City of Biddeford
Planning Board

June 26, 2024 at 5:00 PM
City Hall Council Chambers & Zoom

Join Zoom Meeting Online
Or call in by phone: +1 312 626 6799
Meeting ID: 949 8353 1202
Passcode: 223739

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 June 5, 2024.

6. Unfinished Business

7. New Business

   7.a 2023.31 Review of a Sketch Plan Application for Diversacorp Holdings, LLC, for a 4-unit condominium at 20 Clifford Street (Tax Map 39, Lots 303-1 & 304) in the R-2 Zone. The project will consist of a 4-unit multi-unit condominium. Access for each unit will be along Tibbetts Avenue with all units being served by public utilities.

   7.b 2024.32 Review of a Sketch Plan for Coastal Oaks, LLC for an 8 lot subdivision of single family homes located at 512 Pool Street (Tax Map 9, Lot 31) in the RF & SR-1 zones **THIS ITEM HAS BEEN POSTPONED TENTATIVELY UNTIL JULY 17, 2024**

   7.c 2024.33 Review of a Sketch Plan for Coastal Oaks, LLC for conversion of a vacant structure into 25 +/- residential apartments at 12 Pearl Street (Tax Map 40, Lot 72) in the MSRD-1 Zone. **THIS ITEM HAS BEEN POSTPONED TENTATIVELY UNTIL JULY 17, 2024**

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
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Date: June 5, 2024
Time: 6:00 PM
Location: Council Chambers & Zoom

1. **Pledge of Allegiance**
2. **Declaration of Quorum/Voting Members: Larry Patoine (Chair), Susan Deschambault, Alexa Plotkin & Dylan Doughty (Alternate Member) Dylan Doughty will be voting in place of Roch Angers**
   Staff Present: David Galbraith, Adi Iriqat & Nan Whitten
   Chair Patoine opened the meeting at 6:01 PM
3. **Adjustments to the Agenda-Indian Cliff Development (9F) will be presented before AVESTA (9E)**
   Discussion of Holiday meetings at the end of meeting
4. **Planner's Business-introduction of Adi Iriqat**
5. **Consent Agenda**
   5. A. Approval of Meeting Minutes from 5-15-24
   MOTIONS: 6:03 PM
   Motion-Plotkin -Motion to approve minutes as presented
   Second-Doughty
   Vote: Motion passed by unanimous vote
6. **Open Public Hearing 6:03 PM**
   6. A. 2024.26 Biddeford Planning Board will have the SECOND READING for an amendment to Article XII-Floodplain Management Ordinance
   - **Galbraith introduced the item and reminded the Board that this is a state mandate.**
   - **Will go to City Council next with the Board recommendation**
   - **No public comments**
     MOTION: 6:06 PM
     Motion-Deschambault-Motion to APPROVE the proposed Zoning Ordinance Text Amendment: Code of Ordinances, Part III: Land Development Regulations, Article XII Floodplain Management Ordinance – SECOND READING, as written, and upon adoption replace the City's existing Floodplain Management Ordinance.
     Second-Doughty
     Vote: Motion passed unanimously
7. **Close Public Hearing 6:07 PM**
8. **Unfinished Business-None**

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9. New Business

9. A. 2024.10 The Biddeford Planning Board will review and discuss a Final Site Plan Application for UNE to build Tennis Courts at 16 Old Pool Road (Tax Map 9, Lot 13) in the IN Zone.

- **Galbraith introduced the item, nothing major with stormwater report**
- **Andrew Philippe from UNE represented the application with Tom Saucier of Site Design**
- **Project is to meet NCAA rules**
- **Public**
  Jill Fink to get questions from yesterday answered music will not be played during warm ups and practices.
  Lisa Smith email questions to be answered.
- **Pickleball will be moved to 8:00 AM**
- **They are notifying people no court usage prior to 8:00 AM**
- **Security will monitor the court.**
- **If still not adhered to court will be locked up.**
- **Speakers in PA System has been reduced from 4 to 2**
- **Lights are for UNE sanctioned events only.**
- **Lights will be controlled by athletic department**
- **Two 75 seat bleachers being added**
- **Increased traffic-no parking on Old Pool Rd, parking is being encouraged to go to parking lots on campus**
- **They cannot control people speeding that will be a job for the police department**
- **No further questions from the public**
- **Deschambault encourages UNE to continue good communication**
- **UNE has provided the link for events to the Hills Beach Association.**
- **Lisa Smith 90 Old Pool Road-communication piece critical include a few streets over, the lights are bright and the PA system is loud, she is concerned about the gate and wants that information.**
- **Galbraith UNE changed plans to install a path for emergency personnel and vehicles to get in.**

MOTION: 6:28 PM
Motion-Plotkin-Motion to approve the slopes waiver steeper than 2:1 in ledge Article XI.5.B.1.e.3
Second-Doughty
Vote: Motion passed unanimously
Motion-Plotkin-Motion to approve Case # 2024.10 Final Plan Review for UNE to expand their tennis courts located at 16 Old Pool Road (Tax Map 9, Lot 13), with the recommended Conditions of Approval.
Second-Deschambault
Vote: Motion passed unanimously

9. B. 2023.28 The Biddeford Planning Board will review and discuss a request from Tom

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Watson & Co for an amendment to the Conditions of Approval for 10, 20, 30 Upper Falls Way (Tax Map 40, Lots 55,55-3,56-1) in the MSRD-3 Zone.

- **Galbraith introduced the amendment to Conditions of Approval**
- **Developer is moving at a much faster pace than the state therefore needs this amendment**
- **Peter Heil of Acorn Engineering represented the applicant**
- **Heil added to Galbraith's comments**
- **No public comments**
- **Plotkin asked when the table for the TMP was done-has been updated to included increase in units**

MOTION: 6:38 PM

Motion-Beaudette- Motion to approve the proposed amendment to the project's Conditions of Approval Item 1b to read " The Applicant must provide a Maine DOT Traffic Movement Permit to the City prior to the issuance of Occupancy Permits for the commercial portions of the development", and the inclusion the Staff recommended Conditions of Approval (COA) listed above

Second-Doughty

Vote: Motion passed unanimously

9. C. 2024.27 The Biddeford Planning Board will review and discuss a Sketch Plan submission by Josh Cushman for a subdivision located at Pepperell Mill Buildings 19 & 20 (Tax Map 71, Lots 10-4, & 10-1) in the MSRD-3 Zone.

- **Galbraith introduced the project**
- **Staff has been working with the applicant for a couple of months**
- **Parking will be in the parking garage**
- **Must go through HPC & SRCC**
- **Josh Cushman and Marieke Thormann of Fathom represented the application**
- **No public comments**
- **Plotkin everyone is excited for the project but worried the parking garage will fill up, what is plan b, what are the requirements for parking in the ordinance-parking needs to be within 1500 feet of the structure, which this building is. Applicant has met with the parking garage management to secure the spaces for the residents.**
- **Units are studio, 1 & 2 bedroom units**
- **Plotkin feels there is sufficient street parking as well.**
- **Beaudette asked about the demolished building for parking, is there an effort to see how many spaces can be created in the campus? There has been a parking study done for the entire campus that has been presented to the Board. Designated spaces for office workers and others for residents. The City is paying attention to make sure there is sufficient parking.**
- **Plotkin is this part of the Pepperell Mill Campus-yes but not the same owners.**
- **These 2 buildings are part of the campus which are being sold off to the applicants. Some of the buildings are getting sold off.**

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- **Plotkin is concerned we are keeping track of what is being sold off so that there is sufficient parking.**
- **Part of the transfer includes working with Presidium to be in compliance for parking.**
- **Deschambault asked Galbraith about the Mills and the Lofts they are not considered part of Pepperell? That is correct they are not.**
- **Deschambault is the housing going to be top 2 or 3 floors? Entire building. Is this building different than others where we have seen the first floor ceilings are not high enough for residential homes? Yes, all ceilings have sufficient height for residential living.**
- **Deschambault is there going to be handicapped parking. Yes there will be 7 spots adjacent to the building 2 of which will be handicapped.**
- **Deschambault the need of handicapped parking is growing and not all disabilities can be seen those numbers may need to be increased.**
- **Doughty wants to know about the rates for rent-6 units will be the required affordable and the rest will be market rate.**
- **There are plans for a roof top deck for the building looking over the falls.**
- **Will there be an elevator-yes**
- **Plotkin how will the building be heated and cooled-heat pumps**
- **They are working with the parks service for tax credits**
- **Waiver for drainage will be addressed at preliminary.**

9. D. 2024.29 The Biddeford Planning Board will review and discuss a Sketch Plan Application for Site Plan/Affordable Housing Subdivision for Westbrook Development Corporation at 37 Barra Road (Tax Map 2, Lot 42) in the I3 zone.

- **Galbraith introduced the project**
- **Proposal of 2 low income buildings**
- **Project has been reviewed by SRC at conception plan**
- **Tyler Norad of Westbrook Development Corp represented the applicant**
- **Norad shared a power point presentation**
- **This will be 80 units**
- **Maine needs 80,000 units by 2030 at this time**
- **Proposing a senior and family option**
- **More senior specific projects are needed**
- **Contract zone will be needed**
- **Utilities will be part of the rent, trash & snow taken care of by management company**
- **Would like approvals this summer for applying to MSHA for a grant**
- **No public comments**
- **Beaudette this was originally designed as an office park, does the need for housing trump the need for commercial uses?**
- **Galbraith the site has been vacant for 20 years, there is residential in the area, we have council support**
- **Doughty speak about scoring high for MSHA, extremely competitive process, MSHA tax funding if you don't get granted money by MSHA you don't have a project. Scoring is by MSHA they want you to be on a bus**

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line, near amenities, which town, near services, Biddeford is on top tier, acquisition cost, municipalities in the project, experienced developers, highly regulated, scores change every 2 years

- Doughty what happens if a project does not get funding, they have to wait another year to apply.
- Patoine asked about their experience in Cumberland and asked to explain the tax credit.
- A member of the public (Dean on Zoom) asked about this being a business park. Galbraith explained why this is being used for residential.
- Plotkin was thankful that they are bringing this project to Biddeford. Will there be a play area for the families with children-we hope to do playgrounds and picnic areas but are not on that level yet so will work with the City on fitting these areas in.
- Galbraith once this has been finalized a bit to know parking demands it can be more creative
- Beaudette opportunities for corporate sponsorships for playgrounds and open areas.
- Deschambault how will you handle smoking and pets? People are looking for storage, air conditioners, outside hoses. Children need a place to walk with mom, baby, and stroller, get people outside.
- Norad: AC is included heat pump based, Maine Housing required, storage spaces is regulated by Maine Housing, there will be rocking chairs on the porches and walking routes.
- Deschambault SMAA is right down the street and is perfect for the elderly housing.
- UNE students will be coming for PT to the residents
- YMCA is close and a discounted rate for families would be perfect.
- Patoine-electric grid? Norad this is a MSHA requirement it is being studied. Patoine this needs to be looked into. Galbraith to find answer on this.
- Plotkin-get an ability to serve letter from electric company.
- Beaudette this is a tricky question as electricity comes from burning fossil fuels.

9. E. 2024.21 The Planning Board will review and discuss a Preliminary Plan presented by Indian Cliff Development Corp for an 8-lot subdivision on Barra Road (Tax Map 7, Lot 15) in the R-3 & R-1 zones.

Dylan Doughty recused himself from this project and the AVESTA Housing project.

- Galbraith introduced the project
- Goes hand in hand with the AVESTA Housing project.
- Subdivision is straight forward
- Public Works and the Fire Department have been involved with the design of these projects in order to be in compliance.
- Chris McDonald of BH2M represented the applicant with Mike Eon of Indian Cliff Development.
- McDonald explained the changes that have happened since Sketch Plan.

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- **Eon wants to make sure we check the deed covenant on the WDC project.**
- **The first lot is dedicated to a pond for stormwater due to Thacher Brook watershed. Eon has worked with the Director of Public Works to make sure the wastewater and driveways are where BPW wants it.**
- **They are working very closely with the Eastern Trail Association.**
- **They have to have the project done within 18 months of the Reveler Project.**
- **Working with the City on the sewer issues in the area.**
- **No furnaces so that there is no chance of them breaking and linking into Thacher Brook**
- **9 lots in all**
- **No public comments**
- **Patoine pretty straight forward**

  MOTION: 8:14 PM

  Motion-Plotkin- Motion to approve 2024.21 Preliminary Plan for Indian Cliff Development Corp for a 9-lot subdivision on Barra Road (Tax Map 7, Lot 15) in the R-3 & R-1 zones, with the recommended Conditions of Approval.

  Second-Beaudette

  Vote: Motion passed unanimously

9. F. 2024.18 The Planning Board will review & discuss a Preliminary application by AVESTA Housing to create a 46-unit elderly affordable housing project on Barra Road (Tax Map 7, Lot 15) in the R-3 zone.

- **Galbraith introduced the project**
- **Applicant has increased the landscaping**
- **Per Tom Milliken, sewer for AVESTA is sufficient.**
- **Turn around is being relocated to accommodate public works**
- **Chris McDonald from BH2M and Ryan Fecteau from AVESTA represented the applicant**
- **Parking, access drive, driving aisles have not changed since Sketch Plan**
- **Reviewed comments from 3rd party engineers and staff, no significant changes proposed.**
- **Mike Eon spoke on connections to the Eastern Trail**
- **Zoom ended at 8:24 PM**
- **25-40 acres going into preservation**
- **Eon spoke about the connectivity of the Riverwalk and the Eastern Trail**
- **Public**

  Maryline Rosignal-effect of extra traffic how it will be dealt with

  Galbraith talked about plans for handling the traffic increase
- **Eon has worked for years on cleaning up Thacher Brook where it is an impaired stream**

  MOTIONS: 8:37 PM

  Motion-Beaudette- Motion to approve Case # 2024.18 Preliminary Plan Application for AVESTA Housing to build a 46 unit low income housing project for the elderly. Property is located at Barra Road (Tax Map 7, Lot 15) in the R-3 zone.

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Amended Motion to use Trailside Way
Second-Plotkin
Vote: Motion passed unanimously

10. Other Business
Changes in Planning Board schedule due to holidays
June 26th at 5:00 PM
Back to normal on July 17th

11. Adjourn 8:46 PM

_____ _____

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.

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CITY OF BIDDEFORD

Planning and Development Department

David C.M. Galbraith
Interim 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 Patoine and Members of the Biddeford Planning Board

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

DATE: June 20, 2024

RE: 2023.31 Site Plan and Subdivision Application for Diversacorp Holdings LLC to construct four (4) residential condominium units. Property is located at 20 Clifford Street (Tax Map 39, Lots301-1 &304) in the Residential-2 zone.

MEETING DATE: June 26, 2024 at 5:00 PM

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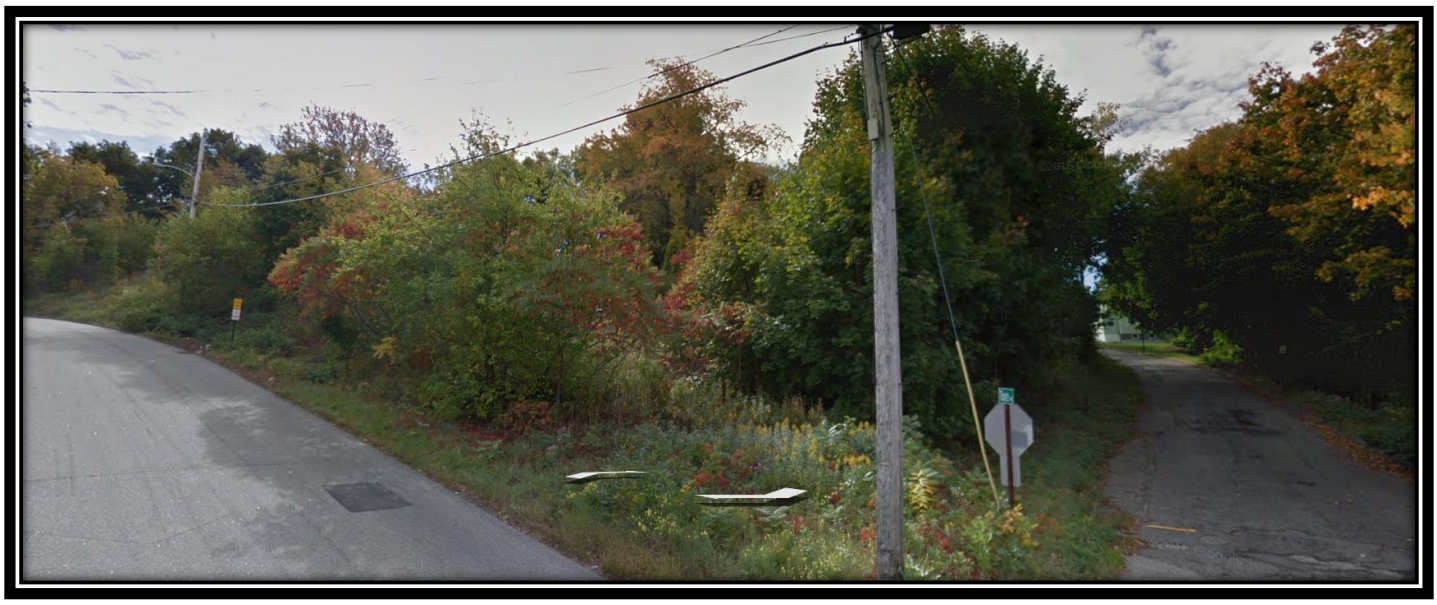
1. INTRODUCTION

This application was first before the Planning Board as a Sketch Plan Review on June 7th, 2023. As this sketch plan was previously reviewed over a year ago, the application is being brought back to the Board as a Sketch Plan. Diversacorp Holdings LLC is proposing to construct four (4), in-line residential condomimum units and associated driveways at 20 Clifford Street. (Tax Map 39, Lots 301-1 and 304) Access to all driveways would be via Tibbets Avenue and addressing will also be off Tibbits Avenue. The project will be served by public sewer (Tibbets) and public water (Clifford).

20 Clifford Street – 4 Lot Condominium Development off Tibbets Avenue

2023.31 Site Plan and Subdivision Application for Diversacorp Holdings LLC to construct four (4) residential condominium units. Property is located at 20 Clifford Street (Tax Map 39, Lots301-1 &304) in the Residential-2 zone.
Planning Board Hearing Date: June 26, 2024.

20 Clifford Street – 4steep slopes / highly vegetated property



20 Clifford Street – Image of Tibbets Avenue and Clifford Street Intersection

2. PROJECT DATA/INFORMATION

1.	Applicant:	Diverscorp Holdings, LLC 5 Stone Pony Circle Saco, ME 04072
2.	Owner of Property:	Same as Applicant

3.	Agent:	Walter Pelkey, BH2M 380 B Main Street Gorham, ME 04038 (207) 839-2771
4.	Surveyor:	Austin G. Fagan , BH2M 380 B Main Street Gorham, ME 04038
5.	Project Location:	20 Clifford Street.
6.	Project Tax Map #/Lot #:	Tax Map 39, Lots 301-1 and 304
7.	Lot Size:	27, 953 Sq. Ft.
8.	Base Zoning:	Residential-2
9.	Overlay Zoning:	N/A
10.	Existing Use:	Undeveloped
11.	Proposed Use:	Four (4) single family units 32'x40'
12.	Approvals Required:	Minor subdivision, Site Plan
13.	Uses in the Vicinity:	Multifamily residential, Single Family residential
14.	Waivers Needed:	a. None
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	
25.	Planning Board Review History: Sketch Plan - June 7, 2023 (void)	

3. REVIEW PROCESS

Per City ordinance, this application is subject to Site Plan (Land Development Regulations, Article XI) review and approval by the Planning Board.

4. Departmental Review Comments:

A. Planning:

- The condos are proposed to access Tibbett's Ave utilizing 4 separate driveways, one serving each unit.
- Tibbett's Avenue is only a 35' wide ROW and the access points are located in close proximity to the Clifford / Tibbett's intersection.
- The property slopes down toward both Clifford Street & Tibbett's and appears to be fairly steep, so questions regarding stormwater and runoff is a concern. The developed properties on the west side of Tibbett's are situated below the project site as the slope continues in that direction.
- Sight lines for driveway / roadway safety. Emergency vehicle access.
- Only garage and driveway parking (4 stalls max per lot) and due to the width of Tibbett's Ave. No on street parking on Tibbet's.

- Tree Removal. Since the site is fully vegetated, The applicant should clarify how many trees on the parcel will be removed and clearly identify what trees will remain. Preservation of as many trees as possible should be a goal of the project and suplemting the preserved trees with new proposed landscaping shall be clearly shown on Preliminary Plan Review.

- Condominium documents shall be submitted with the Preliminary application and shall include annual maintenance of the stormwater facilities.

B. Code Enforcement:

1. No Comments

C. Public Works:

1. No Comments

D. Engineering:

- It appears that project's storm runoff is tying into a combined sewer which is not permitted. It may be possible to tie into a storm drain in Cleves Street which could be extended to the property. This may require Increased detention. The analysis point should be the two structures, not the entire frontage of the property. We expect that the detention requirement will increase when they model only the existing drainage directly to the structures, which will result in a lower rate of runoff at each of those points. This would limit the runoff to the existing rate of runoff to each structure.
- Snow storage areas should be identified.
- A detailed breakdown of proposed sewer flows was not provided, per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C); thus an ability-to-serve letter has not been determined.

E. Police:

1. No Comments

F. Fire:

1. No Comments

G. Traffic Peer Review:

1. No Comments

H. Engineering Peer Review:

1. **See attached comments from Tom Saucierdated May 23, 2024.**

2. STAFF REVIEW

- **APPLICATION COMPLETENESS:** The applicant has submitted a complete application, featuring all required elements as specified under Section 66-35 (Required Information for Final Plan Submissions). As part of the staff's review comments, we have identified aspects of the plan submission to be revised or clarified, which we suggest being made a condition of approval.

- **ZONING:** The proposed uses are permitted uses within the R-2 Zone, Similarly, with respect to applicable dimensional requirements, the project would comply with all applicable requirements, including building height, building setback, frontage, and lot coverage requirements.

- **REVIEW STANDARDS:**

  In general, staff found the application to satisfy City site plan requirements. The major site details such as building, parking, landscaping, designs and locations have been finalized so the plan being reviewed the Board are what will be constructed on the face of the earth. However, City Staff and the City's third party civil engineer, identified a number of technical plan elements which need to be addressed by the Applicant prior to final site plan approval.

  Maine DEP Stormwater Permit: The project requires a Maine DEP Stormwater Permit.

  WAIVERS: No waivers requested as part of this project.

3. STAFF RECOMMENDATION

Staff recommends that the applicant address concerns brought up by staff and the engineering peer-review comments, and moving forward with the Preliminary Plan Application.

4. SAMPLE MOTIONS

In general terms Staff is supportive of the sketch plan proposal. The Application before the Board is a sketch plan review so no formal Planning Board action is required at this meeting. However, the Board should take this opportunity to review the plans, and identify any items the Board may wish to review as part of this application.

BH2M

Civil Engineering | Surveying

April 25, 2024

David Galbraith
City Planner
205 Main Street
Biddeford, ME 04005

Re: Preliminary Minor Site Plan Application
4 Unit Condominium
20 Clifford Street

Dear David;

Please find the attached ten (10) set of the following information and three (3) copies of the Stormwater Management Report in support of the Preliminary Site Plan Application as described above:

- Preliminary Site Plan Application & Checklist (fee $750)
- Attachment 1 – Figures (USGS, Tax Map, FEMA, and Soils)
- Attachment 2 – Parcel Deed
- Attachment 3 – Abutter's List
- Attachment 4 – Cost Estimate
- Attachment 5 – Traffic Summary
- Attachment 6 – Site Photos
- Attachment 7 – Review Letter Requests for City Departments
- Attachment 8 – Plan Set

The applicant, Diversacorp Holdings LLC, is proposing to construct a 4-unit condominium at 20 Clifford Street (Tax Map 39 Lots 303-1 & 304) on 0.414 acres. Access for each unit will be individual private driveways along Tibbetts Avenue with all units being served by public utilities.

Proposed traffic for the property is estimated at 9.57 trips per day, per unit, resulting in a total of 38 daily trips as a result (see attached traffic summary).

Average Maine households are estimated at 2.20 people per the 2023 United States Census for the city of Biddeford. Impacts to schools, city population and municipal services would be minimal.

For these 4-unit condominiums the sewer flow calculation is as follows, per Maine's Subsurface Wastewater Disposal Rules: Single Family 3 Bedroom = 270 gpd (gallons per day)
4 units x 270 gpd = 1,080 gpd

The architectural features of the proposed building would lend itself to the physical land features as well as provide views of the city areas below and areas along the Saco River. Exterior patios and retaining walls would provide outdoor spaces and help to minimize grading along the rear of the proposed building.

Please call me if you have any questions regarding this application or if any additional information is needed. We look forward to working with the Town on this project.

Sincerely,

Walter Pelkey
Project Manager

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 X Site Plan Review __ Extraction
__ Conditional Use Permit X Subdivision __ Private Way
__ Other: _____

Applicant Information:
Name: Diversacorp Holdings, LLC
Mailing Address: 5 Stone Pony Circle, Saco, ME
Telephone: (207) 286-6210
Email: natelibbymasonry@yahoo.com
What is your legal interest in the property?
X Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:
Name: Same as Applicant
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:
Name: Walter Pelkey - BH2M
Mailing Address: 380B Main Street, Gorham, ME 04038
Telephone: (207) 839- 2771
Email: wpelkey@bh2m.com

Engineer/Surveyor's Information:
Name: Austin G. Fagan, PE#16523 - BH2M
Mailing Address: 380B Main Street, Gorham, ME 04038
Telephone: (207) 839-2771
Email: afagan@bh2m.com

Project Location and Lot Information:
Street Address: 20 Clifford Street Drainage Watershed: Saco River
Tax Map: 39 Lot: 303-1 & 304
Current Zoning: Residential 2 (R2) Shoreland Zoning: N/A
Size of Lot: 18,054 ( )acres (X)s.f. Lot Frontage: _____
Existing Use of Property: The property is undeveloped.

Property currently serviced by:
X City Road X Public Sewer X 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) X Hilly (8-15% slope) X Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? __ (Yes) X (No) if yes attach information
Is the project within the 100-year floodplain? __ (Yes) X (No) if yes attach information
Do you plan to bring fill onto the lot? __(Yes) X (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use:

The applicant is proposing to construct 4 units, each being 24'x32', with associated driveways.

Property to be Serviced by:

X City Road X Public Sewer X Public Water __ Public Trash

__ Private Road __ Septic System __ Private Well __ Private Hauler

Limits of Disturbance: 16,206 ( )acres (X)s.f.

Net change in impervious cover: 6,167 ( )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)

__ **If in a Shoreland Zone:**

Percent of residential lot coverage (Max 20%): N/A

Percent of structure expansion (Max 30%): N/A

__ **If Subdivision Review, number of lots proposed:** N/A

__ **If a Private Way is proposed, number of lots served:** N/A

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

Total new square feet footprint of structure: 3,745 s.f.

Total new square feet paving/parking: 2,422s.f.

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval
   - X Fire Department – Contact Chief or Deputy Chief – 282-9986
   - X Ability to Serve for Water Service – Maine Water – 282-1543
   - X Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
   - X Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127

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

C. Photographs of Site.

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

E. Engineering Plans, as required.

F. 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) X(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 Agent: _____ **Date** 4-24-2024

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_INDIVDUAL 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 INDIVIUDAL 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 APPLICATION DRAWING CHECKLIST *LAST REVISED: 04/18/23*

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant for any Site Plan submittal to the Planning Department.
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 submittal information with non-acceptable reasoning will be rejected.
4. Items in **BLACK** are required for 'Preliminary Site Plan' approval & 'Final Site Plan' approval.
5. Items in **BLUE** are only required for 'Final Site Plan' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	
Planning Board # (if available):	
Applicant Name/Info:	Diversacorp Holdings, LLC
Submittal #/Type (Prelim/Final):	Preliminary
Submittal Date:	

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE		CITY REVIEW RESPONSE	
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	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, 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			
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			
2	**COVER SHEET**				
A	Project Name & Property Address	Yes			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	Yes			
C	Site Location Map	Yes			
D	Sheet Set List of Drawings	Yes			
E	Tax Map and Lot ID	Yes			
F	Zoning & Shoreland Zone Information	Yes			
G	Existing Use Description	Yes			
H	Proposed Use Description	Yes			
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	No			
J	Name of Drainage Watershed	Yes			
K	Within the MS4 Urbanized Area (Yes/No)	No			
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	Not within flood zone.		
N	Public Road Proposed (Yes/No)	No	No proposed roads.		
O	Private Road Proposed (Yes/No)	No	No proposed roads.		
P	Public Sewer Connection (Yes/No); if yes, need to include a proposed sewer flow calculation per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)	Yes			
Q	Public Storm Drain Connection (Yes/No)	Yes			
R	Limits of Disturbance in acres	Yes			
S	Pervious Land Cover square footage, existing and proposed	Yes			
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	Yes			
U	Building Roof square footage, existing and proposed	Yes			
V	Assigned Planning Board Number	N/A			
W	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)	N/A			
3	**EXISTING CONDITIONS PLAN**				
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	Yes			
B	Survey Benchmark Locations (with XYZ Coordinates annotated)	Yes			
C	Property & Right-of-Way Lines	Yes			
D	Boundary line information (bearings, distances, etc.)	Yes			
E	Property pin and monumentation locations	Yes			
F	Existing easements with proper ownership identified	Yes			
G	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	Yes			
H	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes			
I	100-year Flood Zone Limits & Elevation	N/A	Not within flood zone.		
J	USDA-NRCS Soil Boundaries and Labels	Yes			
K	Existing contours with adequate contour labelling; minimum 1' contour interval	Yes			
L	Existing building FFEs annotated	N/A			
M	Spot elevations for existing building corners, door entrances, accessible parking/walkways, road centerlines, and bottom/top of curbs	N/A			
N	Existing buildings & structures	Yes			
O	Existing pavement areas & number of parking spaces	Yes			
P	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	Yes			
Q	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	Yes			
R	Existing signage and striping	N/A			
S	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	Yes			
T	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes			
U	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			
V	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	Yes			
W	Location of any borings, drinking wells, and monitoring wells	N/A			

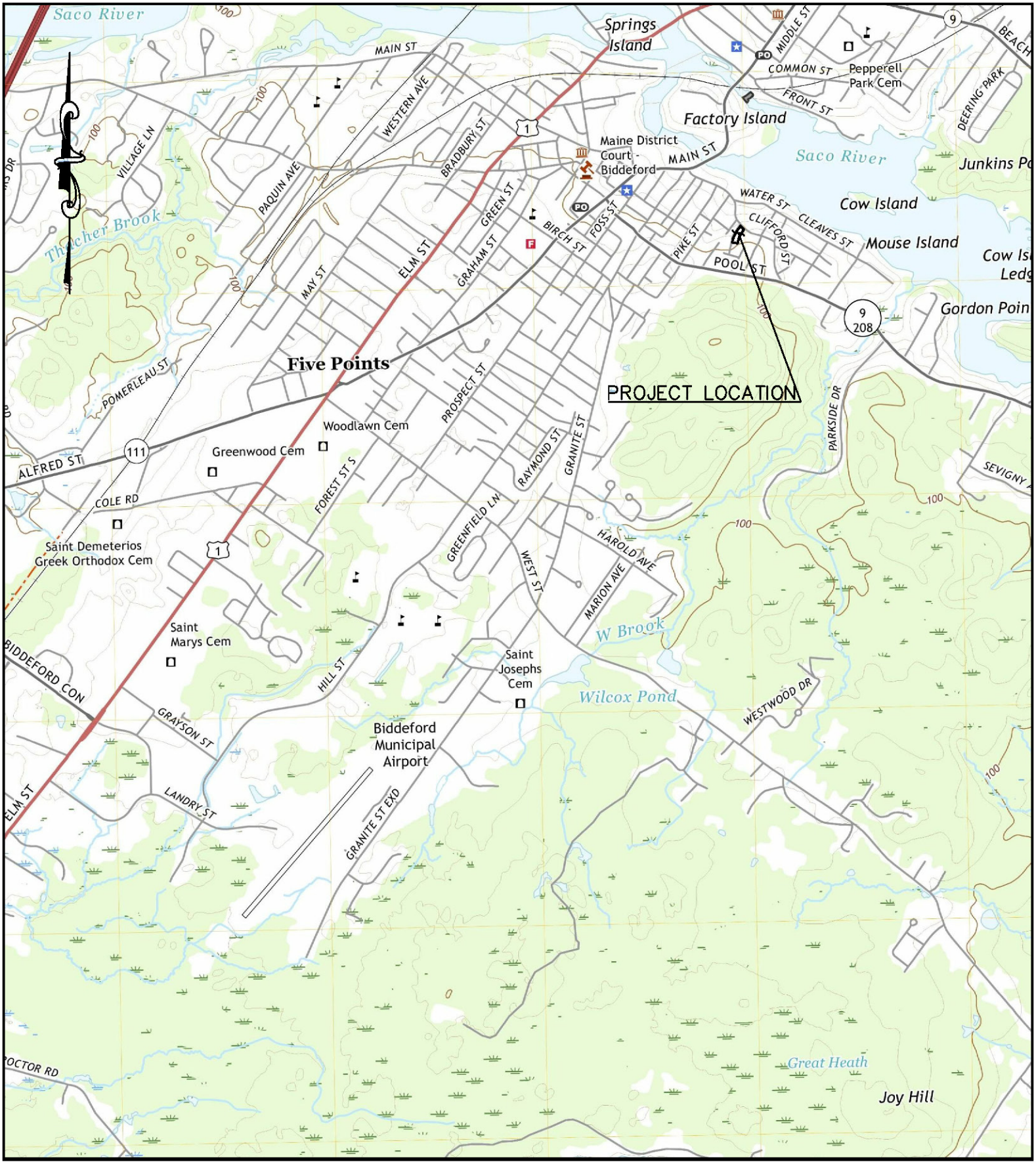
4	**SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN**				
A	Limits-of-disturbance outlined and acreage annotated	Yes			
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes			
C	100-year Flood Zone Limits	N/A	Not within flood zone.		
D	Callout existing site features to be demolished/removed/replaced	Yes			
E	Callout existing utilities to be demolished/removed/abandoned-in-place	Yes			
F	Hatch existing buildings and pavement to be removed	Yes			
G	Construction Entrance location(s)	Yes			
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	Yes			
I	Stockpile and staging area(s) identified (with proper perimeter control)	N/A			
J	Inlet protection location(s)	Yes			
K	Note requiring contractor to implement dust control measures throughout construction	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			
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	N/A			
N	If large development is proposed with an extensive underground stormwater conveyance network, show sediment trap/basin location(s) needed for constructability/phasing; provide sizing calculations	N/A			
5	**SITE PLAN/SUBDIVISION PLAN**				
A	Partial Site Plans needed for any viewport scale greater than 1"=20'	N/A			
B	Existing property and right-of-way lines	Yes			
C	Proposed subdivision lot lines and labels	N/A			
D	Required Zoning Setbacks shown with dimensions and annotation	Yes			
E	Bulk requirement summary table (zoning/parking calculations)	N/A			
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes			
G	100-year Flood Zone Limits	N/A			
H	Proposed building outlines, door entrances and loading docks	Yes			
I	Proposed building labels	Yes			
J	Proposed road extents; provide clear annotation if roads will be public or private	N/A			
K	Proposed parking and accessible parking locations; annotate parking space counts	Yes			
L	Proposed signage, parking striping, and traffic striping	N/A			
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	N/A			
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	Yes			
O	Separate hatching for buildings, sidewalks, pavement, landscaping	Yes			
P	Proposed landscaping; detailed landscaping design should be on separate plans	No	No proposed landscaping.		
Q	Designated snow storage areas	N/A			
R	Proposed dumpster locations and trash removal access	N/A			
S	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	Yes			
T	Radial dimensions for all curbs, landscaped islands, sidewalks	Yes			
U	Road centerline stationing shown, labelled every 0+50' with curve data	N/A			
V	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			
W	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			
X	Planning Board signature block for final recording	N/A			
6	**GRADING PLAN**				
A	Partial Grading Plans needed for any viewport greater than 1"=20'	N/A			
B	Limits-of-disturbance outlined and acreage annotated	N/A			
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)	Yes			
D	Existing contours with adequate contour labelling, screened; minimum 1' contour interval	Yes			
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	Yes			
F	Detailed grading for all ditches, swales, outfalls, and riprap	Yes			
G	All proposed contours tie-into existing contours at limits-of-disturbance outline	Yes			
H	Existing spot elevations for all asphalt and curb tie-in locations	Yes			
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes			
J	100-year Flood Zone Limits	N/A			
K	Proposed spot elevations for all important roadway geometric points and/or on a 50' maximum interval; low/high points, PC/PT, road centerline, edge-of-asphalt	N/A			
L	Proposed spot elevations for all curblines (bottom/top-of-curb) and sidewalks	N/A			
M	Proposed spot elevations for all parking and drive aisle geometry points	N/A			
N	Proposed spot elevations for all building corners and door-entry locations	N/A			
O	Proposed retaining wall/loading dock elevations (bottom/top of wall)	N/A			
P	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	N/A			
Q	Proposed % slope arrows for all ADA parking spaces and sidewalks	N/A			
R	Proposed longitudinal % slope arrows for drainage ditch centerlines	N/A			
S	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	N/A			
T	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)	N/A			
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	Corresponding centerline stationing and curve data annotation	N/A			
D	Road cross-section including proposed surface cross slopes; include multiple sections for various road cross slope conditions proposed (crowned, superelevated)	N/A			
E	Horizontal and vertical scale bars	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			
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	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)	Yes			
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)	Yes			
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes			
F	Proposed storm culverts, outfalls, and riprap locations and sizes	Yes			
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	Yes			
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	Yes			
I	Flow directional arrows for storm & sewer pipes	N/A			
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	Yes			
K	All storm drains must be sized to convey the 25-year storm	Yes			
L	Sewer force main sizes and invert elevations	N/A			
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W)	N/A			
N	Grease trap & oil-water separator locations, sizes, elevations	N/A			
O	Water, gas, electric, and telecom sizes labelled	Yes			
9	**UTILITY PROFILES**				
A	Utility profiles for **all** gravity storm drains and sewer pipes, including all laterals, catch basins, culverts, and outfalls; profiles preferred to be aligned on the pipe centerline (not superimposed on the road centerline)	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			
H	Known ledge or groundwater elevations	N/A			
I	For all storm drains, 25-year HGL must be shown on profiles with starting tailwater condition identified	N/A			
J	For storm outfalls, include riprap sizing and grading extents	N/A			
K	Horizontal and vertical scale bars	N/A			
10	**DETAILS**				
A	Road section detail, including pavement & gravel depths	Yes			
B	Sidewalk, paver, crosswalk, and any other pavement section details	Yes			
C	Pavement sawcut detail	Yes			
D	Utility trench/backfill detail	Yes			
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	Yes			
F	Signage, striping, and ADA details	N/A			
G	E&S notes and details; only show applicable/proposed measures	Yes			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	Yes			
I	Storm outfall & riprap details	Yes			
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	Yes			
K	Pump station, grease trap, and oil-water separator details	N/A			
L	Conduit section details	N/A			
M	Miscellaneous details (as needed)	N/A			
11	**LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS**				
A	As required by ordinance; at a minimum: locations, counts, and species/models must be identified	N/A			
B	Landscaping & lighting details	N/A			
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			
B	Predevelopment & Post-development Drainage Area Maps, including: i. Subdrainage areas delineated and labeled ii. Points of Interest/Analysis shown and labeled iii. Hatching for different land cover areas (impervious, pervious, gravel) iv. Time of concentration (Tc) paths & durations v. Four City standardized stormwater summary tables	Yes			
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			

