

City of Biddeford
Staff Review Committee
August 20, 2020 9:30 AM Zoom
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1. New Business

- 1.1. Site Plan Review for James Godbout to construct a 5,000 square foot storage building and associated site infrastructure at 486 Elm Street (Tax Map 18, Lot 29) in the B-2 Zone.

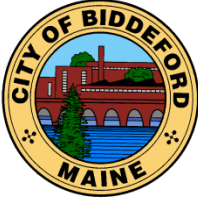
[2020.14 Godbout Storage Building SR 081220-signed.pdf](#)

[2020.14 Godbout Storage Building FOF DRAFT.pdf](#)

[Site Plan Application - 7-22-20.pdf](#)

[Plans - 7-22-20.pdf](#)

[Stormwater Report - Godbout Site Plan - August 2020.pdf](#)



CITY OF BIDDEFORD

Planning and Development Department

Greg D. Tansley, A.I.C.P.
City Planner
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Biddeford, ME 04005
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STAFF REVIEW COMMITTEE REPORT

TO: Biddeford Staff Review Committee

FROM: Greg Tansley, AICP, City Planner 

DATE: August 12, 2020

RE: **2020.14 Site Plan Review for James Godbout to construct a 5,000 square foot storage building and associated site infrastructure at 486 Elm Street (Tax Map 18, Lot 29) in the B-2 Zone.**

MEETING DATE: TBD

1. INTRODUCTION

The applicant, Covehead Bay Holdings, is seeking to construct a 5,000 SF storage building at 486 Elm Street. The location of the new building is to the rear of the site. Although the site is in a B-2 Highway Business zone, it immediately abuts a Residential Zone (r-1-A) and residential land uses. The Ordinance contains specific provisions and requirements that are identified below about buffering for the Committee's consideration.

The project is located within the Thatcher Brook Watershed where the City is under increased scrutiny by the Maine Department of Environmental Protection with respect to development and stormwater management. As per Ordinance, a Stormwater Impact Fee is required (CFUP).

2. PROJECT DATA/INFORMATION

Note: **HIGHLIGHTED** information is pending.

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Covehead Bay Holdings 48 Oceanside Drive Saco, ME 04072

2.	Owner of Property:	Covehead Bay Holdings 48 Oceanside Drive Saco, ME 04072
3.	Agent:	Andrew Morell, P.E. BH2M 28 State street Gorham, ME 04038
4.	Engineer:	Andrew Morell, P.E. BH2M 28 State street Gorham, ME 04038
5.	Surveyor:	Robert Libby, Jr. P.E. BH2M 28 State street Gorham, ME 04038
6.	Project Location:	486 Elm Street
7.	Project Tax Map #/Lot #:	Tax Map 18, Lot 29
8.	Existing Zoning:	Business 2 (B-2)
9.	Overlay Zoning:	None
10.	Existing Use:	Existing Contractor's Office
11.	Proposed Use:	New 5,000 Square Foot storage building
12.	City Approvals Required:	Site Plan Review
13.	Uses in the Vicinity:	Commercial, Residential
14.	Parcel Size:	3.05 Acres (132,956 SF)
15.	Number of Lots/Units in Subdivision:	N/A
16.	Minimum Lot Size Required: Provided:	10,000 SF 132,956 SF
17.	Frontage Required: Provided:	150 feet. 256.43 feet
18.	Front Setback Required: Provided:	30 feet 30 feet
19.	Side Setbacks Required: Provided:	10 feet 10 feet
20.	Rear Setback Requires: Provided:	10 feet 10 feet
21.	Height Requirements: Provided:	Maximum 3 stories, 35 feet Less than 3 stories, 35 feet (one story angled roof)
22.	Water Supply:	Maine Water (Public)
23.	Sewerage Disposal:	City of Biddeford
24.	Solid Waste Disposal:	Private Hauler
25.	Fire Protection:	City of Biddeford

26.	Floodplain Status:	None (NFIP FIRM Community Panel #230145 008 B)
27.	Wetland/Surface Water Impacts:	None
28.	Soil Study Provided:	N/A
29.	Parking Spaces Required:	1/2,000 SF + 1/employee= 3 Required.
30.	Parking Spaces Provided (total): # Handicapped Spaces:	There are 60+ spaces on the site. 0 Required for the storage building
31.	Ownership of Road:	Elm Street (Route 1) is a public street
32.	Impervious Surface Area:	Total proposed Impervious (Building and Paving/Parking) is 9,900 SF +/-
33.	Estimated Site Development Costs:	TBD
34.	Financial Capacity Letter:	Not yet submitted.
35.	Waivers Needed:	None
36.	Waivers Granted:	None
37.	Variances Needed for Approval:	None
38.	Other Permits Obtained:	None
39.	Other Non-City Permits Required:	None.
40.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
41.	LDR Attachment A: Fees Paid:	All Fees Paid
42.	Plan Signature Authorization Delegated to City Planner:	Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Staff Review Committee authorized the City Planner to sign the final plan on behalf of the Staff Review Committee and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Staff Review Committee Board evidencing approval of the final plan.
43.	Staff Review Committee Review History: Final Review:	August XX, 2020

3. EXISTING CONDITIONS

The proposed property contains the primary building for Covehead Bay Holdings, as well as a significant amount of pavement and parking.



Source: "486 Elm Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=1428>.
 Accessed Date: 08/11/2020.



Source: "486 Elm Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=1428>.
 Accessed Date: 08/11/2020.

4. PROJECT PROPOSAL

The applicant proposes to construct a 5,000 SF Storage Building and associated site improvements behind the existing building at 486 Elm Street. Below is a representative depiction of the approximate location of the new building with respect to the existing site and neighboring residential properties.



Source: "486 Elm Street". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=1428>.
 Accessed Date: 08/11/2020.

See attached application package and Final Plan submission for more information.

5. STAFF REVIEW

- a. ZONING: Storage is a Permitted (P) Uses in the B-2 Zone and is accessory to the primary use of Covehead Bay Holdings.
- b. REVIEW STANDARDS: Site Plan Review (Article XI), Performance Standards (Article VI).
- c. WAIVERS: **TBD**
- d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:
 1. Biddeford's 3rd Party Review Engineer has been sent the review materials and we are awaiting a response.
 2. Provide a Salt Management Plan for the site.

3. Provide CFUP calculations for Stormwater Impact Fees:
 - Pavement XXX Ac x \$ 12,500 = \$ X,XXX
 - Building XXX Ac x \$ 5,000 = \$ X,XXX
 - Lawn XXX Ac x \$ 2,500 = \$ X,XXX
 - Total Fee = \$ X,XXX
4. Provide Financial Capacity Letter from a Recognized Financial Institution indicated they are familiar with the expected costs of the project and that the applicant is financially capable of seeing the project through to completion.
5. Provide Ability to Serve Letters from:
 - a. Maine Water
 - b. City of Biddeford Sewer – Contact Tom Milligan
 - c. Fire Department Review – Contact Deputy Chief Labrecque
 - d. Police Department Review (Potential E-911 Addressing) – Contact Deputy Chief JoAnne Fiske
6. Building elevations – provide colors and perspective of the building as viewed from the street and from neighboring abutters (presume vegetation removal is complete). How will this complement the existing building on the site and the neighboring residential neighborhood?
7. It appears there is a floor drain, and if so, provide more information particularly regarding where it is running.
8. Is outside storage or display proposed or intended?
9. Art. XI, Sec. 5.A.(4): Plan Sheet 1 – Add North Arrow
10. Art. XI, Sec. 5.A.(7)(d): Plan Sheet ? – Show *“Outline of any buildings located within 200 feet of such existing or proposed buildings or structures indicating their shape, size, location, heights, and volume.”*
11. Art. XI, Sec. 5.A.(7)(d): Plan Sheet ? – Identify existing uses of abutting properties: *“Existing use of abutting properties shall be identified with approximate location of any structures thereon including access roads.”*
12. Art. XI, Sec. 5.B.4.a.1: *“Buildings shall be designed to blend harmoniously with the surrounding structures in the neighborhood. New structures should be designed so as to complement the style of the abutting older structures. A photograph, architectural rendering or other representation of the proposed structure must accompany the application for site review.”*

Provide additional information particularly related to how this proposed structure “complements” the neighboring residential properties to the south and the existing structure on the site.

