

City of Biddeford

City Council

October 05, 2021 6:00 PM Council Chambers & Via Zoom

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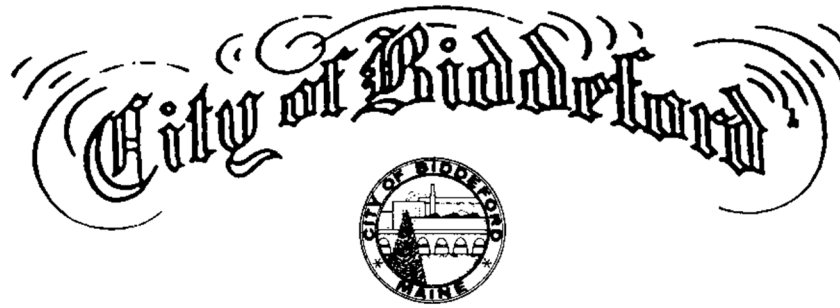
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- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Adjustment(s) to Agenda**
 - 3.a. Add Item 6.h 2021.106) Approval/Union Contract for Dept. of Public Works Supervisory Unit
[10-05-2021 Public Works Supervisory Union Contract - Order 2021.106](#)
- 4. Presentation:**
 - 4.a. GIS Update
- 5. Consideration of Minutes:**
 - 5.a. September 21, 2021 Council Meeting Minutes
[9-21-2021 Council Meeting Minutes.docx](#)
- 6. Orders of the Day:**
 - 6.a. 2021.99) Amendment/Ch. 42, Motor Vehicles & Traffic/Sec. 42-90 - No Parking/Add on Main Street, at intersection with Foss Street to Laconia Street
[10-05-2021 No Parking Main Street-Foss to Laconia Streets.doc](#)
[10-05-2021 No Parking Main Street-Foss to Laconia-MEMO.docx](#)
 - 6.b. 2021.100) Directive to Planning Board/Contract Zone for 420 Alfred Street (5 Points Shopping Center)/BVH Biddeford, LLC
[10-05-2021 Directive to PB-420 Alfred St Contract Zone-ORDER.docx](#)
[10-05-2021 Directive to PB-420 Alfred St Contract Zone-Backup.pdf](#)
 - 6.c. 2021.101) Amendment/Land Development Regulations/Art. XIII-Amendments/Section 3-Contract and Conditional Zoning/Add Adams Street Contract Zone
[10-05-2021 Adams Point Contract Zone-ORDER.docx](#)
[10-05-2021 Adams Point Contract Zone-MEMO.pdf](#)

- [10-05-2021 Adams Point-Draft Contract Zone Agreement.pdf](#)
[10-05-2021 Adams Point Contract Zone-PB Notice of Decision.pdf](#)
[10-05-2021 Adams Point Final Approval-Notice of Decision.pdf](#)
[Adams Point Drawings Site Plan Review 09-21-2021.pdf](#)
- 6.d. 2021.102) Amendment/Land Development Regulations/Art. VI-Performance Standards/Section 56-Restaurants - Add Mobile Food Vendor Courts in the MSRD-1 and MSRD-3 Zones; and Ch. 22, Businesses/Sec. 22-17 to 22-21.1/Add Mobile Food Vendor Courts
[10-05-2021 Mobile Food Vendor Courts - ORDER-PDF.pdf](#)
[10-05-2021 Mobile Food Vendor Courts -MEMO.pdf](#)
[10-05-2021 Mobile Food Vendor Courts-DDC Recommendation.pdf](#)
- 6.e. 2021.103) Approval/Union Contract for Dept. of Public Works Supervisory Unit
[10-05-2021 Public Works Supervisory Union Contract-ORDER.docx](#)
- 6.f. 2021.104) Approval/Union Contract for Dept. of Public Works Non-Supervisory Unit
[10-05-2021 Public Works Non-Supervisory Union Contract-ORDER.docx](#)
- 6.g. 2021.105) Approval/Postponement of November 2, 2021 Council Meeting
[10-05-2021 Postpone Nov 2nd Council Meeting.docx](#)
- 7. Appointments:**
- 7.a. Jenna Driscoll...Project Canopy Committee
[10-05-2021 Appt-Driscoll-Project Canopy Comm.docx](#)
[10-05-2021 Comm App-Driscoll-Project Canopy Comm.pdf](#)
- 7.b. Janice Goodrow...Recycling & Waste Management Commission
[10-05-2021 Appt-Goodrow-Recycling-Waste Comm.docx](#)
[10-05-2021 Comm App-Goodrow-Recycling-Waste Comm.pdf](#)
- 8. Public Addressing the Council..(5 minute limit per speaker; 30 minute total time limit)**
- 9. City Manager Report**
- 10. Other Business**
- 11. Council President Addressing the Council**
- 12. Mayor Addressing the Council**
- 13. Adjourn**



2021.106

IN BOARD OF CITY COUNCIL..OCTOBER 5, 2021

BE IT ORDERED, that the City Council of the City of Biddeford does hereby authorize the City Manager to execute the proposed Public Works Department Supervisory Union Contract substantially in the form presented to the City.

**SPECIAL COUNCIL MEETING
SEPTEMBER 21, 2021**

Mayor Casavant called the meeting to order at 5:30 p.m.

Roll Call: John McCurry, Jr., Stephen St. Cyr, Ashanti Williams, Amy Clearwater, Norman Belanger, Michael Ready, Doris Ortiz

William Emhiser and Marc Lessard were excused.

Executive Session: 1 MRSA 405(6)(E)...Legal Consultation

Motion by Councilor McCurry, seconded by Councilor Belanger to move into Executive Session.

Vote: Unanimous.

Time: 5:30 p.m.

Motion by Councilor McCurry, seconded by Councilor Clearwater to move out of Executive Session.

Vote: Unanimous.

Time: 5:52 p.m.

Motion by Councilor McCurry, seconded by Councilor Clearwater to adjourn.

Vote: Unanimous.

Time: 5:52 p.m.

**COUNCIL MEETING
SEPTEMBER 21, 2021**

NOTE: Due to COVID-19, this meeting was held in-person in the Council Chambers, as well as virtually (via ZOOM),

Mayor Casavant called the meeting to order at 6:00 p.m.

Roll Call: John McCurry, Jr., Stephen St. Cyr, Ashanti Williams, Amy Clearwater, Norman Belanger, Michael Ready, Doris Ortiz

William Emhiser and Marc Lessard were excused.

The Council, and all who were present, recited the Pledge of Allegiance.

Adjustments to the Agenda:

- Remove Presentation: Update on Status of Downtown Easements
- Remove Order 2021.97

Public Hearing: Saxon Partners Municipal Development and Tax Increment Financing (TIF) District

The Public Hearing was opened at 6:01 p.m.

Sterling Roop, a resident from Ward 7, commented that the Order talks about affordable housing, and the City is giving the Developer a tax credit, yet the project is going to have rental rates or free market rate housing in this development. He does not see where the affordable component is in this TIF; or where there is subsidized housing or assistance to those who are in desperate need for housing. He noted that time and again, the City has talked about the housing crisis in the community and it seems like the City could be doing more to push for truly affordable housing with this development and with this TIF.

The Public Hearing was closed at 6:03 p.m.

Public Hearing: Sharkey's Arcade – 12 Lincoln Street

The Public Hearing was opened at 6:03 p.m.

The owner of Sharkey's Arcade, Paul Picard, explained his business concept.

The Public Hearing was closed at 6:05 p.m.

Consideration of Liquor License: Sharkey's Arcade

Motion by Councilor McCurry, seconded by Councilor Clearwater to recommend the issuance of the State Liquor License to Sharkey's Arcade.

Vote: Unanimous.

Consideration of Minutes: **September 7, 2021**

Motion by Councilor McCurry, seconded by Councilor Williams to accept the minutes as printed.
Vote: Unanimous.

Orders of the Day:

2021.96

**CITY OF BIDDEFORD CITY COUNCIL ORDER
Saxon Partners Municipal Development and Tax Increment Financing District**

WHEREAS, the City is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate the **Saxon Partners Municipal Development and Tax Increment Financing District** (the “District,”) and the Development Program (the “Development Program,” for the District; and

WHEREAS, there is a need for economic development in the City of Biddeford, in the surrounding region, and in the State of Maine; and

WHEREAS, there is a need to improve and broaden the tax base of the City of Biddeford; and to improve the general economy of the City of Biddeford and the surrounding region; and

WHEREAS, implementation of the Development Program will help to improve and broaden the tax base in the City of Biddeford and improve the economy of the City of Biddeford and the region by attracting business development to the District; and

WHEREAS, there is a need to implement continued economic development initiatives in the District through the Development Program in accordance with the provision of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended; and

WHEREAS, it is expected that approval will be obtained from the State of Maine Department of Economic and Community Development (the “Department”), approving the **Saxon Partners Municipal Development and Tax Increment Financing District** and the Development Program related thereto;

ORDERED AS FOLLOWS:

Section 1. The City of Biddeford hereby designates the District and adopts the associated Development Program for the District; such designation and adoption to be pursuant to the following findings, terms, and provisions:

Section 2. The City Council hereby finds and determines that:

- a. At least twenty-five percent (25%), by area, of the real property within the District, as hereinafter designated, is suitable for commercial uses; and
- b. The total area of the District does not exceed two percent (2%) of the total acreage of the City, and the total area of all existing and proposed development districts within the City (including the District) does not exceed five percent (5%) of the total acreage of the City; and
- c. The original assessed value of all existing and proposed tax increment financing districts (including the District) does not exceed five percent (5%) of the total value of equalized taxable property within the City as of April 1, 2021; and
- d. The District and pursuit of the Development Program will make a contribution to the economic growth and well-being of the City of Biddeford and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the City of Biddeford, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The City has considered all evidence, if any, presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the District and Development Program.

Section 3. Pursuant to the provisions of 30-A M.R.S.A. § 5227, the percentage of increased assessed value to be retained as captured assessed value in accordance with the Development Program is hereby established as set forth in the Development Program.

Section 4. The City Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the proposed Development Program for the District to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226.

Section 5. The foregoing designation of the District and adoption of the Development Program for the District shall automatically become final and shall take full force and effect upon receipt by the City of approval by the State of Maine Department of Economic and Community Development, without requirement of further action by the City, the City Council, or any other party.

Section 6. The City Manager, or his duly appointed representative, is hereby authorized and empowered, at his discretion, from time to time, to make such revisions to the District and Development Program as the City Manager may deem reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the State of Maine Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Development Program.

Section 7. The City Manager, in the name and on behalf of the City, is hereby authorized and directed to enter into a credit enhancement agreement between the City and the developer of the project to be located in the District, in substantially the form as presented to the City Council in conjunction with this Order and on terms as described in the Development Program and any other negotiated agreements between the City and the Developer.

Motion by Councilor McCurry, seconded by Councilor Belanger to grant the Order.

Councilor McCurry is glad that this item is before the Council for consideration because when the City approved the Credit Enhancement Agreement with Saxon Partners, he had voted against it, and at that time, had brought up the idea of putting the project in a TIF District so that at least it would be sheltered and the taxpayers wouldn't have to get a CEA and pick up the full value on the tax dollars. He checked with City Attorney, Keith Jacques and the City's Chief Operating Officer, Brian Phinney to clarify that if more than the planned-for ten acres gets developed, any future development can also be added to the TIF District.

Councilor McCurry provided an answer to Mr. Roop's comments during the Public Hearing, that the Credit Enhancement Agreement was already approved and this TIF is just cleaning things up so that the City will not have to put this project entirely on the tax rolls.

Councilor Belanger noted that the City is only TIFing 35% of the increase in value. The remaining 65% of the increase in value is not going to be part of the TIF District; therefore, will not be sheltered for purposes of the supplements the City gets from the State both in Revenue Sharing and for the Schools. He confirmed that the 65% is going to be General Fund money. Planning and Development Director Mathew Eddy confirmed this to be the case. Councilor Belanger asked if there is a reason why the City is not sheltering that 65%. Mr. Eddy explained that at the guidance of the City Council, the thought was that the Council did not want to put too much into the sheltering. The District was developed to cover just the costs that Saxon needed to cover their debt. A Joint Development Agreement is associated with this project to create a housing project, do the Thatcher Brook connection and also do a senior housing project with Developer Mike Eon. Mr. Eddy went on to say that it is possible that the Developer will come back to the Council to ask to extend the TIF for that future development because it will most likely be a low-income housing tax credit project with Maine Housing Authority.

Councilor Belanger again confirmed that 35% is being TIFed and 65% is not TIFed, which means it will be part of the General Fund and there will not be any restrictions on the way the money can be spent; and also, will be added to our tax rolls for purposes of Revenue Sharing and money coming to the City from the State for the Schools. He asked if this can be changed by the City somewhere along the way. Mr. Eddy answered that the TIF can certainly be amended at some point.

Councilor Belanger questioned a provision on page 30 that talks about putting in a Sinking Fund Account. The provision states that it is not intended that the City will set up a Sinking Fund Account at this time, but of the TIF money, we could be setting aside enough money to pay the TIF and also a Sinking Fund Account. The way it is currently structured, there would be no money available for a Sinking Fund Account. Mr. Eddy confirmed that this is correct. Councilor Belanger went on to say that the City has no obligation that would require us to set up a Sinking Fund Account, and no infrastructure requirements on our part. Further, if there were any requirements in the future, it would come back to the City Council for consideration and approval.

Lastly, Councilor Belanger questioned a provision on page 57, Art. III, Sec. 3.1(B) where it talks about what happens in the unlikely event that taxes are not paid and they remain unpaid for some period of time. When the City does get paid, the money gets applied first to the amount of the original assessed value, and second, should constitute payment of property taxes with respect to increase value to be applied first to the full of the net payment amount to the City of the year in

concern in accordance with the Table on Schedule 2.3(A). The Table indicates an amount in the column for the first 5 years, but because we are not TIFing the remaining portion, the column for 6 – 20 years indicates N/A – not applicable. He is unsure as to how this will work. If the City is to get paid in accordance with this Table, but the Table indicates “not applicable,” it seems like the Table needs to be modified to say that 65% is applied, or put the 65% in the Table.

Vote on Order: 6/1; Councilor Ready opposed.

Councilors McCurry, St. Cyr, Williams, Clearwater, Belanger and Ortiz in favor.

(Councilors Emhiser and Lessard were absent)

Motion carries.

2021.98

IN BOARD OF CITY COUNCIL...SEPTEMBER 21, 2021

A Resolution of the Biddeford City Council:

WHEREAS, in the Spring of 2021 the COVID-19 Pandemic had seemed to be coming to an end with the advent of vaccines and good vaccination rates, but instead infection rates, and new variants, hospitalizations, and deaths from the COVID-19 virus have been increasing in recent months; and

WHEREAS, in the two (2) weeks between July 14 and July 28, 2021, the rate of COVID-19 infections confirmed by testing have more than doubled in the United States, and those trends continue; and

WHEREAS, on July 1, 2021, in the State of Maine, the average daily case total was 22.1;

WHEREAS, since that time the rate of COVID-19 infections confirmed by testing in the State of Maine has increased at a significant rate to an average number of 67.1 daily cases as of July 27, 2021, for an increase of 203.6 percent, and those trends continue; and

WHEREAS, a majority of the new infections in the United States and the State of Maine involve the Delta variant, a highly contagious SARS-CoV-2 virus strain; and

WHEREAS, the Delta variant has increased transmission, the severity of COVID-19 infections based on hospitalization and case fatality rates, and decreased susceptibility to therapeutic agents; and

WHEREAS, the Delta variant represents 47.6 percent of all sequenced samples collected in July in the State of Maine; and

WHEREAS, as a result of the Delta variant and the increase in COVID-19 infections, the United States Centers for Disease Control and Prevention announced on July 27, 2021, that fully vaccinated individuals should wear masks in indoor public settings in parts of the country that are experiencing a substantial or high transmission of COVID-19; and

WHEREAS, the Maine Center for Disease Control and Prevention similarly announced on July 28, 2021, that masks are recommended to be worn by fully vaccinated individuals in public indoor settings in almost all Maine counties, including York County; and

WHEREAS, the risk of COVID-19 virus transmission from vaccinated individuals to unvaccinated individuals (for example children under 12) remains unknown; and

WHEREAS, the technology infrastructure and processes currently exist to continue to allow remote participation in and public access to City Council, Board, and Committee meetings in accordance with Maine law; and

WHEREAS, the City of Biddeford is committed to continuing to provide opportunities for public engagement which are accessible and safe; and

NOW, THEREFORE, BE IT ORDERED AND DECLARED by the Biddeford City Council that a limited emergency continues to exist within the City of Biddeford; and

BE IT FURTHER ORDERED, that as a result of the declared limited emergency and the existence of an “emergency or urgent issue” as described above, pursuant to 1 M.R.S. section 403-B and the City of Biddeford’s recently adopted Remote Participation Policy, being physically present for meetings in Biddeford City buildings may not be practicable at this time, and therefore allows that all members of the City of Biddeford **City Council** boards, committees, and other groups may

conduct meetings by remote technology/methods only until the limited emergency is terminated without limitations that currently exist with the current policy; and

BE IT FURTHER ORDERED, that in addition, all City of Biddeford’s City Council, boards, committees and commissions and other groups may conduct meetings by remote technology and/or methods only until the limited emergency is terminated, subject however, to a public vote by the respective meeting body to remote only meetings; and

BE IT FURTHER ORDERED that this Order is enacted as an Emergency so that it may take effect immediately, with an expiration of December 31, 2021, unless otherwise repealed or extended by the Biddeford City Council.

Motion by Councilor Ready, seconded by Councilor Clearwater to grant the Order.

Motion by Councilor Belanger, seconded by Councilor Clearwater to amend the Order by adding “City Council” to any provision that says ‘boards, committees, and other groups.’
Vote: Unanimous.

Vote on Declaration, as amended: 6/1; Councilor McCurry opposed.
Councilors St. Cyr, Williams, Clearwater, Belanger, Ready and Ortiz in favor.
Motion carries.

Public Addressing the Council...(5 minute limit per speaker; 30 minute total time limit):
One citizen addressed his comments to the Council.

City Manager Report:
In the absence of City Manager James Bennett, Chief Operating Officer Brian Phinney shared that through efforts of City Volunteer Holly Culloton, the City will be participating in the **Yellow Tulip Project**. The mission of this Project is to smash the stigma surrounding mental illness and to build a community of people who realize that hope happens when youth and community leaders work together. Public Works Director Jeff Demers and Recreation Director Carl Walsh will both be working with Ms. Culloton on the plantings of the yellow tulip bulbs in some of the City parks.

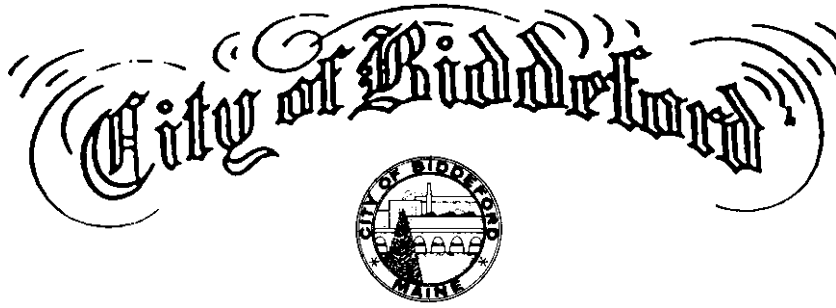
Other Business:
Council President Addressing the Council: Councilor McCurry had the following items:

- ✓ Addressed the comments made by Sterling Roop during Public Addressing the Council. With regard to the solar arrays and fencing at the newly constructed Courthouse, these items are a moot point since the solar arrays have been pulled from the plans. Chief Operating Officer Brian Phinney confirmed that the original request for fencing was in direct relationship with the installation of the solar arrays. Since the solar arrays are no longer planned to be installed, the fencing is no longer in consideration either.
- ✓ Asked for an update of the sewer audit at the next Council Meeting.
- ✓ Asked where Staff is at with the May Street calming issue.
- ✓ He gave a shout out to all those City Employees who not only do a great job working for the City, but also volunteer their time in various ways in our community – from assisting with coaching sports teams to serving on City commissions.

Mayor Addressing the Council: Mayor Casavant addressed the issue of irate customers verbally attacking employees of stores, restaurants and other service industries because service may not be quick enough, or food/goods may not be available. He urged citizens to remember that shortage of service and goods/items is not the fault of those who are actually showing up for work, and that we all need to show kindness.

Motion by Councilor McCurry, seconded by Councilor Ready to adjourn.
Vote: Unanimous. Time: 6:25 p.m.

Attest by: _____
Carmen J. Morris, City Clerk



2021.99 **IN BOARD OF CITY COUNCIL...OCTOBER 5, 2021**
BE IT ORDAINED, by the City Council of the City of Biddeford that the Code of Ordinances, Chapter 42, Motor Vehicles and Traffic, Article IV Specific Street Regulations, **Section 42-90 No Parking**, be amended by adding or deleting to read as follows:

Main Street, even-numbered side, beginning at a point of the perpendicular sight line with the northeast corner of the intersection with Foss Street, thence westerly to Laconia Street, No Parking.

NOTE: The Policy Committee considered this ordinance amendment at their September 27, 2021 meeting and voted unanimously to recommend passage by the Council.



City Council

Meeting Date: October 5, 2021

Meeting Time: 6:00 p.m.

Agenda Item No: [match agenda item #]

Item Description: Amendment to Chapter 42 No Parking on Main Street

Submitted by: Roger P. Beaupre, Chief of Police

Supporting Information/Documentation:

Attached proposed change to the ordinance

Key Terms:

N/A

Executive Summary:

In conducting some research within Chapter 42 as part of the Main Street Traffic Analysis, it was noted that the area on Main Street near the Entrance to Pepperell Mill Complex, and opposite to Alfred Street was not within the Code of Ordinances as No Parking. Although nobody parks there now, this needs to be codified. The Committee is still working on and considering other parking changes in the area under study, but this change requires immediate action.

Detailed Review:

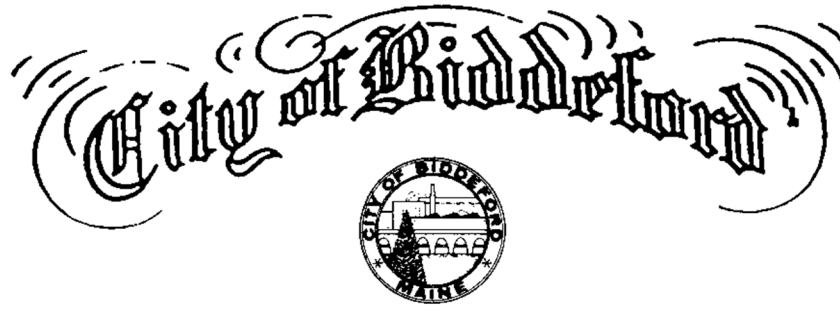
Refer to Traffic Analysis previously submitted

Funding Source:

Budget

Staff Recommendation:

Make changes as recommended.



2021.100

IN BOARD OF CITY COUNCIL..OCTOBER 5, 2021

BE IT ORDERED, that the City Council of the City of Biddeford does hereby advise the Planning Board of its endorsement of the concept of a new Contract Zone for BVH Biddeford, LLC, as outlined in the letter from Barrett Made Architecture + Construction dated September 24, 2021, to allow “public and private schools” at 420 Alfred Street (5 Points Shopping Center) and per Biddeford Code of Ordinances, Part III (Land Development Regulations), Article V (Establishment of Zones), Section 9.F.2, the City Council advises the applicant to continue with the Contract Zoning process.



Biddeford City Council

Meeting Date: October 5, 2021

Meeting Time: 6:00 PM

Agenda Item No: 2021.100

Item Description: 420 Alfred Street (5 Points Shopping Center) Contract Zone Request

Submitted by: Greg Tansley, A.I.C.P., Deputy Director of Planning and Development/City Planner

Supporting Information/Documentation:

- 420 Alfred Street Contract Zone Request Letter dated September 24, 2021 (attached)
- [Biddeford Code Of Ordinances, Part III \(Land Development Regulations\), Article V \(Establishment of Zones\), Section 9 \(Contract and Conditional Zoning\).](#)

Key Terms: *Contract Zoning:* “Contract zoning” is where a property owner or person/entity with interest in property accepts certain conditions or restrictions not imposed on other similarly zoned properties in return for the rezoning of the property as a “Contract Zone”. Contract zones are typically best-suited for unique or unusual projects that are generally consistent with existing or allowed uses in the existing zones.

Executive Summary:

The Applicant has requested a new Contract Zone for 420 Alfred Street (5 Points Shopping Center) to allow the redevelopment of a portion of the site for the Biddeford Regional Center of Technology (BRCOT). “Public and private schools” are not currently a permitted or a conditional use in the Industrial 3 (I-3) Zone.

Detailed Review:

Earlier this year (July 20, 2021) the Planning Board recommended to the City Council a zone change that would have allowed “Public and private schools” in the I-3 Zone in order to facilitate this redevelopment project. The City Council rejected the proposal instructing staff to instead explore a Contract Zone for the site rather than a zone-wide change. The Contract Zone request before you is in response to that direction provided by the City Council.

The concept plan calls for the establishment of a second Vocational Campus that will focus on:

- Culinary skill development
- Hospitality certifications

- Personal care programs (salon technicians, massage, etc.)
- Other programs given present space limitations

The Ordinance requires that a Contract Zone can be considered so long as the proposed use:

- Is consistent with an enacted municipal comprehensive plan;
The existing Comprehensive Plan (1999) supports the existing zoning of the I-3 Zone which includes such varied uses as “commercial schools” (e.g., beauty schools, driving schools, etc.), offices, service businesses, community centers and clubs, and universities and colleges. The I-3 zone was created to allow for more flexibility of uses than in traditional “industrial” zones, which are very similar to, and complementary of, such uses as the BRCOT.
- Is consistent with existing or permitted uses within the existing original zone(s);
The proposal to allow public and private schools at the 5 Points Shopping Center, and more specifically for the BRCOT, is consistent with existing and allowed similar uses in the I-3 zone, as stated above.
- Is the result of a contract with the municipality that includes only conditions and restrictions which relate to the physical development or operation of the property.
If approved, the City Council Approval will include an acceptable Agreement to satisfy this requirement.

Funding Source:

- N/A.

Staff/Planning Board Recommendation:

The City Planner is of the opinion that the proposed use is appropriate for the I-3 Zone, and more specifically, the 5 Points Shopping Center. It is consistent with uses already allowed in the I-3 Zone (e.g., universities and colleges) and the City Planner recommends the City Council endorse this request and send it to the Planning Board for further review and the development of a Contract Zone for future City Council consideration.



September 24, 2021

To: Biddeford City Council
C/O Gregory Tansley, Planner
City of Biddeford, Maine

5 Points Shopping Center Contract Zone Request

Dear Mr. Tansley

This letter is written to request the approval of a Contract Zone pursuant to the provisions of Article V, Section 9 of the City's Code of Ordinances. The location of the property in question is the 5 Points Shopping Center located at 420 Alfred Street and is bound on the northeastern side by Edwards Avenue. The current use of the property is generally mercantile, business, or food service which are permitted within the I-3 zone where the parcel resides.

The Contract zone is requested to provide relief to the allowed uses within the I-3 Zone at this parcel. Public and Private schools are not permitted whereas College and Universities are allowed as conditional uses. The intended use will be by Biddeford Regional College of Technology (BRCOT) which identifies itself as part of the public school system, hence the requested relief to allow public schools at this location.

The Parcel defines the end of the I-3 zone and is bound on the north and east by the R1-B Zone, to the South by the R1-A Zone and the Greenwood Cemetery, and it is separated by the remainder of the I-3 zone to the west by the existing Train Tracks. It's location and adjacencies support the programs intended by BRCOT and will be an asset to the surrounding neighborhoods. There is nothing of great significance that would be detrimental to this use at this location, in our opinion.

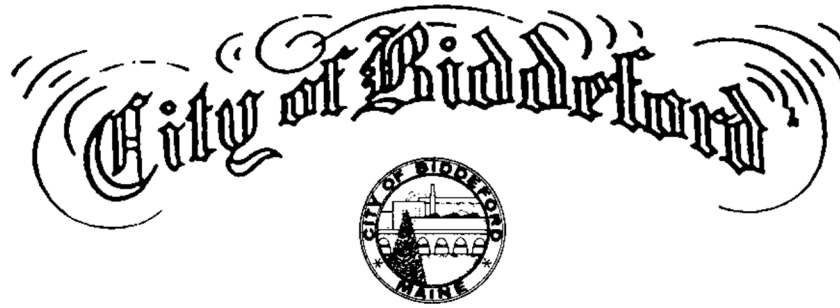
This proposed use is in concert with another contract zone, pending review, for a residential housing development that is proposed at the northern end of this parcel. This requested Contract Zone does not pertain to said residential development, but these proposals go hand in hand to demonstrate the changing context of this site and support the requested uses.

I would like to thank you in advance for review and consideration of this contract zone request. Please let me know if there is any additional information the City needs in order to process this application. We will continue to progress a submission for review by the Planning Board as required.

Sincerely,

Philip Chaney

Project Architect
Barret Made Architecture + Construction



2021.101

IN BOARD OF CITY COUNCIL..OCTOBER 5, 2021

BE IT ORDAINED by the City Council of Biddeford, Maine to amend the Code of Ordinances of the City of Biddeford as follows:

Part III (Land Development Regulations) Article XIII (Amendments), § 3 (Contract and Conditional Zoning) is amended as follows:

Contract Zone #20 Southern Maine Affordable Housing/Adams Point (Tax Map 38, Lot 296).

BE IT FURTHER ORDAINED by the City Council of Biddeford, Maine that Contract Zone #20, as recommended by the Planning Board on September 29, 2021, be adopted, and that said Contract Zone be considered an amendment to the Zoning Ordinance and the Official Zoning Map of the City of Biddeford,

BE IT ORDERED that the City Manager be authorized to sign and execute an Agreement between the City of Biddeford and Southern Maine Affordable Housing to establish said Contract Zone #20.



Biddeford City Council

Meeting Date: October 5, 2021

Meeting Time: 6:00 PM

Agenda Item No: 2021.101

Item Description: **Adams Point Housing-Southern Maine Affordable Housing Contract Zone**

Submitted by: Mathew Eddy, Director of Planning and Development
Greg Tansley, AICP, City Planner/Deputy Director of Planning and Development

Supporting Information/Documentation:

- [Biddeford Code Of Ordinances, Part III \(Land Development Regulations\), Article V \(Establishment of Zones\), Section 9 \(Contract and Conditional Zoning\).](#)
- Affordable Housing TIF approval September 21, 2021:
<https://d3n9y02raazwpg.cloudfront.net/biddeford/3e00c0b7-365d-11eb-bc32-0050569183fa-7da928e4-31b6-4ad8-adb8-4e0359e8f9ab-1632241378.pdf>
- Adam's Point Approved Site Plan Drawings
- **Draft** Contract Zone Agreement
- Planning Board Contract Zone Findings of Fact and Recommendation
- Planning Board Site Plan and Subdivision Notice of Decision (Approval)

Key Terms:

- *Contract Zoning:* "Contract zoning" is where a property owner or person/entity with interest in property accepts certain conditions or restrictions not imposed on other similarly zoned properties in return for the rezoning of the property as a "Contract Zone". Contract zones are typically best-suited for unique or unusual projects that are generally consistent with existing or allowed uses in the existing zones.
- Affordable Housing Tax Increment Finance District (**AHTIF**): The direct housing alternative for Tax Increment Financing managed by Maine Housing Authority. To utilize the **AHTIF**, the project must product at least 30% of affordable housing units at 80% of median family income or below. In Maine, most **AHTIF** applications pair with Low Income Housing Tax Credits (**LIHTC**) to create much deeper affordability. No Low Income Housing Tax Credit application are approved in Maine without **AHTIF**.

- Low Income Housing Tax Credits (**LIHTC**): The federal Low Income Housing Tax Credit (**LIHTC**) provides subsidy in the form of a federal tax credit to developers of affordable rental housing. Developers using funding must reserve a portion of the rental units for lower income renters. Maine Housing approves **LIHTC** applications. The process is competitive and scored on a 100 points basis, anything less than 70 points will not be funded.
- Affordable Housing Program-Federal Home Loan Bank. The Affordable Housing Program (**AHP**) awards grants and low-cost financing to our members for affordable housing creation and preservation. The grant will act as subsidy into the program and create a local bank partner as a part of the mortgage.

Executive Summary:

The Biddeford Housing Authority (BHA) would like to develop between 39 units of subsidized housing for families at the end of Adams Street. The project, to move forward, requires contract zoning changes for the height of the building, a reduction in parking provided on-site, and for the density of units proposed. The project also needed an Affordable Housing Tax Increment Financing District agreement which was approved by the City Council on September 21, 2021.

The Planning Board completed its review of the project on September 29, 2021 and has approved the site plan and subdivision contingent upon the City Council's approval of the Contract Zone. **The Planning Board recommended unanimously that the Contract Zone be approved by the City Council.**

Detailed Review:

The subject parcel is at the end of Adam's Street with an address of 69 Adam's Street. The property lies at the top of the hill, abutting BHA's housing project on Birch Street, the Catholic elementary school owned by the Diocese and the Graham Street apartments.

BHA proposes to develop the site into 39 subsidized housing units. From a location perspective, the site is ideal for working families, close to the downtown business sector and within services and transit.

To do so, BHA will need three sources of funding, along with a mortgage through Maine Housing:

- **AHTIF** - Affordable Housing Tax Increment Finance District
- **LIHTC** - Low Income Housing Tax Credits
- **AHP** – (Federal) Affordable Housing Program

The AHTIF requires local approval, as well as approval by Maine Housing. For the LIHTC application to compete and receive the greatest possible points in the AHTIF scoring system, the City Council approved a 75% TIF commitment for the 30 years of the mortgage on September 21, 2021.

The Contract Zone amendment from the City will accommodate the height of the building, the reduction in the amount of parking on-site for the project, and for the number of units for the project (39 Units).

Funding Source: TIF Approved by City Council September 21, 2021:
<https://d3n9y02raazwpg.cloudfront.net/biddeford/3e00c0b7-365d-11eb-bc32-0050569183fa-7da928e4-31b6-4ad8-adb8-4e0359e8f9ab-1632241378.pdf>

Staff/Planning Board Recommendation:

Recommend approval of Adams Point Contract Zone as presented.

DRAFT – FOR CITY COUNCIL CONSIDERATION

CONTRACT ZONE AGREEMENT

AGREEMENT made as of _____, 2021, by and between Adams Point, LP, a Maine limited partnership and Southern Maine Affordable Housing, a Maine corporation with an established place of business in Biddeford, Maine (hereinafter, jointly and severally called the “Owner”) and THE CITY OF BIDDEFORD, a body politic and corporate located in Biddeford, Maine, (hereinafter called “Biddeford”).

WHEREAS, the Owner (or one of them) is the owner of certain real estate (the “Property”) situated at 69 Adams Street, so-called, in Biddeford, the Property is currently designated as Tax Map 38, Lot 296, and contains approximately 1.54 acres. Owner desires to transfer to Adams Point, LP (the “Developer”) who intends to develop the Property as a 39 unit affordable housing building for families on the Property. The description of the Property is shown on the plan entitled “Adams Point Housing – Biddeford, ME; Existing Conditions” prepared by Oak Point Associates as approved by the Planning Board on September 29, 2021, attached hereto as EXHIBIT A; and

WHEREAS, Owner has applied for and obtained approval to re-zone the Property pursuant to the Contract Zoning provisions of the Zoning Ordinance of the City of Biddeford to create the Contract Zone; and

WHEREAS, the parties are entering into this Agreement to provide written contractual evidence of the agreement of the parties and the terms and conditions of the Contract Zone.

NOW, THEREFORE,

in consideration of the mutual agreements hereinafter set forth and in consideration of the granting of the zoning ordinance change, the parties agree as follows:

1. **Development of the Property.** Owner agrees that in the event it shall transfer title to Developer, it shall require as a condition of sale that the Developer or its assignee approved by the Biddeford Planning Board or such other municipal board or committee having jurisdiction (the “Approved Assignee”) shall develop the Property in accordance with the following provisions and conditions:
 - A. Findings of Fact and Recommendations of the City of Biddeford Planning Board attached hereto as EXHIBIT B; and
 - B. Materials and plans entitled “Adams Point Housing”, prepared by Oak Point Associates and which contains the signatures of the Biddeford Planning Board members, or their authorized designee, and will be duly recorded in the York Registry of Deeds.
2. **Failure to Complete Development.** In the event the Developer, or its Approved Assignee, shall fail to commence significant construction of the improvements within four (4) years of the effective date of the Contract Zone and shall complete construction within seven (7) years of the effective date of the Contract Zone, the Contract Zone granted hereby shall automatically

be void and the Property shall revert to the zoning classification of the abutting properties. Significant commencement of construction shall mean the installation of all infrastructure improvements and grading within the limits of the Project.

In the event that the zones have changed, each portion of the Property shall revert to the zoning classifications of the abutting properties. In the event the changed abutting properties shall have more than one zoning classification, the Property shall become part of the more restrictive abutting zone.

3. **Construction and Effect.** This agreement shall be construed in accordance with the laws of the State of Maine and shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have caused this instrument to be signed all as of the day and date above written.

Witness:

ADAMS POINT, LP

By: _____
Guy M. Gagnon, Member

SOUTHERN MAINE AFFORDABLE HOUSING

By: _____
Guy M. Gagnon, President

CITY OF BIDDEFORD

By: _____
James Bennett, Its Manager

Findings of Fact and Recommendations of the City of Biddeford Planning Board

To: Mayor Alan Casavant
Members of the Biddeford City Council

The Planning Board of the City of Biddeford has met and reviewed the Request for Contract Zone submitted by Adams Point, LP and Southern Maine Affordable Housing, with respect to property located at 69 Adams Street in Biddeford. The property is composed of the property currently designated as Tax Map 38, Lot 296 and contains approximately 67,082 square feet (1.54 acres). The Project will involve the construction of 39 total family housing units. In addition to the creation of a Contract Zone, it was necessary for the Project to be further reviewed under the site plan review procedures of the Biddeford Zoning Ordinance.

Upon review, the Planning Board of the City of Biddeford makes the following findings of fact:

- A. The proposed contract zone as hereinafter set forth is consistent with the Comprehensive Plan of the City of Biddeford in that the area to be developed is located in a section of the City of Biddeford which is currently developed for large scale uses such as municipal offices, medical offices, office buildings, higher-density residential housing, and elderly care support facilities; and
- B. The proposed residential use is consistent with the existing or permitted uses within the original zone that is, the existing MSRD2 zone which provides for areas of medium density residential development; and
- C. The proposed zone change shall meet all of the area, front yard, side yard, rear yard and height requirements of the proposed contract zone; and
- D. The proposed zone will not create unreasonable traffic congestion on contiguous or adjacent streets, provided anticipated improvements required by various governmental approvals are constructed; and
- E. The proposed zone change and use authorized includes provisions for providing and maintaining adequate:
 - 1. Utility services; and
 - 2. Sewage disposal; and
 - 3. Drainage; and
 - 4. Solid waste disposal; and
 - 5. Access; and
 - 6. Parking and loading; and
 - 7. All other necessary site improvements; and

- F. The proposed use will conform to the general character of the neighborhood in that the materials to be used, style of buildings, fences, plantings and the like are compatible with the character of the neighborhood; and
- G. Insofar as practicable, the landscaping will be preserved in its natural state; and
- H. There will be sufficient setbacks of structures and screening to provide an adequate visual and sound barrier; and
- I. Off-street parking facilities are sufficiently screened from view of surrounding properties; and
- J. There will be no significant adverse effect resulting from the proposed use and the proposed zone change upon the public health, safety and general welfare of the neighborhood.