D	A Performance Guarantee Cost Estimate utilizing Planning's template	Yes			
E	25-year hydraulic calculations for all storm conveyance piping (rational method), including starting tailwater conditions/documentation	Yes			
F	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	Yes			
G	Sizing calculations for any SWM water quality BMP or detention facility	Yes			
H	A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: i. Annual maintenance requirements ii. 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 iii. 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			
I	Salt Management Plan	N/A			
J	Sewer pump station sizing calculations	N/A			
K	Sewer pump station maintenance plan	N/A			
L	Grease trap sizing calculations	N/A			
M	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more	N/A			
N	Summary list & copy of any required DOT/DEP/USACE permits & approvals	N/A			

Attachment 1

Figures



REFERENCES:
1. USGS QUADRANGLE BIDDEFORD, ME 2021

Scale: 1" = 2000'

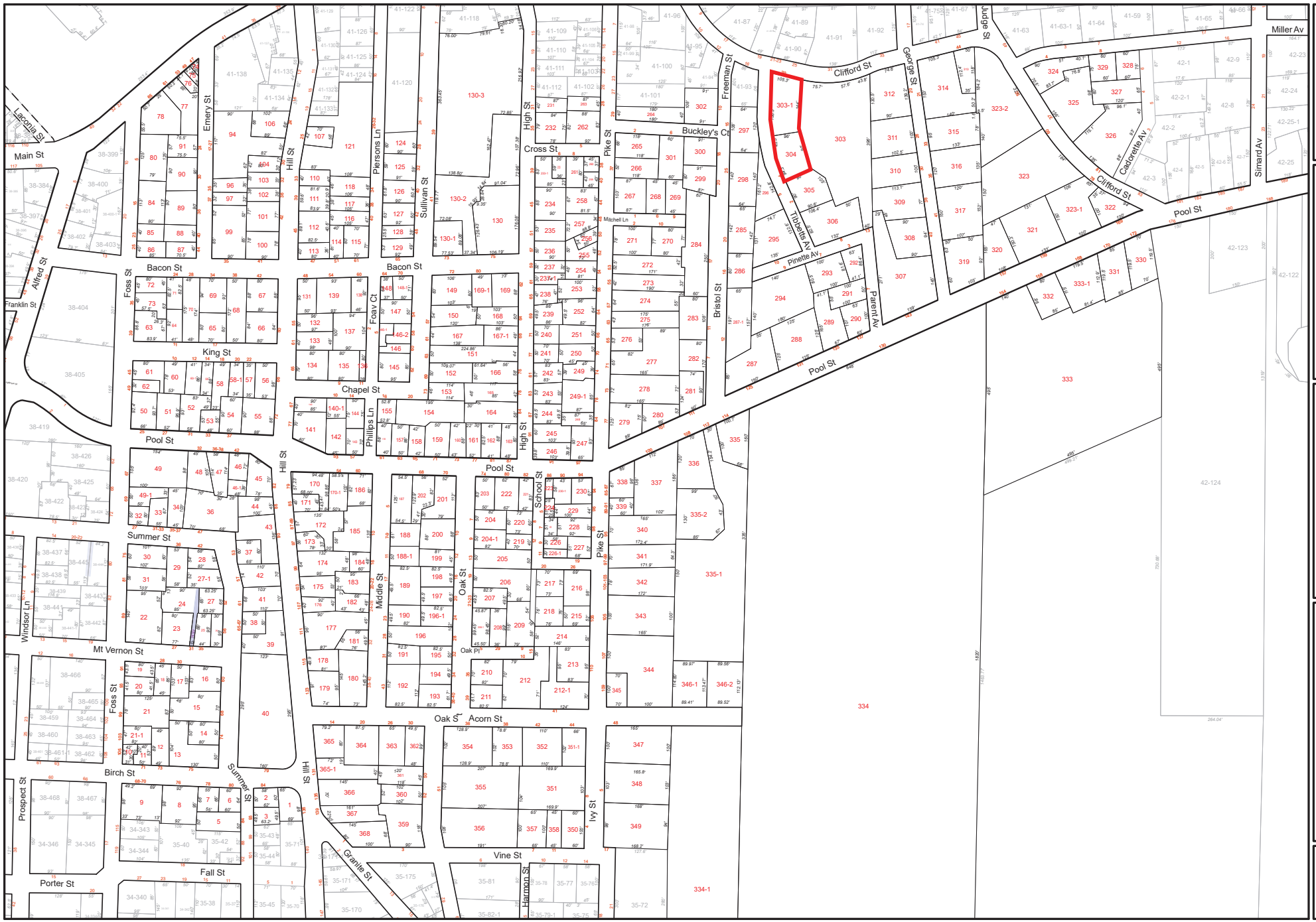
2000' 0 2000' 4000'

BH2M

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

380B Main Street
Gorham, Maine 04038

Tel. (207) 839-2771
Fax (207) 839-8250


Laconia St
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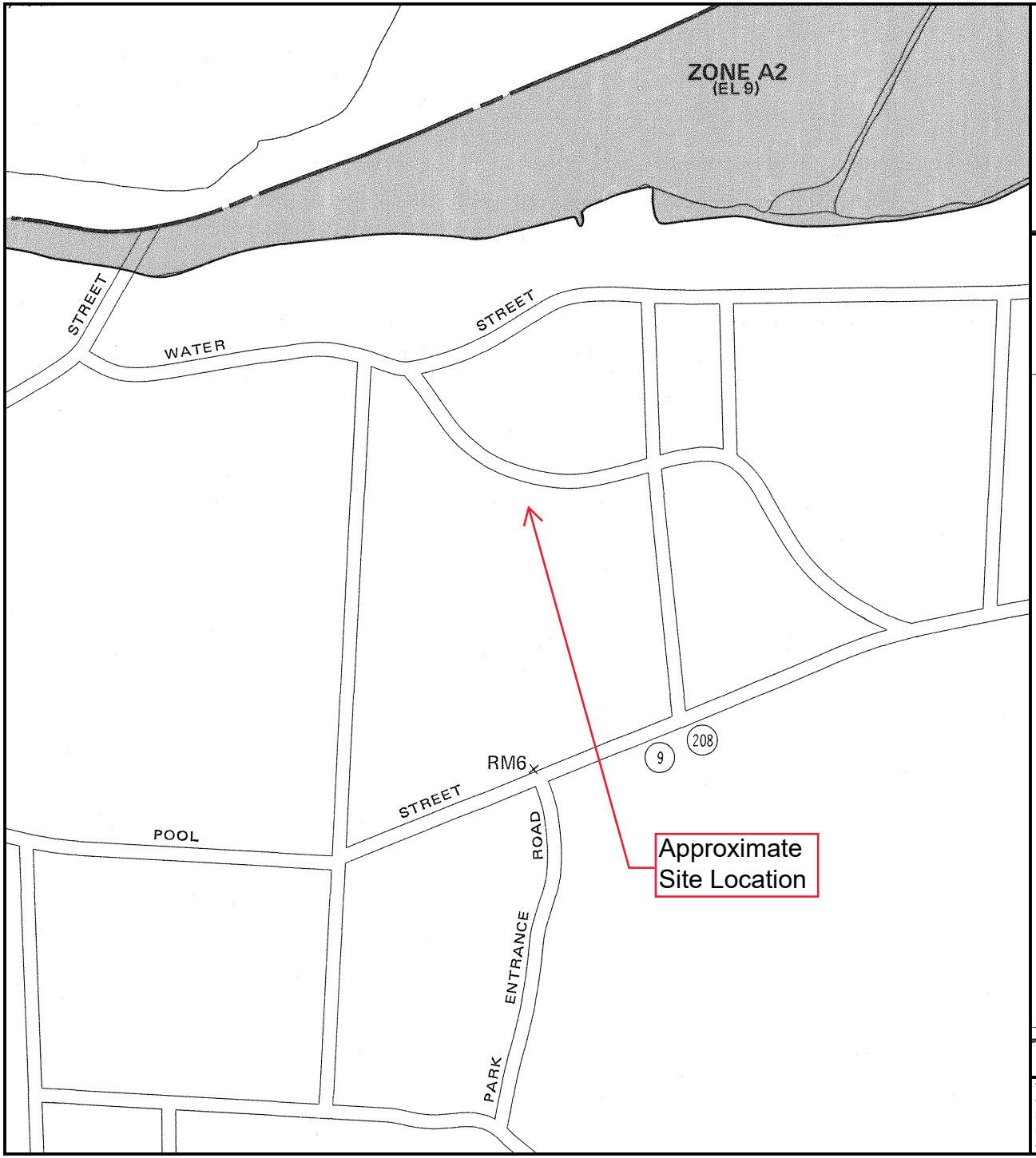
Alfred St
Franklin St
Emery St
Hill St
Foss St
Bacon St
King St
Chapel St
Pool St
Summer St
Mt Vernon St
Windsor Ln
Birch St
Prospect St
Porter St
Fall St
Granite St
Vine St
Harmon St
Ivy St
Oak St
Acorn St
Oak Pl
Middle St
School St
Pike St
Phillips Ln
Piersons Ln
Sullivan St
Foay Ct
High St
Cross St
Mitchell Ln
Buckley's Ct
Freeman St
Bristol St
Tibbetts Av
Pinette Av
Parent Av
Clifford St
George St
Judge St
Cadorette Av
Simard Av
Miller Av
North is based on the Maine State Coordinate System NAD 1983
North Rotation is -34°
Feet
100
0
100
200
300
UPDATED THROUGH APRIL 1, 2021
FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCES
The City of Biddeford, Maine
OFFICIAL TAX MAP
Office of The Tax Assessor
Nicholas D. Desjardins, CMA
Assessor
This Map is Prepared By:
The City of Biddeford, Maine
Technology Department
GIS Division
205 Main Street, P.O. Box 586, Biddeford, Maine 04005
207-571-0600 gis@biddefordmaine.org
39
Tax Map



APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
BIDDEFORD,
MAINE
YORK COUNTY

PANEL 4 OF 11
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230145 0004 B

EFFECTIVE DATE:
MAY 15, 1984

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

Soil Map—York County, Maine
(20 Clifford St.)

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 22, Sep 5, 2023

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
LyE	Lyman-Rock outcrop complex, 15 to 80 percent slopes	0.1	18.4%
Ur	Urban land	0.5	81.6%
Totals for Area of Interest		**0.6**	**100.0%**

Attachment 2
Parcel Deed

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19016 PG 347**
Instr # 2022019282
05/03/2022 10:58:25 AM
Pages 2 YORK CO

After recording return to:
Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, ME 04072

(space above is reserved for recording information)

WARRANTY DEED
Maine Statutory Short Form
DLN: 1002240192094

KNOW ALL PERSONS BY THESE PRESENTS, That **DENISE M. POIRIER**, formerly Denise P. Doherty, having a mailing address of 4 Tibbetts Avenue, Biddeford, ME 04005 for consideration paid, grants to **DIVERSACORP HOLDINGS, LLC**, a Maine Limited Liability Company, having a mailing address of 5 Stone Pony Circle, Saco, ME 04072 with *WARRANTY COVENANTS*, the land in Biddeford in the County of York and State of Maine, described as follows:

Maine R.E. Transfer Tax Paid

A certain lot or parcel of land together with the buildings thereon, situated in said Biddeford, County of York and State of Maine, and being lot numbered Sixteen (16) on a plan of Sunrise Heights, Biddeford, Maine, property of Oscar Parent drawn by Libby & Johnson, C.E. November 1922, said plan being recorded in the York Registry of Deeds, in Plan Book 9, Page 11, together with a right of way Eleven (11) feet in width, extending from the Northeasterly corner of the lot herein conveyed to Parent Avenue.

Also another certain lot or parcel of land together with the buildings thereon situated in said Biddeford and being lot numbered Seventeen (17) on said plan, together with a right of way Eleven (11) feet wide extending from the Northwesterly corner of the lot herein conveyed to Parent Avenue.

Also another certain lot or parcel of land, situated in the City of Biddeford, bounded and described as follows:

Beginning at an iron pipe driven into the ground at the intersection of the Southwesterly side of Clifford Street with the Southeasterly side of Tibbetts Avenue;

Thence South 52° 06' West by the Southeasterly side of Tibbets Avenue, One Hundred Fifty Six and Twenty-five hundredths (156.25) feet to the Northerly corner of lot #17 as shown on a plan entitled "Sunrise Heights" made by Libby and Johnson dated November 1922, and recorded in the York County Registry of Deeds, in Plan Book 9, Page 11, it being the Northerly corner of land of grantor;

Thence South 37° 54' East by said land now or formerly of Robert Nolette and Theresa Nolette, Ninety and no hundredths (90.00) feet to an iron pipe driven into the ground;

Thence South 52° 06' West by said other land said Nolette, Fourteen and Thirty-seven hundredths (14.37) feet to an iron pipe driven into the ground;

Thence South 29° 58' West by said land of said Nolette, Twenty-seven and Twenty-nine hundredths (27.29) feet to an iron pipe driven into the ground;

Thence South 24° 14' West by said land of grantor, Fifty and no hundredths (50) feet to an iron pipe driven in the ground at most Southerly corner of said land of Nolette;

Thence South 65° 46' East by remaining land now or formerly of Robert R. Nolette, et al Thirteen and Twelve hundredths (13.12) feet to an iron pipe driven into the ground;

Thence North 36° 40' East by said remaining land now or formerly of Nolette One Hundred Thirty-two and Fifty hundredths (132.50) feet to an iron pipe driven into the ground;

Thence North 54° 36" East by said remaining land of Nolette Eighty Nine and Seventy-two hundredths (89.72) feet to an iron pipe driven into the ground and said Clifford Street;

Thence North 28° 49' West by said Clifford Street One Hundred Five and Twenty-three hundredths (105.23) feet to the point of beginning.

Containing 17,171 square feet.

Meaning and intending to convey all of Lots #18, 19, and 20 and a strip of land lying Southeasterly of and adjoining lots #16, 17 and 18 as shown of said plan.

The above bearings refer to the 1959 magnetic meridian.

For Grantor's source of title reference is made to Divorce Judgment recorded in York Registry of Deeds in Book 18987, Page 787, and deed from Roland L. Poirier and Cecile T. Poirier to Michael J. Doherty and Denise P. Doherty, now know as Denise Poirier, dated August 18, 1998 and recorded in the York County Registry of Deeds in Book 9000, Page 287.

WITNESS my hand this 3rd day of May, 2022.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Witness

Denise M. Poirier

STATE OF MAINE
Cumberland, ss.

May 3, 2022

Personally appeared the above named Denise M. Poirier, formerly Denise P. Doherty, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Maine Attorney at Law

Printed Name: Nathan Beasley

L;clients:19806:000:deed:fd

Nathan J. Beasley
Notary Public, Maine
My Commission Expires July 23, 2025

<u>Attachment 3</u>
Abutter's List

Abutter's List
20 Clifford Street

TENG, BARRY,
25 CLIFFORD ST,
BIDDEFORD, ME 04005

KIRONGOZI, CAMILLE,
25 FREEMAN ST,
BIDDEFORD, ME 04005

FECTEAU, PATRICIA A,
31 CLIFFORD ST,
BIDDEFORD, ME 04005-2733

JXJ PROPERTIES, LLC,
5 LEDGEWOOD CIR,
SCARBOROUGH, ME 04074

GIROUX, JOANNE M , GIROUX-HEFT, LISA
16 CLIFFORD ST,
FARMINGTON, NH 04005

SMITH , ALISON H,
4 TIBBETTS AVE,
BIDDEFORD, ME 04005

CANNON, LEGRAND,
893 SAWYER ST,
SOUTH PORTLAND, ME 04106

THE PARENT REALTY TRUST, CASEY, TIMOTHY JR & KIMBERLY, TRUSTEES
1 SIRIUS LN,
PEPPERELL, MA 04163

RYDER, STEVEN P, ESPOSITO, LISA
5 TIBBETTS AVE,
BIDDEFORD, ME 04005

DIVERSACORP HOLDINGS, LLC,
5 STONE PONY CIR,
SACO, ME 04072

Attachment 4
Cost Estimate

City of Biddeford, Maine

COST ESTIMATE WORKSHEET

OWNER/APPLICANT: Diversacorp Holdings LLC PB #:

PROJECT NAME: 4 Unit Condominium DATE:

	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
1	Clearing and Grubbing	Acre	0.64	$10,000.00	$6,417.13
2	Erosion/Sediment Control	Lump Sum	1	$3,500.00	$3,500.00
3	Site Stabilization	Lump Sum	1	$2,000.00	$2,000.00
4	Ledge Removal	Cubic Yard	0	$0.00	$0.00
5	Sanitary Sewer				
	Manholes	Each	1	$2,500.00	$2,500.00
	Main	Linear Foot	0	$45.00	$0.00
	House Services	Linear Foot	190	$20.00	$3,800.00
6	Water Main				
	Main	Linear Foot	0	$45.00	$0.00
	House Services	Linear Foot	180	$35.00	$6,300.00
	Hydrants	Each	0	$3,500.00	$0.00
7	Electric				
	Underground Utility Trench	Linear Foot	72	$26.00	$1,872.00
	Conduit/Wiring	Linear Foot	72	$6.00	$432.00
	Transformer Bases	Each	0	$1,000.00	$0.00
8	Storm Drainage				
	Pipe/Culvert	Linear Foot	108	$75.00	$8,100.00
	Catch Basin	Each	0	$3,000.00	$0.00
	Other Treatment Devices	Each	4	$3,000.00	$12,000.00
9	Stormwater Management				
	Outlet Control Structure	Each	0	$3,500.00	$0.00
	Stromwater Management Facilities	Each	1	$10,000.00	$10,000.00
10	Excavate and Grade Subgrade	Cubic Yard	180	$10.00	$1,800.00
11	Roadways				
	Subbase Gravel	Cubic Yard	0	$22.00	$0.00
	Base/Finish Gravel	Cubic Yard	0	$26.00	$0.00
	Base Paving	Ton	0	$125.00	$0.00
	Finish Paving	Ton	0	$150.00	$0.00
	Geotextile Fabric	Ton	0	$30.00	$0.00
12	Sidewalks				
	Subbase Gravel	Cubic Yard	0	$22.00	$0.00
	Base/Finish Gravel	Cubic Yard	0	$26.00	$0.00
	Base Paving	Ton	0	$125.00	$0.00
	Finish Paving	Ton	0	$150.00	$0.00
13	Parking Lots/Other Areas				
	Subbase Gravel	Cubic Yard	130	$22.00	$2,860.00
	Base/Finish Gravel	Cubic Yard	22	$26.00	$572.00
	Base Paving	Ton	41	$125.00	$5,125.00
	Finish Paving	Ton	19	$150.00	$2,850.00

City of Biddeford, Maine

COST ESTIMATE WORKSHEET

14	Curbing – Bituminous	Linear Foot	0	$0.00	$0.00
15	Curbing - Concrete	Linear Foot	0	$0.00	$0.00
15	Curbing – Granite	Linear Foot	0	$0.00	$0.00
16	Pavement Striping	Linear Foot	0	$1,200.00	$0.00
17	Guardrail	Linear Foot	0	$45.00	$0.00
18	Fencing	Linear Foot	0	$0.00	$0.00
19	Loam and Seed	1,000 Square Feet	10.8	$200.00	$2,160.00
20	Riprap	Cubic Yard	0	$0.00	$0.00
21	Landscaping	Lump Sum	0	$0.00	$0.00
22	Street Lights	Each	0	$0.00	$0.00
23	Site Lighting	Each	0	$0.00	$0.00
24	Monuments/Iron Pipes	Lump Sum	1		$0.00
25	Clean Up	Lump Sum	1		$0.00
26	As Builts	Lump Sum	1		$0.00
27	Other - Pavement Sawcut/Grind	Square Yard	20	$15.00	$300.00
28	Other - 6" PVC	Linear Foot	240	$6.00	$1,440.00
29	Other				$0.00
30	Other				$0.00
31	Other				$0.00

COST ESTIMATE TOTAL: **$74,028.13**
150% of TOTAL: **$111,042.19**

FOR OFFICE USE ONLY

EROSION CONTROL/SITE STABILIZATION BOND (IF APPLICABLE): _____

PERFORMANCE GUARANTEE REQUIRED: _____

Name: _____

Signature: _____

Date:

April 24, 2024

RE: Financial Capacity letter for Tibbetts Condos

To Whom it May Concern:

Per the request of Nate Libby, we are providing you this letter as evidence that Diversacorp Holdings LLC and/or its affiliated company Diversacorp LLC has the financial capacity for the completion of the Tibbetts Condo project. At this time, the companies have the financial capacity to sufficiently cover up to 150% of the cost of the buildout.

If you have any further questions or concerns, please feel free to contact me directly at 207-561-3937.

Sincerely,

Francine V. Cram

Francine V. Cram
Senior Vice President
Business Banking Relationship Manager

4 Center Street, PO Box 318 | Machias, ME 04654-0318
{T} 1-866-416-9302 | {F} 1-207-255-9345 | {W} www.machiassavings.bank
Member FDIC | Equal Housing Lender

Attachment 5
Traffic Summary

BH2M

Civil Engineering | Surveying

April 17, 2024

Traffic Summary
4 unit Condominium
20 Clifford Street, Biddeford

Trip Generation and Distribution

Trip generation was determined for the 4 unit condominium based on data provided by the ITE Trip Generation Report, 8th Edition. For Land Use Code 210 – Single Family Homes the PM Peak Period Rate is 1.01 trips per dwelling unit (DU) and the Weekday Daily Traffic Rate is 9.57 trips per dwelling unit (DU). This results in the following for the 4 unit condominium:

PM Peak: 4 DU x 1.01 = 4 trips
Daily Traffic: 4 DU x 9.57 = 38 trips

The ITE Trip Generation Report also provides anticipated trip distribution. For Land Use Code 210 the reported PM Peak trip distribution is as follows:

63 % enter the site: 3 trips
37 % existing the site: 1 trips

Attachment 6
Site Photos

Site Photos

Freeman St
Tibbetts Ave
Clifford St

Attachment 7

Review Letter Request for City Departments

BH2M

Civil Engineering | Surveying

April 25, 2024

Tom Milligan
Biddeford City Engineer
205 Main Street
Biddeford, ME 04005

Re: Ability to Serve for Sewer Service
4 Unit Condominium
20 Clifford Street

Dear Tom,

As part of the approval process with the City, we need a letter stating the ability to serve this 4 unit condominium for sanitary sewer needs.

The applicant, Diversacorp Holdings LLC, is proposing to construct a 4 unit condominium at 20 Clifford Street. Each condominium is proposed to be 768 sf, with access along Tibbetts Avenue. Attached please find a preliminary site plan showing the proposed location of the sewer connecting to the existing public sewer in Tibbets Avenue.

For these 4 unit condominiums the sewer flow calculation is as followed, per Maine's Subsurface Wastewater Disposal Rules:

Table 4A – Single Family 3 Bedroom = 270 gpd (gallons per day)
4 units x 270 gpd = 1,080 gpd

Your input and comments would be appreciated as we move forward with the approvals.

Sincerely,

Walter Pelkey
Project Manager

BH2M

Civil Engineering | Surveying

April 25, 2024

Marcus Knipp
Maine Water Co.
93 Industrial Pard Road
Saco, ME 04072

Re: Ability to Serve for Water Service
4 Unit Condominium
20 Clifford Street

Dear Marcus,

As part of the approval process with the City of Biddeford, we are required to have Maine Water review our design to determine if Maine Water has the ability to serve this development.

The applicant, Diversacorp Holdings LLC, is proposing to construct a 4 unit condominium at 20 Clifford Street. Each condominium is proposed to be 768 sf with access along Tibbetts Avenue. Each will require both domestic and fire services.

We appreciate your review of the existing water main in this area and proposal for new services. Attached please find a preliminary site plan currently being reviewed by the City Planner.

Sincerely,

Walter Pelkey
Project Manager

BH2M

Civil Engineering | Surveying

April 25, 2024

Chief Lawrence Best
City of Biddeford Fire Department
152 Alfred Street
Biddeford, ME 04005

Re: 4 Unit Condominium
20 Clifford Street

Dear Chief Lawrence Best,

The applicant, Diversacorp Holdings LLC, is proposing to construct a 4 unit condominium at 20 Clifford Street. Each condominium is proposed to be 768 sf with access along Tibbetts Avenue. Enclosed is the preliminary site plan.

As part of the review process by the planning board, we will need a review and comment from you. If you have any questions, please let us know.

Sincerely,

Walter Pelkey
Project Manager

BH2M

Civil Engineering | Surveying

April 25, 2024

Joanne Fisk
Chief of Police
City of Biddeford
39 Alfred Street
Biddeford, ME 04005

Re: 4 Unit Condominium
20 Clifford Street

Dear Joanne,

As part of the approval process with the Biddeford Planning Board, we need to request your review and response concerning the 911 program.

The applicant, Diversacorp Holdings LLC, is proposing to construct a 4 unit condominium at 20 Clifford Street. Each condominium is proposed to be 768 sf with access along Tibbetts Avenue.

Enclosed is the preliminary site plan for your use. If you have any questions, please let us know.

Sincerely,

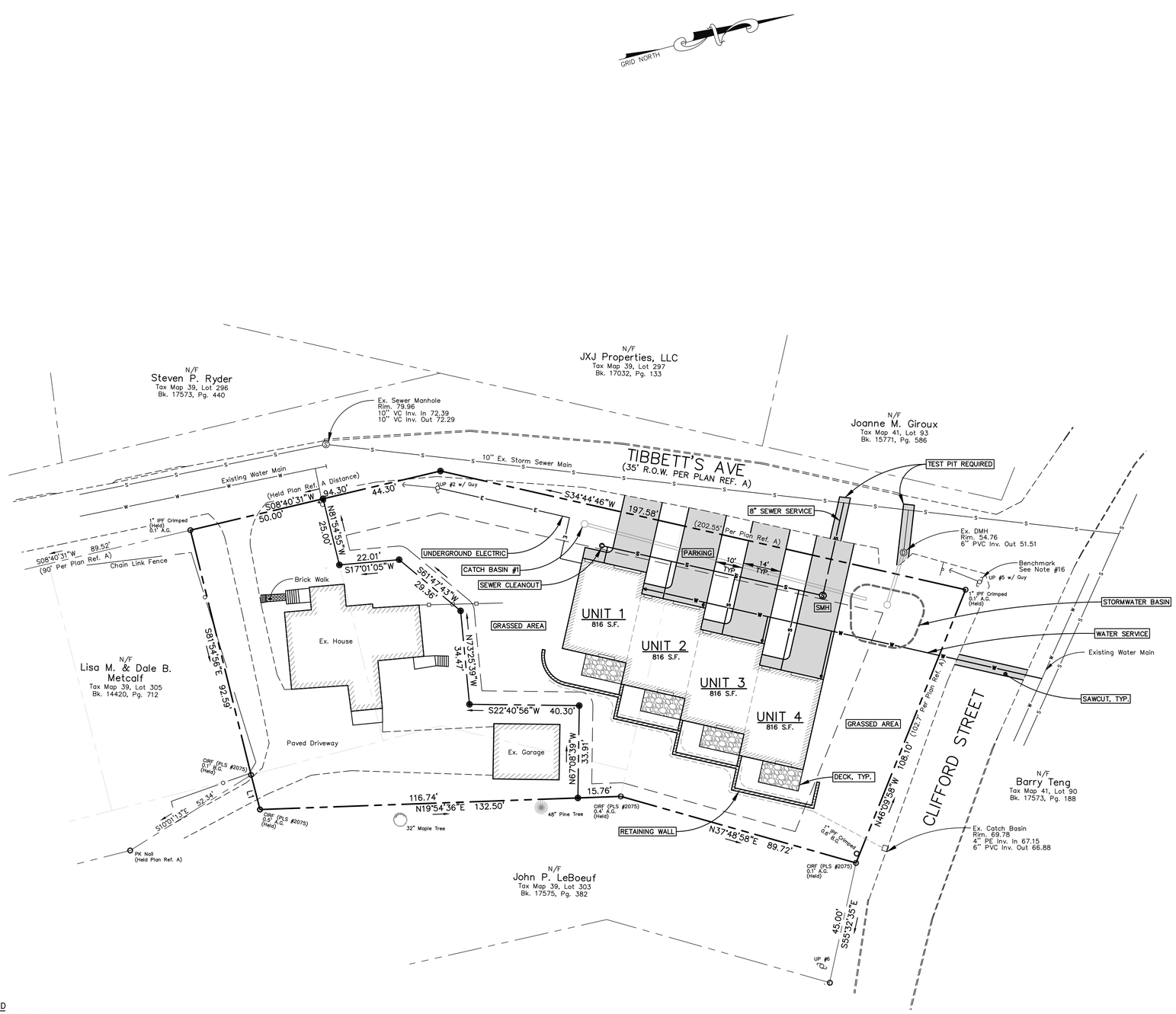
Walter Pelkey
Project Manager

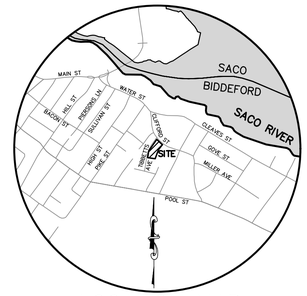
Attachment 8
Plan Set

SANITARY SEWER

SMH — RIM 59.0
INV. IN 54.0
INV. OUT 53.9

CLEANOUT — INV. 62.0





LOCATION MAP
SCALE: 1" = 1000'

NOTES:

1. OWNERS/APPLICANT: DIVERSACORP HOLDINGS, LLC
5 STONE PONY CIRCLE
SACO, MAINE
2. ENGINEER: AUSTIN FAGAN, PE#16523
BH2M
380B MAIN STREET
GORHAM, ME 04038
3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
4. DEED REFERENCE: BK. 19016, PG. 347
5. TAX MAP REFERENCE: MAP 39, LOTS 303-1 AND 304
6. ZONING: REISDENTIAL 2 (R2)
7. PROJECT AREA: 27,953 S.F.
8. PROPOSED USE: 4 UNIT CONDOMINIUM
9. MINIMUM STANDARDS: LOT SIZE - 4,500 S.F.
FRONTAGE - 45'
SETBACKS - 25' FROM MAJOR R.O.W.
15' FROM OTHER R.O.W.
5' SIDE AND REAR
10' SIDE AND REAR
MAX. BUILDING HEIGHT - 35'
10. SEWER SERVICE: PUBLIC
11. WATER SERVICE: PUBLIC
12. ELECTRIC/TELEPHONE: UNDERGROUND
13. PARKING: REQUIRED - 8 (2 PER UNIT)
PROPOSED - 10 (4 GARAGE)
14. PLAN REFERENCES: A. SUNRISE HEIGHTS, BIDDEFORD, ME, PROPERTY OF OSCAR PARENT, DATED NOV. 1922, BY LIBBY & JOHNSON, ENGINEERS, RECORDED IN THE Y.C.R.D., IN PLAN BOOK 9, PAGE 11.
B. BOUNDARY SURVEY & DIVISION, DATED OCT. 2020 FOR JOHN LEBOEUF, BY R.W. EATON ASSOC., JOB NUMBER 878.
15. COORDINATES: BEARINGS REFER TO GRID NORTH (NAD83), MAINE STATE PLANE COORDINATES ME W-1802.
16. BENCHMARK: NAIL SET IN UTILITY POLE #5
EL. 55.18
17. COORDINATE INSPECTION OF TAPPING PROCEDURE, PRESSURE TESTING AND COORDINATION OF DOMESTIC AND FIRE SERVICES WITH THE MAINE WATER COMPANY.
18. EXISTING UTILITY LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIG SAFE AND VERIFYING LOCATIONS PRIOR TO START OF CONSTRUCTION.

LEGEND

SYMBOL	DESCRIPTION
●	CAPPED IRON ROD TO BE SET #2190
IRF/IRF	IRON ROD/PIPE FOUND
CIRF	#5 IRON ROD FOUND W/ CAP
	UTILITY POLE
	GUY WIRE
A.G./B.G.	ABOVE GROUND/BELOW GROUND
N/F	NOW OR FORMERLY
	WATER SHUTOFF VALVE
	CATCH BASIN
Ⓓ	DRAIN MANHOLE
Ⓢ	SEWER MANHOLE
Ⓒ	CLEANOUT MANHOLE
	SIGN
	SILT FENCE
	PROPERTY LINE
	ABUTTER PROPERTY LINE
	EXISTING EDGE OF PAVEMENT

LINE DATA
L1 – S82°24'29"E 13.12'

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

1. NO SURVEYORS REPORT

ROBERT C. LIBBY JR. PLS #2190

PLAN REVIEWED AND APPROVED BY THE CITY OF BIDDEFORD PLANNING BOARD.