13. Art. XI, Sec. 5.B.4.d.1:

Landscaping.

1. *All sites must be landscaped with vegetation that will act to:
(a) Reduce the impact of lighting, vehicular and structural, on abutting properties;
(b) Reduce the impact of proposed structures on the privacy of abutters;
(c) Make the site more attractive to the average viewer.*
2. *Landscaping measures will be indicated on the plat by drawings and narrative note. The use of trees and shrubs for fencing and shading is strongly encouraged. Care must be taken to ensure that tree, etc., are placed in such a fashion that in time they will cause minimum impact on abutting properties and public roadways and travelways, particularly as they grow.*
3. *Whenever possible existing vegetation shall be preserved and incorporated into the landscaping scheme of the project.*
4. *Each proposal will include a detailed landscaping plan. This plan will include the location, type and size of existing mature trees (those trees over eight inches in diameter).*
5. *Particular attention should be paid to offsetting the visual impact of new structures in areas where there may be a stark contrast with the existing design trend of the neighborhood.*

Please address.

14. Landscaping – Route 1:



This site is currently quite bare with respect to vegetation on Route 1, other than grass. The proposed building will be visible from Route 1 so landscaping should be addressed along Route 1 to soften the site and new building. An opportunity exists here to provide much needed aesthetic improvements along this busy gateway corridor into Biddeford.

15. The site zoning is business (B-2). It directly abuts a residential zone (R-1-A).

Article VI (Performance Standards) specifically addresses Buffers where this situation exists:

Section 12

Buffers.

- A. *No structure shall be erected or any use permitted in nonresidential districts, which abut residential districts, unless a buffer strip at least 30 feet wide is provided and maintained between any adjoining residential district or use and the nonresidential structure or use. Such buffer area shall be for the purpose of eliminating or minimizing any adverse effects upon the environmental or esthetic qualities of abutting properties or any type of nuisance affecting the health, safety, welfare and property values of the residents of Biddeford. This requirement may be waived by the Planning Board upon request of the applicant if it*

can be demonstrated that the waiver is warranted or necessary due to existing conditions and/or if other means of eliminating or minimizing any adverse impacts on residential structures or uses can achieve the same purpose, such as, but not limited to, the installation of stockade fencing or noise barriers.

Identify how this is either a) currently met) or b) what is proposed to meet these buffer requirements.

16. Article VI, Section 49 (Off-street parking and loading):

A.5.: "Off-street parking and loading spaces for nonresidential uses, where not enclosed within a building, shall be effectively screened from view by a continuous landscaped area not less than nine feet in height along exterior lot lines adjacent to residential properties and all public roads, except that driveways shall be kept open to provide visibility for entering and leaving. No off-street parking and loading shall be permitted within the front setback or any setback adjoining a public street, except as specifically authorized in this ordinance."

Please address with respect to the neighboring residential abutters. The loading bays will open towards these neighbors and vegetation will need to be removed to accomplish the building and outside pavement/loading area towards the houses. It is unclear what existing vegetation (and buffer) will remain at the completion of the project.

- 17. Provide Performance Guarantee Cost Estimate on City form.
- 18. What is the heat source for the building? Electric or Propane or? If propane, is feed from the existing underground tank proposed and is the existing tank adequate to serve the building, or is a new tank needed?
- 19. Identify means of solid waste disposal.
- 20. Add a Signature Block on Final Plan to indicate plan signature by the City Planner.
- 21. Add underneath the Signature Block the following:

"Greg Tansley, City Planner, duly authorized to sign on behalf of the Biddeford Staff Review Committee."

22. Add a Note to Sheet 1 as follows:

"Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Biddeford Staff Review

Committee authorized the City Planner to sign the final plan on behalf of the Staff Review Committee and declared that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Staff Review Committee evidencing approval of the final plan.”

6. NEXT STEPS/SUGGESTED ACTIONS

- If the applicant has addressed the outstanding items to the satisfaction of the Committee, and Committee approves the project, Staff recommend doing so with the following Conditions of Approval attached:

1. Prior to any ground disturbance or issuance of any permits:

- a. A stormwater mitigation fee of **\$X,XXX** shall be paid to the Planning Department based on the Maine DEP Site Location of Development Act Urban Impaired Stream Compensation Fee Maine DEP Chapter 501 SS 3.A.{1} as follows:

Pavement XXX Ac x \$ 12,500 = \$ X,XXX

Building XXX Ac x \$ 5,000 = \$ X,XXX

Lawn XXX Ac x \$ 2,500 = \$ X,XXX

Total Fee = \$ X,XXX

- b. A pre-construction meeting with the contractor needs to be held with the Engineering Department to discuss inspection requirements.
- c. An Erosion and Sedimentation Control Performance Guarantee (acceptable to the Planning Department) in the amount of **\$XXX,XXX** shall be submitted to the Planning Department.
2. Prior to issuance of any occupancy permits:
- a. A compliance inspection needs to occur by the Engineering Department to determine that all site improvements as shown on the submitted plan were constructed in accordance with the approved plans.
- b. A performance guarantee (acceptable to the Engineering Department) in the amount of 150% of any remaining site improvements shall be submitted to the Planning Department. Amount to be determined based on City inspections and the recommendation of the City Engineer.
3. Snow storage (temporary or otherwise) is prohibited from stormwater management facilities.
4. 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.
5. 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.

6. Copies of the maintenance logs for the 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.

ATTACHMENTS

1. Application Package and Plans
2. Draft Findings of Fact and Conclusions of Law

FINDINGS OF FACT AND CONCLUSIONS OF LAW SITE PLAN REVIEW

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Article XI (Site Plan Review) and Article VI (Performance Standards), the Biddeford Staff Review Committee has considered the application of Covehead Bay Holdings to construct a 5,000 square foot storage building and associated site infrastructure 486 Elm Street. Based on its review, including supportive data, public hearing testimony and related materials contained in the record, the Planning Board makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Covehead Bay Holdings 48 Oceanside Drive Saco, ME 04072
2.	Owner of Property:	Covehead Bay Holdings 48 Oceanside Drive Saco, ME 04072
3.	Agent:	Andrew Morell, P.E. BH2M 28 State street Gorham, ME 04038
4.	Engineer:	Andrew Morell, P.E. BH2M 28 State street Gorham, ME 04038
5.	Surveyor:	Robert Libby, Jr. P.E. BH2M 28 State street Gorham, ME 04038
6.	Project Location:	486 Elm Street
7.	Project Tax Map #/Lot #:	Tax Map 18, Lot 29
8.	Existing Zoning:	Business 2 (B-2)
9.	Overlay Zoning:	None
10.	Existing Use:	Existing Contractor's Office
11.	Proposed Use:	New 5,000 Square Foot storage building
12.	City Approvals Required:	Site Plan Review
13.	Uses in the Vicinity:	Commercial, Residential
14.	Parcel Size:	3.05 Acres (132,956 SF)
15.	Number of Lots/Units in Subdivision:	N/A
16.	Minimum Lot Size Required: Provided:	10,000 SF 132,956 SF
17.	Frontage Required: Provided:	150 feet. 256.43 feet
18.	Front Setback Required: Provided:	30 feet 30 feet