The Planning Board of the City of Biddeford specifically finds there is a demonstrated need for the type of housing to be constructed which is intended to be for families of personnel employed by businesses located in the neighborhood. While Biddeford does have an existing rental housing stock, the units in this building will be affordable units specifically for families in the community.

The Planning Board of the City of Biddeford therefore recommends that the Request for Zone Change be affirmatively acted upon by the City Council.

The Board recommends that the real estate depicted on the Materials and plans entitled "Adams Point Housing-Biddeford, ME; Site Plan", prepared by Oak Point Associates and attached hereto as Exhibit A, be rezoned pursuant to the provisions of Article XVII, Section 3 of the Zoning Ordinance of the City of Biddeford to a zone which is labelled Contract Zone 20 (CZ-20).

CZ-20 shall provide for the following:

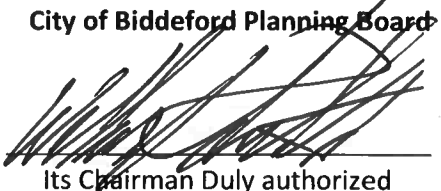
1. The permitted uses in the zone shall include the multifamily apartment building containing no more than 39 units of housing on the property.
2. The minimum lot size for each unit shall be 1,900 square feet. All buildings shall be located as ultimately approved by the Biddeford Planning Board as a part of its separate review under the Site Plan Review standards of the City of Biddeford Zoning Ordinance.
3. No building or structure as located and constructed shall exceed 60 feet in height or a maximum of five (5) stories. Height shall be as defined as the vertical distance from grade to top of the highest roof beams of a flat roof, excluding any parapets for elevators, roof access, or the screening of mechanical equipment.
4. The minimum required parking in the zone shall be 0.75 parking spaces per dwelling unit.

In consideration of such Contract Zone Change the Applicant agrees to use Applicant's (or the Developer's) best efforts to:

1. Construct thereon a maximum of 39 units of multifamily residential housing, all in accordance with the aforesaid Plan.
2. It shall be a condition of this Contract Zone Change that the Applicant shall undertake significant commencement of construction within 4 years of the effective date of the Zone Change and shall complete construction within 7 years of the effective date of the Zone Change. Significant commencement of construction shall mean the installation of all infrastructure improvements and grading within the limits of the Project.

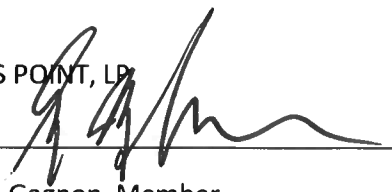
In the event Applicant shall not comply with the provisions of this paragraph, the Zone Change granted hereby shall automatically be void and the property shall revert to the zoning classification that the Property was in of the date of the Contract Zone Agreement. In the event that the zones have changed, the property shall revert to the zoning classifications of the abutting properties. In the event the abutting properties shall have more than one zoning classification, the property shall become part of the most restrictive abutting zone.

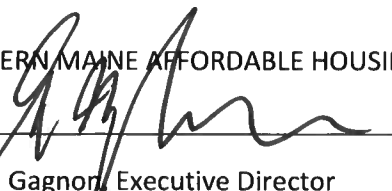
9/30, 2021

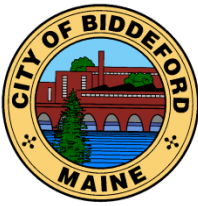
City of Biddeford Planning Board
By: 
Its Chairman Duly authorized

The undersigned Applicant agrees with the City of Biddeford to be bound by the terms, conditions and provisions of this Approval, if the zone change is enacted

9/30, 2021

ADAMS POINT, LP
By: 
Guy M. Gagnon, Member

SOUTHERN MAINE AFFORDABLE HOUSING
By: 
Guy M. Gagnon, Executive Director



CITY OF BIDDEFORD

Planning and Development Department

Greg D. Tansley, A.I.C.P.
Deputy Director/City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 282-7119 or (207) 284-9115
Greg.Tansley@biddefordmaine.org

NOTICE OF DECISION

September 30, 2021

Guy Gagnon (via e-mail)
Southern Maine Affordable Housing
22 South Street
Biddeford, ME 04005

RE: 2021.04 Final Subdivision and Site Plan Approval and the creation of a new Contract Zone for 69 Adam's Street (Tax Map 38, Lot 296) for 39 residential units.

Dear Guy,

At their meeting of September 29, 2021, the Biddeford Planning Board reviewed the final Subdivision and Site Plan for Southern Maine Affordable Housing to develop 69 Adams Street (Tax Map 38, Lot 296) into 39 apartments. Southern Maine Affordable Housing owns the property and you and Jacques Gaganon of Oak Point Associates presented the application to the Board.

Based on the presentation, materials submitted, and public comment the Planning Board approved the Site Plan and Subdivision, approved the findings of fact, and authorized the City Planner to sign the plans, with the approval conditioned on the following:

1. **Prior to any ground disturbance (other than that required under Condition of Approval 1.h. for the installation of erosion and sediment control measures, including a stabilized construction entrance) or issuance of any permits:**
 - a. **The following outstanding items related to review comments shall be addressed to the satisfaction of the City Planner:**
 - i. **Revise the proposed sign, 'Not a through Street' to reflect that the access is a private driveway and not a street at all, and add the address of the property to facilitate emergency 911 calls.**
 - ii. **Revise the Photometrics Plan to reflect the latest design and to extend the limits to the property line (that is depicted on the plan) and submit to the City Planner.**
 - iii. **Address with a revised plan, the proposed electric service lines to the proposed development from Birch Street with regard to its need to be supported by an easement since it is located on the abutting property.**
 - iv. **All sidewalks shall be concrete rather than bituminous (asphalt).**

- v. Revise the Landscape Plan to reflect changes recommended in the Board Report from Long Meadow Planning & Landscape Architecture (9/23/2021)
 - vi. Revise plans to clearly indicate areas designated as a 'Fire Lane' in a plan note and include that the pavement will be striped/painted accordingly or in the manner that the Fire Department indicates.
 - vii. Revise plans to change the cast in place concrete retaining wall to a segmented retaining wall from the parking lot through to the stairway adjacent to the building.
 - viii. Revise plans and/or submit information to address comments from Site Design Associates and remaining City comments, including the provision of additional spot grades and enlarged plans to verify ADA accessibility compliance.
- b. 1 mylar set and 1 paper set of the approved plans (with signature block) shall be provided for signature by the City Planner. Final Approved Plans shall reflect any changes resulting from Condition of Approval 1.a., and additionally required changes per Planning Board review.
 - c. A pre-construction meeting with the contractor needs to be held with the Engineering Department to discuss inspection requirements.
 - d. A copy of all required Maine DEP Permits must be submitted to the Planning Department.
 - e. A sewer permit is required prior to any permit issuance. Sewer impact fee will be assessed once final flow numbers are provided to the Director.
 - f. A Unit Cost Estimate on City form shall be submitted to the City Planner for review and acceptance. A Separate Unit Cost Estimate shall be provided for the improvements required for the intersection of Jefferson Street and Adam's Street.
 - g. An Erosion and Sedimentation Control Performance Guarantee (acceptable to the Planning Department) in an amount to be determined by the City based on Condition of Approval 1.e. shall be submitted to the Planning Department.
 - h. All erosion and sediment control measures need to be installed. Applicant shall notify the Engineering Department once installed so that Staff may inspect said installation, as necessary. A Stabilized Construction Access shall be constructed and maintained through the duration of this project.
2. Prior to the issuance of any occupancy permits:
- a. A performance guarantee (acceptable to the Engineering Department) in the amount of 150% of any remaining site and off-site improvements shall be submitted to the Planning Department. Amount to be determined based on City inspections and the recommendation of the City Engineer.
 - b. A compliance inspection needs to occur by the Planning and Engineering Departments to determine that all site improvements as shown on the submitted plan were constructed in accordance with the approved plans. The City will hold a Performance Guarantee sufficient to cover any remaining site improvements and/or deficiencies.
3. No trash is permitted to be placed at the curb for City pickup. Trash pickup and disposal, for all units associated with this approval or previous approvals, is the responsibility of the applicant,

4. **Site lighting that is not necessary to maintain minimal security throughout the site shall be dimmed after normal hours of business, typically between 9 PM and 6 AM daily and on weekends and holidays.**
5. **Best management practices shall be adhered to during all ground disturbance operations. All Catch Basin's in the vicinity of earthwork operations shall have silt sacks installed & maintained for the duration of the work.**
6. **Copies of the maintenance logs for any stormwater facilities shall be submitted to the City for each calendar year no later than January 15th of the following year. If the Engineering Department does not receive these copies within 30 days after the deadline, the applicant may be required to return to the Planning Board for further review.**
7. **The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc., prior to commencing business, unless authority issuing said permit allows for such actions.**
8. **Once completed, as-built drawings of the site shall be provided to the Planning Department.**
9. **Upon completion of the work the project engineer shall certify that the project has been completed as per the approved plans or shall note any deviations from the approved plans.**
10. **Standard Conditions of Approval apply.**
11. **This approval is conditioned upon approval of a Contract Zone by the Biddeford City Council.**

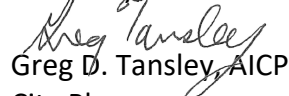
Following the date of final approval, the site plan approval is valid for one year one year. If a building permit/occupancy permit has not been issued, then said approval shall become automatically null and void.

Appeals of the Planning Board's decision may be made as per the Biddeford Revised Code of Ordinances.

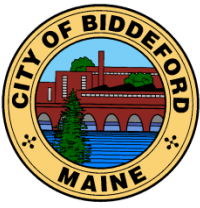
If you have any questions please call the Planning Department at 284-9115.

FOR THE BIDDEFORD PLANNING BOARD

Sincerely,


Greg D. Tansley, AICP
City Planner

Cc: J. Gagnon, Oak Point Associates (via e-mail)
R. Fecteau, Code Enforcement Officer (via e-mail)
T. Milligan, P.E., City Engineer (via e-mail)
M. Eddy, Planning and Development Director (via e-mail)
File



CITY OF BIDDEFORD

Planning and Development Department

Standard Conditions of Approval

Owner/Applicant: Southern Maine Affordable Housing

Project Description: Adam's Point 39-unit residential apartments

Project Location: 69 Adam's Street

Tax Map / Lot Number: Tax Map 38, Lot 296

Project ID: 2021.17

1. The material provided for the proposed project has been reviewed only for general conformance to the City technical requirements. The applicant(s) and/or their technical consultant shall be responsible for the actual design details and completeness of their work. It is incumbent upon the applicant(s) to ensure that the project is in conformance and complies with all City Codes, ordinances and regulations as well as with all state regulations, including, but not limited to, space and bulk standards, performance standards, use standards and other zoning type requirements.
2. All work shall be in conformance with the approved plans and submission documents. No deviations from the approved plans are permitted without prior approval from the Planning Board for major changes, and from the City Planner and City Engineer for minor changes. The City Planner shall make the determination of major or minor.
3. Contact the Department of Public Works for driveway location permits, curb cut permits and/or street opening permits prior to the start of construction.
4. If Site Development is required as part of the project, an as-built plan must be provided to the City of Biddeford Engineering Office at the end of the project on mylar and on a disk, in a format, which can be read by the City of Biddeford's Geographic Information System software. If a disk copy cannot be provided, a charge for staff time to enter the plan into the City system will be assessed to the applicant.
5. The applicant shall incorporate appropriate erosion control measures into this project to reduce erosion affects from the work. All disturbed areas must be re-vegetated and/or otherwise stabilized at the appropriate stage of the work per Maine DEP standards in the Best Management Practice (BMP) manual.

6. That the Article VI Performance Standards requirements, including but not limited to, Dust, Fumes, Vapors & Gases (Section 25), Explosive Materials (Section 28), Glare (Section 37), Noise (Section 48) be followed.
7. The applicant is required to comply with all applicable requirements of Chapter 70 (Utilities) and Chapter 71 (Utilities/Industrial Pretreatment Program).
8. If Site Development is required as part of the project, at the completion of the project the owner/applicant shall request a final inspection. This request shall be directed to the Planning Office. Performance Guarantees and remaining escrow accounts shall not be released until the Planning Office certifies that the project has been completed and is in compliance with the approval and all applicable City Ordinances.

ADAMS POINT HOUSING

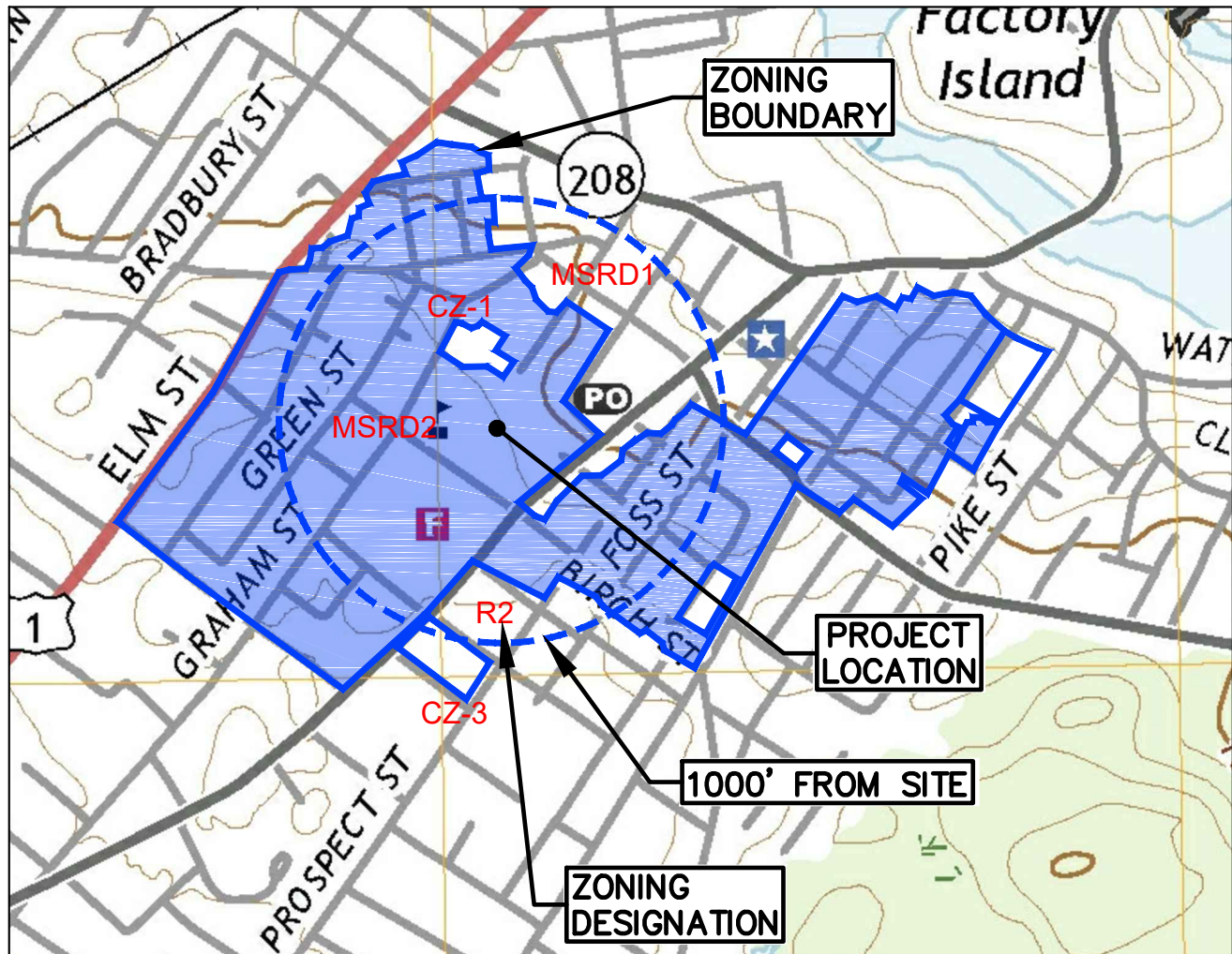
69 ADAMS STREET, BIDDEFORD, MAINE, 04005

LEGEND

	EXISTING EDGE OF ASPHALT CONCRETE PAVEMENT
	SAWCUT (SHEET CD101 ONLY)
	REMOVALS (SHEET CD101 ONLY)
	EDGE OF ASPHALT CONCRETE PAVEMENT
	EXISTING BUILDING LINE
	BUILDING LINE
	EXISTING STORM DRAIN LINE (PIPE SIZE IF KNOWN)
	STORM DRAIN LINE (PIPE SIZE INDICATED)
	EXISTING SANITARY SEWER LINE (PIPE SIZE IF KNOWN)
	SANITARY SEWER LINE (PIPE SIZE INDICATED)
	EXISTING WATER LINE (PIPE SIZE AND IF KNOWN)
	DOMESTIC WATER LINE (PIPE SIZE INDICATED)
	EXISTING OVERHEAD ELECTRIC AND COMMUNICATION LINE
	UNDERGROUND ELECTRIC CONDUIT (SIZE INDICATED).
	UNDERGROUND ELECTRIC CONDUIT (SIZE INDICATED).
	UNDERGROUND COMMUNICATIONS CONDUIT (SIZE INDICATED).
	EXISTING UNDERGROUND NATURAL GAS (PIPE SIZE IF KNOWN).
	UNDERGROUND NATURAL GAS LINE (SIZE INDICATED).
	SILT FENCE
	EXISTING ELEVATION CONTOURS (DECIMAL FEET)
	FINISH ELEVATION CONTOURS (DECIMAL FEET)
	UTILITY POINT OF CONNECTION
	EXISTING PIPE FLOW DIRECTION
	PIPE FLOW DIRECTION
	EXISTING SURFACE FLOW
	EXISTING PAD MOUNTED TRANSFORMER.
	EXISTING LIGHT POLE WITH CONCRETE FOUNDATION
	EXISTING WATER SHUT-OFF VALVE
	WATER SHUT-OFF VALVE
	FOUNDATION DRAIN CLEANOUT
	EXISTING TREELINE
	REMOVAL TREELINE
	TREELINE
	EXISTING SPOT GRADE
	FINISH SPOT GRADE
	EXISTING AND FINISH SPOT GRADES (NO CHANGE IN GRADES)
	FINISH SPOT GRADE
	EXISTING SPOT GRADE
	EXISTING SOIL TEST PIT
	DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN SHEETS WHERE DETAIL IS TAKEN
	DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN
	DEMOLITION KEYNOTE
	NEW WORK KEYNOTE

ABBREVIATIONS

@	AT
&	AND
#,NO	NUMBER
	DEGREES
±	PLUS/MINUS
ACT	ACOUSTICAL CEILING TILE
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
BD	BOARD
¢	CENTERLINE
CONC	CONCRETE
DIA Ø	DIAMETER
EPDM	ETHYLENE PROPYLENE DIENE TERPOLYMER
ELEV,EL	ELEVATION
EMERG	EMERGENCY
EQ	EQUAL
EXIST,E	EXISTING
F	FINISH
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISH FLOOR ELEVATION
FRT	FIRE RETARDANT TREATED
FT	FOOT, FEET
HDPE	HIGH DENSITY POLYETHYLENE
IN	INCH(ES)
INSUL	INSULATION
INV	INVERT
MAX	MAXIMUM
MIN	MINIMUM
mm	MILLIMETER(S)
MTL	METAL
N	NORTH
OC	ON CENTER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PT	PRESSURE TREATED
REINF	REINFORCED
SF	SQUARE FEET
SIM	SIMILAR
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURAL
SYS	SYSTEM
TBM	TEMPORARY BENCH MARK
TOS	TOP OF STEEL
TYP	TYPICAL
VIF	VERIFY IN FIELD
W/	WITH
WD	WOOD



VICINITY MAP

SCALE: 1"=800'



GRID NORTH



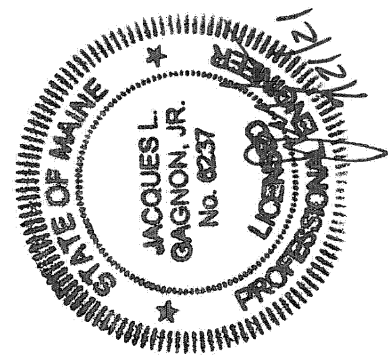
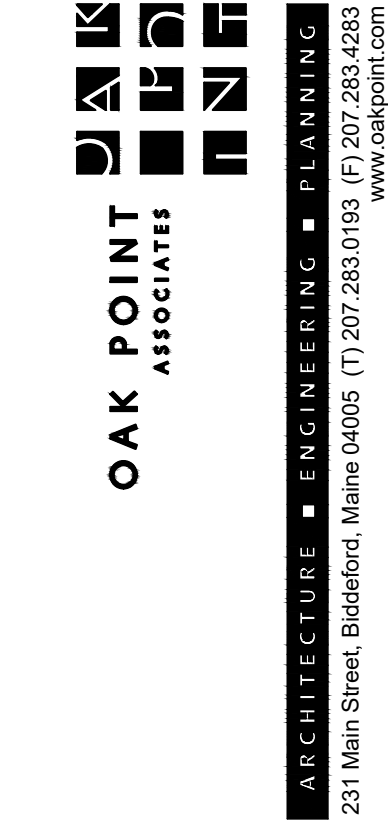
NOTES

- THESE ARE GENERAL PROJECT NOTES THAT APPLY TO THE ENTIRE PROJECT INCLUDING EACH DISCIPLINE.
- ALL COMPONENTS ARE NEW AND SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT. PROCEED WITH THE WORK AFTER DISCREPANCIES HAVE BEEN RESOLVED.
- CONFORM TO STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH ARE APPLICABLE TO THIS PROJECT, KNOWN PERMITS THAT HAVE BEEN OBTAINED BY THE OWNER INCLUDE:
 - CITY OF BIDDEFORD SITE PLAN REVIEW.
 - STATE OF MAINE STORMWATER PERMIT BY RULE.
- WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE DRAWINGS.
- DO NOT PENETRATE NEW BEAMS, GIRDERS, WAFFLE SLABS OR OTHER STRUCTURAL MEMBERS UNLESS SHOWN OTHERWISE ON THE STRUCTURAL DRAWINGS.
- DURING THE ENTIRE CONTRACT PERIOD, MAINTAIN THE CONSTRUCTION SITE IN A SECURE, WEATHER TIGHT, NEAT, CLEAN AND SAFE CONDITION.
- DISPOSE OF AND/OR RECYCLE CONSTRUCTION DEBRIS FROM THE PROJECT AS REQUIRED BY THE CONTRACT AND STATE OF MAINE. OBTAIN DISPOSAL PERMITS WHICH ARE REQUIRED. DISPOSE OF CONSTRUCTION DEBRIS FROM THE PROJECT IN A STATE APPROVED LANDFILL.
- COMPLETE WORK IN COMPLIANCE WITH INDUSTRY STANDARDS AND PERFORM WORK IN A WORKMANLIKE PROFESSIONAL MANNER.
- UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING.
- ELEVATIONS ARE BASED UPON NAVD 88.
- RESTORE SURFACES, SITE FEATURES AND LANDSCAPING THAT ARE DAMAGED BY CONSTRUCTION TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO THE OWNER.
- DO NOT DIRECT VEHICLE OR EQUIPMENT EXHAUST TOWARDS THE BUILDINGS.
- HAND EXCAVATE WITHIN 5' OF EXISTING UNDERGROUND UTILITIES AND EXISTING FOUNDATION WALLS.
- CONTACT "DIGSAFE" AT 1-888-344-7233 AND OBTAIN A "DIGSAFE" PERMIT PRIOR TO COMMENCING EXCAVATION OPERATIONS. ADDITIONALLY CONTACT "OKTODIG" AT 1-866-658-6344 FOR NON-DIG SAFE MEMBERS WITHIN THE CITY OF BIDDEFORD.

LIST OF DRAWINGS

SHEET NUMBER	DISCIPLINE SHEET	TITLE
1 OF 22	G-001	LIST OF DRAWINGS, MAPS, NOTES, LEGEND AND ABBREVIATIONS
2 OF 22	V-101	BOUNDARY, EXISTING CONDITIONS, AND TOPOGRAPHIC SURVEY
3 OF 22	CD101	REMOVALS SITE PLAN
4 OF 22	CS101	SUBDIVISION AND SITE PLAN
5 OF 22	CL101	LAYOUT PLAN
6 OF 22	CU101	UTILITY PLAN
7 OF 22	CG101	GRADING PLAN
8 OF 22	C-301	ROAD PROFILE
9 OF 22	C-302	UTILITY PROFILES
10 OF 22	C-501	EROSION CONTROL NOTES AND DETAIL
11 OF 22	C-502	EROSION CONTROL DETAILS
12 OF 22	C-503	SITE DETAILS - 1
13 OF 22	C-504	SITE DETAILS - 2
14 OF 22	C-505	SITE DETAILS - 3
15 OF 22	C-506	SITE DETAILS - 4
16 OF 22	L1.0	LANDSCAPE PLAN
17 OF 22	L2.0	LANDSCAPE DETAILS
18 OF 22	A100	GROUND FLOOR PLAN
19 OF 22	A101	FIRST FLOOR - 4th FLOOR PLAN
20 OF 22	A200	EXTERIOR ELEVATIONS
21 OF 22	E100	EXTERIOR LIGHTING PLAN
22 OF 22	WS101	WATERSHED PLANS

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION



DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 22104.04

OWNER:
SOUTHERN MAINE
AFFORDABLE HOUSING

22 South Street
Biddeford, Maine, 04005

PROJECT TITLE AND LOCATION:
ADAMS POINT HOUSING

69 Adams Street
Biddeford, Maine, 04005

LIST OF
DRAWINGS,
MAPS, NOTES,
LEGEND AND
ABBREVIATIONS

SCALE: AS NOTED

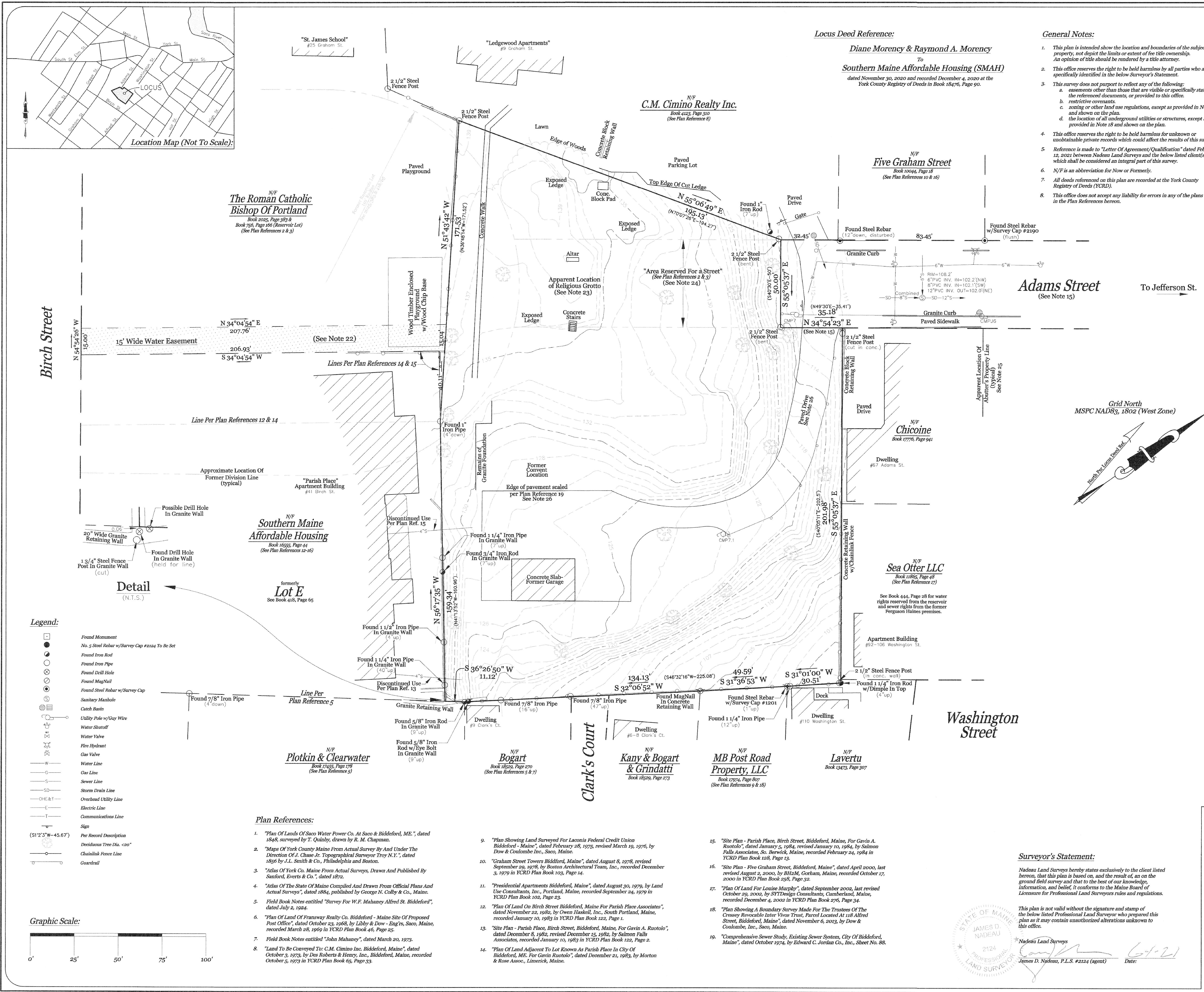
DATE: 08-02-2021

DWG.: G-001

SHEET: 1 OF 22

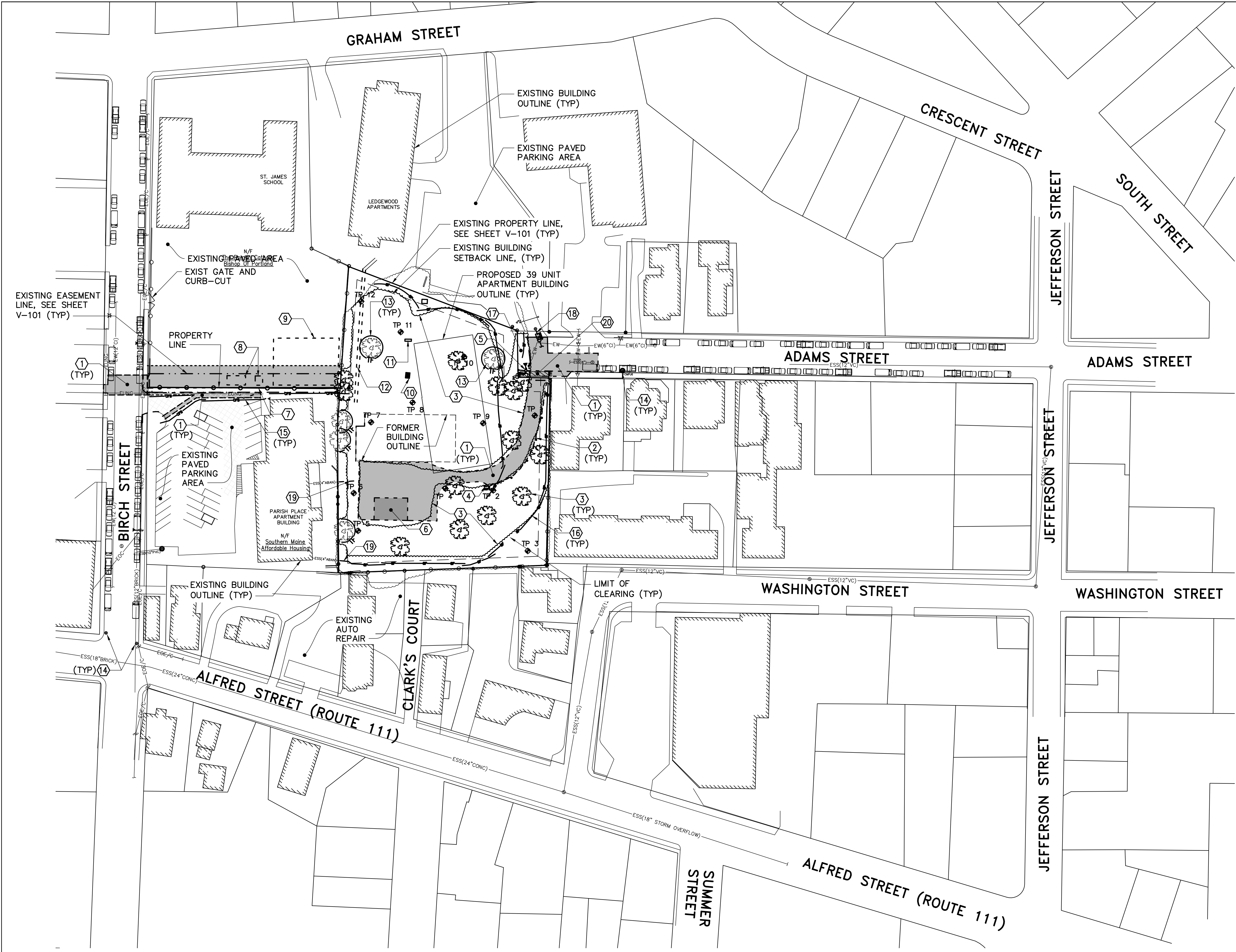
NO.	DATE	DESCRIPTION	BY
REVISIONS			

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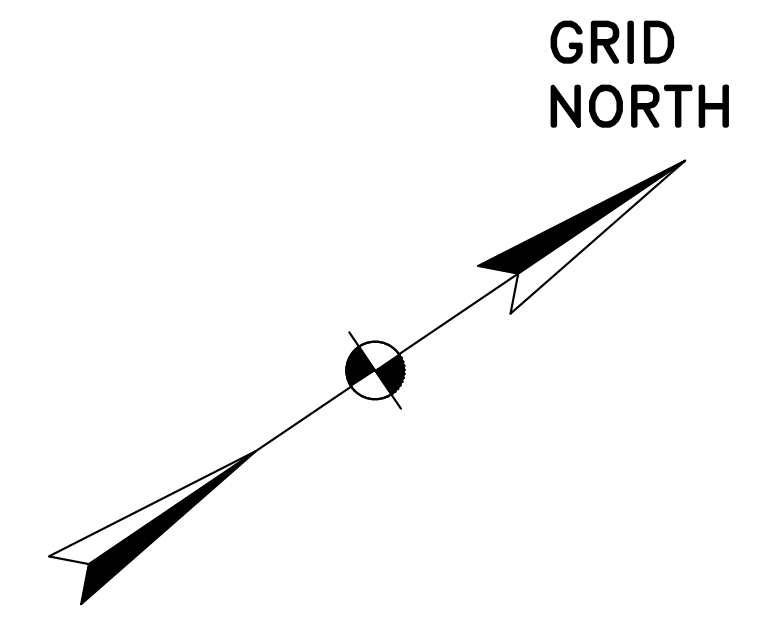


Plan Depicting The Results Of A Boundary, Existing Conditions
And Topography Survey Made For
Southern Maine Affordable Housing
Southwesterly Terminus of Adams Street
Biddeford, Maine

PREPARED BY:		 Nadeau Land Surveys	
918 BRIGHTON AVENUE PORTLAND, ME 04102	Professional Land Surveyors Certified Floodplain Managers	PH: (207) 878-7870 FAX: (207) 878-7871	
RECORD OWNER: Southern Maine Affordable Housing 22 South Street Biddeford, Maine 04005	DRAWN BY: MLC CHECKED BY: JDN/TPB INSTR: Topcon GT-505 & Topcon HiPer II GPS	PLAN DATE: 06/01/2021 SURVEY DATE: January - March 2021 SCALE: 1" = 25'	
FIELD BOOK: FB 412 & Topcon Tesla	JOB No: 2212129BECT	SHEET No: 1 of 1	



- KEYNOTES:**
- 1 REMOVE EXISTING ASPHALT CONCRETE PAVEMENT (SAWCUT WHERE INDICATED).
 - 2 REMOVE EXISTING VEHICLE GUARD RAIL AND POSTS.
 - 3 REMOVE EXISTING TREE, GRUB STUMP (ONLY TREES OVER 10-INCH DIAMETER IDENTIFIED).
 - 4 REMOVE EXISTING UTILITY POLE AND GUY WIRES.
 - 5 RELOCATE EXISTING UTILITY POLE AND LIGHT.
 - 6 REMOVE EXISTING CONCRETE SLAB-ON-GRADE AND FOUNDATION.
 - 7 REMOVE EXISTING FENCE.
 - 8 RELOCATE EXISTING STORAGE SHEDS.
 - 9 RELOCATE EXISTING PLAYGROUND.
 - 10 REMOVE EXISTING CONCRETE STAIRS.
 - 11 REMOVE EXISTING REMAINS OF ALTAR.
 - 12 REMOVE EXISTING CONCRETE WALK.
 - 13 EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCE AT DRIPLINE.
 - 14 CATCH BASIN INLET PROTECTION, 2/C-502.
 - 15 SEDIMENT CONTROL FILTER SOCK, 1/C-502.
 - 16 SILT FENCE, 1/C-501.
 - 17 CLEAR EXISTING VEGETATION TO BASE OF HILL FOR SNOW STORAGE (APPROXIMATELY 10 TO 15 FEET FROM EDGE OF PAVEMENT).
 - 18 REMOVE EXISTING STORM DRAIN PIPE AND CONNECT TO NEW DRAIN MANHOLE, SEE DRAWING CU101.
 - 19 REMOVE EXISTING ABANDONED SEWER LINES.
 - 20 CONSTRUCTION ENTRANCE/EXIT, SEE 3/C-501.



NOTE:
ALL ADJACENT USES ARE RESIDENTIAL
UNLESS NOTED OTHERWISE.

