (when we're able), or walk and recreate in the street, which is a safety issue.
4. The 48.5 acre lot is currently undeveloped. With the addition of 38 homes (and accompanying driveways) as well as 3675 linear feet of roadway, the addition of that amount of impermeable surface will greatly increase stormwater runoff toward the homes on Parkside, the protected area of Blandings, and toward West Brook, a tributary to the Saco River. This adds a danger of water pollution.
5. Portions of the 48.5 acre parcel are ledge. Significant blasting will be required to build foundations, endangering the foundations of a large number of homes on Parkside, some of which were recently hazarded by blasting for Mike Eon's recent development of three lots which abut the Bedard property.

6. The wastewater pump station on Parkside likely will not have appropriate capacity to support 38 additional homes (and which will be additionally burdened by future development more homes on Parkside itself). And, as Assistant Director Galbraith notes, the City of Biddeford is already having problems with the Lafayette pump station. Approval of this development should not become a future financial burden for the City and its taxpayers.
7. I was gratified to see a mention of a wildlife survey. The deer overwintering area already looks to be impacted by this plan. Bedard must hire an uninterested and verifiably qualified wildlife researcher to complete the survey/study.

I look forward to hearing from City government officials on this issue and plan to engage more fully as the City makes this important decision.

Kind Regards,

Bill DeLong
55 Parkside Drive
Biddeford, Maine

Galbraith, David

From: Susan Gorman <susan@susangorman.net>
Sent: Saturday, March 29, 2025 3:19 PM
To: Susan Gorman; Plotkin, Alexa; Galbraith, David; Gervais, George; Whiting, Scott; Grohman, Martin
Subject: Public Comment~Bedard Subdivision 268 Pool Street

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Ms. Plotkin,

I am writing to express my extreme dismay about the sketch plan for the Bedard Subdivision located at 268 Pool Street. I am going to be out of town next week otherwise I would be attending the Planning Board Meeting on 4/2 to share my thoughts in person.

Parkside Drive, where I live, is already impacted by traffic. The idea that **at a minimum**, 70-100 more cars would be using it as the main thoroughfare/access point to a neighborhood of 38 single family homes is ludicrous.

We are a quiet neighborhood of growing young families, retirees, and elderly folks. Despite that, average wait times to safely turn onto Pool Street can often be 5-10 minutes long. We also have difficulty using our sidewalks during the winter months since Public Works neglects to plow them, so we are forced to walk (our dogs) in the street.

Additionally, if this project goes forward as shown, our road will be overrun by construction vehicles indefinitely.

I think what concerns me the most though, is the utter thoughtlessness in Bedard's assumption that he should be able to piggyback onto Parkside

Drive just because it's already there, and because he prefers to start building at the back of the parcel. It should be obvious that this is ill-conceived. As is the consequence of connecting the two neighborhoods. Our pump station is barely functional as it is. Others can speak to the impacts that such a huge development will have on infrastructure, noise pollution, and wildlife better than I can, but I am concerned about all of these issues as well.

We have already watched as Mike Eon's "land swap" with the City resulted in damage to impacted wetlands as well as losing our neighborhood's direct access to Clifford Park. Recently he restarted work on Winding Stream Way without receiving required permitting. It already feels like Biddeford defers to developers first. This site plan just confirms that.

You will never hear me argue that Maine in general, and Biddeford especially, doesn't need new housing stock. But doing it at the expense of the people who have already invested in our lives here is the wrong way to do it.

Susan Gorman
55 Parkside Drive

Galbraith, David

From: Kerry Roarke <apothekerry65@gmail.com>
Sent: Tuesday, April 1, 2025 5:43 PM
To: Galbraith, David
Cc: Elise ♥ Roarke
Subject: Concerns Regarding Proposed Subdivision on Parkside Drive - Increased Traffic and Child Safety

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Dear Mr. Galbraith,

My family and I reside at 27 Parkside Drive in Biddeford. We have been residents for five months, having previously lived on Pool Street. We chose to relocate to Parkside Drive specifically due to its quieter nature and reduced traffic, which we believed would be safer for our five children, ages 8-17, particularly our oldest, who is nonverbal and autistic and therefore at increased risk in areas of heavy traffic.

Our children walk to the bus stop twice daily at the corner of Pool Street and Parkside Drive, and they, along with many other children in our neighborhood, frequently ride their scooters and play in the street. We also observe many residents walking their dogs in this area.

We are writing to express our serious concerns regarding the proposed 38-lot subdivision off of Parkside Drive. We are deeply worried about the significant increase in vehicle traffic that this development would bring to our quiet street.

Specifically, we are concerned about:

Child Safety: The increased traffic volume poses a significant risk to the safety of our children and other children in the neighborhood who regularly walk, scooter, and play on Parkside Drive.

Visibility at the Turn: The proposed new road would be added to a turn on Parkside Drive where visibility is already potentially reduced. We fear this will create a hazardous situation and increase the risk of accidents, including the potential for a child to be struck by a vehicle.

Increased Traffic Volume: The sheer volume of additional vehicles accessing the proposed subdivision will drastically change the character of our street, making it less safe for pedestrians and children.

We respectfully request that the City of Biddeford carefully consider the potential impact of this proposed subdivision on the safety of our children and the residents of Parkside Drive. We would appreciate the opportunity to discuss our concerns further with you and to learn more about the city's plans to mitigate the increased traffic and ensure the safety of our neighborhood.

Thank you for your time and attention to this important matter.

Sincerely,

Kerry and Elise Roarke

Galbraith, David

From: Tira Denny <tirabrookedenny@gmail.com>
Sent: Tuesday, April 1, 2025 7:44 PM
To: Tira Denny
Cc: david.galbraith@biddeford.org; Galbraith, David
Subject: Re: Subdivision Off Parkside

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Sent from my iPhone

> On Mar 31, 2025, at 6:17 PM, Tira Denny <tirabrookedenny@gmail.com> wrote:

>

> Hi David,

>

> Thank you for taking the time to read my email.

>

> Our little family consists of one 4 year old & two dogs. Already with the few new houses being developed on Parkside Drive we have noticed cars driving faster and have had to be even more cautious of our 4 year old daughter and our dogs getting hit by cars. We've had a few close calls over the years and more congestion in traffic would mean a less safe neighborhood for our daughter and all the other little kiddos. We've gone through quite a baby boom over the last few years and I want to future of our kids to be a safe one. A place where they can continue to explore nature in a safe environment with an ecosystem filled with things to explore. Please consider declining this subdivision for the safety of our Parkside Drive neighborhood kids.

>

> Thank you,

> Tira Denny

Galbraith, David

From: sarahtsmith83@gmail.com
Sent: Wednesday, April 2, 2025 10:24 AM
To: Galbraith, David
Subject: Concerns Regarding Proposed 38-Lot Development on Parkside Drive

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Dear Mr. Galbraith,

I hope this email finds you well. I am writing to express my concerns regarding the proposed 38-lot development on Parkside Drive. While I understand the need for growth and development, I believe there are several significant issues that must be addressed to ensure the safety and well-being of our community.

One of my primary concerns is the increase in traffic that will result from this development. With no added access to Pool Street, the added traffic on Parkside will likely create safety hazards, particularly for children who play in the neighborhood. Parkside Drive has many families with young children (my own included) who walk and ride their bikes without fear of lots of traffic. I strongly urge consideration of measures such as speed bumps or speed tables on Parkside Drive to slow traffic and improve safety for all residents, especially the young ones and families who walk their dogs.

Additionally, I am concerned about the impact this development will have on local wildlife. We have recently had a few houses built next to us that use to have many deer walking through, and since the new homes were built the deer have not returned. The proposed development could displace these animals and disrupt their natural habitat even more. This is a significant concern not only for the animals but also for the community, as these creatures are an integral part of our local ecosystem. I would also like to raise is the impact this development could have on the animals' access to Clifford Park. It is crucial that wildlife can maintain access to the park, as it provides them with a vital space for sustenance and shelter. Any more obstruction or restriction of access to the park could have severe consequences for the local animal population.

Given these concerns, I kindly request that the following measures be considered in the planning and approval process:

1. A traffic impact study to assess the effects of the additional traffic on Parkside Drive and surrounding roads, with specific attention to child safety.
2. The installation of speed bumps or speed tables on Parkside Drive to mitigate speeding and ensure the safety of residents, 2 legged and 4 legged.
3. A comprehensive environmental impact assessment to evaluate the potential displacement of wildlife and ensure their continued access to Clifford Park with consideration for the protection of animal access to Clifford Park during and after the development process.

I appreciate your attention to these important issues and trust that you will carefully consider the concerns raised by the current residents of Parkside Drive. I look forward to hearing back from you regarding the actions that will be taken to address these matters.

Thank you for your time and consideration.

Sincerely,

Sarah Smith

19 Parkside Drive, Biddeford

Galbraith, David

From: Dylan and Brea Ruel <315.ruel@gmail.com>
Sent: Wednesday, April 2, 2025 8:03 AM
To: david.galbraith@biddeford.org; Galbraith, David
Subject: Parkside Drive extension proposal

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Dear David,

As residents of Parkside Drive, we take great pride in the quiet, family-friendly nature of our community, and we strongly believe that this new development would significantly disrupt the quality of life for us and our neighbors.

Our street is a peaceful dead-end road that is home to many families with young children and pets. The addition of a new subdivision would bring increased traffic, noise, and potential safety hazards that would be detrimental to the well-being of our residents, particularly the children and animals who often play outside. The current infrastructure of our street is not designed to handle the influx of vehicles that would come with this new development. Additionally, the quiet nature of our neighborhood, which is a major reason many of us chose to live here, would be lost.

In addition to these concerns, I would also like to highlight the impact this development could have on the local wildlife. Our neighborhood is home to a variety of animals, including birds, small mammals, and other species that rely on the natural habitat behind our homes. We love seeing the variety of animals that wander into our backyard. The disruption of this area by construction and increased human activity would displace these animals and potentially harm their ability to thrive. The loss of green space and natural habitat would also reduce the biodiversity that currently exists in our neighborhood.

I urge you to carefully consider the environmental impact this development would have, as well as the social consequences for our community. We value our space, tranquility, and the safety of our children, pets, and local wildlife. I respectfully request that you deny this development request in order to protect the character of our neighborhood, the quality of life for the residents, and the local wildlife that depends on this area. Many of our neighbors walk the trails in this plot of land on a daily basis. We would be devastated to see them gone.

Thank you for your time and consideration. We hope you will take these concerns seriously as you evaluate the proposal. Please feel free to contact us if you need any further information.

Best,

Dylan and Brea Ruel

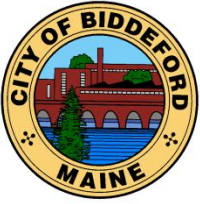
39 Parkside Drive

Planning Board Chair/Vice Chair

Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.

DRAFT



CITY OF BIDDEFORD

Planning and Development Department

Adi Iriqat
Assistant City Planner
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adi.iriqat@biddefordmaine.org

PLANNING BOARD STAFF REPORT

TO: Chair Plotkin and Members of the Biddeford Planning Board

FROM: Adi Iriqat, Assistant City Planner

DATE: April 28, 2025

RE: 2025.17 Greatest Practical Extent Determination for Lionsgate Properties, LLC to reconstruct two non-conforming damaged structures. The property is 79-81 Fortunes Rocks Road (Tax Map 64, Lot 49-2, 49-3) in the Coastal Residential Zone.

MEETING DATE: May 07, 2025, at 6:00 PM

1) INTRODUCTION

The applicant acquired the property in July 2024. Before the January 2024 storms, the site at 79-81 Fortunes Rocks Road was developed with two residential structures, featuring attached decks, concrete and wooden retaining walls, a shed, and stone or gravel driveways. In 1997, the two lots and their structures were combined into a single 6,468-square-foot parcel as part of the Cedar Winds Condominium. Following the storm event on January 10, 2024, the building at 81 Fortunes Rocks Road (Tax Map 64, Lot 49-2, referred to as "Unit 1") was heavily damaged and later demolished, while the structure at 79 Fortunes Rocks Road (Tax Map 64, Lot 49-3, "Unit 2") remains intact.



Figure 1 What the view looks like when positioned on the west side of the property, facing eastward.

2025.17 Greatest Practical Extent Determination for Lionsgate Properties, LLC to reconstruct two non-conforming damaged structures. The property is 79-81 Fortunes Rocks Road (Tax Map 64, Lot 49-2, 49-3) in the Coastal Residential Zone.

2) PROJECT DATA/INFORMATION

1.	Applicant:	Lionsgate Properties, LLC 111 Boston Post Rd, Suite 212 Sudbury, ME 01776
2.	Owner of Property:	Same as Applicant
3.	Agent:	Keith P. Richard, Esq. / Archipelago 1 Dana Street, 4 th Fl, Portland, ME 04101
4.	Engineer:	Lower Village Survey, Co. P.O. Box 2625 Kennebunkport, Me 04046
5.	Project Location:	79-81 Fortunes Rocks Road
6.	Project Tax Map & Lot:	Tax Map 64, Lot 49-2, 49-3
7.	Lot Size:	6468 Sq.ft
8.	Base Zoning:	CR
9.	Overlay Zoning:	LR
10.	Existing Use:	Residential Dwellings and Improvements
11.	Proposed Use:	Reconstruct two non-conforming damaged structures
12.	Approvals Required:	Greatest Practical Extent
13.	Uses in the Vicinity:	Single Family Residential
14.	Number of Lots in Subdivision:	N/A
15.	Minimum Lot Size Required: Provided: Proposed:	20,000 sf 6468 sf ± N/A
16.	Frontage Required: Existing: Proposed:	150' N/A N/A
17.	Front Setback Required: Existing: Proposed:	40' 13.26 & 9.60' ± 13.26'
18.	Side Setback Required: Existing: Proposed:	25' 4.67' ± N/A'
19.	Rear Setback Required: Existing: Proposed:	25' 54.7' ± 54.7' ±
20.	Height Requirements: Provided: Proposed:	35 feet or three stories Unit #1: 26.03', Unit #2: 23.13 Unit #1: 26.03', Unit #2: 23.13
21.	Water Supply:	Public Water
22.	Sewage Disposal:	Private Sewer
23.	Solid Waste Disposal:	Public Trash

2025.17 Greatest Practical Extent Determination for Lionsgate Properties, LLC to reconstruct two non-conforming damaged structures. The property is 79-81 Fortunes Rocks Road (Tax Map 64, Lot 49-2, 49-3) in the Coastal Residential Zone.

24.	Fire Protection:	City of Biddeford
25.	Floodplain Status:	N/A
26.	Wetland/Surface Water Impacts:	N/A
27.	Soil Study Provided:	N/A
28.	Parking Spaces Required:	N/A
29.	Parking Spaces Provided (total):	N/A
30.	Ownership of Road:	Fortunes Rocks is a Public Road
31.	Impervious Surface Area:	N/A
32.	Total Disturbed Area:	N/A
33.	Waivers Needed:	N/A
34.	Waivers Granted:	N/A
35.	Variances Needed for Approval:	None
36.	Other Permits Obtained:	N/A
37.	Other Non-City Permits Required:	DEP
38.	Fees Paid:	Yes
39.	Planning Board Review History:	May 07, 2025

3) Existing Conditions

Both residential structures were situated entirely within the 100-foot shoreline setback. At their nearest points, Unit 1 was 53.8 feet and Unit 2 was 54.7 feet from the Highest Annual Tide Line, making them non-conforming under the City Code. The applicant now proposes to rebuild Unit 1 and remove and reconstruct Unit 2 on elevated post-and-piling foundations. These activities are permitted under Article XIV, Section 12(C)(4) of the City Code, which governs the reconstruction or replacement of non-conforming structures.



Figure 2 a directional perspective, observing the property from a southern vantage point, facing northward

2025.17 Greatest Practical Extent Determination for Lionsgate Properties, LLC to reconstruct two non-conforming damaged structures. The property is 79-81 Fortunes Rocks Road (Tax Map 64, Lot 49-2, 49-3) in the Coastal Residential Zone.

4) Proposed Project

Scope of Work Summary: 79-81 Fortunes Rocks Road

- **Property Background:**
 - Two residential structures previously existed on the property.
 - Property combined into one 6,468 SF lot through a condominium conversion (Cedar Winds Condominium) in 1997.
 - Unit 1 (81 Fortunes Rocks Road) was destroyed during the January 2024 storm; Unit 2 (79 Fortunes Rocks Road) remains standing.
- **Project Proposal:**
 - Reconstruct Unit 1 (previously demolished).
 - Remove and reconstruct Unit 2 (currently standing).
 - Both units to be rebuilt on **raised posts and piling foundations**.
 - Maintain original footprints as the "greatest practical extent" from the shoreline setback.
- **Regulatory Context:**
 - Structures are non-conforming due to being within the 100-foot shoreline setback (53.8 ft and 54.7 ft from the Highest Annual Tide Line).
 - Reconstruction allowed per **Article XIV, Section 12(C)(4)** of the City Code.
 - Application seeks Planning Board approval for footprint relocation determination to the **greatest practical extent**.
- **Planning Board Criteria Considerations:**
 - **Size of the lot:** Limited by small lot size and multiple setbacks; relocation is impractical.
 - **Slope of the land:** Slope is gentle and does not hinder construction.
 - **Potential for soil erosion:** No elevated risk of soil erosion from proposed structure locations.
 - **Location of other structures:** No structures on the parcel affect proposed footprints; adjacent structures are not limited.
 - **Septic system location:** Centrally located septic system (installed 2017) further constrains relocation.
 - **Vegetation removal:** No vegetation removal is proposed.
- **Conclusion:**
 - Due to site constraints (lot size, setbacks, septic system, and location within the shoreline buffer), rebuilding within the existing footprints achieves compliance to the **greatest practical extent**.
 - Applicant request Planning Board approval to maintain footprints at 53.8 ft (Unit 1) and 54.7 ft (Unit 2) from the coastal wetland edge.

Notes about Unit #1 & Unit #2:

- The proposed house is located where the existing house stood
- The proposed house is to have the same height as the existing house from the required EL17' FEMA bottom of solid elevation
- The proposed lot coverage is less than the existing lot coverage.

2025.17 Greatest Practical Extent Determination for Lionsgate Properties, LLC to reconstruct two non-conforming damaged structures. The property is 79-81 Fortunes Rocks Road (Tax Map 64, Lot 49-2, 49-3) in the Coastal Residential Zone.



Figure 3 Conceptual Renderings of Units 1 & 2 – unit 1 is 81 Fortunes Rocks, and unit 2 is 79 Fortunes Rocks

5) STAFF REVIEW

Waivers: N/A

Staff Recommendation

If the applicant has addressed the outstanding items to the satisfaction of the Planning Board and the Planning Board approves the project, Staff recommends doing so with the following Conditions of Approval:

1. The razed building shall not be relocated closer to any of the existing property lines as noted on the approved plan
2. The Code Enforcement Officer shall review and approve conformance to Section 15 of the Shoreland Zoning Ordinance
3. Obtain all required permits from the Maine Department of Environmental Protection and the Biddeford Code Enforcement Office
4. This approval shall expire one year from the date below if a substantial start is not made in construction. **If a substantial start (30% of project completion, i.e., framing and foundation) is made within one year of the date below, the applicant shall have one additional year to complete the project thereafter; this approval shall expire**

2025.17 Greatest Practical Extent Determination for Lionsgate Properties, LLC to reconstruct two non-conforming damaged structures. The property is 79-81 Fortunes Rocks Road (Tax Map 64, Lot 49-2, 49-3) in the Coastal Residential Zone.

SAMPLE MOTIONS

- A. **Motion to Approve** Case #2025.17 Greatest Practical Extent Determination for Lionsgate Properties, LLC (Tax Map 64, Lot 49-2, 49-3) in the Coastal Residential Zoning District with the above-listed Conditions of Approval.
- B. **Motion to Table** Case #2025.17 Greatest Practical Extent Determination for Lionsgate Properties, LLC (Tax Map 64, Lot 49-2, 49-3), in the Coastal Residential Zoning District, for the following reasons:
 - 1) _____
 - 2) _____
 - 3) _____
- C. **Motion to Deny** Case #2025.17 Greatest Practical Extent Determination for Lionsgate Properties, LLC (Tax Map 64, Lot 49-2, 49-3), in the Coastal Residential Zoning District, for the following reasons:
 - 1) _____
 - 2) _____
 - 3) _____



Keith P. Richard
Principal
krichard@archipelagona.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

April 15, 2025

Planning Board
City of Biddeford
P.O. Box 586
Biddeford, ME 04005

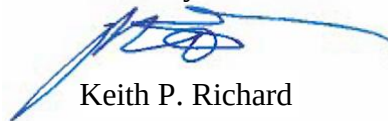
Re: Lionsgate Properties, LLC: Non-Conforming Structure Relocation

Dear Members of the Biddeford Planning Board:

On behalf of my client Lionsgate Properties, please find our enclosed application for the Board's relocation determination of non-conforming structures located at 79-81 Fortunes Rocks Road. We respectfully request that this application be placed on the Planning Board's May 7th agenda for its full consideration of the matter.

Thank you in advance for your consideration of this matter.

Sincerely,



Keith P. Richard

KR/lb
Enclosures
Copy to: Michael Philbin

**City of Biddeford – Planning Department****Planning Board Application**

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

☒ Shoreland Zoning Permit ☐ Site Plan Review (Please include checklist) ☐ Extraction
☐ Conditional Use Permit ☐ Subdivision (Please include Checklist) ☐ Private Way
☐ Other: _____

Applicant Information:

Name: Lionsgate Properties, LLC
Mailing Address: 111 Boston Post Rd, Suite 212, Sudbury, MA 01776
Telephone: (857) 991-4286
Email: mphilbin@neams.net

What is your legal interest in the property?

☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: Same as above
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: Keith P. Richard, Esq. / Archipelago
Mailing Address: 1 Dana Street, 4th Fl, Portland, ME 04101
Telephone: (207) 558-0102
Email: krichard@archipelagona.com

Engineer/Surveyor's Information:

Name: Lower Village Survey, Co
Mailing Address: P.O. Box 2625, Kennebunkport, ME 04046
Telephone: (207) 967-3545
Email: Deb@lowervillagesurveyco.com

Project Location and Lot Information:

Street Address: 79-81 Fortunes Rocks Road Drainage Watershed: Saco Bay
Tax Map: 64 Lot: 49-2, 49-3
Current Zoning: CR Shoreland Zoning: LR
Size of Lot: 6468 () acres (x)s.f. Lot Frontage: 65.63 ft
Existing Use of Property: Residential dwellings and improvements

Property currently serviced by:

☒ City Road ☐ Public Sewer ☒ Public Water ☐ Public Trash
☐ Private Road ☒ Septic System ☐ Private Well ☐ Private Hauler

Slope Conditions in Area of Construction (if applicable):

☒ Flat (0-3% slope) ☐ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? ☐ (Yes) ☒ (No) if yes attach information

Is the project within the 100-year floodplain? ☒ (Yes) ☐ (No) if yes attach information

Do you plan to bring fill onto the lot? ☐ (Yes) ☒ (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use:

The project proposes to reconstruct two existing non-conforming structures that were damaged and/or destroyed during the January 2024 storms. City Code requires Planning Board review to determine whether the structure

footprints can be relocated to meet the shoreline setback to the greatest practical extent. This review is the sole request for this application.

Property to be Serviced by:

☒ City Road ___ Public Sewer ☒ Public Water ___ Public Trash
___ Private Road ☒ Septic System ___ Private Well ___ Private Hauler

Limits of Disturbance: _____ () acres () s.f.

Net change in impervious cover: _____ () acres () s.f.

Is this project part of a larger project? ___(Yes) ___(No)

Is the project proposing a new Private or Public Road? ___(Yes, Private) ___(Yes, Public) ___(No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) ___(Yes) ___(No)

Is the project proposing any Stormwater facilities/BMPs? ___(Yes) ___(No)

Will a Traffic Movement Permit (TMP) be required?: ___(Yes) ___(No)

☒ If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): _____

Percent of structure expansion (Max 30%): _____

___ **If Subdivision Review, number of lots proposed:** _____

___ **If a Private Way is proposed, number of lots served:** _____

If Site Plan Review, you must provide the following information:

Total new square feet footprint of structure: _____

Total new square feet paving/parking: _____

Waiver Requests (attach details):

1. _____
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval

___ Fire Department – Contact Chief or Deputy Chief – 282-9986

___ Ability to Serve for Water Service – Maine Water – 282-1543

___ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118

___ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127

___ Ability to Serve for Electrical Service-CMP-1-866-225-4200

___ Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.

B. Photographs of Site.

C. Architectural renderings/drawings of proposed buildings, as required.

D. Engineering Plans, as required.

E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

- \$75 Nonrefundable Administration Fee is required for every application.
- Refer to “Attachment A Fees and Charges” of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

Required Signatures:

By signing this application, as the foresaid applicant or authorized agent:

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

Will the proposed project cause 1 acre or more of site disturbance? __ (Yes) __ (No)

- **If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.**

Signature of Applicant: _____

Agent _____

Date _____

4/15/2025

Signature of Property Owner: _____

Date _____

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

- A) PDF OF SIGNED APPLICATION
- B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

- A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
 - Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'
- B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.
- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)
 - All drawings & CAD reference files must be to-scale and within the following coordinate systems:
 - MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE
- B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION



Keith P. Richard
Principal
krichard@archipelagona.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

AUTHORIZATION

I, Michael Philbin, authorized member of Lionsgate Properties LLC, hereby authorize Keith Richard and the firm of Archipelago in Portland, Maine, to sign and present any and all applications and documents on my behalf for permitting with any local, state, and federal government entities regarding the property at 79-81 Fortunes Rocks Road, Biddeford (Tax Map 64, Lots 49-2, 49-3). I further authorize any member of that firm to appear on my behalf and to represent me before any department, board, committee, or agency of the State of Maine or the City of Biddeford.

DATED:

Michael Philbin
Authorized Member
Lionsgate Properties LLC

Location Map 79-81 Fortunes Rocks Road Biddeford, Maine





Keith P. Richard
Principal
krichard@archipelagona.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

Lionsgate Properties LLC
Non-conforming Structure Relocation Review
79-81 Fortunes Rocks Road, Biddeford

Project Description

The applicant purchased the subject property in July 2024. Prior to the January 2024 storms, the parcel at 79-81 Fortunes Rocks Road was developed with two residential dwellings, with attached decks, concrete and wooden retaining walls, a shed, and stone/gravel driveways. The two lots with existing structures were conveyed into the Cedar Winds Condominium in 1997, combining them into a single 6468 square foot parcel. Although the building at 81 Fortunes Rocks Road (Tax Map Lot 64 Lot 49-2, hereinafter “Unit 1”) was severely damaged by the storm on January 10, 2024 and subsequently demolished, the building at 79 Fortunes Rocks Road (Tax Map Lot 64 Lot 49-3, hereinafter “Unit 2”) remains standing.

Both dwelling structures were located entirely within the 100-foot shoreline setback, and 53.8 feet (Unit 1) and 54.7 feet (Unit 2) from the Highest Annual Tide Line at their closest points and therefore considered non-conforming structures under the City Code. The applicant proposes to reconstruct Unit 1 and remove then reconstruct Unit 2 on raised post and piling foundations. Such projects are allowed, subject to City Code, Article XIV, Section 12(C)(4), Reconstruction or Replacement. Specifically, the Code allows the removal and reconstruction of a non-conforming structure within the shoreland zone provided that the structure’s footprint is relocated to be in conformity with the shoreline setback to the greatest practical extent, as determined by the Planning Board. Greatest practical extent relocation determination by the Planning Board is the exclusive purpose of this application.

Pursuant to the City’s Code, when relocating a non-conforming structure in compliance with the shoreline setback to the greatest practical extent, the Planning Board shall consider 6 specific criteria (see Article XIV, Section 12 (C)(3)). These criteria include, and are limited to the following:

- 1) Size of the lot
- 2) Slope of the land
- 3) Potential for soil erosion
- 4) Location of other structures on the property and on adjacent properties
- 5) Location of the septic system and other on-site soils suitable for septic systems
- 6) The type and amount of vegetation to be removed to accomplish the relocation

Discussion

The subject parcel is 6468 square feet and approximately 65 feet wide. The existing and proposed structure locations are affected by the minimum shoreline setback requirement, the minimum lot line / road setback requirements, as well as the location of the septic system. In addition, all of lot 49-2 and all but a small portion (~159 SF) of the northwesterly corner of lot 49-3 are located within the 100-foot shoreline setback.

- 1) Size of the lot: Considering the very modest lot sizes, multiple minimum setback restrictions, and the lots being almost entirely located within the 100-foot shoreline setback, there is no practical opportunity for the structure footprints to be relocated to better conform to the coastal wetland setback requirement. In the attached plans prepared by Bruni Architecture dated February 11, 2025, the applicant proposes to reconstruct both dwellings within the same footprint as the original structures.
- 2) Slope of the land: The slope of the land in the area of the subject lots is not prohibitive to construction and does not interfere with the structure locations as proposed.
- 3) Potential for soil erosion: There are no unique conditions or other soil features such that the location of the structure footprints would create risk of soil erosion from the lots.
- 4) Location of other structures on the property and on adjacent properties: There are no other structures that are located on the property that would affect the proposed locations. There are structures located on the adjacent properties to the north, however, the locations of those structures are immaterial to the proposed structure footprint locations – those structures do not limit footprint relocation on the subject lots.
- 5) Location of the septic system and other on-site soils suitable for septic systems: The two dwellings are currently served by a subsurface wastewater disposal system that was replaced in 2017 and is working properly. The septic system is centrally located on the parcel between the two structures and further limits the relocation of both structures.
- 6) The type and amount of vegetation to be removed to accomplish the relocation: The project does not require or contemplate any vegetation removal.

Relocation Summary

Due to the small lot sizes and their location almost entirely within 100-foot shoreline setback, other minimum setback requirements established in the Code, the septic system location, and otherwise discussed above, it is our opinion that the existing footprints establish the minimum shoreline setback to the greatest practical extent. Accordingly, the applicant respectfully requests that the Planning Board find and conclude that the structure

footprints' greatest practical extent relocation on the lots remain at 53.8 feet (Unit 1) and 54.7 feet (Unit 2) from the upland edge of the coastal wetland.

PHOTOS







Westerly side of existing house

Unit 2

Fortunes Rocks Road



View of easterly side of property

Fortunes Rocks Beach

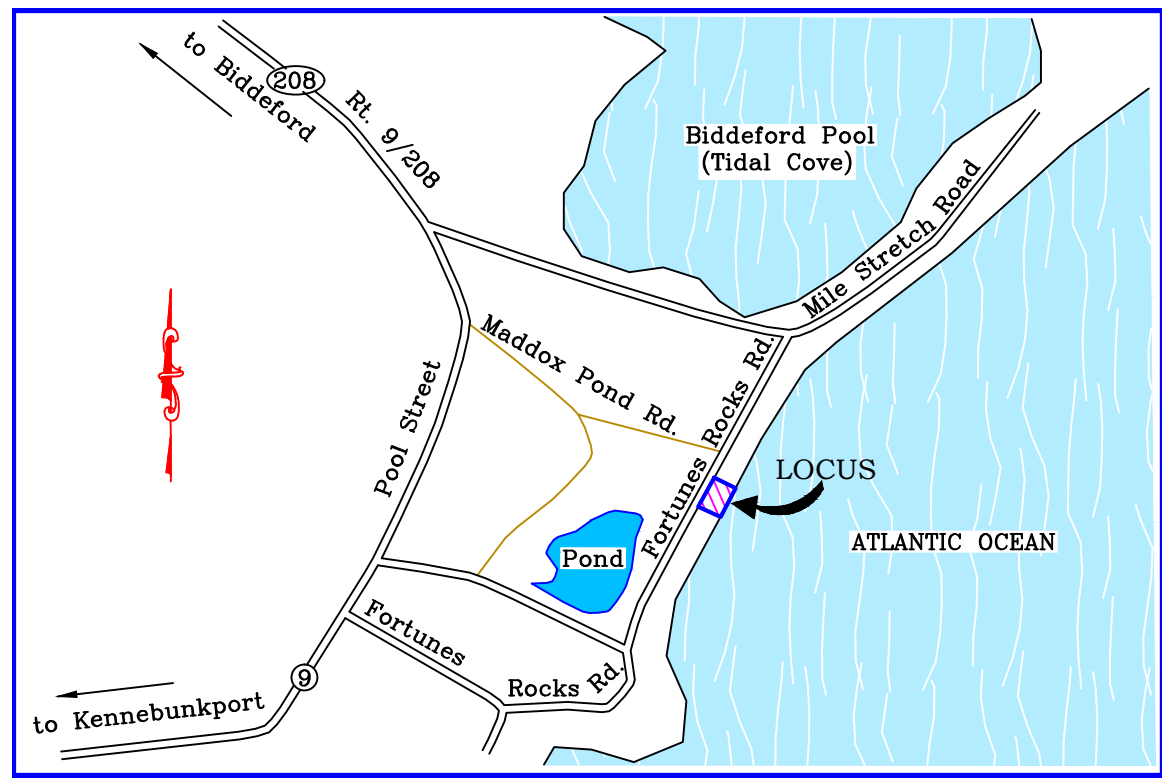
Former site of Unit 1

Expanded view of westerly side of the property





Existing Conditions Plan



LOCATION MAP (Not to Scale)

BUILDING HEIGHT & AVERAGE GRADE CALCULATIONS

(Based on Grade Elevations at Lowest Side of Structure)

UNIT 1 (Grade Elevations at Former Location):
12.83 + 12.89 = 25.72 ÷ 2 = 12.86
Average Grade = 12.86

Former Unit 1 Building Height:
Roof Peak Elevation (See Note 8) 38.89
Less Average Grade -12.86
Unit 1 Height Above Average Grade = 26.03

UNIT 2 (Grade Elevations at Existing Structure):
11.94 + 11.93 = 23.87 ÷ 2 = 11.94
Average Grade = 11.94

Existing Unit 2 Building Height:
Roof Peak Elevation 35.07
Less Average Grade -11.94
Unit 2 Height Above Average Grade = 23.13

MAINE DEP CALCULATIONS:

Lot Areas:

Total Lot Area to Highest Annual Tide Line 6468 s.f.
Less Portion in VE Zone = 5061 s.f.
Net Lot Area = 1407 s.f.

Total Lot Area to High Annual Tide Line 6468 s.f.
Less Beach Portion = 2445 s.f.
Lot Area Excluding Beach = 4023 s.f.

Developed Areas:

Existing Developed Area Excluding Beach 4023 s.f. (100.00%)
Proposed Developed Area Excluding Beach 4023 s.f. (100.00%)
Existing Developed Area Outside VE Zone 1407 s.f. (100.00% of Net Lot Area)
Proposed Developed Area Outside VE Zone 1407 s.f. (100.00% of Net Lot Area)

Total Building Coverage Areas & Percentage of Total Lot Area:

Unit 1:

Former House Footprint (includes cantilevered 2nd story) 719 s.f. (11.12% of Total Lot Area)
Former Balcony & Steps 103 s.f. (59% of Total Lot Area)

Unit 2:

Existing House Footprint 743 s.f. (11.49% of Total Lot Area)
Existing Deck & Steps 384 s.f. (5.94% of Total Lot Area)
Existing Accessory Bldg. Footprint 52 s.f. (0.80% of Total Lot Area)

Building Coverage Areas Outside VE Zone & Percentage of Net Lot Area:

Unit 1:

Former House Footprint 59 s.f. (4.19% of 1407 s.f. Net Lot Area)
Former Steps 17 s.f. (1.21% of 1407 s.f. Net Lot Area)

Unit 2:

Existing House Footprint 463 s.f. (32.91% of 1407 s.f. Net Lot Area)
Existing Steps & Decks 246 s.f. (17.48% of 1407 s.f. Net Lot Area)
Existing Accessory Bldg. Footprint 52 s.f. (3.70% of 1407 s.f. Net Lot Area)

CITY OF BIDDEFORD CALCULATIONS:

EXISTING LOT COVERAGE CALCULATIONS:

Total Lot Area:
(to Highest Annual Tide Line Shown) = 6468 s.f.

Lot Coverage (Unvegetated) Areas:
Former Unit 1 Structure to Overhangs = 823 s.f.
Former Unit 1 2nd Story Deck = 57 s.f.
Former Unit 1 Steps = 15 s.f.
Unit 2 Primary Structure to Overhangs = 818 s.f.
Unit 2 Accessory Structure to Overhangs = 57 s.f.
Unit 2 Chimney = 1 s.f.
Unit 2 Decks, Steps = 347 s.f.
Driveway, Crushed Stone = 340 s.f.
Concrete Pad = 10 s.f.
Wood Retaining Walls = 99 s.f.
Concrete Retaining Walls = 176 s.f.
Mixed Stones/Gravel/Sand = 1280 s.f.
Beach (From Concrete Wall to HAT Line) = 2445 s.f.
Total = 6468 s.f.

Percent of Lot Coverage = 6468 ÷ 6468 = 100.00%

Unit 1 Footprint (Without Overhangs) = 693 s.f.
Unit 2 Footprint (Without Overhangs) = 743 s.f.

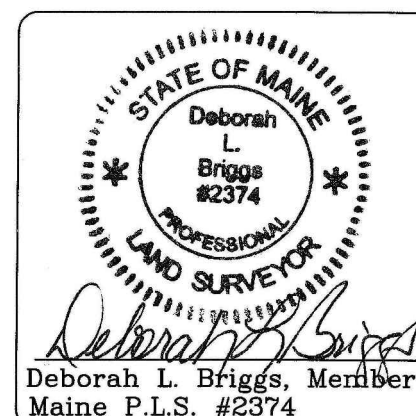
LEGEND :

- IPF ○ Iron Pipe Found
- Property Line
- Abutter Approximate Property Line
- Overhead Utilities
- Utility Pole
- Now or Formerly
- Deed Book & Page
- Corner of Building
- HAT
- 11.94 + Highest Annual Tide Line (See Note 8)
- 35.02 ⬢ Spot Grade Elevation
- Building Elevation Point

GRAPHIC SCALE 1" = 10'



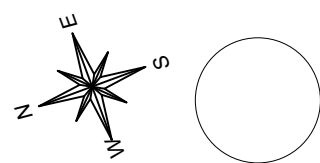
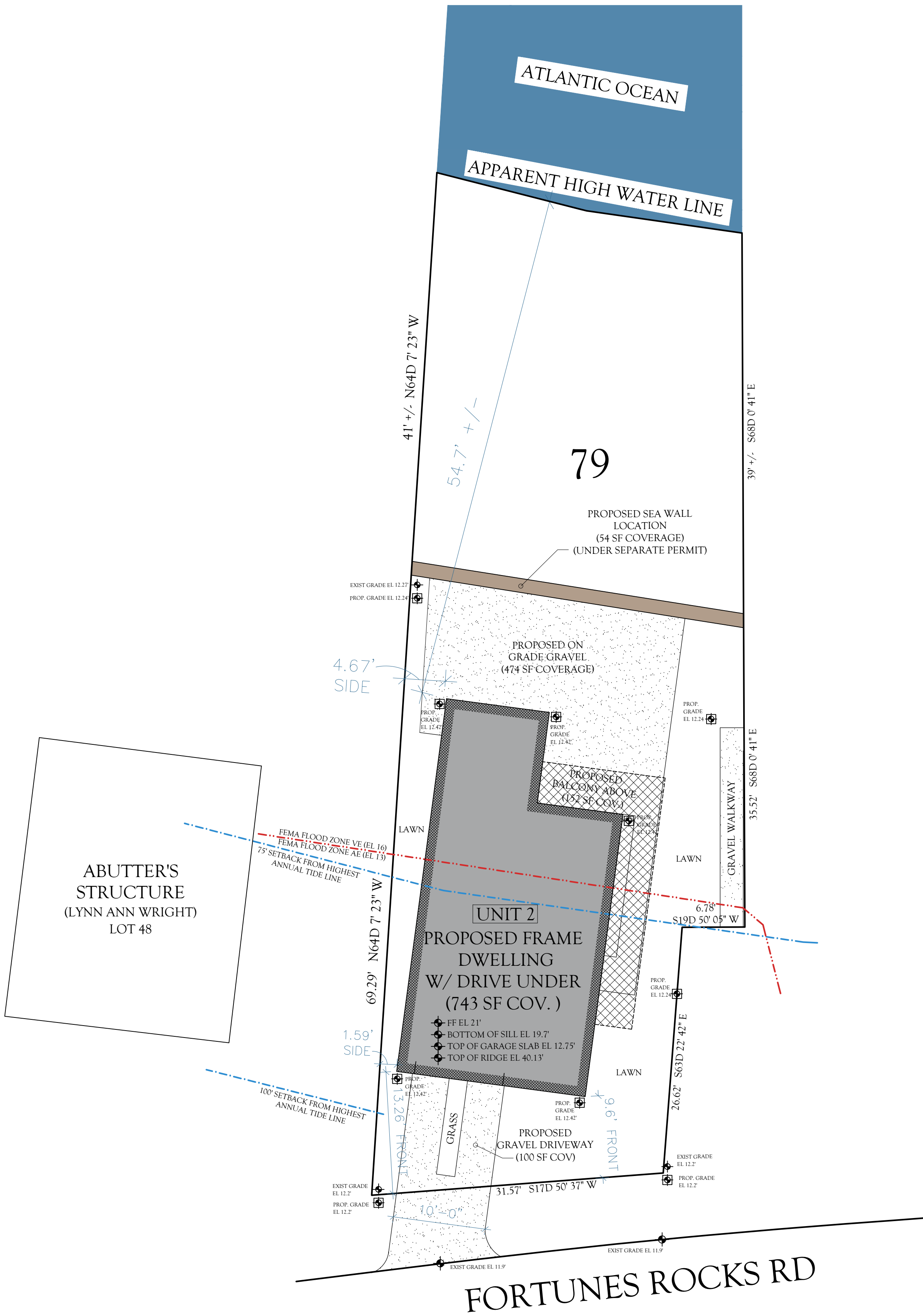
Lower Village Survey Co.
LAND SURVEYORS
Mailing Address: P.O. Box 2825, Kennebunkport, ME 04046 (Location: 13 Western Ave. Kennebunk, ME)
Phone: 207-967-3545 e-mail: info@lowervillagesurveyco.com



EXISTING CONDITIONS SITE PLAN
79-81 FORTUNES ROCKS ROAD
BIDDEFORD, MAINE
OWNED BY
LIONSGATE PROPERTIES, LLC

DATE: NOV. 27, 2024 79-81 Fortunes Rocks Rd. File #124-63 ROTATION 0° FIELD BK 513-60

Proposed Relocation Plan



SITE PLAN
SCALE: 1/8"=1'

NOTE: ASSUMED DIMENSIONS & PROPERTY EXTENTS DERIVED FROM ATTACHED SURVEY COMPLETED BY LOWER VILLAGE SURVEY CO. OCTOBER 24, 2024
THE PROPOSED AREAS OF THE BALCONIES ARE THE SAME OR LOWER THAN THE BALCONY AREA OF THE EXISTING HOME
ACCORDING TO SURVEY BOTH HOUSES LOCATED IN A VE 16 FEMA FLOOD ZONE

MAINE DEP CALCULATIONS

LOT COVERAGE FOR UNIT 2 (79) (UNVEGETATED AREAS)	
TOTAL LOT AREA TO HIGHEST ANNUAL TIDE LINE	3,664 SF
LESS THE PORTION OF LOT IN VE ZONE	-2,598 SF
NET LOT AREA IN AE ZONE	=1,066 SF
DEVELOPED AREAS IN AE ZONE:	
EXISTING DEVELOPED AREA	1,066 SF (100% OF NET LOT AREA)
PROPOSED DEVELOPED AREA	1,066 SF (100% OF NET LOT AREA)
BUILDING COVERAGE AREAS IN NET LOT AREA AE ZONE:	
UNIT 2:	
FORMER HOUSE FOOTPRINT	463 SF (4.34% OF NET LOT AREA)
PROPOSED HOUSE FOOTPRINT	463 SF (4.34% OF NET LOT AREA)

EXISTING LOT COVERAGE CALCULATIONS (EXCLUDES OVERHANGS)	
TOTAL LOT AREA (TO HIGHEST ANNUAL TIDE LINE SHOWN):	= 3,664 SF
EXISTING LOT COVERAGE (UNVEGETATED AREAS):	
FORMER UNIT 2 PRIMARY STRUCTURE	= 743 SF
FORMER UNIT 2 2ND STORY BALCONY COVERING LOT	= 382 SF
FORMER UNIT 2 CHIMNEY	= 1 SF
PORTION OF SHED ON LOT	= 4 SF
WOOD RETAINING WALLS	
CONCRETE RETAINING WALLS	= 60 SF
MIXED STONES, GRAVEL & SAND	= 96 SF
BEACH (FROM CONCRETE WALL TO HIGHEST ANNUAL TIDE LINE)	= 988 SF
TOTAL UNVEGETATED LOT COVERAGE	= 1,390 SF
TOTAL LOT AREA	= 3,664 SF
TOTAL EXISTING LOT COVERAGE	= 3,664 SF
PERCENTAGE OF EXISTING LOT COVERAGE	= 100%

- NOTES:
- PROPOSED HOUSE IS LOCATED WHERE EXISTING HOUSE STOOD.
 - PROPOSED HOUSE TO HAVE SAME HEIGHT AS EXISTING HOUSE FROM REQUIRED EL 17' FEMA BOTTOM OF SILL ELEVATION.
 - PROPOSED LOT COVERAGE IS LESS THAN EXISTING LOT COVERAGE

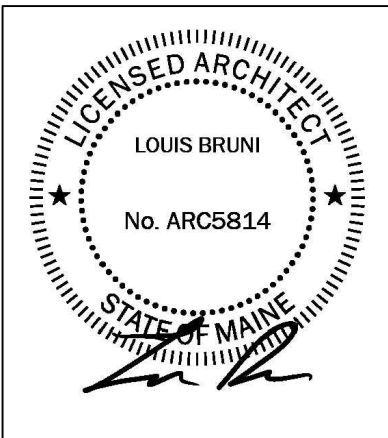
UNIT 2 HEIGHT CALCULATION

GRADE ELEVATIONS (LOWEST SIDE OF STRUCTURE)	
11.94 + 11.93 = 23.87 / 2 = 11.94	
AVERAGE GRADE TO TAKE EXISTING BUILDING HEIGHT FROM	= 11.94
EXISTING BUILDING HEIGHT	
35.07 (PEAK ROOF ELEVATION) - 11.94 (AVERAGE LOWEST GRADE)	= 23.13 EXISTING BUILDING HEIGHT
REQUIRED ELEVATION OF BOTTOM OF SILL BY FEMA = 17' (VE 16 +1')	
17' + 23.13' (EXISTING BUILDING HEIGHT)	= 40.13' MAX PEAK ROOF ELEVATION

PROPOSED LOT COVERAGE CALCULATIONS (EXCLUDES OVERHANGS)	
TOTAL LOT AREA (TO HIGHEST ANNUAL TIDE LINE SHOWN):	= 3,664 SF
PROPOSED LOT COVERAGE (UNVEGETATED AREAS):	
PROPOSED UNIT 2 PRIMARY STRUCTURE	= 743 SF
PROPOSED UNIT 2 2ND STORY BALCONY	= 152 SF
PROPOSED UNIT 2 TOTAL ON GRADE GRAVEL	= 474 SF
PROPOSED DRIVEWAY (GRAVEL)	= 100 SF
PROPOSED SEAWALL (UNDER SEPARATE PERMIT)	= 54 SF
BEACH (FROM WALL TO HIGHEST ANNUAL TIDE LINE)	= 1,311 SF
TOTAL PROPOSED UNVEGETATED LOT COVERAGE (INCLUDES OVERHANGS)	= 2,834 SF
TOTAL LOT AREA	= 3,664 SF
TOTAL PROPOSED UNVEGETATED LOT COVERAGE	= 2,834 SF
PERCENTAGE OF PROPOSED LOT COVERAGE	= 77.3%
PROPOSED LOT COVERAGE IS 830 SF LESS THAN EXISTING	



CONCEPTUAL RENDERING



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BRUNI | ARCHITECTURE
LOUIS@BRUNIARCHITECTURE.COM • 516-428-1610
BRUNI ARCHITECTURE DESIGN, PLLC.

DEP SUBMISSION 11/22/2024
REVISION 1 1/30/2025
REVISION 2 2/10/2025
REVISION 3 2/20/2025

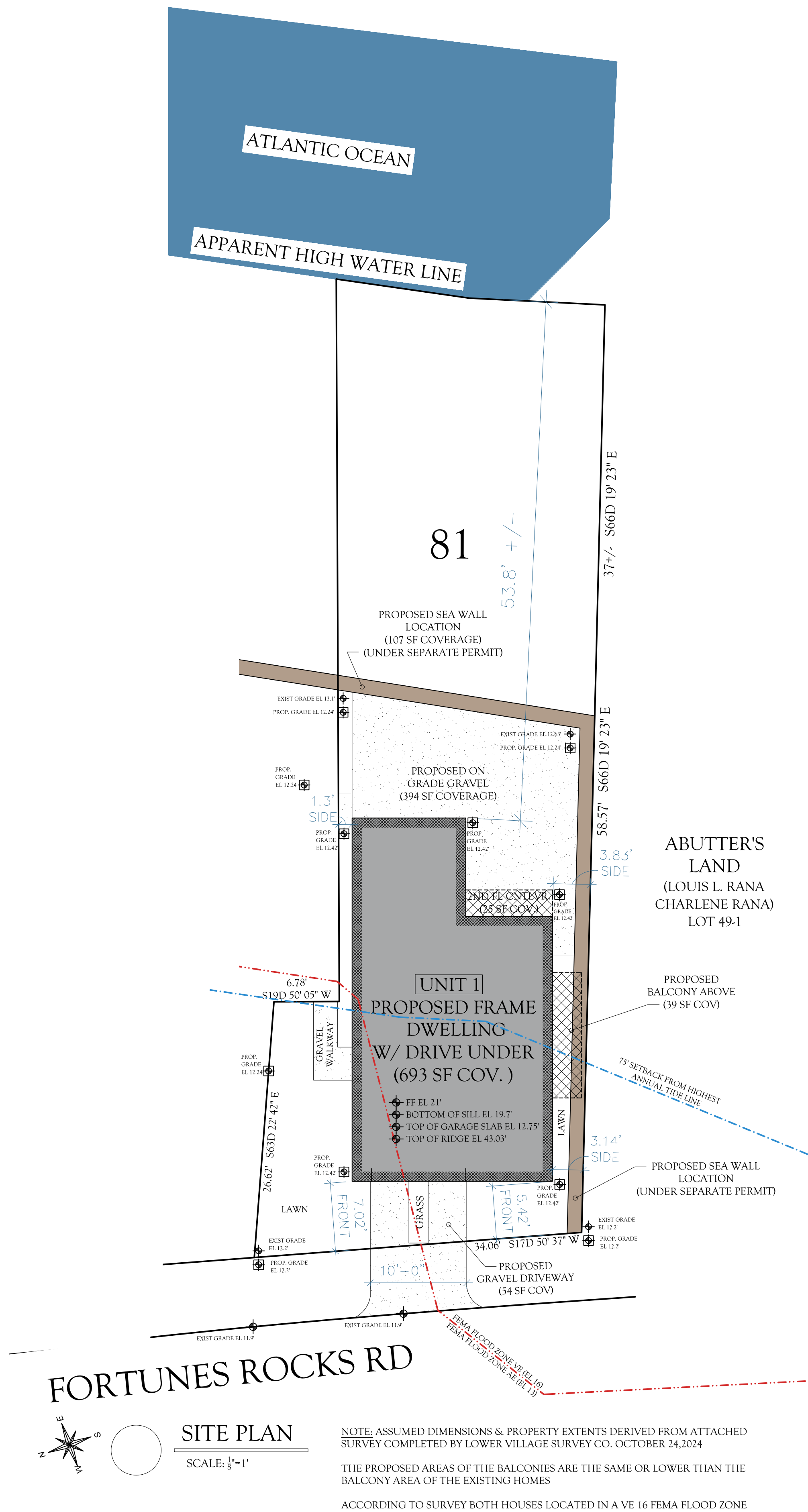
PROJECT NAME & ADDRESS:
79 FORTUNES ROCKS RD
79 FORTUNES ROCKS RD BIDDEFORD, MAINE, 04005

PLOT PLAN

DATE: 2/20/2025
SCALE: SEE DRAWING
PROJECT #: 2024-32

A-1

79 FORTUNES ROCKS RD, BIDDEFORD, MAINE 04005



MAINE DEP CALCULATIONS

LOT COVERAGE FOR UNIT 1 (81) (UNVEGETATED AREAS)	
TOTAL LOT AREA TO HIGHEST ANNUAL TIDE LINE	2,804 SF
LESS THE PORTION OF LOT IN VE ZONE	- 2,463 SF
NET LOT AREA IN AE ZONE	= 341 SF
DEVELOPED AREAS IN AE ZONE:	
EXISTING DEVELOPED AREA	341 SF (100% OF NET LOT AREA)
PROPOSED DEVELOPED AREA	341 SF (100% OF NET LOT AREA)
BUILDING COVERAGE AREAS IN NET LOT AREA:	
UNIT 1:	
FORMER HOUSE FOOTPRINT	59 SF (4.19% OF NET LOT AREA)
PROPOSED HOUSE FOOTPRINT	59 SF (4.19% OF NET LOT AREA)

UNIT 1 HEIGHT CALCULATION

GRADE ELEVATIONS (LOWEST SIDE OF STRUCTURE)	
12.83 + 12.89 = 25.72 / 2 = 12.86	
AVERAGE GRADE TO TAKE EXISTING BUILDING HEIGHT FROM = 12.86	
EXISTING BUILDING HEIGHT	
38.89 (PEAK ROOF ELEVATION) - 12.86 (AVERAGE LOWEST GRADE) = 26.03 EXISTING BUILDING HEIGHT	
REQUIRED ELEVATION OF BOTTOM OF SILL BY FEMA = 17' (VE 16 + 1')	
17' + 26.03' (EXISTING BUILDING HEIGHT) = 43.03' MAX PEAK ROOF ELEVATION	

EXISTING LOT COVERAGE CALCULATIONS (EXCLUDES OVERHANGS)

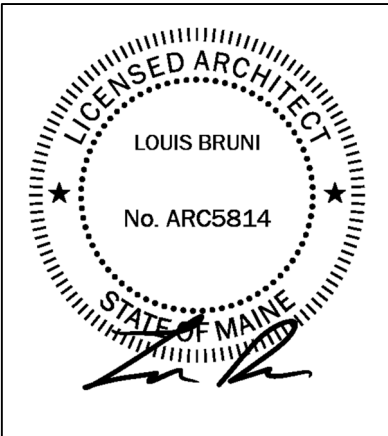
TOTAL LOT AREA (TO HIGHEST ANNUAL TIDE LINE SHOWN):	= 2,804 SF
EXISTING LOT COVERAGE (UNVEGETATED AREAS):	
FORMER UNIT 1 PRIMARY STRUCTURE	= 693 SF
FORMER UNIT 1 CANTILEVER	= 26 SF
FORMER UNIT 1 2ND STORY BALCONY COVERING LOT	= 67 SF
FORMER UNIT 1 STEPS	= 30 SF
PORTION OF SHED ON LOT	= 46 SF
CONCRETE PAD	= 12 SF
WOOD RETAINING WALLS	= 39 SF
CONCRETE RETAINING WALLS	= 80 SF
MIXED STONES, GRAVEL & SAND	= 756 SF
BEACH (FROM CONCRETE WALL TO HIGHEST ANNUAL TIDE LINE)	= 1,055 SF
TOTAL UNVEGETATED LOT COVERAGE	= 2,804 SF
TOTAL LOT AREA = 2,804 SF	
TOTAL EXISTING LOT COVERAGE = 2,804 SF	
PERCENTAGE OF EXISTING LOT COVERAGE = 100%	

PROPOSED LOT COVERAGE CALCULATIONS (EXCLUDES OVERHANGS)

TOTAL LOT AREA (TO HIGHEST ANNUAL TIDE LINE SHOWN):	= 2,804 SF
PROPOSED LOT COVERAGE (UNVEGETATED AREAS):	
PROPOSED UNIT 1 PRIMARY STRUCTURE	= 693 SF
PROPOSED UNIT 1 CANTILEVER	= 25 SF
PROPOSED UNIT 1 2ND STORY BALCONY	= 39 SF
PROPOSED UNIT 1 ON GRADE GRAVEL	= 394 SF
PROPOSED DRIVEWAYS (GRAVEL)	= 54 SF
PROPOSED SEAWALL (UNDER SEPARATE PERMIT)	= 107 SF
BEACH (FROM WALL TO HIGHEST ANNUAL TIDE LINE)	= 1,134 SF
TOTAL PROPOSED UNVEGETATED LOT COVERAGE (INCLUDES OVERHANGS)	= 2,446 SF
TOTAL LOT AREA = 2,804 SF	
TOTAL PROPOSED UNVEGETATED LOT COVERAGE = 2,446 SF	
PERCENTAGE OF PROPOSED LOT COVERAGE = 87.2%	
PROPOSED LOT COVERAGE IS 358 SF LESS THAN EXISTING	

NOTES:

- PROPOSED HOUSE IS LOCATED WHERE EXISTING HOUSE STOOD.
- PROPOSED HOUSE TO HAVE SAME HEIGHT AS EXISTING HOUSE FROM REQUIRED EL 17' FEMA BOTTOM OF SILL ELEVATION.
- PROPOSED LOT COVERAGE IS LESS THAN EXISTING LOT COVERAGE



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BRUNI | ARCHITECTURE
LOUIS@BRUNIARCHITECTURE.COM • 516-428-1610
BRUNI ARCHITECTURE DESIGN, PLLC.

DEP SUBMISSION 11/22/2024
REVISION 1 1/30/2025
REVISION 2 2/10/2025

PROJECT NAME & ADDRESS:
81 FORTUNES ROCKS RD
81 FORTUNES ROCKS RD BIDDEFORD, MAINE, 04005

PLOT PLAN

DATE: 2/11/2025
SCALE: SEE DRAWING
PROJECT #: 2024-32

A-1

81 FORTUNES ROCKS RD, BIDDEFORD, MAINE 04005

Deed

DLN: 1002440280415

After recording return to:
Michael Philbin
111 Boston Post Road Ste 212
Sudbury, MA 01776

(space above is reserved for recording information)

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That **John P. Moore and Marlene Moore**, both having a mailing address of 4 Autumn Lane, Biddeford, Maine 04005, for consideration paid, grant to **Lionsgate Properties LLC, a Massachusetts Limited Liability Company** having a mailing address of 111 Boston Post Road Ste 212, Sudbury, MA 01776 with **WARRANTY COVENANTS**, the land in Biddeford, in the County of York and State of Maine, described as follows:

The known as UNIT TWO (North) located in CEDAR WINDS CONDOMINIUM situated on the southeasterly side of Fortunes Rocks Road, so-called, in the City of Biddeford, York County, Maine, as shown on survey (the Plat) and Plan entitled "Condominium Plat, Cedar Winds Condominium: Fortunes Rocks Road, Biddeford, Maine, (the Condominium Plats and Plans)", prepared by Gadbois & Associates, P.O. Box 327, Saco, Maine, 04072, and specific reference is made to DECLARATION OF CEDAR WINDS CONDOMINIUM under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, Title 33, Chapter 31, Section 1601-101 et seq., which Declaration is dated June 4, 1999, and recorded in the York Registry of Deeds in Book 9519, Page 235.

Said Unit is conveyed together with:

1. An undivided 50.00 percentage interest in the common areas and facilities of the Condominium described in the Declaration attributable to the Units stated in SCHEDULE B of the Declaration and any amendments thereto.
2. An exclusive right to use the limited common areas appurtenant to the Unit as specified in the Declaration and any amendments thereto.
3. An easement for the continuance of all encroachments by the Unit on any adjoining units or common areas and facilities existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of buildings or as a result of a repair or restoration of the building or the Unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors.

Maine R.E. Transfer Tax Paid

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4. An easement, in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the Unit.

5. All rights and easements, in common other unit owners as described in the Declaration, including the description of property attached as SCHEDULE A to the Declaration, and all amendments thereto, and all easements and encumbrances shown on the Plats and Plans.

Said Unit is conveyed subject to:

1. All easements and encumbrances contained in the Declaration, including, but not limited to, the description of property attached as SCHEDULE A to the Declaration and all amendments thereto and all easements, encroachments and encumbrances shown on the Plats and Plans.

2. Easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities of the Unit, now existing as a result of construction of the building or which may come into existence hereafter as a result of the settling or shifting of the building, or as a result of repair or restoration of the building or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors.

3. An easement in favor of the other units to use the pipes, wires, ducts, flues, cables, public utility lines and other common areas and facilities located in the Unit or elsewhere on the property and serving such other units.

4. Exclusive rights in favor of the owner of any Unit to use the limited common areas appurtenant to such Unit.

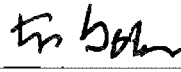
5. The provisions of the Declaration and Appendices thereto, By-Laws and Plats and Plans of CEDAR WINDS CONDOMINIUM, as they may be amended from time to time by instrument recorded in the York Registry of Deeds (including all reserved Declarant's Rights), and all local, state and federal land use ordinances, regulations and statutes applicable to the property herein conveyed, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, their family, servants and visitors, as if those provisions were recited and stipulated at length herein.

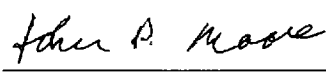
Being the same premises conveyed to John P. Moore and Marlene F. Moore by virtue of a deed from James B. Karter and Mona M. Karter dated June 4, 1999 and recorded in York Registry of Deeds in Book 9532, Page 23.

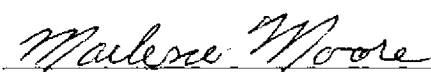
WITNESS our hands this 12th day of July, 2024.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:


Witness


Witness

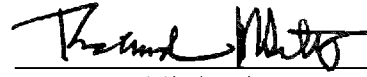

John P. Moore


Marlene Moore

STATE OF MAINE
YORK, ss.

July, 2024

Personally appeared the above named **John P. Moore and Marlene Moore** and
acknowledged the foregoing instrument to be their free act and deed.

Before me, 
~~Notary Public~~/Maine Attorney at Law

Printed Name: RICHARD A. KELLER
My commission expires: _____

N:\APPS\SHARED\RAH\PHILBIN, M. 21283\000-WD.DOC

DLN: 1002440280410

After recording return to:
Michael Philbin
111 Boston Post Road Ste 212
Sudbury, MA 01776

(space above is reserved for recording information)

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That Benjamin Burton and Ann Burton, both having a mailing address of 4 Autumn Lane, Biddeford, Maine 04005, Jeffrey D. McGuire and Abigail M. McGuire, both having a mailing address of 7640 Lake Pointe Drive, Franklin, WI 53132, and John P. Moore and Marlene Moore, both having a mailing address of 4 Autumn Lane, Biddeford, Maine 04005, for consideration paid, grant to Lionsgate Properties LLC, a Massachusetts Limited Liability Company, having a mailing address of 111 Boston Post Road Ste 212, Sudbury, MA 01776 with WARRANTY COVENANTS, the land in Biddeford, in the County of York and State of Maine, described as follows:

The Unit known as UNIT ONE (South) (the "Unit") located in CEDAR WINDS CONDOMINIUM (the "Condominium") situated on the southeasterly side of Fortunes Rocks Road, so-called, in the City of Biddeford, York County, Maine, as shown on survey (the Plat) and Plan entitled "Condominium Plat, Cedar Winds Condominium, Fortunes Rock Road, Biddeford, Maine (the Condominium Plats and Plans)", prepared by Gadbois & Associates, P.O. Box 327, Saco, Maine 04072, and specific reference is made to DECLARATION OF CEDAR WINDS CONDOMINIUM under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, Title 33, Chapter 31, Section 1601-101 et. seq., which Declaration is dated June 4, 1999 and recorded in the York County Registry of Deeds in Book 9519, Page 235; all as amended to date (the "Declaration").

Said Unit is conveyed together with:

1. An undivided 50.00 percentage interest in the common areas and facilities of the Condominium described in the Declaration attributable to the Units stated in SCHEDULE B of the Declaration and any amendments thereto.
2. An exclusive right to use the limited common areas appurtenant to the Unit as specified in the Declaration and any amendments thereto.
3. An easement for the continuance of all encroachments by the Unit on any adjoining units or common areas and facilities existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of the buildings or as a result of a repair or restoration of the building or the Unit, after damage or destruction by fire or other casualty, or after taking in

Maine R.E. Transfer Tax Paid

2/27/24

condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors.

4. An easement, in common with the owners of other units to use any pipes, wires, ducts, flues, cable, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the Unit.
5. All rights and easements, in common with other unit owners as described in the Declaration, including the description of property attached as SCHEDULE A to the Declaration, and all amendments thereto, and all easements and encumbrances shown on the Plats and Plans.

Said Unit is conveyed subject to:

1. All easements and encumbrances contained in the Declaration, including, but not limited to, the description of property attached as SCHEDULE A to the Declaration and all amendments thereto and all easements, encroachments and encumbrances shown on the Plats and Plans.
2. Easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities of the Unit, or existing as a result of construction of the building or which may come into existence hereafter as a result of the settling or shifting of the building, or as a result of repair or restoration of the building or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors.
3. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, public utility lines and other common areas and facilities located in the Unit or elsewhere on the property and serving such other units.
4. Exclusive rights in favor of the owner of any unit to use the limited common areas appurtenant to such unit.
5. The provisions of the Declaration and Appendices thereto, By-Laws and Plats and Plans of CEDAR WINDS CONDOMINIUM, as they may be amended from time to time by instrument recorded in the York Registry of Deeds (including all reserved Declarant's Rights), and all local, state and federal land use ordinances, regulations and statutes applicable to the property herein conveyed, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, their family, servants and visitors, as if those provisions were recited and stipulated at length herein.

Being the same premises conveyed to Benjamin Burton, Ann Burton, Jeffrey D. McGuire, Abigail M. McGuire, John P. Moore and Marlene Moore by virtue of a deed from Patricia Ann DeMorro dated January 9, 2015 and recorded in York Registry of Deeds in Book 16952, Page 636.

WITNESS my hand this 12th day of July, 2024.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Richard A. Hull
Witness

hr
Witness

ale
Witness

Dix
Witness

Signatures
Witness

Richard A. Hull
Witness

Benjamin Burton
Benjamin Burton

Ann Burton
Ann Burton

Abigail M. McGuire
Abigail M. McGuire

Jeffrey D. McGuire
Jeffrey D. McGuire

John P. Moore
John P. Moore

Marlene Moore
Marlene Moore

STATE OF MAINE
YORK, ss.

July 12, 2024

Personally appeared the above named ~~Benjamin Burton~~, Ann Burton, Abigail M. McGuire, John P. Moore and Marlene Moore and acknowledged the foregoing instrument to be their free act and deed.

Before me, Richard A. Hull
Notary Public/Maine Attorney at Law
Printed Name: RICHARD A. HULL III
My commission expires: _____

N:\APPS\SHARED\RAH\PHILBIN, M. 21283\001\WD.DOC

Keith P. Richard
Principal
krichard@archipelagona.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

Lionsgate Properties LLC
Non-conforming Structure Relocation Review
79-81 Fortunes Rocks Road, Biddeford

Project Description

The applicant purchased the subject property in July 2024. Prior to the January 2024 storms, the parcel at 79-81 Fortunes Rocks Road was developed with two residential dwellings, with attached decks, concrete and wooden retaining walls, a shed, and stone/gravel driveways. The two lots with existing structures were conveyed into the Cedar Winds Condominium in 1997, combining them into a single 6468 square foot parcel. Although the building at 81 Fortunes Rocks Road (Tax Map Lot 64 Lot 49-2, hereinafter "Unit 1") was severely damaged by the storm on January 10, 2024 and subsequently demolished, the building at 79 Fortunes Rocks Road (Tax Map Lot 64 Lot 49-3, hereinafter "Unit 2") remains standing.

Both dwelling structures were located entirely within the 100-foot shoreline setback, and 53.8 feet (Unit 1) and 54.7 feet (Unit 2) from the Highest Annual Tide Line at their closest points and therefore considered non-conforming structures under the City Code. The applicant proposes to reconstruct Unit 1 and remove then reconstruct Unit 2 on raised post and piling foundations. Such projects are allowed, subject to City Code, Article XIV, Section 12(C)(4), Reconstruction or Replacement. Specifically, the Code allows the removal and reconstruction of a non-conforming structure within the shoreland zone provided that the structure's footprint is relocated to be in conformity with the shoreline setback to the greatest practical extent, as determined by the Planning Board. Greatest practical extent relocation determination by the Planning Board is the exclusive purpose of this application.

Pursuant to the City's Code, when relocating a non-conforming structure in compliance with the shoreline setback to the greatest practical extent, the Planning Board shall consider 6 specific criteria (see Article XIV, Section 12 (C)(3)). These criteria include, and are limited to the following:

- 1) Size of the lot
- 2) Slope of the land
- 3) Potential for soil erosion
- 4) Location of other structures on the property and on adjacent properties
- 5) Location of the septic system and other on-site soils suitable for septic systems
- 6) The type and amount of vegetation to be removed to accomplish the relocation

Discussion

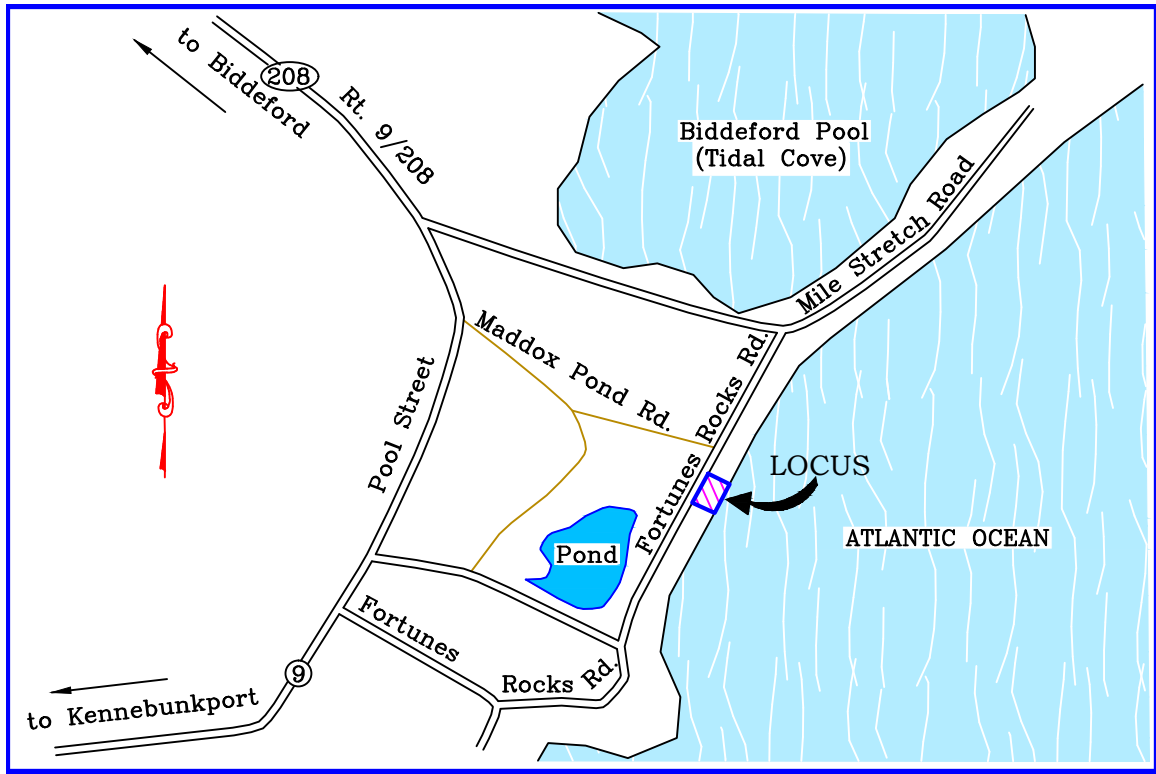
The subject parcel is 6468 square feet and approximately 65 feet wide. The existing and proposed structure locations are affected by the minimum shoreline setback requirement, the minimum lot line / road setback requirements, as well as the location of the septic system. In addition, all of lot 49-2 and all but a small portion (~159 SF) of the northwesterly corner of lot 49-3 are located within the 100-foot shoreline setback.

- 1) Size of the lot: Considering the very modest lot sizes, multiple minimum setback restrictions, and the lots being almost entirely located within the 100-foot shoreline setback, there is no practical opportunity for the structure footprints to be relocated to better conform to the coastal wetland setback requirement. In the attached plans prepared by Bruni Architecture dated February 11, 2025, the applicant proposes to reconstruct both dwellings within the same footprint as the original structures.
- 2) Slope of the land: The slope of the land in the area of the subject lots is not prohibitive to construction and does not interfere with the structure locations as proposed.
- 3) Potential for soil erosion: There are no unique conditions or other soil features such that the location of the structure footprints would create risk of soil erosion from the lots.
- 4) Location of other structures on the property and on adjacent properties: There are no other structures that are located on the property that would affect the proposed locations. There are structures located on the adjacent properties to the north, however, the locations of those structures are immaterial to the proposed structure footprint locations – those structures do not limit footprint relocation on the subject lots.
- 5) Location of the septic system and other on-site soils suitable for septic systems: The two dwellings are currently served by a subsurface wastewater disposal system that was replaced in 2017 and is working properly. The septic system is centrally located on the parcel between the two structures and further limits the relocation of both structures.
- 6) The type and amount of vegetation to be removed to accomplish the relocation: The project does not require or contemplate any vegetation removal.

Relocation Summary

Due to the small lot sizes and their location almost entirely within 100-foot shoreline setback, other minimum setback requirements established in the Code, the septic system location, and otherwise discussed above, it is our opinion that the existing footprints establish the minimum shoreline setback to the greatest practical extent. Accordingly, the applicant respectfully requests that the Planning Board find and conclude that the structure

footprints' greatest practical extent relocation on the lots remain at 53.8 feet (Unit 1) and 54.7 feet (Unit 2) from the upland edge of the coastal wetland.



LOCATION MAP (Not to Scale)

BUILDING HEIGHT & AVERAGE GRADE CALCULATIONS

(Based on Grade Elevations at Lowest Side of Structure)

UNIT 1 (Grade Elevations at Former Location):
12.83 + 12.89 = 25.72 ÷ 2 = 12.86
Average Grade = 12.86

Former Unit 1 Building Height:
Roof Peak Elevation (See Note 8) 38.89
Less Average Grade -12.86
Unit 1 Height Above Average Grade = 26.03

UNIT 2 (Grade Elevations at Existing Structure):
11.94 + 11.93 = 23.87 ÷ 2 = 11.94
Average Grade = 11.94

Existing Unit 2 Building Height:
Roof Peak Elevation 35.07
Less Average Grade -11.94
Unit 2 Height Above Average Grade = 23.13

MAINE DEP CALCULATIONS:

Lot Areas:

Total Lot Area to Highest Annual Tide Line 6468 s.f.
Less Portion in VE Zone = 5061 s.f.
Net Lot Area = 1407 s.f.

Total Lot Area to High Annual Tide Line 6468 s.f.
Less Beach Portion = 2445 s.f.
Lot Area Excluding Beach = 4023 s.f.

Developed Areas:

Existing Developed Area Excluding Beach 4023 s.f. (100.00%)
Proposed Developed Area Excluding Beach 4023 s.f. (100.00%)
Existing Developed Area Outside VE Zone 1407 s.f. (100.00% of Net Lot Area)
Proposed Developed Area Outside VE Zone 1407 s.f. (100.00% of Net Lot Area)

Total Building Coverage Areas & Percentage of Total Lot Area:

Unit 1:

Former House Footprint (includes cantilevered 2nd story) 719 s.f. (11.12% of Total Lot Area)
Former Balcony & Steps 103 s.f. (59% of Total Lot Area)

Unit 2:

Existing House Footprint 743 s.f. (11.49% of Total Lot Area)
Existing Deck & Steps 384 s.f. (5.94% of Total Lot Area)
Existing Accessory Bldg. Footprint 52 s.f. (0.80% of Total Lot Area)

Building Coverage Areas Outside VE Zone & Percentage of Net Lot Area:

Unit 1:

Former House Footprint 59 s.f. (4.19% of 1407 s.f. Net Lot Area)
Former Steps 17 s.f. (1.21% of 1407 s.f. Net Lot Area)

Unit 2:

Existing House Footprint 463 s.f. (32.91% of 1407 s.f. Net Lot Area)
Existing Steps & Decks 246 s.f. (17.48% of 1407 s.f. Net Lot Area)
Existing Accessory Bldg. Footprint 52 s.f. (3.70% of 1407 s.f. Net Lot Area)

CITY OF BIDDEFORD CALCULATIONS:

EXISTING LOT COVERAGE CALCULATIONS:

Total Lot Area:
(to Highest Annual Tide Line Shown) = 6468 s.f.

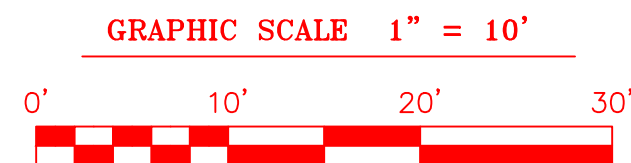
Lot Coverage (Unvegetated) Areas:
Former Unit 1 Structure to Overhangs = 823 s.f.
Former Unit 1 2nd Story Deck = 57 s.f.
Former Unit 1 Steps = 15 s.f.
Unit 2 Primary Structure to Overhangs = 818 s.f.
Unit 2 Accessory Structure to Overhangs = 57 s.f.
Unit 2 Chimney = 1 s.f.
Unit 2 Decks, Steps = 347 s.f.
Driveway, Crushed Stone = 340 s.f.
Concrete Pad = 10 s.f.
Wood Retaining Walls = 99 s.f.
Concrete Retaining Walls = 176 s.f.
Mixed Stones/Gravel/Sand = 1280 s.f.
Beach (From Concrete Wall to HAT Line) = 2445 s.f.
Total = 6468 s.f.

Percent of Lot Coverage = 6468 ÷ 6468 = 100.00%

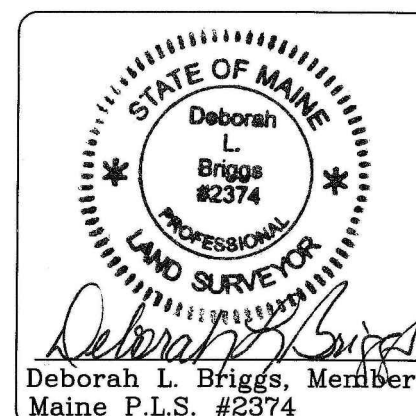
Unit 1 Footprint (Without Overhangs) = 693 s.f.
Unit 2 Footprint (Without Overhangs) = 743 s.f.

LEGEND :

- IPF ○ Iron Pipe Found
- Property Line
- Abutter Approximate Property Line
- Overhead Utilities
- OU Utility Pole
- N/F Now or Formerly
- Bk./Pg. Deed Book & Page
- CB Corner of Building
- HAT Highest Annual Tide
- 11.94 + Spot Grade Elevation
- 35.02 ⚡ Building Elevation Point

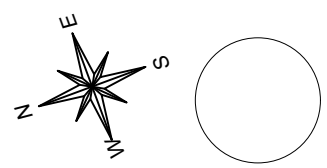
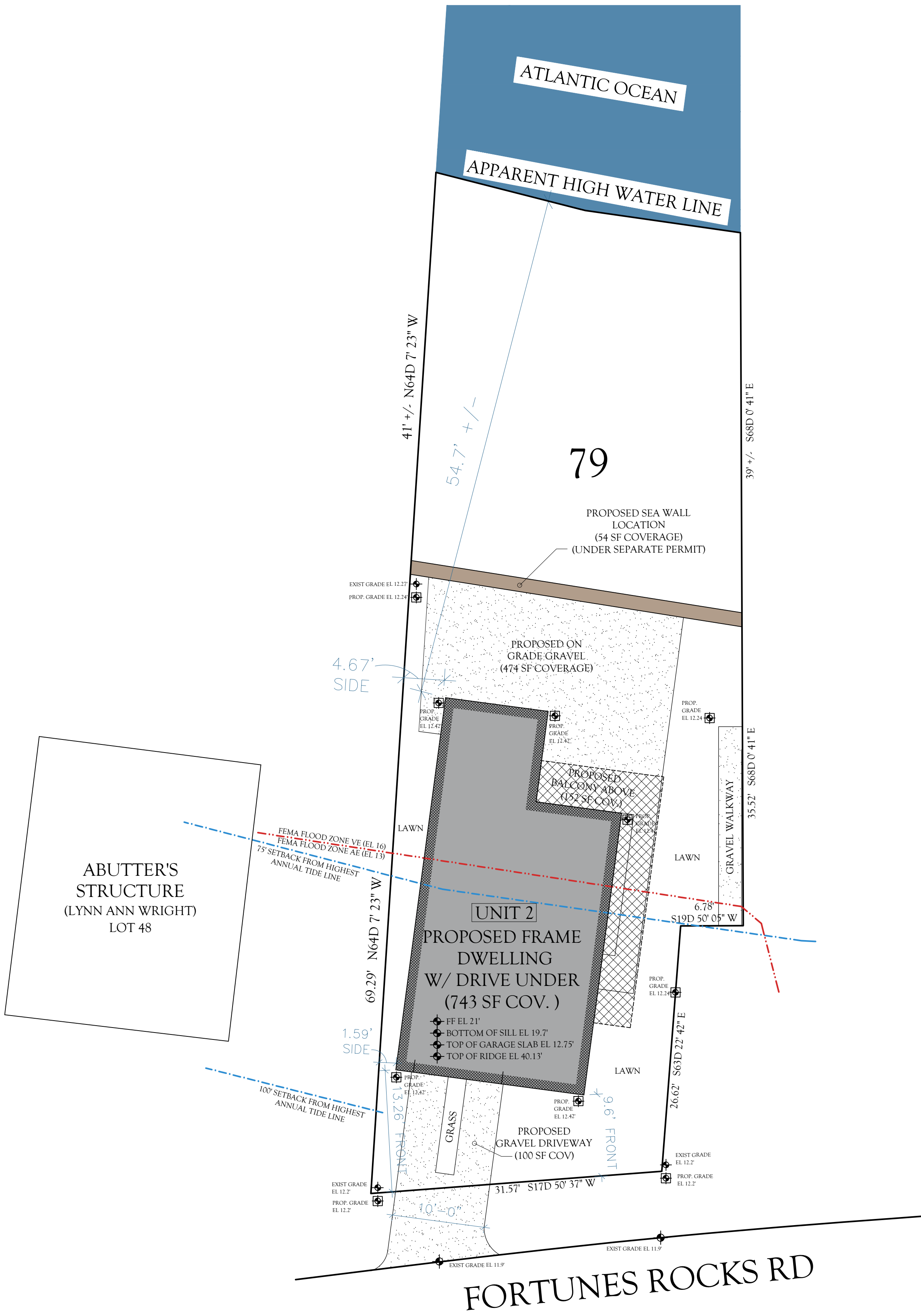


Lower Village Survey Co.
LAND SURVEYORS
Mailing Address: P.O. Box 2825, Kennebunkport, ME 04046 (Location: 13 Western Ave. Kennebunk, ME)
Phone: 207-967-3545 e-mail: info@lowervillagesurveyco.com



EXISTING CONDITIONS SITE PLAN
79-81 FORTUNES ROCKS ROAD
BIDDEFORD, MAINE
OWNED BY
LIONSGATE PROPERTIES, LLC

DATE: NOV. 27, 2024 79-81 Fortunes Rocks Rd. File #124-63 ROTATION 0° FIELD BK 513-60



SITE PLAN
SCALE: 1/8"=1'

NOTE: ASSUMED DIMENSIONS & PROPERTY EXTENTS DERIVED FROM ATTACHED SURVEY COMPLETED BY LOWER VILLAGE SURVEY CO. OCTOBER 24,2024
THE PROPOSED AREAS OF THE BALCONIES ARE THE SAME OR LOWER THAN THE BALCONY AREA OF THE EXISTING HOME
ACCORDING TO SURVEY BOTH HOUSES LOCATED IN A VE 16 FEMA FLOOD ZONE

MAINE DEP CALCULATIONS

LOT COVERAGE FOR UNIT 2 (79) (UNVEGETATED AREAS)	
TOTAL LOT AREA TO HIGHEST ANNUAL TIDE LINE	3,664 SF
LESS THE PORTION OF LOT IN VE ZONE	-2,598 SF
NET LOT AREA IN AE ZONE	=1,066 SF
DEVELOPED AREAS IN AE ZONE:	
EXISTING DEVELOPED AREA	1,066 SF (100% OF NET LOT AREA)
PROPOSED DEVELOPED AREA	1,066 SF (100% OF NET LOT AREA)
BUILDING COVERAGE AREAS IN NET LOT AREA AE ZONE:	
UNIT 2:	
FORMER HOUSE FOOTPRINT	463 SF (4.34% OF NET LOT AREA)
PROPOSED HOUSE FOOTPRINT	463 SF (4.34% OF NET LOT AREA)

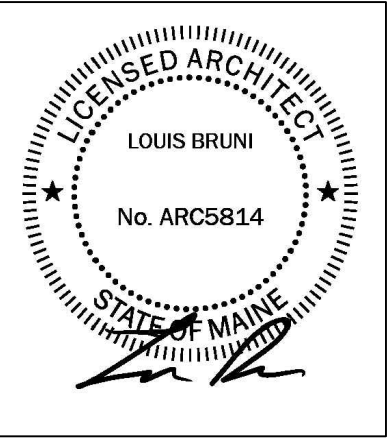
EXISTING LOT COVERAGE CALCULATIONS (EXCLUDES OVERHANGS)	
TOTAL LOT AREA (TO HIGHEST ANNUAL TIDE LINE SHOWN):	= 3,664 SF
EXISTING LOT COVERAGE (UNVEGETATED AREAS):	
FORMER UNIT 2 PRIMARY STRUCTURE	= 743 SF
FORMER UNIT 2 2ND STORY BALCONY COVERING LOT	= 382 SF
FORMER UNIT 2 CHIMNEY	= 1 SF
PORTION OF SHED ON LOT	= 4 SF
WOOD RETAINING WALLS	
CONCRETE RETAINING WALLS	= 60 SF
MIXED STONES, GRAVEL & SAND	= 96 SF
BEACH (FROM CONCRETE WALL TO HIGHEST ANNUAL TIDE LINE)	= 988 SF
TOTAL UNVEGETATED LOT COVERAGE	= 1,390 SF
TOTAL LOT AREA = 3,664 SF	
TOTAL EXISTING LOT COVERAGE = 3,664 SF	
PERCENTAGE OF EXISTING LOT COVERAGE = 100%	

- NOTES:
- PROPOSED HOUSE IS LOCATED WHERE EXISTING HOUSE STOOD.
 - PROPOSED HOUSE TO HAVE SAME HEIGHT AS EXISTING HOUSE FROM REQUIRED EL 17' FEMA BOTTOM OF SILL ELEVATION.
 - PROPOSED LOT COVERAGE IS LESS THAN EXISTING LOT COVERAGE

UNIT 2 HEIGHT CALCULATION

GRADE ELEVATIONS (LOWEST SIDE OF STRUCTURE)	
11.94 + 11.93 = 23.87 / 2 = 11.94	
AVERAGE GRADE TO TAKE EXISTING BUILDING HEIGHT FROM = 11.94	
EXISTING BUILDING HEIGHT	
35.07 (PEAK ROOF ELEVATION) - 11.94 (AVERAGE LOWEST GRADE) = 23.13 EXISTING BUILDING HEIGHT	
REQUIRED ELEVATION OF BOTTOM OF SILL BY FEMA = 17' (VE 16 +1')	
17' + 23.13' (EXISTING BUILDING HEIGHT) = 40.13' MAX PEAK ROOF ELEVATION	

PROPOSED LOT COVERAGE CALCULATIONS (EXCLUDES OVERHANGS)	
TOTAL LOT AREA (TO HIGHEST ANNUAL TIDE LINE SHOWN):	= 3,664 SF
PROPOSED LOT COVERAGE (UNVEGETATED AREAS):	
PROPOSED UNIT 2 PRIMARY STRUCTURE	= 743 SF
PROPOSED UNIT 2 2ND STORY BALCONY	= 152 SF
PROPOSED UNIT 2 TOTAL ON GRADE GRAVEL	= 474 SF
PROPOSED DRIVEWAY (GRAVEL)	= 100 SF
PROPOSED SEAWALL (UNDER SEPARATE PERMIT)	= 54 SF
BEACH (FROM WALL TO HIGHEST ANNUAL TIDE LINE)	= 1,311 SF
TOTAL PROPOSED UNVEGETATED LOT COVERAGE (INCLUDES OVERHANGS)	= 2,834 SF
TOTAL LOT AREA = 3,664 SF	
TOTAL PROPOSED UNVEGETATED LOT COVERAGE = 2,834 SF	
PERCENTAGE OF PROPOSED LOT COVERAGE = 77.3%	
PROPOSED LOT COVERAGE IS 830 SF LESS THAN EXISTING	



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DEP SUBMISSION 11/22/2024
REVISION 1 1/30/2025
REVISION 2 2/10/2025
REVISION 3 2/20/2025

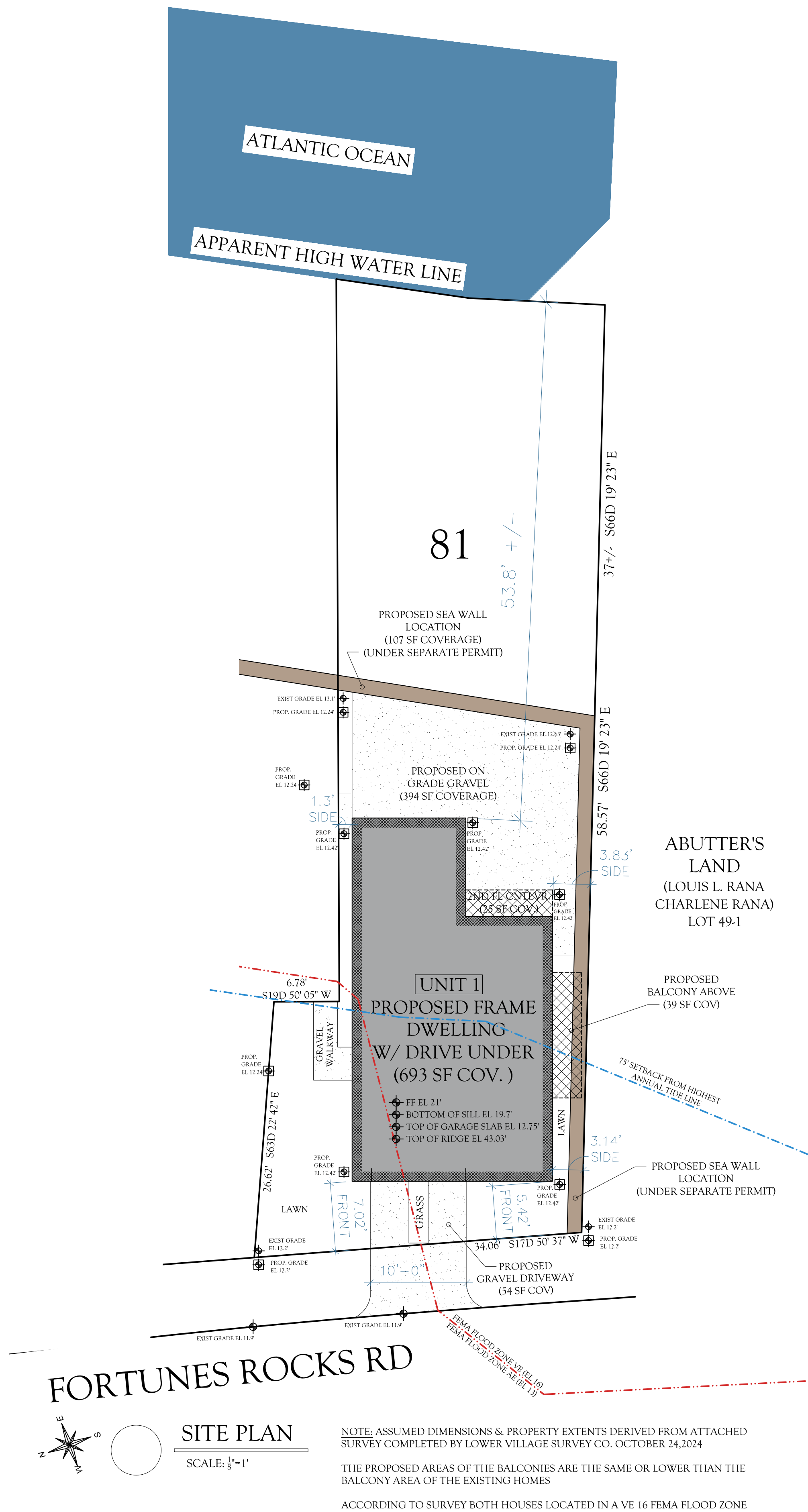
PROJECT NAME & ADDRESS:
79 FORTUNES ROCKS RD
79 FORTUNES ROCKS RD BIDDEFORD, MAINE, 04005

PLOT PLAN

DATE: 2/20/2025
SCALE: SEE DRAWING
PROJECT #: 2024-32

A-1

79 FORTUNES ROCKS RD, BIDDEFORD, MAINE 04005



MAINE DEP CALCULATIONS

LOT COVERAGE FOR UNIT 1 (81) (UNVEGETATED AREAS)	
TOTAL LOT AREA TO HIGHEST ANNUAL TIDE LINE	2,804 SF
LESS THE PORTION OF LOT IN VE ZONE	- 2,463 SF
NET LOT AREA IN AE ZONE	= 341 SF
DEVELOPED AREAS IN AE ZONE:	
EXISTING DEVELOPED AREA	341 SF (100% OF NET LOT AREA)
PROPOSED DEVELOPED AREA	341 SF (100% OF NET LOT AREA)
BUILDING COVERAGE AREAS IN NET LOT AREA:	
UNIT 1:	
FORMER HOUSE FOOTPRINT	59 SF (4.19% OF NET LOT AREA)
PROPOSED HOUSE FOOTPRINT	59 SF (4.19% OF NET LOT AREA)

UNIT 1 HEIGHT CALCULATION

GRADE ELEVATIONS (LOWEST SIDE OF STRUCTURE)	
12.83 + 12.89 = 25.72 / 2 = 12.86	
AVERAGE GRADE TO TAKE EXISTING BUILDING HEIGHT FROM = 12.86	
EXISTING BUILDING HEIGHT	
38.89 (PEAK ROOF ELEVATION) - 12.86 (AVERAGE LOWEST GRADE) = 26.03 EXISTING BUILDING HEIGHT	
REQUIRED ELEVATION OF BOTTOM OF SILL BY FEMA = 17' (VE 16 + 1')	
17' + 26.03' (EXISTING BUILDING HEIGHT) = 43.03' MAX PEAK ROOF ELEVATION	

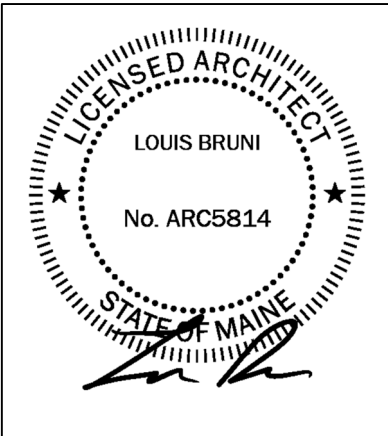
EXISTING LOT COVERAGE CALCULATIONS (EXCLUDES OVERHANGS)

TOTAL LOT AREA (TO HIGHEST ANNUAL TIDE LINE SHOWN):	= 2,804 SF
EXISTING LOT COVERAGE (UNVEGETATED AREAS):	
FORMER UNIT 1 PRIMARY STRUCTURE	= 693 SF
FORMER UNIT 1 CANTILEVER	= 26 SF
FORMER UNIT 1 2ND STORY BALCONY COVERING LOT	= 67 SF
FORMER UNIT 1 STEPS	= 30 SF
PORTION OF SHED ON LOT	= 46 SF
CONCRETE PAD	= 12 SF
WOOD RETAINING WALLS	= 39 SF
CONCRETE RETAINING WALLS	= 80 SF
MIXED STONES, GRAVEL & SAND	= 756 SF
BEACH (FROM CONCRETE WALL TO HIGHEST ANNUAL TIDE LINE)	= 1,055 SF
TOTAL UNVEGETATED LOT COVERAGE	= 2,804 SF
TOTAL LOT AREA = 2,804 SF	
TOTAL EXISTING LOT COVERAGE = 2,804 SF	
PERCENTAGE OF EXISTING LOT COVERAGE = 100%	

PROPOSED LOT COVERAGE CALCULATIONS (EXCLUDES OVERHANGS)

TOTAL LOT AREA (TO HIGHEST ANNUAL TIDE LINE SHOWN):	= 2,804 SF
PROPOSED LOT COVERAGE (UNVEGETATED AREAS):	
PROPOSED UNIT 1 PRIMARY STRUCTURE	= 693 SF
PROPOSED UNIT 1 CANTILEVER	= 25 SF
PROPOSED UNIT 1 2ND STORY BALCONY	= 39 SF
PROPOSED UNIT 1 ON GRADE GRAVEL	= 394 SF
PROPOSED DRIVEWAYS (GRAVEL)	= 54 SF
PROPOSED SEAWALL (UNDER SEPARATE PERMIT)	= 107 SF
BEACH (FROM WALL TO HIGHEST ANNUAL TIDE LINE)	= 1,134 SF
TOTAL PROPOSED UNVEGETATED LOT COVERAGE (INCLUDES OVERHANGS)	= 2,446 SF
TOTAL LOT AREA = 2,804 SF	
TOTAL PROPOSED UNVEGETATED LOT COVERAGE = 2,446 SF	
PERCENTAGE OF PROPOSED LOT COVERAGE = 87.2%	
PROPOSED LOT COVERAGE IS 358 SF LESS THAN EXISTING	

- NOTES:**
- PROPOSED HOUSE IS LOCATED WHERE EXISTING HOUSE STOOD.
 - PROPOSED HOUSE TO HAVE SAME HEIGHT AS EXISTING HOUSE FROM REQUIRED EL 17' FEMA BOTTOM OF SILL ELEVATION.
 - PROPOSED LOT COVERAGE IS LESS THAN EXISTING LOT COVERAGE



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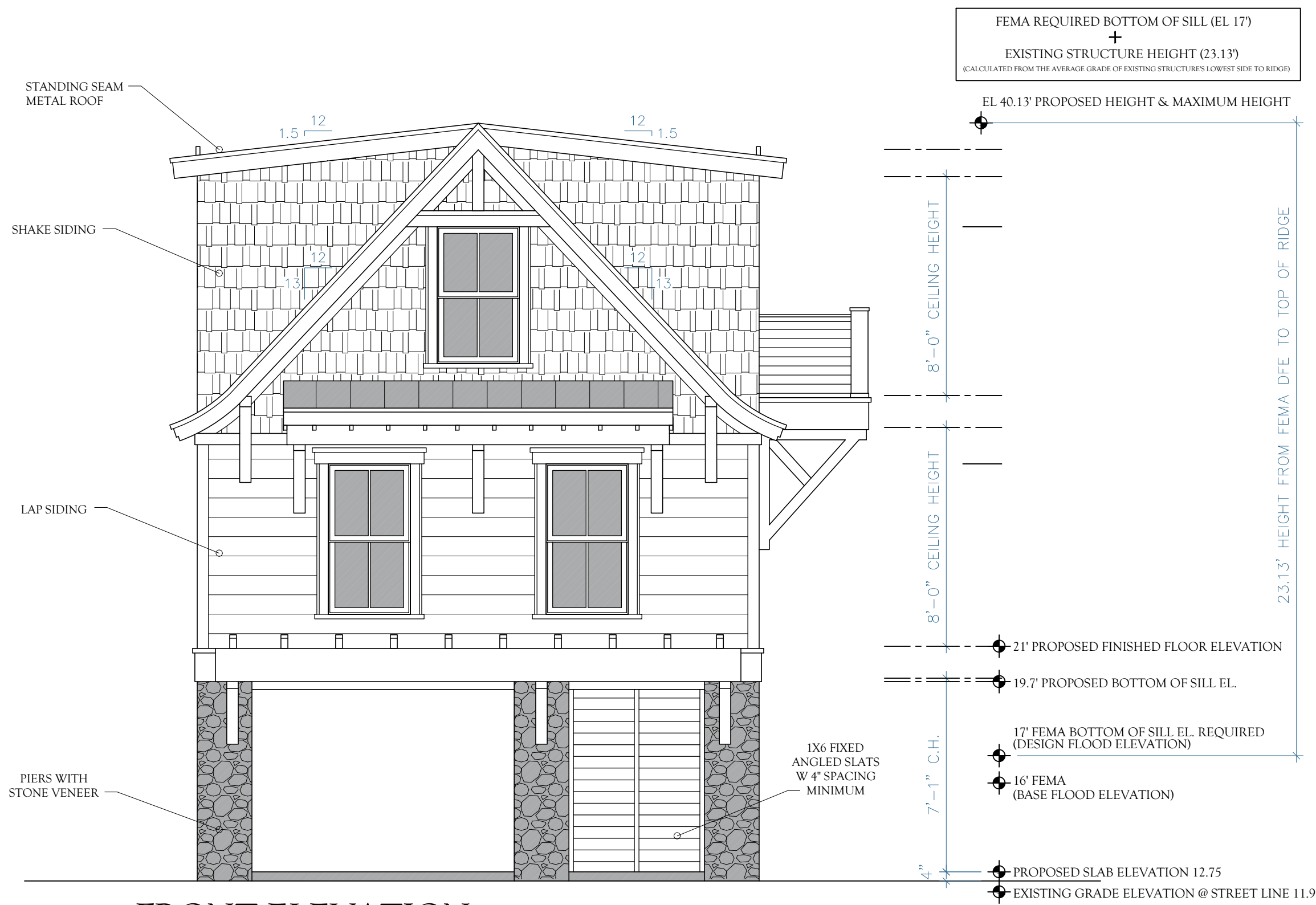
PROJECT NAME & ADDRESS:
81 FORTUNES ROCKS RD
81 FORTUNES ROCKS RD BIDDEFORD, MAINE, 04005

PLOT PLAN

DATE: 2/11/2025
SCALE: SEE DRAWING
PROJECT #: 2024-32

A-1

81 FORTUNES ROCKS RD, BIDDEFORD, MAINE 04005



FRONT ELEVATION (WEST)

SCALE: 1/4"=1'

MAXIMUM HEIGHT CALCULATION
35.07' (EXISTING RIDGE) - 11.94' (LOWEST AVG. GRADE) = 23.13' EXISTING HEIGHT TOTAL (MORE THAN 20' SO 23.13' MAX HEIGHT GOVERNS)
23.13' MAX HEIGHT ALLOWED FROM REQUIRED FEMA BOTTOM OF SILL EL (17)
NOTE: DWELLING LOCATED APPROXIMATELY 54.7' FROM APPARENT HIGH WATER LINE
STRUCTURES LOCATED BETWEEN 25' & 75' FROM THE HIGH WATER LINE IS LIMITED TO A HEIGHT OF 20' FROM THE EL 17' REQUIRED FEMA BOTTOM OF SILL HEIGHT.
HOWEVER IF THE EXISTING STRUCTURE'S HEIGHT FROM THE AVERAGE GRADE OF EXISTING STRUCTURES LOWEST SIDE TO RIDGE IS MORE THAN 20' THE LARGER NUMBER SHALL GOVERN.



REAR ELEVATION (EAST)

SCALE: 1/4"=1'



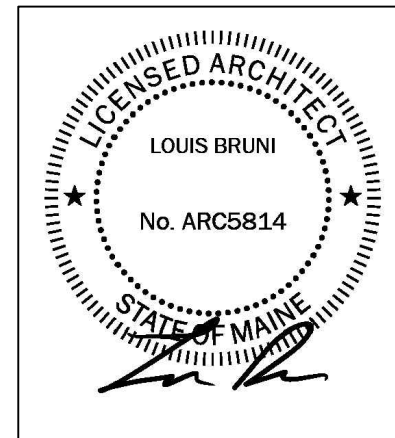
SIDE ELEVATION (SOUTH)

SCALE: 1/4"=1'



SIDE ELEVATION (NORTH)

SCALE: 1/4"=1'



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REVISION 3	2/20/2025

PROJECT NAME & ADDRESS:

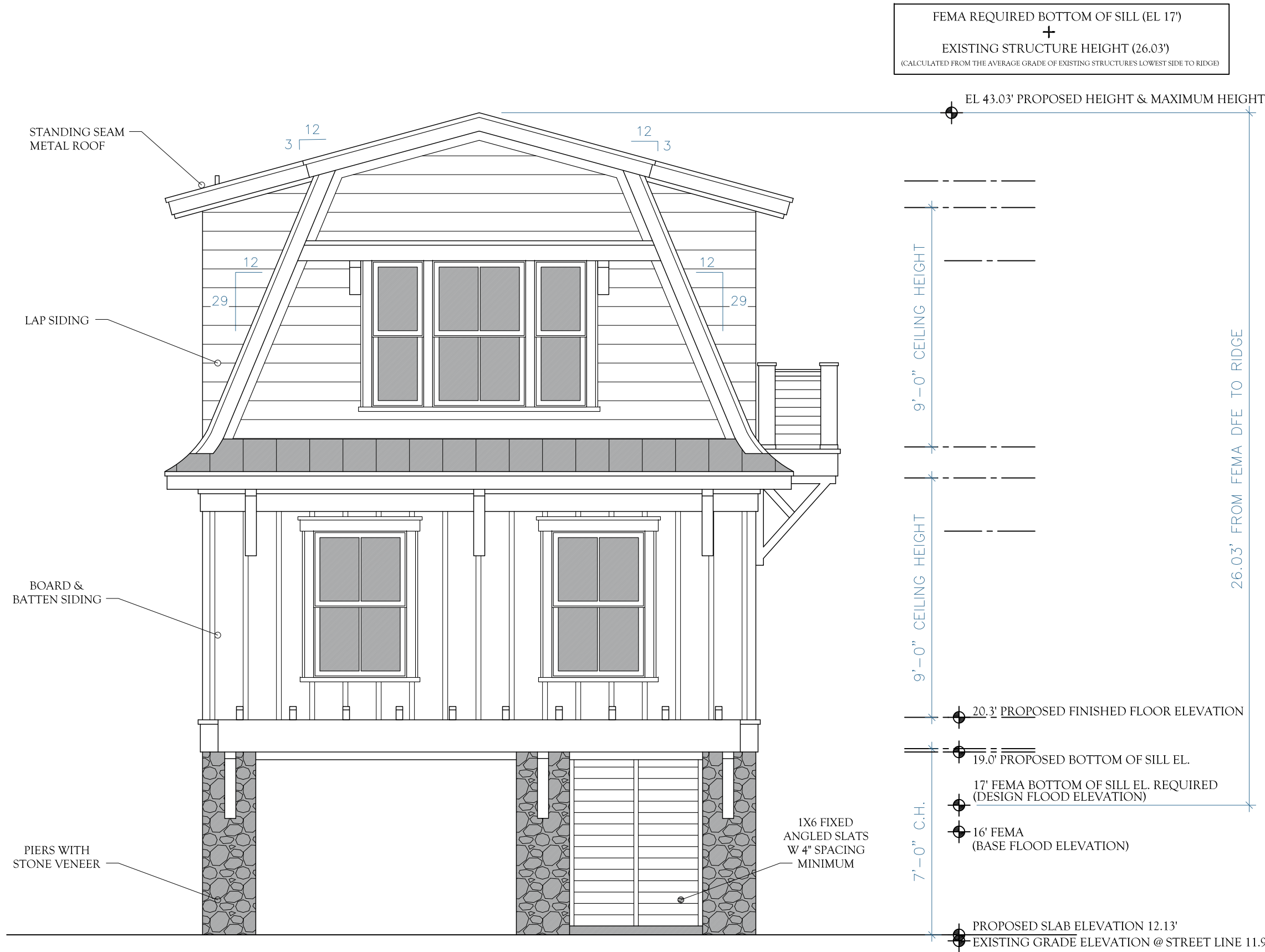
79 FORTUNES ROCKS RD
79 FORTUNES ROCKS RD BIDDEFORD, MAINE,
04005

79 FORTUNES ROCKS RD
ELEVATIONS

DATE: 2/20/2025
SCALE: SEE DRAWING
PROJECT #: 2024-32

A-2B

UNIT 2

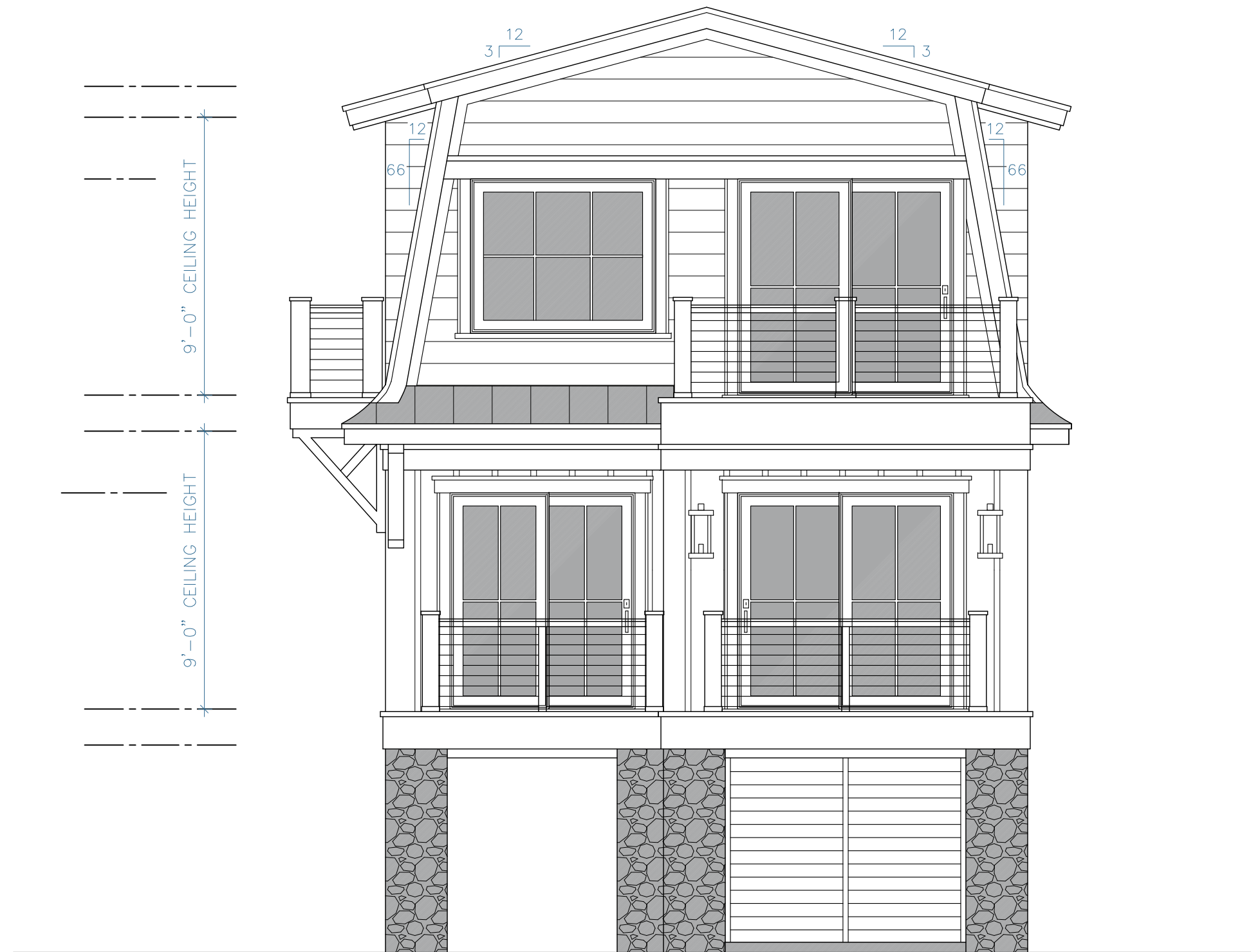


FRONT ELEVATION (WEST)

SCALE: 1/4"=1'

MAXIMUM HEIGHT CALCULATION
38.89' (EXISTING RIDGE) - 12.86' (LOWEST AVG. GRADE) = 26.03' TOTAL (MORE THAN 20' SO 26.03' MAX HEIGHT GOVERNS)
26.03' MAX HEIGHT ALLOWED FROM REQUIRED FEMA BOTTOM OF SILL EL (17)

NOTE: DWELLING LOCATED APPROXIMATELY 53.8' FROM APPARENT HIGH WATER LINE
STRUCTURES LOCATED BETWEEN 25' & 75' FROM THE HIGH WATER LINE IS LIMITED TO A
HEIGHT OF 20' FROM THE EL 17 REQUIRED FEMA BOTTOM OF SILL HEIGHT.
HOWEVER IF THE EXISTING STRUCTURE'S HEIGHT FROM THE AVERAGE GRADE OF EXISTING
STRUCTURES LOWEST SIDE TO RIDGE IS MORE THAN 20' THE LARGER NUMBER SHALL GOVERN.



REAR ELEVATION (EAST)

SCALE: 1/4"=1'



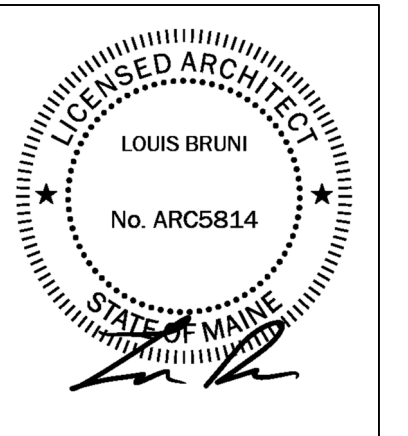
SIDE ELEVATION (SOUTH)

SCALE: 1/4"=1'



SIDE ELEVATION (NORTH)

SCALE: 1/4"=1'



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REVISION 3	3/20/2025

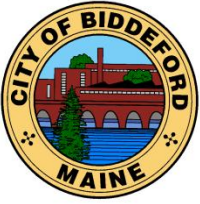
PROJECT NAME & ADDRESS:
81 FORTUNES ROCKS RD
81 FORTUNES ROCKS RD BIDDEFORD, MAINE,
04005

81 FORTUNES ROCKS RD
ELEVATIONS

DATE: 3/20/2025
SCALE: SEE DRAWING
PROJECT #: 2024-32

A-2B

UNIT 1



CITY OF BIDDEFORD

Planning and Development Department

Adi Iriqat
Assistant City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

adi.iriqat@biddefordmaine.org

PLANNING BOARD STAFF REPORT

TO: Chair Plotkin and Members of the Biddeford Planning Board

FROM: Adi Iriqat, Assistant City Planner

DATE: April 30, 2025

RE: 2025.18 Greatest Practical Extent Determination for Dennis McNabb and E. Paula McNabb to reconstruct one non-conforming structure. The property is 64 Miles Stretch Road (Tax Map 61, Lot 17-1) in the Coastal Residential Zone.

MEETING DATE: May 07, 2025, at 6:00 PM

1) INTRODUCTION

The proposal involves demolishing the existing non-conforming structure and rebuilding it in a location that better complies with setback requirements. This type of project is permitted under City Code Article XIV, Section 12(C)(4), which governs the reconstruction or replacement of non-conforming structures within the shoreland zone. The Code allows such reconstruction as long as the new footprint is relocated to meet the shoreline setback **to the greatest practical extent**, a determination that falls solely under the authority of the Planning Board. This application seeks that specific determination.

2) PROJECT DATA/INFORMATION

1.	Applicant:	Dennis McNabb & E. Paula McNabb 81 Wooleys Lane, Great Neck, NY 11023
2.	Owner of Property:	Same as Applicant
3.	Agent:	Mike Morse / Archipelago 1 Dana Street, Portland, ME 04101
4.	Engineer:	Terradyn Consultants, LLC. 41 Campus Drive, Suite 301 New Gloucester, ME 04260
5.	Project Location:	64 Mile Stretch Road
6.	Project Tax Map & Lot:	Tax Map 61, Lot 17-1

2025.18 Greatest Practical Extent Determination for Dennis McNabb and E. Paula McNabb to reconstruct one non-conforming structure. The property is 64 Miles Stretch Road (Tax Map 61, Lot 17-1) in the Coastal Residential Zone.

7.	Lot Size:	13,939 Sq.ft
8.	Base Zoning:	CR
9.	Overlay Zoning:	LR
10.	Existing Use:	Residential Dwellings and Improvements
11.	Proposed Use:	Remove & reconstruct non-conforming structure
12.	Approvals Required:	Greatest Practical Extent
13.	Uses in the Vicinity:	Single Family Residential
14.	Number of Lots in Subdivision:	N/A
15.	Minimum Lot Size Required: Provided: Proposed:	20,000 sf 14,876 sq.ft ± N/A
16.	Frontage Required: Existing: Proposed:	150' N/A N/A
17.	Front Setback Required: Existing: Proposed:	40' 23.6' ± 40'
18.	Side Setback Required: Existing: Proposed:	25' 23.6' ± & 25.0' 27.1'
19.	Rear Setback Required: Existing: Proposed:	25' 24.3' ± 36' (house), 28.3' (deck stairs) from HAT line
20.	Height Requirements: Provided: Proposed:	25 feet or two stories '24.5 N/A
21.	Water Supply:	Public Water
22.	Sewage Disposal:	Private Sewer
23.	Solid Waste Disposal:	Public Trash
24.	Fire Protection:	City of Biddeford
25.	Floodplain Status:	N/A
26.	Wetland/Surface Water Impacts:	N/A
27.	Soil Study Provided:	N/A
28.	Parking Spaces Required:	N/A
29.	Parking Spaces Provided (total):	N/A
30.	Ownership of Road:	Fortunes Rocks is a Public Road
31.	Impervious Surface Area:	N/A
32.	Total Disturbed Area:	N/A
33.	Waivers Needed:	N/A
34.	Waivers Granted:	N/A
35.	Variances Needed for Approval:	None
36.	Other Permits Obtained:	N/A
37.	Other Non-City Permits Required:	DEP
38.	Fees Paid:	Yes

39. **Planning Board Review**
History:

May 07, 2025

3) Existing Conditions

The property is currently improved with a single-family home with an attached garage, decks, a patio, a seawall, landscaped yard areas, and a gravel driveway. According to a wetland delineation by Terradyn Consultants, LLC on March 7, 2024, the home is 24.3 feet from the upland edge of the coastal wetland (Highest Annual Tide line), with the deck 17.6 feet away. As a result, the structure is classified as non-conforming under the City Code.

The lot measures 14,876 square feet and is approximately 100 feet wide. The required shoreline setback, front and side yard setbacks, and the placement of the septic system constrain both the current and proposed building locations.

4) Proposed Project

Scope of Work at 64 Mile Stretch Road

- **Demolition**
 - Remove the existing non-conforming residential structure, including attached deck and related features.
- **Structure Relocation & Reconstruction**
 - Reconstruct the dwelling in a **more conforming location** on the same parcel.
 - The new structure is to be relocated approximately 28.3 feet (deck stairs) and 36 feet (house) from the Highest Annual Tide (HAT) line, which is an increase of over 10 feet from the current setback.
 - Maintain compliance with the **40-foot front (road) setback**.
- **Site Reconfiguration**
 - Modify driveway and parking layout within the constraints of existing setbacks.
 - Preserve sufficient space at the front of the lot to install a new subsurface wastewater disposal (septic) system.
- **Septic System Replacement**
 - Decommission and remove the existing 2001 septic system.
 - Install a new septic system between the relocated structure and the roadway in a code-compliant location.
- **Vegetation & Landscaping**
 - Minimize the removal of vegetation to facilitate relocation.
 - Replant a portion of the current building footprint area to per City Code requirements.
- **Lot Constraints:**
 - Lot is **14,876 sq. ft.** and about **100 ft wide**.
 - Setbacks (shoreline, front, side), driveway, parking, and septic system limit relocation options.

2025.18 Greatest Practical Extent Determination for Dennis McNabb and E. Paula McNabb to reconstruct one non-conforming structure. The property is 64 Miles Stretch Road (Tax Map 61, Lot 17-1) in the Coastal Residential Zone.

- Proposed location maintains **40-ft front setback** while maximizing shoreline setback.
- **Regulatory Compliance**
 - Project seeks **Planning Board approval** for determination that the relocation meets the "**greatest practical extent**" standard for shoreline setback per Article XIV, Section 12(C)(4) of the City Code.
 - Project design and siting were evaluated against six required criteria, including lot size, slope, erosion risk, adjacent structures, septic placement, and vegetation removal.
- **Relocation Criteria (Code Section 12(C)(3)):**
 1. **Lot size:** Limited buildable area due to multiple setbacks.
 2. **Land slope:** Not prohibitive to relocation.
 3. **Soil erosion:** No significant erosion risk identified.
 4. **Nearby structures:** No impact from adjacent buildings.
 5. **Septic system:** Existing 2001 system to be replaced; space reserved for new system.
 6. **Vegetation:** No significant removal required; area to be replanted per Code.
- **Conclusion:**
 - Proposed relocation meets the shoreline setback to the **greatest practical extent** given lot constraints.
 - Applicants seek **Planning Board concurrence** with this determination.

5) STAFF REVIEW

Waivers: N/A

Staff Recommendation

If the applicant has addressed the outstanding items to the satisfaction of the Planning Board and the Planning Board approves the project, Staff recommends doing so with the following Conditions of Approval:

1. The razed building shall not be relocated closer to any of the existing property lines as noted on the approved plan
2. The Code Enforcement Officer shall review and approve conformance to Section 15 of the Shoreland Zoning Ordinance
3. Obtain all required permits from the Maine Department of Environmental Protection and the Biddeford Code Enforcement Office
4. This approval shall expire one year from the date below if a substantial start is not made in construction. **If a substantial start (30% of project completion, i.e., framing and foundation)** is made within one year of the date below, the applicant shall have one additional year to complete the project thereafter; this approval shall expire.

SAMPLE MOTIONS

- A. **Motion to Approve** Case #2025.18 A Greatest Practical Extent Determination for **Dennis McNabb and E. Paula McNabb** (Tax Map 61, Lot 17-1) in the Coastal Residential Zoning District with the above-listed Conditions of Approval.

- B. **Motion to Table** Case #2025.18 A Greatest Practical Extent Determination for Dennis McNabb and E. Paula McNabb (Tax Map 61, Lot 17-1) in the Coastal Residential Zoning District, for the following reasons:
 - 1) _____
 - 2) _____
 - 3) _____

- C. **Motion to Deny** #2025.18 A Greatest Practical Extent Determination for Dennis McNabb and E. Paula McNabb (Tax Map 61, Lot 17-1) in the Coastal Residential Zoning District, for the following reasons:
 - 1) _____
 - 2) _____
 - 3) _____



Michael Morse
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

April 15, 2025

Planning Board
City of Biddeford
P.O. Box 586
Biddeford, ME 04005

Re: Dennis and Paula McNabb
64 Mile Stretch Road, Biddeford, Maine
Non-Conforming Structure Relocation

Dear Members of the Biddeford Planning Board:

On behalf of my clients Dennis and Paula McNabb, please find our enclosed application for the Board's relocation determination of a non-conforming structure located at 64 Mile Stretch Road. We respectfully request that this application be placed on the Planning Board's May 7th agenda for its full consideration of the matter.

Pursuant to Article XIV, Section 12(C)(4) of the City of Biddeford Code of Ordinances, whenever a non-conforming structure is removed by more than 50% of its market value and is proposed for reconstruction, such reconstruction is allowed provided that the Board determines that the footprint of the structure meets the coastal wetland setback to the greatest practical extent. Accordingly, the enclosed application requests the Board's determination.

Thank you in advance for your consideration of this matter. I look forward to discussing this with you in the near future.

Sincerely,

Mike Morse

MM/lb
Enclosures
Cc: Michael McNabb
Evan Allen

**City of Biddeford – Planning Department****Planning Board Application**

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

☒ Shoreland Zoning Permit ☐ Site Plan Review (Please include checklist) ☐ Extraction
☐ Conditional Use Permit ☐ Subdivision (Please include Checklist) ☐ Private Way
☐ Other: _____

Applicant Information:

Name: Dennis McNabb and E. Paula McNabb
Mailing Address: 81 Wooleys Lane, Great Neck, NY 11023
Telephone: (917) 327-5081
Email: mcnabb.michael@gmail.com

What is your legal interest in the property?

☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: same as above
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: Mike Morse / Archipelago
Mailing Address: 1 Dana Street, Portland, ME 04101
Telephone: (207) 558-0102
Email: mmorse@archipelagona.com

Engineer/Surveyor's Information:

Name: Terradyn Consultants, LLC
Mailing Address: 41 Campus Drive, Suite 301, New Gloucester, ME 04260
Telephone: (207) 926-5111
Email: nick@terradyconsultants.com

Project Location and Lot Information:

Street Address: 64 Mile Stretch Road Drainage Watershed: Saco Bay
Tax Map: 61 Lot: 17-1
Current Zoning: CR Shoreland Zoning: LR
Size of Lot: 0.32 (X)acres () s.f. Lot Frontage: 100 ft
Existing Use of Property: Residential dwelling and improvements

Property currently serviced by:

☒ City Road ☐ Public Sewer ☒ Public Water ☐ Public Trash
☐ Private Road ☒ Septic System ☐ Private Well ☐ Private Hauler

Slope Conditions in Area of Construction (if applicable):

☐ Flat (0-3% slope) ☒ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? ☐ (Yes) ☒ (No) if yes attach information

Is the project within the 100-year floodplain? ☒ (Yes) ☐ (No) if yes attach information

Do you plan to bring fill onto the lot? ☒ (Yes) ☐ (No) If yes attach information

(incidental fill for house construction only - e.g. foundation backfill, loam for lawn)

Description of proposed use of property:

Project/Proposed Use:

The project proposes to remove and reconstruct the existing non-conforming structure. City Code requires Planning Board review to determine whether the structure footprint can be relocated to meet the shoreline setback to the greatest practical extent. This review is the sole request for this application.

Property to be Serviced by:

☒ City Road ☐ Public Sewer ☒ Public Water ☐ Public Trash
☐ Private Road ☒ Septic System ☐ Private Well ☐ Private Hauler

Limits of Disturbance: _____ () acres () s.f.

Net change in impervious cover: _____ () acres () s.f.

Is this project part of a larger project? ☐ (Yes) ☐ (No)

Is the project proposing a new Private or Public Road? ☐ (Yes, Private) ☐ (Yes, Public) ☐ (No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) ☐ (Yes) ☐ (No)

Is the project proposing any Stormwater facilities/BMPs? ☐ (Yes) ☐ (No)

Will a Traffic Movement Permit (TMP) be required?: ☐ (Yes) ☐ (No)

☒ If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): Existing: 80.5% Proposed: 33%

Percent of structure expansion (Max 30%): to be determined

☐ **If Subdivision Review, number of lots proposed:** _____

☐ **If a Private Way is proposed, number of lots served:** _____

If Site Plan Review, you must provide the following information:

Total new square feet footprint of structure: _____

Total new square feet paving/parking: _____

Waiver Requests (attach details):

1. _____
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

- A. Letters of Approval
 - ☐ Fire Department – Contact Chief or Deputy Chief – 282-9986
 - ☐ Ability to Serve for Water Service – Maine Water – 282-1543
 - ☐ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
 - ☐ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
 - ☐ Ability to Serve for Electrical Service-CMP-1-866-225-4200
 - ☐ Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
- B. Photographs of Site.
- C. Architectural renderings/drawings of proposed buildings, as required.
- D. Engineering Plans, as required.
- E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

- \$75 Nonrefundable Administration Fee is required for every application.
- Refer to “Attachment A Fees and Charges” of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

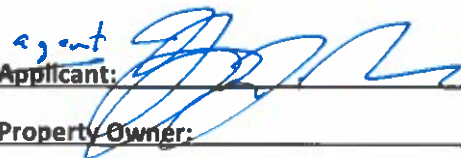
Required Signatures:

By signing this application, as the foresaid applicant or authorized agent:

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

Will the proposed project cause 1 acre or more of site disturbance? __ (Yes) __ (No)

- If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

Signature of Applicant: 

Date

4/15/2025

Signature of Property Owner:

Date

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

- A) PDF OF SIGNED APPLICATION
- B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

- A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
 - Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'
- B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.
- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)
 - All drawings & CAD reference files must be to-scale and within the following coordinate systems:
 - MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE
- B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION



Michael Morse
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

To whom it may concern:

Dennis P. McNabb and E. Paula McNabb, owners of property located at 64 Mile Stretch Road, Biddeford, Maine, hereby authorize Mike Morse and Archipelago, to submit permit applications on their behalf to the State of Maine Department of Environmental Protection and the City of Biddeford. Such permit applications are intended for the proposed removal and reconstruction of a residential structure located at 64 Mile Stretch Road, Biddeford.

Signature: Dennis P. McNabb
Dennis P. McNabb

Date: __April 10 2025__

Signature: E. Paula McNabb
E. Paula McNabb

Date: __April 10 2025__

Biddeford, Maine





Michael Morse
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

Dennis & Paula McNabb
Non-conforming Structure Relocation Review
64 Mile Stretch Road, Biddeford

Project Description

The parcel is developed with a residential dwelling, with attached garage, decks, patio, sea wall, customary lawn and landscaped areas, and a gravel driveway. The dwelling structure is located 24.3 feet from the upland edge of the coastal wetland (HAT line) as delineated by Terradyn Consultants, LLC on March 7, 2024 and the deck is located 17.6 feet, and therefore the structure is considered non-conforming under the Code.

The project proposes to remove the existing non-conforming structure and reconstruct it in a more conforming location. Such projects are allowed, subject to City Code, Article XIV, Section 12(C)(4), Reconstruction or Replacement. Specifically, the Code allows the removal and reconstruction of a non-conforming structure within the shoreland zone provided that the structure's footprint is relocated to be in conformity with the shoreline setback to the greatest practical extent, as determined by the Planning Board. Greatest practical extent relocation determination by the Planning Board is the exclusive purpose of this application.

Pursuant to the City's Code, when relocating a non-conforming structure in compliance with the shoreline setback to the greatest practical extent, the Planning Board shall consider 6 specific criteria (see Article XIV, Section 12 (C)(3)). These criteria include, and are limited to the following:

- 1) Size of the lot
- 2) Slope of the land
- 3) Potential for soil erosion
- 4) Location of other structures on the property and on adjacent properties
- 5) Location of the septic system and other on-site soils suitable for septic systems
- 6) The type and amount of vegetation to be removed to accomplish the relocation

Discussion

The subject lot is 14,876 square feet and approximately 100 feet wide. The existing and proposed structure location is affected by the minimum shoreline setback requirement, the minimum front and side yard setback requirements, as well as the location of the septic.

With respect to the 6 relocation criteria outlined in the Code, we provide the following:

- 1) Size of the lot: Considering the modest lot size and multiple minimum setback restrictions, there is a limited location for the structure footprint to be relocated. In the attached proposed conditions plan prepared by Soren Deniord Design Studio dated April 14, 2025, we propose to relocate the structure in a northwesterly direction closer to the road, but still in conformance with the 40-foot road setback. This improves conformity with the shoreline setback, moving the structure over 10 feet further back from the HAT. A driveway and modest parking area serving the lot, as well as the future septic system, are located within the 40-foot road setback area and also restrict relocation of the structure further back.
- 2) Slope of the land: The slope of the land in the area of the lot that is subject to this proposal is not prohibitive to construction and does not interfere with the structure relocation as proposed.
- 3) Potential for soil erosion: There are no unique soil conditions or other soil features such that the relocation of the structure footprint would create risk of soil erosion from the lot.
- 4) Location of other structures on the property and on adjacent properties: There are no other structures that are located on the property that would affect the proposed relocation. There are structures located on the adjacent properties to the east and west of the subject lot, and those abutting structures do not impact the footprint relocation on the subject lot.
- 5) Location of the septic system and other on-site soils suitable for septic systems: The property is currently served by a subsurface wastewater disposal system. The existing system was installed in 2001 and is located approximately 15 feet off the northeasterly end (road end) of the existing structure, with the leach field located approximately 20 feet from the road. The septic system is proposed to be replaced as part of this project. The area of the lot between the proposed relocated structure location and the road must be reserved to accommodate a replacement septic system.
- 6) The type and amount of vegetation to be removed to accomplish the relocation: Vegetation removal does not impede structure footprint relocation under the City Code. A portion of the existing location from where the structure will be relocated will be replanted with vegetation as specified in the Code.

Relocation Summary

Due to the modest lot size and the small building envelope created by the multiple minimum setback requirements established in the Code, septic system requirements, and otherwise discussed above, it is our opinion that the proposed footprint relocation of the non-conforming structure establishes the minimum shoreline setback to the greatest practical extent. Accordingly, the applicant respectfully requests the Planning Board's concurrence that the structure footprint's greatest practical extent relocation from the HAT on the lot is 28.3 feet from the deck stairs and 36 feet from the house.

PHOTOS







Mile Stretch Rd

Mile Stretch Rd

Mile Stretch Rd

58

60

62

64 Mile Stretch Rd

64

66

68

70



Existing Conditions Plan

Proposed Relocation Plan



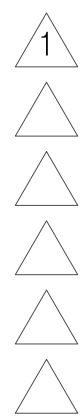
Soren deNiord Design Studio
43 Wellwood Road
Portland, ME
04103
T: 207-400-2450
E: soren@sorendenord.com

64 MILE STRETCH

BIDDEFORD, MAINE

No: Revision / Submission Date:

PLANNING BAORD



revisions:
DATE: APRIL 15, 2025
scale: As Noted
drawn: XX
checked: XX

L1.0

PROPOSED CONDITIONS
PLAN

SYMBOLS LEGEND

HARDSCAPE

- PROPOSED MASONRY STEPS
- PROPOSED 3/8" PEASTONE PAVING WITH FLUSH CURB EDGE
- PROPOSED TECO BLOC BLU PAVER SLEEK HD2 SMOOTH 4"
- PROPOSED TECO BLOC BLU GRANDE PAVER SLEEK HD2 SMOOTH 2"
- PROPOSED PRIVACY FENCE

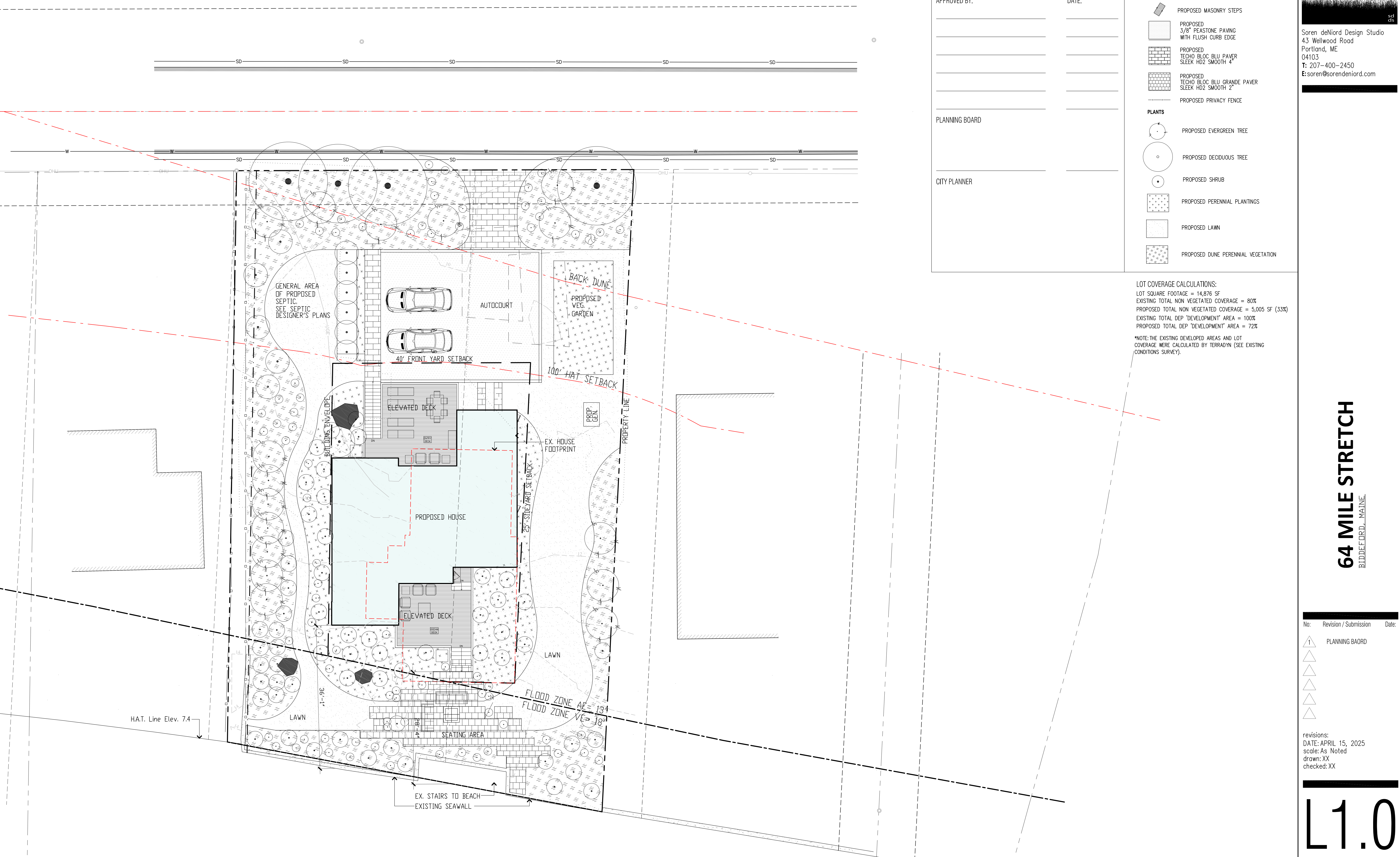
PLANTS

- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB
- PROPOSED PERENNIAL PLANTINGS
- PROPOSED LAWN
- PROPOSED DUNE PERENNIAL VEGETATION

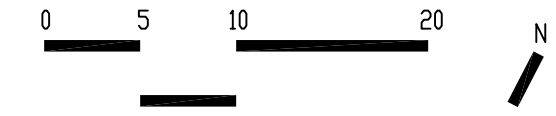
LOT COVERAGE CALCULATIONS:
LOT SQUARE FOOTAGE = 14,876 SF
EXISTING TOTAL NON VEGETATED COVERAGE = 80%
PROPOSED TOTAL NON VEGETATED COVERAGE = 5,005 SF (33%)
EXISTING TOTAL DEP 'DEVELOPMENT' AREA = 100%
PROPOSED TOTAL DEP 'DEVELOPMENT' AREA = 72%

*NOTE: THE EXISTING DEVELOPED AREAS AND LOT COVERAGE WERE CALCULATED BY TERRADYN (SEE EXISTING CONDITIONS SURVEY).

PLANNING BOARD SIGNATURE BLOCK	
APPROVED BY:	DATE:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
PLANNING BOARD	
_____	_____
CITY PLANNER	



NOT FOR CONSTRUCTION



Deed



BK 17084 PGS 72 - 73
INSTR # 2015036039
RECEIVED YORK SS

08/25/2015 09:09:53 AM
DEBRA ANDERSON
REGISTER OF DEEDS

(space above reserved for recording information)

DEED OF DISTRIBUTION BY
CO-PERSONAL REPRESENTATIVES
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That CHRISTINE BENOIT, with a mailing address of P.O. Box 208, Biddeford Pool, Maine 04006 and EDITH PAULA McNABB, with a mailing address of 81 Wooleys Lane, Great Neck, NY 11023, duly appointed and acting Co-Personal Representatives of the Estate of Gertrude M. Benoit (York County Probate Docket No. 2014-0437), by the powers conferred by law, and every other power, in distribution of the Estate, grant to E. PAULA McNABB, sometimes known as EDITH PAULA McNABB, and DENNIS P. McNABB, both having a mailing address of 81 Wooleys Lane, Great Neck, NY 11023, *as joint tenants*, E. Paula McNabb being the person entitled to distribution of a the real property in Biddeford, York County, Maine, in accordance with a Plan of Partial Distribution dated June 1, 2015, and E. Paula McNabb having elected to include her husband Dennis P. McNabb to create a joint tenancy in the real estate described as follows:.

A certain lot or parcel of land, including the buildings thereon, situated on the Southeasterly side of the Pool Road Extension in Biddeford Pool, so call, in Biddeford, Maine, and described as follows:

Beginning on the Southeasterly side of the said road at the Northwest corner of land now or formerly of Fred Freije, thence Southeasterly by land of said Freije to the Atlantic Ocean, thence Southwesterly by said Ocean One Hundred Feet (100'), more or less, to land now or formerly of Garnet F. Colpitts, thence Northwesterly by the land of said Colpitts to the said road; Thence Northeasterly by the said road One Hundred Feet (100') more or less, to the place of beginning.

Being a portion of the premises conveyed by Gertrude M. Benoit, Personal Representative of the Estate of Paul E. Benoit, to Gertrude M. Benoit by deed dated November 11, 1993 and recorded in the York County Registry of Deeds in Book 6813, Page 347. This conveyance is made subject to a right-of-way benefiting land now or formerly of Joan Brown created by deed of Joan Brown to Paul Benoit dated December 30, 1975, and recorded in the York County Registry of Deeds in Book 2324, Page 277, which right of way runs from the Northwest side of said road, running from the said road along the Southwest side of the premises herein conveyed to the said Ocean, and being 5' in width.

WITNESS our hands and seals this 21st day of August, 2015.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

[Signature] as to both

Christine M. Benoit

Christine Benoit, Personal
Representative of the Estate of
Gertrude M. Benoit

Edith Paula McNabb

Edith Paula McNabb, Personal
Representative of the Estate of
Gertrude M. Benoit

STATE OF MAINE
COUNTY OF YORK

August 21st, 2015

Personally appeared the above named Christine Benoit and E. Paula McNabb, Co-Personal Representatives of the Estate of Gertrude M. Benoit, and acknowledged the foregoing instrument to be their free act and deed in their said capacity.

Before me,

[Signature]
Notary Public/Attorney-At-Law

Print Name: Reid Hayton-Hull

After recording return to:
Paula and Dennis McNabb
81 Wooleys Lane
Great Neck, NY 11023

E
← 2P

L://5691-002/1Deed



EXISTING	DESCRIPTION
	RECORD PROPERTY LINE/R.O.W.
	ABUTTER PROPERTY LINE/R.O.W.
	TIE LINE
	SETBACK LINE
	EASEMENT LINE
	FLOOD ZONE
	ZONE LINE
	IRON PIPE/REBAR (AS NOTED)
	BUILDING
	ROOF OVERHANG
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EDGE OF CONCRETE
	TREE LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	SPOT GRADE
	OVERHEAD UTILITY
	UTILITY POLE
	HVAC UNIT
	STOCKADE/POST AND RAIL FENCE
	STORM DRAIN
	WATER LINE
	DEVELOPED/GRASSY AREA

GENERAL NOTES

1. The purpose of this plan is to depict the results of a Boundary Retracement Survey and an Existing Conditions/Topographic Survey of the subject parcel.
2. All Book and Page numbers refer to the York County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcel is E. Paula McNabb & Dennis P. McNabb by deed dated August 21, 2015 and recorded in Book 17084, Page 72.
4. The subject parcel is shown on the City of Bideford Tax Map 61 as Lot 17-1 and is located in the Coastal Residential District (CR) and Limited Residential Overlay District.
5. Space and bulk standards for the CR District as of the date of this plan are as follows:

Min. Lot Size:	See Table C-Lot Size Requirements for Coastal Residential District, Chart 9B1 Minimum Square Feet Lot Size in the City of Bideford Land Development Regulations
Min. Frontage:	150 ft.
Min. Front Setback:	Major R.O.W. - 40 ft.
Min. Side Setback:	25 ft.
Min. Rear Setback:	25 ft.
Max. Building Height:	25 ft. or match existing
Max. Impervious Area:	20%

Lot Coverage Calculations:

	<u>Sq Ft</u>	<u>%</u>	<u>Allowed</u>
Existing Building Coverage: Proposed Building Coverage:	1,749	11.8	
Existing Lot Coverage: Proposed Lot Coverage:	11,982	80.5	20%
Existing Building Footprint: Proposed Building Footprint:	1,749	11.8	
Existing Area of Development: Proposed Area of Development:	14,876	100	40%

Building Height:

Existing:	24.5 ft. determined by the vertical distance between the bottom of the sill at the northwesterly corner of the garage (10.6) and the highest point of the structure on the ocean facing side (35.1)
Proposed:	
Allowed:	25 ft or match existing
Proposed FFE:	

Existing Lot Coverage	
Item	Sq. Feet
Building	1749
Driveway	1805
Seawall Patio	1182
Conc. Patio	152
Deck	96
Porch	31
Steps	55
Non-vegetated Area	4872
Total	11982

Existing Area of Development	
Item	Sq. Feet
Building	1749
Driveway	1805
Seawall Patio	1182
Conc. Patio	152
Deck	96
Porch	31
Steps	55
Non-Vegetated area	4872
Developed/Grassy area	4932
Total	14876

SURVEYOR'S CERTIFICATION

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

Except as Follows:

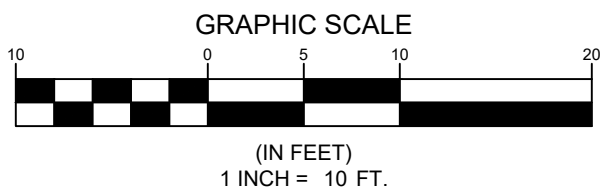
1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date

Plan Prepared by:

Nicholas Racioppi PLS # 2621

ATLANTIC OCEAN

H.A.T. = 7.4' NAVD88
(See Note 14)



A circular professional seal for a land surveyor in the State of Maine. The outer ring contains the text "STATE OF MAINE" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the name "NICHOLAS RACIOPPI" and the license number "No. 2621".

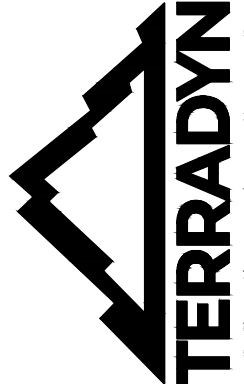
UPDATED CONTOURS
 ADD SETBACKS FROM H.A.T. LINE
 UPDATE AREA TABLES AND BUILDING HEIGHT
 ADD IMPERVIOUS AREA AND DEVELOPED AREA TABLE. ADD FRONTAL AND BACK YUINE

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE: _____

www.terradyconsultants.com

Surveying | Geomatics
| Environmental Permitting

Civil Engineering | Land & Stormwater Design | Land & Blon

PROJECT: **MCNABB PARCEL**
64 MILE STRETCH ROAD, BIDEFORD, MAINE
SHEET TITLE: **BOUNDARY RETRACEMENT SURVEY &
EXISTING CONDITIONS/TOPOGRAPHIC SURVEY**
CLIENT:

PAULA & DENNIS MCNABB

81 WOOLIES LANE
CREATINECK NEW YORK 11022

DATE: 03/07/2024
SCALE: 1" = 10'
JOB NO: 24-2
SHEET: 1 OF 1



Soren deNiord Design Studio
43 Wellwood Road
Portland, ME
04103
T: 207-400-2450
E: soren@sorendenior.com

64 MILE STRETCH

BIDDEFORD, MAINE

No: Revision / Submission Date:

- PLANNING BAORD

revisions:
DATE: APRIL 15, 2025
scale: As Noted
drawn: XX
checked: XX

L1.0

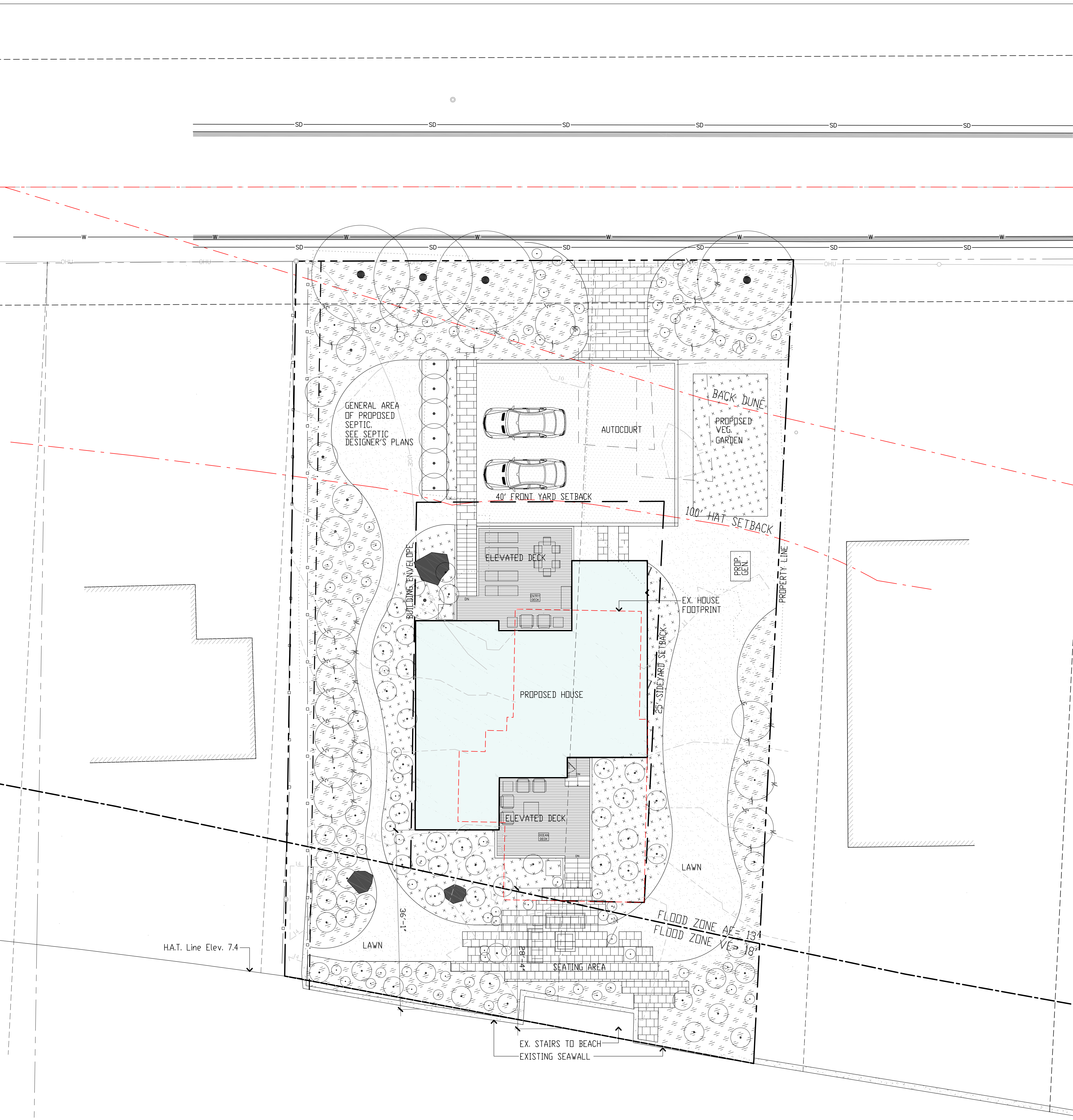
PROPOSED CONDITIONS
PLAN

- SYMBOLS LEGEND**
- HARDSCAPE**
- PROPOSED MASONRY STEPS
 - PROPOSED 3/8" PEASTONE PAVING WITH FLUSH CURB EDGE
 - PROPOSED TECO BLOC BLU PAVER SLEEK HD2 SMOOTH 4"
 - PROPOSED TECO BLOC BLU GRANDE PAVER SLEEK HD2 SMOOTH 2"
 - PROPOSED PRIVACY FENCE
- PLANTS**
- PROPOSED EVERGREEN TREE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED SHRUB
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 - PROPOSED LAWN
 - PROPOSED DUNE PERENNIAL VEGETATION

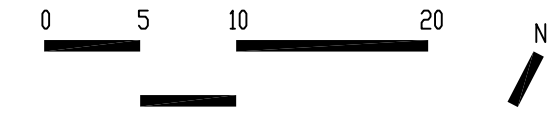
LOT COVERAGE CALCULATIONS:
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PROPOSED TOTAL NON VEGETATED COVERAGE = 5,005 SF (33%)
EXISTING TOTAL DEP "DEVELOPMENT" AREA = 100%
PROPOSED TOTAL DEP "DEVELOPMENT" AREA = 72%

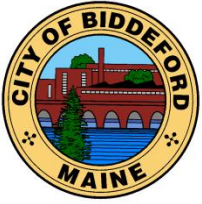
*NOTE: THE EXISTING DEVELOPED AREAS AND LOT COVERAGE WERE CALCULATED BY TERRADYN (SEE EXISTING CONDITIONS SURVEY).