19.	Side Setbacks Required: Provided:	10 feet 10 feet
20.	Rear Setback Requires: Provided:	10 feet 10 feet
21.	Height Requirements: Provided:	Maximum 3 stories, 35 feet Less than 3 stories, 35 feet (one story angled roof)
22.	Water Supply:	Maine Water (Public)
23.	Sewerage Disposal:	City of Biddeford
24.	Solid Waste Disposal:	Private Hauler
25.	Fire Protection:	City of Biddeford
26.	Floodplain Status:	None (NFIP FIRM Community Panel #230145 008 B)
27.	Wetland/Surface Water Impacts:	None
28.	Soil Study Provided:	N/A
29.	Parking Spaces Required:	1/2,000 SF + 1/employee= 3 Required.
30.	Parking Spaces Provided (total): # Handicapped Spaces:	There are 60+ spaces on the site. 0 Required for the storage building
31.	Ownership of Road:	Elm Street (Route 1) is a public street
32.	Impervious Surface Area:	Total proposed Impervious (Building and Paving/Parking) is 9,900 SF +/-
33.	Estimated Site Development Costs:	TBD
34.	Financial Capacity Letter:	Not yet submitted.
35.	Waivers Needed:	None
36.	Waivers Granted:	None
37.	Variances Needed for Approval:	None
38.	Other Permits Obtained:	None
39.	Other Non-City Permits Required:	None.
40.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
41.	LDR Attachment A: Fees Paid:	All Fees Paid
42.	Plan Signature Authorization Delegated to City Planner:	Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Staff Review Committee authorized the City Planner to sign the final plan on behalf of the Staff Review Committee and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Staff Review Committee Board evidencing approval of the final plan.
43.	Staff Review Committee Review History: Final Review:	August XX, 2020

Conclusions of Law:

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

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

Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Staff Review Committee approves the Site Plan Review for the proposed project summarized above, located at 486 Elm Street (Tax Map 18, Lot 29) in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

1. **Prior to any ground disturbance or issuance of any permits:**
 - a. A stormwater mitigation fee of **\$X,XXX** shall be paid to the Planning Department based on the Maine DEP Site Location of Development Act Urban Impaired Stream Compensation Fee Maine DEP Chapter 501 SS 3.A.{1} as follows:
Pavement XXX Ac x \$ 12,500 = \$ X,XXX
Building XXX Ac x \$ 5,000 = \$ X,XXX
Lawn XXX Ac x \$ 2,500 = \$ X,XXX
Total Fee = \$ X,XXX
 - b. A pre-construction meeting with the contractor needs to be held with the Engineering Department to discuss inspection requirements.
 - c. An Erosion and Sedimentation Control Performance Guarantee (acceptable to the Planning Department) in the amount of **\$XXX,XXX** shall be submitted to the Planning Department.
2. **Prior to issuance of any occupancy permits:**
 - a. A compliance inspection needs to occur by the Engineering Department to determine that all site improvements as shown on the

- submitted plan were constructed in accordance with the approved plans.
- b. A performance guarantee (acceptable to the Engineering Department) in the amount of 150% of any remaining site improvements shall be submitted to the Planning Department. Amount to be determined based on City inspections and the recommendation of the City Engineer.
 3. Snow storage (temporary or otherwise) is prohibited from stormwater management facilities.
 4. 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.
 5. 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.
 6. Copies of the maintenance logs for the 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.

Staff Review Committee Chairperson

Date



WILLIAM A. THOMPSON
ROBERT C. LIBBY Jr
WALTER E. PELKEY
ANDREW S. MORRELL
STEVEN J. BLAKE

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

28 State Street
Gorham, Maine 04038

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

July 16, 2020

Greg Tansley, City Planner
City of Biddeford
205 Main Street
Biddeford, Maine 04005

Re: Minor Site Plan Application Submission
486 Elm Street
Tax Map 18, Lot 29

Dear Greg,

On behalf of the applicant, James Godbout, we are submitting plans and supporting documents for his proposed storage building located at 486 Elm Street.

The project will consist of a 5,000 square foot storage building located along the back of the property with access from the existing drives on the property. There will be 4,005 square feet of new pavement that will serve as access to the building entrances. The project will be served by underground electric from an existing utility pole as well as new water and sewer connections to the maintenance room of the existing building. Traffic generation will be minimal as the building will serve the existing business with covered storage needs. Building plans and elevations are included for review for site esthetics and project scale. Stormwater from the proposed impervious areas will be directed to drip edge and curtain drain areas with an overflow discharge directed to the current site low point.

Enclosed please find 10 sets of site and building plans as well as supporting documents:

1. Site Plan Application, Checklist, and Fee (\$500)
2. Maps (USGS, Biddeford Tax Map, & Soils)
3. Parcel Deed (Book 17808, Page 460)
4. Photograph of site

If you have any question or need additional information, please contact our office at (207)839-2771.

Sincerely,

Andrew Morrell, PE

CITY OF BIDDEFORD, MAINE
PLANNING BOARD
P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

APPLICATION FORM

Type of Application:

☐ Shoreland Zoning Permit ☒ Site Plan Review ☐ Extraction
☐ Conditional Use Permit ☐ Subdivision ☐ Private Way
☐ Other: _____

Applicant Information:

Applicant's Name: Covehead Bay Holdings - James Godbout
Applicant's Mailing Address: 48 Oceanside Drive, Saco, ME
Applicant's Telephone: (207) 467-0021

What is Applicant's legal interest in the property?

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

Owner's Name: Covehead Bay Holdings - James Godbout
Owner's Address: 48 Oceanside Drive, Saco, ME 04072
Owner's Telephone: (207) 467-0021

Agent's Name: Andrew Morrell, PE
Agent's Address: BH2M, 28 State Street, Gorham, ME 04038
Telephone: (207) 839-2771

Engineer/Surveyor: Andrew Morrell, PE
Engineer/Surveyor's Address: BH2M, 28 State Street, Gorham, ME 04038
Telephone: (207) 839-2771

Project Location and Lot Information:

Street Address: 486 Elm Street, Biddeford, ME 04005
Tax Map: 18 Lot: 29
Current Zoning: B2 - Highway Buisness Shoreland Zoning: N/A

Size of lot: 132,956 ☐ acres ☒ s.f. Lot Frontage: 135 s.f.

Existing Use of Property: There are currently two businesses on the property.

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

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

Are there any wetlands or waterbodies on the site? ☐ Yes ☒ No If yes, attach information

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

Description of proposed use of property:

Project/Proposed Use Description: The proposed project is to construct a 50' x 100' sloped roof
warehouse for the current businesses and extend the parking lot.

Property to be serviced by:

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

Is this project part of a larger project? ☐ Yes ☒ No

☐ If in a Shoreland Zone:

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

Percent of structure expansion (Max. 30%): _____

☐ If Subdivision Review, number of lots proposed: _____

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

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

Total new square feet footprint of structures: 5000 s.f.