GRAPHIC SCALE
1"=50'
50' 25' 0 50' 100'
CHECK GRAPHIC SCALE BEFORE USING

1 REMOVALS SITE PLAN
CD101 SCALE: 1"=50'

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 (1) 207-283-0183 (F) 207-283-0283
www.oakpoint.com

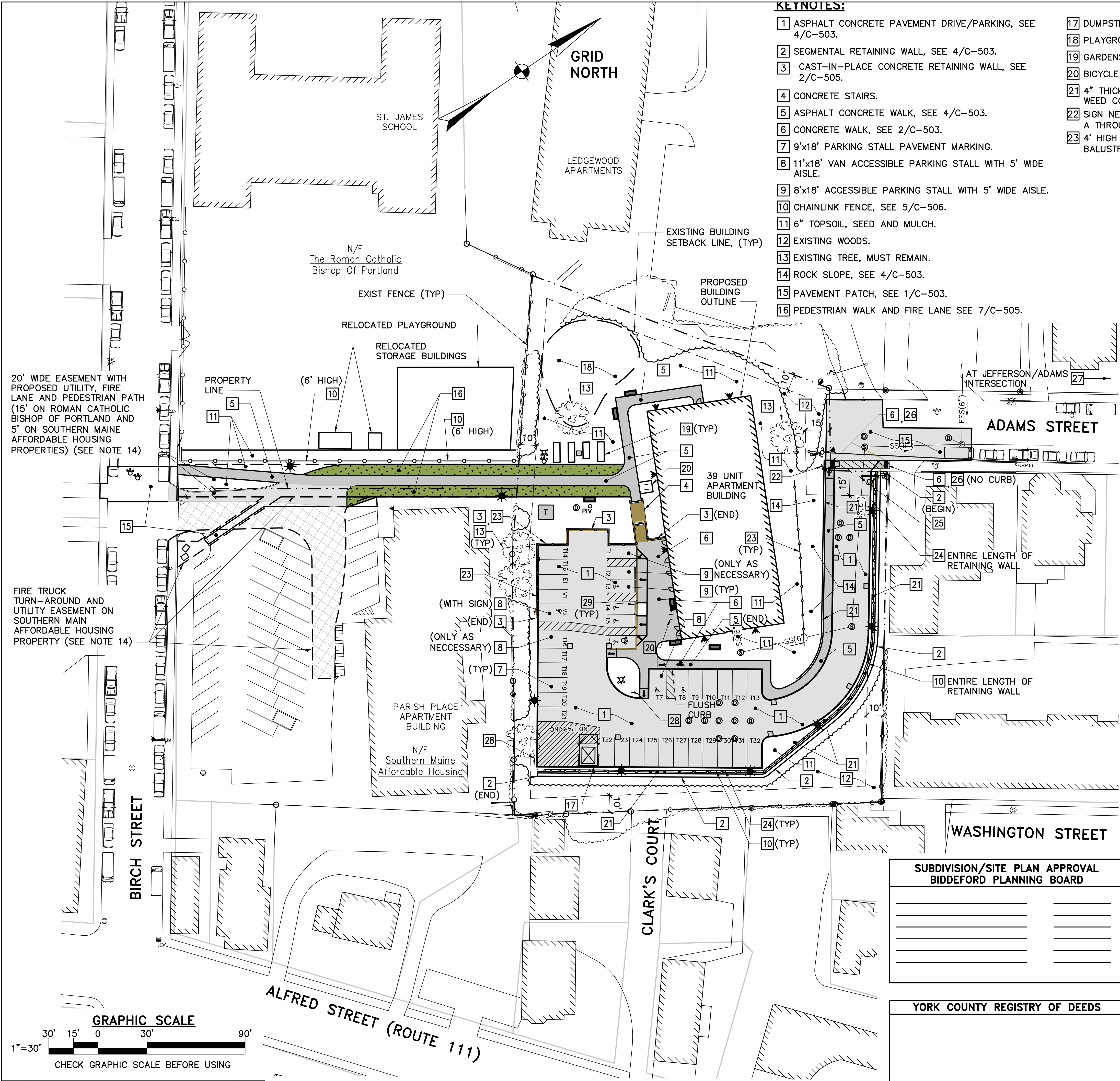
DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 22104.04

OWNER:
SOUTHERN MAINE AFFORDABLE HOUSING
22 South Street
Biddeford, Maine, 04005

PROJECT TITLE AND LOCATION:
ADAMS POINT HOUSING
69 Adams Street
Biddeford, Maine, 04005

REMOVALS SITE PLAN

SCALE: AS NOTED
DATE: 08-02-2021
DWG.: CD101
SHEET: 3 **OF** 22



KEYNOTES:

- 1 ASPHALT CONCRETE PAVEMENT DRIVE/PARKING, SEE 4/C-503.
- 2 SEGMENTAL RETAINING WALL, SEE 4/C-503.
- 3 CAST-IN-PLACE CONCRETE RETAINING WALL, SEE 2/C-505.
- 4 CONCRETE STAIRS.
- 5 ASPHALT CONCRETE WALK, SEE 4/C-503.
- 6 CONCRETE WALK, SEE 2/C-503.
- 7 9'x18' PARKING STALL PAVEMENT MARKING.
- 8 11'x18' VAN ACCESSIBLE PARKING STALL WITH 5' WIDE AISLE.
- 9 8'x18' ACCESSIBLE PARKING STALL WITH 5' WIDE AISLE.
- 10 CHAINLINK FENCE, SEE 5/C-506.
- 11 6" TOPSOIL, SEED AND MULCH.
- 12 EXISTING WOODS.
- 13 EXISTING TREE, MUST REMAIN.
- 14 ROCK SLOPE, SEE 4/C-503.
- 15 PAVEMENT PATCH, SEE 1/C-503.
- 16 PEDESTRIAN WALK AND FIRE LANE SEE 7/C-505.

- 17 DUMPSTER PAD AND ENCLOSURE, SEE 1/C-506.
- 18 PLAYGROUND, SEE 7/L2.0.
- 19 GARDENS, SEE DRAWING L1.0.
- 20 BICYCLE RACK, SEE DRAWING L1.0.
- 21 4" THICK, 3/4" CRUSHED STONE WITH WEED CONTROL FABRIC.
- 22 SIGN NEAR 69 ADAMS STREET: "NOT A THROUGH STREET".
- 23 4' HIGH DECORATIVE FENCE (VERTICAL BALUSTRADES WITH BLACK FINISH).

- 24 VEHICLE GUARD RAIL, SEE 4/C-503.
- 25 1' WIDE WHITE STOP BAR.
- 26 TACTILE WARNING PANEL, SEE 4/C-505.
- 27 PROVIDE STOP SIGNS AND STOP BAR AT JEFFERSON AND ADAMS INTERSECTION, SEE 6-C505.
- 28 "LOADING ZONE NO PARKING" SIGN AND POST.
- 29 PARKING STOP.

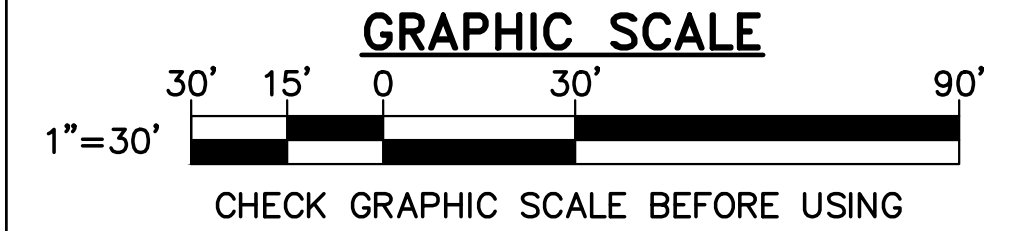
NOTES:

- PROPERTY INFORMATION
 - 1.a. OWNER: SOUTHERN MAINE AFFORDABLE HOUSING
22 SOUTH STREET
BIDDEFORD, MAINE 04005
 - 1.b. LOCUS TAX MAP: MAP 38, LOT 290
 - 1.c. DEED REFERENCE: BOOK 18476, PAGE 90 (EASEMENT: BOOK 15062, PAGE 209)
 - 1.d. TOTAL PARCEL AREA (BASED ON BOUNDARY SURVEY REFERENCED IN NOTE 2, BELOW): 62,971.5 FT² (1.44 ACRES)
- INFORMATION SHOWN HEREON IS BASED ON THE FOLLOWING:
 - 2.a. A PLAN ENTITLED "A PLAN DEPICTING THE RESULTS OF A BOUNDARY, EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY MADE FOR SOUTHERN MAINE AFFORDABLE HOUSING, SOUTHWESTERLY TERMINUS OF ADAMS STREET, BIDDEFORD, MAINE". PREPARED BY NADEAU LAND SURVEYS, 918 BRIGHTON AVENUE, PORTLAND, ME, 04102; PLAN DATE 06/01/2021.
 - 2.b. TOPOGRAPHIC SURVEY DATA INFORMATION FROM THE PLAN REFERENCE 2.a. ABOVE.
 - 2.c. SUBSURFACE WATER AND GAS MAIN LOCATIONS FROM GEOGRAPHICAL INFORMATION SYSTEM DATABASE INFORMATION OBTAINED FROM MAINE WATER COMPANY AND UNITIL CO.
 - 2.d. SUBSURFACE SEWER AND STORM DRAIN INFORMATION PROVIDED BY THE CITY OF BIDDEFORD, MAINE IN MAY, 2021 CONSISTING OF THE FOLLOWING:
 - 2.d.d. GEOGRAPHIC INFORMATION SYSTEM INFORMATION.
 - 2.d.b. A PLAN ENTITLED "GRAHAM STREET TOWERS", BIDDEFORD, MAINE, DRAWING 1 OF 2 BY BOSTON ARCHITECTURAL TEAM REVISED SEPT 19, 1978.
 - 2.d.c. A PLAN ENTITLED "PARISH PLACE", BIRCH STREET, BIDDEFORD, MAINE, SHEET S1 BY SWIFT ENGINEERING AND SALMON FALLS ASSOCIATES DATED 1-5-84.
 - 2.d.d. A PLAN ENTITLED "PLAN OF LAND FOR LOUISE MURPHY", SHEET S-100 BY SYTDESIGN CONSULTANTS DATED SEPT 2002.
 - 2.d.e. PLAN ENTITLED "EXISTING SEWER SYSTEM" INCLUDED IN THE PROJECT ENTITLED "COMPREHENSIVE SEWER STUDY" BY EDWARD C. JORDAN CO, INC, DATED OCTOBER, 1974.
- ELEVATIONS INDICATED HEREON ARE BASED ON THE NAVD 88 VERTICAL DATUM.
- UTILITIES INDICATED HEREON ARE BASED ON FIELD RECONNAISSANCE AND INFORMATION PROVIDED BY THE CITY OF BIDDEFORD, MAINE WATER, UNITIL, AND PLAN REFERENCE 2.a.. THEY ARE SHOWN IN THEIR APPROXIMATE LOCATION. AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCING WORK, DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES IN THE WORK AREA, INCLUDING UTILITIES IN HILL STREET, AND CONTACT THE FOLLOWING:
 - 4.a. "DIGSAFE" AT 1-888-344-7233 TO OBTAIN A "DIGSAFE" PERMIT
 - 4.b. "OK-TO-DIG" AT 1-866-658-6344
 - 4.c. MAINE WATER AT 1-800-287-1643
 - 4.d. CITY OF BIDDEFORD AT 207-282-1579 OR AT 207-282-1350
- REPORT DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD-IDENTIFIED UTILITY LOCATIONS TO THE OWNER PRIOR TO DISTURBING AREAS SURROUNDING THE EXISTING UNDERGROUND UTILITIES.
- ZONING INFORMATION:

	PER ORDINANCE:	PER CONTRACT ZONE:
6.a. ZONE:	MSRD 2	CONTRACT ZONE NO. 20
6.b. FRONT YARD SETBACK:	15'	15' (41.5' PROVIDED)
6.c. SIDE AND REAR YARD SETBACKS:	10'	10' (21.3' PROVIDED)
6.d. MINIMUM LOT SIZE PER DWELLING:	2,000 FT ²	1,614 FT ² (39 UNITS)
6.e. MINIMUM LOT FRONTAGE:	50'	50' (85.18' PROVIDED)
6.f. MAXIMUM HEIGHT:	3 STORIES (35')	5 STORIES (60')
6.g. PARKING SPACES:	2 PER UNIT (78)	0.75 PER UNIT (30) (35 PROVIDED)
6.h. BICYCLES:	-	8 OUTDOOR, 20 INDOOR PROVIDED
6.i. PARKING AND PROTECTIVE BUFFERS:		
6.i.a. NON-VEGETATED:	75% MAX	75% MAX (53.0% PROVIDED)
6.i.b. PAVED/PARKING AND PEDESTRIAN SURFACE:	30% MAX	30% MAX (38.6%, WITH WAIVER OF ARTICLE XI,5.1.3)
6.i.c. NATURAL AREAS/ LANDSCAPED AREAS:	25% MIN	25% MIN (47.0% PROVIDED)
- TRAFFIC CONTROL NOTE: PREPARE AND SUBMIT A WRITTEN TRAFFIC CONTROL PLAN TO THE CITY OF BIDDEFORD FOR APPROVAL PRIOR TO ANY LANE CLOSURES OR WORK WITHIN THE RIGHT OF WAY.
- OBTAIN CITY OF BIDDEFORD STREET OPENING PERMIT PRIOR TO PERFORMING WORK IN THE RIGHT OF WAY.
- PRIOR TO BEGINNING EXCAVATION, PROVIDE PRODUCT INFORMATION SUBMITTALS FOR THE FOLLOWING PRODUCTS TO THE CITY OF BIDDEFORD ENGINEERING DEPARTMENT AND PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL:
 - 9.a. STORM DRAIN PIPING
 - 9.b. STORM DRAIN LATERAL CONNECTION
 - 9.c. DRAIN MANHOLE
 - 9.d. SEWER LINE PIPING
- PRIOR TO BEGINNING EXCAVATION, COORDINATE WITH THE CITY OF BIDDEFORD PUBLIC WORKS DEPARTMENT FOR INSPECTIONS OF THE FOLLOWING ITEMS:
 - 10.a. LATERAL CONNECTIONS TO THE EXISTING STORM DRAIN SYSTEM
 - 10.b. STORM DRAIN LINE INSTALLATION WITHIN THE ADAMS STREET RIGHT OF WAY
 - 10.c. CONNECTIONS TO THE EXISTING SANITARY SEWER STUB AT THE EDGE OF THE ADAMS STREET RIGHT OF WAY
- MAIL BOXES WILL BE INSIDE BUILDING LOBBY.
- PARKING MUST BE AVAILABLE FOR USE BEFORE OCCUPANCY PERMIT IS ISSUED.
- THE PURPOSE OF THIS PLAN IS APPROVAL OF A 39 AFFORDABLE HOUSING RESIDENTIAL-UNIT DEVELOPMENT THAT IS SUBJECT TO THE CITY OF BIDDEFORD'S SUBDIVISION ORDINANCE (CHAPTER 66), SITE PLAN AND ZONING REGULATIONS (ARTICLE XI OF THE LAND DEVELOPMENT REGULATIONS), AND CONTRACT ZONE AMENDMENT NO. 20.
- FIRE LANE AND UTILITY EASEMENT FROM BIRCH STREET TO 69 ADAMS STREET CONSISTS OF A 15-FOOT WIDE EASEMENT FROM THE ROMAN CATHOLIC BISHOP OF PORTLAND PROPERTY TO BE EXECUTED AS A CONDITION OF APPROVAL. A 5-FOOT WIDE UTILITY EASEMENT AND FIRE TRUCK TURNING EASEMENT FROM SOUTHERN MAINE AFFORDABLE HOUSING TO A FUTURE OWNER OF 69 ADAMS STREET MUST BE EXECUTED AS PART OF THE PROPERTY TRANSFER.

SUBDIVISION/SITE PLAN APPROVAL
BIDDEFORD PLANNING BOARD

YORK COUNTY REGISTRY OF DEEDS



1	9/21/21	REVISE PER FINAL REVIEW COMMENTS	JLG
NO.	DATE	DESCRIPTION	BY
REVISIONS			

1 SUBDIVISION AND SITE PLAN
CS101 SCALE: 1"=30'

NOTE:
SEE THE LANDSCAPE SHEET L1.0 FOR PLANTINGS, SITE AMENITIES, AND GROUND COVERS.

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES

JLG
DEW
JLG

DESIGNED BY: JLG
DRAWN BY: JLG
CHECKED BY: JLG
PROJECT: 22104.04

OWNER:
SOUTHERN MAINE AFFORDABLE HOUSING

PROJECT TITLE AND LOCATION:
ADAMS POINT HOUSING

69 Adams Street
Biddeford, Maine, 04005

SUBDIVISION AND SITE PLAN

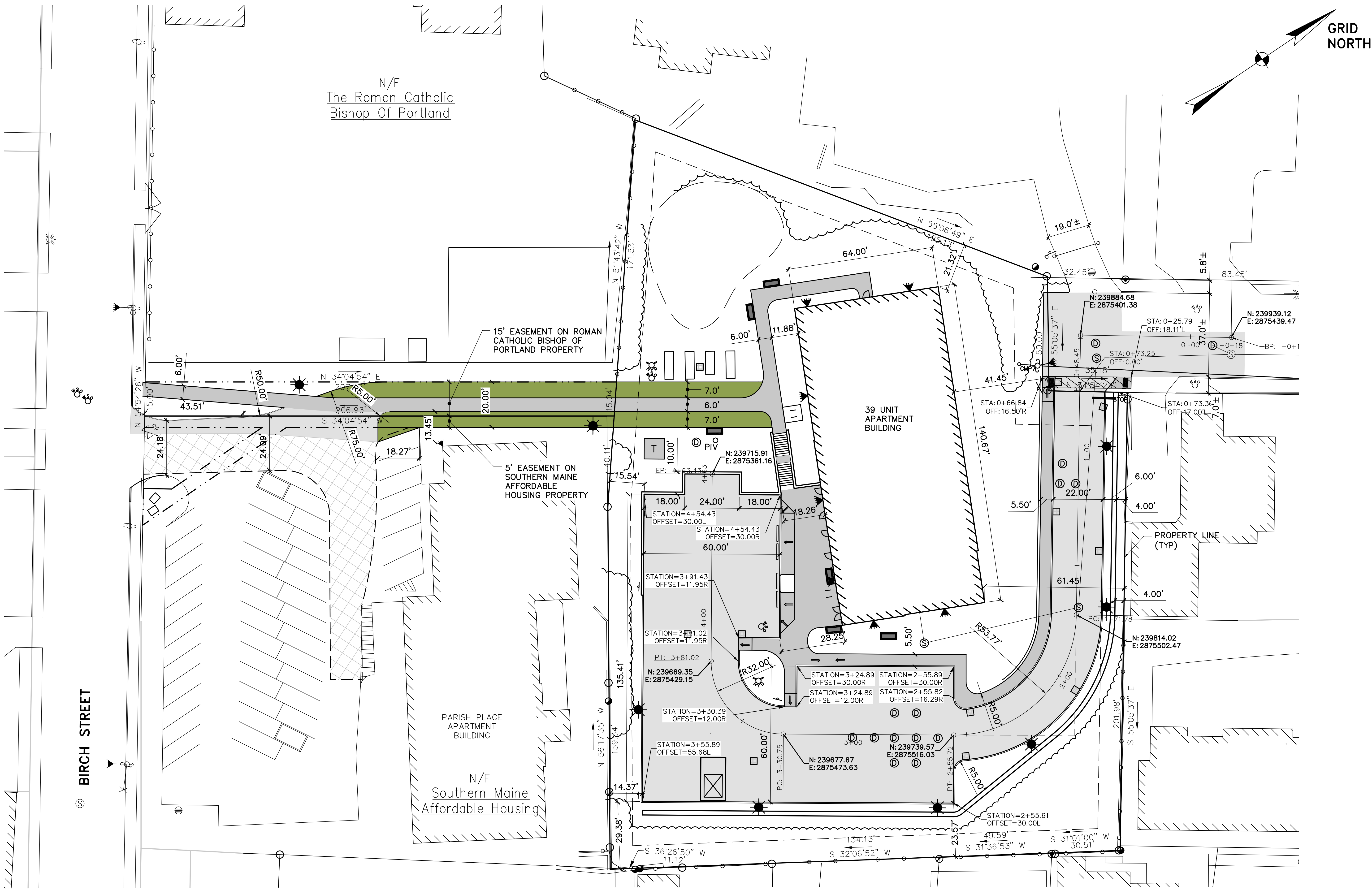
SCALE: AS NOTED

DATE: 08-02-2021

DWG.: CS101

SHEET: 4 OF 22

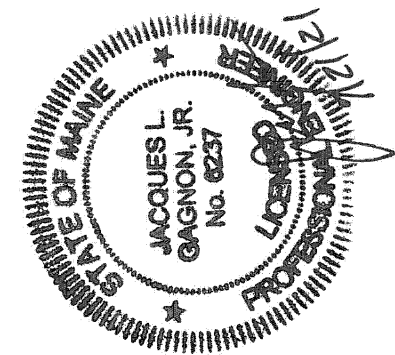
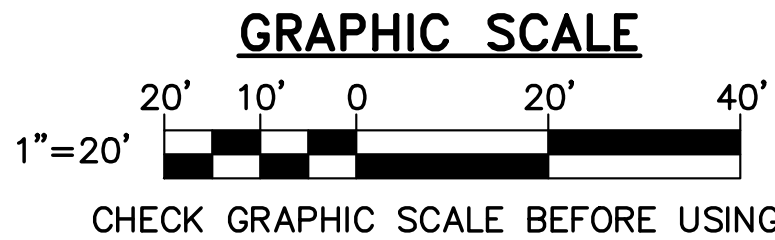
1	9/21/21	REVISE PER FINAL REVIEW COMMENTS	JLG
NO.	DATE	DESCRIPTION	BY
REVISIONS			



1 LAYOUT PLAN
CL101 SCALE: 1"=20'

LAYOUT NOTES:

- DIMENSIONS SHOWN TO FACE OF CURB, FACE OF RETAINING WALL, EDGE OF PAVEMENT, EDGE OF STABILIZED TURF, AND FACE OF BUILDING FOUNDATION WALL UNLESS NOTED OTHERWISE.
- DIMENSIONS SHOWN ARE IN DECIMAL FEET.
- COORDINATES ARE BASED ON MAINE STATE PLANE COORDINATES NAD83 WEST ZONE.



DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 22104.04

OWNER:
SOUTHERN MAINE
AFFORDABLE HOUSING
22 South Street
Biddeford, Maine, 04005

PROJECT TITLE AND LOCATION:
ADAMS POINT HOUSING
69 Adams Street
Biddeford, Maine, 04005

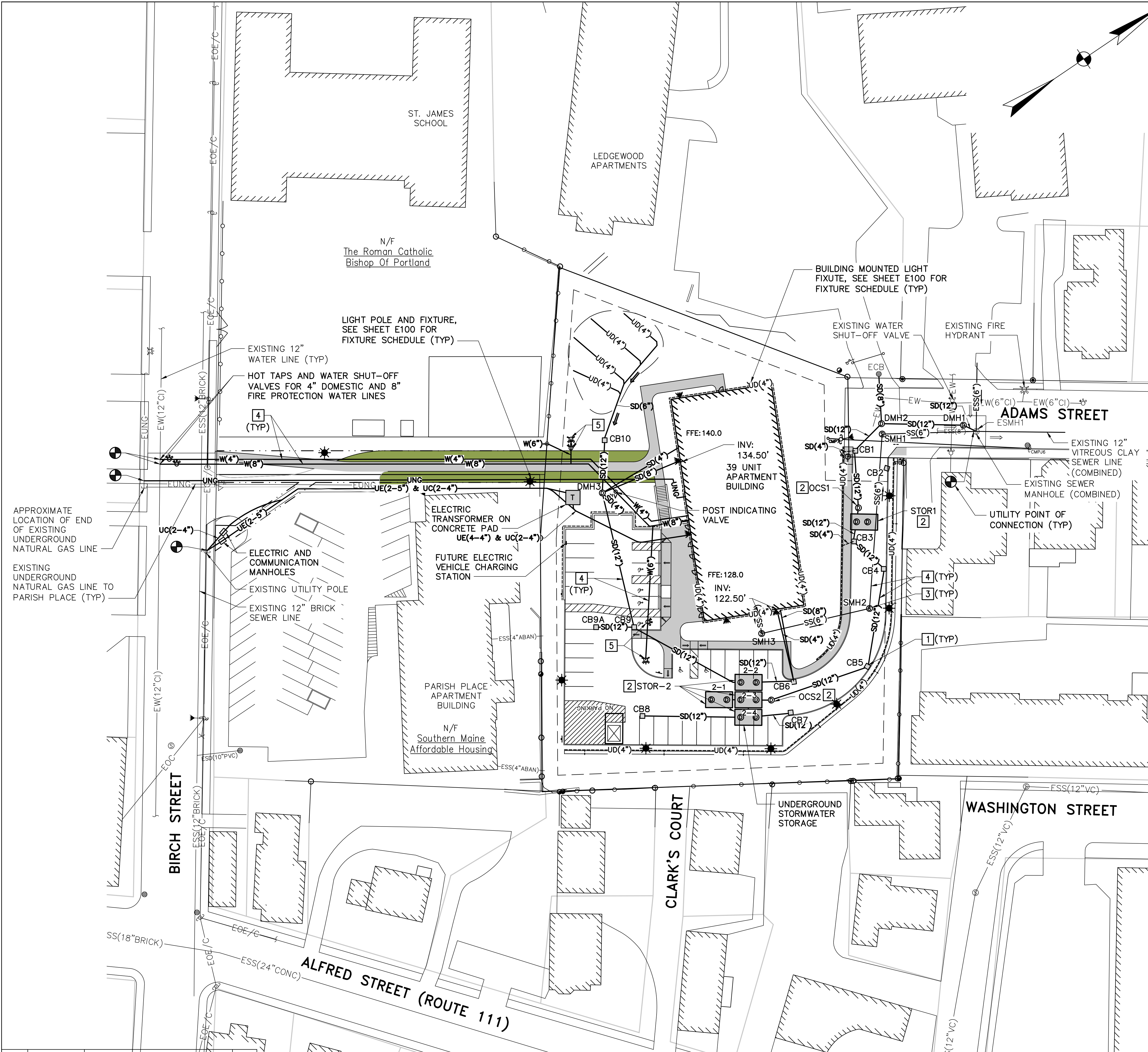
LAYOUT
PLAN

SCALE: AS NOTED

DATE: 08-02-2021

DWG.: CL101

SHEET: 5 OF 22



GRID NORTH

KEYNOTES

- 1 CATCH BASIN, SEE 5/C-503.
- 2 STORAGE TANK AND OUTLET CONTROL STRUCTURE, SEE 1/C-504 AND 2-C504.
- 3 SANITARY SEWER MANHOLE, SEE 3/C-505.
- 4 PIPE TRENCH (TYP), SEE 5/C-505.
- 5 FIRE HYDRANT AND SHUT-OFF VALVE

STRUCTURE NAME:	DETAILS:
ESMH1	RIM:108.70 INV IN:102.10, SS(6") INV IN:102.20, ESS(6") INV IN:102.10, SD(12") INV OUT:102.00, ESS(12")
SMH1	RIM:111.20 INV IN:105.76, SS(6") INV OUT:104.93, SS(6")
SMH2	RIM:118.29 INV IN:113.30, SS(6") INV OUT:113.20, SS(6")
SMH3	RIM:126.00 INV IN:121.50, SS(6") INV OUT:118.18, SS(6")

STRUCTURE NAME:	DETAILS:
CB1	RIM:111.94 INV IN:102.82, SD(12") INV IN:107.14, SD(12") INV IN:106.06, SD(4") INV OUT:102.72, SD(12")
CB2	RIM:112.18 INV OUT:106.89, SD(12")
CB3	RIM:113.96 INV IN:109.27, SD(12") INV IN:109.24, SD(4") INV OUT:109.16, SD(12")
CB4	RIM:115.55 INV IN:109.50, SD(12") INV OUT:109.40, SD(12")
CB5	RIM:121.42 INV IN:109.91, SD(12") INV OUT:109.81, SD(12")
CB6	RIM:123.82 INV IN:119.82, SD(8") INV IN:119.82, SD(4") INV OUT:119.72, SD(12")
CB7	RIM:123.89 INV OUT:119.79, SD(12")
CB8	RIM:125.67 INV OUT:119.79, SD(12")
CB9	RIM:126.66 INV IN:122.84, SD(12") INV IN:122.61, SD(12") INV OUT:122.74, SD(12")
CB9A	RIM:126.71 INV OUT:122.49, SD(12")
CB10	RIM:137.12 INV OUT:132.36, SD(12")
DMH1	RIM:108.69 INV IN:102.24, SD(12") INV OUT:102.14, SD(12")
DMH2	RIM:111.82 INV IN:102.60, SD(12") INV IN:102.70, SD(8") INV OUT:102.50, SD(12")
DMH3	RIM:138.38 INV IN:132.03, SD(12") INV IN:132.03, SD(4") INV IN:132.03, SD(8") INV OUT:124.50, SD(12") INV OUT:122.88, SD(4")
ECB	RIM:110.78 INV OUT:107.78, SD(8")

STRUCTURE NAME:	DETAILS:
OCS1	RIM:113.00 INV IN:103.10, SD(4") INV IN:106.32, SD(4") INV IN:108.86, SD(12") INV OUT:103.00, SD(12")
OCS2	RIM:124.30 INV IN:110.33, SD(4") INV IN:115.67, SD(4") INV IN:119.29, SD(12") INV OUT:110.23, SD(12")
STOR1	RIM:113.28 INV IN:109.10, SD(12") INV OUT:108.90, SD(12") INV OUT:106.36, SD(4") INV OUT:103.14, SD(4")
STOR2-1	RIM:124.87 INV OUT:110.50, SD(12")
STOR2-2	RIM:124.34 INV IN:119.09, SD(12") INV IN:120.51, SD(12") INV OUT:110.51, SD(12")
STOR2-3	RIM:124.50 INV IN:110.50, SD(12") INV IN:110.51, SD(12") INV OUT:119.36, SD(12") INV OUT:115.74, SD(4") INV OUT:110.40, SD(4")
STOR2-4	RIM:124.29 INV IN:119.46, SD(12") INV IN:119.94, SD(12") INV OUT:110.51, SD(12")

GRAPHIC SCALE

1"=30'

30' 15' 0 30' 90'

CHECK GRAPHIC SCALE BEFORE USING

1	9/21/21	REVISE PER FINAL REVIEW COMMENTS	JLG
NO.	DATE	DESCRIPTION	BY
REVISIONS			

1 UTILITY PLAN
CU101 SCALE: 1"=30'

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

OAK POINT ASSOCIATES

ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 (T) 207-283-0183 (F) 207-283-0283
www.oakpoint.com

DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 22104.04

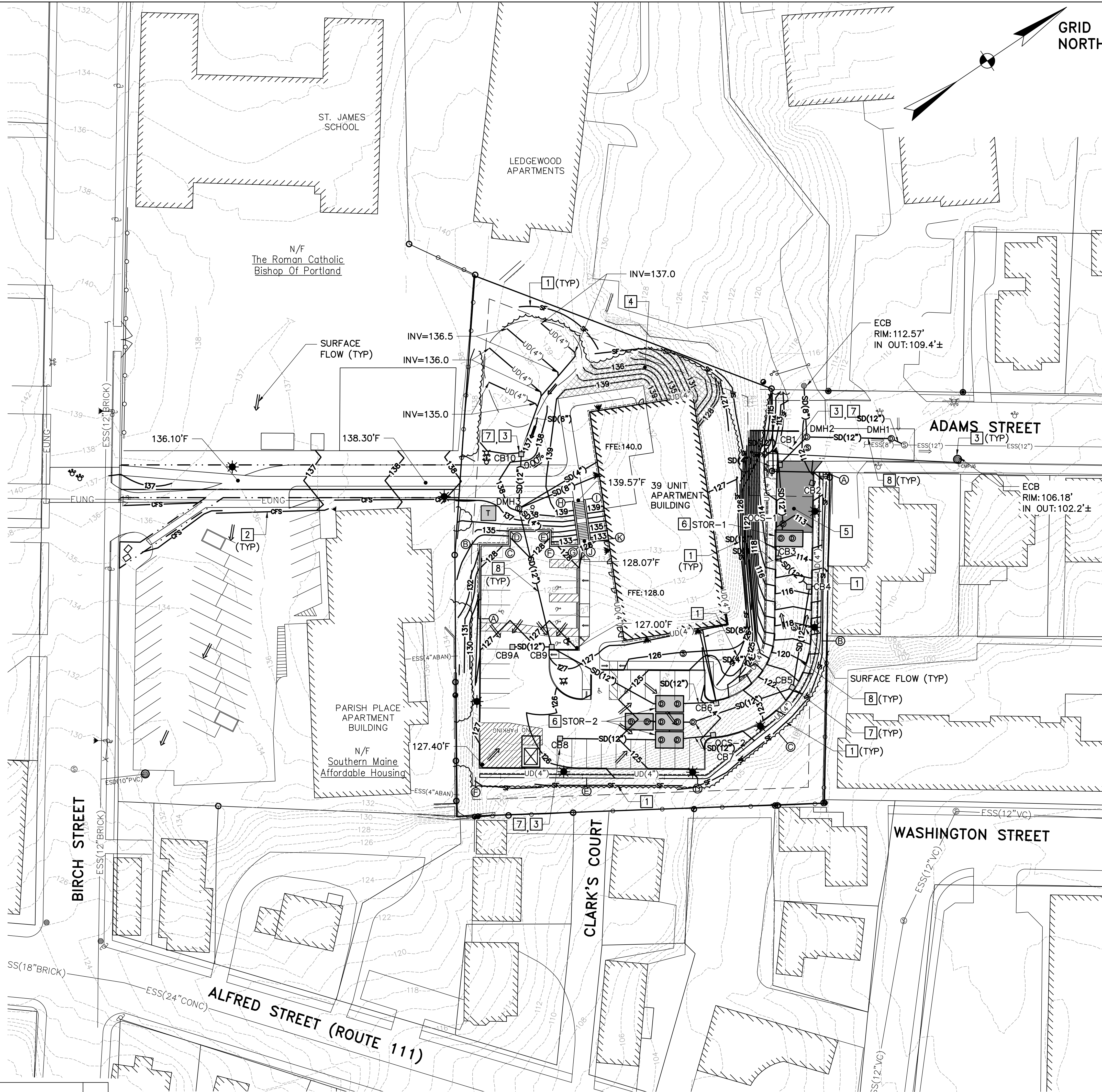
OWNER:
SOUTHERN MAINE AFFORDABLE HOUSING
22 South Street
Biddeford, Maine, 04005

PROJECT TITLE AND LOCATION:
ADAMS POINT HOUSING
69 Adams Street
Biddeford, Maine, 04005

UTILITY PLAN

SCALE: AS NOTED
DATE: 08-02-2021
DWG.: CU101
SHEET: 6 OF 22

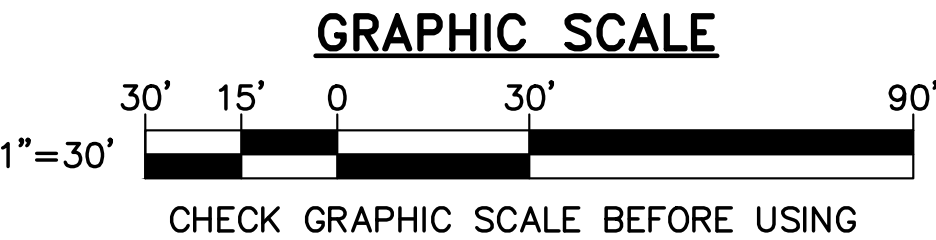
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NO.	DATE	DESCRIPTION	BY
REVISIONS			



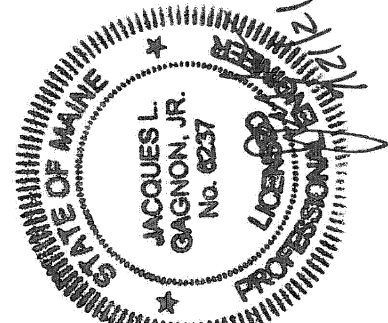
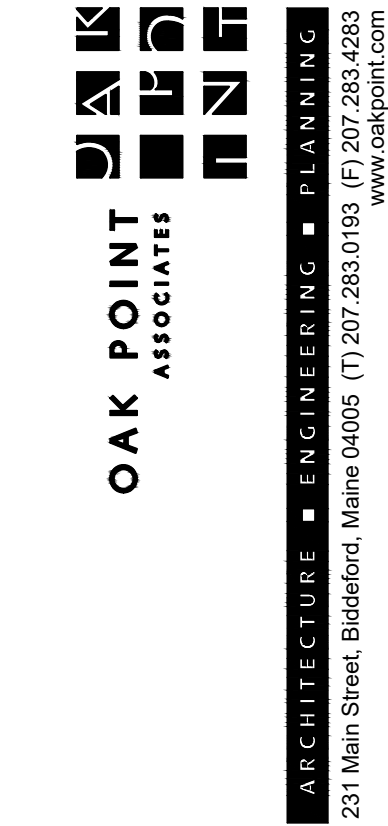
RETAINING WALL ELEVATIONS			
PARKING LOT: EAST/NORTH			
PT	BOW	TOW	HEIGHT
A	111.60	112.54	0.94
B	111.40	118.98	7.58
C	108.93	123.68	14.75
D	107.00	124.85	17.85
E	120.16	126.36	6.20
F	124.62	125.54	0.92
PARKING LOT: SOUTH/WEST			
PT	BOW	TOW	HEIGHT
A	127.36	128.50	1.14
B	128.24	133.50	5.26
C	127.90	133.50	5.60
D	128.08	136.00	7.92
E	128.08	136.00	7.92
F	127.90	133.50	5.60
G	128.24	133.50	5.26
H	139.37	140.37	1.00
I	139.44	140.37	0.93
J	128.02	133.00	4.98
K	128.02	133.00	4.98

- NOTES:**
- SEE DRAWING C-501 FOR EROSION CONTROL NOTES.
 - SEE DRAWING CU101 FOR RIM AND INVERT INFORMATION.

- KEYNOTES:** (THIS SHEET ONLY)
- SILT FENCE, SEE 1/C-501.
 - SEDIMENT CONTROL FILTER SOCK, SEE 1/C-502.
 - CATCH BASIN INLET PROTECTION, SEE 2/C-502.
 - EROSION CONTROL BLANKET, SEE 8/C-502.
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE 3/C-502.
 - OUTLET CONTROL STRUCTURE AND UNDERGROUND STORMWATER STORAGE, SEE 1/C-504 AND 2/C-504.
 - CATCH BASIN, SEE 5/C-503.
 - PIPE TRENCH, SEE 5/C-505.



FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION



DESIGNED BY: JLG
DRAWN BY: JLG
CHECKED BY: JLG
PROJECT: 22104.04

OWNER:
**SOUTHERN MAINE
AFFORDABLE HOUSING**
22 South Street
Biddeford, Maine, 04005

PROJECT TITLE AND LOCATION:
ADAMS POINT HOUSING
69 Adams Street
Biddeford, Maine, 04005

**GRADING
PLAN**

SCALE: AS NOTED
DATE: 08-02-2021

DWG.: **CG101**

SHEET: **7** OF **22**



STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ESMH1	RIM: 108.70 INV IN: 102.10, SS(6") INV IN: 102.20, ESS(6") INV IN: 102.10, SD(12") INV OUT: 102.00, ESS(12")
SMH1	RIM: 111.20 INV IN: 105.76, SS(6") INV OUT: 104.93, SS(6")
SMH2	RIM: 118.29 INV IN: 113.30, SS(6") INV OUT: 113.20, SS(6")
SMH3	RIM: 126.00 INV IN: 121.50, SS(6") INV OUT: 118.18, SS(6")

KEYNOTES

- 1 CATCH BASIN, SEE 5/C-503.
- 2 STORAGE TANK AND OUTLET CONTROL STRUCTURE, SEE 1/C-504 AND 2-C504.
- 3 SANITARY SEWER MANHOLE, SEE 3/C-505.
- 4 PIPE TRENCH (TYP), SEE 5/C-505.