PLANNING BOARD SIGNATURE BLOCK	
APPROVED BY:	DATE:
PLANNING BOARD	
CITY PLANNER	



NOT FOR CONSTRUCTION





CITY OF BIDDEFORD

Planning and Development Department

David C.M. Galbraith
Deputy Director/City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

David.Galbraith@biddefordmaine.org

PLANNING BOARD STAFF REPORT

TO: Chair Plotkin and Members of the Biddeford Planning Board

FROM: David C.M. Galbraith, City Planner & Deputy Director of the Planning & Development Dept.

DATE: April 30, 2025

RE: **2025.09 Sketch Plan Review for Bateman Partners, LLC for two (2) new buildings containing 60-unit low/moderate income (LMI) apartments within the Forest Green Apartments located at 641 Main Street (Map 32, Lot 1) in the Mixed Residential (R3) Zoning District and within the Shoreland Overlay District.**

MEETING DATE: April 2, 2025, 6:00 PM

1. INTRODUCTION

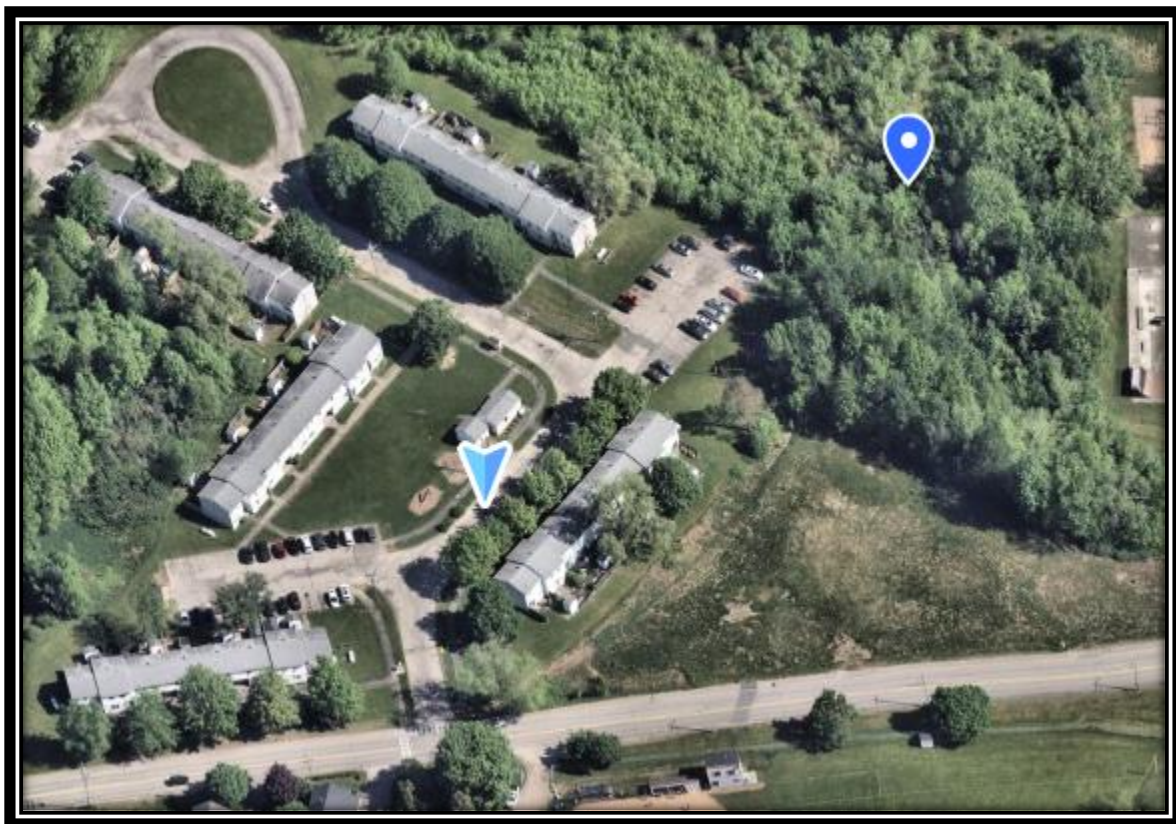
This "Sketch Plan" application is being presented by Doug Renolds, P.E. and Project Manager for Gorrill Palmer Engineers, and Agent for Bateman Partners, LLC., referred to as "Applicant or Applicants". The application is seeking to develop two (2) new apartment block buildings, connected with a shared entrance, each with 30 new, senior housing low/moderate income apartments for a total of 60 new apartments.



Forest Green Apartments – Existing Conditions

RE: 2025.09 Sketch Plan Review for Bateman Partners, LLC for two (2) new buildings containing 60-unit low/moderate income (LMI) apartments within the Forest Green Apartments located at 641 Main Street (Map 32, Lot 1) in the Mixed Residential (R3) Zoning District and within the Shoreland Overlay District.

MEETING DATE: May 7, 2025, at 6:00 PM



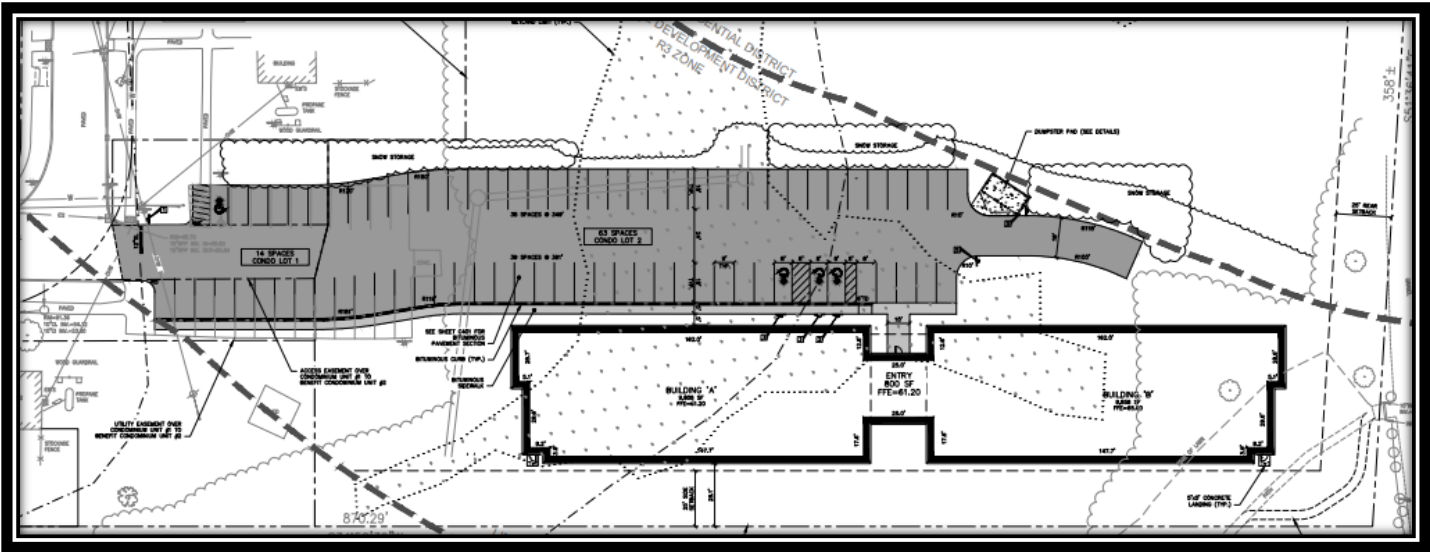
Project Location marker top right corner of above image

The project scope is outlined within the development application and states (shown in *italics*):

The unit breakdown will incorporate forty-two (42) two-bedroom units and eighteen (18) one-bedrooms. The buildings have a footprint of approximately 9,800 SF each, connected by an 800 SF shared entry that will contain an elevator for accessibility to the upper floors of both buildings. The applicant received a districting change from the Saco River Corridor Commission (SRCC) changing from the Limited Residential to the General Development district for areas outside of the 250' Saco River buffer. The site is identified as a portion of Lot 1 on the Biddeford Tax Map 32. The property is bounded to the north by the Saco River, and to the south with direct frontage along Main Street. This property was originally developed in 1975, with 5 residential buildings consisting of 40 units with associated parking and access ways. Park View Court is a public road which runs through the center of the site and provides access to the existing apartment buildings. The buildings will utilize the existing development entrance and have their own primary access via Park View Court. The existing development footprint is currently approximately 6 acres and will be increased to approximately 7.5 acres. The amount of impervious area onsite would increase by approximately 38,100 square feet (0.87 acres).

RE: 2025.09 Sketch Plan Review for Bateman Partners, LLC for two (2) new buildings containing 60-unit low/moderate income (LMI) apartments within the Forest Green Apartments located at 641 Main Street (Map 32, Lot 1) in the Mixed Residential (R3) Zoning District and within the Shoreland Overlay District.

MEETING DATE: May 7, 2025, at 6:00 PM



2 Proposed Buildings with 60-units (total) of LMI senior housing and associated parking

The application narrative continued stating:

The proposed development requires a parking ratio of 1 space per unit if designed exclusively for, and occupancy is restricted to affordable housing. The Applicant is proposing 63 parking spaces to support the new LMI apartment building, which complies with the City of Biddeford's off-street parking requirements. Within the new parking lot, 14 spaces will be dedicated to the existing development for a total of 77 new parking spaces. Traffic generated by the proposed development is not anticipated to adversely impact the surrounding roadway network given the residential nature of the project. A Traffic Evaluation is included in Attachment 4 which includes an analysis of the trip generation, access conditions, and safety. The proposed development is anticipated to be served by public water, sewer, and three-phase power which is available onsite. The site is anticipated to be served by a private solid waste hauler who has not been determined at this time.

The Forest Green Apartments are located off Main Street via Park View Court, which will be the internal connection to the proposed development.

2. PROJECT DATA/INFORMATION

1.		Applicant:	Bateman Partners, LLC 470 Fore Street, Suite 400 Portland, Maine 04101
2.		Owner of Property:	Forest Green Associates LP 470 Fore Street, Suite 400 Portland, Maine 04101
3.		Agent:	Doug Renolds, P.E.

RE: 2025.09 Sketch Plan Review for Bateman Partners, LLC for two (2) new buildings containing 60-unit low/moderate income (LMI) apartments within the Forest Green Apartments located at 641 Main Street (Map 32, Lot 1) in the Mixed Residential (R3) Zoning District and within the Shoreland Overlay District.

MEETING DATE: May 7, 2025, at 6:00 PM

			Gorrill Palmer Consulting Engineers 300 Southborough Drive, Suite 200 South Portland, Maine 04106
4.		Surveyor:	Doug Renolds, P.E. Gorrill Palmer Consulting Engineers 300 Southborough Drive, Suite 200 South Portland, Maine 04106
5.		Project Location:	641 Main Street, Biddeford, ME
6.		Project Tax Map #/Lot #:	Tax Map 32, Lot 1
7.		Lot Size:	10.15-acres
8.		Base Zoning:	Mixed Residential (R3)
9.		Overlay Zoning:	Shoreland Overlay District – General Development
10.		Existing Use:	Residential development with 5 existing buildings totaling 40 units with associated parking, accessways, and utility infrastructure.
11.		Proposed Use:	60-unit, senior LMI housing
12.		Approvals Required:	Subdivision/Site Plan
13.		Uses in the Vicinity:	Mixed Use / Residential / Rotary Park
14.		Waivers Needed:	a. None
15.		Waivers Granted:	a. None
16.		Other Non-City Permits Required:	a. See below section # 3
17.		A: Fees Paid:	Sketch Plan Fees Paid
18.		Planning Board Review History: Sketch Plan- May 7, 2025	

3. **REVIEW PROCESS**

Per City Ordinance, this application is subject to Site Plan Review (City of Biddeford, Code of Ordinances, Part III - Land Development Regulations, Article XI – Site Plan Review). The review process for this project involves Sketch Plan review, followed by Preliminary Plan Review, and ultimately Final Plan review / approval. It is also anticipated that the project will also require the following:

Reviewing Authority	Required Approval
Town of Biddeford	Site Plan Review Permit
Town of Biddeford	Subdivision Amendment Permit
Saco River Corridor Commission	Saco River Corridor Commission Permit Application
MaineDEP	Natural Resource Protection Act Permit Tier II
MaineDEP	Stormwater Law Permit-By-Rule

4. **GENERAL REVIEW COMMENTS:**

- **APPLICATION COMPLETENESS:** This application is for site plan sketch plan review, so the purpose of this memorandum introduces the project/s to the Board, with the desire to identify items the Board believes are important and necessary for the continued review of this plan / project.

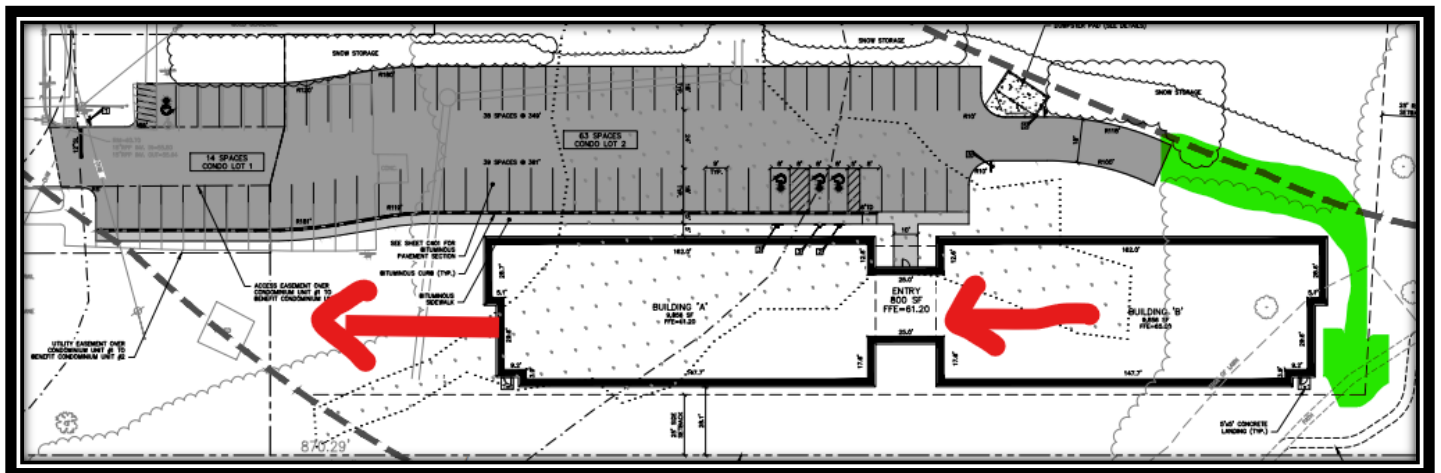
RE: 2025.09 Sketch Plan Review for Bateman Partners, LLC for two (2) new buildings containing 60-unit low/moderate income (LMI) apartments within the Forest Green Apartments located at 641 Main Street (Map 32, Lot 1) in the Mixed Residential (R3) Zoning District and within the Shoreland Overlay District.

MEETING DATE: May 7, 2025, at 6:00 PM

- **ZONING:** The subject property is zoned Mixed Residential (R-3) and multi-family dwellings are a permitted use within the district. The property is also located within the Shoreland Overlay District. It should be noted that the Saco River Corridor Commission (SRCC) recently approved a reclassification of the property which has now been placed within the General Development 1 (GD!) Overlay Zone. The proposal currently complies with all space, bulk and parking regulations within the zoning district.
- **REVIEW STANDARDS:**
Staff found the sketch plan application to satisfy City site plan requirements.
- **WAIVERS:** No waiver requests are being sought, currently.

5. **STAFF REVIEW COMMENTS:**

- 1) The primary design elements that need to be worked out for this project to move forward will be working out the designs of the sewer. These elements will need to be worked out with Public Works, the Engineering Department and the Wastewater Superintendent prior to final plan review by the Planning Board.
- 2) The Fire Department will require emergency vehicle access around 50-75% of the proposed building/s. Deputy Fire Chief Dexter mentioned that the proposed building/s could be shifted to the south and fire access drives at both ends of the building/s. Staff and the Applicant's will be meeting on this issue prior to the submittal of preliminary application submittal.



- 3) The Fire Department will require the buildings fire connections and sprinkler room/s shall be located / accessed on the front of the building/s for easy emergency access.
- 4) Refuse and Recycling screening enclosures, with concrete pads shall be located on Preliminary Submittal plans.

RE: 2025.09 Sketch Plan Review for Bateman Partners, LLC for two (2) new buildings containing 60-unit low/moderate income (LMI) apartments within the Forest Green Apartments located at 641 Main Street (Map 32, Lot 1) in the Mixed Residential (R3) Zoning District and within the Shoreland Overlay District.

MEETING DATE: May 7, 2025, at 6:00 PM

- 5) A fully dimensioned landscape plan shall be submitted with the Preliminary Site Plan application. The plan shall include all proposed plants, which shall be native Maine species, including installation sizes.
- 6) Building elevations shall be provided with the Preliminary application submittal.
- 7) All decks, balconies and patios shall be shown on site and landscape plans, and building elevations.
- 8) Existing and proposed contour lines shall be shown on Preliminary application plans.

6. STAFF RECOMMENDATION

The Application is for Subdivision “sketch plan review” so no formal Planning Board action is required. However, the Board should take this opportunity to review the proposed plans and identify any items the Board may wish to review or modify as part of this application.

April 16, 2025

Mr. David Galbraith, City Planner

City of Biddeford
205 Main Street
Biddeford, ME 04005

Subject: Sketch Plan Application
Applicant: Bateman Partners, LLC
641 Main Street, Biddeford ME

Dear Mr. Galbraith:

On behalf of **Bateman Partners, LLC**, Gorrill Palmer is pleased to make this sketch plan application submission for their proposed expansion of the Forest Green development located at 641 Main Street. The property owner (Forest Green Associates LP) is a subsidiary of the Applicant (Bateman Partners, LLC) has retained and authorized Gorrill Palmer to perform all work necessary to submit this application (see Attachment 2 for Agent Authorization). As required by the City of Biddeford's Land Use Ordinance, we have included site specific information below for review by the Planning Board. The check for this sketch plan submission will be included under a separate cover.

PROJECT DESCRIPTION

Bateman Partners, LLC is proposing to construct two new low/moderate income (LMI) apartment buildings for senior residents. The buildings would include a total of 60 total units and would be located within a portion of a property that is currently part of the Forest Green Apartments at 641 Main Street. The applicant is not proposing any expansions to the existing buildings and associated infrastructure. The project will consist of (2), thirty (30) unit buildings with associated parking for residents. The unit breakdown will incorporate forty-two (42) two-bedroom units and eighteen (18) one-bedrooms. The buildings have a footprint of approximately 9,800 SF each, connected by an 800 SF shared entry that will contain an elevator for accessibility to the upper floors of both buildings. The applicant received a districting change from the Saco River Corridor Commission (SRCC) changing from the Limited Residential to the General Development district for areas outside of the 250' Saco River buffer.

The site is identified as a portion of Lot 1 on the Biddeford Tax Map 32. The property is bounded to the north by the Saco River, and to the south with direct frontage along Main Street. This property was originally developed in 1975, with 5 residential buildings consisting of 40 units with associated parking and access ways. Park View Court is a public road which runs through the center of the site and provides access to the existing apartment buildings. The buildings will utilize the existing development entrance and have their own primary access via Park View Court. The existing development footprint is currently approximately 6 acres and will be increased to approximately 7.5 acres. The amount of impervious area onsite would increase by approximately 38,100 square feet (0.87 acres).



STRUCTURAL



FALL PROTECTION
SAFETY



TRANSPORTATION



SITE DESIGN



SURVEY



WATER
RESOURCES



TECHNOLOGY
Page 92 of 464

PROPOSED IMPROVEMENTS

The development is to be accessed via Park View Court off Main Street. The accessway will include associated parking, sidewalk, and an additional 18 foot wide fire lane at the end of the proposed parking lot which extends approximately 85 feet further east. The sidewalk leading up to the building from the parking lot will be in compliance with ADA standards. The proposed development requires a parking ratio of 1 space per unit if designed exclusively for, and occupancy is restricted to affordable housing. The Applicant is proposing 63 parking spaces to support the new LMI apartment building, which complies with the City of Biddeford's off-street parking requirements. Within the new parking lot, 14 spaces will be dedicated to the existing development for a total of 77 new parking spaces.

Traffic generated by the proposed development is not anticipated to adversely impact the surrounding roadway network given the residential nature of the project. A traffic Evaluation is included in Attachment 4 which includes an analysis of the trip generation, access conditions, and safety.

The proposed development is anticipated to be served by public water, sewer, and three-phase power which is available onsite. The site is anticipated to be served by a private solid waste hauler who has not been determined at this time.

ANTICIPATED WAIVERS

No waivers are being requested at this time. The Applicant may wish to submit a request for a waiver during preliminary or final site plan approval.

ANTICIPATED PERMITS

The following table summarizes the approvals relating to site permitting that are anticipated to be required prior to the start of construction. Applications for these permits would be submitted if the redistricting petition is approved by the commission.

Reviewing Authority	Required Approval
Town of Biddeford	Site Plan Review Permit
Town of Biddeford	Subdivision Amendment Permit
Saco River Corridor Commission	Saco River Corridor Commission Permit Application
MaineDEP	Natural Resource Protection Act Permit Tier II
MaineDEP	Stormwater Law Permit-By-Rule

The proposed development received redistricting approval from the SRCC on February 26, 2025, the applicant now is submitting a Permit Application to the SRCC for the proposed development.

As currently designed, the proposed development would impact approximately 21,550 SF of wetland area. As such, a Natural Resource Protection Act Tier II Permit Application will be submitted to the MaineDEP for wetland impacts between 15,000 SF to 43,560 SF.

A Site Location of Development Act Permit was obtained from the MaineDEP for the original development in 1974. Based on discussions with the MaineDEP, all conditions of this permit have been satisfied and no additional Site Law permitting with the MaineDEP is required. However, the project will require a Stormwater Law Permit-By-Rule from the MaineDEP for the disturbance of over 1 acre of land area.

STORMWATER

Since the project disturbs over 1 acre of land area but creates less than 1 acre of new impervious area, the project will be required to obtain a MaineDEP Stormwater Law Permit-By-Rule. Based on the new impervious/developed areas anticipated for the project, the only MaineDEP Chapter 500 standards that apply to this project would be the Basic Standards for Erosion and Sedimentation Control. The proposed development would not be required to meet the general standard (treatment) or flooding standard (peak flows) in accordance with MaineDEP requirements.

However, the proposed development is required to ensure that the rate of stormwater runoff does not exceed pre-development rates for the 25-year 24-hour storm to meet the requirements of the City of Biddeford. Runoff from the site is ultimately tributary to the Saco River which has a watershed area that spans throughout multiple states. Through inspection of the portion of the watershed between the Skelton Dam in Buxton to the project site, it will be demonstrated that the Flooding Standard is met by the development's proximity to the Saco River and the vastness of the upstream watershed (almost 25,000 acres with a Tc of about 17.7 hours). The increase in impervious area for the development is insignificant compared to the overall watershed and will reach the Saco River well before the peak of the overall watershed and therefore will not lead to increases in peak discharge above the predevelopment levels.

The proposed development will also be utilizing a level lip spreader to improve the distribution of flows onsite and prevent erosion in accordance with MaineDEP requirements.

DIMENSIONAL REQUIREMENTS

The Zoning Ordinance, Section 3.6.1.2.(3).(d) indicates that residential uses are permitted within the Mixed Residential (R3) Zone and General Development 1 (GD1) Overlay Zone. The Space and Bulk Table is provided below, which demonstrates the continued compliance of the project plans to meet the ordinance.

Table 2 – Space and Bulk Regulation – Mixed Residential (R3)		
Space and Bulk Regulation	Required	Provided
Minimum Lot Size	15,000 S.F. 1 st 2 units, then 6,000 S.F. / unit	10.15 Acres
Minimum Lot Frontage	150'	377'
Minimum Yards:		
Front	40'	>40'
Side	25'	>25'
Rear	25'	>25'
Maximum Building Height	3 Stories/ 35'	3 Stories

NET RESIDENTIAL CALCULATIONS

The Zoning Ordinance, Article VI, Section 44 indicates the factors that shall be used for determining the net developable area of a parcel as well as the resulting number of residential lots and/ or units that can be created. The Net Residential Calculations Table is provided below, which demonstrates the maximum number of future units allowable for the proposed parcel.

Table 1 – Net Residential Calculations			
	Existing	Provided	
	LR District	LR District	General Development (R3)
Total Acreage	10.15 AC.	4.22 AC.	5.93 AC.
Less Unusable Land (Per Section 44 of Town Zoning Ordinance):	-	-	-
Lack of Access	0 AC.	0 AC.	0 AC.
Floodway (Within 100 YR Flood Boundary)	0.39 AC.	0.39 AC.	0 AC.
*Wetland Area	0.74 AC.	0.14 AC.	0.60 AC.
Sustained Slopes Greater than 25%	0 AC.	0 AC.	0 AC.
Right of Way	0 AC.	0 AC.	0 AC.
Stormwater Facilities	0 AC.	0 AC.	0 AC.
Unusable Land Subtotal	1.13 AC.	0.53 AC.	0.60 AC.
Subtotal Net Residential Acreage	9.02 AC.	3.69 AC.	5.33 AC.
Less 15,000 S.F. for First 2 Units	N/A	N/A	-0.35 AC.
Remaining Net Residential Acreage	9.02 AC.	3.69 AC.	4.98 AC.
Net Residential Density Factor	40,000 S.F./UNIT	40,000 S.F./UNIT	6,000 S.F./UNIT
# of Dwelling Units	9 UNITS	3 UNITS	36.1 UNITS
First 2 Units	N/A	N/A	2 UNITS
Max. Units in R-3 Zone	N/A	N/A	38.1 UNITS
** Density Bonus (Affordable Housing)	N/A	N/A	2.5X
Max. # of Units w/ Bonus	N/A	N/A	95.3 UNITS
Less Current Units	-40 UNITS	-7 UNITS	-33 UNITS
*** Max. # of Future Units	0 UNITS	0 UNITS	62.3 UNITS
*Wetland areas based on a wetland survey conducted by Flycatcher, LLC on October 22, 2024. The survey area does not include the entire area within the 250' river buffer (LR District) as no development is planned in this area at this time. **Refer to note B(3) of the Biddeford Land Use Code, Article V, Table B (Attachment 2) "Vacant land development for lots located within the R-3 zoning district, utilizing the density bonus standards within section B for low-/moderate income (LMI) housing developments may increase base density by up to a multiple of 2.5 times the particular zoning district where the lot is located." ***The development does not conform to the current zoning ordinances for lot area per dwelling unit as such. The units located in the limited residential district have been grandfathered. No expansions are proposed within the limited residential district.			

CLOSURE

As discussed with your office, 10 hard copies of the plans have been submitted for review. We have provided the following attachments and supplemental materials to assist in your review:

ATTACHMENT	DESCRIPTION
Attachment 1	Application Form, and Checklists
Attachment 2	Deed & Agent Authorization
Attachment 3	Location Map and Tax Map
Attachment 4	Traffic Evaluation
Attachment 5	Abutter List
Attachment 6	Site Photos
Attachment 7	Wetland Delineation Report
	Preliminary Site Plan

We look forward to reviewing this project with you and the Planning Board at the next available meeting. If you have any questions about the information being submitted, please contact our office.

Sincerely,

GORRILL-PALMER



Doug Reynolds, PE

Project Manager

Phone 207-329-5584

DReynolds@GorrillPalmer.com

ATTACHMENT 1

APPLICATION FORM & CHECKLISTS

**City of Biddeford – Planning Department****Planning Board Application**

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

☐ Shoreland Zoning Permit ☐ Site Plan Review (Please include checklist) ☐ Extraction
☐ Conditional Use Permit ☐ Subdivision (Please include Checklist) ☐ Private Way
☒ Other: Sketch Plan

Applicant Information:

Name: Bateman Partners, LLC
 Mailing Address: 470 Fore Street, Suite 400, Portland ME 04101
 Telephone: (207) 772 - 2992
 Email: nathan@batemanpartnersllc.com
 What is your legal interest in the property?
☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: Forest Green Associates LP
 Mailing Address: 470 Fore Street, Suite 400, Portland ME 04101
 Telephone: (207) 772 - 2992
 Email: nathan@batemanpartnersllc.com

Agent's Information:

Name: Doug Reynolds
 Mailing Address: 300 Southborough Drive, Suite 200 South Portland, ME 04106
 Telephone: (207) 772 - 2515
 Email: dreynolds@gorrillpalmer.com

Engineer/Surveyor's Information:

Name: Doug Reynolds
 Mailing Address: 300 Southborough, Suite 200 South Portland, ME 04106
 Telephone: (207) 772 - 2515
 Email: dreynolds@gorrillpalmer.com

Project Location and Lot Information:

Street Address: 641 Main Street, Biddeford 0400 Watershed: Saco River
 Tax Map: 32 Lot: 1
 Current Zoning: Mixed Residential (R3) Shoreland Zoning: General Development
 Size of Lot: 10.15 (X) acres () s.f. Lot Frontage: 374 Feet
 Existing Use of Property: Residential development with 5 existing buildings totaling 40 units with associated parking, accessways, and utility infrastructure.

Property currently serviced by:

☒ City Road ☒ Public Sewer ☒ Public Water ☐ Public Trash
☐ Private Road ☐ Septic System ☐ Private Well ☒ Private Hauler

Slope Conditions in Area of Construction (if applicable):

☐ Flat (0-3% slope) ☒ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? ☒ (Yes) ☐ (No) if yes attach information

Is the project within the 100-year floodplain? ☐ (Yes) ☒ (No) if yes attach information

Do you plan to bring fill onto the lot? X (Yes) ___ (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use: The project will consist of (2), thirty (30) unit buildings with associated parking for residents. The buildings will utilize the existing development entrance and have their own primary access via Park View Court. New buildings will have associated parking, utility infrastructure.

Property to be Serviced by:

X City Road X Public Sewer X Public Water ___ Public Trash
___ Private Road ___ Septic System ___ Private Well X Private Hauler

Limits of Disturbance: 1.49 (X)acres ()s.f.

Net change in impervious cover: 38,100 ()acres (X)s.f.

Is this project part of a larger project? ___(Yes) X (No)

Is the project proposing a new Private or Public Road? ___(Yes, Private) ___(Yes, Public) X (No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) X (Yes) ___ (No)

Is the project proposing any Stormwater facilities/BMPs? X (Yes) ___ (No)

Will a Traffic Movement Permit (TMP) be required?: ___(Yes) X (No)

X If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): 12%

Percent of structure expansion (Max 30%): 0%

X If Subdivision Review, number of lots proposed: 60 UNITS

___ If a Private Way is proposed, number of lots served: _____

If Site Plan Review, you must provide the following information:

Total new square feet footprint of structure: 20,500

Total new square feet paving/parking: 17,600

Waiver Requests (attach details):

1. _____
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval

- ___ Fire Department – Contact Chief or Deputy Chief – 282-9986
- ___ Ability to Serve for Water Service – Maine Water – 282-1543
- ___ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
- ___ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
- ___ Ability to Serve for Electrical Service-CMP-1-866-225-4200
- X Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.

B. Photographs of Site.

C. Architectural renderings/drawings of proposed buildings, as required.

D. Engineering Plans, as required.

E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

- \$75 Nonrefundable Administration Fee is required for every application.
- Refer to “Attachment A Fees and Charges” of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

Required Signatures:

By signing this application, as the foresaid applicant or authorized agent:

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

Will the proposed project cause 1 acre or more of site disturbance? X (Yes) (No)

- If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

Signature of Applicant: 

Date 4/15/25

Signature of Property Owner: 

Date 4/15/25

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

- A) PDF OF SIGNED APPLICATION
- B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

- A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
 - Individual Drawing PDF Naming Format: "PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf"
- B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.
- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)
 - All drawings & CAD reference files must be to-scale and within the following coordinate systems:
 - MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE
- B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

CITY OF BIDDEFORD - SITE PLAN & SUBDIVISION APPLICATION DRAWING CHECKL

LAST REVISED: 11/26/2024

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant and included on all preliminary and final Site Plan & Subdivision submittals. No checklist is required for sketch submittals.
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have adequate reasoning to justify their absence.
3. City to review applicant's submittal and checklist responses. Projects missing substantial submittal information with non-acceptable reasoning will be rejected and required to resubmit.
4. Items in **BLACK** are required for 'Preliminary' approval & 'Final' approval.
5. Items in **BLUE** are only required for 'Final' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	Forest Green Apartment Expansion
Planning Board # (if available):	
Applicant Name/Info:	Bateman Partners LLC
Submittal #/Type (Prelim/Final):	Sketch Plan
Submittal Date:	4/16/2025

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE			CITY REVIEW RESPONSE	
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	LIST DRAWING SHEET NUMBER WHERE INFORMATION IS PROVIDED	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
1	GENERAL PLAN REQUIREMENTS					
A	Drawing specific legends (linetypes, hatches, etc.)					
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)	Y				
C	North arrows, standard engineering scale viewports, scale bars, dated revision	Y				
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	Y				
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)					
2	COVER SHEET					
A	Project Name & Property Address					
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)					
C	Site Location Map					
D	Sheet Set List of Drawings					
E	Tax Map and Lot ID					
F	Zoning & Shoreland Zone Information					
G	Existing Use Description					
H	Proposed Use Description					
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variiances requesting					
J	Name of Drainage Watershed					
K	Within the MS4 Urbanized Area (Yes/No)					
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)					
M	Within the 100-year Flood Zone (Yes/No)					
N	Public Road Proposed (Yes/No)					
O	Private Road Proposed (Yes/No)					
P	Public Sewer Connection (Yes/No)					
Q	Public Storm Drain Connection (Yes/No)					
R	Limits of Disturbance in square feet and acres					
S	Pervious Land Cover square footage, existing and proposed					
T	Impervious Land Cover square footage (Pavement/Gravel), existing and					
U	Building Roof square footage, existing and proposed					
V	Assigned Planning Board Number					
W	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)					
3	EXISTING CONDITIONS PLAN					
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	Y	Topographic Survey			
B	Property & Right-of-Way Lines	Y	Topographic Survey			
C	Boundary line information (bearings, distances, etc.)	Y	Topographic Survey			
D	Property pin and monumentation locations	Y	Topographic Survey			
E	Existing easements with proper ownership identified	Y	Topographic Survey			
F	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	Y	Topographic Survey			
G	Location of any Natural Resources and their respective buffers (wetlands,	Y	Topographic Survey			
H	100-year Flood Zone Limits & Elevation	Y	Topographic Survey			
I	Existing contours with adequate contour labelling; minimum 1' contour interval	Y	Topographic Survey			
J	Existing building FFEs annotated		Topographic Survey			

	K	Spot elevations for all tie-in locations (curb cuts, property line)	Y	Topographic Survey		
	L	Existing buildings & structures	Y	Topographic Survey		
	M	Existing pavement areas & number of parking spaces	Y	Topographic Survey		
	N	Existing ADA ramp geometry, detectable warning plates, and ADA parking	Y	Topographic Survey		
	O	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	Y	Topographic Survey		
	P	Existing signage and striping	Y	Topographic Survey		
	Q	Existing underground utility locations (storm, sewer, force main, water, gas,	Y	Topographic Survey		
	R	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Y	Topographic Survey		
	S	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into	Y	Topographic Survey		
	T	Existing tree lines, street trees, free-standing trees (12” or larger diameter at breast height), and vegetation	Y	Topographic Survey		
	U	Location of any borings, drinking wells, and monitoring wells	N/A	Topographic Survey		
4	SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN					
	A	Limits-of-disturbance outlined and acreage annotated				
	B	Location of any Natural Resources and their respective buffers (wetlands,				
	C	100-year Flood Zone Limits				
	D	Callout existing site features to be demolished/removed/replaced				
	E	Callout existing utilities to be demolished/removed/abandoned-in-place				
	F	Hatch existing buildings and pavement to be removed				
	G	Construction Entrance location(s)				
	H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)				
	I	Stockpile and staging area(s) identified (with proper perimeter control)				
	J	Inlet protection location(s)				
	K	Note requiring contractor to implement dust control measures throughout				
	L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event				
	M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing				
	N	If large development is proposed with an extensive underground stormwater conveyance network, identify how SWM infrastructure and BMPs will be protected during construction and if sediment traps/basins are needed				
5	SITE PLAN/SUBDIVISION PLAN					
	A	Partial Site Plans needed for any viewport scale greater than 1”=20’				
	B	Existing property and right-of-way lines	Y	C101		
	C	Proposed subdivision lot lines and labels	Y	C101		
	D	Required Zoning Setbacks shown with dimensions and annotation	Y	C101		
	E	Bulk requirement summary table (zoning/parking calculations)	Y	C101		
	F	Location of any Natural Resources and their respective buffers (wetlands,	Y	C101		
	G	100-year Flood Zone Limits	Y	C101		
	H	Proposed building outlines, door entrances and loading docks	Y	C101		
	I	Proposed building labels	Y	C101		
	J	Proposed road & sidewalk extents; provide clear annotation if roads will be public or private	Y	C101		
	K	Proposed parking and accessible parking locations; annotate parking space	Y	C101		
	L	Proposed signage, parking striping, and traffic striping	Y	C101		
	M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	Y	C101		
	N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)				
	O	Proposed landscaping; detailed landscaping design should be shown on				
	P	Designated snow storage areas	Y	C101		
	Q	Proposed dumpster locations and trash removal access	Y	C101		
	R	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading	Y	C101		
	S	Radial dimensions for all curbs, landscaped islands, sidewalks	Y	C101		
	T	Public/private road centerline stationing shown, labelled every 0+50’ with curve				
	U	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public	N/A			

V	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of <u>proposed private roads</u>	N/A				
W	Planning Board signature block for final recording	Y	C101			
6	GRADING PLAN					
A	<u>Partial Grading Plans needed for any viewport greater than 1"=20'</u>					
B	Limits-of-disturbance outlined and acreage annotated					
C	Proposed Building Labels with Individual Finished Floor Elevations (FFE)					
D	Existing contours with adequate contour labelling, screened; minimum 1'					
E	Proposed contours with adequate contour labelling; minimum 1' contour					
F	Detailed grading for all ditches, swales, outfalls, and riprap					
G	All proposed contours tie-into existing contours at limits-of-disturbance outline					
H	Existing spot elevations for all asphalt, curb, and SWM BMP tie-in locations					
I	Location of any Natural Resources and their respective buffers (wetlands,					
J	100-year Flood Zone Limits					
K	<u>Proposed spot elevations for all important roadway geometric points (including but not limited to: parking/drive aisles, building corners/entrances, retaining walls, loading docks, EOP/curblines)</u>					
L	<u>Proposed spot elevations for all ADA ramp/landing/parking stall geometry</u>					
M	<u>Proposed % slope arrows for all ADA parking spaces and sidewalks</u>					
N	<u>Proposed longitudinal % slope arrows for drainage ditch centerlines</u>					
O	<u>Proposed % slope arrows for roads, parking areas, and landscape tie-in areas</u>					
P	<u>Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)</u>					
7	ROAD PROFILES (if public/private road proposed)					
A	Existing surface; dashed and screened					
B	Proposed surface; continuous and bold					
C	Road design speed must be clearly identified					
D	Corresponding centerline stationing and curve data annotation					
E	<u>All vertical curves must identify the proposed 'K' values and confirm they meet the minimum design speed thresholds listed in AASHTO's Green Book Tables 3-</u>					
F	<u>Clear annotation if proposed road will be public or private</u>					
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance					
H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed					
8	UTILITY PLAN					
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)					
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)					
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into					
D	Proposed underground utility locations; bold (storm, sewer, force main, water, <u>gas, electric, telecom, lighting</u>)					
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)					
F	Proposed storm culverts, outfalls, and riprap locations and sizes					
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)					
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope					
I	Flow directional arrows for storm & sewer pipes					
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)					
K	<u>All storm drains must be sized to convey the 25-year storm</u>					
L	<u>Sewer force main sizes and invert elevations</u>					
M	<u>Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W); additional details and hydraulic calculations required for any Public pump station proposed.</u>					
N	<u>Locations, sizes, and elevations of any: grease traps, oil-water separators, septic systems, drinking wells</u>					
O	<u>Proposed water sizes labelled</u>					

9	UTILITY PROFILES					
A	Utility profiles required for all gravity storm drain and sewer pipes proposed: within the right-of-way, within private or public roads, for non-driveway culverts, and for any public infrastructure tie-ins					
B	Existing surface; dashed and screened					
C	Proposed surface; continuous and bold					
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)					
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope					
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated					
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated					
10	DETAILS					
A	Road section detail, including pavement/gravel depths & cross slopes					
B	Sidewalk, paver, crosswalk, and any other pavement section details					
C	Pavement sawcut & shiplap details					
D	Utility trench/backfill detail					
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters,					
F	Signage, striping, and ADA details					
G	E&S notes and details					
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)					
I	Storm outfall & riprap details					
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes					
K	Pump station, grease trap, oil-water separator, septic, drinking well details					
L	Conduit section details					
11	LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS					
A	As required by ordinance; at a minimum: locations, counts, lighting models, and landscaping species must be identified					
B	Landscaping & lighting details					

12	DOCUMENTS/REPORTS/CALCULATIONS					
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction v. Site Punchlist/As-Built Inspections post-construction					
B	Stormwater Management Report, including: 1. Predevelopment & Post-development Drainage Area Maps, including: a. Subdrainage areas delineated and labeled b. Points of Interest/Analysis shown and labeled c. Hatching for different land cover areas (impervious, pervious, gravel) within each applicable USDA soil boundary d. Time of concentration (Tc) paths & durations e. Four City-standardized stormwater summary tables 2. If any SWM water quality BMP or detention facility is proposed, hydrologic model exports/hydrographs must be submitted for the for the 2, 10, 25, & 100-year storm frequencies 3. Sizing calculations for any SWM water quality BMP or detention facility 4. A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: a. Annual maintenance requirements b. Annual inspection requirements by a licensed PE; noting that all inspection reports/logs need to be submitted to the Engineering Department by March 1st each following year, identifying what on-going maintenance has occurred and what remedial repairs are needed c. Signed Property Owner Agreement: including the current property owner’s contact information and signature; it must be noted that all stormwater BMP					
C	An approved ‘Sewer Ability-to-Serve Letter’ from the Engineering Department: i. Applicant to submit proposed sewer flow calculations per Maine’s Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)					
D	A Performance Guarantee Cost Estimate utilizing Planning’s template					
E	For any Site Location of Development (SLODA) project, the applicant's submittal must mimic a formal submittal to DEP. Submit must abide to DEP's SLODA application and include DEP's SLODA Submittal Checklist (Form D)					
F	25-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches); starting tailwater conditions/documentation must					
K	Public sewer pump station sizing calculations and maintenance plan					
M	Grease trap sizing calculations					
N	Homeowner Association (HOA) agreement for any private road serving two (2)					
O	Summary list & copy of any required DOT/DEP/USACE permits & approvals					

ATTACHMENT 2

DEED & AGENT AUTHORIZATION

WARRANTY DEED

BIDDEFORD ASSOCIATES LP, a Maine limited partnership with an address of 23781 Hwy 27 #316, Lake Wales, FL 33859, for consideration paid, grant to FOREST GREEN ASSOCIATES LIMITED PARTNERSHIP, a Maine limited partnership with an address of P. O. Box 3572, Portland, Maine 04104, with Warranty Covenants, the following described real property known as 1-6 Park View Court, Biddeford, Maine:

A certain lot or parcel of land, together with the buildings and improvements thereon, located on the northerly side of Main Street, in the City of Biddeford, County of York and State of Maine, being more particularly bounded and described as follows:

Beginning at a 1-1/4" iron pipe on the northerly right-of-way line of Main Street at the southwesterly corner of land now or formerly of the City of Biddeford, hereinafter known as "Rotary Park";

Thence N 82° 02' 00" W along the northerly right-of-way line of Main Street 423.63' to a #5 rebar being the southeasterly corner of land now or formerly of Richard J. and Sharon J. Rousselle as recorded in Deed Book 3631, Page 310, York County Registry of Deeds (YCRD);

Thence N 47° 22' 11" E along the southeasterly line of said Rousselle 447.35' to a 3/4" iron pipe at the most easterly corner of said Rousselle;

Thence N 37° 43' 49" W along the northeasterly line of said Rousselle 290.15' to a #5 rebar w/cap stamped "NCS, INC PLS 1314" on the southeasterly line of land now or formerly of Riverbend Housing Associates, LP as recorded in Deed Book 8499, Page 223 (YCRD);

Thence N 40° 35' 11" E along the southeasterly line of said Riverbend Housing Associates, LP 190.51' to a #5 rebar w/cap stamped "NCS, INC PLS 1314";

Thence continuing N 40° 35' 11" E along the southeasterly line of said Riverbend Housing Associates, LP 85' more or less to the southerly edge of the Saco River;

Thence in a generally easterly direction along the southerly edge of the Saco River 560' more or less to a point at the westerly corner of said Rotary Park;

Thence S 35° 07' 20" E along a southwesterly line of said Rotary Park 25' more or less to a #5 rebar w/cap stamped "NCS, INC PLS 1314". This rebar bears on a tie course of N 80° 47' 24" E 626.05' from the last stated rebar;

Thence continuing S 35° 07' 20" E along a southwesterly line of said Rotary Park 357.85' to a #5 rebar w/cap stamped "NCS, INC PLS 1314" set in a gravel road;

Thence S 51° 22' 00" W along a northwesterly line of said Rotary Park 870.29' to the point of beginning.

The above described parcel contains 11.6 acres more or less.

Meaning and intending to describe the same parcel conveyed to Biddeford Associates by Mitchell A. Hyder by deed dated June 11, 1974 and recorded in Deed Book 2052, Page 423.

The basis of bearing for the above described parcel is Magnetic North, 1973.

In Witness Whereof, Biddeford Associates LP has caused this instrument to be executed this 14th day of April, 2010.

WITNESS

Joann Collins
LeeAnn Collins

BIDDEFORD ASSOCIATES LP

By: [Signature]
Richard W. Jenney
Its General Partner

State of FLA.
County of Polk.

April 14, 2010

Personally appeared before me the above named Richard W. Jenney, General Partner of Biddeford Associates LP and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Biddeford Associates LP.

[Signature]
Notary Public

Print Name Lisa L. Franklin

My Commission Expires 12-21-2010

LISA L. FRANKLIN
Notary Public, State of Florida
My comm. expires Dec. 21, 2010
Comm. No. DD 624515

Forest Green Associates, LP
470 Fore Street, Suite 400
Portland, ME 04101

4/15/25

City of Biddeford
Attn: David Galbraith
205 Main Street
Biddeford, ME 04005

Dear David,

Please be advised that the undersigned Forest Green Associates Limited Partnership, which owns the real property known as 1 Parkview Court in Biddeford Maine by virtue of a deed recorded at Book 15854, Page 978 of the York County Registry of Deeds (the "Property"), has engaged Bateman Partners, LLC as its agent for the purposes of pursuing a redevelopment of the Property. As our agent for this project, Bateman Partners, LLC has the full authority to act on behalf of the said partnership in connection with the application submitted to the City of Biddeford in connection with the project.

Forest Green Associates Limited Partnership

By: Bateman Investments, LLC, its general partner

By: _____

Name: *Nathan Bateman*

Its: *Member*

December 23, 2024

Re: **Agent Authorization**
Forest Green Expansion Project
Biddeford, Maine

To Whom It May Concern:

Bateman Partners, LLC ("Developer") is in the process of developing a site (the "Site") in the state of Maine, York County, located on Main Street, in Biddeford. On behalf of the Developer, I hereby authorize Gorrill Palmer, (the "Engineer") to assist as agent for the purpose of obtaining permits and approvals related to the development of the Site. This authorization is effective as of the date of this correspondence, and will remain valid until revoked in writing.

If you have any questions or if I can be of any further assistance, please contact me.

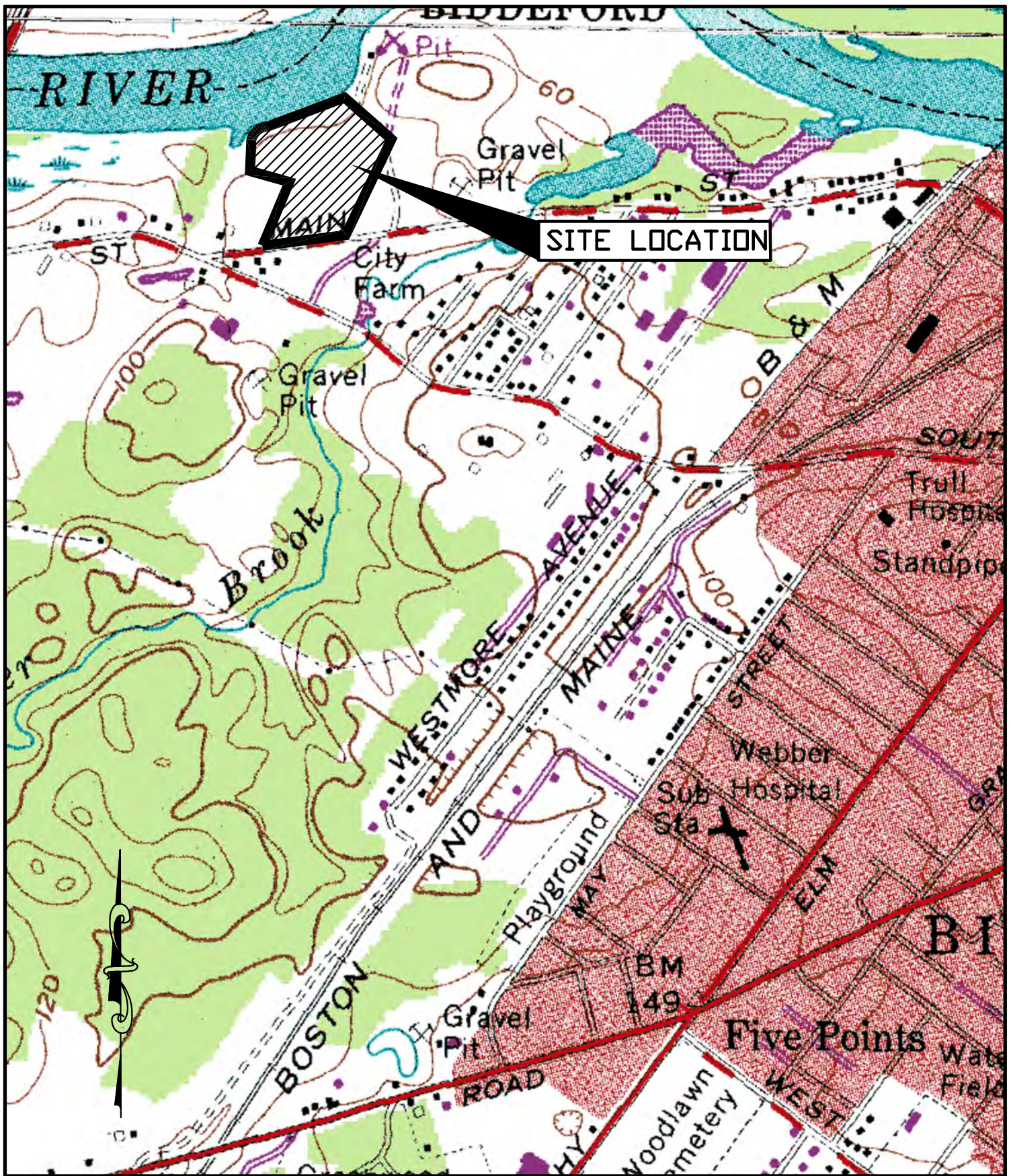
Very truly yours,



Nathan Bateman, Bateman Partners., LLC

ATTACHMENT 3

LOCATION MAP AND TAX MAP



U.S.G.S. Location Map
 Forest Green Apartments Expansion - Biddeford, Maine
 U.S.G.S. Biddeford, State-7.5 Minute Series (Topographic)

Design: EJC	Date: NOV. 2024
Draft: EJC	Job No.: 4323
Checked: AJK	Scale: NTS
File Name: 4323-LOCATION MAP.dwg	



Gorrill Palmer, an LJB Engineering Company
 GorrillPalmer.com
 (207) 772-2515
 300 Southborough Drive - Suite 200
 South Portland, ME 04106

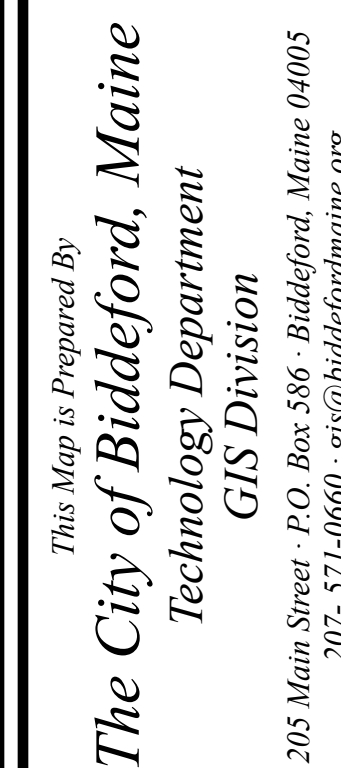
Figure

1



UPDATED THROUGH APRIL 1, 2024

FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCES



Page 115 of 40

ATTACHMENT 4

TRAFFIC EVALUATION

MEMORANDUM
TRAFFIC EVALUATION
FOREST GREEN
BIDDEFORD, ME
April 14, 2025

INTRODUCTION

Bateman Partners, LLC proposes constructing two three-story apartment buildings with 60 total dwelling units within the current Forest Green Apartments. The Forest Green apartments are at 1 Park View Court in Biddeford, Maine.

Per City of Biddeford's ordinance, Article VI, Section 47 D. 1. *"The proposed development shall provide for safety access to and from public or private roads. Safe access shall be assured by providing an adequate number and location of access points, with respect to sight distances, intersections, schools, and other traffic generators."* & 2. *"The proposed development shall not have an unreasonable adverse impact on the public road system as determined by existing level of road service and post-development level of service (a detailed traffic study may be required for this determination), and shall assure safe interior circulation within its site, by separating pedestrian and vehicular traffic and by providing adequate parking and turnaround areas as set forth in the parking provisions of this ordinance."*

This evaluation discusses the following, at a minimum:

- A. Trip Generation & Distribution;
- B. Access conditions at the site;
- C. Accident review;
- D. Operation of the Parkview Drive

The following summarizes the data and information used, assumptions, methodology, and evaluation results.

TRIP GENERATION & DISTRIBUTION (Requirement A)

Trip generation for the site has been calculated using the Institute of Transportation Engineers' (ITE) publication, *Trip Generation*, 11th Edition, the most recent edition accepted by MaineDOT. The proposed residential development will include 60 dwelling units within multifamily housing (Low-Rise). After a review of the Land Use Codes (LUCs) provided in the 11th Edition of *Trip Generation*, the following was selected to calculate the trip generation for the proposed uses:



Proposed Trip Generation Variables

- LUC 220 – Multifamily Housing (Low-Rise) – 60 Units

Trip generation calculations are provided in Attachment B.

Table I summarizes the trip generation for multifamily housing (Low-Rise)

Table I – Trip Generation (LUC 220 – 60 dwelling units)

Time Period	Trip Generation (Trip Ends)	
	Trip Gen Rates	Trip Generation
Weekday	6.74	404
AM Peak Hour of Adjacent Street	0.40	24
PM Peak Hour of Adjacent Street	0.51	31
AM Peak Hour Generator	0.47	28
PM Peak Hour Generator	0.57	34
Saturday Peak Hour Generator*	0.41	25

*Based on one study

It should be noted that based on the number of dwelling units proposed (60), the average rate was considered more representative than using the fitted curve equation. The approximate number of dwelling units used for the ITE graphs is 229-241. Because this project only proposes 60 units, the fitted curve equation forecasts higher trip generation than would be expected and was, therefore, not used.

Table 2 summarizes the trip distribution for multifamily housing (Low-Rise).

Table 2 – Trip Distribution

Time Period	Trip Generation (Trip Ends)		
	Enter	Exit	Total
Weekday*	202	202	404
AM Peak Hour of Adjacent Street	6	18	24
PM Peak Hour of Adjacent Street	20	11	31
AM Peak Hour of Generator	7	21	28
PM Peak Hour of Generator	21	13	34
Saturday Peak Hour of Generator	13	12	25

Due to the residential nature of the proposed project, the site is not expected to experience significant heavy vehicle use.

Trip distribution and assignment are shown in Attachment B. Based on the trip distribution and assignment; the anticipated study area is limited to the site frontage on Main Street.

SITE ACCESS (Requirement B)

The site is proposed to be accessed indirectly via Main Street and directly via an extension of Parkview Court. The existing Parkview Court at Main Street includes a single ingress and single egress lane.

The City of Biddeford and MaineDOT use the same standards for sight distances. Table 3 below presents MaineDOT's sight distance standards.

Table 3 – Standards for Sight Distance

Speed Limit (mph)	Passenger Vehicle – MaineDOT (ft)
25	200
30	250
35	305
40	360
45	425

The City of Biddeford and MaineDOT sight distance evaluation methodology is the same; the methodology is as follows:

Driveway Observation Point:	10 feet from traveled way
Height of Eye at Driveway:	3.5 feet above the ground
Height of Approaching vehicle:	4.25 feet above the ground

According to the MaineDOT Map Viewer, Main Street in the site vicinity is 35 mph. This speed was used for the sight distance evaluation, which Gorrill Palmer completed on 3/25/25.

Table 4 summarizes the measured sight distances at the intersection of Parkview Court / Main Street.

Table 4 – Sight Distance Summary

Driveway	Passenger Vehicle (feet)	Observed Looking Left (feet)	Observed Looking Right (feet)
Parkview Court	305	150	400+

As seen from the results in Table 4, the available sight distance looking right exceeds the City's minimum requirements. The available sight distance looking left does not meet the City's minimum requirements due to a large tree. Removing the tree would, in our opinion, provide adequate sight distance. It is our recommendation that the tree be removed.

SAFETY REVIEW (Requirement C)

GP requested and reviewed the latest three-year (2021-2023) and five-year (2019-2023) MaineDOT crash history for the anticipated study area. Crash history is provided in Attachment C.

MaineDOT evaluates whether a location has a crash problem by using two criteria to define a High Crash Location (HCL). Both criteria must be met for a location to be classified as an HCL.

1. A critical rate factor (CRF) of 1.00 or more for a three-year period. A CRF compares the actual crash rate to the rate for similar intersections in the state. A CRF of less than 1.00 indicates a rate of less than average **and**:
2. A minimum of eight crashes over the same three-year period.

Based on a review of the crash history, no high crash locations exist in the immediate study area.

OPERATIONS OF PARKVIEW DRIVE (Requirements D)

Based on the proposed residential units' low trip generation and the fact that Main Street at that location only has an AADT (Annual Average Daily Traffic) of approximately 2,900, the proposed residential development is not expected to impact the surrounding roadway network significantly.

Attachments:

Attachment A – Trip Generation

Attachment B – Trip Figures

Attachment C – Safety Review

Attachment A

Trip Generation

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

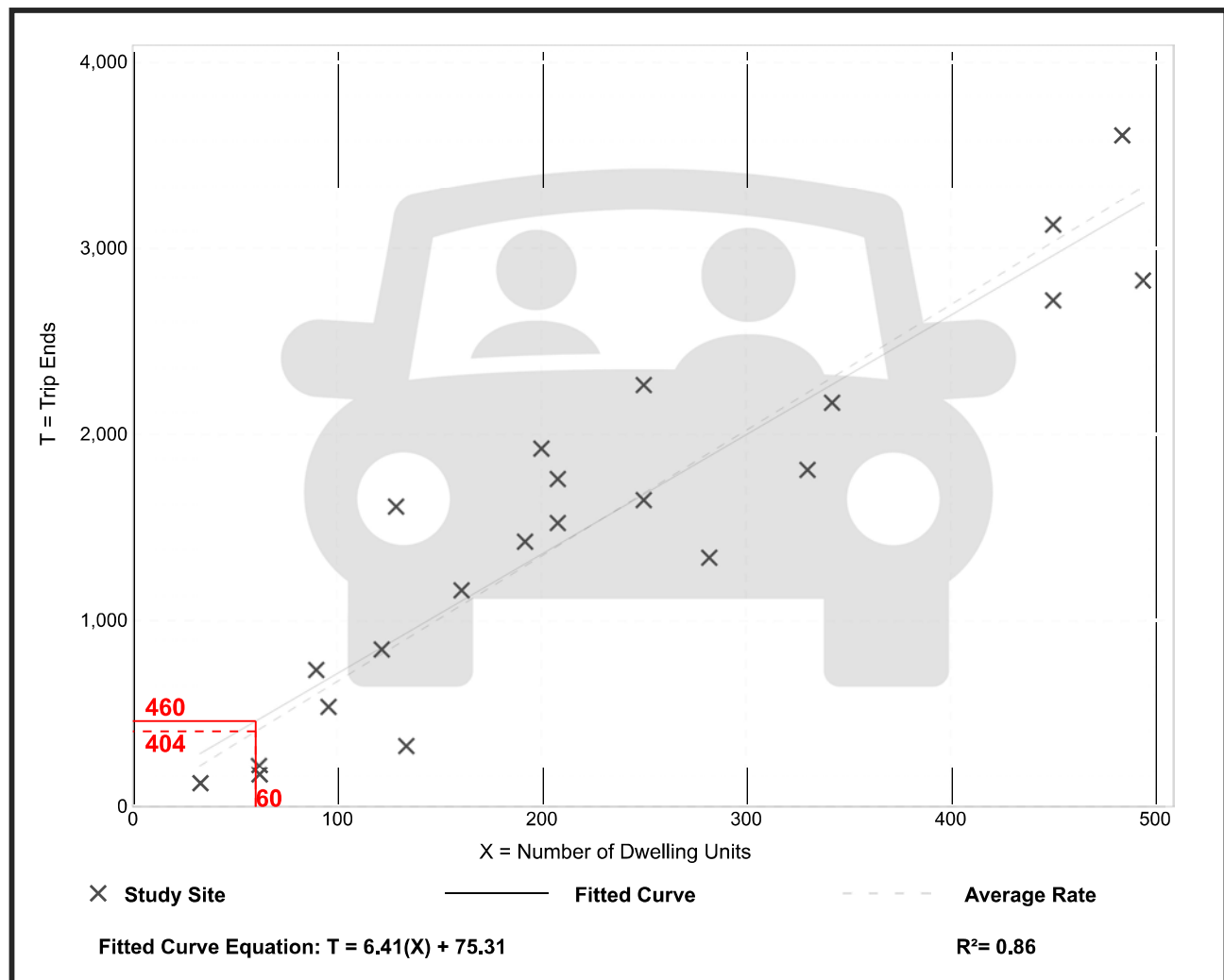
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

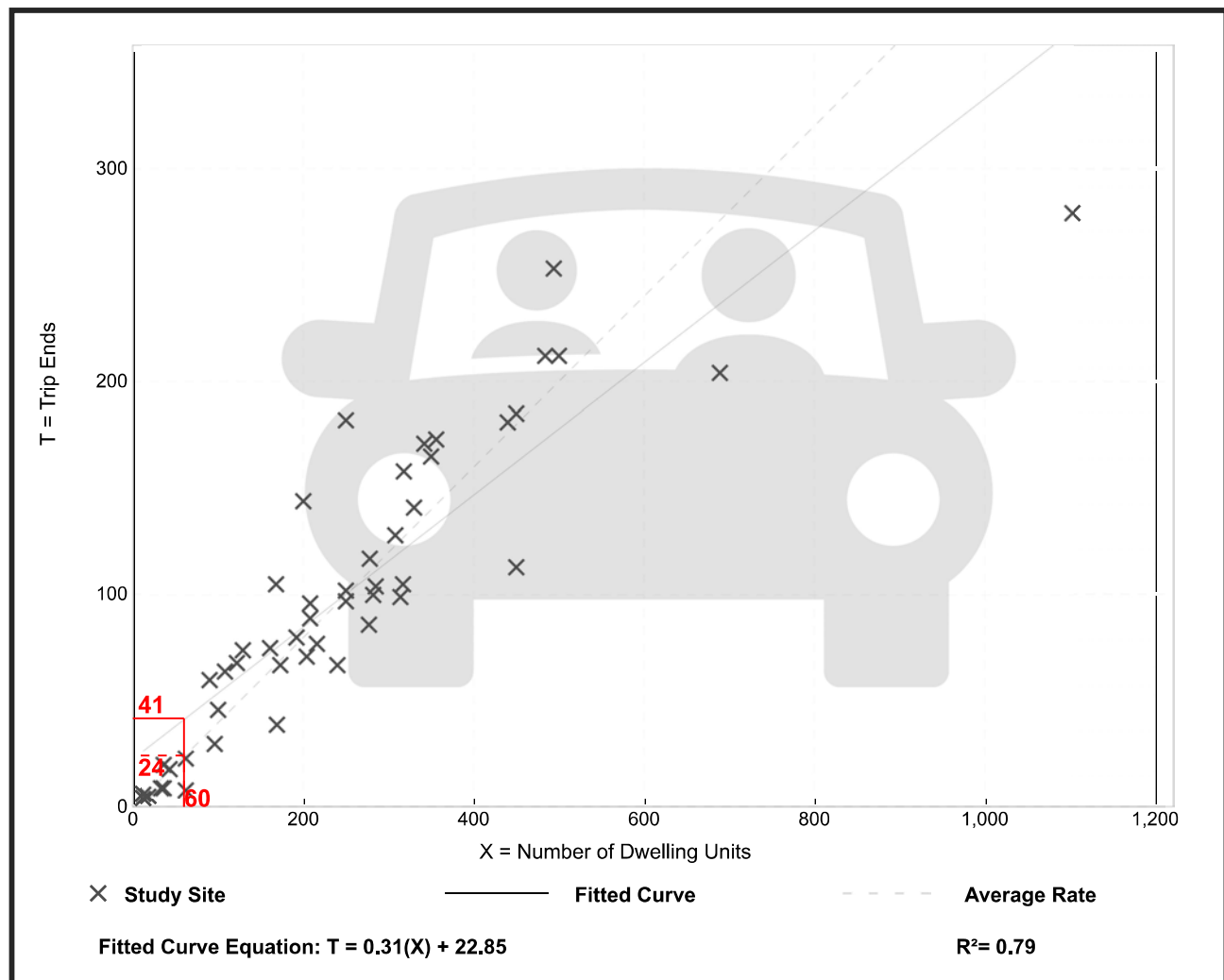
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

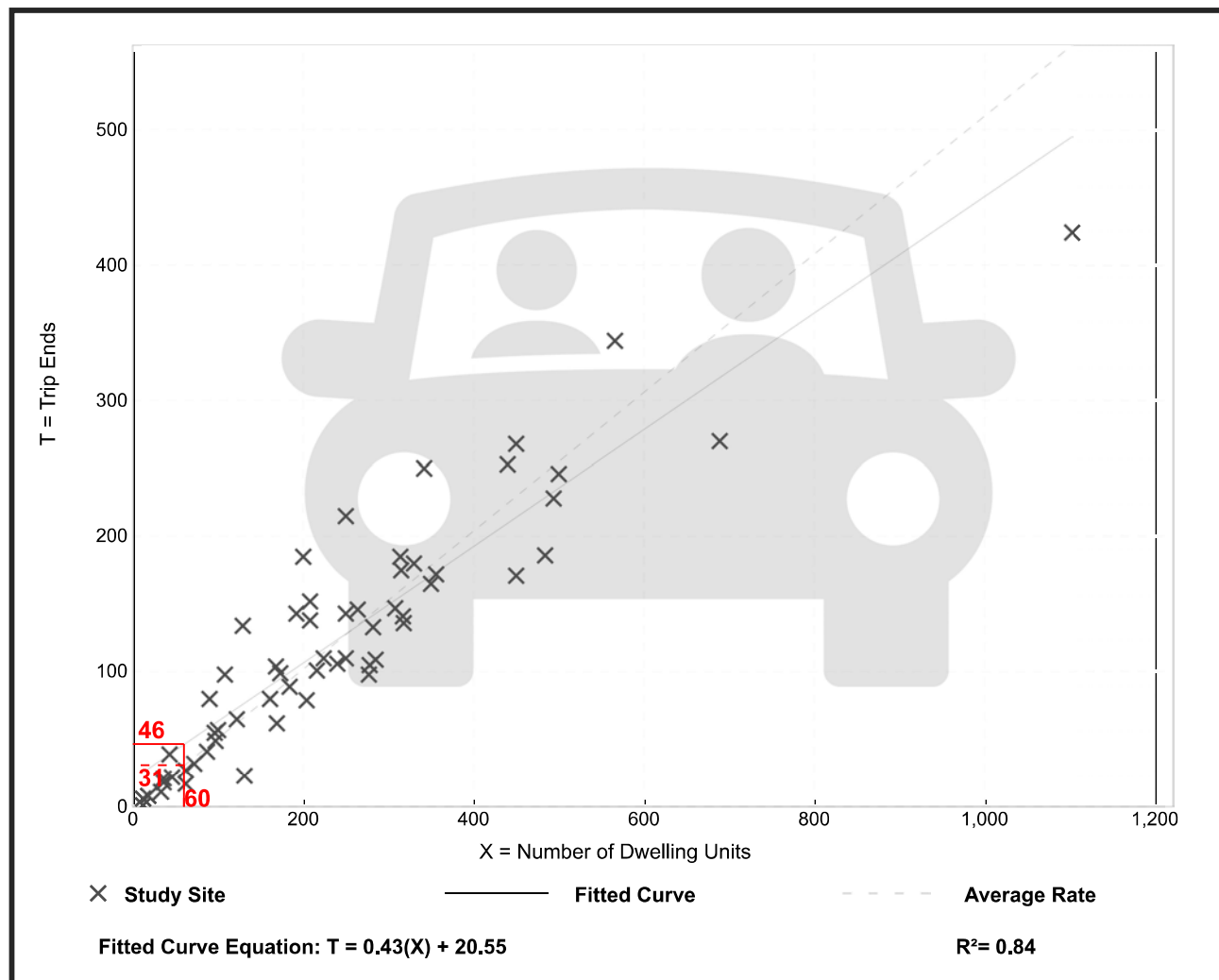
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

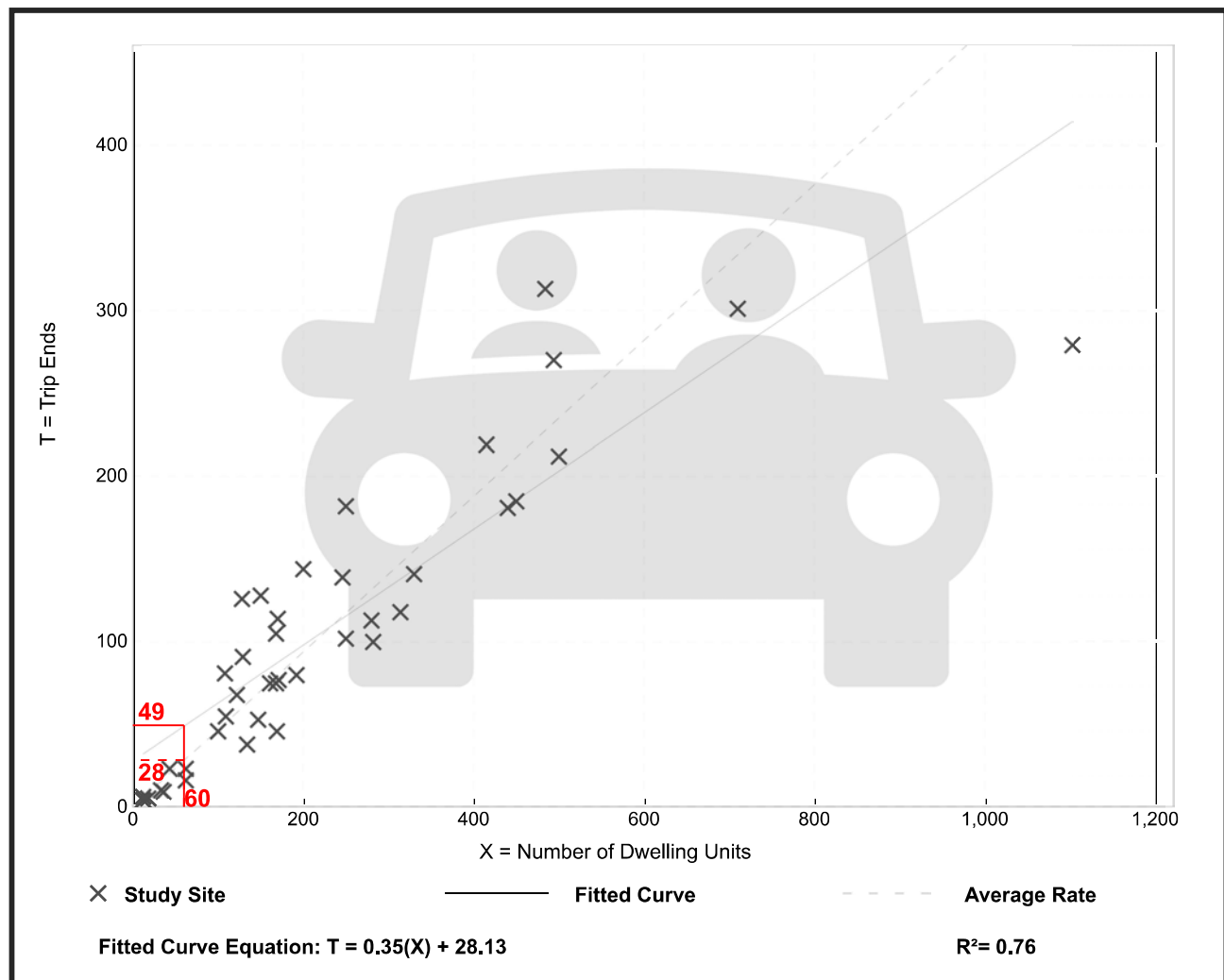
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. Num. of Dwelling Units: 234
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.25 - 0.98	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

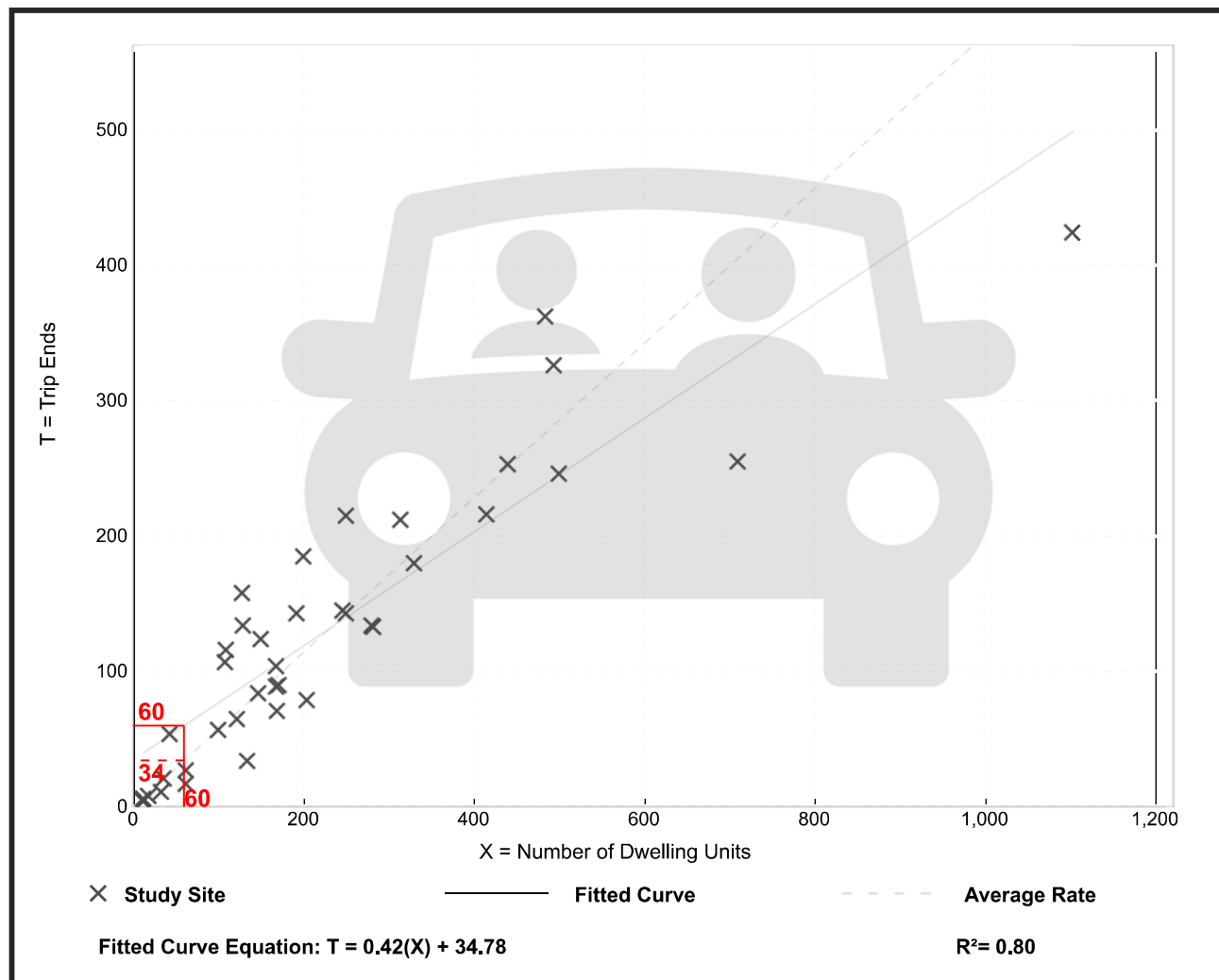
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 38
Avg. Num. of Dwelling Units: 231
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Saturday, Peak Hour of Generator

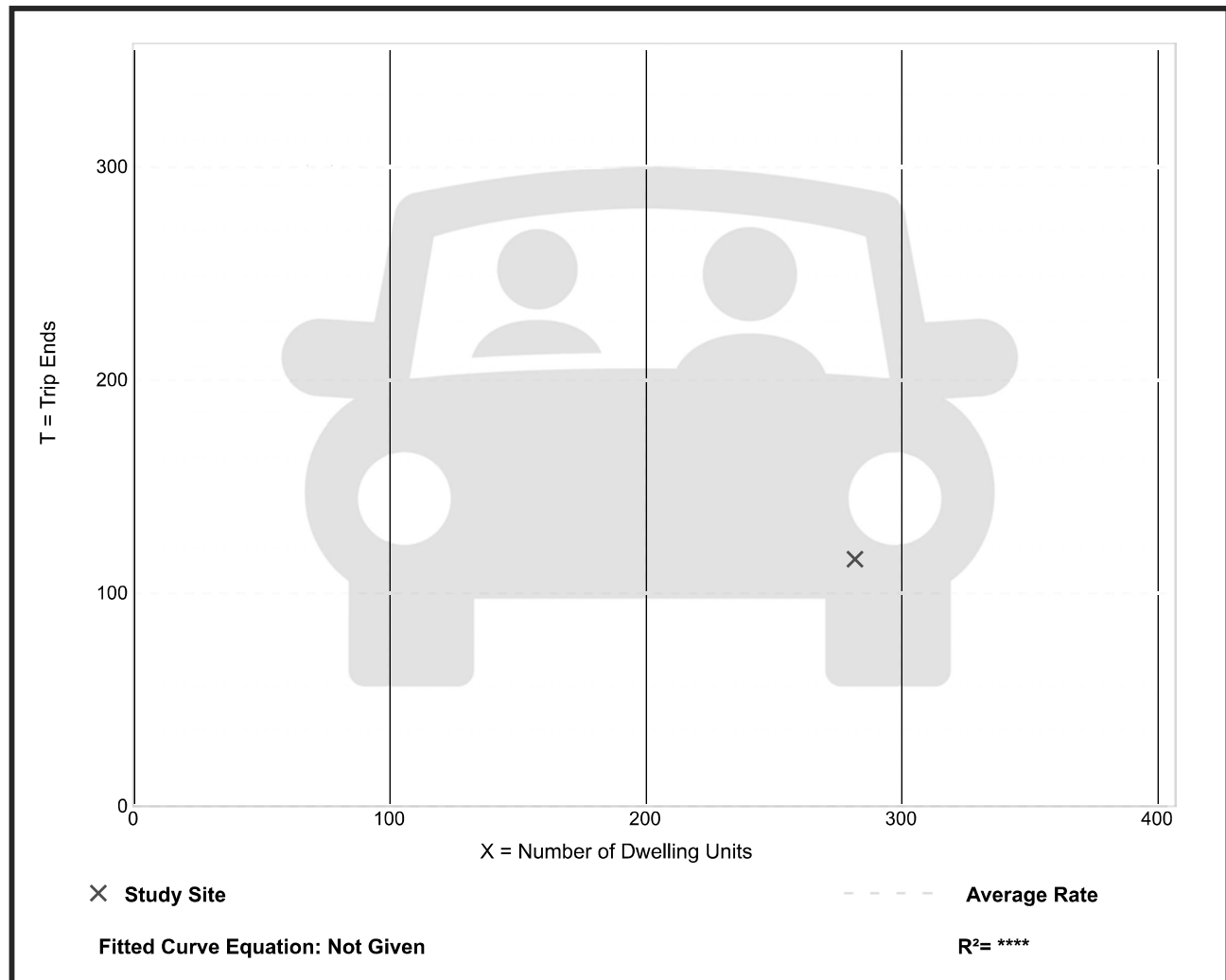
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.41 - 0.41	*

Data Plot and Equation

Caution – Small Sample Size



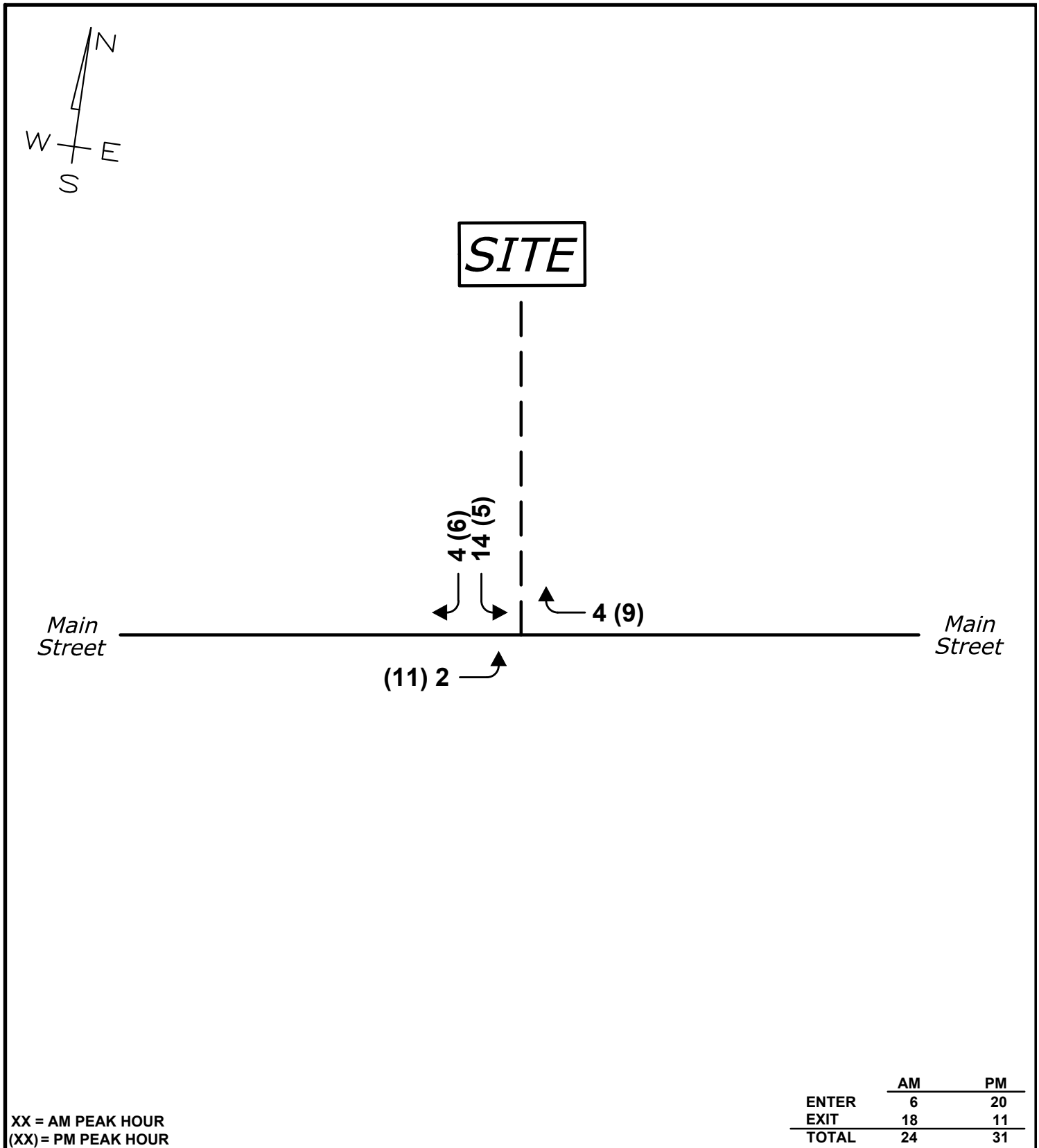
Attachment B

Trip Distribution and Assignment

TRIP DISTRIBUTION & ASSIGNMENT

Figure No.

1



FOREST GREEN BIDDEFORD, MAINE

Design: KJB Scale: NONE
 Draft: KJB Date: 3/24/2025
 Checked: RED File Name: Trip Dist.dwg



Relationships. Responsiveness. Resi
 www.gorillpalmer.com
 207.772.2515

Attachment C

Safety Review



Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

☒ Crash Summary I ☐ Section Detail ☒ Crash Summary II ☐ 1320 Public ☐ 1320 Private ☐ 1320 Summary

REPORT DESCRIPTION

Biddeford
Main St and Parkview Ct area

REPORT PARAMETERS

Year 2021, Start Month 1 through Year 2023 End Month: 12

Route: 3110104	Start Node: 58485 End Node: 58459	Start Offset: 0 End Offset: 0	☐ Exclude First Node ☐ Exclude Last Node
Route: 3110236	Start Node: 57134 End Node: 57135	Start Offset: 0 End Offset: 0	☐ Exclude First Node ☐ Exclude Last Node

Crash Summary I

Nodes															
Node	Route - MP	Node Description	U/R	Total Crashes	K	Injury Crashes			PD	Injury	Percent Annual M Ent-Veh	Crash Rate	Critical Rate	CRF	
57134	3110104 - 1.51	Int of MAIN ST PARK VIEW CT	2	0	0	0	0	0	0	0.0	0.950	0.00	0.50	0.00	
												Statewide Crash Rate: 0.13			
58459	3110104 - 1.62	Int of MAIN ST SOUTH ST	2	3	0	0	1	1	1	66.7	1.946	0.51	0.43	1.20	
												Statewide Crash Rate: 0.13			
58485	3110104 - 1.11	Int of MAIN ST MT PLEASANT ST	2	0	0	0	0	0	0	0.0	1.141	0.00	0.49	0.00	
												Statewide Crash Rate: 0.13			
57134	3110236 - 0	Int of MAIN ST PARK VIEW CT	2	0	0	0	0	0	0	0.0	0.950	0.00	0.50	0.00	
												Statewide Crash Rate: 0.13			
57135	3110236 - 0.14	End of PARK VIEW CT	2	0	0	0	0	0	0	0.0	0.039	0.00	-1.44	0.00	
												Statewide Crash Rate: 0.13			
Study Years: 3.00			NODE TOTALS:		3	0	0	1	1	1	66.7	5.026	0.20	0.34	0.59

Crash Summary I

Sections																	
Start Node	End Node	Element	Offset Begin - End	Route - MP	Section Length	Section U/R	Total Crashes	K	A	B	C	PD	Percent Injury	Annual HMVM	Crash Rate	Critical Rate	CRF
58485	57134	3942491	0 - 0.40	3110104 - 1.11	0.40	2	0	0	0	0	0	0	0.0	0.00425	0.00	426.83	0.00
		Int of MAIN ST MT PLEASANT ST		RD INV 31 10104											Statewide Crash Rate: 169.27		
57134	58459	3114468	0 - 0.11	3110104 - 1.51	0.11	2	1	0	1	0	0	0	100.0	0.00083	399.34	639.34	0.00
		Int of MAIN ST PARK VIEW CT		RD INV 31 10104											Statewide Crash Rate: 169.27		
57134	57135	5084605	0 - 0.14	3110236 - 0	0.14	2	1	0	0	0	0	1	0.0	0.00011	3062.52	1573.79	1.95
		Int of MAIN ST PARK VIEW CT		RD INV 31 10236											Statewide Crash Rate: 368.50		
Study Years:		3.00		Section Totals:	0.65		2	0	1	0	0	1	50.0	0.00520	128.33	413.11	0.31
Grand Totals:					0.65		5	0	1	1	1	2	60.0	0.00520	320.82	536.46	0.60

Crash Summary

Section Details													
Start Node	End Node	Element	Offset Begin - End	Route - MP	Total Crashes	K	Injury Crashes			Crash Report	Crash Date	Crash Mile Point	Injury Degree
							A	B	C	PD			
58485	57134	3942491	0 - 0.40	3110104 - 1.11	0	0	0	0	0	0			
57134	58459	3114468	0 - 0.11	3110104 - 1.51	1	0	1	0	0	0	2023-36749	12/07/2023	1.52 A
57134	57135	5084605	0 - 0.14	3110236 - 0	1	0	0	0	0	1	2023-25475	08/30/2023	0.03 PD
Totals:					2	0	1	0	0	1			

Crash Summary II - Characteristics

Crashes by Day and Hour																										
Day Of Week	AM												PM													
	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	Un	Tot
SUNDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MONDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TUESDAY	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3
WEDNESDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
THURSDAY	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
FRIDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SATURDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0	0	0	1	0	1	0	0	0	0	0	5
Vehicle Counts by Type																										

Vehicle Counts by Type			
Unit Type	Total	Unit Type	Total
1-Passenger Car	3	23-Bicyclist	0
2-(Sport) Utility Vehicle	1	24-Witness	2
3-Passenger Van	1	25-Other	0
4-Cargo Van (10K lbs or Less)	0	26-Construction	0
5-Pickup	2	27-Farm Vehicle	0
6-Motor Home	0	28-Horse and Buggy	0
7-School Bus	0	Total	10
8-Transit Bus	0		
9-Motor Coach	0		
10-Other Bus	0		
11-Motorcycle	0		
12-Moped	0		
13-Low Speed Vehicle	0		
14-Autocycle	0		
15-Experimental	0		
16-Other Light Trucks (10,000 lbs or Less)	0		
17-Medium/Heavy Trucks (More than 10,000 lbs)	1		
18-ATV - (4 wheel)	0		
20-ATV - (2 wheel)	0		
21-Snowmobile	0		
22-Pedestrian	0		

Crash Summary II - Characteristics

Crashes by Driver Action at Time of Crash							
Driver Action at Time of Crash	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
No Contributing Action	1	2	0	0	0	0	3
Ran Off Roadway	0	0	0	0	0	0	0
Failed to Yield Right-of-Way	2	0	0	0	0	0	2
Ran Red Light	0	0	0	0	0	0	0
Ran Stop Sign	0	0	0	0	0	0	0
Disregarded Other Traffic Sign	0	0	0	0	0	0	0
Disregarded Other Road Markings	0	0	0	0	0	0	0
Exceeded Posted Speed Limit	0	0	0	0	0	0	0
Drove Too Fast For Conditions	0	0	0	0	0	0	0
Improper Turn	0	0	0	0	0	0	0
Improper Backing	0	0	0	0	0	0	0
Improper Passing	0	0	0	0	0	0	0
Wrong Way	0	0	0	0	0	0	0
Followed Too Closely	0	0	0	0	0	0	0
Failed to Keep in Proper Lane	0	0	0	0	0	0	0
Operated Motor Vehicle in Erratic, Reckless, Careless, Negligent or Aggressive Manner	2	0	0	0	0	0	2
Swerved or Avoided Due to Wind, Slippery Surface, Motor Vehicle, Object, Non-Motorist in Roadway	0	0	0	0	0	0	0
Over-Correcting/Over-Steering	0	0	0	0	0	0	0
Other Contributing Action	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0
Total	5	2	0	0	0	0	7

Crashes by Apparent Physical Condition And Driver							
Apparent Physical Condition	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
Apparently Normal	5	2	0	0	0	0	7
Physically Impaired	0	0	0	0	0	0	0
Emotional(Depressed, Angry, Disturbed, etc.)	0	0	0	0	0	0	0
Ill (Sick)	0	0	0	0	0	0	0
Asleep or Fatigued	0	0	0	0	0	0	0
Under the Influence of Medications/Drugs/Alcohol	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	5	2	0	0	0	0	7

Driver Age by Unit Type					
Age	Driver	Bicycle	SnowMobile	Pedestrian	ATV
09-Under	0	0	0	0	0
10-14	0	0	0	0	0
15-19	1	0	0	0	0
20-24	0	0	0	0	0
25-29	3	0	0	0	0
30-39	0	0	0	0	0
40-49	0	0	0	0	0
50-59	1	0	0	0	0
60-69	1	0	0	0	0
70-79	1	0	0	0	0
80-Over	0	0	0	0	0
Unknown	1	0	0	0	0
Total	8	0	0	0	0

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Month	2021	2022	2023	Total
JANUARY	0	0	1	1
FEBRUARY	0	0	0	0
MARCH	0	0	0	0
APRIL	0	0	0	0
MAY	0	0	0	0
JUNE	0	0	0	0
JULY	0	0	0	0
AUGUST	0	0	1	1
SEPTEMBER	0	0	0	0
OCTOBER	0	0	1	1
NOVEMBER	0	1	0	1
DECEMBER	0	0	1	1
Total	0	1	4	5

Report is limited to the last 10 years of data.

Crash Summary II - Characteristics

Crashes by Crash Type and Type of Location

Crash Type	Straight Road	Curved Road	Three Leg Intersection	Four Leg Intersection	Five or More Leg Intersection	Driveways	Bridges	Interchanges	Other	Parking Lot	Private Way	Cross Over	Railroad Crossing	Traffic Circle-Roundabout	Total
Object in Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rear End - Sideswipe	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Head-on - Sideswipe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intersection Movement	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Train	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Went Off Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
All Other Animal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jackknife	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rollover	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Submersion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thrown or Falling Object	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moose	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2	0	3	0	0	0	0	0	0	0	0	0	0	0	5

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Blowing Sand, Soil, Dirt												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Blowing Snow												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Clear												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	1	0	0	0	0	0	0	0	0	0	0	1
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	3	0	0	0	0	0	0	0	0	0	0	3
Dusk	0	0	0	0	0	0	0	0	0	0	1	1
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Cloudy												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Fog, Smog, Smoke												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Other												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Rain												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Severe Crosswinds												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Sleet, Hail (Freezing Rain or Drizzle)												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Snow												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	4	0	0	0	0	0	0	0	0	0	1	5

Report Selections and Input Parameters

REPORT SELECTIONS

☒ Crash Summary I

☐ Section Detail

☒ Crash Summary II

☐ 1320 Public

☐ 1320 Private

☐ 1320 Summary

REPORT DESCRIPTION

Biddeford

Main St and Parkview Ct area

REPORT PARAMETERS

Year 2019, Start Month 1 through Year 2023 End Month: 12

Route: 3110104

Start Node: 58485

End Node: 58459

Start Offset: 0

End Offset: 0

☐ Exclude First Node

☐ Exclude Last Node

Route: 3110236

Start Node: 57134

End Node: 57135

Start Offset: 0

End Offset: 0

☐ Exclude First Node

☐ Exclude Last Node

Crash Summary I

Nodes														
Node	Route - MP	Node Description	U/R	Total Crashes	K	Injury Crashes			PD	Injury	Percent Annual M Ent-Veh	Crash Rate	Critical Rate	CRF
57134	3110104 - 1.51	Int of MAIN ST PARK VIEW CT	2	1	0	0	0	0	1	0.0	0.950	0.21	0.45	0.00
											Statewide Crash Rate: 0.13		0.13	
58459	3110104 - 1.62	Int of MAIN ST SOUTH ST	2	6	0	1	1	1	3	50.0	1.946	0.62	0.38	1.64
											Statewide Crash Rate: 0.13		0.13	
58485	3110104 - 1.11	Int of MAIN ST MT PLEASANT ST	2	0	0	0	0	0	0	0.0	1.141	0.00	0.43	0.00
											Statewide Crash Rate: 0.13		0.13	
57134	3110236 - 0	Int of MAIN ST PARK VIEW CT	2	1	0	0	0	0	1	0.0	0.950	0.21	0.45	0.00
											Statewide Crash Rate: 0.13		0.13	
57135	3110236 - 0.14	End of PARK VIEW CT	2	0	0	0	0	0	0	0.0	0.039	0.00	-0.34	0.00
											Statewide Crash Rate: 0.13		0.13	
Study Years: 5.00			NODE TOTALS:											
				8	0	1	1	1	5	37.5	5.026	0.32	0.29	1.08

Crash Summary I

Sections																	
Start Node	End Node	Element	Offset Begin - End	Route - MP	Section Length	Section U/R	Total Crashes	K	A	B	C	PD	Percent Injury	Annual HMVM	Crash Rate	Critical Rate	CRF
58485	57134	3942491	0 - 0.40	3110104 - 1.11	0.40	2	0	0	0	0	0	0	0.0	0.00425	0.00	375.62	0.00
Int of MAIN ST		MT PLEASANT ST		RD INV 31 10104											Statewide Crash Rate: 169.27		
57134	58459	3114468	0 - 0.11	3110104 - 1.51	0.11	2	1	0	1	0	0	0	100.0	0.00083	239.60	568.25	0.00
Int of MAIN ST		PARK VIEW CT		RD INV 31 10104											Statewide Crash Rate: 169.27		
57134	57135	5084605	0 - 0.14	3110236 - 0	0.14	2	1	0	0	0	0	1	0.0	0.00011	1837.51	1569.47	1.17
Int of MAIN ST		PARK VIEW CT		RD INV 31 10236											Statewide Crash Rate: 368.50		
Study Years:		5.00		Section Totals:	0.65		2	0	1	0	0	1	50.0	0.00520	77.00	364.69	0.21
Grand Totals:					0.65		10	0	2	1	1	6	40.0	0.00520	384.98	476.44	0.81

Crash Summary

Section Details														
Start Node	End Node	Element	Offset Begin - End	Route - MP	Total Crashes	K	A	B	C	PD	Crash Report	Crash Date	Crash Mile Point	Injury Degree
58485	57134	3942491	0 - 0.40	3110104 - 1.11	0	0	0	0	0	0				
57134	58459	3114468	0 - 0.11	3110104 - 1.51	1	0	1	0	0	0	2023-36749	12/07/2023	1.52	A
57134	57135	5084605	0 - 0.14	3110236 - 0	1	0	0	0	0	1	2023-25475	08/30/2023	0.03	PD
Totals:					2	0	1	0	0	1				

Crashes by Day and Hour

Day Of Week	Hour of Day												PM													
	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	Un	Tot
SUNDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MONDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
TUESDAY	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	3	0	1	0	0	0	0	0	0	0	6
WEDNESDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
THURSDAY	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
FRIDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
SATURDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Vehicle Counts by Type

Unit Type	Total	Unit Type	Total
1-Passenger Car	7	23-Bicyclist	1
2-(Sport) Utility Vehicle	2	24-Witness	2
3-Passenger Van	1	25-Other	0
4-Cargo Van (10K lbs or Less)	0	26-Construction	0
5-Pickup	6	27-Farm Vehicle	0
6-Motor Home	0	28-Horse and Buggy	0
7-School Bus	0	Total	20
8-Transit Bus	0		
9-Motor Coach	0		
10-Other Bus	0		
11-Motorcycle	0		
12-Moped	0		
13-Low Speed Vehicle	0		
14-Autocycle	0		
15-Experimental	0		
16-Other Light Trucks (10,000 lbs or Less)	0		
17-Medium/Heavy Trucks (More than 10,000 lbs)	1		
18-ATV - (4 wheel)	0		
20-ATV - (2 wheel)	0		
21-Snowmobile	0		
22-Pedestrian	0		

Crashes by Driver Action at Time of Crash							
Driver Action at Time of Crash	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
No Contributing Action	2	4	0	0	0	0	6
Ran Off Roadway	0	0	0	0	0	0	0
Failed to Yield Right-of-Way	2	0	0	0	0	0	2
Ran Red Light	0	0	0	0	0	0	0
Ran Stop Sign	0	0	0	0	0	0	0
Disregarded Other Traffic Sign	0	0	0	0	0	0	0
Disregarded Other Road Markings	0	0	0	0	0	0	0
Exceeded Posted Speed Limit	0	0	0	0	0	0	0
Drove Too Fast For Conditions	0	0	0	0	0	0	0
Improper Turn	0	0	0	0	0	0	0
Improper Backing	0	0	0	0	0	0	0
Improper Passing	2	0	0	0	0	0	2
Wrong Way	0	0	0	0	0	0	0
Followed Too Closely	1	0	0	0	0	0	1
Failed to Keep in Proper Lane	0	0	0	0	0	0	0
Operated Motor Vehicle in Erratic, Reckless, Careless, Negligent or Aggressive Manner	2	0	0	0	0	0	2
Swerved or Avoided Due to Wind, Slippery Surface, Motor Vehicle, Object, Non-Motorist in Roadway	0	0	0	0	0	0	0
Over-Correcting/Over-Steering	0	0	0	0	0	0	0
Other Contributing Action	1	2	0	0	0	0	3
Unknown	0	0	0	0	0	0	0
Total	10	6	0	0	0	0	16

Crashes by Apparent Physical Condition And Driver							
Apparent Physical Condition	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
Apparently Normal	10	6	0	0	0	0	16
Physically Impaired	0	0	0	0	0	0	0
Emotional(Depressed, Angry, Disturbed, etc.)	0	0	0	0	0	0	0
Ill (Sick)	0	0	0	0	0	0	0
Asleep or Fatigued	0	0	0	0	0	0	0
Under the Influence of Medications/Drugs/Alcohol	0	1	0	0	0	0	1
Other	0	0	0	0	0	0	0
Total	10	7	0	0	0	0	17

Driver Age by Unit Type					
Age	Driver	Bicycle	SnowMobile	Pedestrian	ATV
09-Under	0	0	0	0	0
10-14	0	0	0	0	0
15-19	2	0	0	0	0
20-24	2	0	0	0	0
25-29	3	0	0	0	0
30-39	2	0	0	0	0
40-49	1	0	0	0	0
50-59	4	0	0	0	0
60-69	1	0	0	0	0
70-79	1	0	0	0	0
80-Over	0	0	0	0	0
Unknown	1	1	0	0	0
Total	17	1	0	0	0

Crash Summary II - Characteristics

Most Harmful Event			
Most Harmful Event	Total	Most Harmful Event	Total
1-Overturn / Rollover	0	38-Other Fixed Object (wall, building, tunnel, etc.)	0
2-Fire / Explosion	0	39-Unknown	0
3-Immersion	0	40-Gate or Cable	0
4-Jackknife	0	41-Pressure Ridge	0
5-Cargo / Equipment Loss Or Shift	0	Total	17
6-Fell / Jumped from Motor Vehicle	0		
7-Thrown or Falling Object	0		
8-Other Non-Collision	0		
9-Pedestrian	0		
10-Pedalcycle	1		
11-Railway Vehicle - Train, Engine	0		
12-Animal	0		
13-Motor Vehicle in Transport	14		
14-Parked Motor Vehicle	0		
15-Struck by Falling, Shifting Cargo or Anything Set in Motion by Motor Vehicle	0		
Traffic Control Devices			
		Traffic Control Device	Total
16-Work Zone / Maintenance Equipment	0	1-Traffic Signals (Stop & Go)	0
17-Other Non-Fixed Object	0	2-Traffic Signals (Flashing)	0
18-Impact Attenuator / Crash Cushion	0	3-Advisory/Warning Sign	0
19-Bridge Overhead Structure	0	4-Stop Signs - All Approaches	0
20-Bridge Pier or Support	0	5-Stop Signs - Other	9
21-Bridge Rail	0	6-Yield Sign	0
22-Cable Barrier	0	7-Curve Warning Sign	0
23-Culvert	0	8-Officer, Flagman, School Patrol	0
24-Curb	0	9-School Bus Stop Arm	0
25-Ditch	0	10-School Zone Sign	0
26-Embankment	0	11-R.R. Crossing Device	0
27-Guardrail Face	0	12-No Passing Zone	0
28-Guardrail End	0	13-None	1
29-Concrete Traffic Barrier	0	14-Other	0
30-Other Traffic Barrier	0	Total	10
31-Tree (Standing)	1		
32-Utility Pole / Light Support	1		
33-Traffic Sign Support	0		
34-Traffic Signal Support	0		
35-Fence	0		
36-Mailbox	0		
37-Other Post, Pole, or Support	0		

Injury Data			
Severity Code	Injury Crashes	Number Of Injuries	
K	0	0	0
A	2	2	2
B	1	1	2
C	1	1	1
PD	6	0	0
Total	10	5	

Road Character		
Road Grade		Total
1-Level		10
2-On Grade		0
3-Top of Hill		0
4-Bottom of Hill		0
5-Other		0
Total		10

Light		
Light Condition		Total
1-Daylight		7
2-Dawn		0
3-Dusk		1
4-Dark - Lighted		1
5-Dark - Not Lighted		1
6-Dark - Unknown Lighting		0
7-Unknown		0
Total		10

Crashes by Year and Month

Month	2019	2020	2021	2022	2023	Total
JANUARY	0	1	0	0	1	2
FEBRUARY	0	2	0	0	0	2
MARCH	0	0	0	0	0	0
APRIL	0	1	0	0	0	1
MAY	0	0	0	0	0	0
JUNE	0	1	0	0	0	1
JULY	0	0	0	0	0	0
AUGUST	0	0	0	0	1	1
SEPTEMBER	0	0	0	0	0	0
OCTOBER	0	0	0	0	1	1
NOVEMBER	0	0	0	1	0	1
DECEMBER	0	0	0	0	1	1
Total	0	5	0	1	4	10

Report is limited to the last 10 years of data.

Crash Summary II - Characteristics

Crashes by Crash Type and Type of Location

Crash Type	Straight Road	Curved Road	Three Leg Intersection	Four Leg Intersection	Five or More Leg Intersection	Driveways	Bridges	Interchanges	Other	Parking Lot	Private Way	Cross Over	Railroad Crossing	Traffic Circle-Roundabout	Total
Object in Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rear End - Sideswipe	0	0	5	0	0	0	0	0	0	0	0	0	0	0	5
Head-on - Sideswipe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intersection Movement	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Train	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Went Off Road	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
All Other Animal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycle	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jackknife	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rollover	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Submersion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thrown or Falling Object	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moose	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2	0	8	0	0	0	0	0	0	0	0	0	0	0	10

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Blowing Sand, Soil, Dirt												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Blowing Snow												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Clear												
Dark - Lighted	1	0	0	0	0	0	0	0	0	0	0	1
Dark - Not Lighted	1	0	0	0	0	0	0	0	0	0	0	1
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	5	0	0	0	0	0	0	0	0	0	0	5
Dusk	0	0	0	0	0	0	0	0	0	0	1	1
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Cloudy												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	2	0	0	0	0	0	0	0	0	0	0	2
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Fog, Smog, Smoke												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Other												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Rain												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Severe Crosswinds												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Sleet, Hail (Freezing Rain or Drizzle)												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Snow												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	9	0	0	0	0	0	0	0	0	0	1	10

ATTACHMENT 5

ABUTTER LIST

32-1-1

ROUSSELLE, RICHARD J & SHARON J,
630 MAIN ST,
BIDDEFORD, ME, 04005-9691

32-1

FOREST GREEN ASSOCIATES LTD PARTNERSHIP, C/O PHOENIX
PO BOX 759,
SACO, ME, 04072

32-2

CITY OF BIDDEFORD, ROTARY PARK
PO BOX 586,
BIDDEFORD, ME, 04005-0586

32-4

CITY OF BIDDEFORD,
PO BOX 586,
BIDDEFORD, ME, 04005-0586

ATTACHMENT 6

SITE PHOTOS

U:\Bateman Partners\4323-Bateman Partners - Forest Green Apts Expansion - Biddeford\Z - CAD\DWG\4323-CONCEPT1 - AJK.dwg 4/8/2025 8:04 AM

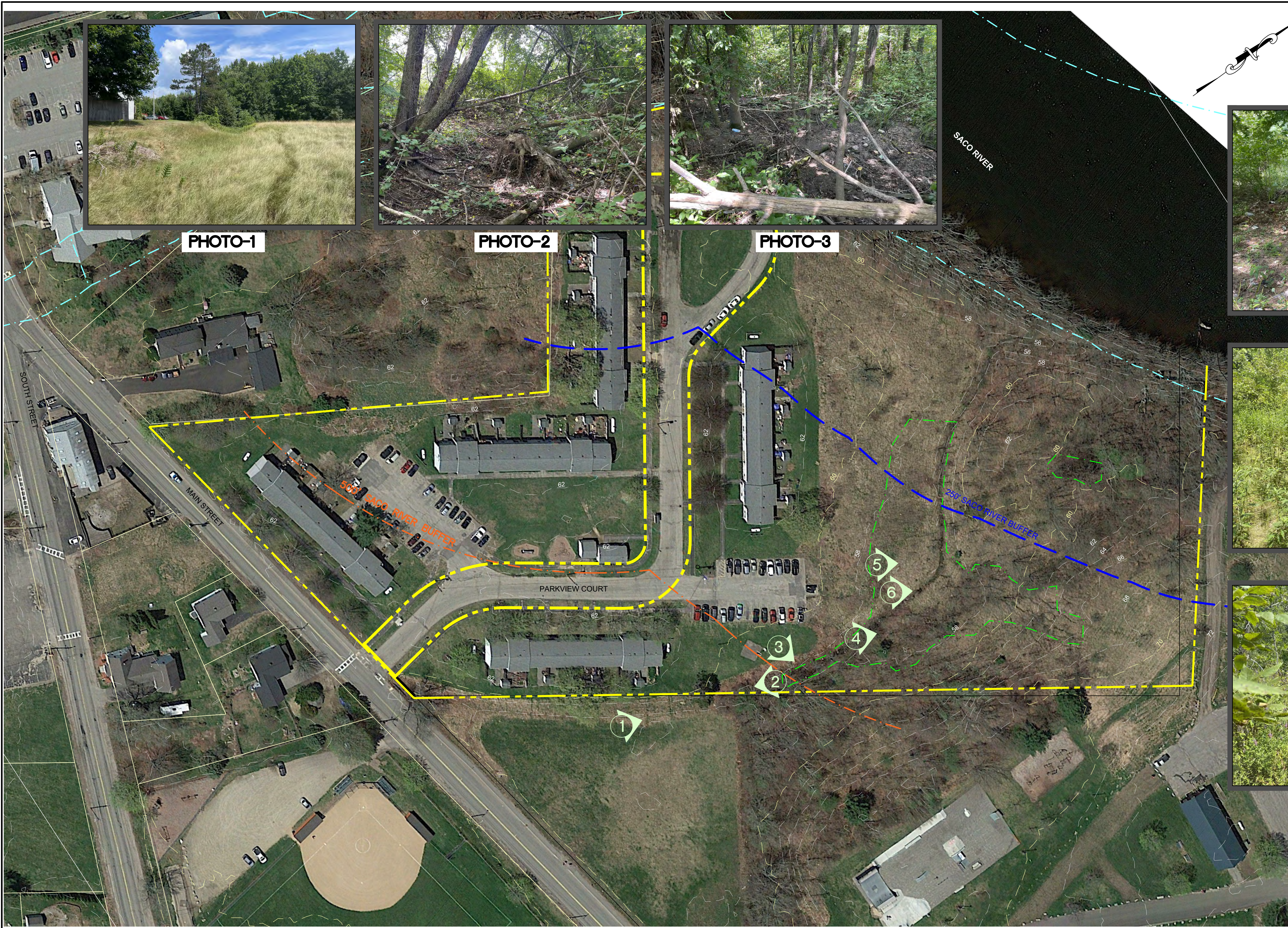


PHOTO-1



PHOTO-2



PHOTO-3



PHOTO-4

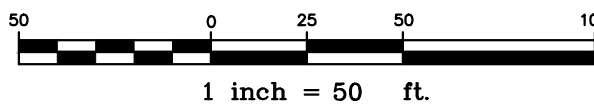


PHOTO-5



PHOTO-6

NOTE: THIS PLAN SET IS ISSUED FOR
CONCEPTUAL PURPOSES AND SHALL
NOT BE USED FOR CONSTRUCTION.



Rev.	Date	Revision

Issued For	Date	By

Design: —	Draft: —	Date: JUNE 2024
Checked: —	Scale: 1"=50'	Job No.: 4323
File Name: 4323-CONCEPT1 - AJK.dwg		
This plan shall not be modified without written permission from Gorrill Palmer (GP). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GP.		

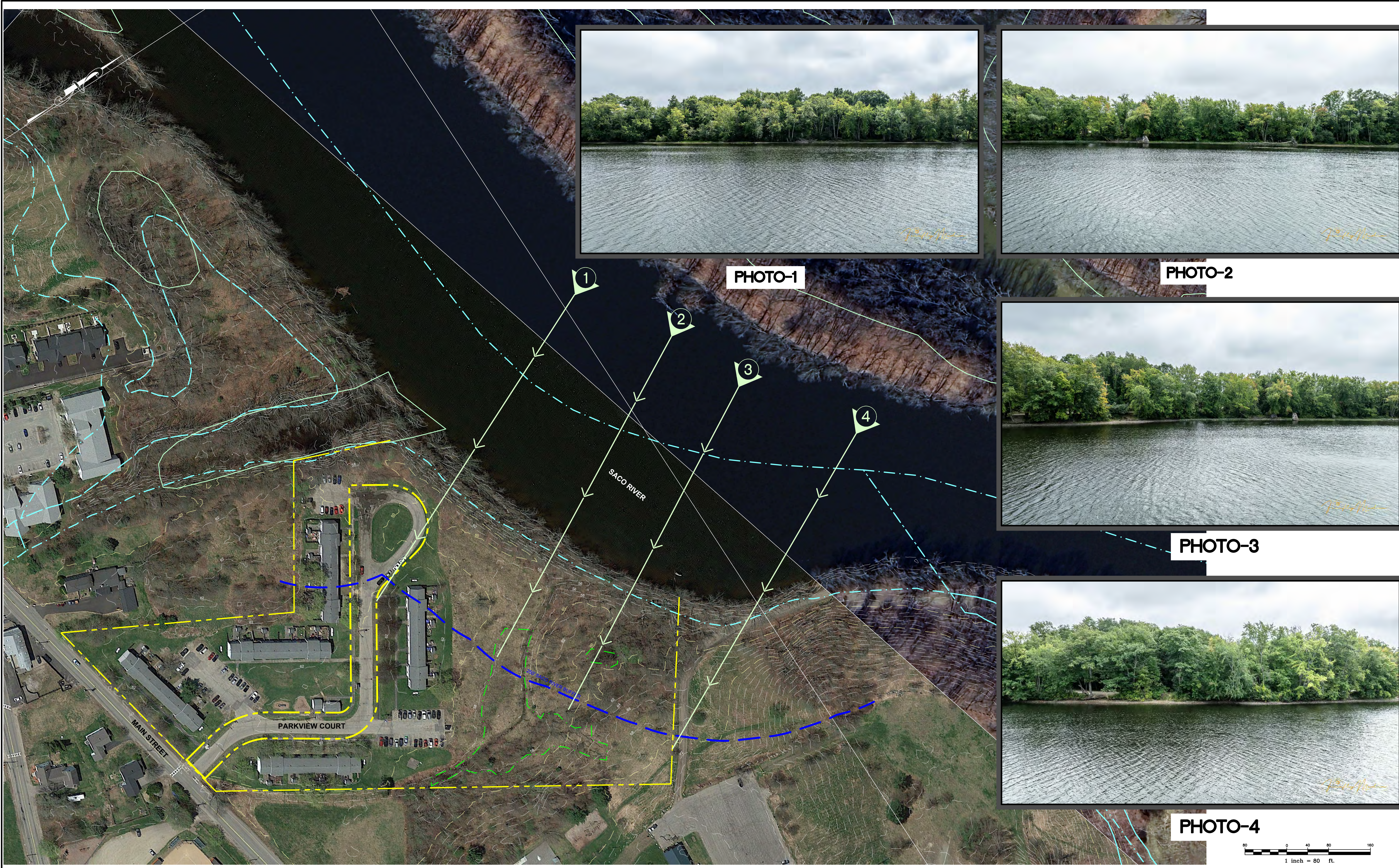


Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name:	Photo Map
Project:	Forest Green Apartment Expansion Biddeford, Maine
Client:	Bateman Partners Client Address

Drawing No.
1

U:\Bateman Partners\4323-Bateman Partners - Forest Green Apts Expansion - Biddeford\Z - CAD\DWG\4323-DRONE MAP.dwg 4/8/2025 8:14 AM



Rev.	Date	Revision

Issued For	Date	By

Design: EJC	Draft: EJC	Date: JUNE 2024
Checked: DER	Scale: 1"=80'	Job No.: 4323
File Name: 4323-DRONE MAP.dwg		
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Gorrill Palmer, an LJB Engineering Company
GorrillPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name:	Drone Photo Map
Project:	Forest Green Apartment Expansion Biddeford, Maine
Client:	Bateman Partners 470 Fore St., Suite 400, Portland, ME 04101

Drawing No.
2

ATTACHMENT 7

WETLAND DELINEATION REPORT

Memorandum of Findings

Date: November 13, 2024

To: Doug Reynolds (Gorrill Palmer)

From: Chuck Ferris (Flycatcher)

Cc: Rich Jordan (Flycatcher)

Subject: Parkview, Biddeford - Wetland Delineation Survey Results

At the request of Gorrill Palmer, on October 22, 2024, a scientist from Flycatcher LLC (Flycatcher) completed a wetland and waterbody survey on approximately 2.1 acres (the Survey Area) located west of the entrance to Rotary Park and Redman Field at 550 Main Street in Biddeford, Maine. Figure 1 in Attachment 1 depicts the Survey Area boundaries. The purpose of the field survey was to identify and map wetlands, streams, and potential vernal pools to inform avoidance and minimization of impacts to protected natural resources during future property developments. This memo report provides a summary of the methods and findings of our field surveys.

Methods

Wetlands

Wetland delineations were conducted in accordance with the U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual¹ and the Northcentral and Northeast Regional Supplement (Version 2.0).² The manual and supplement provide a repeatable methodology to identify wetland areas and are the accepted wetland delineation methodology of the Maine Department of Environmental Protection (MDEP) and the USACE.

The Survey Area was investigated by wetland scientists via a meander survey. When a location appeared to have the requisite three factors that constitute a wetland (i.e., hydrophytic vegetation, indicators of hydrology, and the presence of hydric soils) the scientist analyzed the site-specific data to determine if the area met the criteria to be considered a wetland. Boundaries of wetlands identified in forested areas were marked with pink survey flagging labelled with the word “Wetland Delineation” and numbered in sequential order. The location of each flag was collected via GPS as described in ***GPS Location*** below.

¹ Environmental Laboratory. (1987). *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1, U.S. Army Corps of Engineers Waterways Experiment Station. Vicksburg, MS.

² USACE (2011). *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast region (Version 2.0)*, ed. J.S. Wakely, R.W. Lichvar and C.V. Noble, and J.F. Berkowitz. ERDC/EL TR-08-27. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Streams

Stream identification followed the Natural Resources Protection Act (NRPA) definition of a “river, stream or brook” (38 M.R.S. §. 480-B9). If a stream meeting the above definition was observed, blue survey flagging was hung, and GPS data collected, along the centerline for streams less than ten feet in width, or along the top of the bank for streams ten feet or wider.

GPS Location

Features (e.g., wetlands, streams) located during the survey were geolocated using a mapping grade global positioning system (“GPS”) unit (Juniper Systems’ Geode GPS Antenna and ESRI’s ArcGIS Field Maps software). The data were collected using real-time correction and standards specified by the manufacturer to achieve sub-meter accuracy. The data was exported to CAD and provided to you via email.

Natural Resource Agency Correspondence

Natural Resource Agency outreach was not conducted by Flycatcher.

Wetlands of Special Significance (WoSS)

Chapter 310 of the Maine Natural Resources Protection Act (NRPA)¹ defines a subset of wetlands that provide a high level of valuable functions and/or values to the surrounding and regional environment. Wetlands of Special Significance (WoSS) are afforded additional protections and generally more rigorous permitting oversight if a permittee’s project will result in unavoidable impacts to WoSS. Flycatcher made WoSS determinations based on observations of physical features noted during the delineation.

Results

Survey Area Description

The Survey Area is located west of the entrance to Rotary Park and Redman Field at 550 Main Street in Biddeford, Maine. Surrounding land use includes recreational fields and parking facilities associated with Rotary Park to the east, and a residential complex to the southwest. The Saco River lies less than 200 ft to the northwest. Land cover within the Survey Area is primarily forested, and the terrain is gently sloping, with wetlands occurring in the lower drainage of the site. Resources identified within the Survey Area can be seen on the Natural Resource Map in Attachment 1. Representative photographs are provided in Attachment 2.

Wetlands

Two wetlands were mapped within the Survey Area. Summary descriptions of wetlands including coertype², vegetation, hydrology, and hydric soil indicators, preliminary WoSS determinations, and

¹ MEDEP. Natural Resources Protection Act. Chapter 310. Wetlands and Waterbodies Protection Rules. Section 4. A. Wetlands of Special Significance.

²Wetland classifications per USFWS’ Cowardin et al. 1979 (<https://www.fws.gov/wetlands/Documents/Classification-of-Wetlands-and-Deepwater-Habitats-of-the-United-States.pdf>).

principal functions and values are provided in Table 1, below. The location of each mapped wetland is depicted in Figure 2, Attachment 1.

Streams

No streams were identified within the Survey Area.

WOSS

Preliminary WoSS determinations are included in Table 1. WoSS determination may require consultation with the Maine Department of Inland Fisheries and Wildlife and the Maine Natural Areas Program to ascertain known or potential presence of certain threatened or endangered natural resources. Flycatcher did not perform these consultations.

Table 1. Summary Descriptions of Wetlands Delineated Within the Survey Area

Resource ID	Cowardin Classification ¹	Hydrology Indicators	Dominant Vegetation	Hydric Soil Indicators	WoSS ²	Description & Notes
W-CWF-1	PFO	Water-Stained Leaves (B9), Moss Trim Lines (B16)	Red maple (<i>Acer rubrum</i>), quaking aspen (<i>Populus tremuloides</i>), red osier (<i>Cornus alba</i>), sensitive fern (<i>Onoclea sensibilis</i>), lamp rush (<i>Juncus effusus</i>)	Depleted Matrix (F3)	Not likely	Low area next to northeast border. Wetland extends out of the Survey Area to the northwest.
W-CWF-2	PFO	Saturation (A3), Water-Stained Leaves (B9)	Red maple, American elm (<i>Ulmus americana</i>), green ash (<i>Fraxinus pennsylvanica</i>), red osier, Morrow's honeysuckle (<i>Lonicera morrowii</i>), broad-leaf meadowsweet (<i>Spiraea latifolia</i>), sensitive fern, bluejoint (<i>Calamagrostis canadensis</i>), wrinkle-leaf goldenrod (<i>Solidago rugosa</i>)	Redox Dark Surface (F6), over Loamy Gleyed Matrix (F2)	Not likely	Wetland drainage west of access road. Wetland extends out of the Survey Area to the northwest.
1. Wetland classifications per USFWS' Cowardin et al. 1979. (https://www.nps.gov/goga/learn/management/upload/-1411-Classification-of-Wetlands-and-Deepwater-Habitats-of-the-U-S.pdf) 2. WoSS determinations per MEDEP. Natural Resource Protection Act. Chapter 310. Wetlands and Waterbodies Protection Rules. Section 4 A. Wetlands of Special Significance.						

Thank you for the opportunity to assist you with natural resource identification for this project. If you have any questions regarding the results provided in this report, please do not hesitate to contact me.

Sincerely,

Charles W. Ferris

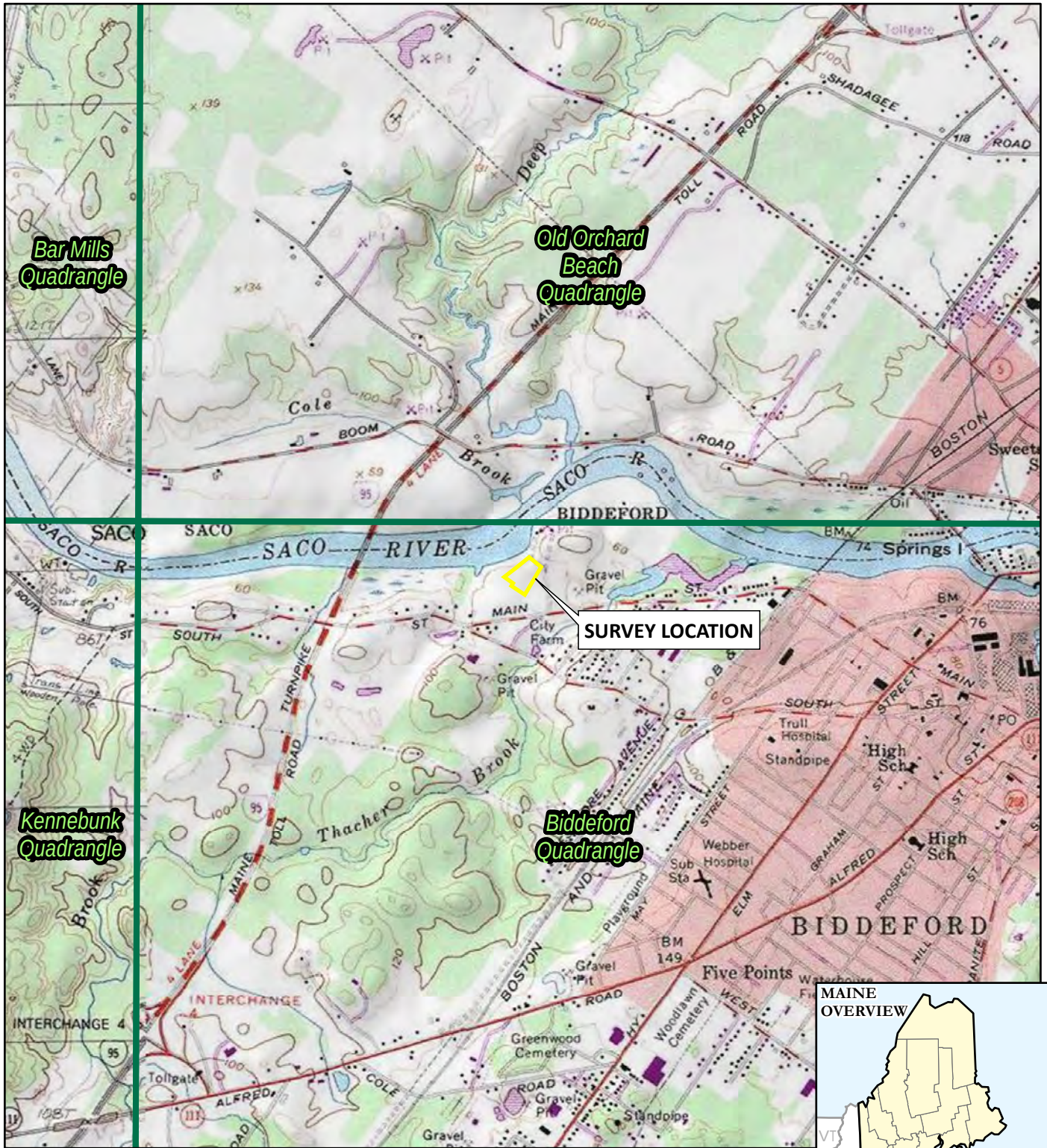
Chuck Ferris, Lead Environmental Specialist
Flycatcher LLC

Attachments (2)

ATTACHMENT 1

Figure 1. USGS Location Map

Figure 2. Delineated Natural Resource Map

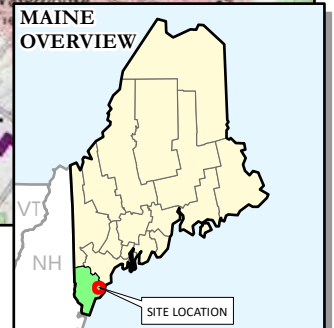


BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.



1" = 2,000'
1:24,000

0 2,000 4,000
FEET



PROJECT:

**GORILL PALMER
550 MAIN STREET
BIDDEFORD, YORK COUNTY, MAINE**

LEGEND:



SURVEY AREA

USGS 7.5-MINUTE QUADRANGLE BOUNDARY

DRAWN BY:

D. KENWORTHY

CHECKED BY:

R. THURRELL

MONTH:

NOVEMBER

YEAR:

2024

PROJ. NO.:

20F-045

CLIENT:

GP

FIGURE 1 - USGS LOCATION MAP

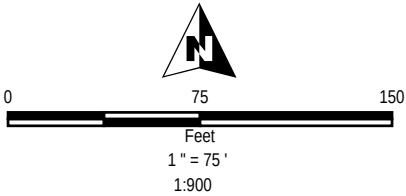


- LEGEND**
- SURVEY AREA
 - UPLAND PLOT
 - WETLAND PLOT
 - DELINEATED WETLAND BOUNDARY
 - DELINEATED WETLAND
 - CONTOUR LINE (10' INTERVAL)
 - CONTOUR LINE (2' INTERVAL)



NOTES:

1 BASEMAP IMAGERY FROM ESRI/NAIP "WORLD IMAGERY" SERVICE LAYER.
2 RESOURCE DELINEATIONS WERE CONDUCTED BY FLYCATCHER IN OCTOBER 2024.



PROJECT:

GORILL PALMER
550 MAIN STREET
BIDDEFORD, YORK COUNTY, MAINE

TITLE:

DELINEATED NATURAL RESOURCE MAP

DRAWN BY:	D. KENWORTHY	PROJ NO.:	20F-045
CHECKED BY:	R. THURRELL	FIGURE 2	
MONTH:	NOVEMBER		
YEAR:	2024		
			
FILE NO.:			

GP_20F045_Biddeford_Delin_Fig2_Resources_11x17L.mxd

ATTACHMENT 2

Representative Photographs



Forested wetland W-CWF-1, October 22, 2024.



Scrub-shrub portion of wetland W-CWF-2, October 22, 2024.

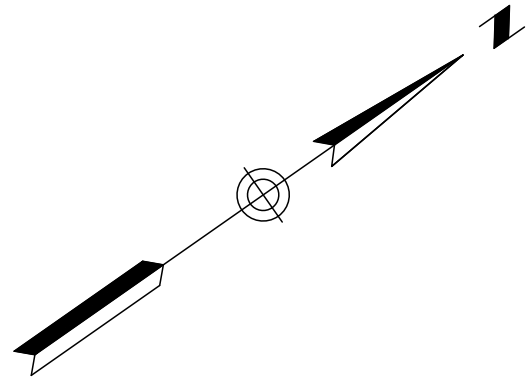


View of drainage in wetland W-CWF-2, October 22, 2024.



Forested wetland W-CWF-2, October 22, 2024.

PRELIMINARY SITE PLAN



PARK VIEW COURT RIGHT OF WAY LINE & CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	159.00'	124.69'	121.52'	N13°40'56"E	44°55'57"
C2	25.00'	39.64'	35.62'	N09°16'53"W	90°51'21"
C3	75.00'	176.71'	138.58'	S77°12'01"E	134°59'47"
C4	50.00'	39.27'	38.27'	S32°12'08"E	45°00'00"
C5	75.00'	118.93'	106.86'	S09°16'53"E	90°51'21"
C6	109.00'	85.49'	83.31'	S13°40'56"W	44°55'57"

LINE	BEARING	DISTANCE
L1	N08°47'03"W	66.57'
L2	N36°09'07"E	130.89'
L3	N54°42'08"W	410.00'
L4	N35°17'52"E	75.00'
L5	S09°42'08"E	89.64'
L6	S54°42'08"E	183.23'
L7	S36°09'07"W	130.89'
L8	S08°47'03"E	66.80'

TAX MAP 32 LOT 1-1
N/F
RICHARD J. & SHARON
J. ROUSSELLE
3631/310

AREA =
442,014 S.F. ±
10.15 ACRES ±
(EXCLUDING PARK VIEW
COURT RIGHT OF WAY)

SMH RM=60.11
INV. OUT=55.96

RM=59.40
15"OMP INV. IN(A)=54.37
15"OMP INV. IN(B)=54.75
15"OMP INV. OUT=54.58

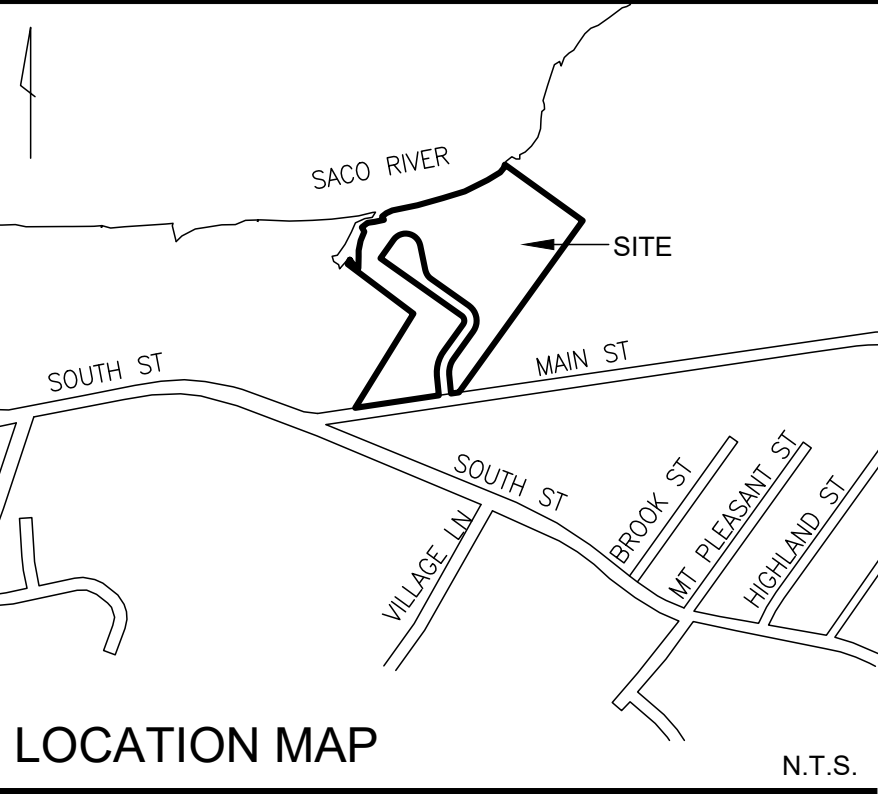
RM=60.73
15"RPP INV. IN=56.29
15"OMP INV. IN=56.18
15"OMP INV. OUT=54.74
BENCHMARK: BONNET
BOLT HYDRANT
ELEVATION=63.48

RM=59.28
INV. OUT=57.08

RM=60.76
15"RPP INV. IN=56.39
10"CI INV.=54.12
10"CI INV.=53.90

RM=60.70
15"RPP INV. IN=55.80
15"RPP INV. OUT=55.64

RM=61.36
10"CI INV.=54.12
10"CI INV.=53.90



- LEGEND**
- IRON PIPE OR ROD FOUND
 - UTILITY POLE
 - MANHOLE
 - ELECTRIC METER
 - SIGN
 - CATCH BASIN
 - HYDRANT
 - WATER VALVE OR SHUTOFF
 - DECIDUOUS TREE
 - WETLAND
 - FENCE
 - EDGE OF WETLAND
 - CURB
 - OVERHEAD WIRES
 - WATER LINE
 - GAS LINE
 - STORM DRAIN
 - SANITARY SEWER
 - 1' CONTOUR
 - WOODS LINE
 - IRON PIPE/ROD FOUND CONCRETE

EDGE OF SACO RIVER TAKEN
FROM EXISTING AERIAL
PHOTOS AND LIDAR DATA

TAX MAP 32 LOT 2
N/F
CITY OF BIDDEFORD
ROTARY PARK
240/245

GENERAL NOTES

- OWNER OF RECORD: FOREST GREEN ASSOCIATES, LTD.
P.O. BOX 759, SACO, ME 04072
TAX MAP 32 LOT 1
Y.C.R.D. BOOK 15854 PAGE 978
- BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD83 PER GNSS OBSERVATION.
- ELEVATIONS ARE BASED ON NAVD88 PER GNSS OBSERVATION.
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- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY IN ZONE X, ZONE A, ZONE AE AND ZONE OF 0.2% ANNUAL CHANCE FLOOD HAZARD OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230145 0145 G, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2024.
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- BOUNDARY LINES SHOWN ARE TAKEN FROM PLAN REFERENCE 1.

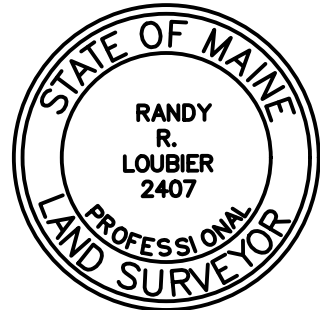
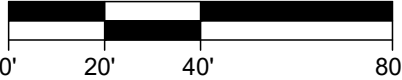
PLAN REFERENCES

- "PLAN OF PROPERTY IN BIDDEFORD, MAINE MADE FOR BIDDEFORD ASSOCIATES "FOREST GREEN APARTMENTS" OCTOBER 9, 1974 REVISED NOV. 12, 1974 BY H.J. & E.C. JORDAN SURVEYORS.
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- "AS-BUILT SURVEY FOR FOREST GREEN LAND OF BIDDEFORD ASSOCIATES ON MAIN STREET IN BIDDEFORD, MAINE" DATED 11/29/1976 RECORDED IN PLAN BOOK 105, PAGE 47.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

SCALE: 1" = 40'

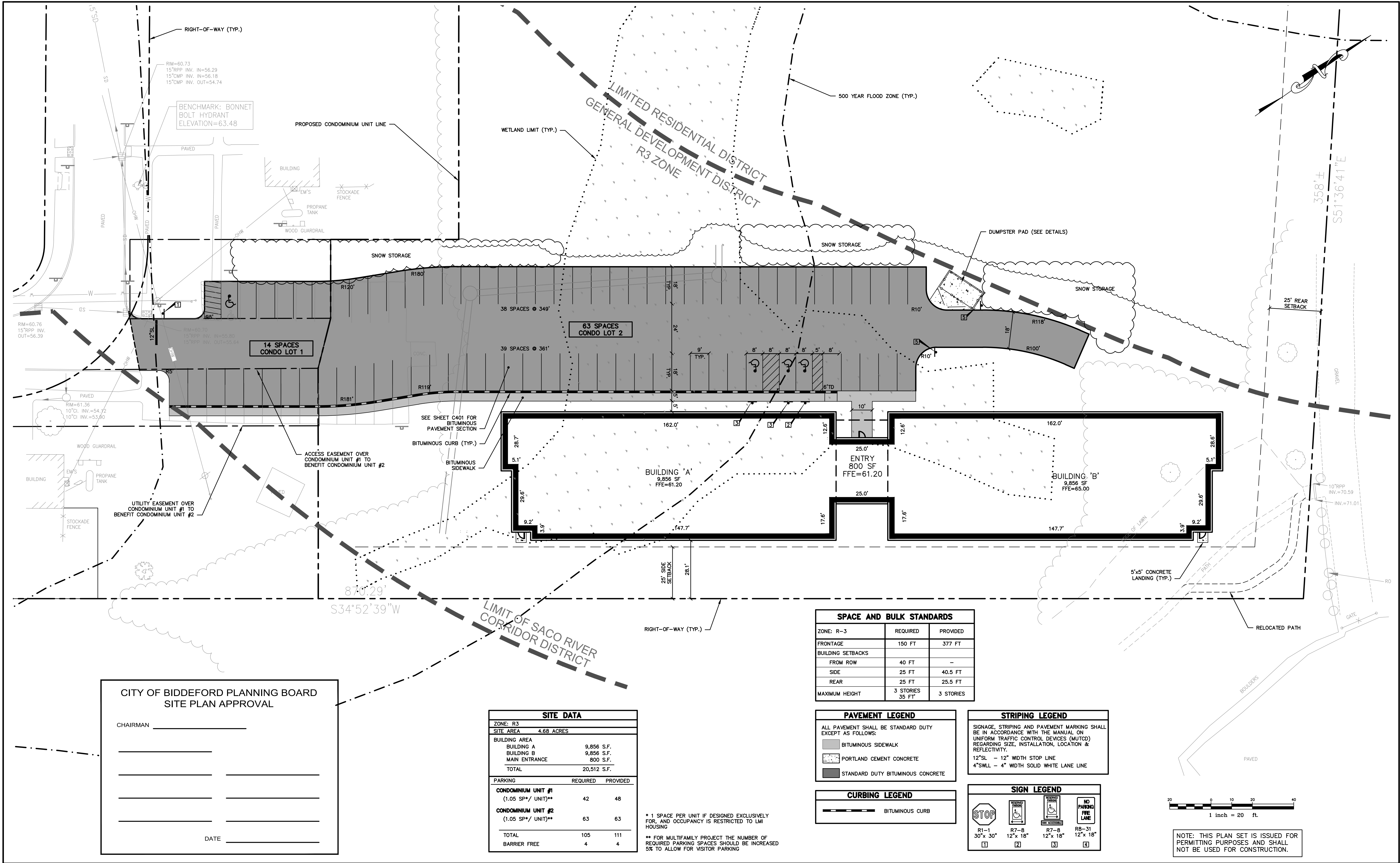


Randy R. Loubier, PLS #2407

Topographic Survey
At
Park View Court, Biddeford, Maine
Made for
Gorrill Palmer
300 Southborough Dr., South Portland, ME

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424
DRAWN BY: JLW DATE: JAN. 5, 2025 JOB NO. 2024-295 B-Y
CHECKED BY: RRL SCALE: 1" = 40' DRWG. NO. 1

U:\Bateman Partners\4323.Bateman Partners - Forest Green Apts Expansion - Biddeford\Z - CAD\DWG\4323-SP.dwg 4/15/2025 11:35 AM



CITY OF BIDDEFORD PLANNING BOARD
SITE PLAN APPROVAL

CHAIRMAN _____

DATE _____

SITE DATA			
ZONE: R-3			
SITE AREA: 4.68 ACRES			
BUILDING AREA			
BUILDING A	9,856 S.F.		
BUILDING B	9,856 S.F.		
MAIN ENTRANCE	800 S.F.		
TOTAL	20,512 S.F.		
PARKING			
	REQUIRED	PROVIDED	
CONDOMINIUM UNIT #1 (1.05 SP*/ UNIT)**	42	48	
CONDOMINIUM UNIT #2 (1.05 SP*/ UNIT)**	63	63	
TOTAL	105	111	
BARRIER FREE	4	4	

* 1 SPACE PER UNIT IF DESIGNED EXCLUSIVELY FOR, AND OCCUPANCY IS RESTRICTED TO LMI HOUSING

** FOR MULTIFAMILY PROJECT THE NUMBER OF REQUIRED PARKING SPACES SHOULD BE INCREASED 5% TO ALLOW FOR VISITOR PARKING

SPACE AND BULK STANDARDS		
ZONE: R-3	REQUIRED	PROVIDED
FRONTAGE	150 FT	377 FT
BUILDING SETBACKS		
FROM ROW	40 FT	-
SIDE	25 FT	40.5 FT
REAR	25 FT	25.5 FT
MAXIMUM HEIGHT	3 STORIES 35 FT	3 STORIES

PAVEMENT LEGEND	
ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:	
	BITUMINOUS SIDEWALK
	PORTLAND CEMENT CONCRETE
	STANDARD DUTY BITUMINOUS CONCRETE

CURBING LEGEND	
	BITUMINOUS CURB

STRIPING LEGEND	
SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.	
12"SL - 12" WIDTH STOP LINE	
4"SWLL - 4" WIDTH SOLID WHITE LANE LINE	

SIGN LEGEND			
R1-1 30"x 30"	R7-8 12"x 18"	R7-8 12"x 18"	R8-31 12"x 18"
1	2	3	4

20 0 10 20 40
1 inch = 20 ft.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

Rev.	Date	Revision

LOCAL SKETCH PLAN SUBMISSION	4/16/25	DER
Issued For	Date	By

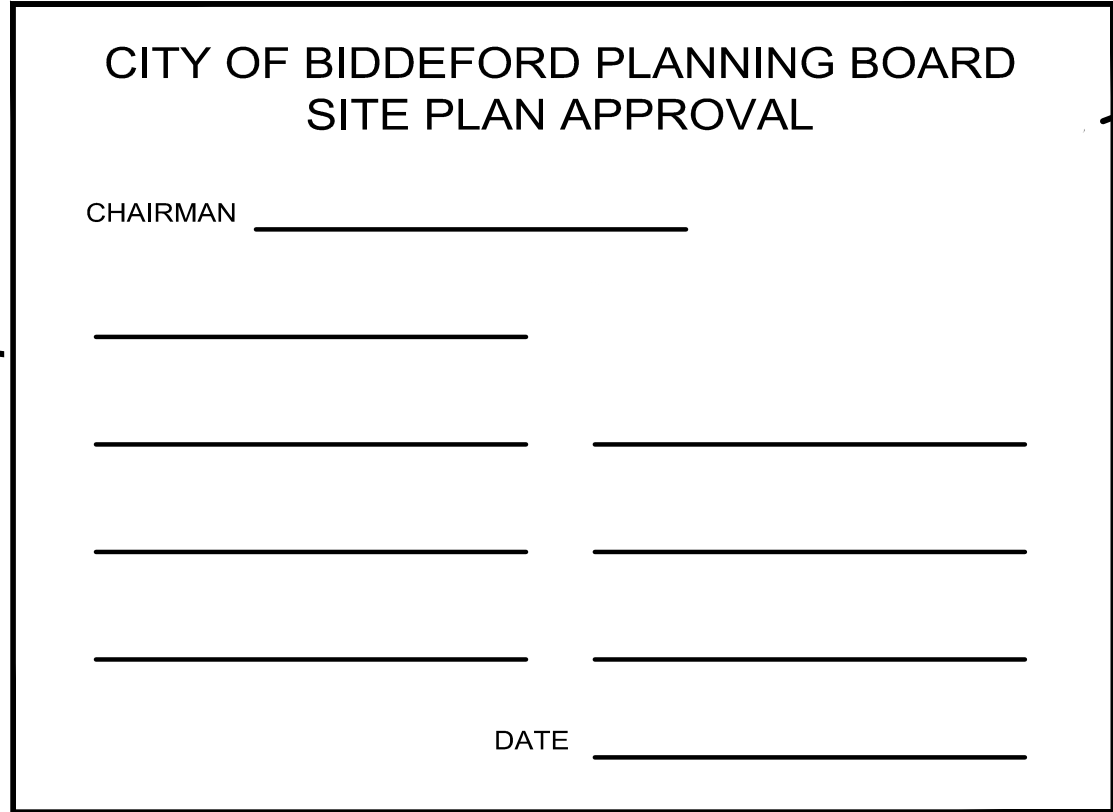
Design: EC	Draft: CG	Date: JUNE 2024
Checked: DER	Scale: 1"=20'	Job No.: 4323
File Name: 4323-SP.dwg		
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Drawing Name:	Site Plan
Project:	Forest Green Apartment Expansion Biddeford, Maine
Client:	Bateman Partners 470 Fore St., Suite 400, Portland ME 04101

Drawing No.
C101



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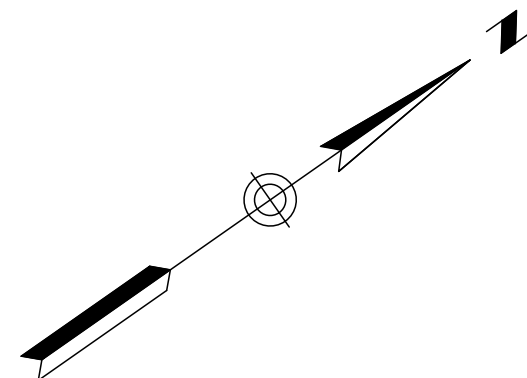
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LOCAL SKETCH PLAN SUBMISSION	4/16/25	DER
Issued For	Date	By

GP GORRILL
PALMER

Drawing Name:	Site Plan
Project:	Forest Green Apartment Expansion Biddeford, Maine
Client:	Bateman Partners 470 Fore St., Suite 400, Portland ME 04101

Drawing No.
C101



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WOOD GUARDRAIL
PROPANE TANK
STOCKADE FENCE

BUILDING
PROPANE TANK
WOOD GUARDRAIL

GENERAL NOTES

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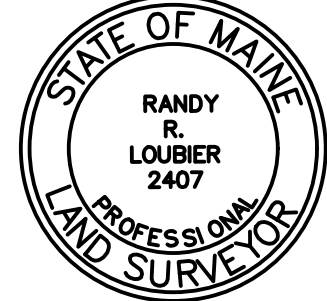
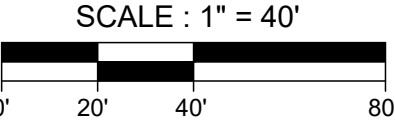
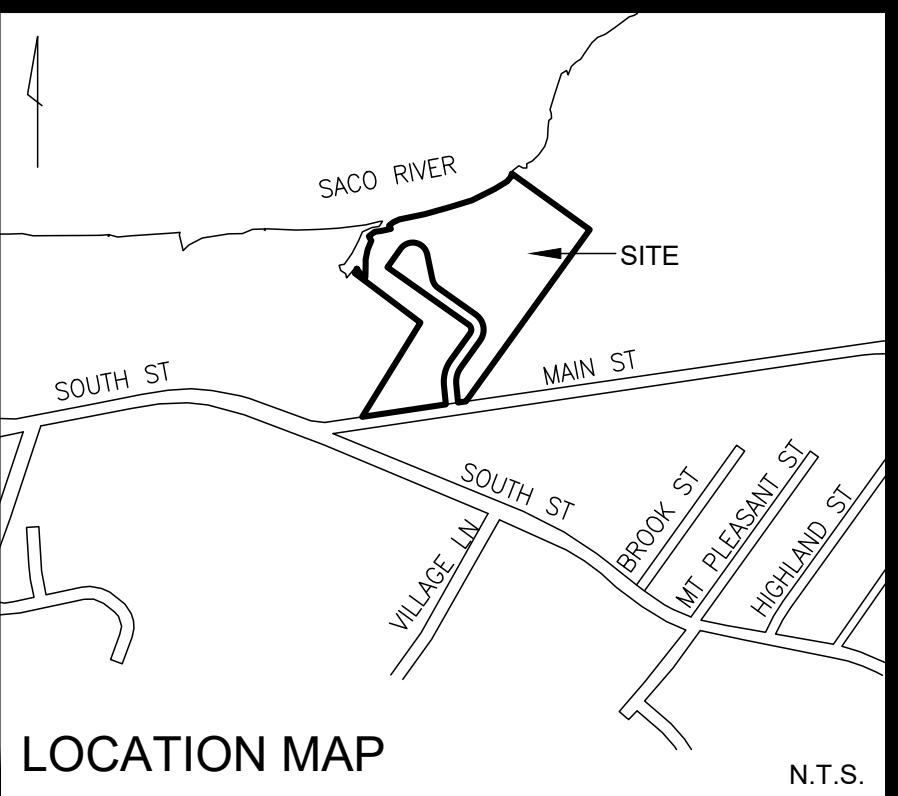
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- CURB
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- WATER LINE
- GAS LINE
- STORM DRAIN
- SANITARY SEWER
- 1' CONTOUR
- WOODS LINE
- IRON PIPE/ROD FOUND CONCRETE



RANDY R. LOUBIER, PLS #2407

Topographic Survey

At

Park View Court, Biddeford, Maine

Made for

Gorrill Palmer

300 Southborough Dr., South Portland, ME

OWEN HASKELL, INC.