Total new square feet paving/parking: 4900 s.f.

Waiver Requests (attach details):

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

Attachments:

A. Letters of Approval

- ☐ Fire Department - Contact Chief or Deputy Chief - 282-9986
- ☐ Ability to Serve for Water Service – Maine Water - 282-1543
- ☐ Ability to Serve for Sewer Service- Engineering Dept (Sewer) - Tom Milligan 284-9118
- ☐ Police Department - E-911 Road Name Designation - Contact Joanne Fisk - 282-5127

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

C. Photographs of site.

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

E. Engineered Plans, as required.

Fees (due at time of application):

Refer to “Attachment A Fees and Charges” of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

Required Signatures:

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

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

☐ Project proposed to have 1 acre or more of site disturbance:

-Project may need to apply for a Maine Construction General Permit and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

Signature of applicant: _____

Date: _____

Signature of owner of property: _____

Date: _____

**IF PLAN APPROVAL IS ANTICIPATED, PROVIDE 2 FULL SIZE MYLARS & 2 FULL SIZE PAPER COPIES FOR BOARD SIGNATURE (AS APPLICABLE).
CHECK WITH PLANNING STAFF FOR CLARIFICATION.**

CHECKLIST FOR *SITE PLAN* REQUIREMENTS

YES NO

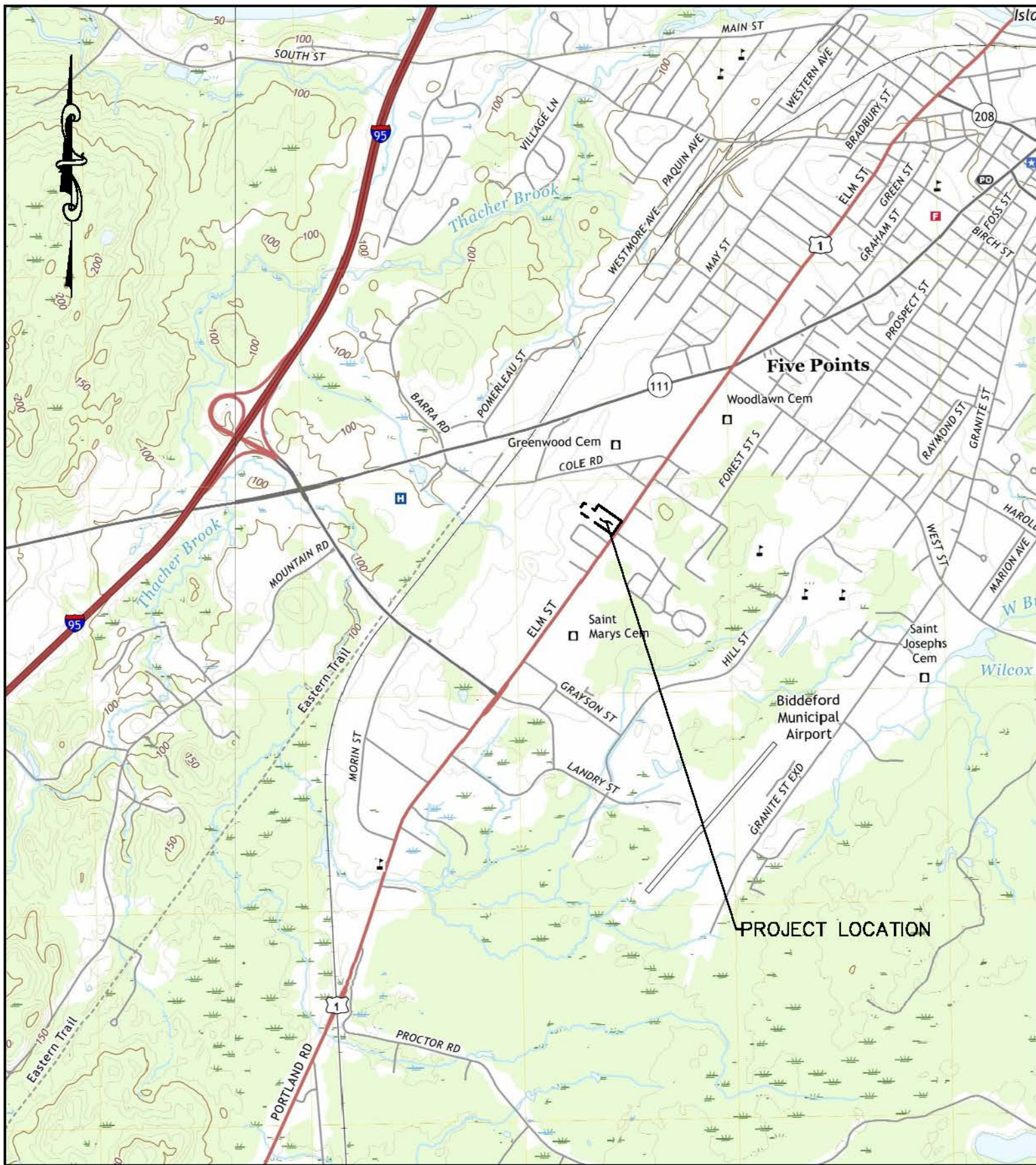
- | | | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | Be on sheet size of 24 by 36 inches. |
| ☒ | ☐ | The scale of said plan shall be not less than one inch equals 50 feet and shall be indicated on the plat by use of a bar scale. |
| ☒ | ☐ | The plan shall bear the date, title, north point. |
| ☒ | ☐ | The plan shall contain a location or vicinity sketch (suggested scale one inch equals 800 feet). |
| ☒ | ☐ | The plan shall contain the name and address of the developer and applicant. |
| ☒ | ☐ | All appropriate dimensional requirements. |
| ☒ | ☐ | Existing and proposed easements. |
| ☒ | ☐ | Plan of the site showing existing watercourses and water bodies, seasonal wet areas. |
| ☒ | ☐ | Plan of the site showing soil type and location of test borings. |
| ☒ | ☐ | Location of all existing and proposed utilities. |
| ☒ | ☐ | Topographic contours (every five percent for zero to three percent slope; or every two feet for steeper areas). |
| ☒ | ☐ | Plan should include preservation and supplementation of existing dominant vegetation. |
| ☒ | ☐ | Plan shall indicate which features are to be retained and which are to be removed or altered. |
| ☒ | ☐ | Location of stonewalls, graveyards, fences, stands of trees, and other important unique natural areas and site features, including but not limited to floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources, together with description of such features. |
| ☒ | ☐ | Plan view of all buildings with their use, size, location, and first-floor elevation in respect to grade. |
| ☒ | ☐ | Standard elevation view of existing and proposed buildings or structures on-site. |