1 DRIVEWAY/PARKING LOT PROFILE
C-301 SCALE: 1"=30' HORIZ, 1"=3' VERT



CHECK GRAPHIC SCALES BEFORE USING

**SOUTHERN MAINE
AFFORDABLE HOUSING**

ADAMS POINT HOUSING
69 Adams Street
Biddeford, Maine, 04005

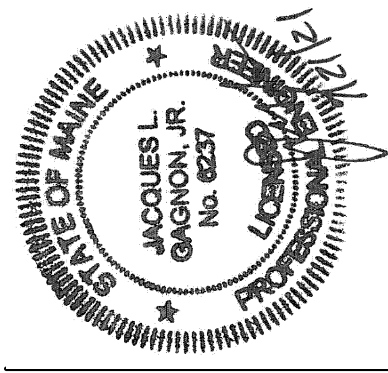
ROAD PROFILE

SCALE: AS NOTED

DATE: 08-02-2021

DWG.: **C-301**

SHEET: 8 OF **22**



DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 22104.04

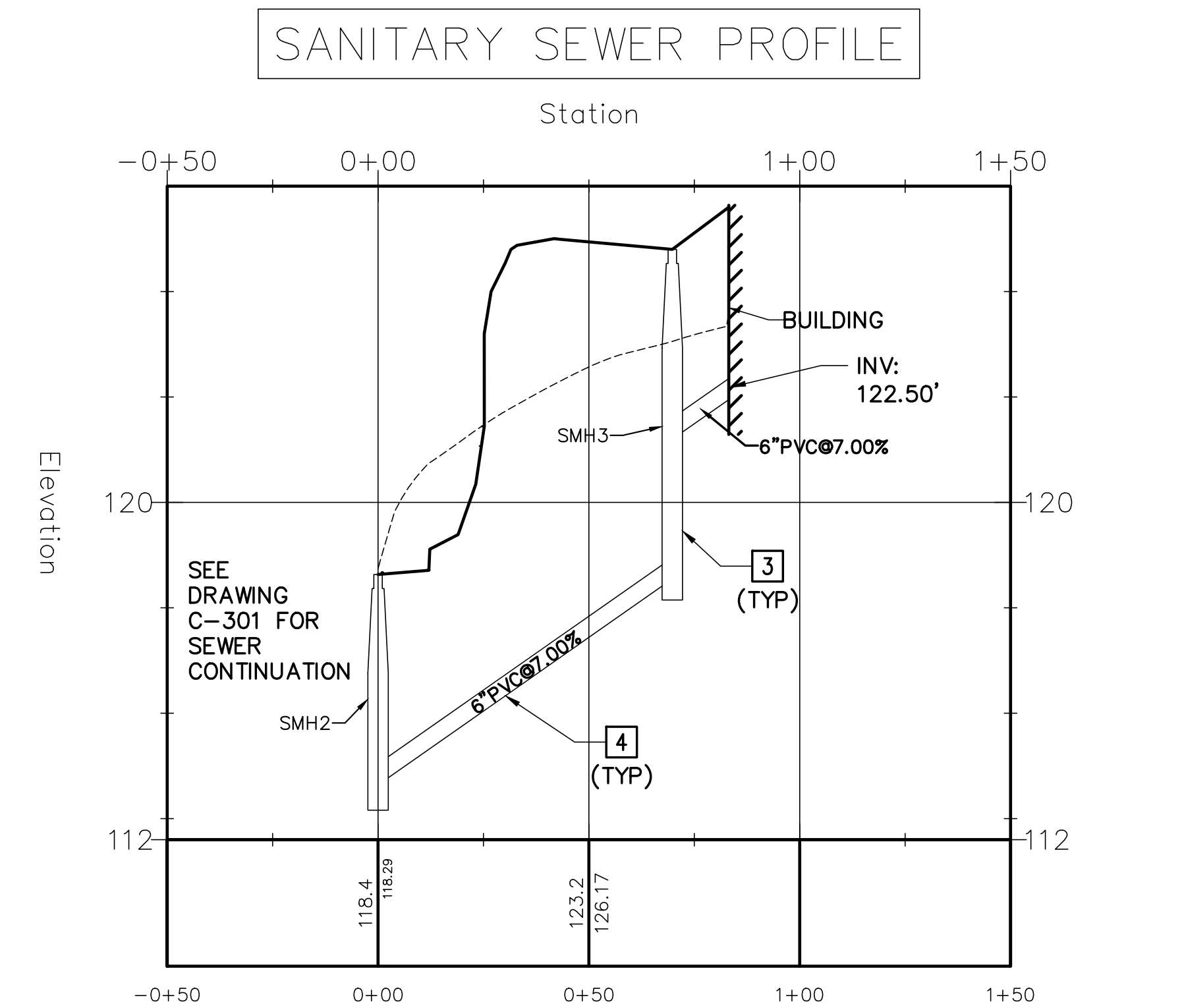
OAK POINT
ASSOCIATES

U A I P L E

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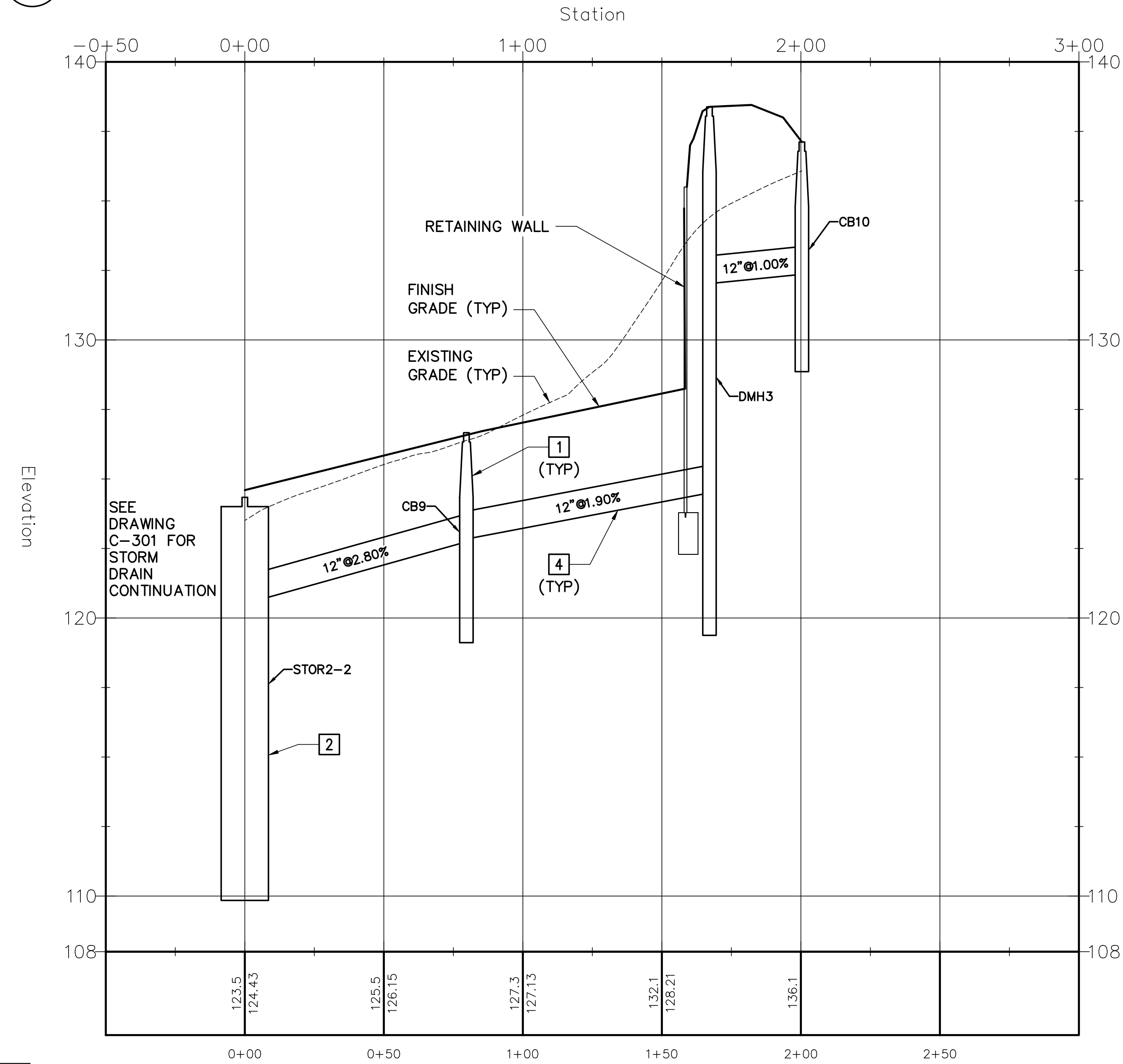
1	9/21/21	REVISE PER FINAL REVIEW COMMENTS	JLG
NO.	DATE	DESCRIPTION	BY
REVISIONS			



2 SANITARY SEWER PROFILE

C-302 SCALE: 1"=30' HORIZ, 1"=3' VERT

STORM DRAIN PROFILE



1 STORM DRAIN PROFILE

C-302 SCALE: 1"=30' HORIZ, 1"=3' VERT

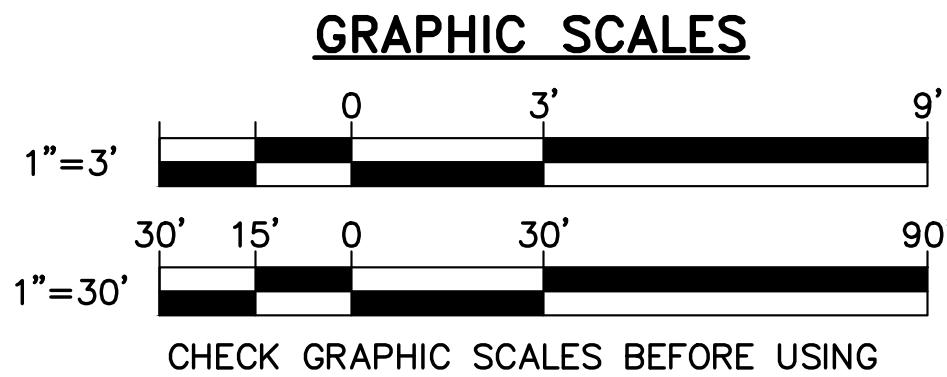
STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
CB1	RIM: 111.94 INV IN: 102.82, SD(12") INV IN: 107.14, SD(12") INV IN: 106.06, SD(4") INV OUT: 102.72, SD(12")
CB2	RIM: 112.18 INV OUT: 106.89, SD(12")
CB3	RIM: 113.96 INV IN: 109.27, SD(12") INV IN: 109.24, SD(4") INV OUT: 109.16, SD(12")
CB4	RIM: 115.55 INV IN: 109.50, SD(12") INV OUT: 109.40, SD(12")
CB5	RIM: 121.42 INV IN: 109.91, SD(12") INV OUT: 109.81, SD(12")
CB6	RIM: 123.82 INV IN: 119.82, SD(8") INV IN: 119.82, SD(4") INV OUT: 119.72, SD(12")
CB7	RIM: 123.89 INV OUT: 119.89, SD(12")
CB8	RIM: 125.67 INV OUT: 119.79, SD(12")
CB9	RIM: 126.66 INV IN: 122.84, SD(12") INV IN: 122.61, SD(12") INV OUT: 122.74, SD(12")
CB9A	RIM: 126.71 INV OUT: 122.49, SD(12")
CB10	RIM: 137.12 INV OUT: 132.36, SD(12")
DMH1	RIM: 108.69 INV IN: 102.24, SD(12") INV OUT: 102.14, SD(12")
DMH2	RIM: 111.82 INV IN: 102.60, SD(12") INV IN: 102.70, SD(8") INV OUT: 102.50, SD(12")
DMH3	RIM: 138.38 INV IN: 132.03, SD(12") INV IN: 132.03, SD(4") INV IN: 132.03, SD(8") INV OUT: 124.50, SD(12") INV OUT: 122.88, SD(4")
ECB	RIM: 110.78 INV OUT: 107.78, SD(8")

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
ESMH1	RIM: 108.70 INV IN: 102.10, SS(6") INV IN: 102.20, ESS(6") INV IN: 102.10, SD(12") INV OUT: 102.00, ESS(12")
SMH1	RIM: 111.20 INV IN: 105.76, SS(6") INV OUT: 104.93, SS(6")
SMH2	RIM: 118.29 INV IN: 113.30, SS(6") INV OUT: 113.20, SS(6")
SMH3	RIM: 126.00 INV IN: 121.50, SS(6") INV OUT: 118.18, SS(6")

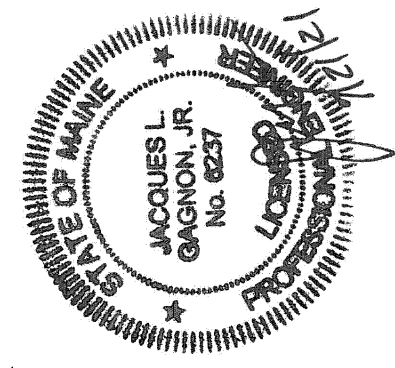
KEYNOTES

- 1 CATCH BASIN, SEE 5/C-503.
- 2 STORAGE TANK AND OUTLET CONTROL STRUCTURE, SEE 1/C-504 AND 2-C504.
- 3 SANITARY SEWER DROP MANHOLE, SEE 3/C-505.
- 4 PIPE TRENCH (TYP), SEE 5/C-505.

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
OCS1	RIM: 113.00 INV IN: 103.10, SD(4") INV IN: 106.32, SD(4") INV IN: 108.86, SD(12") INV OUT: 103.00, SD(12")
OCS2	RIM: 124.30 INV IN: 110.33, SD(4") INV IN: 115.67, SD(4") INV IN: 119.29, SD(12") INV OUT: 110.23, SD(12")
STOR1	RIM: 113.28 INV IN: 109.10, SD(12") INV OUT: 108.90, SD(12") INV OUT: 106.36, SD(4") INV OUT: 103.14, SD(4")
STOR2-1	RIM: 124.87 INV OUT: 110.50, SD(12")
STOR2-2	RIM: 124.34 INV IN: 119.09, SD(12") INV IN: 120.51, SD(12") INV OUT: 110.51, SD(12")
STOR2-3	RIM: 124.50 INV IN: 110.50, SD(12") INV IN: 110.51, SD(12") INV OUT: 119.36, SD(12") INV OUT: 115.74, SD(4") INV OUT: 110.40, SD(4")
STOR2-4	RIM: 124.29 INV IN: 119.46, SD(12") INV IN: 119.94, SD(12") INV OUT: 110.51, SD(12")



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DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 22104.04

OWNER:
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22 South Street
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69 Adams Street
Biddeford, Maine, 04005

UTILITY PROFILES

SCALE: AS NOTED

DATE: 08-02-2021

DWG.: C-302

SHEET: 9 OF 22

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EROSION AND SEDIMENT CONTROL

A. GENERAL NOTES

1. DURING CONSTRUCTION AND THEREAFTER, IMPLEMENT EROSION CONTROL MEASURES AS INDICATED AND SPECIFIED. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" BY THE MAINE DEP.
2. IMPLEMENT ALL NECESSARY MEASURES TO CONTROL EROSION AND SEDIMENTATION FROM THE PROJECT SITE AS REQUIRED PURSUANT TO THE MAINE EROSION AND SEDIMENTATION CONTROL LAW.
3. LIMIT AREAS OF EXPOSED SOILS TO THOSE AREAS THAT WILL ACTIVELY BE WORKED. TEMPORARILY STABILIZE ANY AREA OF DISTURBED SOIL THAT REMAINS UNWORKED FOR MORE THAN 14 DAYS USING TEMPORARY MULCHING (IF THE SOIL WILL BE PERMANENTLY STABILIZED WITHIN 30 DAYS) OR TEMPORARY SEEDING AND MULCHING (IF THE SOIL WILL NOT BE PERMANENTLY STABILIZED WITHIN 30 DAYS). PERMANENTLY STABILIZE ANY AREA OF DISTURBED SOIL BROUGHT TO FINAL GRADE WITHIN 7 DAYS. DISTURBED SOILS DO NOT INCLUDE COMPACTED STRUCTURAL FILLS USED FOR ROADS, PARKING LOTS, AND BUILDING FOUNDATIONS.
4. TEMPORARY EROSION CONTROL MEASURES INCLUDE THE USE OF EROSION CONTROL DEVICES, TEMPORARY SEEDING AND MULCHING, CONSTRUCTION PHASING, AND PROVISIONS FOR STABILIZING INACTIVE AREAS. PERMANENT EROSION CONTROL MEASURES INCLUDE THE USE OF EROSION CONTROL BLANKETS, RIPRAP OUTLET PROTECTION, AND PERMANENT SEEDING AND MULCHING.
5. PROVIDE INLET PROTECTION FOR EACH CATCH BASIN ON THE SAME DAY THAT BACKFILL IS PLACED AROUND THE CATCH BASIN.
6. PROVIDE PLANTING SOIL, SEED, FERTILIZER AND MULCH ON ALL DISTURBED AREAS NOT OTHERWISE SPECIFIED. PERMANENT SEEDING SHALL BE ACCOMPLISHED BETWEEN THE DATES OF APRIL 15 AND SEPTEMBER 15. WATER ALL VEGETATED AREAS AS NECESSARY TO ESTABLISH A VIGOROUS GRASS.

B. INSPECTION AND MAINTENANCE

1. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE PARCEL AT LEAST ONCE A WEEK AND BEFORE AND AFTER EACH STORM EVENT, GREATER THAN 0.5 INCH, PRIOR TO COMPLETION OF PERMANENT STABILIZATION. MAJOR OBSERVATIONS SHALL INCLUDE: BMPs THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS SHALL ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.
2. A LOG (REPORT) SHALL BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS SHALL INCLUDE: BMPs THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS SHALL ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.
3. MAINTAIN ALL EROSION CONTROL MEASURES FOR THE LIFE OF THE PROJECT AND UNTIL PERMANENT STABILIZATION OF THE ENTIRE SITE IS ESTABLISHED. PERMANENT STABILIZATION SHALL CONSIST OF AT LEAST 90%-PERCENT VEGETATION, PAVEMENT, GRAVEL BASE, OR RIPRAP.
4. SEDIMENT ACCUMULATIONS SHALL BE REMOVED FROM SILT FENCES, HAY BALE BARRIERS, AND STONE CHECK DAMS WHEN THE SEDIMENT DEPTH APPROACHES 6 INCHES, OR AS INDICATED ON DETAILS ON DRAWINGS C-501 AND C-502.
5. THE AREA OF THE DETENTION POND AND EMBANKMENTS SHALL BE INSPECTED WEEKLY AND AFTER EACH STORM EVENT. ALL EROSION AND AREAS OF EXPOSED SOILS SHALL BE PROMPTLY SEEDDED AND MULCHED.

6. PROTECT ALL STABILIZED AREAS FROM EROSION AND IMMEDIATELY REPAIR / REVEGETATE ERODED AREAS.
7. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES WITHIN 30 DAYS AFTER THE TRIBUTARY AREA HAS BEEN PERMANENTLY STABILIZED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

C. CONSTRUCTION DEWATERING

1. IF DEWATERING OF EXCAVATIONS ARE NECESSARY, UTILIZE BAG-TYPE DEWATERING SEDIMENT FILTERS. DEWATERING SEDIMENT FILTERS SHALL BE LOCATED A MINIMUM OF 100 FEET FROM ANY WATER BODY OR WETLAND. SEE DETAIL 4/C-502.

D. SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION SHALL BE PHASED TO DISTURB THE LEAST PRACTICAL AREA AT A TIME AND MINIMIZE DISRUPTION. FOR APPROXIMATE CONSTRUCTION PHASE LIMITS, SEQUENCE AND TIMING. CONSTRUCTION IS EXPECTED TO BEGIN IN THE APRIL 2022 AND BE COMPLETED BY JUNE 2023. INITIAL OPERATIONS INCLUDE LAYOUT OF CLEARING LIMITS AND INSTALLATION OF SILT FENCE, EROSION CONTROL MIX AND CONSTRUCTION ENTRANCE / EXIT AS INDICATED ON REMOVALS SITE PLAN AND GRADING PLANS.
2. CLEAR TREES, GRUB OUT STUMPS, AND STRIP TOPSOIL. REMOVE ALL WOODY DEBRIS FROM THE PROJECT SITE. STOCKPILE TOPSOIL AS SHOWN ON REMOVALS SITE PLAN AND GRADING PLAN. PROVIDE SILT FENCE DOWNGRADE OF ALL STOCKPILES AND COVER STOCKPILES WITH MULCH.
3. COMMENCE LARGE-SCALE EARTH MOVING OPERATIONS AND INSTALL EROSION CONTROL BLANKETS AND STONE CHECK DAMS AND SWALES AND OTHER AREAS ARE ESTABLISHED. AS AREAS APPROACH FINISH GRADE, AND AFTER ESTABLISHMENT OF GRASS IN THE DETENTION BASIN, CONSTRUCT STORM DRAINAGE SYSTEM BEGINNING AT THE LOW POINT IN THE SYSTEM. PROVIDE CULVERT INLET AND OUTLET PROTECTION AS SOON AS PIPES ARE INSTALLED.
4. PERFORM GRADING AND SHAPING TO FILTER BED SUBGRADE FOR ALL GRASSSED UNDERDRAIN SOIL FILTERS AND SAND FILTERS, AS DEPICTED ON GRADING PLANS. TREATMENT AREAS MAY BE USED AS STORMWATER AND SEDIMENTATION CONTROL TO FACILITATE CONSTRUCTION. AFTER TRIBUTARY AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE ANY ACCUMULATED SEDIMENT AND INSTALL UNDERDRAIN TO COMPLETE THE CONSTRUCTION OF THE FILTER BED.
5. CONTINUE WITH OTHER UTILITY (WATER, SEPTIC, ELECTRICAL, ETC.) AND BUILDING CONSTRUCTION. PROVIDE VEGETATION, TEMPORARY SEEDING, MULCHING, OR OTHER SURFACE TREATMENTS AS INDICATED IMMEDIATELY UPON ESTABLISHMENT OF FINISH GRADES.

ITEM	IMPLEMENTATION SCHEDULE
SILT FENCE / EROSION CONTROL MIX / SEDIMENT CONTROL FILTER SOCK	INSTALL AS FIRST ORDER OF WORK AND AS NECESSARY TO CONTROL EROSION FROM THE WORK AREA.
CONSTRUCTION ENTRANCE / EXIT	CONSTRUCT AFTER INSTALLING SILT FENCE AND PRIOR TO EARTHWORK OPERATIONS.
CATCH BASIN INLET PROTECTION	INSTALL SAME DAY THAT BACKFILL IS PLACED AROUND STRUCTURE.
STABILIZATION OF INACTIVE AREAS	MULCH AREAS THAT REMAIN UN-WORKED FOR MORE THAN 14 DAYS AND WILL BE STABILIZED WITHIN 30 DAYS.
SWALES, STEEP SLOPES	INSTALL RIPRAP OR EROSION CONTROL BLANKET/NETTING (AS INDICATED ON DRAWINGS) THE SAME DAY FINAL GRADE IS ESTABLISHED.
GRASS ESTABLISHMENT	SEED AND MULCH DISTURBED AREAS WITHIN 7 DAYS OF BEING BROUGHT TO FINAL GRADE.

F. DITCH AND CULVERT STABILIZATION

1. ANY SECTION OF DITCH, SWALE, OR CHANNEL BROUGHT TO FINAL GRADE SHALL BE STABILIZED WITH A RIPRAP LINING OR PROPERLY-INSTALLED EROSION CONTROL BLANKETS (USED OVER PERMANENT SEEDING) WITHIN 24 HOURS.
2. USE STONE CHECK DAMS AND TEMPORARY MULCHING IN ANY ROUGH-GRADED DITCH THAT WILL NOT BE FINAL GRADED AND PERMANENTLY STABILIZED WITHIN THE NEXT 7 DAYS. THE STONE CHECK DAMS AND MULCHING SHALL BE PUT IN PLACE WITHIN 48 HOURS OR PRIOR TO ANY RAINFALL.

F. SOIL STOCKPILE STABILIZATION

1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 30 DAYS SHALL BE COVERED WITH HAY MULCH (AT 90 LBS HAY/1000 SF) OR COVERED WITH A 4 MIL POLYETHYLENE SHEETING, WOVEN OR NON-WOVEN GEOTEXTILE FABRIC WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. POLYETHYLENE SHEETING OR GEOTEXTILE FABRIC SHALL BE CONTINUOUSLY ANCHORED ON ALL SIDES AND 12" TO 24" OVERLAP AT SEAMS IN THE DIRECTION OF THE RUNOFF. PROVIDE ADDITIONAL ANCHORS ON THE WINDY SIDE OF THE STOCKPILE.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE SEEDDED WITH A CONSERVATION MIX OF ANNUAL RYE GRASS (AT 0.9 LBS/1000 SF) AND HAY MULCHED (AT 90 LBS HAY/1000 SF) WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
3. ALL SOIL AND FILL STOCKPILES SHALL HAVE A SEDIMENT BARRIER (e.g. HAY-BALE BARRIER OR SILT FENCING) INSTALLED AROUND THE DOWNHILL EDGE OF THE STOCKPILE TO TRAP SEDIMENTS.

G. TEMPORARY SEEDING -- (DURING CONSTRUCTION AND PRIOR TO PERMANENT SEEDING) WITHIN 14 DAYS OF INACTIVITY OR 7 DAYS AFTER BEING BROUGHT TO FINISH GRADE.

1. BEDDING -- REMOVE STONES AND TRASH WITHIN SEEDING THE AREA. TILL THE SOIL TO A DEPTH OF ABOUT 3" TO PREPARE SEED BED AND MIX THE FERTILIZER INTO THE SOIL.
2. FERTILIZER -- FERTILIZER SHALL BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING TILLED INTO THE SOIL. A 10-10-10 MIX OF FERTILIZER SHALL BE APPLIED AT A RATE OF 300 POUNDS PER ACRE (OR 7 LBS/1,000 SF).
3. SEED MIXTURE -- USE ANY OF THE FOLLOWING IN UPLAND AREAS:

TEMPORARY SEEDING RATES			
SPECIES	PER ACRE	PER 1,000 SF	SEEDING DATES
WINTER RYE	112 LBS	2.6 LBS	8/15-10/1
OATS	80 LBS	1.8 LBS	4/1-7/1 & 8/15-9/15
ANNUAL RYE GRASS	40 LBS	0.9 LBS	4/1-7/1 WITH MULCH

4. MULCHING FOR TEMPORARY SEEDING -- WHERE IT IS IMPRACTICAL TO INCORPORATE FERTILIZER AND SEED INTO MOIST SOIL, THE SEEDDED AREA SHALL BE MULCHED TO FACILITATE GERMINATION. MULCH IN THE FORM OF HAY OR STRAW SHALL BE APPLIED AT A RATE OF 70 TO 90 LBS PER 1,000 SF.
- H. MULCHING
- TEMPORARY MULCHING SHALL BE USED ON SLOPES, CHANNELS, OTHER EROSION PRONE AREAS, AND ALL EXPOSED SOILS THAT CANNOT RECEIVE PERMANENT COVER WITH 14 DAYS OF DISTURBANCE OR WITHIN 7 DAYS IN AREAS WITHIN 100' OF A NATURAL RESOURCE. MULCH SHALL ALSO BE USED FOLLOWING TEMPORARY AND PERMANENT SEEDING AS SPECIFIED. MULCH ANCHORS SHALL BE USED ON SLOPES GREATER THAN 5% IN FALL (PAST SEPTEMBER 15 AND OVER WINTER TO APRIL 15).

MULCHING RATES		
MULCH TYPE	RATE PER 1,000 SF	USE AND COMMENTS
HAY OR STRAW	70 TO 90 LBS *	MOLD FREE AND DRY, MAY BE USED WITH PLANTINGS.
	* DOUBLE THE RATE FOR OVER WINTER STABILIZATION	ANCHOR IN AREAS OF STRONG WIND AND SLOPES GREATER THAN 5%.
WOOD CHIPS OR BARK MULCH	3" THICK OR MORE	USE IN FLAT AREAS AND SHORT 4:1 SLOPES.
EROSION CONTROL BLANKETS / MATS	SEE DETAIL 8/C-502	DITCHES AND STEEP SLOPES.
EROSION CONTROL MIX	2" FOR SLOPES FLATTER THAN 3:1 OR 4" FOR SLOPES GREATER THAN 3:1. ADD AND ADDITIONAL 1/2" PER 20' OF SLOPE UP TO 100' IF SLOPE IS STEEPER THAN 3:1	FOR USE ON SLOPES LESS THAN 45%.

L. TEMPORARY EROSION CONTROL BLANKET SPECIFICATIONS

1. EXCELSIOR EROSION CONTROL BLANKET SHALL CONSIST OF A MACHINE PRODUCED MAT OF CURLED WOOD EXCELSIOR COVERED WITH EITHER A 3 BY 1 INCH WEAVE OF TWISTED CRAFT PAPER OR A 2 BY 1 INCH BIOGRADABLE EXTRUDED PLASTIC MESH. THE BLANKET SHALL BE OF CONSISTENT THICKNESS WITH FIBERS EVENLY DISTRIBUTED THROUGHOUT. 80 PERCENT OF THE FIBERS SHALL BE OVER 6 INCHES IN LENGTH. MINIMUM WIDTH: 48 INCHES, MINIMUM WEIGHT: 0.8 POUNDS PER SQUARE YARD.
2. STRAW-COCONUT EROSION CONTROL BLANKET SHALL CONSIST OF A MACHINE PRODUCED BLANKET OF 70 PERCENT WHEAT STRAW AND 30 PERCENT COCONUT FIBER WITH PHOTODEGRADABLE NETTING ON BOTH SIDES AND SEWN TOGETHER WITH COTTON THREAD. MINIMUM WIDTH: 48 INCHES, MINIMUM WEIGHT: 0.75 POUNDS PER SQUARE YARD.

J. EXTENDED USE EROSION CONTROL BLANKET SPECIFICATION

1. JUTE EROSION CONTROL BLANKETS SHALL BE OF UNIFORM PLAIN WEAVE SINGLE JUTE YARN AVERAGING APPROXIMATELY 130 POUNDS PER SPINDLE OF 14,400 YARDS. THE YARN SHALL BE LOOSELY TWISTED AND WOVEN INTO 48 INCH WIDE BLANKETS WITH A MINIMUM AVERAGE WEIGHT OF 1.0 POUNDS PER SQUARE YARD.

K. OVER WINTER CONSTRUCTION -- (WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15)

ADDITIONAL STABILIZATION MEASURES SHALL BE PROVIDED BY NOVEMBER 1 FOR WINTER AND SPRING SNOW MELT IF THE CONSTRUCTION SITE IS NOT PERMANENTLY STABILIZED WITH PAVEMENT, GRAVEL ROAD BASE, 90% MATURE VEGETATION COVER, EROSION CONTROL MULCH OR RIPRAP. PERMANENT SEEDING SHOULD OCCUR BY AUGUST 15 (45 DAYS BEFORE THE FIRST KILLING FROST), OTHERWISE, OVER WINTER MULCHING IS REQUIRED.

1. DITCHES AND CHANNELS : CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS BY SEPTEMBER 1. CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS BY NOVEMBER 15.

IF THE CONTRACTOR FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED (75% COVER) BY NOVEMBER 15, THEN THE CONTRACTOR SHALL TAKE THE FOLLOWING ACTION TO STABILIZE THE DITCH FOR WINTER AND SPRING:

- a. STONE RIPRAP LINING IN THE DITCH OR CHANNEL
- LINE THE DITCH OR CHANNEL WITH STONE RIPRAP BY NOVEMBER 15. USE ANGULAR D50 = 6" STONE FOR STONE RIPRAP OVER FILTER FABRIC. IF NECESSARY, THE CONTRACTOR SHALL REGRADE THE DITCH / CHANNEL PRIOR TO PLACING THE STONE RIPRAP LINING TO PREVENT THE STONE RIPRAP LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. VEGETATED AREAS WITH SLOPES OF 15% SLOPE OR LESS: SHOULD HAVE 90% GRASS COVER BY NOVEMBER 1st OR BE SEEDDED WITH WINTER RYE AT 3 LBS PER 1,000 SF, MULCHED WITH HAY AT 75 LBS PER 1,000 SF, AND ANCHORED WITH NETTING OR, BY NOVEMBER 15th THE CONTRACTOR SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR WINTER AND SPRING:

- a. EROSION CONTROL BLANKET -- SEE DETAIL 6/C-502.
- b. EROSION CONTROL MIX -- THE MIX MUST BE WELL-GRADED WITH AN ORGANIC COMPONENT THAT IS BETWEEN 50 AND 100% OF DRY WEIGHT, AND THAT IS COMPOSED OF FIBROUS AND ELONGATED FRAGMENTS. THE MINERAL PORTION OF THE MIX SHOULD BE NATURALLY INCLUDED IN THE PRODUCT WITH NO LARGER ROCKS (>3") OR LARGE AMOUNTS OF FINES (SILTS AND CLAYS). IN STUMP GRINDING, THE MINERAL SOIL ORIGINATES FROM THE ROOT BALL AND SHOULD NOT BE REMOVED BEFORE GRINDING. THE MIX SHOULD BE FREE OF REFUSE, MATERIAL TOXIC TO PLANT GROWTH OR UNSUITABLE MATERIAL (BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS). APPLY A THICKNESS OF 2" ON 3:1 SLOPES OR LESS AND ADD AN ADDITIONAL 1/2" PER 20' OF SLOPE OR UP TO 4" FOR A 100' SLOPE.

- c. HAY MULCH -- APPLY AT A RATE OF 150 LBS PER 1,000 SF (3 TONS PER ACRE) AND ANCHORED WITH NETTING (PEG AND TWINE) OR A TRAKIFIER TO PREVENT MULCH DISPLACEMENT BEFORE FREEZING CONDITIONS. NO SOIL SHOULD BE VISIBLE THROUGH THE MULCH AND HAY MULCH CAN NOT BE APPLIED OVER SNOW.

3. VEGETATED SLOPES GREATER THAN 15% : SHOULD BE SEEDDED AND MULCHED BY SEPTEMBER 1. IF A SLOPE IS NOT STABILIZED BY OCTOBER 15, THE SOIL MAY BE SEEDDED WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1,000 SF AND PROTECTED WITH EROSION CONTROL BLANKETS. IF THE RYE FAILS TO GROW 3" OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 15, THE CONTRACTOR SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR WINTER AND SPRING:

- a. EROSION CONTROL BLANKET -- SEE DETAIL 8/C-502.
- b. EROSION CONTROL MIX -- THE MIX MUST BE WELL-GRADED WITH AN ORGANIC COMPONENT THAT IS BETWEEN 50 AND 100% OF DRY WEIGHT, AND THAT IS COMPOSED OF FIBROUS AND ELONGATED FRAGMENTS. THE MINERAL PORTION OF THE MIX SHOULD BE NATURALLY INCLUDED IN THE PRODUCT WITH NO LARGER ROCKS (>3") OR LARGE AMOUNTS OF FINES (SILTS AND CLAYS). IN STUMP GRINDING, THE MINERAL SOIL ORIGINATES FROM THE ROOT BALL AND SHOULD NOT BE REMOVED BEFORE GRINDING. THE MIX SHOULD BE FREE OF REFUSE, MATERIAL TOXIC TO PLANT GROWTH OR UNSUITABLE MATERIAL (BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS). APPLY A THICKNESS OF 4" ON GREATER THAN 3:1 AND AND IF SLOPES ARE GREATER THAN 60' LONG, 5" IS NEEDED.
- c. RIPRAP -- ANGULAR STONE WITH SIZE AND THICKNESS APPROPRIATE TO STABILIZE THE SLOPE.

4. SOIL STOCKPILES : SHOULD BE MULCHED FOR OVER WINTER PROTECTION WITH HAY AT TWICE THE NORMAL RATE (150 LBS PER 1,000 SF), OR WITH 4" LAYER OF EROSION CONTROL MIX. DO NOT LEAVE STOCKPILES, EVEN OVER WINTER (EVEN MULCHED), WITHIN 100' OF OF A PROTECTED RESOURCE.

L. PERMANENT SEEDING -- (SEEDING DATES APRIL 15 TO AUGUST 15 ONLY)

1. PERMANENT SEEDING SHALL OCCUR BY AUGUST 15 (45 DAYS BEFORE THE FIRST KILLING FROST TO ALLOW FOR 90% STAND OF TURF TO ESTABLISH PRIOR TO NOVEMBER 1.
2. SITE PREPARATION -- INSTALL NEEDED SURFACE WATER CONTROL MEASURES PRIOR TO SEEDING. GRADE TO PERMIT USE OF CONVENTIONAL EQUIPMENT FOR SEED-BED PREPARATION. PROVIDE ADEQUATE DRAINAGE WHERE INTERNAL WATER MOVEMENT MAY CAUSE SEEPS OR SLIPPAGE BEFORE SEEDING IS WELL ESTABLISHED.
3. BEDDING -- STONES, TRASH, ROOTS, AND OTHER DEBRIS THAT WILL INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA SHALL BE REMOVED. WHERE FEASIBLE, THE SOIL SHALL BE TILLED TO A DEPTH OF 4" TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL. WHEN PRACTICAL, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE. PROVIDE THE BEST CONDITIONS POSSIBLE FOR SEEDING.

4. FERTILIZER -- LIME AND FERTILIZER SHALL BE APPLIED EVENLY OVER THE AREA PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHALL BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM SHALL BE APPLIED:

- a. GROUND LIMESTONE AT A RATE OF 138 LBS PER 1,000 SF (3 TONS PER ACRE) 10-20-20 FERTILIZER OR EQUIVALENT AT 18.4 LBS PER 1,000 SF (800 LBS PER ACRE) WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4" EITHER BEFORE OR DURING THE FINAL SEEDBED PREPARATIONS.