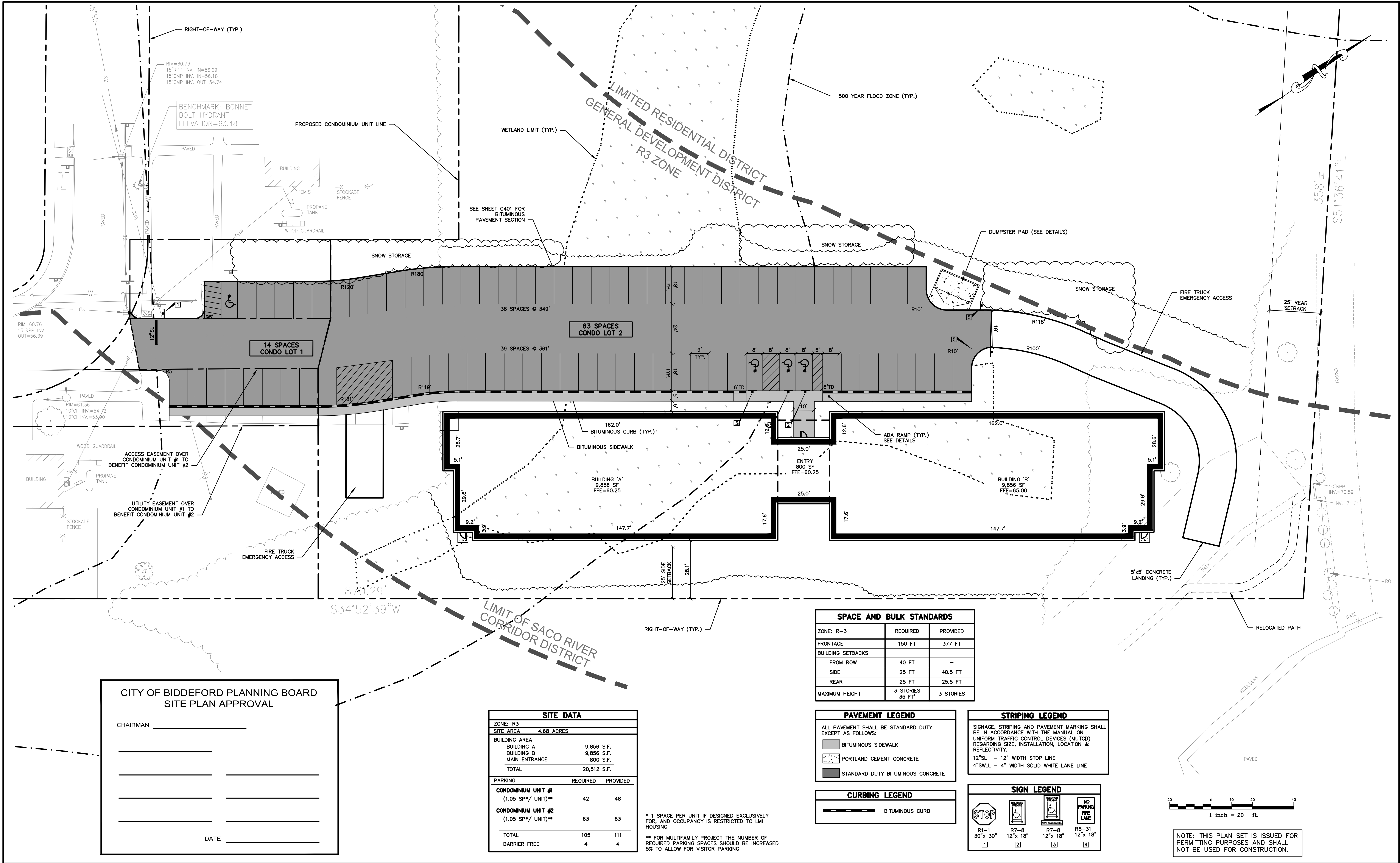
PROFESSIONAL LAND SURVEYORS

390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: JLW DATE: JAN. 5, 2025 JOB NO. 2024-295 B-Y

CHECKED BY: RRL SCALE: 1" = 40' DRWG. NO. 1

U:\Bateman Partners\4323-Bateman Partners - Forest Green Apts Expansion - Biddeford\Z - CAD\DWG\4323-SP.dwg 5/1/2025 11:19 AM



Rev.	Date	Revision

LOCAL SKETCH PLAN SUBMISSION	4/16/25	DER
Issued For	Date	By

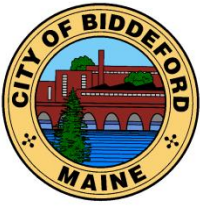
Design: EC	Draft: CG	Date: JUNE 2024
Checked: DER	Scale: 1"=20'	Job No.: 4323
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South Portland, ME 04106

Drawing Name:	Site Plan
Project:	Forest Green Apartment Expansion 1 Park View Court, Biddeford, Maine
Client:	Bateman Partners 470 Fore St., Suite 400, Portland ME 04101

Drawing No.	C101
-------------	------



CITY OF BIDDEFORD

Planning and Development Department

David C.M. Galbraith
Deputy Director/City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

David.Galbraith@biddefordmaine.org

PLANNING BOARD STAFF REPORT

TO: Chair Plotkin and Members of the Biddeford Planning Board

FROM: David C.M. Galbraith, City Planner & Deputy Director of the Planning & Development Dept.

DATE: February 26, 2025

RE: **2025.03 Final Subdivision and Site Plan Review for Reveler LLC – Proposed development of existing building into 11 residential units and a Subdivision Amendment at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD-3 Zone.**

MEETING DATE: March 5, 2025, 6:00 PM

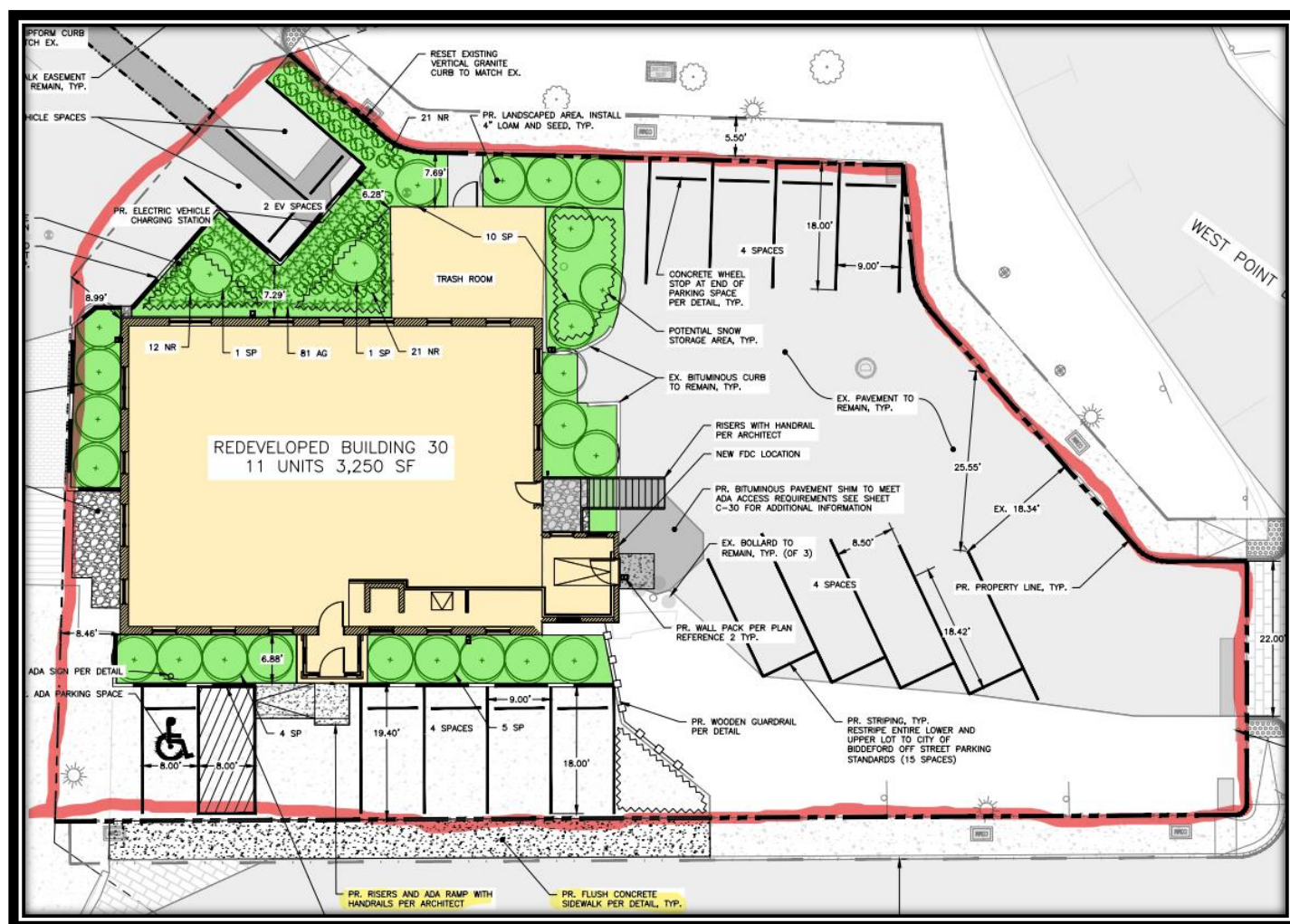
1. INTRODUCTION

This project was initially reviewed for by the Planning Board for "Sketch Plan Review" on February 5, 2025. The application was last before the Planning Board on March 5, 2025, where it received Preliminary Plan approval. The application is being presented by Peter Heil, P.E. of Acorn Engineering, on behalf of Reveler LLC, referred to as "Applicant or Applicants". The Applicants are seeking to develop an existing, vacant building into 11 residential units and an amendment to an existing subdivision to create a self-contained / freestanding lot of record, independent of the Pepperill Mill Campus. The subject property is approximately .08-acres in area (3,252 square feet in area), as the existing property is only the building's footprint. At this time, the Applicants are seeking Final Site Plan and Subdivision approval.



RE: 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone.

MEETING DATE: May 7, 2025, at 6:00 PM

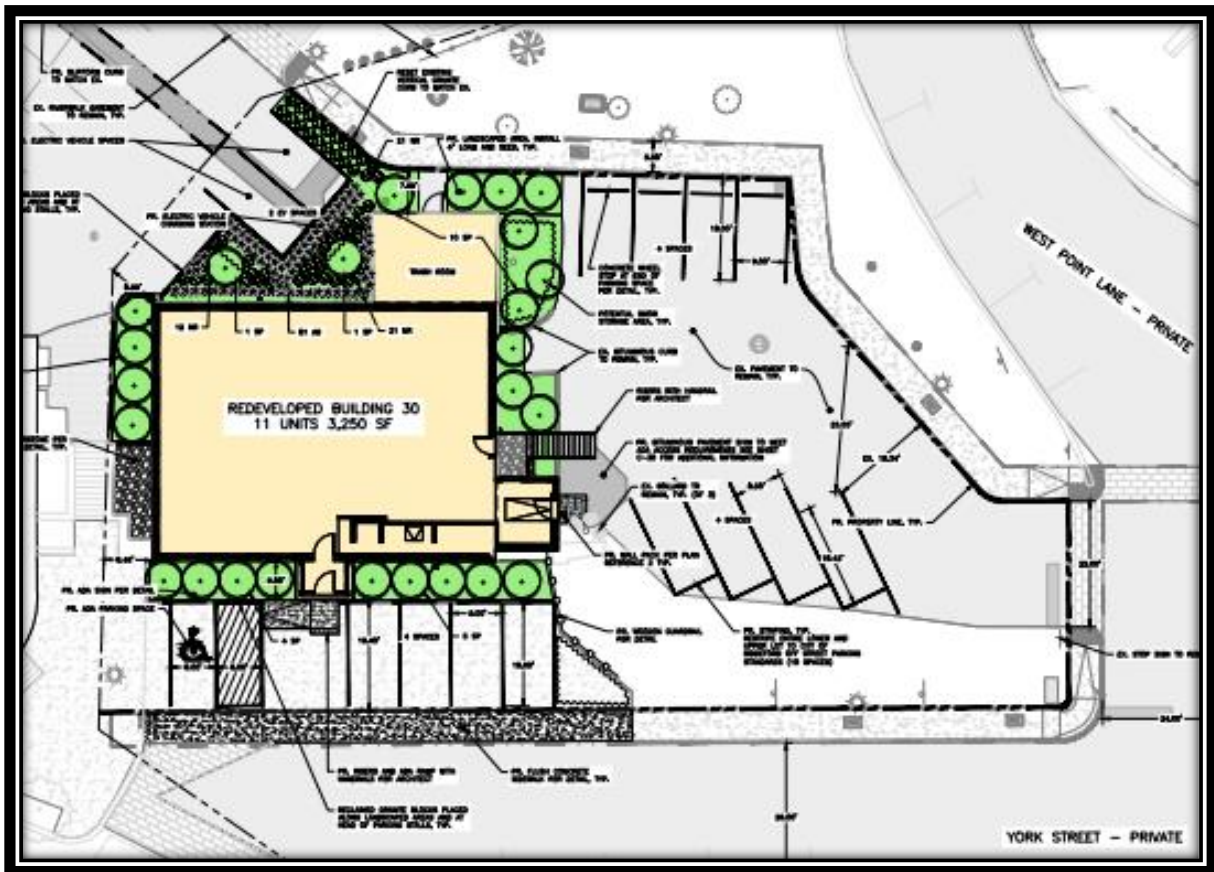


**Pepperill Mill – Bldg. # 30 – 2 York Street – Site Plan with new property line in red
(Note flush concrete sidewalk along York Street)**

As part of the project, the Applicants are seeking to amend the existing property lines, so the new proposed lot area (12,909 square feet) would provide the property with their own designated / controlled parking and some landscaped areas. The property line adjustment would include the existing parking areas to the front, east side and rear of the building. The property lines being proposed would allow this development to be “separated” from Pepperill Mill and provide the required off-street parking for the proposed development. Staff are supportive of the proposed property line adjustment as this building and the subject parking is physically separated from the majority of the Mill. The proposed lot is located in the MSRD-3. The proposed development lots would be served by the public sewer system and public water.

RE: 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone.

MEETING DATE: May 7, 2025, at 6:00 PM



Amended Site Plan including at grade concrete sidewalk and additional landscaping

The Applicants have made several changes to the site plan including the addition of some landscaping materials, pulling the parking away from the front building façade to provide foundation landscaping and will be removing the existing bituminous pavement sidewalk and replace it with a concrete sidewalk at grade to provide better separation and pedestrian safety. One of the issues facing the development is redesigning the parking area located to the east of the existing building to meet the City's parking lot standards. Typically, we look for drive aisles to be 24' in width, where the site currently has slightly over 14' and the narrowest location. The Applicants are proposing their existing parking area to basically unchanged from the current design or modified slightly so that the amount of parking required for the development can be provided on-site. I believe the Applicant's proposal to maintain the existing parking lot layout in its current configuration is valid, as it has been operating in the existing conditions since at least 1998, therefore Staff is supportive of the parking lot layout as proposed.

RE: 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone.

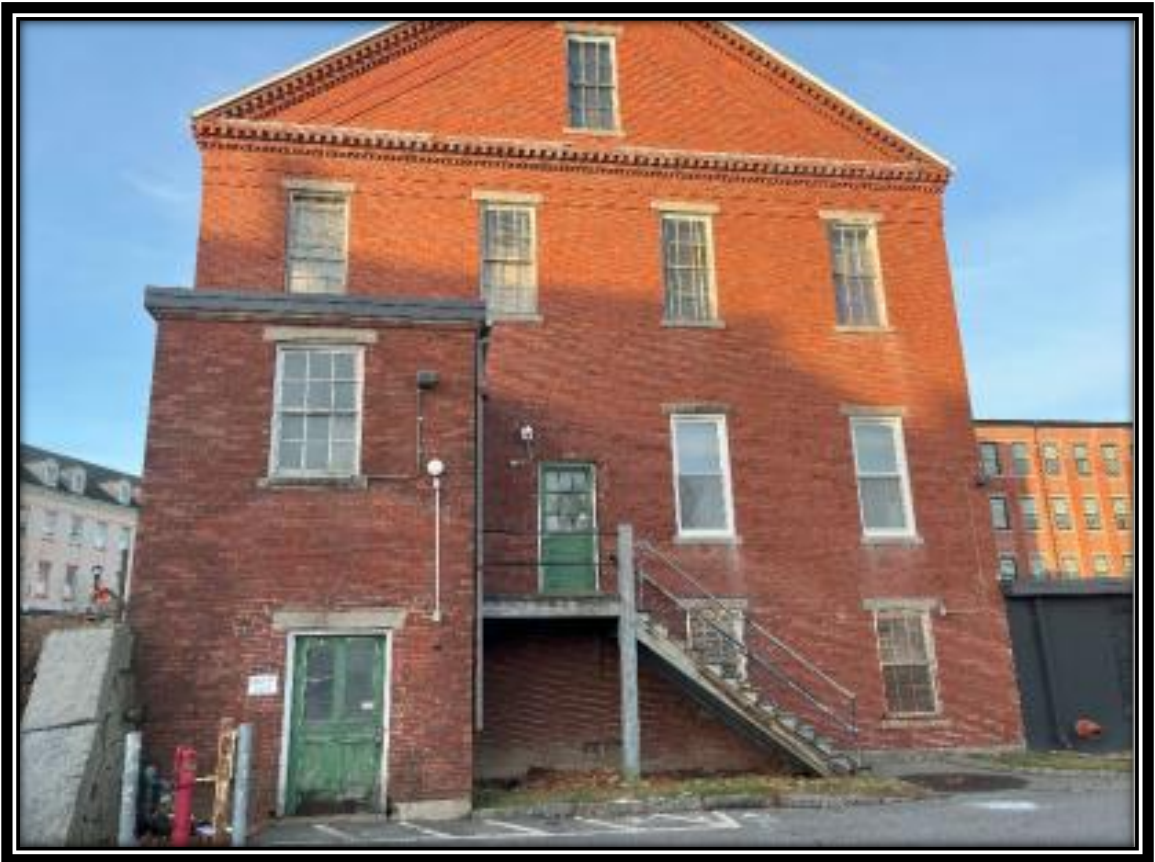
MEETING DATE: May 7, 2025, at 6:00 PM



Pepperill Mill - Building # 30 – 2 York Street – Front Façade

RE: 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone.

MEETING DATE: May 7, 2025, at 6:00 PM



Pepperill Mill - Building # 30 – 2 York Street – Side / East Façade



Pepperill Mill - Building # 30 – 2 York Street – Front Façade

RE: 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone.

MEETING DATE: May 7, 2025, at 6:00 PM



Pepperill Mill - Building # 30 – 2 York Street – Rear Façade – proposed EV Parking



Pepperill Mill - Building # 30 – 2 York Street – Rear Façade (left) – Stairs to Main Street

RE: 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone.

MEETING DATE: May 7, 2025, at 6:00 PM

2. PROJECT DATA/INFORMATION

1.	Applicant:	Reveler LLC 188 State Street, Suite 301 Portland, ME 04102
2.	Owner of Property:	Pepperell Mill Development LLC 3100 McKinnin Street, Suite 250 Dallas, TX 75201
3.	Agent:	Peter Heil, P.E. Acorn Engineering P.O. Box 3372 Portland, ME 04104
4.	Surveyor:	Randy Loubier, PLS Owen Haskell 390 US Route 1 Falmouth, ME 04105
5.	Project Location:	2 York Street
6.	Project Tax Map /Lot #:	Tax Map 71, Lot 6-2
7.	Lot Size:	.08 Acres
8.	Base Zoning:	MSRD3
9.	Overlay Zoning:	N/A
10.	Existing Use:	Vacant Mill Building
11.	Proposed Use:	11 Residential Units
12.	Approvals Required:	Subdivision/Site Plan
13.	Uses in the Vicinity:	Mixed Use Residential & Commercial
14.	Waivers Needed:	a. Part III-Article XI-Section 5.B.1 Drainage
18.	Waivers Granted:	a. Part III-Article XI-Section 5.B.1 Drainage
22.	Other Non-City Permits Required:	a. None
23.	LDR Attachment A: Fees Paid:	Sketch Plan Fees Paid
25.	Planning Board Review History:	Sketch Plan-February 5, 2025

3. REVIEW PROCESS

Per City ordinance, this application is subject to Subdivision Review (Chapter 66 – Subdivisions) and site plan approval by the Planning Board. This process involves Sketch Plan review, followed by Preliminary Plan Review, and ultimately Final Plan review / approval.

4. GENERAL REVIEW COMMENTS:

- **APPLICATION COMPLETENESS:** This application is for final subdivision and site plan review, and Staff is supportive of the project receiving final plan approval.
- **ZONING:** The subject property is zoned as MSRD-3 and multi-family dwellings are a permitted use within the district.
- **REVIEW STANDARDS:**

Staff find the final site plan and subdivision plans satisfy City's site plan and subdivision requirements.

RE: 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone.

MEETING DATE: May 7, 2025, at 6:00 PM

- **WAIVERS:** The applicant sought and received a waiver for Part III-Article XI-Section 5.B.1 Drainage, at the March 5, 2025, hearing.

5. STAFF REVIEW COMMENTS & Recommended Conditions of Approval:

The Applicants have provided written responses to Staff's and our Peer Reviewers previous comments. Below are outstanding comments / recommended Conditions of Approval (COA).

A. Project Specific Recommended Conditions of Approval

- 1) Although the proposed lot has a sizable green space adjacent to York Street it is almost devoid of landscaping. Staff recommend that this area includes a mixture of trees and shrubs to beautify this area.
- 2) 10% of the units must be L/MI (low to moderate income units), or the developer shall contribute \$100K per required unit to the City's Housing Trust Fund. The Applicant has indicated that they intend to dedicate one of the units as LMI housing. Prior to the issuance of a Certificate of Occupancy Permit (C of O), they will need to enter into a 30-year agreement with the city to ensure the unit will remain LMI for the designated time. The property owner shall be responsible for providing the City an annual reporting confirming the unit remains a low/moderate income (LMI) for a period of 30 years, from the date of the issuance Certificate of Occupancy for that specific tenant space. Should the unit not remain a LMI unit for the duration of the 30-year contract, the property owner will be assessed a \$100,000. Fee which shall be deposited in the City's Housing Trust Fund.
- 3) The subdividing of this property from the Pepperill Mill Campus requires various access, utility and maintenance easements, as shown on the development plans, namely:

Proposed Easements: See Easement Exhibit, prepared by Acorn Engineering, Inc. Dated February 13, 2025, attached.

1. **Easement A: Access/Utility/Maintenance easement from LHL Holdings, LLC to Reveler, LLC**
2. **Easement B: Access easement from presidium to benefit Reveler, LLC**
3. **Easement C: Access/Utility/Maintenance easement from Presidium to Benefit Reveler, LLC**
4. **Easement D: Access/Utility/Maintenance easement form Presidium to Benefit Reveler, LLC**

Copies of these recorded easements shall be provided to the City's Planning and Engineering offices prior to the scheduling of the required pre-construction meeting.

- 4) The electric vehicle (EV) charging stations located at the rear of the building, shall include "emergency shut offs" acceptable to the Biddeford Fire Department.
- 5) The 2 York Street building includes a sprinkler pump that served other buildings within the Pepperill Mill Campus. The City has received verbal confirmation that the sprinkler pump is no longer servicing other buildings in the area. However, prior to scheduling a pre-construction meeting for the project, the Applicants shall provide written confirmation, from the sprinkler company, specifically stating that the stating the sprinkler pump is no longer servicing other buildings in the area.

RE: 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone.

MEETING DATE: May 7, 2025, at 6:00 PM

4. STAFF RECOMMENDATION

Staff recommend the Planning Board approve the Final Site and Subdivision Plans with the attached Findings of Fact (FOF) and Conditions of Approval (COA) as attached.

5. SAMPLE MOTIONS:

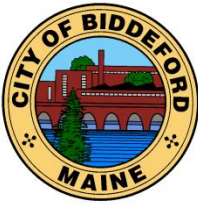
A. Motion to Approve: I motion to APPROVE Case # 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone, with the recommended Findings of Fact (FOF) and Conditions of Approval (COA) as attached.

B. Motion to Deny I motion to DENY Case # 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone, for the following reasons:

- 1) _____.
- 2) _____.
- 3) _____.

C. Motion to Table: I motion to TABLE Case # 2025.03 Final Subdivision and Site Plan Review for Reveler LLC - Proposed development of existing building into 11 residential units at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD 3 Zone., for the following reasons:

- 1) _____.
- 2) _____.
- 3) _____.



CITY OF BIDDEFORD

Planning and Development Department

David Galbraith
City Planner & Deputy Director of Planning &
Development
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115
David.galbraith@biddefordmaine.org

FINDINGS OF FACT AND CONCLUSIONS OF LAW

**Reveler LLC. Subdivision and Site Plan Review
Re-development of 2 York Street (Tax Map 71, Lot 6-2)
11 residential units including one (1) Low/moderate income (LMI) unit.
Planning Board Case # 2025.03
May 7, 2025**

RE: 2025.03 Final Subdivision and Site Plan Review for Reveler LLC – Proposed development of existing building into 11 residential units and a Subdivision Amendment at 2 York Street (Tax Map 71, Lot 6-2) in the MSRD-3 Zone.

Pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Chapter 66 (Subdivisions), the Biddeford Planning Board has considered the application of Based on its review, including supportive data, public hearing testimony and related materials contained in the record, the Planning Board makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT:

1.	Applicant:	Reveler LLC 188 State Street, Suite 301 Portland, ME 04102
2.	Owner of Property:	Pepperell Mill Development LLC 3100 McKinnin Street, Suite 250 Dallas, TX 75201
3.	Agent:	Peter Heil, P.E. Acorn Engineering P.O. Box 3372 Portland, ME 04104
4.	Surveyor:	Randy Loubier, PLS Owen Haskell 390 US Route 1 Falmouth, ME 04105
5.	Project Location:	2 York Street
6.	Project Tax Map /Lot #:	Tax Map 71, Lot 6-2
7.	Lot Size:	.08 Acres
8.	Base Zoning:	MSRD3
9.	Overlay Zoning:	N/A
10.	Existing Use:	Vacant Mill Building
11.	Proposed Use:	11 Residential Units
12.	Approvals Required:	Subdivision/Site Plan
13.	Uses in the Vicinity:	Mixed Use Residential & Commercial
14.	Waivers Needed:	a. Part III-Article XI-Section 5.B.1 Drainage
15.	Waivers Granted:	a. Part III-Article XI-Section 5.B.1 Drainage

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Reveler LLC. Subdivision and Site Plan Review
Re-development of 2 York Street (Tax Map 71, Lot 6-2)
11 residential units including one (1) Low/moderate income (LMI) unit.
Planning Board Case # 2025.03
May 7, 2025

16.	Other Non-City Permits Required:	a. None
17.	LDR Attachment A: Fees Paid:	Fees Paid
18.	Planning Board Review History: Sketch Plan-February 5, 2025; Preliminary Plan – March 5, 2025; Final Plan – May 7, 2025.	

CONCLUSIONS OF LAW:

1. The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;
2. The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;
3. The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;
4. The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;
5. The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes;
6. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion;
7. The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;
8. The proposed use would not have a significant, detrimental effect on the value of adjacent properties which could be avoided by reasonable modification of the proposal;
9. The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal;
10. The proposed use would be in compliance with Biddeford's Comprehensive Plan;
11. The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal;

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Reveler LLC. Subdivision and Site Plan Review
Re-development of 2 York Street (Tax Map 71, Lot 6-2)
11 residential units including one (1) Low/moderate income (LMI) unit.
Planning Board Case # 2025.03
May 7, 2025

12. The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements;
13. Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;
14. Adequate provision has been made to control erosion or sedimentation;
15. Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;
16. The proposed water supply would meet the demands of the proposed use for fire protection purposes;
17. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;
18. The proposed use would not have an adverse impact on scenic vistas or on significant wildlife habitat or wetland areas and water bodies which could be avoided by reasonable modification of the proposal;
19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.

APPROVAL GRANTED – CONDITIONS OF APPROVAL (COA):

Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the proposed project summarized within the attached Staff report and pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Subdivision Review, and hereby approves Case # 2025.03 for Reveler LLC. to redevelop Building 30, within the Pepperill Mill Campus, into 11 apartments including 1 Low/Moderate Income (LMI) unit (30 years), and associated site and infrastructure improvements, located at 2 York Street (Tax Map 71, Lot 6-2) with the following Conditions of Approval (COA):

1. Standard Conditions of Approval apply.
2. Prior to the scheduling of the required Pre-construction meeting the Applicant shall make all required changes to the project Civil Plans for the review and approval of the Director of Engineering.
3. **Bonding and Inspection Fees:** **Bonding and inspection fees shall be established prior to scheduling of the required Pre-construction meeting.**
4. **Modifications to Approved Development Plans:** The project shall be constructed in accordance with the approved development plans. **No deviations to the approved development plans shall be made without prior written authorization by the City Planner.** Should the Applicants desire a modification from approved plans, they shall be required to submit a formal letter requesting a “minor modification” to the approved development plans. The narrative shall

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Reveler LLC. Subdivision and Site Plan Review
Re-development of 2 York Street (Tax Map 71, Lot 6-2)
11 residential units including one (1) Low/moderate income (LMI) unit.
Planning Board Case # 2025.03
May 7, 2025

be submitted outlining the request, the reasoning for the request (justification) and shall include plans illustrating the approved plans and proposed modifications. Changes beyond the authority of the City Planner shall be reviewed and approved by the Planning Board. It should be noted that review fees for any proposed changes may be assessed to the Applicant, for Staff or Peer Review time spent evaluating the request.

5. Once stamped and signed "As-Built drawings" are submitted to the Planning and Engineering Departments (clearly identifying what approved deviations and variances were installed based on the approved permit drawings), the City Engineering Department will conduct an inspection. The "as Built Checklist" shall be submitted for review and approval, for any performance guarantee release.
6. As-Built Drawings and CAD Files need to be submitted to the Planning & Engineering Departments **prior to a 'Site Punch list Inspection' and any bond release.**
7. York County Recorded Drawings: Applicant must record copies of project plans at the York County Registry of Deeds and provide electronic copies of the recorded drawings to Planning & Engineering Department **prior to Building Permit Issuance.**
8. 10% of the units must be L/M (low to moderate income units), or the developer shall contribute \$100K per required unit to the City's Housing Trust Fund. The Applicant has indicated that they intend to dedicate one of the units as LMI housing. Prior to the issuance of a Certificate of Occupancy Permit (C of O), they will need to enter into a 30-year agreement with the city to ensure the unit will remain LMI for the designated time. The property owner shall be responsible for providing the City an annual reporting confirming the unit remains a low/moderate income (LMI) for a period of 30 years, from the date of the issuance Certificate of Occupancy for that specific tenant space. Should the unit not remain a LMI unit for the duration of the 30-year contract, the property owner will be assessed a \$100,000. After the fact fee and associated penalties, which shall be deposited in the City's Housing Trust Fund.
9. The subdividing of this property from the Pepperill Mill Campus requires various access, utility and maintenance easements, as shown on the development plans, namely:

Proposed Easements: See Easement Exhibit, prepared by Acorn Engineering, Inc. Dated February 13, 2025, attached.

1. Easement A: Access/Utility/Maintenance easement from LHL Holdings, LLC to Reveler, LLC
2. Easement B: Access easement from presidium to benefit Reveler, LLC
3. Easement C: Access/Utility/Maintenance easement from Presidium to Benefit Reveler, LLC
4. Easement D: Access/Utility/Maintenance easement form Presidium to Benefit Reveler, LLC

Copies of these recorded easements shall be provided to the City's Planning and Engineering offices prior to the scheduling of the required pre-construction meeting.

10. The electric vehicle (EV) charging stations located at the rear of the building, shall include "emergency shut offs" acceptable to the Biddeford Fire Department.

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Reveler LLC. Subdivision and Site Plan Review
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May 7, 2025

11. The 2 York Street building includes a sprinkler pump that served other buildings within the Pepperill Mill Campus. The City has received verbal confirmation that the sprinkler pump is no longer servicing other buildings in the area. However, prior to scheduling a pre-construction meeting for the project, the Applicants shall provide written confirmation, from the sprinkler company, specifically stating that the stating the sprinkler pump is no longer servicing other buildings in the area.
12. Required Inspections:
 - i. Erosion & Sediment Control Inspections
 1. Needs to be completed by a City-approved 3rd Party Inspector and paid by the Applicant via the inspection fee escrow being held by the City.
 2. Initial, monthly, and final inspections
 3. The City's Engineering Department, at minimum, shall be notified for an initial E&S inspection prior to breaking ground.
 - ii. Copies of all inspection reports need to be submitted to the Engineering Department upon the completion of each inspection.
 - iii. Stormwater BMP Installation Inspections
 1. Needs to be completed by the design engineer
 2. Confirming stormwater facilities installed correctly per design
 3. Inspection reports need to be submitted to the Engineering Department

Alexa Plotkin, Planning Board Chair

Date



FINAL SITE PLAN & SUBDIVISION APPLICATION

PEPPERELL MILL BUILDING 30 REDEVELOPMENT CITY OF BIDDEFORD, MAINE



Prepared By:

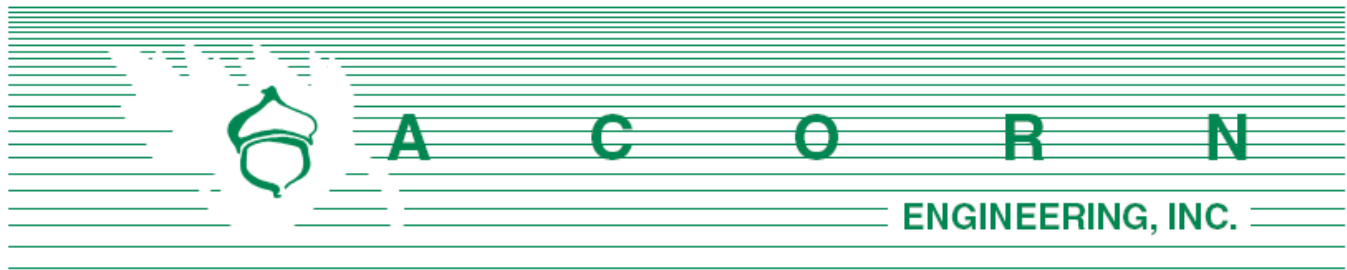
ACORN ENGINEERING, INC.

For:

REVELER, LLC

MARCH, 2025





City of Biddeford
Department of Planning & Urban Development
Attn: David Galbraith – City Planner/Deputy Director
205 Main Street, P.O. Box 586
Biddeford, Maine 04005

March 12, 2025

Subject: Final Site Plan & Subdivision Application
Pepperell Mill – Building 30 Redevelopment, Biddeford

Members of the Board, & Mr. Galbraith:

On behalf of Reveler LLC, we are pleased to submit the accompanying package of submission materials related to the proposed redevelopment at 2 York Street (Pepperell Mill Building 30). The parcel is mapped as Map: 71, Block: 6-2 and located in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3) zoning district. The existing site is the location of a vacant mill building. The project proposes a new property line adjustment to include the existing parking area adjacent to the building as well as redeveloping the existing building into (11) residential units, with some utility infrastructure upgrades and grading for accessibility.

Limits of Disturbance: 2,858 SF (0.66 Acres)

Existing Lot 30 Area: 3,250 Square Feet

- It should be noted that the existing property boundary for Lot 30 only contains the building footprint therefore the entirety of the existing parcel is impervious area.

Proposed Lot 30 Area: 13,817 Square Feet

The team's vision for this site is to foster a community-based space for living in downtown Biddeford. One of many redevelopments within the Mill district, this project will further increase the activity within the City's flourishing downtown. If you have any questions regarding these materials or the completeness of the application materials, please do not hesitate to contact us.

Sincerely,

William H. Savage, P.E.
Principal
Acorn Engineering, Inc.

Peter F. Heil P.E.
Project Manager
Acorn Engineering, Inc.

TABLE OF CONTENTS

EXHIBIT #	TITLE
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2.	DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS
3.	FINANCIAL & TECHNICAL CAPACITY
4.	PHOTOGRAPHS
5.	EROSION & SEDIMENTATION CONTROL REPORT
6.	TRAFFIC OVERVIEW
7.	UTILITY SUMMARY
8.	PUBLIC SAFETY LETTER OF APPROVAL REQUESTS
9.	LIGHTING
10.	SOLID WASTE
11.	WAIVERS
12.	PLANS PROVIDED BY CITY

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C-02	GENERAL NOTES
EX	ALTA/NSPS LAND TITLE SURVEY – BY OWEN HASKELL, INC.
C-03	CONSTRUCTION MANAGEMENT PLAN
C-10	SITE PLAN
C-20	UTILITY PLAN
C-30	GRADING & DRAINAGE PLAN
C-40	SITE DETAILS – 1
C-41	SITE DETAILS – 2
C-42	UTILITY DETAILS
C-43	EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
PLAT	SUBDIVISION PLAT
	ARCHITECTURAL ELEVATIONS, FLOOR PLANS, & RENDERINGS
	PHOTOMETRIC PLAN



**City of Biddeford – Planning Department****Planning Board Application**

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

☐ Shoreland Zoning Permit ☒ Site Plan Review (Please include checklist) ☐ Extraction
☐ Conditional Use Permit ☒ Subdivision (Please include Checklist) ☐ Private Way
☐ Other: _____

Applicant Information:

Name: Reveler LLC
 Mailing Address: 511 Congress Street, Suite 601, Portland, Maine, 04101
 Telephone: (207) 590-2029
 Email: John Laliberte jlaliberte@reveler.com
 What is your legal interest in the property?
☐ Owner ☒ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: Pepperell Mill Development LLC
 Mailing Address: 3100 McKinnon Street, Suite 250, Dallas, TX 75201
 Telephone: _____
 Email: _____

Agent's Information:

Name: Peter Heil, PE (Acorn Engineering)
 Mailing Address: P.O. Box 3372, Portland, ME 04104
 Telephone: (207) 775-2655
 Email: pheil@acorn-engineering.com

Engineer/Surveyor's Information:

Name: Peter Heil, PE (Acorn) / Randy Loubier, PLS (Owen Haskell, Inc.)
 Mailing Address: P.O. Box 3372, Portland, ME 04104 / 390 U.S. Route 1, Falmouth, ME 04105
 Telephone: (207) 775-2655 / (207) 774-0424
 Email: pheil@acorn-engineering.com / rloubier@owenhaskell.com

Project Location and Lot Information:

Street Address: 2 York Street Watershed: Saco River
Tax Map: 71 Lot: 6-2
Current Zoning: MSRD3 Shoreland Zoning:
 Size of Lot: 3,250 () acres (x)s.f. Lot Frontage: Approx. 60 ft
 Existing Use of Property: Vacant Mill building

Property currently serviced by:

☐ City Road ☒ Public Sewer ☒ Public Water ☐ Public Trash
☒ Private Road ☐ Septic System ☐ Private Well ☒ Private Hauler

Slope Conditions in Area of Construction (if applicable):

☒ Flat (0-3% slope) ☒ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☒ Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? ☐ (Yes) ☒ (No) if yes attach information

Is the project within the 100-year floodplain? ☐ (Yes) ☒ (No) if yes attach information

Do you plan to bring fill onto the lot? ☐ (Yes) ☒ (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use: The project proposes to redevelop the existing buildings into (11) residential units, with utility infrastructure improvements.

Property to be Serviced by:

☒ City Road ☒ Public Sewer ☒ Public Water ☐ Public Trash
☒ Private Road ☐ Septic System ☐ Private Well ☒ Private Hauler

Limits of Disturbance: 2,858 () acres (x) s.f.

Net change in impervious cover: -1,225 () acres (x) s.f.

Is this project part of a larger project? ☐ (Yes) x (No)

Is the project proposing a new Private or Public Road? ☐ (Yes, Private) ☐ (Yes, Public) x (No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) x (Yes) ☐ (No)

Is the project proposing any Stormwater facilities/BMPs? ☐ (Yes) x (No)

Will a Traffic Movement Permit (TMP) be required?: ☐ (Yes) x (No)

If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): _____

Percent of structure expansion (Max 30%): _____

If Subdivision Review, number of lots proposed: _____

If a Private Way is proposed, number of lots served: _____

If Site Plan Review, you must provide the following information:

Total new square feet footprint of structure: 0 sf

Total new square feet paving/parking: 0 sf

Waiver Requests (attach details):

1. Part III – Article XI – Section 5.B.1 Drainage
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

- A. Letters of Approval
 - ☐ Fire Department – Contact Chief or Deputy Chief – 282-9986
 - ☒ Ability to Serve for Water Service – Maine Water – 282-1543
 - ☐ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
 - ☐ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
 - ☒ Ability to Serve for Electrical Service-CMP-1-866-225-4200
 - ☒ Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
- B. Photographs of Site.
- C. Architectural renderings/drawings of proposed buildings, as required.
- D. Engineering Plans, as required.
- E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

- \$75 Nonrefundable Administration Fee is required for every application.
- Refer to “Attachment A Fees and Charges” of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

Required Signatures:

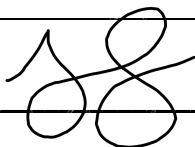
By signing this application, as the foresaid applicant or authorized agent:

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

Will the proposed project cause 1 acre or more of site disturbance?: __ (Yes) ☒ (No)

- **If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.**

Signature of Applicant: _____



Date 3/6/25

Signature of Property Owner: _____

Date _____

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

- A) PDF OF SIGNED APPLICATION
- B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

- A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

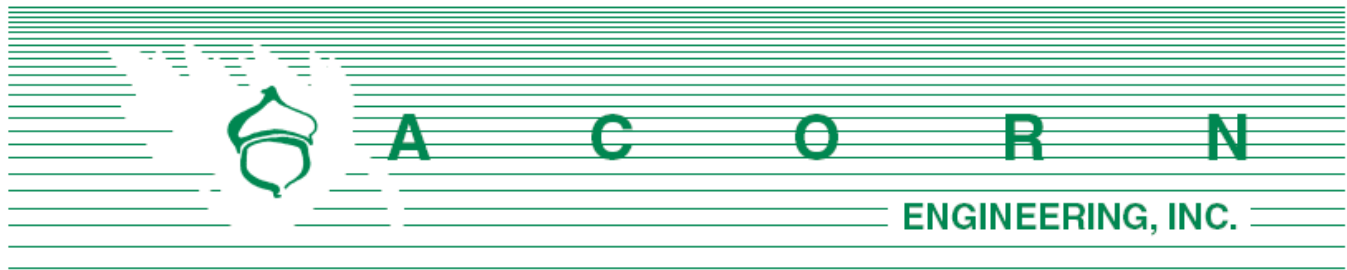
DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
 - *Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'*
- B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.
- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)
 - *All drawings & CAD reference files must be to-scale and within the following coordinate systems:*
 - MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE
- B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION



City of Biddeford
Department of Planning & Urban Development
Attn: David Galbraith – City Planner/Deputy Director
205 Main Street, P.O. Box 586
Biddeford, Maine 04005

March 12, 2025

Subject: 2 York Street, Biddeford, ME
Pepperell Mill – Building 30 Redevelopment
Final Site Plan/Subdivision Submission

On behalf of Reveler LLC., we are pleased to respond to the comments that we received from Wright Pierce on February 26th, 2025, as well as comments identified in the Preliminary Review Staff Report and verbal comments received from Staff and the Planning Board at the Preliminary Site Plan & Subdivision Planning Board meeting on March 5, 2025.

Staff Review Committee (SRC) Comments / City Coordination Items:

1. Coordination items for the City are indicated within the Review Comments in **red** font.
2. We reviewed the Staff Review Comments within the Sketch Plan Staff Report, dated January 28, 2025, and have the following comments:

Planning Department Comment 1: Planning commented that a concrete pad and dumpster enclosure should be shown; however, the applicant has proposed a trash room and plans to roll out individual trash containers to the lower parking lot for collection. It does not appear a dumpster is required per ordinance. **City to clarify original comment.**

Response: Trash storage is proposed to be located internally therefore an external concrete pad and enclosure is not included as part of this project.

Planning Department Comment 3: Planning commented about replacing the patched bituminous sidewalk. Flush concrete sidewalk is now proposed in front of the parking spaces along York Street. **City to confirm the sidewalk replacement is to the extent they intended.**

Response: The existing bituminous pavement located within the existing riverwalk easement is proposed to be replaced with a flush concrete sidewalk as requested by City Staff. The extents of the new concrete sidewalk match the existing concrete sidewalk conditions on either side of the new sidewalk.

Planning Department Comment 5: Planning commented that wheel stops should be proposed to protect the foundation and plantings and to keep vehicle overhangs out of the sidewalk. It does not appear that this has been addressed for the spaces facing the building.

Response: Wheel stops have been added to all parking locations to protect plantings adjacent to the foundation and prevent vehicular overhangs adjacent to sidewalks. Please see Sheet C-10 for additional information.

Planning Department Comment 7: Planning commented about L/MI housing units. We could not locate a response or documentation demonstrating this has been addressed.

Response: The applicant is proposing 10% of the units (1 unit) will be low to moderate income (L/MI) units. As such, the applicant will enter into a 30-year agreement with the City to ensure the units remain L/MI.

Planning Department Comment 10: Planning commented asking if there's an access easement to utilize West Point Lane. We could not locate a response or documentation demonstrating this has been addressed.

Response: The applicant is currently working with attorneys and current parcel owner to formalize the access easements as part of the final purchase and sale agreement. It is our understanding that the contract for the sale of the property includes a basis for the purchaser to secure access, utility, & maintenance easements in relation to 2 York Street parcel. Please refer to the attached easement exhibit showing the proposed extents of the various easements. We're hopeful the final documents are available prior to the final hearing, however if not, request these be a condition of approval these are to be provided to City Staff prior to issuance of a building permit.

Planning Department Comment 11: Planning commented that the primary drive aisle into the lower parking lot requires 24-foot width. The plans have not been revised to address this. Also see Article VI, Section 49 review comments below for an additional comment on this topic.

Response: See Article VI, Section 49 review comments below for a response on this topic.

Chapter 66 – Subdivisions, Design Standards

No comments.

Land Development Regulations, Article VI Performance Standards

Section 47 Multifamily Developments

Comment: Article VI, Section 47, Paragraph B.1.a of the Land Development Regulations (LDR) requires a letter from the Maine Water Company indicating an adequate waters supply can be provided to the development at an adequate pressure for firefighting purposes. The Applicant to submit the letter, when available.

Response: An ability to serve request from Maine Water Company is included within this application. Please see Section 7 for additional information.

Comment: A 4-inch fire suppression service is proposed off of the existing 12-inch water main. **City of Biddeford Fire Department to comment on whether a hydrant is still needed within 500 feet of the building, as required by Article VI, Section 47, Paragraph 1.b of the LDR.**



Response: It should be noted that an existing fire hydrant is located on the corner of York Street and Main Street directly across the street from the project parcel. Acorn is currently in coordination with the Fire Department and will provide an approval letter upon receipt.

Comment: The utility plan notes a “fire stand pipe that appears to be active”. It should be confirmed whether or not this is active and intended to be used.

Response: It is our understanding there are three existing fire stand pipes on site that will be decommissioned as part of this project. From a site visit it appears that one stand pipe reads “open” which is why we conservatively call out that it appears to be active. We are currently in coordination with the Fire Department to install a new FDC on the eastern side of the building.

Comment: Article VI, Section 47, Paragraph B.1.e of the LDR requires a letter from the Biddeford Public Works, Sewer Division, indicating that sewer service is available and the sewage from the development can be adequately treated. The Applicant has been coordinating with the City on an ability to serve letter. **The Applicant to submit the letter, when available.**

Response: An ability to serve letter from Biddeford Public Works is forthcoming. It should be noted that we recently received confirmation that the existing downstream pump station can handle the flow from the 2 York Street Project. See Section 7 that includes an email confirmation from the City Engineer.

Comment: Article VI, Section 47, Paragraph B.1.g of the LDR requires a group or common mailbox system to be located on-site in a convenient location so that it is accessible to all tenants or residents. Such mailbox system and location is to be approved by the local postmaster or their assigned representative. It does not appear that this is proposed.

Response: Please refer to the architectural plans, which show a new centralized mailbox for all residents to be installed in the main lobby.

Section 49 Off-street Parking and Loading

Comment: Article VI, Section 49, Paragraph A.11.a of the LDR requires parking areas with more than two parking spaces to be so arranged that it is not necessary for vehicles to back into the street. The 4 standard and 1 ADA parking spaces require backing onto York Street. **Applicant to coordinate with the City to determine if this requirement applies to private streets.**

Response: It is our understanding that since this is an existing condition to remain and is located on a private street, therefore the project is not subject to the above standard. Based on feedback we heard at the Preliminary Planning Board meeting, we understand Staff is in agreement with maintaining the existing configuration.

Comment: Article VI, Section 49, Paragraph A.11.b of the LDR requires that no off-street parking area to have more than two openings onto the same street, each opening not to exceed 26 feet in width. The 4 standard and 1 ADA parking spaces are off of York Street. **Applicant to coordinate with the City to determine if this requirement applies to private streets.**

Response: It is our understanding that since this is an existing condition to remain and is located



on a private street, therefore the project is not subject to the above standard. Based on feedback we heard at the Preliminary Planning Board meeting, we understand Staff is in agreement with maintaining the existing configuration.

Comment: Article VI, Section 49, Paragraph A.11.g of the LDR requires parking lots to be landscaped with a continuous border of shrubbery along all lot lines. The plans show landscaping around the building but not the parking lot.

Response: The proposed property line currently borders (on both sides) existing impervious area including parking spaces, drive aisles, and existing walkways including the existing riverwalk easement/walkway. The project proposes limited disturbance to the site and maintaining the existing site conditions, there is not opportunity to provide a continuous border of shrubbery along all lot lines. During Sketch Plan review as requested by the Planning Department, we increased the landscape area adjacent to the building to soften the building appearance.

Comment: All new buildings or redevelopment of existing buildings in the MSRD districts shall include a parking plan with a bicycle and pedestrian circulation plan component. Applicant should submit a plan meeting all of the requirements of Article VI, Section 49, Paragraph C.3.k.5 of the LDR.

Response: No bicycle-parking facilities are proposed as part of this project. Pedestrians will be able to utilize the existing sidewalks within and around the parking areas, between buildings, and other parking areas (outside of the site). The project proposes maintaining the existing parking areas onsite and contains frontage on public roads. Based on feedback we heard at the Preliminary Planning Board meeting, we understand Staff is in agreement with maintaining the existing configuration. Please see sheet C-10 for additional information.

Comment: Parking dimensions of the angled parking spots and drive isle should be reviewed. The use of angled parking indicates a one-way drive aisle. For a two-way drive aisle, 90-degree parking with 9 x 18 stall dimensions is required. Refer to Table 6-49A Parking Stall Size in Article VI, Section 49 of the LDR. However, the Applicant indicates the 18.34-foot driveway pinch point satisfies the 16-foot two-way travel width requirement for Type I-B (residential) developments as specified in Section 62-111, Driveway Aprons and Curb Cuts. **Is this access way to be considered a drive isle or driveway?**

Response: We have provided a Turning Exhibit that shows cars entering and exiting the site at the pinch point mentioned above. It should be noted that standard size cars are able to enter and exit the site without conflict at this location. Based on feedback we heard at the Preliminary Planning Board meeting, we understand Staff is in agreement with maintaining the existing configuration. See Section 6 for additional information.

Comment: The Applicant submitted a Turning Exhibit showing parking lot maneuverability. Consideration should be given regarding the angled parking space closest to the stairs. Is there enough maneuverability to utilize this space?

Response: The Turning Exhibit has been updated to show the parking space closest to the stairs, allowing a car to maneuver in and out of space. See Section 6 for additional information.

Land Development Regulations, Article XI Site Plan Review, Site Design and Development Criteria

Drainage

Comment: The applicant has requested a waiver of the drainage requirements of Article XI. Since the proposed project will reduce the amount of impervious cover on site, which will reduce the peak runoff rates, we believe this waiver is reasonable.

Response: Thank you for the comment. Planning Board also granted the waiver request at the 3/5/25 Preliminary hearing.

Utilities

Comment: We recommend noting on the plan that the existing gas service location is unknown but is intended to remain in use. The gas service location should be better located. At a minimum, we recommend showing where it enters the building.

Response: The gas service has been updated to be removed as part of this project with additional notes provided on C-03. The building is proposed to rely on electricity only. Please see the updated Utility Plan for additional information.

Comment: Show all conduit materials and sizes on plan and/or details.

Response: Proposed secondary electric and telecommunications conduit including material and size will be provided by the MEP designer prior to construction. Existing conduit material and size obtained from plan titled "Site Layout Plan 3" prepared by the City of Biddeford, Maine Engineering Department, dated June 15, 2023.

Comment: Since the project connects to public water and sewer, the applicant needs to provide letters from the environmental specialist of the City of Biddeford for sewer, and water company shall confirm details of connection and/or concerns, as required by Article XI, Section 5, Paragraph B.2.e of the LDR. This information was not submitted; Applicant to submit information when available.

Response: Regarding Article XI, Section 5, Paragraph B.2.d. The project does not propose a new water or sewer connection as part of this project. Additionally, the applicant is in coordination with Biddeford Sewer Department and Maine Water Company to confirm the ability to serve. City to please clarify if the above comment applies to the project. If necessary, we request final approval be coordinated with City Staff prior to applying for a building permit.

Comment: The following items could not be located and should be specified in application narrative and on the plan, as required by Article XI, Section 5, Paragraph B.2.e of the LDR: Rated normal capacity and gallons per minute at prime use time, rated maximum capacity and gallons per minute at prime use time, and residual pressure of proposed tap line.

Response: See below for the following information.

- Rated normal capacity and gallons per minute at prime use time
 - 1.375 GPM based on 24-hour day.



- Rated maximum capacity and gallons per minute at prime use time
 - Anticipated 300 GPM. A hydrant flow test is required prior to the hydraulic calculation.
- Static pressure of proposed tap line
 - 55 PSI
- Residual pressure of proposed tap line
 - This information is forthcoming from Maine Water Company pending forthcoming hydrant flow tests.

Comment: The Utility Plan notes “approx. location of ex. wet well with apparent SD outlet”. The use of the wet well and outlet location should be clarified.

Response: It is our understanding that the existing wet well is the current location where the existing fire pump system could blow off / outlet excess water. The existing fire pump system will be decommissioned as part of this project and the wet well will remain as a ‘catch basin’ that collects minimal runoff. The wet well outlet location is unknown and it is proposed to remain undisturbed as part of the project.

Structural Layout and Design

Fire protection

See other comments regarding fire protection above related to Article VI, Section 47 of the LDR.

Comment: Applicant to submit response from City of Biddeford Fire Department, when available.

Response: The applicant is currently in coordination with the City of Biddeford Fire Department and will provide an approval letter when available.

Comment: Applicant to confirm a separate external gas shut off valve will be provided. This should be shown on the plan and approved in writing by the fire chief/fire marshal as required by Article XI, Section 5, Paragraph B.4c.8 of the LDR.

Response: The existing gas service is proposed to be removed as part of this project. Please see the revised Utility Plan for additional information.

Comment: Applicant should submit a vehicle turning diagram showing how emergency vehicles would access the site.

Response: See Section 6. that provides vehicle turning movements for a firetruck.

Paving, parking, and storage areas

Comment: No paving, parking, or storage (except for entrances/exits) shall be permitted within 25 feet of any front property line, per Article XI, Section 5, Paragraph B.4.f.2 of the LDR. There are parking spaces within 25 feet of the property line. While the existing pavement will remain and not expand beyond its existing footprint, the lot lines are being altered. **Does this requirement apply?**



Response: It is our understanding Article XI, Section 5, Paragraph B.4 Structural layout and design. All proposed structures or additions to existing structures shall address the following items.

Parking, loading, and protective buffers

Comment: Article XI, Section 5, Paragraphs B.4.i.3 through B.4.i.5 of the LDR are related to nonvegetated area and vegetated area percentages of development. For instance, Paragraph B.4.i.3 states, “Any parking or paving, including all access ways, egress ways, entrances and exits on streets for both pedestrian and vehicular use, shall not cover or occupy more than 30% of the land area being developed and reviewed and shall be included with the maximum nonvegetated area.” While the existing pavement will remain and the building is not expanding beyond its existing footprint, the lot lines are being altered. The Site Plan indicates proposed max lot coverage of 79%. **Do the above-mentioned requirements apply?** If so, Applicant should provide the percent lot coverage of paving/parking to show compliance with Article XI, Section 5, Paragraph B.4.i.3.

Response: To provide some background. The existing 2 York Street parcel is 100% impervious area and is bound to the limits of the existing building footprint. The proposed property line modification includes expanding the property lines to encompass the existing building and the existing associated parking area. The project proposes minimal site disturbance and will reduce a portion of impervious area adjacent to the building, ultimately decreasing the impervious coverage within Pepperell Mill.

Checklist

See comments on attached Site Plan & Subdivision Application Drawing Checklist. Comments in the checklist have been included in the review comments below. Any items not specifically addressed below are understood to be satisfied.

Response: The updated drawing checklist is attached in excel format with the electronic submission. Please see below responses to all outstanding comments on the checklist:

General Plan Requirements:

- Row 15 – Reference to the vertical and horizontal datums used have been added as general notes 17.1 and 17.2 on the General Notes Sheet (C-02).

Cover Sheet:

- Row 39 – The assigned planning board number has been added to the cover sheet (C-01).

Existing Conditions Plan:

- Row 42 – Reference to the vertical and horizontal datums used have been added as general notes 17.1 and 17.2 on the General Notes Sheet (C-02).
- Row 55,56,58,59 – Refer to Section 12 for plan titled “Site Layout Plan 3” Prepared by City of Biddeford, Maine Engineering Department, dated June 15, 2023.

Site Demolition & Erosion Control (E&SC) Plan:

- Row 64 – Acreage has been added to the limit of disturbance note on the Construction Management Plan (C-03).



Grading Plan:

- Row 104 – Acreage has been added to the limit of disturbance note on the Grading Plan (C-30).
- Row 115 – Flow arrows have been added to ADA parking spaces and sidewalks on Grading Plan (C-30).
- Row 117 – Flow arrows have been added to parking, and landscape tie-in areas on Grading Plan (C-30).

Utility Plan:

- Row 129 – The gas service has been updated to be removed as part of this project. The building is proposed to be 100% electric. The applicant is required to contact dig safe prior to construction and the existing gas service extents will be located at that time. Please see the updated Utility Plan for additional information.

Details:

- Row 164 – Secondary electric and telecommunications conduit including material and size will be provided by the MEP designer prior to construction.

Documents/Reports/Calculations:

- Row 171 – Ability to serve letters received thus far have been included as part of the final submission (Section 7). After coordination with the City of Biddeford Engineering Department, it is our understanding the existing sewer service and offsite pump station will continue to serve the development. The City Engineer is in progress of providing an ability to serve letter and it will be forwarded to planning staff upon receipt. Please See Section 7 for email confirmation that the existing pumpstation has capacity to service the proposed project.
- Row 172 – A performance Guarantee will be submitted prior to requesting a building permit application.

Please let us know if you have any additional questions or comments.

Sincerely,



Pete F. Heil, P.E.
Project Manager
Acorn Engineering, Inc.



CITY OF BIDDEFORD - SITE PLAN & SUBDIVISION APPLICATION DRAWING CHECKLIST

LAST REVISED: 11/26/2024

CHECKLIST DIRECTIONS:

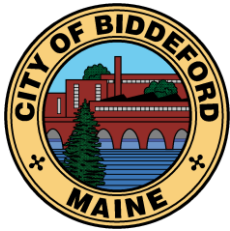
- The following checklist must be completely filled out by the applicant and included on all preliminary and final Site Plan & Subdivision submittals. No checklist is required for sketch submittals.
- Applicant to confirm all of the items listed are included within the submittal. Any missing items must have adequate reasoning to justify their absence.
- City to review applicant's submittal and checklist responses. Projects missing substantial submittal information with non-acceptable reasoning will be rejected and required to resubmit.
- Items in **BLACK** are required for 'Preliminary' approval & 'Final' approval
- Items in **BLUE** are only required for 'Final' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT		
Project Name	Prepperell Mill - Buildings 30 Redevelopment	
Planning Board # (if available)	2025.03	
Applicant Name/Info	Reveler, LLC	
Submittal #/Type (Prelim/Final)	Preliminary	
Submittal Date	12/12/2025	

ITEM NUMBER	SUBMITTAL REQUIREMENT	APPLICANT RESPONSE			WP REVIEW RESPONSE	
		INFORMATION PROVIDED (YES/NO)	LIST DRAWING SHEET NUMBER WHERE INFORMATION IS PROVIDED	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	2/26/2025 COMMENT
1	GENERAL PLAN REQUIREMENTS					
A	Drawing specific legends (linetypes, hatches, etc.)	YES	C-01		Yes	
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan).	YES	ALL SHEETS		Yes	
C	North arrows, standard engineering scale viewports, scale bars, dated revision blocks	YES	ALL SHEETS		Yes	
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD83 (Vertical)	YES	ALL SHEETS		No	Reference to the vertical and horizontal datums used could not be located and should be clearly stated in the notes
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)	YES	ALL SHEETS		Yes	
2	COVER SHEET					
A	Project Name & Property Address	YES	C-01		Yes	
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	YES	C-01		Yes	
C	Site Location Map	YES	C-01		Yes	
D	Sheet Set List of Drawings	YES	C-01		Yes	
E	Tax Map and Lot ID	YES	C-01		Yes	
F	Zoning & Shoreland Zone Information	N/A	C-01		Yes	
G	Existing Use Description	YES	C-01		Yes	
H	Proposed Use Description	YES	C-01		Yes	
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	YES	C-01		Yes	
J	Name of Drainage Watershed	YES	C-01		Yes	
K	Within the MS4 Urbanized Area (Yes/No)	YES	C-01		Yes	
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	No	C-01		Yes	
M	Within the 100-year Flood Zone (Yes/No)	No	C-01		Yes	
N	Public Road Proposed (Yes/No)	No	C-01		Yes	
O	Private Road Proposed (Yes/No)	No	C-01		Yes	
P	Public Sewer Connection (Yes/No)	YES	C-01		Yes	
Q	Public Storm Drain Connection (Yes/No)	YES	C-01		Yes	
R	Limits of Disturbance in square feet and acres	YES	C-01		Yes	
S	Previous Land Cover square footage, existing and proposed	YES	C-01		Yes	
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	YES	C-01		Yes	
U	Building Roof square footage, existing and proposed	YES	C-01		Yes	
V	Assigned Planning Board Number	YES		2025.03	No	include on the cover sheet
W	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	NO		The project proposes to maintain existing grades.	Yes	N/A
3	EXISTING CONDITIONS PLAN					
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	YES	EX		No	Reference to the vertical and horizontal datums used could not be located and should be clearly stated in the notes
B	Property & Right-of-Way Lines	YES	EX	Property lines from ALTA survey and the City of Biddeford GIS	Yes	
C	Boundary line information (bearings, distances, etc.)	YES	EX		Yes	
D	Property pin and monumentation locations	NO		Existing Property line matches building boundary	Yes	Although it appears existing monuments are limited, the ones that exist in the area are shown on the title survey
E	Existing easements with proper ownership identified	YES		Easement information from plan titled "Site Layout Plan 3" prepared by the City of Biddeford, Maine, engineering department, dated June 15, 2023	Yes	
F	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	YES	EX		Yes	
G	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		The project is located approximately 520 feet from the Saco River	Yes	
H	100-year Flood Zone Limits & Elevation	YES		Provided in FEMA map	Yes	
I	Existing contours with adequate contour labelling; minimum 1' contour interval	YES	C-03	Existing topographic information from plan titled "Site Layout Plan 3" prepared by the City of Biddeford, Maine, engineering department, dated June 15, 2023. See Section 12.	Yes	Part of the Construction Management Plan, which is serving as an existing conditions/demo plan.
J	Existing building FFEs annotated	YES	C-30	FFE approximated by existing grade and existing step reveal the front of the building	Yes	Part of the Construction Management Plan, which is serving as an existing conditions/demo plan.
K	Spot elevations for all tie-in locations (curb cuts, property line)	YES	C-30		Yes	Shown on Grading Plan C30, which is more applicable than Construction Management Plan, which is serving as an existing conditions/demo plan.
L	Existing buildings & structures	YES	EX		Yes	
M	Existing pavement areas & number of parking spaces	YES			Yes	
N	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	YES		Information from plan titled "Site Layout Plan 3" prepared by the City of Biddeford, Maine, engineering department, dated June 15, 2023. See Section 12.		We do not have this plan to verify the applicable existing conditions information has carried over to proposed project plans
O	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, etc.)	YES		Information from plan titled "Site Layout Plan 3" prepared by the City of Biddeford, Maine, engineering department, dated June 15, 2023. See Section 12.		We do not have this plan to verify the applicable existing conditions information has carried over to proposed project plans
P	Existing signage and striping	YES	EX		Yes	
Q	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	YES		Information from plan titled "Site Layout Plan 3" prepared by the City of Biddeford, Maine, engineering department, dated June 15, 2023. See Section 12.		We do not have this plan to verify the applicable existing conditions information has carried over to proposed project plans
R	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, etc.)	YES		Information from plan titled "Site Layout Plan 3" prepared by the City of Biddeford, Maine, engineering department, dated June 15, 2023. See Section 12.		We do not have this plan to verify the applicable existing conditions information has carried over to proposed project plans
S	Run, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	NO		N/A	Yes	N/A
T	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	NO		N/A	Yes	N/A
U	Location of any borings, drinking wells, and monitoring wells	NO		N/A	Yes	N/A
4	SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN					
A	Limits-of-disturbance outlined and acreage annotated	YES	C-03		No	LOD shown but the acreage should also be noted on the Construction Management Plan
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		The project is located approximately 520 feet from the Saco River	Yes	N/A
C	100-year Flood Zone Limits	NO		N/A	Yes	N/A
D	Callout existing site features to be demolished/removed/replaced	YES	C-03		Yes	
E	Callout existing utilities to be demolished/removed/abandoned-in-place	YES	C-03		Yes	
F	Hatch existing building and pavement to be removed	YES	C-03		Yes	
G	Construction Entrance location(s)	YES	C-03		Yes	
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	YES	C-03		Yes	
I	Stockpile and staging area(s) identified (with proper perimeter control)	YES	C-03		Yes	
J	Inlet protection location(s)	YES	C-03		Yes	
K	Note requiring contractor to implement dust control measures throughout construction	YES	C-03		Yes	
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	YES	C-03		Yes	
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	NO		No groundwater is expected as part of this project	Yes	N/A
N	If large development is proposed with an extensive underground stormwater conveyance network, identify how SWM infrastructure and BMPs will be protected during construction and if sediment transport is needed	NO		The project is not a large development with extensive underground stormwater conveyance network.	Yes	N/A
5	SITE PLAN/SUBDIVISION PLAN					
A	Partial Site Plans needed for any viewport scale greater than 1"=20'	NO		There are no site plans with a scale greater than 1"=20'	Yes	N/A
B	Existing property and right-of-way lines	YES	C-03		Yes	On Site Plan C10 and PLAT
C	Proposed subdivision lot lines and labels	YES	PLAT		Yes	On Site Plan C10 and PLAT
D	Required Zoning Setbacks shown with dimensions and annotation	YES	C-10		Yes	On Site Plan C10 and PLAT
E	Bulk requirement summary table (zoning/parking calculations)	YES	C-10		Yes	On Site Plan C10 and PLAT

F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		N/A	Yes	N/A
G	100-year Flood Zone Limits	NO		N/A	Yes	N/A
H	Proposed building outlines, door entrances and loading docks	YES	C-10	Yes	Yes	On Site Plan C10 and PLAT
I	Proposed building labels	YES	C-10	Yes	Yes	On Site Plan C10 and PLAT
J	Proposed road & sidewalk extents; provide clear annotation if roads will be public or private	YES	C-10	Yes	Yes	On Site Plan C10 and PLAT
K	Proposed parking and accessible parking locations; annotate parking space counts	YES	C-10	Yes	Yes	On Site Plan C10 and PLAT
L	Proposed signage, parking striping, and traffic striping	YES	C-10	Yes	Yes	On Site Plan C10 and PLAT
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	YES	C-10	Yes	Yes	On Site Plan C10 and PLAT
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	YES	C-10	Yes	Yes	On Site Plan C10 and PLAT
O	Proposed landscaping; detailed landscaping design should be shown on separate plans	YES	C-10	Yes	Yes	On landscaping plan
P	Designated snow storage areas	YES	C-10	Yes	Yes	On Site Plan C10 and PLAT
Q	Proposed dumpster locations and trash removal access	YES	C-10	Yes	Yes	On Site Plan C10 and PLAT
R	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	YES	C-10	Yes	Yes	On Site Plan C10 and PLAT
S	Radial dimensions for all curbs, landscaped islands, sidewalks	YES	C-10	Yes	Yes	No new radii
T	Public/private road centerline stationing shown, labelled every 0+50' with curve data	N/A		Yes	Yes	N/A
U	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	N/A		Yes	Yes	N/A
V	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	N/A		Yes	Yes	N/A
W	Planning Board signature block for final recording			Yes	Yes	On PLAT, not Site Plan C10.
6	GRADING PLAN					
A	Partial Grading Plans needed for any viewpoint greater than 1"=20'	NO		There are no grading plans with a scale greater than 1"=20'	Yes	N/A
B	Limits-of-disturbance outlined and acreage annotated	YES	C-30	Yes	No	LOD shown but the acreage should also be noted on Grading Plan C30.
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)	YES	C-30	Yes	Yes	
D	Existing contours with adequate contour labelling; screened; minimum 1' contour interval	YES	C-30	Yes	Yes	
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	YES	C-30	Yes	Yes	
F	Detailed grading for all ditches, swales, outfalls, and riprap	NO		N/A	Yes	N/A
G	All proposed contours tie into existing contours at limits-of-disturbance outline	YES	C-30	Yes	Yes	
H	Existing spot elevations for all asphalt, curb, and SWM BMP tie-in locations	YES	C-30	Yes	Yes	
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	NO		N/A	Yes	N/A
J	100-year Flood Zone Limits	NO		N/A	Yes	N/A
K	Proposed spot elevations for all important roadway geometric points (including but not limited to: parking/drive aisles, building corners/entrances, retaining walls, loading docks, EOP/curblines)	YES	C-30	Yes	Yes	
L	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	YES	C-30	Yes	Yes	
M	Proposed % slope arrows for all ADA parking spaces and sidewalks	YES	C-30	Yes	No	Show arrows for additional clarity on final plan
N	Proposed longitudinal % slope arrows for drainage ditch centerlines	YES	C-30	Yes	Yes	N/A
O	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	YES	C-30	Yes	No	Show arrows for additional clarity on final plan
P	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	NO		There project proposes to maintain existing grades.	Yes	N/A
7	ROAD PROFILES (if public/private road proposed)					
A	Existing surface; dashed and screened	NO		N/A	Yes	N/A
B	Proposed surface; continuous and bold	NO		N/A	Yes	N/A
C	Road design speed must be clearly identified	NO		N/A	Yes	N/A
D	Corresponding centerline stationing and curve data annotation	NO		N/A	Yes	N/A
E	All vertical curves must identify the proposed "K" values and confirm they meet the minimum design speed thresholds listed in AASHTO's Green Book Tables 3-35 & 3-37	NO		N/A	Yes	N/A
F	Clear annotation if proposed road will be public or private	NO		N/A	Yes	N/A
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	NO		N/A	Yes	N/A
H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	NO		N/A	Yes	N/A
8	UTILITY PLAN					
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)	YES	C-20		No	Existing gas location should be better located and shown for the final plan. At a minimum, gas location entering the building should be shown.
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	YES	C-20		Yes	
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	NO		N/A	Yes	N/A
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, library)	YES	C-20		Yes	
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)	YES	C-20		Yes	N/A
F	Proposed storm culverts, outfalls, and riprap locations and sizes	YES	C-20		Yes	N/A
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	NO		N/A	Yes	N/A
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	NO		N/A	Yes	N/A
I	Flow directional arrows for storm & sewer pipes	YES	C-20		Yes	N/A
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	YES	C-10		Yes	
K	All storm drains must be sized to convey the 25-year storm	NO		All stormdrains are to remain undisturbed as part of the proposed project	Yes	N/A
L	Sewer force main sizes and invert elevations	NO		No sewer force mains are proposed as part of the project	Yes	N/A
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N, E, S, W); additional details and hydraulic calculations required for any Public pump station proposed.	NO		No sewer pump stations are proposed as part of the project	Yes	N/A
N	Locations, sizes, and elevations of any: grease traps, oil-water separators, septic systems, drinking wells	NO		No grease traps, oil-water separators, septic systems or drinking wells are proposed as part of the project	Yes	N/A
O	Proposed septic sizes labelled	YES	C-20		Yes	
9	UTILITY PROFILES					
A	Utility profiles required for all gravity storm drain and sewer pipes proposed: within the right-of-way, within private or public roads, for non-driveway culverts, and for any public infrastructure tie-ins	NO		No gravity storm drain or sewer pipes are proposed within the right-of-way	Yes	N/A
B	Existing surface; dashed and screened	NO		No utility profiles are needed for this submission	Yes	N/A
C	Proposed surface; continuous and bold	NO		No utility profiles are needed for this submission	Yes	N/A
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	NO		There are no proposed storm/sewer structures as part of this project. Existing structures are to remain undisturbed	Yes	N/A
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	NO		No gravity storm drain or sewer pipes are proposed	Yes	N/A
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated	NO		There are no proposed or known existing gravity pipe crossings	Yes	N/A
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated	NO		We have a new electric/telecommunication that will need to make utility crossings. See Sheet C-20 for clearance notes	Yes	N/A
10	DETAILS					
A	Road section detail, including pavement/gravel depths & cross slopes	YES	C-40		Yes	
B	Sidewalk, paver, crosswalk, and any other pavement section details	YES	C-41		Yes	
C	Pavement sawcut & shingle details	YES	C-40		Yes	
D	Utility trench/backfill detail	YES	C-42		Yes	
E	All site feature details: curbing, retaining walls, fencing, guiderails, dumpsters, etc.	YES	C-41		Yes	
F	Signage, striping, and ADA details	YES	C-40		Yes	
G	G&S notes and details	YES	C-43		Yes	
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	YES	C-42		Yes	
I	Storm outfall & riprap details	NO		N/A	Yes	N/A
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	NO		N/A	Yes	N/A
K	Pump station, grease trap, oil-water separator, septic, drinking well details	NO		No new pump stations, grease traps, oil-water separators, septic systems or drinking wells are proposed as part of this project	Yes	N/A

	<u>C</u> Conduit section details	YES	C-42		No	Show conduit size/material in trench detail.
11	LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS					
	A. As required by ordinance, at a minimum: locations, counts, lighting models, and landscaping species must be identified	YES	SEE PHOTOMETRIC PLAN		Yes	
	B. Landscaping & lighting details	YES	SEE PHOTOMETRIC PLAN CUT SHEETS		Yes	
12	DOCUMENTS/REPORTS/CALCULATIONS					
	A. On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction	YES	N/A		Yes	
	B. Stormwater Management Report, including: 1. Predevelopment & Post-development Drainage Area Maps, including: a. Subdrainage areas delineated and labeled b. Points of Interest/Analysis shown and labeled c. Hatching for different land cover areas (impervious, pervious, gravel) within each applicable USDA soil boundary d. Time of concentration (Tc) paths & durations e. Four City-standardized stormwater summary tables 2. If any SWM water quality BMP or detention facility is proposed, hydrologic model exports/hydrographs must be submitted for the for the 2, 10, 25, & 100-year storm frequencies 3. Sizing calculations for any SWM water quality BMP or detention facility 4. A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: a. Annual maintenance requirements b. Annual inspection requirements by a licensed PE; noting that all inspection reports/logs need to be submitted to the Engineering Department by March 1st each following year, identifying what on-going maintenance has occurred and what remedial repairs are needed c. Signed Property Owner Agreement; including the current property owner's contact information and signature; it must be noted that all stormwater BMP maintenance requirements are linked to the property for perpetuity and transfer to any new ownership	NO		The project proposes a waiver the Stormwater Requirement from the City of Biddeford Land Development Regulations Part III – Article XI – Section 5.8.1 Drainage.	Yes	The waiver appears reasonable, since the impervious cover on site will be reduced, which will reduce the peak runoff rates. The building footprint will remain.
	C. An approved 'Sewer Ability-to-Serve Letter' from the Engineering Department: i. Applicant to submit proposed sewer flow calculations per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables AA & AC)	NO	N/A	See Section 7 & Comment Response Letter. Official Ability to serve letter from Engineering is forthcoming	No	Provide for final review
	D. A Performance Guarantee Cost Estimate utilizing Planning's template	NO	N/A	N/A	No	A Performance Guarantee will need to be submitted before any building permits are issued
	E. For any Site Location of Development (SLODA) project, the applicant's submittal must mimic a formal submittal to DEP. Submit must abide to DEP's SLODA application and include DEP's SLODA Submittal Checklist (Form DL)	NO	N/A	N/A	Yes	N/A
	F. 15-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches); starting tailwater conditions/documentation must be clearly identified	NO		N/A	Yes	See above comments about SWM
	G. Public sewer pump station sizing calculations and maintenance plan	NO		See Section 7. The City confirms the existing pump station has capacity to serve the project	Yes	N/A
	M. Grease trap sizing calculations	NO		No grease traps are proposed as part of this project	Yes	N/A
	N. Homeowner Association (HOA) agreement for any private road serving two (2) lots or more	NO		N/A	Yes	N/A
	O. Summary list & copy of any required DOT/DEP/USACE permits & approvals	NO		There are no required DOT/DEP/ESACE permits as part of this project	Yes	N/A



City of Biddeford, Maine

City of Biddeford

Public Works Department / Engineering Division/Wastewater Administration Division
P.O. Box 586, 205 Main Street, Suite 301
Biddeford, ME 04005
Phone: (207) 284-9118, Fax: (207) 571-0662

Letter of Wastewater Treatment Plant Capacity to Serve 2 York Street Proposed Residential Development

Peter Heil, PE
Acorn Engineering, Inc.
P O Box 3372
Portland, Me 04104

March 12, 2025

Brief description of project: **2 York Street Proposed Residential Development**
Biddeford, Maine- Estimated new flows: **2,200 gpd**, updated from February 11, 2025

Determination

The applicant is proposing a residential multifamily development project on 2 York Street. Based on an email request received from Acorn Engineers, Inc., dated December 19, 2024, it is currently projected that the project will discharge 2,200 gallons per day of flow to the system.

The City of Biddeford Wastewater Department has reviewed the request to serve the above described project. It has been determined that at this time, **once** the flow reaches the wastewater treatment facility, the City has sufficient capacity to treat the estimated flows from the above described project.

In this case:

- It is our understanding that Building 30's existing sewer flows to the Lincoln Mill and then to the Textile Pump Station (within Building 15 of the Pepperell Mill).
- The Textile Pump Station will be operating near its 100% capacity once the recently renovated Building 11 is occupied in the coming months.
- The City recently completed investigating what the available options are to upgrade the Textile Pump Station.
- As a result of the City's investigations, field modifications have been made to allow for a greater pumping capacity from the pumps in Building 15.

205 Main Street, Biddeford, ME 04005 P: 207.284.9313 F: 207.571.0678 www.biddefordmaine.org

*The City of Biddeford is an equal opportunity provider. To file a complaint, write to
Human Resource Director, 205 Main Street Biddeford, ME 04005, or call (207) 286-0593.*

- **Therefore**, the City can accommodate the proposed flows as stated above from this project.
- As the connection is private and a flow increase in is being discharged into a private sewer, please provide evidence of your right, title or interest to do so.

No roof drains, either existing or proposed, or other sources of non-sanitary wastewater shall be discharged to the sewer system.

As a side note, there is available capacity in Main Street sewer, and connection could be made by either by gravity or a private pump station to that sewer.

Changes to this project from that presented to this department may require a new review of the request for ability to serve. This determination will be effective for a period of one year from the date above. Upon approval of the Planning Board, the applicant must make application for sewer service. Flow amounts for the project will be determined at the time application is made and may or may not be the amount stated above. The applicant will be required to pay all fees based on the flow amount calculated at the time application is made and prior to the issuance of any building permits and/or the issuance of a certificate of occupancy.

This Capacity to Serve Letter is intended only to indicate that the City of Biddeford Wastewater Treatment Facilities has the ability to handle and treat the flow from the above stated project once it is received at the treatment facility. Project design plans must be submitted to the City for review and comment. The Planning Department, Engineering Department or other persons from the Wastewater Department may require further studies, calculations or documentation to determine any actions that may need to be taken to address any impacts/capacity issues and/or any system upgrades that may be needed to address any impacts this project may have on the City's sewer collection and conveyance system(s) or its components.

In General, please be aware and it be duly noted that, based on studies being performed by the City's engineering consultant, there are sewer capacity issues and/or CSO issues in many of the sewershed areas throughout the City that must be addressed in order to allow any additional flow into the collection and conveyance system. Sewer capacity issues may require that certain upgrades be made to increase sewer system capacity as well as alternative sewer routing to redirect flow to an adjacent sewershed areas.

Thomas Milligan, PE
City Engineer Emeritus
City of Biddeford Engineering Department
Tom.milligan@biddefordmaine.org
207-284-9118

CC: Jeff Demers, Public Works/Wastewater Director
Roby Fecteau, Code Enforcement
David Galbraith, City Planner
Alex Buechner, Wastewater Superintendent
Craig Chekan, City Engineer

1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES, OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. IF DEEMED NECESSARY BY THE OWNER OR OWNER'S REPRESENTATIVE (IF APPLICABLE), ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULE BASED ON THE PLANS AND FIELD VERIFICATION BY THE CONTRACTOR. ALL MATERIAL SCHEDULES SHOWN WITHIN THE PLAN SET ARE FOR GENERAL INFORMATION ONLY.
4. ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF BIDDEFORD AND SERVING UTILITY REQUIREMENTS, IF ANY. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.
5. THE SITE CONTRACTOR SHALL MAINTAIN A SET OF PAPER AND CAD DRAWINGS WHICH SHALL RECORD THE ACTUAL LOCATION, DIMENSIONS, COORDINATES, MATERIALS OF THEIR WORK, INDICATING THEREON ALL VARIATIONS FROM THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS, IN DWG FORMAT AND PAPER, STAMPED "AS-BUILT". IF AUTOCAD CAPABILITY IS NOT AVAILABLE, EXCLUDE FROM BID IN WRITING.
6. THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS, 2) APPLICABLE INTERNATIONAL BUILDING CODE REQUIREMENTS, AND 3) ALL SITE WORKING CONDITIONS AND SAFETY REQUIREMENTS, DAY AND NIGHT, FOR BOTH PERSONS AND PROPERTY, IN EACH CASE BOTH BY THE CONTRACTOR AND ITS SUBCONTRACTORS. THESE INCLUDE ALL OSHA, NIOSH, U.S. EPA AND ANY OTHER APPLICABLE GOVERNMENTAL REGULATIONS.
7. EXISTING CONDITIONS FROM THE PLANS TITLED:
 - 7.1. ALTA/NSPS LAND TITLE SURVEY BY OWEN HASKELL, INC. FOR PEPPERELL MILL PROGRESSION, LLC, DATED DECEMBER 10, 2021.
 - 7.2. SITE LAYOUT PLAN 3 PREPARED BY CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT, DATED JUNE 15, 2023.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN A SAFE VEHICLE AND PEDESTRIAN ACCESS THOUGH THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE BIDDEFORD PUBLIC SAFETY DIVISION ROUTINELY REGARDING TEMPORARY IMPACTS OR CHANGES TO SITE ACCESS CONDITIONS.
9. CONSTRUCTION MANAGEMENT PLAN AND SITE LOGISTICS NARRATIVE SHALL BE PREPARED BY THE CONTRACTOR AND SHALL BE REFERRED TO FOR ANTICIPATED PROJECT SCHEDULE AND CLOSURES. TRAFFIC CONTROL SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR TO DETERMINE SOIL CLASSIFICATION INDEPENDENTLY FOR TRENCH, SHORING, AND OTHER SIMILAR CONSTRUCTION MEANS AND METHODS APPLICATIONS.
11. NO HOLES, TRENCHES, OR STRUCTURES SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT IN ANY AREA ACCESSIBLE TO THE PUBLIC OR WITHIN THE PUBLIC RIGHT-OF-WAY.
12. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION SURVEY OF INTERIOR SUBGRADE AND ABOVE GRADE ACCESSIBLE WALLS, CEILINGS, FLOORS, ROOF AND VISIBLE EXTERIOR AS VIEWED FROM THE GRADE LEVEL. THIS SHALL BE COMPLETED AT A MINIMUM ADJACENT STRUCTURES. PROVIDE A COPY OF THE SURVEY TO THE OWNER. DOCUMENT WITH PICTURES AT A MINIMUM.
13. THE CONTRACTOR SHALL PROVIDE A GPS MODEL OF THE PROPERTY TO ACORN ENGINEERING, INC. (ACORN).
14. THE CONTRACTOR SHALL SURVEY ROCK SURFACE PRIOR TO EXCAVATION AND DEVELOP VOLUME CALCULATIONS TO SHARE WITH THE ENGINEER, ACORN ENGINEERING INC, IF ANY.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT TO BE REMOVED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS. REPAIRS MAY INCLUDE OVERLAY. REMOVAL OF WORK MAY BE NECESSARY AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE END OF THE WARRANTY PERIOD. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
17. CIVIL DRAWINGS ARE GEOLCATED TO THE FOLLOWING DATUMS
 - 17.1. HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE SYSTEM: MAINE WEST ZONE, NORTH AMERICAN DATUM 1988; UNITS: FEET.
 - 17.2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

3. THE CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS TO ACORN TO MODIFY THE CONTRACT DOCUMENTS.
2. ALL SHOP, ERECTION, AND CONSTRUCTION DRAWINGS SHALL BE CHECKED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMISSION FOR ACORN'S REVIEW. ANY UNCHECKED OR NON-STAMPED SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
3. CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY EXISTING STRUCTURES AND SITE TO VERIFY CONDITIONS THAT AFFECT THE WORK SHOWN ON THE DRAWINGS. CONTRACTOR TO NOTIFY ACORN OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
4. DETAILS SHOWN APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
5. ALTHOUGH ALL DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT ALL DETAILS ARE ILLUSTRATED, NOR IS EVERY EXCEPTION CONDITION ADDRESSED WITHIN THE CONTRACT DOCUMENTS.
6. ALL PROPRIETARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING DIMENSION AND LAYOUT VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF ANY SUBCONTRACTORS.
8. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE DRAWINGS DO NOT DESCRIBE OR DIRECT MEANS OR METHODS OF CONSTRUCTION.
9. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED STRUCTURE, AND TO PROTECT THE STRUCTURE, WORKMEN, AND OTHERS DURING THE CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROGRAMS OF ALL KINDS, SUPPORT AND BRACING FOR CRANES AND OTHER ERECTION EQUIPMENT.
10. DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED, UNLESS ADEQUATE BRACING IS PROVIDED. PRIOR TO BACKFILLING, CONCRETE SHALL BE CURED PER STRUCTURAL ENGINEER'S SPECIFICATIONS.
11. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND OTHER SUPPORTING ELEMENTS ARE IN PLACE, IF APPLICABLE.
12. ALL PAVEMENT JOINTS SHALL BE SAWCUT AND APPLIED WITH TACK COAT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
13. ACORN BEARS NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND SITE OBSERVATION VISITS DO NOT IN ANY WAY INCLUDE INSPECTION OF THEM.
14. EXCAVATIONS ACCOMPLISHED AS PART OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBPART P OF 29 CRF PART 1926.650-.652 (CONSTRUCTION STANDARD FOR EXCAVATIONS).
15. ALL TRENCH PAVEMENT REPAIR SHALL BE COMPLETED WITH THE USE OF A STREET PAVEMENT WITH A SCREENED WIDTH CAPABLE OF SPANNING THE FULL WIDTH OF THE TRENCH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

1. ALL SITE SOILS-RELATED WORK AND FOOTING EXCAVATIONS PRIOR TO PLACING FORMS SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER.

2. ALL SITE DRAINAGE-RELATED WORK SHALL BE REVIEWED BY ACORN.
3. IF NORMAL REVIEWS BY LOCAL BUILDING DEPARTMENT ARE NECESSARY, NOTIFY CITY 48 HOURS PRIOR TO REQUIRED REVIEW.
4. REQUIRED SPECIAL INSPECTIONS PER I.B.C. SECTION 1705.6 BY AN APPROVED SPECIAL INSPECTOR RETAINED BY OWNER. CONTRACTOR TO COORDINATE SPECIAL INSPECTIONS.
5. SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- 5.1. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO OBSERVE AND/OR TEST THE WORK ASSIGNED AND OUTLINE ABOVE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
- 5.2. THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT AND ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. PROGRESS REPORTS FOR PERIODIC INSPECTION SHALL BE FURNISHED WEEKLY. INDIVIDUAL REPORTS OF PERIODIC INSPECTIONS SHALL BE FURNISHED WITHIN ONE WEEK OF INSPECTION DATES. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, AND NET CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY THE ENGINEER OF RECORD.
- 5.3. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN TEN DAYS OF THE FINAL INSPECTION STATING WHETHER THE WORK REQUIRING A SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE AND BELIEF, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.
- 5.4. SPECIAL INSPECTOR SHALL BE EMPLOYED BY OWNER AND COORDINATED BY THE CONTRACTOR.

1. MONUMENTS DELINEATING PROPERTY LINES OR RIGHT OF WAYS SHALL NOT BE DISTURBED DURING CONSTRUCTION OPERATIONS. IN THE CASE A MONUMENT IS DISTURBED, AT THE CONTRACTOR'S EXPENSE, THE MONUMENT SHALL BE RESET TO ITS ORIGINAL LOCATION AND ELEVATION BY A LICENSED PROFESSIONAL LAND SURVEYOR.
2. ALL DIMENSIONS ON THE FOLLOWING SHEETS TAKE PRECEDENCE OVER SCALED DIMENSIONS. EACH DRAWING WITH A BAR SCALE MEANS THAT THE DRAWING/DETAIL HAS BEEN SCALED AS ACCURATELY AS POSSIBLE, AND THE BAR SCALE IS FOR GENERAL REFERENCE ONLY. IF NO BAR SCALE IS PRESENT, THEN THERE IS NO SCALE TO THAT DRAWING/DETAIL. AT NO TIME SHOULD DRAWINGS BE SCALED FROM. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, SPECIFICATIONS AND THE FIELD CONDITION SHALL BE IMMEDIATELY REPORTED TO ACORN FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
3. SIGNAGE, STRIPING, AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & CONDITIONS OF THE CITY OF BIDDEFORD, MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
5. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED PROFESSIONAL LAND SURVEYOR TO PROVIDE A MINIMUM OF TWO TEMPORARY BENCHMARKS WITHIN THE SITE AND TO LOCATE PROPOSED STRUCTURE CORNERS.
6. CONTRACTOR TO ENSURE THAT ACCESS, INCLUDING BUT NOT LIMITED TO WALKWAYS, DRIVEWAYS, AND MAILBOXES ADJACENT TO THE PROJECT REMAIN FUNCTIONAL AND AVAILABLE FOR USE AT ALL TIMES.

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF MAJOR SITE PLAN & SUBDIVISION PERMIT FROM THE CITY OF BIDDEFORD.
2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.
3. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A STREET OPENING PERMIT FROM THE CITY OF BIDDEFORD. ADDITIONALLY, COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS.

1. TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM (MEETS THE REQUIREMENTS WITHIN SECTION 615 OF THE MDOT STANDARD SPECIFICATIONS, MOST RECENT VERSION) AND IS FREE OF TRACEABLE AMOUNTS OF CONTAMINANTS) SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY STRIPPED TOPSOIL WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.
2. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY; NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING. DEWATERING SHALL INCLUDE TREATMENT OF SILT THROUGH THE USE OF A DIRTBAG BY ACF ENVIRONMENTAL OR APPROVED EQUIVALENT. FLOWS FROM DEWATERING ACTIVITIES SHALL NOT BE DISCHARGED INTO SANITARY SEWERS. SEE BORING LOGS FOR ADDITIONAL INFORMATION.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY PRIVATE ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE ADJACENT LAND OWNERS. PRIOR TO THE CONTRACTOR PRICING THE WORK, THEY SHALL PROVIDE ACORN WITH PROOF OF SUCH EASEMENT OR TEMPORARY RIGHTS. SHOULD EASEMENTS OR TEMPORARY RIGHTS NOT BE AVAILABLE, THE CONTRACTOR SHALL INCLUDE COST FOR BRACING AND SHORING AS NECESSARY.
4. THE MINIMUM SLOPE SHALL MEET OR EXCEED 1% IN ALL CASES WHERE NOT NOTED ON THE GRADING PLAN. SLOPES IDENTIFIED ON THE GRADING PLAN TAKE PRECEDENT. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST GEOTECHNICAL REPORT PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER, IF APPLICABLE.
6. CONTRACTOR TO REVIEW EXISTING SOIL CONDITIONS, TEST PITS, AND BORINGS. THERE WILL BE NO ADDITIONAL PAYMENT FOR UNSUITABLE SOILS.
7. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF $N=0.012$ OR LESS.
8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
9. NATIVE SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE DISTURBANCE TO SUBGRADE SOILS. SHOULD THE SUBGRADE BECOME YIELDING OR DIFFICULT TO WORK, CONTACT ACORN. THE DISTURBED AREAS SHALL BE EXCAVATED AND BACKFILLED WITH COMPACTED SELECT FILL OR CRUSHED STONE AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER, IF APPLICABLE.

1. DISTURBED AREAS ARE DEFINED AS THOSE SURFACES WHERE EXISTING VEGETATION OR STRUCTURES HAVE BEEN REMOVED, EXPOSING NATIVE SOIL TO THE ELEMENTS.
2. ALL ROUTINE WORK ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY TO LIMIT THE AMOUNT OF DISTURBED AREA AT ONE TIME TO THE EXTENT PRACTICABLE.
3. PRIOR TO THE START OF ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL DEVICES SUCH AS PERIMETER SILT FENCE, AND OTHER APPLICABLE MEASURES. IN THE EVENT THE CONTRACTOR IS NOT SURE A EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.
4. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCH SHALL BE APPLIED AS SOON AS POSSIBLE WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT.

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO ACORN FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
2. CONTRACTOR SHALL BYPASS EXISTING SEWER FLOW CONTROL AT CONNECTION TO EXISTING SYSTEM AT NO ADDITIONAL COST.
3. CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONDUCT EXPLORATORY EXCAVATIONS AT LOCATIONS WHERE PROPOSED EXCAVATION WILL INTERSECT WITH EXISTING UTILITIES, PRIOR TO THE ORDERING OF STRUCTURES.
4. ALL NEW SANITARY MANHOLES SHALL BE VACUUM TESTED AND SHOWN TO PASS PRIOR TO BACKFILLING. TESTING SHALL BE COMPLETED IN ACCORDANCE WITH TECHNICAL REPORT #16 (TR-16): GUIDES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS, PREPARED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.
5. SEWER MANHOLES SHALL BE 4' ID UNLESS OTHERWISE STATED ON THE PLANS.

- CONTRACTOR TO PROVIDE 5.5' OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR WATER MAINS.
7. THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAINT ON WATER MAINS. DETAIL AND LIMITS FOR THRUST BLOCKS ARE SHOWN WITHIN THE PLAN SET.
8. ALL REQUIRED FITTINGS FOR THE WATER MAIN ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FITTINGS REQUIRED TO CONSTRUCT THE WATER MAIN IN ACCORDANCE WITH THE MAINE WATER COMPANY & CITY OF BIDDEFORD, STATE OF MAINE, AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND REGULATIONS.
9. CONTRACTOR SHALL COORDINATE WORK REGARDING ANY WATER MAIN CONNECTION AND WATER MAIN SHUTDOWN WITH MAINE WATER COMPANY AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
10. ALL WATER PIPE INSTALLATION SHALL CONFORM WITH THE MAINE WATER COMPANY SPECIFICATIONS AND PROCEDURES, MOST RECENT EDITION.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
12. SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE, WATER AND ANY OTHER UTILITY CONNECTIONS SHALL BE REVIEWED BY PLUMBING, ELECTRICAL, AND MECHANICAL DESIGNER FOR CONSISTENCY WITH THEIR PLANS PRIOR TO CONSTRUCTION.
13. COORDINATE EXIT POINT FOR SECONDARY UTILITY SERVICES WITH THE ARCHITECT/ELECTRICAL ENGINEER. SECONDARY LINE LOCATIONS NOT PROVIDED BY ACORN WITHIN THE UTILITY PLAN.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY PERMITS FOR THE INSTALLATION OF THE UTILITIES AND STORMDRAINS WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE CITY IN ACCORDANCE WITH THE CITY OF BIDDEFORD TECHNICAL MANUAL PRIOR TO ANY WORK.
15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL AT NO EXTRA EXPENSE TO THE OWNER.
16. ALL UTILITY PIPES SHALL SLOPE UNIFORMLY BETWEEN ELEVATIONS INDICATED ON THE DRAWINGS. THERE SHALL BE NO CRESTS OR SAGS PERMITTED IN THE PIPING. ALL HORIZONTAL AND VERTICAL BENDS IN PRESSURIZED PIPE LINES SHALL BE SUITABLY RESTRAINED WITH THRUST BLOCKS OR RETAINER GLANDS. RETAINER GLANDS ALLOWED FOR DUCTILE IRON PIPE ONLY. PROVIDE ALL BENDS, HORIZONTAL AND VERTICAL, AS REQUIRED TO MEET THE GRADES AND ALIGNMENTS INDICATED ON THE DRAWINGS.
17. ALL WASTEWATER PIPING, EXCLUDING BUILDING DRAINS, AND ALL PRESSURIZED PIPING, TO INCLUDE WATER MAINS, INSTALLED BENEATH STRUCTURES SHALL BE ENCASED IN CONCRETE.
18. WHERE NEW PIPING IS TO BE CONNECTED TO EXISTING PIPING, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ADAPTERS, FITTINGS AND ADDITIONAL PIPE AS REQUIRED TO ENSURE A COMPLETE AND PROPERLY FUNCTIONING CONNECTION. CONTRACTOR TO VERIFY LOCATION, ELEVATION, ORIENTATION AND MATERIAL OF CONSTRUCTION. ADAPTERS AND FITTINGS ARE INCIDENTAL TO THE PIPE INSTALLATION.
19. WHENEVER POSSIBLE, WATER LINES SHOULD BE INSTALLED OVER WASTEWATER LINES. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE WASTEWATER LINE SHALL BE MAINTAINED WHERE POSSIBLE. WHERE A WATER LINE CROSSES UNDER THE WASTEWATER LINE, A FULL LENGTH OF WASTEWATER PIPE SHALL BE CENTERED ABOVE THE WATER LINE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE.
20. THE CONTRACTOR SHALL BE ANTICIPATE THAT THE NATIVE SILT AND CLAY SOILS WILL NOT BE SUITABLE FOR PIPE TRENCH BACKFILL IN PAVED AREAS.
21. GROUNDWATER SHALL BE CONTROLLED TO A LEVEL OF AT LEAST ONE FOOT BELOW SUBGRADE OF THE PIPE OR STRUCTURE. THE CONTRACTOR SHALL MAINTAIN THE LOWERED GROUNDWATER LEVEL UNTIL CONSTRUCTION HAS BEEN COMPLETED TO SUCH AN EXTENT THAT THE STRUCTURES OR PIPES WILL NOT BE FLOATED OR OTHERWISE DAMAGED.
22. EXCAVATION TO SUBRADE IN NATIVE SILT AND CLAY SHALL BE COMPLETED WITH A SMOOTH EDGE BUCKET TO MINIMIZE SUBGRADE DISTURBANCE.
23. ALL ADJUSTMENTS TO FINISHED GRADE ARE TO BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONFIRM STRUCTURES THAT REQUIRE ADJUSTMENT WITH THE ENGINEER OR OWNERS REPRESENTATIVE PRIOR TO ADJUSTING FRAMES.

1. THE FOLLOWING ITEMS ARE TYPICAL OF MATERIAL WHICH MAY BE ON SITE:

- ROCK AND CONCRETE FOUNDATIONS
- CONCRETE SLABS
- BITUMINOUS ASPHALT PAVEMENT
- CONCRETE PADS AND BLOCKS
- FENCE POST AND FENCING
- UNDERGROUND UTILITY LINES
- ABOVE AND OR BELOW FUEL OIL AND PROPANE GAS TANKS
- STORM DRAIN PIPES AND APPURTENANCE STRUCTURES
- OTHER TRASH & MISCELLANEOUS SOLID WASTES

2. THE CONTRACTOR IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED.
3. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.
4. THE CLIENT HAS NOT REQUESTED NOR HAS ACORN COMPLETED A PHASE I - ENVIRONMENTAL SITE ASSESSMENT FOR THE PROPERTY.

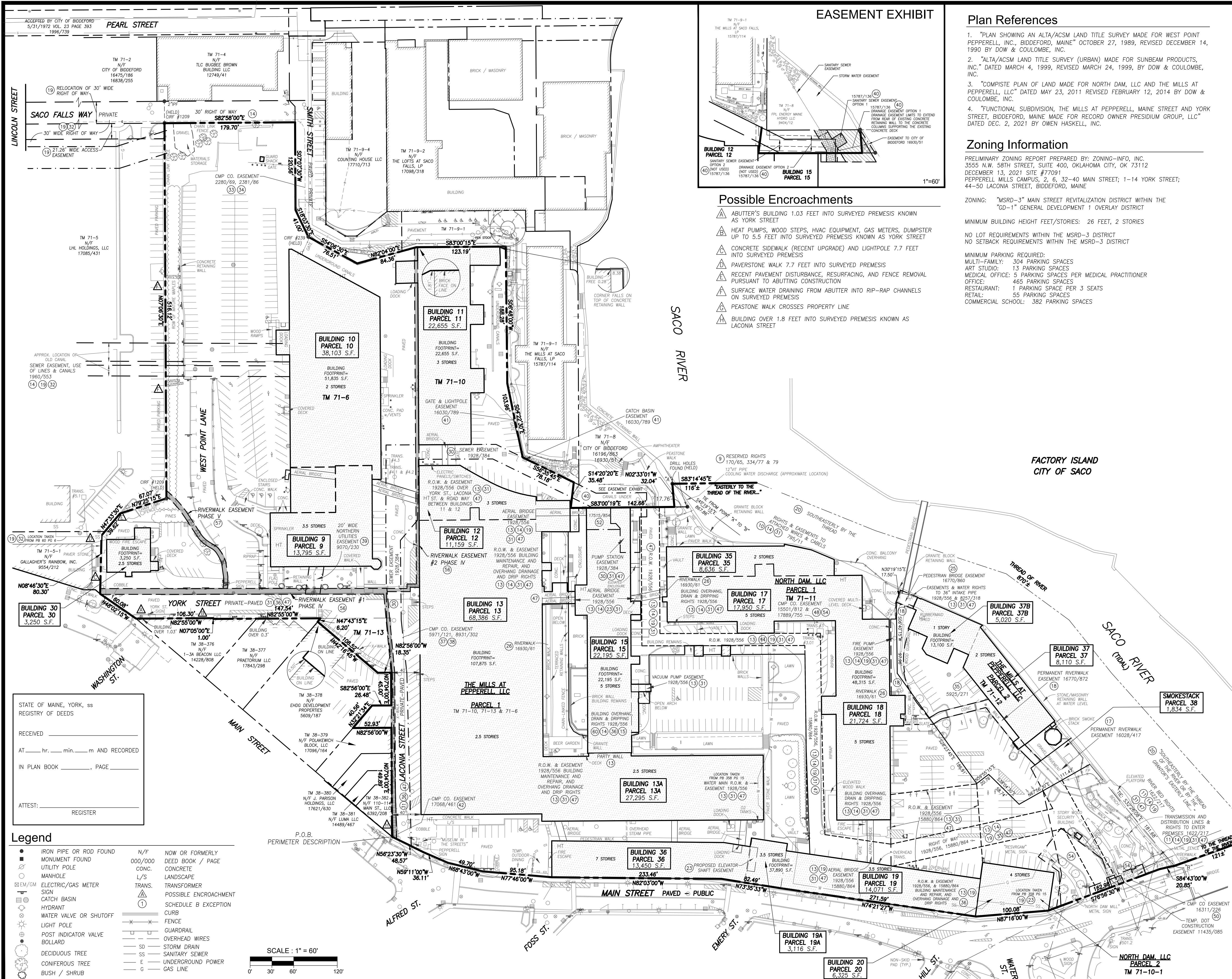
PERMITTING
NOT ISSUED FOR
CONSTRUCTION

	ISSUED FOR	BY DATE
	SKETCH	PFH 1/15/25
	PRELIMINARY	PFH 7/17/23
	FINAL	PFH 3/12/25
DRAWING NAME:	GENERAL NOTES	
PROJECT NAME:	PEPPERELL MILL - BUILDING 30 REDEVELOPMENT 2 YORK STREET BIDDEFORD, ME	
CLIENT:	REVELER LLC 511 CONGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101	

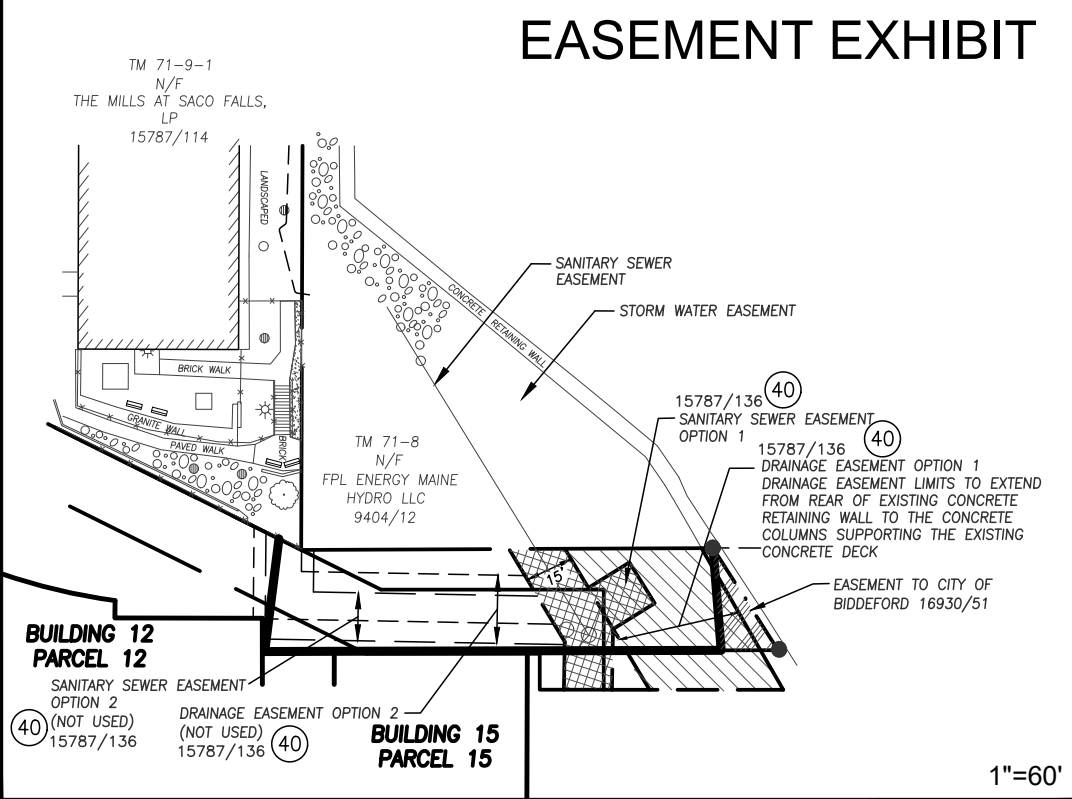
	A C O R N ENGINEERING, INC.
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR UNAUTHORIZED, WILL VOID THE CONTRACT AND RELEASE ACORN ENGINEERING, INC. OF ALL LIABILITY TO ADDRESS ENGINEERING IN THIS PROJECT.	
ACORN ENGINEERING, INC. PO BOX 3372, PORTLAND MAINE 04104 (207) 775-2655	

FILE: AE_1269_DETAILS
JN: 1269
SCALE: AS NOTED
DESIGNED BY: ZMS
DRAWN BY: DSH
CHECKED BY: PFH

 <i>[Signature]</i>
DRAWING NO. C-02



EASEMENT EXHIBIT



Possible Encroachments

- ABUTTER'S BUILDING 1.03 FEET INTO SURVEYED PREMESIS KNOWN AS YORK STREET
- HEAT PUMPS, WOOD STEPS, HVAC EQUIPMENT, GAS METERS, DUMPSTER UP TO 5.5 FEET INTO SURVEYED PREMESIS KNOWN AS YORK STREET
- CONCRETE SIDEWALK (RECENT UPGRADE) AND LIGHTPOLE 7.7 FEET INTO SURVEYED PREMESIS
- PAVERSTONE WALK 7.7 FEET INTO SURVEYED PREMESIS
- RECENT PAVEMENT DISTURBANCE, RESURFACING, AND FENCE REMOVAL PURSUANT TO ABUTTING CONSTRUCTION
- SURFACE WATER DRAINING FROM ABUTTER INTO RIP-RAP CHANNELS ON SURVEYED PREMESIS
- PEASTONE WALK CROSSES PROPERTY LINE
- BUILDING OVER 1.8 FEET INTO SURVEYED PREMESIS KNOWN AS LACONIA STREET

Plan References

- "PLAN SHOWING AN ALTA/ACSM LAND TITLE SURVEY MADE FOR WEST POINT PEPPERELL, INC., BIDDEFORD, MAINE" OCTOBER 27, 1989, REVISED DECEMBER 14, 1990 BY DOW & COULOMBE, INC.
- "ALTA/ACSM LAND TITLE SURVEY (URBAN) MADE FOR SUNBEAM PRODUCTS, INC." DATED MARCH 4, 1999, REVISED MARCH 24, 1999, BY DOW & COULOMBE, INC.
- "COMPOSITE PLAN OF LAND MADE FOR NORTH DAM, LLC AND THE MILLS AT PEPPERELL, LLC" DATED MAY 23, 2011 REVISED FEBRUARY 12, 2014 BY DOW & COULOMBE, INC.
- "FUNCTIONAL SUBDIVISION, THE MILLS AT PEPPERELL, MAINE STREET AND YORK STREET, BIDDEFORD, MAINE MADE FOR RECORD OWNER PRESIDUM GROUP, LLC" DATED DEC. 2, 2021 BY OWEN HASKELL, INC.

Zoning Information

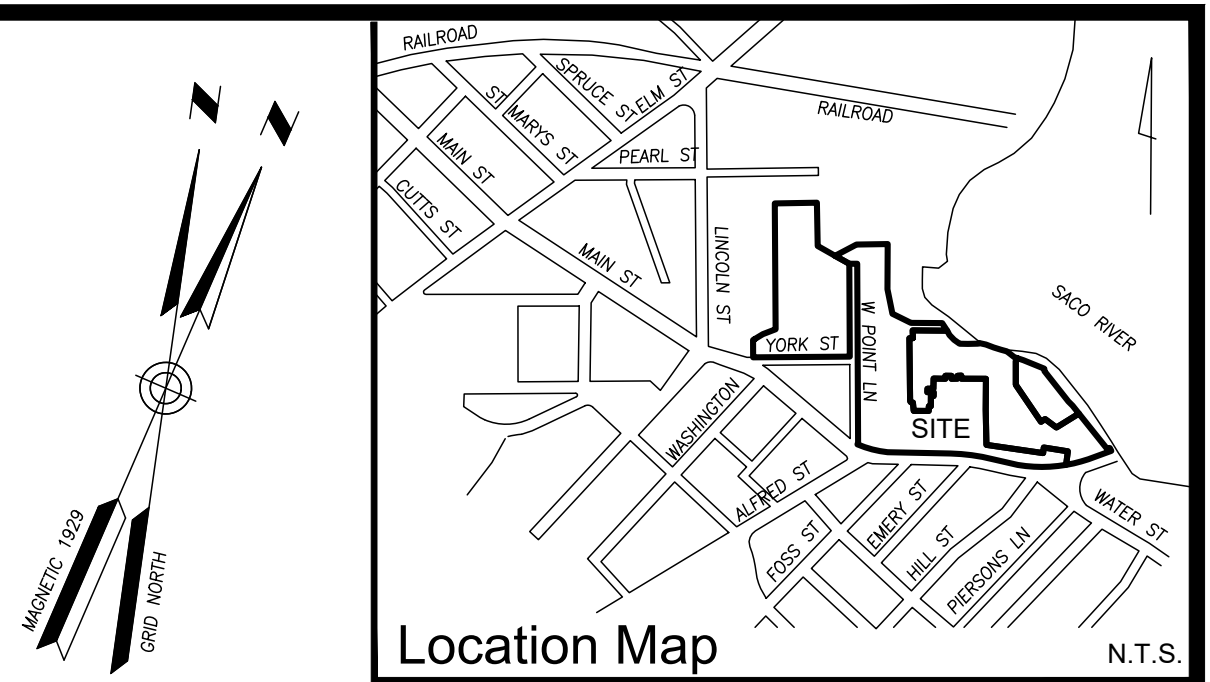
PRELIMINARY ZONING REPORT PREPARED BY: ZONING-INFO, INC.
3555 N.W. 58TH STREET, SUITE 400, OKLAHOMA CITY, OK 73112
DECEMBER 13, 2021 SITE #77091
PEPPERELL MILLS CAMPUS, 2, 6, 32-40 MAIN STREET; 1-14 YORK STREET;
44-50 LACONIA STREET, BIDDEFORD, MAINE

ZONING: "MSRD-3" MAIN STREET REVITALIZATION DISTRICT WITHIN THE
"GD-1" GENERAL DEVELOPMENT 1 OVERLAY DISTRICT

MINIMUM BUILDING HEIGHT FEET/STORIES: 26 FEET, 2 STORIES

NO LOT REQUIREMENTS WITHIN THE MSRD-3 DISTRICT
NO SETBACK REQUIREMENTS WITHIN THE MSRD-3 DISTRICT

MINIMUM PARKING REQUIRED:
MULTI-FAMILY: 304 PARKING SPACES
ART STUDIO: 13 PARKING SPACES
MEDICAL OFFICE: 5 PARKING SPACES PER MEDICAL PRACTITIONER
OFFICE: 465 PARKING SPACES
RESTAURANT: 1 PARKING SPACE PER 3 SEATS
RETAIL: 55 PARKING SPACES
COMMERCIAL SCHOOL: 382 PARKING SPACES



General Notes

- OWNER OF RECORD: THE MILLS AT PEPPERELL, LLC
TM 71 LOT 6, TM 71 LOT 10, TM 71 LOT 12
DEED BOOK 15880, PAGE 864
DEED BOOK 18640, PAGE 480
- BEARINGS ARE MAGNETIC 1929 BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.
- THERE ARE 454 REGULAR SPACES AND 8 HANDICAP SPACES, FOR A TOTAL OF 462 DELINEATED PARKING SPACES.
- UTILITIES SHOWN ARE SURVEYED FROM OBSERVED SURFACE EVIDENCE AND PLANS OF RECORD.
- EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED IN THE COURTYARD AREA BETWEEN BUILDING 11 AND LAND NOW OR FORMERLY OF THE MILLS AT SACO FALLS, LP (TM 71-9-1). SEE POSSIBLE ENCROACHMENT "E" FOR OTHER EVIDENCE OF RECENT EARTH MOVING WORK. EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED ALONG PORTIONS OF MAIN STREET AND IN THE VICINITY OF THE INTERSECTION OF MAIN STREET AND YORK STREET. ALL BOUNDARY MARKERS ALONG MAIN STREET HAVE BEEN DESTROYED POSSIBLY DUE TO THE SIDEWALK RECONSTRUCTION.
- NO EVIDENCE OF RECENT BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- NO PROPOSED CHANGES IN STREET LINES IS KNOWN BY THIS SURVEYOR.
- THE PROPERTY IS BENEFITED BY AND SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS SET FORTH IN THE MASTER DECLARATION.
- COMMON AREA TO BE OWNED BY PEPPERELL MILL PROGRESSION, LLC.
- TOTAL AREA = 788,128 S.F. OR 18.09 ACRES, MORE OR LESS MEASURED TO THE THREAD OF THE SACO RIVER.

Flood Zone Note

BY GRAPHIC PLOTTING ONLY, THE PORTIONS OF THE PROPERTY ABOVE THE GRANITE BLOCK AND CONCRETE RETAINING WALLS ALONG THE SACO RIVER ARE IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230145 0004B, WHICH BEARS AN EFFECTIVE DATE OF MAY 15, 1984 AND ARE NOT IN A SPECIAL FLOOD HAZARD AREA. THOSE PORTIONS OF THE PROPERTY BEYOND THE GRANITE BLOCK AND CONCRETE RETAINING WALLS, I.E., THE SACO RIVER, LIE IN ZONE A2, AREAS OF 100 YEAR FLOOD.

Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

ALTA / NSPS Land Title Survey
The Mills at Pepperell
2 & 6 Main Street, 32-40 Main Street &
44-50 Laconia Street, 12 York Street,
1-15 York Street and 10 West Point Lane
Biddeford, York County, Maine
Made for Record Owner
**Pepperell Mill Progression, LLC &
Pepperell Mill Development, LLC**
3100 McKinnon Street, Suite 250, Dallas, Texas

Surveyor's Certification

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; LADDER CAPITAL FINANCE LLC, ITS SUCCESSORS AND/OR ASSIGNS; PEPPERELL MILL PROGRESSION, LLC; PEPPERELL MILL DEVELOPMENT, LLC; CLASSIC TITLE CO.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 11, 13, 15, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2021.

Randy R. Loubier
RANDY R. LOUBIER
PROFESSIONAL LAND SURVEYOR NO. 2407

DATE OF PLAT OR MAP: SEPTEMBER 9, 2021
DATE OF LAST REVISION: DECEMBER 10, 2021

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: SDG / JLW FIELD BOOK: FILE JOB NO. 2021-201 B-Y
CHECKED BY: SDG SCALE: 1"=60' DRWG. NO. 1 OF 2

Schedule B Section II Exceptions

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FILE NO. 9258-1112(OB & CA) / 27415-1 EFFECTIVE DATE: DECEMBER 3, 2021
TITLE COMMITMENT FILE NO. 9258-1112(OB) / 27415-1 EFFECTIVE DATE: DECEMBER 3, 2021

1 - 8. NON SURVEY ITEMS

9. RIGHTS RESERVED BY YORK MANUFACTURING COMPANY IN AGREEMENTS WITH SACO WATER POWER COMPANY, DATED OCTOBER 17, 1840 AND RECORDED IN BOOK 170, PAGE 65, AND IN BOOK 334, PAGES 77 AND 79, AS THE SAME MAY AFFECT RIGHTS TO DRAW WATER AND RELATED EASEMENTS, AS SHOWN ON THE SURVEY. --AS SHOWN

10. RIGHTS AND COVENANTS SET FORTH IN DEED FROM PEPPERELL, MANUFACTURING COMPANY TO CUMBERLAND COUNTY POWER AND LIGHT DATED SEPTEMBER 22, 1930 AND RECORDED IN BOOK 795, PAGE 11. --AS SHOWN

11. RIGHTS AND EASEMENTS GRANTED TO CUMBERLAND COUNTY POWER AND LIGHT COMPANY FROM YORK MANUFACTURING COMPANY AS SET FORTH IN THE EASEMENT DEED DATED DECEMBER 15, 1931 AND RECORDED IN BOOK 935, PAGE 332; AS CONVEYED BY CENTRAL MAINE POWER COMPANY TO PEPPERELL, MANUFACTURING COMPANY, DATED SEPTEMBER 15, 1964 AND RECORDED IN BOOK 1622, PAGE 217; AS AFFECTED BY THE RELEASE DEED FROM CENTRAL MAINE POWER COMPANY TO NORTH DAM, LLC DATED SEPTEMBER 16, 2010 AND RECORDED IN BOOK 15947, PAGE 614. --AS SHOWN

12. SUCH STATE OF FACTS AS SHOWN ON THE PLAN ENTITLED "PLAN SHOWING A PROPOSED SALE OF LAND, WEST POINT--PEPPERELL, INC. TO NECO ELECTRICAL PRODUCTS CORP.," DATED OCTOBER 29, 1971 AND RECORDED IN PLAN BOOK 53, PAGE 44, AS SHOWN ON SURVEY. -- ALL PERTINENT INFORMATION ON REFERENCED PLAN AS SHOWN

13. RIGHTS, PRIVILEGES AND EASEMENTS AS SET FORTH IN DEED FROM WEST POINT --PEPPERELL, INC. TO BIDEFORD TEXTILE COMPANY DATED NOVEMBER 17, 1971 AND RECORDED IN BOOK 1928, PAGE 556; INCLUDING BUT NOT LIMITED TO AN UNRECORDED AGREEMENT BY AND BETWEEN WEST POINT--PEPPERELL, INC. AND NECO ELECTRICAL PRODUCTS CORPORATION, AS REFERENCED IN THE DEED RECORDED IN BOOK 1928, PAGE 556; AS AFFECTED BY THE AGREEMENT BETWEEN BIDEFORD TEXTILE CORPORATION, SUNBEAM PRODUCTS, INC., AND WEST POINT STEVENS, INC. DATED MAY 9, 1997 AND RECORDED IN BOOK 8257, PAGE 318, TO THE EXTENT LIST IN EFFECT. --AS SHOWN

14. EXCEPTIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS AND CONDITIONS SET FORTH IN THE SPECIAL WARRANTY DEED FROM WESTPOINT STEVENS, INC. 1 TO WP PROPERTY HOLDINGS I, LLC DATED AUGUST 8, 2005 AND RECORDED IN BOOK 14603, PAGE 592, AS SHOWN ON THE SURVEY. -- AS SHOWN

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SET FORTH IN THE UTILITY EASEMENT AGREEMENT BY AND BETWEEN WESTPOINT HOME, INC. AND NORTH DAM MILL, LLC, DATED NOVEMBER 18, 2008, AND RECORDED IN BOOK 15532, PAGE 471. -- NOT PLOTTABLE

16. INTENTIONALLY DELETED.

17. RIGHTS, EASEMENTS, TERMS, CONDITIONS AND AGREEMENT SET FORTH IN THE PERMANENT RIVERWALK EASEMENT DEED (PHASE I) FROM NORTH DAM, LLC AND THE MILLS AT PEPPERELL, LLC TO THE CITY OF BIDEFORD DATED JANUARY 5, 2011, AND RECORDED IN BOOK 16028, PAGE 417, AS SHOWN ON THE SURVEY. --AS SHOWN

18. RIGHTS AND EASEMENTS SET FORTH IN THE PERMANENT RIVERWALK EASEMENT DEED (PHASE II) FROM NORTH DAM, LLC AND THE MILLS AT PEPPERELL, LLC TO THE CITY OF BIDEFORD DATED JANUARY 9, 2014 AND RECORDED IN BOOK 16770, PAGE 872, AS SHOWN ON THE SURVEY. --AS SHOWN

19. EXCEPTIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS AND CONDITIONS SET FORTH IN THE QUITCLAIM WITH COVENANT DEED FROM THE MILLS AT PEPPERELL, LLC TO NORTH DAM, LLC DATED DECEMBER 6, 2012 AND RECORDED IN BOOK 16478, PAGE 953, AS SHOWN ON THE SURVEY. --AS SHOWN

20. TITLE TO THAT PORTION OF THE INSURED PREMISES LOCATED WITHIN THE NORMAL BOUNDS OF THE SACO RIVER, IF ANY, AS SHOWN ON THE SURVEY. --AS SHOWN

21. RIGHTS OF OTHERS IN OR TO THE UNINTERRUPTED FLOW OF THE SACO RIVER, BUT THIS POLICY DOES NOT INSURE ANY RIPARIAN RIGHTS OR EASEMENTS IN FAVOR OF THE OWNER OF THE INSURED PREMISES HEREIN, IF ANY, AS SHOWN ON THE SURVEY. --NON SURVEY

22. RIPARIAN RIGHTS OF OTHERS IN AND TO THE SACO RIVER AS THE SAME PASSES BY OR THROUGH THE INSURED PREMISES, IF ANY, AS SHOWN ON THE SURVEY. --NON SURVEY

23. SUCH STATE OF FACTS AS IS SHOWN ON THE "PLAN SHOWING PROPOSED CONVEYANCES OF LAND MADE FOR THE MILLS AT PEPPERELL, LLC, BIDEFORD, MAINE" DATED JULY 9, 2012; AS REVISED OCTOBER 15, 2012, PREPARED BY MICHAEL J. COULOMBE, PLS NO. 1293 OF DOW & COULOMBE, INC. AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 358, PAGES 15 AND 16, AS SHOWN ON SURVEY. --ALL PERTINENT INFORMATION ON REFERENCED PLAN AS SHOWN

24. INTENTIONALLY DELETED.

25. RIGHTS, EASEMENTS, TERMS, CONDITIONS AND AGREEMENT SET FORTH IN THE PERMANENT PEDESTRIAN BRIDGE EASEMENT DEED FROM NORTH DAM, LLC AND THE MILLS AT PEPPERELL, LLC TO THE CITY OF BIDEFORD DATED OCTOBER 31, 2012, AND RECORDED IN BOOK 16770, PAGE 860, AS SHOWN ON THE SURVEY. --AS SHOWN

26. RIGHTS, EASEMENTS, TERMS, CONDITIONS AND AGREEMENTS SET FORTH IN RIVERWALK EASEMENT AGREEMENT (PHASE II) BETWEEN NORTH DAM, LLC AND THE CITY OF BIDEFORD DATED APRIL 29, 2014 AND RECORDED IN BOOK 16930, PAGE 61, AS SHOWN ON THE SURVEY. --AS SHOWN

27. INTENTIONALLY DELETED

28. SUCH STATE OF FACTS AS SHOWN ON THE PLAN ENTITLED "PLAN SHOWING LAND AND BUILDINGS FOR SALE BY WEST POINT--PEPPERELL, INC., TO DANIEL TURKANIS" DATED AUGUST 2, 1972 AND RECORDED IN PLAN BOOK 60, PAGE 6, AS SHOWN ON SURVEY. --ALL PERTINENT INFORMATION ON REFERENCED PLAN AS SHOWN

29. RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY BY SACO REALTY CORPORATION AS SET FORTH IN THE INDENTURE DATED NOVEMBER 28, 1958 AND RECORDED IN BOOK 1396, PAGE 280. --NO STEAM PIPES OBSERVED

30. RIGHTS, PRIVILEGES AND EASEMENTS AS SET FORTH IN DEED FROM WEST POINT--PEPPERELL, INC. TO THE CITY OF BIDEFORD DATED NOVEMBER 11, 1971, AND RECORDED IN BOOK 1928, PAGE 384, AS SHOWN ON THE SURVEY. --AS SHOWN

31. RIGHTS, PRIVILEGES AND EASEMENTS AS SET FORTH IN DEED FROM WEST POINT --PEPPERELL, INC. TO BIDEFORD TEXTILE COMPANY DATED NOVEMBER 17, 1971 AND RECORDED IN BOOK 1928, PAGE 556, AS SHOWN ON THE SURVEY. --AS SHOWN

32. TERMS, CONDITIONS, RIGHTS AND EASEMENTS SET FORTH IN DEED FROM WEST POINT--PEPPERELL TO DANIEL TURKANIS DATED AUGUST 16, 1972, AND RECORDED IN BOOK 1960, PAGE 553, AS SHOWN ON THE SURVEY. --AS SHOWN

33. RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY FROM WEST POINT PEPPERELL INC. TO CENTRAL MAINE POWER COMPANY RECORDED ON NOVEMBER 8, 1977 IN BOOK 2280, PAGE 69, AS SHOWNOWN THE SURVEY. -- UNDERGROUND ELECTRIC IN SMITH STREET AS SHOWN, POLES REFERENCED NOT FOUND

34. CONTRACT FOR OUTDOOR LIGHTING BY AND BETWEEN CENTRAL MAINE POWER COMPANY AND WEST POINT PEPPERELL DATED AUGUST 25, 1977, AND RECORDED IN BOOK 2381, PAGE 86, AS SHOWN ON THE SURVEY. -- UNDERGROUND ELECTRIC IN SMITH STREET AS SHOWN, POLES REFERENCED NOT FOUND

35. NOTICE OF ABANDONED UNDERGROUND OIL STORAGE FACILITY OR TANK FILED BY WEST POINT--PEPPERELL, INC. DATED DECEMBER 19, 1991 AND RECORDED IN BOOK 5925, PAGE 271, AS SHOWN ON THE SURVEY. --AS SHOWN

36. POSSIBLE RIGHTS OF OTHERS IN PRIVATE ROADS KNOWN AS YORK STREET AND LACONIA STREET AS AFFECTED BY AFFIDAVITS OF PHYSICAL OBSTRUCTION AND CLOSING OF PRIVATE WAYS BY WEST POINT--PEPPERELL, DATED DECEMBER 7, 1980 AS RECORDED IN BOOK 5583, PAGE 177, AND DATED MARCH 6, 1992 AS RECORDED IN BOOK 5598, PAGE 51, AND DATED SEPTEMBER 7, 1995 AS RECORDED IN BOOK 7549, PAGE 25, AND DATED NOVEMBER 5, 1997 AS RECORDED IN BOOK 8511, PAGE 177, AS SHOWN ON THE SURVEY. --AS SHOWN

STATE OF MAINE, YORK, ss	
REGISTRY OF DEEDS	
RECEIVED _____	
AT _____ hr. _____ min. _____ m AND RECORDED _____	
IN PLAN BOOK _____, PAGE _____	
ATTEST:	REGISTER

Schedule B Section II Exceptions - cont'd

37. RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY FROM WEST POINT--PEPPERELL, INC. AS SET FORTH IN THE EASEMENT DEED DATED NOVEMBER 22, 1991, AND RECORDED IN BOOK 5971, PAGE 121, AS SHOWN ON THE SURVEY. --AS SHOWN

38. RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY FROM WESTPOINT STEVENS INC. AS SET FORTH IN THE EASEMENT DEED DATED JUNE 10, 1998 AND RECORDED IN BOOK 8931, PAGE 302, AS SHOWN ON THE SURVEY. --AS SHOWN

39. RIGHTS AND EASEMENTS GRANTED TO NORTHERN UTILITIES, INC. FROM WESTPOINT STEVENS INC. AS SET FORTH IN THE EASEMENT DEED DATED JUNE 1, 1998 AND RECORDED IN BOOK 9070, PAGE 230, AS SHOWN ON THE SURVEY. --AS SHOWN

40. RIGHTS AND EASEMENTS SET FORTH IN THE EASEMENT DEED FROM WP PROPERTY HOLDINGS I, LLC TO THE MILL AT SACO FALLS, LP AND RIVERDAM MILL, LLC DATED NOVEMBER 6, 2009 AND RECORDED IN BOOK 15787, PAGE 136, AS SHOWN ON THE SURVEY. --AS SHOWN

41. RIGHTS AND EASEMENTS SET FORTH IN THE EASEMENT DEED FROM THE MILLS AT PEPPERELL, LLC TO THE MILL AT SACO FALLS, LP DATED JANUARY 14, 2011, AND RECORDED IN BOOK 16030, PAGE 789, AS SHOWN ON THE SURVEY. --AS SHOWN

42. RIGHTS AND EASEMENTS SET FORTH IN EASEMENT FROM THE MILLS AT PEPPERELL, LLC TO CENTRAL MAINE POWER COMPANY DATED MAY 8, 2015 AND RECORDED IN BOOK 17068, PAGE 461. --AS SHOWN

43. AFFIDAVIT OF PHYSICAL OBSTRUCTION AND CLOSING OF PRIVATE WAYS BY WILLIAM D. SANFORD, PROPERTY MANAGER FOR THE MILLS AT PEPPERELL, LLC DATED APRIL 12, 2017 AND RECORDED IN BOOK 17868, PAGE 876. --NON SURVEY

44. RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY FROM BIDEFORD TEXTILE COMPANY SET FORTH IN THE EASEMENT DEED DATED MARCH 30, 1972 AND RECORDED IN BOOK 2055, PAGE 84. --REFERENCED POLES NOT FOUND

45. INTENTIONALLY DELETED.

46. SUCH STATE OF FACTS AS IS SHOWN ON THE PLAN ENTITLED "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 3 AND 8 (RTE 9/MAIN STREET), BIDEFORD--SACO, YORK COUNTY," DATED AUGUST 2001 AND RECORDED IN PLAN BOOK 322, PAGE 40, AS SHOWN ON SURVEY. -- ALL PERTINENT INFORMATION ON REFERENCED PLAN AS SHOWN

47. EXCEPTIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS AND CONDITIONS SET FORTH IN THE QUITCLAIM DEED FROM SUNBEAM PRODUCTS, INC. TO NORTH DAM, LLC DATED APRIL 30, 2004 AND RECORDED IN BOOK 14072, PAGE 296. --AS SHOWN

48. RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY FROM NORTH DAM, LLC AS SET FORTH IN THE EASEMENT DEED (UNDERGROUND LINE) DATED AUGUST 6, 2008, AND RECORDED IN BOOK 15501, PAGE 812, AS SHOWN ON THE SURVEY. --AS SHOWN

49. RIGHTS AND EASEMENTS GRANTED TO CENTRAL MAINE POWER COMPANY BY EASEMENT DEED FROM NORTH DAM, LLC DATED AUGUST 19, 2008, AND RECORDED IN BOOK 15535, PAGE 609. --REFERENCED POLES NOT FOUND

50. RIGHTS AND EASEMENTS DESCRIBED IN THE EASEMENT DEED (UNDERGROUND LINE) FROM NORTH DAM, LLC TO CENTRAL MAINE POWER COMPANY DATED APRIL 3, 2012 AND RECORDED IN BOOK 16311, PAGE 226, AS SHOWN ON THE SURVEY. --AS SHOWN

51. NOTICE OF DECISION FROM THE BIDEFORD PLANNING BOARD DATED JANUARY 16, 2014 AND RECORDED IN BOOK 16803, PAGE 815, NOTE; WITH RESPECT TO THE REQUIREMENTS OF THE NOTICE OF DECISION DATED JANUARY 16, 2014 RECORDED IN BOOK 16803, PAGE 815, SAID REQUIREMENTS WERE DEEMED SATISFIED AS EVIDENCED BY AN UNRECORDED CERTIFICATE OF OCCUPANCY DATED JUNE 30, 2015. --NON SURVEY

52. RIGHTS, EASEMENTS, TERMS AND CONDITIONS IN PERMANENT EASEMENT GRANTED TO CITY OF BIDEFORD DATED APRIL 15, 2015 AND RECORDED IN BOOK 17005, PAGE 538; AS AFFECTED BY A CORRECTIVE PERMANENT EASEMENT DEED GRANTED TO CITY OF BIDEFORD DATED JUNE 30, 2017 AND RECORDED IN BOOK 17515, PAGE 854, AS SHOWN ON THE SURVEY. --AS SHOWN

53. TERMS AND CONDITIONS IN AN AFFIDAVIT OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AFFIDAVIT VOLUNTARY RESPONSE ACTION PROGRAM NORTH DAM MILL SITE DATED AUGUST 26, 2015 AND RECORDED IN BOOK 17092, PAGE 503. --NON SURVEY

54. RIGHTS AND EASEMENTS SET FORTH IN AN UNDERGROUND LINE EASEMENT FROM NORTH DAM LLC TO CENTRAL MAINE POWER COMPANY DATED OCTOBER 11, 2018 AND RECORDED IN BOOK 17889, PAGE 755, AS SHOWN ON THE SURVEY. --AS SHOWN

55. RIGHTS AND EASEMENTS SET FORTH IN A SIGNAL SYSTEM EASEMENT FROM NORTH DAM, LLC TO STATE OF MAINE, ACTING BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION DATED JUNE 11, 2021 AND RECORDED IN BOOK 18736, PAGE 668, AS SHOWN ON THE SURVEY. --AS SHOWN

56. RIGHTS AND EASEMENTS SET FORTH IN RIVERWALK EASEMENT DEED (PHASE IV) FROM THE MILLS AT PEPPERELL, LLC TO THE CITY OF BIDEFORD, DATED DECEMBER ____ , 2021 AND RECORDED IN BOOK _____, PAGE _____, AS SHOWN ON SURVEY. --AS SHOWN

57. RIGHTS AND EASEMENTS SET FORTH IN RIVERWALK EASEMENT DEED (PHASE V) FROM THE MILLS AT PEPPERELL, LLC TO THE CITY OF BIDEFORD, DATED DECEMBER ____ , 2021 AND RECORDED IN BOOK _____, PAGE _____, AS SHOWN ON SURVEY. --AS SHOWN

58. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS BY PEPPERELL MILL PROGRESSION, LLC DATED DECEMBER 15, 2021 AND RECORDED IN BOOK _____, PAGE _____, AS SHOWN ON SURVEY. --ALL PERTINENT INFORMATION AS SHOWN

59. SUCH STATE OF FACTS AS SET FORTH ON PLAN ENTITLED FUNCTIONAL SUBDIVISION -- FOR PEPPERELL MILL PROGRESSION, LLC AND PEPPERELL MILL DEVELOPMENT, LLC, MAIN STREET AND YORK STREET, BIDEFORD, MAINE PREPARED BY OWEN HASKELL, INC. DATED NOVEMBER 19, 2021 AND REVISED THROUGH DECEMBER ____ , 2021, AS RECORDED IN PLAN BOOK _____, PAGE _____, AS SHOWN ON SURVEY. --ALL PERTINENT INFORMATION ON REFERENCED PLAN AS SHOWN

60. THE FOLLOWING STATE FACTS AS SET FORTH ON PLAN ENTITLED ALTA/NSPS LAND TITLE SURVEY, THE MILLS AT PEPPERELL, MADE FOR RECORD OWNER PEPPERELL MILL PROGRESSION, LLC AND PEPPERELL MILL DEVELOPMENT, LLC, MAIN STREET AND YORK STREET, BIDEFORD, MAINE PREPARED BY OWEN HASKELL, INC. DATED SEPTEMBER 9, 2021 AND REVISED THROUGH DECEMBER ____ , 2021 ("THE SURVEY," AS USED HEREIN): POSSIBLE ENCROACHMENTS A THROUGH H AS LISTED THEREON. --SEE THIS PLAN

Legal Description

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TITLE COMMITMENT FILE NO. 9258-1112(OB & CA) / 27415-1

OCCUPIED BUILDINGS AND COMMON AREAS:

A CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE NORTHERLY SIDE OF MAIN STREET IN THE CITY OF SACO, COUNTY OF YORK AND STATE OF MAINE, AS SHOWN AND SET FORTH ON A PLAN ENTITLED FUNCTIONAL SUBDIVISION THE MILLS AT PEPPERELL, MAIN STREET, BIDEFORD, YORK COUNTY, MAINE MADE FOR PEPPERELL MILL PROGRESSION, LLC AND PEPPERELL MILL DEVELOPMENT, LLC, PREPARED BY OWEN HASKELL, INC., PROFESSIONAL LAND SURVEYORS, DATED DECEMBER 10, 2021, 2021, AS RECORDED IN PLAN BOOK _____, PAGE _____ (THE "PLAN"), AND BEING BOUNDED AND DESCRIBED BY THE FOLLOWING METES AND BOUNDS, HOWEVER, SPECIFICALLY EXCEPTING THEREFROM THOSE CERTAIN BUILDINGS/PARCELS AS SHOWN ON SAID PLAN THAT ARE THEREON DESIGNATED AS BUILDING/PARCEL NO'S 11, 12, 19, 20, 30, 36, AND SMOKESTACK PARCEL 38:

BEGINNING ON THE NORTHERLY SIDELINE OF MAIN STREET AT THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF MAIN ST., LLC AS DESCRIBED IN DEED BOOK 6392, PAGE 208; THENCE N 07°40'00" E ALONG LAND OF SAID MAIN ST., LLC, LAND NOW OR FORMERLY OF LUMA LLC AS DESCRIBED IN DEED BOOK 14489, PAGE 467, LAND NOW OR FORMERLY OF J. PARISON HOLDINGS, LLC AS DESCRIBED IN DEED BOOK 17621, PAGE 630 AND LAND NOW OR FORMERLY OF POLAKIEWICH BLOCK, LLC 149.89 FEET;

THENCE, N 82°56'00" W ALONG LAND OF SAID POLAKIEWICH BLOCK, LLC 52.93 FEET TO LAND NOW OR FORMERLY OF EHDG DEVELOPMENT PROPERTIES AS DESCRIBED IN DEED BOOK 5609, PAGE 187;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG LAND OF SAID EHDG DEVELOPMENT PROPERTIES:

N 47°46'00" E A DISTANCE OF 40.56 FEET;

S 82°56'00" E A DISTANCE OF 26.48 FEET;

N 07°04'00" E A DISTANCE OF 45.00 FEET;

N 82°56'00" W A DISTANCE OF 18.35 FEET;

N 42°16'45" W A DISTANCE OF 109.62 FEET TO LAND NOW OR FORMERLY OF PRAETORIUM LLC AS DESCRIBED IN DEED BOOK 17843, PAGE 298;

Legal Description - cont'd

THENCE, N 47°43'15" E ALONG SAID PRAETORIUM LLC 6.20 FEET;

THENCE, N 82°55'00" W CONTINUING ALONG PRAETORIUM LLC AND LAND NOW OR FORMERLY OF 1--3A BEACON LLC AS DESCRIBED IN DEED BOOK 1422, PAGE 808 A DISTANCE OF 147.54 FEET;

THENCE, N 07°05'00" E ALONG SAID 1--3A BEACON LLC 1.00 FEET;

THENCE, N 82°55'00" W CONTINUING ALONG 1--3A BEACON LLC 106.30 FEET TO THE NORTHERLY SIDELINE OF SAID MAIN STREET;

THENCE, N 48°02'15" W ALONG THE NORTHERLY SIDELINE OF MAIN STREET 60.08 FEET TO THE SOUTHEASTERLY CORNER OF LAND OF GALLAGHER'S RAINBOW, INC. AS DESCRIBED IN DEED BOOK 9554, PAGE 212;

THENCE, N 08°46'30" E ALONG LAND OF SAID GALLAGHER'S RAINBOW, INC. 80.30 FEET;

THENCE, N 47°33'30" E CONTINUING ALONG LAND OF GALLAGHER'S RAINBOW AND LAND NOW OR FORMERLY OF LHL HOLDING, LLC AS DESCRIBED IN DEED BOOK 17085, PAGE 431 A DISTANCE OF 39.62 FEET;

THENCE, N 79°25'15" E ALONG LAND OF SAID LHL HOLDINGS, LLC 67.07 FEET TO A CAPPED IRON ROD STAMPED #1209;

THENCE, N 82°06'30" E CONTINUING ALONG LHL HOLDINGS, LLC 516.12 FEET TO THE SOUTHERLY SIDELINE OF SACO FALLS WAY MARKED BY A CAPPED IRON ROD FOUND STAMPED #1209;

THENCE, S 82°58'00" E ALONG THE SOUTHERLY SIDELINE OF SAID SACO FALLS WAY 179.70 FEET TO THE MILLS AT SACO FALL, LP AS DESCRIBED IN DEED BOOK 15787, PAGE 114;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID THE MILLS AT SACO FALLS, LP:

S 07°07'30" W A DISTANCE OF 120.56 FEET;

S 18°03'30" E A DISTANCE OF 41.00 FEET TO A CAPPED IRON ROD FOUND STAMPED #239;

S 84°08'30" E A DISTANCE OF 76.51 FEET;

S 82°04'00" E A DISTANCE OF 84.36 FEET;

S 83°00'15" E A DISTANCE OF 123.19 FEET;

S 06°48'00" W A DISTANCE OF 188.28 FEET;

S 04°22'30" E A DISTANCE OF 103.96 FEET;

S 56°35'45" E A DISTANCE OF 78.18 FEET TO LAND NOW OR FORMERLY OF CITY OF BIDEFORD AS DESCRIBED IN DEED BOOK 16930, PAGE 51;

THENCE, S 14°20'20" E ALONG THE SAID CITY OF BIDEFORD 35.48 FEET;

THENCE, S 83°00'19" E CONTINUING ALONG THE LAND OF THE CITY OF BIDEFORD 142.66 FEET;

THENCE, N 02°33'01" W ALONG THE LAND OF THE CITY OF BIDEFORD 32.04 FEET TO A DRILL HOLE FOUND;

THENCE, S 83°14'45" E A DISTANCE OF 116 FEET, MORE OR LESS TO THE THREAD OF THE SACO RIVER;

THENCE, SOUTHWESTERLY 121 FEET, MORE OR LESS TO A POINT BEING S 45°19'45" E FROM THE LAST-MENTIONED DRILL HOLE FOUND;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY SIDELINE OF MAIN STREET:

S 84°43'00" W A DISTANCE OF 20.84 FEET;

S 76°36'00" W A DISTANCE OF 162.98 FEET;

N 87°16'00" W A DISTANCE OF 100.08 FEET;

N 74°21'27" W A DISTANCE OF 271.59 FEET;

N 73°35'33" W A DISTANCE OF 82.48 FEET;

N 82°03'00" W A DISTANCE OF 233.46 FEET;

N 77°46'00" W A DISTANCE OF 95.18 FEET;

S 68°43'00" W A DISTANCE OF 48.70 FEET;

N 59°11'00" W A DISTANCE OF 36.11 FEET;

N 56°23'30" W A DISTANCE OF 48.57 FEET TO THE POINT OF BEGINNING, CONTAINING 788,128 S.F. OR 18.09 ACRES, MORE OR LESS.

TOGETHER WITH RIGHTS AND EASEMENTS SET FORTH IN UTILITY EASEMENT BY AND BETWEEN WESTPOINT HOME, INC. AND NORTH DAM MILL, LLC DATED NOVEMBER 18, 2008 AND RECORDED IN BOOK 15532, PAGE 471.

TOGETHER WITH THE EASEMENTS AND RIGHTS, IF ANY, LOCATED IN THE CITY OF BIDEFORD, YORK COUNTY, MAINE, AS MORE PARTICULARLY RESERVED BY THE MILLS AT PEPPERELL, LLC OR OTHERWISE HELD BY THE MILLS AT PEPPERELL, LLC PURSUANT TO THE FOLLOWING INSTRUMENTS: THE QUITCLAIM DEED WITH COVENANT DEED FROM THE MILLS AT PEPPERELL, LLC TO CITY OF BIDEFORD DATED AS OF APRIL 29, 2014 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS ON NOVEMBER 25, 2014 IN BOOK 16930, PAGE 51; THE RIVERWALK EASEMENT AGREEMENT (PHASE III) WITH THE CITY OF BIDEFORD DATED AS OF APRIL 29, 2014 AND RECORDED IN SAID REGISTRY OF DEEDS ON NOVEMBER 29, 2014 IN BOOK 16930, PAGE 61;

TOGETHER WITH THE EXCEPTIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS AND CONDITIONS SET FORTH IN THE QUITCLAIM DEED FROM SUNBEAM PRODUCTS, INC. TO NORTH DAM, LLC DATED APRIL 30, 2004 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 14072, PAGE 296. TOGETHER WITH THE EXCEPTIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS AND CONDITIONS SET FORTH IN THE QUITCLAIM WITH COVENANT DEED FROM THE MILLS AT PEPPERELL, LLC TO NORTH DAM, LLC DATED DECEMBER 6, 2012 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 16478, PAGE 953.

TOGETHER WITH COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY PEPPERELL MILL PROGRESSION, LLC, DATED DECEMBER 15, 2021 TO BE RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS.

TOGETHER WITH THE FOLLOWING HISTORICAL RIGHTS AND EASEMENTS:

EASEMENT ONE:

THOSE RIGHTS AND EASEMENTS CONVEYED BY YORK MANUFACTURING COMPANY TO CUMBERLAND COUNTY POWER AND LIGHT COMPANY BY INDENTURE DATED SEPTEMBER 22, 1938, RECORDED IN YORK COUNTY REGISTRY OF DEEDS, BOOK 935, PAGE 332 FOR THE BENEFIT OF PARCELS ONE AND TWO AS SET FORTH AND DEFINED IN THE DEED FROM CENTRAL MAINE POWER COMPANY TO PEPPERELL, MANUFACTURING COMPANY DATED NOVEMBER 15, 1964 AND RECORDED OCTOBER 12, 1964 IN BOOK 1622, PAGE 117, INCLUDING THE BRIDGE, PENSTOCK AND PIPELINES, THE INTAKE, SCREEN CHAMBER AND GATES TO THE CENTER OF THE SACO RIVER.

EASEMENT TWO:

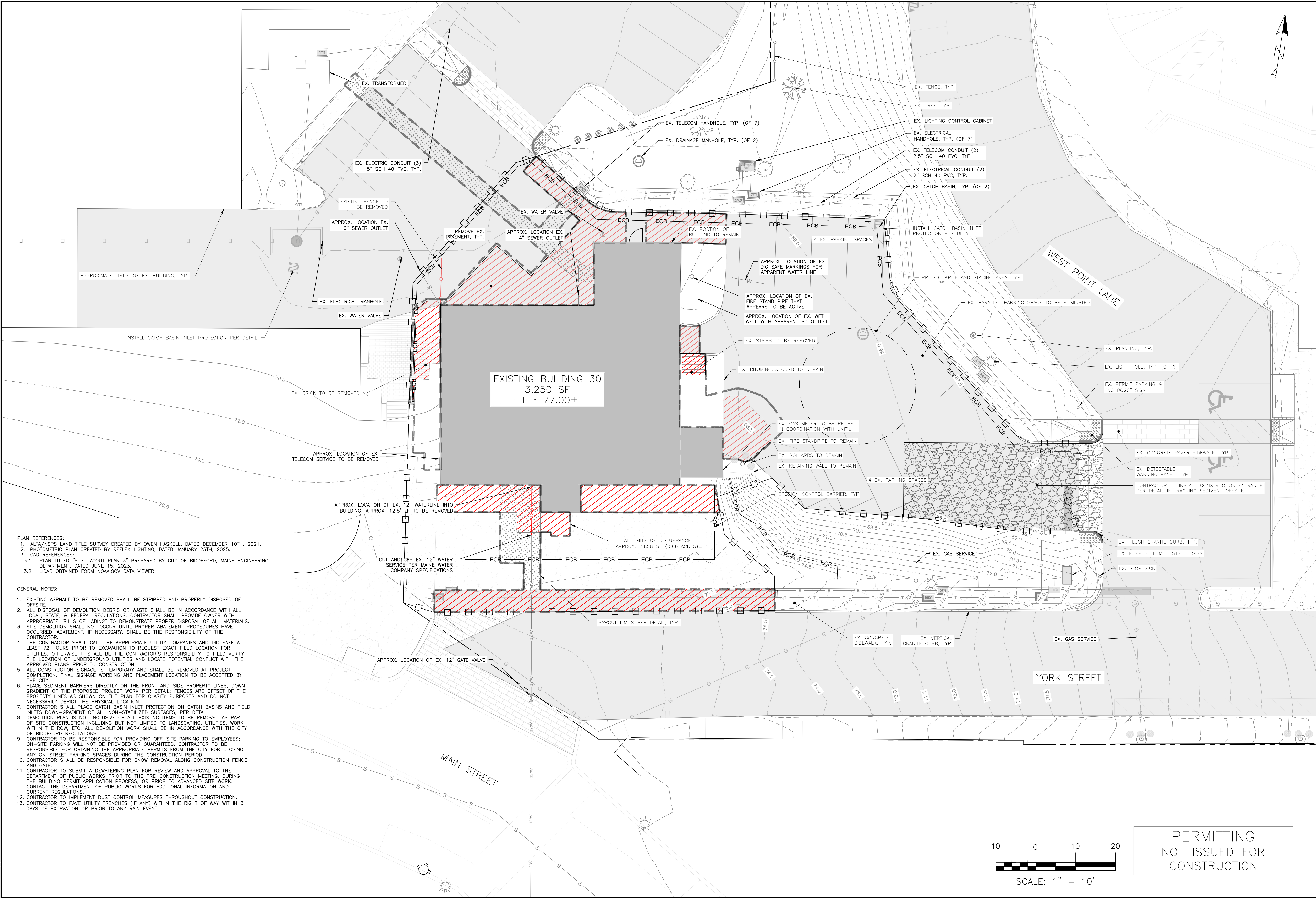
RIGHT AND EASEMENT FOR THE PURPOSE OF OPERATING, REPLACING, REPAIRING AND MAINTAINING A STEAM PIPE LINE AND A RETURN CONDENSATE PIPE LINE, WITH VALVES, FITTINGS AND NECESSARY APPURTENANCES, TOGETHER WITH NECESSARY STEEL TRESTLES, BRIDGES AND WALL BRACKETS TO SUPPORT THE SAME AS FURTHER DESCRIBED BY THE DEED FROM SACO REALTY CORPORATION TO CENTRAL MAINE POWER COMPANY DATED NOVEMBER 28, 1958, RECORDED IN SAID REGISTRY, BOOK 1396, PAGE 280, FOR THE BENEFIT OF PARCELS ONE AND TWO AS SET FORTH AND DEFINED IN THE DEED FROM CENTRAL MAINE POWER COMPANY TO PEPPERELL, MANUFACTURING COMPANY DATED SEPTEMBER 15, 1964 AND RECORDED OCTOBER 12, 1964 IN BOOK 1622, PAGE 217.