DATE

CHAIR

NO.	DATE	REVISION DESCRIPTION
1	4/25/24	Submitted To City of Biddeford for Review

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

FOR
Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

SITE PLAN
4-UNIT CONDOMINIUM
20 CLIFFORD STREET
BIDDEFORD, MAINE

DESIGNED	DATE
W. Pelkey	April 2023
DRAWN	SCALE
Dept.	1" = 20'
CHECKED	JOB. NO.
A. Fagan	22079

SHEET
1

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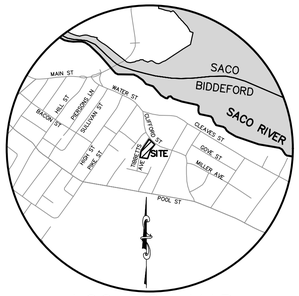


LOCATION MAP
SCALE: 1" = 1000'

NOTES

1. OWNER: DIVERSACORP HOLDINGS, LLC
5 STONE PONY CIRCLE
SACO, ME 04072

2. SURVEYOR: ROBERT LIBBY, JR. PLS #2190
BH2M
380B MAIN STREET
GORHAM, MAINE

3. DEED REFERENCE: BK. 19016, PG. 347

4. TAX MAP REFERENCE: MAP 39, LOT 304
MAP 39, LOT 303–1

5. ZONING: RESIDENTIAL 2 (R2)
MIN. LOT SIZE – 4,500 S.F.
MIN. FRONTAGE – 45'
SETBACKS – 25' MAJOR R.O.W./15' OTHER
5' SIDE AND REAR

6. PARCEL AREA: 18,054 S.F.

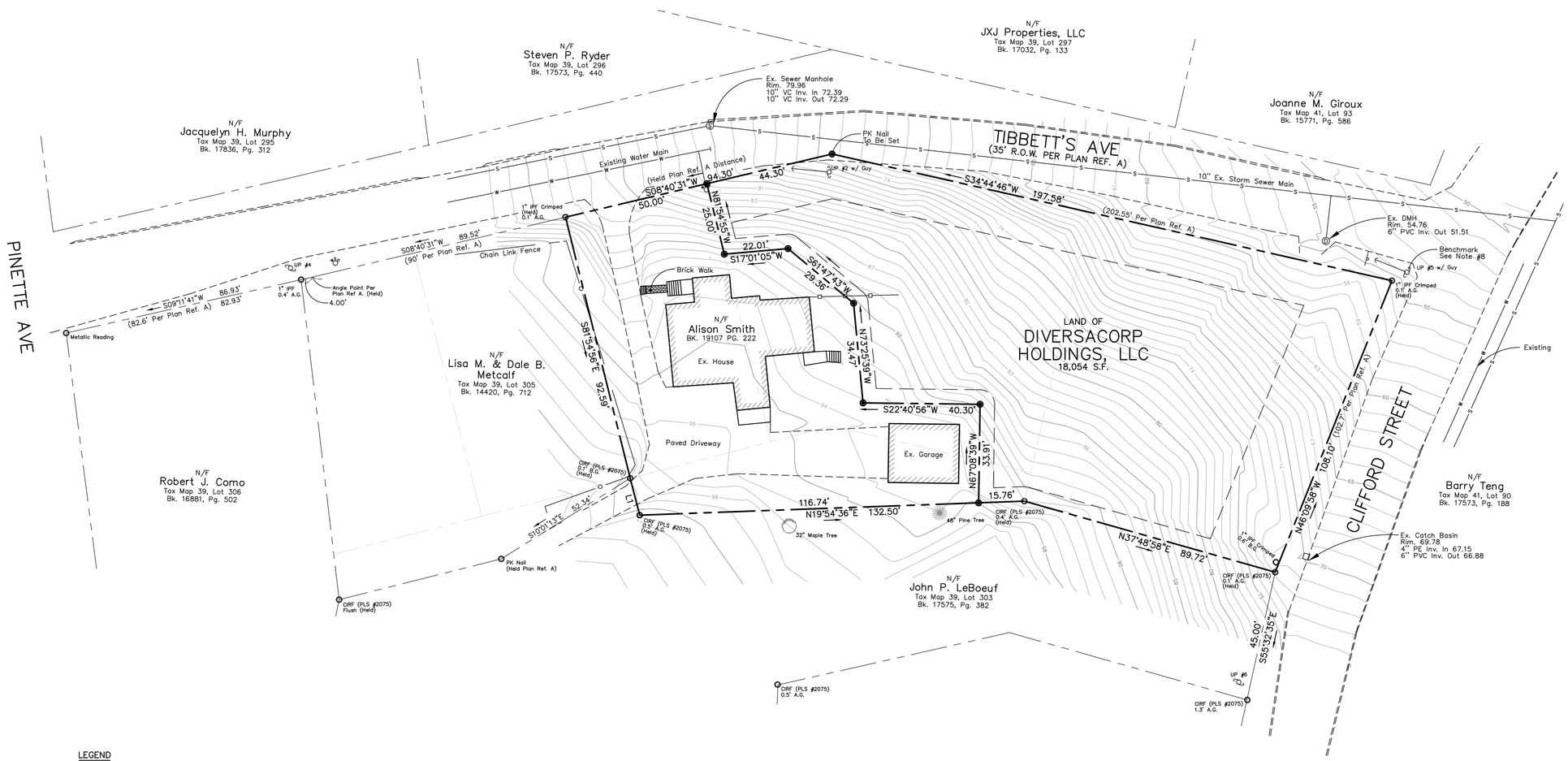
7. COORDINATES: BEARINGS REFER TO GRID NORTH (NAD83), MAINE STATE PLANE COORDINATES (ME W–1802) USING A BRX7 ROVER.

8. BENCHMARK: NAIL SET IN UTILITY POLE #5
EL. 55.18 (NAVD88)

9. PLAN REFERENCES:

A. "SUNRISE HEIGHTS, BIDDEFORD ME., PROPERTY OF OSCAR PARENT" DATED NOVEMBER 1922, MADE BY LIBBY & JOHNSON, ENGINEERS, RECORDED IN THE Y.C.R.D. IN PLAN BOOK 9, PAGE 11.

B. "BOUNDARY SURVEY & DIVISION" DATED OCTOBER 2020, MADE FOR JOHN LEBOEUF, MADE BY R.W. EATON ASSOCIATES, JOB NUMBER 878.



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

1. NO SURVEYORS REPORT

LEGEND

SYMBOL	DESCRIPTION
●	CAPPED IRON ROD TO BE SET #2190
IRF/IRF	IRON ROD/PIPE FOUND
CIRF	#5 IRON ROD FOUND W/ CAP
	UTILITY POLE
A.G./B.G.	ABOVE GROUND/BELOW GROUND
N/F	NOW OR FORMERLY
	WATER SHUTOFF VALVE
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	SIGN
	PROPERTY LINE
	ABUTTER PROPERTY LINE
60	MAJOR CONTOUR LINE
66	MINOR CONTOUR LINE
	EXISTING EDGE OF PAVEMENT

LINE DATA
L1 – S82°24'29"E 13.12'

Scale: 1" = 20'
20' 0 20' 40'

ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION
1	4/25/24	Submitted To City of Bidseford for Review

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

FOR
Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

EXISTING CONDITIIONS

LAND OF
DIVERSACORP HOLDINGS, LLC
TIBBETTS AVE
BIDDEFORD, MAINE

DESIGNED	DATE
W. Pelkey	April 2022
DRAWN	SCALE
W. Pelkey	1" = 20'
CHECKED	JOB. NO.
R. Libby, Jr.	22079

SHEET
2

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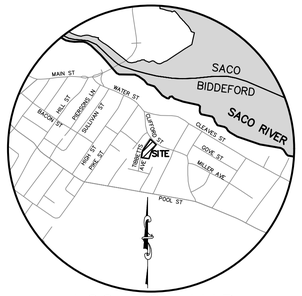
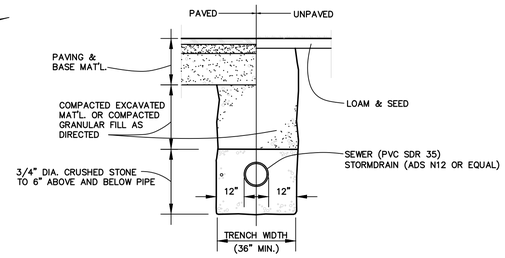


LOCATION MAP

SCALE: 1" = 1000'

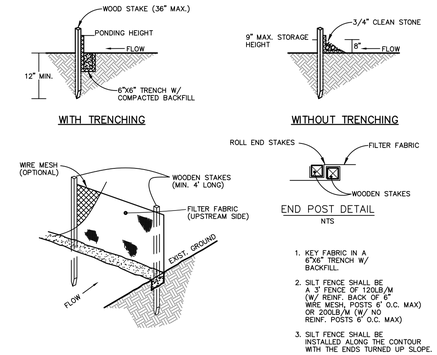
NOTES:

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



TRENCH DETAIL

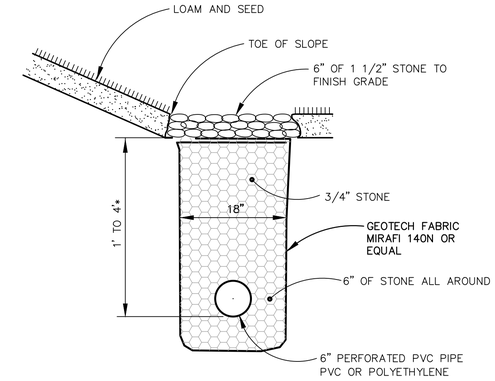
NTS



1. KEY FABRIC IN A 6"X6" TRENCH W/ BACKFILL.
2. SILT FENCE SHALL BE A 3' FENCE OF 120LB/M (W/ REINF. BACK OF 6" WIRE MESH, POSTS 6' O.C. MAX) OR 200LB/M (W/ NO REINF. POSTS 6' O.C. MAX)
3. SILT FENCE SHALL BE INSTALLED ALONG THE CONTOUR WITH THE ENDS TURNED UP SLOPE.

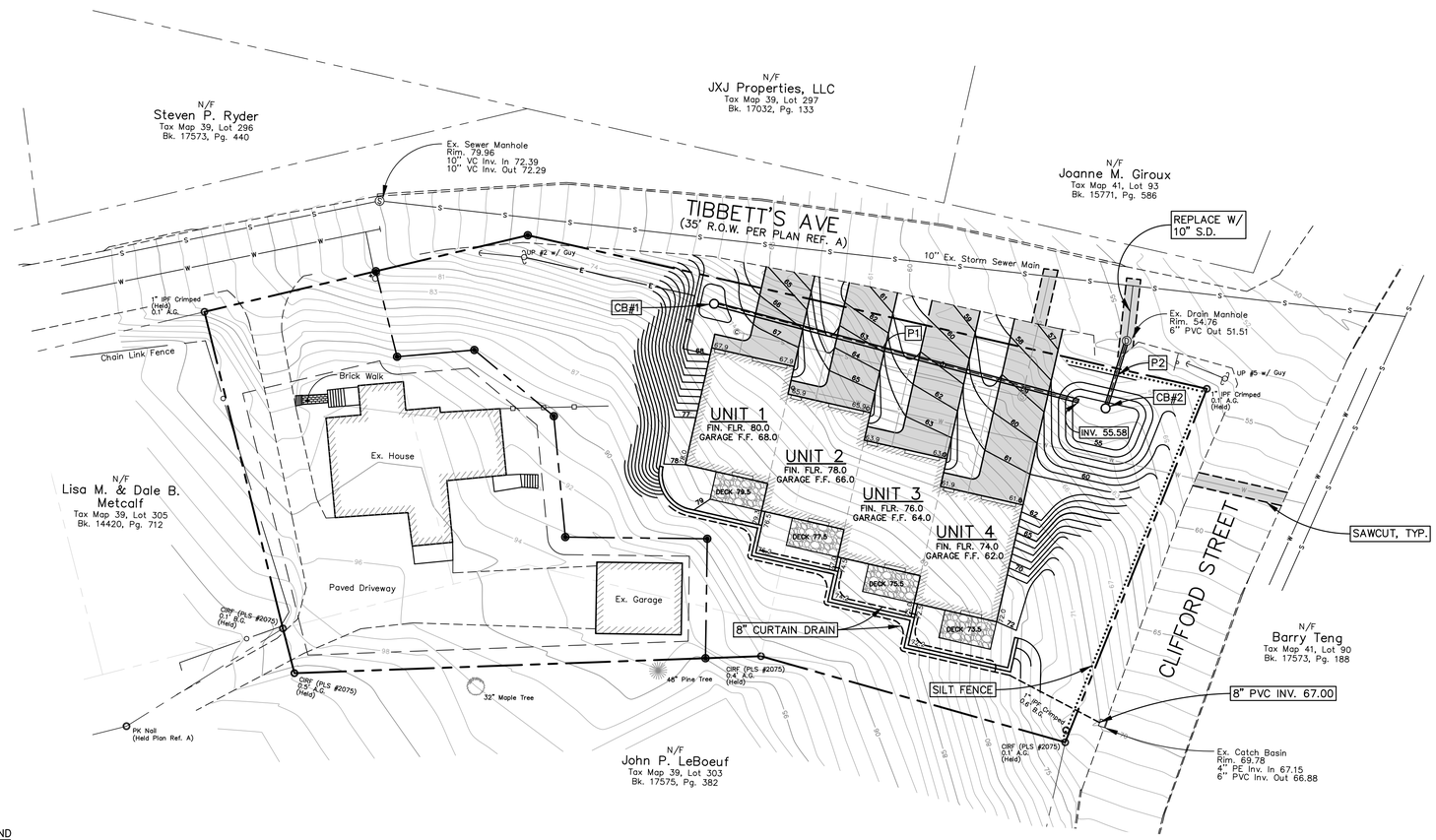
SILT FENCE DETAIL

N.T.S.



CURTAIN DRAIN

NTS



NOTES:

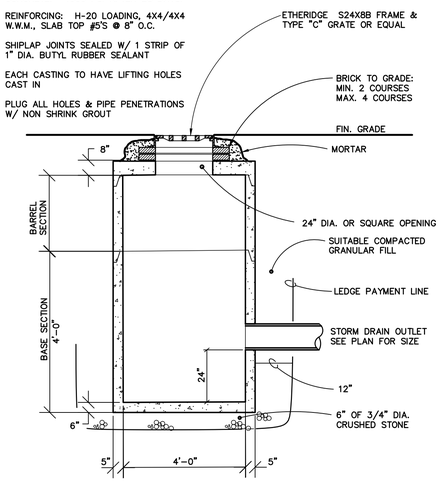
CONCRETE: 4000 PSI AFTER 28 DAYS.

REINFORCING: H-20 LOADING, 4X4/4X4 W.W.M., SLAB TOP #5'S @ 8" O.C.

SHIPLAP JOINTS SEALED W/ 1 STRIP OF 1" DIA. BUTYL RUBBER SEALANT

EACH CASTING TO HAVE LIFTING HOLES CAST IN

PLUG ALL HOLES & PIPE PENETRATIONS W/ NON SHRINK GROUT



PRECAST CONCRETE CATCH BASIN DETAIL

N.T.S.

LEGEND

SYMBOL	DESCRIPTION
●	CAPPED IRON ROD TO BE SET #2190
IRF/IRF	IRON ROD/PIPE FOUND
CIRF	#5 IRON ROD FOUND W/ CAP
	UTILITY POLE
	GUY WIRE
A.G./B.G.	ABOVE GROUND/BELOW GROUND
N/F	NOW OR FORMERLY
	WATER SHUTOFF VALVE
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	CLEANOUT MANHOLE
	SIGN
	SILT FENCE
	PROPERTY LINE
	ABUTTER PROPERTY LINE
	EXISTING EDGE OF PAVEMENT

Scale: 1" = 20'

20' 0 20' 40'

STORMDRAIN/SEWER STRUCTURES

CB#1 — RIM 66.50, 12" INV. OUT 63.00

CB#2 — RIM 164.66, 10" INV. OUT 51.69

STORMDRAIN PIPES

P1 - 12" S.D., L=106', S=0.07'/FT.
P2 - 10" S.D., L=18', S=0.005'/FT.

REVISION		
NO.	DATE	DESCRIPTION
1	4/25/24	Submitted To City of Biddeford for Review

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
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Tel. (207) 839-2771
www.bh2m.com

FOR
Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

SITE GRADING

4-UNIT CONDOMINIUM

20 CLIFFORD STREET
BIDDEFORD, MAINE

DESIGNED	DATE
W. Pelkey	April 2023
DRAWN	SCALE
Dept.	1" = 20'
CHECKED	JOB. NO.
A. Fagan	22079

SHEET 3

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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE LATEST REVISION OF TO THE 2016 MAINE EROSION AND SEDIMENT CONTROL BMP'S MANUAL FOR DESIGNERS AND ENGINEERS, AND THE LATEST REVISION TO THE 2014 MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS. SEE MANUALS FOR ADDITIONAL INFORMATION AND DETAILS.

DURING CONSTRUCTION THE DEVELOPER/APPLICANT OR THEIR REPRESENTATIVES WILL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL BMP'S AS WELL ROUTINE INSPECTIONS AND MAINTENANCE OF THE BMP'S.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

1. ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING STANDARDS AND PERMIT CONDITIONS. CONSTRUCTION INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK, AND PRIOR TO AND 24 HOURS AFTER A WET WEATHER EVENT (1 INCH OR MORE IN A 24 HOUR PERIOD). CONSTRUCTION INSPECTION AND CORRECTIVE ACTION DOCUMENTATION RECORDS SHALL BE MAINTAINED FOR A MINIMUM OF 5 YEARS.
2. THE SCOPE OF CONSTRUCTION INSPECTIONS INCLUDE THE EROSION AND SEDIMENTATION CONTROL MEASURES AS WELL AS DISTURBED AREAS, MATERIAL STORAGE AREAS, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
4. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 75 FEET OF A WETLAND OR WATERBODY, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
5. EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
6. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY.
7. 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 MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
8. SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
9. INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #7. THE USE OF AN EROSION CONTROL MIX BERM IS PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER.
10. ALL ERSOION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED, AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCH OR MORE IN A 24-HOUR PERIOD) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
11. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5 TO 1).
12. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
13. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
14. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
15. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
    a. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
    b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
    c. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
    d. HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET FOR OVER 75% COVERAGE. FOR UNPROTECTED OR WINDY AREAS, ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK). HYDRAULIC MULCHES MAY ALSO BE USED, APPLIED AT A RATE OF 5 LBS PER 1000 SQUARE FEET FOR PAPER MULCH OR 40 LBS PER 1000 SQUARE FEET OR AS DIRECTED BY THE MANUFACTURER. ON SLOPES GREATER THAN 3:1 EROSION CONTROL MIX MAY BE USED, SEE EROSION CONTROL MIX NOTES BELOW.
    e. FOR DISTURBED AREAS TO BE MAINTAINED IN POST-CONSTRUCTION AS A MEADOW BUFFER, APPLY NEW ENGLAND CONSERVATION WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC., OF AMHERST, MASSACHUSETTS OR APPROVED EQUAL.
14. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
15. WETLANDS WILL BE PROTECTED WITH EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE FOR THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION.
16. ALL STORMWATER WILL BE PREVENTED FROM RUNNING ONTO STOCKPILES. SEDIMENT BARRIERS WILL BE INSTALLED DOWNGRADIENT OF ALL STOCKPILES.
17. PERMANENT POST-CONSTRUCTION BMP'S (VEGETATED SWALES, WET PONDS, ETC.) WILL NOT BE USED TO MANAGE FLOWS DURING CONSTRUCTION WITHOUT SPECIAL PROTECTION AND/OR RESTORATION.

ADDITIONAL TEMPORARY SEED MIXTURE (FOR PERIODS LESS THAN 12 MONTHS):

SEASON	SEED	RATE
SUMMER (5/15 – 8/15)	SUDANGRASS	40 LBS/ACRE
	OATS	80 LBS/ACRE
LATE SUMMER/EARLY FALL (8/15 – 9/15)	PERENNIAL RYEGRASS	40 LBS/ACRE
FALL (9/15 – 11/1)	WINTER RYE	112 LBS/ACRE
WINTER (11/1 – 4/1)	MULCH W/ DORMANT SEED	80 LBS/ACRE**
SPRING (4/1 – 7/1)	OATS	80 LBS/ACRE
	ANNUAL RYEGRASS	40 LBS/ACRE

**SEED RATE ONLY

EROSION CONTROL MIX

EROSION CONTROL MIX (ECM) SHALL MEET THE REQUIREMENTS PROVIDED IN THE LATEST REVISION OF MAINE DEP'S EROSION AND SEDIMENTATION CONTROL BMP MANUAL. ECM IS ACCEPTABLE FOR USE ON SLOPES OF GREATER THAN 3:1 BUT LESS THAN 2:1. ECM SHALL CONSIST OF WELL-GRADED ORGANIC COMPONENT 50 – 100% OF DRY WEIGHT, AND COMPRISED OF FIBROUS AND ELONGATED FRAGMENTS. ECM SHALL BE FREE FROM REFUSE, MATERIAL TOXIC TO PLANT GROWTH OR CONSTRUCTION DEBRIS. ECM SHALL BE EVENLY DISTRIBUTED AND APPLIED AT A THICKNESS OF 2" ON 3:1 SLOPES, WITH AN ADDITIONAL 1/2" PER 20' OF SLOPE FOR A MAXIMUM OF 100' IN LENGTH. SLOPES GREATER THAN 3:1, ECM SHALL BE APPLIED AT THICKNESS OF 4" OR 5" FOR SLOPES GREATER THAN 60' IN LENGTH.

NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5:1). EROSION CONTROL MIX IS AN ACCEPTABLE STABILIZATION MEASURE FOR SLOPES UP TO 3:1, WITH LIMITS THAT ARE COVERED BY NOTES ON THIS SHEET. SLOPES BETWEEN 3:1 AND 2:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS, AND ALL SLOPES GREATER THAN 2:1 SHALL BE STABILIZED WITH RIPRAP. SEE SLOPE STABILIZATION DETAIL FOR ADDITIONAL INFORMATION.

EROSION CONTROL DURING CONSTRUCTION

WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15
2. OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:
ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
    A. INSTALL A SOD LINING IN THE DITCH:
    A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
    B. INSTALL A STONE LINING IN THE DITCH:
    A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
3. OVERWINTER STABILIZATION OF DISTURBED SLOPES:
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET 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 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.
    A. STABILIZE THE SOIL WITH SOD:
    THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. 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 WILL NOT USE LATE SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
    B. STABILIZE THE SOIL WITH EROSION CONTROL MIX:
    EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE EROSION CONTROL MIX NOTES FOR ADDITIONAL CRITERIA.
    C. STABILIZE THE SOIL WITH STONE RIPRAP:
    PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.
4. OVERWINTER STABILIZATION OF DISTURBED SOILS:
BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
    A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION:
    BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 90% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
    B. STABILIZE THE SOIL WITH SOD:
    STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLINIG THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
    C. STABILIZE THE SOIL WITH MULCH:
    BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET 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. PROVIDE NETTING ON ALL SLOPES GREATER THAN 8%.
5. MAINTENANCE:
IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. ONCE A WEEK AND BEFORE AND AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

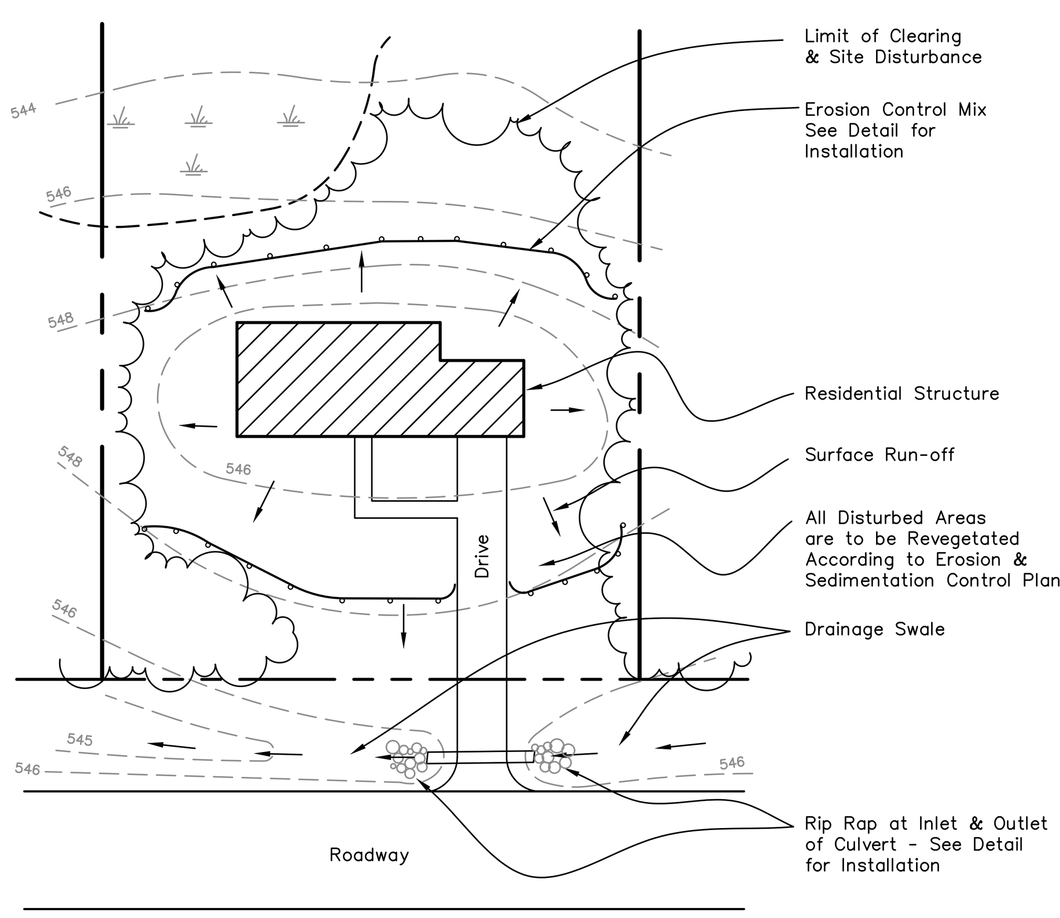
STABILIZATION SCHEDULE BEFORE WINTER:

SEPTEMBER 15	ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET
OCTOBER 1	IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
NOVEMBER 15	ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.

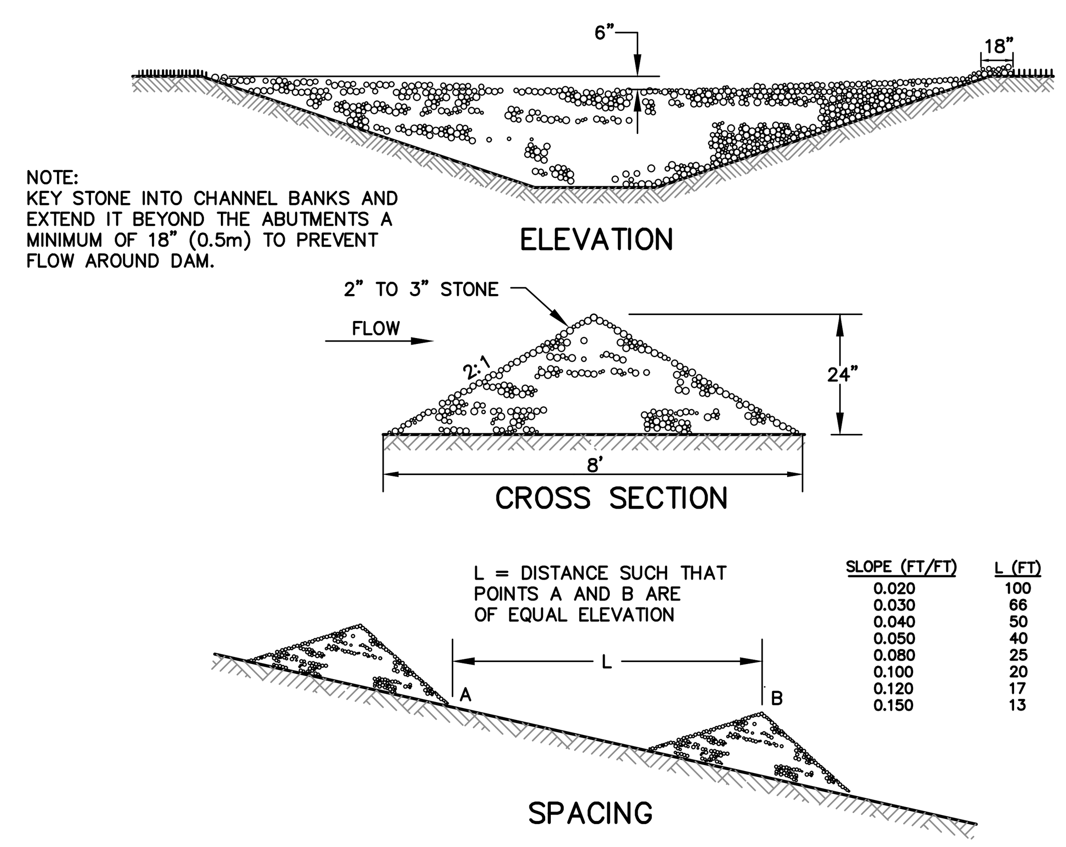
6. DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
7. AREAS WITHIN 75 FEET OF STREAMS, WETLANDS, AND OTHER PROTECTED NATURAL RESOURCES THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.

HOUSEKEEPING

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS 1. ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
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.
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 MY NOT BE USED FOR DUST CONTROL. ANY OFFSITE TRACKING OF MUD OR SEDIMENT SHALL BE VACUUMED IMMEDIATELY AND PRIOR TO THE NEXT SIGNIFICANT STORM EVENT.
4. DEBRIS AND OTHER MATERIALS: LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. TRENCH OR FOUNDATION DE-WATERING: TRENCH 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 SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND 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. 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:
    - DISCHARGES FROM FIREFIGHTING ACTIVITY;
    - FIRE HYDRANT FLUSHINGS;
    - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
    - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3) OF MAINE DEP 06-096 CHAPTER 500;
    - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
    - 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;
    - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
    - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
    - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
    - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5) MAINE DEP 06-096 CHAPTER 500);
    - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
    - 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) MAINE DEP 06-096 CHAPTER 500. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
    - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
    - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
    - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
    - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

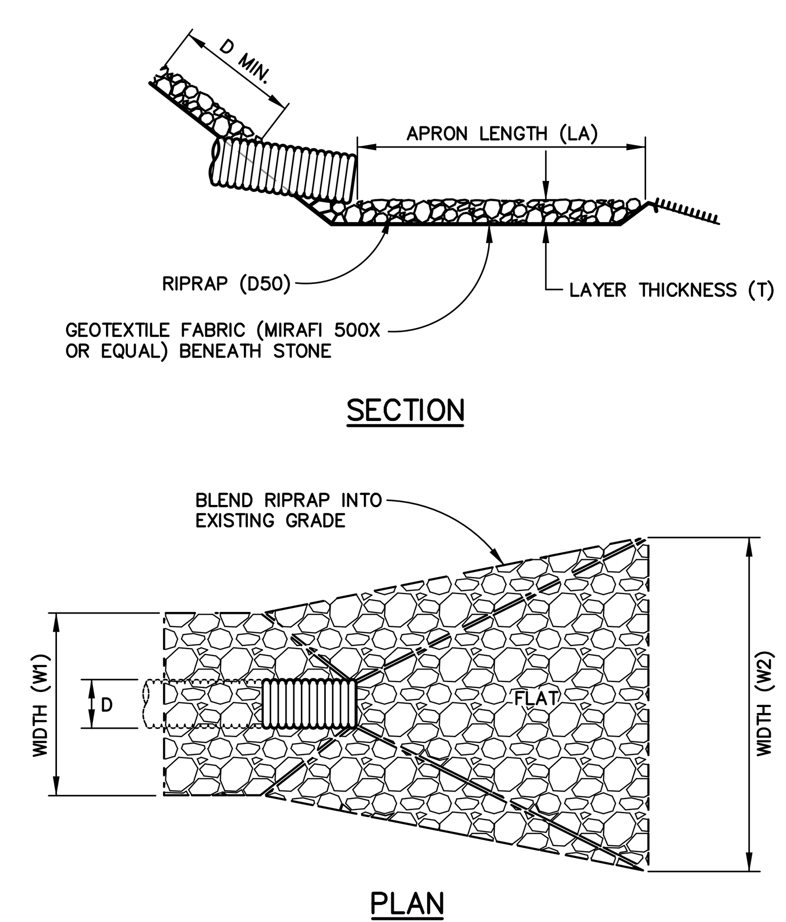


TYPICAL EROSION CONTROL MEASURES FOR RESIDENTIAL LOTS
NTS



SLOPE (FT/FT)	L (FT)
0.020	100
0.030	66
0.040	50
0.050	40
0.080	25
0.100	20
0.120	17
0.150	13

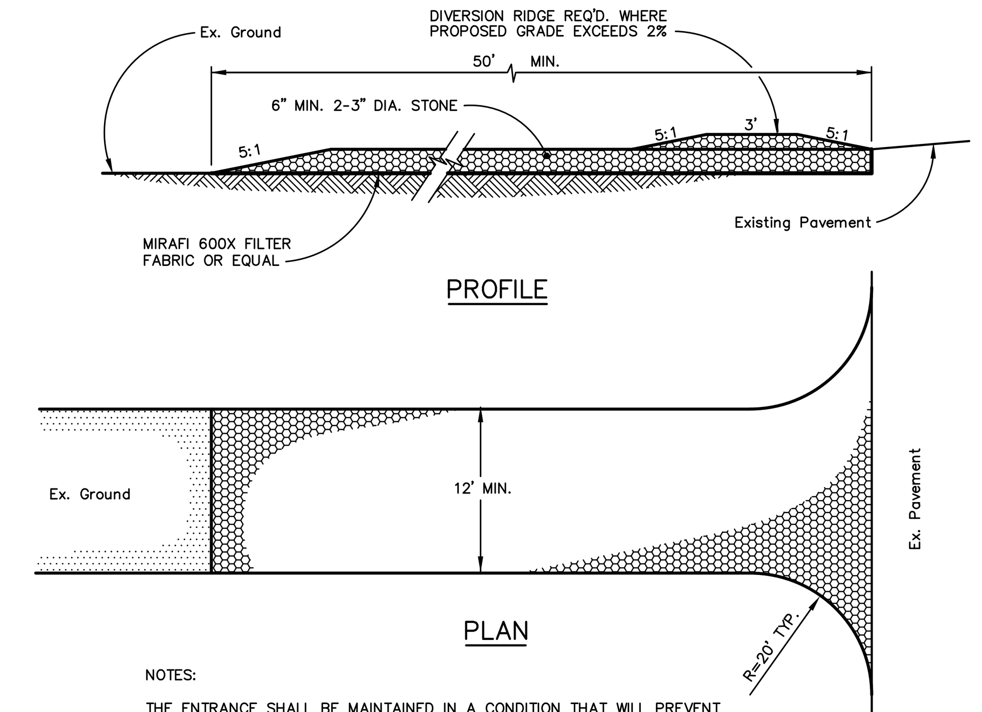
STONE CHECK DAM DETAIL
NTS



APRON SCHEDULE

CULV. DIA. (D)	D50 (IN.)	T (IN.)	LA (FT.)	W1 (FT.)	W2 (FT.)
12" OR LESS	6"	15"	10'	3'	13'
15"	6"	15"	10'	3.75'	14'
18"	6"	15"	12'	4.5'	17'
24"	6"	15"	14'	6'	20'
30"	6"	15"	18'	7.5'	26'
36"	6"	18"	24'	9'	33'
42"	12"	24"	30'	10.5'	41'
48"	12"	24"	34'	12'	46'
60"	18"	32"	38'	15'	53'

PIPE OUTLET PROTECTION
NTS



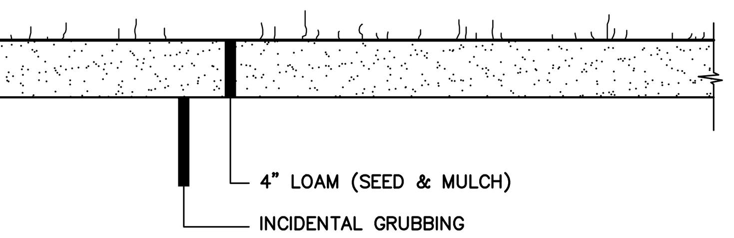
NOTES:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

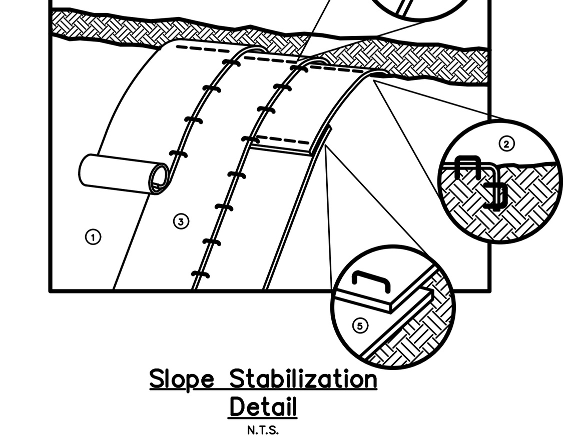
STABILIZED CONSTRUCTION ENTRANCE
NTS



TYPICAL LOAM DETAIL
N.T.S.

1. Prepare soil before installing blankets, including lime, fertilizer & seed.
2. Begin at top of slope by anchoring blanket in 6" x 6" trench. Backfill & compact trench after stapling.
3. Roll blankets down or horizontally across slope.
4. The edges of parallel blankets must be stapled with approx. 2" overlap.
5. When blankets must be spliced down the slope, place blankets end over end (shingle style) with approx. 4" overlap. Staple through overlapped area, approx. 12" apart.

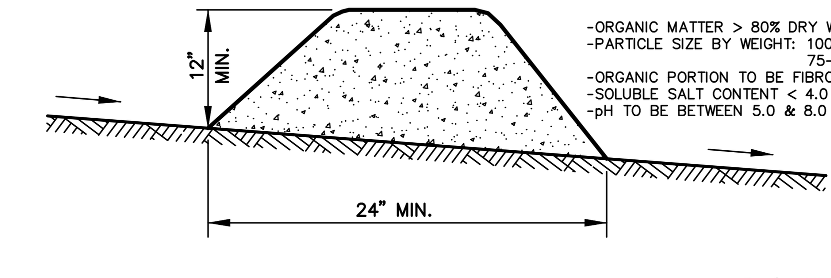
Slope Stabilization:
Erosion Control Blanket shall be in accordance with M.D.O.T. standard specifications, Section 6.13, Temporary Erosion Control Blankets and Extended Use Erosion Control Blankets.



Slope Stabilization Detail
N.T.S.

PLACE BARRIER ALONG RELATIVELY LEVEL CONTOUR.
ECM BERM PROHIBITED AT THE BASE OF SLOPES > 8% OR WHERE THERE IS FLOWING WATER.
SEE MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS FOR INSTALLATION INSTRUCTIONS.

EROSION CONTROL MIX SHOULD CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. ECM SHOULD BE FREE OF REFUSE, PHYSICAL CONTAMINATES, AND MATERIAL TOXIC TO PLANT GROWTH.