5. SEED MIXTURE: SEE SPECIFICATIONS AND DRAWINGS FOR SEEDING MIXTURES AND LOCATIONS OF SEED MIXTURE TYPES.

M. RIPRAP SPECIFICATION

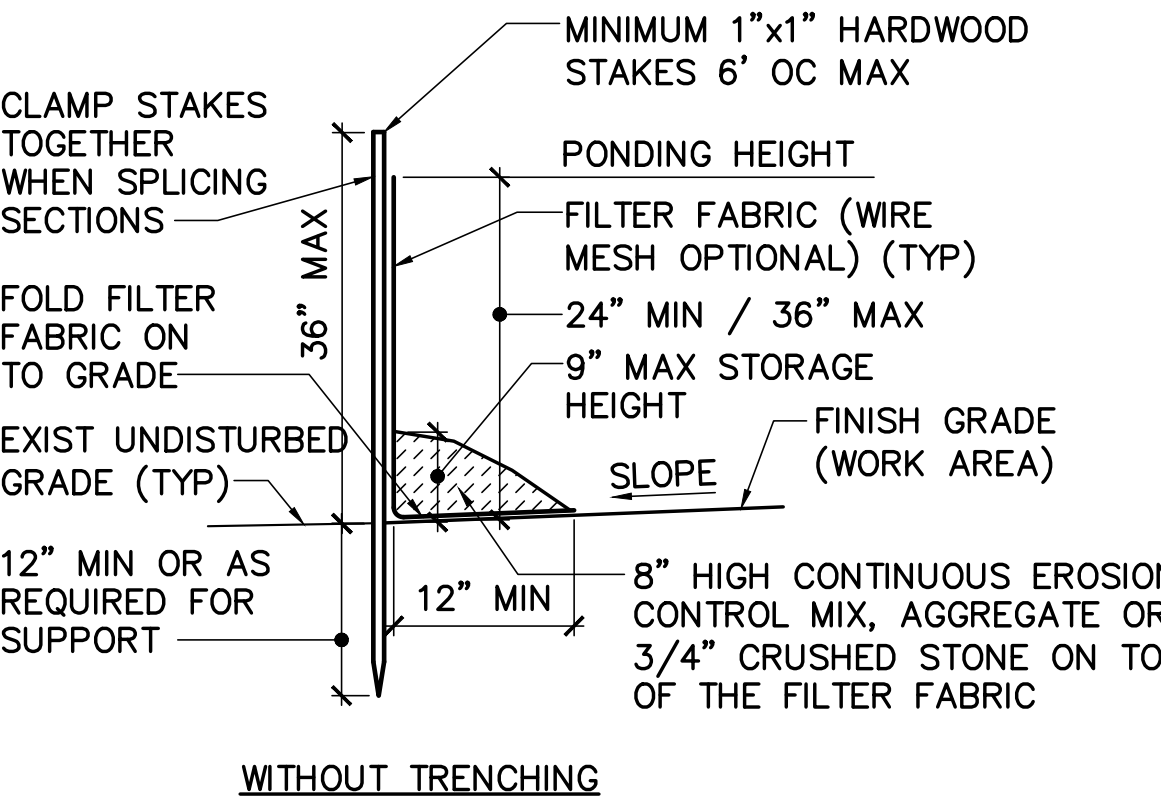
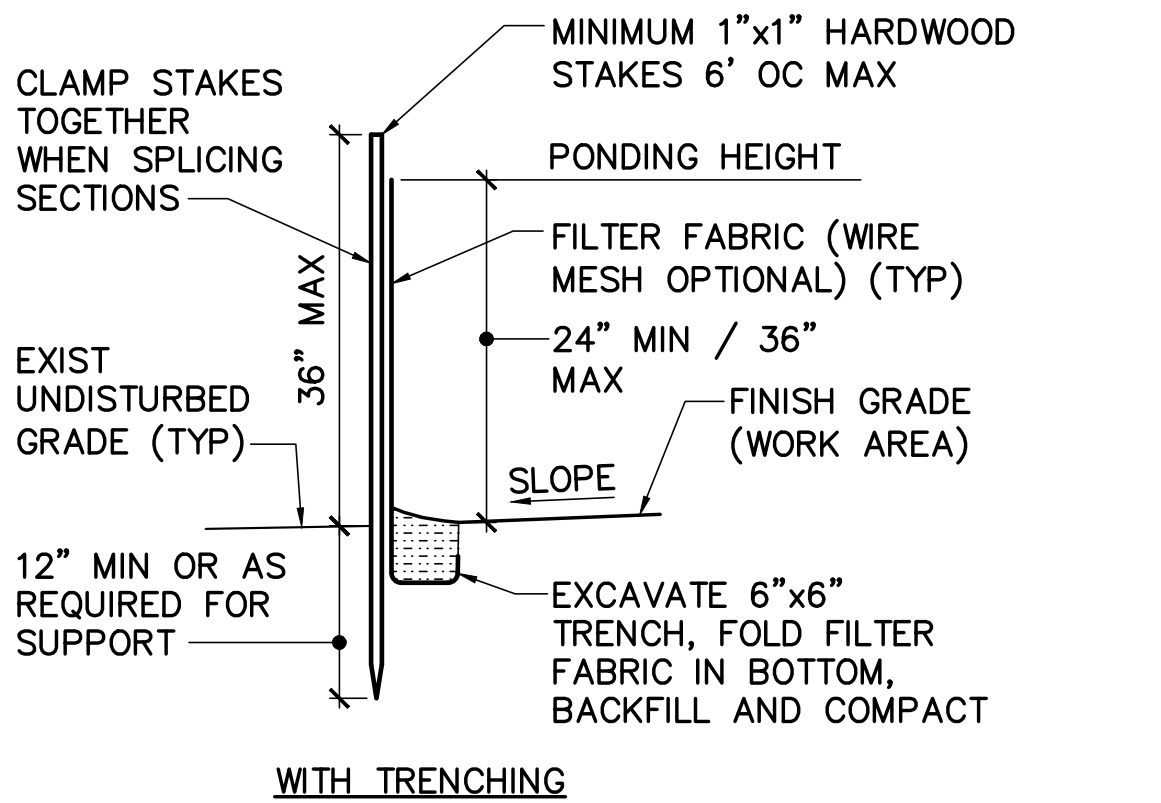
ALL RIPRAP AND STONE FOR CHECK DAMS AND STONE LININGS SHALL CONSIST OF SOUND, DURABLE ROCK WHICH WILL NOT DISINTEGRATE BY EXPOSURE TO WATER OR WEATHER. ANGULAR FIELD STONE, ROUGH QUARRY STONE OR BLASTED LEDGE ROCK MAY BE USED. THE MEDIAN STONE SIZE SHALL BE AS INDICATED. THE MAXIMUM STONE SIZE SHALL BE TWICE THE MEDIAN SIZE. INCLUDE ENOUGH SMALLER STONES TO FILL THE VOIDS IN THE LARGER STONES.

N. OFF-SITE VEHICLE TRACKING

1. VEHICLE ACCESS TO THE CONSTRUCTION AREA SHALL UTILIZE A STABILIZED CONSTRUCTION ENTRANCE, SEE DETAIL 3/C-502.

O. HOUSEKEEPING

1. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE.
2. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER.
3. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.
4. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINER AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. STORE ONLY SUFFICIENT AMOUNTS OF MATERIALS TO COMPLETE THE JOB.
5. DISPOSE OF NOT TO BE USED SURPLUS MATERIALS OFF SITE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND STATE AND FEDERAL CODES.
6. ALL CONSTRUCTION RELATED EQUIPMENT AND VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE LEAKAGE.
7. CONCRETE TRUCKS SHALL DISCHARGE AND WASH OUT SURPLUS CONCRETE OR DRUM WASH WATER IN A CONTAINED AREA ON SITE.
8. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED METHODS. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE AND SHALL INCLUDE, BUT BE NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS. SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY IMMEDIATELY REGARDLESS OF THE SIZE.



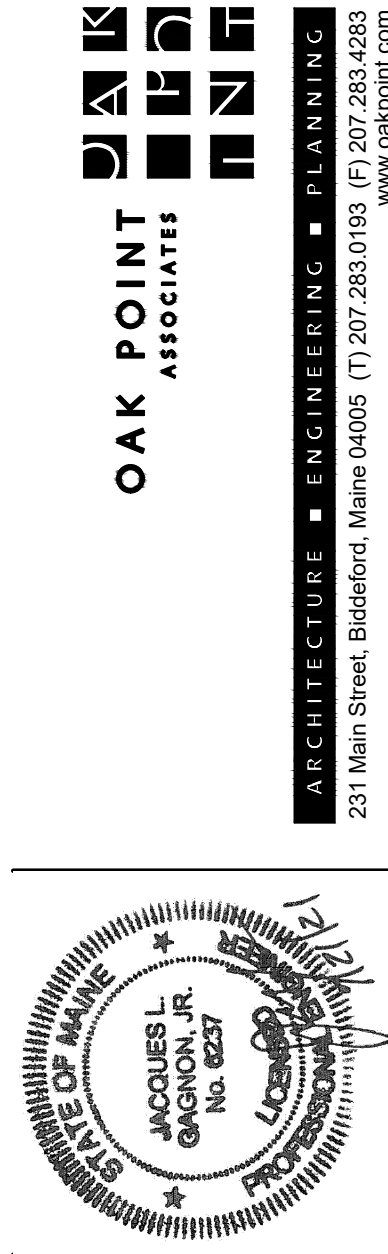
SILT FENCE NOTES

1. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS EXCEED 6" IN DEPTH.
2. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND ALL NECESSARY REPAIRS/REPLACEMENT MADE IMMEDIATELY.
3. SILT FENCES SHALL BE REMOVED AFTER SATISFACTORY VEGETATIVE COVER IS ESTABLISHED. PROVIDE TOPSOIL, FINISH GRADE, SEED AND MULCH DISTURBED AREAS.
4. IN AREAS WHERE SILT FENCE CAN NOT BE TRENCHED SUCH AS FROZEN GROUND, BEDROCK, STONY SOIL, ROOTS OR NEAR A PROTECTED RESOURCE THE SILT FENCE SHALL BE ANCHORED USING THE "WITHOUT TRENCHING" METHOD SHOWN ABOVE.

1 TYP SILT FENCE DETAIL C-501/NOT TO SCALE

CD101, CG101

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION



DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 22104.04

OWNER:
SOUTHERN MAINE
AFFORDABLE HOUSING

PROJECT TITLE AND LOCATION:
ADAMS POINT HOUSING

22 South Street
Biddeford, Maine, 04005

69 Adams Street
Biddeford, Maine, 04005

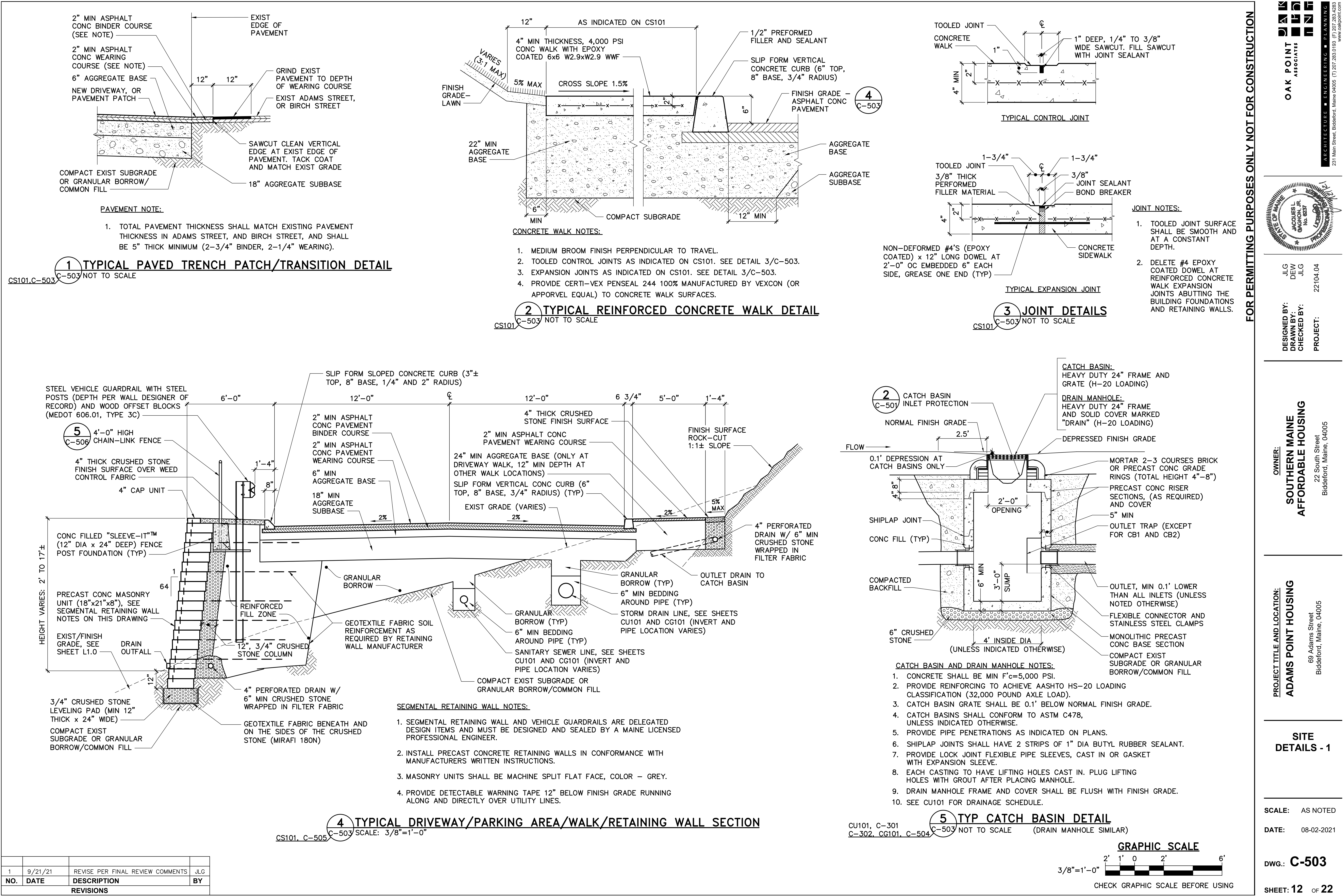
EROSION CONTROL NOTES AND DETAIL

SCALE: AS NOTED

DATE: 08-02-2021

dwg.: C-501

SHEET: 10 OF 22



1	9/21/21	REVISE PER FINAL REVIEW COMMENTS	JLG
NO.	DATE	DESCRIPTION	BY
REVISIONS			

OAK POINT ASSOCIATES

JLG
DEW
JLG

DESIGNED BY:
DRAWN BY:
CHECKED BY:
PROJECT:

22104.04

OWNER:
SOUTHERN MAINE AFFORDABLE HOUSING

22 South Street
Biddeford, Maine, 04005

PROJECT TITLE AND LOCATION:
ADAMS POINT HOUSING

69 Adams Street
Biddeford, Maine, 04005

SITE DETAILS - 1

SCALE: AS NOTED

DATE: 08-02-2021

DWG.: C-503

SHEET: 12 OF 22

C:\PROJECTS\2104-04-C-504.dwg, 9/21/2021, 12:25:21 PM

NO.	DATE	DESCRIPTION	BY
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REVISIONS			

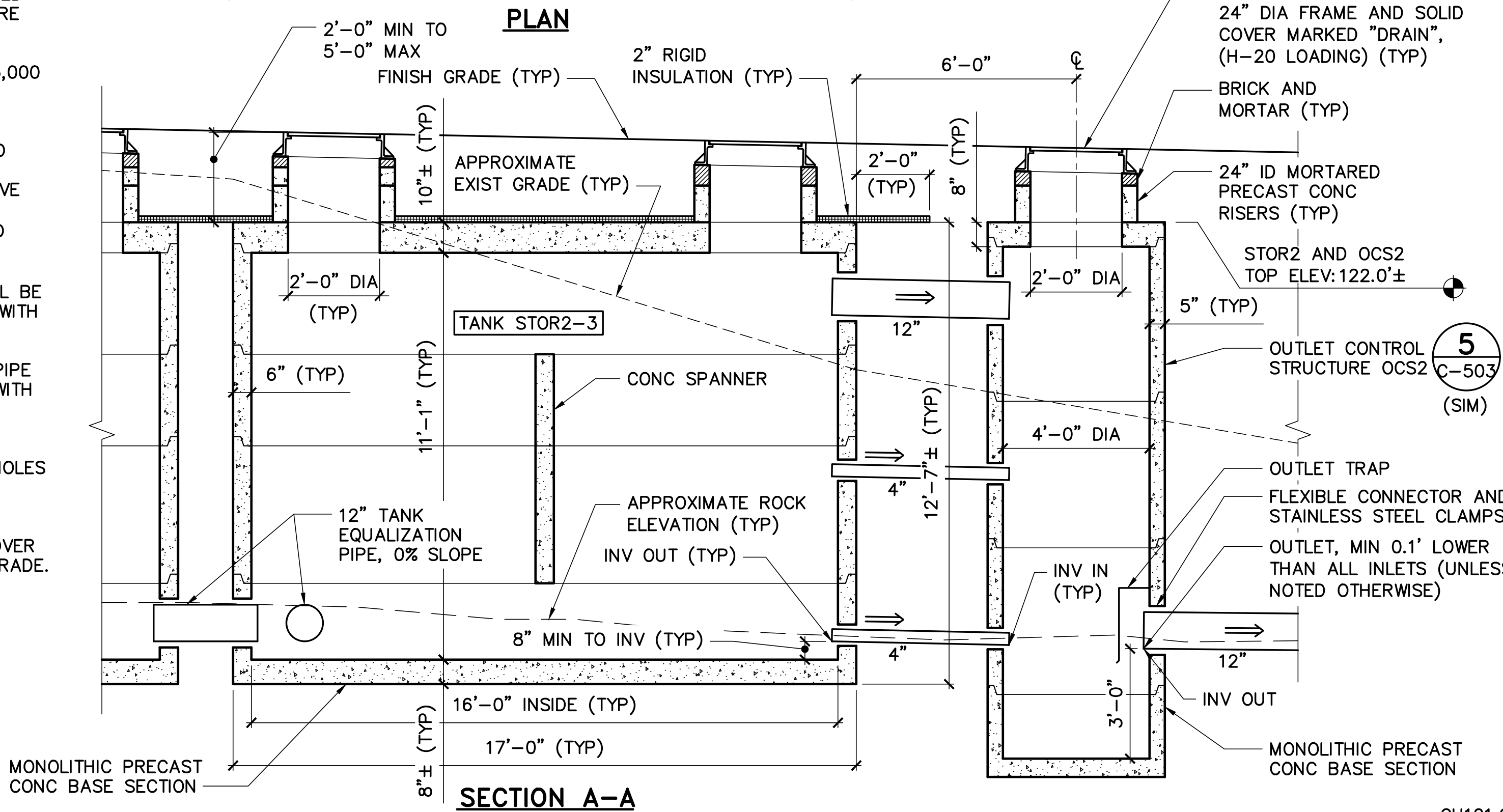
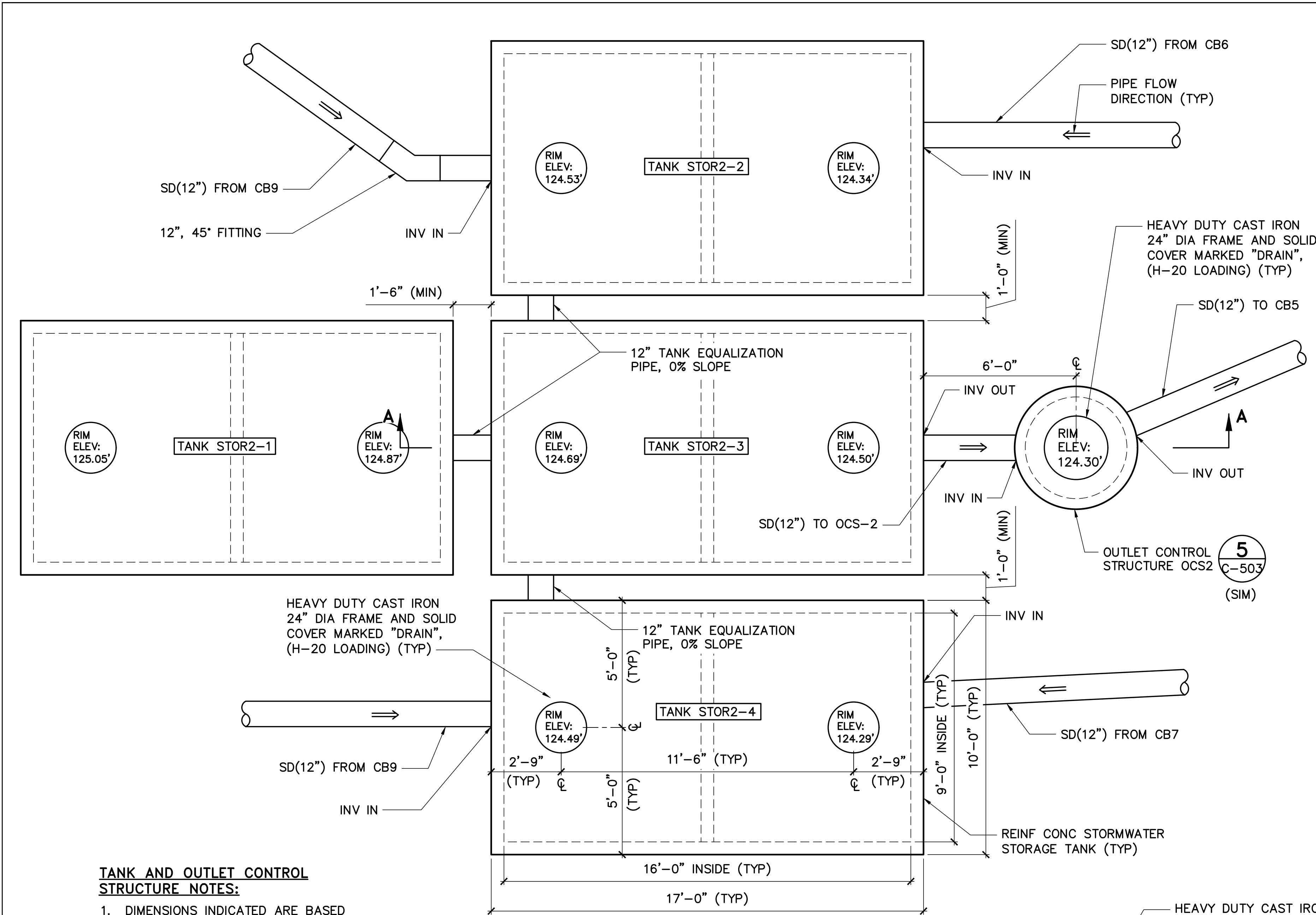
CU101, CG101

1 C-504 SCALE: 3/8"=1'-0"

STOR2 STORMWATER STORAGE AND OCS2 OUTLET CONTROL STRUCTURE DETAIL

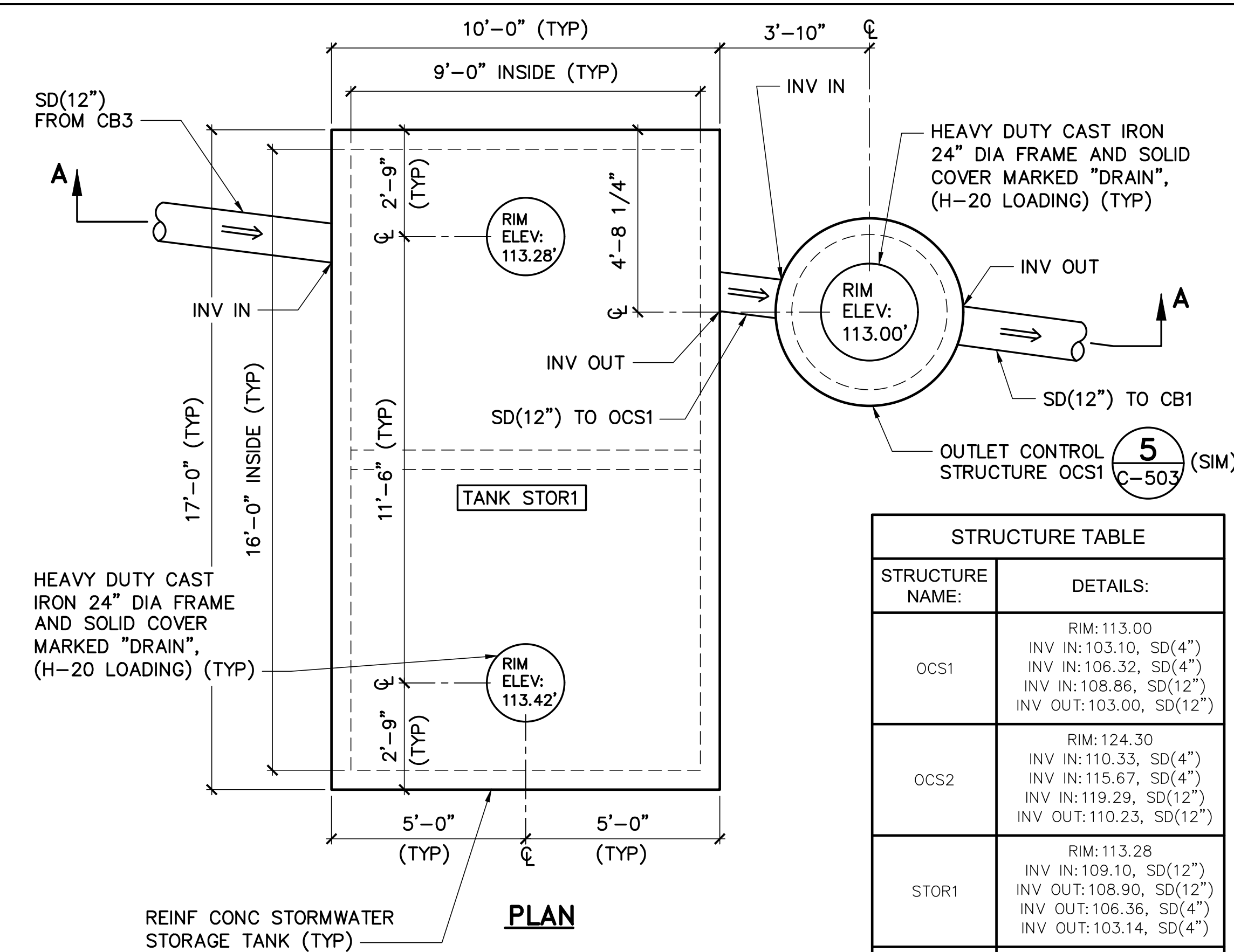
TANK AND OUTLET CONTROL STRUCTURE NOTES:

- DIMENSIONS INDICATED ARE BASED ON ONE MANUFACTURER AND ARE APPROXIMATE.
- CONCRETE SHALL BE MINIMUM 5,000 PSI 28-DAY COMPRESSIVE STRENGTH.
- KEYED JOINTS SHALL BE SEALED WITH BUTYL RUBBER.
- PROVIDE REINFORCING TO ACHIEVE AASHTO HS-20 LOADING CLASSIFICATION (32,000 POUND AXLE LOAD).
- PRECAST CONCRETE TANK SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C1227.
- PROVIDE LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST IN OR GASKET WITH EXPANSION SLEEVE.
- EACH CASTING TO HAVE LIFTING HOLES CAST IN. PLUG LIFTING HOLES WITH GROUT AFTER PLACING MANHOLE.
- DRAIN MANHOLE FRAME AND COVER SHALL BE FLUSH WITH FINISH GRADE.
- SEE CU101 FOR DRAINAGE STRUCTURE SCHEDULE.



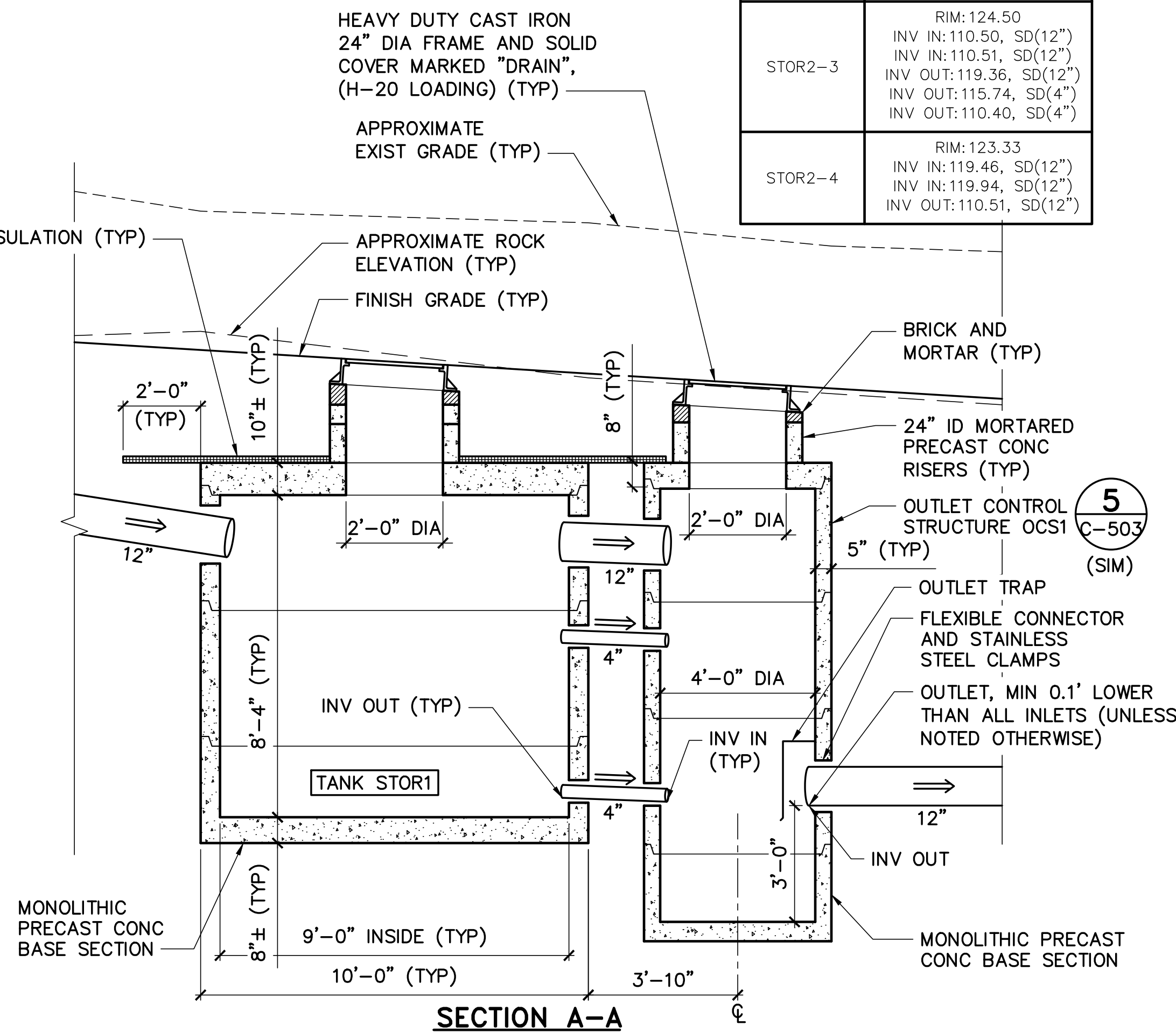
CU101.CG101,C-301,C-302

C-504 SCALE: 3/8"=1'-0"



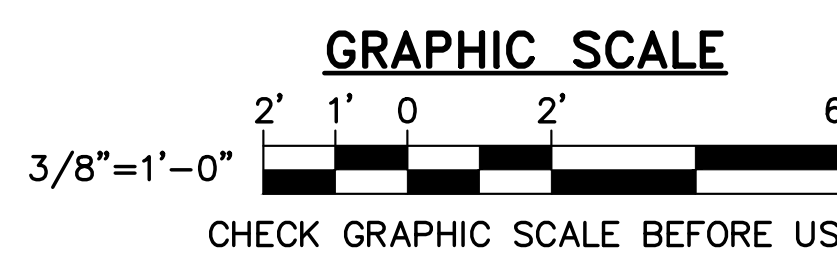
REINF CONC STORMWATER STORAGE TANK (TYP)

PLAN

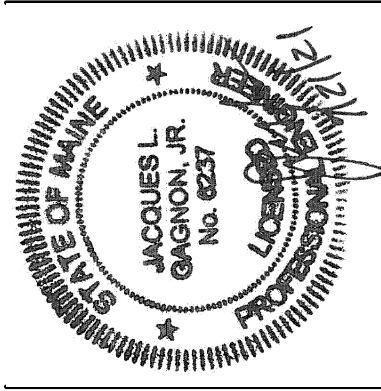
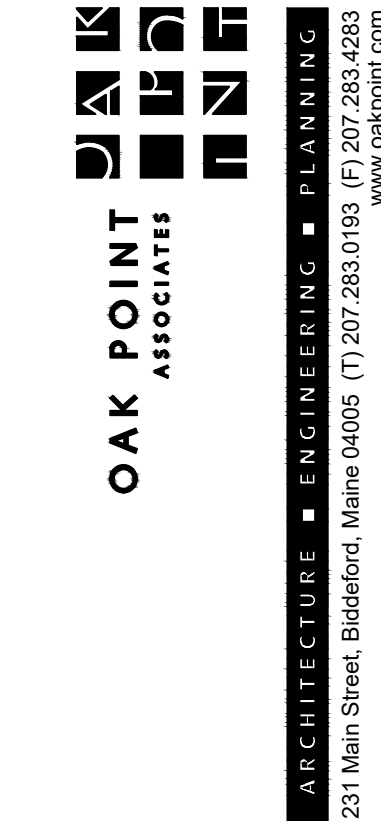


2 C-504 SCALE: 3/8"=1'-0"

STOR1 STORMWATER STORAGE AND OCS1 OUTLET CONTROL STRUCTURE DETAIL



FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION



DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 22104.04

OWNER:
SOUTHERN MAINE
AFFORDABLE HOUSING
22 South Street
Biddeford, Maine, 04005

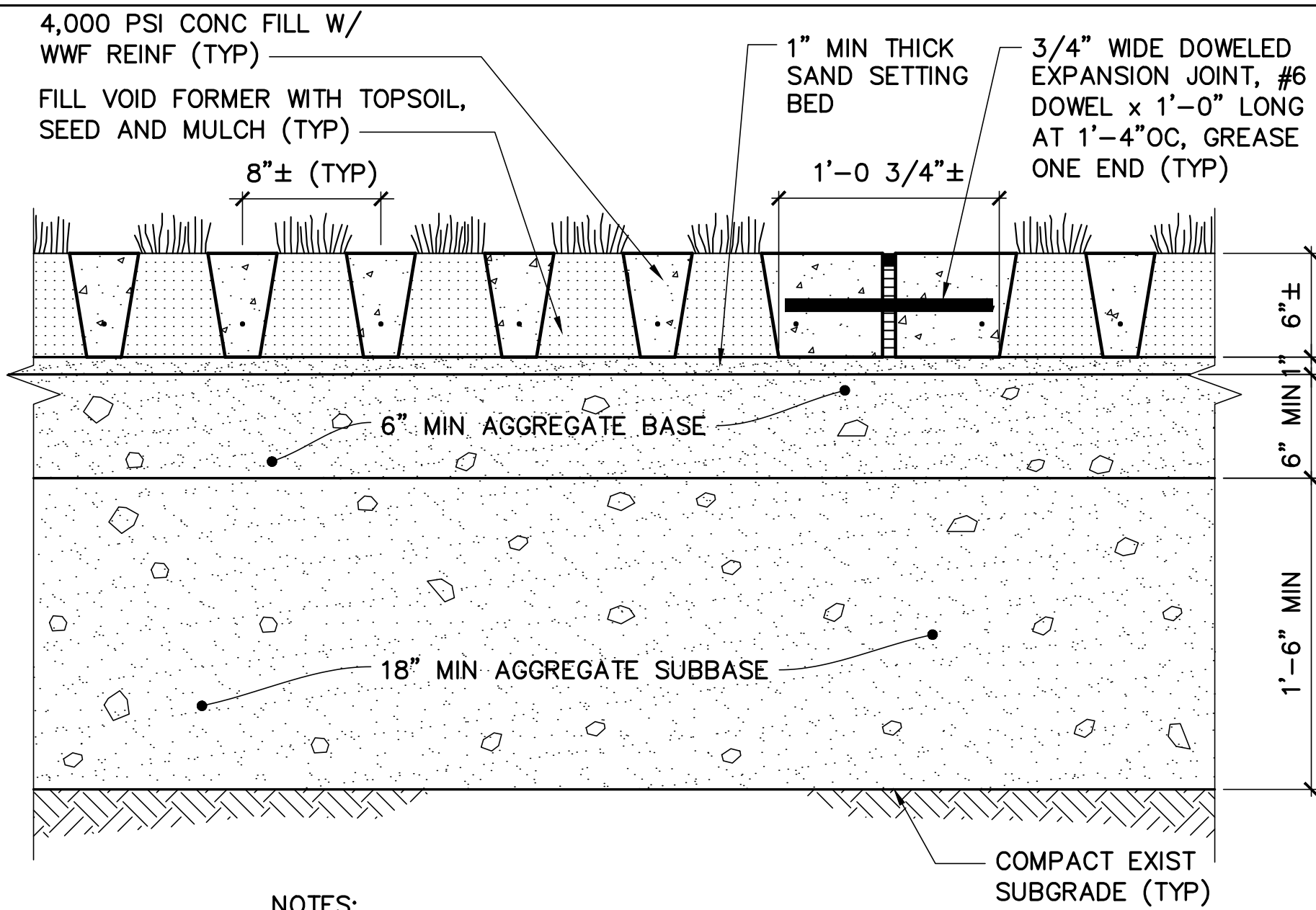
PROJECT TITLE AND LOCATION:
ADAMS POINT HOUSING
69 Adams Street
Biddeford, Maine, 04005

SITE
DETAILS - 2

SCALE: AS NOTED
DATE: 08-02-2021

DWG.: C-504

SHEET: 13 OF 22

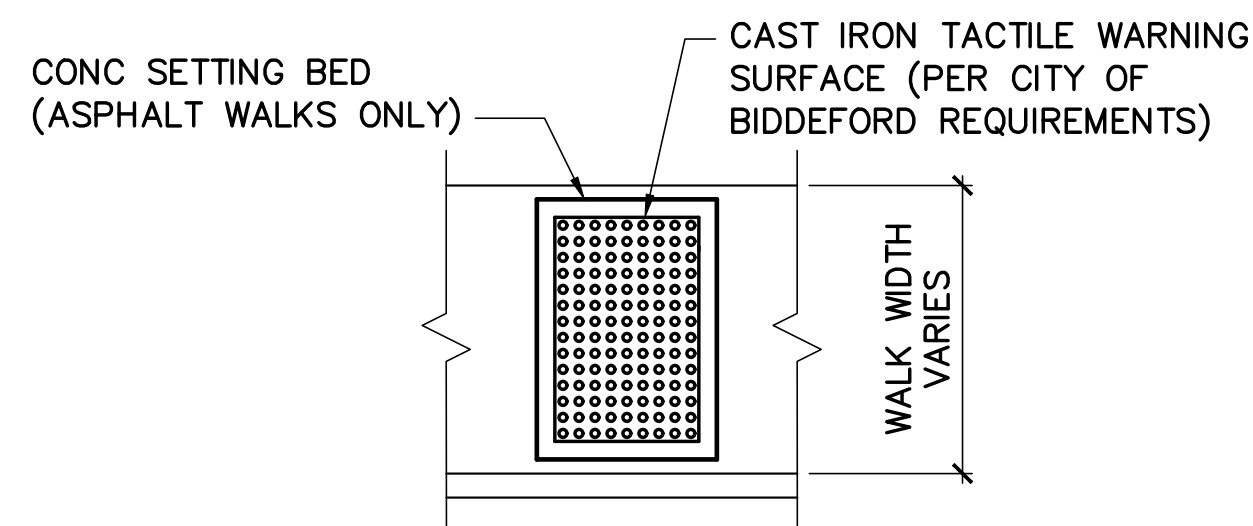


NOTES:

1. STABILIZED TURF SHALL BE CAPABLE OF H-20 LOADING, AND FIRE TRUCK OUTRIGGER LOADING.
2. BASIS OF DESIGN: GRASS CONCRETE LIMITED, MODEL GC2 VOID FORMER, <https://www.grasscrete.com/index.html>.
3. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.