EASEMENT THREE:

THE RIGHT TO LAY A PIPELINE OR PIPELINES ALONG THE CANALS AND/OR PENSTOCKS OF PEPPERELL, MANUFACTURING COMPANY FOR THE PURPOSE OF OBTAINING SUFFICIENT WATER FROM ABOVE THE UPPER YORK DAM FOR THE PROPER OPERATION OF A STEAM PLANT AS FURTHER DESCRIBED IN THE DEED FROM PEPPERELL, MANUFACTURING COMPANY TO CUMBERLAND COUNTY POWER AND LIGHT COMPANY DATED SEPTEMBER 22, 1938 AND RECORDED IN BOOK 795, PAGE 11 TO INCLUDE ANY AND ALL OF THE FOLLOWING: THE RIGHT TO EXCAVATE THE BED OF THE WESTERLY BRANCH OF SAID SACO RIVER IN ANY PART THEREOF BETWEEN SAID NORTHWESTERLY BOUNDARY LINE OF THE POWER HOUSE PROPERTY AND SAID SOUTHERLY BOUNDARY LINE OF THE PROPERTY DESCRIBED IN SAID SECTION 15 THEREIN; THE RIGHT TO TAKE WATER FROM THE SAID WEST BRANCH OF THE SACO RIVER ABOVE THE UPPER YORK DAM FOR USE ON THE PREMISES OCCUPIED BY ITS MANUFACTURING PLANT IN SAID BIDEFORD AS THE SAME NOW IS OR MAY HEREAFTER BE CONSTITUTED, THE SAID WATER TO BE USED FOR ANY PURPOSE ON SAID PREMISES EXCEPT FOR THE GENERATION OF WATER POWER, AND THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN ON AND ACROSS THAT PART OF THE LAND THEREBY CONVEYED TO CUMBERLAND COUNTY POWER AND LIGHT COMPANY WHICH LIES NORTHERLY OF THE NORTHERLY BOUNDARY OF THE PARCEL DESCRIBED IN SECTION 13 THEREIN A SUITABLE PIPE LINE OR LINES AND A SUITABLE INTAKE TO ENABLE PEPPERELL, MANUFACTURING COMPANY, ITS SUCCESSORS AND ASSIGNS, TO OBTAIN SAID WATER, SAID INTAKE TO BE LOCATED APPROXIMATELY ON A LINE RUNNING NORTHERLY FROM THE NORTHEASTERLY CORNER OF SAID PARCEL DESCRIBED IN SECTION 13 THEREIN, TOGETHER WITH THE RIGHT TO ENTER THE SAID LAND FOR THE PURPOSES OF LAYING, CONSTRUCTING, INSPECTING, REPAIRING AND/OR REPLACING SAID PIPE LINE OR LINES AND INTAKE FOR THE BENEFIT OF PARCELS ONE AND TWO AS SET FORTH AND DEFINED IN THE DEED FROM CENTRAL MAINE POWER COMPANY TO PEPPERELL, MANUFACTURING COMPANY DATED SEPTEMBER 15, 1964 AND RECORDED OCTOBER 12, 1964 IN BOOK 1622, PAGE 217.

EASEMENT FOUR:

RIGHT OF WAY AND



- PLAN REFERENCES:
1. ALTA/NPS LAND TITLE SURVEY CREATED BY OWEN HASKELL, DATED DECEMBER 10TH, 2021.
 2. PHOTOMETRIC PLAN CREATED BY REFLEX LIGHTING, DATED JANUARY 25TH, 2025.
 3. CAD REFERENCES:
 - 3.1. PLAN TITLED "SITE LAYOUT PLAN 3" PREPARED BY CITY OF BIDEFORD, MAINE ENGINEERING DEPARTMENT, DATED JUNE 15, 2023.
 - 3.2. LIDAR OBTAINED FROM NOAA.GOV DATA VIEWER

- GENERAL NOTES:
1. EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
 2. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
 3. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 4. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
 5. ALL CONSTRUCTION SIGNAGE IS TEMPORARY AND SHALL BE REMOVED AT PROJECT COMPLETION. FINAL SIGNAGE WORDING AND PLACEMENT LOCATION TO BE ACCEPTED BY THE CITY.
 6. PLACE SEDIMENT BARRIERS DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK PER DETAIL; FENCES ARE OFFSET OF THE PROPERTY LINES AS SHOWN ON THE PLAN FOR CLARITY PURPOSES AND DO NOT NECESSARILY DEPICT THE PHYSICAL LOCATION.
 7. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADIENT OF ALL NON-STABILIZED SURFACES, PER DETAIL.
 8. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE REMOVED AS PART OF SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BIDEFORD REGULATIONS.
 9. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING OFF-SITE PARKING TO EMPLOYEES; ON-SITE PARKING WILL NOT BE PROVIDED OR GUARANTEED. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE PERMITS FROM THE CITY FOR CLOSING ANY ON-STREET PARKING SPACES DURING THE CONSTRUCTION PERIOD.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL ALONG CONSTRUCTION FENCE AND GATE.
 11. CONTRACTOR TO SUBMIT A DEWATERING PLAN FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE PRE-CONSTRUCTION MEETING, DURING THE BUILDING PERMIT APPLICATION PROCESS, OR PRIOR TO ADVANCED SITE WORK. CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR ADDITIONAL INFORMATION AND CURRENT REGULATIONS.
 12. CONTRACTOR TO IMPLEMENT DUST CONTROL MEASURES THROUGHOUT CONSTRUCTION.
 13. CONTRACTOR TO PAVE UTILITY TRENCHES (IF ANY) WITHIN THE RIGHT OF WAY WITHIN 3 DAYS OF EXCAVATION OR PRIOR TO ANY RAIN EVENT.



PERMITTING
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
SKETCH	DATE
PRELIMINARY	1/15/25
FINAL	3/12/25

CONSTRUCTION MANAGEMENT PLAN	
PEPPERELL MILL - BUILDING 30 REDEVELOPMENT	
2 YORK STREET BIDEFORD, ME	
PROJECT NAME:	REVELER LLC
CLIENT:	511 CONGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.	ENGINEERING, INC.
PETER F. HEIL	
15318	

FILE:	AE_CMT
JN:	1269
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	DSH
CHECKED BY:	PFH

DRAWING NO.
C-03

GENERAL NOTES:

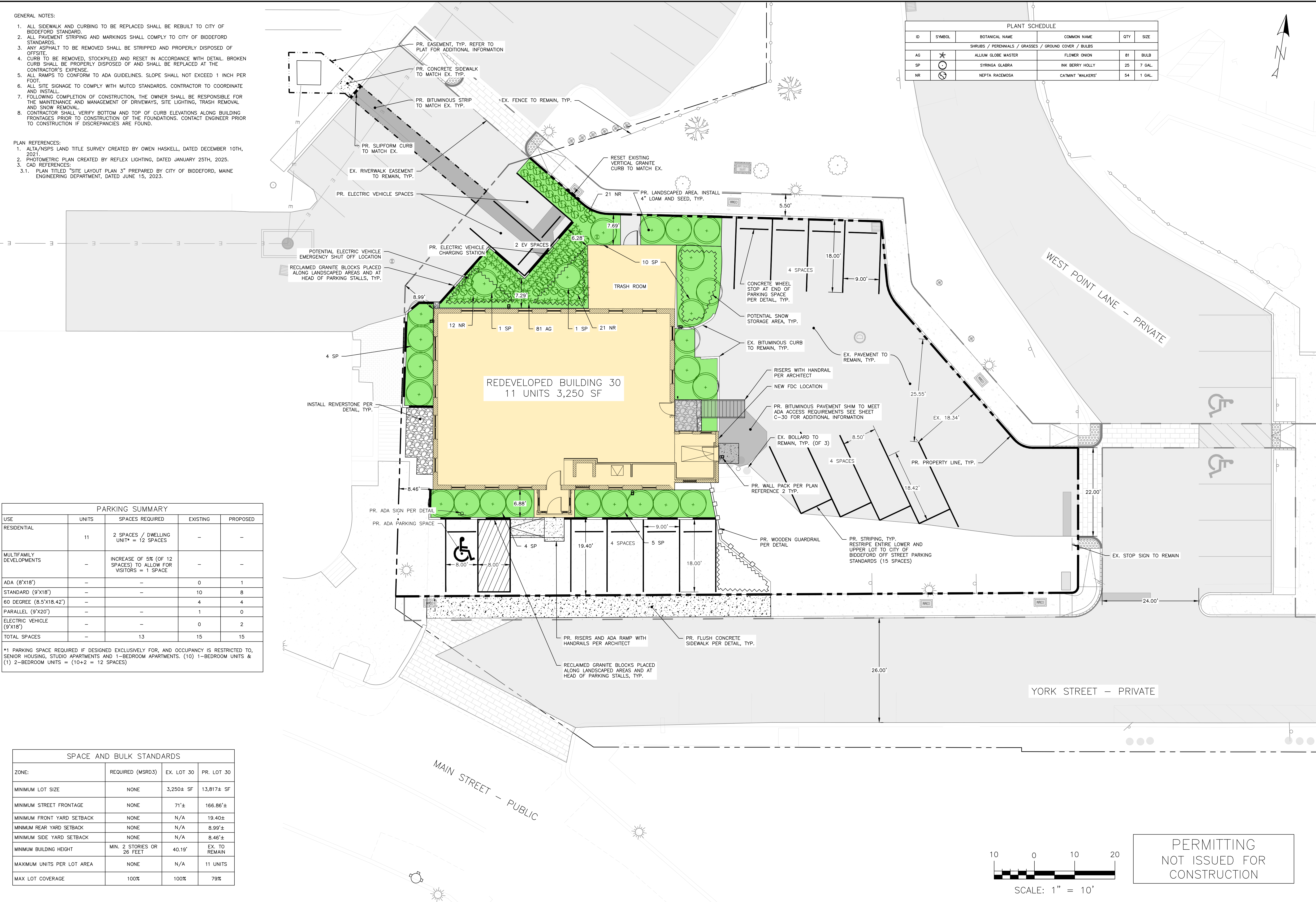
1. ALL SIDEWALK AND CURBING TO BE REPLACED SHALL BE REBUILT TO CITY OF BIDDEFORD STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF BIDDEFORD STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMP TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
8. CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FRONTAGES PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.

PLAN REFERENCES:

1. ALTA/NSPS LAND TITLE SURVEY CREATED BY OWEN HASKELL, DATED DECEMBER 10TH, 2021.
2. PHOTOMETRIC PLAN CREATED BY REFLEX LIGHTING, DATED JANUARY 25TH, 2025.
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PARKING SUMMARY				
USE	UNITS	SPACES REQUIRED	EXISTING	PROPOSED
RESIDENTIAL	11	2 SPACES / DWELLING UNIT* = 12 SPACES	-	-
MULTIFAMILY DEVELOPMENTS	-	INCREASE OF 5% (OF 12 SPACES) TO ALLOW FOR VISITORS = 1 SPACE	-	-
ADA (8'X18')	-	-	0	1
STANDARD (9'X18')	-	-	10	8
60 DEGREE (8.5'X18.42')	-	-	4	4
PARALLEL (9'X20')	-	-	1	0
ELECTRIC VEHICLE (9'X18')	-	-	0	2
TOTAL SPACES	-	13	15	15
*1 PARKING SPACE REQUIRED IF DESIGNED EXCLUSIVELY FOR, AND OCCUPANCY IS RESTRICTED TO, SENIOR HOUSING, STUDIO APARTMENTS AND 1-BEDROOM APARTMENTS. (10) 1-BEDROOM UNITS & (1) 2-BEDROOM UNITS = (10+2 = 12 SPACES)				

SPACE AND BULK STANDARDS			
ZONE:	REQUIRED (MSRD3)	EX. LOT 30	PR. LOT 30
MINIMUM LOT SIZE	NONE	3,250± SF	13,817± SF
MINIMUM STREET FRONTAGE	NONE	71'±	166.86'±
MINIMUM FRONT YARD SETBACK	NONE	N/A	19.40±
MINIMUM REAR YARD SETBACK	NONE	N/A	8.99'±
MINIMUM SIDE YARD SETBACK	NONE	N/A	8.46'±
MINIMUM BUILDING HEIGHT	MIN. 2 STORIES OR 26 FEET	40.19'	EX. TO REMAIN
MAXIMUM UNITS PER LOT AREA	NONE	N/A	11 UNITS
MAX LOT COVERAGE	100%	100%	79%



PLANT SCHEDULE					
ID	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
SHRUBS / PERENNIALS / GRASSES / GROUND COVER / BULBS					
AG	*	ALLIUM GLOBE MASTER	FLOWER ONION	81	BULB
SP	○	SYRINGA GLABRA	INK BERRY HOLLY	25	7 GAL.
NR	⊗	NEPTA RACEMOSA	CATMINT 'WALKERS'	54	1 GAL.

ISSUED FOR

BY

DATE

SKETCH

DATE

PRELIMINARY

DATE

FINAL

DATE

SITE PLAN

PEPPERELL MILL - BUILDING 30 REDEVELOPMENT

2 YORK STREET BIDDEFORD, ME

REVELER LLC

511 CONGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101

DRAWING NAME

PROJECT NAME

CLIENT

ACORN ENGINEERING, INC.

ENGINEERING, INC.

207-775-2655

PO BOX 3372, PORTLAND MAINE 04104

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED BY THE ENGINEER, SHALL BE INDICATED BY A REVISION TABLE AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE:

AE_SITE

JN:

1269

SCALE:

AS NOTED

DESIGNED BY:

ZMS

DRAWN BY:

DSH

CHECKED BY:

PFH

STATE OF MAINE

PETER F. HEIL

15318

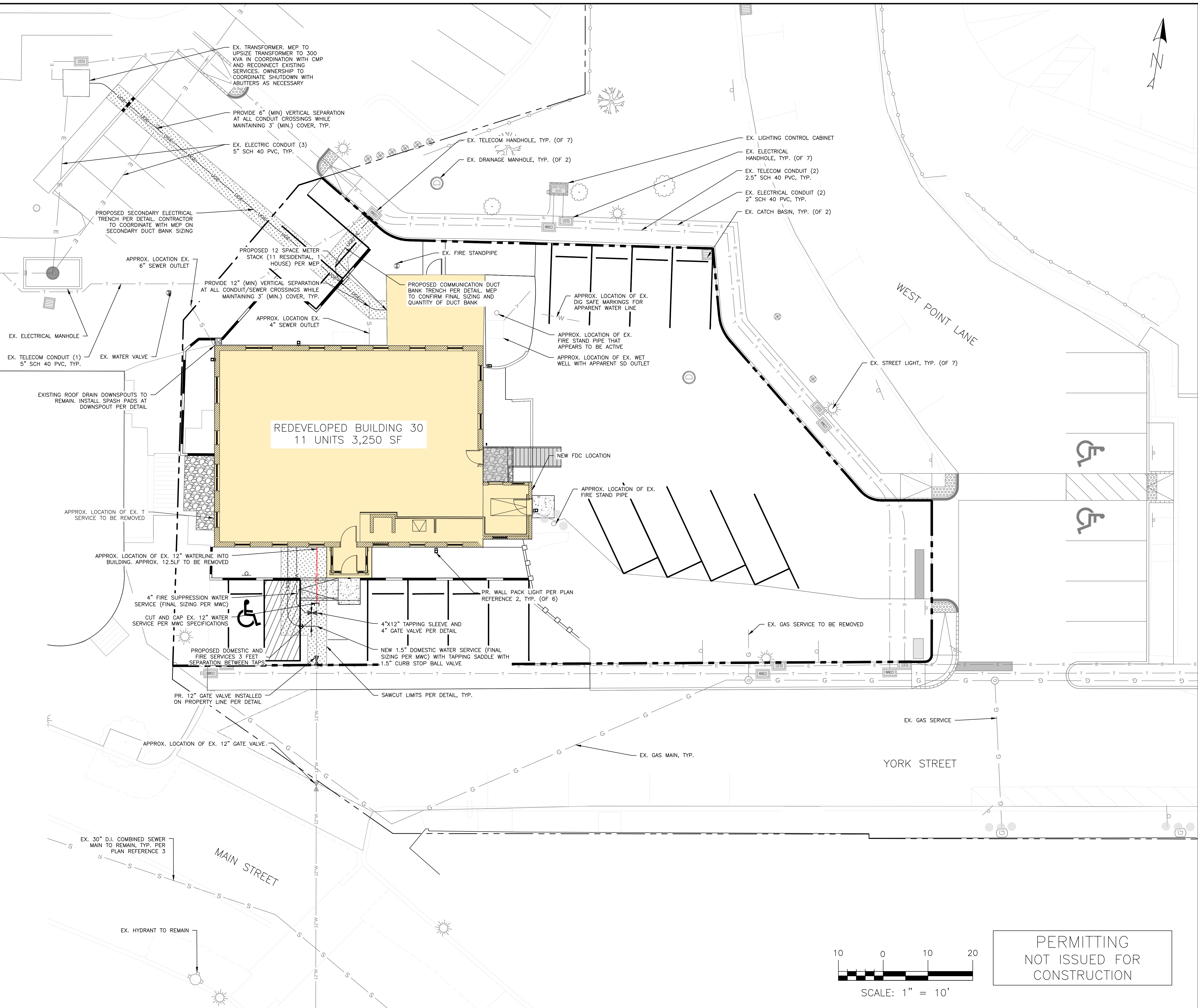
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DRAWING NO.

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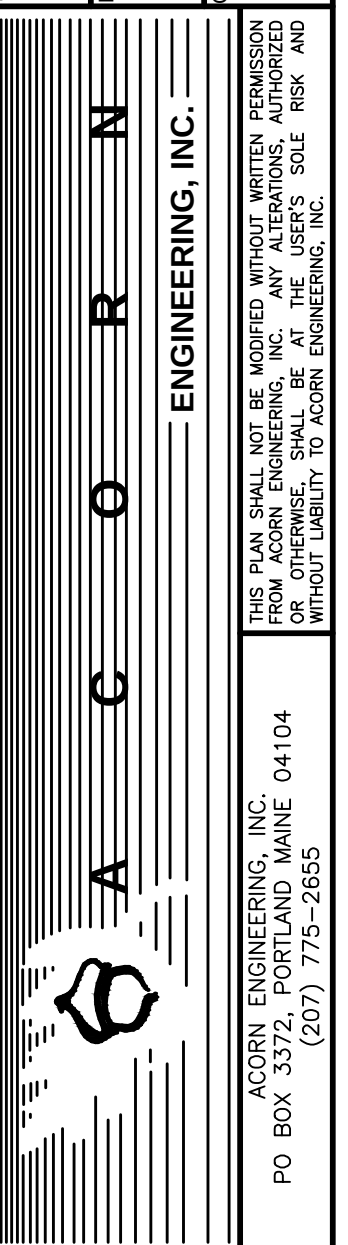
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1. LOCATION OF PROPOSED CONNECTIONS ARE APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
2. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER SOURCES. INFORMATION IS NOT TO BE USED FOR THE PURPOSES OF COMPLETED CONNECTIONS TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY INFORMATION, PRIOR TO ANY EXCAVATION.
3. FOR ALL UTILITIES, ACONR ENGINEERING DESIGN LIMITS END AT EXTERIOR WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL UTILITY CONNECTIONS WITHIN THE BUILDING.
5. **SEWER UTILITIES:** CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BIRDEMPORE TECHNICAL STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE PROPERTY LINES FOR EACH CITY SEWER CONNECTION.
6. **WATER UTILITIES:** FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGNER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH MAINE WATER COMPANY STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE MAINE WATER COMPANY AND CITY OF BIRDEMPORE.
- 6.1. MAINTAIN 5' OF COVER OVER NEW WATER LINE WITH NO MORE THAN 5.5' OF COVER
- 6.2. MUST MAINTAIN 10' OF SEPARATION FROM OTHER UTILITIES, UNLESS MUTUALLY AGREED UPON BY ALL
- 6.3. MUST MAINTAIN 3' SEPARATION FROM EXISTING MAINE WATER INFRASTRUCTURE, UNLESS CONNECTING
- 6.4. MUST MAINTAIN 5' SEPARATION FROM THE PROPERTY LINES
- 6.5. MUST BE RUN WITH TRACER WIRE IF NON-METALLIC
- 6.6. HOPE WILL BE PE4710 C33 (4" AND ABOVE MUST BE DR9 DIPPS)
- 6.7. MUST COMPLY WITH ALL OTHER MAINE WATER SPECIFICATIONS
- 6.8. DIMENSIONS ARE ESTIMATES BASED ON EXISTING RECORDS AND MAY NOT REFLECT THE ACTUAL REQUIRED LENGTHS.
7. **ELECTRIC UTILITIES:** ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION AND TRANSFORMER SIZE TO BE DETERMINED BY M.E.P. ENGINEER AND IN ACCORDANCE WITH CONNECTION TO BUILDING. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
8. **CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS** TO BE DETERMINED BY COMMUNICATIONS AND TELEPHONE COMPANY. IN CONSTRUCTION, CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH ALL UTILITY COMPANIES INVOLVED.

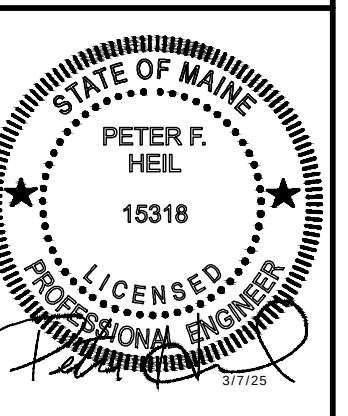
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PROJECT NAME: **PEPPERELL MILL - BUILDING 30 REDEVELOPMENT**
2 YORK STREET BIDDEFORD, ME

CLIENT: **REVELER LLC**
511 CONGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101



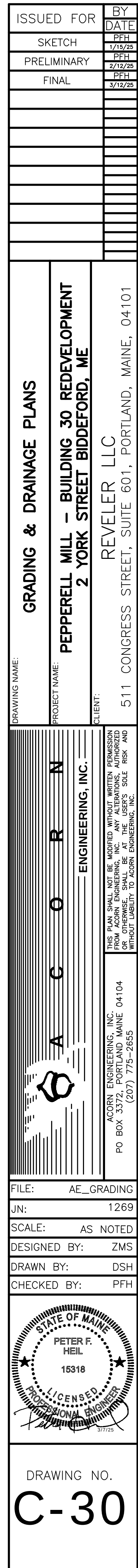
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LN:	1269
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	DSH
CHECKED BY:	PFH

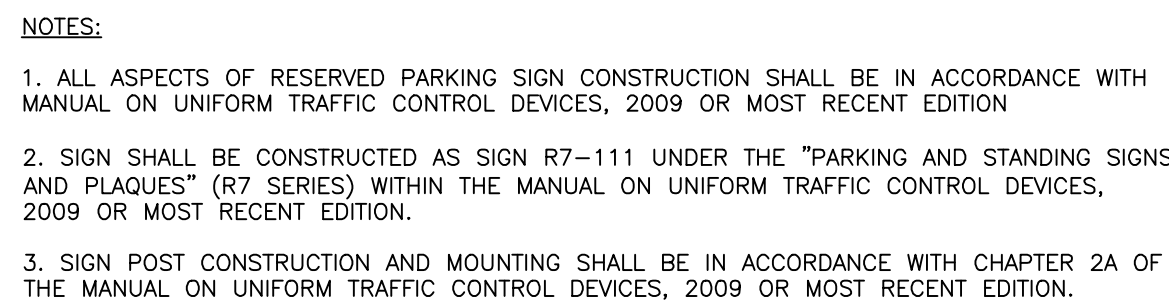


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1. ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF BIDEFDORF TECHNICAL MANUAL STANDARDS.
2. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS NECESSARY FOR CONSTRUCTION.
3. CONTRACTOR SHALL ENSURE THAT UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE SLOPE OUT TO PROPOSED CONNECTIONS.
4. CATCH BASIN INLET PROTECTION TO BE INSTALLED WITHIN ANY STRUCTURES/RESERVED DOWNDRAIN OF ACTIVE CONSTRUCTION.
5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED. DOWNDRAIN OF ALL ACTIVE CONSTRUCTION WITHIN THE CITY STREET RIGHT OF WAY SHALL BE PROTECTED BY SLOPE LINES; BARRIERS SHOWN OFFSET FROM PROPERTY LINES ON PLANS FOR VISUAL PURPOSES ONLY.
6. CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG WITH BUILDING PROJECTIONS PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT THE ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.

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 - 3.2. LIDAR OBTAINED FROM NOAA.GOV DATA VIEWER





1. ALL ASPECTS OF RESERVED PARKING SIGN CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 OR MOST RECENT EDITION

2. SIGN SHALL BE CONSTRUCTED AS SIGN R7-8 UNDER THE "PARKING AND STANDING SIGNS AND PLAQUES" (R7 SERIES) WITHIN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION. VAN ACCESSIBILITY SHALL BE CONSTRUCTED AS SIGN R7-8g OR R7-8b.

3. SIGN POST CONSTRUCTION AND MOUNTING SHALL BE IN ACCORDANCE WITH CHAPTER 2A OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION.

Technical drawing details:

- Sign dimensions: 1.00' width, 1.50' height.
- Sign text: "RESERVED PARKING" and "UNIVERSAL BARRIER FREE SIGNAGE".
- Sign symbol: International Symbol of Access (wheelchair) with a horizontal double-headed arrow below it.
- Post dimensions: 5.00' total height, 0.50' offset from the sign.
- Post material: 3" GALV. STEEL POLE.
- Post sign: 4" x 18" 18 GAUGE STEEL BAKED ENAMEL WITH WORDS "VAN ACCESSIBLE" (AS REQUIRED).
- Post sign background: BLUE BACKGROUND WITH WHITE LETTERING AND BORDER.
- Post sign dimensions: 1.00' width, 0.25' height.
- Post sign text: "VAN ACCESSIBLE".
- Post sign symbol: International Symbol of Access (wheelchair) with a horizontal double-headed arrow below it.
- Post sign text: "THIS SIGN TYP. EACH BARRIER FREE PARKING SPACE".
- Post base: 3000 PSI CONCRETE.
- Post base dimensions: 1.00' width, 5.00' height.
- Post base offset: 0.25' from the centerline.

Diagram illustrating the components and dimensions of a planting pit for a tree:

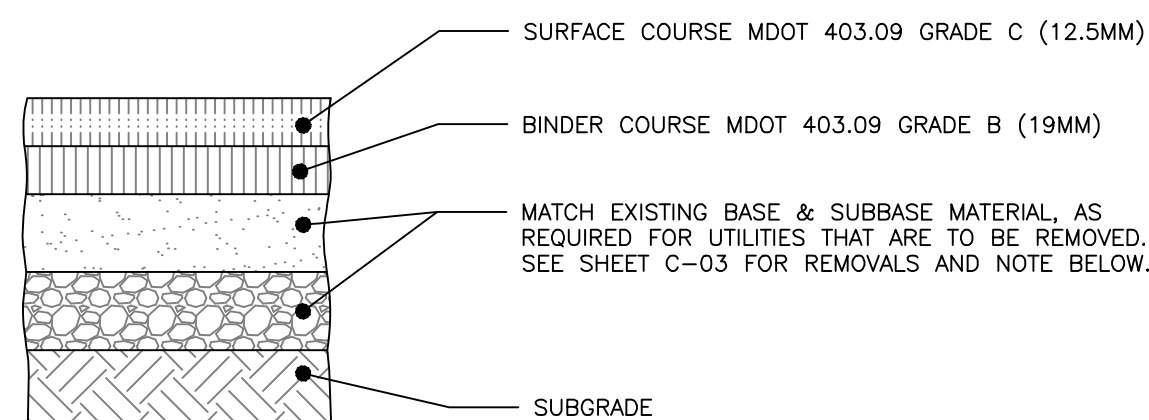
- PLANT MATERIAL PER PLANS.
- SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE
- SPREAD 2" MIN. DEPTH MULCH LAYER AROUND PLANT, KEEP 3" AWAY FROM TRUNK
- BERM SOIL 3" TO FORM WATERING BASIN
- FINISH GRADE
- PREPARED BACKFILL MIX, TAMPED IN EACH 12" LIFT OF SOIL
- MOUND SOIL FOR ROOTBALL REST
- SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
- PLANTING PIT 2X WIDTH OF ROOTBALL

Diagram illustrating the components and specifications for a planting pit:

- EXISTING SLOPE (VARIES)
- NEW SLOPE 2:1 MAX. HILLSIDE CUT
- PLANT MATERIAL PER PLANS. REFER TO SPECIFICATIONS FOR QUALITY ASSURANCE AND STANDARDS
- SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE
- SPREAD 2" MIN. DEPTH MULCH LAYER AROUND PLANT, KEEP 3" AWAY FROM TRUNK
- BERM SOIL 3" TO FORM WATERING BASIN
- FINISH GRADE
- PREPARED BACKFILL MIX, TAMPED IN EACH 12" LIFT OF SOIL
- PLANT TABLET
- SCARIFY SIDES AND BOTTOM OF PLANTING PIT
- MOUND SOIL FOR ROOTBALL
- PLANTING PIT 2X WIDTH OF ROOTBALL

NOTES:

1. SAWCUT EXISTING PAVEMENT AND REMOVE 2' STRIP OF EXISTING PAVEMENT. CREATE UNIFORM AND RIGID BUTT JOINT AND APPLY BITUMINOUS TACK COAT AT AN APPLICATION RATE OF 0.10 TO 0.14 GALLONS PER SQUARE YARD PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
2. THE NEW PAVEMENT SECTION SHALL MEET PAVEMENT SECTION DETAIL AT A MINIMUM OR THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH WHICHEVER IS GREATER.



1/2" PREFORMED FILLER AND SEALANT TO BE 1/4" BELOW BUILDING FINISH FLOOR AND FLUSH WITH PAD

VARIES (5" MIN)

6" THICK FIBER REINFORCED 4,500 PSI CONCRETE PAD, MEDIUM BROOM FINISH PERPENDICULAR TO TRAVEL (TYP.)

3/4" CHAMFER

COMPACTED GRAVEL SURFACE

SLOPE TO DRAIN AWAY FROM BUILDING, 2% MAX. SLOPE

CONTRACTOR TO COORDINATE DOWEL TYPE AND SPACING WITH STRUCTURAL ENGINEER IF CONCRETE LANDING IS TO BE FIXED TO FOUNDATION

4" MINIMUM 703.22 UNDERDRAIN BACKFILL MATERIAL TYPE C, WRAPPED IN FILTER FABRIC

(2) #4 CONT @ PERIMETER (TYP.)

1

1

COMPACTED SUBGRADE (TYP.)

Diagram illustrating a 18' wide site plan with various parking and access features:

- STRIPING 3' O.C. @ 45°**: Indicated for the diagonal hatched area.
- BARRIER FREE PARKING SIGN PER DETAIL**: Located above the barrier-free parking space.
- 90°**: Indicated for the corner of the 18' wide area.
- 18' SEE SITE PLAN**: Vertical dimension on the left side.
- 36"**: Horizontal dimension for the accessible parking space width.
- 8'**: Horizontal dimension for the accessible parking space length.
- 8'**: Horizontal dimension for the diagonal hatched area.
- 8'**: Horizontal dimension for the barrier-free parking space length.
- 9'**: Horizontal dimension for the remaining space on the left.
- 4" WIDE TRAFFIC PAINT STRIPE**: Indicated for the vertical lines separating the spaces.
- TYPICAL WHITE PAINT ON BITUMINOUS PAVEMENT AND YELLOW PAINT ON PORTLAND CEMENT PAVEMENT**: General note for the paint colors.
- STRIPING SHALL BE PAINTED BLUE FOR ANY DENOTED COMPACT SPACE AS SHOWN ON C-10**: General note for the stripe color.
- ADA SYMBOL (TYP.)**: Indicated for the wheelchair symbol.
- SEE SITE PLAN**: Horizontal dimension line at the bottom.

PERMITTING
NOT ISSUED FOR
CONSTRUCTION

[illegible]

SITE DETAILS - 1

**PEPPERELL MILL – BUILDING 30 REDEVELOPMENT
2 YORK STREET BIDDEFORD, ME**

REVELER LLC

REVELER LLC
511 CONGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101

DRAWING NAME:

PROJECT NAME:

CLIENT:

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ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

FILE: AE_1269_DETAILS

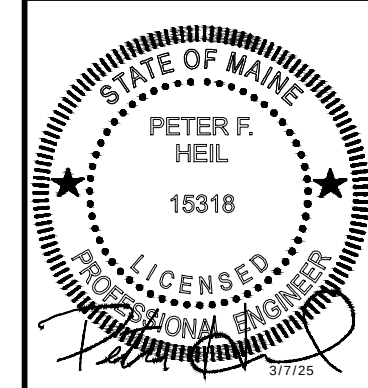
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SCALE: AS NOTED

DESIGNED BY: ZMS

DRAWN BY: DSH

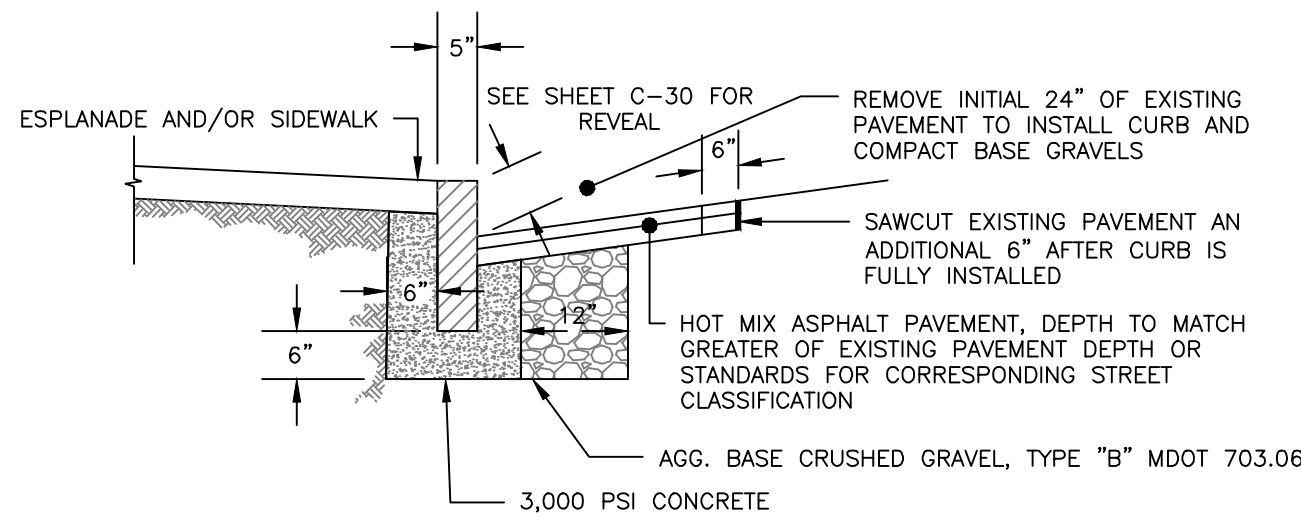
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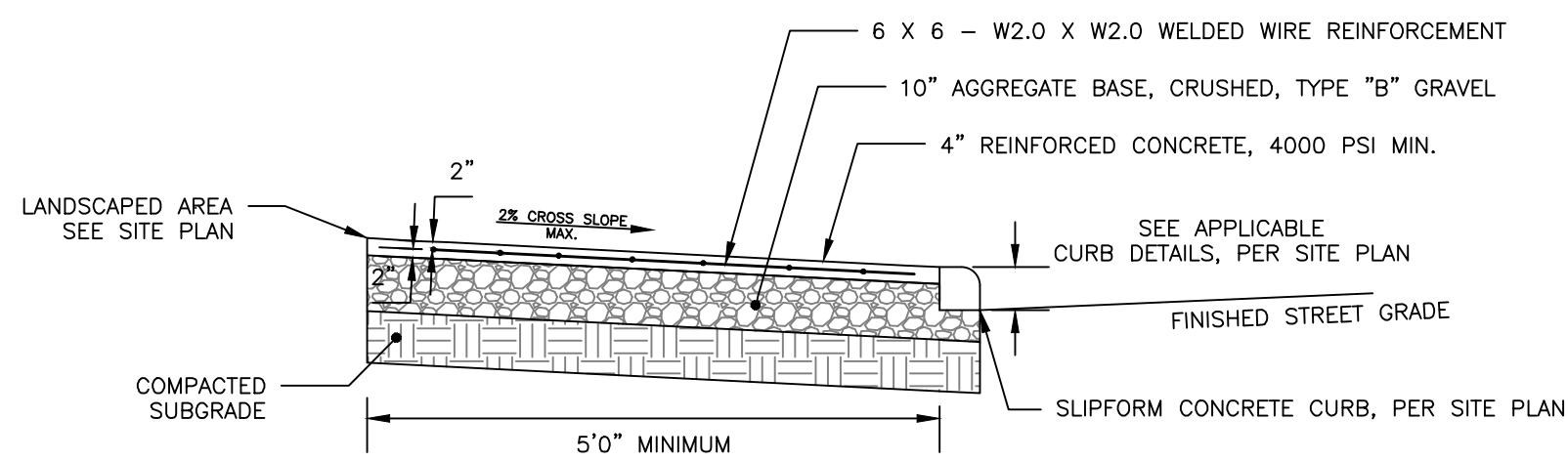
C-40

1. CURB SHALL BE RESET IN ACCORDANCE WITH MDOT 609.08 WITH THE EXCEPTION OF CURB SPACING TO BE INSTALLED PER DETAIL.
2. INDIVIDUAL PIECES OF CURB SHORTER THAN 4' L.F. ARE NOT ALLOWED, WITH THE EXCEPTION OF RADIAL CURB.
3. THE MINIMUM HEIGHT OF THE CONCRETE BACKING SHALL BE 10 INCHES OR TO THE BOTTOM OF THE HOT MIX ASPHALT PAVEMENT, WHICHEVER IS GREATER, MEASURED FROM THE BOTTOM OF THE CURB.
4. CURBING SHALL BE SET IN A 6-INCH BED OF POURED IN PLACE 3,000 PSI CONCRETE MIX.
5. WOODEN SHIMS MAY BE USED TO SET CURB.

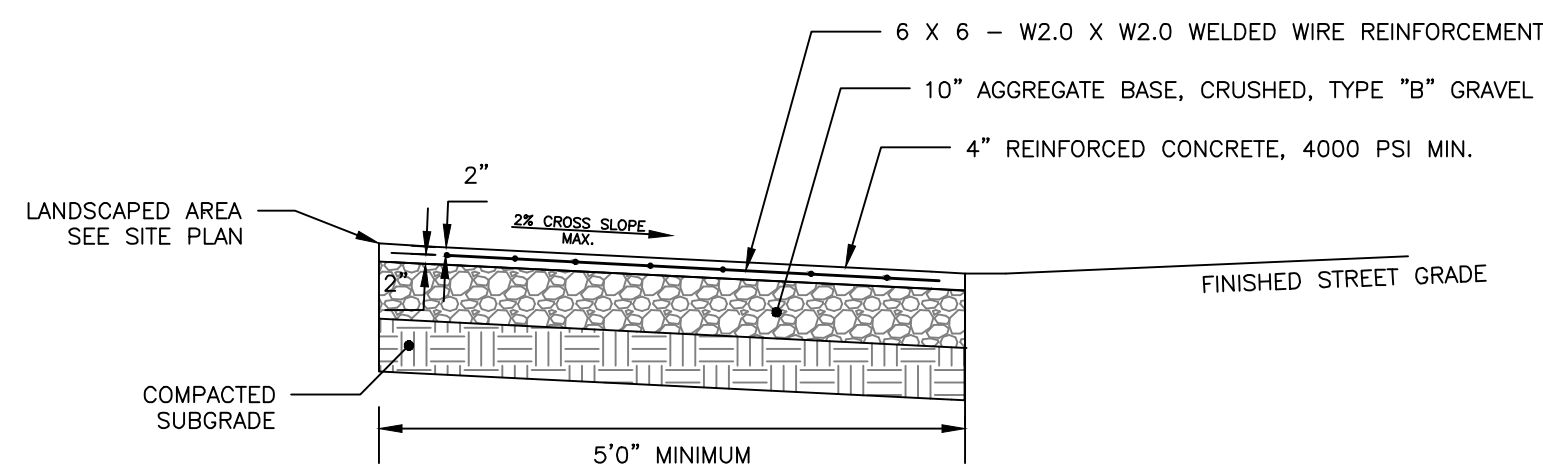


VERTICAL GRANITE CURB CROSS SECTION
NOT TO SCALE

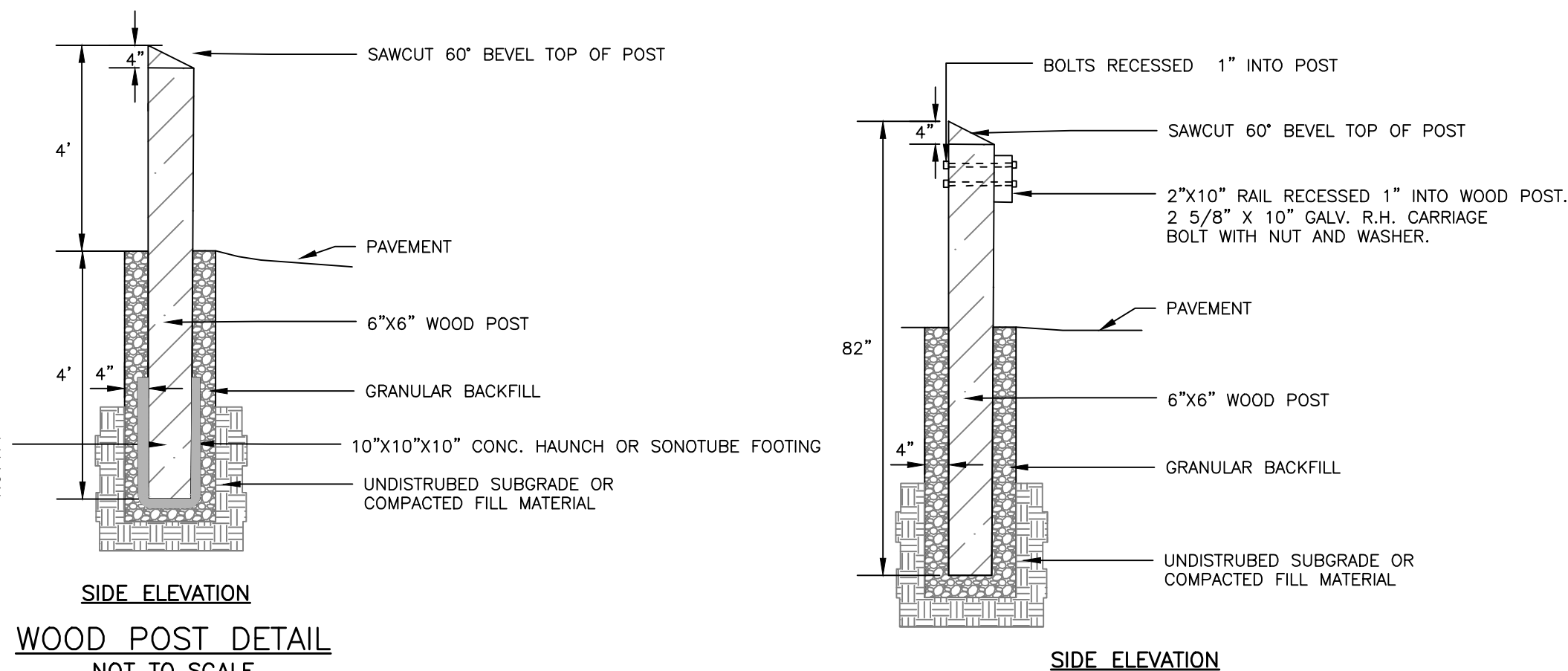
1. AT A MINIMUM, TESTING SHALL CONSIST OF ENTRAINED AIR AND SLUMP TESTS ON SITE PRIOR TO POURING THE SIDEWALKS. ENTRAINED AIR TESTS SHALL BE DONE IN ACCORDANCE WITH ASHOTO FINISH TO THE CURB. FINISH TO THE CURB SHALL BE DONE IN ACCORDANCE WITH THE TEST RESULTS ARE ACHIEVED.
2. WELDED WIRE FABRIC SHALL BE PLACED 2 INCHES ABOVE THE CRUSHED GRAVEL, AND 2 INCHES ABOVE THE FINISH TO THE CURB. EXPANSION JOINTS AND CURBS. ALL FABRIC JOINTS SHALL BE OVERLAPPED A MINIMUM OF 1 FOOT AND BE PROPERLY TIED. IF THE CONTRACTOR ELECTS TO USE REBAR, ONLY 4-GAUGE WILL BE ACCEPTABLE. IF THE CONTRACTOR ELECTS TO USE A REINFORCING FISHBONE, IT SHALL BE SUBMITTED TO THE SUBMITTAL BOARD FOR APPROVAL BY THE ENGINEER PRIOR TO ITS APPLICATION.
3. SLABS SHALL BE PLACED ALTERNATELY IN LENGTHS NOT TO EXCEED 30 FEET OR AS DIRECTED. JOINTS SHALL BE SEPARATED BY AN EXPANSION JOINT OF PREFORMED EXPANSION FILER 3 INCH IN THICKNESS.
4. WHEN CONSTRUCTED ADJACENT TO A BUILDING, RETAINING WALL, OR OTHER FIXED STRUCTURE, A 1/2 INCH PRECAST CONCRETE CURB SHALL BE USED BETWEEN THE SLAB AND THE STRUCTURE.
5. THE SIDEWALK SURFACE SHALL BE SCORED INTO BLOCK UNITS NO GREATER THAN 40 SQUARE FEET AS DIRECTED. THE DEPTH OF THE SCORING SHALL BE AT LEAST ONE QUARTER OF THE THICKNESS OF THE THICKNESS OF THE SLAB.
6. ANY MATCHING INTO EXISTING SIDEWALKS SHALL BE DONE SO WITH A CLEAN VERTICAL FACE CONNECTION.
7. THE SURFACE SHALL BE FINISHED TO PRODUCE A BROOMLIKE "BRUSHED" PATTERN. NO PLASTERING OF THE SURFACE WITH MORTAR WILL BE PERMITTED. THE FINISH SHALL RESULT IN A SURFACE OF UNIFORM TEXTURE AND COLOR. ALL OUTSIDE EDGES OF THE SLAB AND ALL JOINTS SHALL BE ROUNDED WITH A 1/4 INCH RADII EDGING TOOL.
8. THE CURB SHALL BE CURED FOR 24 HOURS AFTER PLACEMENT. THE CURB SHALL BE BY MEANS OF THOMPSON'S WATER SEAL AS MANUFACTURED BY E.A. THOMPSON CO., INC. OF MEMPHIS, TENNESSEE, BOILED LINSEED OIL, WHITE PIGMENTED CURING COMPOUND, OR BY OTHER APPROVED METHODS.
9. SIDEWALKS SHALL BE CURED FOR 28 DAYS AFTER PLACEMENT. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION.
10. GENERAL CONTRACTOR TO COLLECT DELIVERY SLIPS AND TRANSFER TO THE OWNER.
11. THE SIDEWALKS SHALL BE PROTECTED BY THE PUBLIC WORKS DEPARTMENT. THE DETAIL MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE INSTALLATION OF THE WALK.



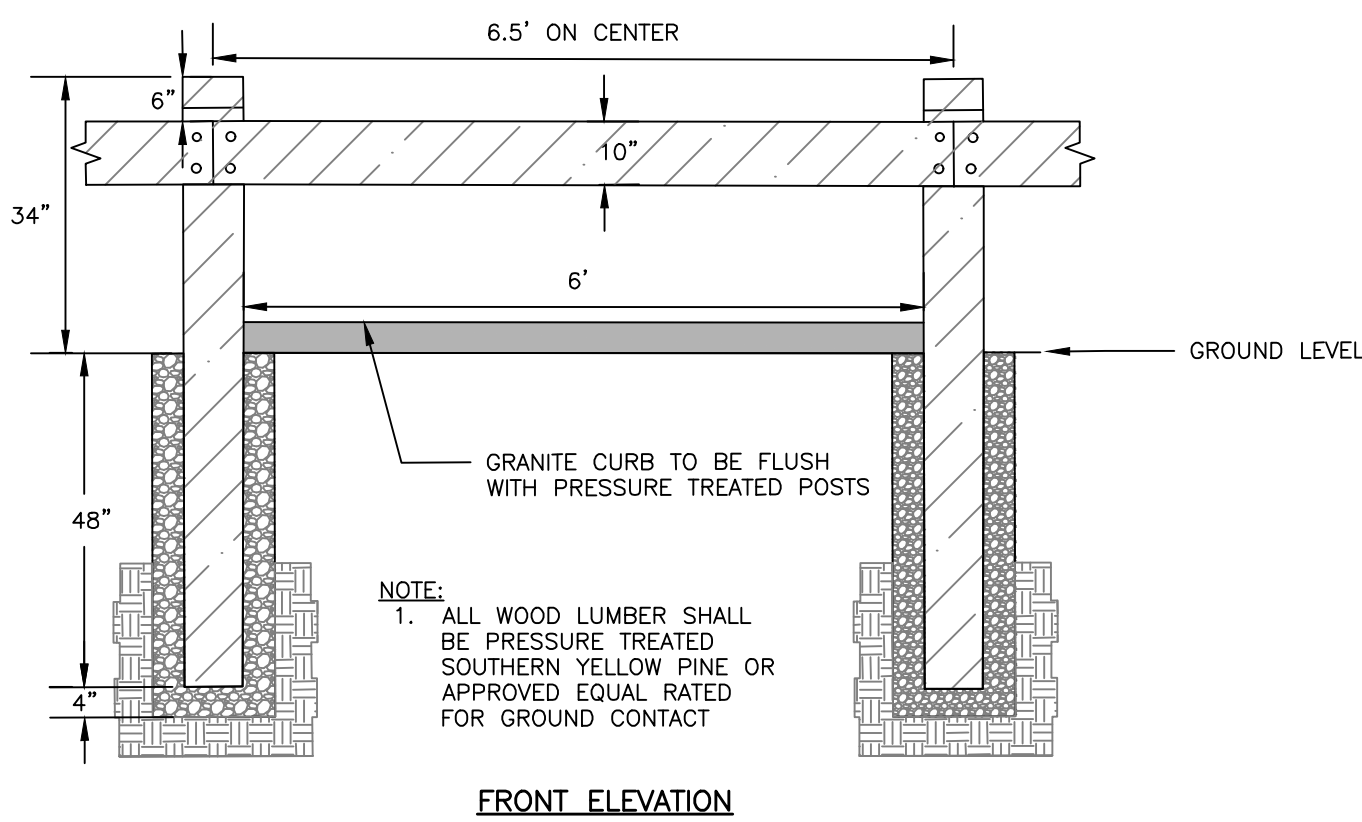
REINFORCED CONCRETE SIDEWALK
NOT TO SCALE



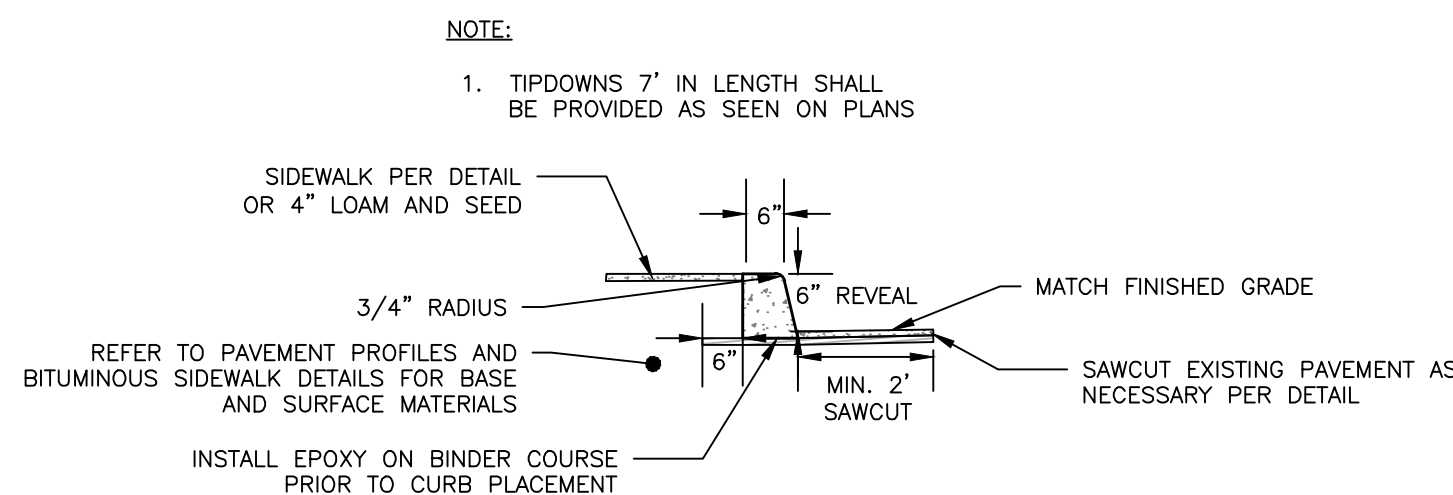
REINFORCED FLUSH CONCRETE SIDEWALK
NOT TO SCALE



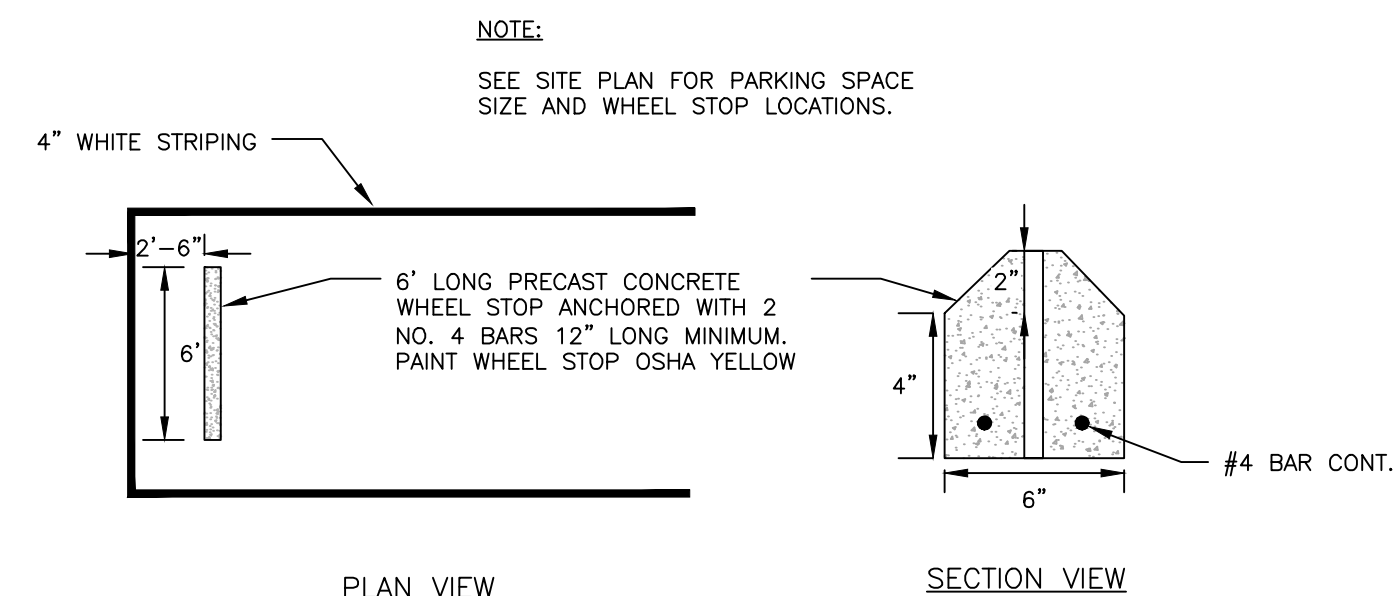
SIDE ELEVATION
WOOD POST DETAIL
NOT TO SCALE



WOODEN GUARDRAIL DETAIL
NOT TO SCALE



SLIPFORM CONCRETE CURB DETAIL
NOT TO SCALE



CONCRETE WHEEL STOP
NOT TO SCALE

PERMITTING
NOT ISSUED FOR
CONSTRUCTION

[illegible]

SITE DETAILS - 2

PEPPERELL MILL - BUILDING 30 REDEVELOPMENT
2 YORK STREET BIDDEFORD, ME

REVELER LLC
INGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101

DRAWING NAME:

PROJECT NAME:

CLIENT:

511 CON



A C O R **N E**
ENGINEERING, INC.

FILE: AE 1269 DETAILS

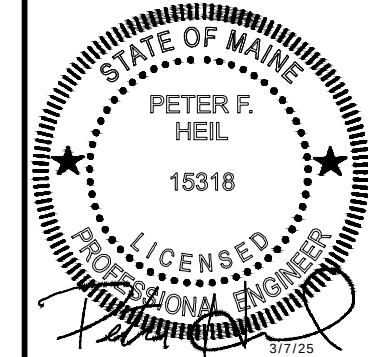
JN:	1269
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SCALE: AS NOTED

DESIGNED BY: ZMS

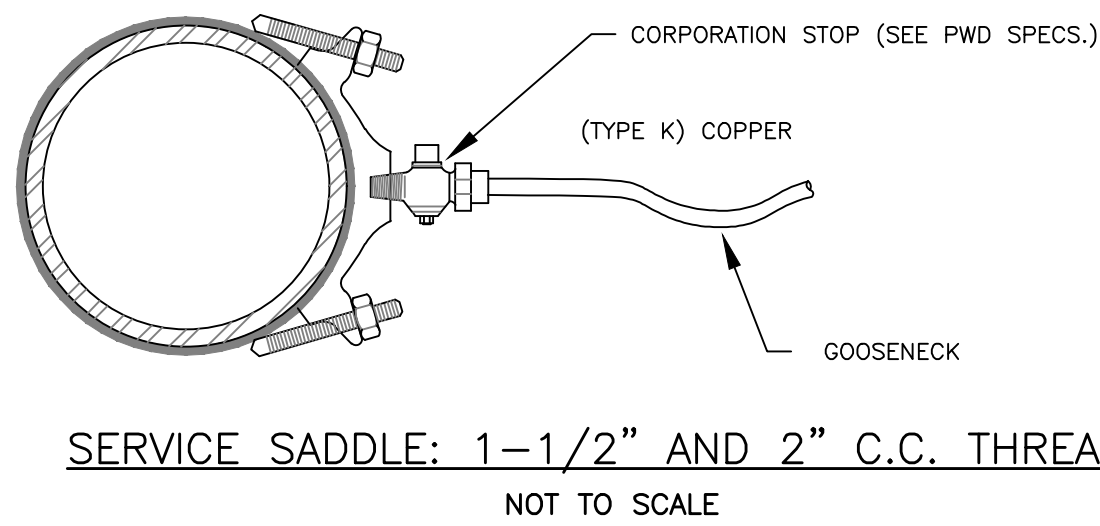
DRAWN BY: DSH

CHECKED BY: PFH



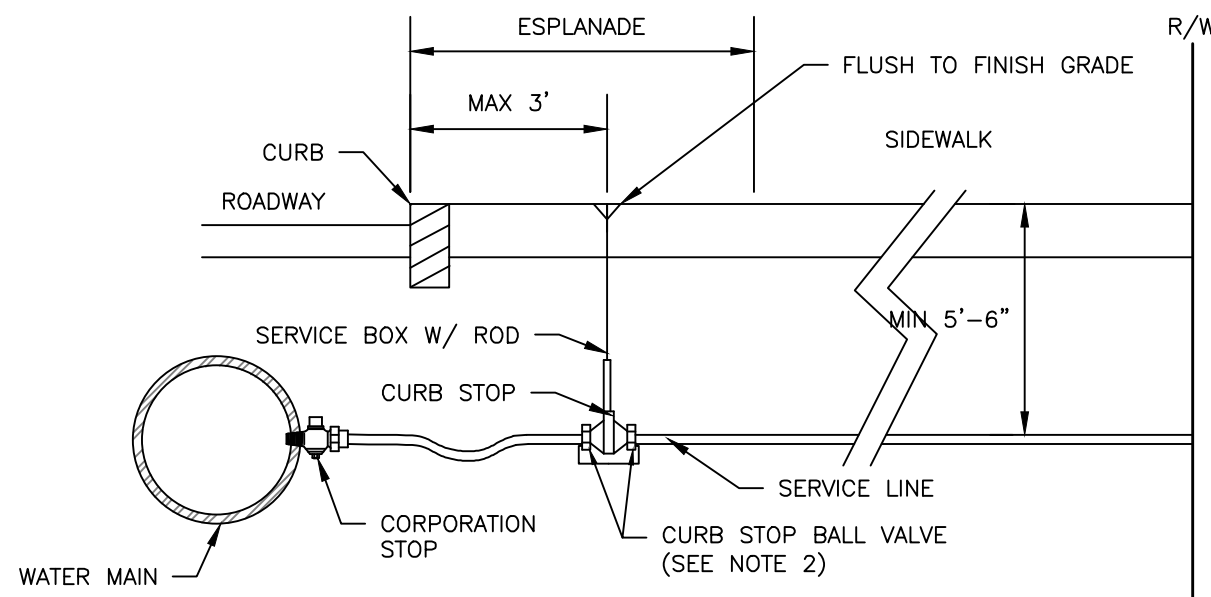
DRAWING NO.

C-41

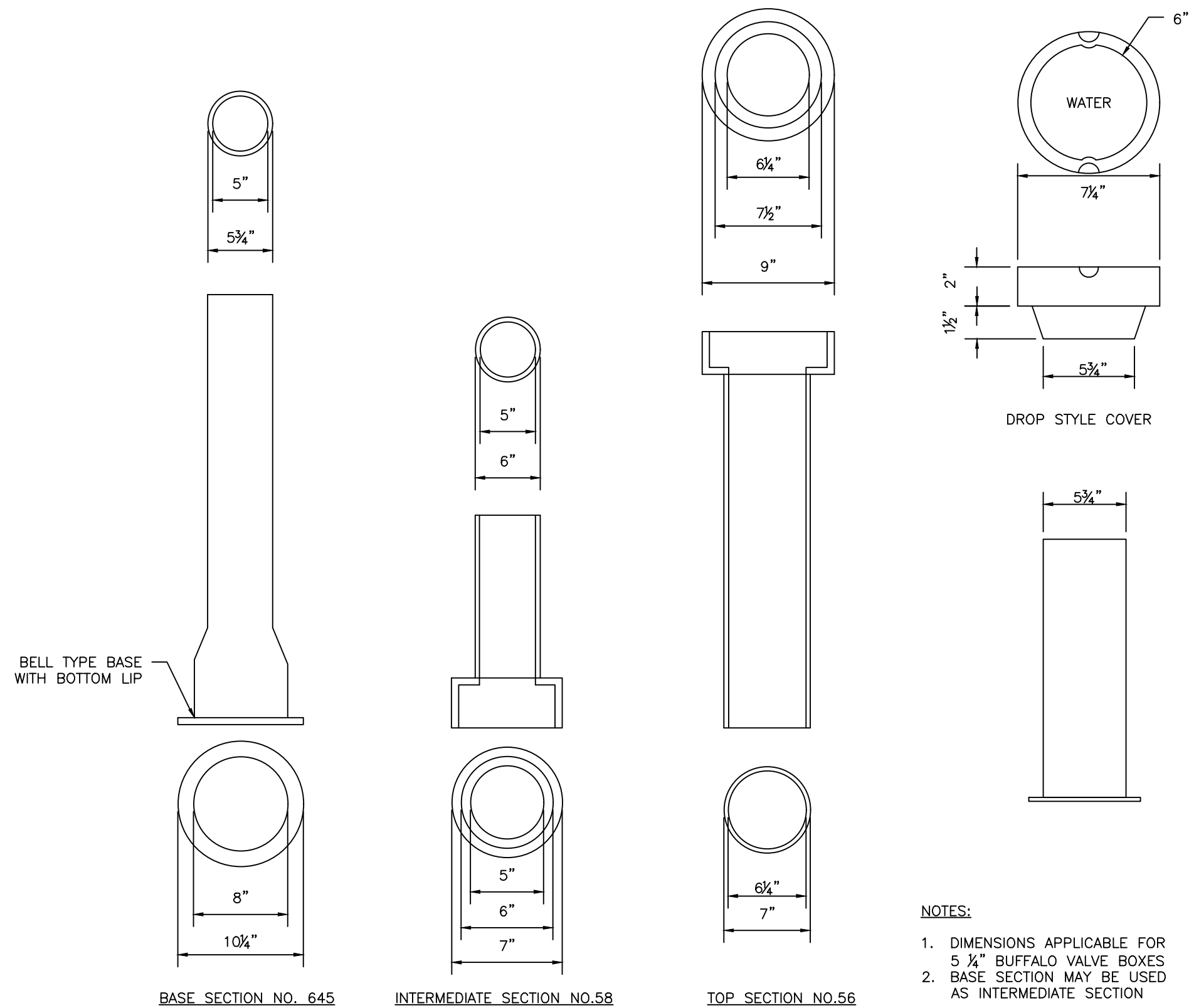


NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES MUST COMPLY WITH MAINE WATER COMPANY SPECIFICATIONS.
2. CURB STOP BALL VALVE TO BE MADE OF COPPER OR BRASS UNLESS OTHERWISE NOTED BY THE PORTLAND WATER DISTRICT.
3. SERVICE LINE TO BE MADE OF TYPE K COPPER.
4. CONCRETE BLOCKING SHALL BE ADDED TO THE BASE OF THE CURB STOP TO PROVIDE STRUCTURAL SUPPORT FOR THE CURB STOP AND SERVICE BOX.
5. CURB STOP TO BE INSTALLED IN PEROUS AREAS TO THE GREATEST EXTENT FEASIBLE. FOR LOTS IN WHICH THE CURB STOP MUST BE LOCATED IN A SIDEWALK OR DRIVEWAY, CONTRACTOR TO CONTACT PWD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTRACTOR TO COIL ACCESS PIPE ON PRIVATE PROPERTY PRIOR TO CONNECTION TO HOUSE. ACCESS PIPE TO BE ADEQUATELY MARKED IF BURIED OR PROTECTED IF STORED ABOVE GROUND.



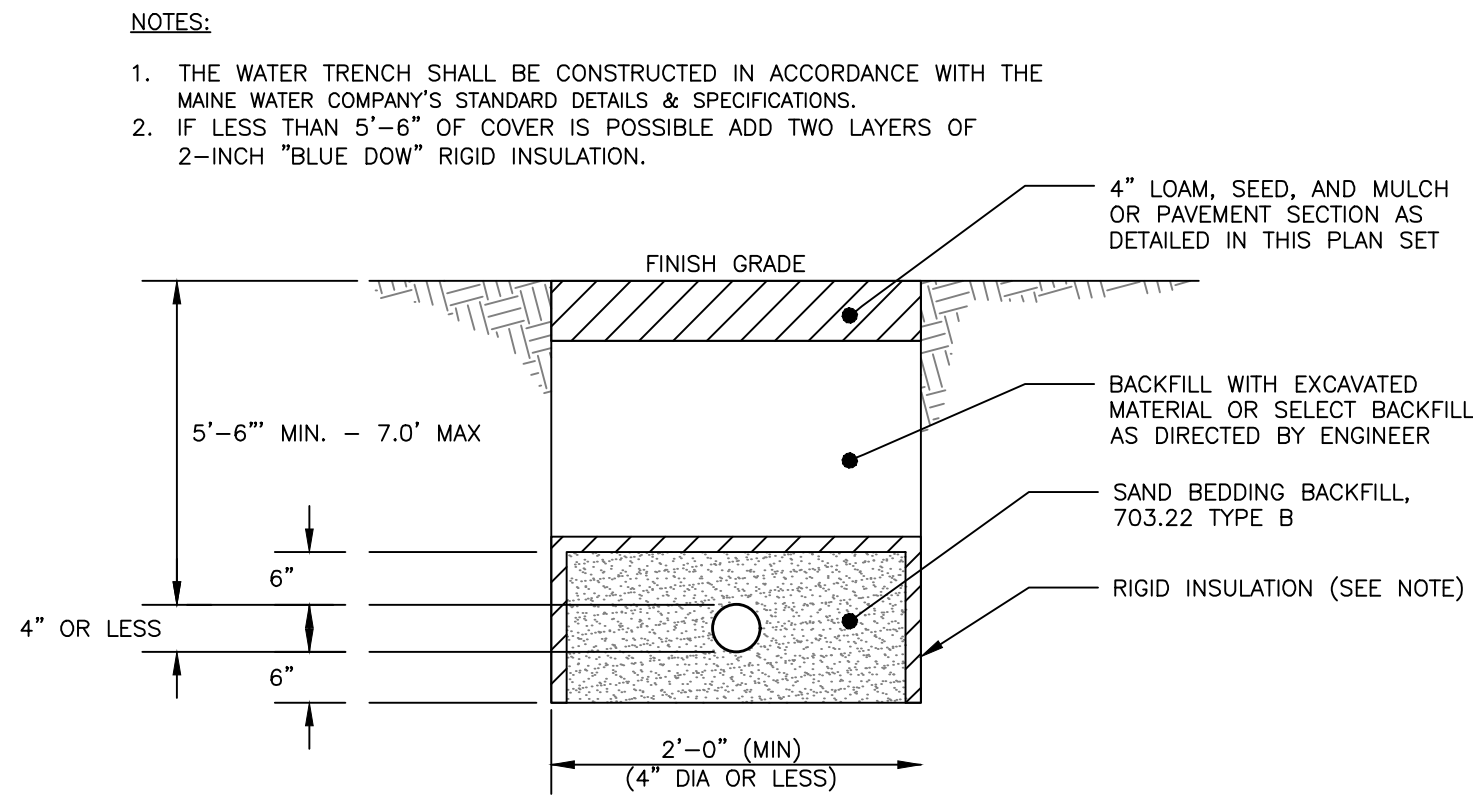
TYPICAL SERVICE CONNECTION
NOT TO SCALE



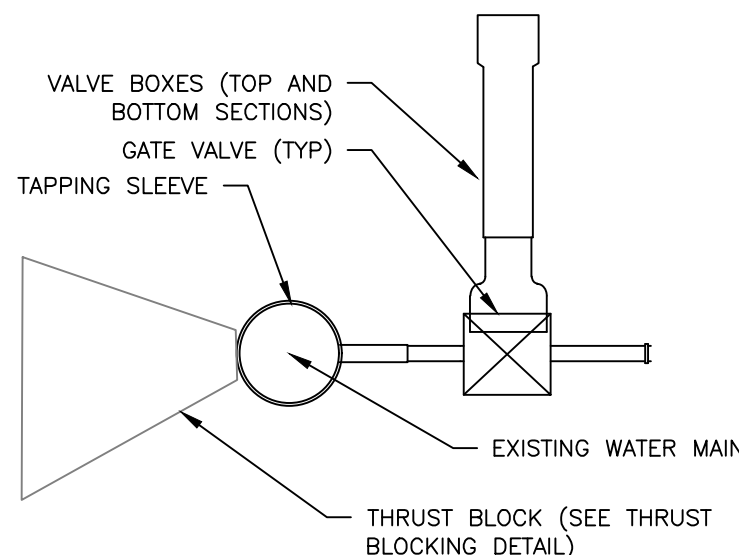
NOTES:

1. DIMENSIONS APPLICABLE FOR 5 1/4" BUFFALO VALVE BOXES
2. BASE SECTION MAY BE USED AS INTERMEDIATE SECTION

VALVE BOX & COVER
NOT TO SCALE

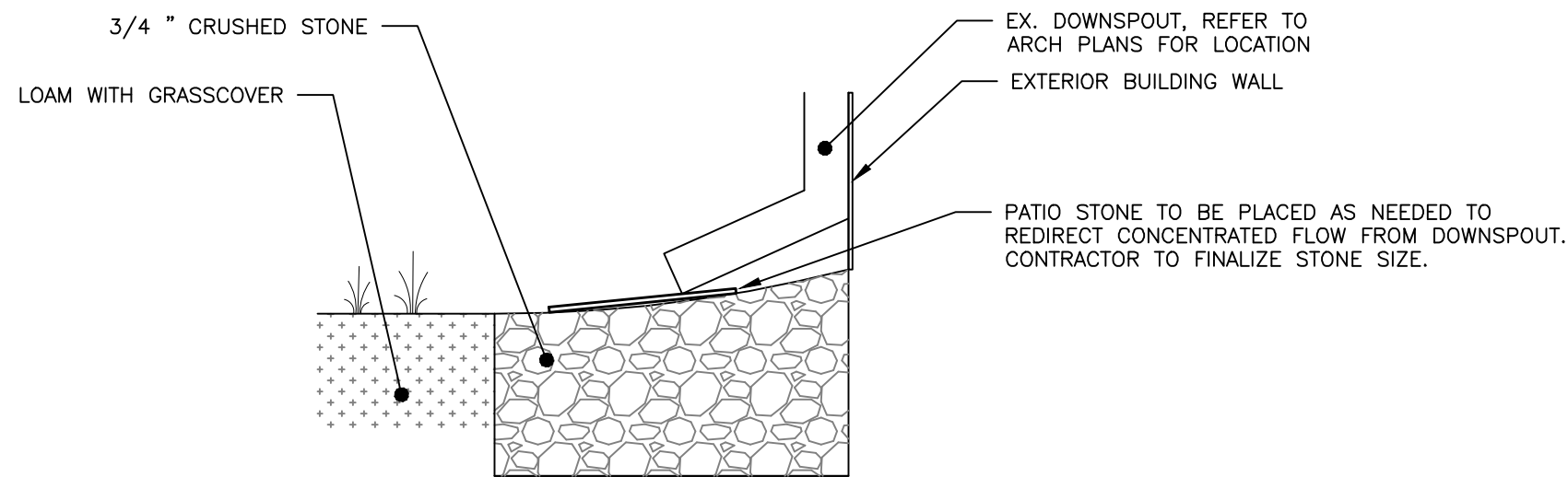


WATER SERVICE TRENCH SECTION DETAIL
NOT TO SCALE

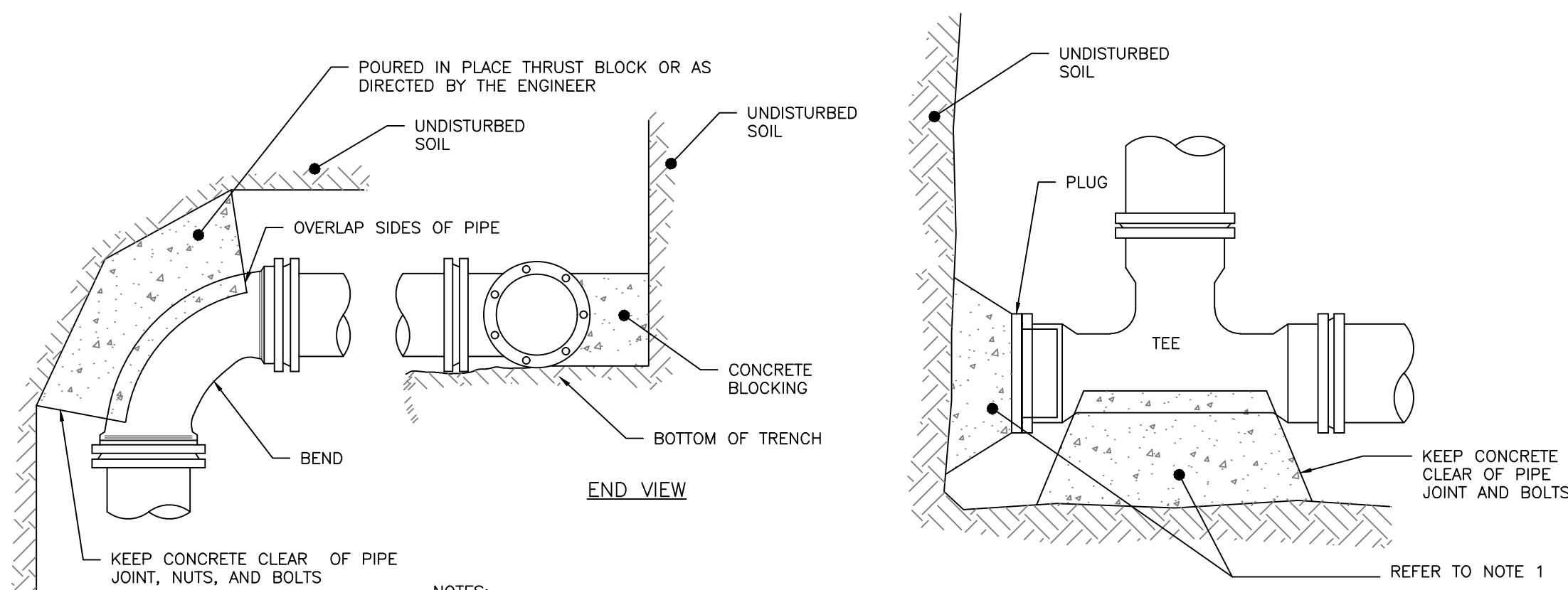


SIDE VIEW

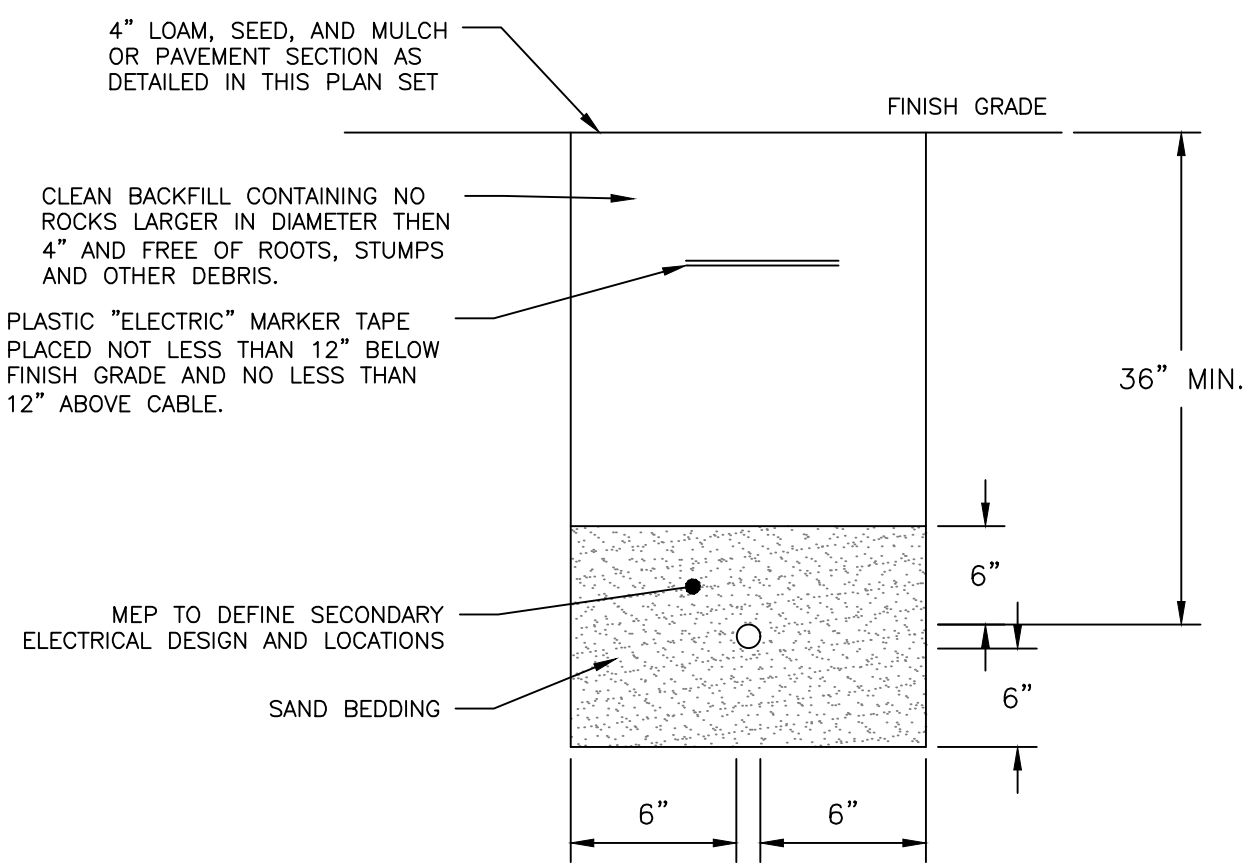
TAPPING SLEEVE AND VALVE
NOT TO SCALE



SPLASH PAD
NOT TO SCALE



THRUST BLOCKING: REGULAR BEND
NOT TO SCALE



SECONDARY ELECTRICAL TRENCH
NOT TO SCALE

PERMITTING
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
DATE	DATE
SKETCH	PFH
PRELIMINARY	PFH
FINAL	PFH
UTILITY DETAILS	
PEPPERELL MILL - BUILDING 30 REDEVELOPMENT	
2 YORK STREET BIDDEFORD, ME	
REVELER LLC	
511 CONGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101	
DRAWING NO. C-42	

1.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

AS PART OF THE SITE DEVELOPMENT, THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IMPLEMENTED. DEVICES SHALL BE INSTALLED AS DESCRIBED IN THIS REPORT OR WITHIN THE PLAN SET. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES FOR FURTHER REFERENCE.

1.1 TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE PLANNED FOR THE PROJECT'S CONSTRUCTION PERIOD:

- CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT ALL ACCESS POINTS TO THE PROJECT SITE WHERE THERE ARE DISTURBED AREAS. THE FOLLOWING SPECIFICATIONS SHALL BE FOLLOWED AT A MINIMUM:
 - STONE SIZE SHALL BE 2-3 INCHES, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - THE THICKNESS OF THE ENTRANCE STONE LAYER SHALL BE NO LESS THAN 6 INCHES.
 - THE ENTRANCES SHALL NOT BE LESS THAN 20 FEET WIDE, HOWEVER NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. THE LENGTH SHALL NOT BE LESS THAN 50 FEET IN LENGTH.
 - GEOTEXTILE FABRIC (WOVEN OR NON-WOVEN) SHALL BE PLACED OVER THE ENTIRE ENTRANCE AREA.
- THE ENTRANCE/EXIT SHALL BE MAINTAINED TO THE EXTENT THAT IT WILL PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS.
- SILTATION FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED DOWN GRADIENT OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL PERMANENT STABILIZATION IS ACHIEVED. THE SILT FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THE PLAN SET AND INSPECTED BEFORE AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE OR BERM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM.
- HAY MULCH INCLUDING HYDRO SEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND NOVEMBER 1ST ON SLOPES OF LESS THAN 15 PERCENT SHALL BE COVERED BY FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. MULCH PLACED BETWEEN NOVEMBER 1ST AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT AND EQUAL TO OR FLATTER THAN 2:1 SHALL USE MATS OR FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- AT ANY TIME OF THE YEAR, ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH DOUBLE NET EROSION CONTROL BLANKET BIONET SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL, OR EROSION CONTROL MIX SLOPE PROTECTION AS DETAILED WITHIN THE PLANS.
- YORK STREET, WEST POINT LANE AND THE PEPPERELL CAMPUS SHALL BE SWEEPED TO CONTROL MUD AND DUST FROM THE CONSTRUCTION SITE AS NECESSARY. ADD ADDITIONAL STONE TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.
- DURING DEMOLITION, CLEARING AND GRUBBING OPERATIONS, STONE CHECK DAMS SHALL BE INSTALLED AT ANY AREAS OF CONCENTRATED FLOW. THE MAXIMUM HEIGHT OF THE CHECK DAM SHALL NOT EXCEED 2 FEET. THE CENTER OF THE CHECK DAM SHALL BE 6 INCHES BELOW THE OUTER EDGES OF THE DAM. THE CONTRACTOR SHALL MULCH THE SIDE SLOPES AND INSTALL STONE CHECK DAMS FOR ALL NEWLY EXCAVATED DITCH LINES WITHIN 24 HOURS OF THEIR CREATION.
- SILT FENCE SEEDING SHALL NOT EXCEED 6 FEET UNLESS THE FENCE IS SUPPORTED WITH 14 GAUGE WIRE IN WHICH CASE THE MAXIMUM SPACING SHALL NOT EXCEED 10 FEET. THE SILT FENCE SHALL BE "TOED" INTO THE GROUND.
- STORMDRAIN INLET PROTECTION SHALL BE PROVIDED TO STORMDRAINS THROUGH THE USE OF ANY OF THE FOLLOWING: HAY BALE DROP INLET STRUCTURES, SILT FENCE DROP INLET SEDIMENT FILTER, GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER, OR CURB INLET SEDIMENT FILTER. BARRIERS SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT AND REPAIRED AS NECESSARY. SEDIMENTS SHALL BE REMOVED WHEN ACCUMULATION HAS REACHED 1/2 THE DESIGN HEIGHT.
- DUST CONTROL SHALL BE ACCOMPLISHED BY THE USE OF ANY OF THE FOLLOWING: WATER, CALCIUM CHLORIDE, STONE, OR AN APPROVED MDEP PRODUCT. DUST CONTROL SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.
- TEMPORARY LOAM, SEED, AND MULCHING SHALL BE USED IN AREAS WHERE NO OTHER EROSION CONTROL MEASURE IS USED. APPLICATION RATES FOR SEEDING ARE PROVIDED AT THE END OF THIS REPORT.
- STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF FORMATION UNLESS A SCHEDULED RAIN EVENT OCCURS PRIOR TO THE 7 DAY WINDOW, IN WHICH CASE THE STOCKPILE SHALL BE STABILIZED PRIOR TO THE RAIN EVENT. METHODS OF STABILIZATION SHALL BE MULCH, EROSION CONTROL MIX, OR EROSION CONTROL BLANKETS/MATS. SILT FENCE OR A WOOD WASTE COMPOST FILTER BERM SHALL BE PLACED DOWNHILL OF ANY SOIL STOCKPILE LOCATION.
- FOR DISTURBANCE BETWEEN NOVEMBER 1 AND APRIL 15, PLEASE REFER TO WINTER STABILIZATION PLAN IN THIS REPORT AND THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR FURTHER INFORMATION.
- IT IS OF THE UTMOST IMPORTANCE THAT STORMWATER RUNOFF AND POTENTIAL SEDIMENT FROM THE CONSTRUCTION SITE BE DIVERTED AROUND THE PROPOSED UNDERDRAINS UNTIL THE TRENCH IS BACKFILLED.

1.2 PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES ARE INTENDED FOR POST DISTURBANCE AREAS OF THE PROJECT.

- ALL DISTURBED AREAS DURING CONSTRUCTION, NOT SUBJECT TO OTHER PROPOSED CONDITIONS, SHALL RECEIVE A MINIMUM 4" OF LOAM AND SHALL BE LIMED, AND MULCHED.
- EROSION CONTROL BLANKETS OR MATS SHALL BE PLACED OVER THE MULCH IN AREAS NOTED IN PARAGRAPH 4.2 OF THIS REPORT.
- ALL STORMWATER DEVICES SHALL BE INSTALLED AND TRIBUTARY AREAS STABILIZED PRIOR RECEIVING STORMWATER.
- REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

2.0 EROSION AND SEDIMENTATION CONTROL PLAN

- THE EROSION AND SEDIMENTATION CONTROL PLAN IS INCLUDED WITHIN THE PLAN SET.

3.0 DETAILS AND SPECIFICATIONS

- EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

4.0 STABILIZATION PLAN FOR WINTER CONSTRUCTION

WINTER CONSTRUCTION CONSISTS OF EARTHWORK DISTURBANCE BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15, THEN THE SITE SHALL BE PROTECTED WITH OVER-WINTER STABILIZATION, ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MIX, EROSION CONTROL MATS, RIPRAP, OR GRAVEL BASE ON A ROAD SHALL BE CONSIDERED OPEN.

THE CONTRACTOR SHALL LIMIT THE WORK AREA TO AREAS THAT WORK WILL OCCUR IN DURING THE SUBSEQUENT 15 DAYS AND SO THAT IT CAN BE MULCHED ONE DAY PRIOR TO A SNOW EVENT. THE CONTRACTOR SHALL STABILIZE WORK AREAS PRIOR TO OPENING ADDITIONAL WORK AREAS TO MINIMIZE AREAS WITHOUT EROSION CONTROL MEASURES.

THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING WINTER CONSTRUCTION PERIODS:

- SEDIMENT BARRIERS**
DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.
- MULCHING**
ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCHING AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.
- SOIL STOCKPILING**
STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.
- SEEDING**
BETWEEN THE DATES OF OCTOBER 15TH AND APRIL 1ST, LOAM OR SEED SHALL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADDED AND EITHER PROTECTED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED, IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS NOT BEEN LOAMED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.
DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS./1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.
- OVER WINTER STABILIZATION OF DISTURBED SOILS**
BY SEPTEMBER 15TH, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% SHALL BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS SHALL BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER:
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION - BY OCTOBER 1ST, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3LBS PER 1,000 S.F., LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 LBS PER 1,000 S.F., AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1ST, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION.
 - STABILIZE THE SOIL WITH SOD - STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
 - STABILIZE THE SOIL WITH MULCH - BY NOVEMBER 15TH, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 LBS PER 1,000 S.F. ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

- OVER WINTER STABILIZATION OF DISTURBED SLOPES**
ALL STONE-COVERED SLOPES SHALL BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15TH. ALL SLOPES TO BE VEGETATED SHALL BE SEEDED AND MULCHED BY SEPTEMBER 1ST. A SLOPE IS CONSIDERED A GRADE GREATER THAN 15%. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1ST, THEN ONE OF THE FOLLOWING ACTION SHALL BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER:
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS - BY OCTOBER 1ST THE DISTURBED SLOPE SHALL BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1,000 S.F. AND THEN INSTALL EROSION CONTROL MATS OR UNDERLAY MULCH OVER THE SEEDED. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1ST, THEN THE CONTRACTOR SHALL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP.
 - STABILIZE THE SOIL WITH SOD - THE DISTURBED SLOPE SHALL BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR SHALL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 3H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SOIL WITH EROSION CONTROL MIX - EROSION CONTROL MIX SHALL BE PROPERLY INSTALLED BY NOVEMBER 15TH. THE CONTRACTOR SHALL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 2H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SOIL WITH STONE RIPRAP - PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. A REGISTERED PROFESSIONAL ENGINEER SHALL BE HIRED TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

- INSPECTION AND MAINTENANCE**
A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT PERIODIC VISUAL INSPECTIONS OF INSTALLED EROSION CONTROL MEASURES. THE FREQUENCY OF INSPECTION SHALL OCCUR AT LEAST ONCE EVERY TWO WEEKS, AS WELL AS AFTER A "STORM EVENT". A "STORM EVENT" SHALL CONSIST OF 0.5 INCHES OF RAIN WITHIN A 24 HOUR PERIOD. THE FOLLOWING EROSION AND SEDIMENT CONTROL - BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSPECTED IN THE MANNER AS DESCRIBED.

5.1 SEDIMENT BARRIERS

HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AND REPAIRED FOR THE FOLLOWING IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM. SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. FILTER BERMS SHOULD BE RESHAPED AS NEEDED. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

5.2 STABILIZED STONE CONSTRUCTION ENTRANCES

THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS, WHICH HAVE TRACKING ON TO THE PAVEMENT OR TRAVELED WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

5.3 MULCHED AREAS

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, RE-INSTALL THE NETS AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.

5.4 DUST CONTROL

WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHALL BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

5.5 STORMWATER APPURTENANCES

ALL UNDERDRAINS, STORM DRAINS, AND CATCH BASINS NEED TO BE OPERATING EFFECTIVELY AND FREE OF DEBRIS.

5.6 EROSION AND SEDIMENTATION CONTROL INSPECTIONS:

ACORN ENGINEERING HAS PERSONNEL QUALIFIED TO CONDUCT EROSION AND SEDIMENTATION CONTROL INSPECTIONS. FOR FURTHER INFORMATION CONTACT:

CONTACT: PETER HEIL, PE
TELEPHONE: (207) 775-2655

QUALIFICATIONS:

- PE MAINE PROFESSIONAL ENGINEERING LICENSE #15318
- MAINE DEP - CERTIFIED IN MAINTENANCE & INSPECTION OF STORMWATER BMP'S CERT
- MAINE DEP - CERTIFIED THIRD-PARTY INSPECTOR
- CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) CERT. #7071

THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION AND SEDIMENTATION REPORT/PLAN, INCLUDING CONTROL OF FUGITIVE DUST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

6.0 IMPLEMENTATION SCHEDULE

THE FOLLOWING IMPLEMENTATION SEQUENCE IS INTENDED TO MAXIMIZE THE EFFECTIVENESS OF THE ABOVE DESCRIBED EROSION CONTROL MEASURES. CONTRACTORS SHOULD AVOID OVEREXPOSING DISTURBED AREAS AND LIMIT THE AMOUNT OF STABILIZATION AREA.

- INSTALL A STABILIZED CONSTRUCTION ENTRANCE IN ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER AND EXIT THE SITE.
- INSTALL PERIMETER SILT FENCE OR EROSION CONTROL BERM.
- INSTALL ALL OTHER EROSION CONTROL DEVICES AS NECESSARY THROUGHOUT THE REMAINDER OF THIS SCHEDULE.
- COMMENCE INSTALLATION OF DRAINAGE INFRASTRUCTURE.
- PRIORITIZE THE DOWNHILL SIDE TO CONTAIN RUNOFF WITHIN THE SITE WHILE PROVIDING AN ENGINEERED OUTLET WITH SILTATION BARRIER TO THE MUNICIPAL STORMWATER SYSTEM WITHIN YORK STREET.
- COMMENCE EARTHWORK OPERATIONS, WALL AND FOUNDATION INSTALLATION.
- COMMENCE INSTALLATION OF UTILITIES.
- CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
- COMPLETE INSTALLATION OF DRAINAGE INFRASTRUCTURE, AS WELL AS OTHER UTILITY WORK.
- COMPLETE REMAINING EARTHWORK OPERATIONS.
- INSTALL SUB-BASE AND BASE GRAVELS IN PAVED AREAS.
- INSTALL PAVING, CURBING AND BRICKWORK.
- LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
- ONCE THE SITE IS STABILIZED, 90% CATCH OF GRASS HAS BEEN OBTAINED, OR MULCHING OF LANDSCAPE AREAS IS COMPLETE REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
- TOUCH UP AREAS WITHOUT A VIGOROUS CATCH OF GRASS WITH LOAM AND SEED.
- COMPLETE SITE SIGNAGE AND STRIPING.
- EXECUTE PROPER MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

THE ABOVE IMPLEMENTATION SEQUENCE SHOULD BE GENERALLY FOLLOWED BY THE SITE CONTRACTOR. HOWEVER, THE CONTRACTOR MAY CONSTRUCT SEVERAL ITEMS SIMULTANEOUSLY. THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE OF THE COMPLETION OF THE WORK. IF THE CONTRACTOR IS TO COMMENCE THE CONSTRUCTION OF MORE THAN ONE ITEM ABOVE, THEY SHALL LIMIT THE AMOUNT OF EXPOSED AREAS TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE FOLLOWING 30 DAYS.

THE CONTRACTOR SHALL RE-VEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT. THE CONTRACTOR SHALL INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEMS AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

7.0 SEEDING PLAN

7.1 SITE PREPARATION

THE SEEDED AREAS SHALL BE FEASIBLY GRADED OUT TO PROVIDE THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. IF NECESSARY, THE SITE MAY REQUIRE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL REPORT.

7.2 SEEDBED PREPARATION

FERTILIZER SHALL BE APPLIED TO THE SITE AT A RATE OF 13.8 POUNDS PER 1,000 SQUARE FEET. THE COMPOSITION OF THE FERTILIZER SHALL BE 10-10-10 (N-P205-K20) OR EQUIVALENT.

LIMESTONE SHALL BE APPLIED TO THE SITE AT A RATE OF 138 POUNDS PER 1,000 SQUARE FEET.

7.3 SEEDING

THE COMPOSITION AND AMOUNT OF TEMPORARY SEED APPLIED TO A SITE SHALL BE DETERMINED BY THE FOLLOWING TABLE:

SEED	LBS / ACRE	RECOMMENDED SEEDING DATES
WINTER RYE	2.57	8/15 TO 10/1
OATS	1.84	4/1 TO 7/1 8/15 TO 9/15
ANNUAL RYGRASS	0.92	4/1 TO 7/1
SUDANGRASS	0.92	5/15 TO 8/15
PERENNIAL	0.92	8/15 TO 9/15
TOTAL	7.17 LBS/ACRE	

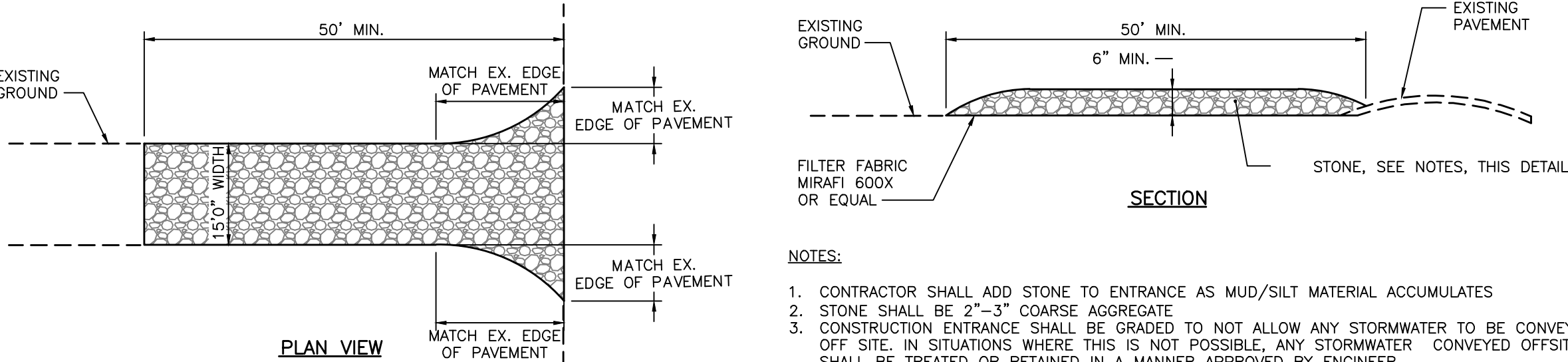
SEED	LBS / ACRE
KENTUCKY BLUEGRASS	20.00
CREeping RED FESCUE	20.00
PERENNIAL RYGRASS	4.80
TOTAL	44.8 LBS/ACRE

7.4 MULCHING

MULCH SHALL BE HARDWOOD AND APPLIED AT A RATE OF 70 LBS - 90 LBS PER 1,000 SQUARE FEET. THE MULCH SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. THE SEEDED AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED. MULCHING DURING THE WINTER SEASON SHALL BE DOUBLE THE NORMAL AMOUNT. REFER TO DETAIL FOR MORE INFORMATION.

8.0 CONCLUSION

THE ABOVE EROSION CONTROL NARRATIVE IS INTENDED TO MINIMIZE THE DEVELOPMENT IMPACT BY IMPLEMENTING TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.



NOTES:

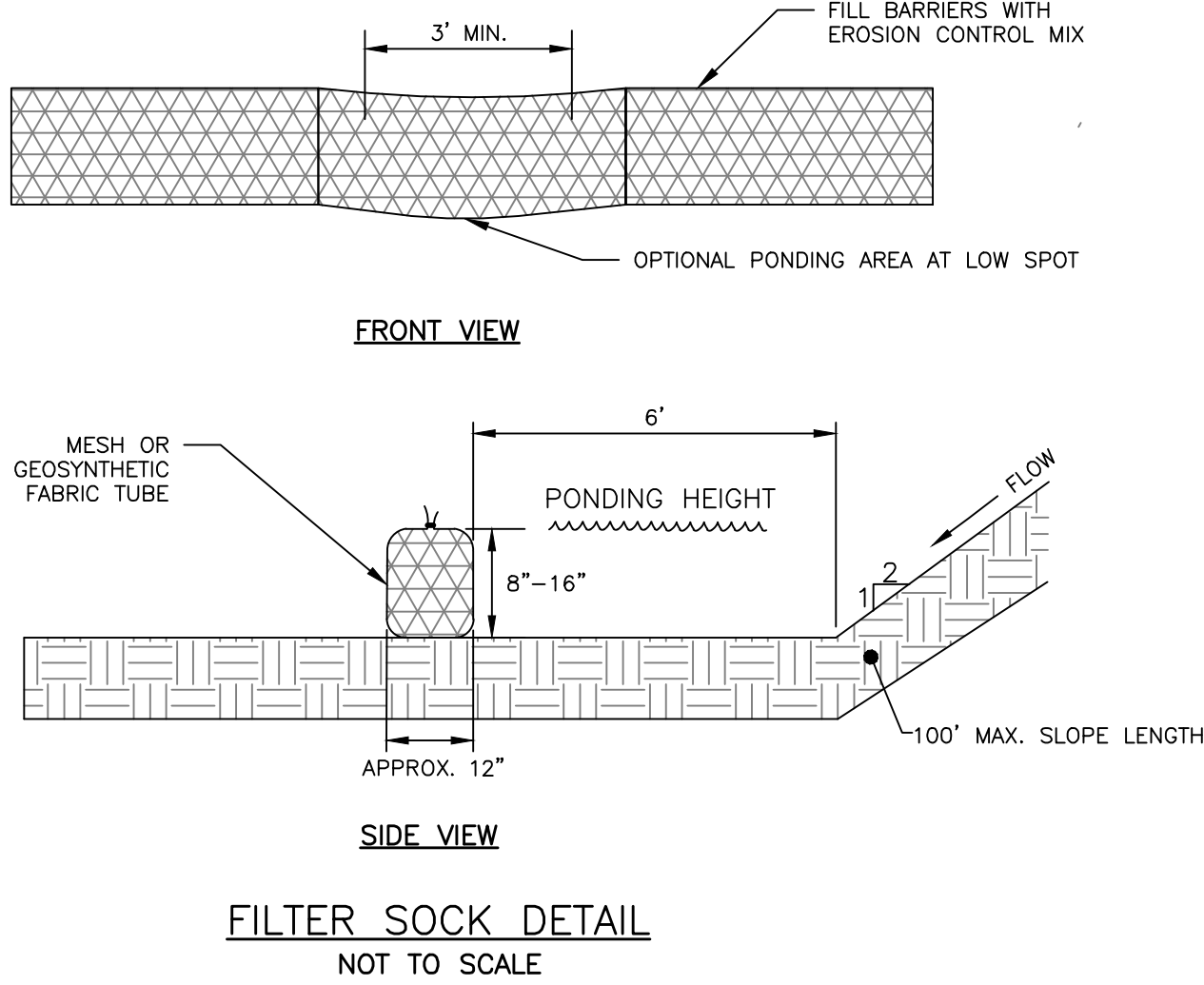
- CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES
- STONE SHALL BE 2"-3" COARSE AGGREGATE
- CONSTRUCTION ENTRANCE SHALL BE GRADED TO NOT ALLOW ANY STORMWATER TO BE CONVEYED OFF SITE. IN SITUATIONS WHERE THIS IS NOT POSSIBLE, ANY STORMWATER CONVEYED OFFSITE SHALL BE TREATED OR RETAINED IN A MANNER APPROVED BY ENGINEER.
- WHEN NECESSARY, ON-SITE VEHICLES SHALL HAVE THEIR WHEELS CLEANED PRIOR TO LEAVING SITE.
- CONSTRUCTION ENTRANCE SHALL BE GRADED IN A MANNER THAT PREVENTS TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT-OF-WAY

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

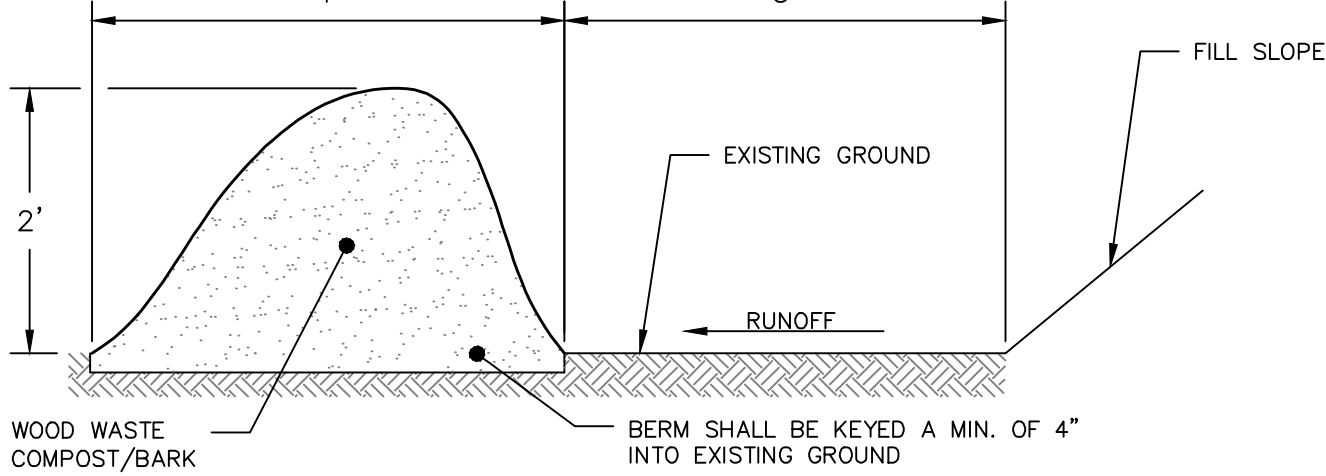
NOTES:

- FULL CONTACT WITH THE GROUND IS CRITICAL TO PREVENT SHORT CIRCUITING UNDER THE TUBE - THE GROUND SURFACE SHOULD BE SMOOTH AND LEVEL. IN WOODED AREAS, PROTRUDING ROOTS AND DEBRIS MAY NEED TO BE REMOVED. IN GRASSED AREAS, THE GRASS NEEDS TO BE EITHER MOWED OR COMPRESSED DOWN.
- STAKING MAY BE NECESSARY ON STEEP SLOPES.
- UPON FINAL STABILIZATION, THE TUBE CAN BE CUT OPEN AND THE MATERIAL SPREAD OUT ONTO THE GROUND. THE MESH MATERIAL SHOULD BE REMOVE.
- LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE COMPOST FILTER SOCK, FILLING THE SEAM BETWEEN THE SOIL SURFACE AND THE DEVICE, IMPROVING FILTRATION AND SEDIMENT RETENTION.



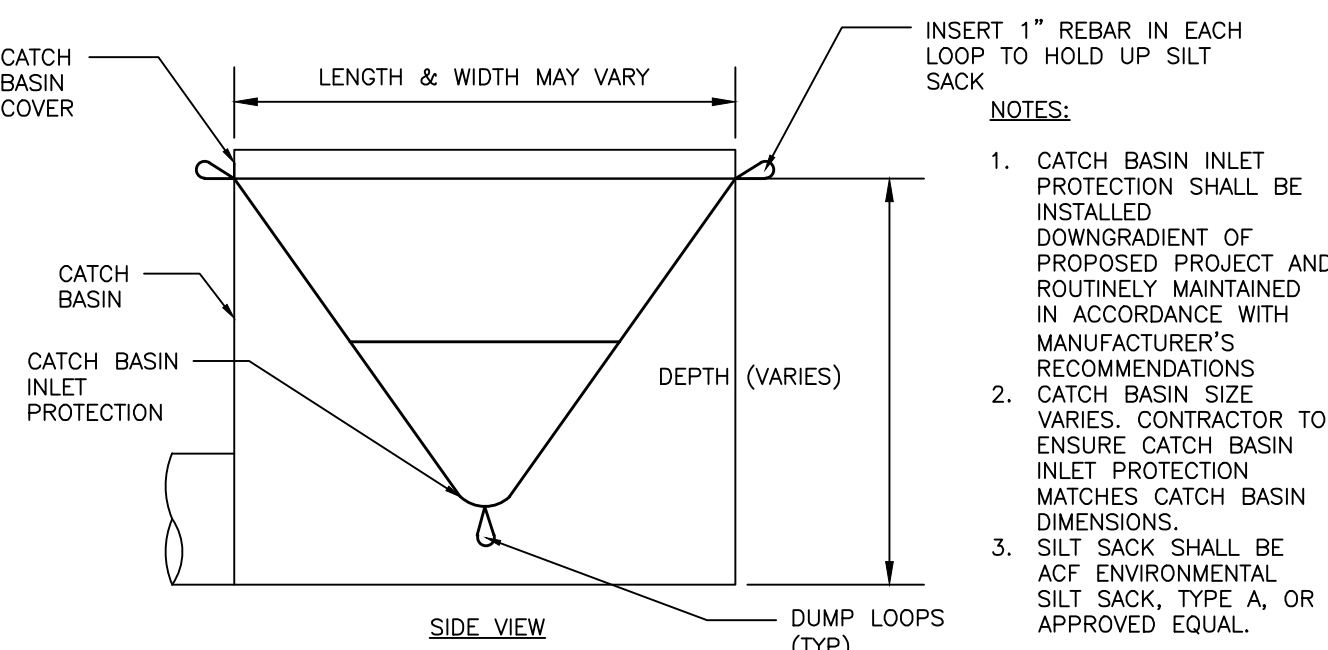
NOTES:

- THE EROSION CONTROL MIX SHALL CONFORM TO THE FOLLOWING STANDARDS AND IN ACCORDANCE WITH THE MAINE DOT CHAPTER 700, SECTION 717.04(D):
 - pH BETWEEN 5.0 - 8.0
 - PARTICLE SIZE (BY WEIGHT):
 - 100% PASSING A 150 MM (6 IN) SCREEN
 - 75 TO 85% PASSING A 19 MM (0.75 IN) SCREEN
 - SOLUBLE SALTS CONTENT < 0.9 MMHOS/CM
 - ORGANIC MATTER 20 TO 100%, DRY WEIGHT BASIS
- THE BERM SHOULD BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR. WHEN NECESSARY THE BERM MAY BE PLACED PERPENDICULAR TO THE SLOPE ALONG THE PROPERTY LINE TO CONTAIN THE SEDIMENT PROVIDED A BERM IS LOCATED AT THE BASE OF THE SLOPE.
- THE BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TOE OF SHALLOW SLOPES, ON FROZEN GROUND, LEDGE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.
- BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS STABILIZED OR 90% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED OFFSITE OR BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.



EROSION CONTROL MIX BERM DETAIL

NOT TO SCALE



CATCH BASIN INLET PROTECTION

NOT TO SCALE

PERMITTING
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
SKETCH	DATE
PRELIMINARY	DATE
FINAL	DATE
DRAWING NO.	
C-43	

EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS	PEPPERELL MILL - BUILDING 30 REDEVELOPMENT	2 YORK STREET BIDEFORD, ME	REVELER LLC	511 CONGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101
DRAWING NAME	PROJECT NAME	CLIENT		
ACORN ENGINEERING, INC. ENGINEERING, INC.				
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN AUTHORIZATION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, REVISIONS, OR ADDITIONS SHALL BE INDICATED BY A REVISION TABLE AND SHALL BE THE PROPERTY OF ACORN ENGINEERING, INC.				
PO BOX 3372, PORTLAND MAINE 04104 (207) 775-2655				
FILE: AE_1269_DETAILS				
JN: 1269				
SCALE: AS NOTED				
DESIGNED BY: ZMS				
DRAWN BY: DSH				
CHECKED BY: PPH				
STATE OF MAINE PETER F. HEIL 15318 LICENSED PROFESSIONAL ENGINEER				
DRAWING NO. C-43				

GENERAL NOTES:

1. ALL SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF BIDDEFORD STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF BIDDEFORD STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.

PLAN REFERENCES:

1. ALTA/NSPS LAND TITLE SURVEY CREATED BY OWEN HASKELL, DATED DECEMBER 10TH, 2021.
2. PHOTOMETRIC PLAN CREATED BY REFLEX LIGHTING, DATED JANUARY 25TH, 2025.
3. CAD REFERENCES:
 - 3.1. PLAN TITLED "SITE LAYOUT PLAN 3" PREPARED BY CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT, DATED JUNE 15, 2023.

EASEMENTS:

- EXISTING:
1. RIVER WALK EASEMENT AS RECORDED IN BOOK 437, PAGE 38.
- PROPOSED:
1. ACCESS/UTILITY/MAINTENANCE EASEMENT FROM LHL HOLDINGS, LLC
 2. REFER TO SECTION 2.2 EASEMENT EXHIBIT FOR ADDITIONAL EASEMENTS

WAIVERS:

1. WAIVER TO BE EXEMPT FROM STORMWATER STANDARDS IN PART III - ARTICLE XI - SECTION 5.B.1 DRAINAGE

STATE OF MAINE, YORK, ss
REGISTRY OF DEEDS

RECEIVED _____

AT _____ hr. _____ min. _____ m AND RECORDED

IN PLAN BOOK _____, PAGE _____

ATTEST: _____
REGISTER

THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF PRACTICE SET FORTH BY THE MAINE STATE BOARD OF LICENSURE FOR LAND SURVEYORS.

RANDY R. LOUBIER, MAINE P.L.S. #2407
OWEN HASKELL, INC. DATE: _____

PARKING SUMMARY				
USE	UNITS	SPACES REQUIRED	EXISTING	PROPOSED
RESIDENTIAL				
	11	2 SPACES / DWELLING UNIT* = 12 SPACES	-	-
MULTIFAMILY DEVELOPMENTS	-	INCREASE OF 5% (OF 12 SPACES) TO ALLOW FOR VISITORS = 1 SPACE	-	-
ADA (8'X18')	-	-	0	1
STANDARD (9'X18')	-	-	10	8
60 DEGREE (8.5'X18.42')	-	-	4	4
PARALLEL (9'X20')	-	-	1	0
ELECTRIC VEHICLE (9'X18')	-	-	0	2
TOTAL SPACES	-	13	15	15

*1 PARKING SPACE REQUIRED IF DESIGNED EXCLUSIVELY FOR, AND OCCUPANCY IS RESTRICTED TO, SENIOR HOUSING, STUDIO APARTMENTS AND 1-BEDROOM APARTMENTS. (10) 1-BEDROOM UNITS & (1) 2-BEDROOM UNITS = (10+2 = 12 SPACES)

SPACE AND BULK STANDARDS			
ZONE:	REQUIRED (MSRD3)	EX. LOT 30	PR. LOT 30
MINIMUM LOT SIZE	NONE	3,250± SF	13,817± SF
MINIMUM STREET FRONTAGE	NONE	71'±	166.86'±
MINIMUM FRONT YARD SETBACK	NONE	N/A	19.40±
MINIMUM REAR YARD SETBACK	NONE	N/A	8.99'±
MINIMUM SIDE YARD SETBACK	NONE	N/A	8.46'±
MINIMUM BUILDING HEIGHT	MIN. 2 STORIES OR 26 FEET	40.19'	EX. TO REMAIN
MAXIMUM UNITS PER LOT AREA	NONE	N/A	11 UNITS
MAX LOT COVERAGE	100%	100%	79%

OWNER:

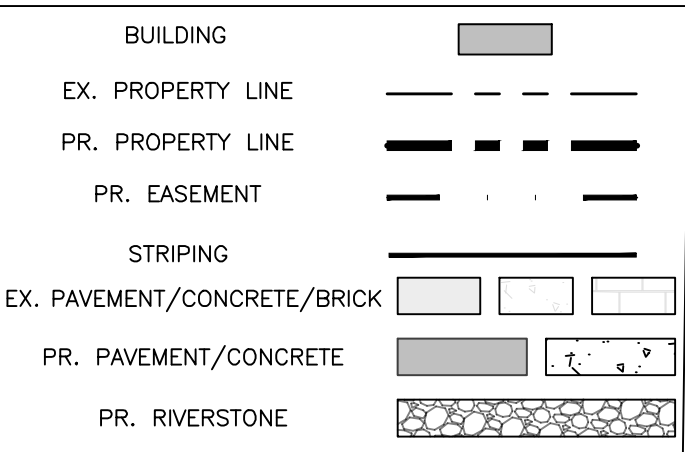
REVELER, LLC
CONTACT: JOHN LALIBERTE
511 CONGRESS STREET, SUITE 601
PORTLAND, ME 04101

CIVIL/SITE ENGINEER:

ACORN ENGINEERING, INC.
CONTACT: PETER HEIL, P.E.
P.O. BOX 3372
PORTLAND, ME 04101

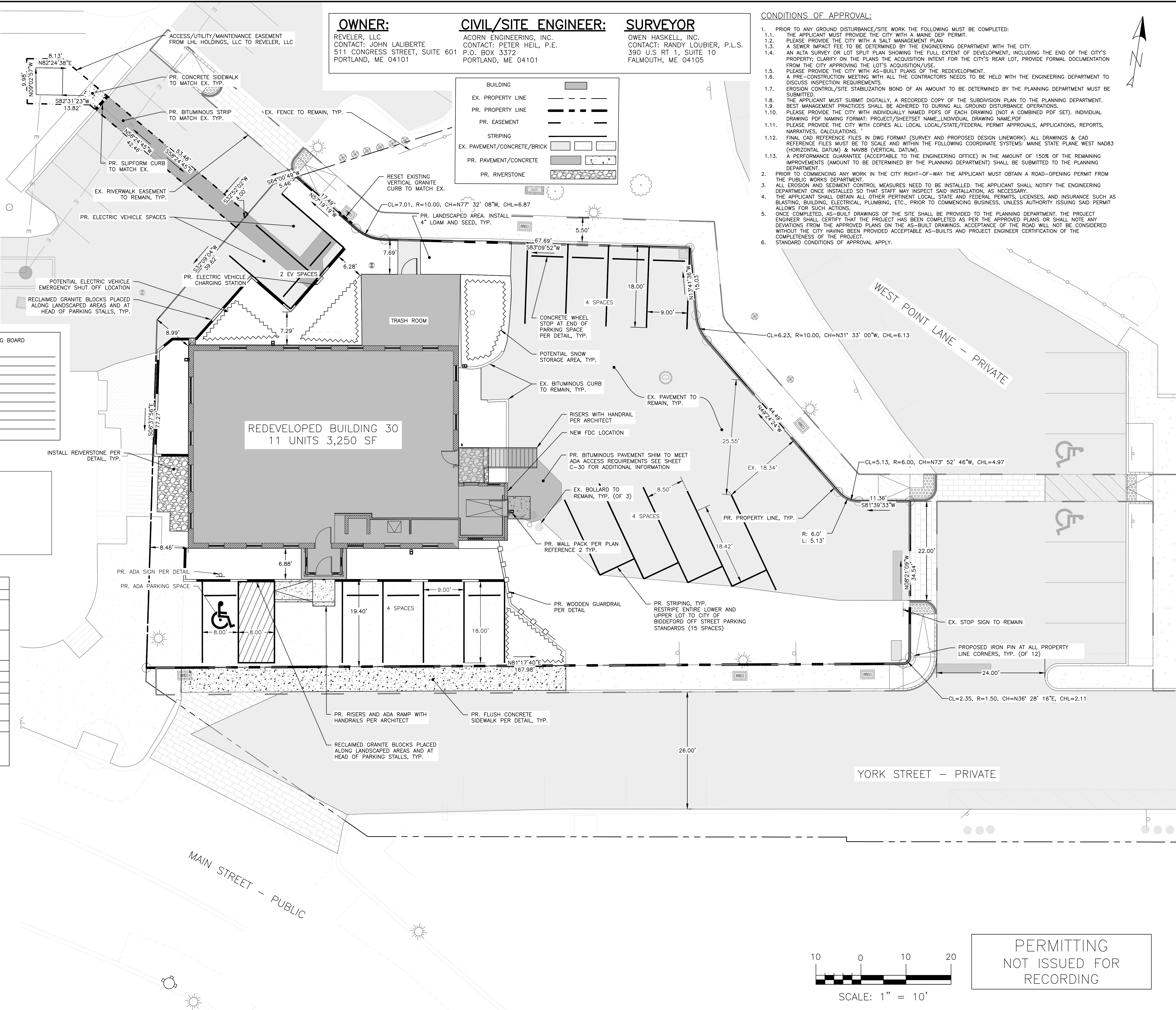
SURVEYOR

OWEN HASKELL, INC.
CONTACT: RANDY LOUBIER, P.L.S.
390 U.S. RT 1, SUITE 10
FALMOUTH, ME 04105



CONDITIONS OF APPROVAL:

1. PRIOR TO ANY GROUND DISTURBANCE/SITE WORK THE FOLLOWING MUST BE COMPLETED:
 - 1.1. THE APPLICANT MUST PROVIDE THE CITY WITH A MAINE DEP PERMIT.
 - 1.2. PLEASE PROVIDE THE CITY WITH A SALT MANAGEMENT PLAN.
 - 1.3. A SEWER IMPACT FEE TO BE DETERMINED BY THE ENGINEERING DEPARTMENT WITH THE CITY.
 - 1.4. AN ALTA SURVEY OR LOT SPLIT PLAN SHOWING THE FULL EXTENT OF DEVELOPMENT, INCLUDING THE END OF THE CITY'S PROPERTY; CLARIFY ON THE PLANS THE ACQUISITION INTENT FOR THE CITY'S REAR LOT, PROVIDE FORMAL DOCUMENTATION FROM THE CITY APPROVING THE LOTS ACQUISITION/USE.
 - 1.5. PLEASE PROVIDE THE CITY WITH AS-BUILT PLANS OF THE REDEVELOPMENT.
 - 1.6. A PRE-CONSTRUCTION MEETING WITH ALL THE CONTRACTORS NEEDS TO BE HELD WITH THE ENGINEERING DEPARTMENT TO DISCUSS INSPECTION REQUIREMENTS.
 - 1.7. EROSION CONTROL/SITE STABILIZATION BOND OF AN AMOUNT TO BE DETERMINED BY THE PLANNING DEPARTMENT MUST BE SUBMITTED.
 - 1.8. THE APPLICANT MUST SUBMIT DIGITALLY, A RECORDED COPY OF THE SUBDIVISION PLAN TO THE PLANNING DEPARTMENT.
 - 1.9. BEST MANAGEMENT PRACTICES SHALL BE ADHERED TO DURING ALL GROUND DISTURBANCE OPERATIONS.
 - 1.10. PLEASE PROVIDE THE CITY WITH INDIVIDUALLY NAMED PDFS OF EACH DRAWING (NOT A COMBINED PDF SET), INDIVIDUAL DRAWING PDF NAMING FORMAT: PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.PDF
 - 1.11. PLEASE PROVIDE THE CITY WITH COPIES ALL LOCAL LOCAL/STATE/FEDERAL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, CALCULATIONS.
 - 1.12. FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY AND PROPOSED DESIGN LINEWORK). ALL DRAWINGS & CAD REFERENCE FILES MUST BE TO SCALE AND WITHIN THE FOLLOWING COORDINATE SYSTEMS: MAINE STATE PLANE WEST NAD83 (HORIZONTAL DATUM) & NAV83 (VERTICAL DATUM).
 - 1.13. A PERFORMANCE GUARANTEE (ACCEPTABLE TO THE ENGINEERING OFFICE) IN THE AMOUNT OF 150% OF THE REMAINING IMPROVEMENTS (AMOUNT TO BE DETERMINED BY THE PLANNING DEPARTMENT) SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT.
2. PRIOR TO COMMENCING ANY WORK IN THE CITY RIGHT-OF-WAY THE APPLICANT MUST OBTAIN A ROAD-OPENING PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES NEED TO BE INSTALLED. THE APPLICANT SHALL NOTIFY THE ENGINEERING DEPARTMENT ONCE INSTALLED SO THAT STAFF MAY INSPECT SAID INSTALLATION, AS NECESSARY.
4. THE APPLICANT SHALL OBTAIN ALL OTHER PERTINENT LOCAL, STATE AND FEDERAL PERMITS, LICENSES, AND INSURANCE SUCH AS BLASTING, BUILDING, ELECTRICAL, PLUMBING, ETC., PRIOR TO COMMENCING BUSINESS, UNLESS AUTHORITY ISSUING SAID PERMIT ALLOWS FOR SUCH ACTIONS.
5. ONCE COMPLETED, AS-BUILT DRAWINGS OF THE SITE SHALL BE PROVIDED TO THE PLANNING DEPARTMENT. THE PROJECT ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED AS PER THE APPROVED PLANS OR SHALL NOTE ANY DEVIATIONS FROM THE APPROVED PLANS ON THE AS-BUILT DRAWINGS. ACCEPTANCE OF THE ROAD WILL NOT BE CONSIDERED WITHOUT THE CITY HAVING BEEN PROVIDED ACCEPTABLE AS-BUILTS AND PROJECT ENGINEER CERTIFICATION OF THE COMPLETENESS OF THE PROJECT.
6. STANDARD CONDITIONS OF APPROVAL APPLY.



ISSUED FOR

BY

DATE

SKETCH

DATE

PRELIMINARY

DATE

FINAL

DATE

SUBDIVISION PLAT

PEPPERELL MILL - BUILDING 30 REDEVELOPMENT

2 YORK STREET BIDDEFORD, ME

REVELER LLC

511 CONGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101

DRAWING NAME

PROJECT NAME

CLIENT

ACORN ENGINEERING, INC.

ENGINEERING, INC.

PO BOX 3372, PORTLAND MAINE 04104

(207) 775-2655

FILE:

AE_SITE

JN:

1269

SCALE:

AS NOTED

DESIGNED BY:

ZMS

DRAWN BY:

DSH

CHECKED BY:

PFH

STATE OF MAINE

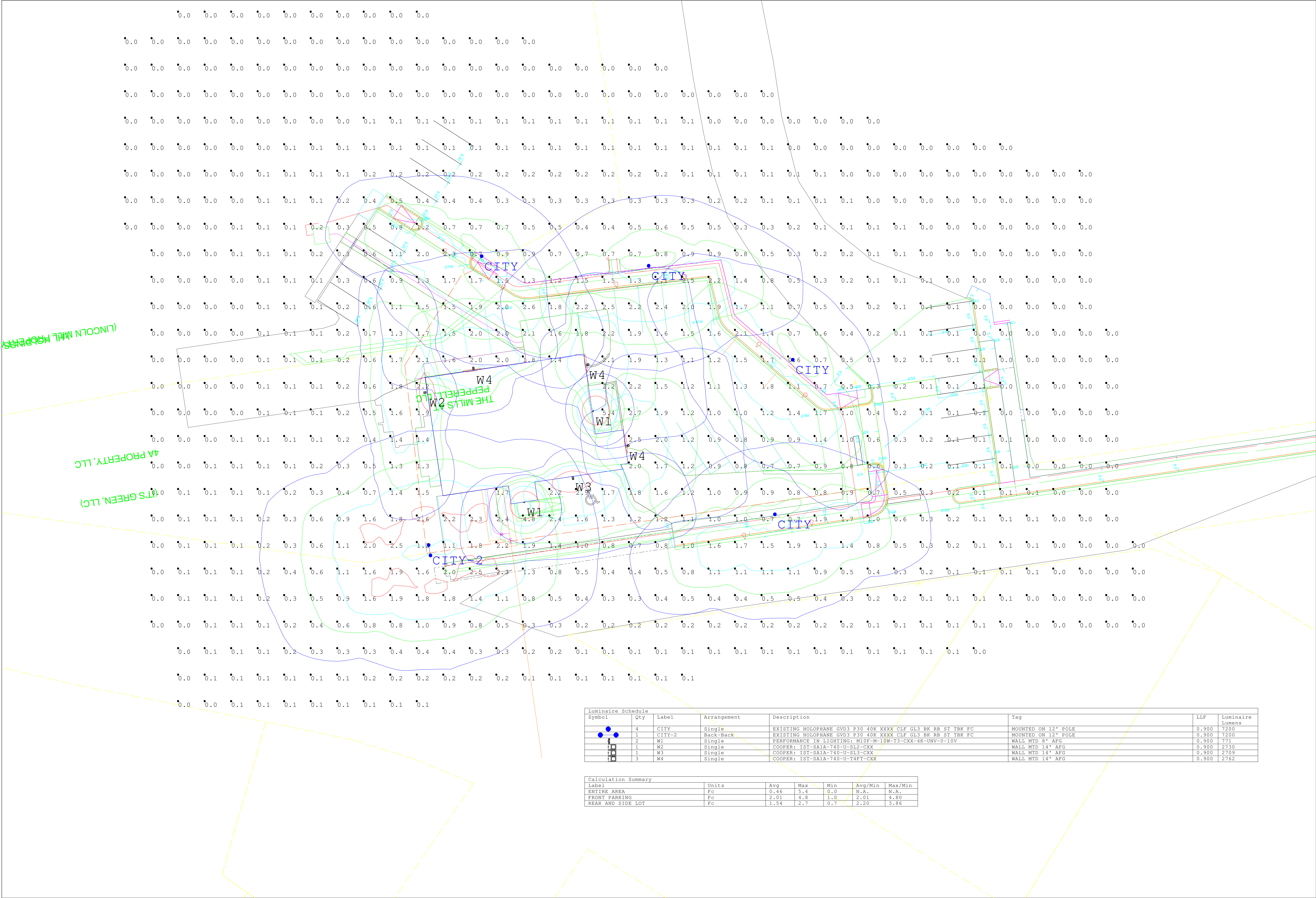
PETER F. HEIL

15318

LICENSED PROFESSIONAL ENGINEER

DRAWING NO.

PLAT



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	Tag		LLF	Luminaire Lumens
	4	CITY	Single	EXISTING HOLOPHANE GVD3 P30 40K XXXX CLF GL3 BK RB ST TBK FC	MOUNTED ON 12' POLE		0.900	7200
	1	CITY-2	Back-Back	EXISTING HOLOPHANE GVD3 P30 40K XXXX CLF GL3 BK RB ST TBK FC	MOUNTED ON 12' POLE		0.900	7200
	2	W1	Single	PERFORMANCE IN LIGHTING: WLOF-M-10W-T3-CXX-4R-UNV-0-10V	WALL MTD 8' AFG		0.900	771
	1	W2	Single	COOPER: IST-SA1A-740-U-SL2-CXX	WALL MTD 14' AFG		0.900	2730
	1	W3	Single	COOPER: IST-SA1A-740-U-SL3-CXX	WALL MTD 14' AFG		0.900	2709
	3	W4	Single	COOPER: IST-SA1A-740-U-T4FT-CXX	WALL MTD 14' AFG		0.900	2762

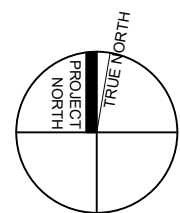
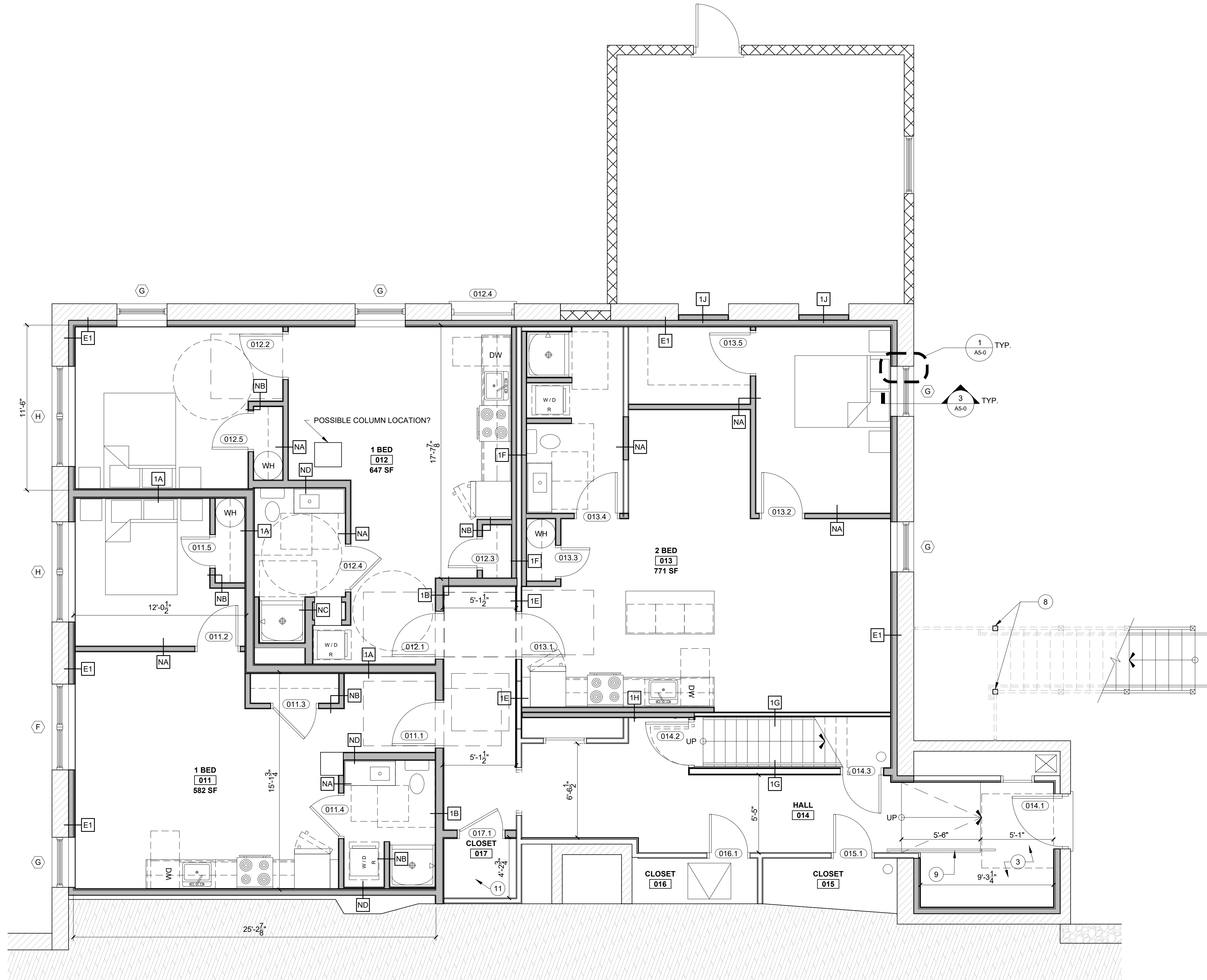
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE AREA	Fc	0.46	5.4	0.0	N.A.	N.A.
FRONT PARKING	Fc	2.01	4.8	1.0	2.01	4.80
REAR AND SIDE LOT	Fc	1.54	2.7	0.7	2.20	3.86



Revisions	
#	Comments

Drawn By: Michael O'Brien	Scale: NTS
Checked By:	
Date: 1/30/2025	
Contact: mobrien@charroninc.com	

2 YORK ST REDEVELOPMENT	BIDDEFORD, ME
-------------------------	---------------



1 GROUND FLOOR PLAN
1/4" = 1'-0"

KEYED NOTES

- 1.) NEW EGRESS STAIR
- 2.) NEW RAMP. 1:12 SLOPE MAX. ADA HANDRAILS BOTH SIDES OF RAMP. 1 1/2" DIAMETER ROUND PIPE OFFSET 2" FROM WALL. 12" HORIZONTAL EXTENSIONS AT GROUND AND LANDINGS
- 3.) BUILD UP FLOOR TO ADA DOOR SILL ELEVATION WITH PT SLEEPERS AT 16" O.C. WITH 3/4" FLOOR SHEATHING
- 4.) UNIT 111 CLOSET WITH W/D
- 5.) NEW ADA RAMP AND STAIR
- 6.) NEW EPDM ROOF AND INSULATION. SLOPE INSULATION AWAY FROM BUILDING 3/4" PER 1'.
- 7.) NEW FLOOR INSULATION. SEE FLOOR ASSEMBLIES
- 8.) DECKPOST WITH FROST PROTECTED PIER FOUNDATION
- 9.) NEW RAMP AND ADA HANDRAIL ON ONE SIDE. 1 1/2" DIAMETER ROUND PIPE OFFSET 2" FROM WALL. 12" HORIZONTAL EXTENSIONS AT GROUND AND LANDINGS

RENOVATIONS TO BUILDING 30
PEPPERELL MILL CAMPUS - 2 YORK STREET
BIDDEFORD, MAINE

RSA
RYAN SENATORE
ARCHITECTURE
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PORTLAND, MAINE 04101
O: 207-747-5159
C: 207-650-6414
senatorearchitecture.com

CONSULTANTS:

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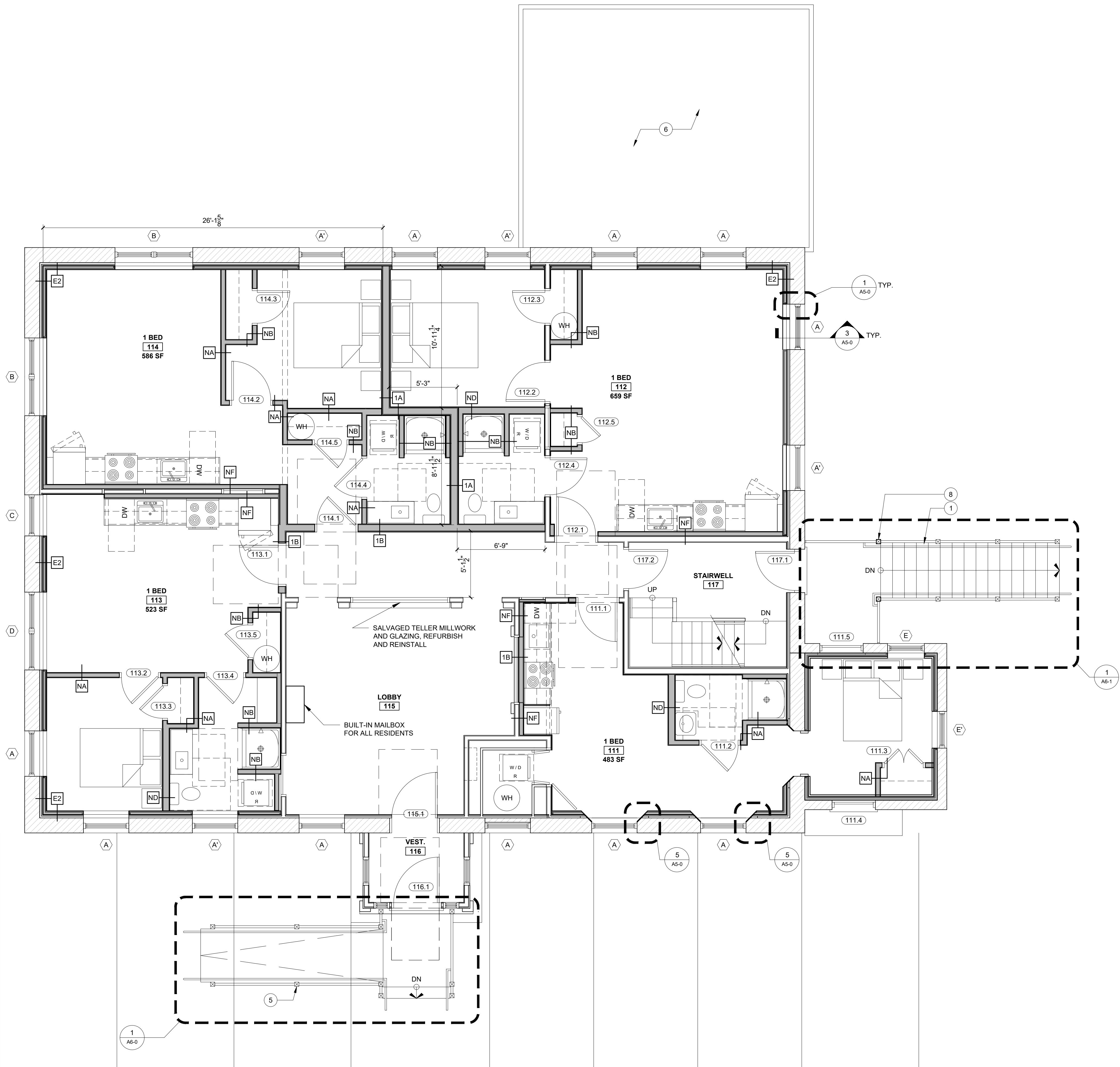
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SCALE: AS NOTED

SHEET TITLE:
GROUND FLOOR
PLAN

A1-0



KEYED NOTES

- 1.) NEW EGRESS STAIR
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SHEET TITLE:	
FIRST FLOOR PLAN	

A1-1

- KEYED NOTES
- 1.)

NEW EGRESS STAIR
- 2.)

NEW RAMP. 1:12 SLOPE MAX. ADA HANDRAILS BOTH SIDES OF RAMP. 1 1/2" DIAMETER ROUND PIPE OFFSET 2" FROM WALL. 12" HORIZONTAL EXTENSIONS AT GROUND AND LANDINGS
- 3.)

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- 4.)

UNIT 111 CLOSET WITH W/D
- 5.)

NEW ADA RAMP AND STAIR
- 6.)

NEW EPDM ROOF AND INSULATION. SLOPE INSULATION AWAY FROM BUILDING 1/4" PER 1'.
- 7.)

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- 8.)

DECKPOST WITH FROST PROTECTED PIER FOUNDATION
- 9.)

NEW RAMP AND ADA HANDRAIL ON ONE SIDE. 1 1/2" DIAMETER ROUND PIPE OFFSET 2" FROM WALL. 12" HORIZONTAL EXTENSIONS AT GROUND AND LANDINGS

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RENOVATIONS TO BUILDING 30

PEPPERELL MILL CAMPUS - 2 YORK STREET

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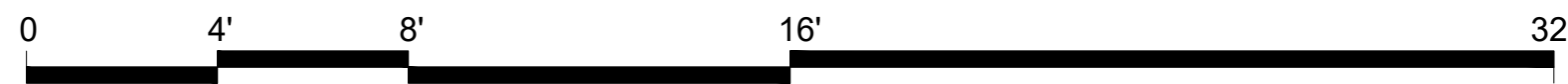
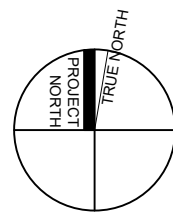
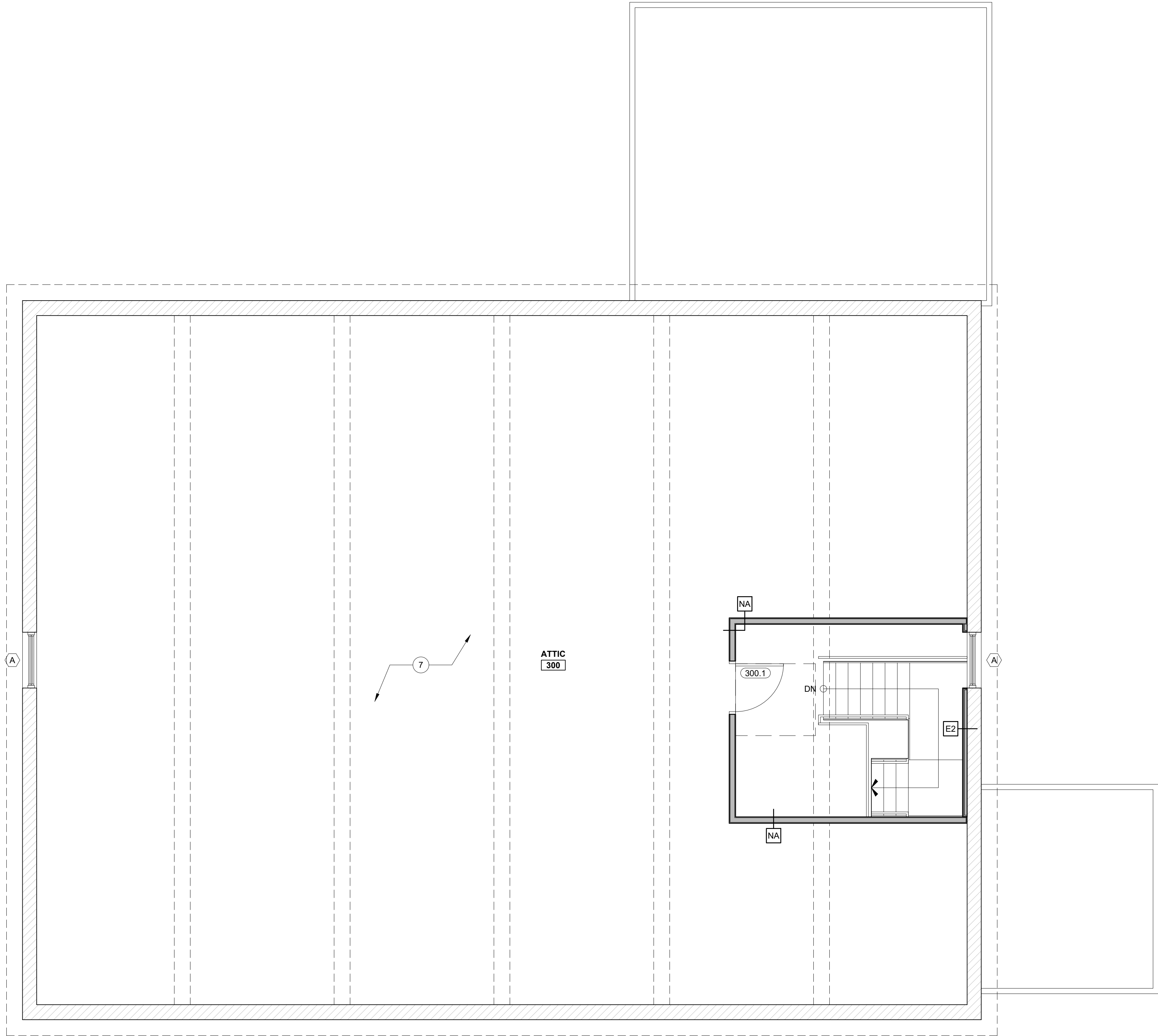
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SHEET TITLE:
SECOND FLOOR
PLAN

A1-2



1 SECOND FLOOR PLAN
1/4" = 1'-0"



1 ATTIC FLOOR PLAN
1/4" = 1'-0"

KEYED NOTES

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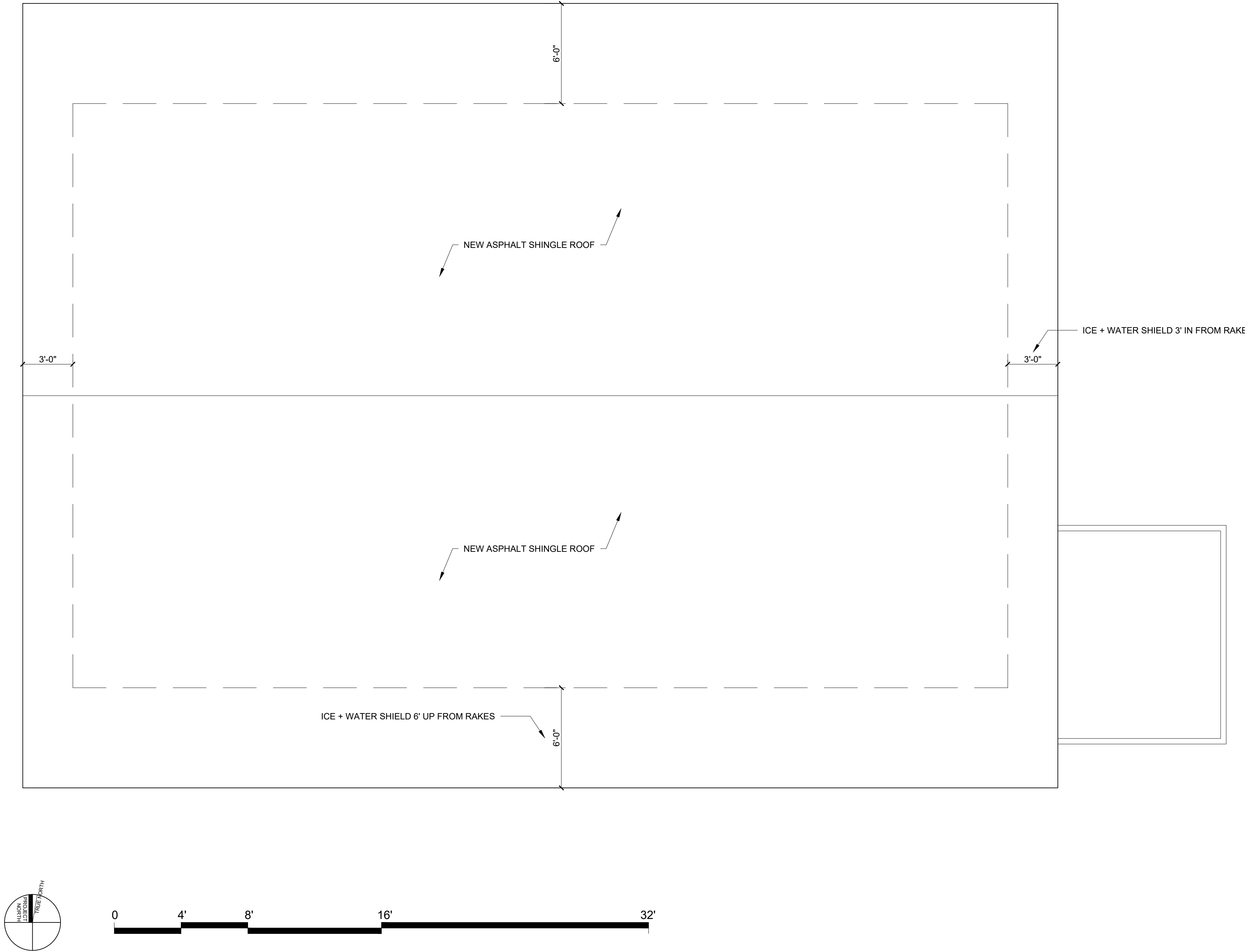
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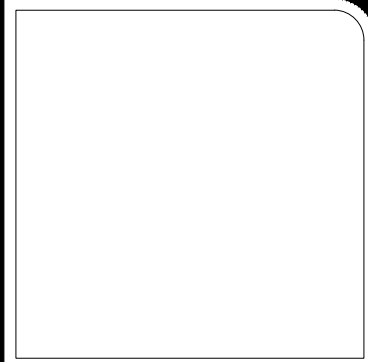
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SHEET TITLE:
ATTIC PLAN

A1-3



1 ROOF PLAN
1/4" = 1'-0"



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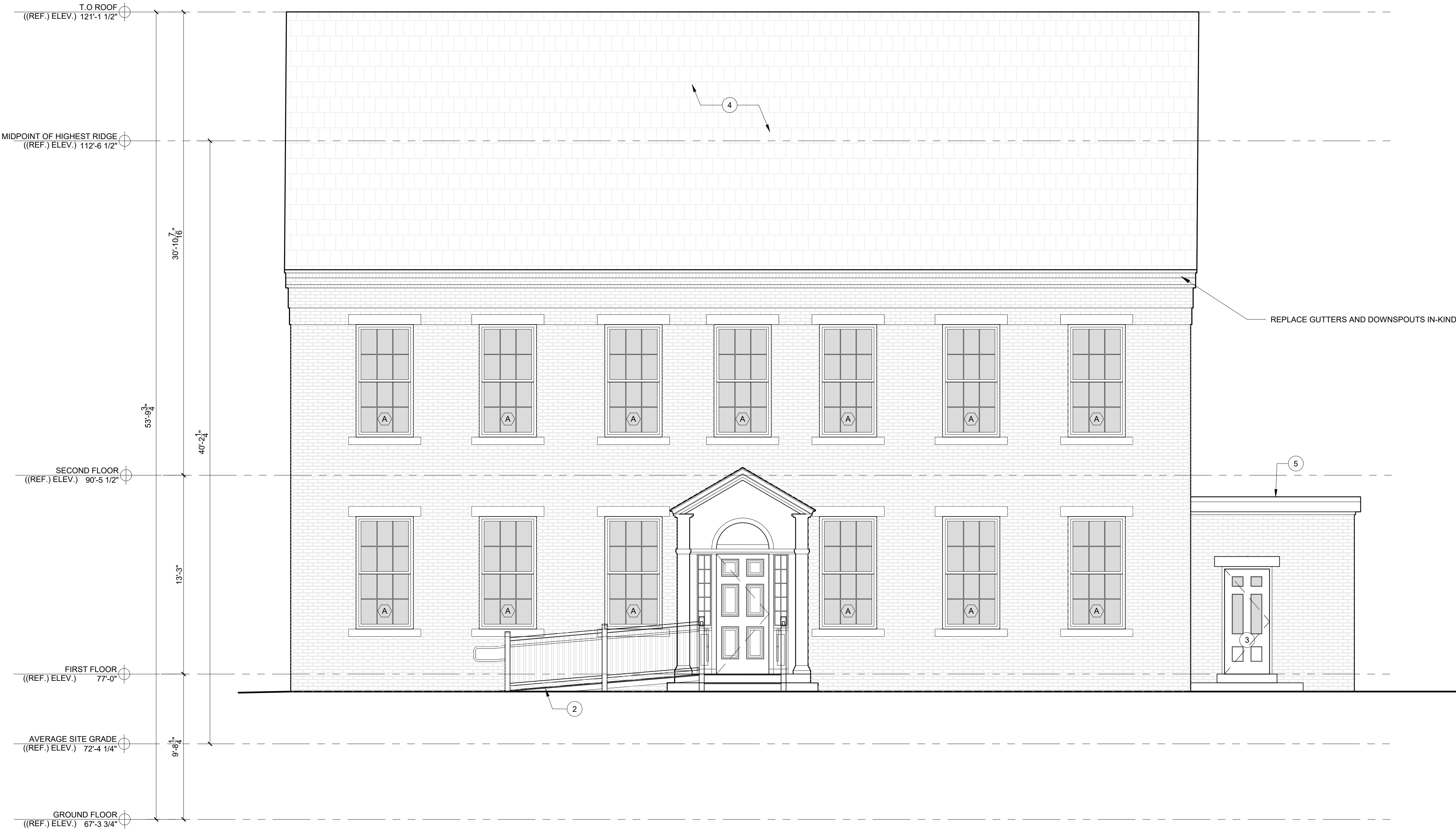
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SCALE:	AS NOTED

SHEET TITLE:
ROOF PLAN

A1-4

KEYED NOTES	
1.)	REMOVE EXISTING WINDOW. SALVAGE ORIGINAL TRIM FOR REINSTALLATION OF NEW WINDOWS
2.)	NEW ADA RAMP AND STAIRCASE
3.)	REPAIR EXISTING DOOR AND SEAL CLOSED.
4.)	REMOVE ROOF SHINGLES AND UNDERLAYMENT
5.)	REMOVE EPDM AND UNDERLAYMENT.
6.)	REMOVE RAISED SILL, REPLACE DOOR TO MATCH EXISTING DESIGN
7.)	PAINT CMU



1 SOUTH ELEVATION
1/8" = 1'-0"

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SCALE:	AS NOTED

SHEET TITLE:
SOUTH
ELEVATION

A2-0



1 EAST ELEVATION
1/4" = 1'-0"

KEYED NOTES	
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6.)	REMOVE RAISED SILL, REPLACE DOOR TO MATCH EXISTING DESIGN
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SCALE: AS NOTED

SHEET TITLE:
EAST
ELEVATION

A2-1

KEYED NOTES	
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3.)	REPAIR EXISTING DOOR AND SEAL CLOSED.
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6.)	REMOVE RAISED SILL, REPLACE DOOR TO MATCH EXISTING DESIGN
7.)	PAINT CMU



1 NORTH ELEVATION
1/4" = 1'-0"

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SCALE: AS NOTED

SHEET TITLE:
NORTH
ELEVATION

A2-2



1 WEST ELEVATION
1/4" = 1'-0"

KEYED NOTES

- 1.) REMOVE EXISTING WINDOW, SALVAGE ORIGINAL TRIM FOR REINSTALLATION OF NEW WINDOWS
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- 6.) REMOVE RAISED SILL, REPLACE DOOR TO MATCH EXISTING DESIGN
- 7.) PAINT CMU

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SCALE: AS NOTED

SHEET TITLE:
WEST
ELEVATION

A2-3

Section 1: Right Title Interest

Please see attached for a copy of the Contract for Sale of Commercial Real estate for the rights of the property from Pepperell Mill Development, LLC to Reveler LLC.





CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE

Reveler LLC and/or assigns, with a mailing address of c/o Port Property Management, Inc., 82 Hanover Street, Suite 5, Portland, Maine 04101, (hereinafter called "Purchaser"), this 14th day of November, 2024 enters into this purchase and sale of certain real estate owned by Pepperell Mill Development, LLC (hereinafter called the "Seller") and located at 1 York Street in the City/Town of Biddeford, County of York, State of Maine, described as follows: a 7,500± SF 2-story building known as Building 30 Pepperell Mill Campus, together with the parking lot adjoining the Building as shown on that certain Functional Subdivision Plan approved by the City of Biddeford on December 13, 2021 and recorded in the York County Registry of Deeds in Plan Book 420, Page 43 and in accordance with the Rider Exhibit A and being more fully described at said County Registry of Deeds in Book (See Rider), Page (See Rider), upon the terms and conditions indicated below.

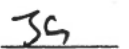
1. **PERSONAL PROPERTY:** The following items of personal property are included in this sale (if applicable): None
2. **PURCHASE PRICE:** The total Purchase Price is [REDACTED] with payment made as follows:
 Earnest money to be delivered on or before: 3 business days from the Effective Date
 Total Due at Closing: [REDACTED]
3. **EARNEST MONEY/ACCEPTANCE:** Drummond Woodsum ("Escrow Agent") shall hold the earnest money in a non-interest-bearing account and act as escrow agent until closing. This offer shall be valid until, November, 2024 at 5:00 (PM). In the event of Seller's non-acceptance of this offer, the earnest money shall be returned promptly to Purchaser.
4. **TITLE:** Within one hundred twenty (120) days of Effective Date (the "Title Review Period"), Purchaser shall notify Seller in writing (the "Title Objection Notice") of any matters affecting title to the property that are objectionable to Purchaser in Purchaser's sole discretion ("Title Defects"). Purchaser shall be deemed to have waived the right to object to any matter affecting title as of the Effective Date, except for any mortgage, tax lien, mechanics' lien, judgment lien, or other liens encumbering the property (for which no objection is required), if Purchaser fails to specifically identify such matters in the Title Objection Notice (each matter not objected to being a "Permitted Encumbrance"). Within seven (7) days of Seller's receipt of the Title Objection Notice, Seller shall notify Purchaser in writing whether or not Seller elects to cure any of the matters identified in the Title Objection Notice. If Seller elects to cure certain Title Defects, Seller shall use good faith efforts to cure such Title Defects and shall have a period of not more than thirty (30) days after notice of Seller's election within which to cure any such Title Defects (the "Title Cure Period"), and the Closing Date shall be extended until five (5) days after the expiration of the Title Cure Period. Seller agrees that, after the Effective Date, it shall not permit or suffer encumbrance of the property with any liens, easements, leases or other encumbrances without Purchaser's prior written consent, except that Purchaser shall not unreasonably withhold or delay its consent to new leases. On or before the Closing Date, Seller shall remove at its sole cost any such matters affecting the title to the property suffered or created by or consented to by Seller after the Effective Date that are not approved in writing by Purchaser. If Seller elects not to cure any Title Defects, then Purchaser shall elect, by written notice to Seller on or before the end of the Due Diligence Period (as defined below) provided for in Section 10 hereof (i) to accept title to the property, subject to such uncured Title Defects without reduction of the purchase price and without any liability on the part of Seller therefor, in which case such Title Defects shall be Permitted Encumbrances, or (ii) to terminate this Contract, whereupon the earnest money immediately shall be returned to Purchaser and neither party shall have any further obligations under this Contract.
5. **DEED:** In return for payment in full of the purchase price, Seller shall convey the property on the date that is fifteen (15) days after expiration of the Historic Review and Financing Period (the "Closing Date") to Purchaser by Maine Statutory Short-Form Quit Claim with Covenant Deed (the "Deed"), and the parties agree to execute and deliver on the Closing Date such other documents that are customary and/or reasonably necessary to complete the conveyance. It is a condition to Purchaser's obligations hereunder that title to the property shall be free and clear of all liens and encumbrances except for the following matters and otherwise in compliance with the requirements of this Contract: (i) zoning restrictions and land use laws and regulations and permits and approvals issued pursuant thereto; (ii) current taxes and assessments attributable to periods from and after the Closing, which Purchaser shall be liable to pay; (iii) leases and occupancies disclosed to Purchaser (if any); and (iv) any Permitted Encumbrance.
6. ~~**LEASES/TENANT SECURITY DEPOSITS:** Seller agrees at closing to transfer to Purchaser, by proper assignment thereof, all Seller's rights under the current leases to the property and any and all security deposits held by Seller pursuant to said leases.~~
6. **POSSESSION/OCCUPANCY:** Possession/occupancy of property shall be given to Purchaser on the Closing Date, unless otherwise agreed by both parties in writing.

7. **RISK OF LOSS:** Until transfer of title, the risk of loss or damage to the property by fire or otherwise is assumed by Seller unless otherwise agreed in writing. The property shall at closing be in substantially the same condition as of the Effective Date, excepting reasonable use and wear. If the property is materially damaged or destroyed prior to closing, Purchaser may either terminate this Contract and be refunded the earnest money deposit, or close this transaction and accept the property in its as-is condition together with an assignment of the Seller's right to any insurance proceeds relating thereto.
8. **PRORATIONS:** The following items shall be prorated as of the Closing Date:
- a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
 - b. Any other municipal fees, levies or liens;
 - c. Fuel
 - d. Metered utilities, such as water and sewer, shall be paid by the Seller through the date of closing;
 - e. Purchaser and Seller shall each pay one-half of the transfer tax as required by the laws of the State of Maine.
 - f. Rents, estimated monthly common area maintenance charges, estimated monthly property tax payments, and all other additional revenue received by Seller pursuant to leases of the property, in which case whether such amounts have been received by Seller or are due and payable pursuant to the relevant agreement(s).
9. **DUE DILIGENCE:** Purchaser is advised to seek information from professionals regarding any specific issue of concern. Purchaser acknowledges receipt of property disclosure form attached hereto. Neither Seller nor the Real Estate Licensees identified below make any representations or warranties regarding the condition, permitted use or value of Seller's real or personal property. Purchaser's obligation to close under this Contract is conditioned upon Purchaser's satisfaction with its investigations of the property, which may without limitation include survey, environmental assessment, engineering studies, wetlands or soils studies, zoning compliance or feasibility, condition of water, sewer and other utilities serving the property, and code compliance, all within thirty 30 days of the Effective Date (the "Due Diligence Period")

All investigations will be done by professionals chosen and paid for by Purchaser. If the result of any investigation is unsatisfactory to Purchaser, in Purchaser's sole discretion, Purchaser may declare this Contract null and void by notifying Seller in writing within the specified number of days set forth above and the earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that Purchaser's investigation(s) is unsatisfactory within the time period set forth above, this contingency is waived by Purchaser. In the absence of any investigations(s) mentioned above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the property. Purchaser agrees to restore any disturbance to the property caused by Purchaser's investigations, and Purchaser agrees to indemnify and hold Seller harmless for any claims, damages, losses or costs, including without limitation reasonable attorneys' fees incurred or suffered by Seller as a result of Purchaser's investigations of the property, which indemnification obligation shall survive termination or closing under this Contract.

~~11. REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: Seller represents: (a) that below is a complete list of all tenants occupying the property under leases or other tenancy arrangements or agreements (the "Leases"), (b) that the Leases are in full force and effect, (c) that to Seller's knowledge, all tenants under the Leases are in full compliance therewith and (d) that Seller is not in violation of its obligations under the Leases. Seller agrees to provide Purchaser within five (5) days of the Effective Date of this Contract, complete copies of all Leases, including any amendments, and income and expense information concerning the property. Purchaser shall have Click or tap here to enter text. (Click or tap here to enter text.) days from the date Purchaser has been provided all Leases and income and expense information to review same, and if the result of the review is unsatisfactory to Purchaser, Purchaser may declare the Contract terminated and the earnest money shall be immediately refunded to Purchaser and thereafter neither party shall have any further obligation under this Contract. Seller represents and warrants that income and expense information provided to Purchaser will be true, accurate and complete in all material respects when given. Seller shall use reasonable efforts to obtain a tenant estoppel certificate and a subordination, non disturbance and attornment agreement in form reasonably satisfactory to Purchaser and/or Purchaser's lender for each Lease within Click or tap here to enter text. (Click or tap here to enter text.) days from delivery of forms therefor. Purchaser shall also on a rolling basis have Click or tap here to enter text. (Click or tap here to enter text.) days from the date of actual receipt of fully executed written tenant estoppel certificates in which to terminate this Contract pursuant to this Section 11 due to unsatisfactory information contained therein and upon such termination the earnest money shall be immediately refunded to Purchaser and thereafter neither party shall have any further obligation under this Contract. Between the Effective Date and the closing, Seller shall not modify, voluntarily terminate or enter into new leases or tenancy arrangements or agreements and shall obtain Purchaser's written consent to any modification or termination of Leases and to any new lease that Seller proposes to enter into with respect to the property, Purchaser's consent not to be unreasonably withheld, conditioned or delayed. In the event that Seller modifies or terminates any Leases or enters into a new Lease without Purchaser's consent, Purchaser's sole remedy shall be to terminate this Contract and receive an immediate refund of the earnest money and thereafter neither party shall have any further obligation under this Contract. Failure of Purchaser to timely notify Seller of its termination of the Contract pursuant to any of its foregoing rights to do so under this Section 11 shall be deemed to be a waiver of the applicable right under this Section 11 to terminate the Contract. At the closing, Seller shall deliver written notice to the tenants and occupants of the property of the transfer of the property, and of the tenants' security deposits, to Purchaser. List tenants: Click or tap here to enter text.~~





- ~~12. FINANCING: Notwithstanding anything to the contrary contained in this Contract, Purchaser's obligation to close hereunder is conditioned upon Purchaser's obtaining on or before Click or tap here to enter text. (the "Commitment Date") a written commitment (the "Commitment") from a lender for a mortgage loan on terms reasonably acceptable to Purchaser. In the event the Purchaser is unable to obtain the Commitment and Purchaser notifies Seller thereof by the Commitment Date, then Escrow Agent shall return the earnest money to Purchaser, this Contract shall terminate, and neither party shall be under any further obligation under this Contract. It shall be a further condition of Purchaser's obligation to close hereunder that the Commitment shall not lapse, be terminated and/or withdrawn prior to the Closing Date for any reason whatsoever, including but not limited to the property failing to appraise at or above the Purchase Price, or any such other level acceptable to Purchaser and Purchaser's lender sufficient to support the Commitment. In the event the Commitment shall lapse, be terminated and/or withdrawn by Purchaser's lender for any reason (other than at the request of Purchaser) at any time prior to the Closing Date, Purchaser shall within Click or tap here to enter text. (Click or tap here to enter text) days of Purchaser's receipt of notice of lapse, termination and/or withdrawal notify Seller of same, and upon such notification Purchaser may, at Purchaser's option, elect to terminate this Contract and thereafter the earnest money shall be returned to Purchaser and neither party shall have any further obligation under this Contract. If Purchaser does not timely notify Seller that it has failed to obtain the Commitment or that the Commitment has lapsed, terminated and/or been withdrawn, then Purchaser shall be in default of this Contract at the election of Seller. This contingency benefits Purchaser only, and only Purchaser may waive it by providing written notice to Seller specifically waiving this condition and contingency or any part thereof.~~
10. AGENCY DISCLOSURE: Purchaser and Seller acknowledge that they have been informed Joe Malone of Malone Commercial Brokers ("Listing Agent") is acting as a Seller's agent in this transaction and is representing the Seller and Porta & Company is acting as Purchaser's Agent in this transaction and is representing the Purchaser ("Purchaser's Agent") (Listing Agent and Purchaser's Agent are referred to elsewhere herein as "Licensees"). Disclosed Dual Agency permitted by the Listing Agreement with Seller.
11. DEFAULT: If the sale of the property as contemplated hereunder is not consummated solely by reason of Purchaser's default hereunder, provided that Seller is then ready, willing and able to consummate the sale of the property as contemplated by this Contract and provided further that all conditions to Purchaser's obligation to consummate such purchase have been satisfied or waived by Purchaser, Seller's sole and exclusive remedy shall be terminate this Contract and receive the earnest money as full and complete liquidated damages for the breach of this Contract, it being agreed between the parties that the actual damages to Seller in the event of such breach are difficult to ascertain and/or prove and the earnest money is a reasonable estimate and forecast of such actual damages. If Seller(s) fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Purchaser shall have the option of terminating the Contract and receiving the earnest money back, and/or pursuing specific performance, and/or any other remedies allowed by law, provided that Purchaser initiates such action for specific performance within sixty (60) days from the date of such breach. The parties acknowledge that the payment of the earnest money is not intended as a forfeiture or penalty, but is intended to constitute liquidated damages to Seller. In the event of an undisputed default by either party, the Escrow Agent may deliver the earnest money to the party entitled to it under this Contract, with written notice to both parties pursuant to Maine Real Estate Commission regulations. If a dispute arises between Purchaser and Seller as of the existence of a default hereunder and said dispute is not resolved by the parties within thirty (30) days, the Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by the Escrow Agent in connection with said action and/or in connection with any dispute relating to this Contract and/or the earnest money.
12. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the property addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the Maine Association of Dispute Resolution Professionals or its successor organization. This clause shall survive the closing of this transaction.
13. PRIOR STATEMENTS: This Contract sets forth the entire agreement between the parties, and there are no other representations, agreements or understandings with respect to the subject matter of this Contract. This Contract shall be construed according to the laws of the State of Maine.
14. HEIRS/ASSIGNS: This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of Seller and assigns of Purchaser, provided, however, that Seller shall not have the right to assign this Contract without Purchaser's consent. Purchaser, however, shall have the right to assign this Contract, without Seller's consent, to an affiliated entity for which Purchaser or an affiliate of Purchaser is the Manager.
15. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefax copies and electronically transmitted copies with the same binding effect as if all of the signatures were on one instrument.
16. EFFECTIVE DATE: This Contract is a binding contract when signed by both Seller and Purchaser and when that fact has been communicated to all parties or to their agents. Time is of the essence of this Contract. Seller or Licensees are given permission by the parties to complete the Effective Date blank below with the date of the last signature of the parties, and that date shall be the Effective Date for all purposes under this Contract, and if that blank is not completed, then the Effective Date shall be the date of the last signature

of the parties. Except as expressly set forth to the contrary in this Contract, the use of the term "days" in this Contract, including all addenda made a part hereof, shall mean calendar days. Deadlines in this Contract, including all addenda, expressed as "within x days" or the like shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 pm, Eastern Time, on the last day counted.

17. CONFIDENTIALITY: Purchaser and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Purchaser and Seller authorize the lender and/or closing agent preparing the closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.
18. A copy of this Contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, consult an attorney.
19. Seller acknowledges that the laws of the State of Maine provide that every Purchaser of real property located in Maine must withhold a withholding tax equal to 2 1/2 % of the consideration unless Seller furnishes to Purchaser a certificate by the Seller stating, under penalty of perjury, that Seller is a resident of the State of Maine or the transfer is otherwise exempt from withholding.
20. ADDENDA: This Contract has addenda containing additional terms and conditions. Yes ☒ No ☐

The parties agree that none of the above is collateral agreements. It is the intent of the parties that except as expressly set forth in this Contract, all covenants, representations, statements and obligations of both parties herein shall not survive closing.

Reveler LLC

Legal Name of Purchaser

By: _____
Signature

John Laliberte
Its Manager

Seller accepts and agrees to the terms and conditions set forth in this Contract and agree to pay the Licensees the commission for services according to the terms of the listing agreement, it being the intent hereof that Seller is responsible for the payment of any commission owed to Purchaser's Agent in connection with this Contract. In the event the earnest money is forfeited by Purchaser, it shall be evenly distributed between (1) Licensees and (2) Seller; provided, however, that the Licensees' portion shall not exceed the full amount of the commission specified.

Signed this day: _____

Pepperell Mill Development, LLC

Legal Name of Seller

By: _____
Signature

John Griggs, Manager of Pepperell Mill Development Manager,
LLC, Sole Member of Pepperell Mill Development, LLC
Name/Title, thereunto duly authorized

By signature hereof, Escrow Agent agrees to perform the obligations of Escrow Agent in accordance with applicable law, the applicable provisions of the rules of the Maine Real Estate Commission, and the terms and conditions set forth in this Contract.

Drummond Woodson
Malone Commercial Brokers

Legal Name of Escrow Agent

By: _____
Signature

Joe Malone Gary Vige /, shareholder
Name/Title, thereunto duly authorized



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EFFECTIVE DATE OF THIS CONTRACT: November 14, 2024



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Page 5 of 5

**SPECIAL PROVISIONS ADDENDUM
TO
CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE
(Pepperell Mill Building 30)**

This Special Provisions Addendum (this "**Addendum**") is intended to be attached to and incorporated into that certain Contract For The Sale Of Commercial Real Estate of even date by and between Pepperell Mill Progression, a Delaware limited liability company, as "**Seller**", and Reveler LLC, a Maine limited liability company, as "**Purchaser**" (as modified by this Addendum, the "**Contract**"), regarding certain real property located Biddeford, Maine, as more particularly described in the printed form portion of Contract. Except as specified otherwise in this Addendum, all capitalized terms herein shall have the meaning ascribed to such terms in the printed form portion of the Contract.

1. **AMENDMENT TO THE FUNCTIONAL SUBDIVISION PLAN/CREATION OF NEW LOT.** Purchaser understands and acknowledges that the Property is currently part of the Pepperell Mill Campus (the "**Campus**"), depicted on that certain Functional Subdivision Plan approved by the City of Biddeford on December 13, 2021 and recorded in the York County Registry of Deeds in Plan Book 420, Page 43 (the "**Subdivision Plan**"). Seller acknowledges and consents to, and Purchaser hereby has the right to seek an amendment to the Subdivision Plan and to work directly with the City of Biddeford to remove the Property from the Subdivision Plan so that the Property becomes its own separate lot, unencumbered by that certain Declaration of Covenants, Conditions, Easements and Restrictions dated December 13, 2021 and recorded in the York County Registry of Deeds in Book 18901, Page 239 (the "**Master Declaration**"). Seller shall work with and assist Purchaser, at no cost other than the minimis costs to Seller, and diligently review and execute any such amendments, consents, or other documentation reasonably required by the City of Biddeford, to complete the above-described amendment to the Subdivision Plan, the creation of such new lot and the receipt of all necessary approvals for the same, which approvals shall be in final, unappealable form (the "**City Approval**"). The parties hereby agree and acknowledge that said new lot which will comprise the Property is approximately depicted on the plan attached hereto as **Exhibit A** and made a part hereof and that prior to the expiration of the Historic Review and Financing Period, the parties shall mutually agree upon the final depiction of the Property, including the creation of a separate metes and bounds description to describe the same. Notwithstanding anything else to the contrary herein, Purchaser's obligation to close under this Contract is conditioned upon, Purchaser's satisfaction, in its sole and absolute discretion, of the following conditions on before the expiration of the Historic Review and Financing Period: (a) Purchaser obtaining the City Approval; and (b) Purchaser obtaining from the Seller, any affiliates of the Seller, and/or any abutters, the easements required by Purchaser for access and/or the installation of utilities in connection with Purchaser's development of the Property, which easements shall include any applicable agreements for cost-sharing and reimbursements with respect to the use and maintenance of York Street. If the New Lot depicted on Exhibit A is subject to any utility or drainage easements benefitting other portions of the Campus, the Property shall be conveyed subject to such existing easements, provided that such easements do not unreasonably interfere with Purchaser's use or development of the Property. If Purchaser is unable to satisfy the above-described conditions in subsections (a) and (b) above prior to the expiration of the Historic Review and Financing Period, Purchaser may terminate this Contract by delivering written notice to the Seller on or before the end of the Historic Review and Financing Period and the earnest money deposit shall be returned to Purchaser, and Purchaser shall transfer to Seller all plans, surveys, engineering, studies, all materials generated by or for Purchaser in connection with the Historic Review or any approvals for Part 1 or Part 2 approval by the National Park Service or the Maine Historic Preservation Commission and all materials generated by or for Purchaser in connection with the removal of the Property from the Functional Subdivision Plan, including a consent to assignment of the City Approval or any other municipal or state approvals for the development of the Property. If Purchaser does not terminate the Contract prior to the end of the Historic Review and Financing Period, as applicable, then Purchaser will be deemed to have waived the condition set forth in this Section 1 and will have no right to terminate the Contract under this section. All costs and expenses related to amending the Subdivision Plan and creating the new lot shall be for the account of and borne solely by Purchaser.

2. **DUE DILIGENCE INVESTIGATIONS.** In connection with any entry by Purchaser or its agents, employees or contractors onto the Property, Purchaser shall give Seller 48 hours advance notice of such entry. Notwithstanding the foregoing, Purchaser shall not be permitted to interfere unreasonably with Seller's operations at the Property or at the Campus. If Purchaser wishes to engage in any subsurface or intrusive environmental or physical

testing of the Property or any other testing which could damage or disturb any portion of the Property, Purchaser shall obtain Seller's prior consent thereto, which shall not be unreasonably withheld, conditioned, or delayed. Without limiting the generality of the foregoing, Seller's written approval (which, notwithstanding the foregoing, shall not be unreasonably withheld or conditioned) shall be required prior to any testing or sampling of surface or subsurface soils, surface water, groundwater or any materials in or about the Improvements in connection with Purchaser's environmental or structural due diligence. In the event the need arises to notify under applicable law any federal, state or local public agencies of any environmental or structural conditions at the Property as a result of Purchaser's due diligence investigations, Purchaser agrees that Seller, and not Purchaser shall make such disclosure as Seller deems appropriate, unless such disclosure is required by law to be made by Purchaser, in which instance Purchaser shall make such disclosure and Purchaser shall immediately notify Seller in writing. Purchaser shall, immediately repair any damage to the Property caused by any such tests or investigations or Purchaser's entry onto the Property and restore the Property to substantially the same condition existing prior to such tests or investigations. Purchaser shall obtain and maintain during the pendency of this Contract, and shall require any consultants or agents entering upon the Property for any purpose to maintain (a) casualty insurance and commercial general liability insurance with coverages of not less than \$1,000,000.00 for injury or death to any one person and \$2,000,000.00 for injury or death to more than one person and \$1,000,000.00 with respect to property damage, and (b) worker's compensation insurance for all of their respective employees issued by an insurance company licensed in the state in which the Property is located, having a Best's rating of not less than B+/VII, naming Seller as an additional insured and Purchaser agrees to provide Seller with a copy of the declaration page(s) of such insurance policy. Purchaser shall indemnify and hold Seller harmless from and against all costs, expenses, damages, liabilities, liens or claims, including, without limitation, attorneys' fees and court costs, directly related to any entry on the Property by Purchaser, its agents, employees or contractors in the course of performing inspections, tests and/or inquiries provided for under this Contract, or resulting from any conditions on the Property created by Purchaser's entry and testing. Upon learning of any claim that could be governed by Purchaser's indemnity obligation(s) hereunder, Purchaser shall immediately notify Seller thereof, in writing. The foregoing indemnity shall survive the Closing Date or earlier termination of this Contract for a period of one (1) year.

3. **ENVIRONMENTAL INVESTIGATION AND FINANCING PERIOD.** Notwithstanding any other provision of this Contract, if Purchaser initiates a Phase II Environmental Site Assessment (the "Phase II ESA") within ten (10) days after the conclusion of the Due Diligence Period, Purchaser shall have an additional ninety (90) days from the expiration of the Due Diligence Period (the "Environmental Investigation Period") to complete the Phase II ESA and obtain financing on terms reasonably acceptable to Purchaser for any necessary environmental remediation or clean-up of hazardous materials identified in the Phase II ESA. If the Purchaser disapproves the results of the Phase II ESA or is unable to secure reasonable financing for the required clean-up, Purchaser may terminate this Contract by delivering written notice to the Seller on or before the end of the Environmental Investigation Period and the earnest money deposit shall be returned to Purchaser. If Purchaser does not terminate the Contract prior to the end of the Environmental Investigation Period, Purchaser will be deemed to have approved the environmental condition of the Property and will have no right to terminate the Contract under this section.

4. **HISTORIC REVIEW AND FINANCING PERIOD.** Notwithstanding any other provision of this Contract, if the Purchaser submits an application to the Maine Historic Preservation Commission ("MHPC") and/or the National Park Service ("NPS") for Part 1 approval within ten (10) days following the conclusion of the Due Diligence Period and submits an application to MHPC and/or NPS for Part 2 approval within sixty (60) days of the date of the submission for said Part 1 approval, the Purchaser shall have an additional sixty (60) days from the expiration of the Environmental Investigation Period (the "Historic Review and Financing Period") to obtain Part 2 approval from the MHPC and/or the NPS (the "Historic Tax Credit Approvals") and secure financing on terms reasonably acceptable to the Purchaser to fully fund the historic rehabilitation of the Property. If Purchaser is unable to obtain the Historic Tax Credit Approvals and secure said financing prior to the expiration of the Historic Review and Financing Period, Purchaser may terminate this Contract by delivering written notice to the Seller on or before the end of the Historic Review and Financing Period and the earnest money deposit shall be returned to Purchaser. If Purchaser does not terminate the Contract prior to the end of the Historic Review and Financing Period, Purchaser will be deemed to have approved the condition set forth in this Section 4 and will have no right to terminate the Contract under this section.

5.

DISCONNECTION OF ELECTRIC SERVICE. The Property is currently served with electrical service and billed under an account servicing multiple buildings within the Campus. Within ten (10) days prior to Closing, Seller shall submit an application to the electric service provider to separate the Property from the existing multi-building account and to establish a new connection for electric service such that the Property will be separately metered and billed and diligently pursue the same to completion. Purchaser shall be solely responsible, at its sole cost and expense for properly disconnecting and terminating all physical connections to the electric service coming from other buildings upon the Campus in accordance with all applicable building and electrical codes and regulations to the reasonable satisfaction of Seller and for establishing its own separate electric account for electric service to the Property.

6. CASUALTY AND CONDEMNATION.

(a) **Casualty.** If, prior to the Closing Date, the Property is materially damaged or destroyed by fire or other casualty loss and the cost of repair of damage to the Property on account of such casualty shall exceed \$60,000, this Contract may be terminated by Purchaser by sending a written termination notice to Seller within five (5) business days after the date Purchaser receives notice of such casualty, in which case the Deposit will be released to Purchaser; provided that if Purchaser does not timely send such a termination notice, this Contract shall not be terminated and the parties shall proceed with the purchase and sale of the Property pursuant to clause (i) below. Seller shall notify Purchaser in writing of such casualty within three (3) calendar days of Seller becoming aware of such casualty. If the cost of repair of damage to the Property on account of such casualty shall not exceed \$60,000, Seller may elect to restore the Property to its previous condition as soon as reasonably possible, but, in any event, prior to the Closing Date. If Seller is unable or unwilling to do so, without fault, then (i) Purchaser may elect to proceed with the purchase and sale of the Property, in which event, at Closing Purchaser shall receive a credit against the Purchase Price in the amount of all insurance proceeds collected by Seller as a result of any such damage or destruction (or the rights to such proceeds shall be assigned to Purchaser if not then collected), plus any insurance deductibles applicable to such damage or destruction, less any monies actually expended by Seller to repair any damage, or (ii) this Contract shall terminate in the event Purchaser delivers a written termination notice to Seller within five (5) business days after Seller's election not to restore the Property, in which case the Deposit will be released to Purchaser. If Purchaser does not deliver a timely termination notice pursuant to clause (ii) in the preceding sentence, it shall be deemed an acceptance to proceed with the purchase and sale of the Property pursuant to clause (i) in the preceding sentence.

(b) **Condemnation.** If a material part of the Property is condemned or if Seller receives any written notice of a pending condemnation or intention of a condemning authority to seek condemnation of a material portion the Property prior to Closing Date, Seller shall promptly give Purchaser written notice of such condemnation or threatened condemnation and Purchaser shall have the option of either applying the proceeds of any condemnation award on a pro rata basis to reduce the Purchase Price provided herein, or declaring this Contract terminated by delivering written notice of termination to Seller within five (5) days of Purchaser's receipt of Seller's notice of condemnation, in which case the Deposit will be released to Purchaser.

7. CLOSING FEES AND COSTS. Except as set forth in Section 9 of the printed portion of the Contract, Seller shall pay the cost of (i) discharging any liens on the Property created by, through, or under Seller, and (ii) all fees and expenses of its legal counsel and other third party consultants engaged by or on behalf of Seller in connection with this transaction. Purchaser shall pay (i) all fees and expenses of its legal counsel and other third party consultants engaged by or on behalf of Purchaser in connection with this transaction, (ii) the costs of an ALTA Survey, if any, and (iii) the cost of any premiums and endorsements to its owner's title insurance policy. Any costs and expenses of closing that are not expressly identified above shall be allocated between the parties in accordance with the Contract, and if not specified therein, then in accordance with the prevailing custom in the county in which the Property is located.

8. SUCCESSORS AND ASSIGNMENT. Purchaser shall not voluntarily or by operation of law assign or transfer any right, interest or obligation hereunder without Seller's express prior written consent, which consent may be given or withheld by Seller in its sole discretion. Any change in control of Purchaser shall constitute an assignment of this Contract and shall require Seller's consent pursuant to the foregoing provisions. Provided, however that Purchaser may, without Seller's consent, assign this Contract to any entity that controls, is controlled by or is under

common control with Purchaser or Purchaser's principal, including but not limited to, any entity or entities in which Purchaser or such principal is the manager. As used herein, "control" shall mean the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of Purchaser, whether through the ownership of voting securities, by contract, or otherwise.

9. **DISCLAIMER OF WARRANTIES.** AS A MATERIAL PART OF THE CONSIDERATION FOR THE CONTRACT, SELLER AND PURCHASER AGREE THAT PURCHASER IS TAKING THE PROPERTY "AS-IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY SELLER THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE. PURCHASER ACKNOWLEDGES THAT IT IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, PROMISE, STATEMENT, OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE PROPERTY MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, SELLER OR ANY OF ITS AGENTS, EMPLOYEES, OR REPRESENTATIVES UNLESS EXPRESSLY MADE IN THIS CONTRACT, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED, BUT IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE AND ITS INDEPENDENT JUDGMENT, EVALUATION, AND EXAMINATION OF THE PROPERTY. PURCHASER FURTHER UNEQUIVOCALLY DISCLAIMS (I) THE EXISTENCE OF ANY DUTY TO DISCLOSE ON THE PART OF SELLER OR ANY OF ITS AGENTS, EMPLOYEES, OR REPRESENTATIVES AND (II) ANY RELIANCE BY PURCHASER ON THE SILENCE OR ANY ALLEGED NONDISCLOSURE OF SELLER OR ANY OF ITS AGENTS, EMPLOYEES, OR REPRESENTATIVES. PURCHASER TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES (EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THE DEED). THE CONTRACT AND THIS ADDENDUM CONSTITUTE THE ENTIRE AGREEMENT BETWEEN THE PARTIES. THIS PROVISION WAS FREELY NEGOTIATED AND PLAYED AN IMPORTANT PART IN THE BARGAINING PROCESS FOR THE CONTRACT. ADDITIONALLY, PURCHASER HAS AGREED TO DISCLAIM RELIANCE ON SELLER AND TO ACCEPT THE PROPERTY "AS-IS" WITH FULL AWARENESS THAT THE PROPERTY'S PRIOR USES OR OTHER MATTERS COULD AFFECT ITS CONDITION, VALUE, SUITABILITY, OR FITNESS; AND PURCHASER CONFIRMS THAT PURCHASER IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH. PURCHASER UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY PURCHASER OTHERWISE MIGHT HAVE. PURCHASER ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION.

10. **CONFLICTS.** In the event of any inconsistency or conflict between this Addendum and the printed form portion of the Contract, the terms of this Addendum will control.

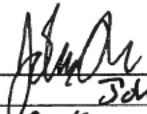
11. **ELECTRONIC TRANSMISSIONS.** The parties hereto agree that this Addendum, the Contract and any amendments thereto may be executed in counterparts and to accept signatures on any such document sent by facsimile transmission and email, including .pdf email transmitted signatures, and such transmitted signatures shall be binding upon such party as if signed in person. Seller and Purchaser intend to be bound by the signatures on the facsimile or .pdf document, and are aware that the other party will rely on the facsimile or .pdf signatures, and hereby waive any defenses to the enforcement of the terms of the Contract based upon the form of signature. If facsimile signatures are delivered, Seller and Purchaser will, upon request, forward original counterpart signatures to the other promptly after delivery of the facsimile or .pdf signatures as set forth herein.

[Signature Page to Follow]

EXECUTED on 11/14, 2024, by Seller.

SELLER:

Pepperell MILL PROGRESSION,
a Delaware limited liability company

By: 
Name: John Griggs
Title: Authorized Person

EXECUTED on November 14, 2024, by Purchaser.

PURCHASER:

REVELER LLC

a _____,

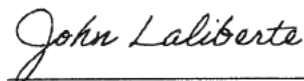
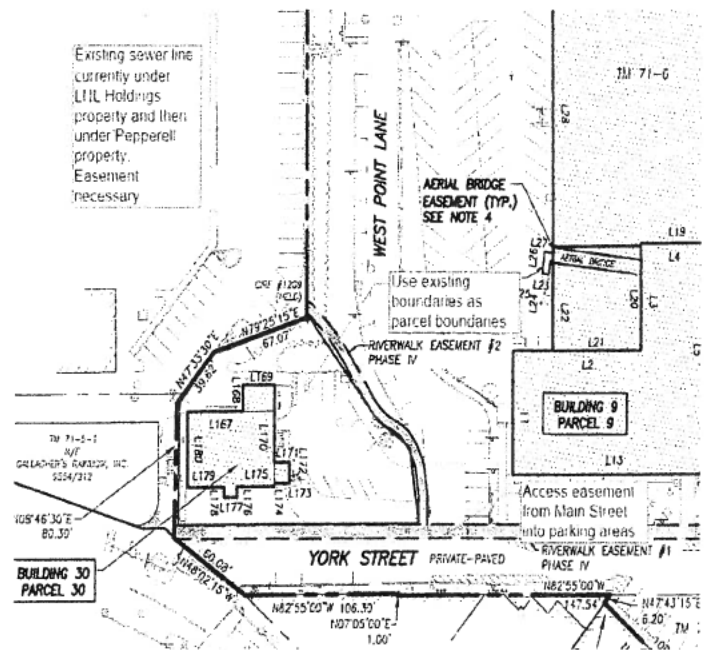
By: 
Name: John Laliberte
Title: Manager

Exhibit A

Section 2: Declaration of Easements, Covenants, and Restrictions

Access, maintenance, and utility easements are being considered based on the property line modification and proposed improvements. Access easements through the existing Pepperell Mill Campus are forthcoming, see Section 1 RTI, page 6 for more information.

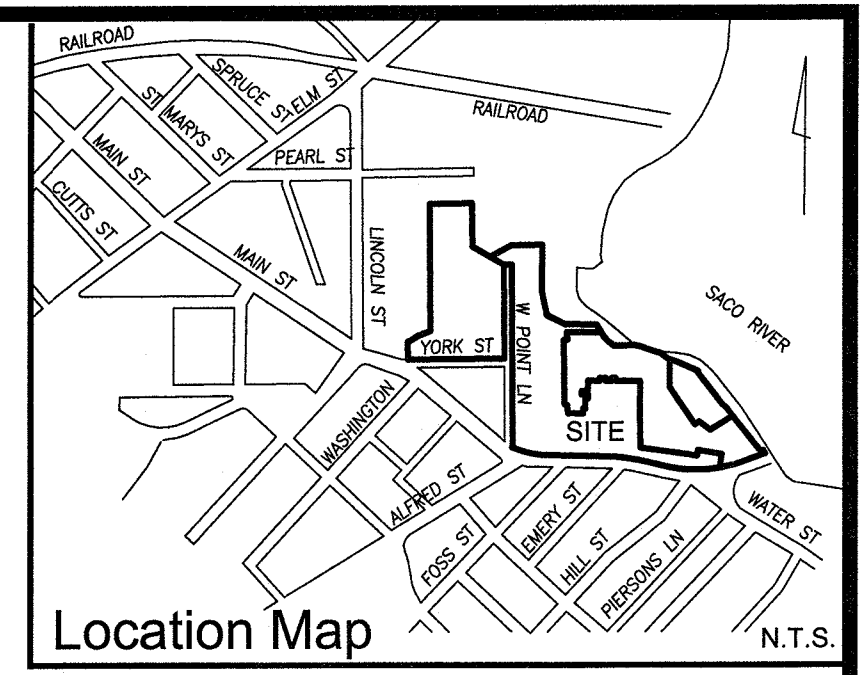
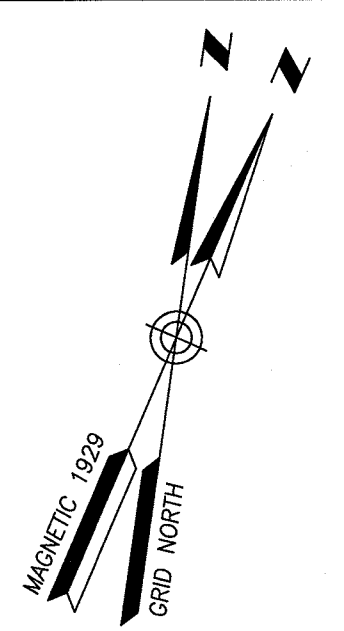
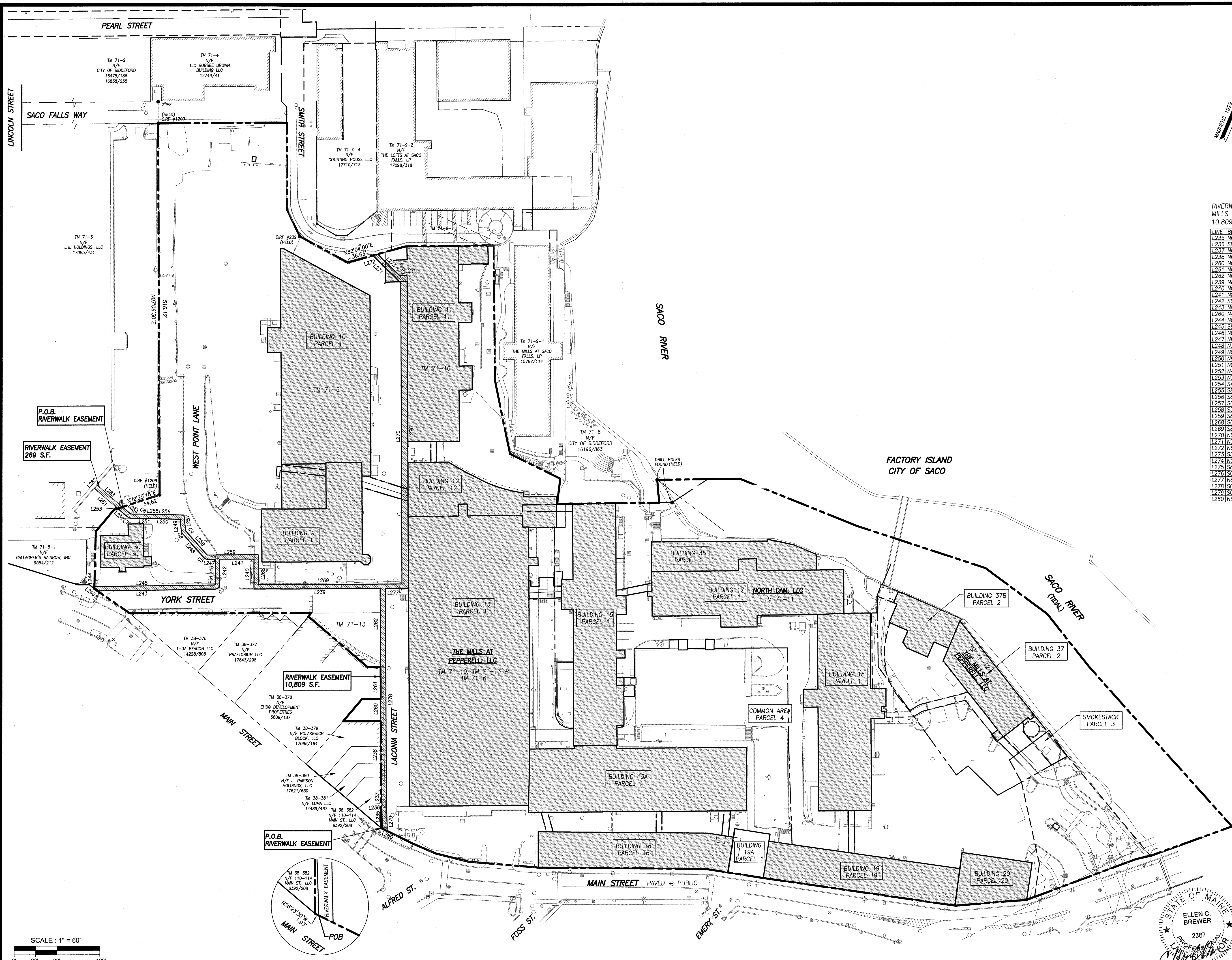
Please refer the attached plans for the existing easements across the property.

1. Riverwalk Easement Plan, prepared by Owen Haskell, Inc. Dated June 22, 2023
2. ALTA / NSPA Land Title Survey, prepared by Owen Haskell, Inc. dated December 10, 2021

Proposed Easements: See Easement Exhibit, prepared by Acorn Engineering, Inc. Dated February 13, 2025, attached.

1. Easement A: Access/Utility/Maintenance easement from LHL Holdings, LLC to Reveler, LLC
2. Easement B: Access easement from presidium to benefit Reveler, LLC
3. Easement C: Access/Utility/Maintenance easement from Presidium to Benefit Reveler, LLC
4. Easement D: Access/Utility/Maintenance easement form Presidium to Benefit Reveler, LLC





RIVERWALK EASEMENT OVER THE MILLS AT PEPPERELL 10,809 S.F.

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L238	N05°34'56" E	32.70'	C3	7.50'	11.73'	10.57'	S51°52'42" W
L239	S84°15'06" E	0.46'	C4	1.50'	2.35'	2.11'	N51°52'42" E
L237	N03°27'09" E	21.19'	C5	6.00'	5.13'	4.97'	N58°28'20" W
L238	N07°04'00" E	96.90'	C6	10.00'	6.23'	6.13'	N16°08'34" W
L260	N07°04'00" E	30.75'	C7	10.00'	7.01'	6.87'	N62°07'43" W
L261	N07°04'00" E	45.00'	C8	4.00'	2.80'	2.75'	S62°07'43" E
L262	N07°04'00" E	109.04'	C9	4.00'	2.49'	2.45'	S16°08'34" E
L239	N82°56'41" W	176.20'					
L240	N07°03'19" E	42.00'					
L241	N82°56'41" W	48.00'					
L242	S07°03'19" W	34.55'					
L243	N63°17'54" W	163.88'					
L260	N48°02'15" W	5.15'					
L244	N08°46'30" E	3.03'					
L245	S83°17'54" E	167.98'					
L246	N07°03'19" E	34.55'					
L247	N82°56'41" W	11.36'					
L248	N33°59'58" W	44.49'					
L249	N01°42'50" E	15.03'					
L250	N81°01'13" W	44.50'					
L251	N82°12'40" W	23.20'					
L252	N42°02'45" W	17.52'					
L253	N79°25'15" E	7.03'					
L254	S42°02'45" E	13.85'					
L255	S82°12'40" E	23.15'					
L256	S81°01'13" E	49.95'					
L257	S01°42'50" W	20.31'					
L258	S33°59'58" E	44.49'					
L259	S82°56'41" E	71.36'					
L260	S07°03'19" W	42.00'					
L269	S82°56'41" E	201.01'					
L270	N07°05'25" E	418.95'					
L271	N38°05'37" W	54.91'					
L272	N82°04'00" E	6.94'					
L273	S38°05'37" E	45.46'					
L274	N07°05'25" E	11.67'					
L275	S82°58'11" E	9.00'					
L276	S07°05'25" W	435.08'					
L277	N82°56'41" W	32.31'					
L278	S07°04'00" W	281.69'					
L279	S06°10'32" W	57.18'					
L280	N56°23'30" W	7.45'					

RIVERWALK EASEMENT OVER LHL HOLDINGS, LLC 269 S.F.

LINE	BEARING	DISTANCE
L281	N42°02'45" W	43.02'
L282	N48°17'18" E	6.00'
L283	S42°02'45" E	46.65'
L253	N79°25'15" E	7.03'

STATE OF MAINE, YORK, ss
REGISTRY OF DEEDS

RECEIVED Feb 9 2024

AT 3 hr. 46 min. P m AND RECORDED

IN PLAN BOOK 437, PAGE 38

ATTEST Deborah Carver
CLERK

PLAN REFERENCE:
AMENDED FUNCTIONAL SUBDIVISION, THE MILLS AT PEPPERELL, MAIN STREET, BIDDEFORD, YORK COUNTY, MAINE, MADE FOR RECORD, OWNER PEPPERELL MILL PROGRESSION, LLC & PEPPERELL MILL DEVELOPMENT, LLC MARCH 24, 2023 BY OWEN HASKELL, INC.

REV. 1 08-16-23 UPDATE EASEMENT

Riverwalk Easement Plan
The Mills at Pepperell
Main Street, Biddeford, York County, Maine
Made for Record Owner
Pepperell Mill Progression, LLC &
Pepperell Mill Development, LLC
3100 McKinnon St., Suite 250, Dallas, TX

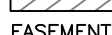
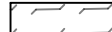
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

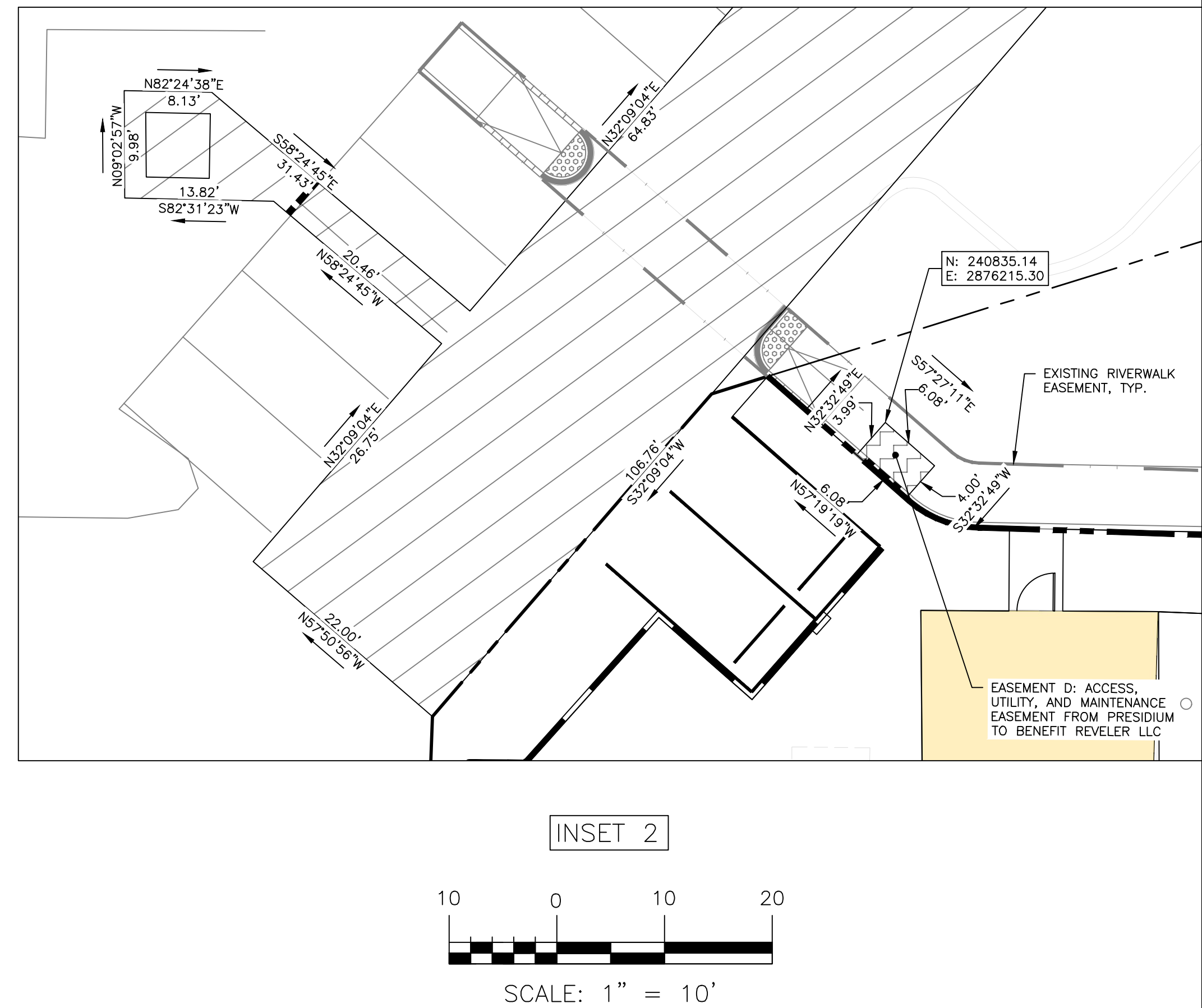
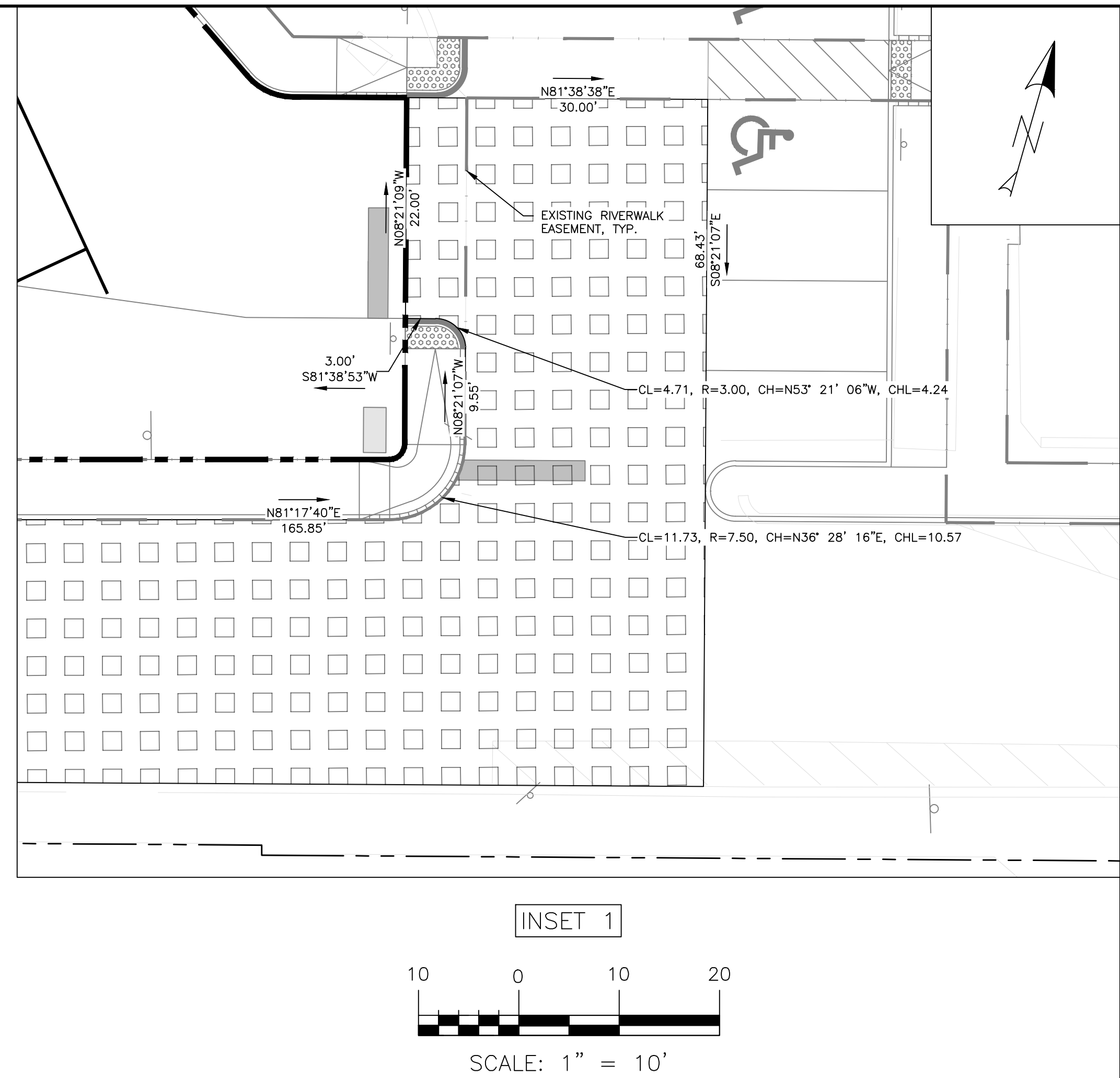
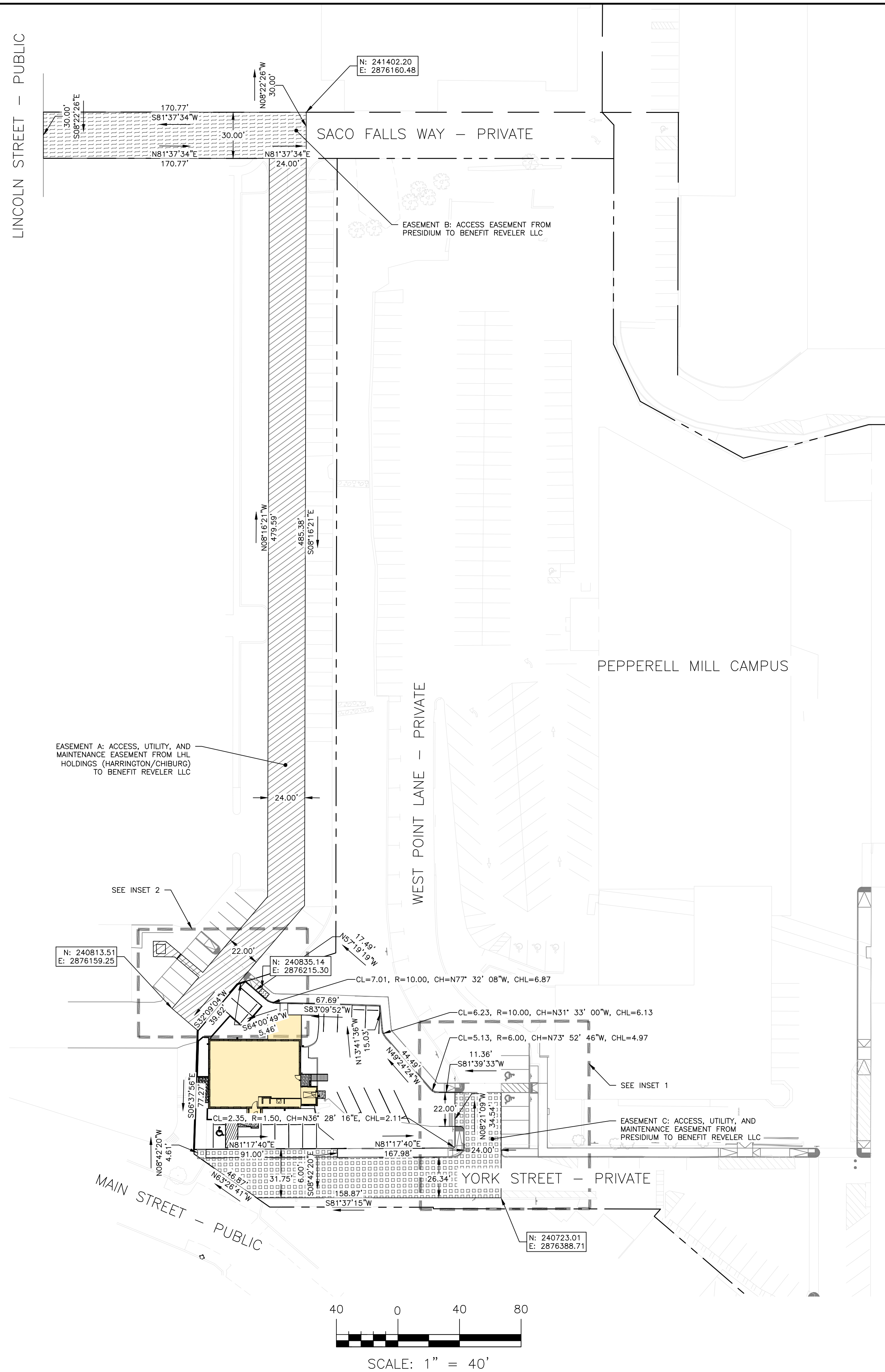
DRAWN BY: RS/JLW DATE: JUNE 22, 2023 JOB NO. 2023-137 B-Y
CHECKED BY: RRL SCALE: 1" = 60' DRWG. NO. 2FS

Page 247 of 464

1. ALTA/NSPS LAND TITLE SURVEY CREATED BY OWEN HASKELL, DATED DECEMBER 10TH, 2021.
2. PHOTOMETRIC PLAN CREATED BY REFLEX LIGHTING, DATED JANUARY 25TH, 2025.
3. CAD REFERENCES:
 - 3.1. PLAN TITLED "SITE LAYOUT PLAN 3" PREPARED BY CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT, DATED JUNE 15, 2023.

EXISTING:
1. RIVER WALK EASEMENT AS RECORDED IN BOOK 437, PAGE 38.

1. **EASEMENT A: ACCESS, UTILITY, AND MAINTENANCE EASEMENT FROM LHL HOLDINGS (HARRINGTON/CHIBURO) TO BENEFIT REVELER LLC**
- 
2. **EASEMENT B: ACCESS EASEMENT FROM PRESIDIO TO BENEFIT REVELER LLC**
- 
3. **EASEMENT C: ACCESS, UTILITY, AND MAINTENANCE EASEMENT FROM PRESIDIO TO BENEFIT REVELER LLC**
- 
4. **EASEMENT D: ACCESS, UTILITY, AND MAINTENANCE EASEMENT FROM PRESIDIO TO BENEFIT REVELER LLC**
- 



DRAFT
NOT ISSUED FOR
RECORDING

[illegible]

Section 3: Financial and Technical Capacity

Financial Capacity

Please refer to the attached letter from the Applicant's bank confirming financial capacity for the project.

Technical Capacity

Acorn Engineering specializes in providing urban redevelopment, civil/site design, environmental services, municipal consulting, and construction administration. Together, Acorn Engineering, Inc. and Ryan Senatore Architecture have successfully designed and permitted more than 20 projects in Biddeford and Portland during the past 5 years, including the recent Upper Falls Way redevelopment.

Ryan Senatore Architecture has designed several important multifamily residential projects in Southern and Central Maine, including the nine-story, 139-unit, concrete and steel framed high-rise apartment building. RSA's residential clients include private developers as well as public housing authorities, and completed projects include both new construction and adaptive reuse of existing historic structures.

Reveler is the largest apartment manager in Portland Maine and has completed several development projects within Downtown, East End, Longfellow, Oakdale, West Bayside/Parkside, and West End. The apartment homes in Revelers portfolio consist of modern infill mixed use buildings and historic buildings. The modern infill mixed use buildings have re-activated underserved areas of the city with vibrancy. These historic buildings have been renovated with modern amenities but retain much of their unique historic charm. Portland gives residents plenty to see and do with its walkable downtown, chic restaurants, boutique shopping, and waterfront activities. Convenient living in Maine's largest city has resulted in Reveler apartments to be a perfect living location. Some examples include:

- 341 Cumberland Ave – The Earl
- 638 Congress St – The Lafayette
- 117 Preble St – Schlotterbeck & Foss
- 82 Hanover St– Hanover Works
- 132 Marginal Way – The Linden
- 52 Hanover St – The Armature



January 14, 2025

City of Biddeford
Planning Department
205 Main Street
Biddeford, ME 04005

RE: Reveler Development / Redevelopment of 2 York Street, Maine

To Whom it May Concern,

On behalf of Bar Harbor Bank & Trust, I am pleased to provide this letter in support of Reveler Development on their plans to develop the property at 2 York Street, Biddeford, Maine. Based on our review of the financial aspects of the project, I believe that the Reveler Development team has the financial capacity and technical experience to successfully complete this project.

I have known and worked with the principals of Reveler Development for several years and have been involved with the financing of prior projects. Bar Harbor Bank & Trust currently has a lending relationship with Reveler Development and I am interested in providing financing for the subject project. While this letter of support is not a commitment to lend, the Bank would welcome the opportunity to look at providing financing to the Reveler Development team on the subject project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Delano", with a long horizontal flourish extending to the right.

Joe Delano
Senior Vice President

Section 4: Photographs



Figure 1: View of the south side of Building 30 facing east down York Street.



Figure 2: View of the east side of Building 30 facing west.



Figure 3: View of stairwell on west side of Building 30. Facing south.



Figure 4: Overview of existing lower parking area.



Figure 5: Overview of north side of building.

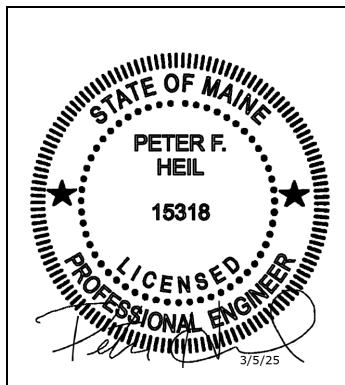
Section 5: EROSION & SEDIMENTATION CONTROL REPORT

Prepared For:

**Reveler, LLC
511 Congress Street, Suite 601
Portland, ME 04101**

Prepared By:

**Acorn Engineering, Inc.
16 Middle Street Suite #302
Portland, Maine 04101**



March 2025

INTRODUCTION

Acorn Engineering, Inc. has been retained by Reveler, LLC to provide civil engineering services for the proposed redevelopment of 2 York Street. The project proposes to redevelop the existing mill building into (11) residential units, with utility infrastructure improvements. We understand the existing campus is primarily developed with parking areas, and limited site improvements are anticipated as part of the redevelopment.

The following Erosion and Sedimentation Control Report was developed in accordance with the City of Biddeford Land Development Regulations, Article VI: Performance Standards, Section 26: Erosion Control and the Maine DEP Chapter 500 Stormwater Management Appendix A and B (1), Amended August 12, 2015. This narrative also meets the standards required in the Maine DEP's Erosion & Sediment Control BMP's Manual, revised in 2016.

1.0 EXISTING CONDITIONS

The proposed project site is located within the Pepperell Mill Campus adjacent to the Saco River. An ALTA/NSPS Land Title Survey has been prepared by Owen Haskell, Inc. on December 10, 2021.

Abutting Uses:

- North MSRD3 Restaurant/Hotel
- East MSRD3 Commercial
- South MSRD1 Retail
- West MSRD1 Restaurant

The site contains 100% impervious area, currently being utilized as building footprint.

1.1 Existing Soils

Onsite soil information includes the following:

- Soil Conservation Service Medium Intensity Soil Survey for York County

The area within and surrounding the project includes soil types listed in the table below. The susceptibility of soils to erosion is indicated on a relative "K" scale of values over a range of 0.02 to 0.69. Higher "K" values indicate more erodible soils.

Table 1 - "K" Value		
Soils Type	Subsurface	Substratum
Urban Land (Ur)	0.27	0.27

The soil "K" values for the soils, listed above, show a low to moderate susceptibility to erosion. The site's susceptibility to erosion is from the Soil Conservation Service Medium Intensity Soil Survey for York County. Although soil "K" values for the soils show a low susceptibility to erosion, implementation of the proposed Erosion &



Sedimentation Measures by the contractor will be of the utmost importance given the proximity of the site to the Saco River.

1.2 Existing Erosion Problems

There are no signs of existing erosion.

1.3 Critical Areas

There are no known critical areas.

1.4 Protected Natural Resource

The project is not located within a watershed classified as an Urban Impaired Stream by the Maine DEP.

1.5 Previous Construction Activity (5 years)

Acorn is unaware of any construction activity in the last 5 years.

1.6 Timber Harvesting

Acorn Engineering, Inc. is not aware of any timber harvesting within the past five years.

2.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

As part of the site development, the following temporary and permanent erosion and sedimentation control devices shall be implemented. Devices shall be installed as described in this report or within the plan set. See the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices for further reference.

2.1 Temporary Erosion Control Measures

The following temporary erosion and sedimentation control measures are planned for the project's construction period:

2.1.1 Crushed stone stabilized construction entrances shall be placed at all access points to the project site where there are disturbed areas. The following specifications shall be followed at a minimum:

- Stone size shall be 2-3 inches or reclaimed or recycled concrete equivalent.
- The thickness of the entrance stone layer shall be no less than 6 inches.
- The entrance shall not be less than 20 feet wide, however not less than the full width of points where ingress or egress occurs. The length shall not be less than 50 feet in length.



- Geotextile fabric (woven or non-woven) shall be placed over the entire entrance area.
 - The entrance/exit shall be maintained to the extent that it will prevent the tracking of sediment onto public roadways.
- 2.1.2 Erosion control berm mix with hay bale reinforcement shall be installed down gradient of any disturbed areas to trap runoff borne sediments until permanent stabilization is achieved. The silt fence or erosion control berm shall be installed per the details provided in the plan set and inspected before and immediately after each rainfall and at least daily during prolonged rainfall. Repairs shall be made if there are any signs of erosion or sedimentation below the fence line or berm. If there are signs of undercutting at the center or the edges or impounding of large volumes of water behind the fence or berm, the barrier shall be replaced with a stone check dam.
- 2.1.3 Hay mulch including hydro seeding is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed between April 15th and November 1st on slopes of less than 15 percent shall be covered by fabric netting and anchored with staples in accordance with the manufacturer's recommendation. Mulch placed between November 1st and April 15th on slopes equal to or steeper than 8 percent and equal to or flatter than 2:1 shall use mats or fabric netting and anchored with staples in accordance with the manufacturer's recommendation.
- 2.1.4 At any time of the year, all slopes greater than 3:1 shall be stabilized with Double Net Erosion Control Blanket Bionet SC150BN by North American Green or Approved Equal, or Erosion Control Mix Slope Protection as detailed within the plans.
- 2.1.5 York Street shall be swept to control mud and dust from the construction site as necessary. Add additional stone to the stabilized construction entrance to minimize the tracking of material off the site and onto the surrounding roadways.
- 2.1.6 During demolition, clearing and grubbing operations, stone check dams shall be installed at any areas of concentrated flow. The maximum height of the check dam shall not exceed 2 feet. The center of the check dam shall be 6 inches below the outer edges of the dam. The contractor shall mulch the side slopes and install stone check dams for all newly excavated ditch lines within 24 hours of their creation.
- 2.1.7 Silt fence stake spacing shall not exceed 6 feet unless the fence is supported with 14-gauge wire in which case the maximum spacing shall not exceed 10 feet. The silt fence shall be "toed" into the ground.
- 2.1.8 Storm drain inlet protection shall be provided to storm drains using any of the following: hay bale drop inlet structures, silt fence drop inlet sediment



filter, gravel and wire mesh drop inlet sediment filter, or curb inlet sediment filter. Barriers shall be inspected after every rainfall event and repaired as necessary. Sediments shall be removed when accumulation has reached $\frac{1}{2}$ the design height.

- 2.1.9 Dust control shall be accomplished using any of the following: water, calcium chloride, stone, or an approved MDEP product. Dust control shall be applied as needed to accomplish dust control.
- 2.1.10 Temporary loam, seed, and mulching shall be used in areas where no other erosion control measure is used. Application rates for seeding are provided at the end of this report.
- 2.1.11 Stockpiles shall be stabilized within 7 days of formation unless a scheduled rain event occurs prior to the 7-day window, in which case the stockpile shall be stabilized prior to the rain event. Methods of stabilization shall be mulch, erosion control mix, or erosion control blankets/mats. Silt fence or a wood waste compost filter berm shall be placed downhill of any soil stockpile location.
- 2.1.12 For disturbance between November 1 and April 15, please refer to winter stabilization plan in this report and the Maine Erosion and Sediment Control BMP manual for further information.
- 2.1.13 It is of the utmost importance that stormwater runoff and potential sediment from the construction site be diverted around the proposed underdrains until the trench is backfilled.

2.2 Permanent Erosion Control Measures

The following permanent erosion control measures are intended for post disturbance areas of the project.

- 2.2.1 All disturbed areas during construction, not subject to other proposed conditions, shall receive a minimum 4" of loam, limed, and mulched. Erosion control blankets or mats shall be placed over the mulch in areas noted in paragraph 4.1 of this report.
- 2.2.2 All stormwater devices shall be installed, and tributary areas stabilized prior receiving stormwater.
- 2.2.3 Refer to the Maine Erosion and Sediment Control BMP manual for additional information.

3.0 EROSION AND SEDIMENTATION CONTROL PLAN

- 3.1 The Erosion and Sedimentation Control Plan is included within the plan set.



4.0 **DETAILS AND SPECIFICATIONS**

4.1 Erosion Control Details and Specifications are included in the plan set.

5.0 **STABILIZATION PLAN FOR WINTER CONSTRUCTION**

Winter Construction consists of earthwork disturbance between the dates of November 1 and April 15. If a construction site is not stabilized with pavement, a road gravel base, 75% mature vegetation cover or riprap by November 15, then the site shall be protected with over-winter stabilization. Any area not stabilized with pavement, vegetation, mulching, erosion control mix, erosion control mats, riprap, or gravel base on a road shall be considered open.

The contractor shall limit the work area to areas that work will occur in during the subsequent 15 days and so that it can be mulched one day prior to a snow event. The contractor shall stabilize work areas prior to opening additional work areas to minimize areas without erosion control measures.

The following measures shall be implemented during winter construction periods:

5.1 **Sediment Barriers**

During frozen conditions, sediment barriers may consist of erosion control mix berms or any other recognized sediment barriers as frozen soil prevents the proper installation of hay bales or silt fences.

5.2 **Mulching**

All areas shall be considered denuded until seeded and mulched. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square feet or 3 tons/acre (twice the normal accepted rate of 75-lbs./1,000 s.f. or 1.5 tons/acre) and shall be properly anchored. Erosion control mix must be applied with a minimum 4-inch thickness. Mulch shall not be spread on top of snow. The snow shall be removed down to a one-inch depth or less prior to application. After each day of final grading, the area shall be properly stabilized with anchored hay or straw or erosion control matting. An area shall be considered to have been stabilized when exposed surfaces have been either mulched or adequately anchored so that ground surface is not visible through the mulch. Between the dates of November 1 and April 15, all mulch shall be anchored by either mulch netting, tracking or wood cellulose fiber. The cover will be considered sufficient when the ground surface is not visible through the mulch. After November 1st, mulch and anchoring of all exposed soil shall occur at the end of each final grading workday.

5.3 **Soil Stockpiling**

Stockpiles of soil or subsoil shall be mulched for over winter protection with hay or straw at twice the normal rate or with a four-inch layer of erosion control mix. This



shall be done within 24 hours of stocking and re-established prior to any rainfall or snowfall.

5.4 Seeding

Between the dates of October 15th and April 1st, loam or seed shall not be required. During periods of above freezing temperatures finished areas shall be fine graded and either protected with mulch or temporarily seeded and mulched until the final treatment can be applied. If the date is after November 1st and if the exposed area has not been loamed, final grading with a uniform surface, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched.

Dormant seeding may be placed prior to the placement of mulch or erosion control blankets. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5 lbs./1,000 s.f. All areas seeded during the winter shall be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75% catch) shall be revegetated by replacing loam, seed and mulch. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

5.5 Over winter stabilization of disturbed soils

By September 15th, all disturbed soils on areas having a slope less than 15% shall be seeded and mulched. If the disturbed areas are not stabilized by this date, then one of the following actions shall be taken to stabilize the soil for late fall and winter:

- Stabilize the soil with temporary vegetation – By October 1st, seed the disturbed soil with winter rye at a seeding rate of 3lbs per 1,000 s.f., lightly mulch the seeded soil with hay or straw at 75 lbs per 1,000 s.f., and anchor the mulch with plastic netting. Monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed soil before November 1st, then mulch the area for over-winter protection.
- Stabilize the soil with sod – Stabilize the disturbed soil with properly installed sod by October 1st. Proper installation includes pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.
- Stabilize the soil with mulch – By November 15th, mulch the disturbed soil by spreading hay or straw at a rate of at least 150 lbs per 1,000 s.f. on the area so that no soil is visible through the mulch. Immediately after applying the mulch, anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

5.6 Over winter stabilization of disturbed slopes



All stone-covered slopes shall be constructed and stabilized by November 15th. All slopes to be vegetated shall be seeded and mulched by September 1st. A slope is considered a grade greater than 15%. If a slope to be vegetated is not stabilized by September 1st, then one of the following action shall be taken to stabilize the slope for late fall and winter:

- Stabilize the soil with temporary vegetation and erosion control mats – By October 1st the disturbed slope shall be seeded with winter rye at a seeding rate of 3 lbs per 1,000 s.f. and then install erosion control mats or anchored mulch over the seeding. If the rye fails to grow at least three inches or fails to cover at least 75% of the slope by November 1st, then the contractor shall cover the slope with a layer of erosion control mix or with stone riprap.
- Stabilize the soil with sod – The disturbed slope shall be stabilized with properly installed sod by October 1st. Proper installation includes the contractor pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The contractor shall not use late-season sod installation to stabilize slopes having a grade greater than 3H:1V or having groundwater seeps on the slope face.
- Stabilize the soil with erosion control mix – Erosion control mix shall be properly installed by November 15th. The contractor shall not use erosion control mix to stabilize slopes having grades greater than 2H:1V or having groundwater seeps on the slope face.
- Stabilize the soil with stone riprap – Place a layer of stone riprap on the slope by November 15th. A registered professional engineer shall be hired to determine the stone size needed for stability on the slope and to design a filter layer for underneath the riprap.

6.0 INSPECTION AND MAINTENANCE

A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct periodic visual inspections of installed erosion control measures. The frequency of inspection shall occur at least once every two weeks, as well as after a “storm event”. A “storm event” shall consist 0.5 inches of rain within a 24-hour period. The following Erosion and Sediment Control - Best Management Practices (BMP's) shall inspected in the manner as described.

6.1 Sediment Barriers

Hay bale barriers and filter berms shall be inspected and repaired for the following if there are any signs of erosion or sedimentation below them. If there are signs of undercutting at the center or the edges of the barrier, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam. Should the fabric on a silt fence or filter barrier decompose or become



ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly. Sediment deposits should be removed when deposits reach approximately one-half the height of the barrier. Filter berms should be reshaped as needed. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared and seeded.

6.2 Stabilized Stone Construction Entrances

The exit shall be maintained in a condition that will prevent tracking of sediment onto public rights-of-way. When the control pad becomes ineffective, the stone shall be removed along with the collected soil material and redistributed on site in a stable manner. The entrance should then be reconstructed. The contractor shall sweep or wash pavement at exits, which have experienced mud-tracking on to the pavement or traveled way. When washing is required, it shall be done on an area stabilized with aggregate, which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches, or waterways.

6.3 Mulched Areas

All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied. Nets must be inspected after rain events for dislocation or failure. If washouts or breakage occur, re-install the nets as necessary after repairing damage to the slope. Where mulch is used in conjunction with ornamental plantings, inspect periodically throughout the year to determine if mulch is maintaining coverage of the soil surface. Repair as needed.

6.4 Dust Control

When temporary dust control measures are used, repetitive treatment shall be applied as needed to accomplish control.

6.5 Stormwater Appurtenances

All underdrains, storm drains, and catch basins need to be operating effectively and free of debris.

6.6 Erosion and Sedimentation Control Inspections:

Acorn Engineering has personnel qualified to conduct Erosion and Sedimentation Control Inspections. For further information, contact:

Contact: Peter Heil, PE
Telephone: (207) 775-2655

Qualifications:



- Maine Professional Engineering License #15318
- Maine DEP - Certified in Maintenance & Inspection of Stormwater BMP's Cert
- Maine DEP – Certified Third-Party Inspector
- Certified Professional in Erosion and Sediment Control (CPESC) Cert. #7071

The Contractor has sole responsibility for complying with the Erosion and Sedimentation Report/Plan, including control of fugitive dust. The Contractor shall be responsible for any monetary penalties resulting from failure to comply with these standards.

7.0 IMPLEMENTATION SCHEDULE

The following implementation sequence is intended to maximize the effectiveness of the above-described erosion control measures. Contractors should avoid overexposing disturbed areas and limit the amount of stabilization area.

1. Install a stabilized construction entrance in all locations where construction traffic will enter and exit the site.
2. Install perimeter erosion control berm with hay bale reinforcement
3. Install all other erosion control devices as necessary throughout the remainder of this schedule.
4. Commence earthwork operations, associated with the roadway construction.
5. Commence installation of any utility work.
6. Continue earthwork and grading to subgrade as necessary for construction.
7. Complete installation of utilities.
8. Complete remaining earthwork operations.
9. Install sub-base and base gravels in paved areas.
10. Install paving, curbing and brickwork.
11. Loam, lime, fertilize, seed and mulch disturbed areas and complete all landscaping.
12. Once the site is stabilized, 90% catch of grass has been obtained, or mulching of landscape areas is complete, remove all temporary erosion control measures.
13. Touch up areas without a vigorous catch of grass with loam and seed.
14. Complete site signage and striping.

The above implementation sequence should be generally followed by the site contractor. However, the contractor may construct several items simultaneously. The contractor shall submit to the owner a schedule of the completion of the work. If the contractor is to commence the construction of more than one item above, they shall limit the amount of exposed areas to those areas in which work is expected to be undertaken during the following 30 days.

The contractor shall re-vegetate disturbed areas as rapidly as possible. All areas shall be permanently stabilized within 7 days of final grading or before a storm event. The contractor shall incorporate planned inlets and drainage systems as early as possible into the construction phase.



8.0 CONCLUSION

The above erosion control narrative is intended to minimize the development impact by implementing temporary and permanent erosion control measures. The contractor shall also refer to the Maine Erosion and Sediment Control BMP manual for additional information.

9.0 ATTACHMENTS

- Temporary Seeding Plan
- Permanent Seeding Plan
- Housekeeping Plan
- Soil Report Prepared by USDA Web Soil Survey
- FEMA Firmette



TEMPORARY SEEDING PLAN

Site Preparation

The seeded areas shall be feasibly graded out to provide the use of equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. If necessary, the site may require additional temporary erosion control measures outlined in the Erosion Control report.

Seedbed Preparation

Fertilizer shall be applied to the site at a rate of 13.8 pounds per 1,000 square feet. The composition of the fertilizer shall be 10-10-10 (N-P₂O₅-K₂O) or equivalent.

Limestone shall be applied to the site at a rate of 138 pounds per 1,000 square feet.

Seeding

The composition and amount of temporary seed applied to a site shall be determined by the following table:

Seed	Pounds / 1,000 S.F.	Recommended Seeding Dates
Winter Rye	2.57	Aug-15 to Oct-1
Oats	1.84	Apr-1 to Jul-1 Aug-15 to Sep-15
Annual Ryegrass	0.92	Apr-1 to Jul-1
Sudangrass	0.92	May-15 to Aug-15
Perennial	0.92	Aug-15 to Sep-15

Mulching

Mulch shall be applied at a rate of 70 lbs – 90 lbs per 1,000 square feet. The mulch shall be installed at a minimum depth of 4 inches. The seeded area shall be mulched immediately after seed is applied. Mulching during the winter season shall be double the normal amount.

Conclusion

Please refer to the Maine Erosion and Sediment Control BMP manual for additional information pertaining to temporary seeding and mulching.



PERMANENT SEEDING PLAN

Site Preparation

The seeded areas shall be feasibly graded out to provide the use of equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. If necessary, the site may require additional temporary erosion control measures outlined in the Erosion Control report.

Seedbed Preparation

Fertilizer shall be applied to the site at a rate of 13.8 pounds per 1,000 square feet. The composition of the fertilizer shall be 10-10-10 (N-P₂O₅-K₂O) or equivalent.

Limestone shall be applied to the site at a rate of 138 pounds per 1,000 square feet.

Seeding

The composition and amount of permanent seed applied to a site shall be determined by the following table:

Seed	Pounds / 1,000 S.F.
Kentucky Bluegrass	0.46
Creeping Red Fescue	0.46
Perennial Ryegrass	0.11
Total	1.03

Mulching

Mulch shall be applied at a rate of 70 lbs – 90 lbs per 1,000 square feet. The mulch shall be installed at a minimum depth of 4 inches. The seeded area shall be mulched immediately after seed is applied. Mulching during the winter season shall be double the normal amount.

Recommendations

Permanent seeding is recommended to be completed in the spring. Later summer seeding is allowed if completed prior to September 1st. If seeding cannot be accomplished during the periods recommended for permanent seeding, then the contractor shall perform temporary seeding per the temporary seeding plan.

Conclusion

Please refer to the Maine Erosion and Sediment Control BMP manual for additional information pertaining to permanent seeding and mulching.



HOUSEKEEPING PLAN

The following housekeeping plan has is developed in accordance with Maine DEP Chapter 500 Stormwater Management standards. For additional information, reference Appendix C of Chapter 500.

1. **Spill prevention.** Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.

NOTE: Any spill or release of toxic or hazardous substances must be reported to the Department. For oil spills, call 1-800-482-0777 which is available 24 hours a day. For spills of toxic or hazardous material, call 1-800-452-4664 which is available 24 hours a day. For more information, visit the Department's website at :
<http://www.maine.gov/dep/spills/emergspillresp/>

2. **Groundwater protection.** During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

See Chapter 500 Appendix D for license by rule standards for infiltration of stormwater.

NOTE: Lack of appropriate pollutant removal best management practices (BMPs) may result in violations of the groundwater quality standard established by 38 M.R.S.A. §465-C(1).

3. **Fugitive sediment and dust.** Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

NOTE: Dewatering a stream without a permit from the Department may violate state water quality standards and the *Natural Resources Protection Act*.

4. **Debris and other materials.** Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

NOTE: To prevent these materials from becoming a source of pollutants, construction and post-construction activities related to a project may be required to comply with applicable provision of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.

5. **Excavation de-watering.** Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.

NOTE: Dewatering controls are discussed in the “Maine Erosion and Sediment Control BMPs, Maine Department of Environmental Protection.”

6. **Authorized Non-stormwater discharges.** Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

- (a) Discharges from firefighting activity;
- (b) Fire hydrant flushings;
- (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
- (d) Dust control runoff in accordance with permit conditions and Section 3, above;
- (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;
- (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
- (g) Uncontaminated air conditioning or compressor condensate;



- (h) Uncontaminated groundwater or spring water;
- (i) Foundation or footer drain-water where flows are not contaminated;
- (j) Uncontaminated excavation dewatering (see requirements in Section 5, above);
- (k) Potable water sources including waterline flushings; and
- (l) Landscape irrigation.

7. Unauthorized non-stormwater discharges. The Department's approval under Chapter 500 does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with Section 6, above. Specifically, the Department's approval does not authorize discharges of the following:

- (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
- (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;
- (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and
- (d) Toxic or hazardous substances from a spill or other release.

(8) Additional requirements. Additional requirements may be applied on a site-specific basis.





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for York County, Maine



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
Survey Area Data: Version 23, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	0.3	100.0%
Totals for Area of Interest		0.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

York County, Maine

Ur—Urban land

Map Unit Setting

National map unit symbol: 9k6x
Elevation: 10 to 2,200 feet
Mean annual precipitation: 30 to 50 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 70 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

H1 - 0 to 6 inches: variable

Properties and qualities

Slope: 0 to 8 percent
Drainage class: Moderately well drained
Depth to water table: About 24 to 72 inches
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Minor Components

Croghan

Percent of map unit: 2 percent
Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Sulfihemists

Percent of map unit: 2 percent
Landform: Salt marshes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear

Custom Soil Resource Report

Across-slope shape: Linear

Hydric soil rating: Yes

Adams

Percent of map unit: 2 percent

Landform: Outwash plains

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Buxton

Percent of map unit: 2 percent

Landform: Coastal plains

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Scantic

Percent of map unit: 2 percent

Landform: Coastal plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip

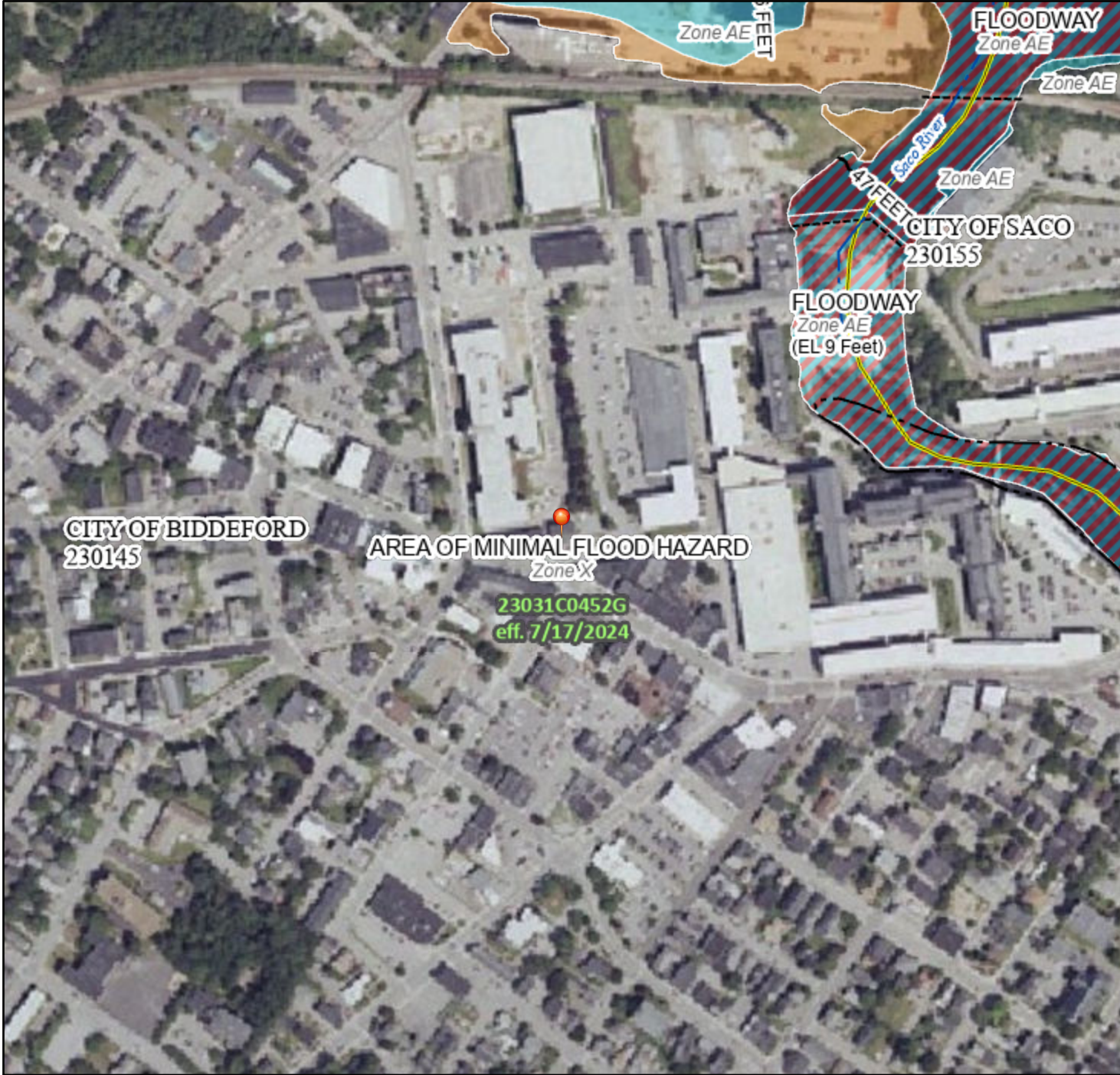
Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

National Flood Hazard Layer FIRMMette

70°27'37"W 43°29'50"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

70°27'W 43°29'24"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/31/2025 at 5:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Section 6: Parking Overview

The project proposes to redevelop the existing building into (11) residential units, with utility infrastructure upgrades. Two (2) parking spaces are required per dwelling unit, One (1) if designed exclusively for, and occupancy is restricted to, senior housing, studio apartments and 1-bedroom apartments). The unit breakdown for the proposed project is as follows: (10) 1-bedroom units, (1) 2-bedroom units = $((10 \times 1) + (1 \times 2)) = 12$ parking spaces required for the tenants with an additional 5% increase in parking spaces to allow for visitors a total of 13 parking spaces are required for this project.

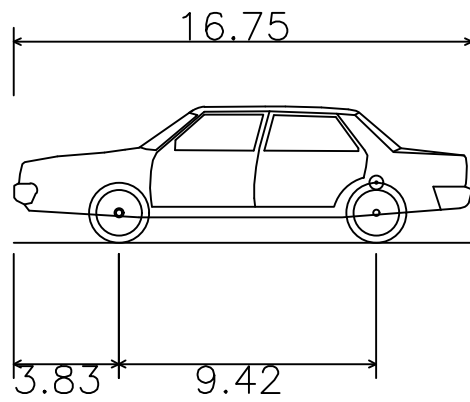
The parking lot will be restriped to slightly modify the parking lot configuration to allow ADA access and simplify maneuverability. The property boundary is proposed to be modified to formally include the sites parking lot.

The proposed 18.34' driveway pinch point satisfies the 16-foot two-way travel width requirement for Type I-B (residential) developments as specified in Section 62-111, Driveway Aprons and Curb Cuts.

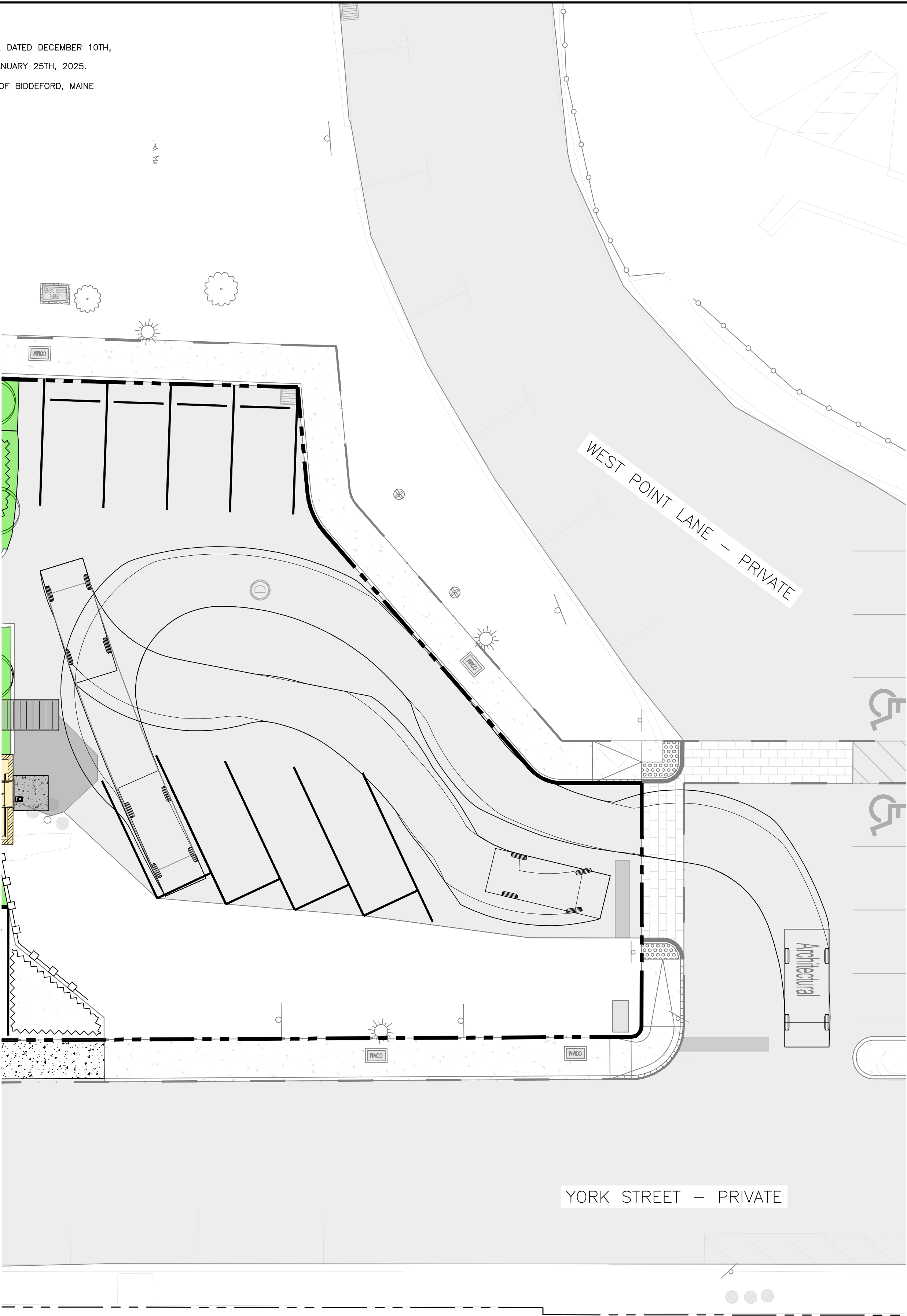
Refer to the attached turning templates for additional information regarding parking lot maneuverability and emergency vehicle access.



PLAN REFERENCES:
1. ALTA/NSPS LAND TITLE SURVEY CREATED BY OWEN HASKELL, DATED DECEMBER 10TH, 2021.
2. PHOTOMETRIC PLAN CREATED BY REFLEX LIGHTING, DATED JANUARY 25TH, 2025.
3. CAD REFERENCES:
3.1. PLAN TITLED "SITE LAYOUT PLAN 3" PREPARED BY CITY OF BIDDEFORD, MAINE ENGINEERING DEPARTMENT, DATED JUNE 15, 2023.



Architectural	
Overall Length	16.750ft
Overall Width	6.300ft
Overall Body Height	5.003ft
Min Body Ground Clearance	0.939ft
Track Width	6.300ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	20.000ft



PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
SKETCH	DATE
PRELIMINARY	DATE
TURNING EXHIBIT	
PEPPERELL MILL - BUILDING 30 REDEVELOPMENT	
2 YORK STREET BIDDEFORD, ME	
REVELER LLC	
511 CONGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101	
DRAWING NO.	
EX	

PLAN REFERENCES:
 1. ALTA/NSPS LAND TITLE SURVEY CREATED BY OWEN HASKELL, DATED DECEMBER 10TH, 2021.
 2. PHOTOMETRIC PLAN CREATED BY REFLEX LIGHTING, DATED JANUARY 25TH, 2025.
 3. CAD REFERENCES:
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REDEVELOPED BUILDING 30
 11 UNITS 3,250 SF

WEST POINT LANE - PRIVATE

YORK STREET - PRIVATE

MAIN STREET - PUBLIC

Copy of BIDDEFORD FIRETRUCK

Overall Length	46.750ft
Overall Width	8.500ft
Overall Body Height	9.851ft
Min Body Ground Clearance	0.920ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

SCALE: 1" = 10'

PRELIMINARY
 NOT ISSUED FOR
 CONSTRUCTION

PROJECT NAME: PEPPERELL MILL - BUILDING 30 REDEVELOPMENT
2 YORK STREET BIDDEFORD, ME
CLIENT: REVELER LLC
511 CONGRESS STREET, SUITE 601, PORTLAND, MAINE, 04101

AE:	AE_SITE
AE:	1269
AE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	DSH
CHECKED BY:	PFH

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Copy of BIDDEFORD FIRETRUCK	
Overall Length	46.750ft
Overall Width	8.500ft
Overall Body Height	9.851ft
Min Body Ground Clearance	0.920ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION

Section 7: Utilities Summary

The project proposes to utilize existing infrastructure in the area and provides utility upgrades for various utility lines. Summaries of each utility are as follows:

Water:

It is our understanding that there is an existing 12" water service entering the south face of the building which separates internally to a 12" fire suppression line and a 2" domestic service. The project proposes to cut and cap the existing 12" water service before it enters the building. The building will be served by a new 4" fire suppression service and 1.5" domestic water service tapped off the existing 12" water service. The new services will include shut offs within the property line.

Sanitary Sewer:

The existing building is served by existing 4" and 6" sewer services on the north face of the building. As part of the project, the existing sewer service & offsite pump station will continue to be utilized.

Stormwater:

The redeveloped building will utilize the existing roof drain downspouts located on the northwest, northeast, and southwest corners of the building. Splash pads will be incorporated at the base of the roof drains at landscape locations. Ultimately, the runoff from the roof will continue to discharge into the storm drain network within the Pepperell Mill campus and York Street. No stormwater flow will enter into a sanitary sewer line.

Electric/ Cable/Telephone:

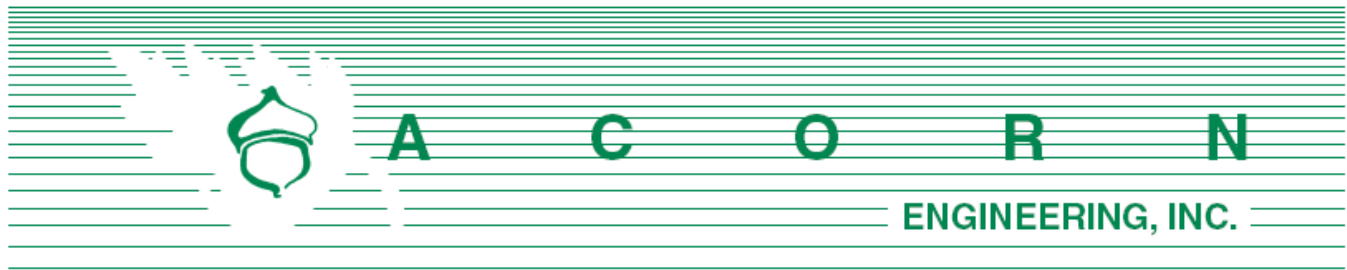
The location of the existing electric service is currently unknown. It is our understanding that a new secondary conduit will extend from the existing transformer located to the northwest of Building 30 within the Pepperell Mill campus to the redeveloped building. A new telecommunication service is also anticipated to serve the building from an existing telecom splice box and is currently being coordinated with utility providers.

Gas:

The project proposes to discontinue and remove the existing gas service connection to the building.

In addition to the summaries above, Ability to serve letters have been sent out to the respective utility companies on December 19, 2024 and January 29, 2025. Responses not received thus far will be provided upon receipt and submitted to the Planning Department within the subsequent application.





City of Biddeford Department of Public Works
 Attn: Mr. Craig Checkan, P.E.
 205 Main Street
 Biddeford, Maine 04005

December 19th, 2024

Subject: Redevelopment of Pepperell Mill – Building 30
 Re: Sanitary Sewer – Ability to Serve

Mr. Checkan:

On behalf of Reveler LLC, we are pleased to submit the following request for Department of Public Works ability to serve the project located at 2 York Street in Biddeford, Maine. The parcel is mapped as Map: 71, Block 6, Lot 2 and is in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3) Zoning District. The project proposes a property line adjustment to include the existing parking area adjacent to the building as well as redeveloping the existing building into (11) residential units with some likely utility infrastructure and site upgrades.

The location, size and material of the existing sewer main that serves the existing building is unknown. It is our understanding that there is an existing 6” and 4” sewer service that enter the north face of the building. As part of the project, the existing sewer services will be utilized. Based upon the City of Biddeford’s Building Sewer Application and Permit Instructions, the table below outlines the proposed flow.

Estimate of Anticipated Daily Flows				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing Flow				
Vacant Building	N/A	N/A	N/A	0
Total Gallons per Day (Existing)				0
Proposed Flow				
Residential Units	1-Bedroom/ 2-Bedroom	11	200	2,200
Total Gallons per Day (Proposed)				2,200
Net Change				2,200

Based on the assumptions in the above table, the proposed project is anticipated to increase the net water and wastewater demand by approximately **2,200** gallons per day (GPD). It should be noted that these values were developed using conservative estimates from the City of Biddeford’s sewer ordinance.

On behalf of the client, we are requesting the following information:

1. Any additional information, such as utility mapping within York Street, Main Street, West Point Lane as well as abutting properties, and/or existing service connections.
2. Any proposed infrastructure improvements within the project vicinity.
3. DPW's ability to serve the project.

I have attached an ALTA/NSPS Land Title Survey created by Owen Haskell dated December 10th, 2021, and a proposed preliminary Utility Plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,



Peter F. Heil P.E.
Project Manager
Acorn Engineering, Inc.



Zach Stevens

From: Chekan, Craig <Craig.Chekan@Biddefordmaine.org>
Sent: Tuesday, February 25, 2025 12:56 PM
To: Pete Heil; Milligan, Tom; Demers, Jeff
Cc: Buechner, Alex; Zach Stevens; Michael Barton; David Horne; Galbraith, David; Iriqat, Adi
Subject: RE: Ability to Serve Request - 2 York Street, Biddeford

Hi Pete

Staff met internally today to review the Textile Pump Station. Alex and his WW team have been further analyzing this pump station over the past few weeks and making respective field modifications.

Based on these modifications, the City feels we can handle the additional flow from 2 York Street. Tom will work on a revised ability-to-serve letter in the next week or so.

Thanks
Craig

Craig Chekan, PE
City of Biddeford | P.O. Box 586, Biddeford, ME 04005
207-571-0636 | craig.chekan@biddefordmaine.org (Office Hours: Mon-Thu, Closed Fri)

From: Pete Heil <pheil@acorn-engineering.com>
Sent: Thursday, February 20, 2025 12:25 PM
To: Chekan, Craig <Craig.Chekan@Biddefordmaine.org>; Milligan, Tom <Tom.Milligan@Biddefordmaine.org>; Demers, Jeff <Jeff.Demers@Biddefordmaine.org>
Cc: Buechner, Alex <Alex.Buechner@Biddefordmaine.org>; Zach Stevens <zstevens@acorn-engineering.com>; Michael Barton <mbarton@reveler.com>; David Horne <dhorne@acorn-engineering.com>
Subject: RE: Ability to Serve Request - 2 York Street, Biddeford

Caution: This is an external email. Please take care when clicking links or opening attachments.
When in doubt, contact the IT Department

Sounds good, thanks for the update.

Peter F. Heil, PE

Acorn Engineering, Inc.
B. 207.775.2655
C. 802.238.7409

From: Chekan, Craig <Craig.Chekan@Biddefordmaine.org>
Sent: Thursday, February 20, 2025 12:21 PM
To: Pete Heil <pheil@acorn-engineering.com>; Milligan, Tom <Tom.Milligan@Biddefordmaine.org>; Demers, Jeff <Jeff.Demers@Biddefordmaine.org>
Cc: Buechner, Alex <Alex.Buechner@Biddefordmaine.org>; Zach Stevens <zstevens@acorn-engineering.com>; Michael

Barton <mbarton@reveler.com>; David Horne <dhorne@acorn-engineering.com>

Subject: RE: Ability to Serve Request - 2 York Street, Biddeford

Hi Pete

Staff is meeting internally next week to discuss our options at Textile PS; we should be able to provide an update thereafter

Craig Chekan, PE

City of Biddeford | P.O. Box 586, Biddeford, ME 04005

207-571-0636 | craig.chekan@biddefordmaine.org (Office Hours: Mon-Thu, Closed Fri)

From: Pete Heil <pheil@acorn-engineering.com>

Sent: Thursday, February 20, 2025 11:53 AM

To: Milligan, Tom <Tom.Milligan@Biddefordmaine.org>; Chekan, Craig <Craig.Chekan@Biddefordmaine.org>; Demers, Jeff <Jeff.Demers@Biddefordmaine.org>

Cc: Buechner, Alex <Alex.Buechner@Biddefordmaine.org>; Zach Stevens <zstevens@acorn-engineering.com>; Michael Barton <mbarton@reveler.com>; David Horne <dhorne@acorn-engineering.com>

Subject: RE: Ability to Serve Request - 2 York Street, Biddeford

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IT Department

Hi All,

Just following up with the Building 30 sewer connection and hoping we can schedule a quick call. Thanks,

Peter F. Heil, PE

Acorn Engineering, Inc.

B. 207.775.2655

C. 802.238.7409

From: Pete Heil <pheil@acorn-engineering.com>

Sent: Wednesday, February 12, 2025 8:49 AM

To: Milligan, Tom <Tom.Milligan@Biddefordmaine.org>; Chekan, Craig <Craig.Chekan@Biddefordmaine.org>; Demers, Jeff <Jeff.Demers@Biddefordmaine.org>

Cc: Buechner, Alex <Alex.Buechner@Biddefordmaine.org>; Zach Stevens <zstevens@acorn-engineering.com>; Michael Barton <mbarton@reveler.com>; David Horne <dhorne@acorn-engineering.com>

Subject: RE: Ability to Serve Request - 2 York Street, Biddeford

Morning All,

Hoping to schedule a quick call to discuss the Building 30 sewer. Understood there is a capacity issue with the Building 15 pump station, but as Building 30 has an existing service which ultimately flows to it, wouldn't this development have some capacity rights on the existing fixture counts in the building? Happy to schedule a zoom or meet on site if it's preferred as well, just let us know your availabilities. Thanks,

Peter F. Heil, PE

Acorn Engineering, Inc.

B. 207.775.2655

From: David Horne <dhorne@acorn-engineering.com>
Sent: Tuesday, February 11, 2025 11:42 AM
To: Milligan, Tom <Tom.Milligan@Biddefordmaine.org>
Cc: Chekan, Craig <Craig.Chekan@Biddefordmaine.org>; Demers, Jeff <Jeff.Demers@Biddefordmaine.org>; Buechner, Alex <Alex.Buechner@Biddefordmaine.org>; Zach Stevens <zstevens@acorn-engineering.com>; Pete Heil <pheil@acorn-engineering.com>; Michael Barton <mbarton@reveler.com>
Subject: Re: Ability to Serve Request - 2 York Street, Biddeford

Thanks Tom,

Would you happen to have any written record/plan of the existing sewer main within Main Street that I can add to our drawing? We will review and reach out with any additional questions as our plans progress.

David Horne, EI
Design Engineer

Acorn Engineering, Inc
B. 207.775.2655
C. 207.318.6008

From: Milligan, Tom
Sent: Tuesday, February 11, 2025 11:19 AM
To: David Horne
Cc: Chekan, Craig; Demers, Jeff; Buechner, Alex
Subject: RE: Ability to Serve Request - 2 York Street, Biddeford

Hi David

See attached ability to serve letter.

Tom

Tom Milligan, PE, PLS, SE

City of Biddeford | P.O. Box 586, Biddeford, ME 04005
207-571-0638 | tom.milligan@biddefordmaine.org (Office Hours: Mon-Thu, Closed Fri)

From: David Horne <dhorne@acorn-engineering.com>
Sent: Friday, February 7, 2025 11:26 AM
To: Milligan, Tom <Tom.Milligan@Biddefordmaine.org>

Cc: Chekan, Craig <Craig.Chekan@Biddefordmaine.org>

Subject: Re: Ability to Serve Request - 2 York Street, Biddeford

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IT Department

Hey Tom,

I wanted to follow up on the request below to make sure it doesn't slip through the cracks. Let me know if there is anything you need from me. Thank you,

David Horne, EI

Design Engineer

Acorn Engineering, Inc

B. 207.775.2655

C. 207.318.6008

From: David Horne <dhorne@acorn-engineering.com>

Sent: Thursday, December 19, 2024 2:59 PM

To: tom.milligan@biddefordmaine.org <tom.milligan@biddefordmaine.org>

Cc: Pete Heil <pheil@acorn-engineering.com>

Subject: Ability to Serve Request - 2 York Street, Biddeford

Hi Tom,

On behalf of Reveler LLC, I am reaching out to request an ability to serve letter for a proposed project at 2 York Street in Biddeford, Maine. The project proposes to redevelop the existing 2,908 SF mill building into (11) residential units with some likely utility infrastructure and site upgrades. Please see the attached letter for additional information.

David Horne, EI

Licensed in Maine

Acorn Engineering, Inc.

PO Box 3372

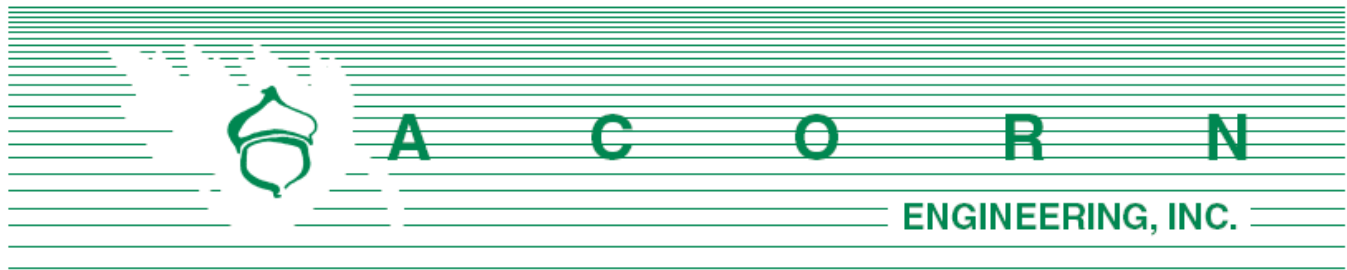
Portland, Maine 04104

[Instagram](#) | [Acorn's LinkedIn](#) | [David's LinkedIn](#) | [Email](#) | [Website](#)

B. 207.775.2655

C. 207.318.6008

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Maine Water Company
 Attn: Mr. Patrick Gere, P.E.
 205 Main Street
 93 Industrial Park Road
 Saco, Maine 04072

December 19th, 2024

Subject: Redevelopment of Pepperell Mill – Building 30
 Re: Water – Ability to Serve

Mr. Gere:

On behalf of Reveler LLC, we are pleased to submit the following request for Maine Water’s ability to serve the project located at 2 York Street in Biddeford, Maine. The parcel is mapped as Map: 71, Block 6, Lot 2 and is in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3) Zoning District. The project proposes a property line adjustment to include the existing parking area adjacent to the building as well as redeveloping the existing building into (11) residential units with some likely utility infrastructure and site upgrades.

It is our understanding that there is an existing 12” water service entering the south face of the building which separates internally to a 12” fire suppression line and a 2” domestic service. The location, size and material of the existing water main within York Street is currently unknown. The project proposes to utilize the existing domestic and fire suppression water service. Please refer to the attached utility plan for more information. Based upon Section 4 of the *Maine Subsurface Wastewater Disposal Rules*, the table below outlines the proposed flow.

Estimate of Anticipated Daily Flows				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing Flow				
Vacant Building	N/A	N/A	N/A	0
Total Gallons per Day (Existing)				0
Proposed Flow				
Residential Units	1 to 2-Bedroom	11	180	1,980
Total Gallons per Day (Proposed)				1,980
Net Change				1,980

Based on the assumptions in the above table, the proposed project is anticipated to increase the net

water and wastewater demand by approximately **1,980** gallons per day (GPD). It should be noted that the majority of these values were developed using conservative estimates from the State of Maine Subsurface Wastewater Disposal Rules.

On behalf of the client, we are requesting the following information:

1. Any additional information, such as service cards, utility mapping within York Street, Main Street, West Point Lane as well as abutting properties and/or existing service connections.
2. Any proposed infrastructure improvements within the project vicinity.
3. Flow date for the hydrants in the vicinity.
4. Maine Water's ability to serve the project.

I have attached an ALTA/NSPS Land Title Survey created by Owen Haskell dated December 10th, 2021, and a proposed preliminary Utility Plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,



Peter F. Heil P.E.
Project Manager
Acorn Engineering, Inc.





March 5, 2025

Peter Heil, PE
Acorn Engineering, Inc.
PO Box 3372
Portland, ME 04104

Re: Ability to Serve Determination – 2 York Street, Biddeford

Greetings,

The Maine Water Company (MWC) has received your request on the behalf of your client, Reveler LLC, for an Ability to Serve Determination for a proposed multi-unit residential development to be located at 2 York Street, Biddeford, ME.

The request specifies a plan to renovate an existing building into 11 residential units and construct utility infrastructure improvements. The expected peak domestic service demand is 11 gallons per minute. The expected fire service demand for the project is 300 gallons per minute. Based on the criteria provided by the developer's agent, the expected increase in water usage is within the water system's available capacity. The static pressure in the area is approximately **55 psi**. The Biddeford Saco Division of MWC does have sufficient capacity from the existing 16-inch cast iron water main in the Main Street Right-of-Way to serve this project. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

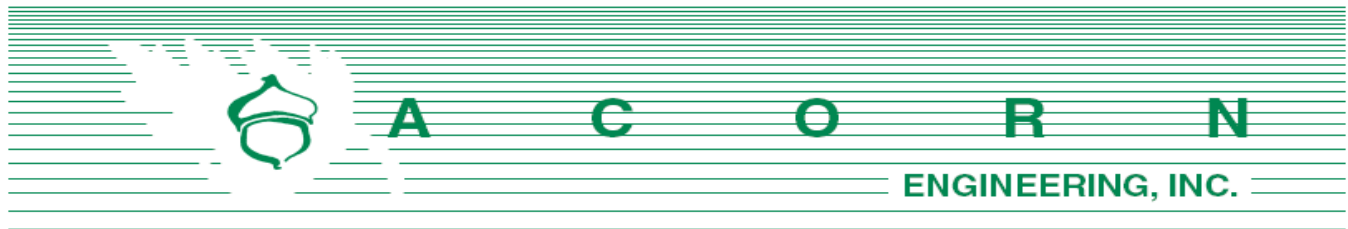
- A hydrant flow test at the nearest available hydrant will need to be conducted and analyzed by the sprinkler designer to ensure that adequate flows can be met during a peak fire demand event.
- The developer is required to pay for the cost of any modification, renewal of impacted service lines, and retirement of unused or discontinued services to MWC standards of best practice.
- Additional plan approval, paperwork, and fees associated with this project will require proper coordination with MWC. MWC requires upfront payment for inspection and paperwork to be fully completed before any construction on waterworks materials.
- Service lines must comply with MWC Cross Connection Control Program.
- Allow up to 30 days for the MWC utility review process once final plans are ready to be completed before any construction on waterworks materials will be approved.

Should a request for service or completion of the project not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project. All work must be completed in accordance with MWC Terms and Conditions as well as material specifications. All appropriate paperwork must be completed, and deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays. Water service will be provided in accordance with Maine Public Utility Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at Patrick.Gere@mainewater.com. We look forward to working with you throughout design and construction.

Sincerely,
The Maine Water Company

A handwritten signature in blue ink, appearing to read "P. Gere".

Patrick Gere, PE
Project Engineer



Central Maine Power Company
Attn: Jay Agreste
162 Canco Road
Portland, Maine 04103

December 19th, 2024

Subject: Redevelopment of Pepperell Mill – Building 30
Re: Ability to Serve Request

Mrs. Dumont

On behalf of Reveler LLC, we are pleased to submit the following request for Central Maine Power's ability to serve at a proposed project located at 2 York Street in Biddeford, Maine. The parcel is mapped as Map: 71, Block 6, Lot 2 and is in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3) Zoning District. The project proposes a property line adjustment to include the existing parking area adjacent to the building as well as redeveloping the existing building into (11) residential units with some likely utility infrastructure and site upgrades.

The location of the existing electric service is currently unknown. The project proposes to utilize the existing electric service connection to serve the building. On behalf of the client, we are requesting the following information:

1. Additional information, such as utility mapping confirming single and three-phase power locations along York Street, Main Street, West Point Lane as well as abutting properties, and/or existing service connections.
2. Existing easements for underground services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing system, if necessary.
4. CMP's proposed infrastructure improvements within the project vicinity.
5. CMP's ability to serve the project.
6. Access requirements to the CMP meters.
7. Please send a list of communication/telecom providers that are located on the utility poles located in front of 2 York Street.

I have attached an ALTA/NSPS Land Title Survey created by Owen Haskell dated December 10th, 2021, and a proposed preliminary Utility Plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications. Forthcoming electrical loading computations and final metering will be performed by the project's M.E.P designer &/or architect. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Peter F. Heil P.E.
Project Manager
Acorn Engineering, Inc.



ACORN Engineering, Inc. • www.acorn-engineering.com
207-775-2655 • PO Box 3372 • Portland • Maine • 04104



Letter

Sent: Friday, December 20, 2024 8:59 AM
To: David Horne <dhorne@acorn-engineering.com>
Cc: DUPERRE, PAUL <paul.duperre@cmpco.com>
Subject: CMP Three Phase Service Process and Ability to Serve Letter

David Horne
Acorn Engineering
PO Box 3372
Portland, ME 04104

RE: Redevelopment Building 30
2 York Street, Biddeford, Maine
Letter of Ability to Serve Request

SAP TBD Please call 1-800-750-4000 when ready to get a notification/job# created
Project Description:

Central Maine Power has the ability to serve at a proposed project located at 2 York Street in Biddeford, Maine. The parcel is mapped as Map: 71, Block 6, Lot 2 and is in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3) Zoning District. The project proposes a property line adjustment to include the existing parking area adjacent to the building as well as redeveloping the existing building into (11) residential units with some likely utility infrastructure and site upgrades. Please keep in mind if the new diversified connected load is above 500kw. A circuit capacity study will be required by CMP's Distribution Planning Department. There is an existing 3phase primary underground loop system that feeds the adjacent buildings in that area. Existing pad mount transformers are out back. The connection may require the extension of this 3phase primary underground loop, to possibly new contractor supplied man hole(s) and to a new 3phase pad base. All to be determined at a future Field Planner appointment.

CMP has the ability to serve the proposed project in accordance with our CMP Handbook (web link below). We can provide you the desired pad or pole mounted transformers per your request and city approval, in accordance with our CMP Handbook of Standard Requirements. If you have any questions on the process, or need help in completion of the documents, please contact CMP at 800-565-3181.

Here is our typical process for getting your three phase or CT rated single phase service installed. If you have any questions, please let us know. The underlined links will redirect you to the appropriate site for additional

information.

Service Milestones for Three Phase Services and CT Rated Single Phase Services. There are additional requirements for primary metered Solar Service Installations listed in the Chapter 324 Interconnections section below. Please refer to [CMP Installation Checklists](#) for other installations.

- Call 800-750-4000 option 4 to establish a new account (if needed) and an SAP work order. Please provide both of these to me.
- Submit Load information. Please complete the attached EDET (excel file) using load information. Please complete this and email back to me. If the loads are over 500 kw, more in depth load studies may be required with our Distribution Planning and Transmission Planning Departments. Be advised that these will involve more detailed load information, a load study agreement (signed contract), as well as other items. This additional study process may add up to two additional months to completion of the job.
- Submit the easement information worksheet, including where any CMP structures may be on ANY private property (Poles, Wires, Anchors). You are responsible for obtaining all information for all required easements. Please complete this form and either email or fax back to me.
- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections.
- For Primary Metered installations (including PV), please have the access road in for pole staking.
- Preliminary meetings with CMP Advisor and Engineer to determine details of job (I will need to schedule with your electrician/contractor-please let me know who this is)
- Field planner design appointment scheduled once the preliminary information is complete. This will allow us to cost out the job and develop a CMP Invoice. The invoice is typically generated 5-6 weeks after the design appointment. This expires after 90 days from the invoice date.
- Submit completed W9 so that your bill can be properly processed. This is a new CMP process.
- CMP submits invoice to the customer for payment (typically via email). Payment received from customer.
- Easements (based on easement information worksheet) sent out, signed and originals returned to CMP.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer or materials delivery, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

As you may be aware, there are global supply chain issues impacting the utility industry. CMP is closely monitoring and managing their inventory in order to serve our customers. Larger padmount transformers may not be readily available for the date that you will need to be energized. Please consider this as part of your construction plan. The energy service advisor will continue to work closely with you and let you know as soon as the transformer becomes available. Should you have any questions or concerns throughout this process, please do not hesitate to contact your ESA directly at the number or email provided.

Please complete the attached forms (the specific instructions are on each form). Please email them at your earliest convenience. If you are returning an Easement Form, a 1190 or State Permit please be sure to send those documents to lineclerknewservice@cmpco.com, All W9's should be sent to gettingconnected@cmpco.com. All other forms including the EDET (load sheet) and technical information should be sent to me.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements: [CMP Handbook of Standard Requirements](#) An additional resource is our Distribution Construction Standards: CMP Distribution Construction Standards [CMP Distribution Construction Standards](#).

You will be responsible for installing the customer connections, conduits, and metering in accordance with the [CMP Handbook of Standard Requirements](#) The transformer will be sized based on your submitted load sheets.

Your deposit amount will be typically based on an estimated two month bill, calculated from your completed load sheet unless otherwise determined by CMP.

In addition, we have recently added on an online map that shows single phase and three phase power locations within CMP. Here is that link: [CMP ArcGIS Information](#)

Metering:

All metering (including locations) must be preapproved by CMP. If you have any questions, please consult the [CMP Handbook of Standard Requirements](#)

Chapter 324 Interconnections:

Please be advised that if you plan to install solar/wind/hydro generation, you must complete an application under the MPUC mandated Chapter 324 Interconnection Standards. If you go to [Chapter 324 Interconnection Standards](#) and follow the instructions for the Small Generator Interconnection Procedures, CMP can do this work in parallel to your service request that will be handled by me. If your project is under 660 KW you will be able to have a Customer Net Energy Billing contract. Information concerning Customer Net Energy Billing can be accessed thru the Chapter 324 website or by clicking here: [Net Energy Billing](#).

Reallocation/Line Extensions:

Recently, changes were made to the three-phase construction policy, which require CMP to reallocate construction costs paid by customers. If applicable, those projects identified as "developments" do not qualify for reallocation of funds. Please see this document at our website for details about the reallocation conditions. Any reallocation charges will be specifically denoted on your invoice. The website address for this is: [PolyphaseLineExtension](#).

This line extension will be part of Central Maine Power's distribution system. In the event the property served under this Agreement is sold or otherwise conveyed, all rights and obligations of the Agreement shall stay with the property. Please note that if you rent or lease this property to another and you want to receive the reimbursement payments, you must make special arrangements with the Central Maine Power Company. Otherwise, any reimbursement payments will be sent to the "Customer" taking service at the service location.

Electricity Supplier Information:

Central Maine Power Company (CMP) will provide your facility with electric delivery service. If you don't already have a provider, you will need to make arrangements with a competitive electricity provider in order to receive electricity supply for your facility. In the event you fail to choose a competitive electricity provider, you will receive Standard Offer service arranged by the Maine Public Utilities Commission. If you wish to be served by a competitive electricity provider immediately upon establishment of delivery service, you must arrange for this service directly through your chosen competitive electricity provider, who must enroll your account no later than 5 PM on the business day prior initiation of delivery service by CMP. An up-to-date list of competitive suppliers can be found at the:

1. Maine Public Utilities Commission (MPUC) web site- [Maine PUC](#)
2. By calling the MPUC at (207) 287-3831

Attachments:

Excel Load Sheet (EDET)
Easement Worksheet and Sample Standard Easement
W9

Jay Agreste

Energy Service Specialist

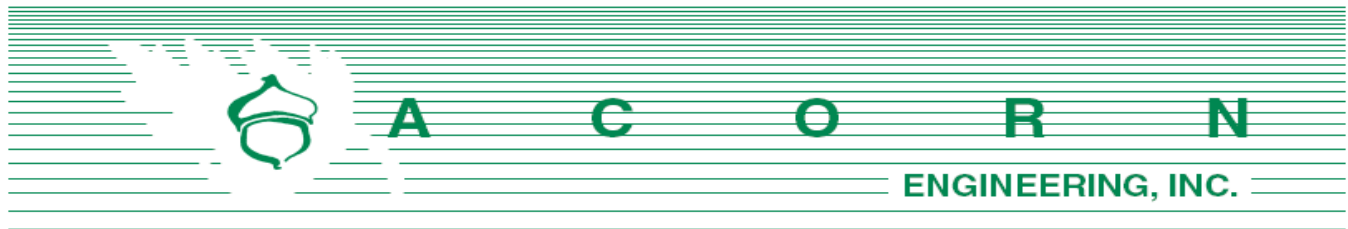
Central Maine Power

[439 Sanford Rd, Alfred ME.04002](#)Jay.Agreste@cmpco.com

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Charter Communications
Attn: Mr. Dan Minchev
118 Johnson Road
Portland, Maine 04102

January 27th, 2025

Subject: Redevelopment of Pepperell Mill – Building 30
Re: Ability to Serve Request

Mr. Minchev:

On behalf of Reveler LLC, we are pleased to submit the following request for Charter Communication's ability to serve at a proposed project located at 2 York Street in Biddeford, Maine. The parcel is mapped as Map: 71, Block 6, Lot 2 and is in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3) Zoning District. The project proposes a property line adjustment to include the existing parking area adjacent to the building as well as redeveloping the existing building into (11) residential units with some likely utility infrastructure and site upgrades.

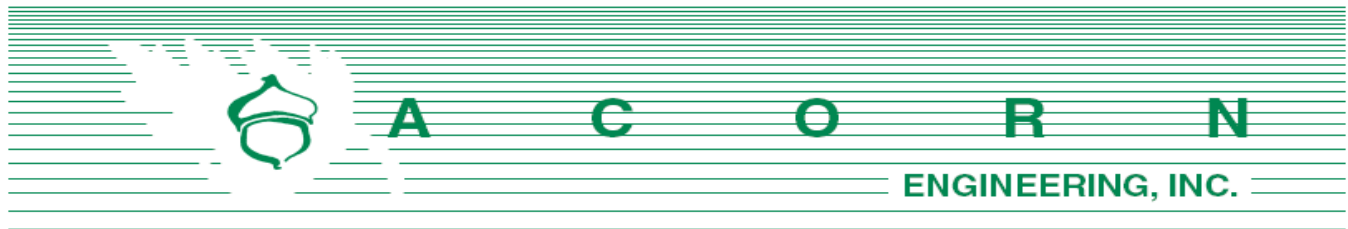
The existing building appears to have an existing telecommunications service entering the west face of the building. The project proposes to remove and replace the existing telecommunication service. The new service will be subsurface and tie into the proposed building. Please see the utility plan for additional information. On behalf of the client, we are requesting the following information:

1. Additional information, such as utility mapping within York Street, Main Street, West Point Lane as well as abutting properties, and/or existing service connections.
2. Easements for services currently crossing the proposed development.
3. Alternative connection locations from the property to the existing communication system.
4. Charter's proposed infrastructure improvements within the project vicinity.
5. Charter's ability to serve the project.

I have attached an ALTA/NSPS Land Title Survey created by Owen Haskell dated December 10th, 2021, and a proposed preliminary Utility Plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Peter Heil, PE
Project Manager
Acorn Engineering, Inc.



Consolidated Communications
Attn: Mr. Jason Cunha
5 Davis Farm Road
Portland, Maine 04103

January 29th, 2025

Subject: Redevelopment of Pepperell Mill – Building 30
Re: Ability to Serve Request

Mr. Cunha:

On behalf of Reveler LLC, we are pleased to submit the following request for Consolidated Communication's ability to serve at a proposed project located at 2 York Street in Biddeford, Maine. The parcel is mapped as Map: 71, Block 6, Lot 2 and is in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3) Zoning District. The project proposes a property line adjustment to include the existing parking area adjacent to the building as well as redeveloping the existing building into (11) residential units with some likely utility infrastructure and site upgrades.

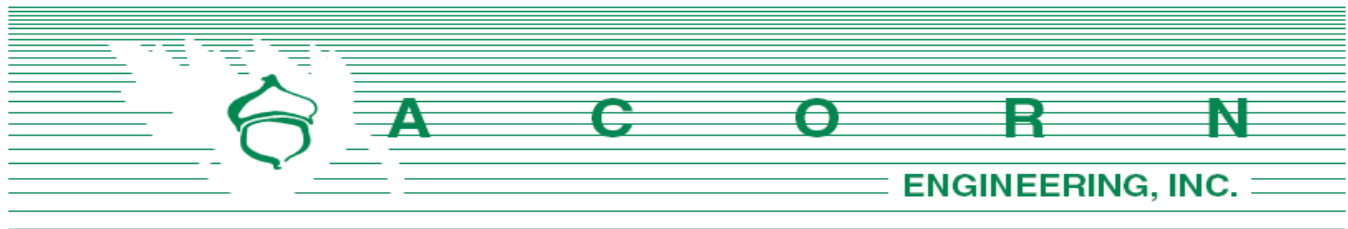
The existing building appears to have an existing telecommunications service entering the west face of the building. The project proposes to remove and replace the existing telecommunication service. The new service will be subsurface and tie into the proposed building. Please see the utility plan for additional information. On behalf of the client, we are requesting the following information:

1. Additional information, such as utility mapping within York Street, Main Street, West Point Lane as well as abutting properties, and/or existing service connections.
2. Easements for services currently crossing the proposed development.
3. Alternative connection locations from the property to the existing communication system.
4. Consolidated's proposed infrastructure improvements within the project vicinity.
5. Consolidated's ability to serve the project.

I have attached an ALTA/NSPS Land Title Survey created by Owen Haskell dated December 10th, 2021, and a proposed preliminary Utility Plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Peter Heil, PE
Project Manager
Acorn Engineering, Inc.



First Light
Attn: Jonathan Rovillard
14 Resilient Circle
Brunswick, ME 04011

December 19th, 2024

Subject: Redevelopment of Pepperell Mill – Building 30
Re: Ability to Serve Request

Mr. Rovillard:

On behalf of Reveler LLC, we are pleased to submit the following request for First Light's ability to serve at a proposed project at 2 York Street in Biddeford, Maine. The parcel is mapped as Map: 71, Block 6, Lot 2 and is in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3) Zoning District. The project proposes a property line adjustment to include the existing parking area adjacent to the building as well as redeveloping the existing building into (11) residential units with some likely utility infrastructure and site upgrades.

The existing building appears to have an existing telecommunications service entering the west face of the building. The project proposes to remove and replace the existing telecommunication service. The new service will be subsurface and tie into the proposed building. Please see the utility plan for additional information. On behalf of the client, we are requesting the following information:

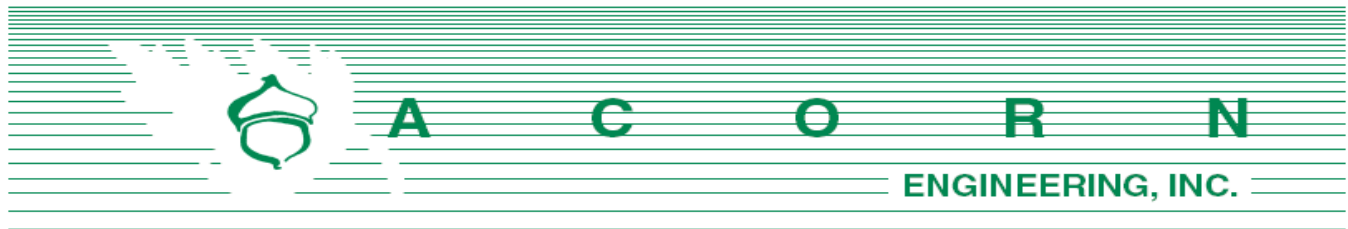
On behalf of the client, we are requesting the following information:

1. Additional information, such as utility mapping within York Street, Main Street, West Point Lane as well as abutting properties, and/or existing service connections.
2. Alternative connection locations from the property to the existing communication system.
3. First Light's proposed infrastructure improvements within the project vicinity.
4. First Light's ability to serve the project.

I have attached an ALTA/NSPS Land Title Survey created by Owen Haskell dated December 10th, 2021, and a proposed preliminary Utility Plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Peter Heil, PE
Project Manager
Acorn Engineering, Inc.



Unitil Service Corp.
Attn: Scott Carpenter
376 Riverside Industrial Parkway
Portland, Maine 04103

December 19th, 2024

Subject: Redevelopment of Pepperell Mill – Building 30
Re: Ability to Serve Request

Dear Mr. Carpenter:

On behalf of Reveler LLC, we are pleased to submit the following request for Until Service Corporation's ability to serve at a proposed project at 2 York Street in Biddeford, Maine. The parcel is mapped as Map: 71, Block 6, Lot 2 and is in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3) Zoning District. The project proposes a property line adjustment to include the existing parking area adjacent to the building as well as redeveloping the existing building into (11) residential units with some likely utility infrastructure and site upgrades.

The location of the existing gas service is currently unknown. The project proposes to utilize the existing gas service connection to serve the building. On behalf of the client, we are requesting the following information:

1. Any additional gas lines within York Street, Main Street, West Point Lane as well as abutting properties, and/or existing service connections.
2. Confirmation of the existing building service tap location & size.
3. Unitil's proposed infrastructure improvements within the project vicinity.
4. Unitil's ability to serve the project.
5. Any project related offsite main improvements.

I have attached an ALTA/NSPS Land Title Survey created by Owen Haskell dated December 10th, 2021, and a proposed preliminary Utility Plan from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,

Sincerely,

Peter F. Heil P.E.
Project Manager
Acorn Engineering, Inc.

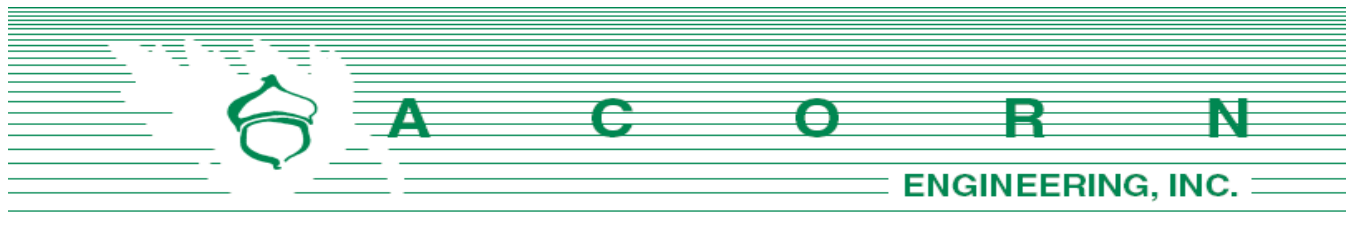


A C O R N Engineering, Inc. • www.acorn-engineering.com
207-775-2655 • PO Box 3372 • Portland • Maine • 04104

Section 8: Public Safety Letter of Approvals

Please refer to the attached response letters from the City of Biddeford Fire and Police Departments.





Biddeford Fire Dept.
Attn: Mr. Lawrence Best, Chief of Fire
Department 152 Alfred St
Biddeford, ME 04005

January 27, 2025

Subject: Redevelopment of Pepperell Mill – Building 30,
 2 York Street, Biddeford
 Letter of Approval

Chief Best:

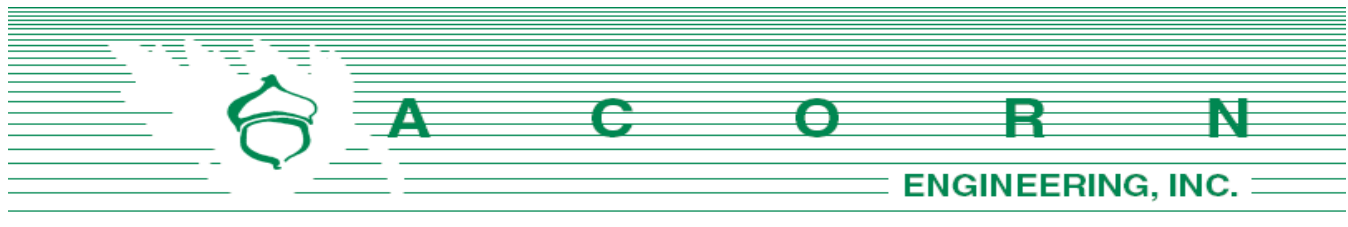
On behalf of Reveler LLC, we are pleased to submit the following request for a letter of approval as required by the City of Biddeford Subdivision & Site Plan application. The parcel is mapped as Map: 71, Block 6, Lot 2 and is in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3). The site is an existing vacant mill building. The project proposes redeveloping the existing building into (11) residential units with minor utility infrastructure upgrades and minor grading improvements for accessibility. The project includes a property line adjustment to include the existing parking area adjacent to the building. Accessways for emergency vehicles will not change as part of the project and will be provided directly via York Street and West Point Lane. Additionally, the site provides three-sided access to the existing building for emergency situations.

From a fire protection standpoint, it is our understanding that there is an existing fire hydrant located on Main Street (directly south of the parcel). The existing building will be sprinkled and served by a new 4" fire suppression service and 1.5" domestic service. The new services will have associated shut off valves and will connect to the existing 12" main within York Steet. We are currently coordinating this design with Maine Water Company and the sprinkler designer.

Please let me know if you have any questions or if you would like additional information from the sprinkler designer or code summaries from the architect.

Sincerely,

Peter F. Heil, P.E.
Project Manager
Acorn Engineering, Inc



Biddeford Police Dept.
Attn: JoAnne W. Fisk, Chief of Police
39 Alfred St
Biddeford, ME 04005

January 27, 2025

Subject: Redevelopment of Pepperell Mill – Building 30,
 2 York Street, Biddeford
 Letter of Approval

Chief Fisk:

On behalf of Reveler LLC, we are pleased to submit the following request for a letter of approval as required by the City of Biddeford Subdivision & Site Plan application. The parcel is mapped as Map: 71, Block 6, Lot 2 and is in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3). The site is an existing vacant mill building. The project proposes redeveloping the existing building into (11) residential units with minor utility infrastructure upgrades and minor grading improvements for accessibility. The project includes a property line adjustment to include the existing parking area adjacent to the building. Accessways for emergency vehicles will not change as part of the project and will be provided directly via York Street and West Point Lane. Additionally, the site provides three-sided access to the existing building for emergency situations.

The project anticipates to utilize multiple wall pack lighting fixtures along the existing building at egress locations, thus maintaining nighttime visibility for patrons and residents. Furthermore, the additional “eyes on the street” created by the 11 units will provide another layer of security on York Street and the abutting properties.

Accessways for emergency vehicles will not change as part of the project and will be provided directly via York Street and West Point Lane. We envision the newly developed building to be a contribution to the small community along York Street and the flourishing downtown Biddeford area. We feel the proposed project will improve public safety when compared to the existing condition by ensuring adequate lighting and increasing the occupancy of the neighborhood.

Please let me know if you have any questions or if you would like additional information from the sprinkler designer or code summaries from the architect.

Sincerely,

Peter F. Heil, P.E.
Project Manager
Acorn Engineering, Inc



RE: 2 York Street Biddeford - Redevelopment

From Zach Stevens <zstevens@acorn-engineering.com>

Date Wed 3/5/2025 8:54 AM

To Dexter, Edward <Edward.Dexter@Biddefordmaine.org>; David Horne <dhorne@acorn-engineering.com>; Best, Lawrence <lawrence.best@biddefordmaine.org>

Cc Pete Heil <pheil@acorn-engineering.com>; Michael Barton <mbarton@reveler.com>; Crocker, Jason <Jason.Crocker@Biddefordmaine.org>; Galbraith, David <David.Galbraith@biddefordmaine.org>

1 attachment (757 KB)

AE_SITE-SITE.pdf;

Thanks Ed,

See attached for an updated Site Plan and below for my responses in **bold**. Please let me know if you have any follow up questions or comments. Thanks,

Zachary Stevens, PE

Acorn Engineering, Inc

B. 207.775.2655

C. 207.240.2993

From: Dexter, Edward <Edward.Dexter@Biddefordmaine.org>

Sent: Tuesday, March 4, 2025 2:50 PM

To: Zach Stevens <zstevens@acorn-engineering.com>; David Horne <dhorne@acorn-engineering.com>; Best, Lawrence <lawrence.best@biddefordmaine.org>

Cc: Pete Heil <pheil@acorn-engineering.com>; Michael Barton <mbarton@reveler.com>; Crocker, Jason <Jason.Crocker@Biddefordmaine.org>; Galbraith, David <David.Galbraith@biddefordmaine.org>

Subject: Re: 2 York Street Biddeford - Redevelopment

Zack:

I have a couple of questions:

What is the measurement between the parking area on the back left corner and the landscaping on the back of the building?

- **I added two dimensions in red at this location.**

Where is your emergency shut off for your charging station of e-vehicles?

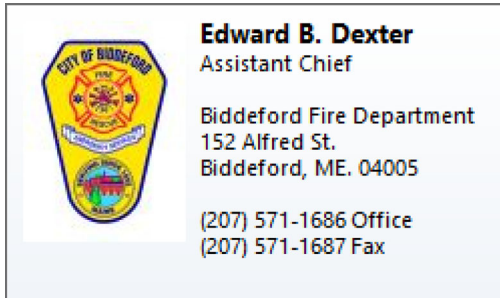
- **An emergency EV shut off has been added to the plan (call in red) and is at least 20 feet from the EV charging station.**

The stand pipe connection seems to be down the hill on the right side? If I am correct in readying that then it will have to be moved?

- **The underground fire service (including all external standpipes) will be decommissioned and the 12" service from Main Street will be changed to a 4" fire and 1 1/2" domestic to feed**

the building. I added a new FDC to eastern side of the building (shown in red on the attached plan).

Thank you,
Ed Dexter



From: Zach Stevens <zstevens@acorn-engineering.com>
Sent: Tuesday, March 4, 2025 12:05 PM
To: David Horne <dhorne@acorn-engineering.com>; Dexter, Edward <Edward.Dexter@Biddefordmaine.org>; Best, Lawrence <lawrence.best@biddefordmaine.org>
Cc: Pete Heil <pheil@acorn-engineering.com>; Michael Barton <mbarton@reveler.com>
Subject: RE: 2 York Street Biddeford - Redevelopment

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IT Department

Hi Ed,

I wanted to follow up on the below email. We are currently preparing to submit our 2 York Street Redevelopment Final Site Plan Application next week and would like to coordinate any comments you may have on our project. I attached the latest Site Plan and Utility Plan to facilitate your review. Thanks,

Zachary Stevens, PE

Acorn Engineering, Inc

B. 207.775.2655

C. 207.240.2993

From: David Horne <dhorne@acorn-engineering.com>

Sent: Monday, January 27, 2025 5:04 PM

To: edward.dexter@biddefordmaine.org; lawrence.best@biddefordmaine.org

Cc: Pete Heil <pheil@acorn-engineering.com>; Michael Barton <mbarton@reveler.com>; Zach Stevens <zstevens@acorn-engineering.com>

Subject: 2 York Street Biddeford - Redevelopment

Hi Edward and Lawrence,

I am reaching out as part of our Preliminary Site Plan Application for the redevelopment of 2 York Street that requires an approval letter from the Fire Department.

The project proposes to redevelop the existing 3,250 SF mill building into (11) residential units with some likely utility infrastructure and site upgrades. Please see the attached letter for additional information.

David Horne, EI
Design Engineer

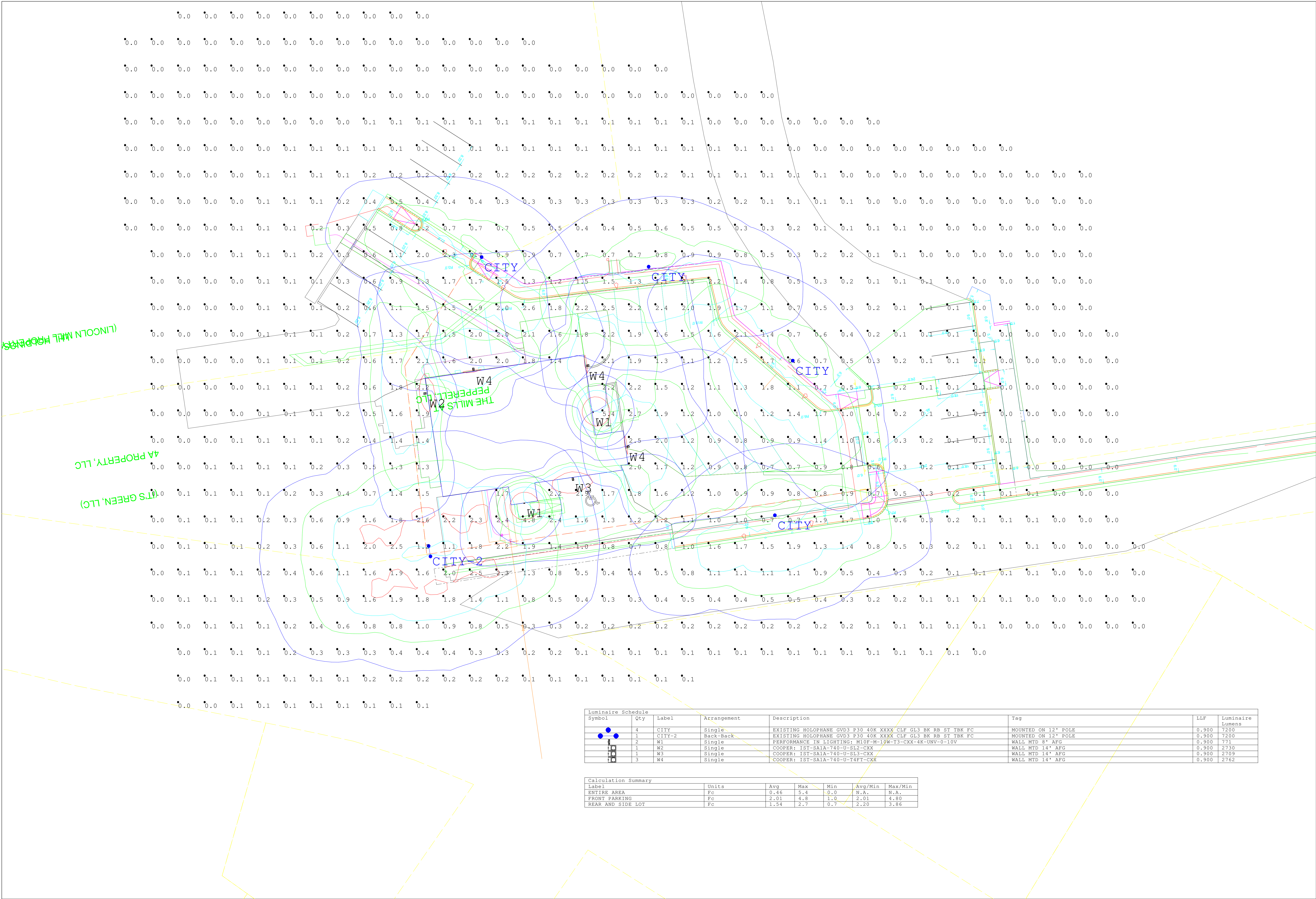
Acorn Engineering, Inc

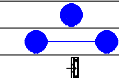
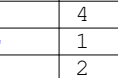
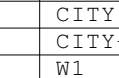
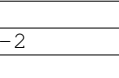
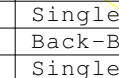
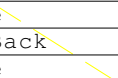
B. 207.775.2655

C. 207.318.6008

Section 9: Lighting

Photometric plans and associated cut sheets have been prepared by Reflex Lighting on January 30, 2025, and can be found attached.



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens
	4	CITY	Single	EXISTING HOLOPHANE GVD3 P30 40K XXXX CLF GL3 BK RB ST TBK FC	MOUNTED ON 12' POLE	0.900	7200
	1	CITY-2	Back-Back	EXISTING HOLOPHANE GVD3 P30 40K XXXX CLF GL3 BK RB ST TBK FC	MOUNTED ON 12' POLE	0.900	7200
	2	W1	Single	PERFORMANCE IN LIGHTING: WLOF-M-10W-T3-CXX-4R-UNV-0-10V	WALL MTD 8' AFG	0.900	771
	1	W2	Single	COOPER: IST-SA1A-740-U-SL2-CXX	WALL MTD 14' AFG	0.900	2730
	1	W3	Single	COOPER: IST-SA1A-740-U-SL3-CXX	WALL MTD 14' AFG	0.900	2709
	3	W4	Single	COOPER: IST-SA1A-740-U-T4FT-CXX	WALL MTD 14' AFG	0.900	2762

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE AREA	Fc	0.46	5.4	0.0	N.A.	N.A.
FRONT PARKING	Fc	2.01	4.8	1.0	2.01	4.80
REAR AND SIDE LOT	Fc	1.54	2.7	0.7	2.20	3.86



Revisions		Comments	
#	Date		

Drawn By: Michael O'Brien	
Checked By:	
Date:1/30/2025	
Contact: mobrien@charroninc.com	
Scale: NTS	

2 YORK ST REDEVELOPMENT	
BIDDEFORD, ME	

MIMIK 10



Wall sconce series. Fixtures consist of:

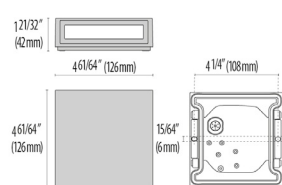
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Micro-prismatic patterned, flat, tempered silk-screened soda-lime glass diffuser (FLAT versions).
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- High-transmittance transparent optics.
- DarkSky approved when ordered with single light emission only, and in 3000K or below.