YES **NO**

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | Outline of any buildings located within 200 feet of such existing or proposed buildings or structures indicating their shape, size, location, heights and volume. |
| ☒ | ☐ | Existing use of abutting properties shall be identified with approximate location of any structures thereon including access roads. |
| ☒ | ☐ | Location, width, curbing, and paving of access ways, egress ways, and streets within the site for both pedestrian and vehicular use. |
| ☒ | ☐ | The location of off-street parking and loading spaces with a layout of the parking indicated. |
| ☒ | ☐ | The size and proposed location of water mains and sanitary sewerage facilities will all necessary engineering data. |
| ☒ | ☐ | The size and location of all other existing and proposed public service connections including, without limitation, gas lines, power lines, telephone lines, and fire alarm connections and locations, indicating whether above or below ground. |
| ☒ | ☐ | The type, nature, and composition of all solid, liquid, and gaseous waste, industrial or otherwise, and the location, type, and design criteria of the storage and disposal facilities dealing with such waste. |
| ☐ | ☒ | A landscape plan and open space areas indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening; plus size, location, purpose and type of vegetation. |
| ☒ | ☐ | A drainage plan including location, elevation, layout of catch basins and other surface and subsurface drainage features. |
| ☒ | ☐ | Location, size and design of proposed signs and other advertising or instructional devices. |
| ☒ | ☐ | Existing and proposed contours and finished grade elevations as well as the type, extent, and location of existing and proposed landscaping and open space areas which will be retained. |
| ☒ | ☐ | Location and type of lighting for outdoor facilities. |
| ☒ | ☐ | Lines of existing and proposed abutting streets showing width. |
| ☒ | ☐ | Surveyed property lines showing their bearing and distances and monument locations. |
| ☐ | ☒ | If subdivision is involved, the lines and names of all proposed streets, lanes, ways, or easements intended to be dedicated for public or private use. |

YES **NO**

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | Provide copies of any covenants or restrictions that are intended to cover all or part of the land area to be developed. |
| ☐ | ☒ | Indicate limits of the wetland areas on the property. |
| ☒ | ☐ | Delineate existing zoning boundaries within 1,000 feet of the site. |
| ☒ | ☐ | Stamp and signature of either a Maine licensed land surveyor, professional engineer, or architect responsible for said plan. |
| ☒ | ☐ | Any other exhibits or data deemed necessary by the Planning Board to evaluate the proposed development for site plan review purposes. |



REFERENCES:

1. USGS QUADRANGLE BIDDEFORD, ME 2018
2. USGS QUADRANGLE KENNEBUNK, ME 2018

Scale: 1" = 2000'



BH2M

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

28 State Street
Gorham, Maine 04038

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



North is based on the
Maine State
Coordinate System
NAD 1983

North Rotation is 36°

1 Inch = 100 feet



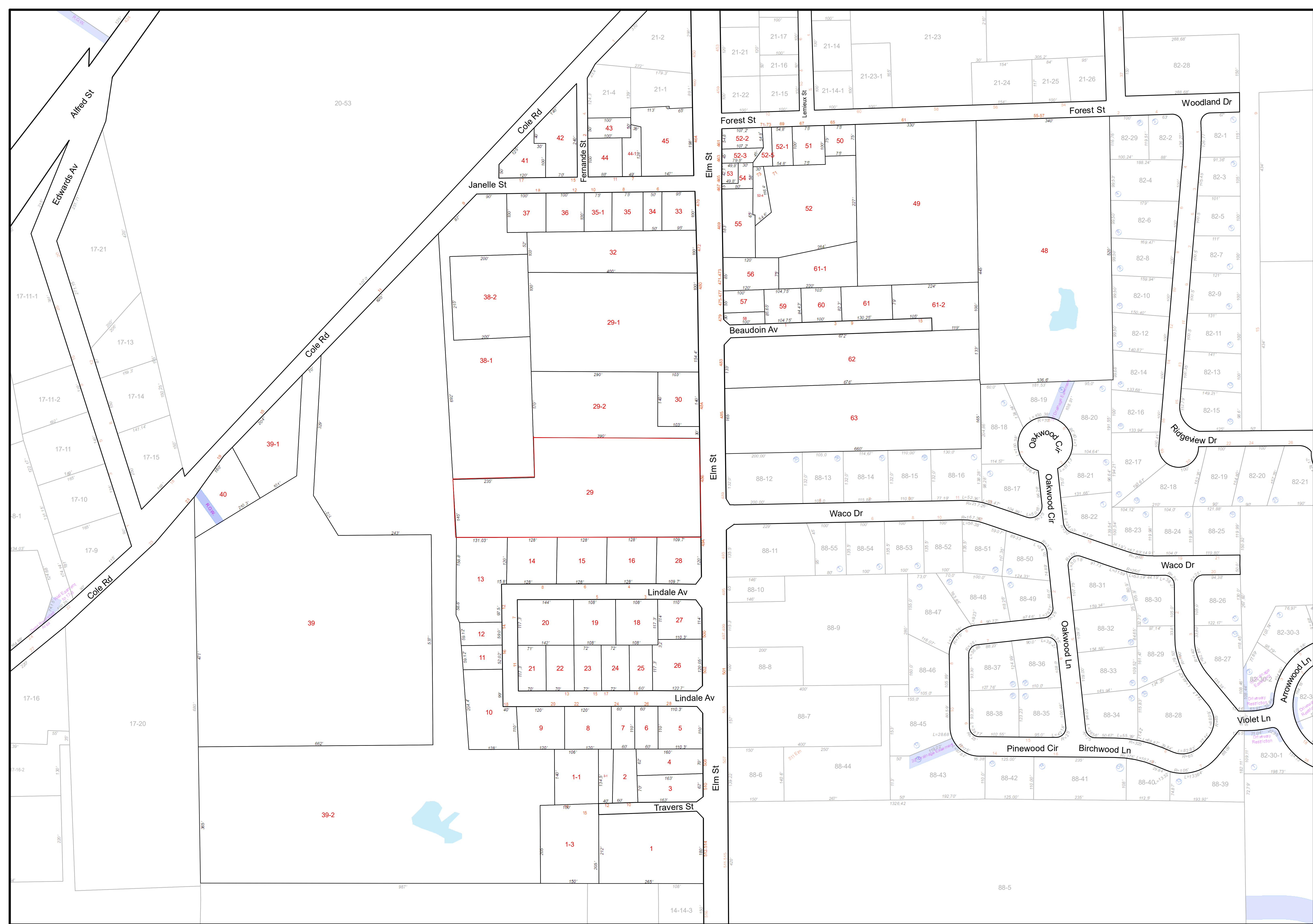
UPDATED THROUGH APRIL 1, 2019
FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCES

The City of Biddeford, Maine
OFFICIAL TAX MAP
Office of The Tax Assessor
Nicholas D. Desjardins, CMA
Assessor



This Map is Prepared By
The City of Biddeford, Maine
Technology Department
GIS Division
203 Main Street - P.O. Box 386 - Biddeford, Maine 04005
207- 571-0600 - gis@biddefordmaine.org

18
Tax Map

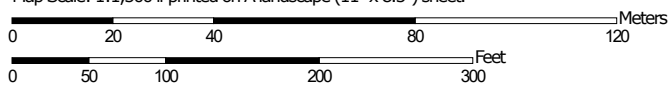


Soil Map—York County, Maine
(486 Elm Street, Biddeford, ME)



Soil Map may not be valid at this scale.

Map Scale: 1:1,500 if printed on A landscape (11" x 8.5") sheet.