-ORGANIC MATTER > 80% DRY WEIGHT
-PARTICLE SIZE BY WEIGHT: 100% PASSING 6" SCREEN
75-85% PASSING 0.75" SCREEN
-ORGANIC PORTION TO BE FIBROUS & ELONGATED
-SOLUBLE SALT CONTENT < 4.0 MMOHS/CM.
-pH TO BE BETWEEN 5.0 & 8.0

EROSION CONTROL MIX BERM
NTS

Scale: 1" = 40'
40' 0 40' 80'

REVISION		
NO.	DATE	DESCRIPTION
1	4/25/24	Submitted To City of Biddeford for Review

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

FOR
Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

EROSION CONTROL DETAILS
4-UNIT CONDOMINIUM
20 CLIFFORD STREET
BIDDEFORD, MAINE

DESIGNED	DATE
W. Pelkey	April 2023
DRAWN	SCALE
Dept.	1" = 20'
CHECKED	JOB. NO.
A. Fagan	22079

SHEET
4

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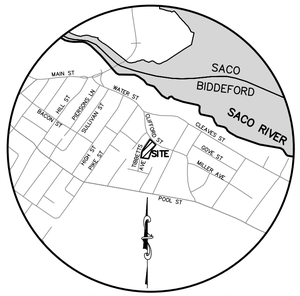

LOCATION MAP
SCALE: 1" = 1000'

NOTES:

1. BOUNDARY/TOPOGRAPHY: BH2M
ROBERT C. LIBBY JR. PLS#2190
380B MAIN STREET
GORHAM, MAINE

2. SOILS MAPPING: YORK COUNTY MEDIUM INTENSITY
SOILS MAPS

3. TEST PITS: MARK HAMPTON ASSOCIATES
PORTLAND, MAINE

4. SEE STORMWATER MANAGEMENT REPORT FOR ADDITIONAL INFORMATION.

PRE DEVELOPMENT FLOWS

ANALYSIS POINT	2 YR. STORM	10 YR. STORM	25 YR. STORM	50 YR. STORM
AP-1 (SA-1)	3.76 CFS	6.61 CFS	8.96 CFS	10.94 CFS

SOILS LEGEND

SYMBOL	DESCRIPTION
	SOIL BOUNDARY LINES
- - - - - -	LIMIT OF WETLANDS

SLOPE DESIGNATION

A = 0 – 3%
B = 3– 8%
C = 8 – 20%
D = 20%+

HYDROLOGIC SOIL GROUP

SOIL	GROUP
ADAMS (AdB)	A
CROGHAN (CrB)	A
LYMAN (LnB)	D

SOIL DESIGNATION

AdB(A)
- SLOPE DESIGNATION
- HYDROLOGIC SOIL GROUP
- HYDROLOGIC SOIL

LEGEND

SYMBOL	DESCRIPTION
12	POND
12	DRAINAGE SUB AREA
R12	REACH
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION ROUTE
	LIMIT OF WETLANDS
64	EXISTING CONTOUR
64	PROPOSED CONTOUR

Scale: 1" = 20'
20' 0 20' 40'

NO.	DATE	REVISION DESCRIPTION

STATE OF MAINE
AUSTIN G. FAGAN
LICENSED PROFESSIONAL ENGINEER

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

FOR
Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

PRE DEVELOPMENT WATERSHED
4-UNIT CONDOMINIUM
20 CLIFFORD STREET
BIDDEFORD, MAINE

DESIGNED	DATE
W. Pelkey	April 2023
DRAWN	SCALE
Dept.	1" = 20'
CHECKED	JOB. NO.
A. Fagan	22079

SHEET
A

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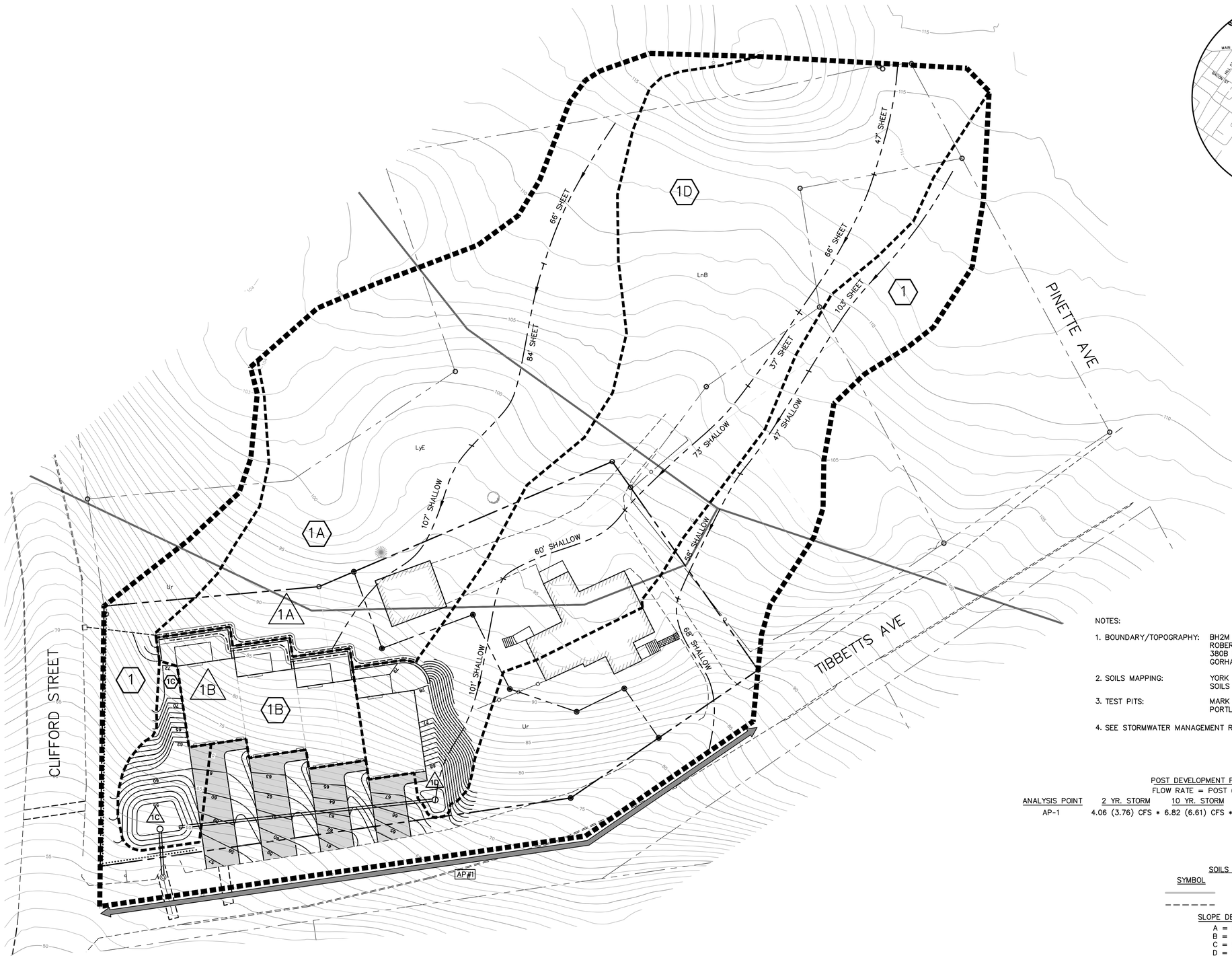

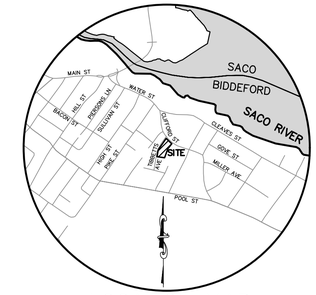

LOCATION MAP
SCALE: 1" = 1000'

NOTES:

1. BOUNDARY/TOPOGRAPHY: BH2M
ROBERT C. LIBBY JR. PLS#2190
380B MAIN STREET
GORHAM, MAINE

2. SOILS MAPPING: YORK COUNTY MEDIUM INTENSITY
SOILS MAPS

3. TEST PITS: MARK HAMPTON ASSOCIATES
PORTLAND, MAINE

4. SEE STORMWATER MANAGEMENT REPORT FOR ADDITIONAL INFORMATION.

POST DEVELOPMENT FLOWS
FLOW RATE = POST (PRE)

ANALYSIS POINT	2 YR. STORM	10 YR. STORM	25 YR. STORM	50 YR. STORM
AP-1	4.06 (3.76) CFS *	6.82 (6.61) CFS *	9.00 (8.96) CFS *	10.74 (10.94) CFS

SOILS LEGEND

SYMBOL	DESCRIPTION
	SOIL BOUNDARY LINES
- - - - - -	LIMIT OF WETLANDS

SLOPE DESIGNATION
A = 0 – 3%
B = 3– 8%
C = 8 – 20%
D = 20%+

HYDROLOGIC SOIL GROUP

SOIL	GROUP
ADAMS (AdB)	A
CROGHAN (CrB)	A
LYMAN (LnB)	D

SOIL DESIGNATION
AdB(A)
SLOPE DESIGNATION
HYDROLOGIC SOIL GROUP
HYDROLOGIC SOIL

LEGEND

SYMBOL	DESCRIPTION
12	POND
12	DRAINAGE SUB AREA
R12	REACH
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION ROUTE
	LIMIT OF WETLANDS
64	EXISTING CONTOUR
64	PROPOSED CONTOUR

Tc SUMMARY
(FOR THOSE NOT LABELED ON THE PLAN)

SUBCATCHMENT	Tc ROUTE
SA-1B	6 MIN. DIRECT ENTRY
SA-1C	6 MIN. DIRECT ENTRY

Scale: 1" = 20'
20' 0 20' 40'

NO.	DATE	REVISION DESCRIPTION

STATE OF MAINE
AUSTIN G. FAGAN
PROFESSIONAL ENGINEER
LICENSED

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

FOR
Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

POST DEVELOPMENT WATERSHED
4-UNIT CONDOMINIUM
20 CLIFFORD STREET
BIDDEFORD, MAINE

DESIGNED	DATE
W. Pelkey	April 2023
DRAWN	SCALE
Dept.	1" = 20'
CHECKED	JOB. NO.
A. Fagan	22079

SHEET
B

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NOTES

1. OWNER: DIVERSACORP HOLDINGS, LLC
5 STONE PONY CIRCLE
SACO, ME 04072

2. ENGINEER: AUSTIN G. FAGAN, PE#16523
BH2M
380B MAIN STREET
GORHAM, MAINE

3. SURVEYOR: ROBERT LIBBY, JR. PLS #2190
BH2M

4. DEED REFERENCE: BK. 19016, PG. 347

5. TAX MAP REFERENCE: MAP 39, LOT 304
MAP 39, LOT 303–1

6. ZONING: RESIDENTIAL 2 (R2)

7. ZONING REQUIREMENTS: FRONTAGE – 45'
SETBACKS – 15' (FRONT), 5' (SIDE/REAR)

8. PARCEL AREA: 27,953 S.F. (0.642 ACRES)

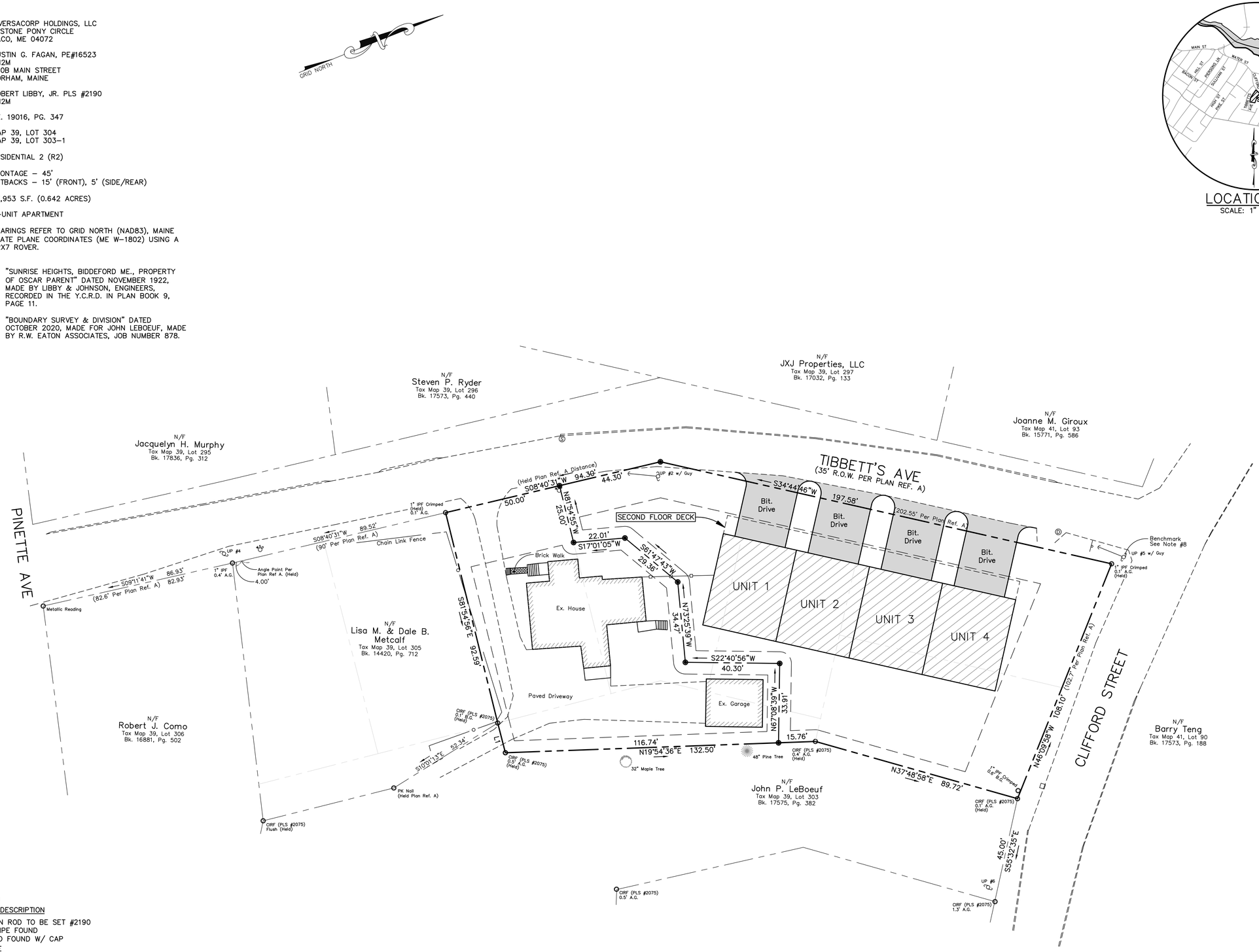
9. PROPOSED USE: 4–UNIT APARTMENT

10. COORDINATES: BEARINGS REFER TO GRID NORTH (NAD83), MAINE STATE PLANE COORDINATES (ME W–1802) USING A BRX7 ROVER.

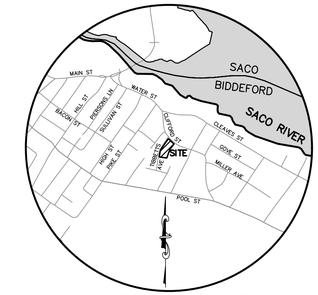
11. PLAN REFERENCES:

A. "SUNRISE HEIGHTS, BIDDEFORD ME., PROPERTY OF OSCAR PARENT" DATED NOVEMBER 1922, MADE BY LIBBY & JOHNSON, ENGINEERS, RECORDED IN THE Y.C.R.D. IN PLAN BOOK 9, PAGE 11.

B. "BOUNDARY SURVEY & DIVISION" DATED OCTOBER 2020, MADE FOR JOHN LEBOEUF, MADE BY R.W. EATON ASSOCIATES, JOB NUMBER 878.



LOCATION MAP
SCALE: 1" = 1000'



LEGEND

SYMBOL	DESCRIPTION
●	CAPPED IRON ROD TO BE SET #2190
IRF/IRF	IRON ROD/PIPE FOUND
CIRF	#5 IRON ROD FOUND W/ CAP
	UTILITY POLE
A.G./B.G.	ABOVE GROUND/BELOW GROUND
N/F	NOW OR FORMERLY
	WATER SHUTOFF VALVE
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	SIGN
	PROPERTY LINE
	ABUTTER PROPERTY LINE
	EXISTING EDGE OF PAVEMENT

LINE DATA
L1 – S82°24'29"E 13.12'

NO.	DATE	REVISION DESCRIPTION

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

FOR
Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

SKETCH PLAN
4-UNIT CONDOMINIUM
20 CLIFFORD STREET
BIDDEFORD, MAINE

DESIGNED	DATE
W. Pelkey	April 2023
DRAWN	SCALE
Dept.	1" = 20'
CHECKED	JOB. NO.
A. Fagan	22079

SHEET
1

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G:\2022\22079\Sketches

STORMWATER MANAGEMENT REPORT

4 Unit Condominium
Tebbetts Ave.
Biddeford, Maine

Submitted by:

Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

Prepared by:

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

STATE OF MAINE
AUSTIN G.
FAGAN
No. 16523
LICENSED
PROFESSIONAL ENGINEER

Date:
April 2024

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 OVERVIEW OF MODELING METHODOGY AND SOURCE INFORMATION.... 1
1.2 DESCRIPTION OF POINTS OF ANALYSIS..... 2
1.3 PRE DEVELOPMENT CONDITIONS 3
1.4 POST DEVELOPMENT CONDITIONS..... 3
1.5 BASIC STANDARDS..... 4
1.6 GENERAL STANDARDS..... 4
1.7 PHOSPHORUS STANDARD..... 5
1.8 URBAN IMPAIRED STREAM STANDARD 5
1.9 FLOODING STANDARD..... 5
1.10 CLOSURE 7

LIST OF APPENDICES

APPENDIX A FIGURES
APPENDIX B SOILS REPORT
APPENDIX C PRE DEVELOPMENT CALCULATIONS
APPENDIX D POST DEVELOPMENT CALCULATIONS
APPENDIX E INSPECTION AND MAINTENANCE MANUAL

1.0 INTRODUCTION

Diversacorp Holdings LLC is proposing to construct a 4-unit condominium on a 0.64 acre parcel located at the corner of Clifford Street and Tibbetts Avenue in Biddeford (Map 39, Lots 303-1 & 304).

The scope of work includes but is not limited to:

- Construction of 4-unit residential building
- Construction of paved parking areas
- Extension of municipal utilities for water, sewer, electrical and communications
- Construction of stormwater management facilities

The proposed infrastructure improvements will create approximately 6,167 sf of impervious area and 10,039 sf of landscaped area totaling 16,206 sf of developed area for the project.

In accordance with the City of Biddeford code requirements, the Stormwater Management Plan has been prepared to satisfy the requirements of the Maine Department of Environmental Protections "Stormwater Management Rules" Chapters 500, 501 and 502 as well as the most recent version of the "Maine Stormwater Best Management Practices Manual". Per the post construction stormwater discharge management standards of the city code, the proposed project will need to meet quality and quantity standards of Chapter 500, requiring meeting the Basic, General, and Flooding Standards.

1.1 OVERVIEW OF MODELING METHODOGY AND SOURCE INFORMATION

Hydrologic Analysis: The pre and post development conditions have been modeled using modeling software (Hydrocad Version 10) which is based upon the methodology contained within the USDA Soil Conservation Service Technical Release 55. Type III 24-hour storm distributions for York County were used for the analysis. The following frequencies and 24-hour rainfall depths were used for the analysis:

Return Period	24-Hour Rainfall Depth
2-Year Storm	3.30 inches
10-Year Storm	4.90 inches
25-Year Storm	6.20 inches

Soils: The soils boundaries used for the stormwater analysis were digitized from the Natural Resource Conservation Service (NRCS), web soil survey website. The source of the data is the York County Soil Survey (Class D). Refer to the following for additional documentation regarding the soils used for modeling:

- Appendix B of this Report
- Pre and Post Development Watershed Plans (Sheets A and B)

Soil Map Unit	Unit Description	Hydrologic Soil Group
LnB	Lyman Loam, 3-8% slopes	D
LyC, LyE	Lyman-Rock outcrop complex, 8-80% slopes	D
Ur	Urban Land	D*

* Assume D soil

Boundary Survey: Field survey by BH2M

Topography: Onsite: On Ground Topography by BH2M
Offsite: LIDAR data from the Maine Office of GIS

1.2 DESCRIPTION OF POINTS OF ANALYSIS

The watershed model analyzes the discharge of runoff at one Analysis Point as described below:

Analysis Point #1
Description: Culmination of flow to Clifford Street and Tibbetts Ave.
Pre-Development Tributary Drainage Area: 1.807 acres
Post Development Tributary Drainage Area: 1.807 acres

1.3 PRE DEVELOPMENT CONDITIONS

The Existing Conditions are shown on sheet 2 and sheet A of the accompanying plans. The project is located at the corner of Clifford Street and Tibbetts Avenue in Biddeford and is bounded by residential properties. The parcel lies within the watershed of the Saco River.

The watershed that was analyzed for this project is approximately 1.807 acres. The analysis points are located along the western boundary of the parcel and are described in Section 1.2 of this report.

The Pre Development Stormwater plans are included as Sheet A of the accompanying plans and the Calculations are attached as Appendix B.

The Pre Development Watershed Model predicts the following peak flow rates:

Pre-Development Peak Flows (cu. Ft./sec)				
Analysis Point	**2-Year**	**10-Year**	**25-Year**	**50-Year**
AP-1	3.76	6.61	8.96	10.94

1.4 POST DEVELOPMENT CONDITIONS

The proposed project will include development of a residential building, parking, and stormwater treatment facilities. Below is a summary of the proposed impervious area for full build-out of the project.

Proposed Impervious Area	=	6,167 sf
Proposed Lawn Area	=	10,039 sf
Proposed Developed Area	=	16,206 sf

The Post Development Drainage Plan is included as Sheet B of the accompanying plan set and the Calculations are attached as Appendix D.

The Post-Development Watershed Model predicts the following peak flow rates:

Post-Development Peak Flows (cu. Ft./sec)				
Analysis Point	**2-Year**	**10-Year**	**25-Year**	**50-Year**
AP-1	4.06	6.82	9.00	10.74

1.5 BASIC STANDARDS

The proposed project is required to meet the Basic Standards. To meet the Basic Standards the project design must demonstrate that the erosion and sedimentation control, inspection and maintenance, and housekeeping standards specified in Appendices A, B, and C of 06-096 Chapter 500 are met, and that the grading or other construction activity will not impede or otherwise alter drainageways so as to have an unreasonable adverse impact on a wetland or waterbody, or an adjacent downslope parcel.

The proposed project will provide temporary (during construction) BMP's and post-construction BMP's. Refer to Sheet 4 of the project plans for erosion and sedimentation control narratives and details. The project requirements for inspection

and maintenance during construction and post-construction are described in the Erosion and Sedimentation Control - Inspection and Maintenance Plan found in Appendix E of this Report. The housekeeping standards can also be found in the Inspection and Maintenance Plan.

1.6 GENERAL STANDARDS

To meet the general standards, the project design must demonstrate that the stormwater management system includes treatment measures that will provide pollutant removal or treatment and mitigate for the increased frequency and duration of channel erosive flows due to runoff from smaller storms and potential temperature impacts. This must be achieved by providing treatment of no less than 95% of the impervious area and no less than 80% of the developed area.

No treatment is proposed for this project.

1.7 PHOSPHORUS STANDARD

The proposed project is located in the Saco River watershed. The proposed project is not located within the direct watershed of a lake or lake most-at-risk listed in 06-096 Chapter 502. The Phosphorus Standard does not apply to this project.

1.8 URBAN IMPAIRED STREAM STANDARD

The proposed project is located in the Saco River watershed. Sebago Lake is not listed in 06-096 Chapter 502 as an Urban Impaired Stream. The Urban Impaired Stream Standard does not apply to this project.

1.9 FLOODING STANDARD

The proposed project is required to meet the Flooding Standards. To meet the Flooding Standard, the project design must demonstrate that the stormwater management systems will accomplish the following:

a) The system must detain, retain, or result in the infiltration of stormwater from 24-hour storms of the 2-year, 10-year, and 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project.

b) The design of piped or open channel systems must be based on a 10-year, 24-hour storm without overloading or flooding beyond channel limits.

c) The areas expected to be flooded by runoff from a 10-year or 25-year, 24-hour storm must be defined, and no buildings or other similar facilities may be planned within such areas.

d) Runoff from the project may not flood the primary access road to the project and any public roads bordering the project as a result of a 25-year, 24-hour storm.

The following Table compares the Pre and Post Development peak flow rates for the 2-year, 10-year, and 25-year return periods. Refer to Appendix B for the Pre Development model and Appendix C for Post Development model.

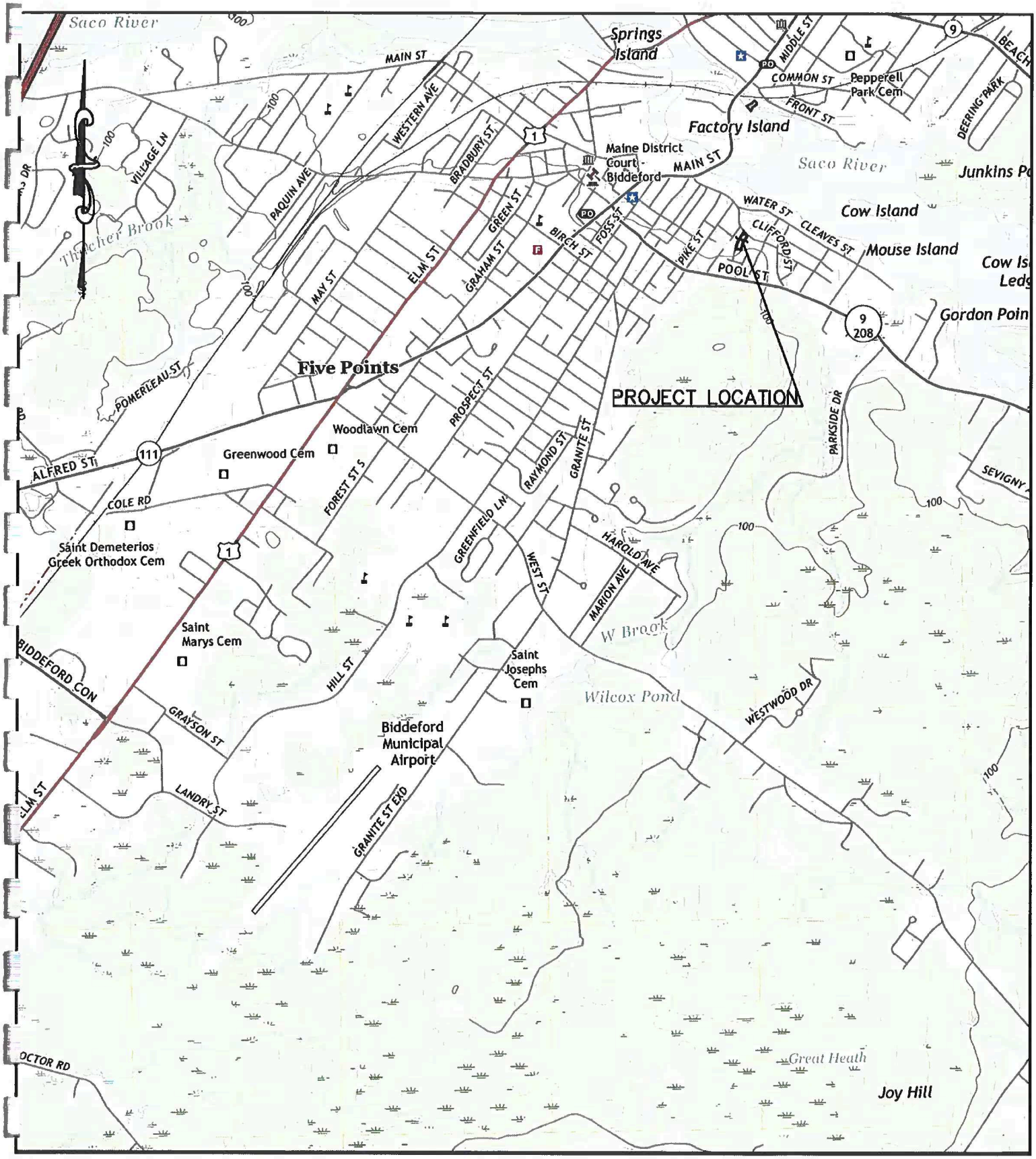
Peak Flow Comparison (cu. ft./sec)								
Analysis Point	2-Year		10-Year		25-Year		50-Year	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post
AP-1	3.76	4.06	6.61	6.82	8.96	9.00	10.94	10.74

As illustrated in the table above, development of the proposed project will create a condition where peak flows of stormwater from the project site exceed the peak flows of stormwater prior to undertaking the project at Analysis Point 1 in the 2, 10, and 25-year storm events.

1.10 CLOSURE

The proposed stormwater management facilities have been designed to mitigate stormwater impacts associated with development of the proposed project. In accordance with City of Biddeford code requirements of meeting "quality and quantity standards of Chapter 500", the proposed stormwater management facilities have been designed to meet the Basic, and Flooding Standards.

Appendix A
Figures



REFERENCES:
1. USGS QUADRANGLE BIDDEFORD, ME 2021

Scale: 1" = 2000'

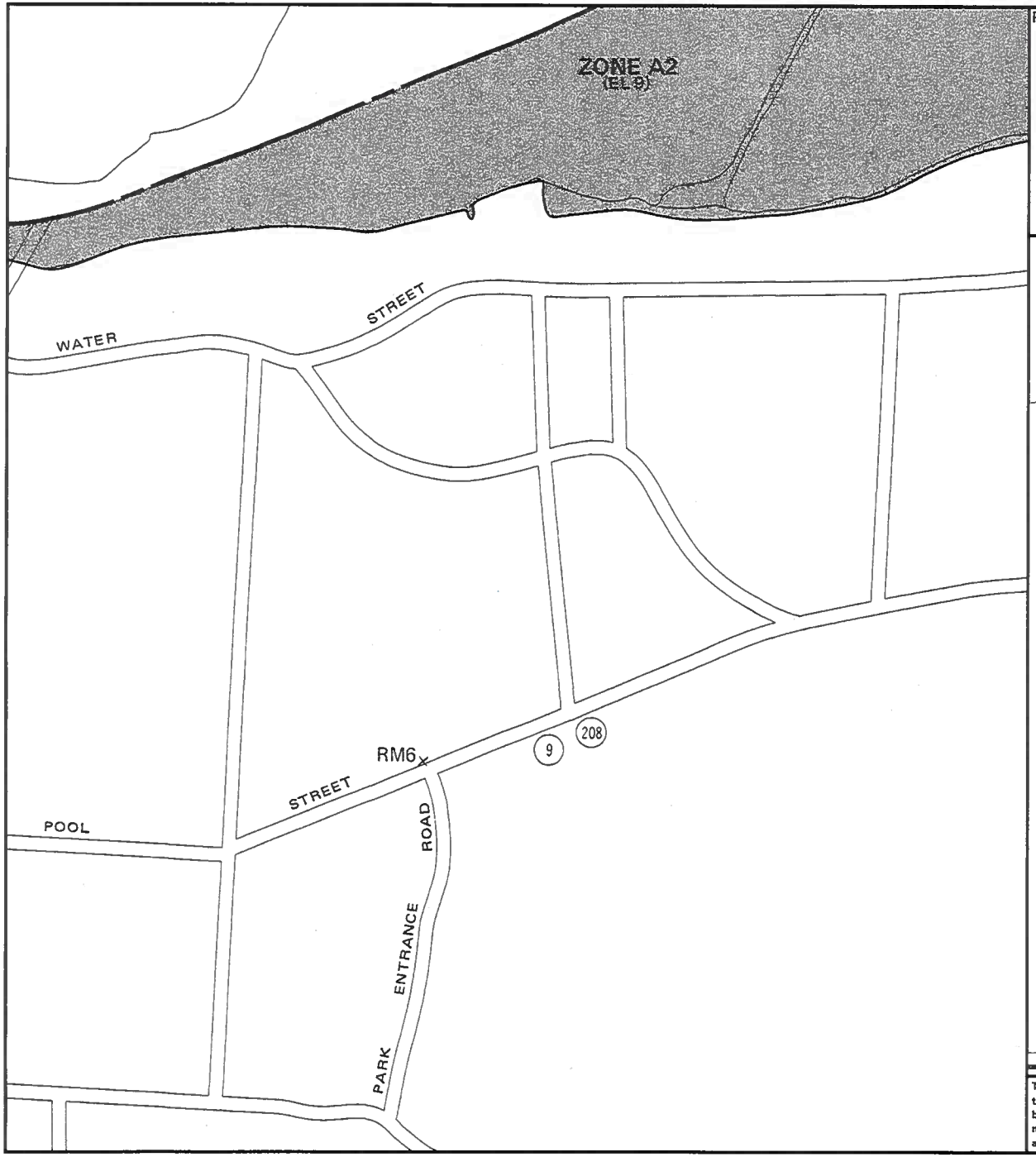
2000' 0 2000' 4000'

BH2M

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

380B Main Street
Gorham, Maine 04038

Tel. (207) 839-2771
Fax (207) 839-8250



Program, at (800) 638-6620.

APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
BIDDEFORD,
MAINE
YORK COUNTY

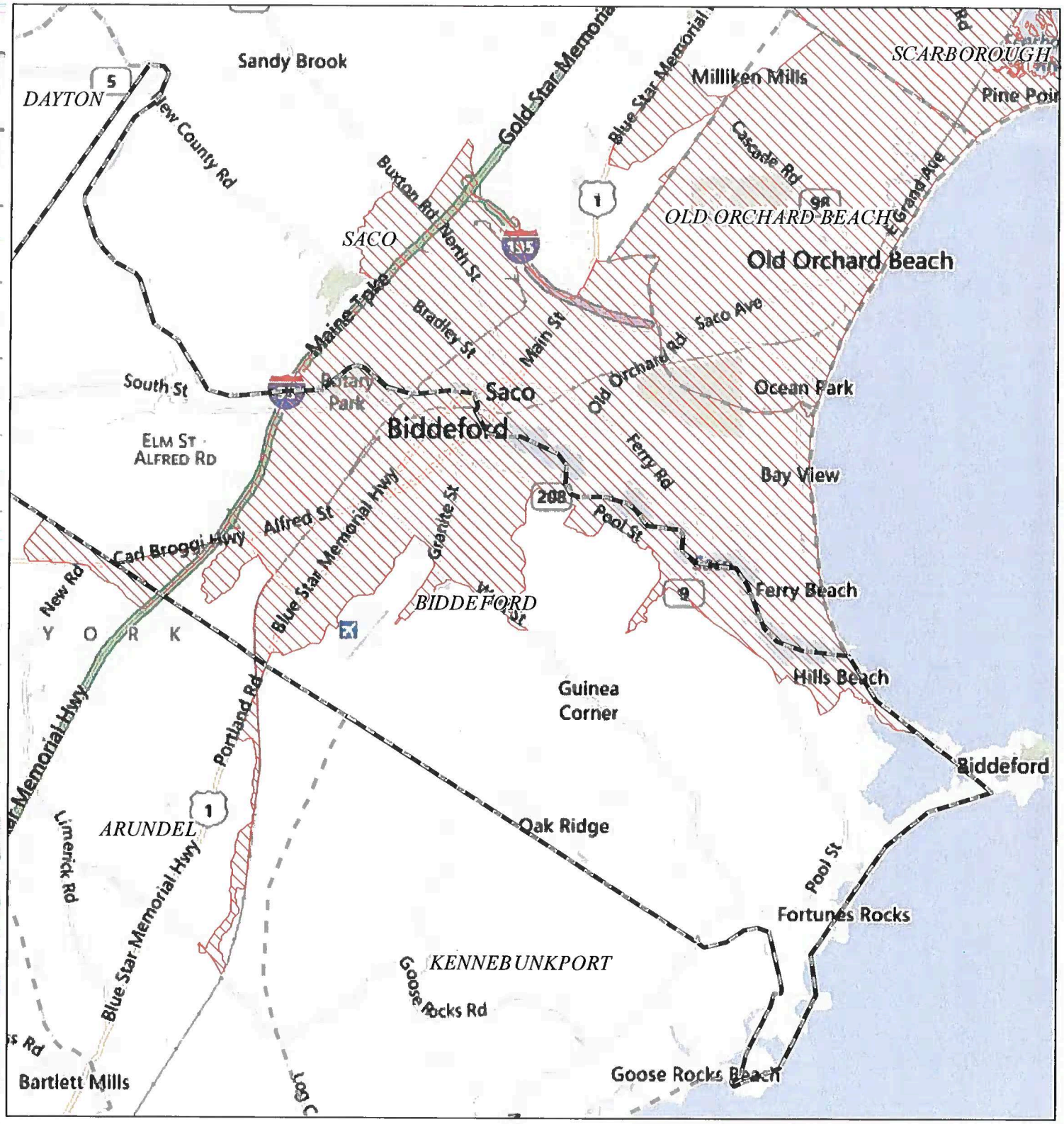
PANEL 4 OF 11
(SEE MAP INDEX FOR PANELS NOT PRINTED)

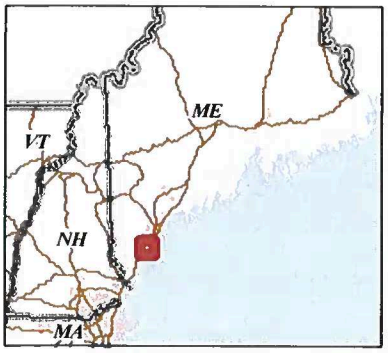
COMMUNITY-PANEL NUMBER
230145 0004 B

EFFECTIVE DATE:
MAY 15, 1984

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.