- Single (M) or dual (B) light emission.
- IESNA Type III light distribution (FLAT).
- IESNA Type III light distribution.
- 20° x 20° beam angle (C/I).
- Input voltage: 120-277 V (50 / 60 Hz), integral driver.
- Customizing facade faceplate available for MIMIK FLAT versions (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

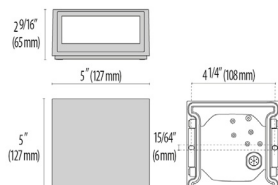


FINISHES

- **AN-96** / Iron gray / Textured
- **GR-94** / Aluminum metallic / Textured
- **WH-87** / White / Textured
- **BK-81** / Black / Textured
- **RB-10** / Iron rust / Textured



MIMIK
10 FLAT



MIMIK
10

Scan here
for installation
instructions



WATTAGE	
MIMIK 10 M T3	5W
MIMIK 10 M T3	10W
MIMIK 10 M C/I	5W
MIMIK 10 M C/I	10W
MIMIK 10 FLAT M	5W
MIMIK 10 FLAT M	10W
MIMIK 10 FLAT B	10W
MIMIK 10 B C/I	10W
MIMIK 10 B C/I+T3	10W

LUMEN OUTPUT		2700K	3000K	3500K	4000K
MIMIK 10 M T3	5W	292	314	336	358
MIMIK 10 M T3	10W	505	542	579	617
MIMIK 10 M C/I	5W	307	349	390	432
MIMIK 10 M C/I	10W	607	653	699	745
MIMIK 10 FLAT M	5W	440	451	462	473
MIMIK 10 FLAT M	10W	751	771	790	810
MIMIK 10 FLAT B	10W	857	880	902	925
MIMIK 10 B C/I	10W	725	779	833	888
MIMIK 10 B C/I+T3	10W	657	707	756	806

Revision 25
01/25

Order Guide - Mimik 10

Order code example

M10F-B-AM-27K-120V-NA

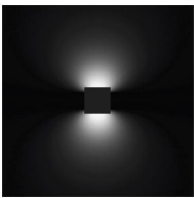
M10-

Housing Style	Light Emission	Wattage	Optics	Finish	Kelvin	Voltage	Controls	Accessories
M10 Standard M10F Flat *Flat Housing is only suitable for T3 Distribution	M (One-Way) B (Two-Way)	5W 5 watts 10W 10 watts (max) XX Specify wattage must be below max	Standard Housing only Select one for M & two for B Leave Blank for Flat Housing T3 Type III T4 Type IV C/I 20° beam 10 10° Beam 40 40° Beam 65 65° Beam	AM Aluminum Metallic IG Iron Gray IR Iron Rust BK Textured Black WH Textured White CC Custom Color	27K 2700k 3K 3000k 35K 3500k 4K 4000k RED Static Red GRN Static Green BLU Static Blue AMB Static Amber 590nm RGBW RGBW (flat only)	UNV 120-277V	(When selecting Flat housing, or B (two-way) emmissions, Dimming options must be remote) NA Non Dimming (standard) 0-10V 0-10V Dimming ELV ELV Dimming	(SEE PICTURES BELOW) FC Facade cover SP8 8" Square Panel L24 24" Vertical Panel L33 33" Vertical Panel L48 48" Vertical Panel RP7 7" Round Panel Wedge Wedge Panel D-Wedge Double Wedge Panel SIGN Signage REM Remote mounted Emergency battery back up RDR Remote driver CON2 (double-gang j-box, adaptor plate and 1/2" knockouts) CON4 (double-gang j-box, adaptor plate and 3/4" knockouts) BABAA Build America Buy America Act compliant

80 CRI STANDARD - OTHER OPTIONS AVAILABLE

Performance in Lighting reserves the right to make all necessary changes without prior notice.

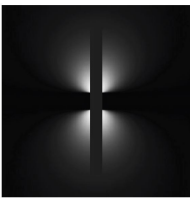
MIMIK 10



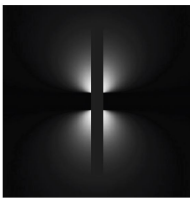
8" Square Panel



L24 Vertical Panel



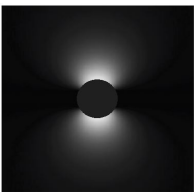
L33 Vertical Panel



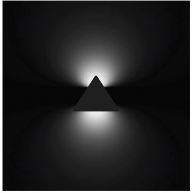
L48 Vertical Panel



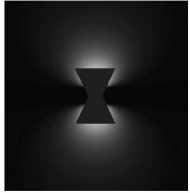
Signage Panel



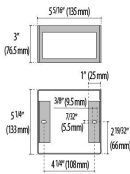
7" Round Panel



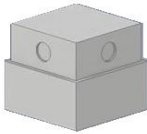
Wedge Panel



Double Wedge Panel



Fascade Cover



CON 2/4
Surface Mounted
J-box with Conduit
Entry

REMOTE RGBW ACCESSORIES

Power Supply



17433
Kit driver 48V



17096
Kit driver 48V WP

RF Controls



3104173
RGBW RF controller 4 channel
(0.35A each CH)



31041730
RGBW RF controller WP 4 channel
(0.35A each CH)



310429
RGBW hand held remote

DMX Controls



178973
RGBW DMX enabler/decoder 4
channel (0.35A each CH)



1789730
RGBW DMX enabler/decoder WP 4
channel (0.35A each CH)



11015
Terminating Resistor



110150
Terminating Resistor WP

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 4](#)

Product Certifications



Quick Facts

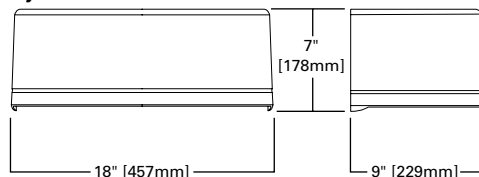
- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

Connected Systems

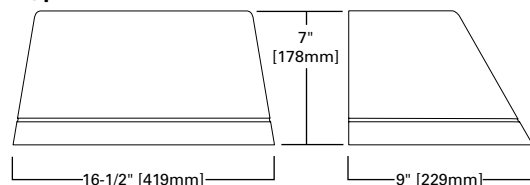
- WaveLinX PRO Wireless
- WaveLinX LITE Wireless
- Enlighted

Dimensional Details

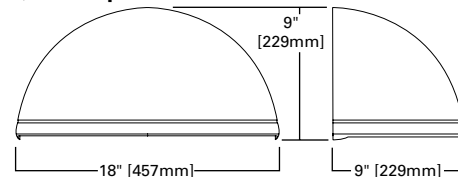
Cylinder



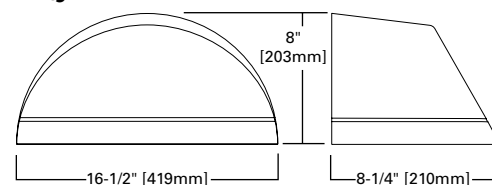
Trapezoid



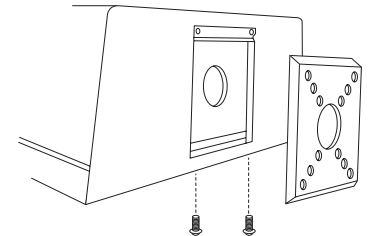
Quarter Sphere



Wedge



Hook -n- Lock



NOTES:

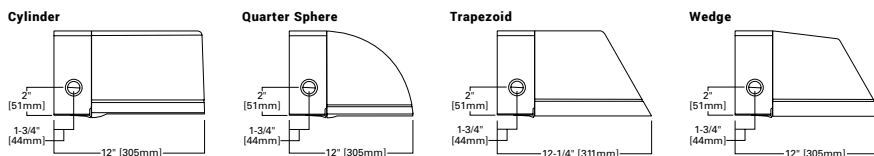
1. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: ISC-SA1F-740-U-T3-BZ

Product Family ¹	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
ISC =Impact Elite LED Small Cylinder ISS =Impact Elite LED Small Quarter Sphere IST =Impact Elite LED Small Trapezoid ISW =Impact Elite LED Small Wedge BAA-ISC =Impact Elite LED Small Cylinder Buy American Act Compliant ²³ TAA-ISC =Impact Elite LED Small Cylinder Trade Agreements Act Compliant ²³ BAA-ISS =Impact Elite LED Small Quarter Sphere Buy American Act Compliant ²³ TAA-ISS =Impact Elite LED Small Quarter Sphere Trade Agreements Act Compliant ²³ BAA-IST =Impact Elite LED Small Trapezoid Buy American Act Compliant ²³ TAA-IST =Impact Elite LED Small Trapezoid Trade Agreements Act Compliant ²³ BAA-ISW =Impact Elite LED Small Wedge Buy American Act Compliant ²³ TAA-ISW =Impact Elite LED Small Wedge Trade Agreements Act Compliant ²³	SA1 =1 Square (16 LED) PA1 =1 Panel (24 LED) ²⁶	A =350mA B =450mA C =600mA D =800mA E =1000mA F =1200mA ²	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K AMB =Amber, 590nm ^{3,4}	U =120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ⁵ 9=347V	SA1 Optics T2 =Type II T3 =Type III T4FT =Type IV Forward Throw T4W =Type IV Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALXX =Custom Color ²⁷
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ²⁴		
X =Driver Surge Protection (6kV) Only ¹⁷ 20K =Series 20kV UL 1449 Surge Protective Device CBP =Battery Pack with Back Box, Cold Weather Rated ^{14,15} CBP-CEC =Battery Pack with Back Box, Cold Weather Rated, CEC compliant ¹⁴ HSS =Factory Installed House Side Shield ¹⁶ ULG =Uplight Glow ^{6,7,25} LCF =Light Square Trim Plate Painted to Match Housing ²⁸ TR =Tamper Resistant Hardware CC =Coastal Construction ²¹ HA =50°C High Ambient ⁸ AHD145 =After Hours Dim, 5 Hours, 50% ⁹ AHD245 =After Hours Dim, 6 Hours, 50% ⁹ AHD255 =After Hours Dim, 7 Hours, 50% ⁹ AHD355 =After Hours Dim, 8 Hours, 50% ⁹	BPC =Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ^{2,4,7} SPB1 =Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{12,22} SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ^{12,22} SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ^{12,22} MS/DIM-LXX =Motion Sensor for Dimming Operation ^{7,10,11,12} LWR-LW =Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{6,12,13} LWR-LN =Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{6,12,13} WLS2XX =WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{7,18,28} WLS4XX =WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{7,18,28} WPS2XX =WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{7,18,28} WPS4XX =WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{7,18,28}			MA1253 =10kV Circuit Module Replacement MA1254-XX =Thruway Back Box - Impact Elite Trapezoid MA1255-XX =Thruway Back Box - Impact Elite Cylinder MA1256-XX =Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX =Thruway Back Box - Impact Elite Wedge FSIR-100 =Wireless Configuration Tool for Occupancy Sensor WOLC-7P-10A =WaveLinx Outdoor Control Module (7-pin) ^{7,19}		
NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org , Qualified Products List under Family Models for details. 2. Not available with ULG option. 3. Choose Drive Current "A" for Amber 590nm, which is provided at 500mA only. 4. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. Not available with ISS or ISW. 7. Cannot be used in conjunction with other control options. 8. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1000mA or less. 9. Requires the use of photocontrol. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information. 10. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.) 11. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 12. Includes integral photocell. 13. Enlighted wireless sensors are factory installed and require network components in appropriate quantities. 14. Battery pack operating temperature of -20C to +40C. Operates downlight for 90-minutes. 15. Must specify 120V or 277V. 16. Not for use with 5WQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected. 17. Removes additional surge module. 18. Replace XX with sensor color (WH, BZ, or BK). 19. Requires PR7. 20. For WaveLinx applications, WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. Gateway not required for WaveLinx Lite Commercial (LC) applications. 21. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 22. Smart device with mobile application required to change system defaults. See controls section for details. 23. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC-PREFERENCES website for more information Components shipped separately may be separately analyzed under domestic preference requirements. 24. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 25. Only available in 3000K, 4000K or 5000K CCT. 26. Not available with motion sensor controls, including SPB, MS/DIM, LWR or WaveLinx. 27. Specify RAL number for Custom Color. Custom color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information. 28. Not available with PA1 configuration.						

Thruway Back Box



Product Specifications

Construction

- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access
- IK10 impact rated

Optics

- High-efficiency injection-molded AccuLED optics technology
- 15 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment

- Two black oxide coated Allen set screws concealed but accessible from below

Finish

- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

[View Impact Elite IES files](#)

1 Light Square (SA)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120 - 277V	20.1	25.4	34.2	45.2	58.2	66.0	20.1	25.4	34.2	45.2	58.2	66.0
Current (A)	120	0.17	0.22	0.29	0.38	0.48	0.56	0.17	0.22	0.29	0.38	0.48	0.56
	277V	0.09	0.10	0.13	0.17	0.21	0.25	0.09	0.10	0.13	0.17	0.21	0.25
Power (Watts)	347V or 480V	23.3	28.7	36.6	49.5	60.7	70.1	23.3	28.7	36.6	49.5	60.7	70.1
Current (A)	347V	0.07	0.08	0.11	0.15	0.18	0.21	0.07	0.08	0.11	0.15	0.18	0.21
	480V	0.05	0.06	0.08	0.11	0.13	0.16	0.05	0.06	0.08	0.11	0.13	0.16
Optics (4000K, 70 CRI)													
T2	Lumens	2,802	3,500	4,618	5,778	7,231	7,895	2,772	3,475	4,576	5,733	7,175	7,834
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	139	138	135	128	124	120	138	137	134	127	123	119
T3	Lumens	2,778	3,470	4,578	5,729	7,169	7,827	2,731	3,424	4,508	5,648	7,069	7,718
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	121	117
T4FT	Lumens	2,751	3,436	4,534	5,673	7,099	7,751	2,762	3,462	4,559	5,712	7,149	7,805
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	133	126	122	117	137	136	133	126	123	118
T4W	Lumens	2,780	3,473	4,582	5,733	7,174	7,833	2,739	3,434	4,522	5,665	7,089	7,740
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	138	137	134	127	123	119	136	135	132	125	122	117
SL2	Lumens	2,763	3,451	4,554	5,698	7,130	7,785	2,730	3,422	4,507	5,646	7,066	7,715
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens Per Watt	137	136	133	126	123	118	136	135	132	125	121	117
SL3	Lumens	2,745	3,429	4,524	5,660	7,084	7,734	2,709	3,396	4,472	5,603	7,012	7,655
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	137	135	132	125	122	117	135	134	131	124	120	116
SL4	Lumens	2,680	3,348	4,417	5,526	6,916	7,551	2,666	3,342	4,401	5,514	6,900	7,534
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	133	132	129	122	119	114	133	132	129	122	119	114
SLL	Lumens	2,447	3,057	4,033	5,046	6,315	6,895	2,459	3,083	4,059	5,086	6,365	6,949
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2
	Lumens Per Watt	122	120	118	112	109	104	122	121	119	113	109	105
RW	Lumens	2,883	3,601	4,751	5,945	7,440	8,123	2,818	3,533	4,652	5,828	7,294	7,964
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1
	Lumens Per Watt	143	142	139	132	128	123	140	139	136	129	125	121

1 Light Panel (PA)		Cylinder (ISC) and Quarter Sphere (ISS)						Trapezoid (IST) and Wedge (ISW)					
Drive Current (mA)		350	450	600	800	1000	1200	350	450	600	800	1000	1200
Power (Watts)	120 - 277V	28.9	36.4	48.9	63.0	82.4	94.4	28.9	36.4	48.9	63.0	82.4	94.4
Current (A)	120V	0.24	0.31	0.41	0.53	0.69	0.79	0.24	0.31	0.41	0.53	0.69	0.79
	277V	0.11	0.14	0.18	0.23	0.30	0.34	0.11	0.14	0.18	0.23	0.30	0.34
Power (Watts)	347V or 480V	30.5	37.7	49.0	63.9	83.2	95.0	30.5	37.7	49.0	63.9	83.2	95.0
Current (A)	347V OR 480V	0.09	0.11	0.14	0.19	0.24	0.28	0.09	0.11	0.14	0.19	0.24	0.28
	480V	0.07	0.08	0.11	0.14	0.18	0.20	0.07	0.08	0.11	0.14	0.18	0.20
Optics (4000K, 70 CRI)													
T2R	Lumens	4,296	5,369	7,010	8,733	10,721	11,750	4,154	5,211	6,738	8,386	10,329	11,338
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2
	Lumens Per Watt	149	147	143	139	130	124	144	143	138	133	125	120
T2U	Lumens	4,241	5,300	6,920	8,621	10,584	11,600	4,123	5,172	6,688	8,323	10,252	11,253
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens Per Watt	147	146	142	137	128	123	143	142	137	132	124	119
T3	Lumens	4,193	5,240	6,842	8,524	10,464	11,468	4,079	5,117	6,616	8,235	10,143	11,133
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens Per Watt	145	144	140	135	127	121	141	141	135	131	123	118
T4W	Lumens	4,165	5,205	6,796	8,467	10,394	11,392	4,083	5,122	6,623	8,243	10,152	11,144
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens Per Watt	144	143	139	134	126	121	141	141	135	131	123	118
5WQ	Lumens	4,255	5,318	6,943	8,650	10,619	11,638	4,206	5,276	6,822	8,491	10,458	11,480
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G3
	Lumens per Watt	147	146	142	137	129	123	146	145	140	135	127	122

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Control Options

0-10V

This fixture is offered standard with 0-10V dimming driver(s).

Photocontrol (BPC and PR7)

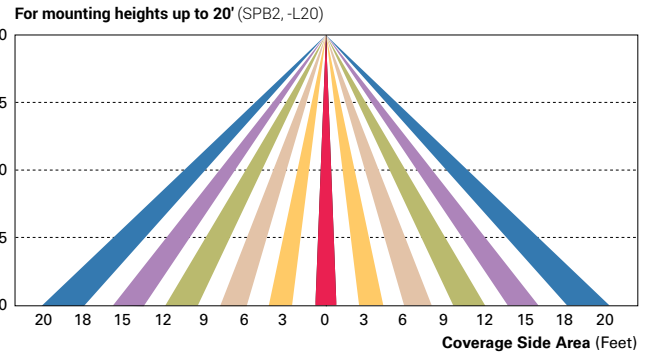
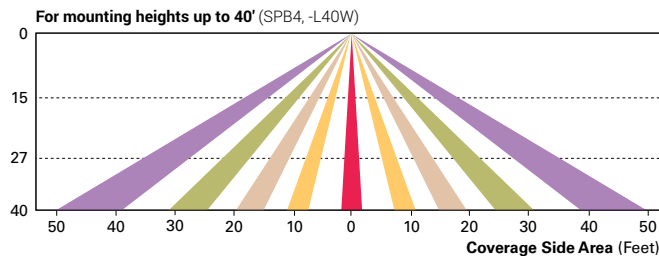
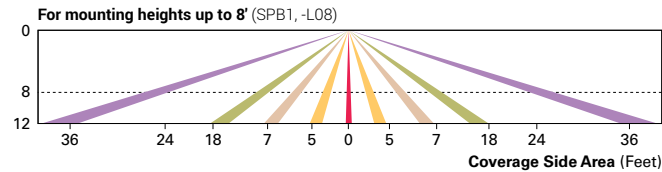
Optional button-type photocontrol provides a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

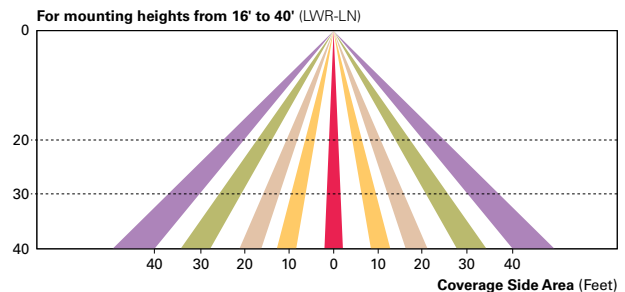
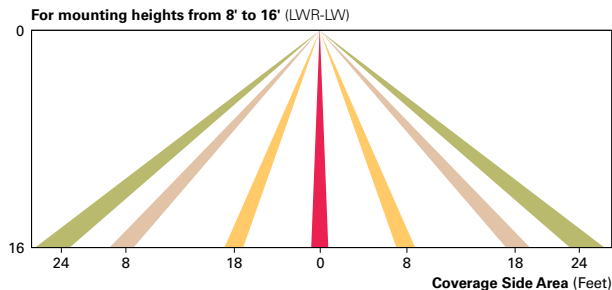
Dimming Occupancy Sensor (SPB, MS/DIM-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

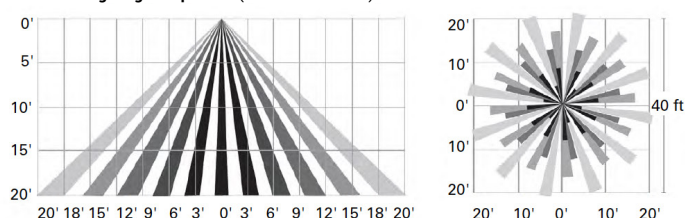
Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



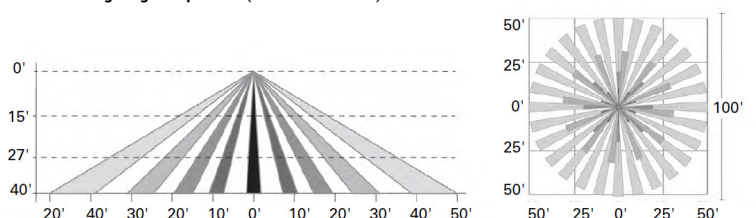
WaveLinX Wireless Control and Monitoring System

Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinX Pro (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinX Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX Lite mobile application for set-up and configuration. WAC not required. WaveLinX Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)



Section 10: Solid Waste

The property management company or owner shall be responsible for managing and contracting with a private hauler to remove solid waste. All solid waste containers are anticipated to be located internally as depicted on Plan Sheet C-10. The expectation is that solid waste bins will be rolled out to the lower parking lot off West Point Lane and collected as needed by the private hauler.



Section 11: Waivers

The project requests the following Waivers.

- 1.) The project proposes to waive the Stormwater Requirement from the City of Biddeford Land Development Regulations Part III – Article XI – Section 5.B.1 Drainage.
 - a. The project does not propose to alter the existing watershed or adversely impact the existing sites runoff conditions (including downstream impacts).



Section 12: Plans Provided by City

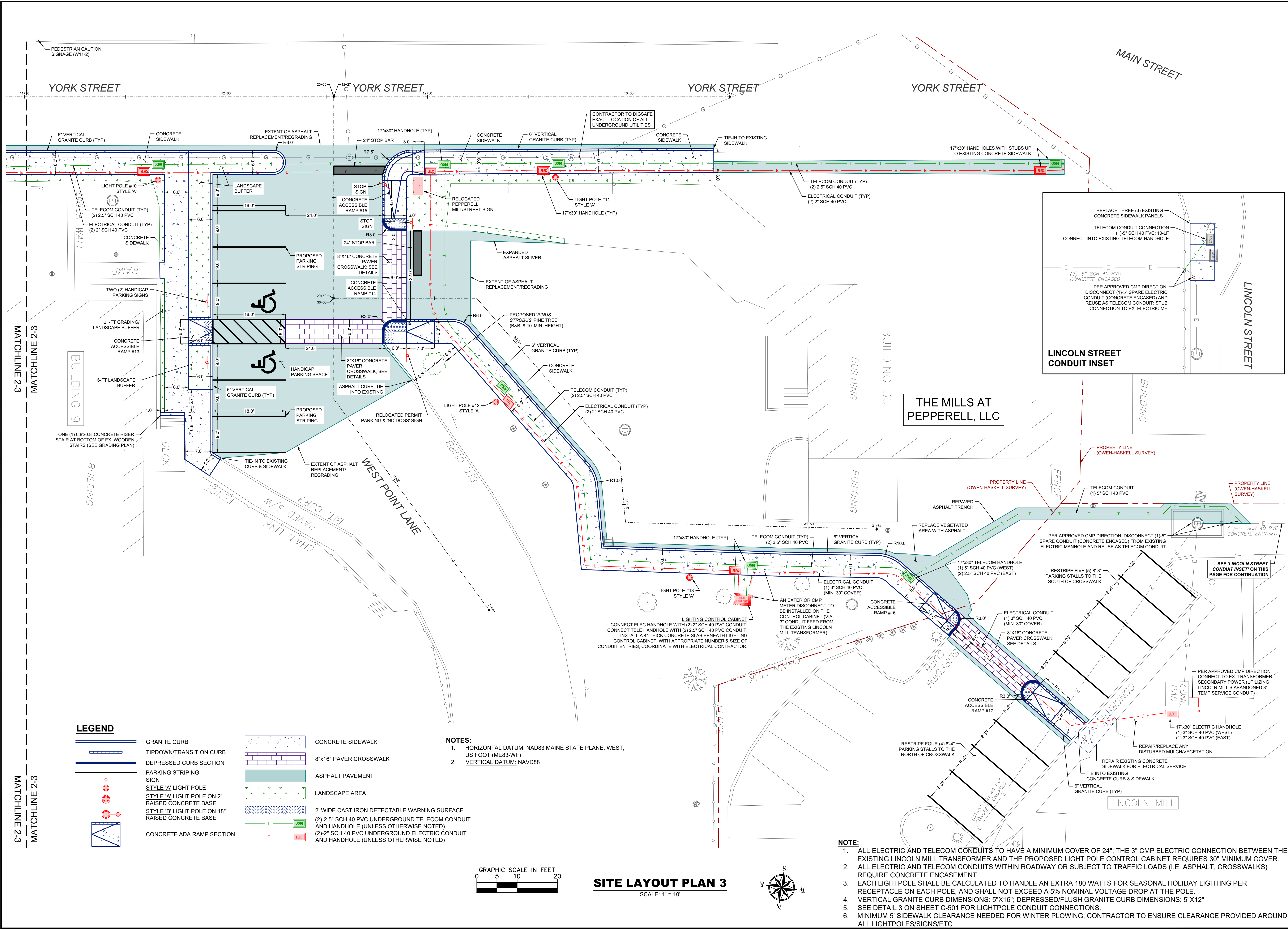
Plans provided by the City of Biddeford were utilized to report existing conditions including but not limited to the following:

- Existing conduit location, size and material.
- Existing telecom and electrical manhole locations.
- Existing sidewalk/curb location and material within the Pepperell Mill campus.

See attached plan titled “Site Layout Plan 3” for more information.



Plotted By: C:\Users\chris\OneDrive\Documents\YORK-LACONIA STREET SIDEWALK IMPROVEMENTS - Layout-Site Layout Plan 3 June 14, 2023 12:56:05pm X:\task\directora\2021-020-york-laconia street sidewalk CAD Sheets\C-301 - York-Laconia - Site Plan.dwg



REVISIONS		DATE	BY
No.			

CITY OF BIDDEFORD, MAINE
ENGINEERING DEPARTMENT
205 MAIN STREET, P.O. BOX 586
BIDDEFORD, MAINE 04005
PHONE: 207-284-9118
WWW.BIDDEFORDMAINE.ORG

STATE OF MAINE
CRAIG R. CREHAN
LICENSED PROFESSIONAL ENGINEER
06/15/2023

DRAWING INFO

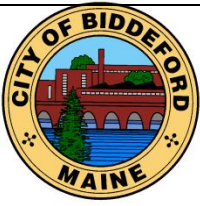
DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
06/15/2023	AS SHOWN	CRC		

SITE LAYOUT PLAN 3

YORK-LACONIA STREET SIDEWALK IMPROVEMENTS
PREPARED FOR
PEPPERELL MILL CAMPUS

MAINE
BIDDEFORD

SHEET NUMBER
C-303



CITY OF BIDDEFORD

Planning and Development Department

Adi Iriqat
Assistant City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207)-284-9115
adi.iriqat@biddefordmaine.org

PLANNING BOARD STAFF REPORT

TO: Chair Plotkin and Members of the Biddeford Planning Board

FROM: Adi Iriqat, Assistant City Planner

DATE: April 22, 2025

RE: 2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone.

MEETING DATE: May 07, 2025, at 6:00 PM

1) INTRODUCTION

The applicant proposes constructing a 7,500-square-foot multi-tenant building off Digital Drive (Tax Map 15, Lot 7-4) in the I-1 Zone. The project will create 22,691 square feet of impervious surface. As the site is located within the Thatcher Brook Watershed, the applicant plans to implement soil filter BMPs to enhance water quality treatment by capturing 86% of the impervious areas.



Figure 1 A vertical view of the property

2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone.

2) PROJECT INFORMATION

1.	Applicant:	T & T Leasing, LLC 109 Cascade Road, Old Orchard Beach, ME 04064
2.	Owner of Property:	Same As Applicant
3.	Agent:	Paul P. Gadbois P.O. Box 327 Saco, ME, 04072
4.	Surveyor:	Same As Agent
5.	Project Location:	3 Digital Drive
6.	Project Tax Map /Lot #:	Tax Map 15, Lots 7-4
7.	Lot Size:	2.18 Acres
8.	Base Zoning:	I-1
9.	Overlay Zoning:	N/A
10.	Existing Use:	Vacant
11.	Proposed Use:	7,500 square feet multi-tenant building
12.	Minimum Lot Size Required: Provided:	N/A N/A
13.	Frontage Required: Provided:	50' 50'+
14.	Front Setback Required: Provided:	40' 40'
15.	Side Setbacks Required: Provided:	25' 25'
16.	Rear Setback Requires: Provided:	25' 25'
17.	Height Requirements: Provided:	60' 60'-
18.	Water Supply:	Public Water
	Sewage Disposal:	Private Sewer in Digital Drive connected to City Sewer
19.	Solid Waste Disposal:	Private Hauler
20.	Parking Spaces Required: Parking Spaces Proposed:	9 15, including 1 ADA
21.	Ownership of Road:	Digital Drive is A Private Road
22.	Approvals Required:	Site Plan Review
23.	Uses in the Vicinity:	Commercial
24.	Waivers Needed:	N/A
25.	Waivers Granted:	Grading Plan Waiver: Keep Existing Contours at 2' intervals.
26.	Other Non-City Permits Required:	N/A
27.	Application Fees Paid: Thatcher Brook Fee:	Yes N/A
28.	Planning Board Review History:	Sketch Plan: March 19, 25; Final Plan: May 07,205

3) Existing Conditions

The lot is vacant, and a 100' Central Maine Power Right-of-Way runs along its rear and eastern boundary. See the figure below for illustration.

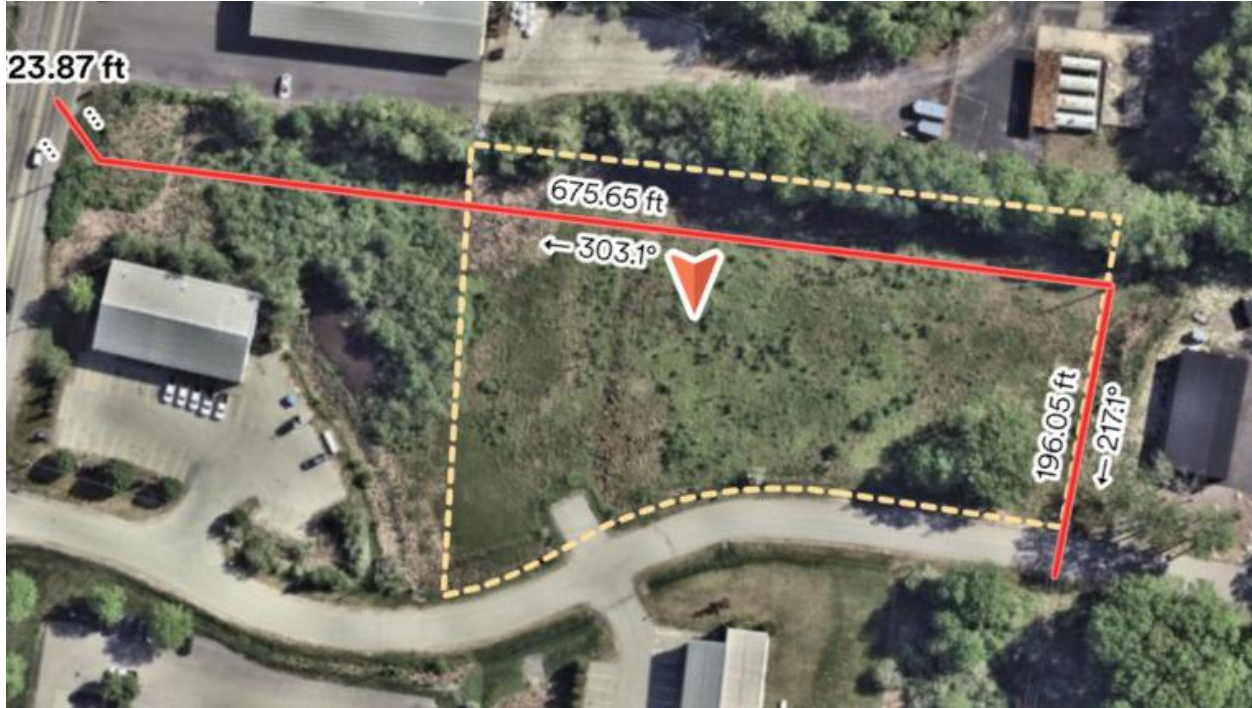


Figure 2 A vertical view of the property showing the CMP ROW Powerline

Since the property is within the Thatcher Brook Watershed, the applicant must pay the **\$10,750.00** Thatcher Brook Impact Fee. As such, the project's impervious area has been reduced from 22,155 square feet to 19,914 square feet by reducing the amount of pavement.

4) Proposed Project

The building will include offices, businesses, professional spaces, and proposed storage areas. The applicant is offering 15 parking spaces, including one designated handicap space. A sign permit from Code Enforcement and a stormwater permit from the City's Engineering Department are required. The total disturbed area is 44,825 square feet. The diagram below illustrates the building's location in relation to the proposed lot and parking spaces.

2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone.

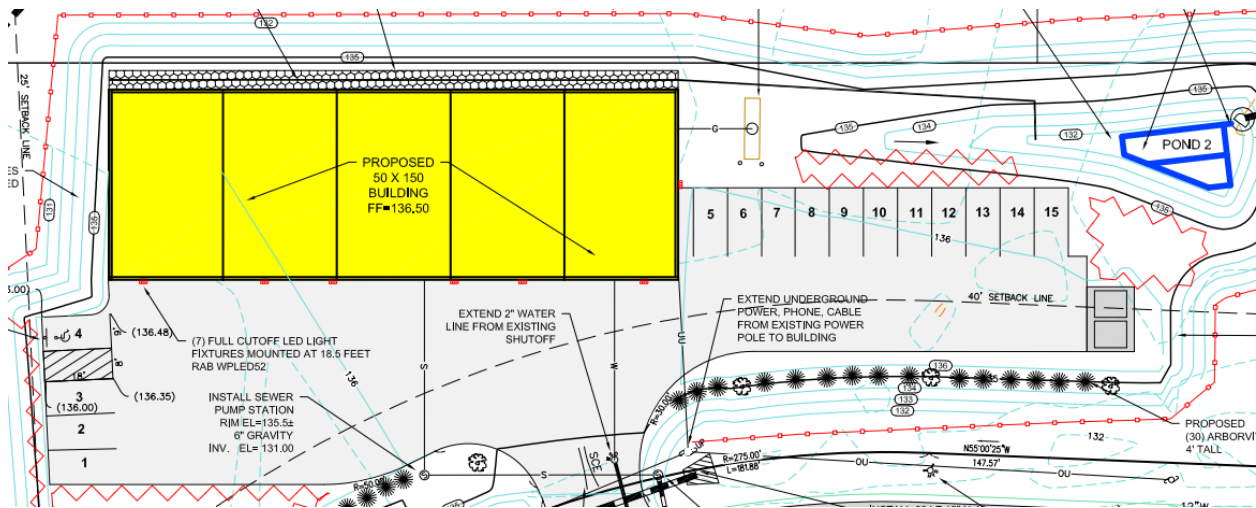


Figure 3 Paul P. Gadbois Engineering and Surveying Company prepared the proposed site plan for the building and private way.

A private way will provide access to the lot, with the City of Biddeford assuming no responsibility for its maintenance, repair, or plowing. Without prior approval from the Planning Board, further division of the lot using the private way is prohibited. The applicant has been informed that snow may not be placed within infiltration ponds and that outdoor storage on the property is not permitted.

The following image illustrates the proposed building design, which will have five stores and five operating upward doors (a total of seven doors being proposed).



Figure 4 The building design will contain five units of small offices of 200', each 30x50 or 1500'.

5) Review Process

Per the City Ordinance, this application is for a “Final Plan” review and is subject to the Planning Board's Site Plan (Land Development Regulations, Article XI) review and approval.

Waivers: The applicant requests to use the initially approved grading plan, using the 2' contour interval for the existing one and the 1' contour interval for the proposed one. This means the applicant wants to use the initially approved grading plan, which shows how the land is shaped or will be shaped. The contour intervals represent the elevation changes on a map:

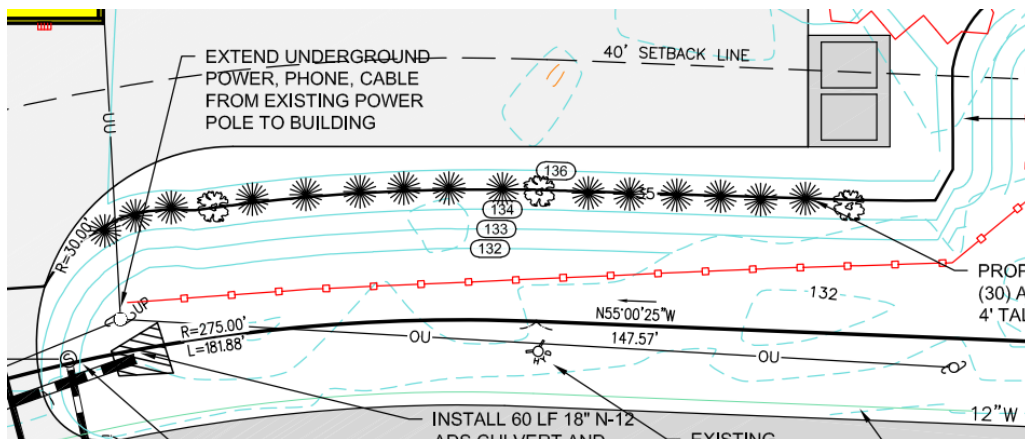
- The existing land conditions are shown with **2-foot contour intervals** (meaning each contour line represents a 2-foot change in elevation.)
- The proposed grading (the planned modifications to the land) is shown with **1-foot contour intervals** (meaning each contour line represents a 1-foot change in elevation.)

This suggests that the proposed grading plan provides more detailed elevation changes than the existing conditions.

Departmental Review Comments:

A. Public Comment:

Since the Sketch Plan Approval in 2018, the owner of 8 Digital Drive requested the addition of landscaping, which the applicant has delightfully accepted and provided:



B. Planning Department:

1. The Applicant must submit elevation drawings and building designs as part of the Preliminary Plan Application.
- ~~2. Confirm whether the applicant still plans to install six upward operating doors.~~
- ~~3. Confirm whether the applicant intends to dedicate the building to skilled trades (e.g., plumbers, mechanics, electricians) rather than retail tenants.~~
- ~~4. An Existing Conditions Survey must be submitted.~~

2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone.

5. A detailed project narrative must be provided, including information on using individual tenant spaces, deliveries, outdoor storage, estimated number of employees, etc.

~~6. Stormwater calculations shall be submitted.~~

~~7. The narrative must outline refuse and recycling maintenance/pick-up procedures.~~

~~8. Specify the size of the largest delivery vehicle utilizing the site. The plans must show all truck turning movements, and all delivery vehicle maneuvering must occur on-site without using public roadways.~~

~~9. There is a discrepancy in the site plan regarding the number of proposed parking spaces. The plan currently shows 15 spaces, while note #7 (formerly Note #6 in December 2, 2024, site plan draft) states 17 spaces. The applicant must clarify.~~

~~10. The applicant must confirm the total number of proposed vegetation trees. The current plan indicates 30 proposed Arborvitae and six proposed Ash trees.~~

C. Code Enforcement:

There are no comments/concerns at this time.

D. Engineering / Public Works:

There are no comments/concerns at this time.

E. Fire Department:

1. This plan was approved in 2018. Can we check the files for the May 2, 2018, meeting paperwork and see if there is a drawing of some sort? We have a photo of what something may look like, and a diagram colored yellow, but not much more.
2. If this building has five separate uses, each may require a sprinkler system, which would require state approval.
3. If the building does not contain an occupancy that will require a sprinkler system, the fire department requires 50% building access. The current documents do not show that.
4. I appreciate the template of the ladder truck entering the parking lot. Maybe we can get some more information on the building's construction.
5. **No High Hazard Occupancy if the building isn't fully equipped with sprinklers that require NFPA**

Staff Recommendation

Staff continue to work through outstanding items, and the applicants have been responsive to comments. Staff recommend granting Final Site Plan approval, contingent upon resolution of the remaining outstanding comments.

6. Sample Motions:

- A. **Motion to Approve** Case #2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone with the above-listed Conditions of Approval and waiver to Keep Existing Contours at 2' intervals.

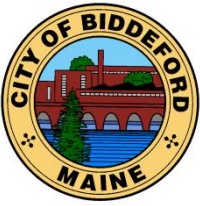
2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone.

B. **Motion to Table** Case #2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone, for the following reasons:

- 1) _____
- 2) _____
- 3) _____

A. **Motion to Deny** Case #2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone for the following reasons:

- 1) _____
- 2) _____
- 3) _____



FINDINGS OF FACT AND CONCLUSIONS OF LAW
T & T Leasing
Site Plan Review
3 Digital Drive (Tax Map 15, Lot 7-4)
May 07, 2025

RE: 2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone.

Under the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Article VI (Performance Standards), the Biddeford Planning Board has considered the application of Based on its review, including supportive data, public hearing testimony and related materials contained in the record, the Planning Board makes the following Findings of Fact and Conclusions of Law:

1. Project Information

1.	Applicant:	T & T Leasing, LLC 109 Cascade Road, Old Orchard Beach, ME 04064
2.	Owner of Property:	Same As Applicant
3.	Agent:	Paul P. Gadbois P.O. Box 327 Saco, ME, 04072
4.	Surveyor:	Same As Agent
5.	Project Location:	3 Digital Drive
6.	Project Tax Map /Lot #:	Tax Map 15, Lots 7-4
7.	Lot Size:	2.18 Acres
8.	Base Zoning:	I-1
9.	Overlay Zoning:	N/A
10.	Existing Use:	Vacant
11.	Proposed Use:	7,500 square feet multi-tenant building
12.	Minimum Lot Size Required: Provided:	N/A N/A
13.	Frontage Required: Provided:	50' 50'+
14.	Front Setback Required: Provided:	40' 40'
15.	Side Setbacks Required: Provided:	25' 25'
16.	Rear Setback Requires: Provided:	25' 25'

2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone.

17.	Height Requirements: Provided:	60' 60'-
18.	Water Supply:	Public Water
	Sewage Disposal:	Private Sewer in Digital Drive connected to City Sewer
19.	Solid Waste Disposal:	Private Hauler
20.	Parking Spaces Required: Parking Spaces Proposed:	9 15, including 1 ADA
21.	Ownership of Road:	Digital Drive is A Private Road
22.	Approvals Required:	Site Plan Review
23.	Uses in the Vicinity:	Commercial
24.	Waivers Needed:	N/A
25.	Waivers Granted:	Grading Plan Waiver: Keep Existing Contours at 2' intervals.
26.	Other Non-City Permits Required:	N/A
27.	Application Fees Paid: Thatcher Brook Fee:	Yes N/A
28.	Planning Board Review History:	Sketch Plan: March 19, 25; Final Plan: May 07, 205

2. CONCLUSIONS OF LAW:

1. The proposed use meets specific requirements outlined in this ordinance and would comply with applicable state or federal laws.
2. The proposed use would not create fire safety hazards by providing adequate access to the site or the buildings for emergency vehicles. It would not develop hazards through the storage of chemicals and wastes.
3. The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets, is adequate for the safety of occupants or users of the site, or would not damage the value and diminish the usability of neighboring properties.
4. The provisions for buffers and on-site landscaping adequately protect neighboring properties from the development's detrimental or unsightly features.
5. The proposed use would not significantly affect the use and peaceful enjoyment of abutting property due to noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes.
6. The provisions for vehicular loading, unloading, parking, and vehicular and pedestrian circulation on the site and adjacent public streets would not create hazards to public safety or traffic congestion.
7. The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, would not create unreasonable traffic hazards, would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion.
8. The proposed use would not have a significant, detrimental effect on the value of adjacent properties, which could be avoided by reasonably modifying the proposal.

2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone.

9. The proposed use would not adversely impact the privacy of the residents of the immediate area (within 500 feet), which could be avoided by reasonable modification of the proposal.
10. The proposed use would comply with Biddeford's Comprehensive Plan.
11. The proposed use would not adversely impact the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal.
12. The site's design would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements.
13. Adequate provision has been made for disposing of wastewater or solid waste or for preventing ground or surface water contamination.
14. Adequate provision has been made to control erosion or sedimentation.
15. Adequate provision has been made to handle stormwater runoff or other drainage problems on the site, and the proposed development will not unduly burden off-site surface water systems.
16. The proposed water supply would meet the demands of the proposed use for fire protection purposes.
17. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law.
18. The proposed use would not adversely impact scenic vistas, significant wildlife habitat, wetland areas, or water bodies, which could be avoided by reasonable modification of the proposal.
19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.

3. APPROVAL GRANTED:

Based on the evidence and conclusions above, the Biddeford Planning Board approves the proposed project summarized within the attached Staff report. Under the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Article VI (Performance Standards), the Biddeford Planning Board has approved the application of Site Plan Review. **Herby approves the construction of a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone and approves the recommended Findings of Fact (FOF) with the following Conditions of Approval (COA):**

1. Standard Conditions of Approval apply.
2. Before scheduling the required Pre-construction meeting, the Applicant shall make any changes necessary to the project Civil Plans for the review and approval of the Public Works Director.

2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone.

3. **Bonding and Inspection Fees:** Bonding and inspection fees shall be established **before the Pre-construction meeting**.
4. **Modifications to Approved Development Plans:** The project shall be constructed according to the approved development plans. If any changes are needed, the applicant must submit a letter requesting a “Minor Modification” to the approved development plans. The applicant must adequately justify the reasons for those deviations. The narrative shall include the current approved plans and the proposed modifications, which the City Planner shall agree in writing before construction. Changes beyond the authority of the City Planner shall be reviewed and approved by the Planning Board.
5. Once the As-Built drawings are submitted to the Planning Department (clearly identifying what deviations and variances were installed based on the approved permit drawings), the City Engineering Department will conduct an inspection. The “as-built Checklist” shall be submitted for review and approval for any performance guarantee release.
6. As-built drawings and CAD Files must be submitted to the Planning & Engineering Departments **before a ‘Site Punchlist Inspection’ and any bond release**.
7. **York County Recorded Drawings:** The applicant must submit copies of York County Registry of Deed drawings to the Planning & Engineering Department before the Building Permit is issued.
8. Sewer Permits must be finalized and paid before a Building Permit is issued; payment coordination will go through the Engineering Department.
9. **No High Hazard Occupancy if the building isn’t fully equipped with sprinklers that require NFPA**
10. **Before issuing a Building Permit, the Applicant shall pay a one-time fee of \$10,750 for the Thatcher Brook Impact Fee.**
11. **Required Inspections:**
 - i. **Erosion & Sediment Control Inspections**
 1. It needs to be completed by a city-approved third-party Inspector and paid by the Applicant via the inspection fee escrow held by the city.
 2. Initial, monthly, and final inspections.
 3. At a minimum, the City’s Engineering Department shall be notified for an initial E&S inspection before breaking ground.
 - ii. **Right-of-way Inspections**
 1. Needs to be completed by the City Engineering Department.
 2. For all public roads, storm, and sewer connections.
 3. **Private right-of-way inspections:** The design engineer shall complete private right-of-way/road and utility inspections and certify that they have been constructed as approved before the full or partial release of established bonding.
 - iii. **Stormwater BMP Installation Inspections**
 1. Needs to be completed by the design engineer.
 2. Confirming stormwater facilities are installed correctly per design.
 3. Inspection reports need to be submitted to the Engineering Department.

2025.01 Final Site Plan Review for T&T Leasing, LLC, to construct a 7,500-sf building and parking for five mixed-use rental units on 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone.

- iv. **Post-construction BMP Maintenance Annual Inspections**
 - 1. Needs to be completed annually by the design engineer or 3rd third-party inspector.
 - 2. Needs to assess the current condition of each BMP, what repairs are needed, and confirm ongoing maintenance has occurred.
 - 3. Upon completing each inspection, copies of all inspection reports must be submitted to the Engineering Department.

Alexa Plotkin, Planning Board Chair

Date

**City of Biddeford – Planning Department****Planning Board Application**

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

☐ Shoreland Zoning Permit ☒ Site Plan Review (Please include checklist) ☐ Extraction
☐ Conditional Use Permit ☐ Subdivision (Please include Checklist) ☐ Private Way
☐ Other: _____

Applicant Information:

Name: T & T Leasing LLC
Mailing Address: 109 Cascade Road, Old Orchard Beach, ME 04064
Telephone: (207) 229-4979
Email: kevin@atlanticdevelopers.biz
What is your legal interest in the property?
☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: Same as Applicant
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: Same as Engineer/Surveyor
Mailing Address: _____
Telephone: _____
Email: _____

Engineer/Surveyor's Information:

Name: Paul P. Gadbois
Mailing Address: P.O. Box 327 Saco, ME 04072
Telephone: (207) 283-3980
Email: pgadbois53@gmail.com

Project Location and Lot Information:

Street Address: 3 Digital Dr. Drainage Watershed: Thatcher Brook
Tax Map: 15 Lot: 7-4
Current Zoning: I-1 Shoreland Zoning: No
Size of Lot: 2.18 (X) acres () s.f. Lot Frontage: 426'
Existing Use of Property: Vacant

Property currently serviced by:

☐ City Road ☒ Public Sewer ☒ Public Water ☐ Public Trash
☒ Private Road ☐ Septic System ☐ Private Well ☒ Private Hauler

Slope Conditions in Area of Construction (if applicable):

☒ Flat (0-3% slope) ☐ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? ☒ (Yes) ☐ (No) if yes attach information

Is the project within the 100-year floodplain? ☐ (Yes) ☒ (No) if yes attach information

Do you plan to bring fill onto the lot? ☒ (Yes) ☐ (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use: The owner intends to construct a 7,500-sf facility to rent units for commercial activities.

Property to be Serviced by:

☐ City Road ☒ Public Sewer ☒ Public Water ☐ Public Trash
☒ Private Road ☐ Septic System ☐ Private Well ☒ Private Hauler

Limits of Disturbance: 44,825 () acres (☒) s.f.

Net change in impervious cover: 19,914 () acres (☒) s.f.

Is this project part of a larger project? ☐ (Yes) ☒ (No)

Is the project proposing a new Private or Public Road? ☐ (Yes, Private) ☐ (Yes, Public) ☒ (No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) ☒ (Yes) ☐ (No)

Is the project proposing any Stormwater facilities/BMPs? ☒ (Yes) ☐ (No)

Will a Traffic Movement Permit (TMP) be required?: ☐ (Yes) ☒ (No)

If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): _____

Percent of structure expansion (Max 30%): _____

If Subdivision Review, number of lots proposed: _____

If a Private Way is proposed, number of lots served: _____

If Site Plan Review, you must provide the following information:

Total new square feet footprint of structure: 7,500

Total new square feet paving/parking: 12,414

Waiver Requests (attach details):

1. _____
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval

☒ Fire Department – Contact Chief or Deputy Chief – 282-9986

☒ Ability to Serve for Water Service – Maine Water – 282-1543

☒ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118

☐ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127

☐ Ability to Serve for Electrical Service-CMP-1-866-225-4200

☒ Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.

B. Photographs of Site.

C. Architectural renderings/drawings of proposed buildings, as required.

D. Engineering Plans, as required.

E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

- \$75 Nonrefundable Administration Fee is required for every application.
- Refer to “Attachment A Fees and Charges” of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

Required Signatures:

By signing this application, as the foresaid applicant or authorized agent:

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

Will the proposed project cause 1 acre or more of site disturbance?: X (Yes) ___ (No)

- **If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.**

Signature of Applicant:

Date

Signature of Property Owner:

Date

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

A) PDF OF SIGNED APPLICATION

B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)

- *Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'*

B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.

C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)

- *All drawings & CAD reference files must be to-scale and within the following coordinate systems:*

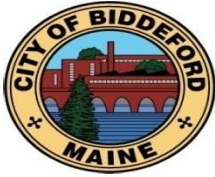
- *MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)*

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE

B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

**City of Biddeford – Planning Department****Planning Board Application**

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

☐ Shoreland Zoning Permit ☒ Site Plan Review (Please include checklist) ☐ Extraction
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Applicant Information:

Name: T & T Leasing LLC
Mailing Address: 109 Cascade Road, Old Orchard Beach, ME 04064
Telephone: (207) 229-4979
Email: kevin@atlanticdevelopers.biz

What is your legal interest in the property?

☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: Same as Applicant
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: _____
Mailing Address: _____
Telephone: _____
Email: _____

Engineer/Surveyor's Information:

Name: Paul P. Gadbois
Mailing Address: P.O. Box 327 Saco, ME 04072
Telephone: (207) 283-3980
Email: pgadbois53@gmail.com

Project Location and Lot Information:

Street Address: 3 Digital Dr. Drainage Watershed: Thatcher Brook
Tax Map: 15 Lot: 7-4
Current Zoning: I-1 Shoreland Zoning: No
Size of Lot: 2.18 (X) acres () s.f. Lot Frontage: 426'
Existing Use of Property: Vacant

Property currently serviced by:

☐ City Road ☒ Public Sewer ☒ Public Water ☐ Public Trash
☒ Private Road ☐ Septic System ☐ Private Well ☒ Private Hauler

Slope Conditions in Area of Construction (if applicable):

☒ Flat (0-3% slope) ☐ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? ☒ (Yes) ☐ (No) if yes attach information

Is the project within the 100-year floodplain? ☐ (Yes) ☒ (No) if yes attach information

Do you plan to bring fill onto the lot? ☒ (Yes) ☐ (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use: The owner intends to construct a 7,500-sf facility to rent units for commercial activities.

Property to be Serviced by:

☐ City Road ☒ Public Sewer ☒ Public Water ☐ Public Trash
☒ Private Road ☐ Septic System ☐ Private Well ☒ Private Hauler

Limits of Disturbance: 44,825 () acres (☒) s.f.

Net change in impervious cover: 19,914 () acres (☒) s.f.

Is this project part of a larger project? ☐ (Yes) ☒ (No)

Is the project proposing a new Private or Public Road? ☐ (Yes, Private) ☐ (Yes, Public) ☒ (No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) ☒ (Yes) ☐ (No)

Is the project proposing any Stormwater facilities/BMPs? ☒ (Yes) ☐ (No)

Will a Traffic Movement Permit (TMP) be required?: ☐ (Yes) ☒ (No)

If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): _____

Percent of structure expansion (Max 30%): _____

If Subdivision Review, number of lots proposed: _____

If a Private Way is proposed, number of lots served: _____

If Site Plan Review, you must provide the following information:

Total new square feet footprint of structure: 7,500

Total new square feet paving/parking: 12,414

Waiver Requests (attach details):

1. _____
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

- A. Letters of Approval
 - ☒ Fire Department – Contact Chief or Deputy Chief – 282-9986
 - ☒ Ability to Serve for Water Service – Maine Water – 282-1543
 - ☒ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
 - ☐ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
 - ☐ Ability to Serve for Electrical Service-CMP-1-866-225-4200
 - ☒ Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
- B. Photographs of Site.
- C. Architectural renderings/drawings of proposed buildings, as required.
- D. Engineering Plans, as required.
- E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

- \$75 Nonrefundable Administration Fee is required for every application.
- Refer to “Attachment A Fees and Charges” of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

Required Signatures:

By signing this application, as the foresaid applicant or authorized agent:

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

Will the proposed project cause 1 acre or more of site disturbance?: X (Yes) ___ (No)

- **If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.**

Signature of Applicant: _____

Date _____

Signature of Property Owner: _____

Date Dec 6-24

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

A) PDF OF SIGNED APPLICATION

B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)

- *Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'*

B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.

C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)

- *All drawings & CAD reference files must be to-scale and within the following coordinate systems:*

- *MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)*

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE

B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

CITY OF BIDDEFORD - SITE PLAN & SUBDIVISION APPLICATION DRAWING CHECKLIST

LAST REVISED: 11/26/2024

CHECKLIST DIRECTIONS:

1. The following checklist must be **completely** filled out by the applicant and included on all preliminary and final Site Plan & Subdivision submittals. No checklist is required for sketch submittals.
2. Applicant to confirm **all** of the items listed are included within the submittal. **Any** missing items must have **adequate** reasoning to justify their absence.
3. City to review applicant's submittal and checklist responses. Projects missing substantial submittal information with non-acceptable reasoning **will be rejected and required to resubmit**.
4. Items in **BLACK** are required for 'Preliminary' approval & 'Final' approval.
5. Items in **BLUE** are only required for 'Final' approval.

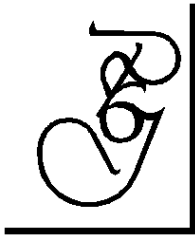
SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT			
Project Name:			
Planning Board # (if available):			
Applicant Name/Info:			
Submittal #/Type (Prelim/Final):			
Submittal Date:			

ITEM NUMBER	SUBMITTAL REQUIREMENT DESCRIPTION	INFORMATION PROVIDED (YES/NO)	LIST DRAWING SHEET NUMBER WHERE INFORMATION IS PROVIDED	APPLICANT RESPONSE REASON NOT PROVIDED/COMMENT	CITY REVIEW RESPONSE	
					ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
1	GENERAL PLAN REQUIREMENTS					
A	Drawing specific legends (line/weights, hatches, etc.)	YES				
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities as a proposed site plan)	YES				
C	North arrows, standard engineering scale viewports, scale bars, dated revision blocks	YES				
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD83 (Vertical)	YES	SH 2			
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)	YES		PREVIOUSLY APPROVED SUBDIVISION		
2	COVER SHEET					
A	Project Name & Property Address	YES	SH 2			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	YES	SH 2			
C	Site Location Map	YES	SH 1 & 2			
D	Sheet Set List of Drawings	YES	SH 1			
E	Tax Map and Lot ID	YES	SH 2			
F	Zoning & Shoreland Zone Information	YES	SH 2			
G	Existing Use Description	YES		Application and cover letter		
H	Proposed Use Description	YES		Application and cover letter		
I	Required Waiver/Variations (Yes/No); if yes, plan must clearly list waivers/variances requesting	YES		Asking to keep existing contours at 2 foot intervals.		
J	Name of Drainage Watershed	THATCHER BRK				
K	Within the MSA Urbanized Area (Yes/No)	YES				
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)					
M	Within the 100-year Flood Zone (Yes/No)	NO	SH 2			
N	Public Road Proposed (Yes/No)	NO		EXISTING PRIVATE WAY		
O	Private Road Proposed (Yes/No)	NO		EXISTING PRIVATE WAY		
P	Public Sewer Connection (Yes/No)	YES	SH 2	PRIVATE SEWER CONNECTS TO PUBLIC SEWER VIA FORCE MAIN		
Q	Public Storm Drain Connection (Yes/No)	NO				
R	Limits of Disturbance in square feet and acres	YES	SH 2	DESIGNATED BY SILT FENCE		
S	Previous Land Cover square footage, existing and proposed	YES	SH 2			
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	YES	SH 2			
U	Building Roof square footage, existing and proposed	YES	SH 2			
V	Assigned Planning Board Number					
W	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within Flood zone)					
3	EXISTING CONDITIONS PLAN					
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD83)	YES	SH 2			
B	Property & Right-of-Way Lines	YES				
C	Boundary line information (bearings, distances, etc.)	YES	SH 2 and 3			
D	Property pin and monumentation locations	YES	SH 2 and 3			
E	Existing easements with proper ownership identified	YES	SH 2 and 3			
F	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	YES	SH 2			
G	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES	SH 2			
H	100-year Flood Zone Limits & Elevation	YES	SH 2	Note 30 Shown at 2' intervals originally submitted in 2018. Requesting Waiver		
I	Existing contours with adequate contour labelling; minimum 1' contour interval	YES				
J	Existing building FFIs annotated	N/A				
K	Spot elevations for all tie-in locations (curb cuts, property line)	N/A				
L	Existing buildings & structures	N/A				
M	Existing pavement areas & number of parking spaces	N/A				
N	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	N/A				
O	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	N/A				
P	Existing signage and striping	N/A				
Q	Existing underground utility locations (storm, sewer, force main, water, gas, elec. tele)	YES	SH 3			
R	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	YES	SH 3			
S	Pin, invert in, invert out, pipe size, cardinal direction (N, E, S, W) Information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	YES	SH 2			
T	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	N/A				
U	Location of any borings, drinking wells, and monitoring wells	N/A				
4	SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN					
A	Limits-of-disturbance outlined and acreage annotated	YES	SH 2			
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES	SH 2			
C	100-year Flood Zone Limits	N/A				

D	Calibrate existing site features to be demolished/removed/replaced	YES	SH 2	REMOVE EXISTING TURN-AROUND		
E	Calibrate existing utilities to be demolished/removed/abandoned-in-place	N/A				
F	Match existing buildings and pavement to be removed	N/A				
G	Construction Entrance location(s)	YES	SH 2			
H	Perimeter (E&C control location(s)) (i.e. silt fence, erosion berm mix)	YES	SH 2			
I	Stockpile and staging area(s) identified (with proper perimeter control)	NO		TO BE DETERMINED BY SITE CONTRACTOR AT PRE-CONSTRUCTION MEETING		
J	Sheet protection location(s)	YES	SH 2			
K	Note requiring contractor to implement dust control measures throughout construction	YES	SH 7	APPENDIX C. HOUSEKEEPING		
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	N/A				
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing					
N	If large development is proposed with an extensive underground stormwater conveyance network, identify how SWM infrastructure and BMPs will be protected during construction and if sediment traps/basins are needed					
5 SITE PLAN/SUBDIVISION PLAN						
A	Partial Site Plans needed for any viewpoint scale greater than 1"=20'					
B	Existing property and right-of-way lines	YES	SH 2			
C	Proposed subdivision lot lines and labels	YES	SH 2			
D	Required Zoning Setbacks shown with dimensions and annotation	YES	SH 2			
E	Bulk requirement summary table (zoning/parking calculations)	YES	SH 2			
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES	SH 2			
G	100-year Flood Zone Limits	N/A	SH 2	Note 20		
H	Proposed building outlines, door entrances and loading docks	YES	SH 2			
I	Proposed building labels	YES	SH 2			
J	Proposed road & sidewalk extents; provide clear annotation if roads will be public or private	N/A		EXISTING PRIVATE WAY		
K	Proposed parking and accessible parking locations; annotate parking space counts	YES	SH 2			
L	Proposed signage, parking striping, and traffic striping	YES	SH 2			
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	YES	SH 2 & 4			
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	YES	SH 2 and 3			
O	Proposed landscaping; detailed landscaping design should be shown on separate plans	YES	SH 2			
P	Designated snow storage areas	YES	SH 2			
Q	Proposed dumpster locations and trash removal access	YES	SH 2			
R	Linear dimensions of all drive aisles, sidewalks widths, parking spaces, loading docks	YES	SH 4			
S	Radial dimensions for all curbs, landscaped islands, sidewalks	YES	SH 4			
T	Public/private road centerline stationing shown, labelled every 0+50' with curve data	N/A		EXISTING PRIVATE WAY		
U	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	N/A				
V	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	N/A				
W	Planning Board signature block for final recording	YES	SH 2			
6 GRADING PLAN						
A	Partial Grading Plans needed for any viewpoint scale greater than 1"=20'					
B	Limits-of-disturbance outlined and acreage annotated	YES	SH 2	SILT FENCE DEFINES LIMITS OF DISTURBANCE		
C	Proposed Building Labels with Individual Finished Floor Elevations (IFFs)	YES	SH 2			
D	Existing contours with adequate contour labelling; screened; minimum 1' contour interval	YES	SH 2			
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	YES	SH 2			
F	Detailed grading for all ditches, swales, outfalls, and riprap	YES	SH 2			
G	All proposed contours tie into existing contours at limits-of-disturbance outline	YES	SH 2			
H	Existing spot elevations for all asphalt, curb, and SWM BMP tie-in locations	YES	SH 4			
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES	SH 2	NOT LOCATED IN FLOOD ZONE		
J	100-year Flood Zone Limits	N/A				
K	Proposed spot elevations for all important roadway geometric points (including but not limited to: parking/drive aisles, building corners/entrances, retaining walls, loading docks, EOP/curblines)					
L	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points					
M	Proposed % slope arrows for all ADA parking spaces and sidewalks					
N	Proposed longitudinal % slope arrows for drainage ditch centerlines					
O	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas					
P	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of proposed volumes required (overall site vs. within flood zone)					
7 ROAD PROFILES (if public/private road proposed)						
A	Existing surface: dashed and screened	N/A				
B	Proposed surface: continuous and bold	N/A				
C	Road design speed must be clearly identified	N/A				
D	Corresponding centerline stationing and curve data annotation	N/A				
E	All vertical curves must identify the proposed "K" values and confirm they meet the minimum design speed thresholds listed in AASHTO's Green Book Tables 3-25 & 3-27	N/A				
F	Clear annotation if proposed road will be public or private	N/A				
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	N/A				
H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	N/A				
8 UTILITY PLAN						
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)	YES	SH 2 & 3			
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, etc.)	YES	SH 2 & 3			

C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	YES	SH 2 & 3		
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, etc.)	YES	SH 2		
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riserap)	YES	SH 2		
F	Proposed storm culverts, outfalls, and riserap locations and sizes	YES	SH 2		
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	YES	SH 2		
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	YES	SH 2		
I	Flow directional arrows for storm & sewer pipes	YES	SH 2		
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guidrails)	YES	SH 2		
K	All storm drains must be sized to convey the 25-year storm				
L	Sewer force main sizes and invert elevations				
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N, E, S, W); additional details and hydraulic calculations required for any Public pump station proposed.				
N	Locations, sizes, and elevations of any: grease traps, oil-water separators, septic systems, drinking wells				
O	Proposed water sizes labelled				
9	UTILITY PROFILES				
A	Utility profiles required for all gravity storm drain and sewer pipes proposed: within the right-of-way, within private or public roads, for non-driveway culverts, and for any public infrastructure located				
B	Existing surface: dashed and screened				
C	Proposed surface: continuous and bold				
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)				
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope				
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated				
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated				
10	DETAILS				
A	Road section detail, including pavement/gravel depths & cross slopes	YES	SH 6	TYPICAL PAVEMENT SECTION	
B	Sidewalk, planer, crosswalk, and any other pavement section details	N/A	SH 6		
C	Pavement sawcut & stripap details	YES	SH 6		
D	Utility trench/backfill detail	YES	SH 6		
E	All site feature details: curbing, retaining walls, fencing, guidrails, dumpsters, etc.	YES	SH 2		
F	Signage, stripap, and ADA details	YES	SH 2 & 4		
G	ERS notes and details	YES			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	YES	SH 5 and 6		
I	Storm outfall & riserap details	YES	SH 5 and 6		
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	N/A		EXISTING ROADWAY DITCH	
K	Pump station, grease trap, oil-water separator, septic, drinking well details				
L	Culvert section details				
11	LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS				
A	As required by ordinance; at a minimum: locations, counts, lighting models, and landscaping species must be identified				
B	Landscaping & lighting details				
12	DOCUMENTS/REPORTS/CALCULATIONS				
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction	OK			

B Stormwater Management Report, including: 1. Predevelopment & Post-development Drainage Area Maps, including: a. Subdrainage areas delineated and labeled b. Points of Interest/Analysis shown and labeled c. Hatching for different land cover areas (impervious, pervious, gravel) within each applicable USDA soil boundary d. Time of concentration (Tc) paths & durations e. Four City-standardized stormwater summary tables 2. If any SWM water quality BMP or detention facility is proposed, hydrologic model reports/hydrographs must be submitted for the for the 2, 10, 25, & 100-year storm frequencies 3. Sizing calculations for any SWM water quality BMP or detention facility 4. A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: a. Annual maintenance requirements b. Annual inspection requirements by a licensed PE; noting that all inspection reports/logs need to be submitted to the Engineering Department by March 1st each following year, identifying what ongoing maintenance has occurred and what remedial repairs are needed c. Signed Property Owner Agreement: including the current property owner's contact information and signature; it must be noted that all stormwater BMP maintenance requirements are linked to the property for perpetuity and transfer to any new ownership	YES	STORMWATER SHEETS 1 & 2			
C An approved 'Sewer Ability-to-Serve Letter' from the Engineering Department: 1. Applicant to submit proposed sewer flow calculations per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Table 4A & 4C)	YES		PROJECT ESTIMATES 20 GPD PER PERSON = 20 X 20 =400 GPD		
D A Performance Guarantee Cost Estimate utilizing Planning's template	NO		WILL SUBMIT AT FINAL SUBMISSION		
E For any Site Location of Development (SLODA) project, the applicant's submittal must mimic a formal submittal to DEP. Submittal must abide to DEP's SLODA application and include DEP's SLODA Submittal Checklist (Form D)	N/A				
F 25-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches); starting tailwater conditions/documentation must be clearly identified					
G Public sewer pump station sizing calculations and maintenance plan					
H Grease trap sizing calculations					
I Stormwater Association (SDA) agreement for any private road serving two (2) lots or more					
O Summary list & copy of any required DOT/DEP/USACE permits & approvals					



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

January 29, 2025

David Galbraith, Planner
City of Biddeford
205 Main Street
Biddeford, ME

Re: T & T Leasing, LLC, 3 Digital Drive Map 15, Lot 7-4.

Dear Mr. Galbraith,

In response to your comments listed in an Email dated December 31, 2024, I have the following comments and response:

- Added existing conditions plan.
- Submitted stormwater plans and calculations.
- Building elevation.

Project Narrative:

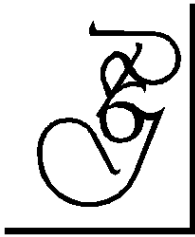
The owner T & T Leasing LLC purchased the property in November 2024, the subdivision was approved in 2005 creating 8 lots. In 2018 the planning board approved the site plan for Bedard's Roofing Company, LLC.

The owner intends to lease portions of the building to individuals looking for uses permitted within the Industrial Zone (I-1). The following uses will be permitted:

- Offices, business and professional.
- Services.
- Light manufacturing.
- Warehousing and storage.

Note #31 of the site plan states no outdoor storage on the property.

The plan shows 15 outdoor parking spaces. Most probably these units will each contain a small office of 200 square feet and the remaining being used to park commercial vehicles and storage. Using each unit, 30 x 50 or 1500 square feet, which requires 2 parking spaces, we are providing 3 per unit.



PAUL P. GADBOIS PE, PLS

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Since the approval granted in 2018 Thatcher Brook has become an impaired stream. The projects impervious areas have been reduced from 22,155 square feet to 19,914 square feet by reducing the amount of pavement.

The project proposes to treat runoff by capturing 86% of the impervious areas. A roof drip line BMP is proposed to treat the runoff from the proposed 7,500 square foot building. The pavement runoff will run into two detention and infiltration ponds to provide treatment.

Stormwater Management:

The project qualifies for a stormwater PBR since it will create less than 20,000 square feet of impervious area and less than 5 acres of developed area.

Waste Management:

The units will be served by a private waste management company and recycled at their facility. Note #9 on site plan states the city will not be responsible for trash pickup.

Vehicle Access:

The site will accommodate a 30' box truck as shown on SP-1. Also, the site can accommodate a fire ladder truck as shown on Sheet #4 of the plan set.

Building Design:

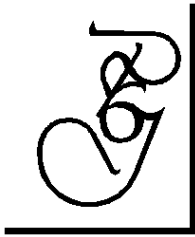
We are submitting the original photo showing a building design.

Ability to serve:

We have reached out to the Fire Department, Maine Water Co., Engineering Department and CMP requesting the ability to serve. The project is estimated to use 400 GPD approximately the size of a 4-bedroom house. We will submit letters of approval when received.

Waivers:

We would like to use the originally approved grading plan using the 2' contour interval for existing and 1' contour interval for proposed.



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

Should you have any questions, please call.

Sincerely,

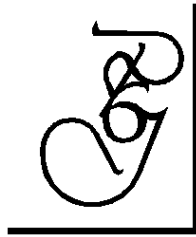
Paul P. Gadbois, P.E., P.L.S.



Site Photo



Site Photo



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois@maine.rr.com

February 5, 2025

David Galbraith, Planner
City of Biddeford
205 Main Street
Biddeford, ME

Re: T & T Leasing, LLC 3 Digital Drive, Biddeford, Maine

Dear Mr. Galbraith,

Enclosed please find the stormwater calculations for T & T Leasing, LLC project located at 3 Digital Drive Tax Map 15, Lot 7-4.

The project is located in the Thatcher Brook Watershed therefore the project has been designed to limit the impervious area to 20,000 square feet. The project proposes to construct a 7,500 square foot structure, remove 940 square feet of pavement within the existing turnaround and add 13,354 square feet of new pavement. This results in a net increase in the impervious area of 19,914 square feet.

Since the site is located within MS4 District our stormwater management plan was developed to minimize the amount of stormwater leaving the site and provide for treatment of 86% of new impervious area.

Water Quality

The water quality control plan includes the creation of a roof drip line BMP and filter ponds to provide treatment to 86% of the impervious surfaces.

The roof dripline BMP will be constructed at the roof eave overhang along the backside of the building.

The quantity peak flow summary is shown below for each development condition. We have shown results for the 2-, 10-, 25- and 100-year events

FLOODING STANDARD RESULTS			
	Reach 1R	Reach 1R	
Storm	PRE	POST	DIFFERENCE
	C.F.S.	C.F.S.	C.F.S.
2 Year	1.45	1.09	-0.36
10 Year	2.81	1.93	-0.91
25 Year	3.96	2.63	-1.33
100 Year	6.20	4.20	-2.00



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois@maine.rr.com

FLOODING STANDARD RESULTS			
	Reach 2R	Reach 2R	
Storm	PRE	POST	DIFFERENCE
	C.F.S.	C.F.S.	C.F.S.
2 Year	0.99	1.09	+0.10
10 Year	1.94	1.93	-0.1
25 Year	2.74	2.62	-0.12
100 Year	4.31	5.03	+0.72

There is a slight increase at Pond 2, Reach 2R for the 2-Year event. Overall, there is a decrease in offsite flows during storm events. The spillway for reach 2R was set above the 100 year peak elevation.

In conclusion this project will not result in any downstream impacts and also provide for treatment.

Should you have questions, please call.

Very truly yours,

Paul P. Gadbois, P.E., P.L.S.

(DLN): 2152656

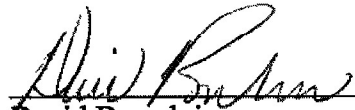
QUITCLAIM DEED
(with Covenant)

DAVID BEAUDOIN and JACOBIE BEAUDOIN (together, "Grantor"), individuals residing in Saco, Maine, with a mailing address of 17 Edgewater Lane, Saco, ME 04072, for consideration paid, grant to **T & T LEASING LLC** ("Grantee"), a Maine limited liability company with a place of business in Old Orchard Beach, Maine, with a mailing address of 109 Cascade Road, Old Orchard Beach, ME 04064, with Quitclaim Covenant, the real property located on Digital Drive, in the City of Biddeford, York County, Maine, more particularly described on Exhibit A.

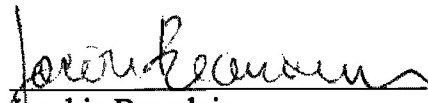
Meaning and intending to convey the premises conveyed to Grantor by deed from Bedard's Roofing Company, LLC, dated October 30, 2020, and recorded in the York County Registry of Deeds in Book 18436, Page 500.

IN WITNESS WHEREOF, the Grantor has executed this deed under seal as of November 22, 2024.


Witness


David Beaudoin

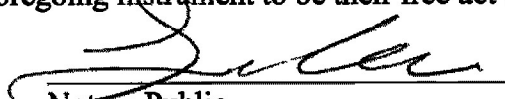

Witness


Jacobie Beaudoin

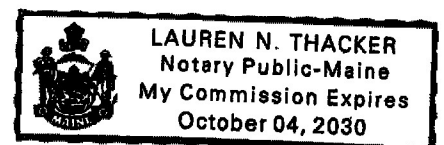
State of Maine
County of Cumberland, ss

Date: November 22, 2024

Then personally appeared before me the above-named David Beaudoin and Jacobie Beaudoin, and each acknowledged the foregoing instrument to be their free act and deed.


Notary Public
Printed Name: Lauren N. Thacker

Date Commission Expires:



Maine R.E. Transfer Tax Paid

Exhibit A
David Beaudoin and Jacobie Beaudoin to T & T Leasing LLC
(page 1 of 2)

A certain lot or parcel of land, together with the buildings thereon, situated on the easterly side of Route One in the said City of Biddeford, as shown as Lot B on the Final Subdivision Plan of 1st Digital Business Park prepared by Paul P. Gadbois Engineering, Surveying and Land Planning, as recorded in the York County Registry of Deeds in Plan Book 300, at Page 38-42 on April 20, 2005, said parcel being more particularly bounded and described as follows:

Said parcel being 2.18 acres, more or less, and having a 1.07 acre net area.

Together with a 50.00 foot easement/right of way for purposes of ingress and egress to the property described herein over the private way known as Digital Drive. Said private way as depicted in the aforementioned Plan of Paul P. Gadbois.

This conveyance herein is made subject to the following:

1. Rights and easements granted by Joseph Alfred Webber Chasse, et al. to Central Maine Power Company by instrument dated July 29, 1952 and recorded in the York County Registry of Deeds in Book 1214, Page 168.
2. Rights and easements granted by Treffle Chasse, et al., to Central Maine Power Company by instrument dated July 11, 1952 and recorded in the York County Registry of Deeds in Book 1218, Page 179.
3. Rights and easements granted by Richard H. Howard and Sharlene G. Howard to Central Maine Power Company by instrument dated December 2, 1977 and recorded in the York County Registry of Deeds in Book 2322, Page 158.

Also conveying those easement rights set forth in the Deed of Real Estate Holdings, LLC to the Microlife American Holding Corp. recorded in the York County Registry of Deeds in Book 12899, Page 136 to which reference may be had for a more particular description.

This conveyance is made subject to a Mutual Grading and Drainage Easement as more fully set forth in a deed from Microlife American Holding Corp. recorded on May 20, 2003 and recorded in the York County Registry of Deeds in Book 12899, Page 138.

This conveyance is made subject to all Notes as set forth in the Final Subdivision Plan approved by the City of Biddeford on April 6, 2005. Said Plan recorded in the York County Registry of Deeds on April 20, 2005 in Plan Book 300, Pages 38-42.

Exhibit A
David Beaudoin and Jacobie Beaudoin to T & T Leasing LLC
(page 2 of 2)

This conveyance is made subject to a drainage grading and utility easement for installation and maintenance of same and right of way 15 feet in width along all lot sidelines and rear lines and 30 feet in width along the front lines (Digital Drive).

This conveyance is made subject to a Roadway, Infrastructure and Utility Maintenance Agreement recorded on May 16, 2005 in the York County Registry of Deeds in Book 14461, Page 374.



Similar Building Design

ENVIRONMENT

34 Attachment 2

City of Biddeford

Appendix 1

Maintenance Agreement for Stormwater Management Facilities

This Maintenance Agreement is made this day of _____ 20__ by and between _____ and the City of Biddeford, Maine.

The project name is _____.

The location is: _____, Biddeford, Maine.

The project's Tax Map and Lot Numbers are Tax Map Lot _____

The project is shown on a plan entitled" _____" dated _____ and most recently revised on _____, approved by the _____ [Municipal Permitting Board] on _____ and recorded in the _____ County Registry of Deeds in Plan Book _____ Page _____ (the "Project").

WHEREAS, the approval of the Project includes Stormwater Management Facilities which requires periodic maintenance; and

WHEREAS, in consideration of the approval of the Project the City of Biddeford requires that periodic maintenance be performed on the Stormwater Management Facilities;

NOW, THEREFORE, in consideration of the mutual benefits accruing from the approval of the Project by the City and the agreement of _____ to maintain the Stormwater Management Facilities, the parties hereby agree as follows:

1. _____, for itself, and its successors and assigns, agrees to the following:
 - (a) To inspect, clean, maintain, and repair the Stormwater Management Facilities, which includes, to the extent they exist, parking areas, catch basins, detention basins or ponds, drainage swales, pipes and related structures, at least annually, to prevent the build up and storage of sediment and debris in the system;
 - (b) To repair any deficiencies in the Stormwater Management Facilities noted during the annual inspection;
 - (c) To provide a summary report on the inspection, maintenance, and repair activities performed annually on the Stormwater Management Facilities to the City Enforcement Authority;
 - (d) To allow access by City personnel or the City's designee for inspecting the Stormwater Management Facilities for conformance with these requirements.
 - (e) To create a homeowners' association for the purpose of maintaining the Stormwater Management Facilities.

BIDDEFORD CODE

2. Upon creation of the homeowners' association, the homeowners' association shall become responsible for compliance with the terms of this Agreement.
3. This Agreement shall constitute a covenant running with the land, and _____ shall reference this Agreement in all deeds to lots and/or units within the Project.

Witness

By: _____
Its: _____

CITY OF BIDDEFORD

Witness

By: _____
Its: _____

STATE OF MAINE

_____, ss. _____, 20__

Personally appeared the above-named _____,
the _____ of _____, and
acknowledged the foregoing Agreement to be said person's free act and deed in said capacity.

Before me,

Notary Public/Attorney at Law

Print Name: _____

STATE OF MAINE

_____, ss. _____, 20__

Personally appeared the above-named _____,
the _____ of the City of Biddeford, and acknowledged the foregoing
Agreement to be said his/her free act and deed in said capacity.

Before me,

Notary Public/Attorney at Law

Print Name: _____

T & T Leasing LLC Development Property Maintenance:
3 Digital Drive

PART 1: RESPONSIBILITY FOR MAINTENANCE

Dave Dube (Owner) will be responsible for maintenance of the stormwater system.

PART 2: INSPECTIONS – During Construction and Post Construction

- Detention Facilities: Wet Ponds, Filter Ponds, etc.
 - Embankment inspection and maintenance
 - Spillway maintenance
 - Outlet Structure sump cleaning and maintenance
 - Sediment removal and disposal
- Detention Facilities: Detention Pond
 - Debris removal from stone storage area (leaves, branches, trash, etc.)
 - Sediment removal and disposal
- Ditches, Swales, or other open stormwater channels
 - Embankment inspection and maintenance
 - Channel inspection
 - Sediment removal and disposal
- Culverts, catch basins, stormwater control structures
 - Embankment inspection and maintenance
 - Inlet and Outlet inspection
 - Debris removal and disposal
- Roof Dripline Filter BMP Maintenance
 - Sediment removal and disposal
 - Filter and Underdrain replacement
 - Debris removal and disposal
 - Stone Dripline Replacement
 - Foundation Sealant
 - Foundation Backfill

The owner or owners representative will inspect the detention ponds, roof driplines, swales, channels, stormwater structures to determine if the soil blockage or impaired capacity to pass flow exists. Inspections will be performed on a monthly basis from March to November, and quarterly during the remainder of the year. A record of inspections and maintenance or corrective measures shall be kept by the owner / maintenance personnel (see part 4).

PART 3: MAINTENANCE AND CLEANING

The owner or owners representative will regularly inspect for sediment accumulation, obstructions, debris, and other potential causes for operational difficulty in the conveyance and detention system as described in Part 2. Immediate action shall be taken to remedy detrimental obstructions. This may include replacing the filter pond and roof driplines filter beds as necessary to allow infiltration and treatment to occur.

Cleaning out of catch basins, culvert cleaning, and other means necessary to ensure the stormwater system is maintained. Some additional measures (but not limited to) are shown below:

- Wet Pond maintenance
 - Gravel Drain Inspection
 - Gravel Drain replacement
 - Outlet Structure sump cleaning and maintenance
 - Sediment removal and disposal
 - Mowing
 - Harvesting and Weeding

The owner or owners representative will regularly inspect the wet ponds after every major storm event in the first few months to ensure proper function. There after the pond should be inspected bi-annually to ensure that it is draining within 24 hours. Sediment shall be removed from the pond when sediment reduces the pond volume by 25%. The removed sediment shall be hauled off site and disposed of. Mowing of the pond area shall be limited to 2 times per year to maintain grass heights to less than 12". Weeding and pruning of growth within the pond and pond back slopes will be completed as necessary. The pond outlet shall be inspected for erosion and make repairs as needed annually.

- Under drained filter Maintenance:
 - Soil Filter Inspection
 - Soil Filter replacement
 - Outlet Structure sump cleaning and maintenance
 - Sediment removal and disposal
 - Mowing
 - Harvesting and Weeding

The owner or owners representative will regularly inspect the soil filter after every major storm event in the first few months to ensure proper function. There after the filter should be inspected bi-annually to ensure that it is draining within 24 hours. The top several inches of the filter shall be replaced with fresh material when water ponds on the surface of the bed for more than 72 hours. Sediment shall be removed from the filter bed annually. The bed shall be hand raked and re-seeded as necessary. The removed sediment shall be hauled off site and disposed of in a stabilized area. Mowing of the filter area shall be limited to 2 times per year to maintain grass heights to less than 12". Weeding and pruning of growth within the filter zone will be completed as necessary.

- Detention Facilities:

A mandatory scheduled maintenance will be performed every four weeks for a period of one hundred and twenty (120) days and will begin after satisfactory completion and acceptance of landscape construction. Ongoing maintenance will be required as necessary.

- Parking/Display Areas:

All sand, salt, etc. accumulated when sweeping the parking and display areas, shall be trucked off-site for disposal. The parking lot shall be swept annually in the spring.

- Catch Basins, Culverts, Pipe inlets/outlets, Pond outlets, and swales:

Catch basins shall be cleaned of sediment and debris as required when flow is blocked or impaired. The roads shall be swept annually in the spring to minimize sediment build up in basins. Check culvert and pipe outlets for erosion and make repairs as required. Re-seed or armor with riprap as conditions require.

PART 4: RECORD KEEPING

The owner or owners representative will maintain inspection records, with recordings of condition of basins, and pipes and annotation of substantial precipitation events or mitigating circumstances in the intervening time for trending to develop the anticipated preventive maintenance schedule.

PART 5: MAINTENANCE CONTRACT

Should proprietary devices be utilized, a maintenance contract will be established with the manufacturer for regular maintenance and cleaning of the device.

PART 6: RE-CERTIFICATION

The owner or owners representative shall submit a certification to Maine DEP within three months of the expiration of each five year interval from the date of issuance of the permit. The owner shall submit the maintenance log which identifies inspections completed, erosion problems found, when corrective action was taken, and who completed the work. The certification will include a statement indicating that the stormwater system is working and is being maintained in working condition in accordance with the permit requirements.

Maintenance Log Sheet

3 Digital Drive

[illegible]

Maine DEP Chapter 500 Appendix C. Housekeeping – Updated 2019

These performance standards apply to all projects.

1. Spill prevention. Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.

NOTE: Any spill or release of toxic or hazardous substances must be reported to the Department. For oil spills, call 1-800-482-0777 which is available 24 hours a day. For spills of toxic or hazardous material, call 1-800-452-4664 which is available 24 hours a day. For more information, visit the Department's website at <http://www.maine.gov/dep/spills/emergspillresp/>

2. Groundwater protection. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

See Appendix D for license by rule standards for infiltration of stormwater.

NOTE: Lack of appropriate pollutant removal best management practices (BMPs) may result in violations of the groundwater quality standard established by 38 M.R.S.A. §465-C(1).

3. Fugitive sediment and dust. Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

NOTE: Dewatering a stream without a permit from the Department may violate state water quality standards and the Natural Resources Protection Act.

4. Debris and other materials. Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

NOTE: To prevent these materials from becoming a source of pollutants, construction and post-construction activities related to a project may be required to comply with applicable provision of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.

5. Excavation de-watering. Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.

NOTE: Dewatering controls are discussed in the “Maine Erosion and Sediment Control BMPs, Maine Department of Environmental Protection.”

6. Authorized Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

- (a) Discharges from firefighting activity;
- (b) Fire hydrant flushings;
- (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
- (d) Dust control runoff in accordance with permit conditions and Appendix (C)(3);
- (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;
- (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
- (g) Uncontaminated air conditioning or compressor condensate;
- (h) Uncontaminated groundwater or spring water;
- (i) Foundation or footer drain-water where flows are not contaminated;
- (j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));
- (k) Potable water sources including waterline flushings; and
- (l) Landscape irrigation.

7. Unauthorized non-stormwater discharges. The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non_stormwater, other than those discharges in compliance with Appendix C (6). Specifically, the Department's approval does not authorize discharges of the following:

- (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
 - (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;
 - (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and
 - (d) Toxic or hazardous substances from a spill or other release.
- (8) Additional requirements. Additional requirements may be applied on a site-specific basis.



LOCATION MAP
1"= 200'

PLAN INDEX

- 1. COVER SHEET
- 2. SITE PLAN
- 3. EXISTING CONDITIONS PLAN
- 4. GEOMETRIC PLAN
- 5. DETAILS 2
- 6. EROSION
- 7. STORMWATER INDEX

- 1. PRE CONDITIONS PLAN
- 2. POST CONDITIONS PLAN

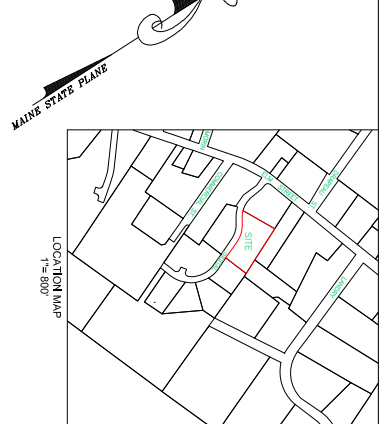


PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

COVER SHEET
T & T LEASING LLC
3 DIGITAL DRIVE
BIDDEFORD, MAINE

RECORD OWNER
T & T LEASING LLC
109 CASCADE ROAD
OLD ORCHARD BEACH, ME

DRAWN: P.P.G.	REVISIONS:
CHECKED: P.P.G.	
SCALE: 1"= 200'	
FIELD BOOK:	
DATE: 02-05-2025	
JOB NO. 1646	
SHEET 1 OF 7	



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RECORD OWNER
T & T LEASING LLC
109 CASCADE ROAD
OLD ORCHARD BEACH, ME 04064

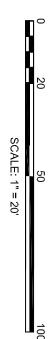
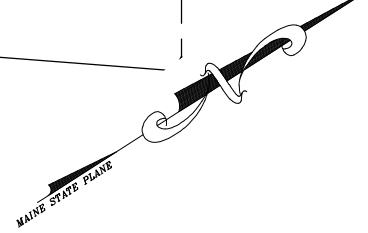
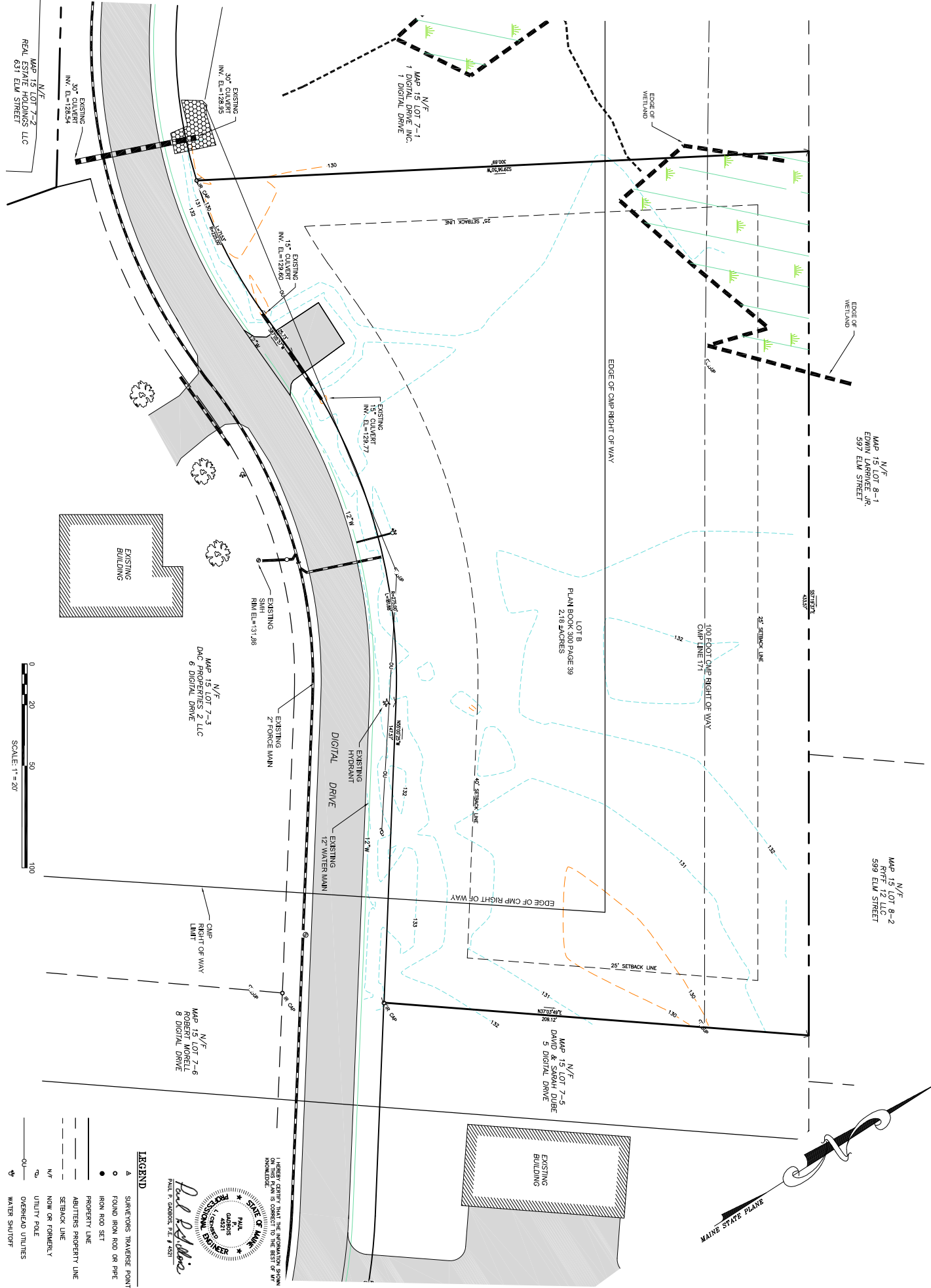
SITE PLAN
T & T LEASING LLC
3 DIGITAL DRIVE
BIDDEFORD, MAINE

১৫

29. ACCORDING TO THE CITY OF BIDDFORD GIS THIS PROPERTY IS LOCATED ON MAWBURG SOILS.

30. SNOW SHALL NOT BE PLACED WITHIN INFILTRATION PONDS.

31. THERE SHALL BE NO OUTDOOR STORAGE ON THE PROPERTY.



LEGEND

- ▲ SURVEYORS TRAVERSE POINT
- FOUND IRON ROD OR PIPE
- PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- - - SETBACK LINE
- - - NOW OR FORMERLY
- UTILITY POLE
- OVERHEAD UTILITIES
- WATER SHUTOFF

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Paul P. Gadbois

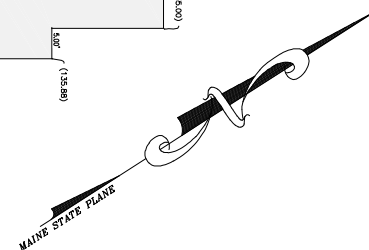
PAUL P. GADBOIS, P.E. # 4531

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

EXISTING CONDITIONS PLAN
T & T LEASING LLC
3 DIGITAL DRIVE
BIDDEFORD, MAINE

RECORD OWNER
T & T LEASING LLC
109 CASCADE ROAD
OLD ORCHARD BEACH, ME 04064

DRAWN: P.P.G.	REVISIONS:
CHECKED: P.P.G.	
SCALE: 1"=20'	
FIELD BOOK:	
DATE: 02-05-2025	
JOB NO. 1646	
SHEET 3 OF 7	



DIGITAL DRIVE PRIVATE

LADDER TRUCK
TURNING PATH

2

LEGEND

PROPERTY LINE

ABUTTERS PROPERTY LINE

UTILITY POLE

OVERHEAD UTILITIES

WATER SHUTOFF

SEWER MANHOLE

PROPOSED SP01 GRADES

DRAINAGE DIRECTION

PROGRESS PLAN
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

A circular professional engineer seal for the State of Maine. The outer ring contains the text "STATE OF MAINE" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the name "PAUL P. GADSBOS" and the license number "4521".

Paul P. Gargos
PAUL P. GARGOS, P.E. # 4521

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING

P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

GEOMETRIC LAYOUT PLAN
T & T LEASING LLC
3 DIGITAL DRIVE
BIDDEFORD, MAINE

RECORD OWNER
T & T LEASING LLC
109 CASCADE ROAD
OLD ORCHARD BEACH, ME 04064

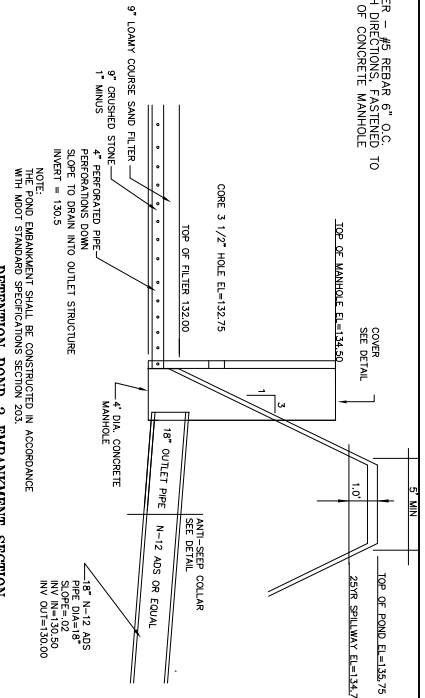
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DATE: 02-05-2
JOB NO. 1646
SHEET 4 OF 7

REVISIONS:

Page 369 of 464



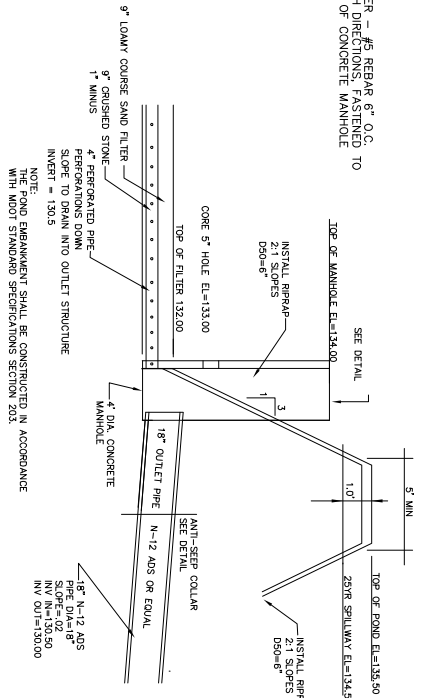
COVER - #5 REBAR 6" O.C.
BOTH DIRECTIONS, FASTENED TO
TOP OF CONCRETE MANHOLE



DEFENTION POND 2 EMBANKMENT SECTION
N.T.S.

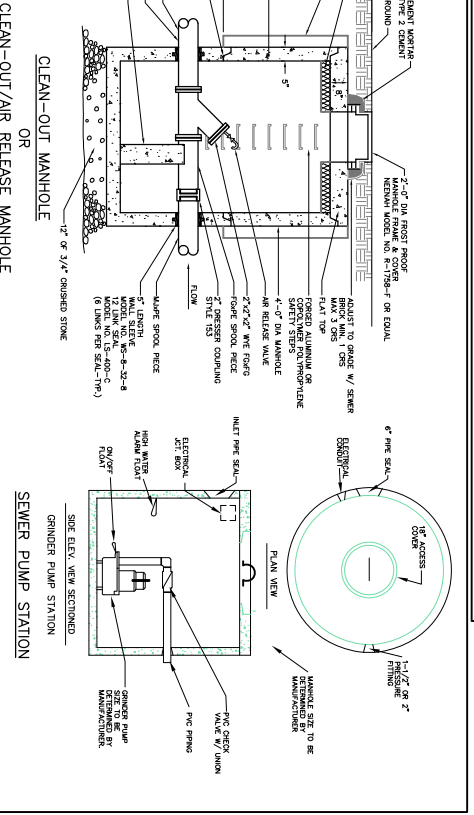


COVER - #5 REBAR 6" O.C.
BOTH DIRECTIONS, FASTENED TO
TOP OF CONCRETE MANHOLE



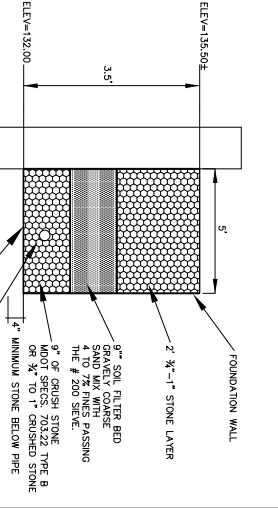
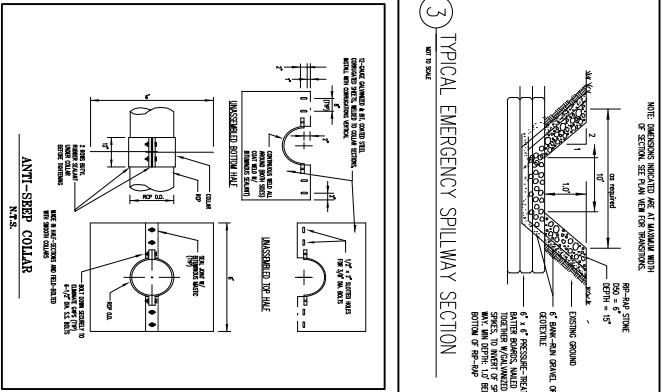
DEFENTION POND 1 EMBANKMENT SECTION
N.T.S.

- NOTES:
1. ALL CONCRETE TO HAVE A MIN. 4000 PSI COMPRESSIVE STRENGTH
 2. DESIGN FOR H-20 WHEEL LOADINGS
 3. REINFORCE TO 0.15 N. SQ. FT.
 4. ALL RELEASE VALVES SHALL ONLY BE INSTALLED WITHIN HIGH POINT MANHOLES.
 5. ALL RELEASE VALVES SHALL CONSIST OF AN 8\"/>
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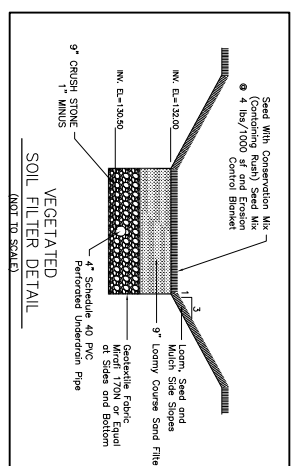


CLEAN-OUT/AIR RELEASE MANHOLE
N.T.S.

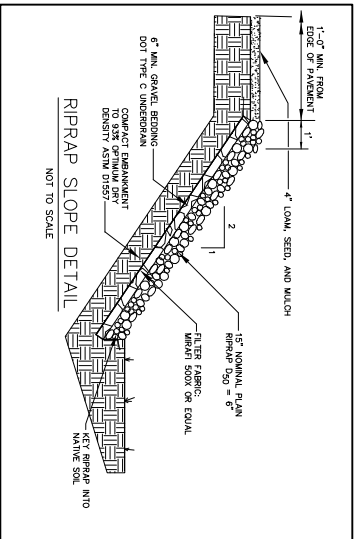
TYPICAL EMERGENCY SPILLWAY SECTION
NOT TO SCALE



REVISIONS:	
DRAWN: P.P.G.	
CHECKED: P.P.G.	
SCALE: NONE	
FILE BOOK:	
DATE: 02-05-2025	
JOB NO. 1646	
SHEET 5 OF 7	



VEGETATED
SOIL FILTER DETAIL
(NOT TO SCALE)



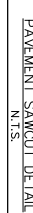
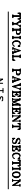
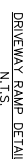
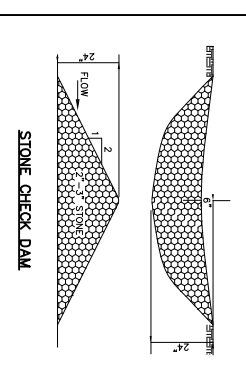
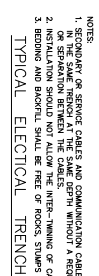
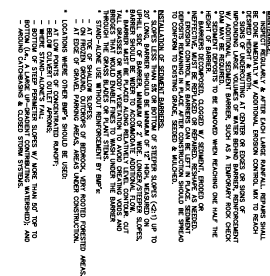
RIPRAP SLOPE DETAIL
NOT TO SCALE

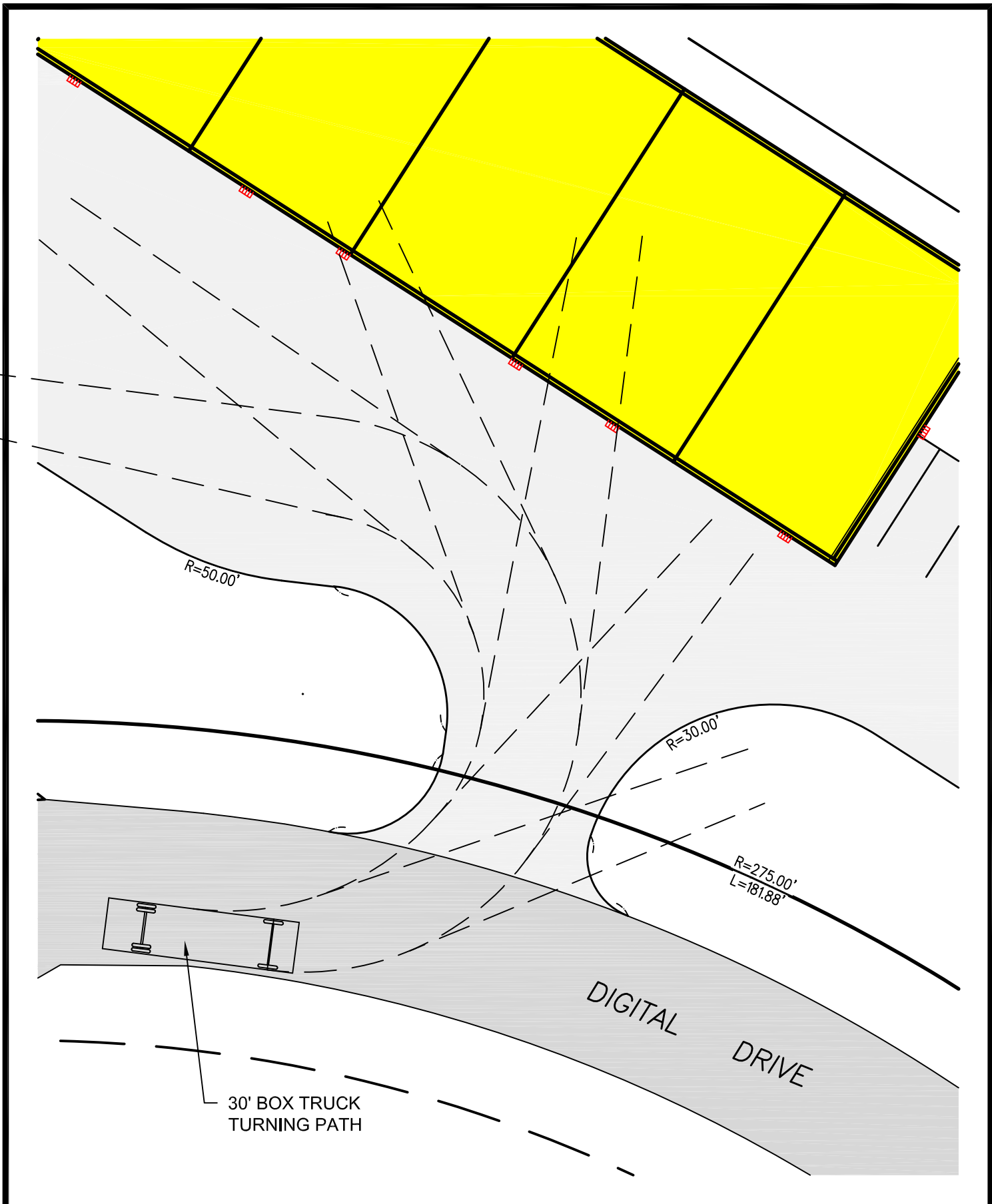
PROGRESS PLAN
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR
INFORMATION PURPOSES ONLY.
IT IS SUBJECT TO REVISION.

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

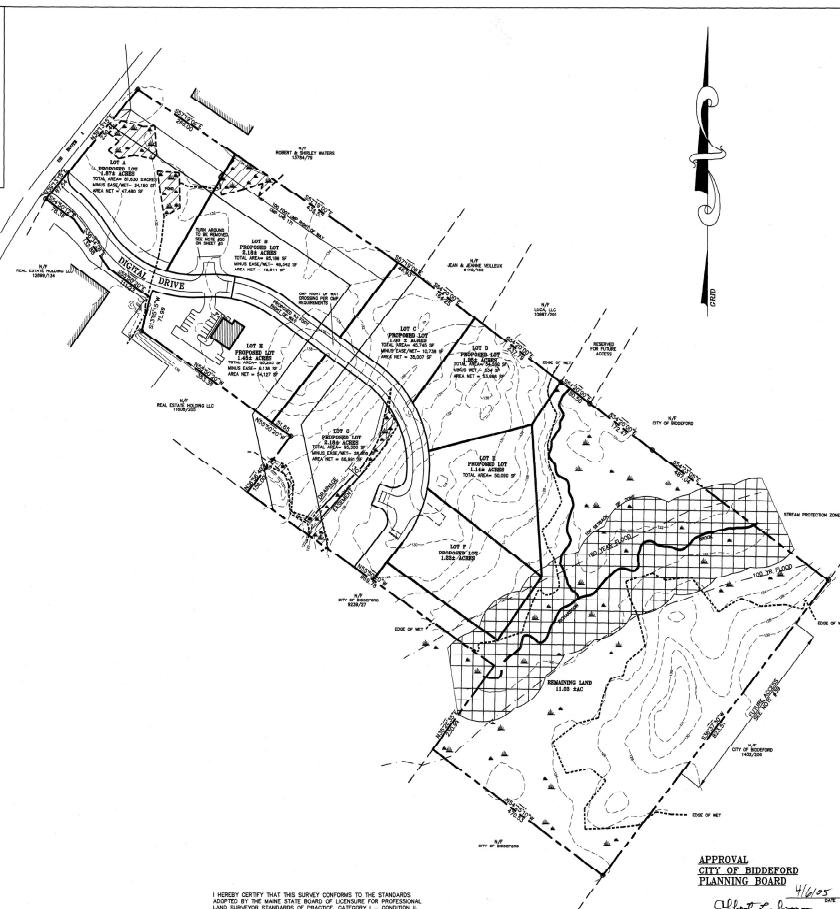
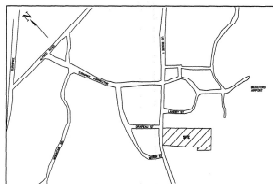
EROSION CONTROL AND DETAIL SHEET
T & T LEASING LLC
3 DIGITAL DRIVE
BIDDEFORD, MAINE

RECORD OWNER
T & T LEASING LLC
109 CASCADE ROAD
OLD ORCHARD BEACH, ME





CLIENT/PROJECT: T & T Leasing LLC Map 15 Lot 7-4	PAUL P. GADBOIS ENGINEERING SURVEYING LAND PLANNING P.O. BOX 327, SACO, MAINE 04072 (207) 283-3980	SHEET TITLE: SU 30 TURNING RADIUS	SP 1
LOCATION: 3 Digital Drive		SCALE: 1"=20'	
TOWN: Biddeford COUNTY: YORK STATE: MAINE		DATE: 02-05-25	



LEGEND	
A	SURVEYORS TRAVERSE POINT
○	FOUND IRON ROD OR PIPE
■	FOUND MONUMENT
---	PROPERTY LINE
--- ---	ABUTTERS PROPERTY LINE
N/F	NOW OR FORMERLY
⌋	UTILITY POLE
⌋	EXISTING STREET LIGHT
⌋	EXISTING FLOOD LIGHT
⌋	EXISTING AREA LIGHT
⌋	PROPOSED AREA LIGHT
⌋	EXISTING STREET
⌋	DRAINAGE FLOW DIRECTION
(100)	PROPOSED GRADE
⌋	SILT FENCE
⌋	EXISTING FIRE HYDRANT
⌋	CATCH BASIN
⌋	SEWER MANHOLE
⌋	OVERHEAD UTILITIES

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS ADOPTED BY THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR STANDARDS OF PRACTICE, CATEGORY I - CONDITION B, WITH THE FOLLOWING EXCEPTIONS:

1. NO REPORT WAS WRITTEN



YORK, ss REGISTRY OF DEEDS
Received DEC 20, 2005
at 10 h 40 m 8 A.M. and
Filed in Plan Book 300 Page 38
ATTEST: Debra L. Andrews

Register

APPROVAL
CITY OF BIDDEFORD
PLANNING BOARD

Albert L. Jones
Sgt. K. H. H. H.
James E. H. H.
Guy H. H.

- [illegible]

PAUL P. GADBOIS ENGINEERING SURVEYING LAND PLANNING P.O. BOX 827, SACD, MAINE 04072		FINAL SUBDIVISION PLAN 137 DIGITAL BUSINESS PARK US ROUTE ONE BUDDEFIELD, MAINE		RECORD OWNER MTD 169 FORT ROAD, UNIT 28 KENNEBUNK, MAINE 04743		DRAWN: P.F.G. CHECKED: P.F.G. DATE: 11-1-95		DIVISION: 4-14-95 3-1-95 2-16-95	
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	PAUL P. GADBOIS ENGINEERING SURVEYING LAND PLANNING P.O. BOX 327, SACO, MAINE 04072	FINAL SUBDIVISION PLAN 1ST DIGITAL BUSINESS PARK US ROUTE ONE BIDDEFORD, MAINE
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PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 387, SACO, MAINE 04072

CITY OF BIDDEFORD - SITE PLAN & SUBDIVISION APPLICATION DRAWING CHECKLIST

LAST REVISED: 11/26/2024

CHECKLIST DIRECTIONS:

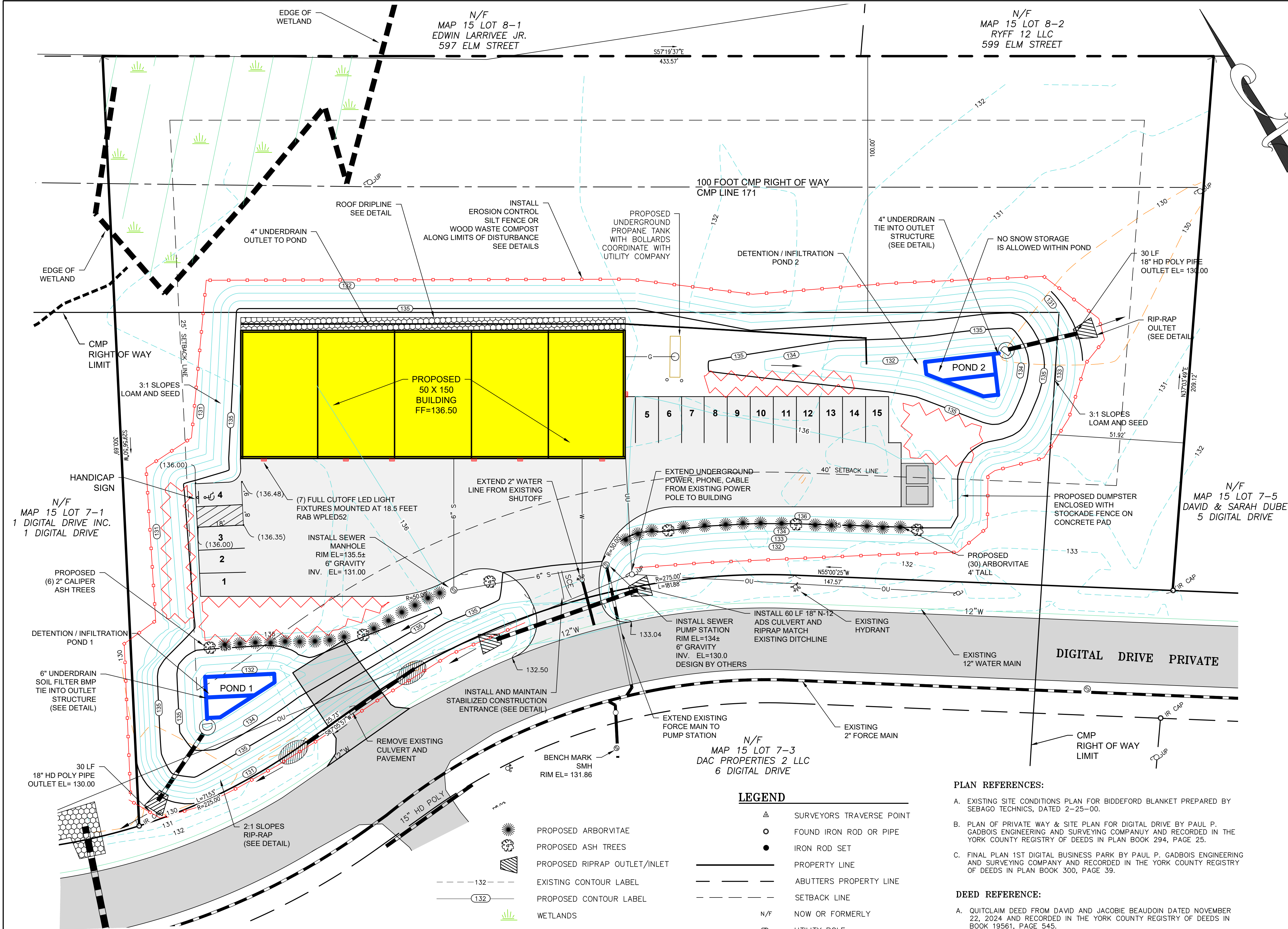
1. The following checklist must be completely filled out by the applicant and included on all preliminary and final Site Plan & Subdivision submittals. No checklist is required for sketch submittals.
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have adequate reasoning to justify their absence.
3. City to review applicant's submittal and checklist responses. Projects missing substantial submittal information with non-acceptable reasoning will be rejected and required to resubmit.
4. Items in **BLACK** are required for 'Preliminary' approval & 'Final' approval.
5. Items in **BLUE** are only required for 'Final' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT			
Project Name:	T & T Leasing LLC		
Planning Board # (if available):	2025.01		
Applicant Name/Info:	Paul P. Gadbois on behalf of T & T Leasing LLC		
Submittal #/Type (Prelim/Final):	Prelim/final		
Submittal Date:	4/7/2025		

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE		CITY REVIEW RESPONSE		
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	LIST DRAWING SHEET NUMBER WHERE INFORMATION IS PROVIDED	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
1	GENERAL PLAN REQUIREMENTS					
A	Drawing specific legends (linetypes, hatches, etc.)	YES				
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)	YES				
C	North arrows, standard engineering scale viewports, scale bars, dated revision blocks	YES				
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	YES	SH 2			
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)	YES		PREVIOUSLY APPROVED SUBDIVISION		
2	COVER SHEET					
A	Project Name & Property Address	YES	SH 2			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	YES	SH 2			
C	Site Location Map	YES	SH'S 1 & 2			
D	Sheet Set List of Drawings	YES	SH 1			
E	Tax Map and Lot ID	YES	SH 2			
F	Zoning & Shoreland Zone Information	YES	SH 2			
G	Existing Use Description	YES		Application and cover letter		
H	Proposed Use Description	YES		Application and cover letter		
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	YES		Asking to keep existing contours at 2 foot intervals.		
J	Name of Drainage Watershed	THATCHER BRK				
K	Within the M54 Urbanized Area (Yes/No)	YES				
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	YES				
M	Within the 100-year Flood Zone (Yes/No)	NO	SH 2			
N	Public Road Proposed (Yes/No)	NO		EXISTING PRIVATE WAY		
O	Private Road Proposed (Yes/No)	NO		EXISTING PRIVATE WAY		
P	Public Sewer Connection (Yes/No)	YES	SH 2	PRIVATE SEWER CONNECTS TO PUBLIC SEWER VIA FORCE MAIN		
Q	Public Storm Drain Connection (Yes/No)	NO				
R	Limits of Disturbance in square feet and acres	YES	SH 2	DESIGNATED BY SILT FENCE		
S	Pervious Land Cover square footage, existing and proposed	YES	SH 2			
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	YES	SH 2			
U	Building Roof square footage, existing and proposed	YES	SH 2			
V	Assigned Planning Board Number					
W	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A		NOT LOCATED IN A FLOOD ZONE		
3	EXISTING CONDITIONS PLAN					
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	YES	SH 2			
B	Property & Right-of-Way Lines	YES				
C	Boundary line information (bearings, distances, etc.)	YES	SH 2 and 3			
D	Property pin and monumentation locations	YES	Sh 2 and 3			
E	Existing easements with proper ownership identified	YES	Sh 2 and 3			
F	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	YES	SH 2			
G	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES	SH 2			
H	100-year Flood Zone Limits & Elevation	YES	SH 2	Note 20		
I	Existing contours with adequate contour labelling; minimum 1' contour interval	YES		Shown at 2' intervals originally submitted in 2018. Requesting Waiver		
J	Existing building FFEs annotated	N/A				
K	Spot elevations for all tie-in locations (curb cuts, property line)	N/A				
L	Existing buildings & structures	N/A				
M	Existing pavement areas & number of parking spaces	N/A				
N	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	N/A				
O	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	N/A				
P	Existing signage and striping	N/A				
Q	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	YES	SH 3			
R	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	YES	SH 3			
S	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	YES	SH 2			
T	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	N/A				
U	Location of any borings, drinking wells, and monitoring wells	N/A				
4	SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN	N/A				
A	Limits-of-disturbance outlined and acreage annotated	YES	SH 2			
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES	SH 2			
C	100-year Flood Zone Limits	N/A				
D	Callout existing site features to be demolished/removed/replaced	YES	SH 2	REMOVE EXISTING TURN-AROUND		
E	Callout existing utilities to be demolished/removed/abandoned-in-place	N/A				
F	Hatch existing buildings and pavement to be removed	N/A				
G	Construction Entrance location(s)	YES	SH 2			
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	YES	SH 2			
I	Stockpile and staging area(s) identified (with proper perimeter control)	NO		TO BE DETERMINED BY SITE CONTRACTOR AT PRE-CONSTRUCTION MEETING		
J	Inlet protection location(s)	YES	SH 2			
K	Note requiring contractor to implement dust control measures throughout construction	YES	Sh 7	APPENDIX C: HOUSEKEEPING		
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	N/A				
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	N/A	SH 6	THIS IS A FILL SITE. ADDED DIRTBAG DETAIL SHOULD DEWATERING BE REQUIRED.		
N	If large development is proposed with an extensive underground stormwater conveyance network, identify how SWM infrastructure and BMPs will be protected during construction and if sediment traps/basins are needed	N/A				

5	SITE PLAN/SUBDIVISION PLAN				
A	Partial Site Plans needed for any viewpoint scale greater than 1"=20'	YES		SITE AND GRADING PLAN AT 1"=20'	
B	Existing property and right-of-way lines	YES	SH 2		
C	Proposed subdivision lot lines and labels	YES	SH 2		
D	Required Zoning Setbacks shown with dimensions and annotation	YES	SH 2		
E	Bulk requirement summary table (zoning/parking calculations)	YES	SH 2		
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES	SH 2		
G	100-year Flood Zone Limits	N/A	SH 2	Note 20	
H	Proposed building outlines, door entrances and loading docks	YES	SH 2		
I	Proposed building labels	YES	SH 2		
J	Proposed road & sidewalk extents; provide clear annotation if roads will be public or private	N/A		EXISTING PRIVATE WAY	
K	Proposed parking and accessible parking locations; annotate parking space counts	YES	SH 2		
L	Proposed signage, parking striping, and traffic striping	YES	SH 2		
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	YES	SH 2 & 4		
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	YES	SH 2 and 3		
O	Proposed landscaping; detailed landscaping design should be shown on separate plans	YES	SH 2		
P	Designated snow storage areas	YES	SH 2		
Q	Proposed dumpster locations and trash removal access	YES	SH 2		
R	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	YES	SH 4		
S	Radial dimensions for all curbs, landscaped islands, sidewalks	YES	SH 4		
T	Public/private road centerline stationing shown, labelled every 0+50' with curve data	N/A		EXISTING PRIVATE WAY	
U	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	N/A			
V	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	N/A			
W	Planning Board signature block for final recording	YES	SH 2		
6	GRADING PLAN				
A	Partial Grading Plans needed for any viewpoint greater than 1"=20'	YES		SITE AND GRADING PLAN AT 1"=20'	
B	Limits-of-disturbance outlined and acreage annotated	YES	SH 2	SILT FENCE DEFINES LIMITS OF DISTURBANCE	
C	Proposed Building Labels with Individual Finished Floor Elevations (FFE)	YES	SH 2		
D	Existing contours with adequate contour labelling; screened; minimum 1' contour interval	YES	SH 2		
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	YES	SH 2		
F	Detailed grading for all ditches, swales, outfalls, and riprap	YES	SH 2		
G	All proposed contours tie-into existing contours at limits-of-disturbance outline	YES	SH 2		
H	Existing spot elevations for all asphalt, curb, and SWM BMP tie-in locations	YES	SH 4		
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	YES	SH 2		
J	100-year Flood Zone Limits	N/A		NOT LOCATED IN FLOOD ZONE	
K	Proposed spot elevations for all important roadway geometric points (including but not limited to: parking/drive aisles, building corners/entrances, retaining walls, loading docks, EOP/curblines)	YES	SH 4		
L	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	YES	SH 4		
M	Proposed % slope arrows for all ADA parking spaces and sidewalks	YES	SH 4		
N	Proposed longitudinal % slope arrows for drainage ditch centerlines	N/A			
O	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	YES	SH 4		
P	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A		NOT LOCATED IN FLOOD ZONE	
7	ROAD PROFILES (if public/private road proposed)	N/A			
A	Existing surface; dashed and screened	N/A			
B	Proposed surface; continuous and bold	N/A			
C	Road design speed must be clearly identified	N/A			
D	Corresponding centerline stationing and curve data annotation	N/A			
E	All vertical curves must identify the proposed "X" values and confirm they meet the minimum design speed thresholds listed in AASHTO's Green Book Tables 3-35 & 3-37	N/A			
F	Clear annotation if proposed road will be public or private	N/A			
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	N/A			
H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	N/A			
8	UTILITY PLAN				
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)	YES	SH 2 & 3		
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	YES	SH 2 & 3		
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	YES	SH 2 & 3		
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)	YES	SH 2		
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)	YES	SH 2		
F	Proposed storm culverts, outfalls, and riprap locations and sizes	YES	SH 2		
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	YES	SH 2		
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	YES	SH 2		
I	Flow directional arrows for storm & sewer pipes	YES	SH 2		
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	YES	SH 2		
K	All storm drains must be sized to convey the 25-year storm	YES			
L	Sewer force main sizes and invert elevations	YES	SH 2	ADDED NOTE TO BE DETERMINED BY PUMP STATION SUPPLIER	
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W); additional details and hydraulic calculations required for any Public pump station proposed.	N/A			
N	Locations, sizes, and elevations of any: grease traps, oil-water separators, septic systems, drinking wells	N/A			
O	Proposed water sizes labelled	YES	SH 2		
9	UTILITY PROFILES				
A	Utility profiles required for all gravity storm drain and sewer pipes proposed: within the right-of-way, within private or public roads, for non-driveway culverts, and for any public infrastructure tie-ins	N/A			
B	Existing surface; dashed and screened	N/A			
C	Proposed surface; continuous and bold	N/A			
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	N/A			
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	N/A			

F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated	N/A				
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated	N/A				
10	DETAILS					
A	Road section detail, including pavement/gravel depths & cross slopes	YES	SH 6	TYPICAL PAVEMENT SECTION		
B	Sidewalk, paver, crosswalk, and any other pavement section details	N/A				
C	Pavement sawcut & shiplap details	YES	SH 6			
D	Utility trench/backfill detail	YES	SH 6			
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	YES	SH 2			
F	Signage, striping, and ADA details	YES	SH 2 & 4			
G	E&S notes and details	YES				
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	YES	Sh 5 and 6			
I	Storm outfall & riprap details	YES	SH 5 and 6			
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	N/A		EXISTING ROADWAY DITCH		
K	Pump station, grease trap, oil-water separator, septic, drinking well details	YES		PUMP STATION PER MANUFACTURER SPECIFICATIONS		
L	Conduit section details	YES				
11	LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS					
A	As required by ordinance; at a minimum: locations, counts, lighting models, and landscaping species must be identified	YES				
B	Landscaping & lighting details	YES				
12	DOCUMENTS/REPORTS/CALCULATIONS					
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction v. Site Punchlist/As-Built Inspections post-construction	OK				
B	Stormwater Management Report, including: 1. Predevelopment & Post-development Drainage Area Maps, including: a. Subdrainage areas delineated and labeled b. Points of Interest/Analysis shown and labeled c. Hatching for different land cover areas (impervious, pervious, gravel) within each applicable USDA soil boundary d. Time of concentration (Tc) paths & durations e. Four City-standardized stormwater summary tables 2. If any SWM water quality BMP or detention facility is proposed, hydrologic model exports/hydrographs must be submitted for the for the 2, 10, 25, & 100-year storm frequencies 3. Sizing calculations for any SWM water quality BMP or detention facility 4. A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: a. Annual maintenance requirements b. Annual inspection requirements by a licensed PE; noting that all inspection reports/logs need to be submitted to the Engineering Department by March 1st each following year, identifying what on-going maintenance has occurred and what remedial repairs are needed c. Signed Property Owner Agreement: including the current property owner's contact information and signature; it must be noted that all stormwater BMP maintenance requirements are linked to the property for perpetuity and transfer to any new ownership	YES	STORMWATER SHEETS 1 & 2			
C	An approved "Sewer Ability-to-Serve Letter" from the Engineering Department: i. Applicant to submit proposed sewer flow calculations per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)	YES		PROJECT ESTIMATES 20 GPD PER PERSON = 20 X 20 =400 GPD		
D	A Performance Guarantee Cost Estimate utilizing Planning's template	NO		WILL SUBMIT FOR APPROVAL PRIOR TO PRE-CONSTRUCTION MEETING		
E	For any Site Location of Development (SLODA) project, the applicant's submittal must mimic a formal submittal to DEP. Submit must abide to DEP's SLODA application and include DEP's SLODA Submittal Checklist (Form D)	N/A				
F	25-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches); starting tailwater conditions/documentation must be clearly identified	YES				
K	Public sewer pump station sizing calculations and maintenance plan	N/A				
M	Grease trap sizing calculations	N/A				
N	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more	N/A				
O	Summary list & copy of any required DOT/DEP/USACE permits & approvals	N/A				



- NOTES:**
- RECORD OWNER: T & T LEASING LLC
109 CASCADE ROAD
OLD ORCHARD BEACH, ME 04064
 - CITY OF BIDDEFORD LOT IDENTIFICATION MAP 15, LOT 7-4.
 - TOTAL AREA OF PROPERTY 2.18 ACRES OR 95,104 SQUARE FEET..
 - PROPERTY IS LOCATED IN ZONE I-1 ZONE.
 - THE PROJECT HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE (NAD 83). PROJECT VERTICAL DATUM: NORTH AMERICAN DATUM 1988 (NAVD 88). ALL DATA DERIVED USING LEICA GS 14 REAL TIME KINEMATICS GPS.
 - WETLANDS SHOWN ON THIS PLAN ARE BASED ON A WETLAND DELINEATION PLAN BY NORMANDEAU ASSOCIATES INC. IN JANUARY 2000, ACCORDING TO THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. THE WETLAND DATA POINTS WERE LOCATED BY GPS. WITH A DATA ACCURACY AFTER POST PROCESSING WAS SUB-METER FOR THE MAJORITY OF POINTS.
 - TOTAL AMOUNT OF PROPOSED PARKING SPACES IS 15 (INCLUDING 1 HANDICAP).
 - PROPOSED USE: OFFICES, BUSINESS, PROFESSIONAL AND STORAGE.
 - NO CITY SERVICES SUCH AS SNOW PLOWING, TRASH PICKUP, OR STREET MAINTENANCE OF ANY KIND, SHALL BE PROVIDED TO LOTS ON THE PRIVATE ROAD SHOWN ON THIS PLAN.
 - THE CITY OF BIDDEFORD WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR PLOWING OF THE PRIVATE WAY AND THAT FUTHER LOT DIVISION UTILIZING THE PRIVATE WAY ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THE BOARD.
 - A MAINTENANCE AGREEMENT IS ON FILE WITH THE CITY (AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 14461, PAGE 374) WHICH OUTLINES THE RESPONSIBILITY OF THE OWNERS OF THE LOTS ON THE PRIVATE WAY.
 - A PRE-CONSTRUCTION MEETING WITH THE CITY OF BIDDEFORD ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ANY SOIL DISTURBANCE.
 - DRIVEWAY APRONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 62, SECTION 62-111, DRIVEWAY APRONS & CURB CUTS, AND THAT ALL DRIVEWAYS NEED A 15" CULVERT INSTALLED IN THE DITCH LINE WITHIN THE RIGHT OF WAY.
 - LOT TO BE SERVICED BY A PRIVATE FORCE MAIN SEWER CONNECTED TO THE PUBLIC SEWER SYSTEM IN ROUTE 1.
 - LOT TO BE SERVICED BY PUBLIC WATER.
 - PROPERTY TO BE SERVICED BY UNDERGROUND UTILITIES.
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE EROSION CONTROL PREVENTION PROVISIONS AS OUTLINED IN THE MAINE EROSION CONTROL HANDBOOK FOR CONSTRUCTION "BEST MANAGEMENT PRACTICES", LATEST REVISION.
 - THE BEARINGS SHOWN ON THIS PLAN ARE REFERENCED TO MAINE STATE PLANE COORDINATES- WEST ZONE.
 - THIS LOT IS SUBJECT TO EASEMENTS AND RIGHT-OF-WAY 15 FEET IN WIDTH ALONG ALL SIDELINES AND REAR LINES AND 30 FEET IN WIDTH ALONG ALL FRONT LINES OF ALL LOTS SHOWN HEREIN FOR THE PURPOSE RELATING TO THE INSTALLATIONS OF UTILITIES AND DRAINAGE STRUCTURES. THE EASEMENTS DESCRIBED ABOVE AREA LOCATED ENTIRELY WITHIN THE PROPOSED LOTS, AS DESCRIBED IN PLAN REFERENCE.
 - THE PROPOSED DEVELOPED AREA IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
 - THIS PROJECT DOES NOT REQUIRE A D.E.P. STORMWATER PERMIT, SINCE THE PROJECT WILL DISTURB 44,825 SQUARE FEET A NOTICE OF INTENT TO COMPLY WITH THE MAINE CONSTRUCTION GENERAL PERMIT HAS BEEN SUBMITTED TO DEP FOR THIS PROJECT.
 - ALL AREAS NOT COVERED BY PAVEMENT, BUILDINGS, CRUSH STONE OR BARK MULCH SHALL BE LOAMED AND SEEDED.
 - ALL GRADES GREATER THAN 3:1 MUST BE STABILIZED WITH RIPRAP OR OTHER APPROVED MATERIALS BY THE CITY OF BIDDEFORD ENGINEERING DEPARTMENT.
 - A SIGN PERMIT IS REQUIRED FROM THE CITY OF BIDDEFORD CODE DEPARTMENT.
 - EXISTING FIRE HYDRANT (STA 6+00 ON DIGITAL DRIVE).
 - THE CITY OF BIDDEFORD SHALL NOT BE RESPONSIBLE FOR THE COST OF MATERIALS, INSTALLATION, MAINTENANCE OF POWER FOR THE STREET LIGHTING IN DIGITAL DRIVE.
 - LIGHTING FIXTURES SHALL BE SHIELDED OR HOODED SO THAT THE LIGHTING ELEMENTS ARE NOT EXPOSED TO NORMAL VIEW BY MOTORISTS, PEDESTRIANS, OR FROM ADJACENT PROPERTIES. DIRECT OR INDIRECT ILLUMINATION SHALL NOT EXCEED 0.5 FOOTCANDLES UPON ABUTTING PROPERTIES.
 - A SEWER PERMIT IS REQUIRED.
 - ACCORDING TO THE CITY OF BIDDEFORD GIS THIS PROPERTY IS LOCATED ON NAUMBURG SOILS.
 - SNOW SHALL NOT BE PLACED WITHIN INFILTRATION PONDS.
 - THERE SHALL BE NO OUTDOOR STORAGE ON THE PROPERTY.

APPROVAL
CITY OF BIDDEFORD
PLANNING STAFF

PROGRESS PLAN
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF MAINE
PAUL P. GADBOIS
4521
PROFESSIONAL ENGINEER

Paul P. Gadbois
PAUL P. GADBOIS, P.E. # 4521

ZONE REQUIREMENTS: (I-1)

MIN. LOT AREA	NONE
MIN. STREET FRONTAGE	50 FEET
MIN. FRONT YARD	40 FEET
MIN. REAR AND SIDE YARD	25 FEET

SEWERED

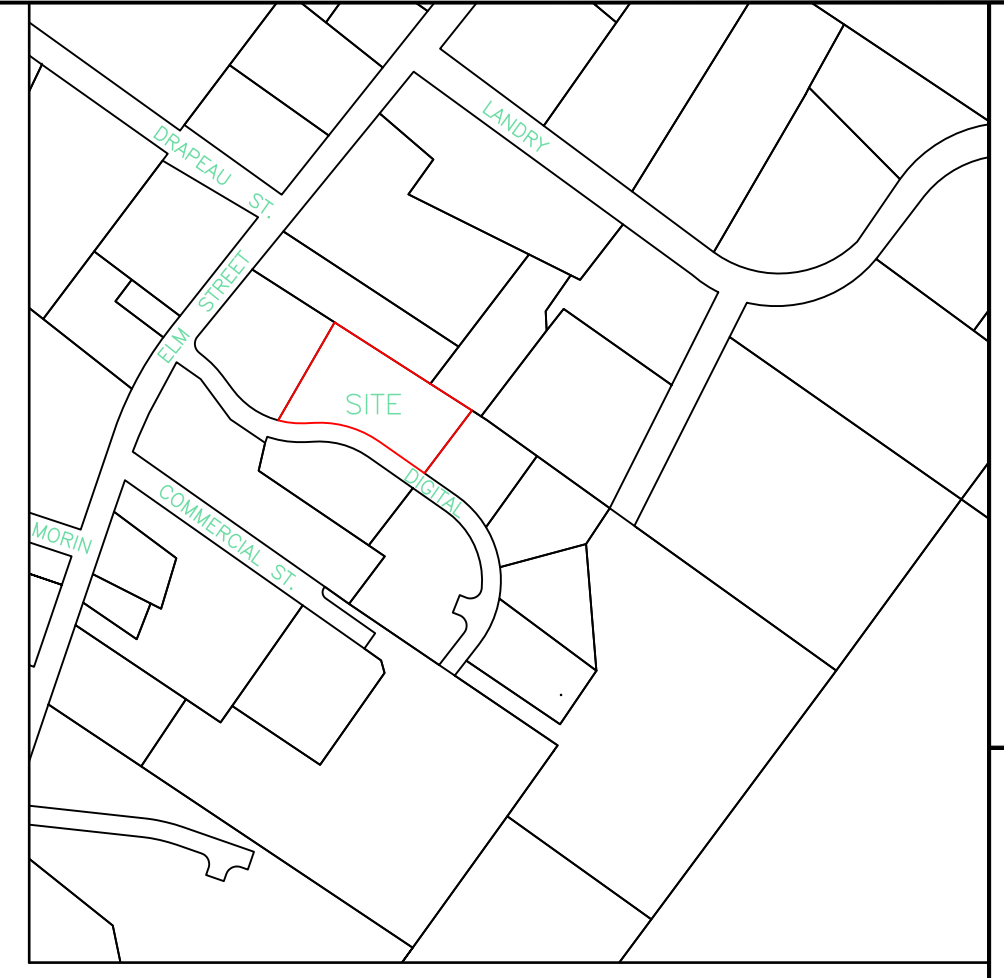
LEGEND	
	SURVEYORS TRAVERSE POINT
	FOUND IRON ROD OR PIPE
	IRON ROD SET
	PROPERTY LINE
	ABUTTERS PROPERTY LINE
	SETBACK LINE
	NOW OR FORMERLY
	UTILITY POLE
	OVERHEAD UTILITIES
	WATER SHUTOFF
	EXISTING FIRE HYDRANT
	SEWER MANHOLE
	DRAIN MANHOLE
	EROSION CONTROL
	SNOW STORAGE
	DRAINAGE DIRECTION
	CMP CENTERLINE
	PROP WATER LINE
	PROP SEWER LINE
	PROP UNDERGROUND UTILITIES
	PROP GAS LINE

- PLAN REFERENCES:**
- EXISTING SITE CONDITIONS PLAN FOR BIDDEFORD BLANKET PREPARED BY SEBAGO TECHNIS, DATED 2-25-00.
 - PLAN OF PRIVATE WAY & SITE PLAN FOR DIGITAL DRIVE BY PAUL P. GADBOIS ENGINEERING AND SURVEYING COMPANY AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 294, PAGE 25.
 - FINAL PLAN 1ST DIGITAL BUSINESS PARK BY PAUL P. GADBOIS ENGINEERING AND SURVEYING COMPANY AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 300, PAGE 39.
- DEED REFERENCE:**
- QUITCLAIM DEED FROM DAVID AND JACOBIE BEAUDOIN DATED NOVEMBER 22, 2024 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 19561, PAGE 545.

	EXISTING	REMOVED	PROPOSED	TOTAL	%
BUILDING		-0- SF	7,500 SF	7,500 SF	7.89%
PAVEMENT	940 SF	-940 SF	13,354 SF	12,414 SF	13.05%
TOTAL IMPERVIOUS		-0-	20,854 SF	19,914 SF	20.09%

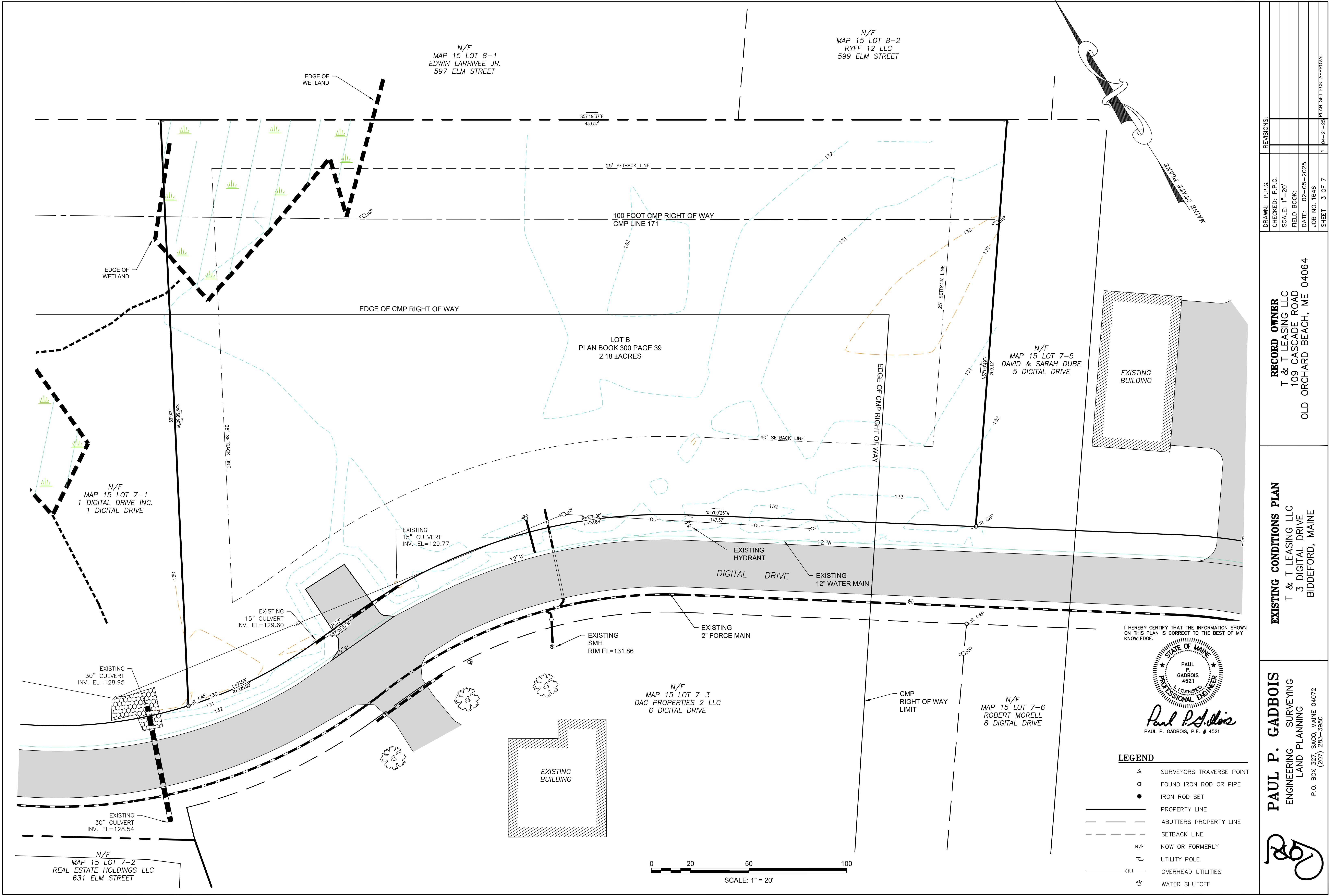
TOTAL AREA OF SITE IS 95,104 SQUARE FEET
TOTAL AMOUNT OF DISTURBED AREA IS 44,825 SQUARE FEET.