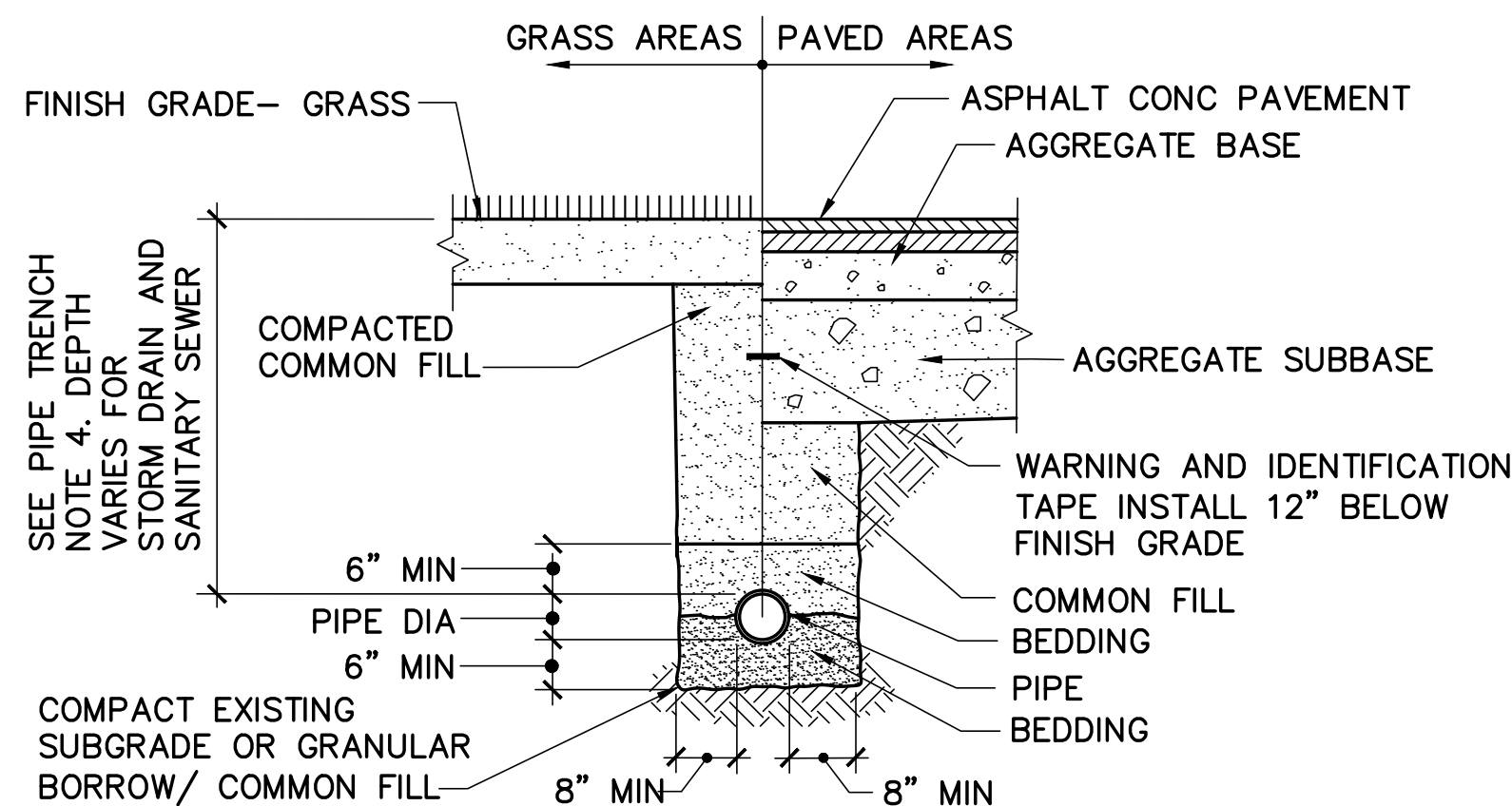
1 TYP STABILIZED TURF DETAIL

C-505 SCALE: 1-1/2"=1'-0"



4 TYP TACTILE WARNING PANEL DETAIL

CS101 C-505 NOT TO SCALE



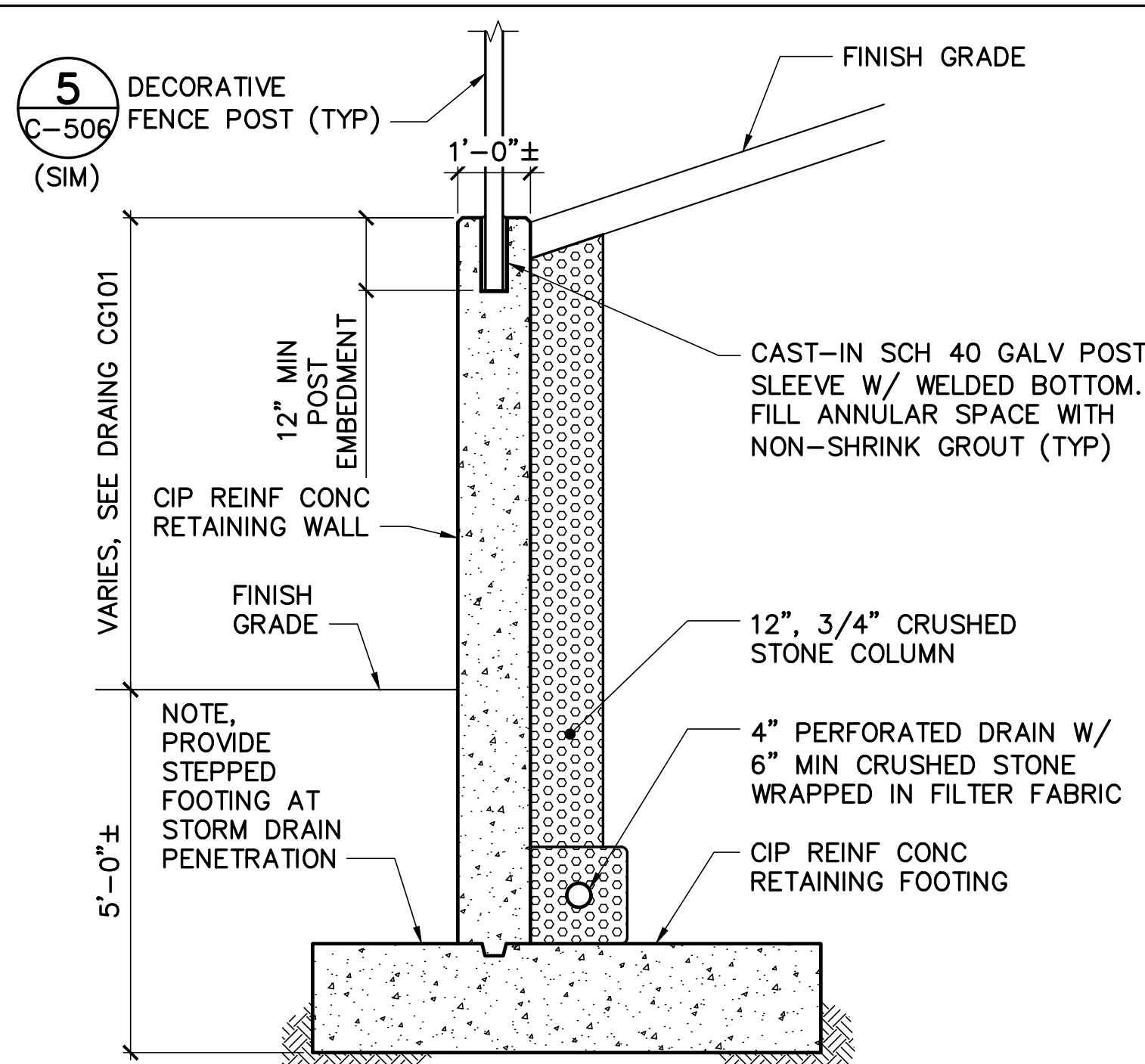
PIPE TRENCH NOTES:

1. INSTALL THERMOPLASTIC (HDPE AND PVC) GRAVITY PIPING IN ACCORDANCE WITH ASTM D 2321 (CLASS II BEDDING/BLANKET UNLESS INDICATED OTHERWISE).
2. ALL EXCAVATION WORK SHALL COMPLY WITH OSHA STANDARDS. TRENCH SIDEWALLS SHALL BE VERTICAL FROM TRENCH BOTTOM TO 12" ABOVE TOP OF PIPE.
3. PROVIDE A MINIMUM OF 6" VERTICAL CLEARANCE BETWEEN CROSSING PIPES.
4. MAINTAIN THE FOLLOWING DEPTH OF COVER FOR EACH SERVICE:

SERVICE	MINIMUM DEPTH OF COVER
WATER (FIRE PROTECTION)	6'-0"
WATER (DOMESTIC)	5'-0" MIN
SANITARY SEWER (GRAVITY)	4'-0"
STORM DRAIN	4'-0"
NATURAL GAS	PER NATURAL GAS PROVIDER'S REQUIREMENTS.

5 TYP UTILITY TRENCH DETAIL

CU101,CG101,C-301,C-302 C-505 NOT TO SCALE

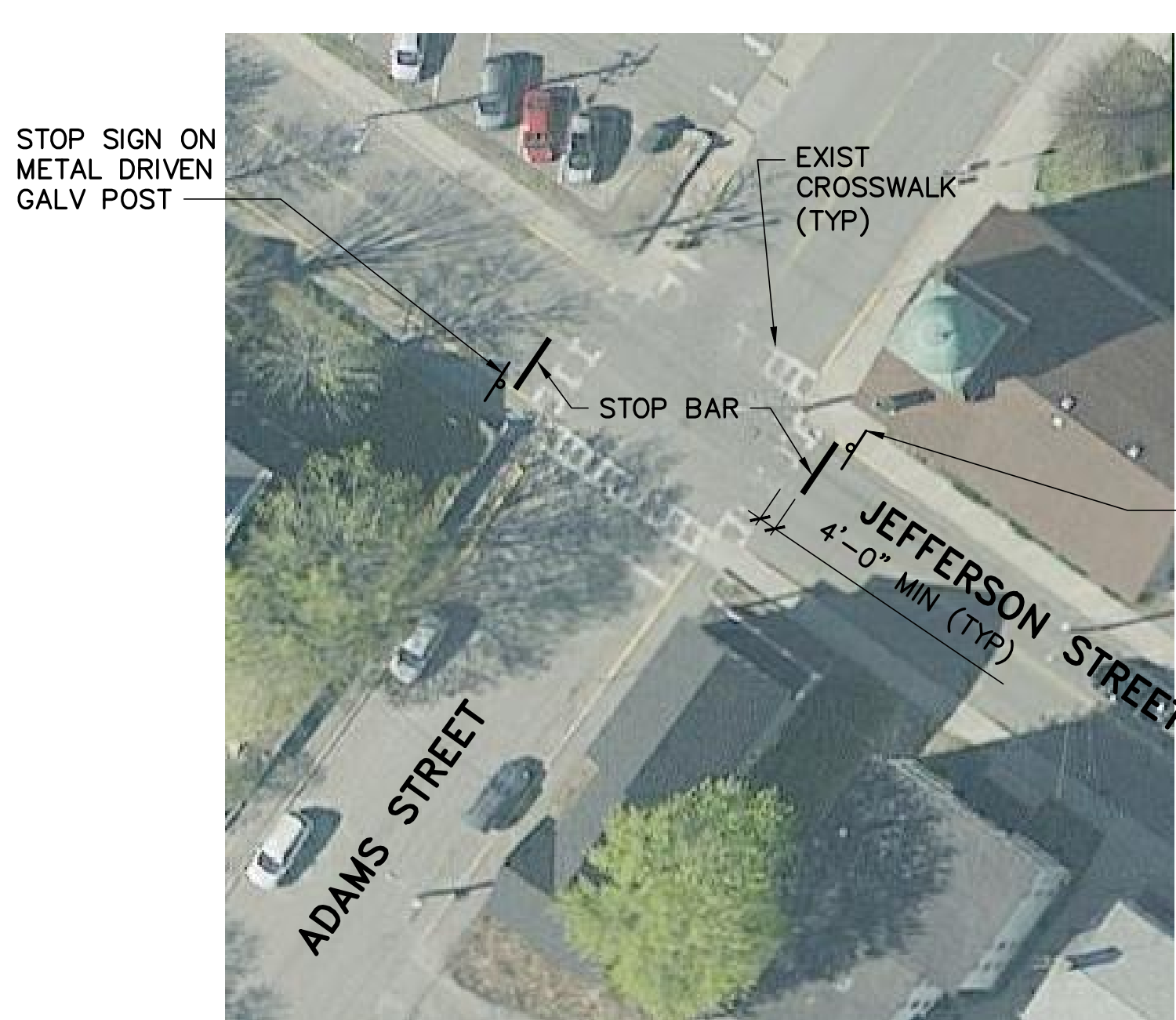


CAST-IN-PLACE RETAINING WALL NOTES:

1. CAST-IN-PLACE REINFORCED CONCRETE RETAINING WALL IS A DELEGATED DESIGN ITEM AND MUST BE DESIGNED AND SEALED BY A MAINE LICENSED PROFESSIONAL ENGINEER.
2. REINFORCING NOT SHOWN.
3. DIMENSIONS SHOWN ARE NOT FINAL AND WILL LIKELY CHANGE DURING THE DELEGATED DESIGN.
4. SEE DRAWING CG101 FOR SPOT GRADES AND ELEVATION CONTOURS.
5. BACKFILL ADJACENT TO THE RETAINING WALL IS STRUCTURAL FILL.
6. 3/4" CHAMFERS ON EXPOSED HORIZONTAL AND VERTICAL CORNERS.
7. EXPOSED SURFACE FINISH: RUBBED.

2 TYP CAST-IN-PLACE RETAINING WALL DETAIL

CS101 C-505 SCALE: 1/2"=1'-0"



NOTES:

1. STOP BARS: 1'-0" WIDE x TO CENTER OF ROAD, WHITE PAVEMENT MARKING.
2. STOP SIGNS: MUTCD R1-1, SIZE = 30"x30".
3. STOP BAR LAYOUT PER MAINE DOT STANDARD DETAILS DATED MARCH 2020, PAGE 627(03).

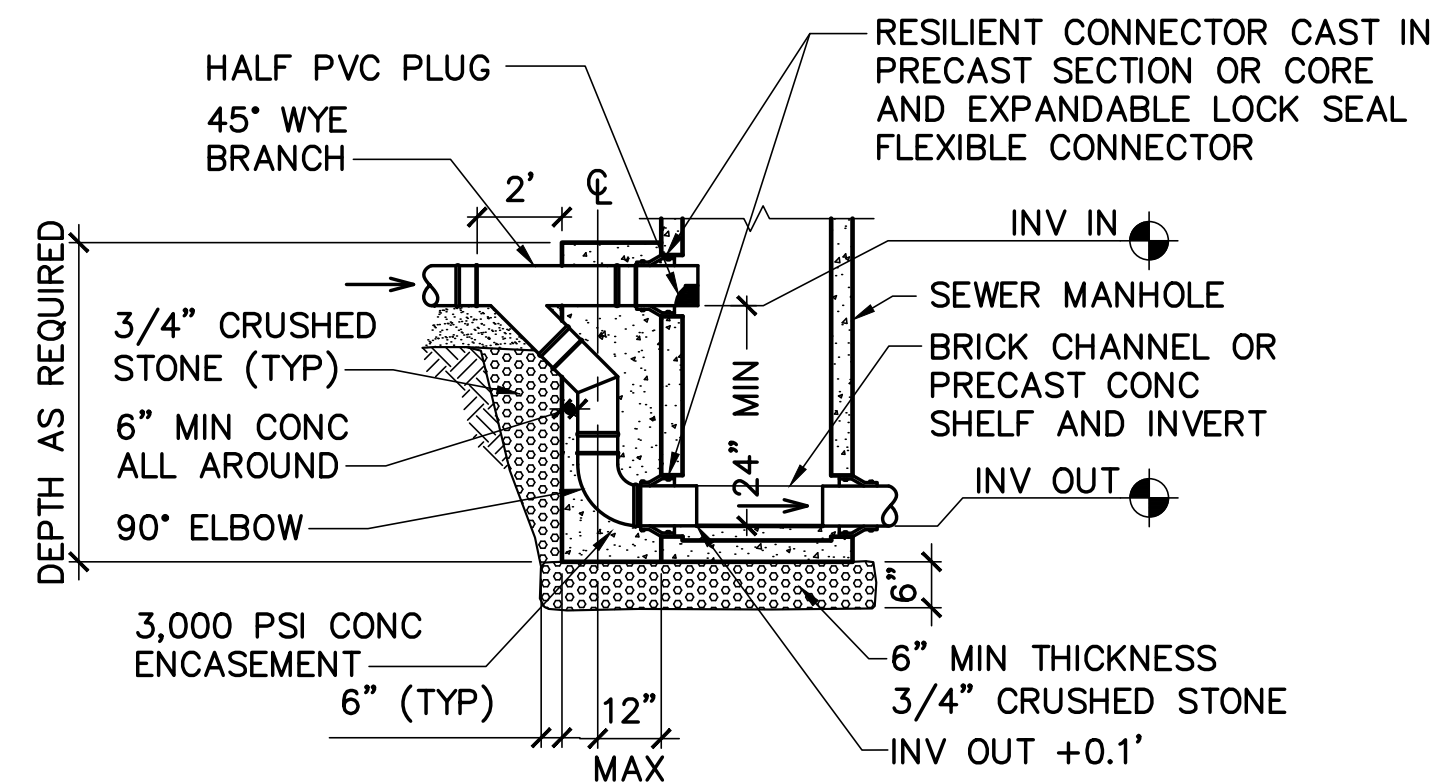
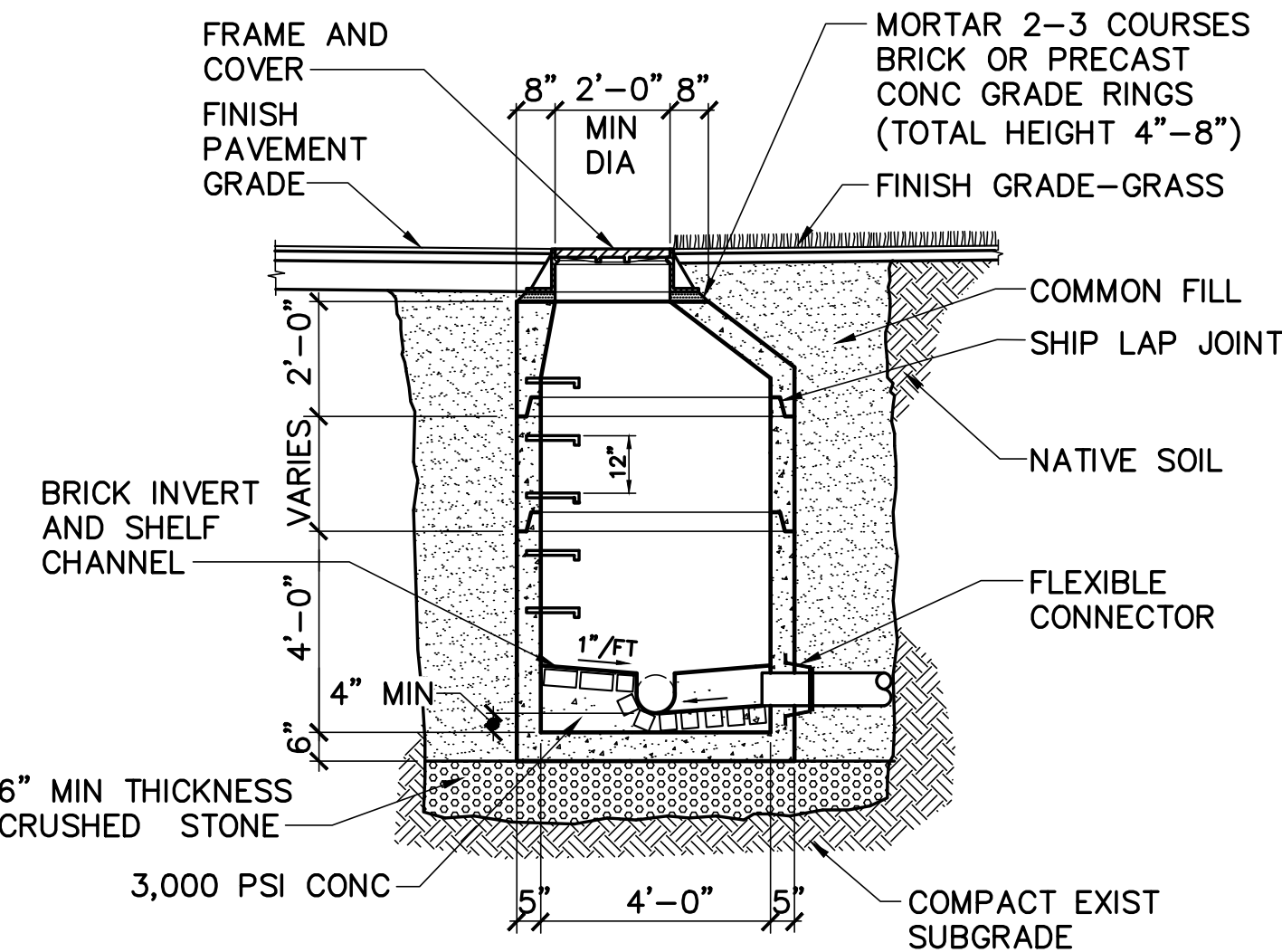
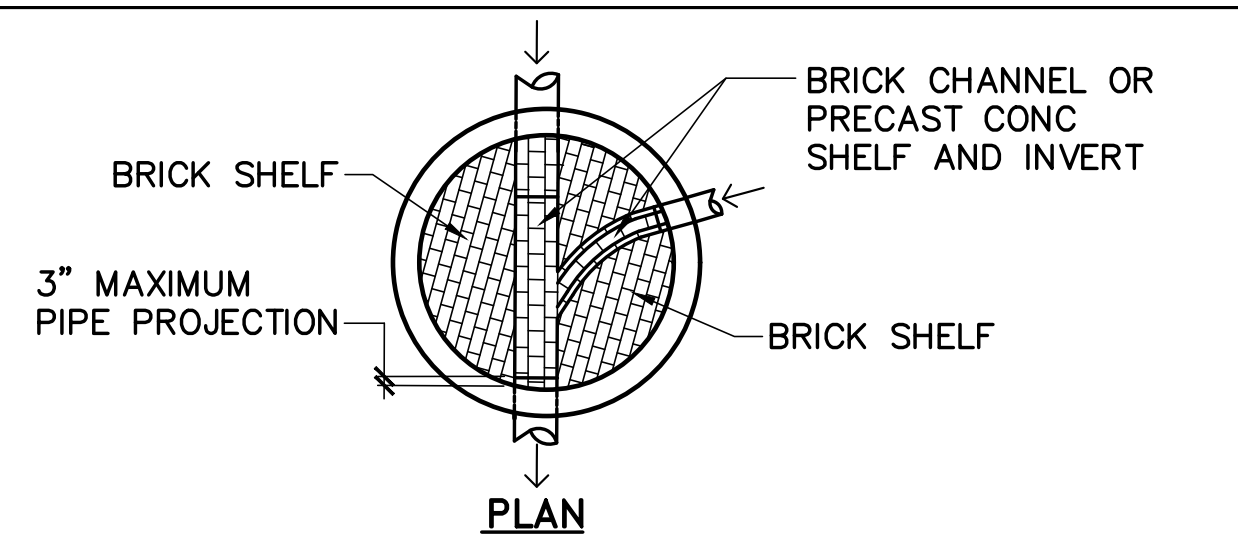
ADAMS/JEFFERSON

6 INTERSECTION IMPROVEMENTS PLAN

CS101 C-505 SCALE: 1"=30'

MANHOLE NOTES:

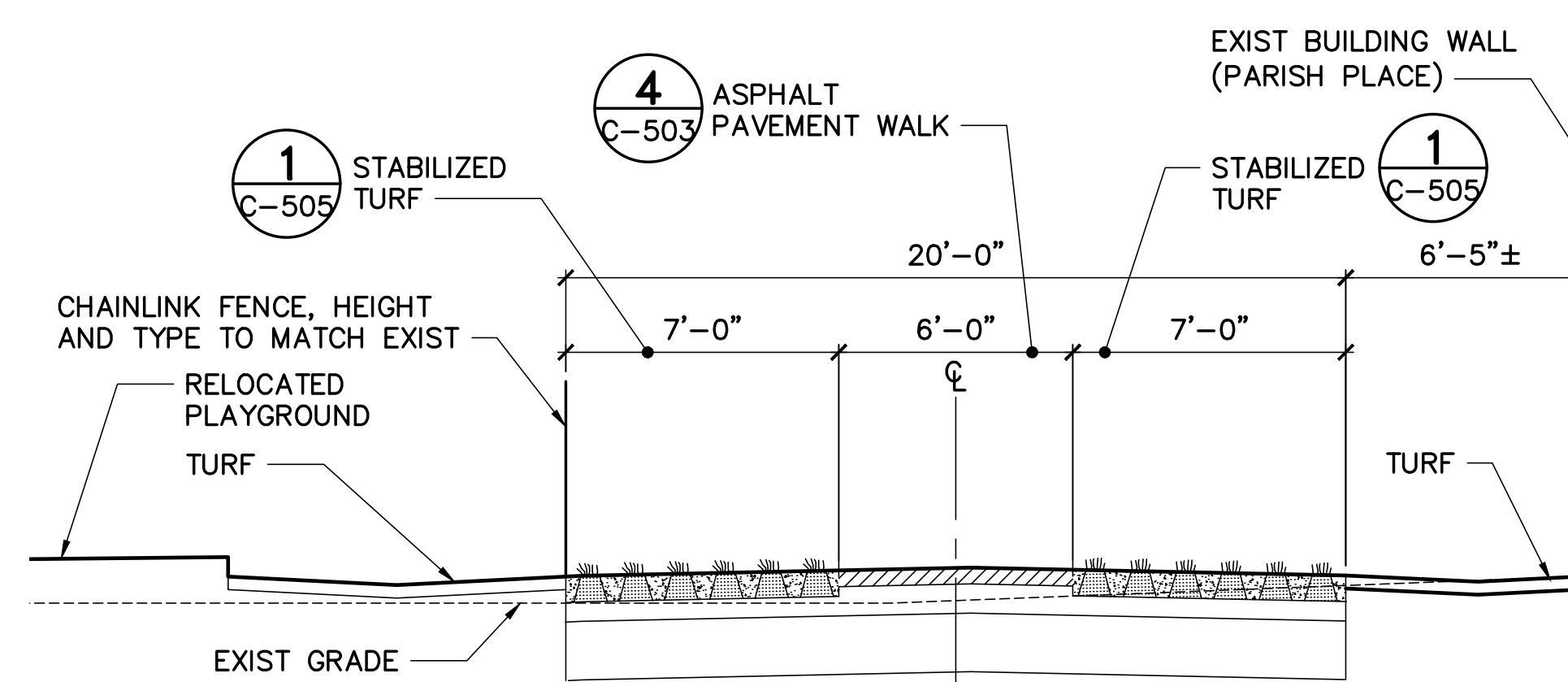
1. CONCRETE: 5,000 PSI AFTER 28 DAYS.
2. PROVIDE REINFORCING TO ACHIEVE AASHTO HS-20 LOADING CLASSIFICATION (32,000 POUND AXLE LOAD).
3. SHIPLAP JOINTS SHALL BE SEALED WITH 2 STRIPS OF 1" DIA BUTYL RUBBER SEALANT.
4. PROVIDE LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST INTO BASE.
5. EACH CASTING TO HAVE LIFTING HOLES CAST IN. PLUG LIFTING HOLES WITH GROUT AFTER PLACING MANHOLE.
6. PROVIDE MANHOLE STEPS @ 12" OC.
7. INVERT SHELF TO BE PLACED AFTER LEAKAGE TEST.
8. INVERT BRICKS SHALL BE LAID ON EDGE.



OUTSIDE DROP MANHOLE (ONLY WHERE INDICATED)

3 TYP SANITARY SEWER MANHOLE DETAIL

CU101, C-301, C-302 C-505 NOT TO SCALE



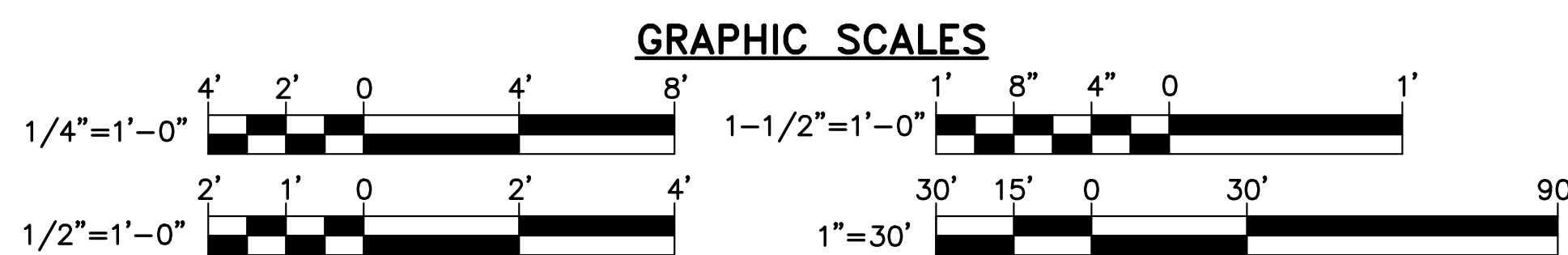
1 STABILIZED TURF

4 ASPHALT PAVEMENT WALK

1 STABILIZED TURF

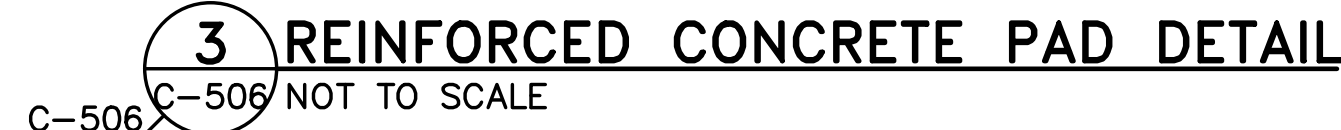
7 TYP STABILIZED TURF FIRE LANE SECTION

CS101 C-505 SCALE: 1/4"=1'-0"

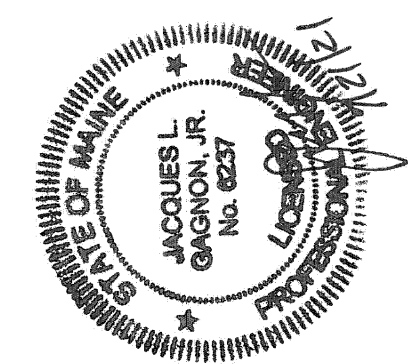
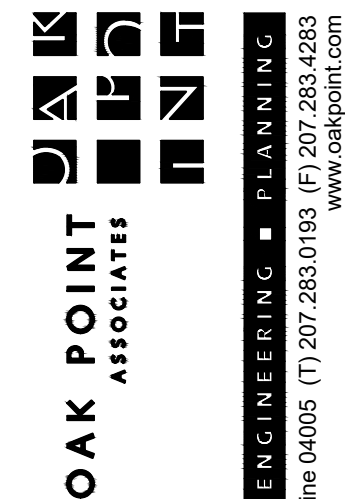


CHECK GRAPHIC SCALES BEFORE USING

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION



- 5 CHAIN LINK FENCE DOUBLE-LEAF GATE DETAIL
CS101.C-505.C-506 C-506 NOT TO SCALE



DESIGNED BY: JLG
DRAWN BY: DEW
CHECKED BY: JLG
PROJECT: 22104.04

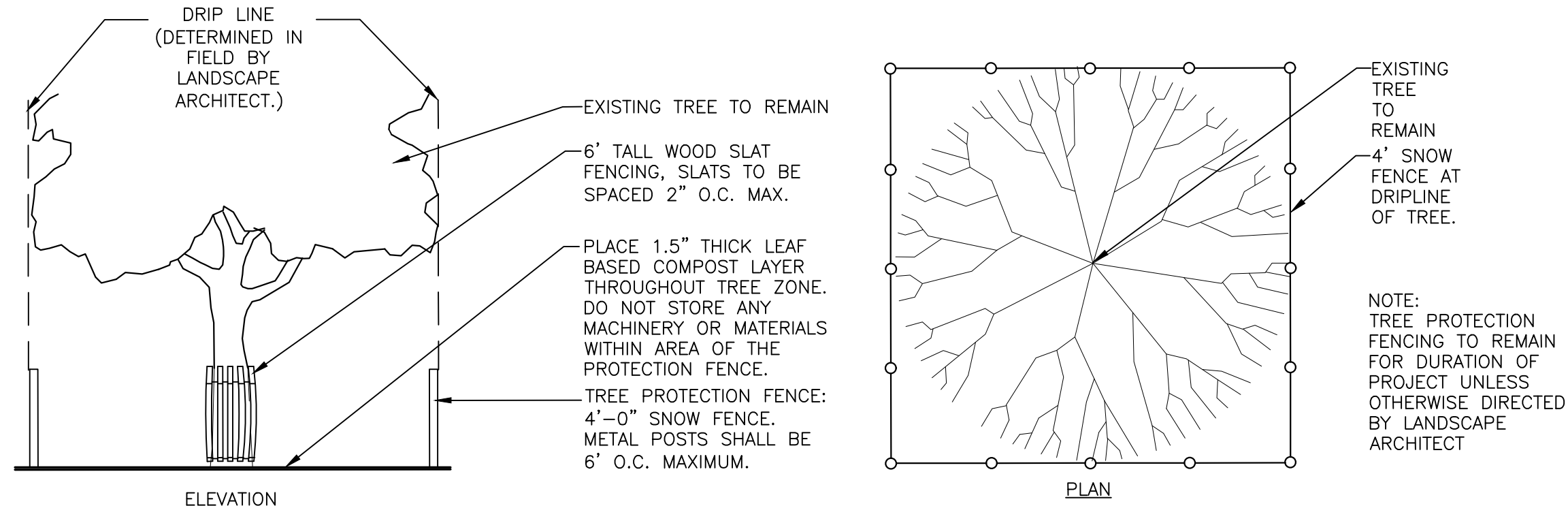
OWNER:
**SOUTHERN MAINE
AFFORDABLE HOUSING**
22 South Street
Biddeford, Maine, 04005

PROJECT TITLE AND LOCATION:
ADAMS POINT HOUSING
69 Adams Street
Biddeford, Maine, 04005