NPDES Phase II Stormwater Program
Automatically Designated MS4 Areas

Biddeford ME

Regulated Area (2000 + 2010 Urbanized Area)

0 1 2 3 4 5 Kilometers

0 1 2 3 4 5 Miles

Town Population: **21057**

Regulated Population: **17187**

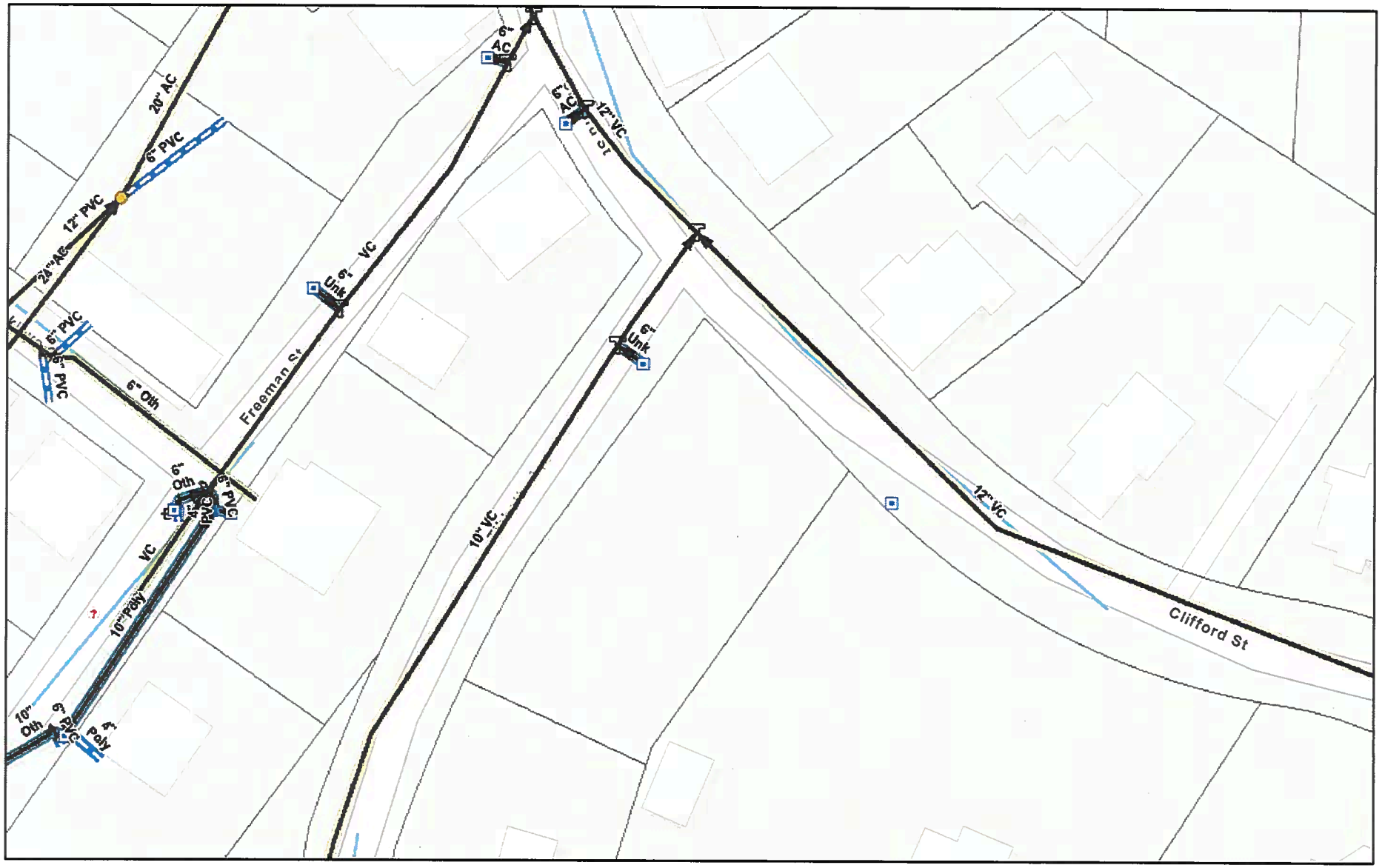
(Populations estimated from 2010 Census)

EPA

Urbanized Areas, Town Boundaries:
US Census (2000, 2010)
Base map © 2010 Microsoft Corporation
and its data suppliers

US EPA Region 1 GIS Center Map #8824, 11/19/2012

Biddeford Official Sewer Map



4/17/2024

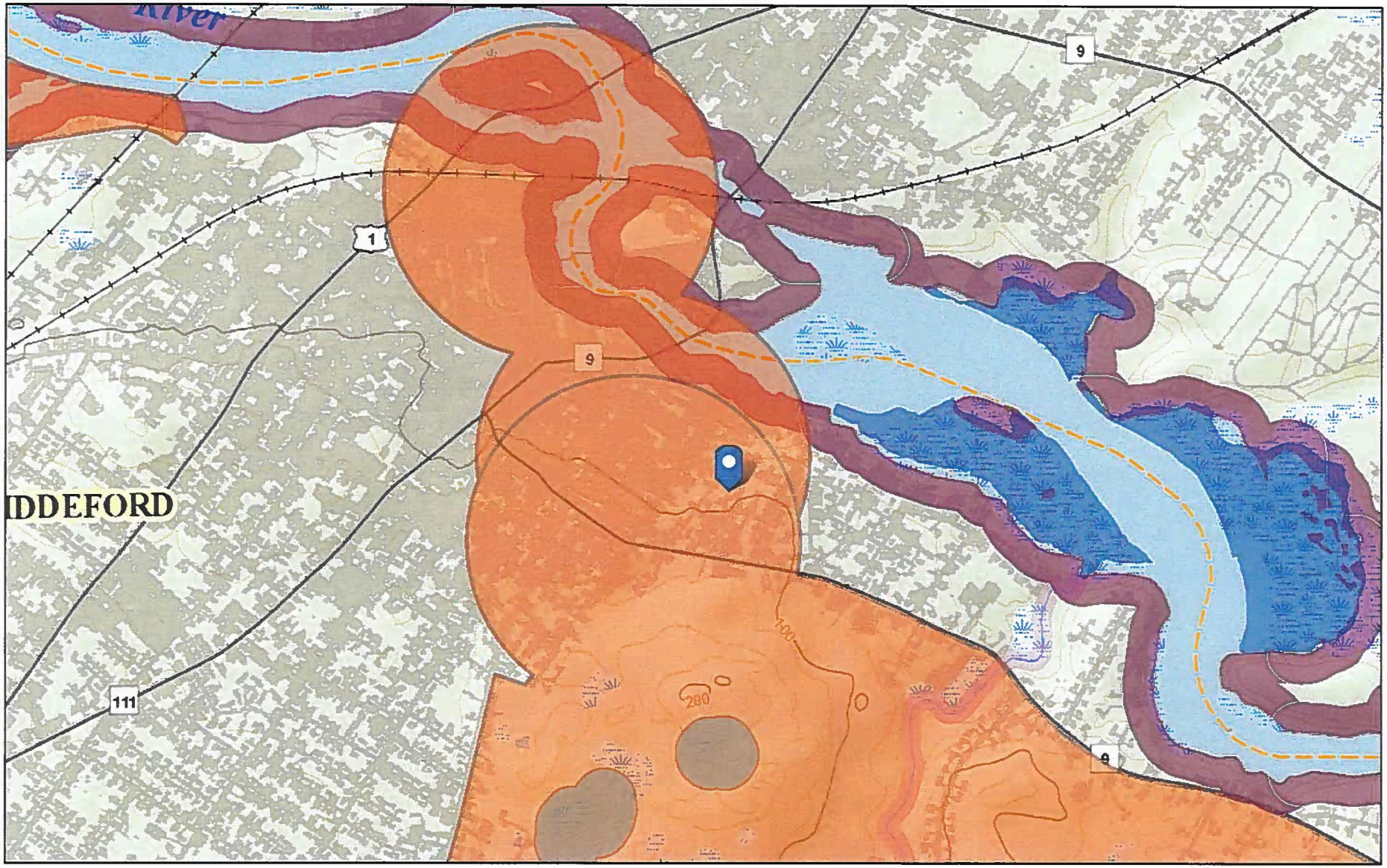
1:845

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Esri Community Maps Contributors, City of Biddeford, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

Beginning With Habitat



April 9, 2024

- Shellfish Beds
- Stream Buffer (75 feet)
- Great Ponds, Rivers and Coastal Buffer (250 feet)
- Atlantic Salmon Habitat
- Shorebird Habitat
- Seabird Nesting Island
- Tidal Waterfowl / Wading Bird Habitat
- Inland Waterfowl / Wading Bird Habitat
- Significant Vernal Pools
- Deer Wintering Areas
- Essential Wildlife Habitats
- Endangered, Threatened, and Special Concern Species

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Beginning with Habitat Program for Planning Purposes Only
Map Created With BWH Map Viewer

Appendix B
Soils Report

Hydrologic Soil Group—York County, Maine

Map Scale: 1:2,320 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

4/9/2024
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

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 22, Sep 5, 2023

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LnB	Lyman loam, 3 to 8 percent slopes, rocky	D	6.3	58.7%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	D	0.0	0.0%
LyE	Lyman-Rock outcrop complex, 15 to 80 percent slopes	D	1.6	14.8%
Ur	Urban land		2.8	26.5%
Totals for Area of Interest			**10.7**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

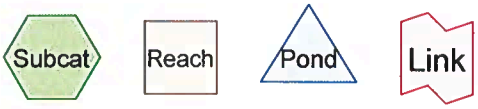
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix C
Pre-Development Calculations



Routing Diagram for Pre Development - Tibbetts
Prepared by HP Inc., Printed 4/16/2024
HydroCAD® 10.00-22 s/n 02712 © 2018 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.056	87	1/4 acre lots, 38% imp, HSG D (SA-1)
0.149	80	>75% Grass cover, Good, HSG D (SA-1)
0.107	98	Existing Impervious (SA-1)
0.082	98	Offsite Impervious (SA-1)
0.414	77	Woods, Good, HSG D (SA-1)
1.807	**85**	**TOTAL AREA**

Summary for Subcatchment SA-1:

Runoff = 3.76 cfs @ 12.10 hrs, Volume= 0.259 af, Depth> 1.72"

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 Storm Event Rainfall=3.30"

	Area (sf)	CN	Description
	45,991	87	1/4 acre lots, 38% imp, HSG D
*	4,645	98	Existing Impervious
*	3,558	98	Offsite Impervious
	6,483	80	>75% Grass cover, Good, HSG D
	18,054	77	Woods, Good, HSG D
	78,731	85	Weighted Average
	53,051		67.38% Pervious Area
	25,680		32.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	103	0.0680	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.30"
0.1	47	0.0850	5.92		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	58	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	68	0.2200	9.52		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
6.7	276	Total			

Summary for Subcatchment SA-1:

Runoff = 6.61 cfs @ 12.10 hrs, Volume= 0.464 af, Depth> 3.08"

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 Storm Event Rainfall=4.90"

	Area (sf)	CN	Description
	45,991	87	1/4 acre lots, 38% imp, HSG D
*	4,645	98	Existing Impervious
*	3,558	98	Offsite Impervious
	6,483	80	>75% Grass cover, Good, HSG D
	18,054	77	Woods, Good, HSG D
	78,731	85	Weighted Average
	53,051		67.38% Pervious Area
	25,680		32.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	103	0.0680	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.30"
0.1	47	0.0850	5.92		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	58	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	68	0.2200	9.52		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
6.7	276	Total			

Summary for Subcatchment SA-1:

Runoff = 8.96 cfs @ 12.10 hrs, Volume= 0.638 af, Depth> 4.23"

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 Storm Event Rainfall=6.20"

	Area (sf)	CN	Description
	45,991	87	1/4 acre lots, 38% imp, HSG D
*	4,645	98	Existing Impervious
*	3,558	98	Offsite Impervious
	6,483	80	>75% Grass cover, Good, HSG D
	18,054	77	Woods, Good, HSG D
	78,731	85	Weighted Average
	53,051		67.38% Pervious Area
	25,680		32.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	103	0.0680	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.30"
0.1	47	0.0850	5.92		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	58	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	68	0.2200	9.52		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
6.7	276	Total			

Summary for Subcatchment SA-1:

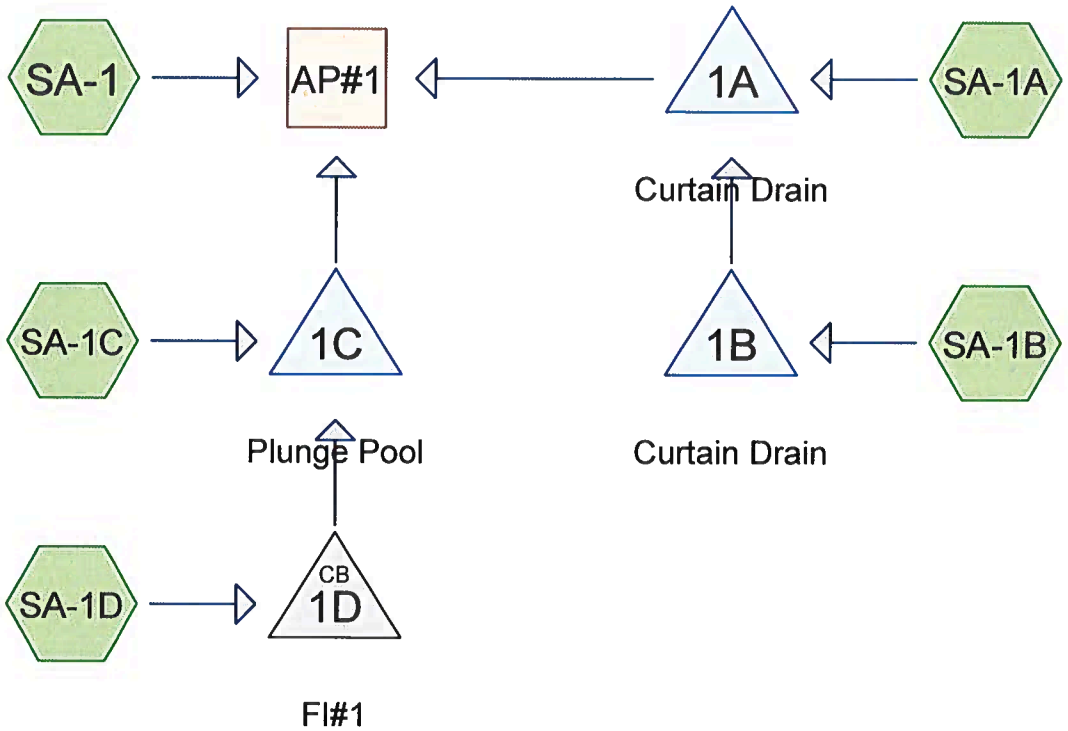
Runoff = 10.94 cfs @ 12.10 hrs, Volume= 0.788 af, Depth> 5.23"

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 50-Year Storm Event Rainfall=7.30"

	Area (sf)	CN	Description
	45,991	87	1/4 acre lots, 38% imp, HSG D
*	4,645	98	Existing Impervious
*	3,558	98	Offsite Impervious
	6,483	80	>75% Grass cover, Good, HSG D
	18,054	77	Woods, Good, HSG D
	78,731	85	Weighted Average
	53,051		67.38% Pervious Area
	25,680		32.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	103	0.0680	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.30"
0.1	47	0.0850	5.92		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	58	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	68	0.2200	9.52		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
6.7	276	Total			

Appendix D
Post Development Calculations



Subcat Reach Pond Link

Routing Diagram for Post Development - Tibbetts
Prepared by HP Inc., Printed 4/17/2024
HydroCAD® 10.00-22 s/n 02712 © 2018 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.056	87	1/4 acre lots, 38% imp, HSG D (SA-1, SA-1A, SA-1D)
0.149	80	>75% Grass cover, Good, HSG D (SA-1, SA-1A, SA-1D)
0.107	98	Existing Impervious (SA-1, SA-1A, SA-1D)
0.082	98	Offsite Impervious (SA-1)
0.199	80	Proposed Grass (D) (SA-1, SA-1A, SA-1B, SA-1C, SA-1D)
0.143	98	Proposed Impervious (SA-1, SA-1B, SA-1C, SA-1D)
0.072	77	Woods, Good, HSG D (SA-1, SA-1D)
1.807	**87**	**TOTAL AREA**

Summary for Reach AP#1:

Inflow Area =	1.807 ac,	40.54% Impervious,	Inflow Depth >	1.87"	for 2-Year Storm Event event
Inflow =	4.06 cfs @	12.10 hrs,	Volume=	0.282 af	
Outflow =	4.06 cfs @	12.10 hrs,	Volume=	0.282 af,	Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach AP#1:

Inflow Area = 1.807 ac, 40.54% Impervious, Inflow Depth > 3.26" for 10-Year Storm Event event
Inflow = 6.82 cfs @ 12.10 hrs, Volume= 0.492 af
Outflow = 6.82 cfs @ 12.10 hrs, Volume= 0.492 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Reach AP#1:

Inflow Area = 1.807 ac, 40.54% Impervious, Inflow Depth > 4.44" for 25-Year Storm Event event
Inflow = 9.00 cfs @ 12.10 hrs, Volume= 0.668 af
Outflow = 9.00 cfs @ 12.10 hrs, Volume= 0.668 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Pond 1A: Curtain Drain

Inflow Area = 0.600 ac, 41.69% Impervious, Inflow Depth > 5.46" for 50-Year Storm Event event
Inflow = 3.83 cfs @ 12.08 hrs, Volume= 0.273 af
Outflow = 3.35 cfs @ 12.13 hrs, Volume= 0.273 af, Atten= 12%, Lag= 2.7 min
Primary = 3.35 cfs @ 12.13 hrs, Volume= 0.273 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 74.30' @ 12.13 hrs Surf.Area= 264 sf Storage= 456 cf
Flood Elev= 80.00' Surf.Area= 264 sf Storage= 1,057 cf

Plug-Flow detention time= 2.2 min calculated for 0.273 af (100% of inflow)
Center-of-Mass det. time= 1.6 min (759.4 - 757.8)

Volume	Invert	Avail.Storage	Storage Description
#1	69.99'	1,060 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
69.99	264	0.0	0	0
70.00	264	40.0	1	1
71.00	264	40.0	106	107
72.00	264	40.0	106	212
80.00	264	40.0	845	1,057
80.01	264	100.0	3	1,060

Device	Routing	Invert	Outlet Devices
#1	Primary	70.00'	**8.0" Round Culvert** L= 30.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 70.00' / 67.00' S= 0.1000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.35 sf

Primary OutFlow Max=3.30 cfs @ 12.13 hrs HW=74.18' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 3.30 cfs @ 9.44 fps)

Summary for Pond 1B: Curtain Drain

Inflow Area = 0.080 ac, 84.64% Impervious, Inflow Depth > 6.28" for 50-Year Storm Event event
Inflow = 0.55 cfs @ 12.09 hrs, Volume= 0.042 af
Outflow = 0.55 cfs @ 12.10 hrs, Volume= 0.041 af, Atten= 1%, Lag= 0.8 min
Primary = 0.55 cfs @ 12.10 hrs, Volume= 0.041 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 70.55' @ 12.10 hrs Surf.Area= 188 sf Storage= 42 cf
Flood Elev= 72.00' Surf.Area= 188 sf Storage= 151 cf

Plug-Flow detention time= 4.6 min calculated for 0.041 af (99% of inflow)
Center-of-Mass det. time= 3.0 min (742.9 - 739.8)

Volume	Invert	Avail.Storage	Storage Description
#1	69.99'	153 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
69.99	188	0.0	0	0
70.00	188	40.0	1	1
71.00	188	40.0	75	76
72.00	188	40.0	75	151
72.01	188	100.0	2	153

Device	Routing	Invert	Outlet Devices
#1	Primary	70.00'	**8.0" Round Culvert** L= 1.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 70.00' / 70.00' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.35 sf

Primary OutFlow Max=0.55 cfs @ 12.10 hrs HW=70.55' (Free Discharge)
└**1=Culvert** (Barrel Controls 0.55 cfs @ 2.40 fps)

Summary for Pond 1C: Plunge Pool

Inflow Area = 0.640 ac, 38.71% Impervious, Inflow Depth > 5.42" for 50-Year Storm Event event
Inflow = 4.04 cfs @ 12.09 hrs, Volume= 0.289 af
Outflow = 3.93 cfs @ 12.10 hrs, Volume= 0.289 af, Atten= 3%, Lag= 0.4 min
Primary = 3.93 cfs @ 12.10 hrs, Volume= 0.289 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 54.34' @ 12.10 hrs Surf.Area= 83 sf Storage= 55 cf
Flood Elev= 57.00' Surf.Area= 495 sf Storage= 855 cf

Plug-Flow detention time= 0.9 min calculated for 0.288 af (100% of inflow)
Center-of-Mass det. time= 0.5 min (759.8 - 759.3)

Volume	Invert	Avail.Storage	Storage Description
#1	51.00'	855 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
51.00	13	0	0
52.00	13	13	13
53.00	13	13	26
54.00	13	13	39
55.00	218	116	155
56.00	344	281	436
57.00	495	420	855

Device	Routing	Invert	Outlet Devices
#1	Primary	51.69'	**10.0" Round Culvert** L= 18.0' CPP, square edge headwall, Ke= 0.500

Inlet / Outlet Invert= 51.69' / 51.60' S= 0.0050 '/' Cc= 0.900
n= 0.012, Flow Area= 0.55 sf

Primary OutFlow Max=3.89 cfs @ 12.10 hrs HW=54.31' (Free Discharge)
└**1=Culvert** (Inlet Controls 3.89 cfs @ 7.14 fps)

Summary for Pond 1D: FI#1

Inflow Area = 0.599 ac, 40.79% Impervious, Inflow Depth > 5.45" for 50-Year Storm Event event
Inflow = 3.80 cfs @ 12.09 hrs, Volume= 0.272 af
Outflow = 3.80 cfs @ 12.09 hrs, Volume= 0.272 af, Atten= 0%, Lag= 0.0 min
Primary = 3.80 cfs @ 12.09 hrs, Volume= 0.272 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 65.11' @ 12.09 hrs
Flood Elev= 67.00'

Device	Routing	Invert	Outlet Devices
#1	Primary	63.00'	**12.0" Round Culvert** L= 106.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 63.00' / 55.58' S= 0.0700 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf

Primary OutFlow Max=3.71 cfs @ 12.09 hrs HW=65.04' (Free Discharge)
└**1=Culvert** (Inlet Controls 3.71 cfs @ 4.72 fps)

Summary for Reach AP#1:

Inflow Area = 1.807 ac, 40.54% Impervious, Inflow Depth > 5.44" for 50-Year Storm Event event
Inflow = 10.74 cfs @ 12.10 hrs, Volume= 0.819 af
Outflow = 10.74 cfs @ 12.10 hrs, Volume= 0.819 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Subcatchment SA-1:

Runoff = 3.54 cfs @ 12.10 hrs, Volume= 0.258 af, Depth> 5.45"

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 50-Year Storm Event Rainfall=7.30"

	Area (sf)	CN	Description
*	2,153	98	Proposed Impervious
*	3,128	80	Proposed Grass (D)
	8,792	87	1/4 acre lots, 38% imp, HSG D
*	1,165	98	Existing Impervious
*	3,558	98	Offsite Impervious
	3,642	80	>75% Grass cover, Good, HSG D
	2,254	77	Woods, Good, HSG D
	24,692	87	Weighted Average
	14,475		58.62% Pervious Area
	10,217		41.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	103	0.0680	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.30"
0.1	47	0.0850	5.92		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.4	58	0.1400	2.62		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	68	0.2200	9.52		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
6.7	276	Total			

Summary for Subcatchment SA-1A:

Runoff = 3.30 cfs @ 12.08 hrs, Volume= 0.232 af, Depth> 5.34"

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 50-Year Storm Event Rainfall=7.30"

	Area (sf)	CN	Description
*	813	98	Existing Impervious
	18,829	87	1/4 acre lots, 38% imp, HSG D
*	2,057	80	Proposed Grass (D)
	980	80	>75% Grass cover, Good, HSG D
	22,679	86	Weighted Average
	14,711		64.87% Pervious Area
	7,968		35.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	66	0.0450	1.78		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.30"
4.0	84	0.1300	0.35		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.30"
0.8	107	0.1100	2.32		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
5.4	257	Total			

Summary for Subcatchment SA-1B:

Runoff = 0.55 cfs @ 12.09 hrs, Volume= 0.042 af, Depth> 6.28"

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 50-Year Storm Event Rainfall=7.30"

	Area (sf)	CN	Description
*	2,932	98	Proposed Impervious
*	532	80	Proposed Grass (D)
	3,464	95	Weighted Average
	532		15.36% Pervious Area
	2,932		84.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment SA-1C:

Runoff = 0.24 cfs @ 12.09 hrs, Volume= 0.017 af, Depth> 4.90"

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 50-Year Storm Event Rainfall=7.30"

	Area (sf)	CN	Description
*	160	98	Proposed Impervious
*	1,655	80	Proposed Grass (D)
	1,815	82	Weighted Average
	1,655		91.18% Pervious Area
	160		8.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment SA-1D:

Runoff = 3.80 cfs @ 12.09 hrs, Volume= 0.272 af, Depth> 5.45"

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 50-Year Storm Event Rainfall=7.30"

	Area (sf)	CN	Description
*	992	98	Proposed Impervious
*	2,667	98	Existing Impervious
*	1,287	80	Proposed Grass (D)
	1,861	80	>75% Grass cover, Good, HSG D
	18,370	87	1/4 acre lots, 38% imp, HSG D
	904	77	Woods, Good, HSG D
	26,081	87	Weighted Average
	15,441		59.21% Pervious Area
	10,640		40.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	47	0.0420	1.62		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.30"
3.9	66	0.0830	0.28		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.30"
0.3	37	0.0830	2.02		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.30"
0.5	73	0.1100	2.32		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.3	60	0.0200	2.87		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.5	101	0.2800	3.70		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
6.0	384	Total			

Appendix H
Inspection and Maintenance Manual

EROSION AND SEDIMENTATION CONTROL

INSPECTION AND MAINTENANCE PLAN

4 Unit Condominium
Tebbetts Ave.
Biddeford, Maine

Submitted by:

Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

Prepared by:

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

STATE OF MAINE
AUSTIN G.
FAGAN
No. 16523
LICENSED
PROFESSIONAL ENGINEER

Date:
April 2024

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 PROJECT DESCRIPTION 1
1.2 REQUIRED PERMITS 1
1.3 REFERENCES 2
1.4 RESPONSIBLE PARTIES 3
1.5 INSPECTION AND MAINTENANCE – DURING CONSTRUCTION 4
1.6 INSPECTION AND MAINTENANCE – POST-CONSTRUCTION 6
1.7 RECERTIFICATION OF STORMWATER MANAGEMENT SYSTEMS 8
1.8 SITE-SPECIFIC BMP MAINTENANCE AND ANNUAL REPORTING REQUIREMENTS 9
1.9 HOUSEKEEPING 9

LIST OF APPENDICES

APPENDIX A Plans
APPENDIX B Construction Inspection Forms
APPENDIX C Post-Construction Inspection Forms
APPENDIX D Inspection Frequency Checklist and Long-Term Inspection & Maintenance Plan
APPENDIX E Yearly Certification Form – City of Biddeford
APPENDIX F Stormwater Report Narrative

1.0 INTRODUCTION

The intent of this plan is to establish inspection and maintenance procedures to be implemented for erosion and sediment control best management practices (BMP's) during construction, as well as for post-construction stormwater BMP's, for the Diversacorp Holdings, LLC Project. This plan has been prepared in conformance with the requirements set forth in 06-096 Chapter 500 – Stormwater Management, and the City of Biddeford Post-Construction Stormwater Management Ordinance

1.1 PROJECT DESCRIPTION

Diversacorp Holdings LLC is proposing to construct a 4-unit condominium on a 0.64 acre parcel located at the corner of Clifford Street and Tibbetts Avenue in Biddeford (Map 39, Lots 303-1 & 304).

The scope of work includes but is not limited to:

- Construction of 4-unit residential building
- Construction of paved parking areas
- Extension of municipal utilities for water, sewer, electrical and communications
- Construction of stormwater management facilities

1.2 REQUIRED PERMITS

The following is a list of Municipal, State, and Federal permits that are required for the Project:

Municipal
City of Biddeford Site Plan Permit

State of Maine
None

Federal
None

1.3 REFERENCES

This plan has been developed in accordance with the following:

- Stormwater Management Law 38 M.R.S. §420-C and §420-D
  http://legislature.maine.gov/statutes/38/title38sec420-C.html
  http://legislature.maine.gov/statutes/38/title38sec420-D.html

- 06-096 Chapter 500 – Stormwater Management
  http://www.maine.gov/sos/cec/rules/06/096/096c500.docx

- General Permit – Construction Activity
  Maine Pollutant Discharge Elimination System (MPDES)
  https://www.maine.gov/dep/land/stormwater/construction.html

- Maine Erosion and Sediment Control Best Management Practices (BMPs) Manual for Designers and Engineers
  https://www.maine.gov/dep/land/erosion/escbmps/esc_bmp_engineers.pdf

- Maine Erosion and Sediment Control Practices Field Guide for Contractors
  https://www.maine.gov/dep/land/erosion/escbmps/esc_bmp_field.pdf

- MaineDOT Best Management Practices for Erosion and Sedimentation Control
  https://www.maine.gov/mdot/env/documents/bmp/BMP2008full.pdf

1.4 RESPONSIBLE PARTIES

Preparer/Design Engineer:

Austin Fagan, PE
BH2M
380B Main Street
Gorham, ME 04038
(207) 839-2771

Developer/Applicant:

Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

Site Contractor:

_____
_____
_____
_____

Owner:

Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

Post Construction Stormwater Inspector:

Austin Fagan, PE
BH2M
380B Main Street
Gorham, ME 04038
(207) 839-2771

Stormwater Maintenance:

During Construction:

Diversacorp Holdings, LLC
5 Stone Pony Circle
Saco, Maine 04072

Post Construction:

_____
_____
_____

During construction, the Developer/Applicant or their representatives will be responsible for implementing the erosion and sediment control BMP's as well routine inspections and maintenance of the BMP's.

Post-construction stormwater BMP inspection, and maintenance will be the responsibility of the owner or their representatives until a Home Owners Association (HOA) or maintenance agreement is established. Once the HOA or maintenance agreement is established, responsibility for Post Construction operations and maintenance will be split between owners.

1.5 INSPECTION AND MAINTENANCE – DURING CONSTRUCTION

Anyone who conducts or directs an activity that involves exposing, filling or displacing soil or other earthen materials should take appropriate measures to prevent erosion and the loss of sediment beyond the project site or into a sensitive resource. Erosion and sediment control measures should be in place before the activity begins and should remain functional until the site is permanently stabilized. All measures should remain effective until all areas are permanently stabilized. Any disturbed area should be regularly inspected until the site is fully stabilized with either 90% grass cover or a permanent impervious surface such as pavement. A person who has knowledge of erosion and sediment control measures and of stormwater management practices should inspect the site at a minimum once a week, and before and after a storm event. Any failing measure should be repaired or modified to adequately stabilize the site prior to the next storm event or no later than 7 calendar days. The inspection frequency table found in Appendix D shall be used as a guide for inspecting each specific BMP. The inspection form found in Appendix B shall be used to record the inspection, its outcome, and the required maintenance.

Refer to the Plans found in Appendix A for additional erosion and sediment control details and narratives.

General Inspection, Maintenance, and Documentation Requirements

1. Inspection and corrective action: Inspect disturbed and impervious areas, erosion control measures, and material 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, 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.

2. Maintenance: If BMP's need to be repaired, the repair work should 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, implementation must be

completed within 7 calendar days and prior to any storm event. All measures must be maintained in effective operating condition until areas are permanently stabilized.

3. Documentation: Maintain a binder with construction inspection forms summarizing the inspections and any corrective action taken. The forms must include the name and qualifications of the person making the inspections, the date of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicle access points to the parcel. Refer to Appendix B for the construction inspection form. Major observations must include BMP's that need maintenance, BMP's that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the inspection form what corrective action taken was and when it was taken. The Owner shall retain a copy of the inspection forms for a period of at least five years from the completion of permanent stabilization.

Site-Specific BMP's

Refer to Appendix D for inspection and maintenance requirements and frequencies of site-specific BMP's. Refer to the Plans found in Appendix A for narratives and details of the site-specific BMP's. The following is a list of the site-specific BMP's that will require routine inspection and maintenance:

- Sedimentation Barriers (Silt Fence or Erosions Control Mix Berm)
- Stabilized Construction Entrance
- Construction Limit Barrier Fence
- Temporary Sediment Trap
- Temporary Grass/Stone Lined Swale
- Snow Storage Areas
- Drain Manholes
- Sediment Forebays
- Pipe Outlets

Winter Construction

Winter construction is any construction activity performed during the period from November 1 through April 15. If disturbed areas are not stabilized with permanent measures by November 1 or new soil disturbance occurs after November 1, but before April 15, then these areas must be protected and runoff from them must be controlled by additional measures and restrictions.

1. Site Stabilization: For winter stabilization, hay mulch is applied at twice the standard temporary stabilization rate. At the end of each construction day, areas that have been brought to final grade must be stabilized. Mulch may not be spread on top of snow.

2. Sediment Barriers: All areas within 75 feet of a protected natural resource must be protected with a double row of sediment barriers.

3. Ditches: All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by Maine DEP.

4. Slopes: Mulch netting must be used to anchor mulch on all slopes greater than 8% unless erosion control blankets or erosion control mix is being used on these slopes.

Refer to the Plans contained in Appendix A for additional winter construction erosion and sediment control requirements.

1.6 INSPECTION AND MAINTENANCE – POST-CONSTRUCTION

The long-term operation and maintenance of a stormwater management system is as critical to its performance as its design and construction. Proper operation and maintenance practices ensure that stormwater BMP's continue to improve water quality by removing pollutants effectively over the long-term and decreasing the risk of re-suspending sediment. Without proper maintenance, BMPs are likely to fail and will no longer provide treatment of stormwater. The following includes a summary of the inspection, maintenance, and documentation requirements for post-construction stormwater BMP's.

Refer to the Plans contained in Appendix A for details and locations of site-specific post-construction BMP's.

General Inspection, Maintenance, and Documentation Requirements

1. 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 following areas, facilities, and 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.

    a) Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after significant rainfall events (1 inch in 24-hour period) to identify active or potential erosion problems. Replant 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.

b) Inspect ditches, swales and other open stormwater channels in the spring, in late fall, and after significant rainfall events (1 inch in 24-hour period) 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 ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained 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 the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.

c) Inspect culverts in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.

d) Inspect catch basins and drain manholes annually and clean out either when the sump is half full or when sediment is within one foot of the invert of the outlet pipe. 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 inflow channels to the basin, 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).

e) Inspect at least once per year, each detention basin, including the embankments, vegetation, drain piping, and overflow spillway. Remove and dispose of accumulated sediments in the filter. If needed, rehabilitate any clogged surface linings, and flush underdrain piping.

2. Regular maintenance

1. Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. 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 the gravel shoulders of gravel or paved roads, must be routinely performed to 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 bars 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.

3. Documentation: Maintain a binder of inspection forms summarizing inspection, maintenance, and any corrective actions taken. The inspection forms must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. Refer to Appendix C for inspection forms. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed of after removal. The log must be made accessible to Department staff and a copy provided to the Department upon request. The Owner shall retain a copy of the logs for a period of at least five years from the completion of permanent stabilization.

4. The site-specific post-construction BMP's for the Contractor Business Park include the following:

   - Vegetated swales
   - Storm Drain System
   - Snow storage areas
   - Rip rap inlet and outlet aprons
   - Sediment forebay
   - Pipe outlets
   - Detention basin

1.7 RECERTIFICATION OF STORMWATER MANAGEMENT SYSTEMS

As required by the City's MS4 program the Owner/Applicant is required to enter into a Maintenance Agreement with the City of Biddeford. The Maintenance Agreement requires that annual inspections and periodic maintenance be performed on the post-construction BMP's. The Owner must retain a qualified post-construction stormwater inspector to inspect and certify the post-construction BMP's. Refer to Appendix E for the Annual Post-Construction BMP Certification Form to be prepared and submitted to the City of Biddeford on or by March 1st of each year.

The general inspection and maintenance requirements include but are not limited to the following:

1. Identification and repair of erosion problems: All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

2. Inspection and repair of stormwater control system: All aspects of the stormwater control system have been inspected for damage, wear, and malfunction,

and appropriate steps have been taken to repair or replace the system, or portions of the system.

3. Maintenance: The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the Department, and the maintenance log is being maintained.