0 20 50 100
SCALE: 1" = 20'



RECORD OWNER T & T LEASING LLC 109 CASCADE ROAD OLD ORCHARD BEACH, ME 04064	REVISIONS:	
	DRAWN: P.P.G.	
	CHECKED: P.P.G.	
	SCALE: 1"=20'	
	FIELD BOOK:	
SITE PLAN T & T LEASING LLC 3 DIGITAL DRIVE BIDDEFORD, MAINE	DATE: 02-05-2025	
	JOB NO. 1646	
	SHEET 2 OF 7	
	PLAN SET FOR APPROVAL	
	1, 04-21-25	
PAUL P. GADBOIS ENGINEERING SURVEYING LAND PLANNING 	P.O. BOX 327, SAGO, MAINE 04072 (207) 283-3980	

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REVISIONS:					
DRAWN: P.P.G.	CHECKED: P.P.G.	SCALE: 1"=20'	FIELD BOOK:	DATE: 02-05-2025	JOB NO. 1646
SHEET 3 OF 7					PLAN SET FOR APPROVAL
RECORD OWNER					
T & T LEASING LLC					
109 CASCADE ROAD					
OLD ORCHARD BEACH, ME 04064					
EXISTING CONDITIONS PLAN					
T & T LEASING LLC					
3 DIGITAL DRIVE					
BIDDEFORD, MAINE					
PAUL P. GADBOIS					
ENGINEERING SURVEYING					
LAND PLANNING					
P.O. BOX 327, SAGO, MAINE 04072					
(207) 283-3980					

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LEGEND

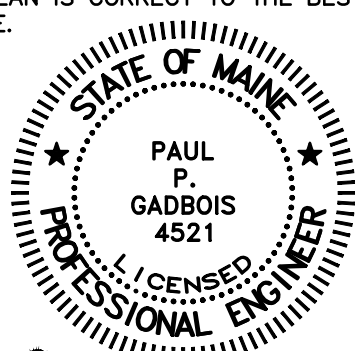
- PROPERTY LINE
- ABUTTERS PROPERTY LINE
- UTILITY POLE
- OVERHEAD UTILITIES
- WATER SHUTOFF
- SEWER MANHOLE
- PROPOSED SPOT GRADES
- DRAINAGE DIRECTION

0 10 20 30 40
SCALE: 1" = 10'

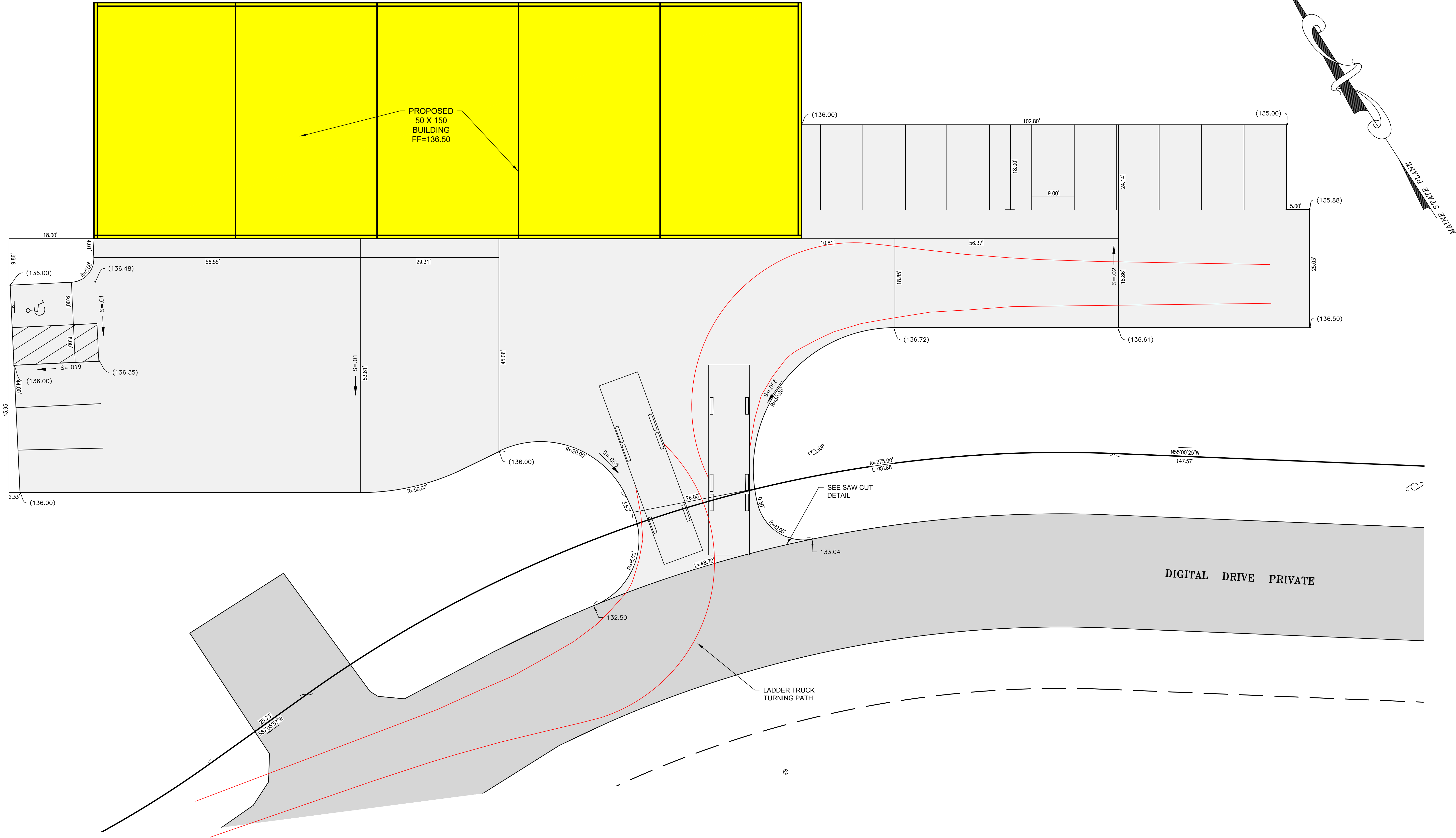
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Paul P. Gadbois
PAUL P. GADBOIS, P.E. # 4521



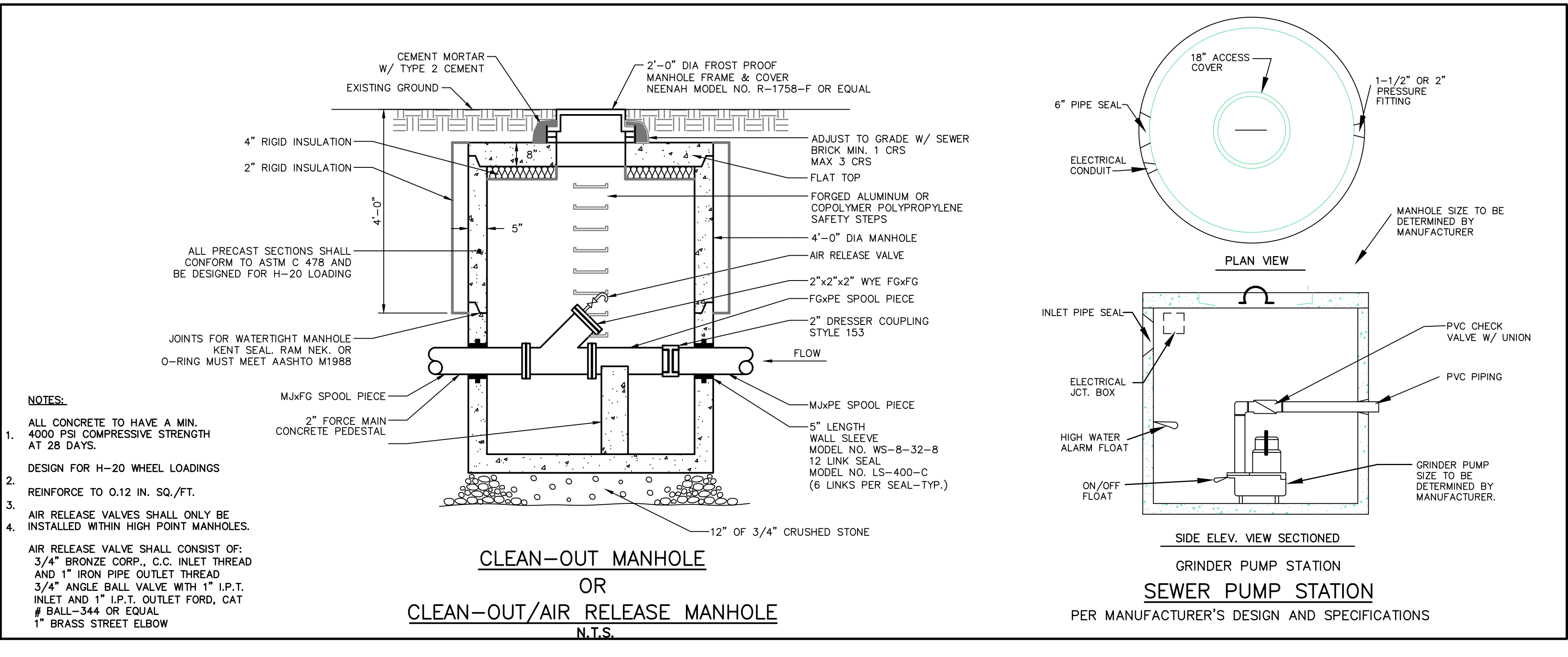
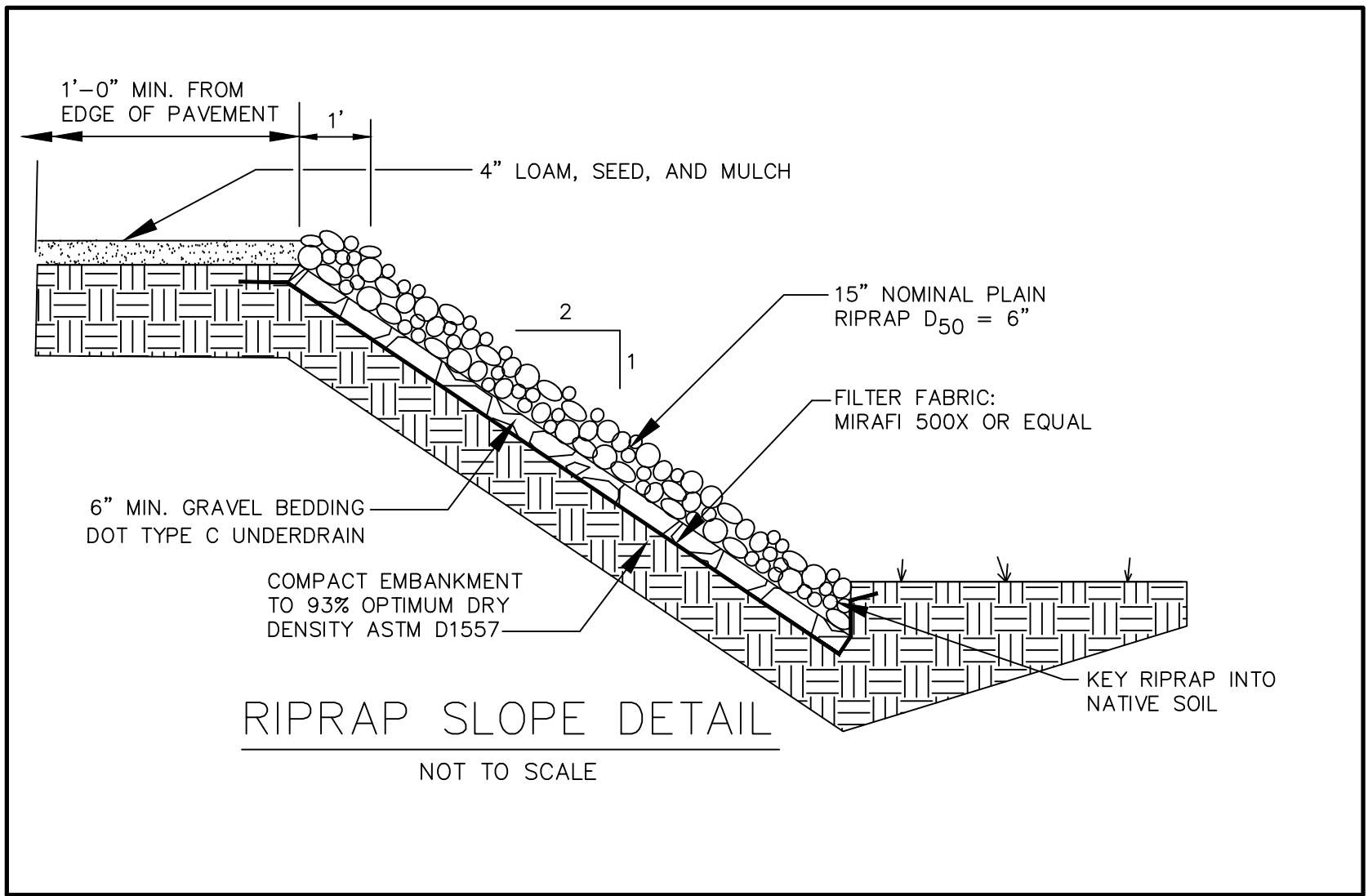
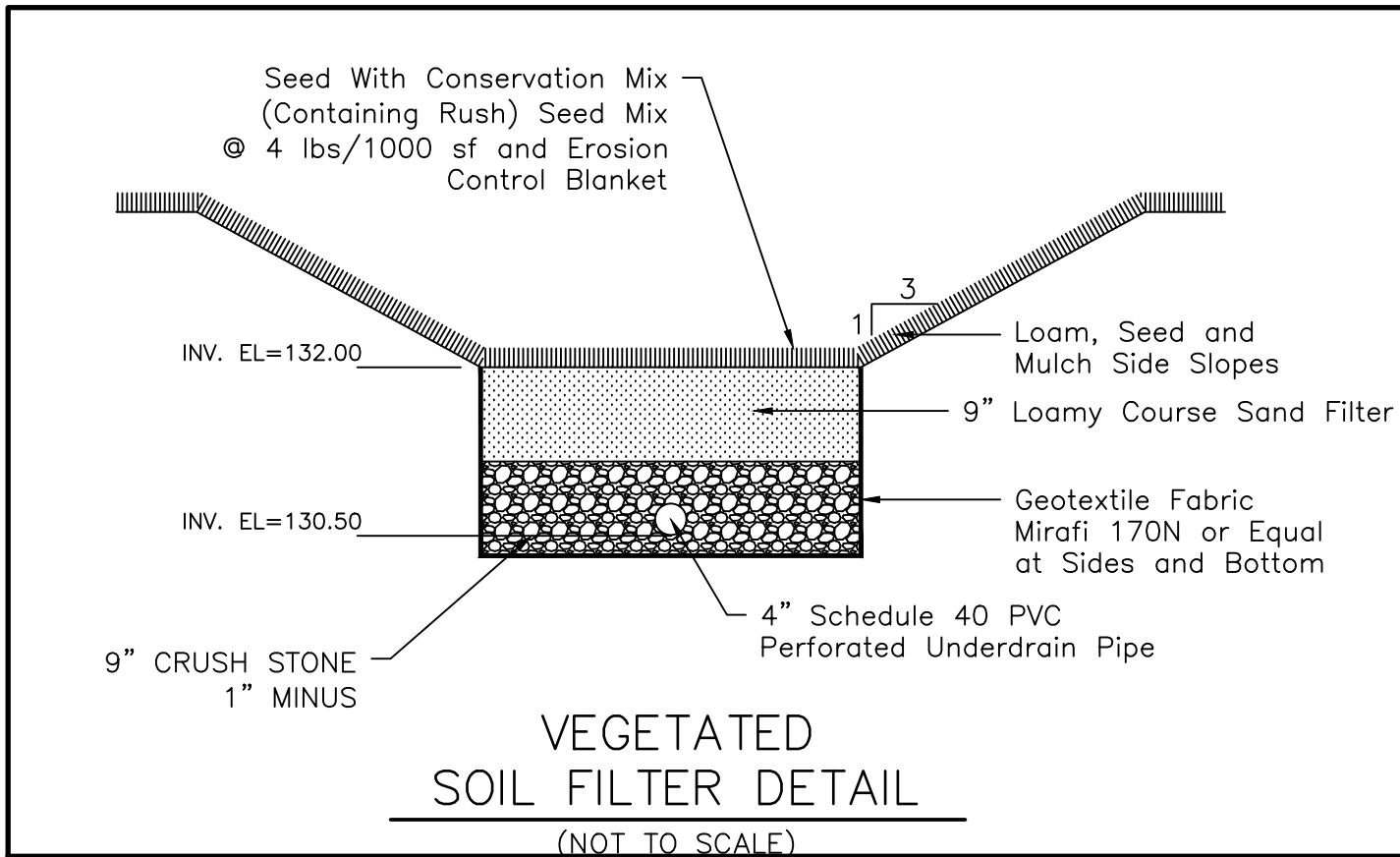
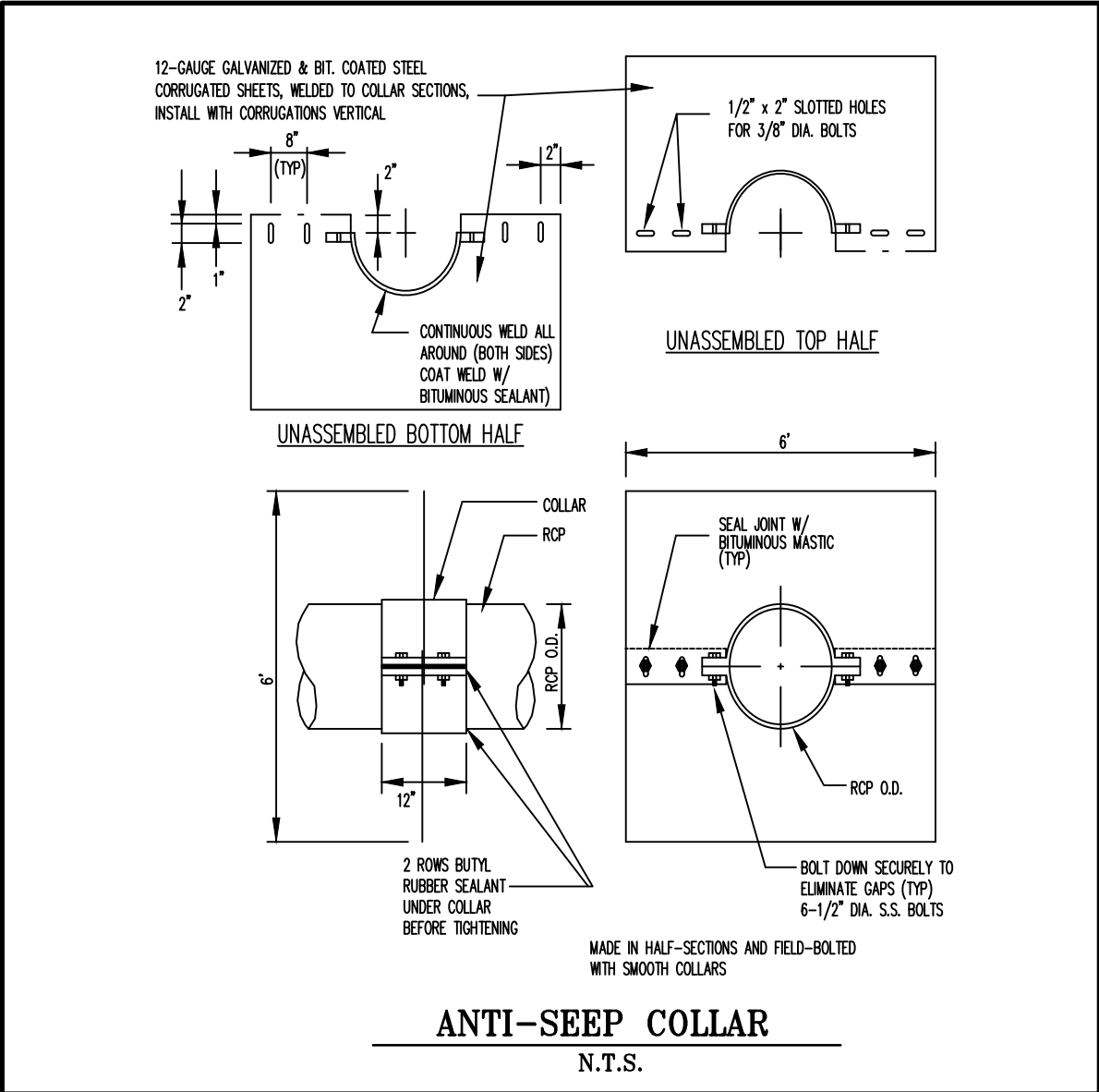
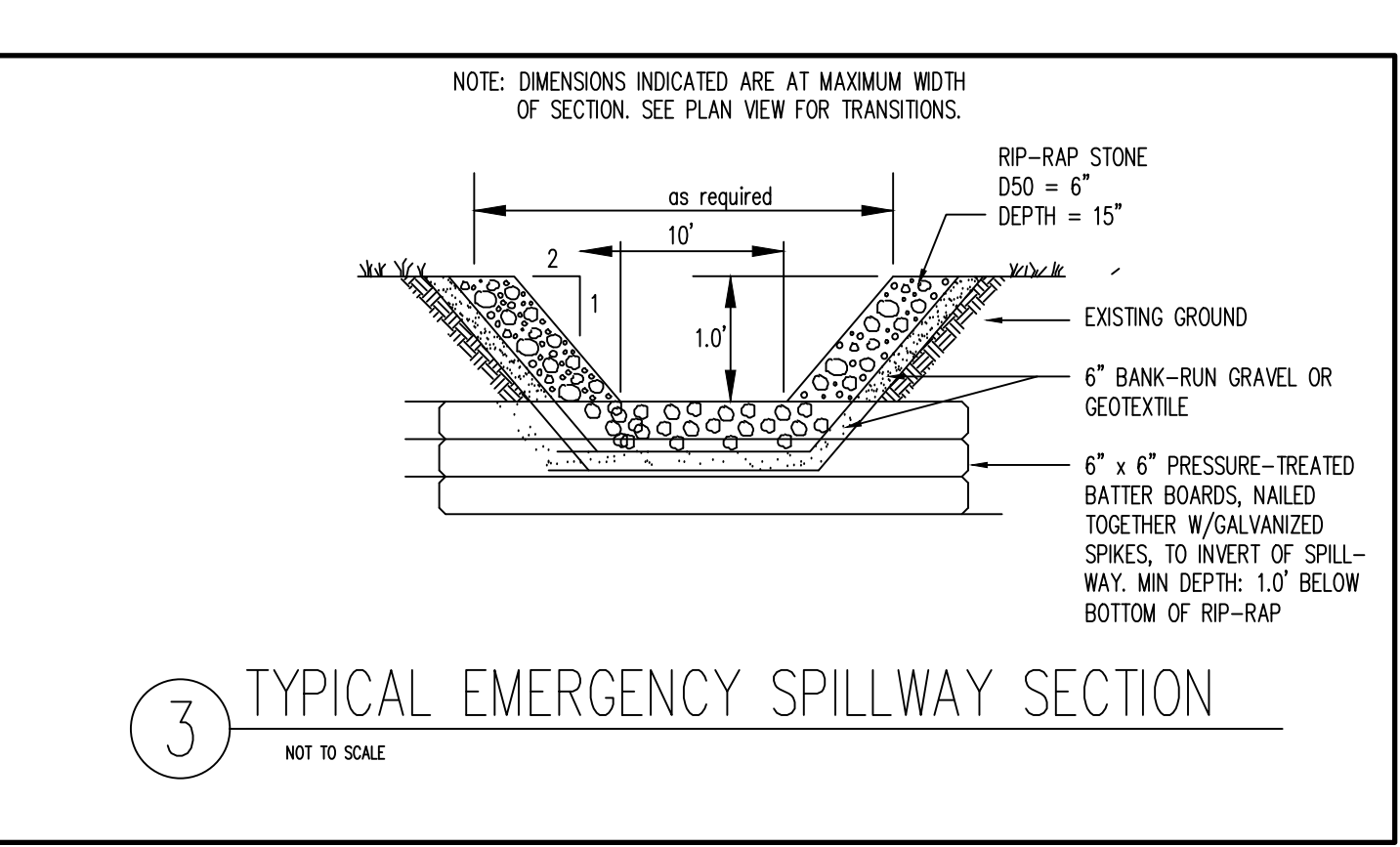
PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING

P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

GEOMETRIC LAYOUT PLAN
T & T LEASING LLC
3 DIGITAL DRIVE
BIDDEFORD, MAINE

RECORD OWNER
T & T LEASING LLC
109 CASCADE ROAD
OLD ORCHARD BEACH, ME 04064

DRAWN: P.P.G.	REVISIONS:
CHECKED: P.P.G.	
SCALE: 1"=10'	
FIELD BOOK:	
DATE: 02-05-2025	
JOB NO. 1646	
SHEET 4 OF 7	PLAN SET FOR APPROVAL



PROGRESS PLAN
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KNOWLEDGE.

STATE OF MAINE
★ ★
PAUL
P.
GADBOIS
4521
LICENSED
PROFESSIONAL ENGINEER

Paul P. G. G. G.

PAUL P. GADBOIS, P.E. # 4521

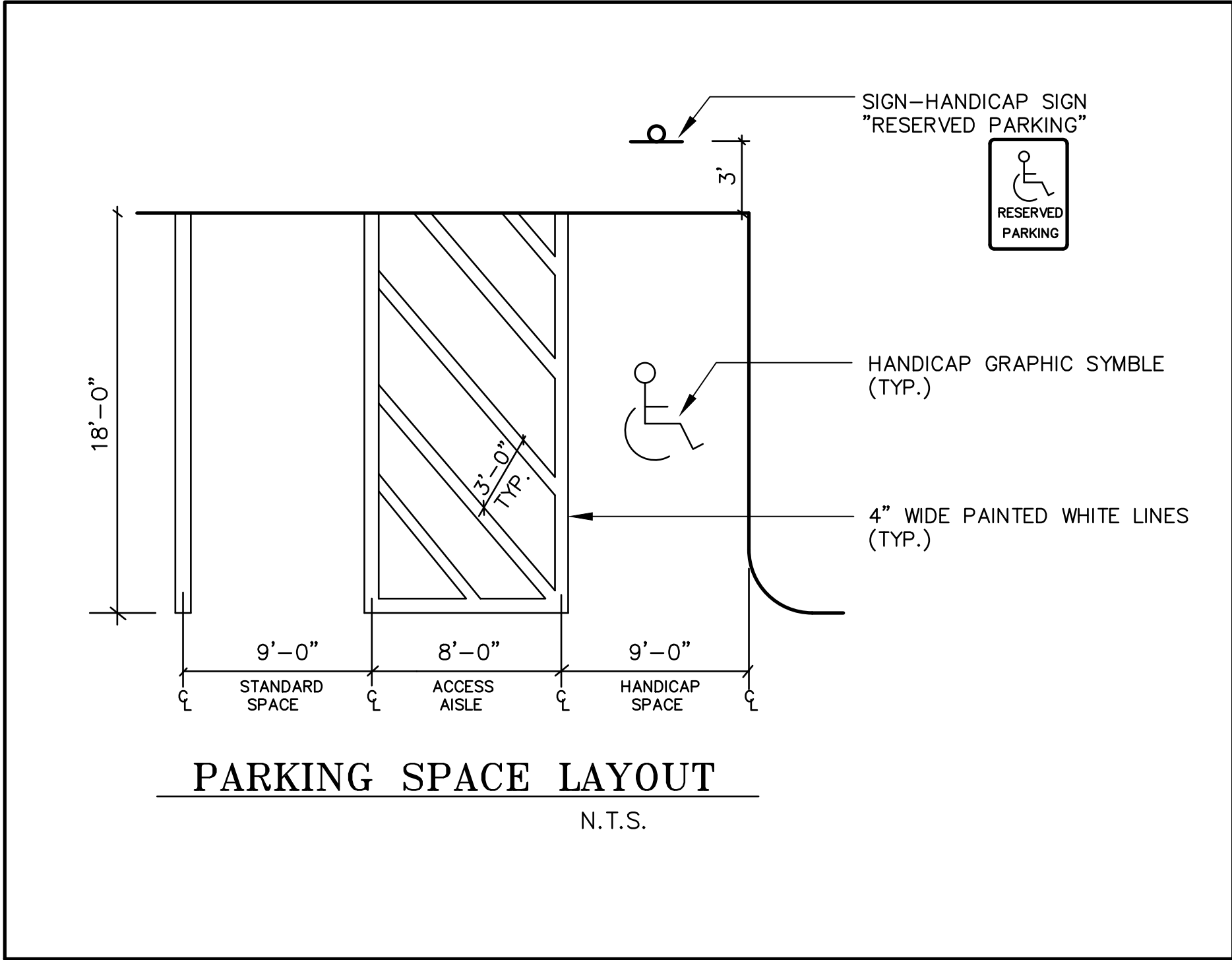
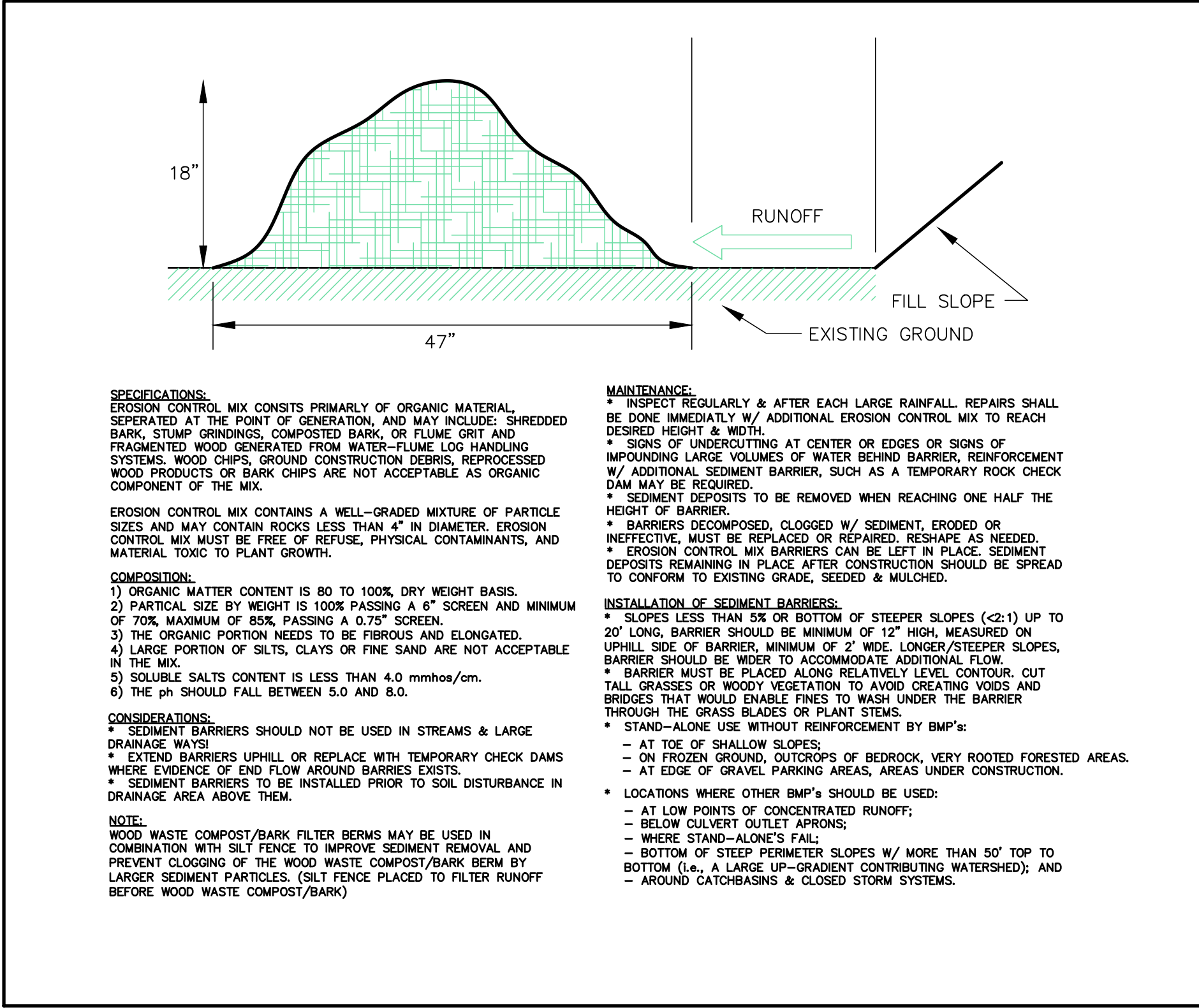
EROSION CONTROL AND DETAIL SHEET
T & T LEASING LLC
3 DIGITAL DRIVE
BIDDEFORD, MAINE

RECORD OWNER
T & T LEASING LLC
109 CASCADE ROAD
OLD ORCHARD BEACH, ME

CHECKED: P.P.G.
SCALE: NONE
FIELD BOOK:
DATE: 02-05-
JOB NO. 1646
SHEET 5 OF 7

					04-21-25
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Page 383 of 464



EROSION AND SEDIMENTATION NOTES:

1. The Site Contractor shall follow the "Maine Erosion and Sediment Control BMPs" published by the Maine DEP in 2003 and the "Maine Erosion and Sediment Control Practices Field Guide for Contractors published in 2015". The manuals can be found on the Maine DEP web site. A Link to the field guide is shown below:

<http://www.maine.gov/dep/land/erosion/escbmps/index.html>

THE CONTRACTOR SHALL ALSO FOLLOW THE GUIDELINES LISTED IN APPENDICES A, B, C IN MAINE DEP CHAPTER 500 RULES (2015 NOTES PROVIDED ON THIS SHEET).

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES: EROSION/SEDIMENT CONTROL DEVICES:

THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1. SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.
2. HAY BALES: HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.
3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.

4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

5. STRAW AND HAY MULCH: USED TO COVER DENuded AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY. CURLEX II AND EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH OVER MULCH.

6. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

1. SILTATION FENCE ALONG THE DOWNGRADEMENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED. REMOVE SILTATION FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENT AND STABILIZE.
2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
 1. ALL STOCKPILE SITE SLOPES SHALL NOT EXCEED 2:1.
 2. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
 3. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
 4. SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.
4. ALL DENuded AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS SHALL RECEIVE MULCH OR NON-ERODIBLE COVER. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOO WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENuded AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

PERMANENT EROSION CONTROL MEASURES:

THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

2. IF AN AREAS WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOO, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, SOIL, AND MOISTURE CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE SEEDED AND MULCHED AGAIN IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.
 - (a)Seeded areas. For seeded areas, permanent stabilization means a 90% cover of healthy plants with no evidence of washing or rilling of the topsoil.
 - (b)Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.
 - (c)Permanent Mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion control mix may be used for permanent stabilization according to the approved application rates and limitations.
 - (d)Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.
 - (e)Agricultural use. For construction projects on land used for agricultural purposes (e.g., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.
 - (f)Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.
 - (g)Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with a 90% cover of healthy vegetation, with a well-graded riprap lining, or with another non-erosive lining such as concrete or asphalt pavement. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.
3. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

POST-CONSTRUCTION REVEGETATION:

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
 1. KENTUCKY BLUEGRASS 0.46 LBS/1000 S.F.
 2. RED TOP 0.05 LBS/1000 S.F.
 3. CREeping RED FESCUE 0.46 LBS/1000 S.F.
 4. PERENNIAL RYE GRASS 0.11 LB/1000 S.F.
2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:
 1. KENTUCKY BLUEGRASS 0.46 LBS/1000 S.F.
 2. RED TOP 0.05 LBS/1000 S.F.
 3. TALL FESCUE 0.46 LBS/1000 S.F.
3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION WATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
 - A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
 - I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
 - III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
 - B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
 - A. ONLY UNFROZEN LOAM SHALL BE USED.
 - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
 - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREA.
 - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
 - F. ALTERNATELY HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING COVER IS INADEQUATE.

LAWNS	SWALES
KENTUCKY BLUEGRASS 0.46 LBS/1000 S.F.	RED TOP 0.05 LBS/1000 S.F.
CREeping RED FESCUE 0.46 LBS/1000 S.F.	TALL FESCUE 0.46 LBS/1000 S.F.
PERENNIAL RYE GRASS 0.11 LB/1000 S.F.	

6. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION WATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
 - A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
 - I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
 - III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
 - B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
7. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
 - A. ONLY UNFROZEN LOAM SHALL BE USED.
 - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
 - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREA.
 - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
 - F. ALTERNATELY HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
8. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING COVER IS INADEQUATE.

MONITORING SCHEDULE:

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. ON A WEEKLY BASIS, THE CONTRACTOR SHALL HAVE A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.
2. USUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDING WITH THE "MEADOW AREA MIX" AND INSPECTED ONCE A WEEK. AFTER EACH SIGNIFICANT RAINFALL AND RESEEDING AS NEEDED. EXPOSED AREAS WILL BE RESEEDING AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

4. THE OWNER/ DEVELOPER / CONTRACTOR SHALL RETAIN A COPY OF THE EROSION CONTROL PLAN AT THE CONSTRUCTION SITE OR OTHER LOCATION ACCESSIBLE TO THE DEPARTMENT, LOCAL GOVERNMENT OFFICIALS, AND ANY OPERATOR OF A MUNICIPAL SEPARATE STORMWATER SEWER RECEIVING DISCHARGES FROM THE SITE, FROM PROJECT INITIATION TO PERMANENT STABILIZATION.
5. THE OWNER/ DEVELOPER / CONTRACTOR WILL MAINTAIN INSPECTION RECORDS (MAINTENANCE LOG SHEET) WITH RECORDINGS OF CONDITION OF BASINS, PIPES AND ANNOTATION OF SUBSTANTIAL PRECIPITATION EVENTS OR MITIGATING CIRCUMSTANCES IN THE INTERVENING TIME FOR TRENDING TO DEVELOP THE ANTICIPATED PREVENTIVE MAINTENANCE SCHEDULE.

6. THE CONTRACTOR'S SITE INSPECTION LOGS SHALL BE MAINTAINED ONSITE AND AVAILABLE FOR REVIEW UPON REQUEST FROM LOCAL GOVERNMENT OFFICIALS. IF ANY EROSION OR SEDIMENT INSPECTIONS COMPLETED, EROSION PROBLEMS FOUND, WHEN CORRECTIVE ACTION WAS TAKEN, AND WHO COMPLETED THE WORK.

EROSION CONTROL DURING WINTER CONSTRUCTION:

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
 1. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
 2. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY OR TO ANY DENuded EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
2. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
3. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR COVERED WITH MULCH, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.

4. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE SEEDED, MULCHED AND AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SALES OF HAY, SILT FENCE OR STONE CHECK DAMS. CHECK DAMS SHALL BE INSTALLED AT STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.

5. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.

6. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

7. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS NOT RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.

8. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO TREATMENT.

CONSTRUCTION PHASE:

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 7 DAYS, SEE ITEM NO. 4.

2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.

3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILES SHALL BE CLOSER THAN 100' OF A RESOURCE, INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
 - A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
 - B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
 - C. INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE. STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.

4. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS SHALL BE EITHER:
 - A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
 - B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.

5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)

6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

Maine DEP Chapter 500, APPENDIX C. Housekeeping

These performance standards apply to all projects except for stormwater PBR projects.

- 1.Spill prevention. Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, implement, and maintain as necessary, appropriate spill prevention, containment, and response planning measures.

NOTE: Any spill or release of toxic or hazardous substances must be reported to the Department within 24 hours of the spill, which is equivalent to a maximum 24 hour day. For spills of toxic or hazardous material, call 1-800-452-4664 which is available 24 hours a day. For information regarding the Department's website at <http://www.maine.gov/dep/soa/pollu/menrgenpollu.asp>

- 2.Grading and stabilization. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

See Appendix D for license by rule standards for infiltration of stormwater.

NOTE: Catch of appropriate pollutant removal best management practices (BMPs) may result in violations of the groundwater quality standard established by 38 M.R.S.A. §465-C(1).

- 3.Fugitive sediment and dust. Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but only if it is applied and considered as needed. A stabilized construction entrance (SCE) should be installed to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry periods that expose fugitive dust problems, should wet down unpaved roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

- 4.Debis and other materials. Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, solvents, waste, and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

NOTE: To prevent these materials from becoming a source of pollutants, the contractor shall ensure that activities related to a project may be required to comply with applicable provision of rules related to solid, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste management rules; Maine solid waste management rules; and Maine pesticide requirements.

- 5.Excavation de-watering. Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction site that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.

- 6.Authorized Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:
 - (a)Discharge from firefighting activity;
 - (b)Fire hydrant flushings;
 - (c)Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
 - (d)Routine external building washdown, not including surface paint removal, that does not involve detergents;
 - (e) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material has been removed) if detergents are not used;
 - (f)Uncontaminated air conditioning or compressor condensate;
 - (g) Foundation or footer drain-water where flows are not contaminated;
 - (h) Uncontaminated groundwater or spring water;
 - (i) Landscape irrigation.

- 7.Unauthorized non-stormwater discharges. The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with Appendix C (6). Specifically, the Department's approval does not authorize discharges of the following:
 - (a)Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
 - (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;
 - (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and
 - (d) Toxic or hazardous substances from a spill or other release.

8. Additional requirements. Additional requirements may be applied on a site-specific basis.

Maine DEP Chapter 500, APPENDIX A. Erosion and sedimentation control (2015 Update)

This appendix applies to all projects, except that a project that is eligible for stormwater PBR may meet the standards in Section 1. A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 M.R.S. §460(1). Erosion control measures must be in place before construction begins. Erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and within 24 hours after a storm event (rainfall), and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections.

(b)Maintenance. If best management practices (BMPs) need to be repaired, the repair work must be initiated upon discovery of the problem but no later than the end of the next workday. If additional BMPs or significant repair of BMPs are necessary, riprap replacement must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.

(c)Documentation. Keep a log (report) summarizing the inspections and any corrective action taken. The log must include the date(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicles access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.

The log must be made accessible to Department staff and a copy must be provided upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

2.Post-construction. The following standards must be met after construction.

(a)Plan. Carry out an approved inspection and maintenance plan that is consistent with the minimum requirements of this section. The plan must address inspection and maintenance of the project's permanent erosion control measures and stormwater management system. This plan must be combined with the plan listed in Section 2(a) of this appendix. See Section 7(C)(2) for submission requirements.

(b)Inspection and maintenance. All measures must be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections. The inspections must be conducted at least once a year. Measures must be inspected and identified deficiencies must be corrected. Areas, facilities, and measures other than those listed below may also require inspection on a specific site. Inspection or maintenance tasks other than those discussed below must be included in the maintenance plan developed for a specific site.

NOTE: Expanded and more-detailed descriptions for specific maintenance tasks may be found in the Maine DEP's "Stormwater Management for Maine: Best Management Practices."

- (i) Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Repair bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows. See permanent stabilization measures in Appendix A(5).
- (ii) Inspect ditches, swales and other open stormwater channels in the spring, in late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the non-erosive lining. Mow or cut grass or weeds or waterbody within 48 hours after a storm event to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through. If the ditch has a stone or gravel underdrain, the channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or sideslopes.
- (iii) Inspect culverts in the spring, in late fall, and after heavy rains to remove any obstructions to flow and buried sediments in the pond. Control debris at the culvert inlet at the up-drain, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.
- (iv) Inspect and clean out catch basins. Clean-out must include the removal and legal disposal of any accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any filter fabric, or underdrain gravel, and at any pipes between basins. If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads).
- (v) Inspect resource and treatment buffers once a year for evidence of erosion, concentrating flow, or erosion of the pond's embankments. If flow or erosion is observed, remove the pond's level spreaders, or ditch turn-outs must be used to ensure a more even distribution of flow into a buffer. Check down-slope of all spreaders and turn-outs for erosion. If erosion is present, adjust or modify the spreader's or turnout's lip to ensure a better distribution of flow into the buffer. Clean-out any accumulation of sediment within the spreader bays or turn-out ponds.
- (vi) Inspect at least once per year, each stormwater management pond or basin, including the pond's embankments, outlet structure, and emergency spillway. Remove and dispose of accumulated sediments in the pond. Control debris on the pond's embankments.
- (vii) Inspect at least once per year, each underdrained filter, including the filter embankments, vegetation, underdrain piping, and overflow spillway. Remove and dispose of accumulated sediments in the filter. If needed, rehabilitate any clogged surface linings, and flush underdrain piping.
- (viii) Inspect each manufactured system installed on the site, including the system's inlet, treatment chamber(s), and outlet at least once per year, or in accordance with the maintenance guidelines recommended by the manufacturer based on the estimated runoff and volume of sediment expected from the project. Remove and dispose of accumulated sediments, debris, and contaminated waters from the system and, if applicable, remove and replace any clogged or spent filter media.

(c)Regular maintenance

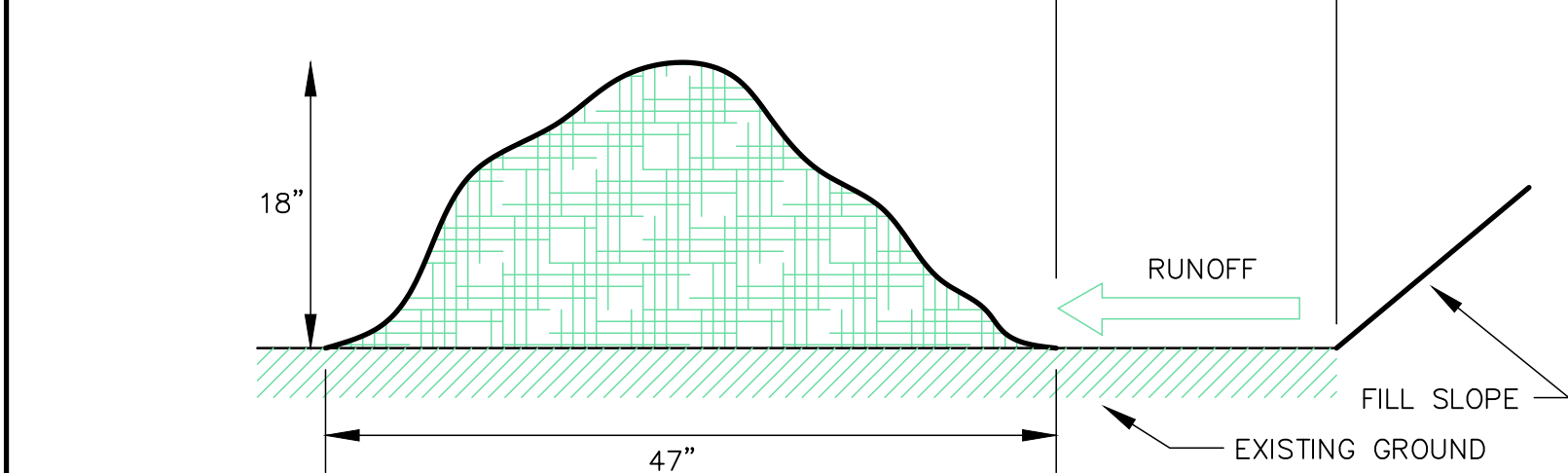
1. Clear accumulations of winter sand in parking lots and along roadways at least once a year. The sand may be removed by hand or by a vacuum truck. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader. Grading of gravel roads, or grading of gravel or paved roads, must be done by a contractor. The contractor must ensure that stormwater drains immediately off the road surface to adjacent buffer areas or stable ditches, and is not impeded by accumulations of graded material on the road shoulder or by excavation of false ditches in the shoulder. If water bays or open-top culverts are used to divert runoff from road surfaces, clean-out any sediments within or at the outlet of these structures to restore their function.

(ii) Manage each buffer's vegetation consistently with the requirements in any deed restrictions for the buffer. Wooded buffers must remain fully wooded and have no disturbance to the drift layer. Vegetation in non-wooded buffers may not be cut more than three times per year, and may not be cut shorter than six inches.

NOTE: Contact the Department's Division of Watershed Management (Maine DEP) for assistance developing inspection and maintenance requirements for other drainage control and runoff treatment structures on the site. The maintenance needs for most measures may be found in the Maine DEP's "Stormwater Management for Maine: Best Management Practices."

(d)Documentation. Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Department staff and a copy provided to the Department upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

3.Re-certification. Submit a certification of the following to the Department within three months of the expiration of each five-year interval from the date of



SPECIFICATIONS:
EROSION CONTROL MIX CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPERATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS ARE NOT ACCEPTABLE AS ORGANIC COMPONENT OF THE MIX.
EROSION CONTROL MIX CONTAINS A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.

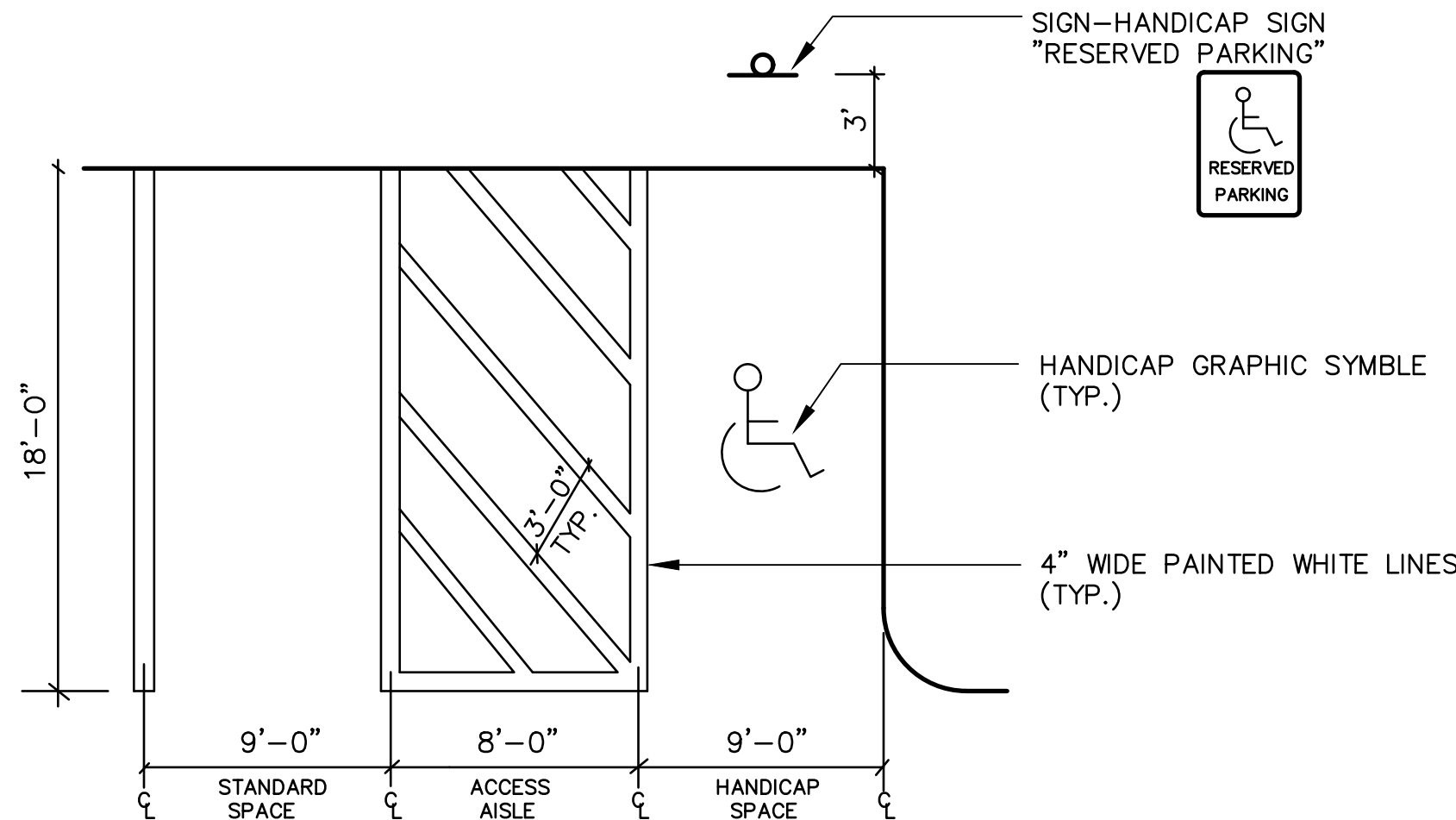
COMPOSITION:
1) ORGANIC MATTER CONTENT IS 80 TO 100% DRY WEIGHT BASIS.
2) PARTICLE SIZE BY WEIGHT IS 100% PASSING A 6" SCREEN AND MINIMUM OF 70% MAXIMUM OF 80% PASSING A 0.75" SCREEN.
3) THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
4) LARGE PORTION OF SILTS, CLAYS OR FINE SAND ARE NOT ACCEPTABLE IN THE MIX.
5) SOLUBLE SALTS CONTENT IS LESS THAN 4.0 mmho/cm.
6) THE pH SHOULD FALL BETWEEN 5.0 AND 8.0.

CONSIDERATIONS:
SEDIMENT BARRIERS SHOULD NOT BE USED IN STREAMS & LARGE DRAINAGE WAYS
• EXTEND BARRIERS UPHILL OR REPLACE WITH TEMPORARY CHECK DAMS WHERE EVIDENCE OF END FLOW AROUND BARRIES EXISTS.
• SEDIMENT BARRIERS TO BE INSTALLED PRIOR TO SOIL DISTURBANCE IN DRAINAGE AREA ABOVE THEM.

NOTE:
WOOD WASTE COMPOST/BARK FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE WOOD WASTE COMPOST/BARK BERM BY LARGER SEDIMENT PARTICLES. (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST/BARK)

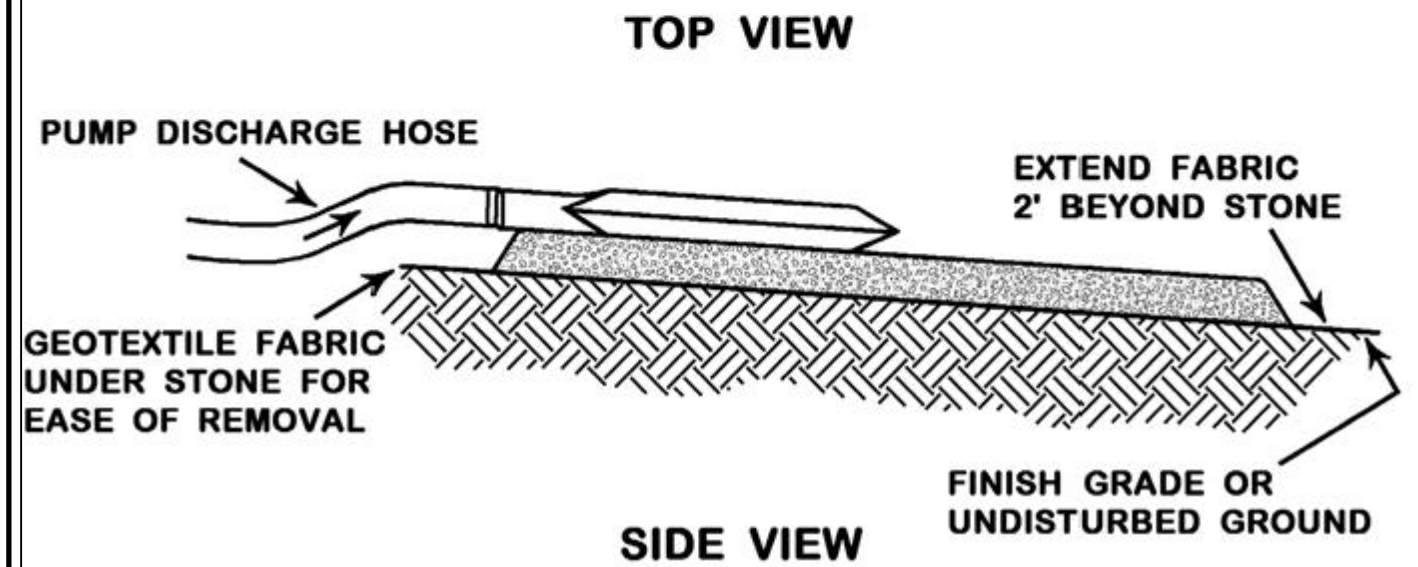
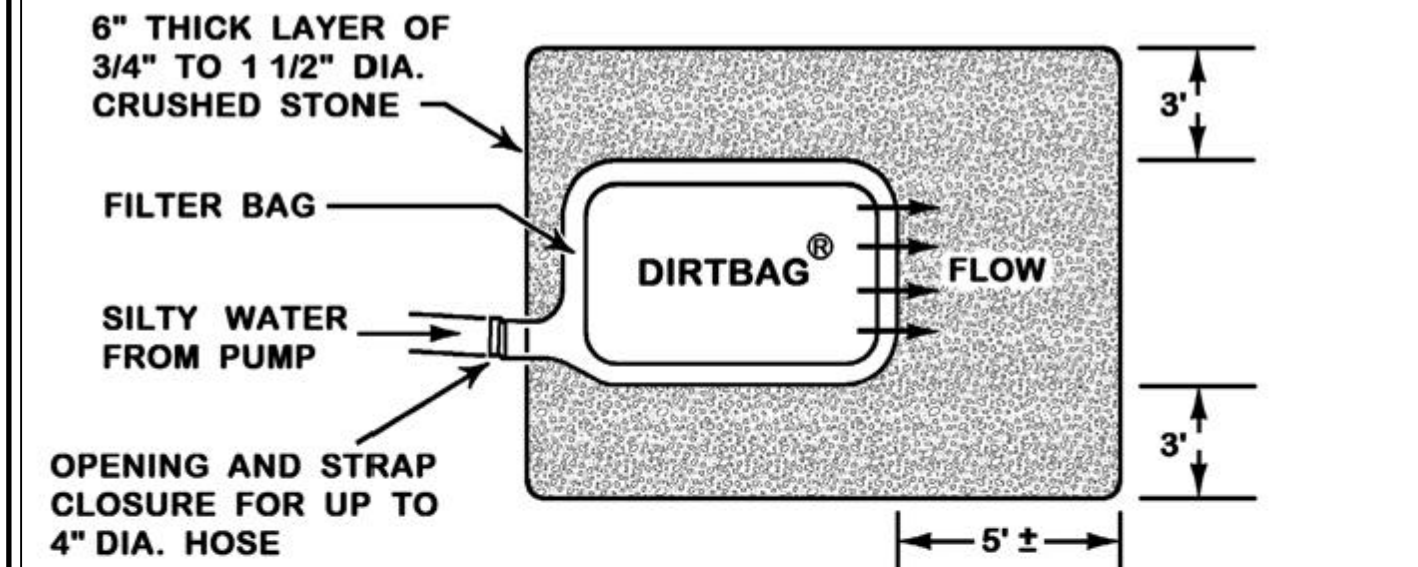
MAINTENANCE:
• INSPECT REGULARLY & AFTER EACH LARGE RAINFALL. REPAIRS SHALL BE DONE IMMEDIATELY W/ ADDITIONAL EROSION CONTROL MIX TO REACH DESIRED HEIGHT & WIDTH.
• SIGNS OF UNDERCUTTING AT CENTER OR EDGES OR SIGNS OF IMPENDING LARGE VOLUMES OF WATER BEHIND BARRIER, REINFORCEMENT W/ ADDITIONAL SEDIMENT BARRIER, SUCH AS A TEMPORARY ROCK CHECK DAM MAY BE REQUIRED.
• SEDIMENT DEPOSITS TO BE REMOVED WHEN REACHING ONE HALF THE HEIGHT OF BARRIER.
• BARRIERS DECOMPOSED, CLOGGED W/ SEDIMENT, ERODED OR INEFFECTIVE, MUST BE REPLACED OR REPAIRED. RESHAPE AS NEEDED.
• EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE. SEDIMENT DEPOSITS REMAINING IN PLACE AFTER CONSTRUCTION SHOULD BE SPREAD TO CONFORM TO EXISTING GRADE, SEEDED & MULCHED.

INSTALLATION OF SEDIMENT BARRIERS:
• SLOPES LESS THAN 5% OR BOTTOM OF STEEPER SLOPES (<2:1) UP TO 20' LONG. BARRIER SHOULD BE MINIMUM OF 12" HIGH, MEASURED ON UPHILL SIDE OF BARRIER. MINIMUM OF 2' WIDE LONGER/STEEPER SLOPES. BARRIER SHOULD BE WIDER TO ACCOMMODATE ADDITIONAL FLOW.
• BARRIER MUST BE PLACED ALONG RELATIVELY LEVEL CONTOUR, CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING Voids AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
• STAND-ALONE USE WITHOUT REINFORCEMENT BY BMP'S:
- AT TOE OF SHALLOW SLOPES
- ON FROZEN GROUND, OUTCROPS OF BEDROCK, VERY ROOTED FORESTED AREAS.
- AT EDGE OF GRAVEL PARKING AREAS, AREAS UNDER CONSTRUCTION.
• LOCATIONS WHERE OTHER BMP'S SHOULD BE USED:
- AT LOW POINTS OF CONCENTRATED RUNOFF;
- BELOW CULVERT OUTLET APRONS;
- WHERE STAND-ALONE'S FAIL;
- BOTTOM OF STEEP PERIMETER SLOPES W/ MORE THAN 50' TOP TO BOTTOM (i.e., A LARGE UP-GRADE CONTRIBUTING WATERSHED); AND
- AROUND CATCHBASINS & CLOSED STORM SYSTEMS.



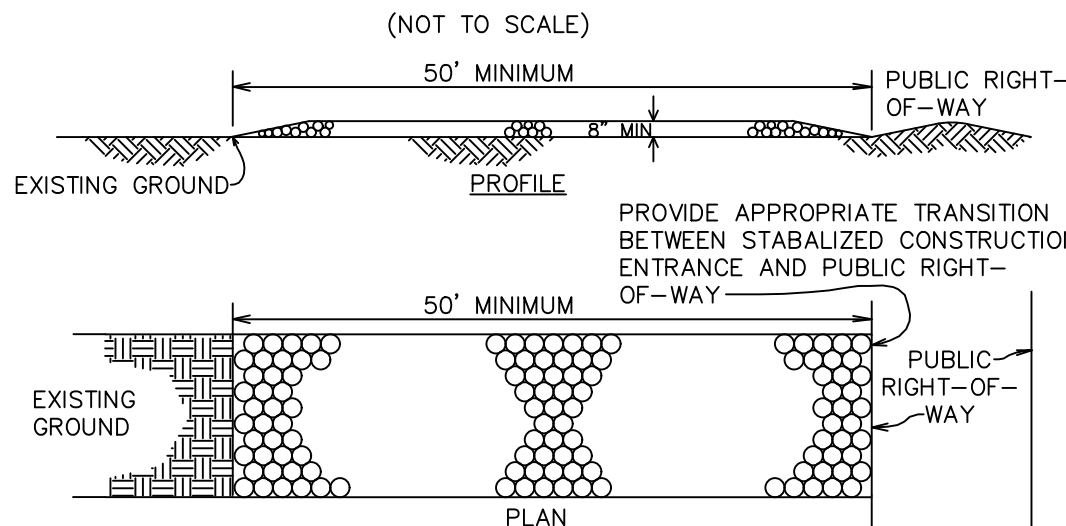
PARKING SPACE LAYOUT

N.T.S.



CONSTRUCTION SPECIFICATIONS

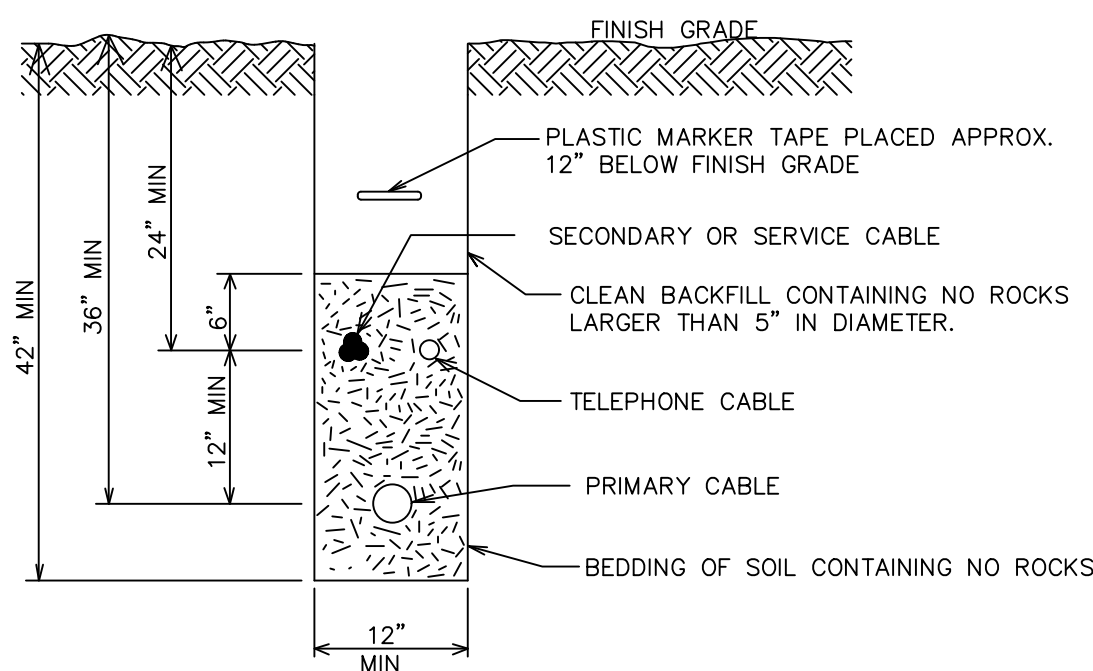
- SET-UP THE FILTER BAG PRIOR TO INITIATING ANY ACTIVITIES WHICH WILL REQUIRE DEWATERING.
- THE TYPE OF FABRIC SHOULD BE BASED ON THE SIZE OF SOIL PARTICLES TO BE TRAPPED (A WOVEN MTERIAL FOR COARSE PARTICLES AND NONWOVEN MATERIAL FOR FINER PARTICLES).
- A FILTER BAG SHOULD BE LOCATED IN AN AREA MOSTLY LEVEL (WITH LESS THAN 5% SLOPE). A PAD OF CRUSHED GRAVEL MAY BE PROVIDED.
- AVOID DISCHARGING TO AN AREA THAT IS BARE OF VEGETATION OR NEWLY VEGETATED. ANY SIGN OF EROSION OR CHANNELIZATION FROM THE DISCHARGED WATER REQUIRES IMMEDIATE CORRECTION.



- CONSTRUCTION SPECIFICATIONS**
1. STONE SIZE -- AASHTO DESIGNATION M 43, SIZE NO. 2 (2 1/2" TO 1 1/2").
 2. USE CRUSHED STONE.
 3. LENGTH -- AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 4. THICKNESS -- NOT LESS THAN EIGHT (8) INCHES.
 5. WIDTH -- NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 6. WASHING -- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OF SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
 7. MAINTENANCE -- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STANDARD SYMBOL

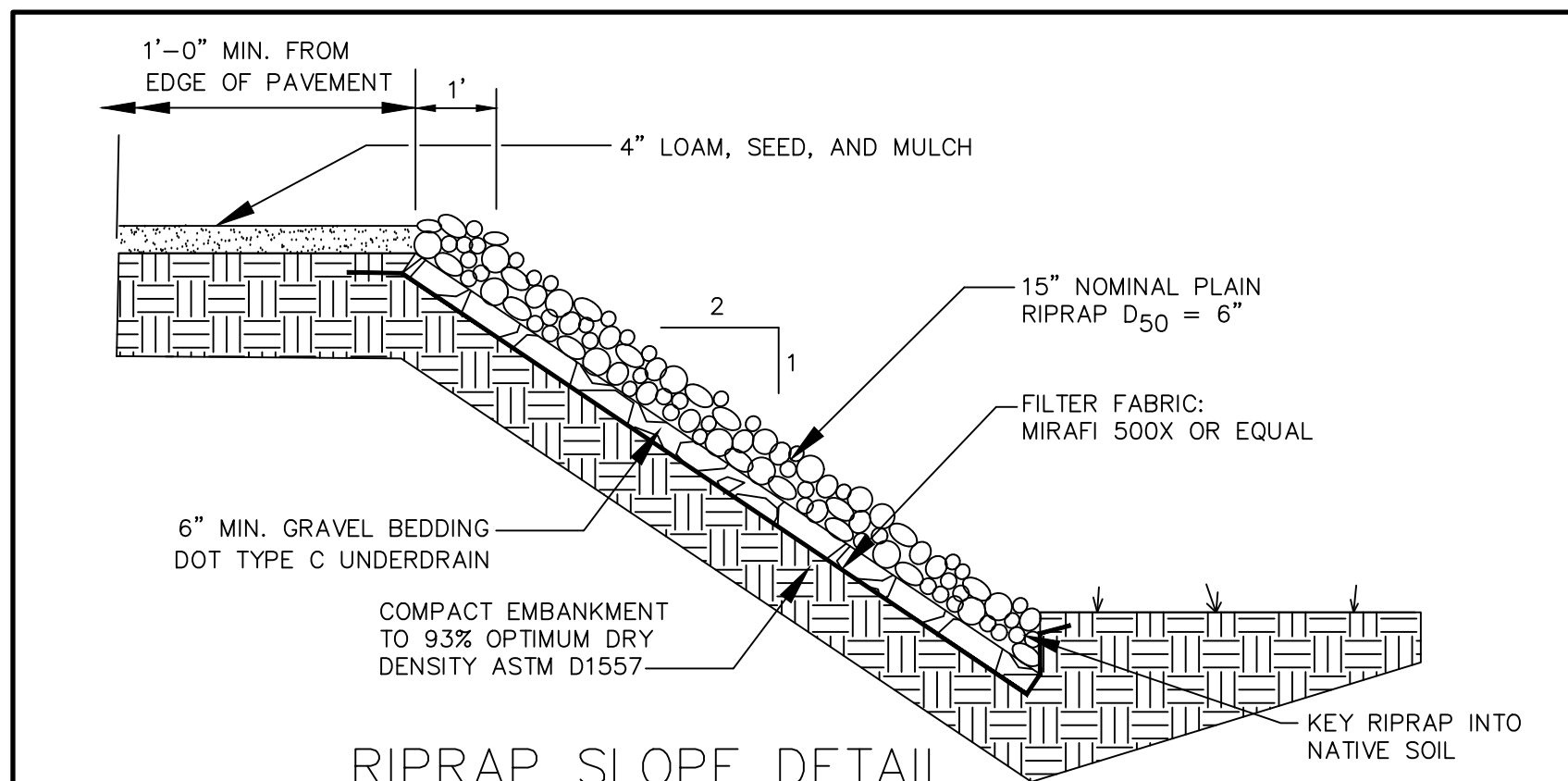
STABILIZED CONSTRUCTION ENTRANCE



NOTES:

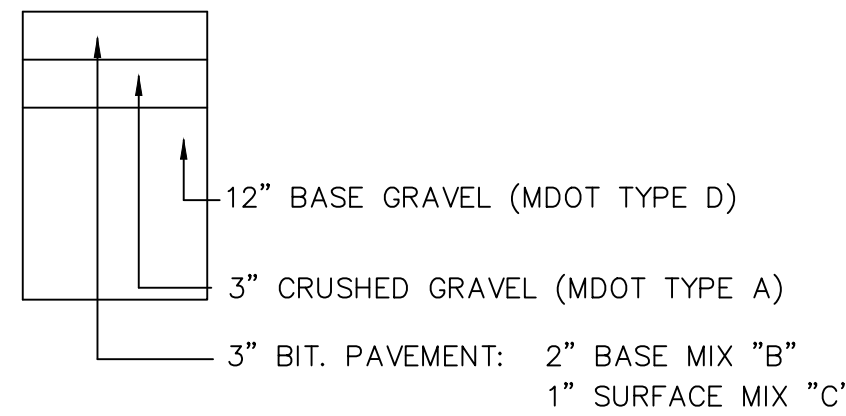
1. SECONDARY OR SERVICE CABLES AND COMMUNICATION CABLES MAY BE PLACED IN THE SAME TRENCH AT THE SAME DEPTH WITHOUT A REQUIRED CLEARANCE OR SEPARATION BETWEEN THE CABLES.
2. INSTALLATION SHOULD NOT ALLOW THE INTER-TWINGING OF CABLES.
3. BEDDING AND BACKFILL SHALL BE FREE OF ROCKS, STUMPS AND OTHER DEBRIS.

TYPICAL ELECTRICAL TRENCH



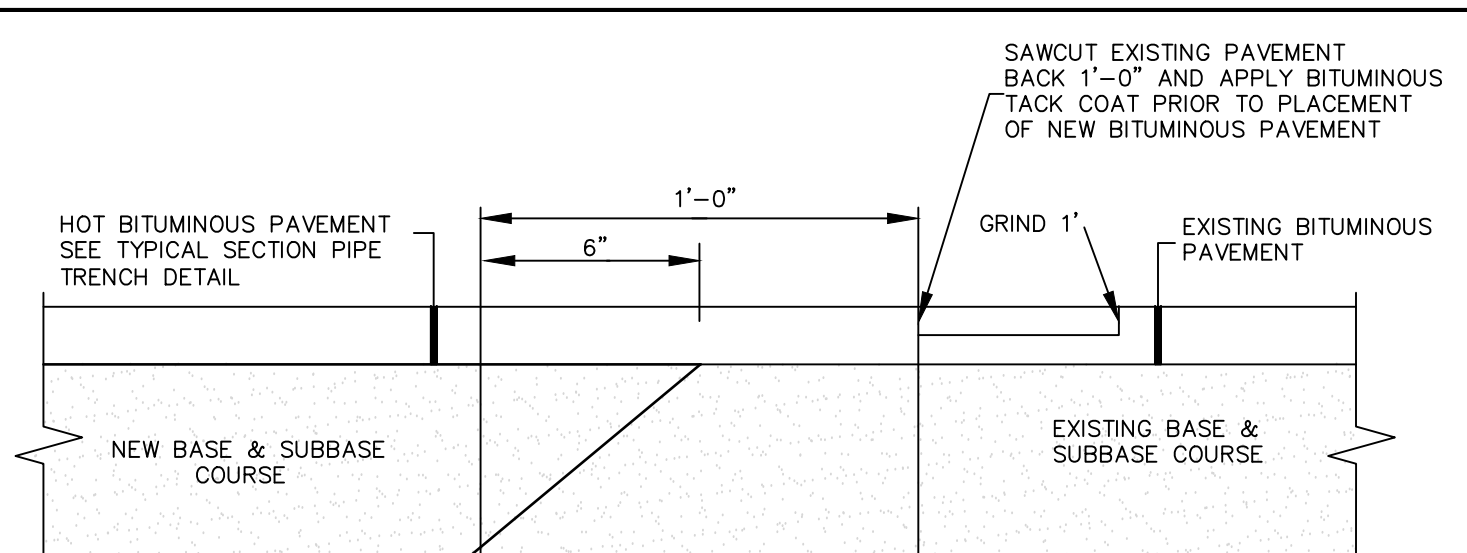
RIPRAP SLOPE DETAIL

NOT TO SCALE



TYPICAL PAVEMENT SECTION

N.T.S.



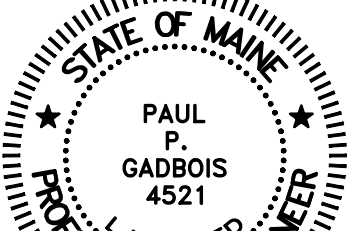
PAVEMENT SAWCUT DETAIL

N.T.S.

PROGRESS PLAN NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR INFORMATIONAL PURPOSES ONLY. THE DATA SHOWN HEREON IS SUBJECT TO REVISION.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.



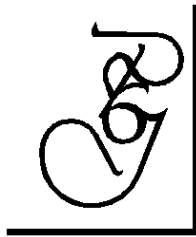
Paul P. Gadbois
PAUL P. GADBOIS, P.E. # 4521

RECORD OWNER
T & T LEASING LLC
109 CASCADE ROAD
OLD ORCHARD BEACH, ME

EROSION CONTROL AND DETAIL SHEET
T & T LEASING LLC
3 DIGITAL DRIVE
BIDDEFORD, MAINE

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING

P.O. BOX 327, SAGO, MAINE 04072
(207) 283-3980



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois@maine.rr.com

February 5, 2025

David Galbraith, Planner
City of Biddeford
205 Main Street
Biddeford, ME

Re: T & T Leasing, LLC 3 Digital Drive, Biddeford, Maine

Dear Mr. Galbraith,

Enclosed please find the stormwater calculations for T & T Leasing, LLC project located at 3 Digital Drive Tax Map 15, Lot 7-4.

The project is located in the Thatcher Brook Watershed therefore the project has been designed to limit the impervious area to 20,000 square feet. The project proposes to construct a 7,500 square foot structure, remove 940 square feet of pavement within the existing turnaround and add 13,354 square feet of new pavement. This results in a net increase in the impervious area of 19,914 square feet.

Since the site is located within MS4 District our stormwater management plan was developed to minimize the amount of stormwater leaving the site and provide for treatment of 86% of new impervious area.

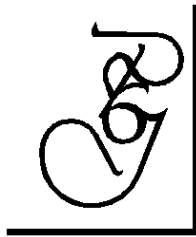
Water Quality

The water quality control plan includes the creation of a roof drip line BMP and filter ponds to provide treatment to 86% of the impervious surfaces.

The roof dripline BMP will be constructed at the roof eave overhang along the backside of the building.

The quantity peak flow summary is shown below for each development condition. We have shown results for the 2-, 10-, 25- and 100-year events

FLOODING STANDARD RESULTS			
	Reach 1R	Reach 1R	
Storm	PRE	POST	DIFFERENCE
	C.F.S.	C.F.S.	C.F.S.
2 Year	1.45	1.09	-0.36
10 Year	2.81	1.93	-0.91
25 Year	3.96	2.63	-1.33
100 Year	6.20	4.20	-2.00



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois@maine.rr.com

FLOODING STANDARD RESULTS			
	Reach 2R	Reach 2R	
Storm	PRE	POST	DIFFERENCE
	C.F.S.	C.F.S.	C.F.S.
2 Year	0.99	1.09	+0.10
10 Year	1.94	1.93	-0.1
25 Year	2.74	2.62	-0.12
100 Year	4.31	5.03	+0.72

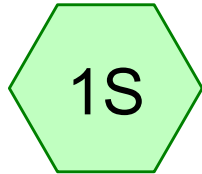
There is a slight increase at Pond 2, Reach 2R for the 2-Year event. Overall, there is a decrease in offsite flows during storm events. The spillway for reach 2R was set above the 100 year peak elevation.

In conclusion this project will not result in any downstream impacts and also provide for treatment.

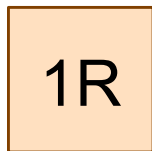
Should you have questions, please call.

Very truly yours,

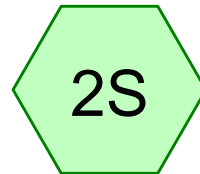
Paul P. Gadbois, P.E., P.L.S.



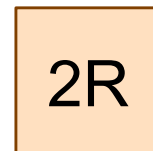
Existing Development
Areas



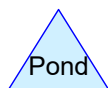
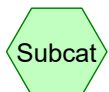
Ditch



Existing Development
Areas



Swale



Routing Diagram for Pre-1646 Rev 02-04-25
Prepared by Microsoft, Printed 2/5/2025
HydroCAD® 10.00 s/n 00910 © 2013 HydroCAD Software Solutions LLC

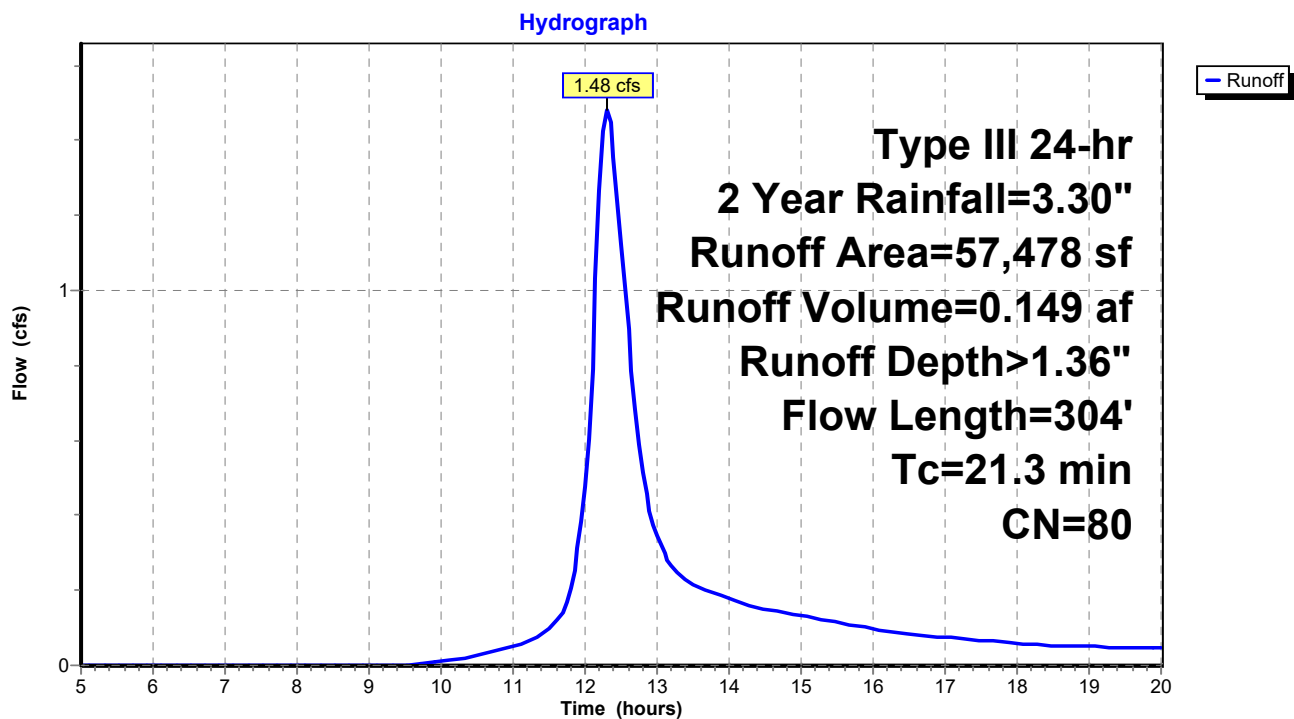
Summary for Subcatchment 1S: Existing Development Areas

Runoff = 1.48 cfs @ 12.31 hrs, Volume= 0.149 af, Depth> 1.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.30"

Area (sf)	CN	Description
57,478	80	>75% Grass cover, Good, HSG D
57,478		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.1	50	0.0050	0.06		Sheet Flow, AB
					Grass: Dense n= 0.240 P2= 3.30"
7.2	254	0.0070	0.59		Shallow Concentrated Flow, BC
					Short Grass Pasture Kv= 7.0 fps
21.3	304	Total			

Subcatchment 1S: Existing Development Areas

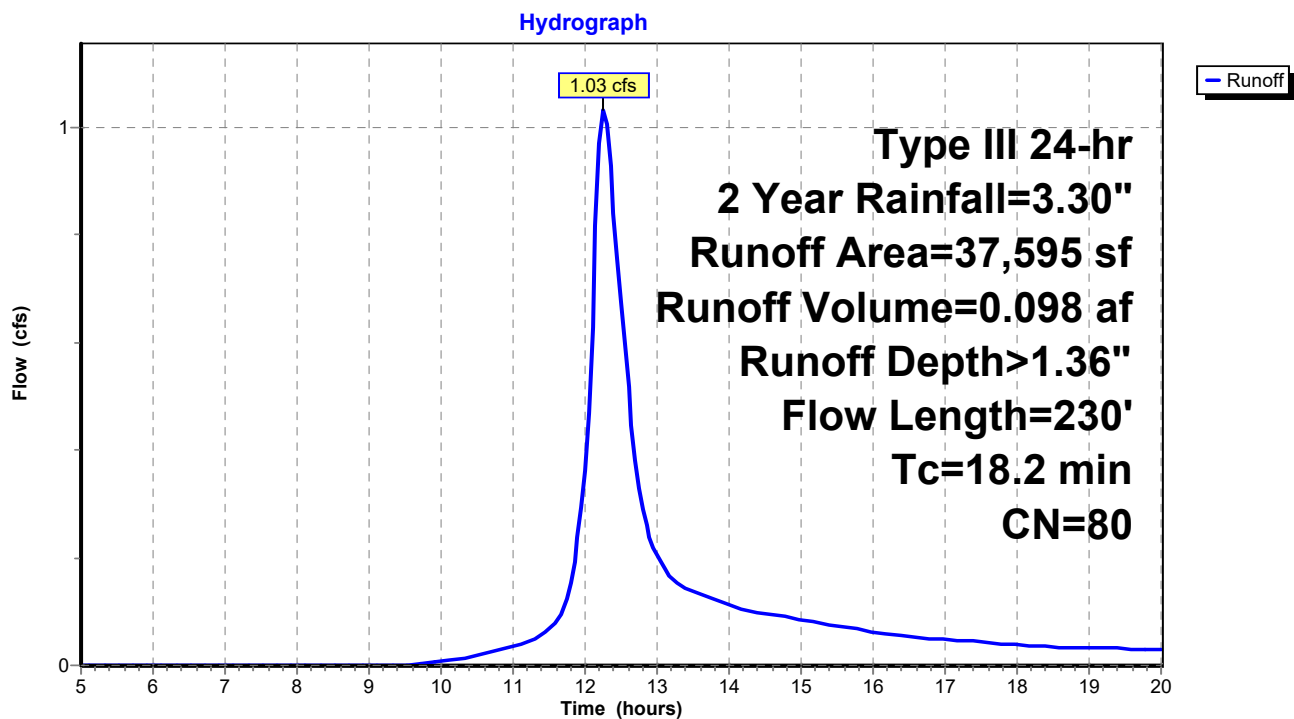
Summary for Subcatchment 2S: Existing Development Areas

Runoff = 1.03 cfs @ 12.26 hrs, Volume= 0.098 af, Depth> 1.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.30"

Area (sf)	CN	Description
37,595	80	>75% Grass cover, Good, HSG D
37,595		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.1	50	0.0050	0.06		Sheet Flow, AB Grass: Dense n= 0.240 P2= 3.30"
4.1	180	0.0110	0.73		Shallow Concentrated Flow, BC Short Grass Pasture Kv= 7.0 fps
18.2	230	Total			

Subcatchment 2S: Existing Development Areas

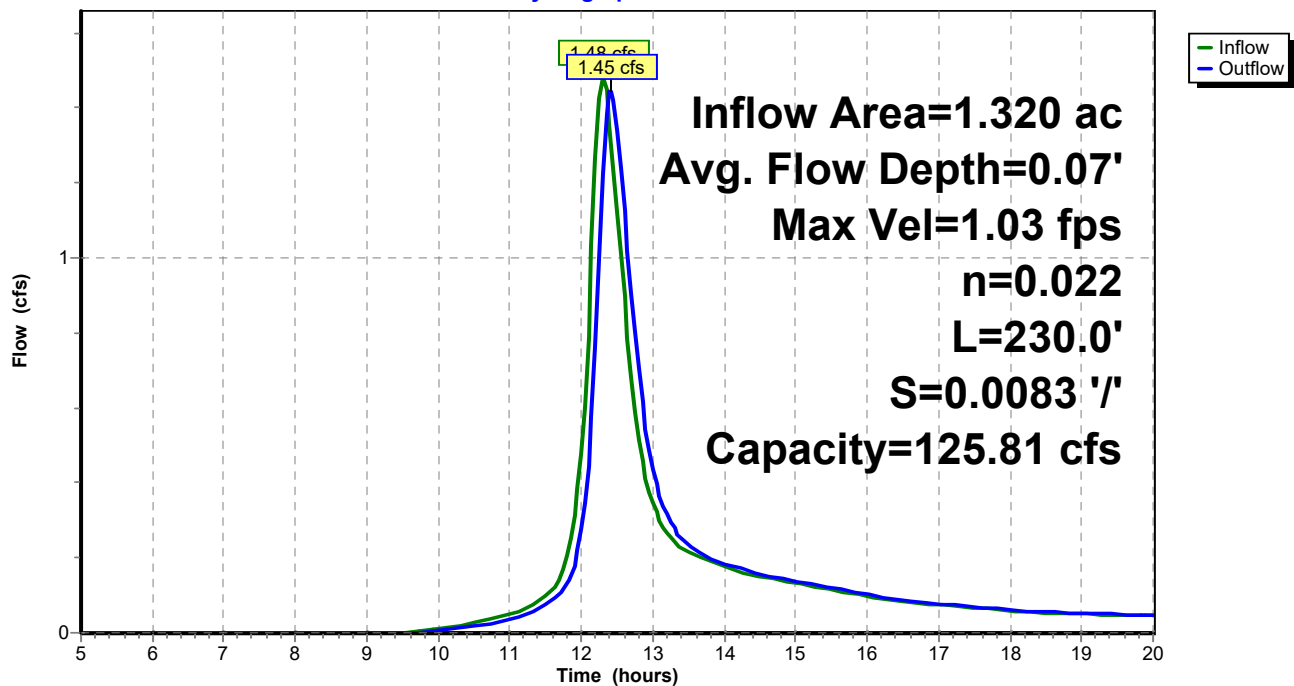
Summary for Reach 1R: Ditch

Inflow Area = 1.320 ac, 0.00% Impervious, Inflow Depth > 1.36" for 2 Year event
 Inflow = 1.48 cfs @ 12.31 hrs, Volume= 0.149 af
 Outflow = 1.45 cfs @ 12.41 hrs, Volume= 0.148 af, Atten= 2%, Lag= 6.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.03 fps, Min. Travel Time= 3.7 min
 Avg. Velocity= 0.40 fps, Avg. Travel Time= 9.7 min

Peak Storage= 323 cf @ 12.35 hrs
 Average Depth at Peak Storage= 0.07'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 125.81 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 230.0' Slope= 0.0083 '/'
 Inlet Invert= 39.21', Outlet Invert= 37.31'

**Reach 1R: Ditch****Hydrograph**

Summary for Reach 2R: Swale

Inflow Area = 0.863 ac, 0.00% Impervious, Inflow Depth > 1.36" for 2 Year event
 Inflow = 1.03 cfs @ 12.26 hrs, Volume= 0.098 af
 Outflow = 0.99 cfs @ 12.38 hrs, Volume= 0.097 af, Atten= 4%, Lag= 7.4 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 0.89 fps, Min. Travel Time= 4.3 min

Avg. Velocity= 0.35 fps, Avg. Travel Time= 10.8 min

Peak Storage= 257 cf @ 12.31 hrs

Average Depth at Peak Storage= 0.06'

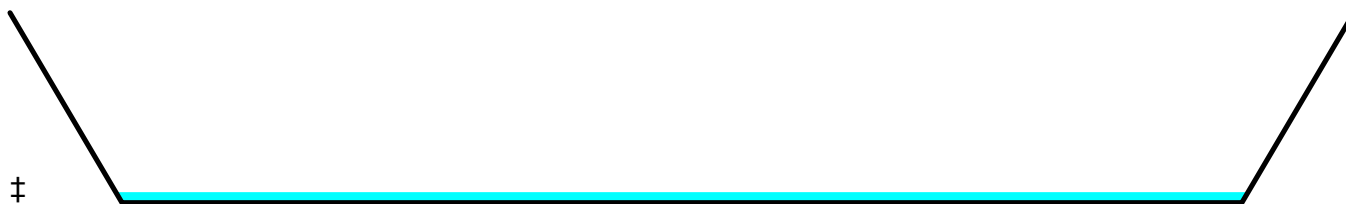
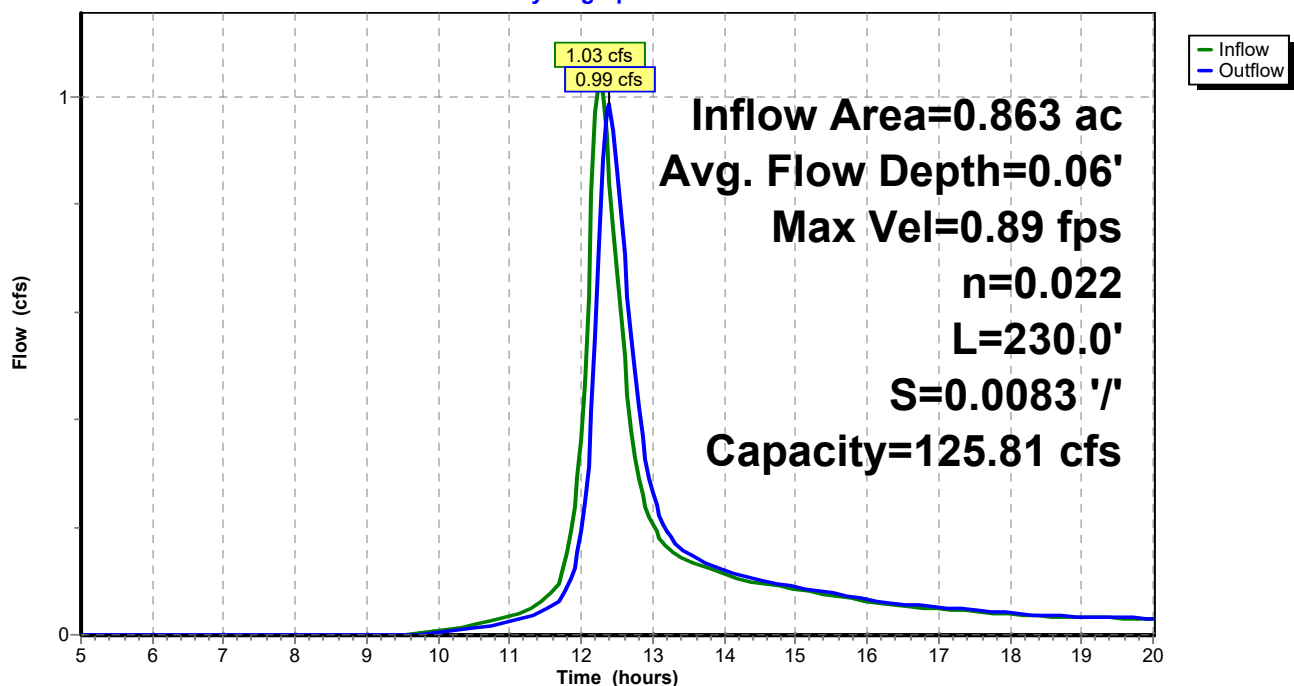
Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 125.81 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight

Side Slope Z-value= 2.0 '/' Top Width= 24.00'

Length= 230.0' Slope= 0.0083 '/'

Inlet Invert= 39.21', Outlet Invert= 37.31'

**Reach 2R: Swale****Hydrograph**

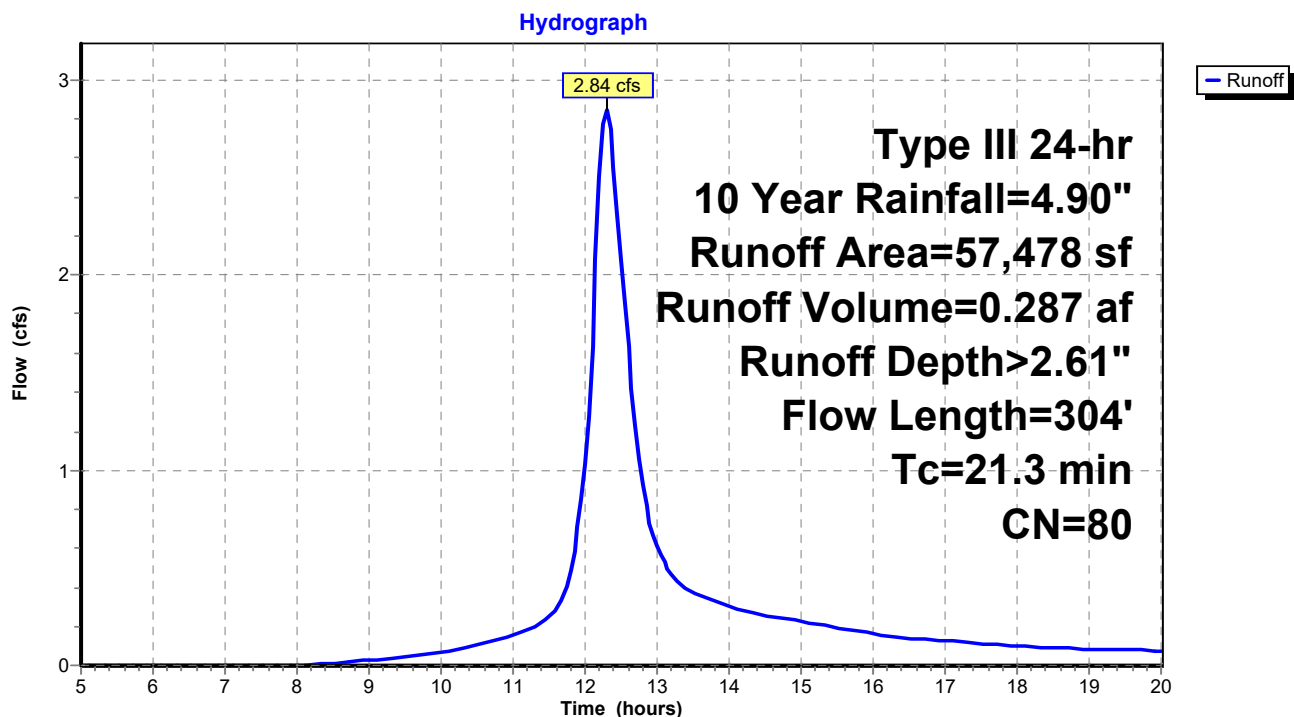
Summary for Subcatchment 1S: Existing Development Areas

Runoff = 2.84 cfs @ 12.30 hrs, Volume= 0.287 af, Depth> 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

Area (sf)	CN	Description
57,478	80	>75% Grass cover, Good, HSG D
57,478		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.1	50	0.0050	0.06		Sheet Flow, AB Grass: Dense n= 0.240 P2= 3.30"
7.2	254	0.0070	0.59		Shallow Concentrated Flow, BC Short Grass Pasture Kv= 7.0 fps
21.3	304	Total			

Subcatchment 1S: Existing Development Areas

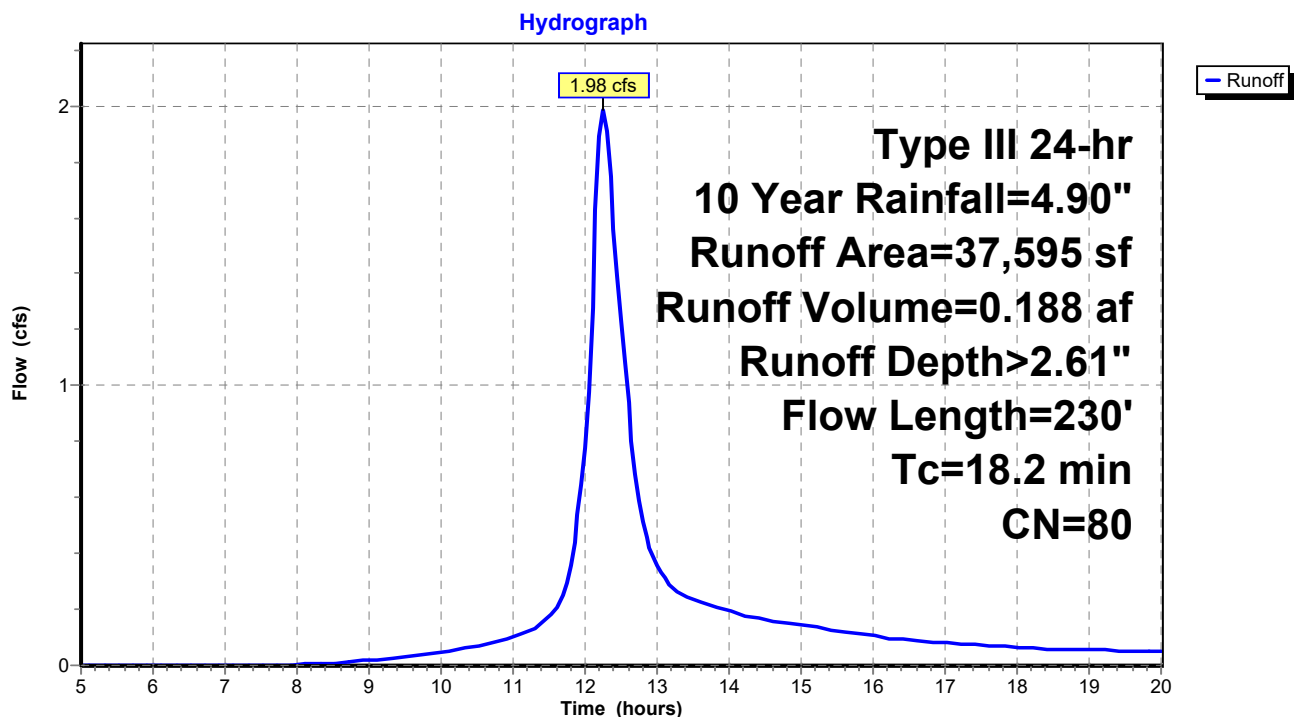
Summary for Subcatchment 2S: Existing Development Areas

Runoff = 1.98 cfs @ 12.25 hrs, Volume= 0.188 af, Depth> 2.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

Area (sf)	CN	Description
37,595	80	>75% Grass cover, Good, HSG D
37,595		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.1	50	0.0050	0.06		Sheet Flow, AB Grass: Dense n= 0.240 P2= 3.30"
4.1	180	0.0110	0.73		Shallow Concentrated Flow, BC Short Grass Pasture Kv= 7.0 fps
18.2	230	Total			

Subcatchment 2S: Existing Development Areas

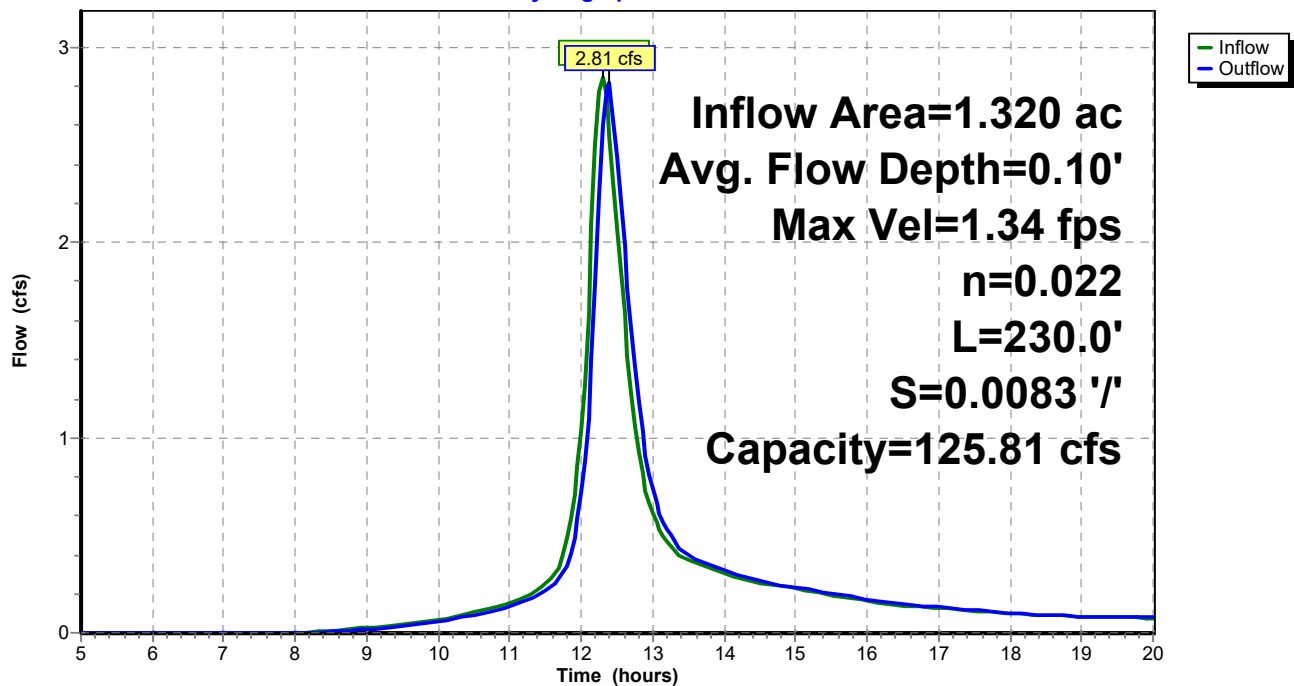
Summary for Reach 1R: Ditch

Inflow Area = 1.320 ac, 0.00% Impervious, Inflow Depth > 2.61" for 10 Year event
 Inflow = 2.84 cfs @ 12.30 hrs, Volume= 0.287 af
 Outflow = 2.81 cfs @ 12.37 hrs, Volume= 0.285 af, Atten= 1%, Lag= 4.7 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.34 fps, Min. Travel Time= 2.9 min
 Avg. Velocity= 0.47 fps, Avg. Travel Time= 8.2 min

Peak Storage= 481 cf @ 12.33 hrs
 Average Depth at Peak Storage= 0.10'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 125.81 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 230.0' Slope= 0.0083 '/'
 Inlet Invert= 39.21', Outlet Invert= 37.31'

**Reach 1R: Ditch****Hydrograph**

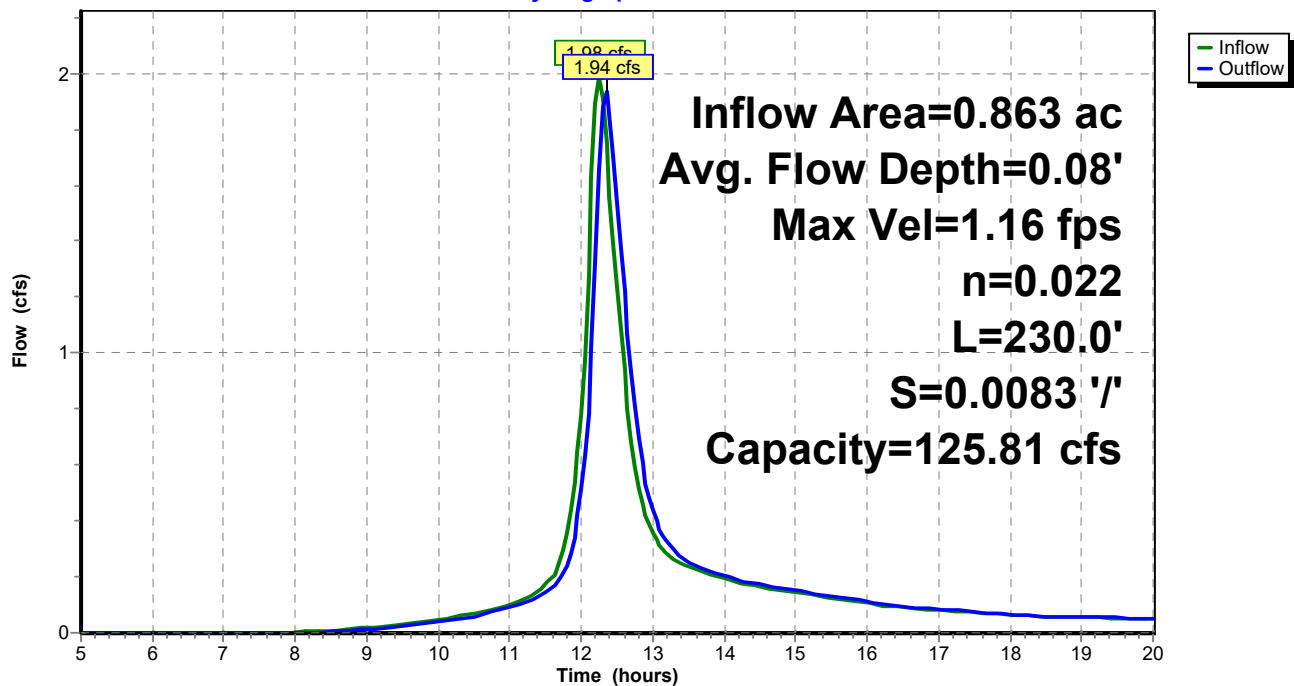
Summary for Reach 2R: Swale

Inflow Area = 0.863 ac, 0.00% Impervious, Inflow Depth > 2.61" for 10 Year event
 Inflow = 1.98 cfs @ 12.25 hrs, Volume= 0.188 af
 Outflow = 1.94 cfs @ 12.35 hrs, Volume= 0.187 af, Atten= 2%, Lag= 5.6 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.16 fps, Min. Travel Time= 3.3 min
 Avg. Velocity= 0.40 fps, Avg. Travel Time= 9.5 min

Peak Storage= 385 cf @ 12.29 hrs
 Average Depth at Peak Storage= 0.08'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 125.81 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 230.0' Slope= 0.0083 '/'
 Inlet Invert= 39.21', Outlet Invert= 37.31'

**Reach 2R: Swale****Hydrograph**

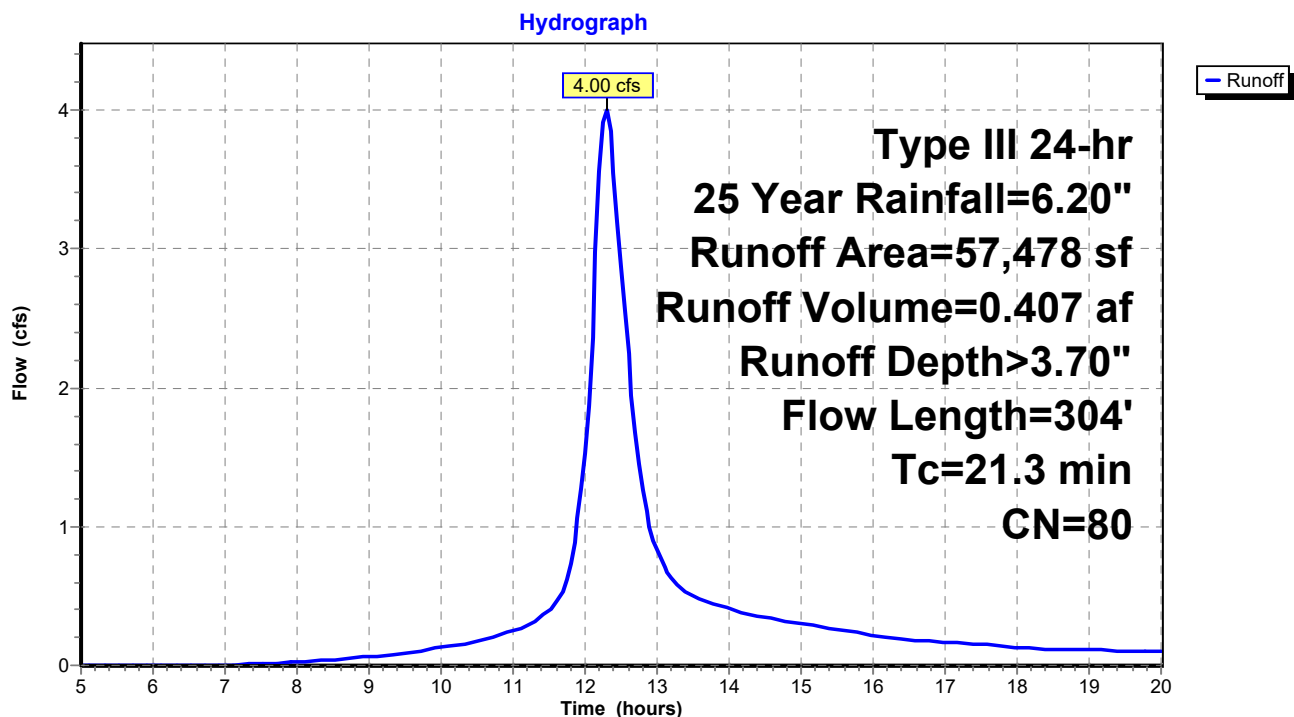
Summary for Subcatchment 1S: Existing Development Areas

Runoff = 4.00 cfs @ 12.29 hrs, Volume= 0.407 af, Depth> 3.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.20"

Area (sf)	CN	Description
57,478	80	>75% Grass cover, Good, HSG D
57,478		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.1	50	0.0050	0.06		Sheet Flow, AB
					Grass: Dense n= 0.240 P2= 3.30"
7.2	254	0.0070	0.59		Shallow Concentrated Flow, BC
					Short Grass Pasture Kv= 7.0 fps
21.3	304	Total			

Subcatchment 1S: Existing Development Areas

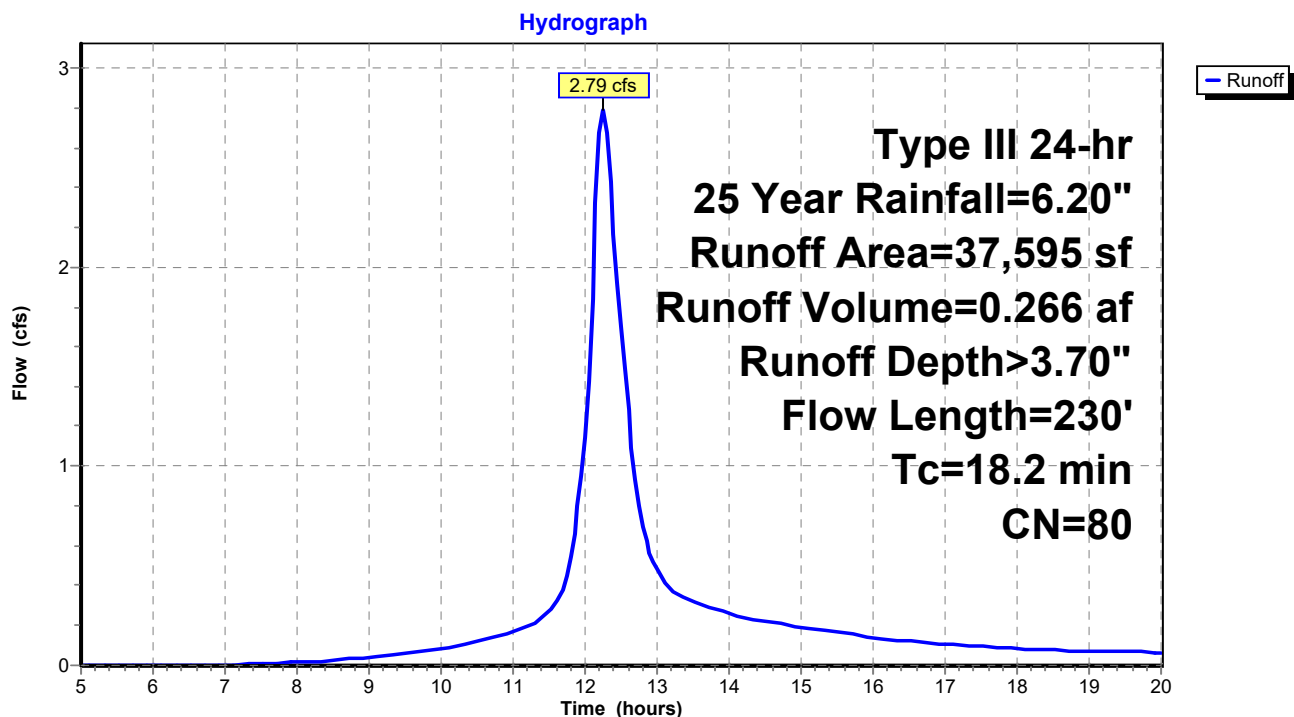
Summary for Subcatchment 2S: Existing Development Areas

Runoff = 2.79 cfs @ 12.25 hrs, Volume= 0.266 af, Depth> 3.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.20"

Area (sf)	CN	Description
37,595	80	>75% Grass cover, Good, HSG D
37,595		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.1	50	0.0050	0.06		Sheet Flow, AB Grass: Dense n= 0.240 P2= 3.30"
4.1	180	0.0110	0.73		Shallow Concentrated Flow, BC Short Grass Pasture Kv= 7.0 fps
18.2	230	Total			

Subcatchment 2S: Existing Development Areas

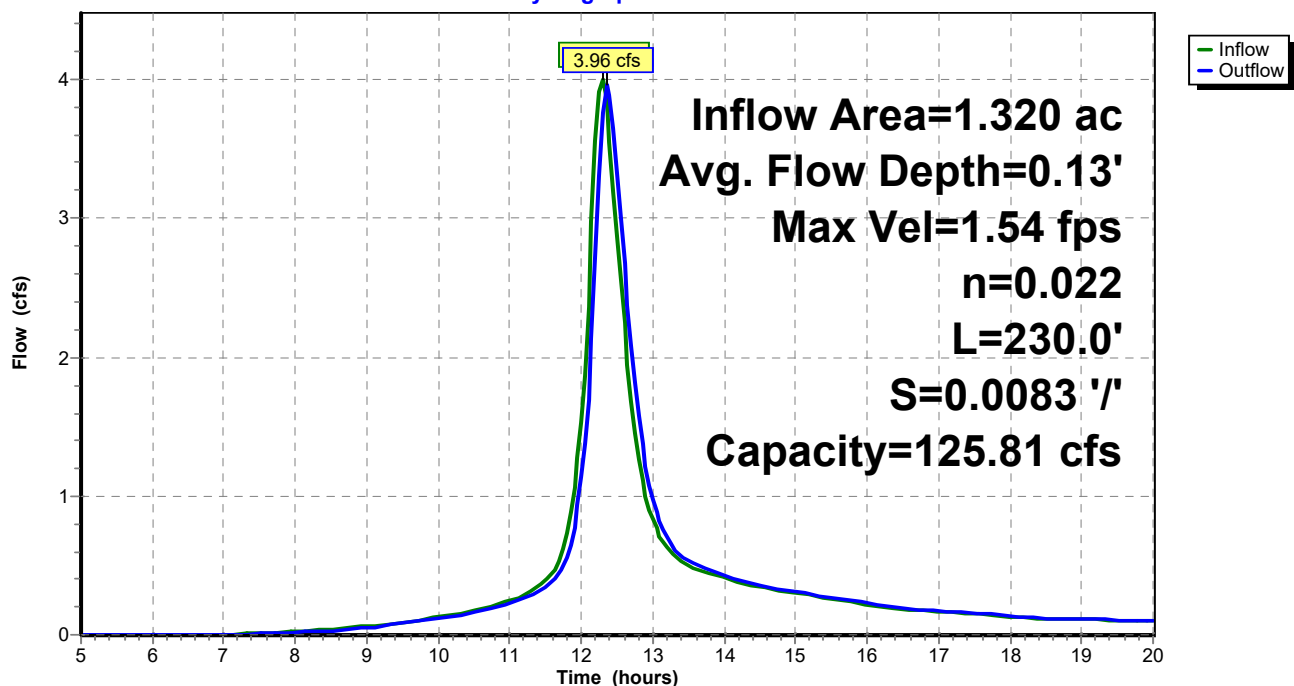
Summary for Reach 1R: Ditch

Inflow Area = 1.320 ac, 0.00% Impervious, Inflow Depth > 3.70" for 25 Year event
 Inflow = 4.00 cfs @ 12.29 hrs, Volume= 0.407 af
 Outflow = 3.96 cfs @ 12.36 hrs, Volume= 0.405 af, Atten= 1%, Lag= 4.2 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.54 fps, Min. Travel Time= 2.5 min
 Avg. Velocity= 0.51 fps, Avg. Travel Time= 7.5 min

Peak Storage= 594 cf @ 12.32 hrs
 Average Depth at Peak Storage= 0.13'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 125.81 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 230.0' Slope= 0.0083 '/'
 Inlet Invert= 39.21', Outlet Invert= 37.31'

**Reach 1R: Ditch****Hydrograph**

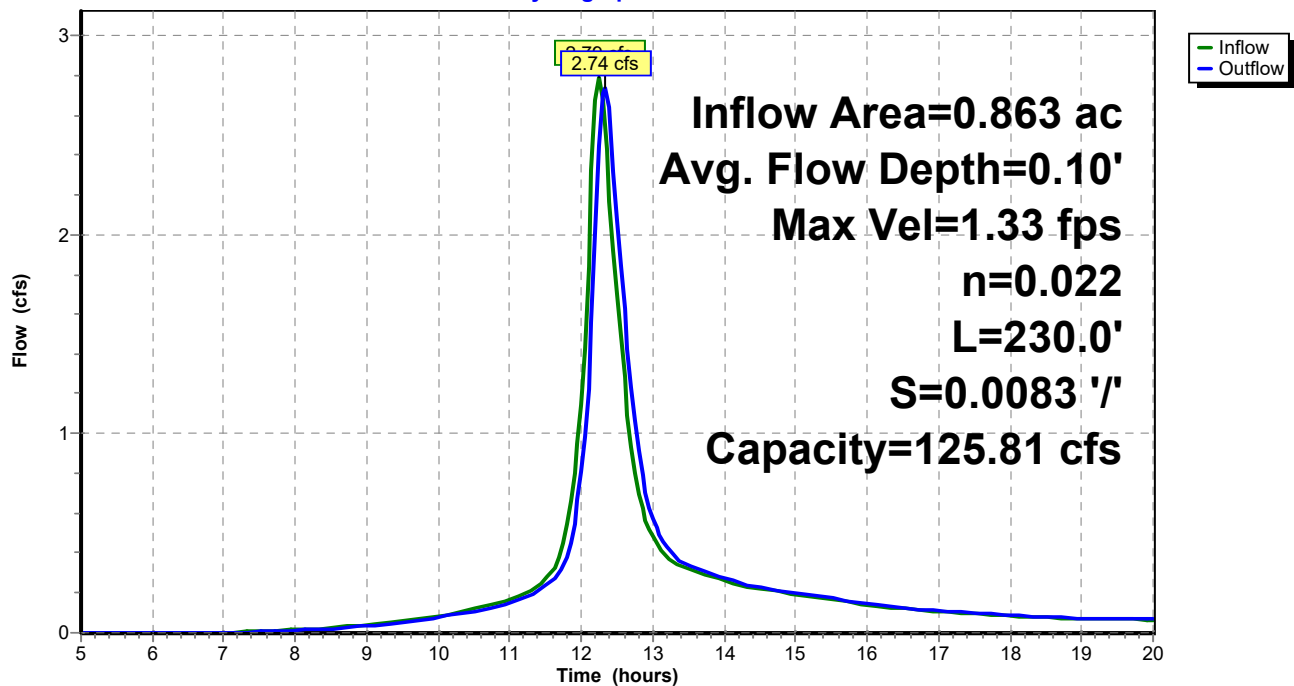
Summary for Reach 2R: Swale

Inflow Area = 0.863 ac, 0.00% Impervious, Inflow Depth > 3.70" for 25 Year event
 Inflow = 2.79 cfs @ 12.25 hrs, Volume= 0.266 af
 Outflow = 2.74 cfs @ 12.33 hrs, Volume= 0.265 af, Atten= 2%, Lag= 4.8 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.33 fps, Min. Travel Time= 2.9 min
 Avg. Velocity= 0.44 fps, Avg. Travel Time= 8.7 min

Peak Storage= 475 cf @ 12.28 hrs
 Average Depth at Peak Storage= 0.10'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 125.81 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 230.0' Slope= 0.0083 '/'
 Inlet Invert= 39.21', Outlet Invert= 37.31'

**Reach 2R: Swale****Hydrograph**

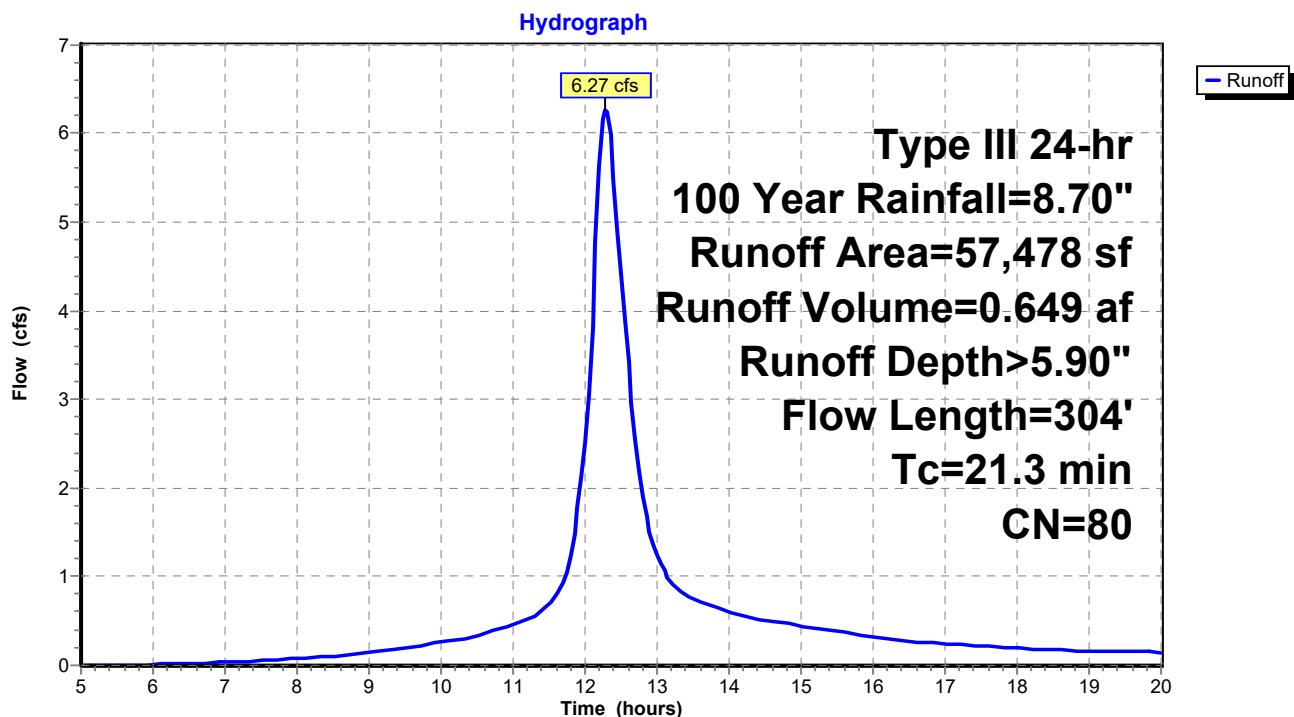
Summary for Subcatchment 1S: Existing Development Areas

Runoff = 6.27 cfs @ 12.29 hrs, Volume= 0.649 af, Depth> 5.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=8.70"

Area (sf)	CN	Description
57,478	80	>75% Grass cover, Good, HSG D
57,478		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.1	50	0.0050	0.06		Sheet Flow, AB Grass: Dense n= 0.240 P2= 3.30"
7.2	254	0.0070	0.59		Shallow Concentrated Flow, BC Short Grass Pasture Kv= 7.0 fps
21.3	304	Total			

Subcatchment 1S: Existing Development Areas

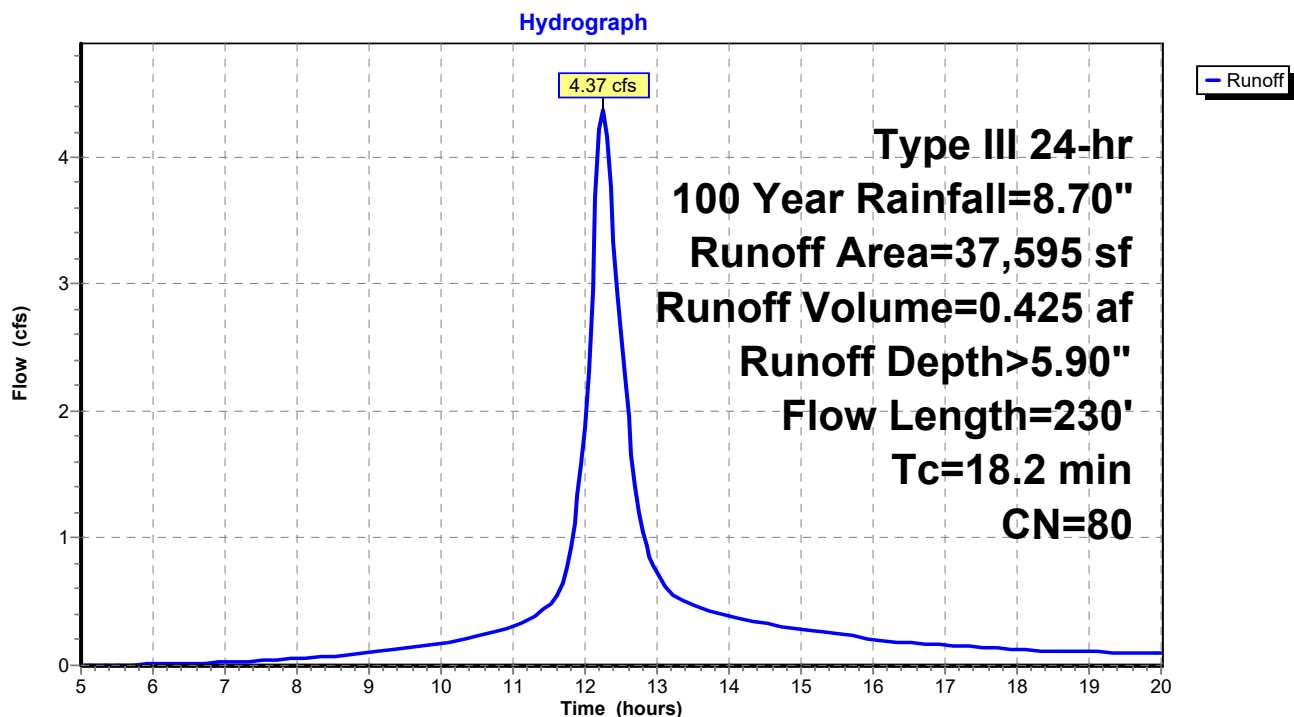
Summary for Subcatchment 2S: Existing Development Areas

Runoff = 4.37 cfs @ 12.25 hrs, Volume= 0.425 af, Depth> 5.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=8.70"

Area (sf)	CN	Description
37,595	80	>75% Grass cover, Good, HSG D
37,595		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.1	50	0.0050	0.06		Sheet Flow, AB Grass: Dense n= 0.240 P2= 3.30"
4.1	180	0.0110	0.73		Shallow Concentrated Flow, BC Short Grass Pasture Kv= 7.0 fps
18.2	230	Total			

Subcatchment 2S: Existing Development Areas

Summary for Reach 1R: Ditch

Inflow Area = 1.320 ac, 0.00% Impervious, Inflow Depth > 5.90" for 100 Year event
 Inflow = 6.27 cfs @ 12.29 hrs, Volume= 0.649 af
 Outflow = 6.20 cfs @ 12.35 hrs, Volume= 0.646 af, Atten= 1%, Lag= 3.6 min

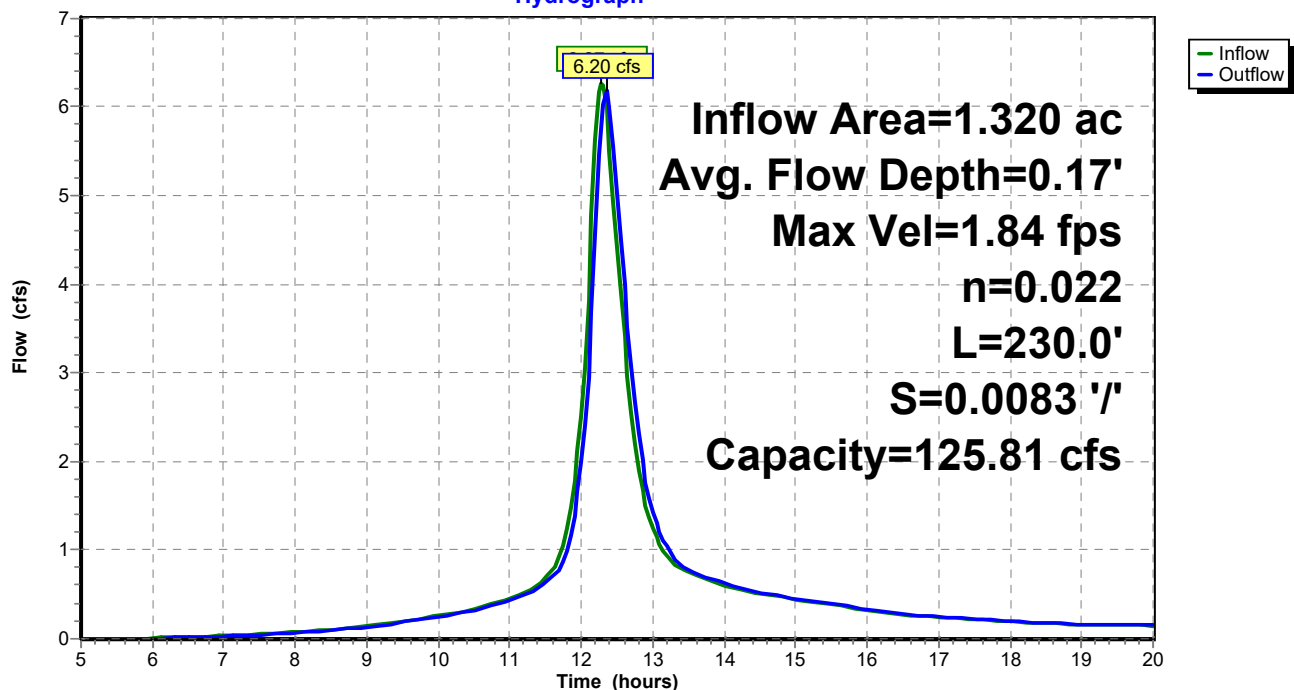
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.84 fps, Min. Travel Time= 2.1 min
 Avg. Velocity= 0.58 fps, Avg. Travel Time= 6.6 min

Peak Storage= 781 cf @ 12.31 hrs
 Average Depth at Peak Storage= 0.17'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 125.81 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 230.0' Slope= 0.0083 '/'
 Inlet Invert= 39.21', Outlet Invert= 37.31'

**Reach 1R: Ditch**

Hydrograph



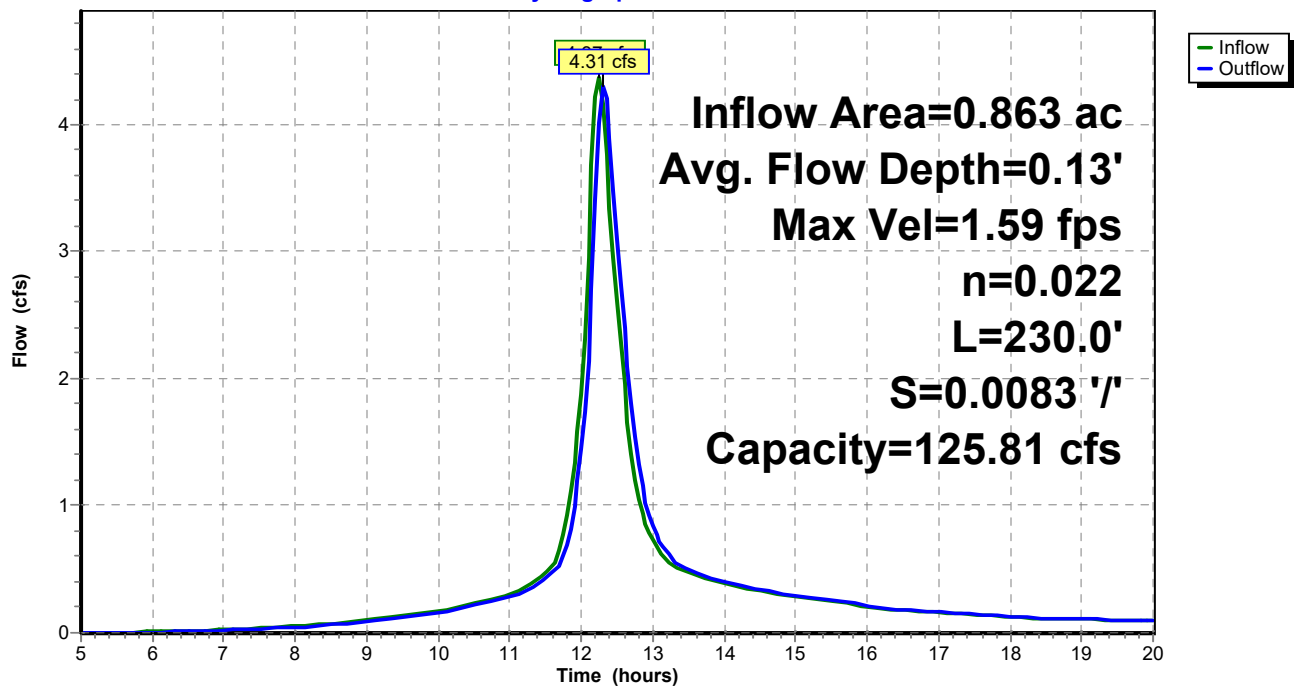
Summary for Reach 2R: Swale

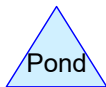
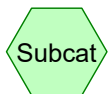
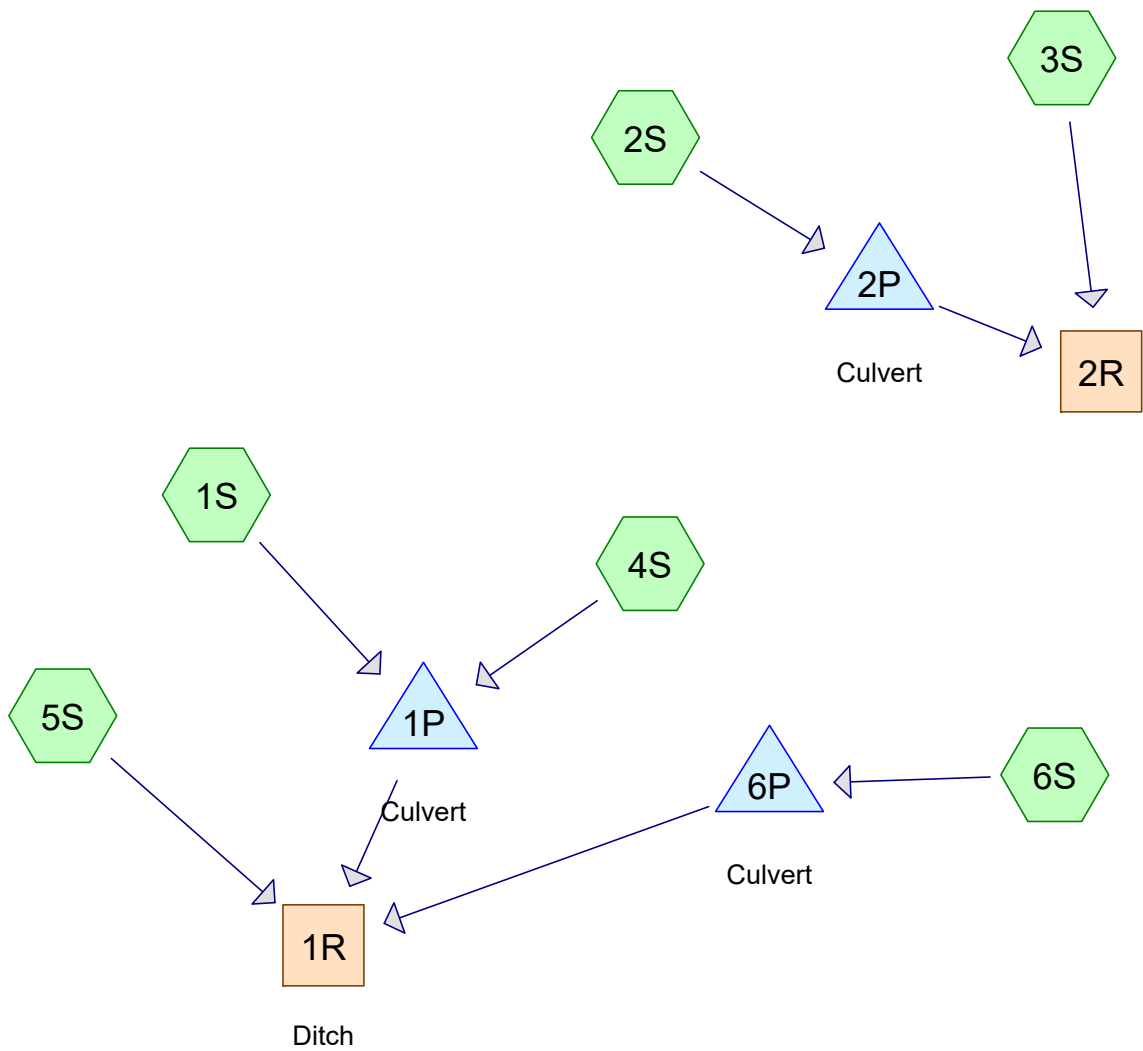
Inflow Area = 0.863 ac, 0.00% Impervious, Inflow Depth > 5.90" for 100 Year event
 Inflow = 4.37 cfs @ 12.25 hrs, Volume= 0.425 af
 Outflow = 4.31 cfs @ 12.31 hrs, Volume= 0.423 af, Atten= 2%, Lag= 4.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.59 fps, Min. Travel Time= 2.4 min
 Avg. Velocity= 0.50 fps, Avg. Travel Time= 7.7 min

Peak Storage= 626 cf @ 12.27 hrs
 Average Depth at Peak Storage= 0.13'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 125.81 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 230.0' Slope= 0.0083 '/'
 Inlet Invert= 39.21', Outlet Invert= 37.31'

**Reach 2R: Swale****Hydrograph**



Routing Diagram for Post-1646 Rev 02-04-25
 Prepared by Microsoft, Printed 2/5/2025
 HydroCAD® 10.00 s/n 00910 © 2013 HydroCAD Software Solutions LLC

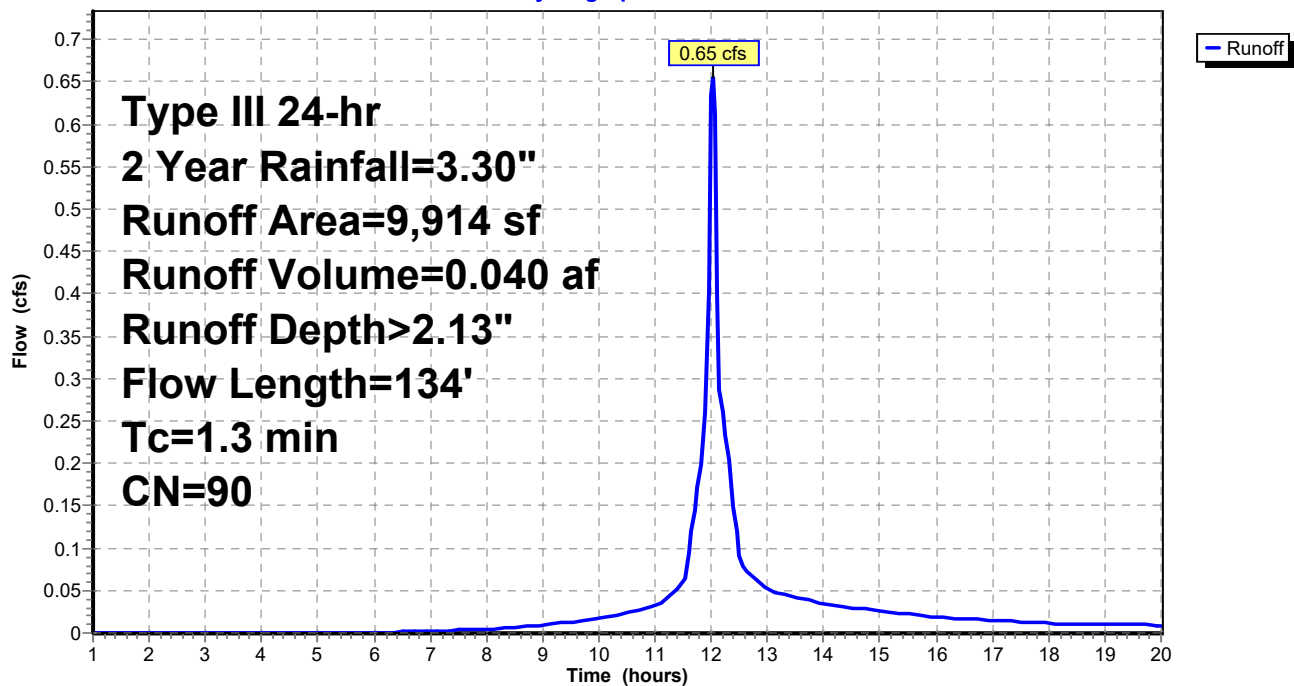
Summary for Subcatchment 1S:

Runoff = 0.65 cfs @ 12.02 hrs, Volume= 0.040 af, Depth> 2.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.30"

	Area (sf)	CN	Description
*	5,275	98	Pavement
	4,639	80	>75% Grass cover, Good, HSG D
	9,914	90	Weighted Average
	4,639		46.79% Pervious Area
	5,275		53.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	30	0.0170	1.03		Sheet Flow, AB Smooth surfaces n= 0.011 P2= 3.30"
0.3	50	0.0170	2.65		Shallow Concentrated Flow, BC Paved Kv= 20.3 fps
0.5	54	0.0560	1.66		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
1.3	134	Total			

Subcatchment 1S:**Hydrograph**

Summary for Subcatchment 2S:

Runoff = 1.27 cfs @ 12.03 hrs, Volume= 0.080 af, Depth> 2.31"

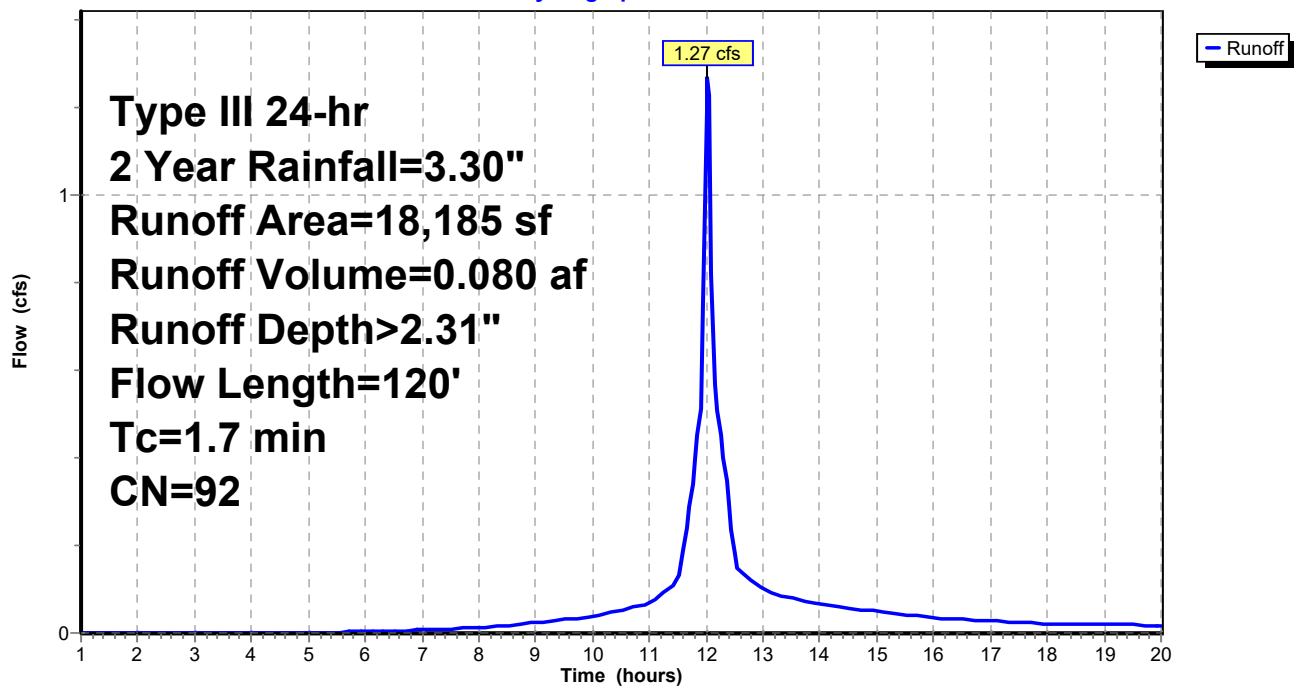
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.30"

Area (sf)	CN	Description
* 12,000	98	Pavement / Buildings
6,185	80	>75% Grass cover, Good, HSG D
18,185	92	Weighted Average
6,185		34.01% Pervious Area
12,000		65.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.22		Sheet Flow, AB Smooth surfaces n= 0.011 P2= 3.30"
0.0	10	0.2500	3.50		Shallow Concentrated Flow, BC Short Grass Pasture Kv= 7.0 fps
1.0	60	0.0200	0.99		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
1.7	120	Total			

Subcatchment 2S:

Hydrograph



Summary for Subcatchment 3S:

Runoff = 0.82 cfs @ 12.27 hrs, Volume= 0.079 af, Depth> 1.36"

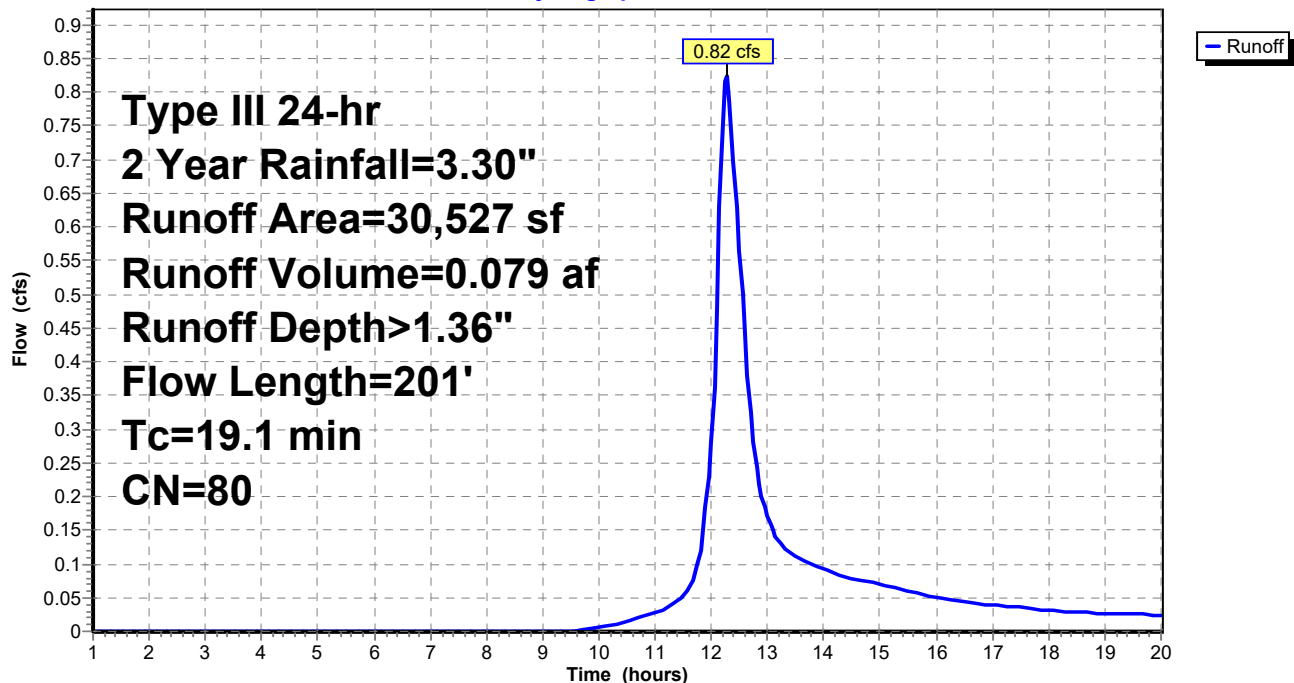
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.30"

Area (sf)	CN	Description
30,527	80	>75% Grass cover, Good, HSG D
30,527		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	51	0.0140	0.06		Sheet Flow, AB
					Grass: Bermuda n= 0.410 P2= 3.30"
4.6	150	0.0120	0.55		Shallow Concentrated Flow, BC
					Woodland Kv= 5.0 fps
19.1	201	Total			

Subcatchment 3S:

Hydrograph



Summary for Subcatchment 4S:

Runoff = 0.34 cfs @ 12.05 hrs, Volume= 0.022 af, Depth> 2.22"

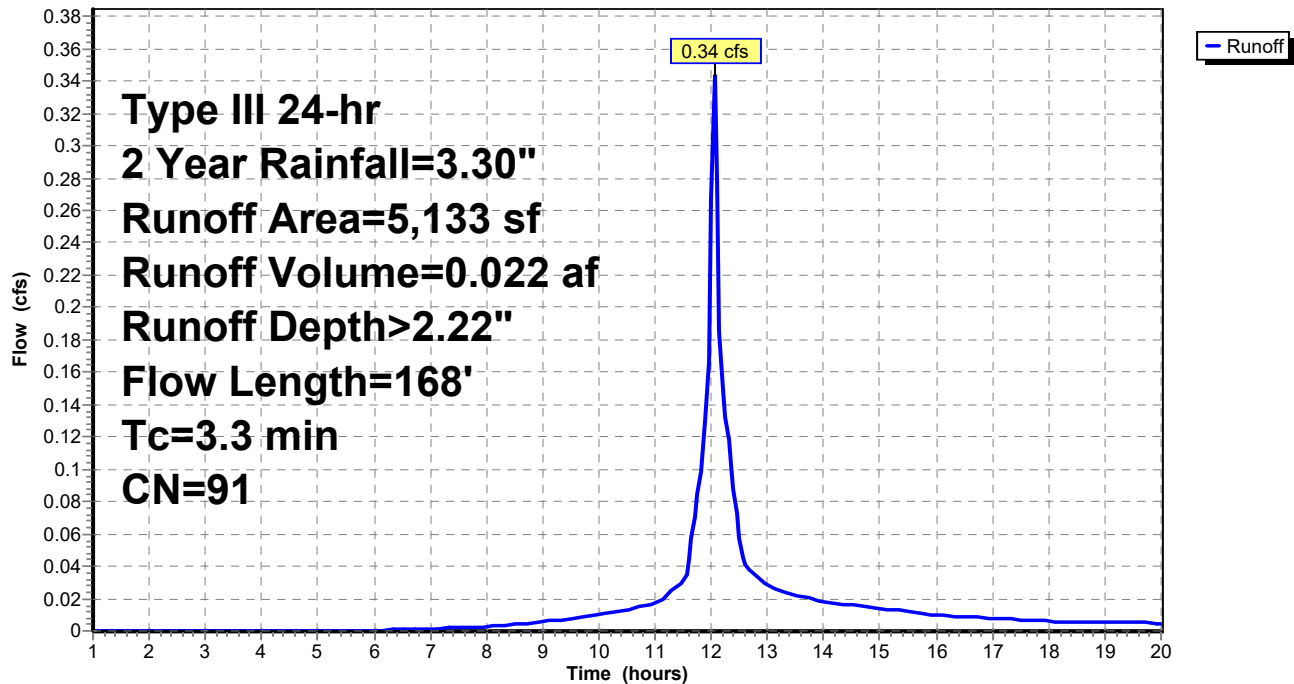
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.30"

	Area (sf)	CN	Description
*	3,189	98	Pavement
	1,944	80	>75% Grass cover, Good, HSG D
	5,133	91	Weighted Average
	1,944		37.87% Pervious Area
	3,189		62.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	65	0.0200	1.28		Sheet Flow, AB
					Smooth surfaces n= 0.011 P2= 3.30"
2.5	103	0.0100	0.70		Shallow Concentrated Flow, BC
					Short Grass Pasture Kv= 7.0 fps
3.3	168	Total			

Subcatchment 4S:

Hydrograph



Summary for Subcatchment 5S:

Runoff = 0.70 cfs @ 12.35 hrs, Volume= 0.075 af, Depth> 1.36"

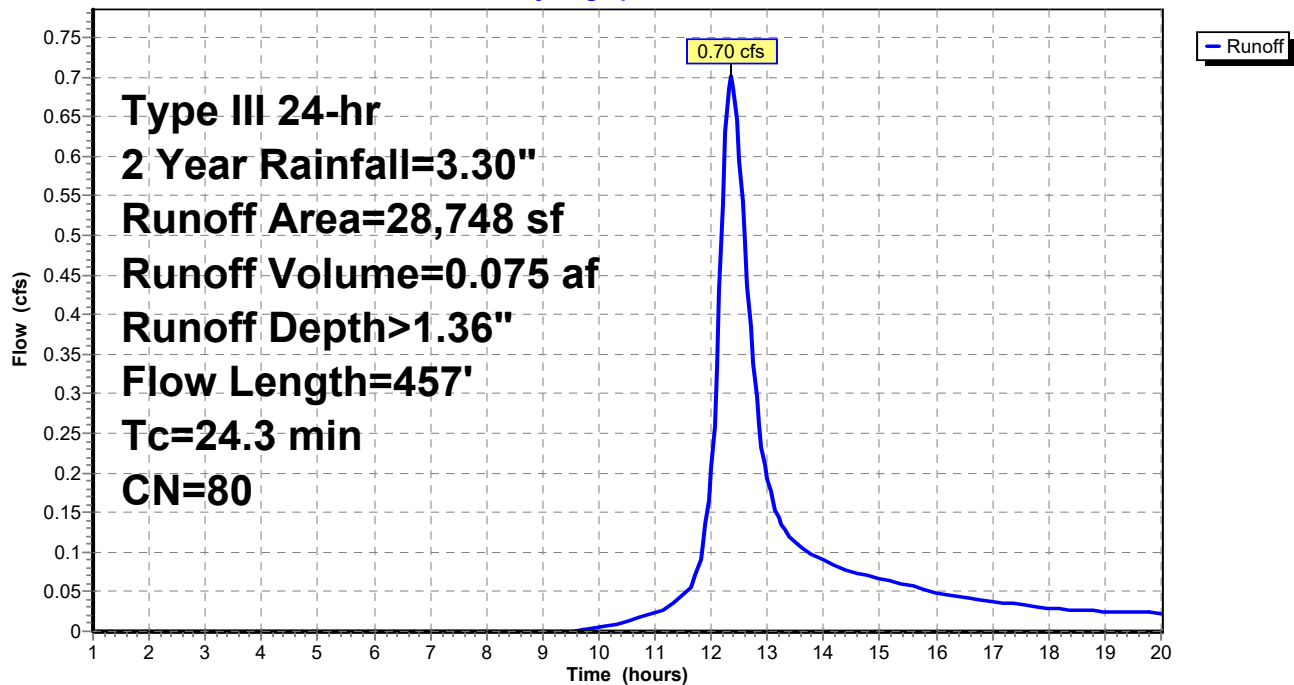
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.30"

Area (sf)	CN	Description
28,748	80	>75% Grass cover, Good, HSG D
28,748		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.6	50	0.0100	0.08		Sheet Flow, AB
					Grass: Dense n= 0.240 P2= 3.30"
13.7	407	0.0050	0.49		Shallow Concentrated Flow, BC
					Short Grass Pasture Kv= 7.0 fps
24.3	457	Total			

Subcatchment 5S:

Hydrograph



Summary for Subcatchment 6S:

Runoff = 0.11 cfs @ 12.05 hrs, Volume= 0.007 af, Depth> 1.37"

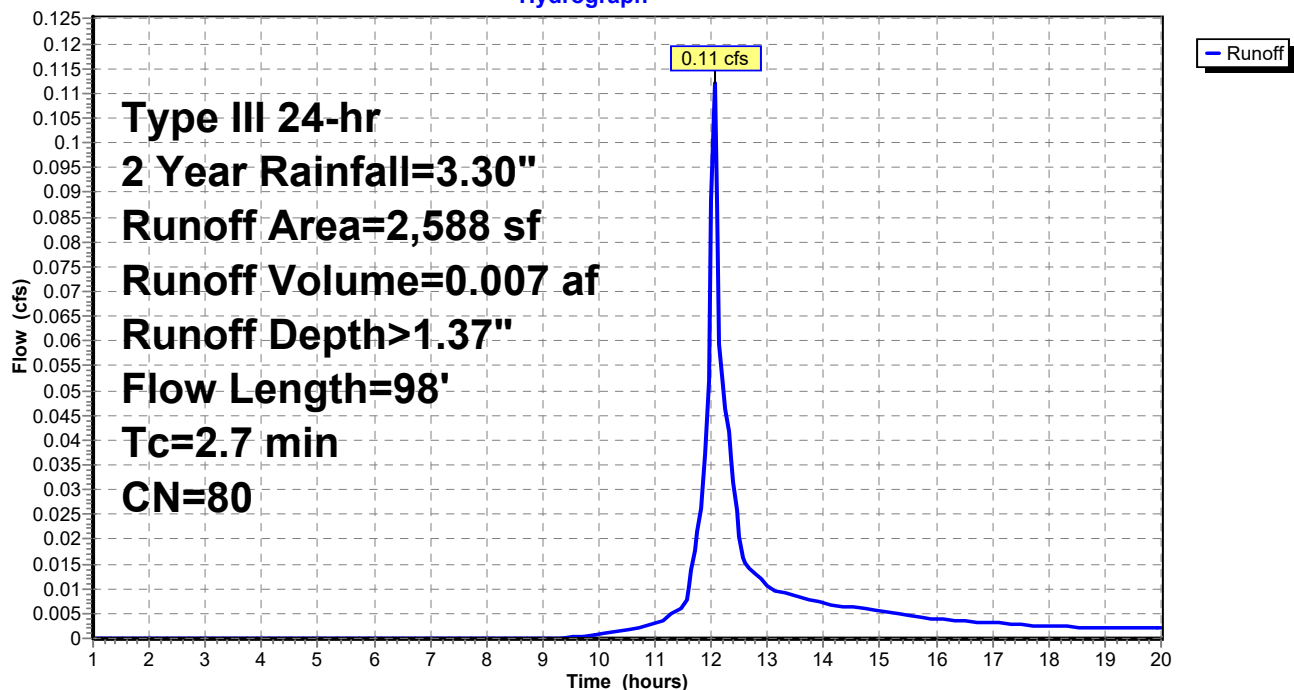
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.30"