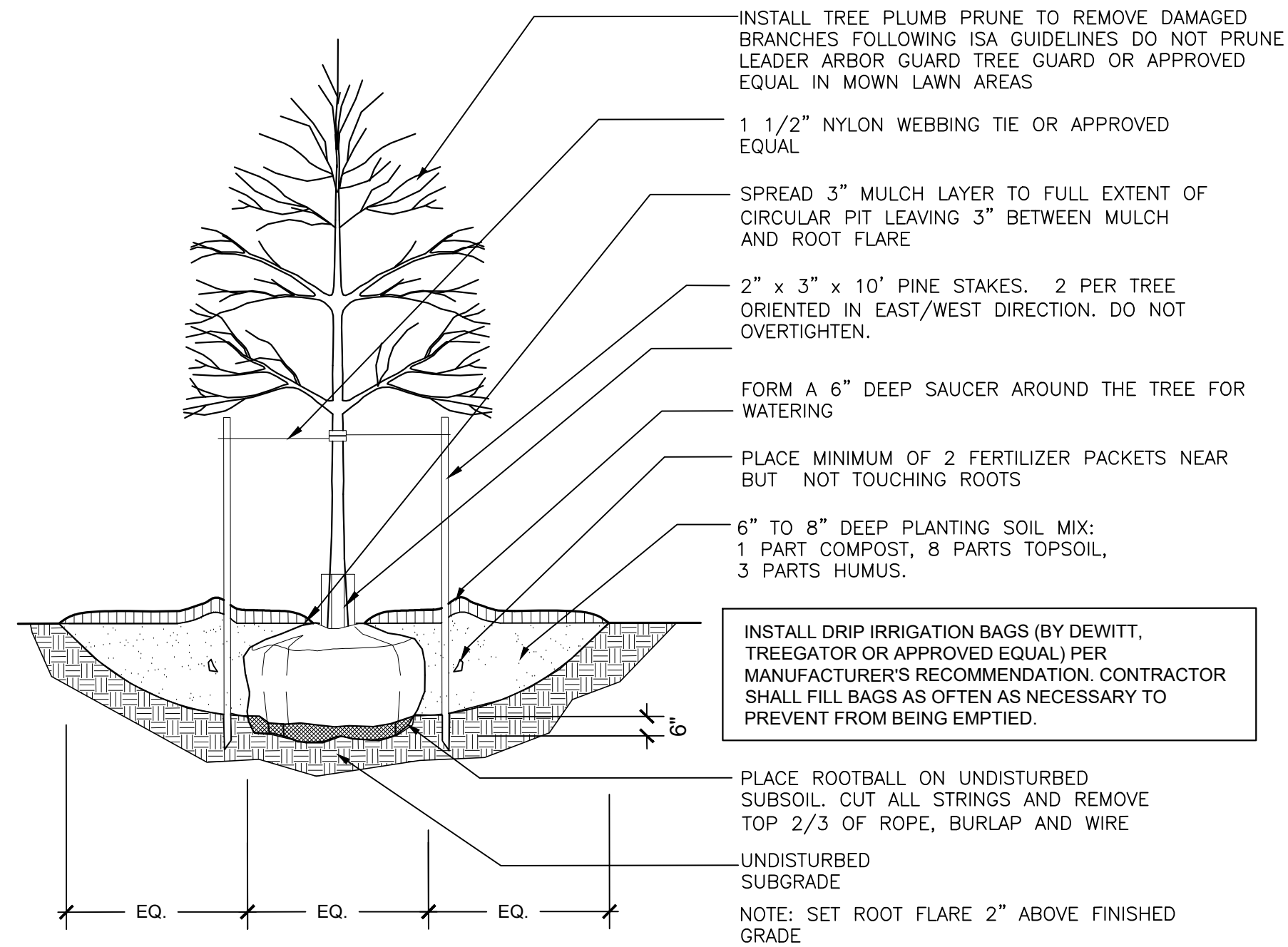
SITE DETAILS - 4

DWG.: **C-506**

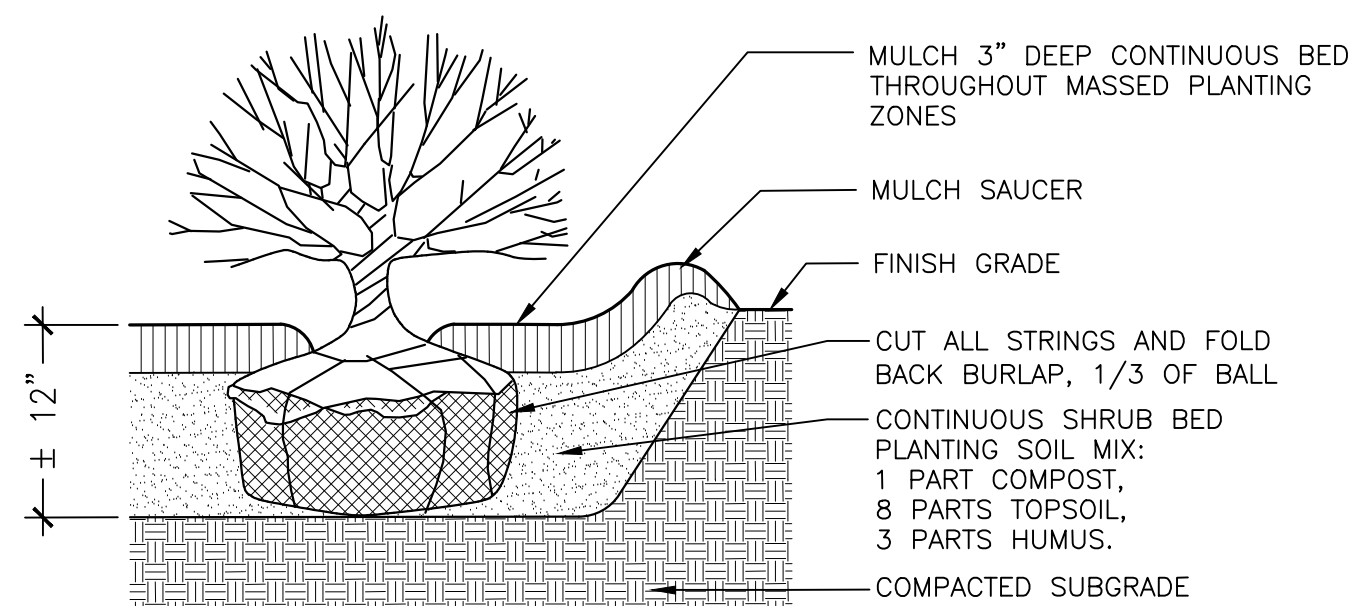
SHEET: 15 OF **22**



1 TYPICAL TREE PROTECTION



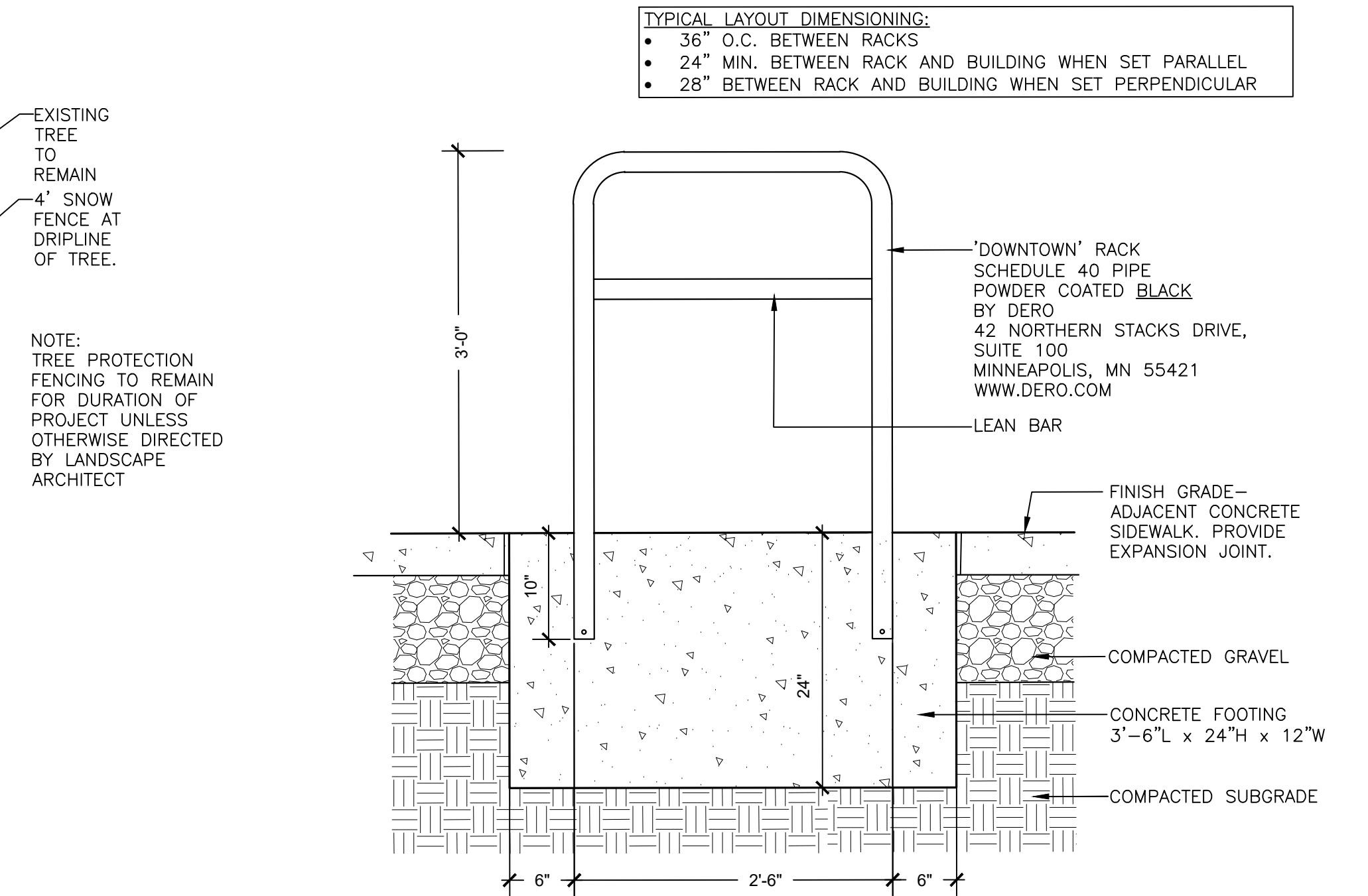
2 TYPICAL TREE PLANTING



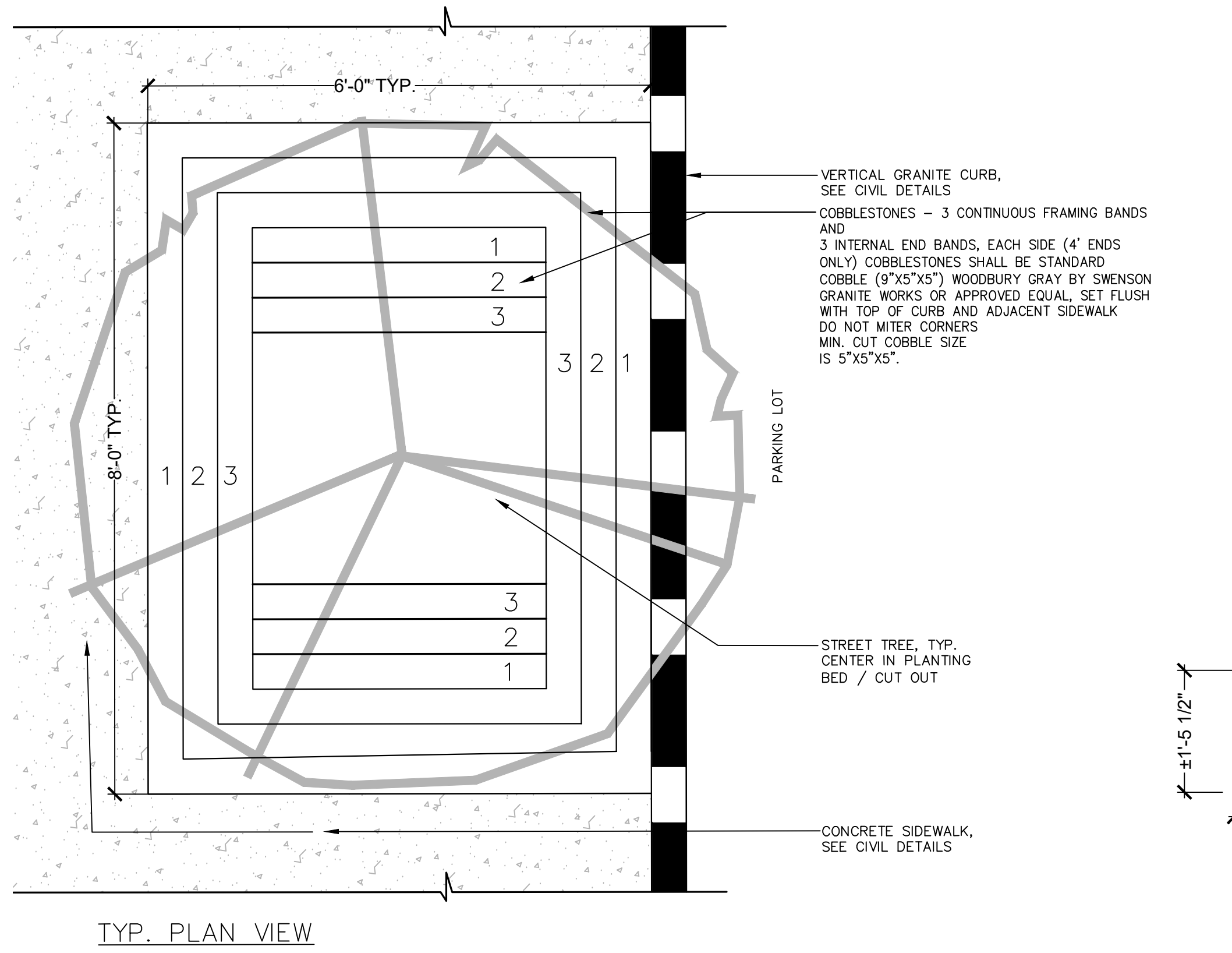
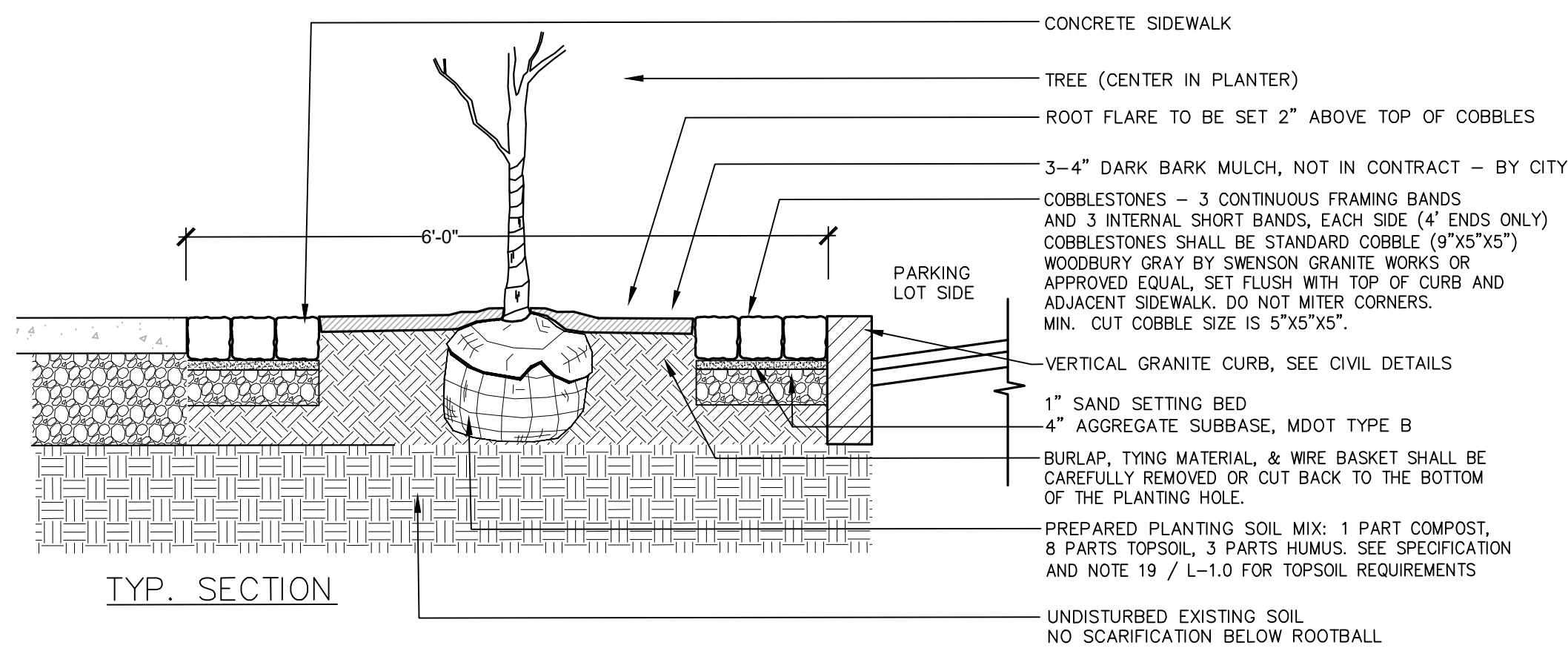
3 TYPICAL SHRUB PLANTING



5 TREE PIT

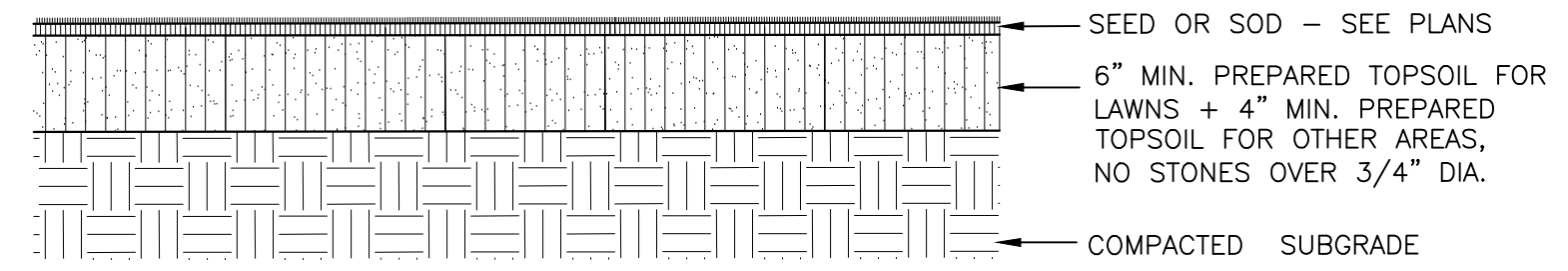


4 BIKE RACK

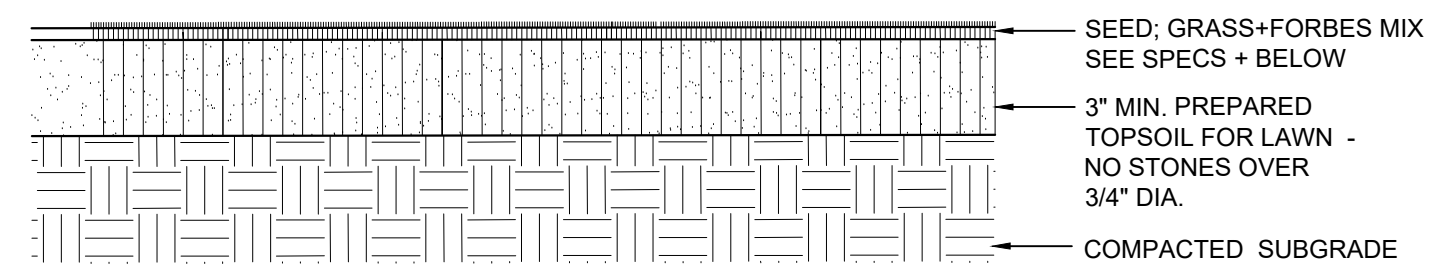


TYP. PLAN VIEW

TOPSOIL: FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS GREATER THAN 1" IN ANY DIMENSION, PH RANGE 5.0-7.0, AND SHALL CONTAIN NOT LESS THAN 6% ORGANIC MATTER BY WEIGHT. SANDY LOAM OR LOAM SOIL AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE, AND HAVE THE FOLLOWING MECHANICAL ANALYSIS:		
TEXTURAL CLASS	% OF TOTAL WEIGHT AVERAGE %	
SAND (0.05- 2.0 MM)	45 TO 75%	60%
SILT (0.002- 0.05 MM)	15 TO 35%	25%
CLAY (< 0.002 MM)	5 TO 25%	15%

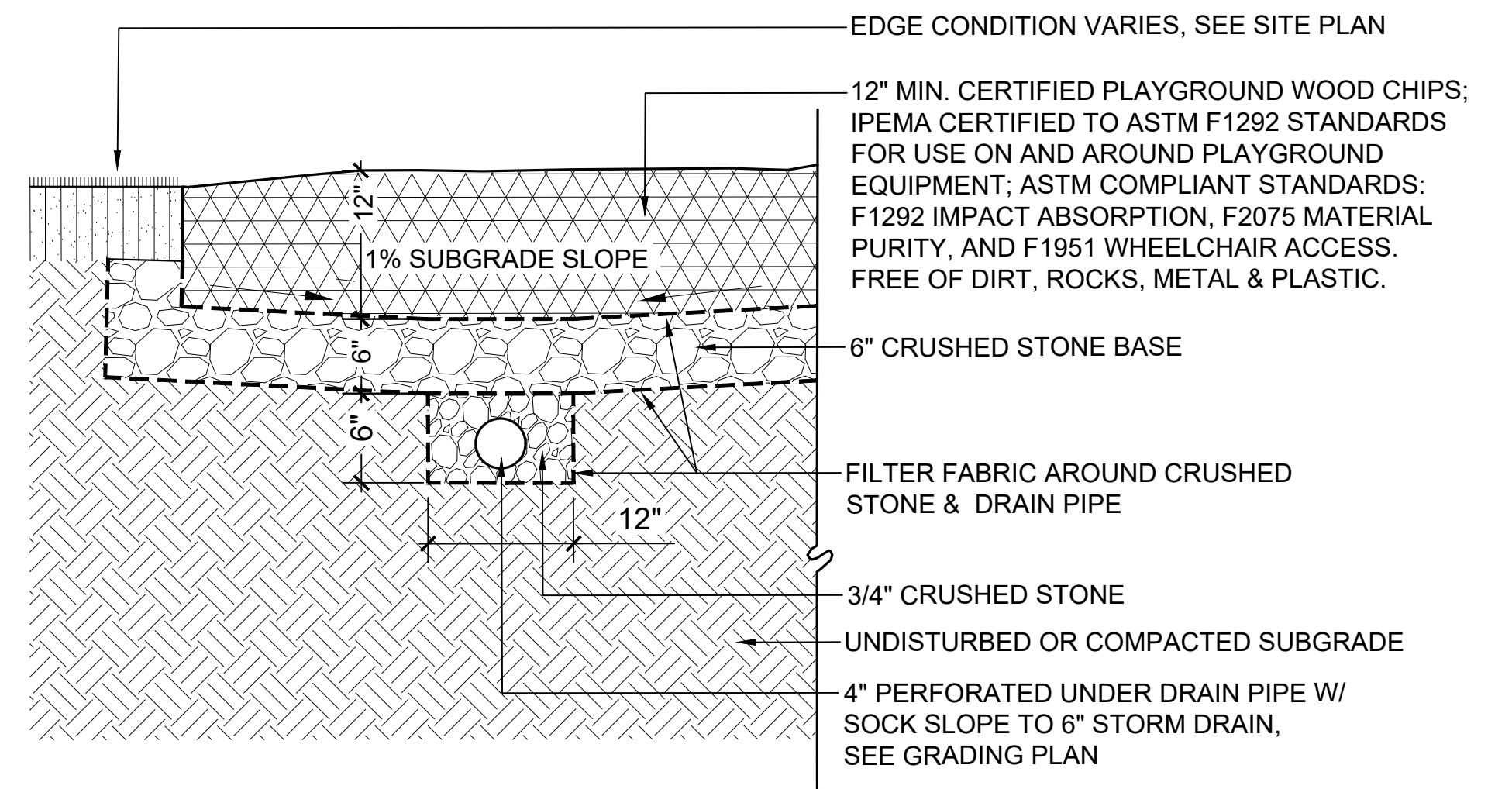


SEED MIX PLANTING (LAWN & OTHER AREAS)

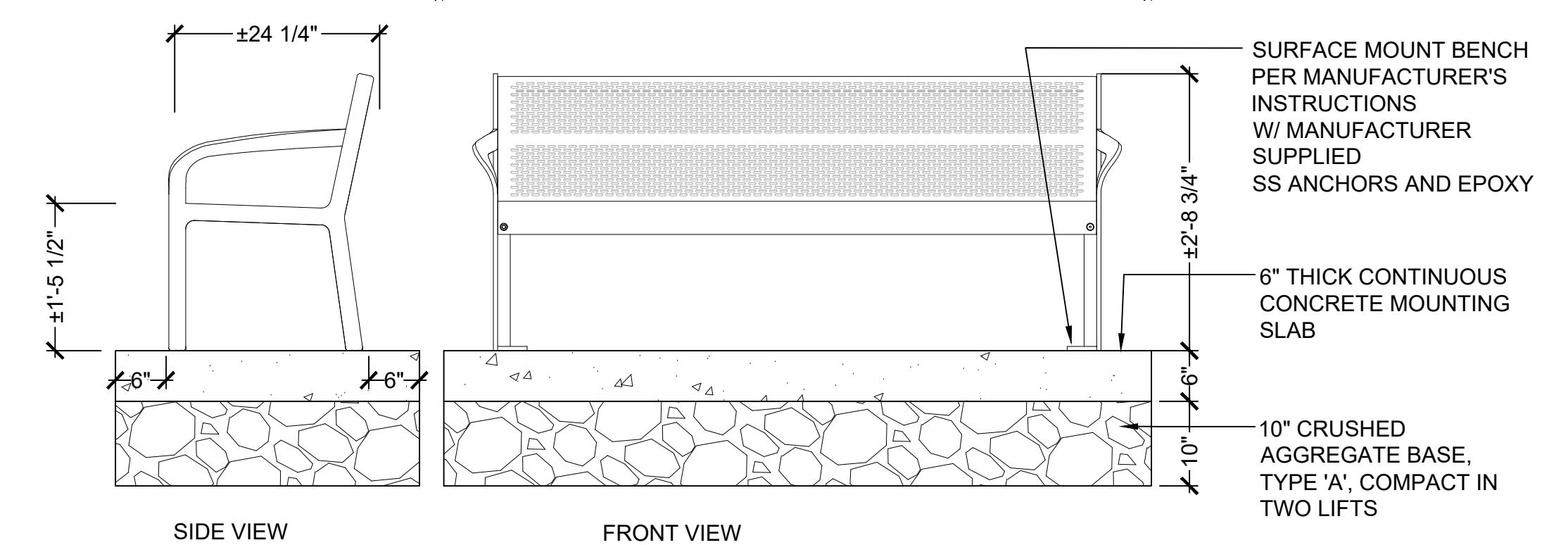
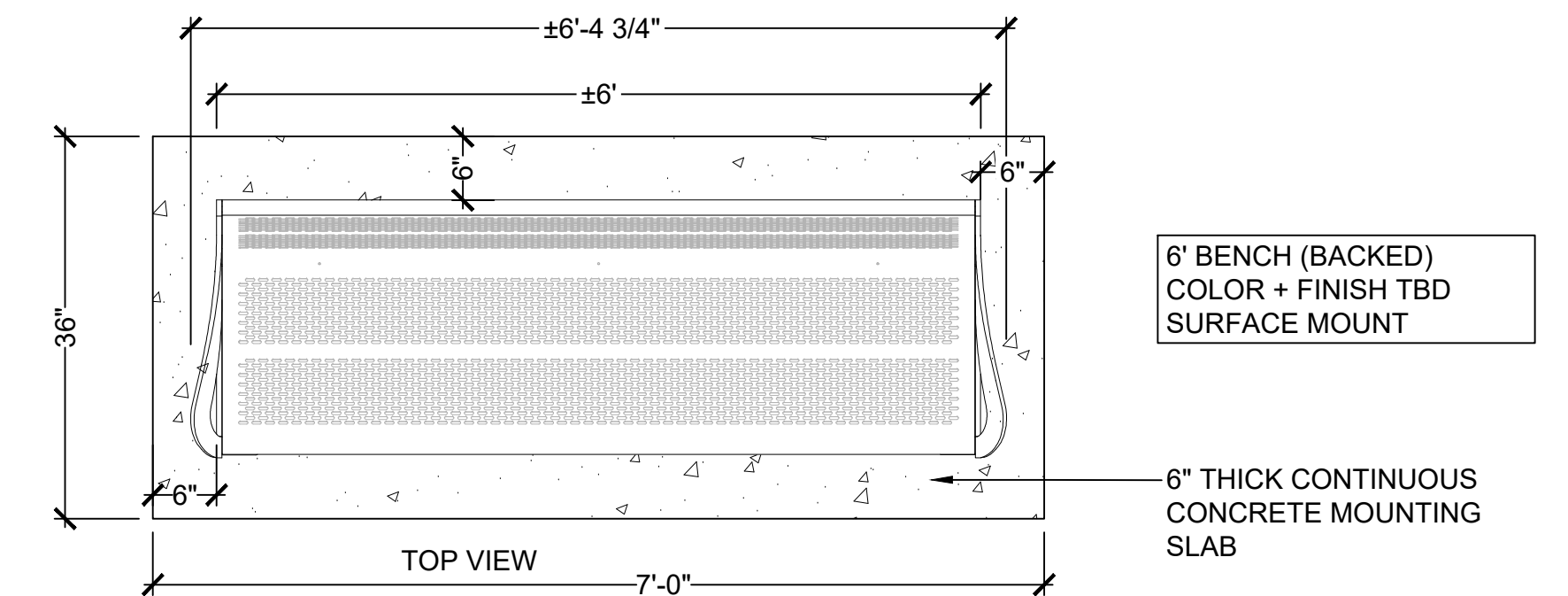


SEED MIX PLANTING (NON-LAWN AREAS)

6 SEEDING



7 PLAYGROUND SURFACING



8 BENCH

NOT FOR CONSTRUCTION

OWNER:

SOUTHERN MAINE AFFORDABLE HOUSING
22 SOUTH STREET
P.O. BOX 2287
BIDDEFORD, MAINE 04005

APPLICANT:

BIDDEFORD HOUSING AUTHORITY
22 SOUTH STREET
P.O. BOX 2287
BIDDEFORD, MAINE 04005



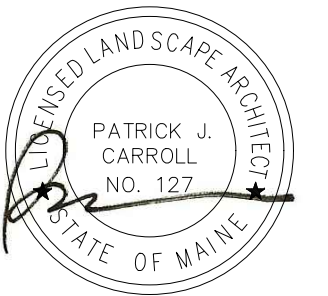
ADAMS POINT

Project:

Description:

Date:

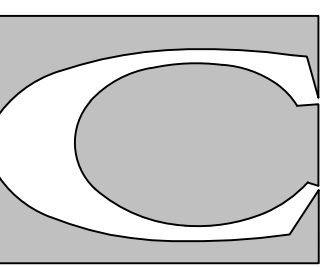
Revisions:



Drawn By: MAP
Approved By: PC
Scale: as shown

LANDSCAPE DETAILS

Phase:
PLANNING BOARD APPLICATION



CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1552 V. F. 207.772.0712

Date:
JUNE 14, 2021

Sheet No:

L2.0

ADAMS POINT MULTI FAMILY HOUSING
69 Adams St. Biddeford, ME 04005

No.	Date	Description
B		Revision Schedule

JOB NO.
Project Number

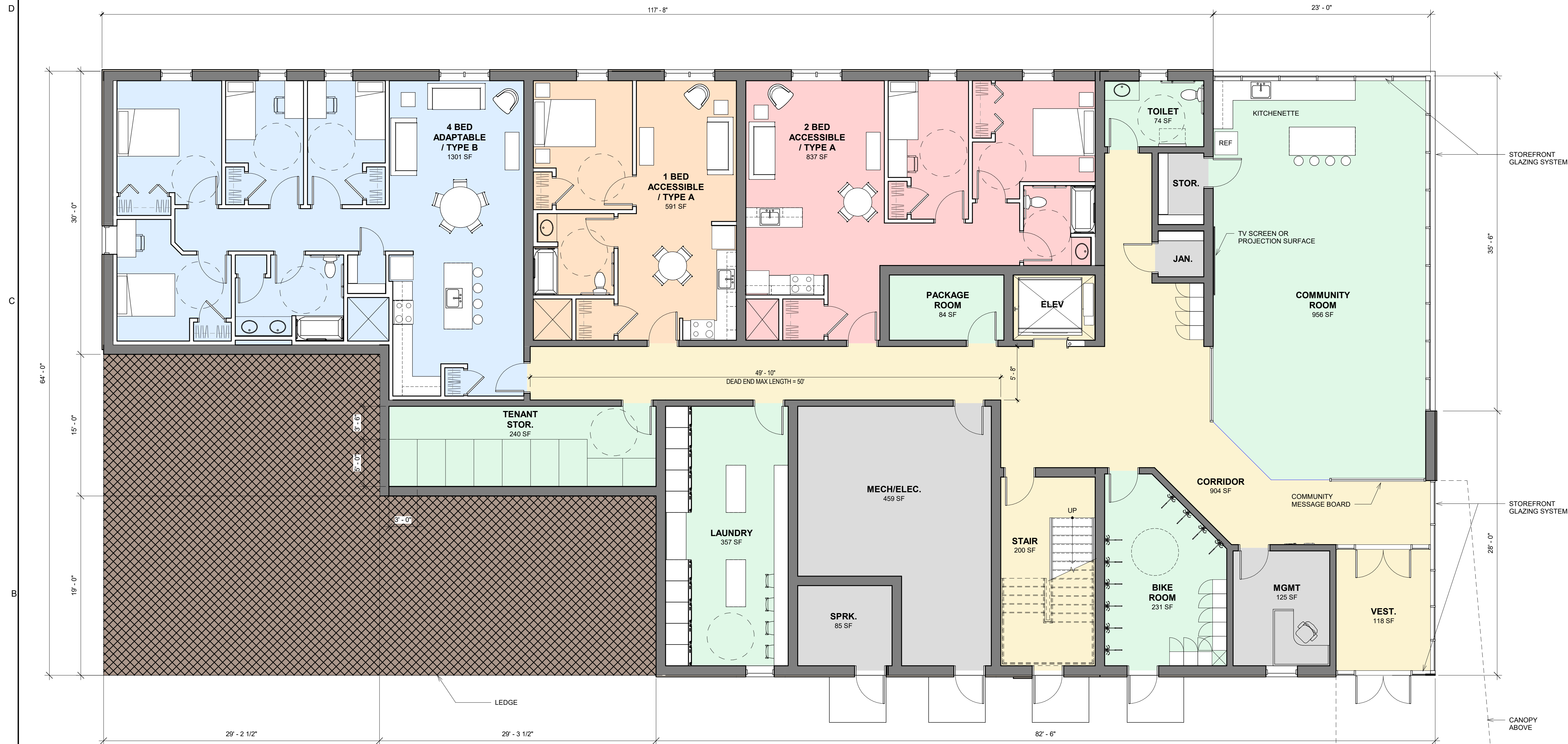
DRWN. CHK
Author Checker

SCALE:
3/16" = 1'-0"

ISSUE:
ISSUED FOR BID
04/02/2021

TITLE
Ground Floor Plan

SHEET
A100



1 GROUND FLOOR - CONCEPT
3/16" = 1'-0"

GROUND FLOOR PLAN SUMMARY

UNITS:
(1) - 4 BED ROOM UNIT
(1) - 2 BED ROOM UNIT
(1) - 1 BED ROOM UNIT

AREA:
FLOOR FOOTPRINT: 7,450sf
FLOOR PLATE (EXCLUDES STAIRS, ELEV.
AND MECHANICAL SHAFTS): 7,360sf

BUILDING INTERIOR FINISHES SUMMARY

FLOORING
CARPET:
• CORRIDORS
• MANAGEMENT OFFICE
VINYL SHEET FLOORING W/ BACKING:
• LAUNDRY, BATHROOMS
SOLID VINYL FLOOR TILE:
• THROUGHOUT LIVING UNITS
(EXCLUDING BATHROOMS)
LUXURY VINYL FLOORING:
• COMMUNITY ROOM
• MAIL ROOM
WALK-OFF MATT
• VESTIBULE
RUBBER
• STAIRS AND LANDINGS
SEALED CONC.
• MECH/ELEC.
• SPRINKLER ROOM
• JANITOR
• STORAGE SPACES

WALLS
PAINT:
• ASSUME SINGLE COLOR (ZERO-
VOC) THROUGHOUT LIVING UNITS
• ASSUME (2) COLORS FOR SHARED
SPACES
FIBERGLASS REINFORCED PLASTIC:
• JANITOR
• GRND FLR. TOIL.
• PACKAGE ROOM
COUNTERTOPS
LAMINATE:
• LIVING UNIT KITCHENS
QUARTZ:
• BATHROOMS

BUILDING PROGRAM LEGEND

- 1 BED UNIT
- 2 BED UNIT
- 4 BED UNIT
- BUILDING STORAGE
- BUILDING SUPPORT
- CIRCULATION
- MANAGEMENT
- SHARED SPACE

ADAMS POINT MULTI FAMILY HOUSING

69 Adams St. Biddeford, ME 04005

No.	Date	Description
B		Revision Schedule

JOB NO.
Project Number

DRWN. CHK
Author Checker

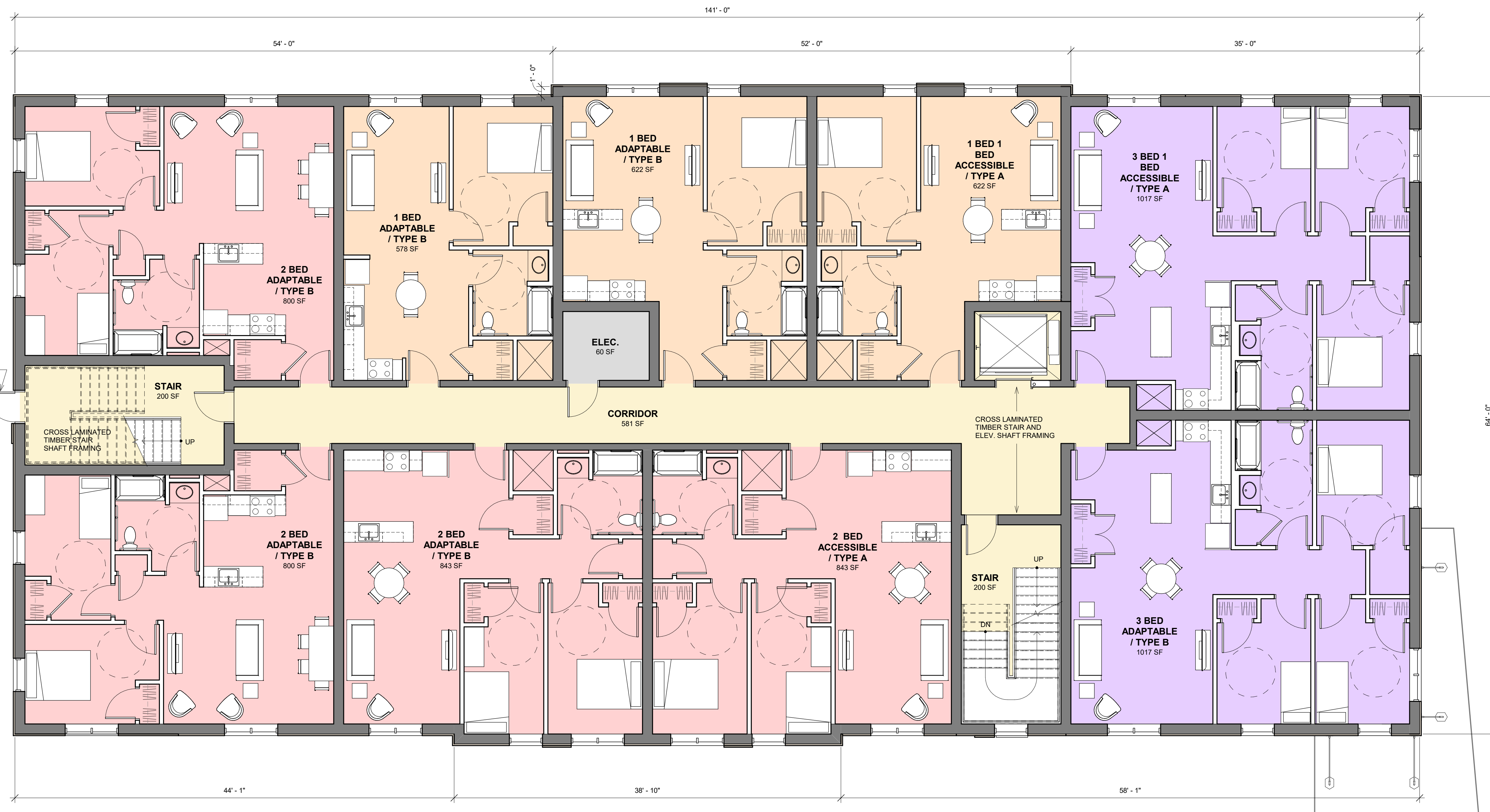
SCALE:
3/16" = 1'-0"

ISSUE:
ISSUED FOR BID
04/02/2021

TITLE
First Floor - 4th Floor
Plan

SHEET

A101



TYPICAL FLOOR PLAN 1ST THRU 4TH FLOORS

UNITS:
(2) - 3 BED ROOM UNITS
(4) - 2 BED ROOM UNITS
(3) - 1 BED ROOM UNITS
AREA:
FLOOR FOOTPRINT: 9,115sf
FLOOR PLATE (EXCLUDES STAIRS, ELEV.
AND MECHANICAL SHAFTS): 8,392sf

BUILDING PROGRAM LEGEND

- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- BUILDING SUPPORT
- CIRCULATION

1 TYPICAL FLOOR PLAN - CONCEPT
3/16" = 1'-0"

Revision Schedule		
No.	Date	Description

JOB NO.
Project Number

DRWN. CHK
Checker

SCALE:

ISSUE
06/08/2021

TITLE
Exterior Elevations

SHEET
A200



1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



4 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

File: V:\PROJECTS\ANY\K5\068944.000\09_DESIGN\DRAWINGS\01_SHEETS\E-100-068944.DWG
Saved: 9/22/2021 10:28:04 AM Plotted: 9/22/2021 10:28:24 AM Current User: Napora, Daniel LastSavedBy: 6930

LIGHTING FIXTURE SCHEDULE						
Label	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage	Symbol
A	Sternberg Lighting	ML630-24L40T3-MDL014-SV1-HSS-BLOC	Medium size Millenia Arm Mount fixture, LEDII T3rev6 optic, Soft Vue 1 Flat, With House Side Shield	6583	87.3	
B	Sternberg Lighting	ML660-12L40T5-MDL018-SV1	ML660 Medium size Millenia, Post Top, Soft Vue 1 Flat, T5	4791	59.3	
C	Sternberg Lighting	ML630-16L40T4-MDL018-SV1	ML630 Medium Millenia Fixture, Luxeon 50-50 LED, T4, Soft Vue 1	8411	75.1	