   Note: Municipalities with separate storm sewer systems regulated under the Maine Pollutant Discharge Elimination System (MPDES) program may report on all regulated systems under their control as part of their required annual reporting in lieu of separate certification of each system. Municipalities not regulated by the MPDES program, but that are responsible for maintenance of permitted stormwater systems, may report on multiple stormwater systems in one report.

1.8 SITE-SPECIFIC BMP MAINTENANCE AND ANNUAL REPORTING REQUIREMENTS

The City of Biddeford is a regulated community under the National Pollutant Discharge Elimination System (NPDES) MS4 Program. Below is a site-specific of list BMP's implemented for the Project as well as their ID, discharge location, and inspection and certification requirements.

Table 1 - Post-Construction BMP Designation Table

Post-Const. BMP ID	Type of Post-Const. BMP	Discharge Location	MS4 (YES/NO)	Inspection Frequency	Post-Const. Certification Requirement	Post-Const. Responsibility
BMP-A	Vegetated Areas	N/A	N/A	N/A	N/A	Owners
BMP-B	Stormdrain System	Detention Basin	Yes	Annual	Annual Report	Owners
BMP-C	Detention Basin	Stormdrain System	Yes	Biannual	Annual Report	Owners

1.9 HOUSEKEEPING

The following performance standards shall apply:

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 06-096 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, 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: Take care in sourcing water. 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;
   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;
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 06-096 Chapter 500 - 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.

Appendix A
Plans

Appendix B
Construction Inspection Forms

CONSTRUCTION INSPECTION FORM FOR EROSION AND SEDIMENT CONTROL					
General Information:					
Site Name:	Date:		Inspected by:		
Owner:					
Retained 3PI:	Last Rain Date:			Amount:	
Reason for Inspection:	Weekly	Winter	Final	Rain Event	Complaint
Description of disturbed area:					
Photos:					

	YES/NO/NA	COMMENTS
1. Is an Erosion and Sediment Control Plan available?		
ESC plan on-site and followed		
Other:		
2. Are all erosion control practices installed properly, maintained and functioning?		
Disturbed areas stable		
Concentrated flow inlet/outlet protection		
All areas at final grade		
Disturbed dormant areas stabilized		
Access roads and parking		
Hillsides and stockpiles		
Other:		
3. Are all sedimentation control practices installed properly, maintained and functioning?		
Construction entrance		
Sedimentation basins/traps/diversions		
Perimeter controls		
Check dams		
Other:		
4. Is maintenance of ESC measures, construction activities and housekeeping kept-up?		
Sedimentation/erosion in ditches		
Tracked Sediment or dust at exits		
Hazardous material storage and spill control practices		
Waste management (concrete, hazardous material, etc.)		
Other:		
5. Violation, Corrective Actions, Recommendations		
Sediment discharged from site?		
Corrective action required?		
Site compliant with all permits?		
Notice of violation or stop work order issued?		
Comments/Corrective Actions (complete corrective actions before the next rain event and within 7 day)		

Appendix C
Post-Construction Inspection Forms

4-Unit Condominium
Post-Construction Inspection Form (Ditches, Swales and Open Stormwater Channels)

Project name:	Date:		Inspected by:		
Owner name:					
Last rain date:	Amount:				
Reason for inspection:	Rain Event	Monthly	Annually	Maint. Performed	Other (Specify)
General description of BMP condition/recent maintenance performed:					
Photos: (Attach)					

Inspection Details	**Comments**	**Maintenance Required**
Obstructions, sediment or debris noticeable in ditch line?		
Mowing required?		
Woody vegetation apparent in ditches?		
Side slopes stable? Signs of slumping?		
Rip rap stable? Underlying filter fabric visible?		

Additional Comments:

4-Unit Condominium
Post-Construction Inspection Form (Vegetated Area)

Project name:	Date:		Inspected by:		
Owner name:					
Last rain date:	Amount:				
Reason for inspection:	Rain Event	Monthly	Annually	Maint. Performed	Other (Specify)
General description of BMP condition/recent maintenance performed:					
Photos: (Attach)					

Inspection Details	**Comments**	**Maintenance Required**
All slopes and embankments well vegetated? Signs of sparse growth?		
Rill erosion apparent in vegetated areas?		
Downs slope of level spreaders/ditch turnouts stable?		
Mowing of vegetated areas appropriate?		

Additional Comments:

4-Unit Condominium
Post-Construction Inspection Form (Storm Drain System including culverts)

Project name:	Date:		Inspected by:		
Owner name:					
Last rain date:	Amount:				
Reason for inspection:	Rain Event	Monthly	Annually	Maint. Performed	Other (Specify)
General description of BMP condition/recent maintenance performed:					
Photos: (Attach)					

Inspection Details	**Comments**	**Maintenance Required**
Accumulated debris or sediment at inlet, outlet, or within culvert/storm drain?		
Flow obstructions present?		
Erosion apparent at culvert inlet/outlet?		
Accumulated debris around catch basin grate?		
Accumulated debris in catch basin sump?		
Floating debris or oils found in catch basins?		

Additional Comments:

4-Unit Condominium
Post-Construction Inspection Form (Detention Basin)

Project name:	Date:		Inspected by:		
Owner name:					
Last rain date:	Amount:				
Reason for inspection:	Rain Event	Monthly	Annually	Maint. Performed	Other (Specify)
General description of BMP condition/recent maintenance performed:					
Photos: (Attach)					

Inspection Details	**Comments**	**Maintenance Required**
Embankment showing signs of settlement, slope erosion, piping, or slumping?		
Woody vegetation growing in embankment?		
Debris accumulated at trash racks?		
Outlet control structure operating as intended? Orifice clear of debris?		
Accumulated sediment in forebay?		
Emergency spillway stable? Dislodged rip rap?		
Internal outlet control structure free of debris?		
Sediment accumulating in basin bottom? Dredging needed?		

Additional Comments:

Appendix D

Inspection Frequency Checklist and Long-Term Inspection & Maintenance Plan

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	Before and After a Storm	After Construction
SEDIMENT BARRIERS			
Sediment barriers are installed prior to soil disturbances	X	X	
Silt fences are keyed in and tight	X	X	
Barriers are repaired and replaced as necessary	X	X	
Barriers are removed when the site is stabilized - Silt fence should be cut at the ground surface			X
TEMPORARY STABILIZATION			
Areas are stabilized if idle for 14 days or more	X	X	
Daily stabilization within 100 ft of a natural resource	X	X	
MULCH			
Seed and mulch within 7 days of final grading. Ground is not visible	X	X	
Erosion control mix is 4-6 inch thick	X	X	
Erosion control blankets or hay mulch are anchored	X	X	
VEGETATION			
Vegetation provides 90% soil cover	X		X
Loam or soil amendment were provided	X		X
New seeded areas are mulched and protected from vehicle, foot traffic and runoff	X	X	X
Areas that will remain unworked for more than 1 year are vegetated with grass	X		
SLOPES AND EMBANKMENTS			
Final graded slopes and embankments are stabilized	X	X	X
Diversions are provided for areas with rill erosion	X	X	X
Areas steeper than 2:1 are riprapped	X		
Stones are angular, durable and various in size	X		
Riprap is underlain with a gravel layer or filter fabric	X		
STORMWATER CHANNELS AND CULVERTS			
Ditches and swales are permanently stabilized–channels that will be riprapped have been over-excavated	X	X	X
Ditches are clear of obstructions, accumulated sediments or debris	X	X	X
Ditch lining/bottoms are free of erosion	X	X	X
Check dams are spaced correctly to slow flow velocity	X		
Underlying filter fabric or gravel is not visible	X	X	X
Culvert aprons and plunge pools are sized for expected flows volume and velocity	X		
Stones are angular, durable and various in size	X		
Culverts are sized to avoid upgradient flooding	X	X	
Culvert protection extends to the maximum flow elevation within the ditch	X	X	X
Culvert is embedded, not hanging	X	X	X

CATCH BASIN SYSTEMS			
Catch basins are built properly	X		
Accumulated sediments and debris are removed from sump, grate and collection area		X	X
Floating debris and floating oils are removed from trap			X
ROADWAYS AND PARKING SURFACES			
The gravel pad at the construction entrance is clear from sediments	X	X	
Roads are crowned		X	X
Cross drainage (culvert) is provided	X		
False ditches (from winter sand) are graded		X	X
BUFFERS			
Buffers are free of erosion or concentrated flows		X	X
The downgradient of spreaders and turnouts is stable		X	X
Level spreaders are on the contour			X
The number of spreaders and ditch turnouts is adequate for flow distribution		X	X
Any sediment accumulation is removed from within spreader or turnouts		X	X
STORMWATER BASINS AND TRAPS			
Embankments are free of settlement, slope erosion, internal piping, and downstream swamping		X	X
All flow control structure or orifices are operational and clear of debris or sediments		X	X
Any pre-treatment structure that collects sediment or hydrocarbons is clean or maintained		X	X
Vegetated filters and infiltration basins have adequate grass growth			X
Any impoundment or forebay is free of sediment		X	X
WINTER CONSTRUCTION (November 1st-April15th)			
Final graded areas are mulched daily at twice the normal rate with hay, and anchor (not on snow)	Daily		
A double row of sediment barrier is provided for all areas within 100 ft of a sensitive resource (use erosion control mix on frozen ground)	Daily		
Newly constructed ditches are riprapped	Daily		
Slopes greater than 8% are covered with an erosion control blanket or a 4-inch layer of erosion control mix	Daily		
HOUSEKEEPING PUNCH LIST			
All disturbed areas are permanently stabilized, and plantings are established (grass seeds have germinated with 90% vegetative cover)			X
All trash, sediments, debris or any solid waste have been removed from stormwater channels, catch basins, detention structures, discharge points, etc.			X
All ESC devices have been removed: (silt fence and posts, diversions and sediment structures, etc.)			X
All deliverables (certifications, survey information, as-built plans, reports, notice of termination (NOT), etc.) in accordance with all permit requirements have been submitted to town, Maine DEP, association, owner, etc.			X

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS)

	INSPECTION SCHEDULE	CORRECTIVE ACTIONS
VEGETATED AREAS	Annually early spring and after heavy rains	Inspect all slopes and embankments and replant areas of bare soil or with sparse growth
		Armor rill erosion areas with riprap or divert the runoff to a stable area
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
		Mow vegetation as specified for the area
DITCHES, SWALES AND OPEN STORMWATER CHANNELS	Annually spring and late fall and after heavy rains	Remove obstructions, sediments or debris from ditches, swales and other open channels
		Repair any erosion of the ditch lining
		Mow vegetated ditches
		Remove woody vegetation growing through riprap
		Repair any slumping side slopes
		Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodge
CULVERTS	Spring and late fall and after heavy rains	Remove accumulated sediments and debris at the inlet, outlet, or within the conduit
		Remove any obstruction to flow
		Repair any erosion damage at the culvert's inlet and outlet
CATCH BASINS	Annually in the spring	Remove sediments and debris from the bottom of the basin and inlet grates
		Remove floating debris and oils (using oil absorptive pads) from any trap
ROADWAYS AND PARKING AREAS	Annually in the spring or as needed	Clear and remove accumulated winter sand in parking lots and along roadways
		Sweep pavement to remove sediment
		Grade road shoulders and remove accumulated winter sand
		Grade gravel roads and gravel shoulders
		Clean out the sediment within water bars or open-top culverts
		Ensure that stormwater runoff is not impeded by false ditches of sediment in the shoulder
RESOURCE AND TREATMENT BUFFERS	Annually in the spring	Inspect buffers for evidence of erosion, concentrated flow, or encroachment by development
		Manage the buffer's vegetation with the requirements in any deed restrictions
		Repair any sign of erosion within a buffer
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
		Install more level spreaders, or ditch turn-outs if needed for a better distribution of flow
		Clean out any accumulation of sediment within the spreader bays or turnout pools
		Mow non-wooded buffers no shorter than six inches and less than three times per year
WETPONDS AND DETENTION BASINS	Annually in fall and after heavy rains	Inspect the embankments for settlement, slope erosion, piping, and slumping
		Mow the embankment to control woody vegetation
		Inspect the outlet structure for broken seals, obstructed orifices, and plugged trash racks
		Remove and dispose of sediments and debris within the control structure
		Repair any damage to trash racks or debris guards
		Replace any dislodged stone in riprap spillways
		Remove and dispose of accumulated sediments within the impoundment and forebay
FILTRATION AND INFILTRATION BASINS	Annually in the spring and late fall	Clean the basin of debris, sediment and hydrocarbons
		Provide for the removal and disposal of accumulated sediments within the basin
		Renew the basin media if it fails to drain within 72 hours after a one inch rainfall event
		Till, seed and mulch the basin if vegetation is sparse
		Repair riprap where underlying filter fabric or gravel is showing or where stones have dislodged
PROPRIETARY DEVICES	As specified by manufacturer	Contract with a third-party for inspection and maintenance
		Follow the manufacturer's plan for cleaning of devices
OTHER PRACTICES	As specified for devices	Contact the department for appropriate inspection and maintenance requirements for other drainage control and runoff treatment measures.

Appendix E

Yearly Certification Form – City of Biddeford

City of Biddeford

Appendix 1

Annual Stormwater Management Facilities Certification (to be sent to City's Enforcement Authority)
[Amended 6-20-2023 by Ord. No. 2023.61[1]]

I, _____ (print or type name), certify the following:

1. I am making this Annual Stormwater Management Facilities Certification for the following property: _____ (print or type name of subdivision, condominium or other development) located at _____ (print or type address), (the "Property");
2. The owner, operator, tenant, lessee or homeowners' association of the Property is: _____ (name(s) of owner, operator, tenant, lessee, homeowners' association or other party having control over the Property);
3. I am (check one)
   a. _____ the owner, operator, tenant, lessee or president of the homeowners' association and have hired a Qualified Post Construction Stormwater Inspector; or
   b. _____ am a Qualified Post-Construction Stormwater Inspector hired by the person identified in item two of this form;
4. I have knowledge of erosion and stormwater control and have reviewed the approved Post-Construction Stormwater Management Plan for the Property;
5. On _____, 20 _____, I inspected or had inspected by a Qualified Post-Construction Stormwater Inspector, the Stormwater Management Facilities, including but not limited to parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures required by the approved Post-Construction Stormwater Management Plan for the Property;
6. I have attached a copy of the Annual Inspection Report. At the time of the inspection (check one and complete any required information):
   a. The Stormwater Management Facilities were adequately maintained and functioning as intended; or
   b. The Stormwater Management Facilities required maintenance, which was completed within the required sixty-day time period, and were functioning as intended after maintenance was completed; or
   c. The Stormwater Management Facilities required maintenance which was not completed within the required sixty-day time period. (Attach additional sheets as necessary to describe the maintenance required, proposed schedule for completion, and an appropriate contact person. The City will contact them to confirm or adjust the schedule to complete the maintenance and any needed further course of action. You will be required to show proof of final maintenance.)

[1] Editor's Note: This ordinance also repealed former Appendix 1, Maintenance Agreement for Stormwater Management Facilities, and redesignated former Appendix 2 as Appendix 1.

Date: _____, 20.

By: _____
Signature

_____
Print Name

Mail this certification to the City's Enforcement Authority at the following address [to be completed by the municipality]: _____
_____
_____
_____

Appendix F
Stormwater Report Narrative

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 Patoine and Members of the Biddeford Planning Board

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

DATE: April 9, 2023

RE: 2024.32 Sketch Plan for Coastal Oaks - Proposed Nine (9) Lot, Single-family Residential Subdivision consisting of 9-lot subdivision (8 residential & 1 openspace) to be located at 512 Pool Road (Tax ID# Lot 9 Lot 31) Rural Farm (RF) and Suburban Residential 1 (SR-1).

MEETING DATE: June 26, 2024 at 5:00 PM

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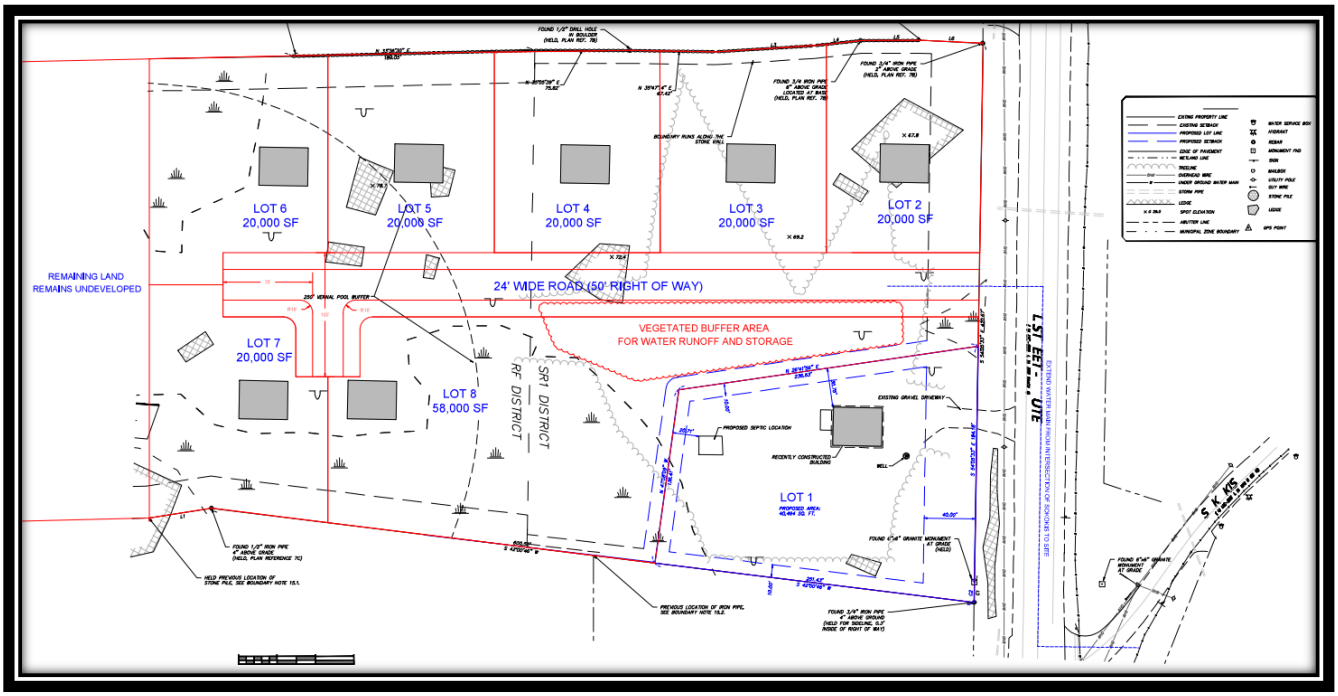
1. INTRODUCTION

This application is being presented by MP Design Consultants, for Ethan Scott (D.B.A. Coastal Oaks LLC.) jointly referred to as "Applicants or Applicant". The application is for a nine (9) lot subdivision, consisting of eight (8) single-family residential lots and one lot proposed as openspace. The subject property is approximately 17.45-acres in area, and is located in both the Rural Farm (RF) and Suburban Residential 1 (SR-1). The proposed development lots would be served by private septic systems and would connect to public water via a proposed public water extension to the site via Sokokis Road.

Coastal Oaks 9 Lot Residential Subdivision - 512 Pool Street

RE: 2024.32 Sketch Plan for Coastal Oaks - Proposed Nine (9) Lot, Single-family Residential Subdivision consisting of 9-lot subdivision (8 residential & 1 openspace) to be located at 512 Pool Road (Tax ID# Lot 9 Lot 31) Rural Farm (RF) and Suburban Residential 1 (SR-1).

MEETING DATE: June 26, 2024 at 6:00 PM



Coastal Oaks - Proposed Nine (9) Lot, Single-family Residential Subdivision

2. PROJECT DATA/INFORMATION

1.	Applicant:	Coastal Oaks. LLC 198 Saco Avenue Old Orchard Beach, ME 04064
2.	Owner of Property:	Same as applicant
3.	Agent:	Paul Weinstein-Weinstein Leovell & Ordway, PA 431 Main Street Saco, ME 04072
4.	Surveyor:	MP Design Consultants 118 Turnpike Road, Suite 200 Southborough, MA 01772
5.	Project Location:	512 Pool Street
6.	Project Tax Map #/Lot #:	Tax Map 9, Lot 31
7.	Lot Size:	17.45 Acres
8.	Base Zoning:	RF/SR1
9.	Overlay Zoning:	N/A
10.	Existing Use:	Vacant Land with 1 single family home
11.	Proposed Use:	8 Single Family Homes
12.	Approvals Required:	Subdivision/Site Plan
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	a. None

18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Sketch Plan-A portion of fees paid
25.	Planning Board Review History: Sketch Plan-June 26, 2024	

3. REVIEW PROCESS

Per City ordinance, this application is subject to Subdivision Review (Chapter 66 – Subdivisions) and approval by the Planning Board.

4. GENERAL REVIEW COMMENTS:

- **APPLICATION COMPLETENESS:** This application is for subdivision sketch plan review so the purpose of this memorandum introduce 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.

- **ZONING:** The subject property has a split zoning as it is zoned Suburban Residential 1 (SR-1) adjacent to Pool Street and Rural Farm (RF) for the majority of the proposed lots including the proposed openspace.

- **REVIEW STANDARDS:**

  In general, staff found the sketch plan application to satisfy City subdivision requirements.

- **WAIVERS:** The applicant is not seeking any waivers at this time.

5. STAFF REVIEW COMMENTS:

A. Planning Department Comments:

1) Public Water: During the pre-application meeting it was mentioned that the project proposed to extend public water to the site via Sokokis Road. Preliminary application plans shall include the water connection as being proposed, and the method of installation (directional bored preferred over trench cut).

2) Timber Harvesting: The property had a State approved forestry plan for the property that was granted to Beaulieu Logging (Harvest # 2301688). Due to the previously identified wetlands, and the amount of clearing that was done on the property, City Staff would like written confirmation, from the State, that the clearing that occurred on the property did not exceed the issued Harvest Permit and that no wetlands were filled / impacted beyond what the State may have approved.

RE: 2024.32 Sketch Plan for Coastal Oaks - Proposed Nine (9) Lot, Single-family Residential Subdivision consisting of 9-lot subdivision (8 residential & 1 openspace) to be located at 512 Pool Road (Tax ID# Lot 9 Lot 31) Rural Farm (RF) and Suburban Residential 1 (SR-1).

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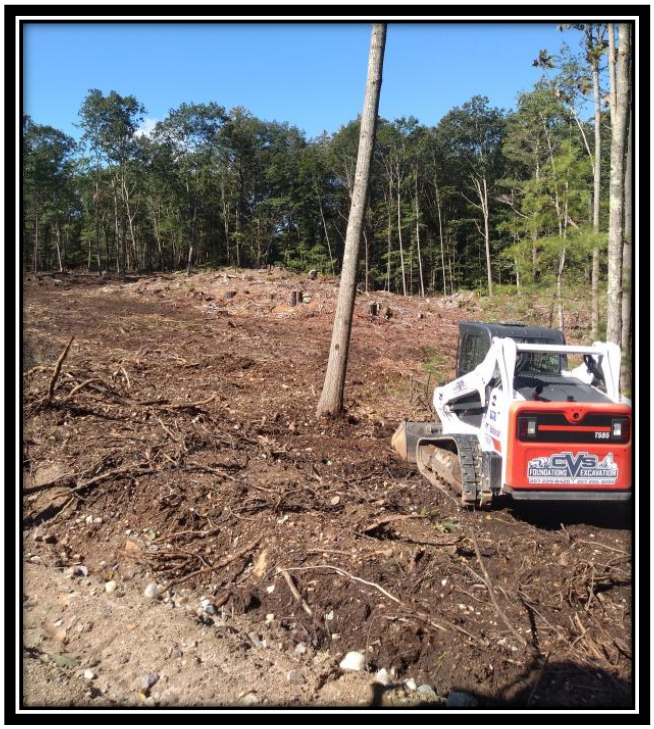
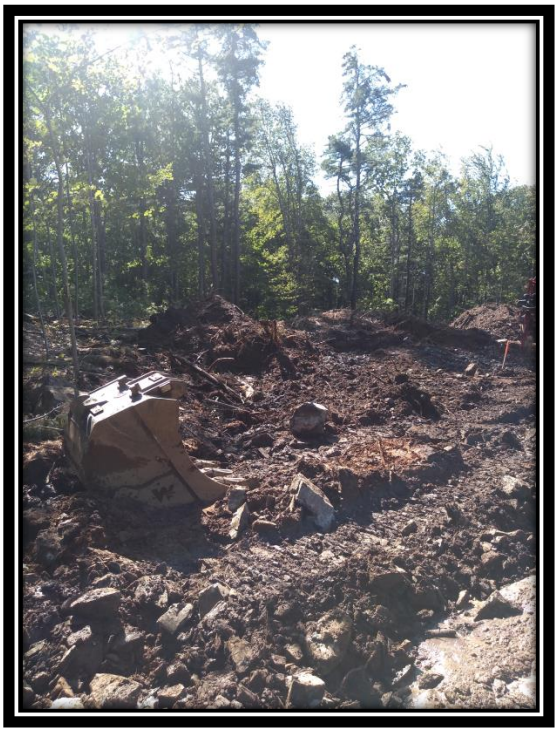
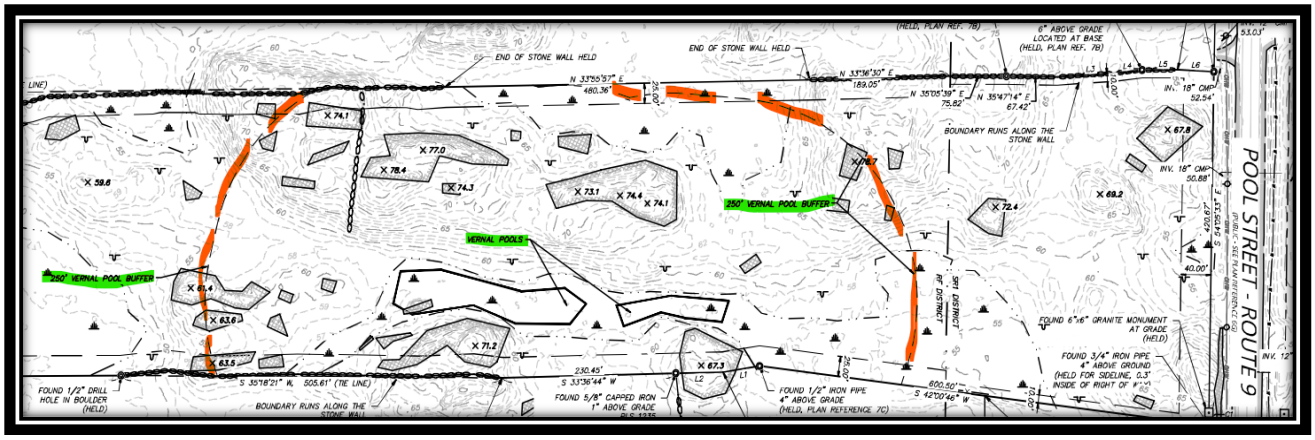




Timber Harvesting – Lot Clearing

3) <u>Identified Vernal Pools:</u> The submitted Topography and Boundary Survey illustrates two (2) vernal pools and their respective 250' setback. Lots # 5, 6, 7 & 8 are within the required setback. Are these vernal pools classified as "significant"? If so, it would appear that lots 6, 7 & 8 would be unbuildable. Please confirm.



Topography and Boundary Survey

4) Driveway Relocation: The driveway to the recently constructed house should be relocated so that the lot gains vehicle access from the proposed roadway rather than Pool Street.

5) Submittal Requirement – Lot Area: The preliminary application shall include the entire parcel and the disposition of the "remaining land" shall be specified (remain with the Homeowners Association or gifted to a land trust?).

6) Fire Hydrants: The locations of existing and proposed fire hydrants shall be shown on the Preliminary Application submittal.

7) Street Name: The proposed private roadway shall be named on the preliminary application plans. The City's E-911 Addressing Officer shall review and approve the proposed roadway name to verify that the name will not conflict with any existing street names or developments.

8) Vegetated Buffer Area: The submitted plans include a "Vegetated Buffer Area for water Runoff and Storage". From visiting the site it appears that all of the vegetation has been removed from this area. Please illustrate what plantings are being proposed for this area.

9) Septic Systems: Passing septic system designs shall be submitted for Preliminary Review. The plans shall also illustrate the septic system locations for each of the lots on the Plan Set.

10) Setbacks / Building Envelopes and Driveways: Required Building Setbacks, street frontage, building envelopes, and proposed driveway locations shall be illustrated on Preliminary Application Plans. Please note, driveways may NOT be placed off the ends of the roadway or off the end of the vehicle turn-around. Driveways may only be placed onto the proposed street. Shown below in green are acceptable driveway locations, onto the main roadway, and unacceptable locations illustrated in purple / orange.

RE: 2024.32 Sketch Plan for Coastal Oaks - Proposed Nine (9) Lot, Single-family Residential Subdivision consisting of 9-lot subdivision (8 residential & 1 openspace) to be located at 512 Pool Road (Tax ID# Lot 9 Lot 31) Rural Farm (RF) and Suburban Residential 1 (SR-1).

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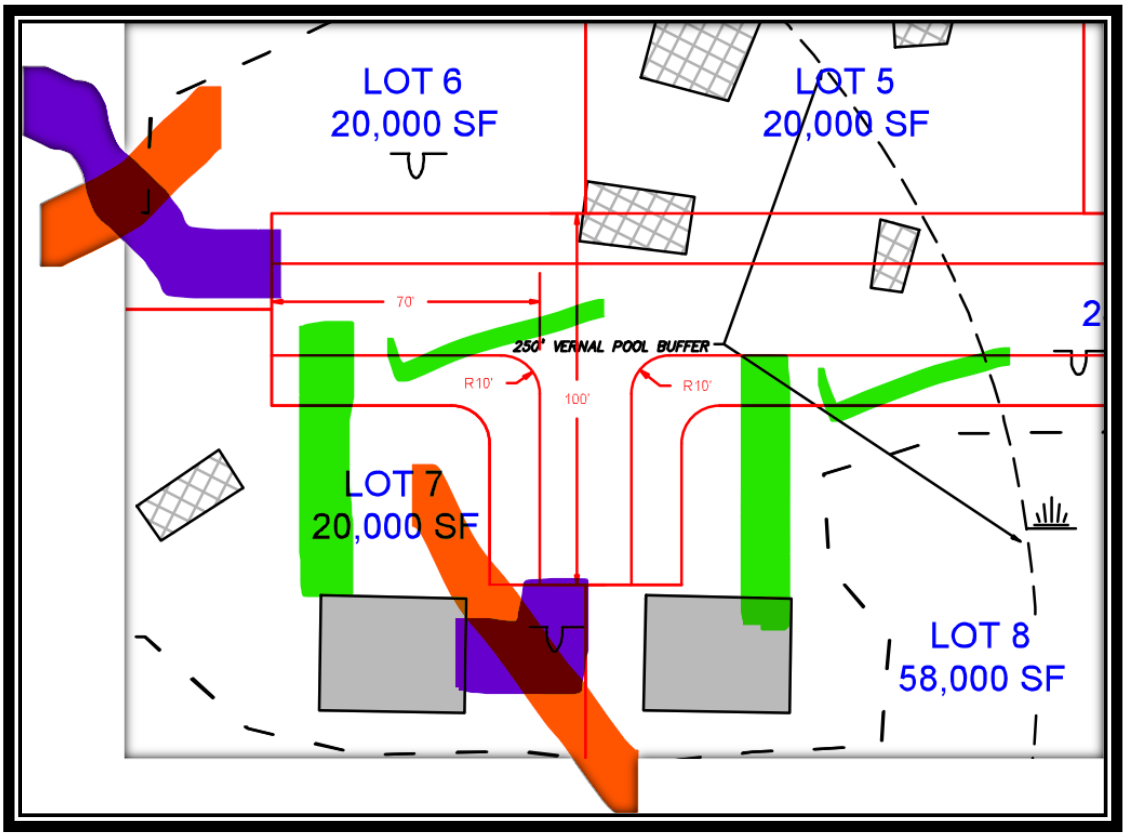


Acceptable driveway locations illustrated in green and non-acceptable shown in orange / purple

11) Emergency Vehicle Turning Radii: The roadway shall be designed to accommodate the largest vehicle utilized by the Fire Department. The proposed plans show a 10' radii at the turn around which I believe should be a 30' radii. Please verify with the Ed Dexter, Deputy Fire Chief.

12) Pool Street Entrance: The proposed entranceway off Pool Street shall be illustrated and shall also show the turning templates for all fire apparatus movements at Pool Street and at the on-site hammerhead turn-around.

13) Trees / Vegetation: The submitted subdivision plan illustrates an existing tree-line which is only shown on the Suburban Residential (SR) portion of the property. It also appears, from visiting the site, that many of the trees within the existing tree line may have been removed. The existing and proposed treeline shall be illustrated, on the entire parcel.

14) The subdivision plan includes symbols that don't appear on the Symbol identifier data box.

= ???

15) The proposed street is to remain private and will not be accepted by the City of Biddeford as a public street. As such homeowner's association documents shall be submitted including roadway ownership, maintenance including snow removal. The HOA shall also include any common drainage areas and their annual maintenance. A note of this nature shall be included on the recorded plan set.

16) A stop sign and stop bar shall be illustrated on revised plan sets.

B. Peer Engineer Review Comments: Per your request we have undertaken a review of the Sketch Plan submitted in support of an application for a proposed subdivision located at 512 Pool Street. Based on this preliminary review, we offer the following comments for the applicant's and city's consideration as the project moves forward:

1) Will the proposed road remain private or be offered to the city for acceptance?

2) Based on the number of lots, the road would be classified as a minor residential nonurban access under the code. The plan appears to show both a 33.5 ft. and 33 ft. wide travelled way, while the code would require a 20 ft. wide paved travel way with two 2 ft. wide gravel shoulders.

3) The plan shows the edges of pavements on opposite sides of the street with the same radius, which cannot happen with parallel street lines.

4) Lot 10 does not meet the frontage requirement of the code, which should be met at the setback line for lots fronting on a cul-de-sac.

5) Pavement radii at Pool Street should be a minimum of 30 ft. per the code.

6) The setback from Pool Street should be noted as 40 ft.

7) The building windows on lots 5, 8, 10, 11, 14, 17, and 18 include wetlands. If the goal is to allow fill of those wetlands, the fill should be permitted. If no fill is permitted, then that should be indicated on the drawings.

8) What are the small squares shown along the edges of the proposed pavement?
9) Is it the intent of the developer to build the homes or sell only lots?

10) Who will own the proposed open space?

11) What is the source of topographic information? Field survey should be provided for the road and areas where stormwater BMP's will be located.

12) The tangent length between curves with reverse alignment should be a minimum of 50 ft.

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 subdivision plans and identify any items the Board may wish to review or modify as part of this application.

City of Biddeford - Planning Department June 11, 2024

205 Main Street

Biddeford, Maine 04005

RE: 512 Pool Street- Subdivision Sketch Plan Application

Ethan Scott and King Weinstein of Coastal Oaks, LLC owner of the land at 512 Pool Street, a 17.45 acre parcel located in the RF and SR-1 zones, propose an 8 lot subdivision of single family homes. The parcel currently is not serviced by either public water or sewer, however this proposal incorporates an extension of the water main from the eastern intersection of Pool Street and Sokokis Road, to the subject parcel.

Of the 17.45 acre lot, Coastal Oaks proposes to build on the front 30% adjacent to Pool Street, leaving the rear 12.5 +/- acres to remain under ownership of the future homeowners association, potential donation to land/environmental trusts, or to retain for future use. The intention is for the new road to remain private, with private maintenance agreements and costs at the responsibility of the homeowner's association.