Area (sf)	CN	Description
2,588	80	>75% Grass cover, Good, HSG D
2,588		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	20	0.2100	0.22		Sheet Flow, AB
					Grass: Dense n= 0.240 P2= 3.30"
1.2	78	0.0050	1.06		Shallow Concentrated Flow, BC
					Grassed Waterway Kv= 15.0 fps
2.7	98	Total			

Subcatchment 6S:

Hydrograph



Summary for Reach 1R: Ditch

Inflow Area = 1.065 ac, 18.25% Impervious, Inflow Depth > 1.37" for 2 Year event
 Inflow = 1.09 cfs @ 12.34 hrs, Volume= 0.122 af
 Outflow = 1.09 cfs @ 12.34 hrs, Volume= 0.122 af, Atten= 0%, Lag= 0.4 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.29 fps, Min. Travel Time= 0.3 min
 Avg. Velocity= 0.58 fps, Avg. Travel Time= 0.6 min

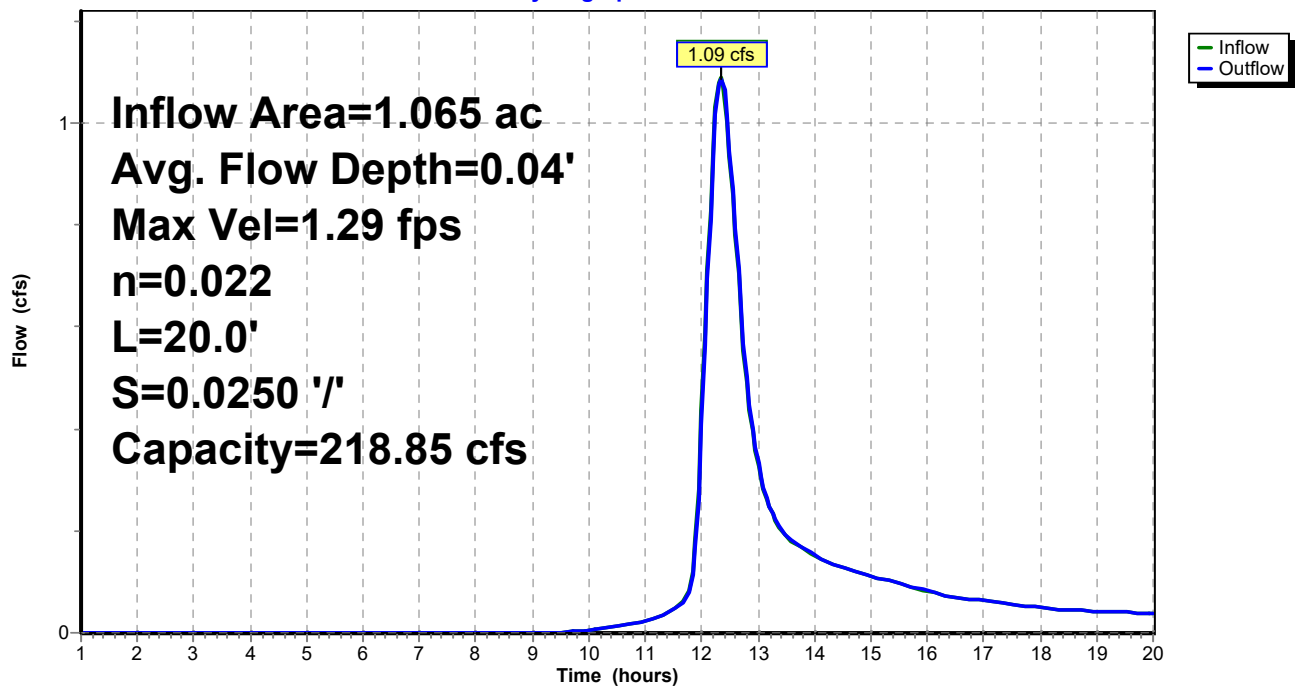
Peak Storage= 17 cf @ 12.34 hrs
 Average Depth at Peak Storage= 0.04'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 218.85 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 20.0' Slope= 0.0250 '/'
 Inlet Invert= 130.00', Outlet Invert= 129.50'



Reach 1R: Ditch

Hydrograph



Summary for Reach 2R:

Inflow Area = 1.118 ac, 24.63% Impervious, Inflow Depth > 1.55" for 2 Year event
 Inflow = 1.10 cfs @ 12.27 hrs, Volume= 0.144 af
 Outflow = 1.09 cfs @ 12.28 hrs, Volume= 0.144 af, Atten= 1%, Lag= 0.5 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 2
 Max. Velocity= 1.29 fps, Min. Travel Time= 0.3 min
 Avg. Velocity= 0.61 fps, Avg. Travel Time= 0.5 min

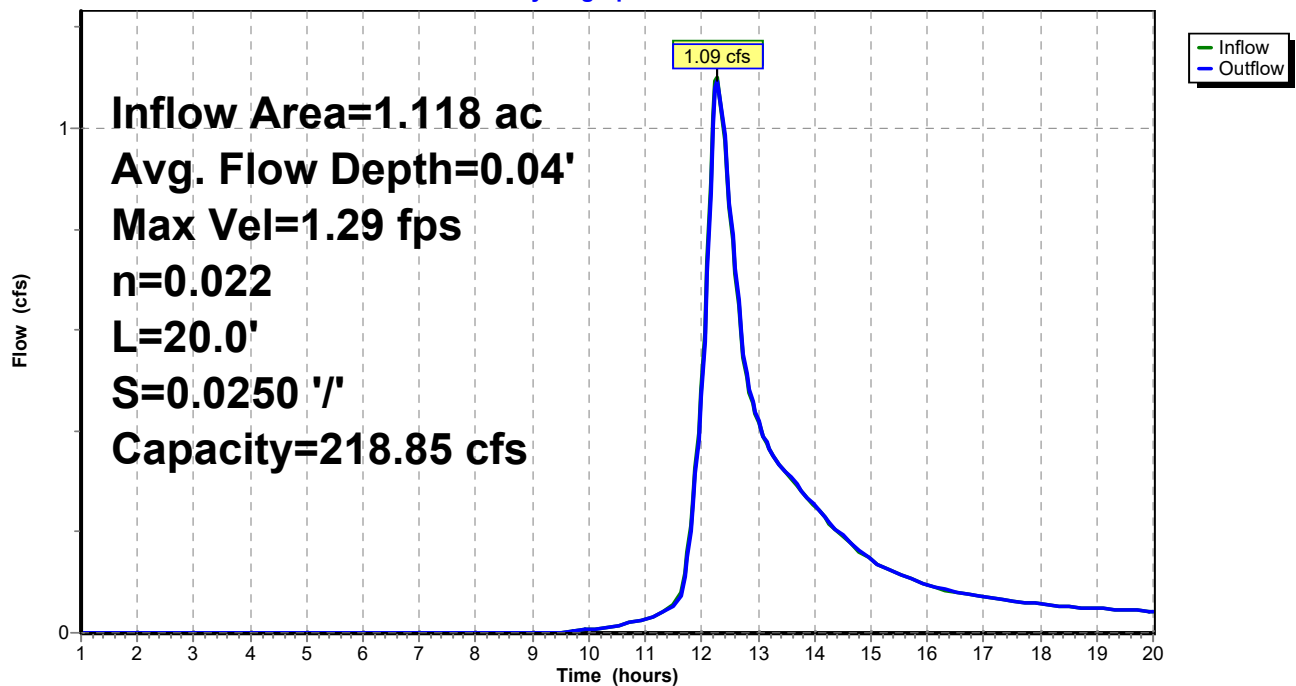
Peak Storage= 17 cf @ 12.28 hrs
 Average Depth at Peak Storage= 0.04'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 218.85 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 20.0' Slope= 0.0250 '/'
 Inlet Invert= 130.00', Outlet Invert= 129.50'



Reach 2R:

Hydrograph



Summary for Pond 1P: Culvert

Inflow Area = 0.345 ac, 56.25% Impervious, Inflow Depth > 2.16" for 2 Year event
 Inflow = 0.97 cfs @ 12.03 hrs, Volume= 0.062 af
 Outflow = 0.40 cfs @ 12.21 hrs, Volume= 0.047 af, Atten= 59%, Lag= 10.9 min
 Primary = 0.40 cfs @ 12.21 hrs, Volume= 0.047 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 133.58' @ 12.21 hrs Surf.Area= 1,034 sf Storage= 1,124 cf

Plug-Flow detention time= 115.2 min calculated for 0.047 af (76% of inflow)
 Center-of-Mass det. time= 55.6 min (824.7 - 769.0)

Volume	Invert	Avail.Storage	Storage Description
#1	132.00'	3,198 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
132.00	443	0	0
133.00	764	604	604
134.00	1,231	998	1,601
135.00	1,962	1,597	3,198

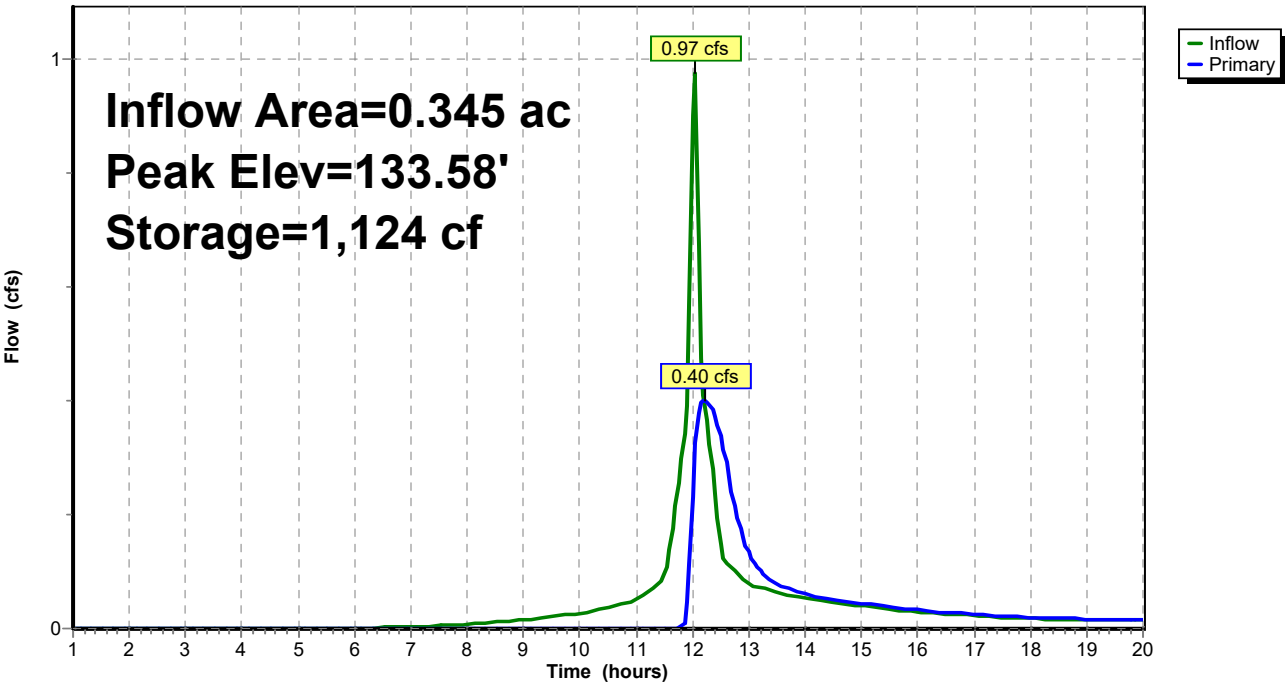
Device	Routing	Invert	Outlet Devices
#1	Primary	130.50'	18.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 130.50' / 130.00' S= 0.0167 ' / Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	133.00'	5.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	134.00'	24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	134.50'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.40 cfs @ 12.21 hrs HW=133.58' (Free Discharge)

1=Culvert (Passes 0.40 cfs of 12.98 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.40 cfs @ 2.93 fps)
 3=Orifice/Grate (Controls 0.00 cfs)
 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Culvert

Hydrograph



Summary for Pond 2P: Culvert

Inflow Area = 0.417 ac, 65.99% Impervious, Inflow Depth > 2.31" for 2 Year event
 Inflow = 1.27 cfs @ 12.03 hrs, Volume= 0.080 af
 Outflow = 0.28 cfs @ 12.41 hrs, Volume= 0.065 af, Atten= 78%, Lag= 22.9 min
 Primary = 0.28 cfs @ 12.41 hrs, Volume= 0.065 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 133.65' @ 12.41 hrs Surf.Area= 1,569 sf Storage= 1,700 cf

Plug-Flow detention time= 126.5 min calculated for 0.065 af (81% of inflow)
 Center-of-Mass det. time= 74.6 min (836.9 - 762.3)

Volume	Invert	Avail.Storage	Storage Description
#1	132.00'	4,605 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
132.00	610	0	0
133.00	1,065	838	838
134.00	1,835	1,450	2,288
135.00	2,800	2,318	4,605

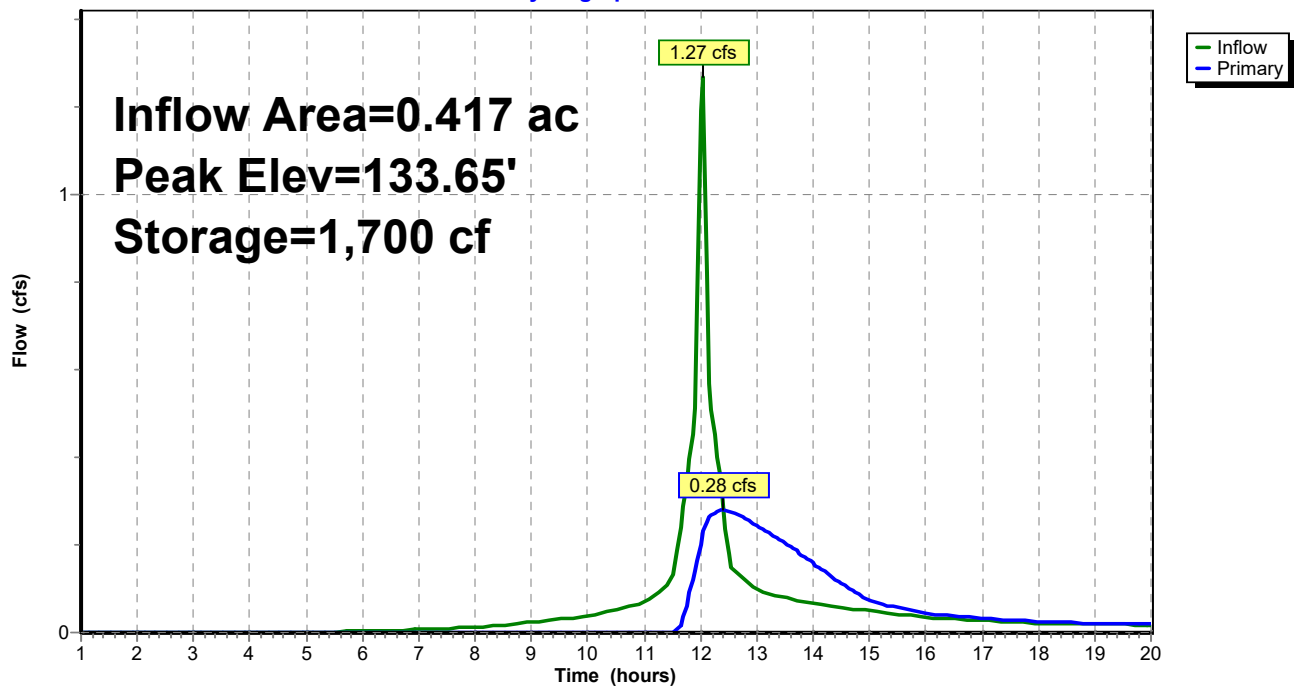
Device	Routing	Invert	Outlet Devices
#1	Primary	130.50'	18.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 130.50' / 130.00' S= 0.0167 ' / Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	132.75'	3.5" Vert. Orifice/Grate C= 0.600
#3	Device 1	134.50'	24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	134.75'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.28 cfs @ 12.41 hrs HW=133.65' (Free Discharge)

1=Culvert (Passes 0.28 cfs of 13.19 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.28 cfs @ 4.19 fps)
 3=Orifice/Grate (Controls 0.00 cfs)
 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Culvert

Hydrograph



Summary for Pond 6P: Culvert

Inflow Area = 0.059 ac, 0.00% Impervious, Inflow Depth > 1.37" for 2 Year event
 Inflow = 0.11 cfs @ 12.05 hrs, Volume= 0.007 af
 Outflow = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 131.59' @ 20.00 hrs Surf.Area= 698 sf Storage= 295 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	131.00'	2,656 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

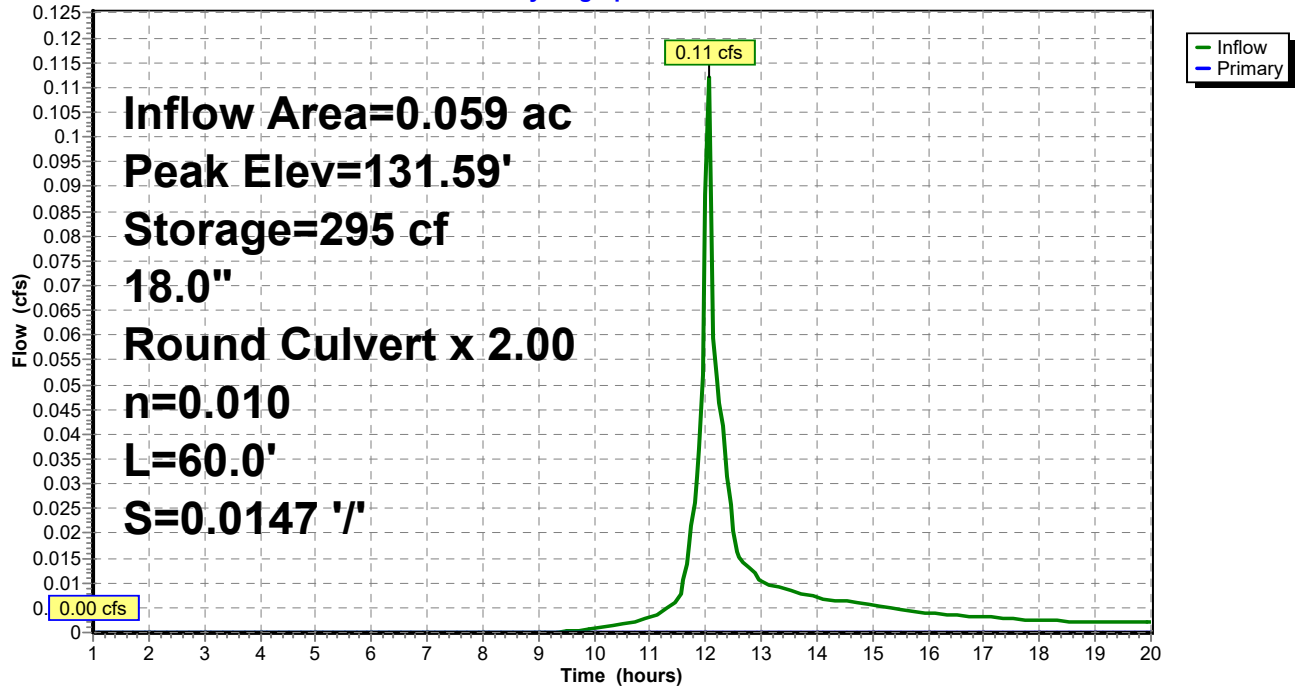
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
131.00	300	0	0
132.00	973	637	637
133.00	3,065	2,019	2,656

Device	Routing	Invert	Outlet Devices
#1	Primary	132.00'	18.0" Round Culvert X 2.00 L= 60.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 132.00' / 131.12' S= 0.0147 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.00 cfs @ 1.00 hrs HW=131.00' (Free Discharge)
 ↑1=Culvert (Controls 0.00 cfs)

Pond 6P: Culvert

Hydrograph



Summary for Subcatchment 1S:

Runoff = 1.07 cfs @ 12.02 hrs, Volume= 0.068 af, Depth> 3.58"

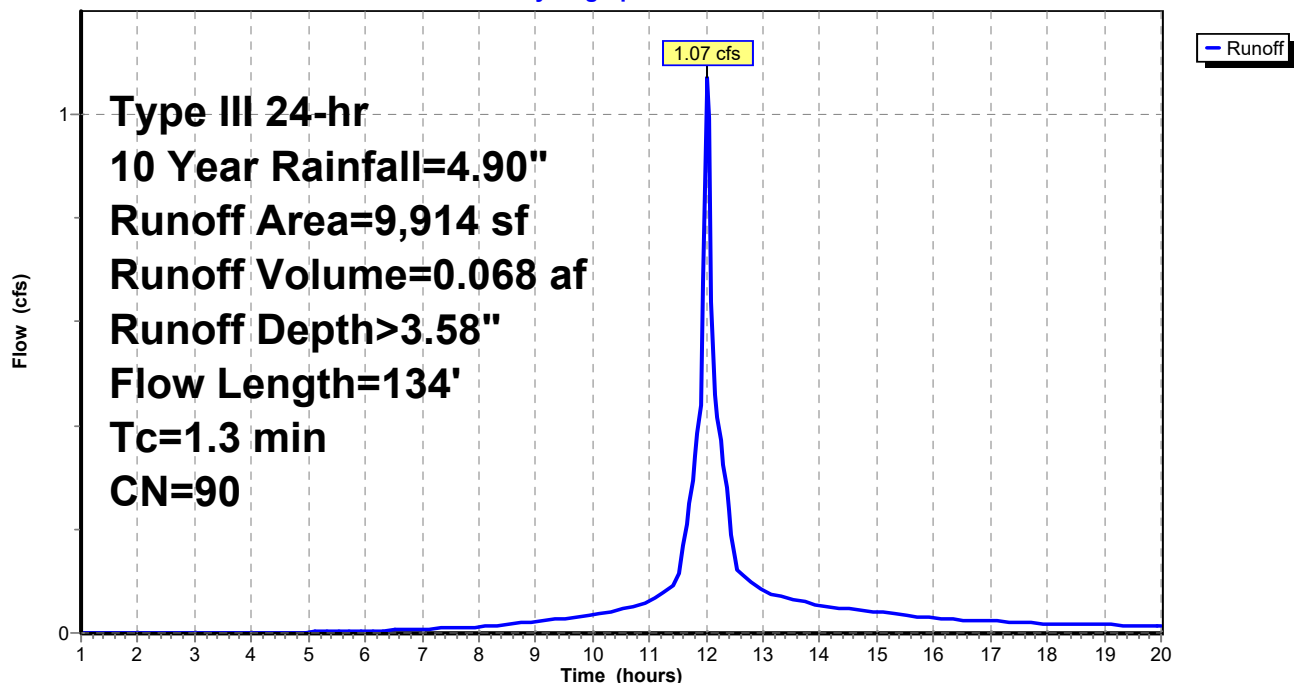
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

Area (sf)	CN	Description
* 5,275	98	Pavement
4,639	80	>75% Grass cover, Good, HSG D
9,914	90	Weighted Average
4,639		46.79% Pervious Area
5,275		53.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	30	0.0170	1.03		Sheet Flow, AB Smooth surfaces n= 0.011 P2= 3.30"
0.3	50	0.0170	2.65		Shallow Concentrated Flow, BC Paved Kv= 20.3 fps
0.5	54	0.0560	1.66		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
1.3	134	Total			

Subcatchment 1S:

Hydrograph



Summary for Subcatchment 2S:

Runoff = 2.02 cfs @ 12.03 hrs, Volume= 0.132 af, Depth> 3.79"

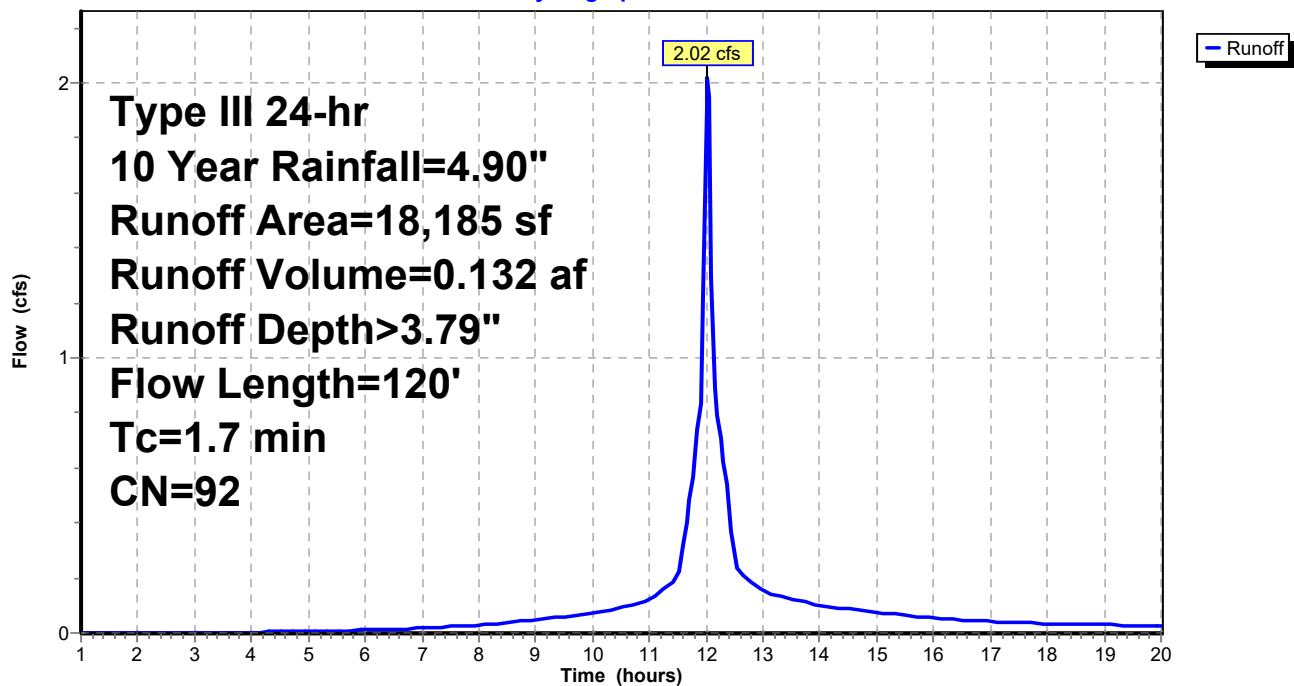
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

	Area (sf)	CN	Description
*	12,000	98	Pavement / Buildings
	6,185	80	>75% Grass cover, Good, HSG D
	18,185	92	Weighted Average
	6,185		34.01% Pervious Area
	12,000		65.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.22		Sheet Flow, AB Smooth surfaces n= 0.011 P2= 3.30"
0.0	10	0.2500	3.50		Shallow Concentrated Flow, BC Short Grass Pasture Kv= 7.0 fps
1.0	60	0.0200	0.99		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
1.7	120	Total			

Subcatchment 2S:

Hydrograph



Summary for Subcatchment 3S:

Runoff = 1.58 cfs @ 12.26 hrs, Volume= 0.152 af, Depth> 2.61"

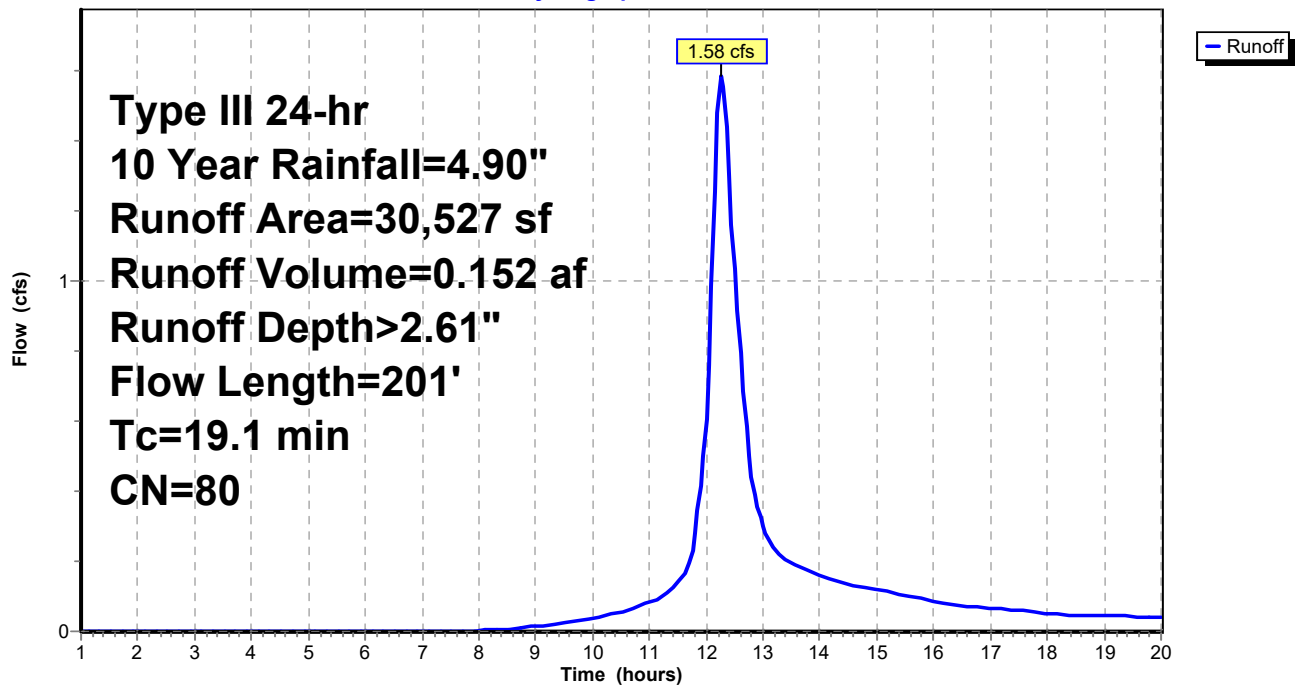
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

Area (sf)	CN	Description
30,527	80	>75% Grass cover, Good, HSG D
30,527		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	51	0.0140	0.06		Sheet Flow, AB
					Grass: Bermuda n= 0.410 P2= 3.30"
4.6	150	0.0120	0.55		Shallow Concentrated Flow, BC
					Woodland Kv= 5.0 fps
19.1	201	Total			

Subcatchment 3S:

Hydrograph



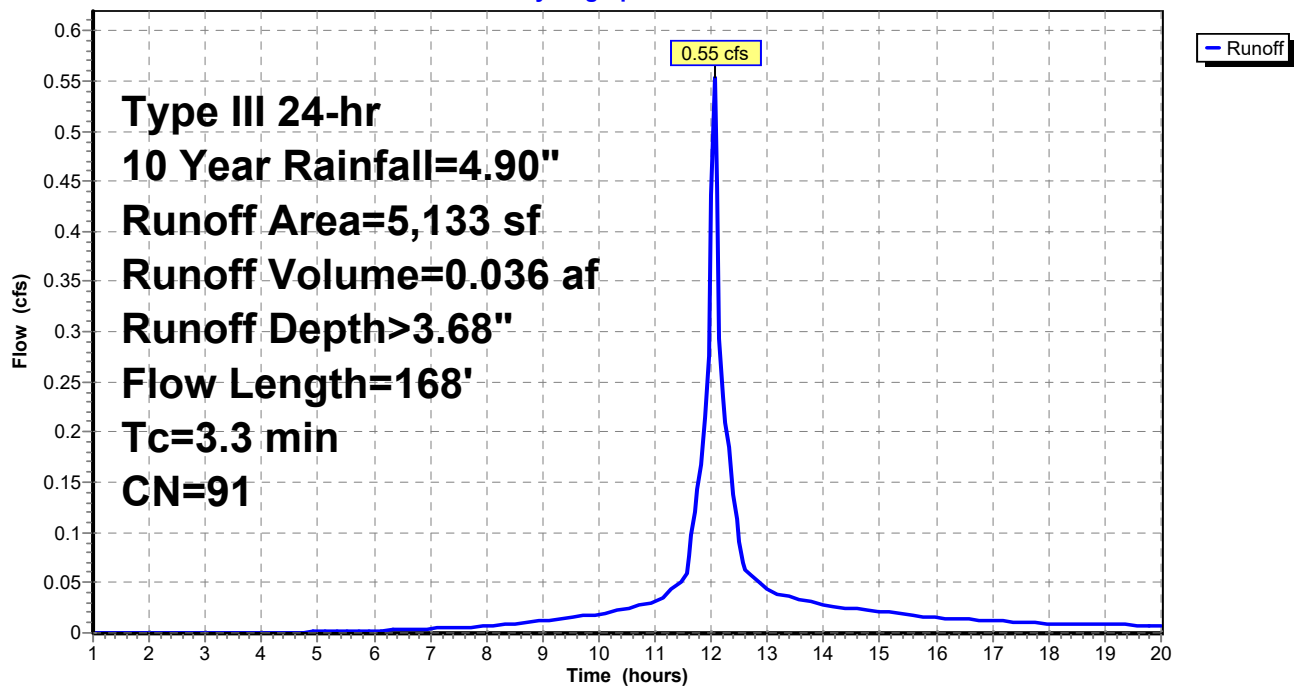
Summary for Subcatchment 4S:

Runoff = 0.55 cfs @ 12.05 hrs, Volume= 0.036 af, Depth> 3.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

	Area (sf)	CN	Description
*	3,189	98	Pavement
	1,944	80	>75% Grass cover, Good, HSG D
	5,133	91	Weighted Average
	1,944		37.87% Pervious Area
	3,189		62.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	65	0.0200	1.28		Sheet Flow, AB
					Smooth surfaces n= 0.011 P2= 3.30"
2.5	103	0.0100	0.70		Shallow Concentrated Flow, BC
					Short Grass Pasture Kv= 7.0 fps
3.3	168	Total			

Subcatchment 4S:**Hydrograph**

Summary for Subcatchment 5S:

Runoff = 1.35 cfs @ 12.34 hrs, Volume= 0.143 af, Depth> 2.60"

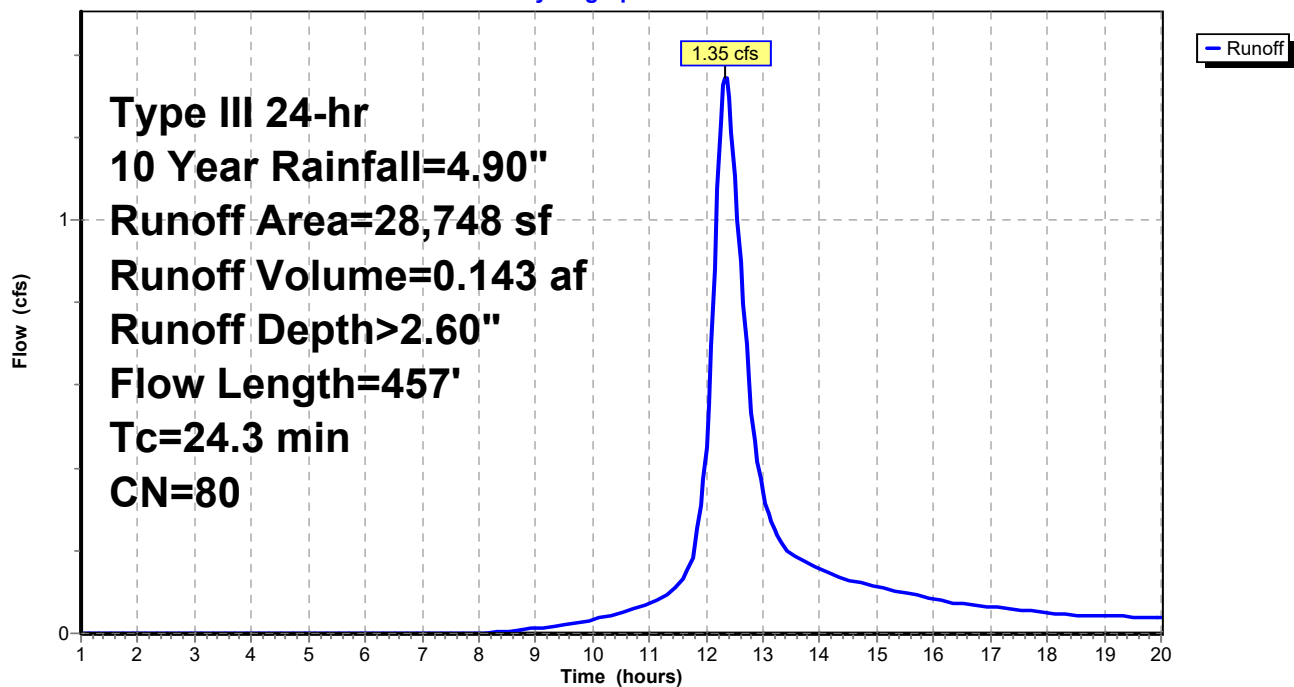
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

Area (sf)	CN	Description
28,748	80	>75% Grass cover, Good, HSG D
28,748		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.6	50	0.0100	0.08		Sheet Flow, AB
					Grass: Dense n= 0.240 P2= 3.30"
13.7	407	0.0050	0.49		Shallow Concentrated Flow, BC
					Short Grass Pasture Kv= 7.0 fps
24.3	457	Total			

Subcatchment 5S:

Hydrograph



Summary for Subcatchment 6S:

Runoff = 0.21 cfs @ 12.05 hrs, Volume= 0.013 af, Depth> 2.62"

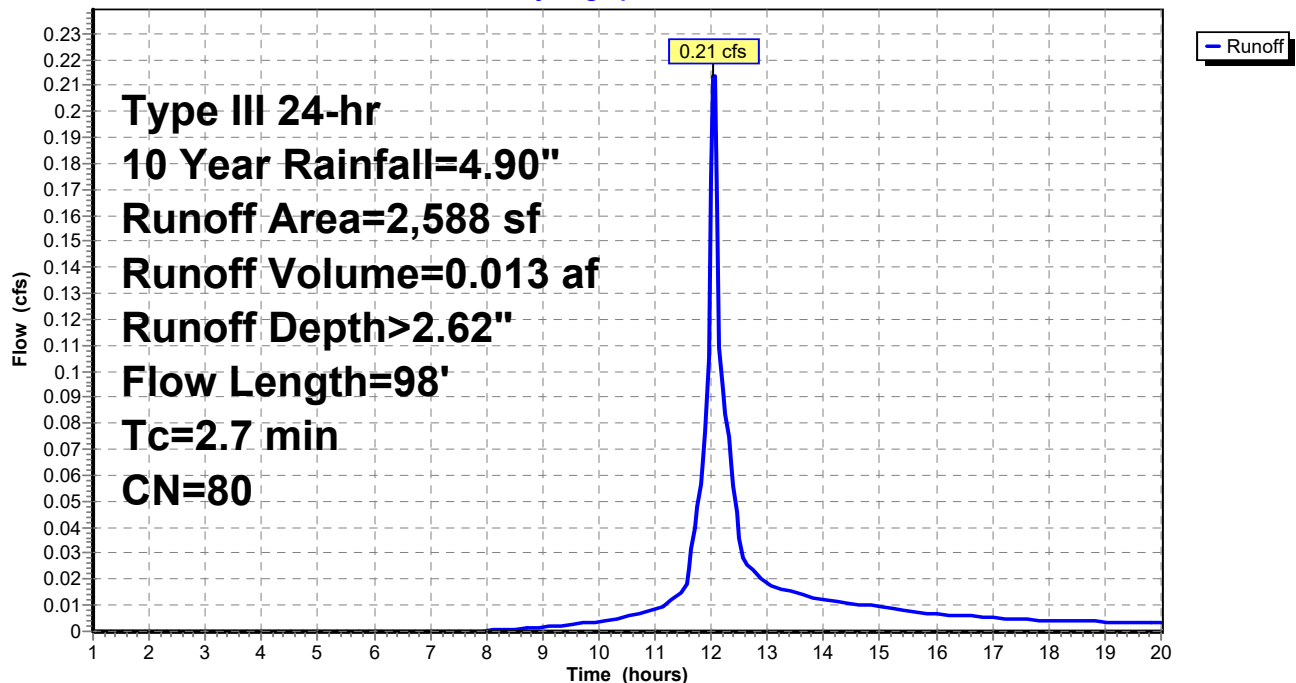
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.90"

Area (sf)	CN	Description
2,588	80	>75% Grass cover, Good, HSG D
2,588		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	20	0.2100	0.22		Sheet Flow, AB
					Grass: Dense n= 0.240 P2= 3.30"
1.2	78	0.0050	1.06		Shallow Concentrated Flow, BC
					Grassed Waterway Kv= 15.0 fps
2.7	98	Total			

Subcatchment 6S:

Hydrograph



Summary for Reach 1R: Ditch

Inflow Area = 1.065 ac, 18.25% Impervious, Inflow Depth > 2.61" for 10 Year event
 Inflow = 1.93 cfs @ 12.32 hrs, Volume= 0.232 af
 Outflow = 1.93 cfs @ 12.33 hrs, Volume= 0.232 af, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.62 fps, Min. Travel Time= 0.2 min
 Avg. Velocity= 0.64 fps, Avg. Travel Time= 0.5 min

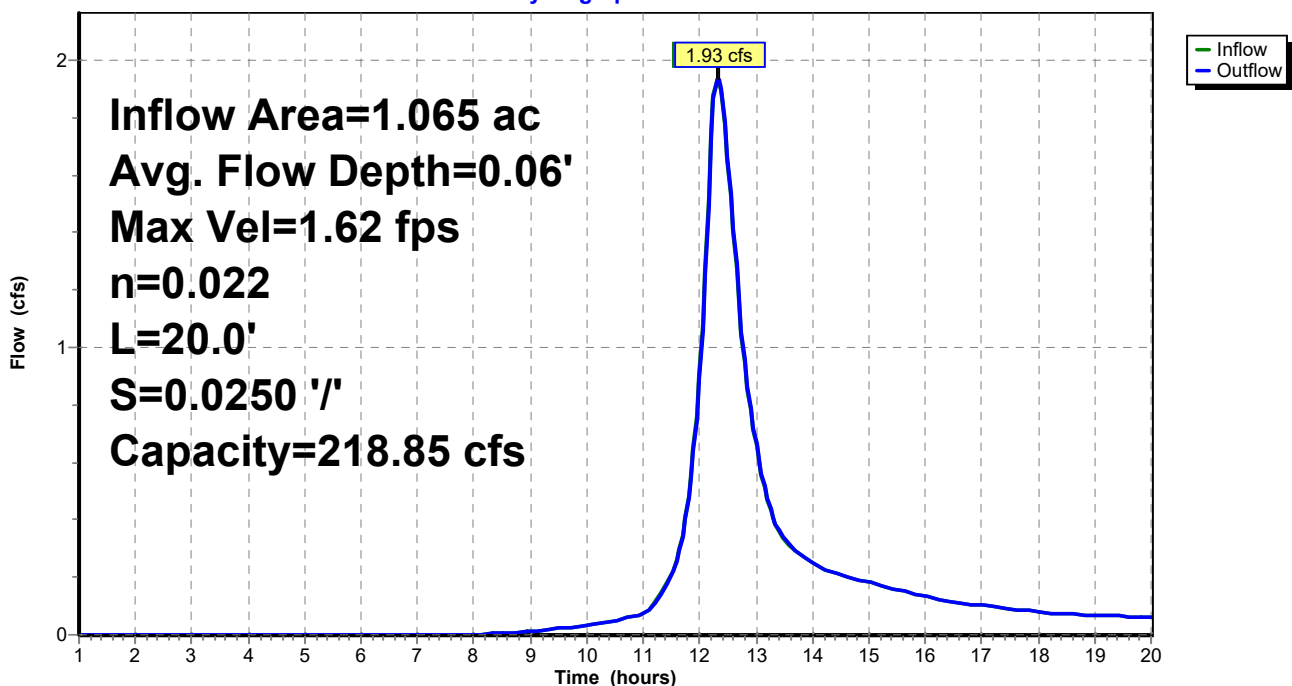
Peak Storage= 24 cf @ 12.32 hrs
 Average Depth at Peak Storage= 0.06'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 218.85 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 20.0' Slope= 0.0250 '/'
 Inlet Invert= 130.00', Outlet Invert= 129.50'



Reach 1R: Ditch

Hydrograph



Summary for Reach 2R:

Inflow Area = 1.118 ac, 24.63% Impervious, Inflow Depth > 2.88" for 10 Year event
 Inflow = 1.94 cfs @ 12.27 hrs, Volume= 0.268 af
 Outflow = 1.93 cfs @ 12.27 hrs, Volume= 0.268 af, Atten= 1%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 2
 Max. Velocity= 1.62 fps, Min. Travel Time= 0.2 min
 Avg. Velocity= 0.69 fps, Avg. Travel Time= 0.5 min

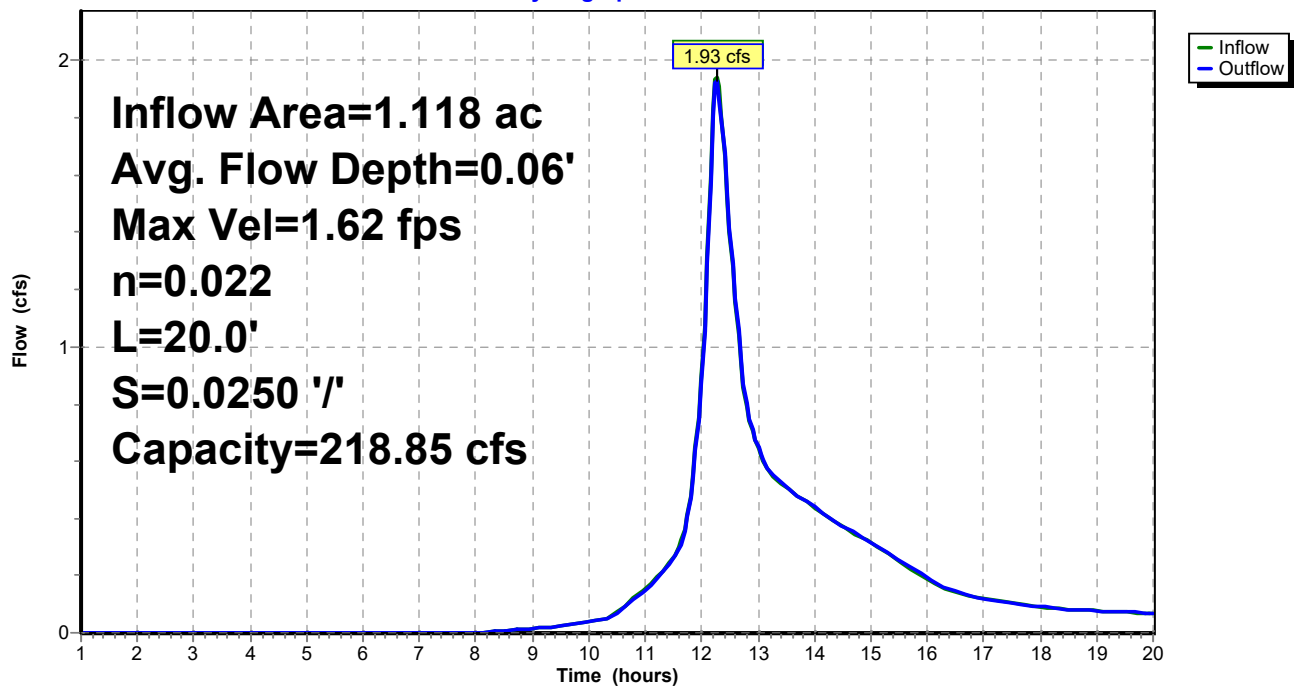
Peak Storage= 24 cf @ 12.27 hrs
 Average Depth at Peak Storage= 0.06'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 218.85 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 20.0' Slope= 0.0250 '/'
 Inlet Invert= 130.00', Outlet Invert= 129.50'



Reach 2R:

Hydrograph



Summary for Pond 1P: Culvert

Inflow Area = 0.345 ac, 56.25% Impervious, Inflow Depth > 3.61" for 10 Year event
 Inflow = 1.58 cfs @ 12.03 hrs, Volume= 0.104 af
 Outflow = 0.67 cfs @ 12.20 hrs, Volume= 0.089 af, Atten= 58%, Lag= 10.1 min
 Primary = 0.67 cfs @ 12.20 hrs, Volume= 0.089 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 134.02' @ 12.20 hrs Surf.Area= 1,247 sf Storage= 1,628 cf

Plug-Flow detention time= 94.4 min calculated for 0.089 af (85% of inflow)
 Center-of-Mass det. time= 50.4 min (807.1 - 756.7)

Volume	Invert	Avail.Storage	Storage Description
#1	132.00'	3,198 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
132.00	443	0	0
133.00	764	604	604
134.00	1,231	998	1,601
135.00	1,962	1,597	3,198

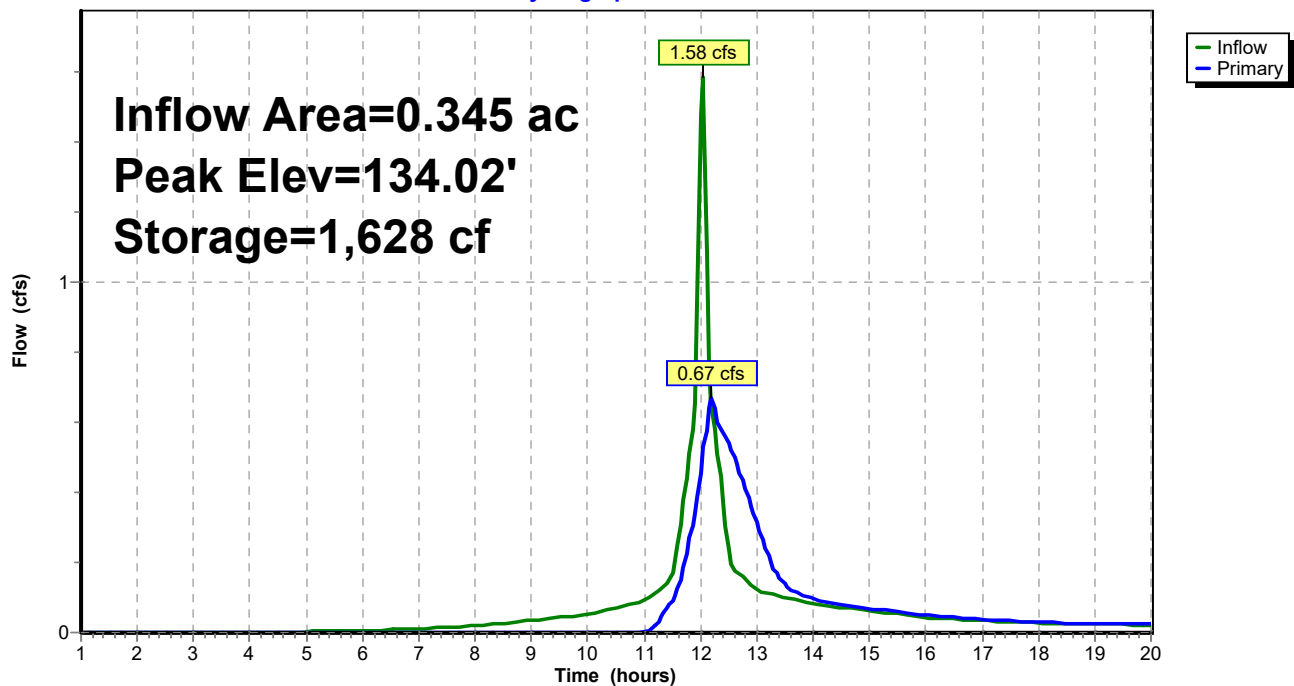
Device	Routing	Invert	Outlet Devices
#1	Primary	130.50'	18.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 130.50' / 130.00' S= 0.0167 ' / Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	133.00'	5.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	134.00'	24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	134.50'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.66 cfs @ 12.20 hrs HW=134.02' (Free Discharge)

1=Culvert (Passes 0.66 cfs of 14.17 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.59 cfs @ 4.34 fps)
 3=Orifice/Grate (Weir Controls 0.07 cfs @ 0.48 fps)
 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Culvert

Hydrograph



Summary for Pond 2P: Culvert

Inflow Area = 0.417 ac, 65.99% Impervious, Inflow Depth > 3.79" for 10 Year event
 Inflow = 2.02 cfs @ 12.03 hrs, Volume= 0.132 af
 Outflow = 0.37 cfs @ 12.45 hrs, Volume= 0.116 af, Atten= 82%, Lag= 25.3 min
 Primary = 0.37 cfs @ 12.45 hrs, Volume= 0.116 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 134.20' @ 12.45 hrs Surf.Area= 2,025 sf Storage= 2,667 cf

Plug-Flow detention time= 123.0 min calculated for 0.116 af (88% of inflow)
 Center-of-Mass det. time= 84.5 min (834.9 - 750.4)

Volume	Invert	Avail.Storage	Storage Description
#1	132.00'	4,605 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
132.00	610	0	0
133.00	1,065	838	838
134.00	1,835	1,450	2,288
135.00	2,800	2,318	4,605

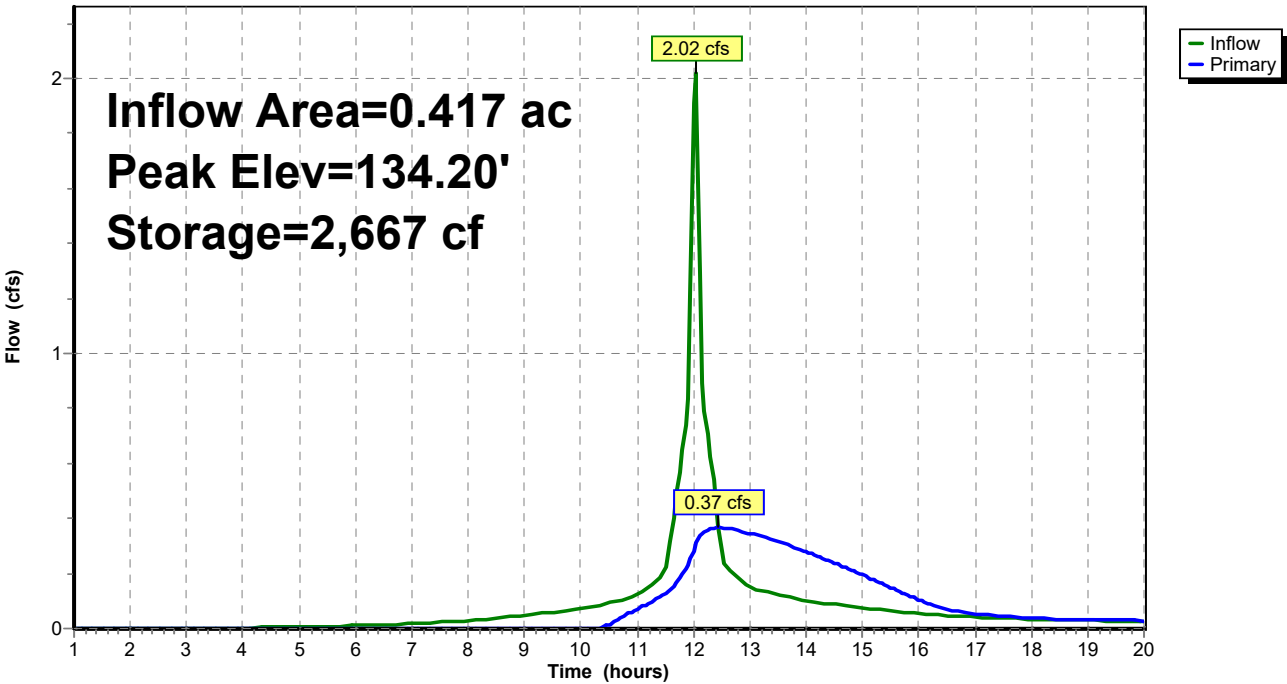
Device	Routing	Invert	Outlet Devices
#1	Primary	130.50'	18.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 130.50' / 130.00' S= 0.0167 ' / Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	132.75'	3.5" Vert. Orifice/Grate C= 0.600
#3	Device 1	134.50'	24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	134.75'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.37 cfs @ 12.45 hrs HW=134.20' (Free Discharge)

- 1=Culvert (Passes 0.37 cfs of 14.61 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.37 cfs @ 5.49 fps)
 3=Orifice/Grate (Controls 0.00 cfs)
 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Culvert

Hydrograph



Summary for Pond 6P: Culvert

Inflow Area = 0.059 ac, 0.00% Impervious, Inflow Depth > 2.62" for 10 Year event
 Inflow = 0.21 cfs @ 12.05 hrs, Volume= 0.013 af
 Outflow = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 131.92' @ 20.00 hrs Surf.Area= 922 sf Storage= 565 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	131.00'	2,656 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

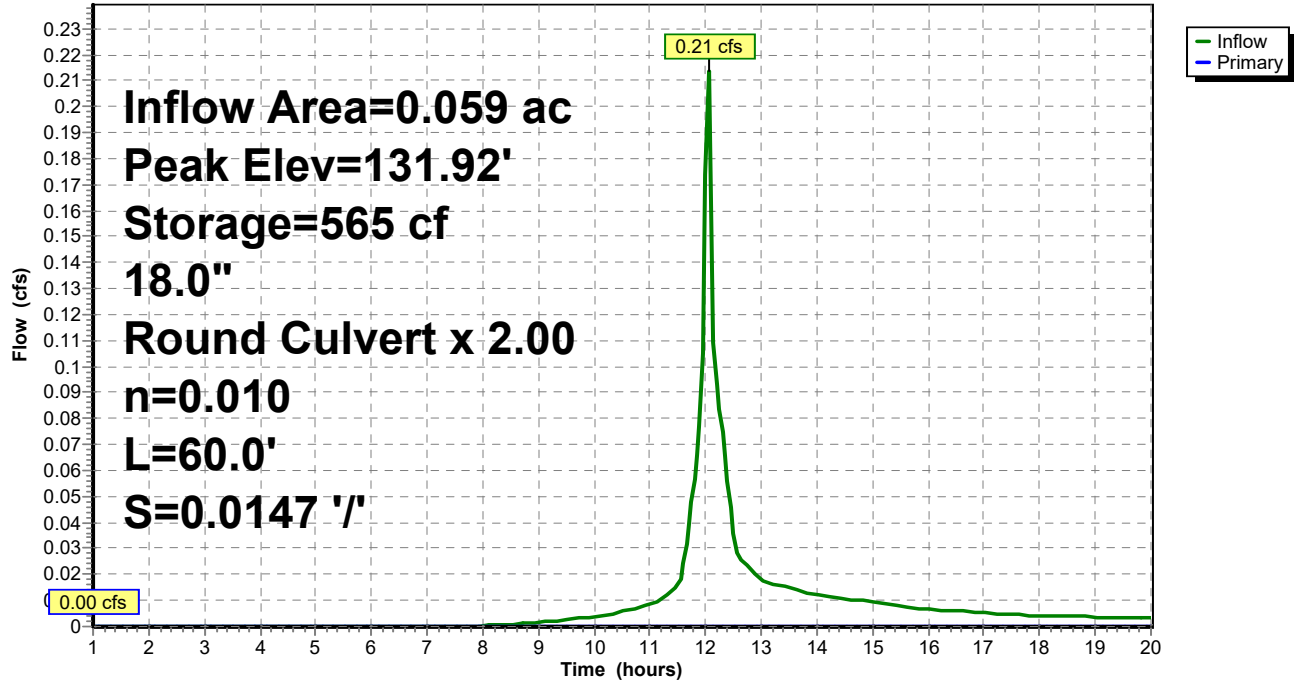
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
131.00	300	0	0
132.00	973	637	637
133.00	3,065	2,019	2,656

Device	Routing	Invert	Outlet Devices
#1	Primary	132.00'	18.0" Round Culvert X 2.00 L= 60.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 132.00' / 131.12' S= 0.0147 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.00 cfs @ 1.00 hrs HW=131.00' (Free Discharge)
 ↑1=Culvert (Controls 0.00 cfs)

Pond 6P: Culvert

Hydrograph



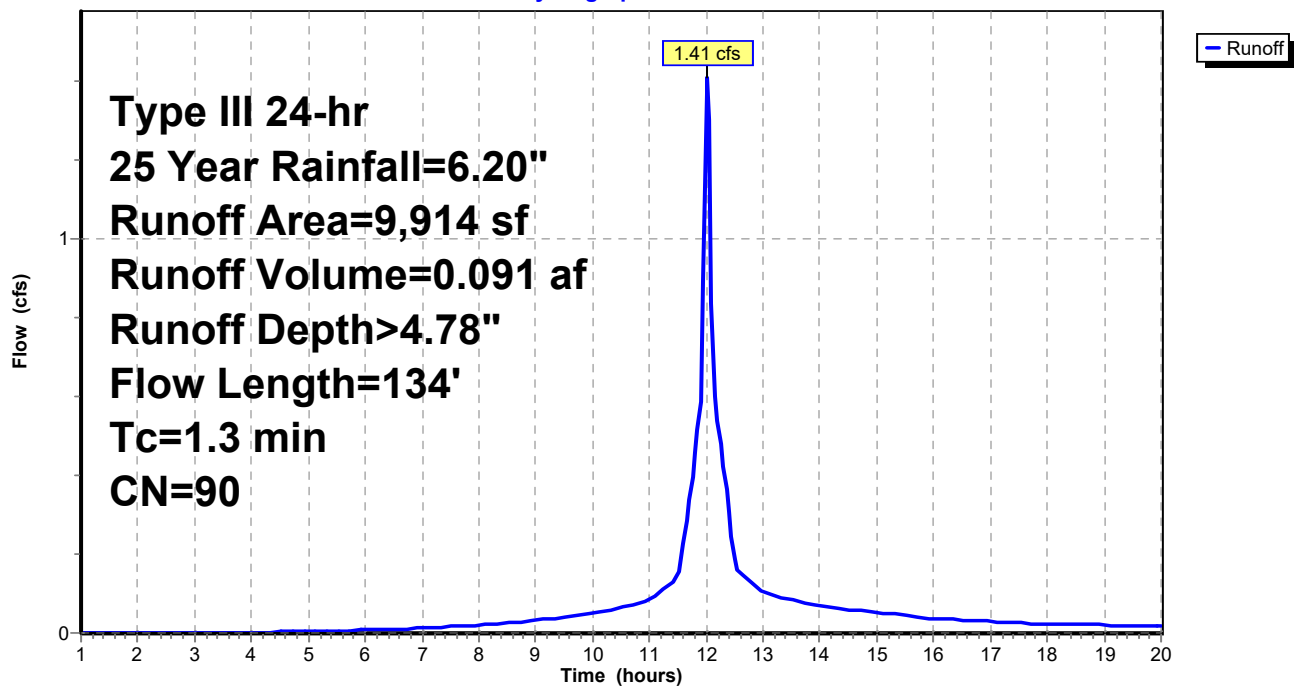
Summary for Subcatchment 1S:

Runoff = 1.41 cfs @ 12.02 hrs, Volume= 0.091 af, Depth> 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.20"

Area (sf)	CN	Description
* 5,275	98	Pavement
4,639	80	>75% Grass cover, Good, HSG D
9,914	90	Weighted Average
4,639		46.79% Pervious Area
5,275		53.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	30	0.0170	1.03		Sheet Flow, AB Smooth surfaces n= 0.011 P2= 3.30"
0.3	50	0.0170	2.65		Shallow Concentrated Flow, BC Paved Kv= 20.3 fps
0.5	54	0.0560	1.66		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
1.3	134	Total			

Subcatchment 1S:**Hydrograph**

Summary for Subcatchment 2S:

Runoff = 2.62 cfs @ 12.03 hrs, Volume= 0.174 af, Depth> 5.00"

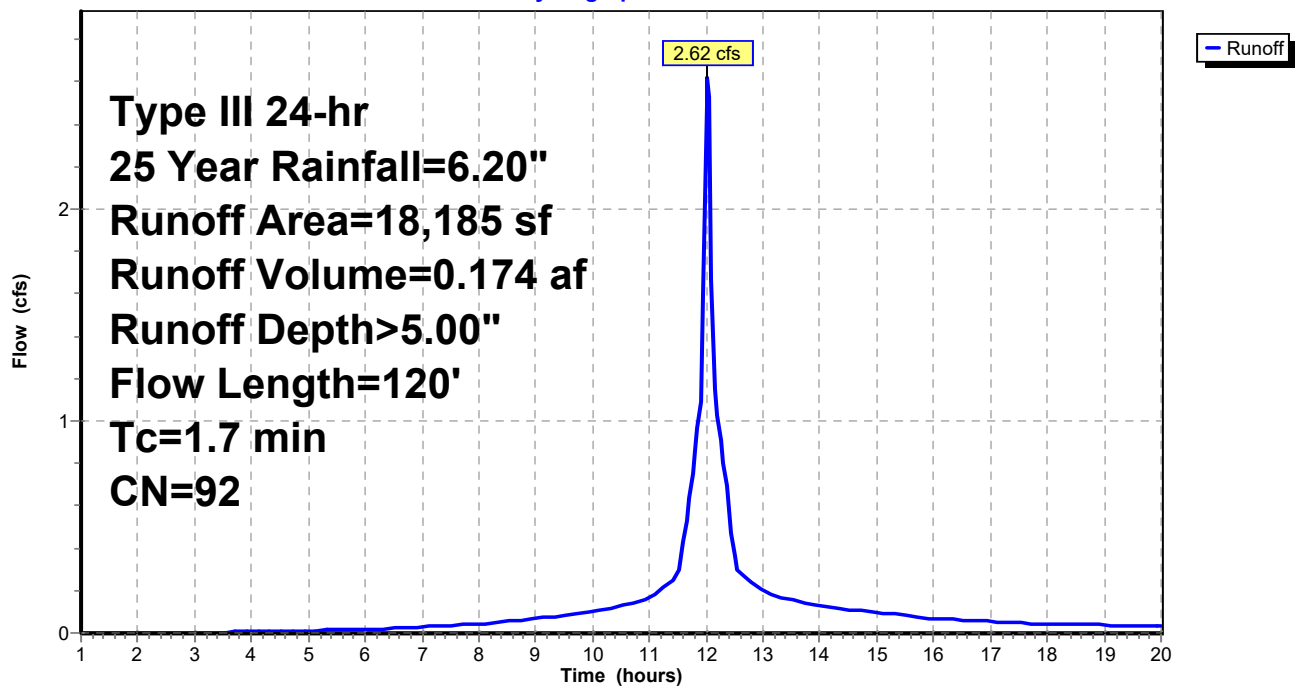
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.20"

	Area (sf)	CN	Description
*	12,000	98	Pavement / Buildings
	6,185	80	>75% Grass cover, Good, HSG D
	18,185	92	Weighted Average
	6,185		34.01% Pervious Area
	12,000		65.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.22		Sheet Flow, AB Smooth surfaces n= 0.011 P2= 3.30"
0.0	10	0.2500	3.50		Shallow Concentrated Flow, BC Short Grass Pasture Kv= 7.0 fps
1.0	60	0.0200	0.99		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
1.7	120	Total			

Subcatchment 2S:

Hydrograph



Summary for Subcatchment 3S:

Runoff = 2.23 cfs @ 12.26 hrs, Volume= 0.216 af, Depth> 3.70"

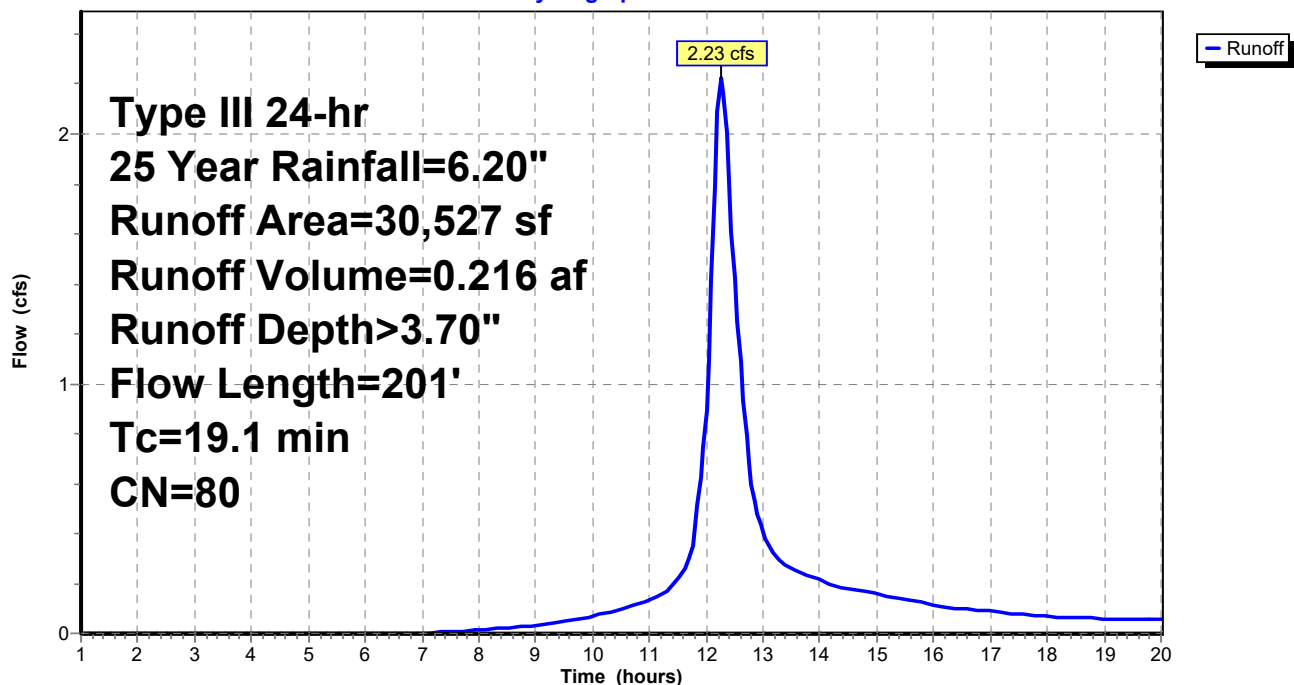
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.20"

Area (sf)	CN	Description
30,527	80	>75% Grass cover, Good, HSG D
30,527		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	51	0.0140	0.06		Sheet Flow, AB Grass: Bermuda n= 0.410 P2= 3.30"
4.6	150	0.0120	0.55		Shallow Concentrated Flow, BC Woodland Kv= 5.0 fps
19.1	201	Total			

Subcatchment 3S:

Hydrograph



Summary for Subcatchment 4S:

Runoff = 0.72 cfs @ 12.05 hrs, Volume= 0.048 af, Depth> 4.89"

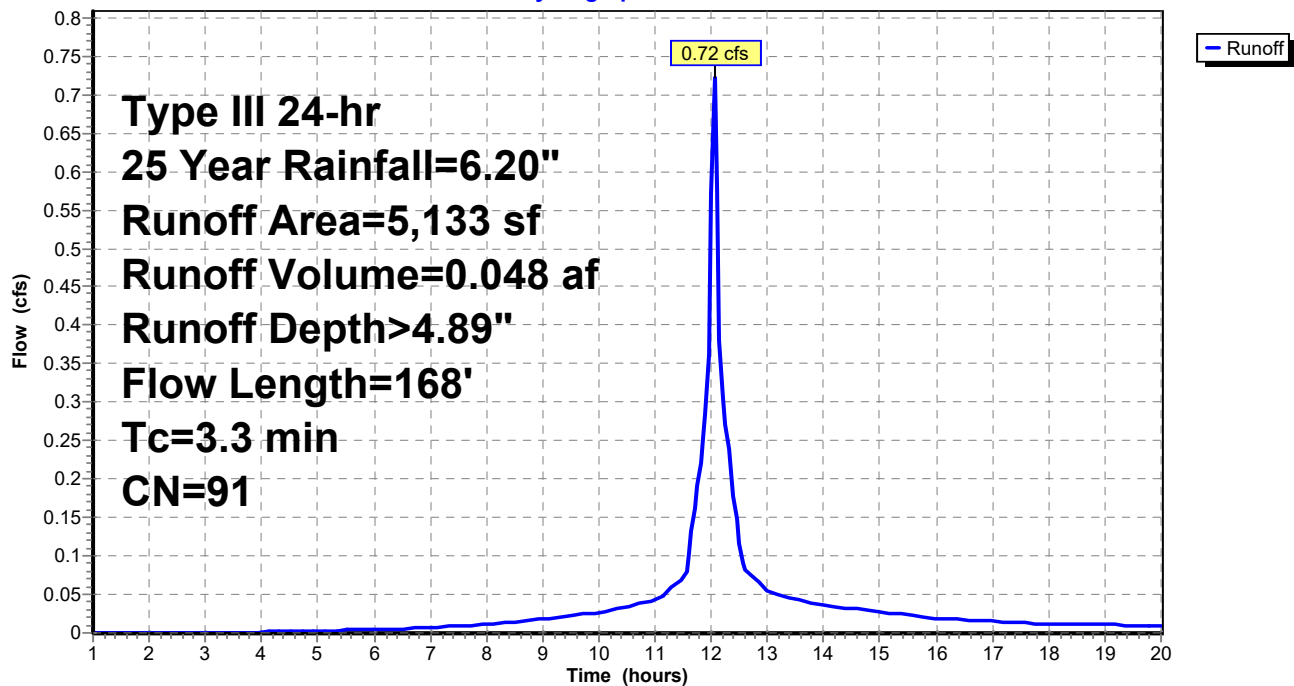
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.20"

	Area (sf)	CN	Description
*	3,189	98	Pavement
	1,944	80	>75% Grass cover, Good, HSG D
	5,133	91	Weighted Average
	1,944		37.87% Pervious Area
	3,189		62.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	65	0.0200	1.28		Sheet Flow, AB
					Smooth surfaces n= 0.011 P2= 3.30"
2.5	103	0.0100	0.70		Shallow Concentrated Flow, BC
					Short Grass Pasture Kv= 7.0 fps
3.3	168	Total			

Subcatchment 4S:

Hydrograph



Summary for Subcatchment 5S:

Runoff = 1.89 cfs @ 12.33 hrs, Volume= 0.203 af, Depth> 3.70"

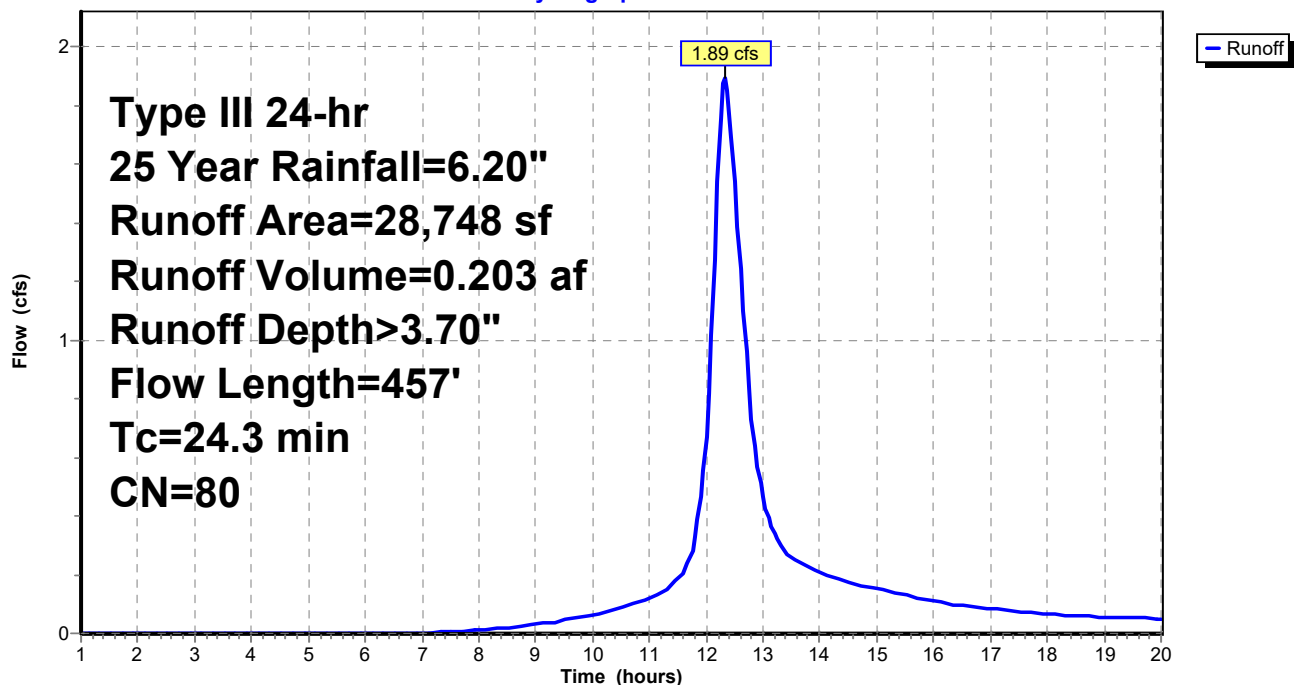
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.20"

Area (sf)	CN	Description
28,748	80	>75% Grass cover, Good, HSG D
28,748		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.6	50	0.0100	0.08		Sheet Flow, AB
					Grass: Dense n= 0.240 P2= 3.30"
13.7	407	0.0050	0.49		Shallow Concentrated Flow, BC
					Short Grass Pasture Kv= 7.0 fps
24.3	457	Total			

Subcatchment 5S:

Hydrograph



Summary for Subcatchment 6S:

Runoff = 0.30 cfs @ 12.05 hrs, Volume= 0.018 af, Depth> 3.72"

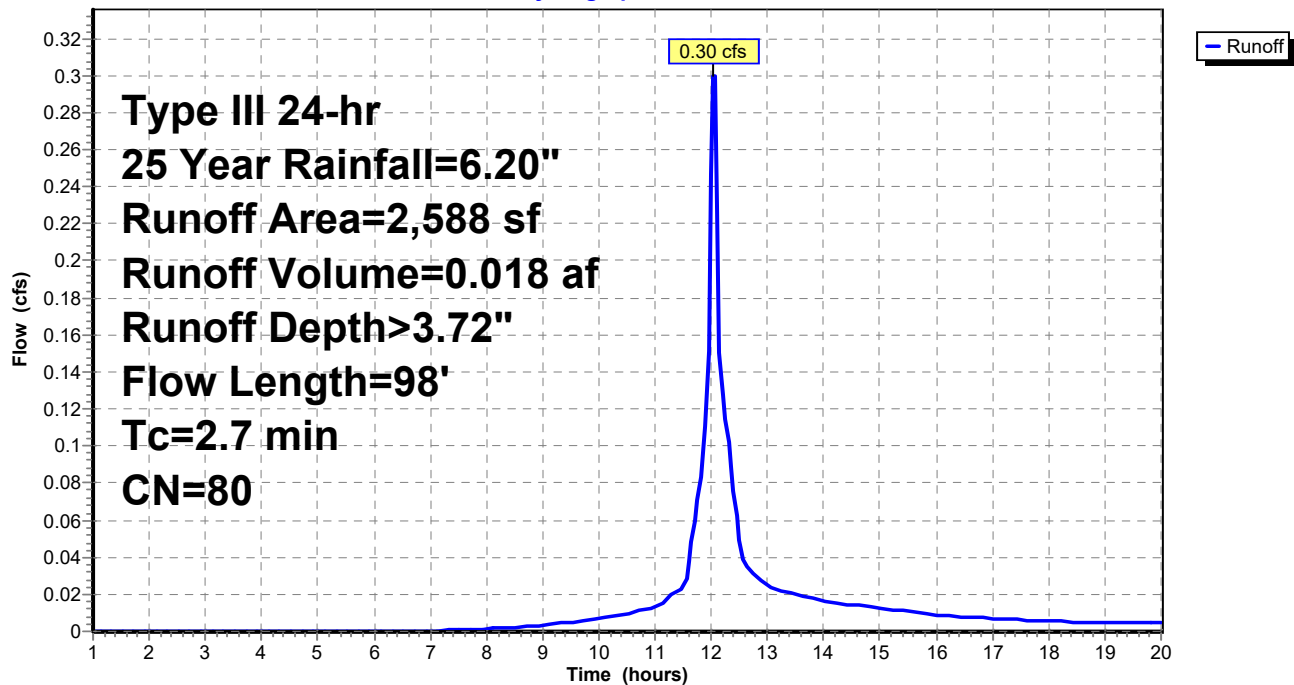
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=6.20"

Area (sf)	CN	Description
2,588	80	>75% Grass cover, Good, HSG D
2,588		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	20	0.2100	0.22		Sheet Flow, AB
					Grass: Dense n= 0.240 P2= 3.30"
1.2	78	0.0050	1.06		Shallow Concentrated Flow, BC
					Grassed Waterway Kv= 15.0 fps
2.7	98	Total			

Subcatchment 6S:

Hydrograph



Summary for Reach 1R: Ditch

Inflow Area = 1.065 ac, 18.25% Impervious, Inflow Depth > 3.72" for 25 Year event
 Inflow = 2.63 cfs @ 12.28 hrs, Volume= 0.330 af
 Outflow = 2.63 cfs @ 12.29 hrs, Volume= 0.330 af, Atten= 0%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.83 fps, Min. Travel Time= 0.2 min
 Avg. Velocity= 0.70 fps, Avg. Travel Time= 0.5 min

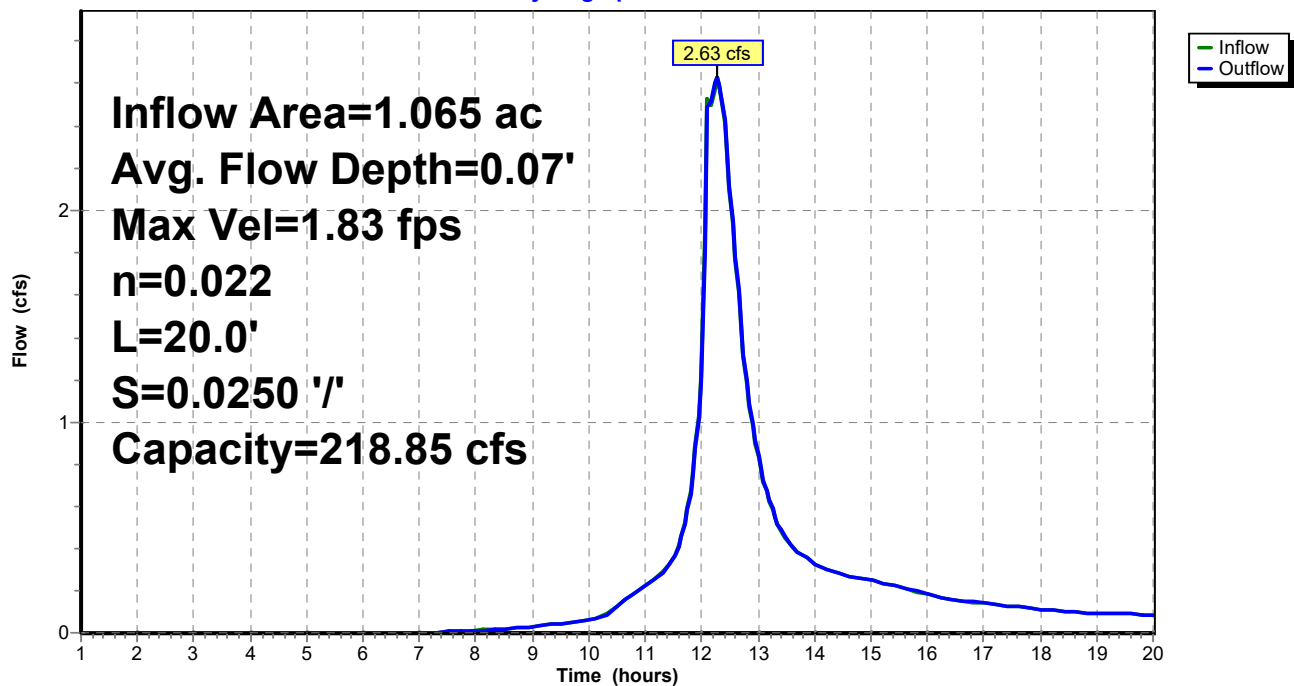
Peak Storage= 29 cf @ 12.29 hrs
 Average Depth at Peak Storage= 0.07'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 218.85 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 20.0' Slope= 0.0250 '/'
 Inlet Invert= 130.00', Outlet Invert= 129.50'



Reach 1R: Ditch

Hydrograph



Summary for Reach 2R:

Inflow Area = 1.118 ac, 24.63% Impervious, Inflow Depth > 4.01" for 25 Year event
 Inflow = 2.63 cfs @ 12.26 hrs, Volume= 0.374 af
 Outflow = 2.62 cfs @ 12.27 hrs, Volume= 0.374 af, Atten= 0%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 2
 Max. Velocity= 1.83 fps, Min. Travel Time= 0.2 min
 Avg. Velocity= 0.74 fps, Avg. Travel Time= 0.4 min

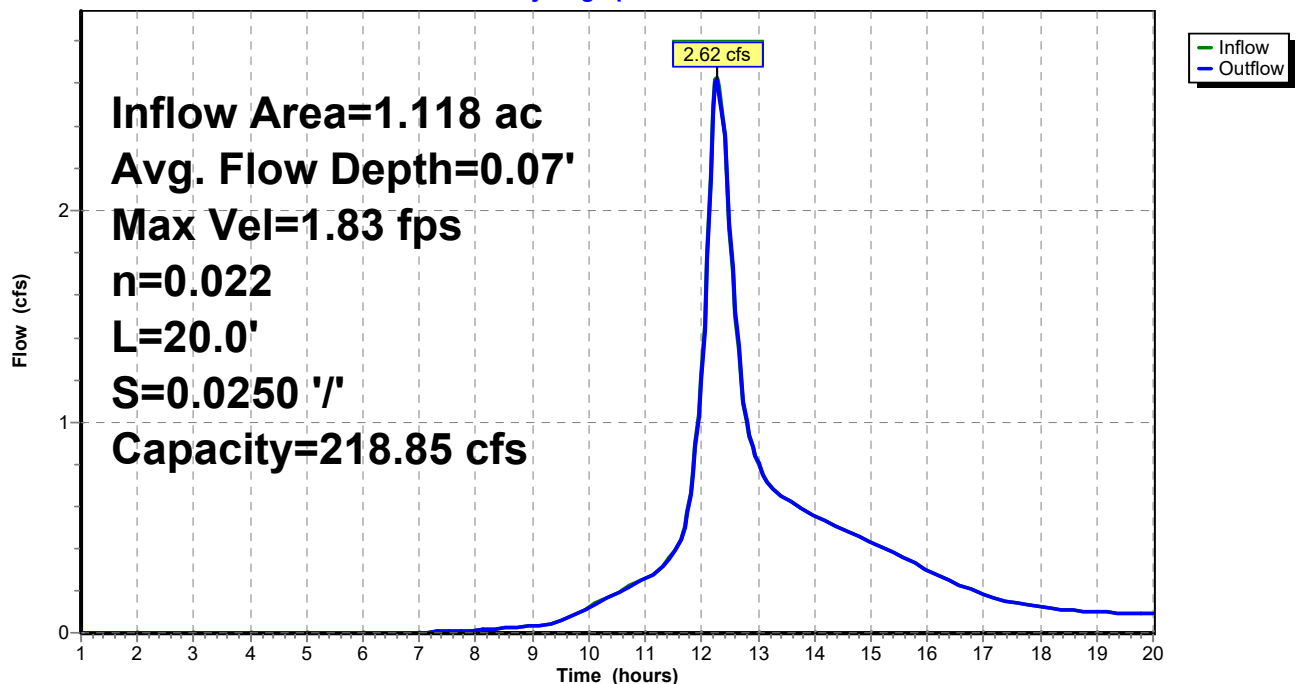
Peak Storage= 29 cf @ 12.27 hrs
 Average Depth at Peak Storage= 0.07'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 218.85 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 20.0' Slope= 0.0250 '/'
 Inlet Invert= 130.00', Outlet Invert= 129.50'



Reach 2R:

Hydrograph



Summary for Pond 1P: Culvert

Inflow Area = 0.345 ac, 56.25% Impervious, Inflow Depth > 4.82" for 25 Year event
 Inflow = 2.07 cfs @ 12.03 hrs, Volume= 0.139 af
 Outflow = 1.52 cfs @ 12.10 hrs, Volume= 0.123 af, Atten= 26%, Lag= 4.4 min
 Primary = 1.52 cfs @ 12.10 hrs, Volume= 0.123 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 134.12' @ 12.11 hrs Surf.Area= 1,321 sf Storage= 1,759 cf

Plug-Flow detention time= 81.4 min calculated for 0.123 af (89% of inflow)
 Center-of-Mass det. time= 45.5 min (795.3 - 749.8)

Volume	Invert	Avail.Storage	Storage Description
#1	132.00'	3,198 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
132.00	443	0	0
133.00	764	604	604
134.00	1,231	998	1,601
135.00	1,962	1,597	3,198

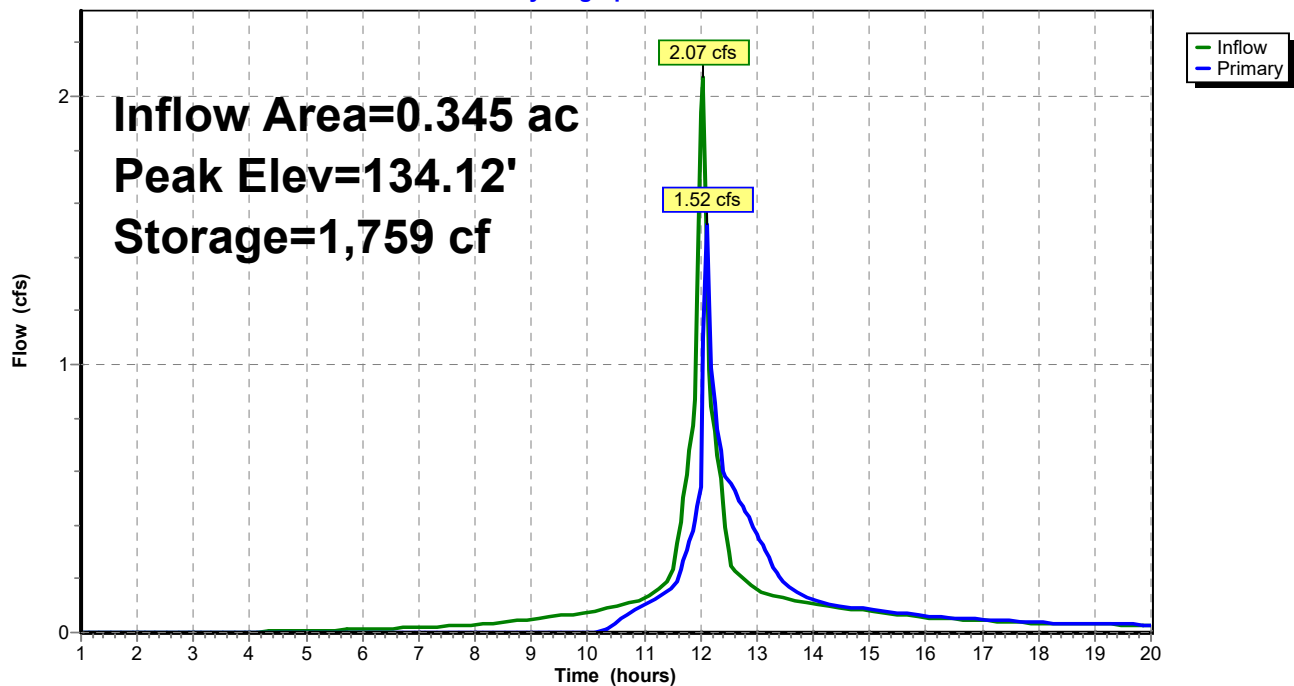
Device	Routing	Invert	Outlet Devices
#1	Primary	130.50'	18.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 130.50' / 130.00' S= 0.0167 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	133.00'	5.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	134.00'	24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	134.50'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=1.49 cfs @ 12.10 hrs HW=134.12' (Free Discharge)

1=Culvert (Passes 1.49 cfs of 14.42 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.63 cfs @ 4.60 fps)
 3=Orifice/Grate (Weir Controls 0.86 cfs @ 1.14 fps)
 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Culvert

Hydrograph



Summary for Pond 2P: Culvert

Inflow Area = 0.417 ac, 65.99% Impervious, Inflow Depth > 5.00" for 25 Year event
 Inflow = 2.62 cfs @ 12.03 hrs, Volume= 0.174 af
 Outflow = 0.55 cfs @ 12.42 hrs, Volume= 0.158 af, Atten= 79%, Lag= 23.4 min
 Primary = 0.55 cfs @ 12.42 hrs, Volume= 0.158 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 134.53' @ 12.42 hrs Surf.Area= 2,351 sf Storage= 3,406 cf

Plug-Flow detention time= 122.9 min calculated for 0.158 af (91% of inflow)
 Center-of-Mass det. time= 90.8 min (834.6 - 743.8)

Volume	Invert	Avail.Storage	Storage Description
#1	132.00'	4,605 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
132.00	610	0	0
133.00	1,065	838	838
134.00	1,835	1,450	2,288
135.00	2,800	2,318	4,605

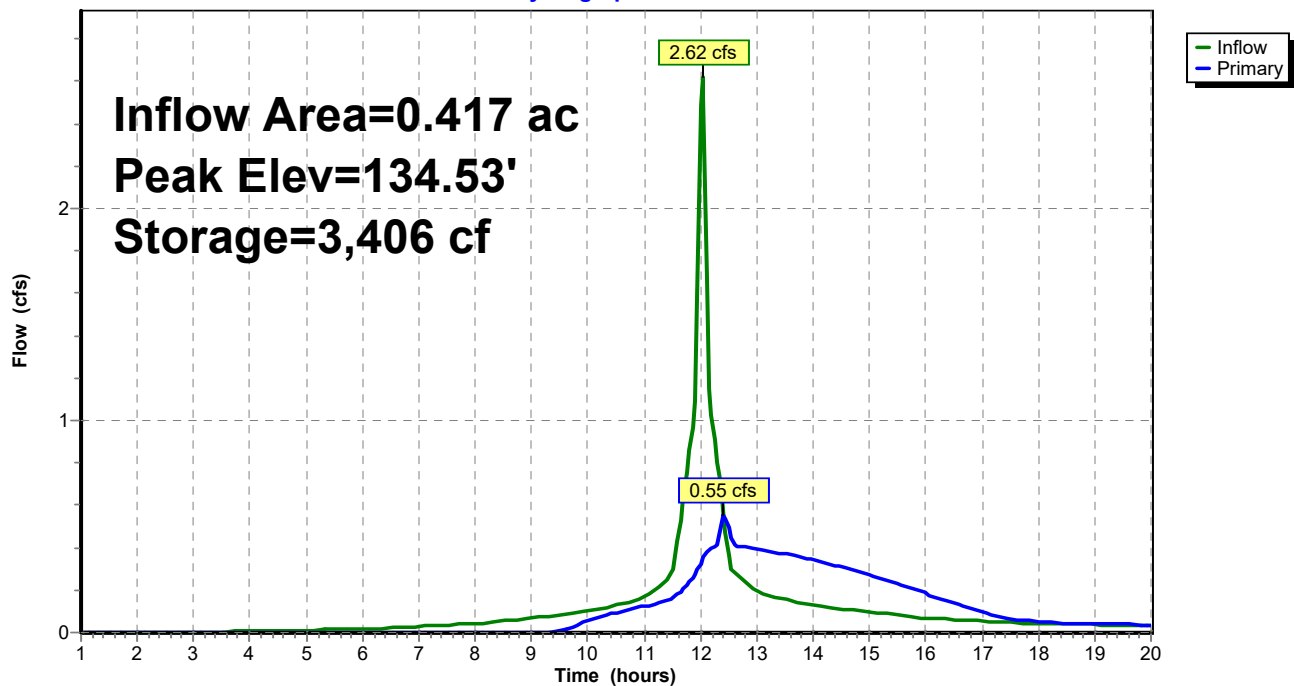
Device	Routing	Invert	Outlet Devices
#1	Primary	130.50'	18.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 130.50' / 130.00' S= 0.0167 ' / Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	132.75'	3.5" Vert. Orifice/Grate C= 0.600
#3	Device 1	134.50'	24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	134.75'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.54 cfs @ 12.42 hrs HW=134.53' (Free Discharge)

1=Culvert (Passes 0.54 cfs of 15.42 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.41 cfs @ 6.16 fps)
 3=Orifice/Grate (Weir Controls 0.12 cfs @ 0.60 fps)
 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Culvert

Hydrograph



Summary for Pond 6P: Culvert

Inflow Area = 0.059 ac, 0.00% Impervious, Inflow Depth > 3.72" for 25 Year event
 Inflow = 0.30 cfs @ 12.05 hrs, Volume= 0.018 af
 Outflow = 0.01 cfs @ 15.46 hrs, Volume= 0.003 af, Atten= 96%, Lag= 205.1 min
 Primary = 0.01 cfs @ 15.46 hrs, Volume= 0.003 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 132.03' @ 15.46 hrs Surf.Area= 1,035 sf Storage= 666 cf

Plug-Flow detention time= 366.8 min calculated for 0.003 af (18% of inflow)
 Center-of-Mass det. time= 238.5 min (1,015.4 - 776.9)

Volume	Invert	Avail.Storage	Storage Description
#1	131.00'	2,656 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

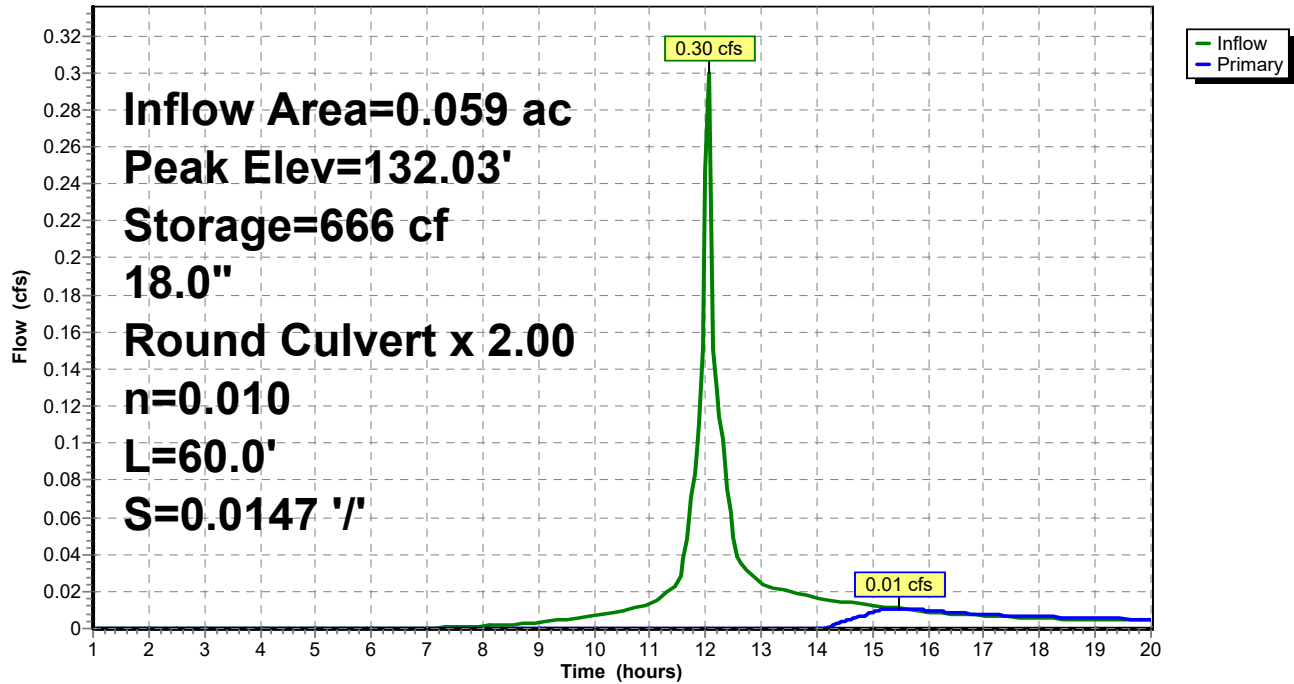
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
131.00	300	0	0
132.00	973	637	637
133.00	3,065	2,019	2,656

Device	Routing	Invert	Outlet Devices
#1	Primary	132.00'	18.0" Round Culvert X 2.00 L= 60.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 132.00' / 131.12' S= 0.0147 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=0.01 cfs @ 15.46 hrs HW=132.03' (Free Discharge)
 ↑1=Culvert (Inlet Controls 0.01 cfs @ 0.59 fps)

Pond 6P: Culvert

Hydrograph



Summary for Subcatchment 1S:

Runoff = 2.04 cfs @ 12.02 hrs, Volume= 0.135 af, Depth> 7.13"

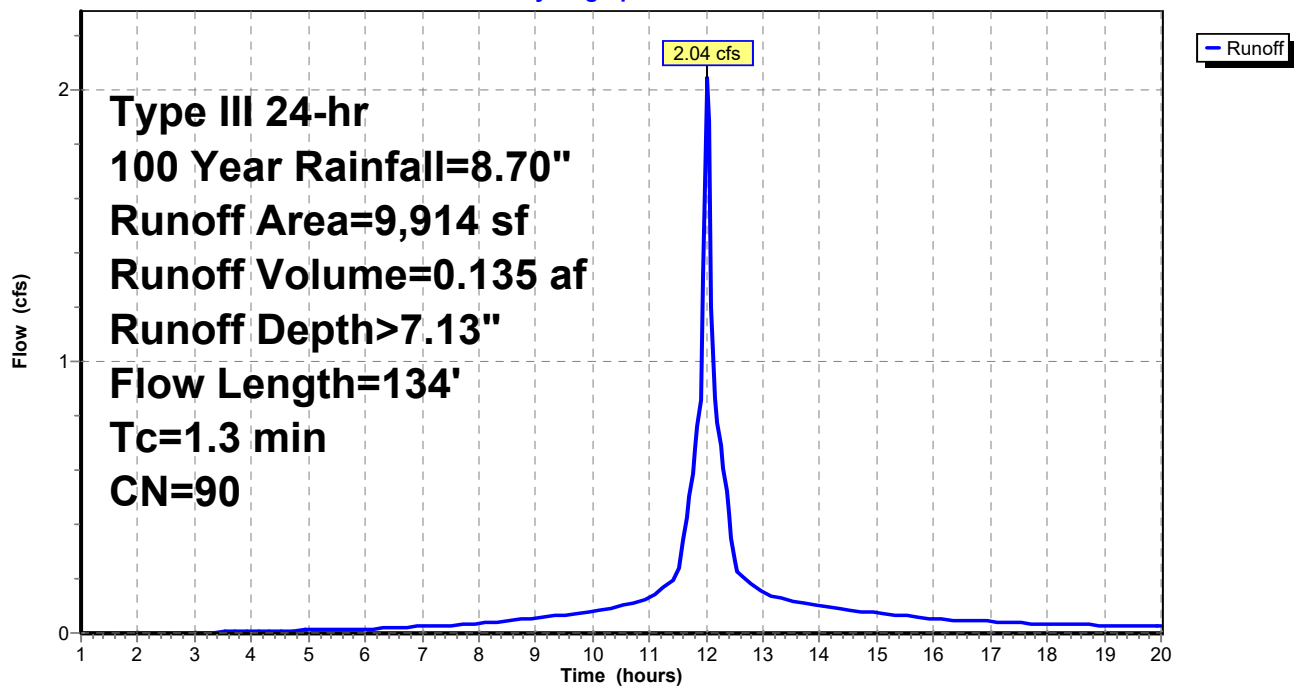
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=8.70"

Area (sf)	CN	Description
* 5,275	98	Pavement
4,639	80	>75% Grass cover, Good, HSG D
9,914	90	Weighted Average
4,639		46.79% Pervious Area
5,275		53.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	30	0.0170	1.03		Sheet Flow, AB Smooth surfaces n= 0.011 P2= 3.30"
0.3	50	0.0170	2.65		Shallow Concentrated Flow, BC Paved Kv= 20.3 fps
0.5	54	0.0560	1.66		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
1.3	134	Total			

Subcatchment 1S:

Hydrograph



Summary for Subcatchment 2S:

Runoff = 3.76 cfs @ 12.03 hrs, Volume= 0.256 af, Depth> 7.37"

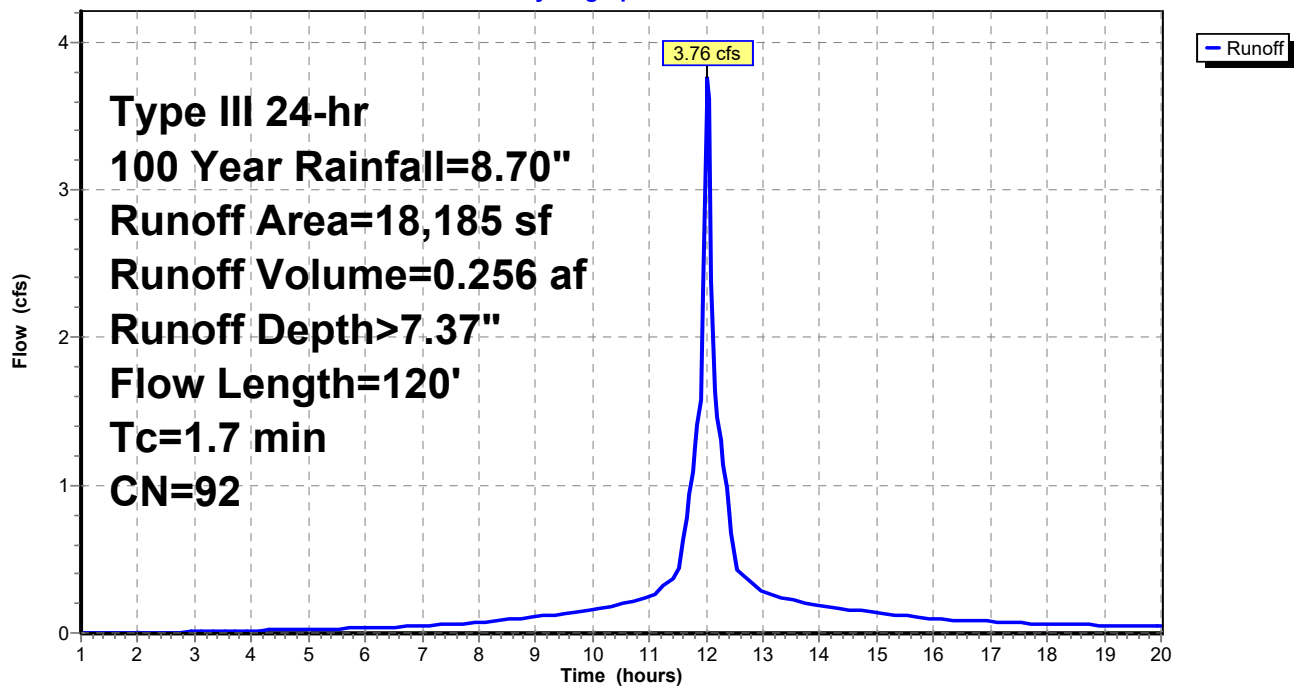
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=8.70"

	Area (sf)	CN	Description
*	12,000	98	Pavement / Buildings
	6,185	80	>75% Grass cover, Good, HSG D
	18,185	92	Weighted Average
	6,185		34.01% Pervious Area
	12,000		65.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	50	0.0200	1.22		Sheet Flow, AB Smooth surfaces n= 0.011 P2= 3.30"
0.0	10	0.2500	3.50		Shallow Concentrated Flow, BC Short Grass Pasture Kv= 7.0 fps
1.0	60	0.0200	0.99		Shallow Concentrated Flow, C-D Short Grass Pasture Kv= 7.0 fps
1.7	120	Total			

Subcatchment 2S:

Hydrograph



Summary for Subcatchment 3S:

Runoff = 3.48 cfs @ 12.26 hrs, Volume= 0.345 af, Depth> 5.90"

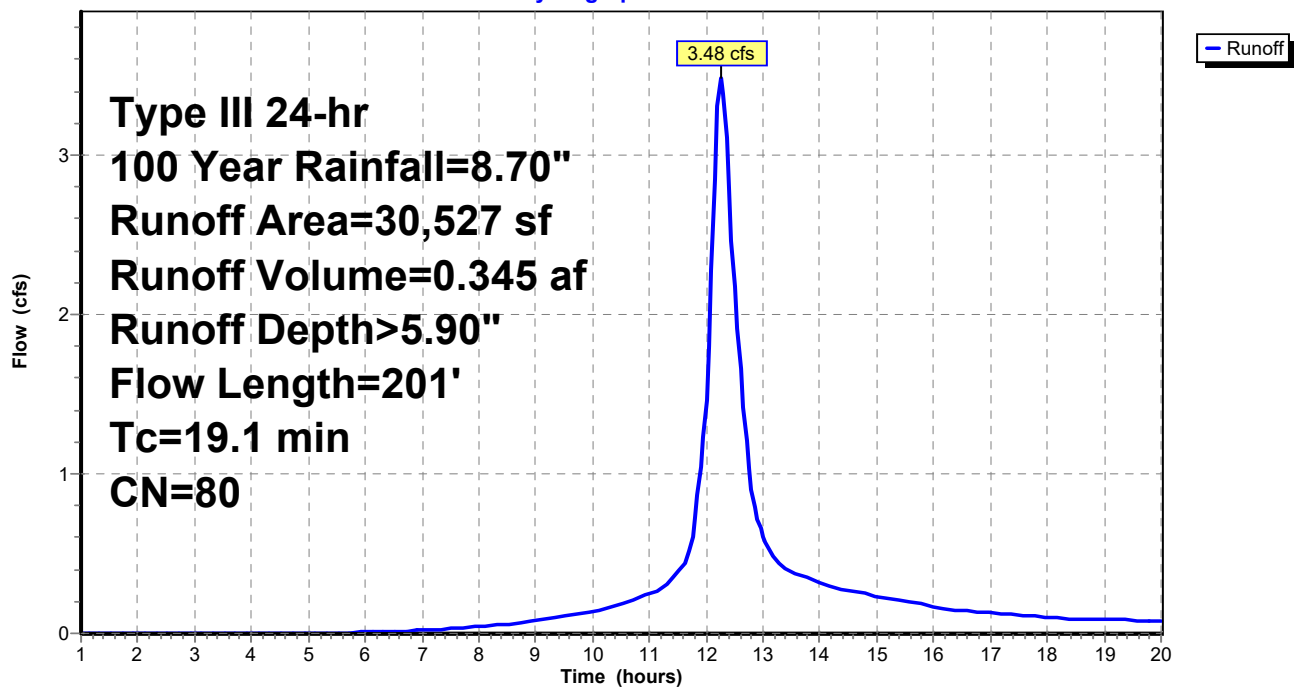
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=8.70"

Area (sf)	CN	Description
30,527	80	>75% Grass cover, Good, HSG D
30,527		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	51	0.0140	0.06		Sheet Flow, AB Grass: Bermuda n= 0.410 P2= 3.30"
4.6	150	0.0120	0.55		Shallow Concentrated Flow, BC Woodland Kv= 5.0 fps
19.1	201	Total			

Subcatchment 3S:

Hydrograph



Summary for Subcatchment 4S:

Runoff = 1.04 cfs @ 12.05 hrs, Volume= 0.071 af, Depth> 7.24"

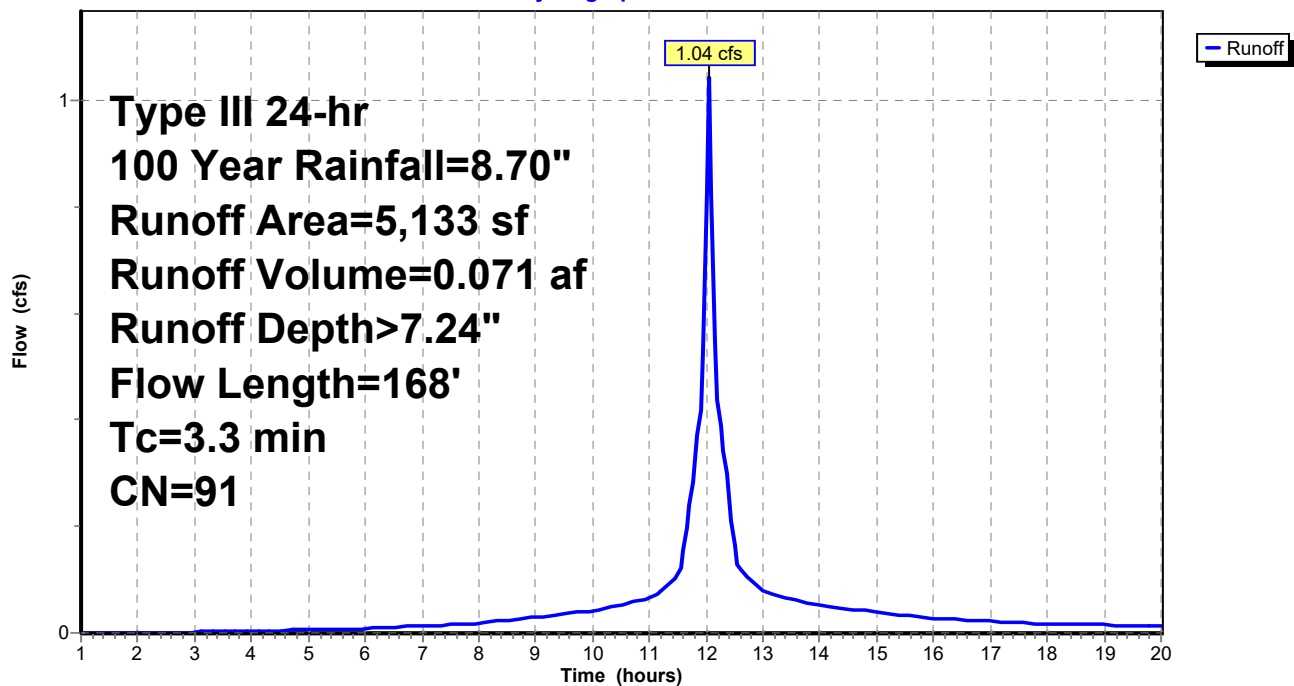
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=8.70"

	Area (sf)	CN	Description
*	3,189	98	Pavement
	1,944	80	>75% Grass cover, Good, HSG D
	5,133	91	Weighted Average
	1,944		37.87% Pervious Area
	3,189		62.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	65	0.0200	1.28		Sheet Flow, AB Smooth surfaces n= 0.011 P2= 3.30"
2.5	103	0.0100	0.70		Shallow Concentrated Flow, BC Short Grass Pasture Kv= 7.0 fps
3.3	168	Total			

Subcatchment 4S:

Hydrograph



Summary for Subcatchment 5S:

Runoff = 2.97 cfs @ 12.33 hrs, Volume= 0.324 af, Depth> 5.89"

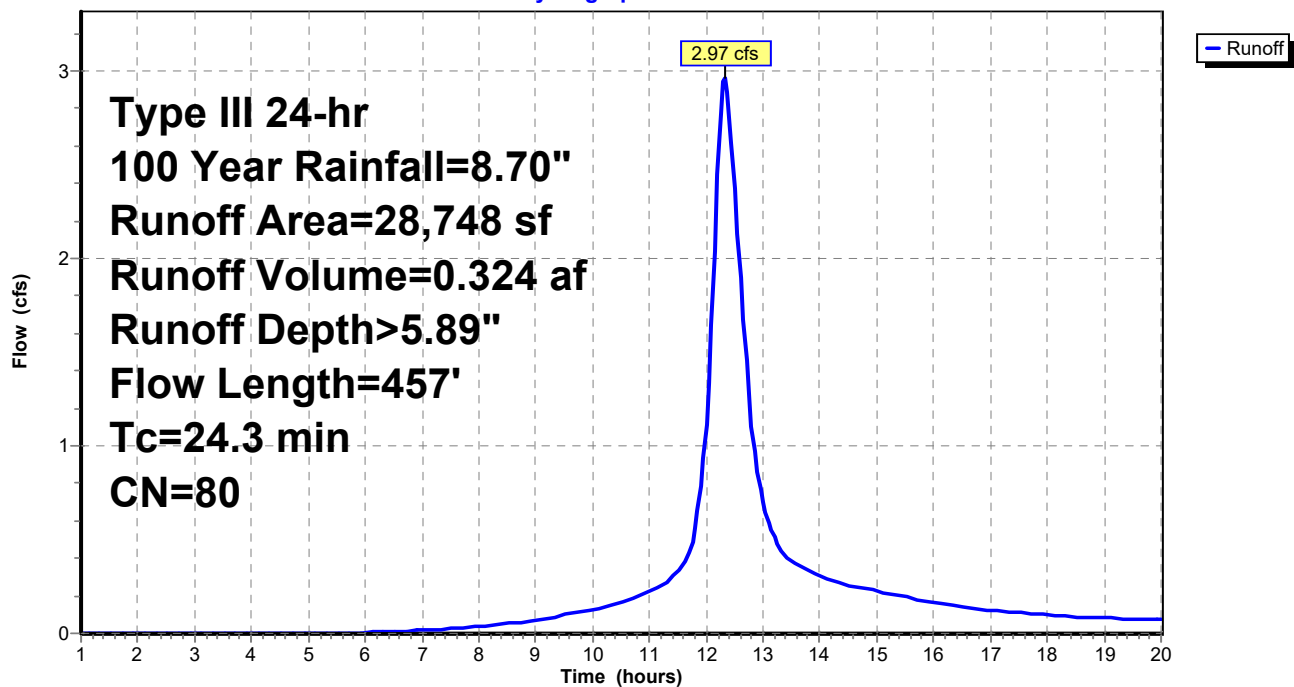
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=8.70"

Area (sf)	CN	Description
28,748	80	>75% Grass cover, Good, HSG D
28,748		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.6	50	0.0100	0.08		Sheet Flow, AB
					Grass: Dense n= 0.240 P2= 3.30"
13.7	407	0.0050	0.49		Shallow Concentrated Flow, BC
					Short Grass Pasture Kv= 7.0 fps
24.3	457	Total			

Subcatchment 5S:

Hydrograph



Summary for Subcatchment 6S:

Runoff = 0.47 cfs @ 12.04 hrs, Volume= 0.029 af, Depth> 5.93"

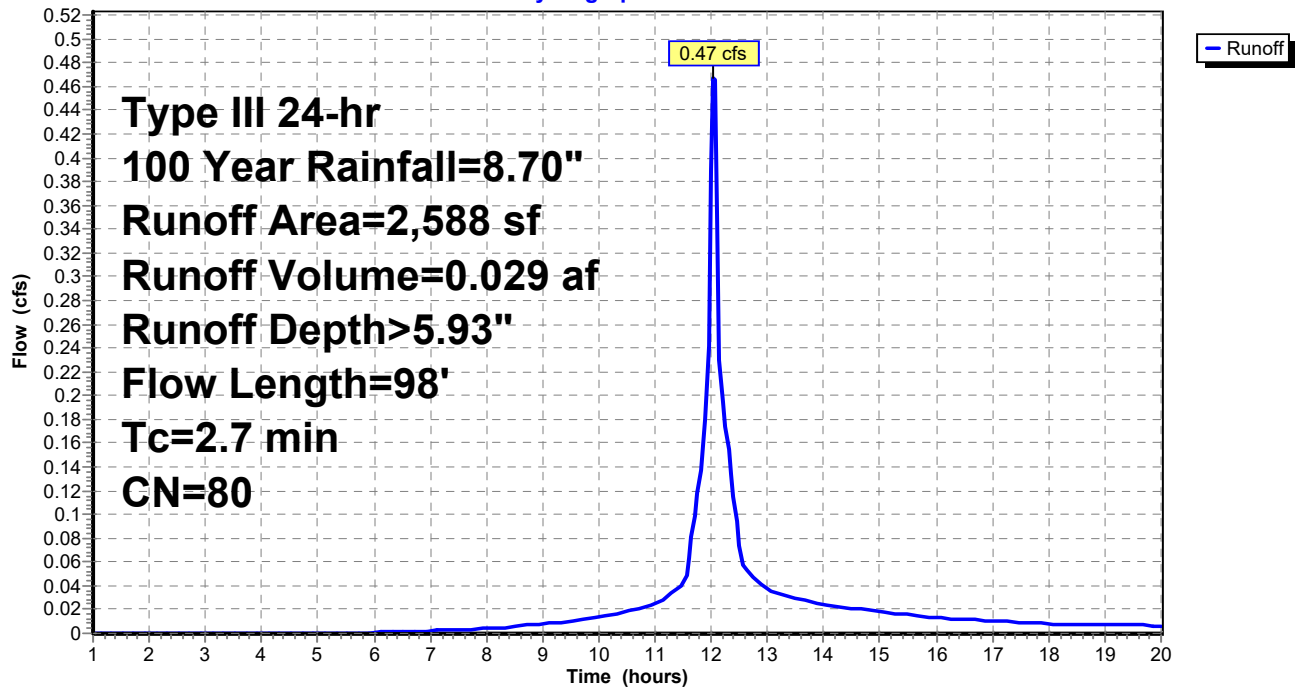
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Rainfall=8.70"

Area (sf)	CN	Description
2,588	80	>75% Grass cover, Good, HSG D
2,588		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.5	20	0.2100	0.22		Sheet Flow, AB
					Grass: Dense n= 0.240 P2= 3.30"
1.2	78	0.0050	1.06		Shallow Concentrated Flow, BC
					Grassed Waterway Kv= 15.0 fps
2.7	98	Total			

Subcatchment 6S:

Hydrograph



Summary for Reach 1R: Ditch

Inflow Area = 1.065 ac, 18.25% Impervious, Inflow Depth > 5.95" for 100 Year event
 Inflow = 4.21 cfs @ 12.07 hrs, Volume= 0.528 af
 Outflow = 4.20 cfs @ 12.07 hrs, Volume= 0.528 af, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 2.18 fps, Min. Travel Time= 0.2 min
 Avg. Velocity= 0.78 fps, Avg. Travel Time= 0.4 min

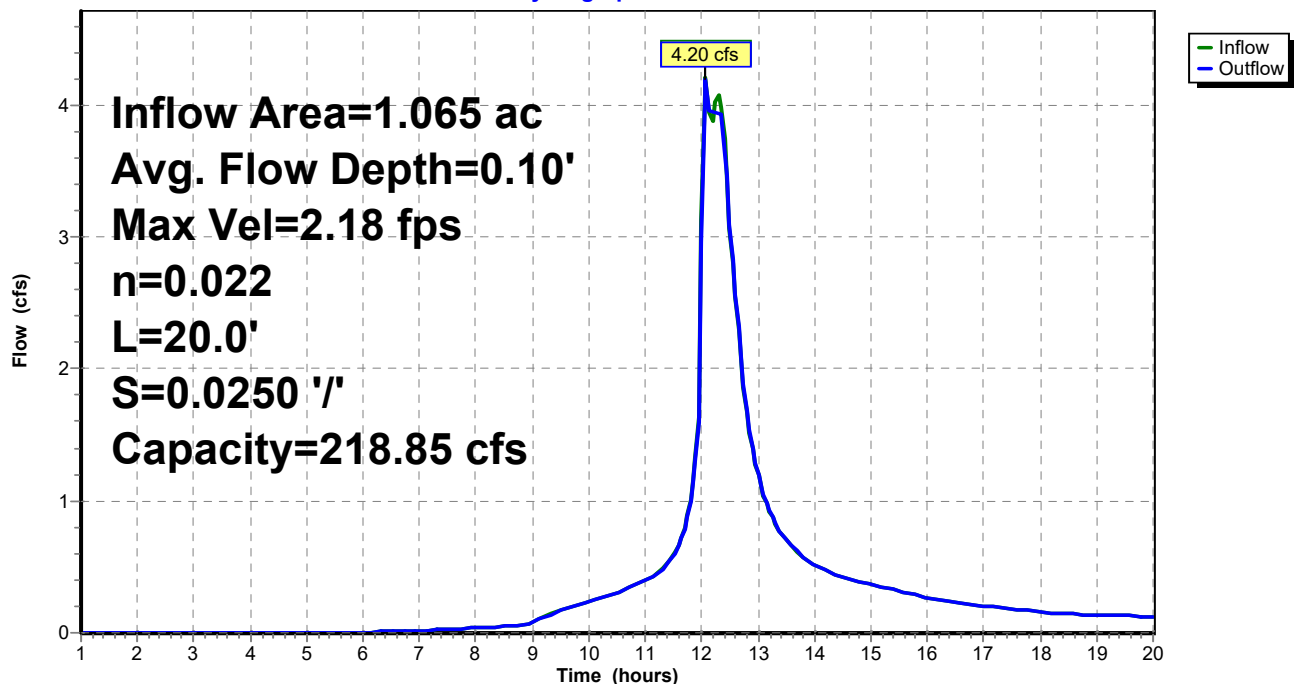
Peak Storage= 38 cf @ 12.07 hrs
 Average Depth at Peak Storage= 0.10'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 218.85 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 20.0' Slope= 0.0250 '/'
 Inlet Invert= 130.00', Outlet Invert= 129.50'



Reach 1R: Ditch

Hydrograph



Summary for Reach 2R:

Inflow Area = 1.118 ac, 24.63% Impervious, Inflow Depth > 6.27" for 100 Year event
 Inflow = 5.04 cfs @ 12.22 hrs, Volume= 0.584 af
 Outflow = 5.03 cfs @ 12.22 hrs, Volume= 0.584 af, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 2
 Max. Velocity= 2.36 fps, Min. Travel Time= 0.1 min
 Avg. Velocity= 0.82 fps, Avg. Travel Time= 0.4 min

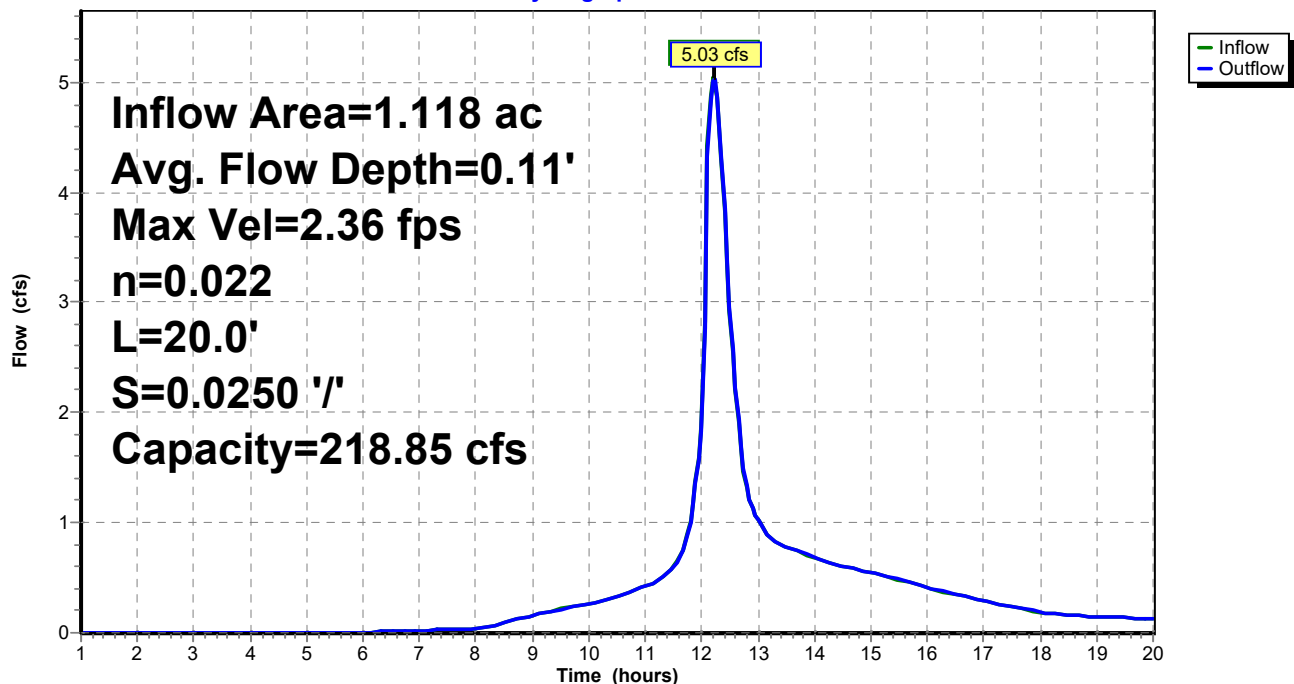
Peak Storage= 43 cf @ 12.22 hrs
 Average Depth at Peak Storage= 0.11'
 Bank-Full Depth= 1.00' Flow Area= 22.0 sf, Capacity= 218.85 cfs

20.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 2.0 '/' Top Width= 24.00'
 Length= 20.0' Slope= 0.0250 '/'
 Inlet Invert= 130.00', Outlet Invert= 129.50'



Reach 2R:

Hydrograph



Summary for Pond 1P: Culvert

Inflow Area = 0.345 ac, 56.25% Impervious, Inflow Depth > 7.17" for 100 Year event
 Inflow = 3.00 cfs @ 12.03 hrs, Volume= 0.206 af
 Outflow = 2.78 cfs @ 12.06 hrs, Volume= 0.190 af, Atten= 8%, Lag= 1.7 min
 Primary = 2.78 cfs @ 12.06 hrs, Volume= 0.190 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 134.22' @ 12.06 hrs Surf.Area= 1,392 sf Storage= 1,889 cf

Plug-Flow detention time= 66.7 min calculated for 0.190 af (92% of inflow)
 Center-of-Mass det. time= 39.1 min (779.7 - 740.6)

Volume	Invert	Avail.Storage	Storage Description
#1	132.00'	3,198 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
132.00	443	0	0
133.00	764	604	604
134.00	1,231	998	1,601
135.00	1,962	1,597	3,198

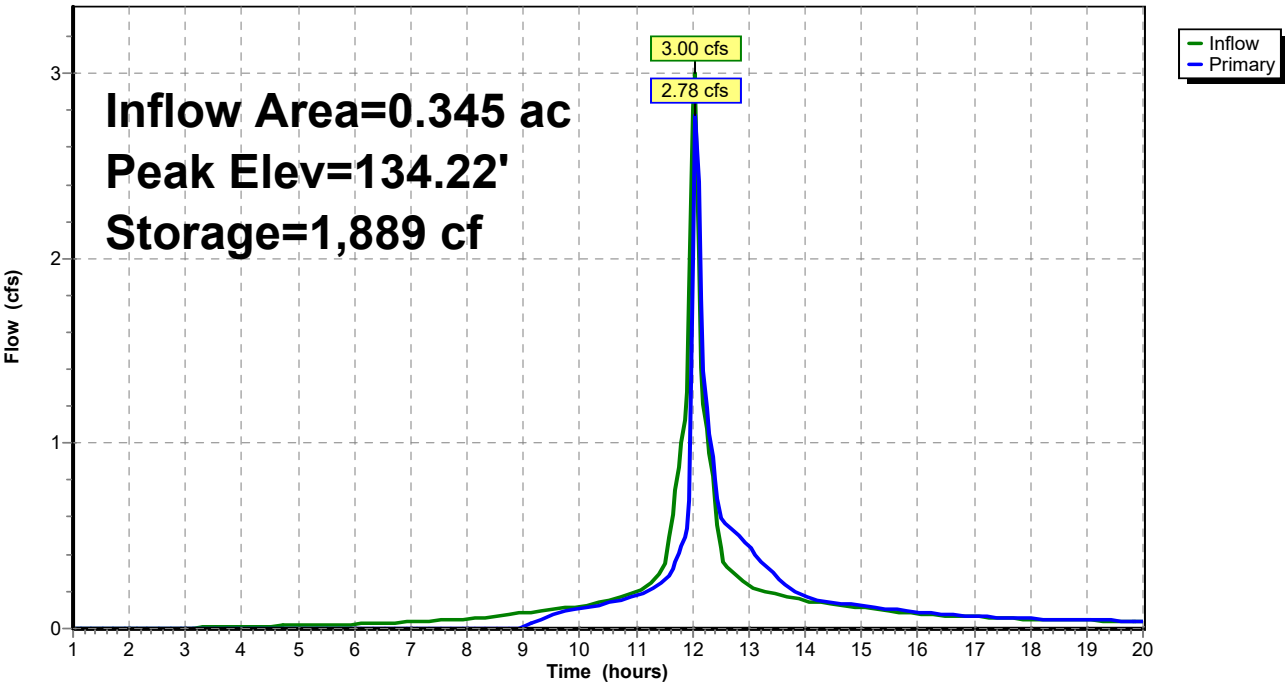
Device	Routing	Invert	Outlet Devices
#1	Primary	130.50'	18.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 130.50' / 130.00' S= 0.0167 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	133.00'	5.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	134.00'	24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	134.50'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=2.69 cfs @ 12.06 hrs HW=134.21' (Free Discharge)

1=Culvert (Passes 2.69 cfs of 14.65 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.66 cfs @ 4.83 fps)
 3=Orifice/Grate (Weir Controls 2.03 cfs @ 1.51 fps)
 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Culvert

Hydrograph



Summary for Pond 2P: Culvert

Inflow Area = 0.417 ac, 65.99% Impervious, Inflow Depth > 7.37" for 100 Year event
 Inflow = 3.76 cfs @ 12.03 hrs, Volume= 0.256 af
 Outflow = 2.24 cfs @ 12.12 hrs, Volume= 0.239 af, Atten= 40%, Lag= 5.6 min
 Primary = 2.24 cfs @ 12.12 hrs, Volume= 0.239 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 134.70' @ 12.12 hrs Surf.Area= 2,510 sf Storage= 3,806 cf

Plug-Flow detention time= 101.8 min calculated for 0.239 af (93% of inflow)
 Center-of-Mass det. time= 77.3 min (812.5 - 735.2)

Volume	Invert	Avail.Storage	Storage Description
#1	132.00'	4,605 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
132.00	610	0	0
133.00	1,065	838	838
134.00	1,835	1,450	2,288
135.00	2,800	2,318	4,605

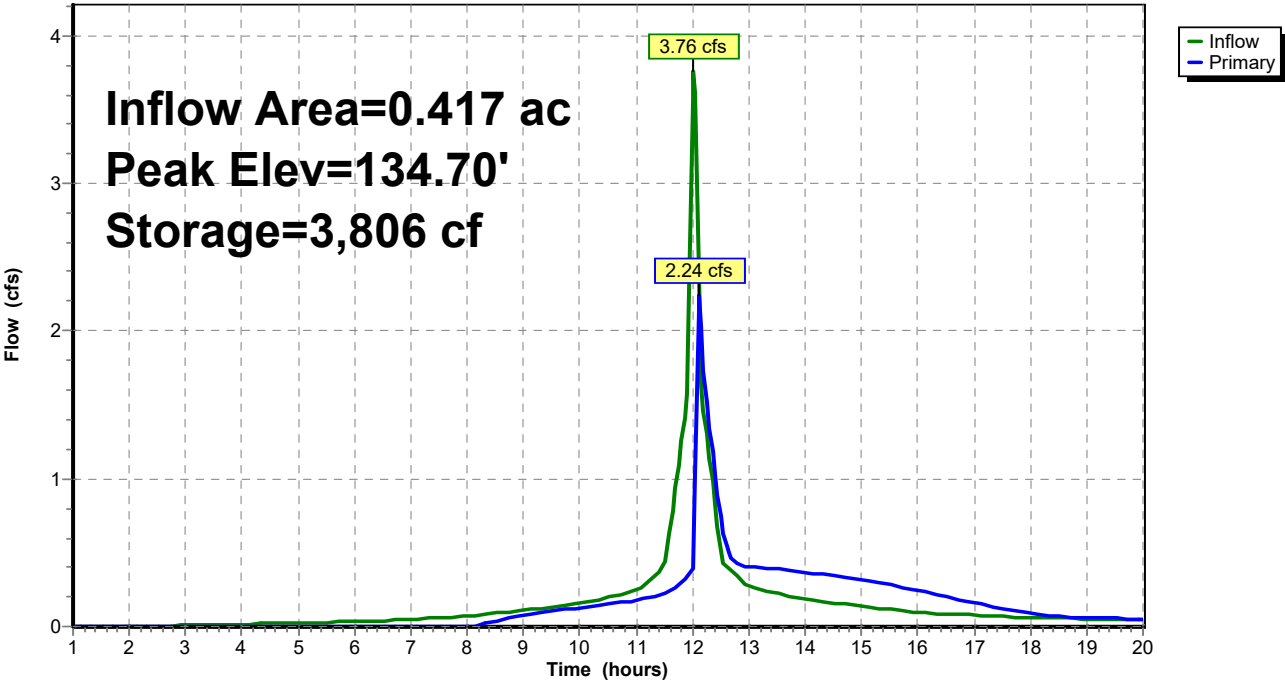
Device	Routing	Invert	Outlet Devices
#1	Primary	130.50'	18.0" Round Culvert L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 130.50' / 130.00' S= 0.0167 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	132.75'	3.5" Vert. Orifice/Grate C= 0.600
#3	Device 1	134.50'	24.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	134.75'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=2.09 cfs @ 12.12 hrs HW=134.69' (Free Discharge)

1=Culvert (Passes 2.09 cfs of 15.77 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.43 cfs @ 6.44 fps)
 3=Orifice/Grate (Weir Controls 1.66 cfs @ 1.41 fps)
 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Culvert

Hydrograph



Summary for Pond 6P: Culvert

Inflow Area = 0.059 ac, 0.00% Impervious, Inflow Depth > 5.93" for 100 Year event
 Inflow = 0.47 cfs @ 12.04 hrs, Volume= 0.029 af
 Outflow = 0.10 cfs @ 12.43 hrs, Volume= 0.014 af, Atten= 78%, Lag= 23.1 min
 Primary = 0.10 cfs @ 12.43 hrs, Volume= 0.014 af

Routing by Stor-Ind method, Time Span= 1.00-20.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 132.10' @ 12.43 hrs Surf.Area= 1,175 sf Storage= 740 cf

Plug-Flow detention time= 186.9 min calculated for 0.014 af (48% of inflow)
 Center-of-Mass det. time= 101.4 min (867.2 - 765.8)

Volume	Invert	Avail.Storage	Storage Description
#1	131.00'	2,656 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

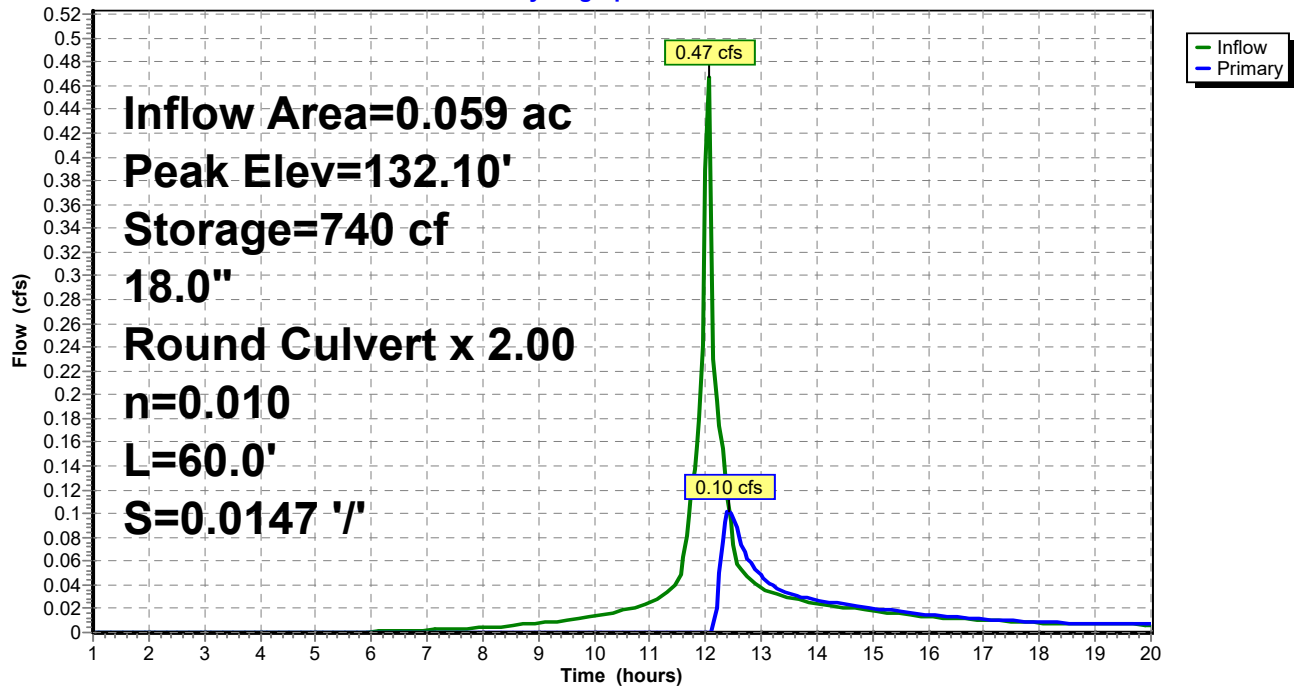
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
131.00	300	0	0
132.00	973	637	637
133.00	3,065	2,019	2,656

Device	Routing	Invert	Outlet Devices
#1	Primary	132.00'	18.0" Round Culvert X 2.00 L= 60.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 132.00' / 131.12' S= 0.0147 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

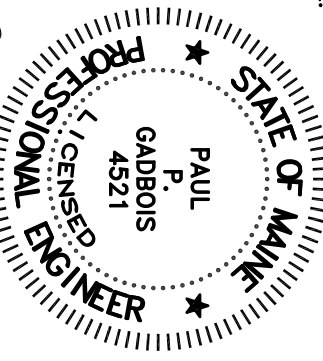
Primary OutFlow Max=0.10 cfs @ 12.43 hrs HW=132.10' (Free Discharge)
 ↑1=Culvert (Inlet Controls 0.10 cfs @ 1.06 fps)

Pond 6P: Culvert

Hydrograph

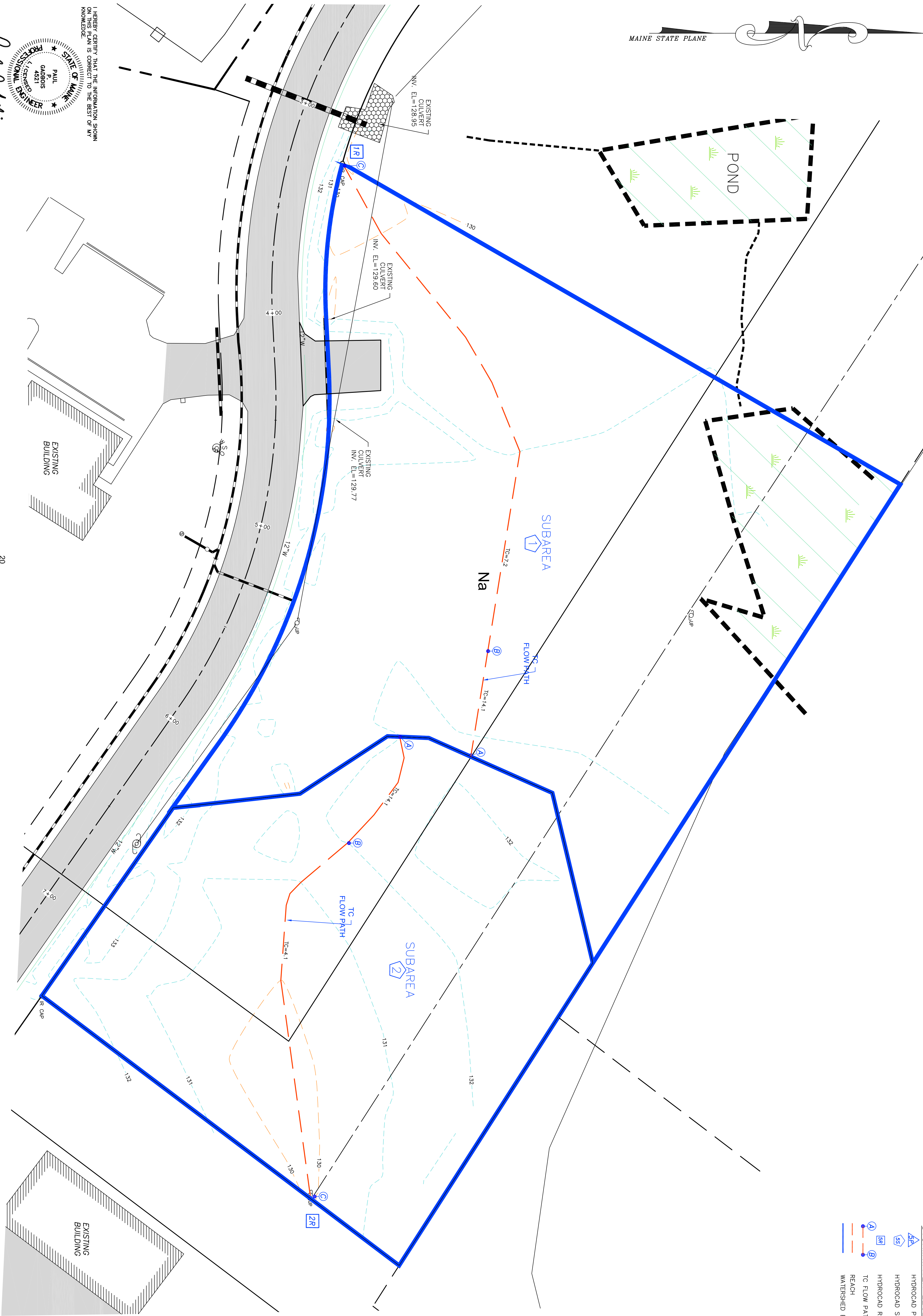
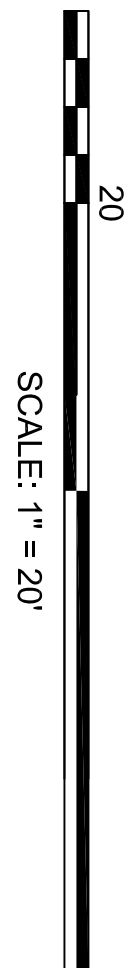
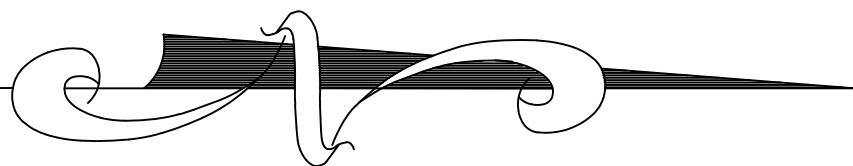


Paul P. Gadbois
PAUL P. GADBOIS, P.E. # 4521

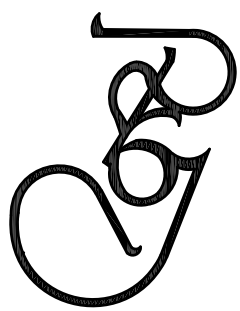


I HEREBY CERTIFY THAT THE INFORMATION SHOWN
ON THIS PLAN IS CORRECT TO THE BEST OF MY
KNOWLEDGE.

MAINE STATE PLANE



- STORMWATER LEGEND
- HYDROCAD POND
 - HYDROCAD SUBAREA
 - HYDROCAD REACH
 - TC FLOW PATH
 - REACH
 - WATERSHED BOUNDARY

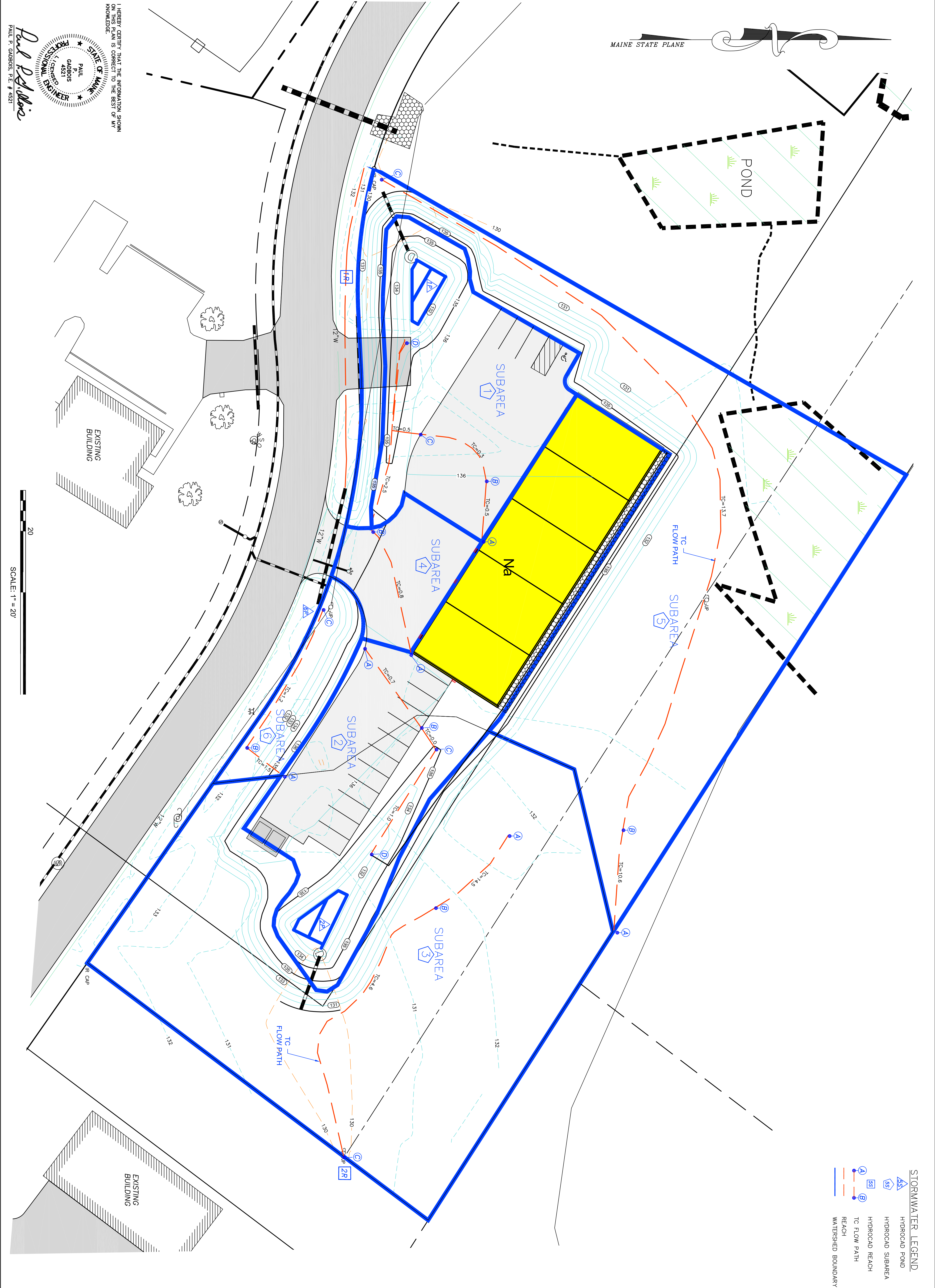


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PRE DEVELOPMENT PLAN
COCOA BEDARD
DIGITAL DRIVE
BIDDEFORD, MAINE

RECORD OWNER
COCOA BEDARD
62 BEAULIEU DRIVE
LYMAN, MAINE

DRAWN: P.P.G.	REVISIONS:		
CHECKED: P.P.G.			
SCALE: 1"= 20'			
FIELD BOOK:			
DATE: 02-05-2025			
JOB NO. 1646			
SHEET 1 OF 2			



STORMWATER LEGEND	
	HYDROCAD POND
	HYDROCAD SUBAREA
	HYDROCAD REACH
	TC FLOW PATH
	REACH
	WATERSHED BOUNDARY

	PAUL P. GADBOIS		POST DEVELOPMENT PLAN		RECORD OWNER		DRAWN: P.P.G.	REVISIONS:	
	ENGINEERING SURVEYING		COCOA BEDARD		COCOA BEDARD		CHECKED: P.P.G.		
	LAND PLANNING		DIGITAL DRIVE		62 BEAULIEU DRIVE		SCALE: 1"= 20'		
	P.O. BOX 327, SACO, MAINE 04072		BIDDEFORD, MAINE		LYMAN, MAINE 04002		FIELD BOOK:		
	(207) 283-3980						DATE: 04-11-2018		
							JOB NO. 1646		
								SHEET 2 OF 2	