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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/15/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine

Survey Area Data: Version 19, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgB	Adams-Urban land complex, 0 to 8 percent slopes	0.4	9.6%
CoB	Colton gravelly sandy loam, 0 to 8 percent slopes	3.0	76.9%
Pg	Pits, gravel	0.5	13.5%
Totals for Area of Interest		3.9	100.0%

Commonwealth Land title, 75 Market St Ste 503 Portland ME 04101

Maine R.E. Transfer Tax Paid

DEBRA L. ANDERSON, REGISTER OF DEEDS



Bk 17808 PG 460
Instr # 2018040470
09/25/2018 04:05:05 PM
Pages 6 YORK CO

This instrument was prepared by:

Christopher P. Tessitore, Esquire
National Retail Properties, LP
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801

This instrument should be returned to:

Covehead Bay Holdings LLC
48 Oceanside Drive
Saco, Maine 04072

Tax Parcel I.D. No.: 0180290000

QUIT-CLAIM DEED WITH COVENANT

THIS QUIT-CLAIM DEED WITH COVENANT, made and executed as of the 21 day of September, 2018, by **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, having a mailing address at 450 S. Orange Avenue, Suite 900, Orlando, Florida 32801 (hereinafter referred to as the "**Grantor**") to **COVEHEAD BAY HOLDINGS LLC**, a Maine limited liability company, whose address is 48 Oceanside Drive, Saco, Maine 04072 (hereinafter referred to as the "**Grantee**");

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in York County, Maine particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

(hereinafter referred to as the "**Subject Property**");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

← 6p ② E

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO all easements, restrictions, encumbrances and any and all other matters of record, if any, the reference to which shall not operate to reimpose the same.

GRANTEE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS IN TITLE TO THE PROPERTY, HEREBY VOLUNTARILY AND KNOWINGLY WAIVES, RELEASES AND FOREVER DISCHARGES GRANTOR AND ITS SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL RIGHTS, CLAIMS, DEMANDS, CAUSES OF ACTION, PENALTIES, FINES, LIABILITIES, SETTLEMENTS, DAMAGES, COSTS OR EXPENSES OF WHATEVER KIND OR NATURE, EXISTING AND FUTURE, CONTINGENT OR OTHERWISE (INCLUDING ANY ACTION OR PROCEEDING, BROUGHT OR THREATENED, OR ORDERED BY ANY GOVERNMENTAL ENTITY) AT LAW OR IN EQUITY, WHETHER ARISING FROM CONTRACT, TORT, COMMON LAW, OR BY STATUTE, WHETHER MADE, SUFFERED OR INCURRED BY GRANTEE OR ANY OF ITS AGENTS, AFFILIATES, SUCCESSORS AND ASSIGNS AND WHETHER KNOWN OR UNKNOWN AT THE TIME OF THIS INSTRUMENT, WHICH GRANTEE HAS OR MAY HAVE IN THE FUTURE, ARISING OUT OF THE PROPERTY, THE PHYSICAL CONDITION OF THE PROPERTY, OR THE ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (I) ANY CLAIM FOR INDEMNIFICATION, CONTRIBUTION OR OTHERWISE ARISING UNDER ANY HAZARDOUS MATERIALS LAWS OR RELATING TO THE PRESENCE, MISUSE, USE, DISPOSAL, RELEASE OR THREATENED RELEASE OF ANY HAZARDOUS MATERIALS, CHEMICALS OR WASTES AT THE PROPERTY, (II) THE PRESENCE OR ABSENCE OF MOLD, SPORES, FUNGI, POLLEN OR OTHER BOTANICAL ALLERGENS AT THE PROPERTY, OR (III) ANY OTHER CAUSE OF ACTION BASED ON ANY OTHER STATE, LOCAL, OR FEDERAL HAZARDOUS MATERIALS LAW, RULE OR REGULATION. GRANTEE ACKNOWLEDGES AND AGREES THAT THE FOREGOING WAIVER, RELEASE AND DISCHARGE INCLUDES ALL CLAIMS AND MATTERS WHICH ARE UNKNOWN TO GRANTEE AS OF THE DATE OF THIS DEED. GRANTEE FURTHER ASSUMES THE RISK OF CHANGES IN ENVIRONMENTAL OR HAZARDOUS MATERIALS LAWS AS THEY MAY RELATE TO PAST, PRESENT, OR FUTURE ENVIRONMENTAL CONDITIONS AT OR ABOUT THE PROPERTY, AS WELL AS THE RISK THAT ADVERSE PHYSICAL CHARACTERISTICS AND CONDITIONS, INCLUDING THE PRESENCE OF HAZARDOUS MATERIALS, MAY NOT HAVE BEEN REVEALED BY ITS INVESTIGATIONS. THE TERMS AND CONDITIONS SET FORTH IN THIS SECTION ARE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF GRANTOR AND GRANTEE, THEIR SUBSIDIARIES, AFFILIATES, HEIRS, SUCCESSORS AND ASSIGNS. THE FOREGOING WAIVER AND RELEASE DOES NOT WAIVE AND RELEASE (A) THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED, OR (B) ANY LIABILITY OF GRANTOR ARISING FROM OR IN CONNECTION WITH A BREACH OF ANY REPRESENTATION OR WARRANTY MADE BY GRANTOR TO GRANTEE IN THE REAL ESTATE PURCHASE CONTRACT DATED AUGUST 28, 2018 BETWEEN

GRANTOR AND GRANTEE RELATING TO THE SUBJECT PROPERTY, WHICH REPRESENTATIONS AND WARRANTIES IN THE REAL ESTATE PURCHASE CONTRACT EXPIRE ONE HUNDRED EIGHTY (180) DAYS AFTER THE DATE HEREOF.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

NATIONAL RETAIL PROPERTIES, LP,
a Delaware limited partnership

By: NNN GP Corp., a Delaware corporation,
as general partner

M. Kostka
Name: **M. KOSTKA**

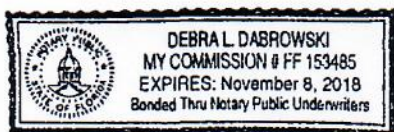
By: Paul E. Bayer
Name: **Paul E. Bayer**
Title: **Executive Vice President**

Debra Dabrowski
Name: **Debra Dabrowski**

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged as Grantor's free act and deed before me this 19th day of September, 2018 by Paul E. Bayer, as Executive Vice President of NNN GP Corp., a Delaware corporation, as general partner of NATIONAL RETAIL PROPERTIES, LP, a Delaware limited partnership, on behalf of the partnership. He is personally known to me.



Debra Dabrowski
Notary Public - State of Florida

Printed Name: **Debra Dabrowski**
Commission Number: _____
Commission Expires: _____

(NOTARY SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

A certain lot or parcel of land and the buildings thereon, located in the City of Biddeford, County of York and State of Maine and being more particularly described as follows:

Beginning at a #5 rebar on the northwesterly sideline of Elm Street, said rebar being thirty and 00/100ths (30.00) feet southwesterly of a #5 rebar marking the southerly corner of land now or formerly of the J.S. Realty Trust, as described in a deed from Gerard Genest, dated July 12, 1973, and recorded in the York County Registry of Deeds in Book 2002, Page 219; thence

South $51^{\circ}32'10''$ West along said northwesterly sideline of Elm Street, a distance of two hundred fifty-six and 43/100ths (256.43) feet to a #5 rebar and land now or formerly of Gagnon as described in a deed recorded in the York County Registry of deeds in Book 2427, page 163, said #5 rebar being the southerly corner of Parcel B on a plan entitled "Plan showing a Standard Boundary Survey of the Methot Buick-Opel Lot on Elm Street in Biddeford, Maine, made for First Mortuary Associates and Robert D. Morowski", to be recorded in the York County Registry of Deeds, thence

North $38^{\circ}04'20''$ West along said land claimed by said Gagnon, a distance of one hundred nine and 65/100ths (109.65) feet to a found iron pipe marking the apparent northerly corner of land now or formerly of Gagnon; thence