Ethan Scott – Owner

Coastal Oaks, LLC

198 Saco Avenue

Old Orchard Beach, ME 04064

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 __ Extraction
__ Conditional Use Permit __ Subdivision __ Private Way
X Other: SKETCH PLAN

Applicant Information:
Name: COASTAL OAKS, LLC
Mailing Address: 198 SACO AVE, OLD ORCHARD BEACH, ME 04064
Telephone: 207-710-7570
Email: ethanscottdevelopment@gmail.com
What is your legal interest in the property?
✓ Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:
Name: COASTAL OAKS LLC - ETHAN SCOTT
Mailing Address: 198 SACO AVE, OLD ORCHARD BEACH, ME 04064
Telephone: 207-710-7570
Email: ethanscottdevelopment@gmail.com

Agent's Information:
Name: PAUL WEINSTEIN - WEINSTEIN, LOVELL, & ORDWAY, P.A.
Mailing Address: 431 MAIN ST, SACO ME 04072
Telephone: 207-283-4546
Email: pweinstein@sacolaw.com

Engineer/Surveyor's Information:
Name: MP DESIGN CONSULTANTS
Mailing Address: 118 TURNPIKE ROAD, SUITE 200, SOUTHBOROUGH, MA 01772
Telephone: 617-560-0778
Email: marc.alencar@mpdconsultants.com

Project Location and Lot Information:
Street Address: 512 Pool STREET Drainage Watershed: SACO RIVER WATERSHED
Tax Map: 9 Lot: 31
Current Zoning: RF/SR1 Shoreland Zoning: N/A
Size of Lot: 17.45 (✓)acres ( )s.f. Lot Frontage: 420.67'
Existing Use of Property: VACANT LAND, ONE SINGLE FAMILY HOME

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:
Coastal oaks proposes a new 8 unit subdivision consisting of 8 single family homes, with public water extended from Sokokis Road, and private septic

Property to be Serviced by:

__ City Road __ Public Sewer ✓ Public Water ✓ Public Trash
✓ Private Road ✓ Septic System __ Private Well __ Private Hauler

Limits of Disturbance: 5 (✓)acres ( )s.f.
Net change in impervious cover: 1 (✓)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: 10,000
Total new square feet paving/parking: 34,000

Waiver Requests (attach details):

1. To be determined
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval N/A Sketch Plan application
   __ 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
B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc. See cover letter
C. Photographs of Site. N/A Sketch Plan application
D. Architectural renderings/drawings of proposed buildings, as required. See example have attached
E. Engineering Plans, as required. Sketch Plans attached
F. Stormwater Management Report, as required. N/A Sketch Plan application

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: [signature] **Date** 6/11/24

Signature of Property Owner: [signature] **Date** 6/11/24

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_INDIVDUAL 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)

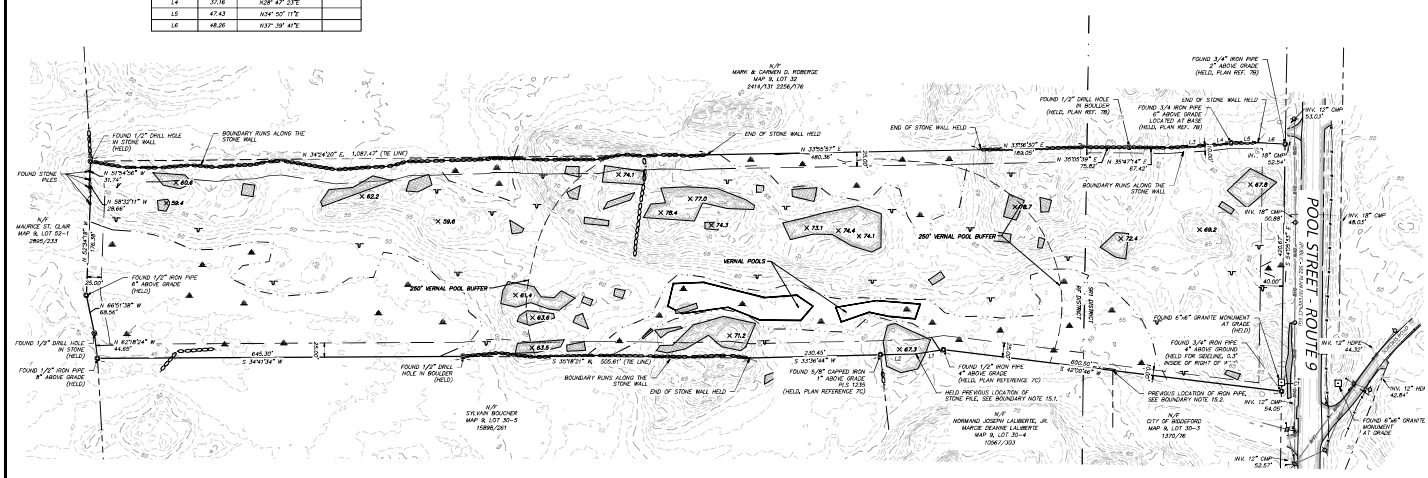
HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIUDAL 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

PARCEL LINE AND CURVE SEGMENTS			
SEGMENT	LENGTH	BEARING / DELTA	RADIUS
C1	15.62	010°0'20"	22916.53
L1	49.51	S28° 17' 50"W	
L2	62.75	S33° 46' 05"W	
L3	76.62	N31° 25' 40"E	
L4	37.16	N28° 47' 23"E	
L5	47.43	N24° 50' 11"E	
L6	48.26	N37° 39' 41"E	



VICINITY MAP
BIDDEFORD, MAINE N.T.S.

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- WETLAND LINE
- TREELINE
- OHW OVERHEAD WIRE
- UNDER GROUND WATER MAIN
- STORM PIPE
- LEDGE
- MAJOR CONTOUR
- MINOR CONTOUR
- × 0 28.0 SPOT ELEVATION
- ABUTTER LINE
- MUNICIPAL ZONE BOUNDARY
- WATER SERVICE BOX
- HYDRANT
- REBAR
- MONUMENT FND
- SIGN
- MAILBOX
- UTILITY POLE
- GUY WIRE
- STONE PILE
- LEDGE
- GPS POINT

GENERAL NOTES:

1. THE RECORD OWNERS OF THE LOCUS PARCEL IS AS FOLLOW:
   PAUL J. BARTON & TERESA M. BARTON BY DEED DATED DECEMBER 31, 2009 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 15821, PAGE 456.
2. THE PROPERTY IS SHOWN AS LOT 31 ON THE CITY OF BIDDEFORD, MAINE TAX MAP 9, AND IS LOCATED IN BOTH THE RURAL FARM (RF) DISTRICT & SUBURBAN RESIDENTIAL (SR1) DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE SR1 & RF DISTRICTS ARE AS AS FOLLOWS:

	SR1 DISTRICT 20,000 S.F.	RF DISTRICT 20,000 S.F.
MINIMUM LOT SIZE:		
MINIMUM STREET FRONTAGE:	120 FEET*	100 FEET*
MINIMUM FRONT YARD:	25 FEET*	40 FEET*
MINIMUM SIDE YARD:	25 FEET	15 FEET
MINIMUM REAR YARD:	25 FEET	15 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET	35 FEET

   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 17.45 ACRES.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY COLLIER ENGINEERING & DESIGNING IN APRIL OF 2023.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY COLLIER ENGINEERING & DESIGNING IN APRIL OF 2023. THE FIELD SURVEY MEANS AND METHODS SUPPLEMENTED WITH FLIGHT DATA WHICH WERE EMPLOYED IN THE COLLECTION OF THE TOPOGRAPHIC INFORMATION. ALL DATA REMOTELY COLLECTED HAS BEEN FITTED TO MEET AND/OR EXCEED THE NATIONAL MAPPING STANDARDS FOR 1 FOOT CONTOUR INTERVALS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY & REMOTE SENSING (ASPRS).
7. PLAN REFERENCES:
   A. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP - STATE AID HIGHWAY NO. 2 - FEDERAL AID SECONDARY PROJECT 5317 (24) 1.5 F.C. FILE NO. 154-156 - SHEET 5 OF 5, DATED JANUARY, 1957 AND RECORDED IN PLAN BOOK 31, PAGE 2".
   B. "PLAN OF LAND OF CARMEN & MARK ROBERGE ON THE NEW POOL ROAD - BIDDEFORD, ME" PREPARED BY ASSOCIATED PLANNING, DATED SEPTEMBER 15, 1979 AND RECORDED IN PLAN BOOK 161, PAGE 39.
   C. "PLAN SHOWING A STANDARD BOUNDARY SURVEY OF PROPERTY OF JAMES T. CHRISTENY PREPARED BY MILLMAN FRENCE, P.L.S. #1229, DATED DECEMBER 13, 2000 AND RECORDED IN PLAN BOOK 261, PAGE 33.
8. BOOK AND PAGE REFERENCES SHOWN HEREON ARE PURSUANT TO THE YORK COUNTY REGISTRY OF DEEDS (YCRD).
9. PLAN DATA RETRIEVED IS BASED IN NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD-83/2011, ELEVATIONS ORIENTED TO NAVD88 AS AVAILABLE BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
10. UTILITY INFORMATION SHOWN HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-02 "UNDERGROUND UTILITIES". SUCH HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR ENGINEERS NEED TO CONTACT TIGHE & BOND SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND FOR DESIGN USE.
11. LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BIDDEFORD, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230148 0008 B HAVING AN EFFECTIVE DATE OF MAY 15, 1984. THE BUILDER OF THE PARCEL FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
12. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE BY MAY 01 2023 BY ALEX BYANKOVE, CERTIFIED SOIL SCIENTIST OF MAINE SOILS LLC. THE DELINEATION CONFORMED TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORIZED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF SUB-METER ACCURACY.
13. A VERNAL POOL SURVEY WAS PERFORMED DURING APRIL AND MAY OF 2023 BY ALEX BYANKOVE, CERTIFIED SOIL SCIENTIST OF MAINE SOILS LLC. THIS SURVEY CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN CHAPTER 335, SECTION 5.05 OF THE NATURAL RESOURCE PROTECTION ACT, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
14. DEED REFERENCES:
   14.1. JOSEPH CARVALHO SERFICO (ESTATE) TO MARY A. & PAUL J. BARTON, DATED OCTOBER 14, 1986 RECORDED IN DEED BOOK 1668, PAGE 326.
15. BOUNDARY NOTES:
   15.1. THE STONE HEAP AS CALLED FOR IN DEED REFERENCE 14.1 AND SHOWN ON PLAN REFERENCE 7C WAS NOT RECOVERED IN THE FIELD. THE BEARINGS SHOWN ON PLAN REFERENCE 7C AND MONUMENTS FOUND IN THE FIELD WERE USED TO REESTABLISH ITS LOCATION.
   15.2. THE IRON PIPE SHOWN ON PLAN REFERENCE 7C WAS NOT RECOVERED. THE PREVIOUS LOCATION WAS DETERMINED BY UTILIZING PLAN REFERENCE 7C AS WELL AS HOLDING A DISTANCE OF 300.0' NORTH EASTERLY FROM THE FOUND 1/2" PIPE TO THE SOUTH WEST.
16. THE BOUNDARY BETWEEN THE RF ZONE & THE SR1 ZONE WAS DETERMINED UTILIZING THE ONLINE SERVICES PROVIDED BY THE CITY OF BIDDEFORD, 350 FEET FROM THE SOUTHERLY SIDE OF THE POOL STREET RIGHT OF WAY WAS HELD AS MEASURED.

SURVEYORS CERTIFICATION:

THE SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS PERFORMED IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

JOSHUA R. EDDY, MAINE PLS 2058 DATE:

80 0 80 160
SCALE: 1" = 80'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers Engineering & Design

www.colliersengineering.com

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Doing Business as MASTER

811 Know what's below. Call before you dig.

DIGITAL DATA NOTICE: THE ATTACHED DIGITAL DATA WAS PROVIDED BY COLLIER ENGINEERING & DESIGN (CED) AS AN AS-NOTED COPY. THE INFORMATION CONTAINED HEREIN SHOULD BE VERIFIED BY A PROFESSIONAL SURVEYOR AND/OR PROFESSIONAL ENGINEER.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS SEE: WWW.CALL811.COM

NO.	DATE	COMMENTS	DRAWN BY

DRAFT

TOPOGRAPHIC & BOUNDARY SURVEY

FOR

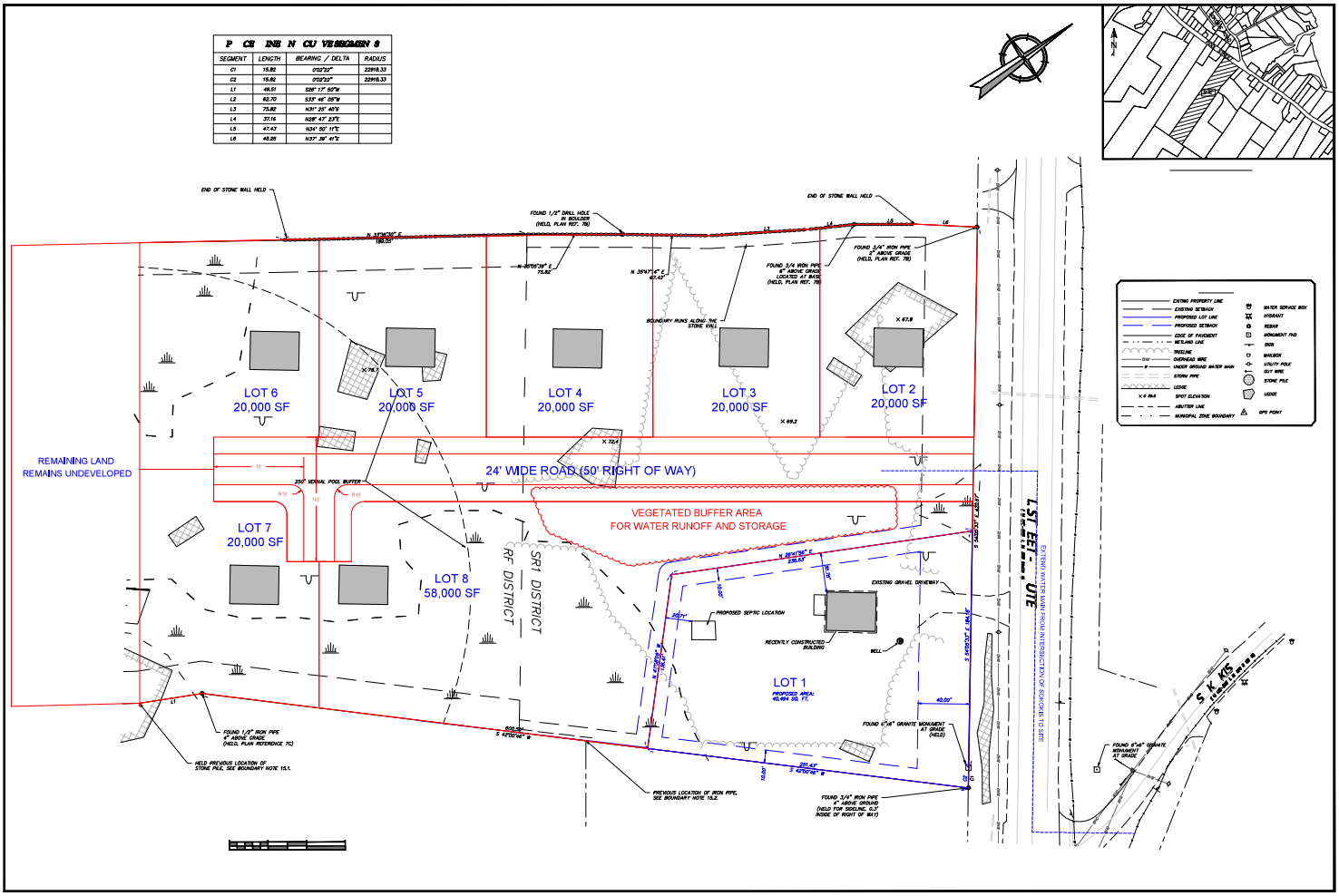
COASTAL OAKS LLC

512 POOL ST
YORK COUNTY
BIDDEFORD, MAINE
TAX MAP 9 LOT 31

RECORD OWNER
ANTHONY & MARGARET SERPICO
16 GOODALE AVE
SACO, ME

Colliers Engineering & Design
PREPARED BY:
41 Church Road
Brunswick, ME 04011
Phone 207.443.7082
CONTACT: JOSHUA R. EDDY, PLS
EMAIL: JOSHUA.EDDY@COLLIERSENGINEERING.COM

DATE	DATE	REVISION	DRAWN BY	CHECKED BY
20-MAY-2023	05/01/2023		JBF	DJH
PROJECT MANAGER		DESIGN ENGINEER		
DJH/JDS/JBF		JDS/JBF/DJH/_/_/_


LOT 6
20,000 SF
LOT 5
20,000 SF
LOT 4
20,000 SF
LOT 3
20,000 SF
LOT 2
20,000 SF
LOT 7
20,000 SF
LOT 8
58,000 SF
LOT 1
24' WIDE ROAD (50' RIGHT OF WAY)
VEGETATED BUFFER AREA
FOR WATER RUNOFF AND STORAGE
REMAINING LAND
REMAINS UNDEVELOPED
SR1 DISTRICT
RF DISTRICT
EXISTING GRAVEL DRIVEWAY
PROPOSED SEPTIC LOCATION
RECENTLY CONSTRUCTED BUILDING
WELL
END OF STONE WALL HELD
FOUND 1/2" DRILL HOLE IN BOULDER (HELD, PLAN REF. 78)
FOUND 3/4" IRON PIPE 2" ABOVE GRADE (HELD, PLAN REF. 78)
FOUND 3/4" IRON PIPE 2" ABOVE GRADE LOCATED AT BASE (HELD, PLAN REF. 78)
BOUNDARY RUNS ALONG THE STONE WALL
FOUND 1/2" IRON PIPE 4" ABOVE GRADE (HELD, PLAN REFERENCE 7C)
HELD PREVIOUS LOCATION OF STONE PILE, SEE BOUNDARY NOTE 10.1.
PREVIOUS LOCATION OF IRON PIPE, SEE BOUNDARY NOTE 10.2.
FOUND 3/4" IRON PIPE 4" ABOVE GROUND (HELD FOR SIDELINE, 0.3' INSIDE OF RIGHT OF WAY)
FOUND 4"x4" GRANITE MONUMENT AT GRADE (HELD)
FOUND 6"x6" GRANITE MONUMENT AT GRADE
250' VERNAL POOL BUFFER
EXTEND WATER MAIN FROM INTERSECTION OF FOR COVER TO SITE
S KIS
EXISTING PROPERTY LINE
EXISTING SETBACK
PROPOSED LOT LINE
PROPOSED SETBACK
EDGE OF PAVEMENT
WETLAND LINE
TREELINE
OVERHEAD WIRE
UNDER GROUND WATER MAIN
STORM PIPE
LEDGE
SPOT ELEVATION
ABUTTER LINE
MUNICIPAL ZONE BOUNDARY
WATER SERVICE BOX
HYDRANT
REBAR
MONUMENT PKD
SIGN
MAILBOX
UTILITY POLE
GUY WIRE
STONE PILE
LEDGE
GPS POINT

ORIGINAL DOCUMENT HAS A SECURITY VOID BACKGROUND PANTOGRAPH, MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

Coastal Oaks, LLC
Ph. 207-934-7622
198 Saco Avenue
Old Orchard Beach, ME. 04064

Saco & Biddeford Saving
2 Portland Ave
Old Orchard Beach, ME 04064

001627

6/12/2024

PAY TO THE ORDER OF City of Biddeford $ **75.00

Seventy-Five and 00/100********** DOLLARS

City of Biddeford
P.O. Box 586
205 Main Street
Biddeford, Maine 04005

MEMO: 512 Pool St Sketch plan application

AUTHORIZED SIGNATURE

⑈001627⑈ ⑆211272630⑆ 9000027227⑈

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS AND RED IMAGE DISAPPEARS WITH HEAT.

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 Patoine and Members of the Biddeford Planning Board

FROM: Adi Iriqat, Assistant City Planner

DATE: June 17, 2024

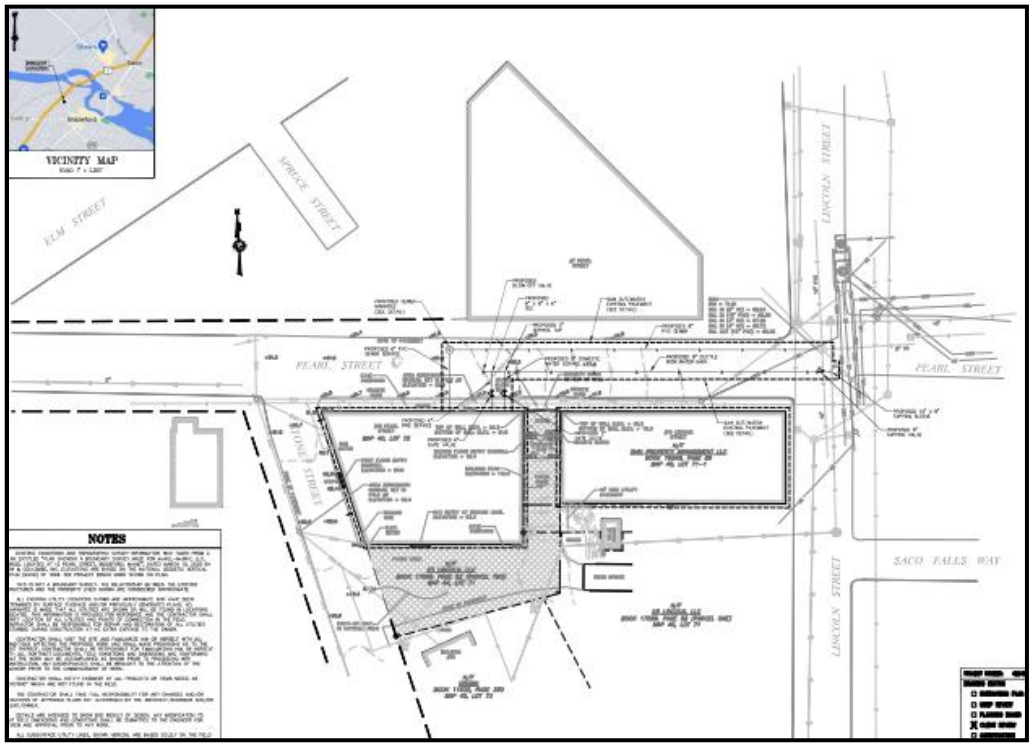
RE: 2024.33 Sketch Plan - Subdivision Review Coastal Oaks / Proposed Construction of a 25 residential apartment units on 12 Pearl Street (Tax Map 40, Lots 72), within Building 12, located in the MSRD-1 Zone.

MEETING DATE: June 26, 2024 at 5:00 PM

---

1. INTRODUCTION

Ethan Scott and King Weinstein of Coastal Oaks, LLC have an agreement to purchase the property located at 12 Pearl Street, a .284 acre parcel with existing three story 21,000 sf brick building located in the MSDR-1 zone, propose a sketch plan application to convert the existing storage/vacant building into 25 +/- residential apartment units.



2024.33 Sketch Plan - Subdivision Review Coastal Oaks / Proposed Construction of a 25 residential apartment units on 12 Pearl Street (Tax Map 40, Lots 72), within Building 12, located in the MSRD-1 Zone.

MEETING DATE: June 26, 2024 at 5:00 PM

The parcel is currently serviced by public water, sewer, and natural gas. Coastal Oaks has made an agreement with Premium Parking to lease out 30 parking spaces in the 15 Pearl Street garage, in addition to parking located on the parcel itself in an amount yet to be determined. Coastal Oaks also intends to add an additional story to the building comprising of residential units and potential common/gathering spaces, though the footprint of the existing structure will remain unchanged, and as discussed with the Applicant, the proposed rooftop units will be setback from the sides of the building so as not to detract from the historic building.

Buildings 12 Pearl Street– Proposed 25 Unit Buildings

The existing structure is an empty building that was a former mill building which has remained vacant for numerous years. The sketch plan application includes a narrative which includes the following proposal overview:

> *The project site includes 1 Building (n.o.12), identified as Parcel ID 40-72 on the City of Biddeford's Assessor's Map. Building 12 is located in the Main Street Revitalization District 1 (MSRD1). The building has three levels (including the basement) with the addition of a 4th story and a combined gross floor area of square feet of 21,000 (the existing footprint will remain the same). The applicant is proposing to convert the building into 25 residential dwelling units across the four stories. An overall existing conditions plan with the site location highlighted has been provided with this letter.*

2024.33 Sketch Plan - Subdivision Review Coastal Oaks / Proposed Construction of a 25 residential apartment units on 12 Pearl Street (Tax Map 40, Lots 72), within Building 12, located in the MSRD-1 Zone.

MEETING DATE: June 26, 2024 at 5:00 PM

Overall, this project aims to provide housing to a much-needed housing stock within the City's downtown in order to support the vibrant community of people and businesses and further increase activity within the City's flourishing downtown. This project proposes to convert Building 12 into 25 residential apartments that will consist of the following mix:

1st Floor: Six (6) one bedroom units and one (1) studio = 7 one room units
2nd Floor: Six (6) one bedroom units and one (1) studio = 7 one room units
3rd Floor: Six (6) one bedroom units and one (1) studio= 7 one room units
4th Floor: Four (4) two (2) bedroom units = Four (4), two (2) bedroom Units

Total: 25 units

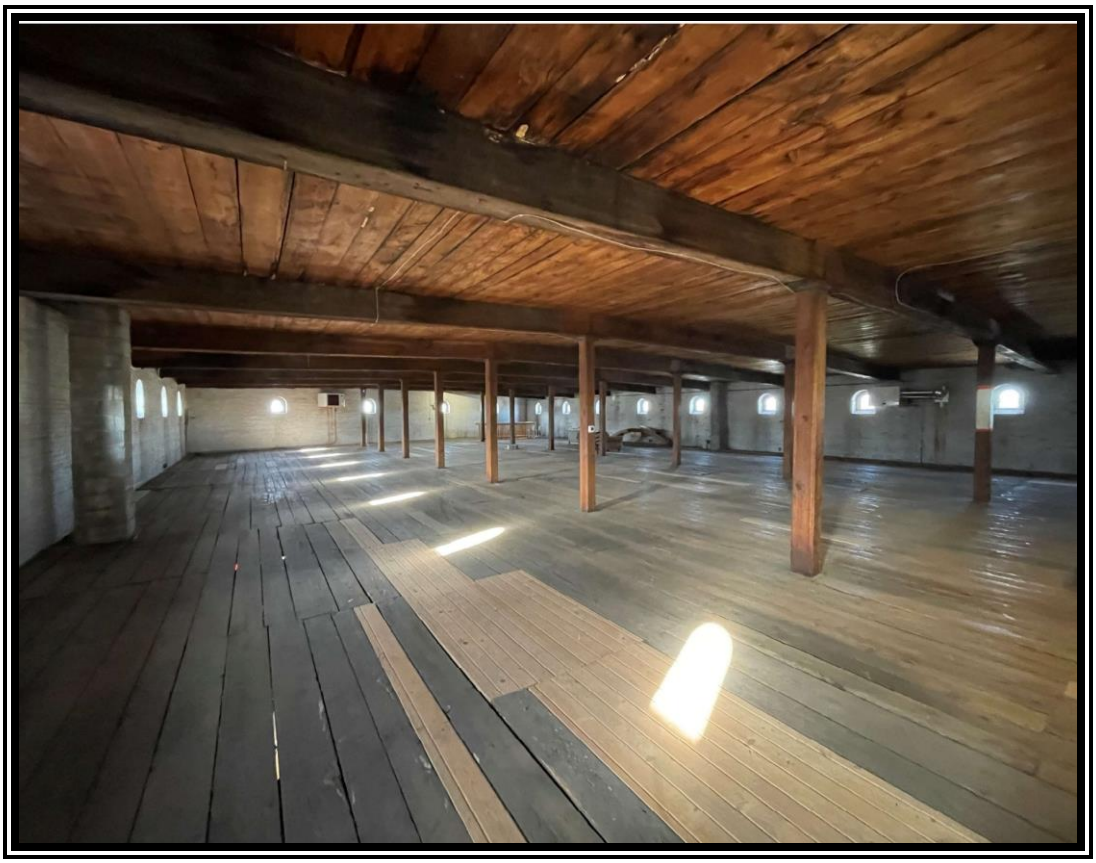
The Applicants are proposing to construct a 4th floor to the existing 3 story building. The Applicants are also proposing exterior modifications, not submitted as part of the sketch plan review, which anticipate the introduction of new windows and the possibility of removing some of the existing brick façade and replacing with steel and glass. These items will require review and approval of the Historic Preservation Commission (HPC). The property has existing parking and is currently serviced by a City Road, Public Sewer, Water and Trash and therefore minimal site work is anticipated.

12 Pearl Street – Existing Building elevations

2024.33 Sketch Plan - Subdivision Review Coastal Oaks / Proposed Construction of a 25 residential apartment units on 12 Pearl Street (Tax Map 40, Lots 72), within Building 12, located in the MSRD-1 Zone.

MEETING DATE: June 26, 2024 at 5:00 PM

Buildings 12, (highlighted in red) – Proposed 25 Unit Buildings



Building 12 – First Floor Interior Image

2024.33 Sketch Plan - Subdivision Review Coastal Oaks / Proposed Construction of a 25 residential apartment units on 12 Pearl Street (Tax Map 40, Lots 72), within Building 12, located in the MSRD-1 Zone.

MEETING DATE: June 26, 2024 at 5:00 PM

2. PROJECT DATA/INFORMATION

1.	Applicant:	Coastal Oaks, LLC 198 Saco Ave, Old Orchard Beach, ME 04064
2.	Owner of Property:	McCill-McWay, LLC 20 Tate Street, Portland ME, 04102
3.	Agent:	Tadgeman H.A. McWilliams 20 Tate Street, Portland ME, 04102
4.	Surveyor:	MP Design Consultants 118 Turnpike Rd, Suite 200, Southborough, MA 01772
5.	Project Location:	12 Pearl St
6.	Project Tax Map #/Lot #:	Tax Map 40, Lots 72
7.	Lot Size:	.284
8.	Base Zoning:	MSRD-1
9.	Overlay Zoning:	N/A
10.	Existing Use:	Storage/Vacant
11.	Proposed Use:	4-story residential structures 25-units
12.	Approvals Required:	Sketch plan application
13.	Uses in the Vicinity:	Commercial
14.	Waivers Needed:	None requested
15.	Waivers Granted:	N/A
16.	Other Non-City Permits Required:	N/A
17.	LDR Attachment A: Fees Paid:	N/A
18.	Planning Board Review History: Sketch Plan 6-26-24	

3. REVIEW PROCESS

Per City ordinance, this application is subject to Site Plan (Land Development Regulations, Article XI) review and Subdivision Review (Chapter 66 – Subdivisions) approval by the Planning Board.

4. Departmental Review Comments:

A. Planning:

1. Building Elevations: The Preliminary Plan submittal shall include building elevations identifying all proposed exterior building modifications which will also need review and approval from the Historic Preservation Commission (HPC).

These modifications shall specifically include proposed window and doorway modifications.

2. All refuse and recycling dumpsters shall be fully screened with a dumpster enclosure/s and the locations of said enclosures shall be shown on the redevelopment plans.

3. The Preliminary Plan Application shall include a detailed overview / narrative of all property improvements being proposed.

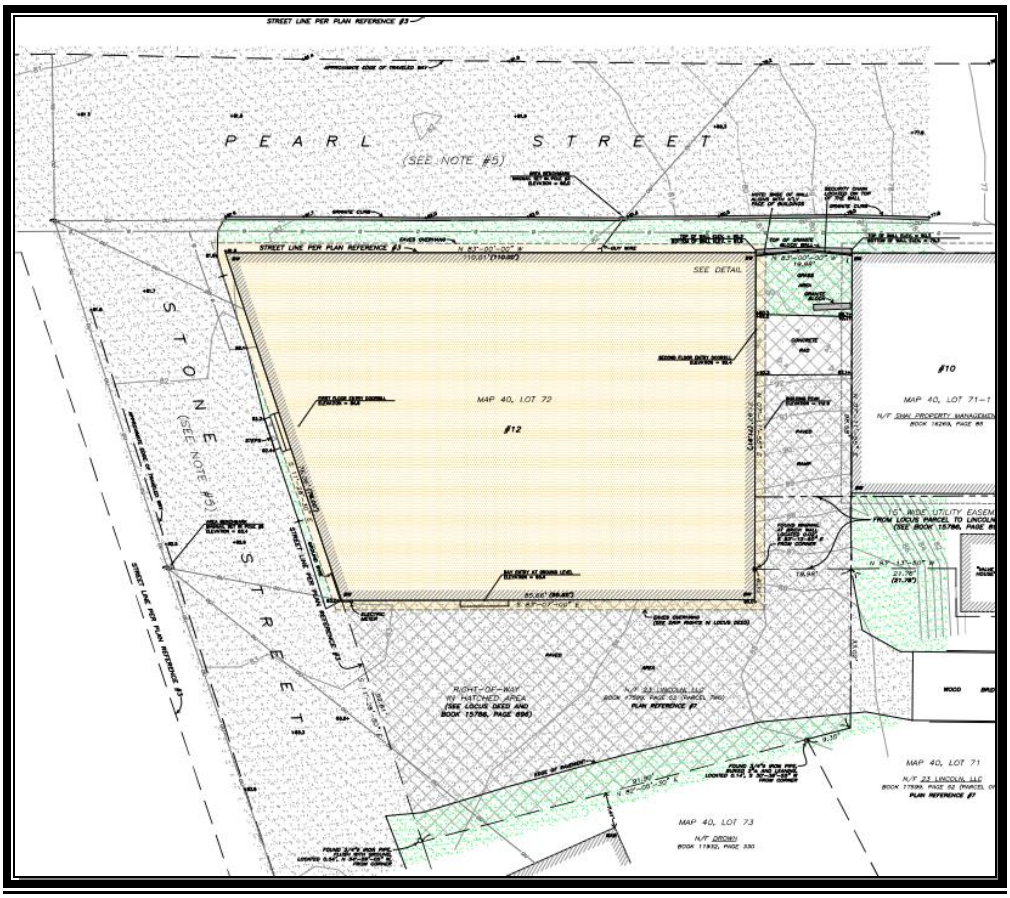
4. The existing retaining wall situated between building 12 and building 7 is leaning out. The wall is part of building 12's property. This retaining wall shall be verified for structural stability and any required corrective shall be part of this redevelopment project. See Picture below.

5. Being a residential development, where is the main entrance going to be located and will this include any exterior building modifications?

6. The existing site conditions contain a fairly wide curb opening, which should be reduced to 24' in width and as much of the current parking area behind the building should be converted into landscaped areas and contain trees and shrubs.

2024.33 Sketch Plan - Subdivision Review Coastal Oaks / Proposed Construction of a 25 residential apartment units on 12 Pearl Street (Tax Map 40, Lots 72), within Building 12, located in the MSRD-1 Zone.

MEETING DATE: June 26, 2024 at 5:00 PM



7. Designated “temporary parking” / parking easement stalls shall be clearly identified on submitted site plans.

8. Prior to Final Planning Board review, the Applicant shall include a signed perpetual parking agreement with Premium Parking for all of the required parking for the development.

9. 10% of the proposed units shall be for low/moderate income rental apartments or a financial contribution of $100,000. Per required LMI units. This project will require 3 LMI units or a $300,000. Contribution to the City’s Housing Trust Fund.

B. <u>Code Enforcement:</u>

1. No comments / concerns at this time.

C. Engineering / Public Works:

1. The Applicant shall provide interior storm and sanitary plumbing plans, confirming both gravity systems are separated and have separated downstream connections within the City's infrastructure. If the interior storm and sanitary piping are not separated or do not outfall into separated systems, the Applicant shall provide formal separation plans, including disconnection of roof drains / downspouts. The submitted plans shall be reviewed and approved by the City's Director of Engineering prior to the issuance of any building or plumbing permits.

2. All vehicle maneuvering must occur on-site and may not utilize either Pearl Street or Stone Street for backing into / out of the property. Truck turning radii shall be shown on preliminary plan sets.

D. Police:

1. No comments / concerns at this time.

E. Fire:

1. No comments / concerns at this time.

F. Traffic Peer Review:

1. Not Applicable.

G. Engineering Peer Review:

1. No comments at this time.

2. STAFF REVIEW

- **APPLICATION COMPLETENESS:** This Application is for a "Sketch Plan" review and in addition to Planning Board review and approval of the project, it also requires approval from:

  A. Historic Preservation Committee

- **ZONING:**

  The subject property is located within the City's MSRD-1 zoning district where multi-family dwellings are a permitted use. The proposed twenty five (25) unit

building is situated in a vacant development which is consistent with the surrounding development within the area.

- **REVIEW STANDARDS:**

  In general, staff found the application to satisfy City subdivision and site plan requirements which are adequate for Sketch Plan Review.

  WAIVERS:

  No waivers are being sought at this time

3. <u>SAMPLE MOTIONS:</u>

The Application before the Board is a “Sketch Plan” so no formal vote is required. However, the Board should provide the Applicant direction regarding any items that should be included in the formal Preliminary Application.

City of Biddeford - Planning Department June 11, 2024

205 Main Street

Biddeford, Maine 04005

RE: 12 Pearl Street- Subdivision Sketch Plan Application

Ethan Scott and King Weinstein of Coastal Oaks, LLC have an agreement to purchase the property located at 12 Pearl Street, a .284 acre parcel with existing three story 21,000 sf brick building located in the MSDR-1 zone, propose a sketch plan application to convert the existing storage/vacant building into 25 +/- residential apartment units. The parcel is currently serviced by public water, sewer, and natural gas.

Coastal Oaks has made an agreement with Premium Parking to lease out 30 parking spaces in the 15 Pearl Street garage, in addition to parking located on the parcel itself in an amount yet to be determined. Coastal Oaks also intends to add an additional story to the building comprising of residential units and potential common/gathering spaces, though the footprint of the existing structure will remain unchanged.