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

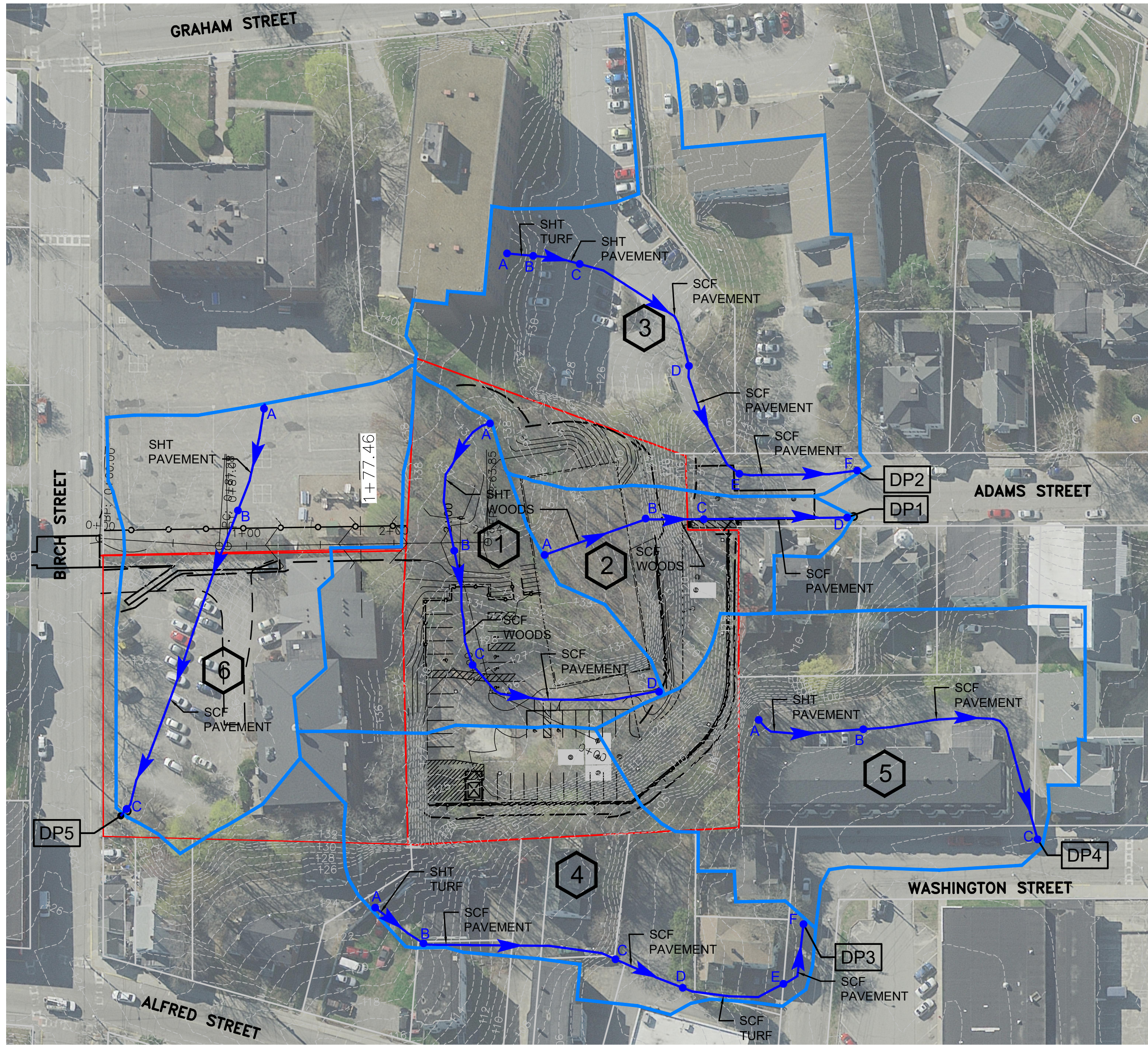
ADAMS POINT HOUSING
69 ADAMS STREET,
BIDDEFORD, MAINE, 04005

No.	Submittal / Revision	App'd.	By	Date

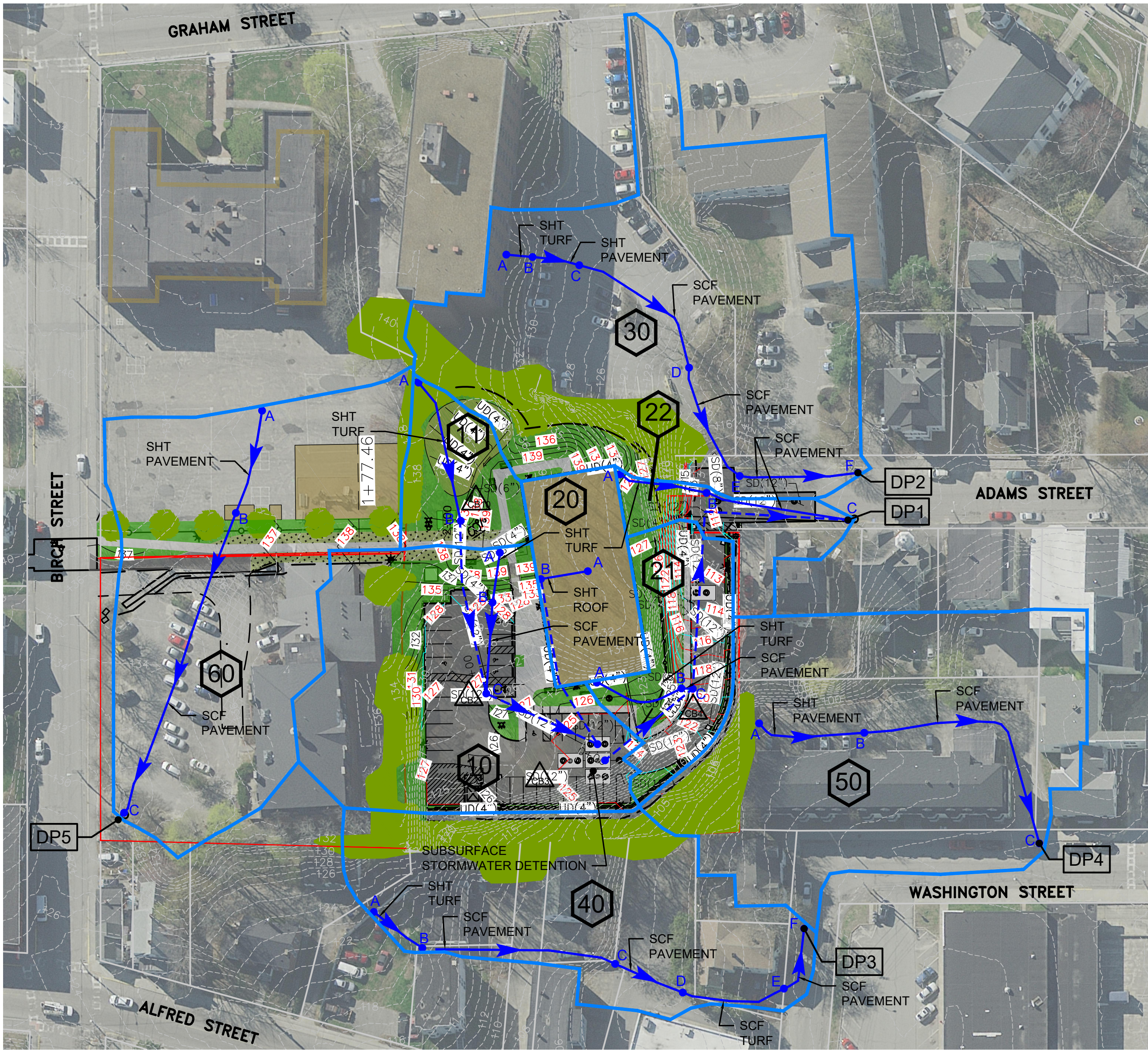
EXTERIOR
LIGHTING PLAN

Designed By: MA	Drawn By: DN	Checked By:
Issue Date: 06/10/2021	Project No: 068944	Scale:

Drawing No.:
E-100



1 PRE-DEVELOPMENT WATERSHED PLAN
WS101 1"=50'



2 POST-DEVELOPMENT WATERSHED PLAN
WS101 1"=50'

LEGEND

- 1 WATERSHED NUMBER
- A B TIME OF CONCENTRATION FLOW PATH
- CATCH BASIN/REACH FLOW PATH
- WATERSHED BOUNDARY
- EXISTING CONTOUR LINE
- DP1 DISCHARGE POINT (POINT OF ANALYSIS)
- CATCH BASIN/POND ROUTING
- REACH ROUTING
- SHT SHEET FLOW
- SCF SHALLOW CONCENTRATED FLOW
- CHAN CHANNEL FLOW
- PIPE PIPE FLOW

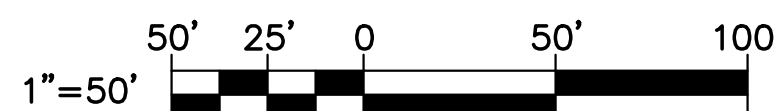
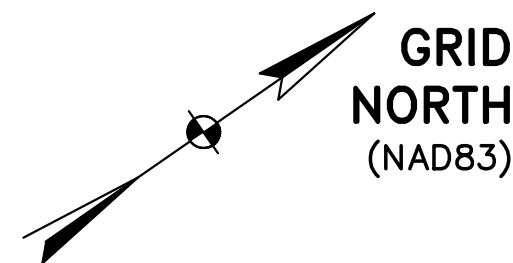
Pre-Development Areas					Post-Development Areas				
Total	Imp	Woods	Land		Total	Imp	Woods	Land	
1	31923	9348	21811	764	10	32145	16482	10017	5646
2	17060	5366	10277	1417	11	7244	655	0	6589
					20	9031	9031	0	0
					21	11110	6606	42	2386
					22	6408	3615	1758	1035
3	59081	31821	10196	17064	30	57888	31627	5016	21245
4	41667	20716	11331	9620	40	30666	15998	2290	11678
5	50046	31877	10115	8054	50	45225	31877	4600	8748
6	44117	36602	0	7515	60	44117	35651	0	8466

Pre- and Post-Development Peak Runoff Rates (ft ³ /s)						
Discharge Point	2-Year Storm		10-Year Storm		25-Year Storm	
	Pre	Post	Pre	Post	Pre	Post
DP1	1.2	1.2	2.4	2.1	3.4	3.3
DP2	3.2	3.2	5.5	5.5	7.4	7.4
DP3	2.1	1.6	3.8	2.8	5.1	3.8
DP4	2.9	2.9	4.9	4.7	6.5	6.1
DP5	3.1	3	4.8	4.8	6.2	6.1
Sum	12.5	11.9	21.4	19.9	28.6	26.7

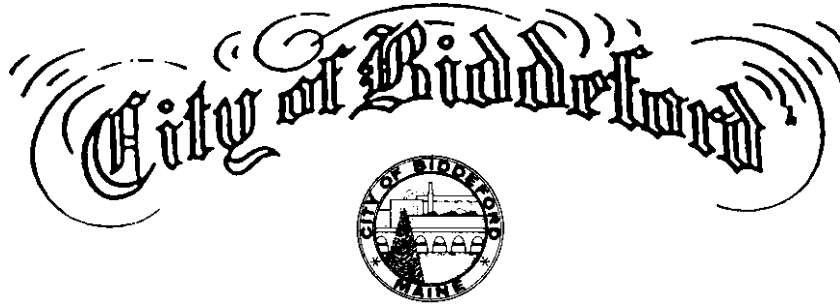
Time to Concentration:											
Flow Path Data - Pre						Flow Path Data - Post					
Subcatchment 1						Subcatchment 10					
item	length	start elev	end elev	slope	surface	item	length	start elev	end elev	slope	surface
sheet	100	139.4	135.17	0.042	woods	sheet	36	139.25	128	0.313	turf
scf	115	135.17	127.37	0.068	pavement	scf	62	128	126.87	0.018	pavement
scf	134	127.37	122.5	0.036	pavement						
Subcatchment 2						Subcatchment 20					
item	length	start elev	end elev	slope	surface	item	length	start elev	end elev	slope	surface
sheet	74	134.2	129	0.07	woods	sheet	32				0.01 Roof
scf	39	129	113	0.41	woods						
scf	100	113	107.5	0.055	pavement						
Subcatchment 3						Subcatchment 21					
item	length	start elev	end elev	slope	surface	item	length	start elev	end elev	slope	surface
sheet	20	134.75	131.47	0.164	turf	sheet	62	126.5	124.7	0.028	turf
sheet	30	131.47	128.52	0.098	pavement	scf	7	119	118.86	0.02	pavement
scf	110	128.52	118.7	0.080	pavement						
scf	85	118.7	111.33	0.087	pavement						
scf	85	111.33	107.71	0.043	pavement						
Subcatchment 4						Subcatchment 22					
item	length	start elev	end elev	slope	surface	item	length	start elev	end elev	slope	surface
sheet	40	122.46	117.53	0.123	turf	sheet	61	130.5	112	0.303	turf
sheet	10	117.53	116.7	0.083	pavement	scf	97	112	108.1	0.04	pavement
scf	125	117.53	103.88	0.109	pavement						
scf	50	103.88	102.04	0.037	pavement						
scf	75	102.04	96.31	0.076	turf						
scf	45	96.31	95.77	0.012	pavement						
Subcatchment 5						Subcatchment 30					
item	length	start elev	end elev	slope	surface	item	length	start elev	end elev	slope	surface
sheet	75	98.94	97.15	0.024	pavement	sheet	20	134.75	131.47	0.164	turf
scf	180	97.15	93.11	0.022	pavement	sheet	30	131.47	128.52	0.098	pavement
Subcatchment 6						scf	100	128.52	118.7	0.080	pavement
item	length	start elev	end elev	slope	surface	scf	85	118.7	111.33	0.087	pavement
sheet	75	137.36	136.57	0.011	pavement	scf	85	111.33	107.71	0.043	pavement
scf	225	136.57	131.12	0.024	pavement						
item	length	start elev	end elev	slope	surface	item	length	start elev	end elev	slope	surface
sheet	75	137.36	136.57	0.011	pavement	sheet	40	122.46	117.53	0.123	turf
scf	225	136.57	131.12	0.024	pavement	sheet	10	117.53	116.7	0.083	pavement
						scf	125	117.53	103.88	0.109	pavement
						scf	50	103.88	102.04	0.037	pavement
						scf	75	102.04	96.31	0.076	turf
						scf	45	96.31	95.77	0.012	pavement

NOTES:

1. THE SOILS FOR THE ENTIRE SITE ARE CLASSIFIED AS "URBAN" BASED ON A CLASS D MEDIUM INTENSITY SOIL SURVEY PERFORMED IN SPRING, 2021. FOR THE PURPOSES OF STORMWATER ANALYSIS, THE HYDROLOGIC SOIL GROUP IS ASSUMED TO BE "C."
2. ELEVATION INFORMATION SHOWN IS BASED ON GPS STATIC OBSERVATIONS TAKEN FEBRUARY 25, 2021. THE VERTICAL DATUM IS THE NORTH AMERICAN DATUM OF 1988.



FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION



2021.102

IN BOARD OF CITY COUNCIL..OCTOBER 5, 2021

BE IT ORDAINED by the City Council of Biddeford, Maine to amend the Code of Ordinances of the City of Biddeford as follows:

Sec. 22-17 Purpose.

[Added 3-20-2018 by Ord. No. 2018.17]

The purpose of Sections 22-17 through 22-21.2 is to regulate mobile food vending on property owned or under the control of the City of Biddeford and mobile food vending on private property in order to create a desirable situation where mobile food apparatuses may conduct business.

Sec. 22-18 Definitions.

[Added 3-20-2018 by Ord. No. 2018.17]

As used in this chapter, unless the context otherwise indicates, the following terms shall have the following meanings.

EDIBLE GOODS

May include, but are not limited to:

- (1) Prepackaged food, including, but not limited to, candy, beverages, chips, popsicles and ice cream.
- (2) Prepared food, including, but not limited to, hot dogs, desserts, sandwiches and pizza.
- (3) On-site prepared food, including, but not limited to, shaved ice, sandwiches and tacos.

MOBILE FOOD VENDOR

Any business which sells edible goods from a nonstationary location within the City. The terms shall include, but not be limited to:

- (1) **MOBILE FOOD TRUCK**— A self-contained motorized unit selling items defined as "edible goods."
- (2) **CONCESSION TRAILER**— A vending unit which is pulled by a motorized unit and has no power to move on its own.

MOBILE FOOD VENDOR COURT

A collection of mobile food vendors in a common outdoor plaza or site providing a common area for self-serve dining. Mobile Food Vendor Courts are also subject to Article 56 (Restaurants) of the Zoning Ordinance and Planning Board Site Plan Review.

NONREFRIGERATED

Edible goods that are not required to be kept at a temperature below 41° F.

Sec. 22-19 Application and permit.

[Added 3-20-2018 by Ord. No. 2018.17]

- (a) Permit. Every mobile food vendor shall have a permit issued by the City to conduct business in the City.
- (b) Application. Every mobile food vendor shall apply for a permit on a form promulgated by the City. Each vending unit requires a separate permit. Applications for permits meeting the requirements for mobile vendors shall be processed within 10 business days.
- (c) Mobile food vendor application form. A complete application shall require the following information from the applicant to be considered:
 - (1) Name of applicant, as well as physical street address, mailing address, telephone number(s), and e-mail address.
 - (2) Legal name of business or entity.
 - (3) Signed permission form, or provide notarized affidavit from the private property owner granting permission for unit placement.
 - (4) Name, phone number and driver's license number of business owner and all employees operating within the mobile food vendor unit.
 - (5) Proposed itinerary with route, vending locations and times.
 - (6) Contact name and phone number for mobile food vending unit while in route.
 - (7) Description of product being sold.
 - (8) Site plan where the mobile food vending unit will be located on the property.
 - (9) Valid and current vehicle/trailer registration of mobile food unit.

Sec. 22-20 Permit regulations.

[Added 3-20-2018 by Ord. No. 2018.17]

- (a) The application fee for a mobile food vendor permit shall be \$200. Each mobile food vendor unit shall be permitted separately.

- (b) Mobile food vendor permits shall expire on December 31 of each year.
- (c) Mobile food vendors shall provide, at their expense, and keep in force during the term of their contract, with a responsible insurance company or companies authorized to do business in the state, commercial general liability insurance in the amount of at least \$1,000,000. The mobile food vendor shall deliver certificates of such insurance to the City at the time of application.
- (d) Mobile food vendors shall provide proof of a State of Maine health certificate at the time of application.
- (e) Upon renewal the applicant shall pay the renewal fee of \$200 and update any changes in the permitting documentation upon permit renewal. The applicant must submit the application and the renewal fee within 30 days before expiration of the permit or must reapply as a new applicant.
- (f) The City Manager is authorized to make reasonable rules and regulations, not inconsistent with this section, governing the design, construction and location of pushcarts or food trucks.
- (g) Display of permit. Every permit, including those from the City, shall be displayed at all times in a conspicuous place where they can be read by the general public on the mobile food vendor's truck or concession trailer.

Sec. 22-21.1 Prohibited conduct.

[Added 3-20-2018 by Ord. No. 2018.17]

- (a) Distance regulations:
 - (1) No mobile food vendor shall conduct business within any single-family residential or agricultural zoning district unless otherwise approved in writing by the Code Enforcement Officer.
 - (2) A mobile food vendor ~~may not be located within 100 feet of the primary entrance of an open and operating fixed-location food service or eating establishment; or within 40 feet from another mobile food vendor;~~ except in the following:
 - During City sponsored or other community events; or
 - Within a mobile food vendor court consistent with the Article VI (Performance Standards), Section 56 (Restaurants) of the Zoning Ordinance.
 - ~~(3) A mobile food vendor shall not be located within 40 feet from another mobile food vendor except during City sponsored or other community events.~~

- (b) A mobile food vendor, [except when located in a mobile food vendor court](#), shall not conduct sales at a stationary location:
 - (1) For a duration exceeding 60 minutes on any public street or public streets adjacent to public parks and recreational facilities, next to fire lanes and no-parking designated areas. Mobile vendors parking on public streets may not move to a new location without prior approval from the City.
 - (2) In congested areas where the operation impedes vehicular or pedestrian traffic.
 - (3) Between the hours of 1:00 a.m. and 6:00 a.m.
- (c) Offenses and regulations.
 - (1) It shall be unlawful for any individual as the agent or employee of another regulated under this section to sell edible goods in the City unless its principal or employer has received a permit under this section.
 - (2) A permit issued under this section is not transferable.
 - (3) It shall be unlawful for an individual to sell edible goods while displaying a valid permit issued by the City in the name of another individual, organization, or entity.
 - (4) It shall be unlawful for any individual, directly or through an agent or employee, to sell goods within the corporate limits of the City after the expiration of the permit issued by the City under this section.
 - (5) It shall be unlawful for an individual, directly or through an agent or employee, to misrepresent on the permit affidavit any acts that are regulated under this section.
 - (6) It shall be unlawful for any individual, directly or through his agents or employees, to represent that the issuance of a permit by the City constitutes the City's endorsement or approval of the product for sale.

Sec. 22-21.2 Mobile food vendor requirements.

[Added 3-20-2018 by Ord. No. 2018.17]

The following regulations shall apply to mobile food vendors:

- (1) Each unit shall be equipped with a portable trash receptacle and shall be responsible for proper disposal of solid waste and wastewater in the sanitation facility legally accessed by the food service establishment. All

disturbed areas must be cleaned following each stop to a minimum 20 feet of the sales location.

- (2) Mobile food vendors may not have a drive-through.
- (3) Continuous music or repetitive sounds shall not project from the mobile unit.
- (4) A five-foot clear space shall be maintained around the mobile food vending unit.
- (5) All mobile units shall have a gray water holding tank.
- (6) The mobile unit will be subject to inspection upon permit application through the Code Enforcement Department, the Health Department and the Fire Department, and may be subject to random inspection and upon reissuance of the permit.
- (7) No sales are allowed within public park facilities while park concession units are operating. Mobile units operating in public parks and on streets adjacent to public parks or recreational facilities require approval by the City's Recreation Director.

Land Development Regulations, Article VI, Section 56 Restaurants.

[Ord. of 8-3-1993(1); Ord. No. 2006.13, 3-7-2006]

1. a. The following provisions address restaurants, whether year-round or seasonal, seat down or takeout, building or mobile. Subsections A through E refer to nonmobile food service operations.
- b. For the purposes of this section, the term “restaurants” shall be divided into ~~three~~four categories:
 - (1) Establishments in permanent buildings;
 - (2) Establishments in mobile units, either towed or self-propelled, preparing and serving food products on a particular site; and
 - (3) Establishments in mobile units, either towed or self-propelled, serving prepared food products, and travelling to selected locations on a daily basis, and remaining on-site for limited time periods, i.e., during lunch breaks, etc. Such units are often referred to as catering services or food services.
 - (4) Establishments in mobile food units located in mobile food vendor courts and permitted in the MSRD1 and MSRD-3 Districts.
- A. The application for a permit shall state the maximum seating capacity of the restaurant. Any expansion or enlargement over the stated capacity shall require a new permit, and shall comply with setbacks, square footage, and all other requirements of

this ordinance.

- B. Any restaurant located within 500 feet of an existing public sewer line shall connect with the sewer system at the expense of the owners. When subsurface sewage disposal is proposed, completed soil evaluation forms (HHE-200) shall be submitted. All proposed subsurface disposal systems shall meet the requirements of the Maine State Plumbing Code.
- C. All parking and loading facilities shall be located to side or rear of the building, and shall be screened from abutting residential lots. Screening shall be comprised of a continuous landscaped area not less than eight feet in width, containing evergreen shrubs, trees, fences, walls, berms, or any combination, forming a visual barrier not less than six feet in height. In the Rural Farm Zone, the parking and loading facilities shall also be screened from all public roadways.
- D. (Reserved)
- E. Storage and disposal of refuse, fuel, and other potentially hazardous materials shall be so conducted as to create no health hazard, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. Areas where such activities occur shall be effectively enclosed and screened by safety fences, walls, or any combination thereof.
- F. Mobile food service operations shall comply with the State of Maine rules relating to eating and lodging places, as periodically amended, and shall require a victualer's permit from the municipal officers [consistent with Section 22-17 to 22-21.2](#).
 - a. Further, mobile food service operations, preparing food on-site, unless permanently connected to public utilities and approved by the Planning Board, shall not be left on-site or displayed, or left in public view, in the location of business during nonbusiness hours, unless otherwise conditioned by the City Council in their specific permit/licensing process.
 - b. The Building Inspector shall review mobile food service operations, preparing food on-site, to ensure, as a minimum, the following:
 - 1. The placement of the vehicle:
 - a. Shall not hinder vehicular traffic or cause traffic congestion; and
 - b. Shall not hinder, or interfere with, pedestrian traffic; and
 - c. Shall not block or otherwise hinder access to or from private property; and
 - d. Shall not adversely impact on abutting properties in regards to:
 - (1) Noise.
 - (2) Odor, fumes or smoke.
 - (3) Light and glare.

2. The operator shall have written permission from the property owner to locate the vehicle on said property.
3. The operator shall have available, and under written agreement, at least three off-street parking spaces. In cases where on-street parking is available immediately in front, the operator must have one off-street parking space for any vehicle belonging to an employee working on a given shift.
4.
 - a. The operator shall provide at least one fifty-five-gallon covered trash receptacle, or similar sized container, to hold wastes and debris. No paper, food or other wastes shall be allowed to accumulate on-site.
 - b. The waste container shall be emptied at least daily into an approved commercial dumpster (it being emptied by a licensed hauler on a regular basis) or other suitable and approved means of transport away from the site. It shall be the responsibility of the operator to ensure that all wastes are handled and disposed of properly.
5. The operator shall ensure that there is an adequate supply of potable water for cleaning equipment and the preparation of foods.
6. The operator shall ensure that there is an adequate and safe source of electrical power.
7. The operator shall ensure that all storage of food supplies and other business material is within the vehicle or other container secured to the vehicle. No loose material shall be permitted outside of the vehicle.
8. There shall be no signs placed on sidewalks or other rights-of-way. No temporary or mobile signs shall be allowed.
9. The trailer, or vehicle, being used shall be registered, in good upkeep, and provide a neat appearance.



Biddeford City Council

Meeting Date: October 5, 2021

Meeting Time: 6:00 P.M.

Agenda Item No: 2021.102

Item Description: Mobile Food Vendor Courts (MFVCs)

Submitted by: Mathew Eddy, Director of Planning and Development
Greg Tansley, AICP, Deputy Director of Planning and Development/City Planner

Supporting Information/Documentation:

None

Key Terms:

See Council Order 2021.102

Executive Summary:

Attached is a proposal to modify the city licensing and land use ordinances regarding mobile food vendors, and more specifically, Mobile Food Vendor Courts (MFVCs). The ordinance changes will permit Mobile Food Vendor Courts in the MSRD-1 (Downtown) and MSRD-3 (Mill District) Zone subject to Site Plan Review by the Planning Board. Any MFVC allowed in these districts would also have to comply with the licensing requirements established in Chapter 22 of the General Code of Ordinances and the Land Development Regulations Performance standards for Restaurants (LDR, Article VI, Section 56).

This concept has been reviewed by several city bodies including the City Council, Policy Committee and Downtown Development Commission where the idea has received support. The City's Policy Committee met on August 10, 2021 and endorsed the changes before the Council.

Restaurant interests in the downtown and the Heart of Biddeford also supported the idea. MFVCs are seen as both an attraction and an opportunity to promote a wider variety of food options. We were asked to present ordinance amendments that would eliminate some of the existing barriers to the establishment of MFVCs in the downtown area and the Mill District, such as requirements for the separation of mobile food vendors. Staff believe the proposal before you does just that.

Lastly, the Planning Board has reviewed the changes and held a Public Hearing on September 29, 2021 where it recommended (3-1 vote) that the amendments be enacted by the City Council as presented.

Detailed Review:

The City has received a request for a Mobile Food Vendor Court to be located on the empty lot at the corner of Alfred and Jefferson. Mobile Food Vendors are permitted through Article VI, Section 56 of the Land Development Regulations (Zoning Ordinance), but the Zoning Ordinance does not address a situation where multiple vendors may wish to be located at the same location in a “court” fashion and does not identify where such a “court” could happen.

At the same time, the standards of Article VI, Section 56 are inconsistent with the licensing standards for mobile food vendors in Section 22 of the General Code by requiring mobile vendors to be located a minimum of 100 feet apart from each other and 100-foot setback from any fixed base food operation (restaurant). These restrictions would be changed per the Amendments to Section 22 of the General Code (not the Zoning Ordinance).

From a Land Development Regulations (Zoning) perspective, these amendments would allow Mobile Food Vendor Courts in the MSRD-1 and MSRD-3 Districts which encompass Downtown and the Mill District. Any Mobile Food Vendor Court would have to comply with Section 22 Licensing and LDR, Section 56 for Restaurants.

We have also reviewed these concepts with the Code Enforcement Officer and the City Attorney, who are both in agreement with this approach.

In sum, the proposed amendments would:

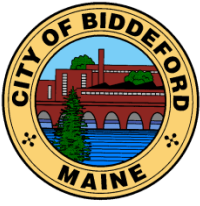
1. Chapter 22.18 - Create a definition for a Mobile Food Vendor Court which includes a requirements that all MFVCs be subject to Site Plan Review by the Planning Board;
2. Chapter 22.21.1 (a) - provide and exemption to separation requirements for Mobile Food Vendors when part of an approved MFVC;
3. Chapter 22.21.1 (b) - allow MFVCs to be stationary when in a MFVC;
4. Land Development Regulations, Article VI, Section 56.1.b. - add a provision that allows for MFVCs in the MSRD-1 and MSRD-3 Districts; and
5. Land Development Regulations, Article VI, Section 56.F. - clearly tie the Performance Standards for Restaurants back to Chapter 22 Licensing.

Funding Source:

N/A

Staff/Planning Board Recommendation:

Both Staff and the Planning Board (3-1 vote) recommend these amendments be passed by the City Council.



CITY OF BIDDEFORD

Planning and Development

Mathew Eddy
Director, Planning and Development
205 Main Street
Biddeford, ME 04005
Mathew.Eddy@biddefordmaine.org
207-282-7119

To: Biddeford City Council
From: Chrysta St. Cyr, Chair
Mathew Eddy

Date: August 28, 2021

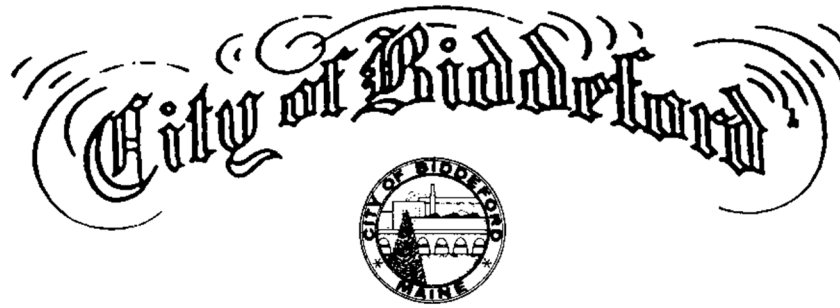
Subject: Downtown Development Commission (DDC) Recommendation: Mobile Food Vendor Courts

The DDC, at its regular meeting of August 30, recommended sending the following to Biddeford City Council:

Mobile Food Vendors offer a unique consumer option for food sales. Because of their growing popularity¹, the DDC recommends that City Council make changes to City ordinance that permit the development of this food option in Biddeford; in particular, the downtown. In doing so, we recommend the following:

- Municipal review through the Planning Board Site Plan Review process be required for any food court layout and operation;
- That existing safety and health ordinance requirements for mobile food vendors be extended to mobile food vendor courts through the licensing and site plan approval process; and,
- That the City continue to evaluate mobile food vendor courts for their impact, making changes to underlying rules when deemed necessary.

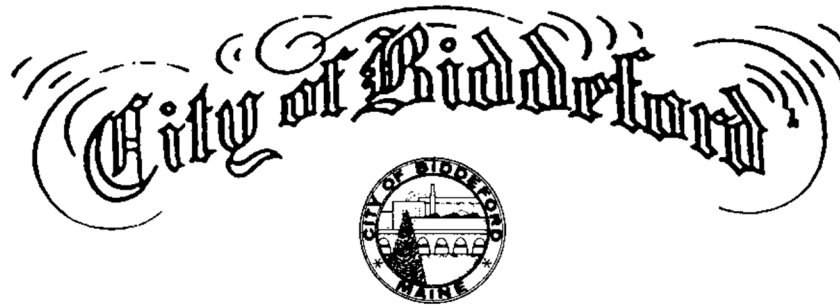
¹ For examples: [Case Study: On the Go - Insights into Food Truck Regulation in US Cities | Data-Smart City Solutions \(harvard.edu\)](#); [Food Truck Trends for 2019 | ACityDiscount](#);



2021.103

IN BOARD OF CITY COUNCIL..OCTOBER 5, 2021

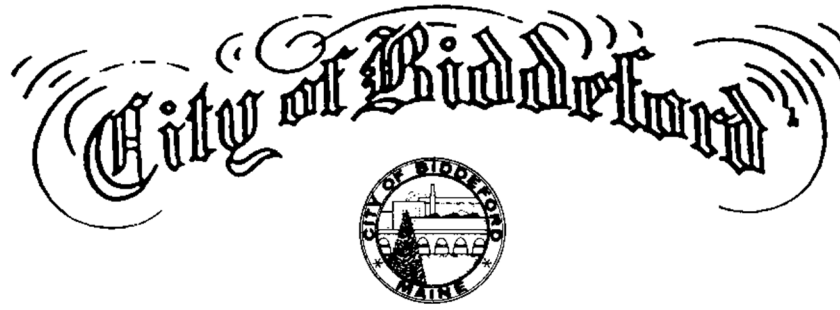
BE IT ORDERED, that the City Council of the City of Biddeford does hereby authorize the City Manager to execute the proposed Public Works Department Supervisory Union Contract substantially in the form presented to the City.



2021.104

IN BOARD OF CITY COUNCIL..OCTOBER 5, 2021

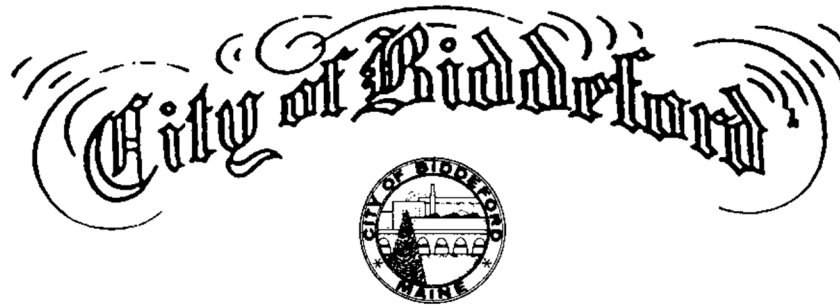
BE IT ORDERED, that the City Council of the City of Biddeford does hereby authorize the City Manager to execute the proposed Public Works Department Non-Supervisory Union Contract substantially in the form presented to the City.



2021.105

IN BOARD OF CITY COUNCIL..OCTOBER 5, 2021

BE IT ORDERED, that the regularly scheduled Council Meeting of November 2, 2021 be postponed to **Thursday, November 4, 2021** due to the State Referendum and Municipal General Election on November 2, 2021.



IN BOARD OF CITY COUNCIL..OCTOBER 5, 2021

ORDERED, that I, Alan M. Casavant, Mayor of the City of Biddeford, do hereby appoint:

**Jenna Driscoll
12 Grenier Avenue
Ward 3**

to the *Project Canopy Committee*, for a term to expire in December 2026.

CITY OF BIDDEFORD

Application for City Committees, Commissions and Boards

Date: 09/28/2021

Name: Jenna Driscoll

Street Address: 12 Grenier Ave
Biddeford, ME 04005

Mailing Address:
(if different) _____

Phone Number(s): 203-641-1246

Email Address: jennaedriscoll@gmail.com

Which City Committee, Board or Commission do you request to be appointed to:

- | | | | |
|--------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| ☐ | • Airport Commission | ☐ | • Harbor Commission |
| ☐ | • Biddeford Fire Advisory Committee | ☐ | • Historic Preservation Commission |
| ☐ | • Biddeford Housing Authority | ☐ | • Planning Board |
| ☐ | • Biddeford Police Advisory Committee | ☐ | • Policy Committee |
| ☐ | • Board of Assessment Review | ☒ | • Project Canopy Committee |
| ☐ | • Cable T.V. Committee | ☒ | • Recreation Commission |
| ☐ | • Capital Projects Committee | ☐ | • Shellfish Conservation Committee |
| ☐ | • Conservation Commission | ☐ | • Solid Waste Management Commission |
| ☐ | • Downtown Development Commission | ☐ | • Wastewater Management Commission |
| ☐ | • Economic Improvement Commission | ☐ | • Zoning Board of Appeals |

CITY OF BIDDEFORD
Committee Application

Please list any prior experience serving on any Public Boards, Commissions or Committees (and approximate dates)

Although I don't have any prior experience serving on public boards or committees, I facilitated a horticulture program in Nashville, TN. Throughout this program I participated in community outreach and volunteer opportunities with the Middle Tennessee Advisory Committee that worked in advocating for increasing canopy coverage throughout Nashville. (May 2017-Sept. 2018)

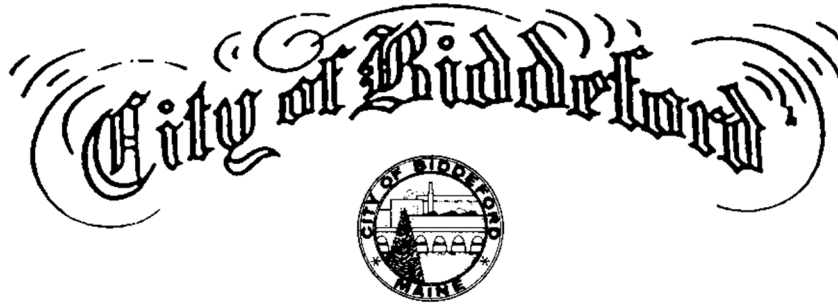
Please list any other experience that may be pertinent to the Board or Committee in which you are requesting to serve on.

I work in the public health sector as a licensed master social worker. I am passionate about problem solving and advocating for my community. When I was in graduate school, I coordinated volunteer opportunities for students such as Special Olympics, Nashville AIDS Walk, and Second Harvest Food Bank. I also successfully organized a food drive for Second Harvest Food Bank through the University of Tennessee.

Please provide a brief statement describing your interest in serving the City of Biddeford.

I am a new member of the Biddeford community, and I would love to be able to assist in helping the City of Biddeford to continue to develop and thrive.

Attach any additional information to this application and return it to the City Clerk's Office.



IN BOARD OF CITY COUNCIL..OCTOBER 5, 2021

ORDERED, that I, Alan M. Casavant, Mayor of the City of Biddeford, do hereby appoint:

**Janice Goodrow
25 Dandelion Way
Ward 3**

to the *Recycling & Waste Management Commission*, for a term to expire in December 2023.

CITY OF BIDDEFORD

Application for City Committees, Commissions and Boards

Date:

Aug 30, 2021

Name:

Janice Goodron

Street Address:

25 Dandelion Way

Biddeford, ME 04005

Mailing Address:
(if different)

Phone Number(s):

508-769-8664

Email Address:

Janice.Goodron26@gmail.com

Which City Committee, Board or Commission do you request to be appointed to:

- ☐ • Airport Commission
- ☐ • Biddeford Fire Advisory Committee
- ☐ • Biddeford Housing Authority
- ☐ • Biddeford Police Advisory Committee
- ☐ • Board of Assessment Review
- ☐ • Cable T.V. Committee
- ☐ • Capital Projects Committee
- ☐ • Conservation Commission
- ☐ • Downtown Development Commission
- ☐ • Economic Improvement Commission

- ☐ • Harbor Commission
- ☐ • Historic Preservation Commission
- ☐ • Planning Board
- ☐ • Policy Committee
- ☐ • Project Canopy Committee
- ☐ • Recreation Commission
- ☐ • Shellfish Conservation Committee
- ☐ • Solid Waste Management Commission
- ☒ • Wastewater Management Commission
- ☐ • Zoning Board of Appeals

CITY OF BIDDEFORD
Committee Application

Please list any prior experience serving on any Public Boards, Commissions or Committees (and approximate dates)

Massachusetts:

Town of Ayer Recycling Committee 2014-2021
Devens H'HW Collection Center
(Household Hazardous Waste) 2019-2021

Please list any other experience that may be pertinent to the Board or Committee in which you are requesting to serve on.

I was involved with helping Town Committee on several initiatives involving recycling more efficiently or expanding. I helped to raise donations from local business to offset costs for "Recycle Your Reusable Day" once a year.

Please provide a brief statement describing your interest in serving the City of Biddeford.

I have a strong interest in advancing a "green living lifestyle" in our retirement home. I have worked as a volunteer in other places and would like to help or share my experiences in Biddeford if I can.

Attach any additional information to this application and return it to the City Clerk's Office.