North $38^{\circ}04'05''$ West, a distance of one hundred twenty-eight and 30/100ths feet to a found iron pipe marking the apparent northerly corner of land now or formerly of Ladderbush as described in a deed recorded in said Registry in Book 1947, Page 245; thence

North $38^{\circ}13'10''$ West a distance of one hundred twenty-seven and 77/100ths (127.77) feet to a found iron pipe marking the apparent

northerly corner of land now or formerly of Lavigne as described in a deed recorded in said Registry in Book 3212, Page 172; thence

North 37°51'20" West, a distance of one hundred twenty-seven and 90/100ths (127.90) feet to a found iron pipe marking the apparent northerly corner of land now or formerly of Croteau as described in a deed recorded in said Registry in Book 1794, page 306; thence

North 38°08'35" West, a distance of one hundred thirty-one and 47/100ths (131.47) feet to a found granite monument marking the apparent northerly corner of land now or formerly of Van Romakroff as described in a deed recorded in said Registry in Book 6198, Page 100; thence

North 43°02'30" East along the northwesterly sideline of said Parcel B, a distance of nine and 1/100ths (9.01) feet to a found ¾ inch iron pipe, said course being along land now or formerly of Ecco Concrete, Inc., as described in a deed from Lucien Bourque, Inc. dated July 2, 1990 and recorded in the York County Registry of Deeds in Book 6447, Page 41; thence

North 51°34'15" East, along land now or formerly of Ecco Concrete, Inc., a distance of one hundred thirty-two and 24/100ths (132.24) feet to a found ¾ inch iron pipe; thence

In the same direction along said land now or formerly of Ecco Concrete, Inc. a distance of sixteen and 48/100ths (16.48) feet to a point and land now or formerly of Ronald Madore Inc., as described in a deed from Madore and Barden recorded in the York County Registry of Deeds in Book 5117, Page 245; thence

South 38°21'45" East along said land now or formerly of Ronald Madore Inc., a distance of two hundred thirty-five and 69/100ths

(235.69) feet to an iron pipe at the southerly corner of said land now or formerly of Ronald Madore, Inc.; thence

North $51^{\circ}32'10''$ East along said land now or formerly of Ronald Madore Inc. a distance of one hundred eleven and $74/100$ ths (111.74) feet to a #5 rebar and Parcel A on said Plan of the Methot Buick-Opel Lot; thence

South $38^{\circ}25'00''$ East, along said Parcel A, a distance of three hundred ninety and $62/100$ ths (390.62) feet to the point of beginning.

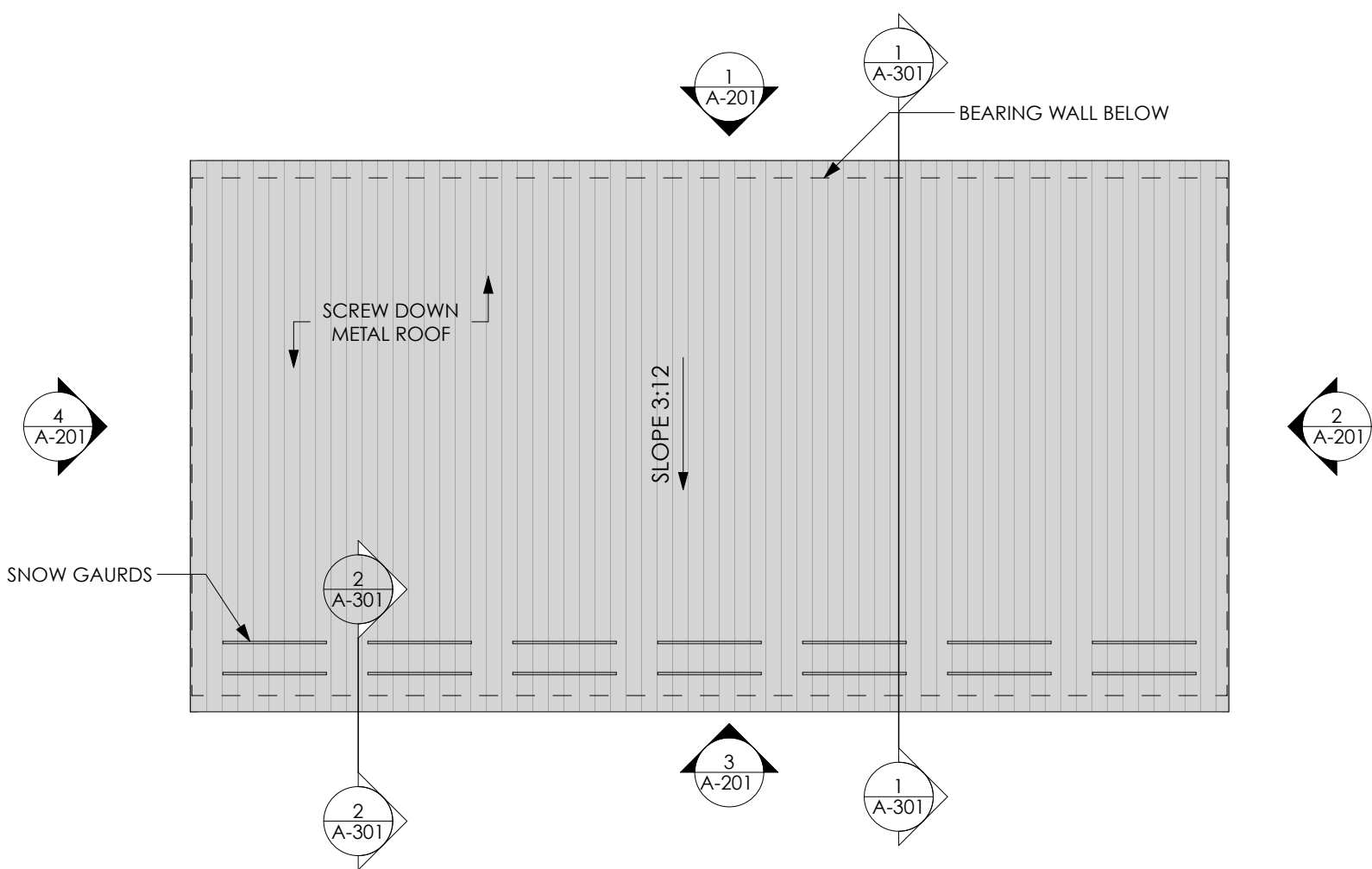
Said bearings refer to a 1954 Magnetic Observation.

Said parcel being Parcel B on a plan entitled "Plan Showing a Standard Boundary Survey of the Methot Buick-Opel Lot on Elm Street in Biddeford, Maine, made for First Mortuary Associates and Robert D. Morowski", dated September 23, 1994.