Ethan Scott – Owner

Coastal Oaks, LLC

198 Saco Avenue

Old Orchard Beach, ME 04064

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 __ Extraction
__ Conditional Use Permit __ Subdivision __ Private Way
✓ Other: SKETCH PLAN

Applicant Information:

Name: COASTAL OAKS, LLC
Mailing Address: 198 SACO AVE, OLD ORCHARD BEACH, ME 04064
Telephone: 207-710-7570
Email: ethanscottdevelopment@gmail.com
What is your legal interest in the property?
__ Owner ✓ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:

Name: McWILL-McWAY, LLC
Mailing Address: 20 TATE STREET, PORTLAND ME, 04102
Telephone:
Email:

Agent's Information:

Name: TADGEMAN H.A. McWILLIAMS
Mailing Address: 20 TATE STREET #1, PORTLAND ME 04102
Telephone:
Email:

Engineer/Surveyor's Information:

Name: MP DESIGN CONSULTANTS
Mailing Address: 118 TURNPIKE ROAD, SUITE 200, SOUTHBOROUGH, MA 01772
Telephone: 617-560-0778
Email: marc.alencar@mpdconsultants.com

Project Location and Lot Information:

Street Address: 12 PEARL ST Drainage Watershed:
Tax Map: 40 Lot: 72
Current Zoning: MSRD-1 Shoreland Zoning: N/A
Size of Lot: .284 (✓)acres ( )s.f. Lot Frontage: 130'+
Existing Use of Property: STORAGE / 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:

Coastal Oaks proposes a conversion of the existing 3 story storage building into 25 apartment units. The existing footprint will remain the same, with the addition of a 4th story.

Property to be Serviced by:

✓ City Road ✓ Public Sewer ✓ Public Water ✓ Public Trash

__ Private Road __ Septic System __ Private Well __ Private Hauler

Limits of Disturbance: Ø ( )acres (✓)s.f.

Net change in impervious cover: Ø ( )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. To be determined
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval N/A Sketch Plan Application
   - __ 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

B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc. See cover letter

C. Photographs of Site. N/A Sketch Plan Application

D. Architectural renderings/drawings of proposed buildings, as required. See attached

E. Engineering Plans, as required. Sketch Plans / Preliminary engineering attached.

F. Stormwater Management Report, as required. N/A Sketch Plan application

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: NS **Date** 6/11/24

Signature of Property Owner: [illegible] **Date** 6/11/24

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_INDIVDUAL 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 INDIVIUDAL DRAWINGS REQUIRING BOARD SIGNATURE

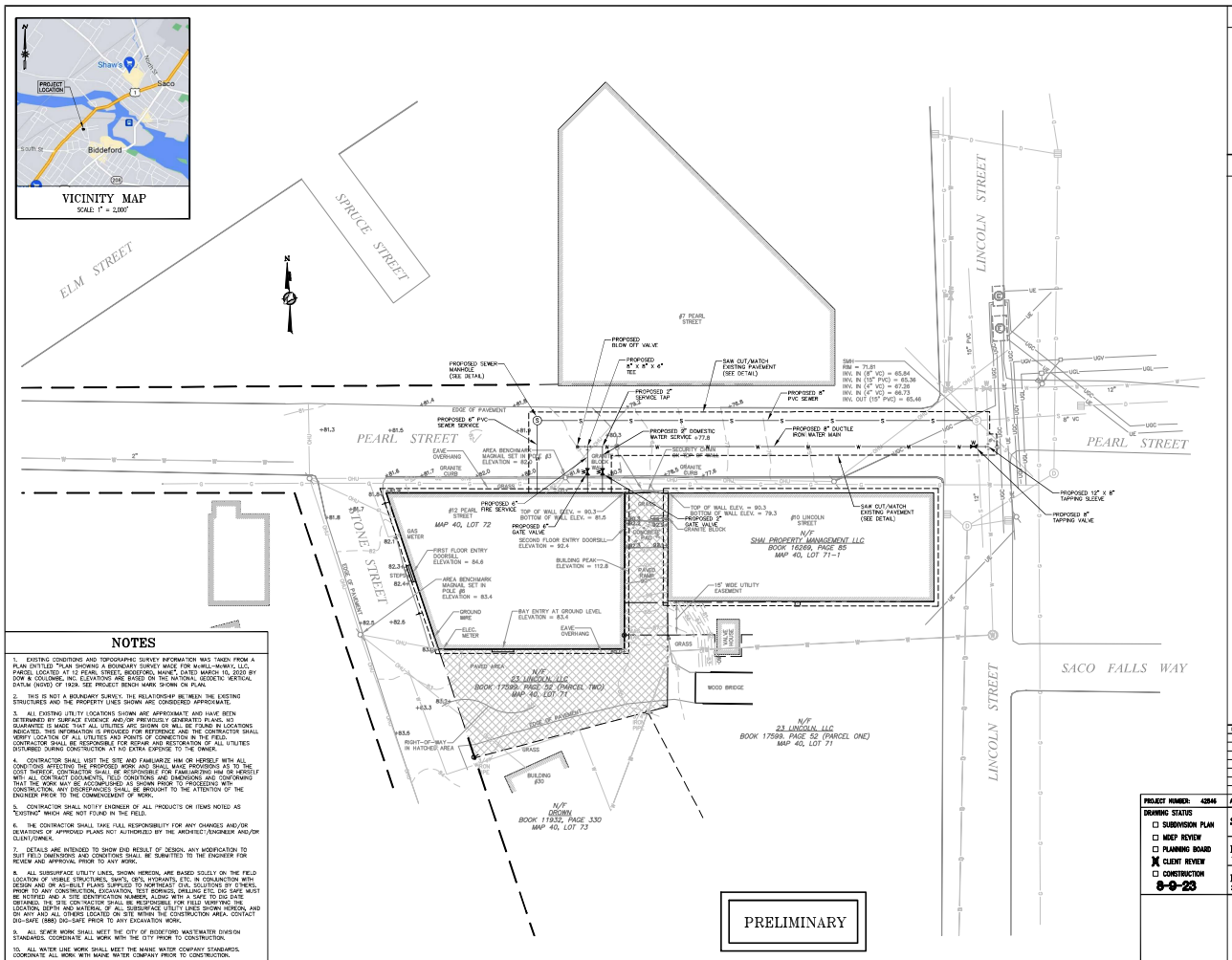
B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

12
PEARL
STREET

WATERBED CITY USA
the sleep PROS

VICINITY MAP
SCALE: 1" = 2,000'



INDEX

1. SITE & UTILITY PLAN
2. PLAN SHOWING A BOUNDARY SURVEY (DOW & COULOMBE, INC.)
3. CONSTRUCTION DETAILS – SHEET 1
4. CONSTRUCTION DETAILS – SHEET 2

LEGEND

	BOUNDARY LINE
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER
	EXISTING EASEMENT
	EXISTING UTILITY POLE
OHU	EXISTING OVERHEAD UTILITY
UE	EXISTING UNDERGROUND ELECTRIC
UGC	EXISTING UNDERGROUND COMMUNICATIONS
UGV	EXISTING UNDERGROUND VIDEO
UGL	EXISTING UNDERGROUND LIGHTING
	EXISTING GATE VALVE
W	EXISTING WATER LINE
	EXISTING SEWER MANHOLE
S	EXISTING SEWER LINE
	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
D	EXISTING DRAIN LINE
G	EXISTING GAS LINE
76	EXISTING UNDERGROUND VIDEO
+76.8	EXISTING SPOT GRADE
	PROPOSED SEWER MANHOLE
S	PROPOSED SEWER LINE
	PROPOSED GATE VALVE
W	PROPOSED WATER LINE

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision	By	Date	Change
1	SMA	8/9/23	SUBMITTED FOR CLIENT REVIEW

NOTES

1. EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN SHOWING A BOUNDARY SURVEY MADE FOR McWILL-McWAY, LLC, PARCEL LOCATED AT 12 PEARL STREET, BIDDEFORD, MAINE", DATED MARCH 10, 2020 BY DOW & COULOMBE, INC. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. SEE PROJECT BENCH MARK SHOWN ON PLAN.

2. THIS IS NOT A BOUNDARY SURVEY. THE RELATIONSHIP BETWEEN THE EXISTING STRUCTURES AND THE PROPERTY LINES SHOWN ARE CONSIDERED APPROXIMATE.

3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND HAVE BEEN DETERMINED BY SURFACE EVIDENCE AND/OR PREVIOUSLY GENERATED PLANS. NO GUARANTEE IS MADE THAT ALL UTILITIES ARE SHOWN OR WILL BE FOUND IN LOCATIONS INDICATED. THIS INFORMATION IS PROVIDED FOR REFERENCE AND THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND POINTS OF CONNECTION IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND RESTORATION OF ALL UTILITIES DISTURBED DURING CONSTRUCTION AT NO EXTRA EXPENSE TO THE OWNER.

4. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFORMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

5. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.

6. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND/OR DEVIATIONS OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

7. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT DETAIL DIMENSIONS AND CONDITIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

8. ALL SUBSURFACE UTILITY LINES, SHOWN HEREON, ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO NORTHEAST CIVIL SOLUTIONS BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING ETC. DIG SAFE MUST BE NOTIFIED AT 1-888-DIG-SAFE (344-7233) MONDAY THRU FRIDAY WITH A GOOD DIG DATE DESIGNATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON, AND ON ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA. CONTACT DIG-SAFE (888) DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

9. ALL SEWER WORK SHALL MEET THE CITY OF BIDDEFORD WASTEWATER DIVISION STANDARDS. COORDINATE ALL WORK WITH THE CITY PRIOR TO CONSTRUCTION.

10. ALL WATER LINE WORK SHALL MEET THE MAINE WATER COMPANY STANDARDS. COORDINATE ALL WORK WITH MAINE WATER COMPANY PRIOR TO CONSTRUCTION.

11. A PRE-CONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO THE START OF WORK.

PROJECT NUMBER: 42846	ACAD FILE: 42846-SITE.DWG	SCALE: 1" = 20'	DATE: AUGUST 9, 2023

DRAWING STATUS
- ☐ SUBDIVISION PLAN
- ☐ NDEP REVIEW
- ☐ PLANNING BOARD
- ☒ CLIENT REVIEW
- ☐ CONSTRUCTION

8-9-23

Drawing Name: SITE & UTILITY PLAN

Project Name: PROPOSED UTILITY IMPROVEMENTS
12 PEARL STREET, BIDDEFORD, MAINE 04005

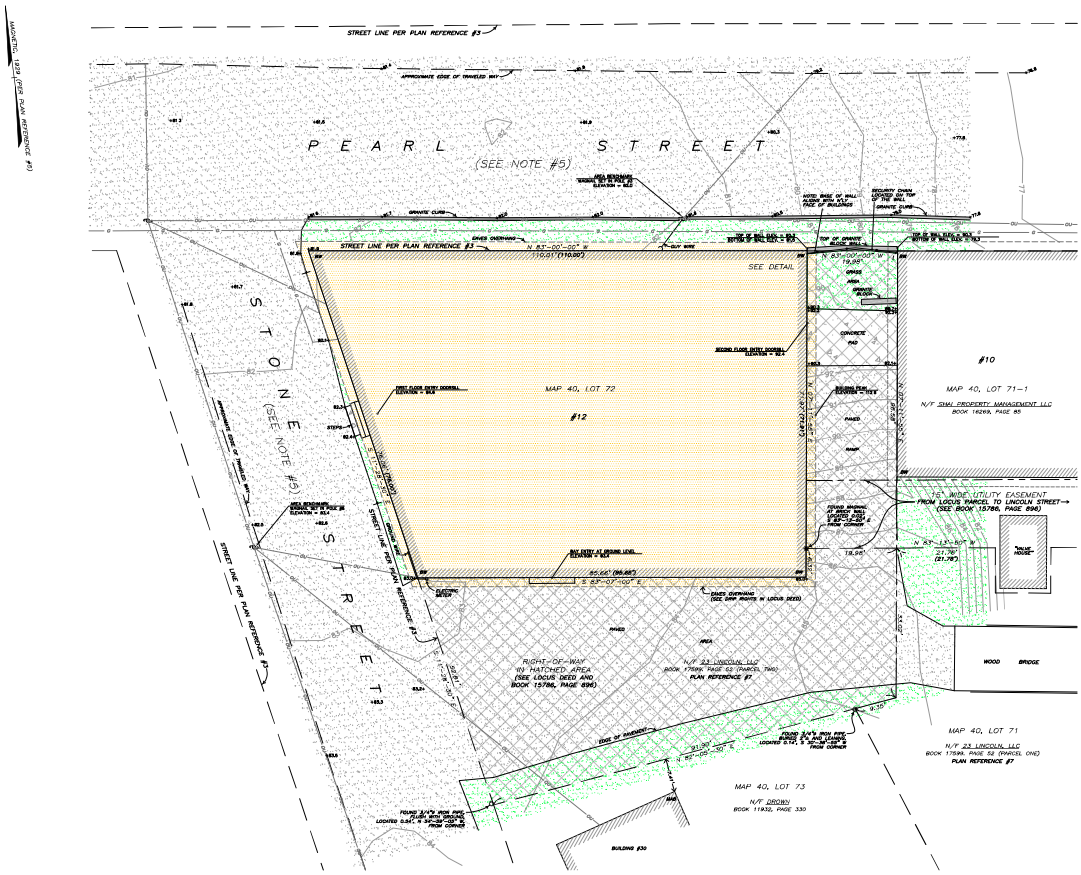
Owner/Applicant: McWILL-McWAY, LLC
20 TATE STREET #1, PORTLAND, MAINE 04102

SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000
e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com

0 20' 40' 80'

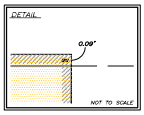
8-9-23

SHEET 1 OF 4



LEGEND :

●	SET IRON ROD WITH CAP (UNLESS OTHERWISE NOTED)
⊙	UTILITY POLE
ø	DIAMETER
N/F	NOW OR FORMERLY
BW	BRICKWORK
MAB	METAL OVER ASBESTOS SIDING
—▫—	SIGN
—o—	CHAIN LINK FENCE
—OU—	OVERHEAD UTILITY LINES
—G—	UNDERGROUND GAS (SEE NOTE #9)
—80—	CONTOUR LINE
BG.0+	SPOT ELEVATION (AT PLUS SIGN)



LOCUS DEED REFERENCES :

ATRIX NORTH REALTY LLC
TO
McWILL-McWAY, LLC
JANUARY 2, 2019 BOOK 17874, PAGE 145

SEE ALSO:
BOOK 15786, PAGE 896 (COMMON USE AREA AGREEMENT)

PLAN REFERENCES :

1. "PLAN SHOWING LAND ON PEARL & STONE STS. BIDDEFORD-MAINE", DATED SEPTEMBER 14, 1940 BY LIBBY & DOW AND RECORDED AT YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 15, PAGE 6.
2. "PLAN SHOWING LAND ON PEARL & LINCOLN STS. BIDDEFORD, MAINE", DATED MAY 1, 1941 BY LIBBY & DOW AND RECORDED AT Y.C.R.D. IN PLAN BOOK 15, PAGE 9.
3. "PLAN SHOWING LAND CONVEYED IN A PROPOSED SALE BY THE PEPPERELL MANUFACTURING CO. TO THE CITY OF BIDDEFORD", DATED JANUARY 19, 1946 BY LIBBY & DOW AND RECORDED AT Y.C.R.D. IN PLAN BOOK 14, PAGE 18.
4. "PLAN SHOWING LAND ON LINCOLN STREET BIDDEFORD-MAINE", DATED MAY 2, 1949 BY LIBBY & DOW AND RECORDED AT Y.C.R.D. IN PLAN BOOK 15, PAGE 28.
5. "PLAN OF LAND MADE FOR HENRY R. & MURIEL P. PELLETIER BIDDEFORD-MAINE", DATED NOVEMBER 20, 1991 BY DOW & COULOMBE, INC.
6. "12 PEARL STREET, BIDDEFORD, MAINE – FOR: VACATION PROPERTIES, INC. – PROPOSED SITE DEVELOPMENT AND SUBDIVISION PLAN", DATED JUNE 21, 2007 AND REVISED AUGUST 15, 2007 AND SEPTEMBER 19, 2007 BY ASSOCIATED DESIGN PARTNERS INC. AND RECORDED AT Y.C.R.D. IN PLAN BOOK 324, PAGE 33.
7. "PLAN SHOWING A BOUNDARY SURVEY MADE FOR THE 23 LINCOLN STREET, LLC", DATED APRIL 7, 2015, BY DOW & COULOMBE, INC.

NOTES :

1. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS TO STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS FOR A SPECIAL FLOOD HAZARD AREA. EXCEPTIONS: A PROPOSED LEGAL DESCRIPTION WAS NOT PREPARED. A SURVEYOR'S REPORT WAS NOT PREPARED.
2. AREA EQUALS 7,050 SQUARE FEET OR 0.161 ACRE.
3. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929
4. INFORMATION IN PARENTHESES COPIED FROM DEED AND PLAN REFERENCES.
5. ACCORDING TO A DOCUMENT FROM THE CITY CLERK'S OFFICE DATED APRIL 7, 1958 PEARL STREET AND STONE STREET WERE ACCEPTED AS PUBLIC STREETS. THE MEASUREMENTS DESCRIBED IN SAID DOCUMENT MATCH PLAN REFERENCE #3.
6. ACCORDING TO THE LOCUS DEED, THE SUBJECT PARCEL WAS CONVEYED TOGETHER WITH A RIGHT OF WAY OVER A STRIP OF LAND LYING SOUTHERLY AND EASTERLY OF THE SUBJECT PARCEL, SHOWN AS THE HATCHED AREA ON THIS PLAN. SEE LOCUS DEED AND BOOK 15786, PAGE 896 FOR MORE DETAILS AND CONDITIONS.
7. ACCORDING TO THE LOCUS DEED, THE SUBJECT PARCEL WAS CONVEYED TOGETHER WITH THE RIGHT FOR THE EAVES ON THE BUILDING TO DRIP ON TO THE ADJOINING LAND. SEE SAID DEED FOR MORE DETAILS.
8. ACCORDING TO THE LOCUS DEED AND THE "COMMON USE AREA AGREEMENT" FOUND IN DEED BOOK 15786, PAGE 896, THE SUBJECT PARCEL IS SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS.
9. THE UNDERGROUND GAS LINE SHOWN IS BASED ON PAINT MARKS FOUND ON THE PAVEMENT.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

No.	Revision	Date

STATE OF MAINE
PETER
COLLETTA
JR.
2166
PROFESSIONAL
LAND SURVEYOR
BIDDEFORD, MAINE

PLAN SHOWING A BOUNDARY SURVEY MADE FOR
McWILL–McWAY, LLC
(MAILING ADDRESS: C/O STEVE BLAIS, BLAIS CIVIL ENGINEERS
21 ALFRED STREET, SUITE 2, BIDDEFORD, ME 04074)
PARCEL LOCATED AT 12 PEARL STREET
BIDDEFORD MAINE

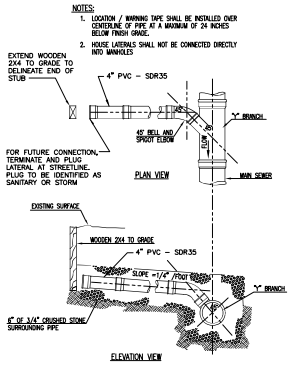
Workshop
site power

Dow & Coulombe, Inc.
Land Surveyors & Land Planners Since 1864
15 Park Street, Saco, Maine 04072
Tel: (207) 282-3846 • Fax: (207) 282-4822
info@dow-coulombe.com • www.dow-coulombe.com

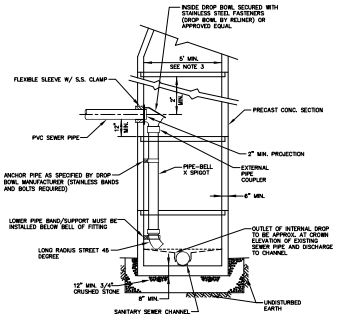
Date:	
MARCH 10, 2020	
H. Scale:	Drawn by:
1" = 10'	JWS
Chk'd by:	Appv'd by:
MJC	PDD
SHEET 1 OF 1	

ZONE–10
Dwgs0020, BLAIS10

NOTES:
1. LOCATION / WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.
2. HOUSE LATERALS SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES

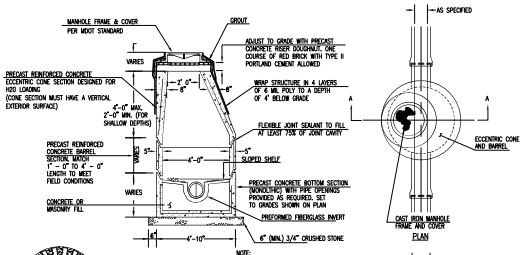


TYPICAL SANITARY SEWER
HOUSE LATERAL "Y" CONNECTION DETAILS
NOT TO SCALE



NOTES:
1. DROP MANHOLE INSIDE DIAMETER IS TO BE 5 FEET.
2. DIMENSIONS AND CONSTRUCTION OF DROP MANHOLE TO BE SIMILAR TO TYPICAL MANHOLE EXCEPT AS SHOWN.
3. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.
4. INTERNAL DROP REQUIRES PERMISSION FROM SEWER DEPARTMENT PRIOR TO USE.
5. CONE REPLACEMENT AND/OR REPOSITIONING MAY BE REQUIRED.
6. MINIMUM INSIDE DROP TO BE 24" (INVERT OF THE INCOMING PIPE TO THE INVERT OF THE OUTLET OF THE INTERNAL DROP).

DROP SEWER MANHOLE INSIDE CONNECTION
N.T.S.



NOTE:
JOINTS SHALL BE STAGGERED FOR EACH COURSE

NOTE:
PRIOR TO PLACING BACKFILL, SEWER MANHOLE SHALL BE WRAPPED IN 4 LAYERS OF 6 MIL. PLOYETHYLENE TO A DEPTH OF 5' BELOW GRADE

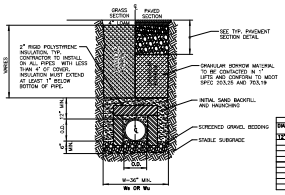
NOTE:
1. ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. CHANNEL TO BE SHAPED TO ACCEPT ADDITIONAL INLET PIPES.
2. MANHOLE FRAME & COVER PER MDOT STANDARD
3. PROVIDE 2' LONG (MIN.) STUBS FOR ALL PIPES ENTERING OR LEAVING SEWER MANHOLES
4. THE MANHOLES SHALL BE VACUUM TESTED AND THE SEWER PIPELINE TESTED USING A LOW PRESSURE AIR TEST IN ACCORDANCE WITH TOWN SPECIFICATIONS.
5. FOR SHALLOW MANHOLES, A 2' CONE MAY BE USED.
6. FLEXIBLE RUBBER BOOT OR APPROVED EQUAL SHALL BE EQUIPPED WITH A MINIMUM OF 2 STAINLESS STEEL BANDS

NOTE:
ALL SEWER PIPES SHALL BE INSTALLED WITH THE BELLS UPGRADIENT.

CATCH BASIN/DRAIN MANHOLE DIMENSIONAL REQUIREMENTS		
I.D.	WALL WIDTH	FLOOR THICKNESS
4'–0"	5"	6"
5'–0"	6"	6"
6'–0"	7"	6"
8'–0"	8"	8"
10'–0"	10"	9"

NOTE:
MANHOLE, FRAME AND COVER SHALL BE DESIGNED TO WITHSTAND HS–20 LOADING.

PRECAST CONCRETE SEWER MANHOLE TYPE "A"
NOT TO SCALE

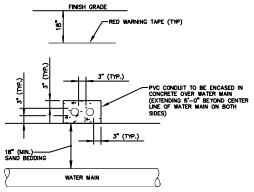


SEWER TRENCH SECTION
N. T. S.

TRENCH WIDTH Wa OR Wu		
DIAMETER OF PIPE D	Wa UNSHEETED	Wu SHEETED
12" AND SMALLER	2'-0"	2'-0"
18"	2'-6"	2'-6"
24"	3'-0"	3'-0"
30"	3'-6"	3'-6"
36"	4'-0"	4'-0"
42"	4'-6"	4'-6"
48"	5'-0"	5'-0"

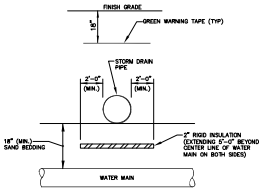
TRENCH WIDTH DATA

NOTES:
1. MAINTAIN MIN. 5'–0" COVER OVER WATER MAIN. INSTALL DEEPER IF REQUIRED TO MAINTAIN 18" SEPARATION AT UTILITY CROSSING. REFER TO TYPICAL WATER MAIN TRENCH SECTION.
2. REFER TO UNDERGROUND CONDUIT DETAILS.



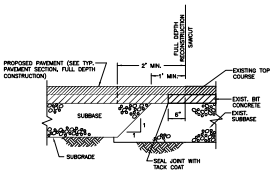
WATER/ELECTRIC & COMMUNICATIONS CONDUIT CROSSING DETAIL
NOT TO SCALE

NOTES:
1. MAINTAIN MIN. 5'–0" COVER OVER WATER MAIN. INSTALL DEEPER IF REQUIRED TO MAINTAIN 18" SEPARATION AT UTILITY CROSSING. REFER TO TYPICAL WATER MAIN TRENCH SECTION.
2. REFER TO TYPICAL STORM DRAIN TRENCH SECTION.



WATER/STORM DRAIN CROSSING DETAIL
NOT TO SCALE

PRELIMINARY



NOTE: PER MDOT ITEM 403

SAWCUT & PAVEMENT MATCH DETAIL
N.T.S.

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision	By	Date	Change
1	SMA	8/8/23	SUBMITED FOR CLIENT REVIEW

PROJECT NUMBER: 42846	ACAD FILE: 42846-DETAILS.DWG	SCALE: AS NOTED	DATE: AUGUST 8, 2023

Drawing Name:
CONSTRUCTION DETAILS – SHEET 1

Project Name and Location:
PROPOSED UTILITY IMPROVEMENTS
12 PEARL STREET, MIDDLETON, MAINE 04005

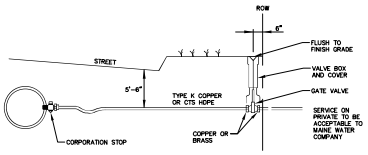
Prepared For:
McWILL–McWAY, LLC
20 TATE STREET #1, PORTLAND, MAINE 04102

SURVEYING ⊕ ENGINEERING ⊕ LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel: 207.883.1000
e-mail / website: info@northeastcivilsolutions.com www.northeastcivilsolutions.com

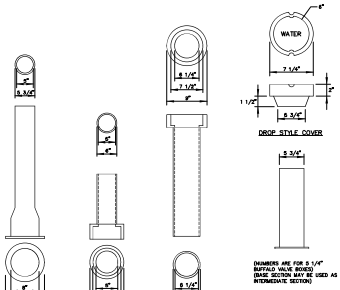
8–2–23

SHEET 3 OF 4

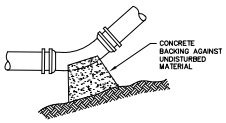
E:\LAND PROJECT\DWG\DWG\DWG 12 PEARL STREET - MIDDLETON\PLANSET\42846-DETAILS.DWG



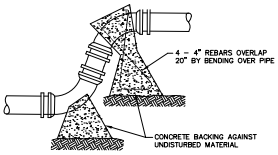
TYPICAL SERVICE CONNECTION
NOT TO SCALE



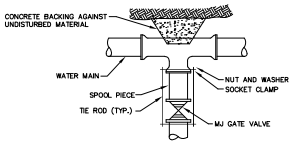
VALVE BOX & COVER
NOT TO SCALE



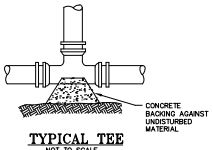
TYPICAL BEND
NOT TO SCALE



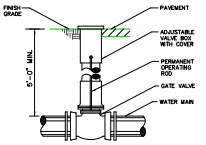
TYPICAL OFF-SET
NOT TO SCALE



TYPICAL VALVE CONNECTION
RESTRAINED JOINT TEE
NOT TO SCALE

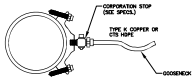


TYPICAL TEE
NOT TO SCALE

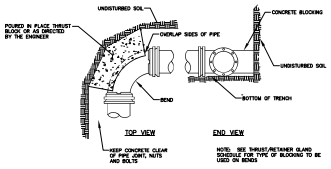


NOTE: UNLESS OTHERWISE INDICATED ALL GATE VALVES SHALL HAVE PERMANENTLY INSTALLED OPERATING RODS TERMINATING AT LEAST 2'-0" AND NOT MORE THAN 3'-0" BELOW THE TOP OF THE VALVE BOX.

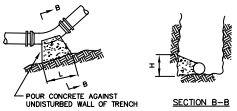
BURIED GATE VALVE
NOT TO SCALE



SERVICE SADDLE
(2" C.C. OR IRON PIPE THREAD)



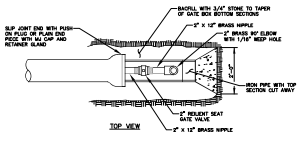
STANDARD BEND BLOCKING
NOT TO SCALE

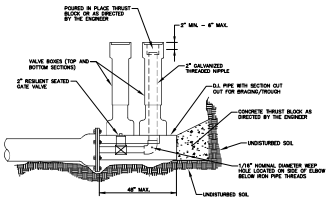


BEARING AREAS - SQUARE FEET					
NOMINAL DIAMETER OF FITTING	FITTING				
	DEAD END	BRANCH OF TEE	90° BEND	45° BEND	BEND SMALLER THAN 45° GREATER THAN 10°
6"	2	2	3	2	2
8"	4	4	5	3	2
10"	6	6	8	4	2
12"	8	8	10	6	3
14"	12	12	16	9	4
16"	12	12	20	10	5

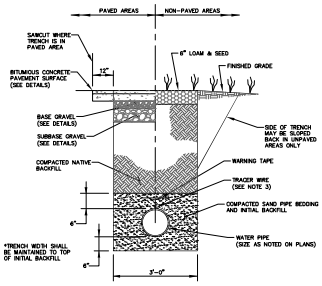
NOTES
1. ALL BENDS, TEE HYDRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.
2. BEARING AREA IS AREA OF CONCRETE IN CONTACT WITH WALL OF TRENCH=H×L.
3. HEIGHT (H) AND LENGTH (L) AS REQUIRED TO OBTAIN BEARING AREA IN TABLE.

THRUST BLOCK DETAILS
NOT TO SCALE



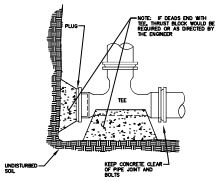


STANDARD 2" BLOW OFF
NOT TO SCALE



NOTES:
1. APPLIES AT ROADWAYS, DRIVEWAYS, SIDEWALKS, AND LANDSCAPED AREAS.
2. SAND AND BACKFILL MATERIAL SHALL BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES IN DEPTH AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. BASE AND SUBBASE MATERIAL SHALL BE PLACED IN HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN DEPTH AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
3. NONMETALLIC PIPE SHALL BE PARALLELED BY A METALLIC TRACER WIRE GROUNDED TO METAL AT THE CURB STOP VALVE AND INTERIOR PLUMBING. TRACER WIRE SHALL BE 12 AWG STRANDED COPPER WITH AN HMW-PE JACKET.

WATER TRENCH
NOT TO SCALE



STANDARD TEE BLOCKING
NOT TO SCALE

PRELIMINARY

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision	By	Date	Change
1	SMA	8/8/23	SUBMITTED FOR CLIENT REVIEW

PROJECT NUMBER: 42846 | ACAD FILE: 42846-DETAILS.DWG | SCALE: AS NOTED | DATE: AUGUST 8, 2023

Drawing Name:
CONSTRUCTION DETAILS - SHEET 2

Project Name and Location:
PROPOSED UTILITY IMPROVEMENTS
12 PEARL STREET, BIDDEFORD, MAINE 04005

Prepared For:
McWILL-McWAY, LLC
20 TATE STREET #1, PORTLAND, MAINE 04102

8-8-23

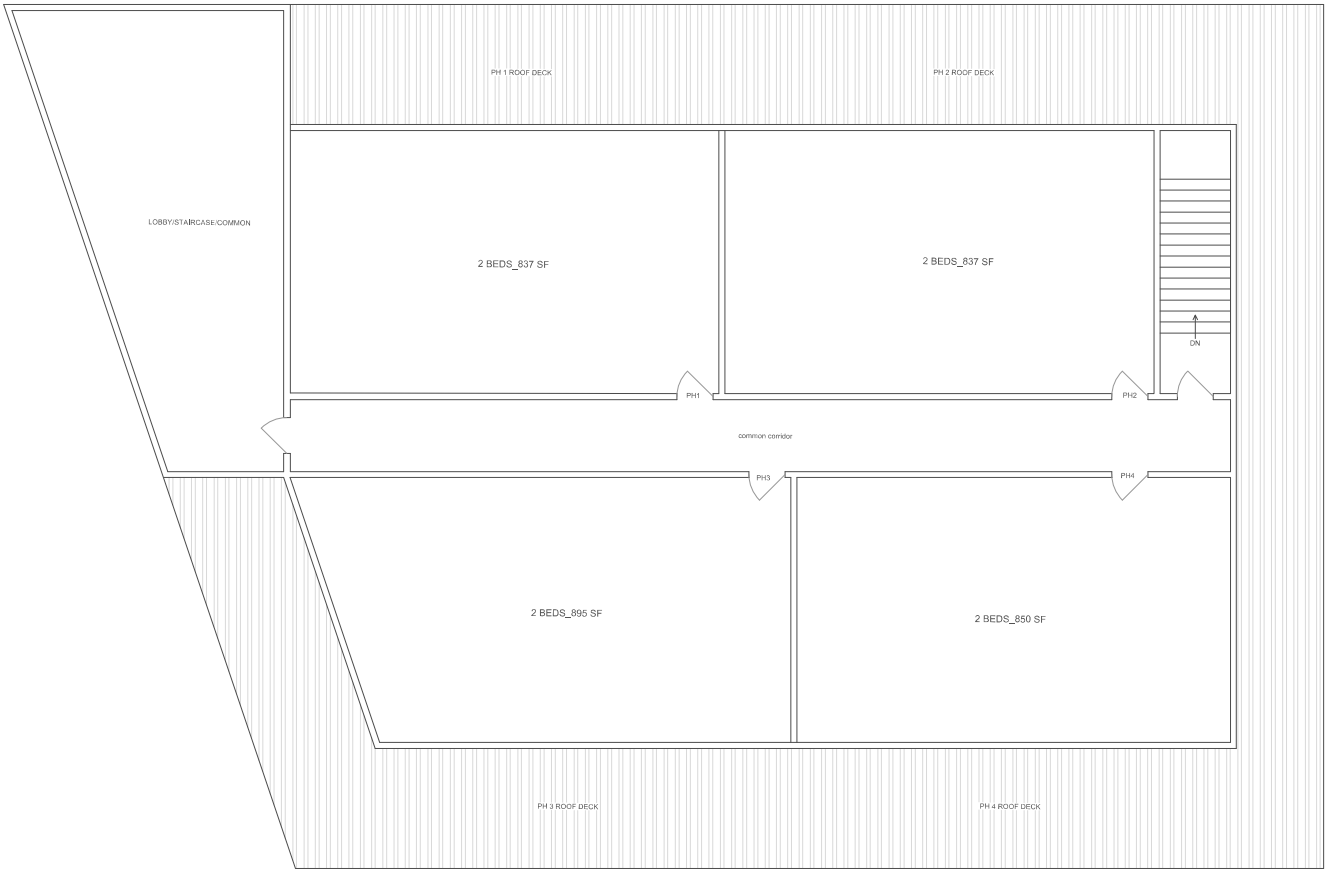
SHEET 4 OF 4

SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000
e-mail / website
info@northeastcivilsolutions.com
www.northeastcivilsolutions.com

E:\LAND PROJECT\DWG\DWG\DWG 12 PEARL STREET - BIDDEFORD\PLANSET\42846-DETAILS.DWG

1ST FLOOR PLAN

2ND AND 3RD FLOORS


PH 1 ROOF DECK
PH 2 ROOF DECK
LOBBY/STAIRCASE/COMMON
2 BEDS_837 SF
2 BEDS_837 SF
DN
PH1
PH2
common corridor
PH3
PH4
2 BEDS_895 SF
2 BEDS_850 SF
PH 3 ROOF DECK
PH 4 ROOF DECK

TOP FLOOR

June 06, 2024

Coastal Oaks LLC
12 Pearl Street
Biddeford, Maine, 04005

Parking at P4301- 15 Pearl Street Garage

To Whom It May Concern,

This official notice is confirming Premium Parking location P4301- 15 Pearl Street Garage to be used for up to approximately 30 parking spaces by residents of Coastal Oaks LLC. This parking location has adequate capacity to accommodate these needs.

Respectfully,

Tony Rock
Account Manager
Premium Parking

ORIGINAL DOCUMENT HAS A SECURITY VOID BACKGROUND PANTOGRAPH, MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

Coastal Oaks, LLC
Ph. 207-934-7622
198 Saco Avenue
Old Orchard Beach, ME. 04064

Saco & Biddeford Saving
2 Portland Ave
Old Orchard Beach, ME 04064

001628

6/12/2024

PAY TO THE ORDER OF City of Biddeford **75.00

$

Seventy-Five and 00/100********** DOLLARS

City of Biddeford
P.O. Box 586
205 Main Street
Biddeford, Maine 04005

Security features included. Details on back.

SECURE SECURE SECURE SECURE

MEMO: 12 Pearl St Sketch plan application

AUTHORIZED SIGNATURE

⑈001628⑈ ⑆211272630⑆ 9000027227⑈

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS AND RED IMAGE DISAPPEARS WITH HEAT.