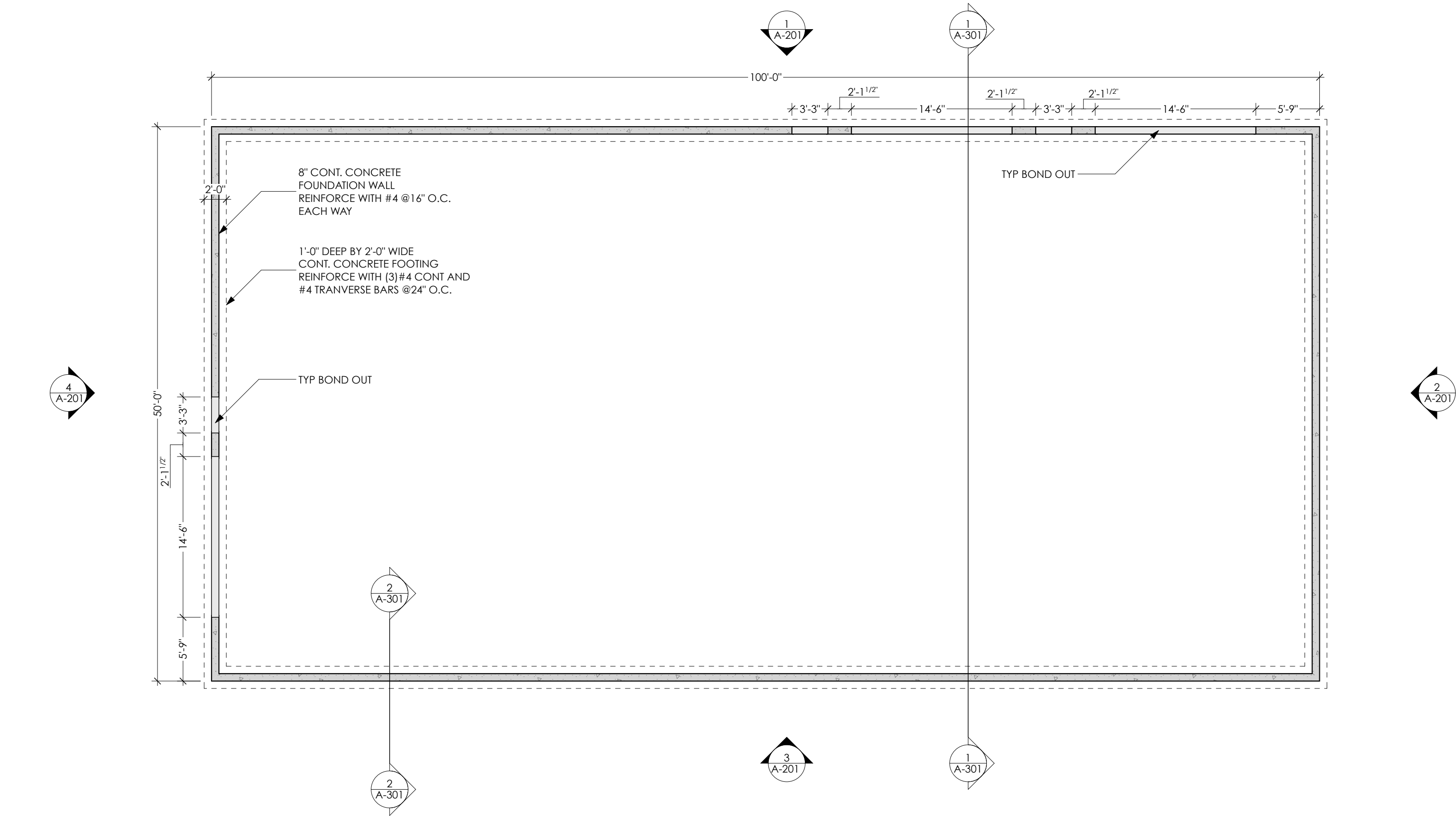
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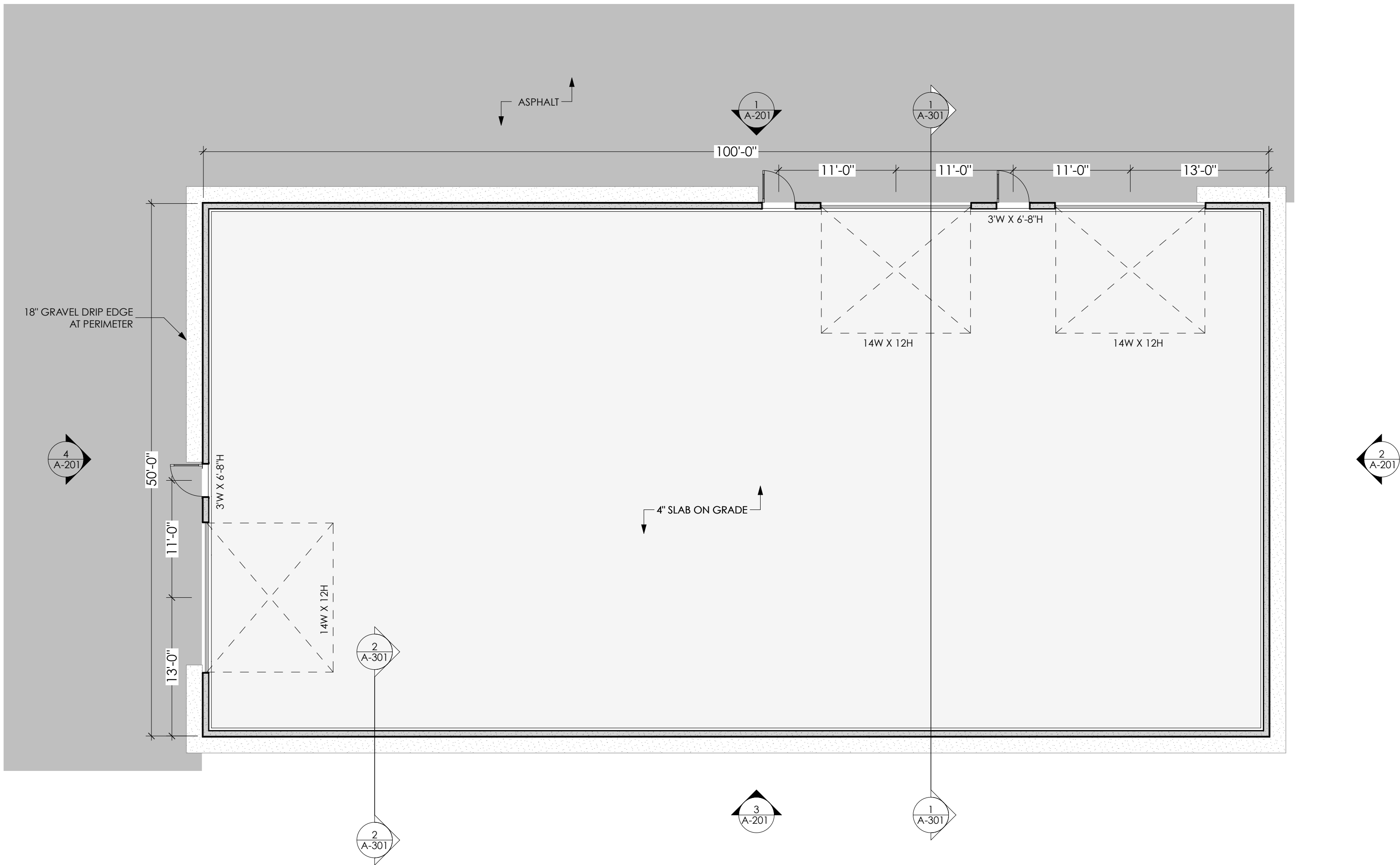
/Users/ledschaffer/Desktop/MSD/Gobout Storage/Godbout Barn SD_4.16.20.pln



2 PROPOSED ROOF PLAN 1/16" = 1'-0"



3 PROPOSED PLAN- FOUNDATION 1/8" = 1'-0"



1 PROPOSED PLAN- 1ST FLOOR 1/8" = 1'-0"

PERMIT SET

GODBOUT BARN
JIM GODBOUT
— Elm St, Biddeford, ME 04005

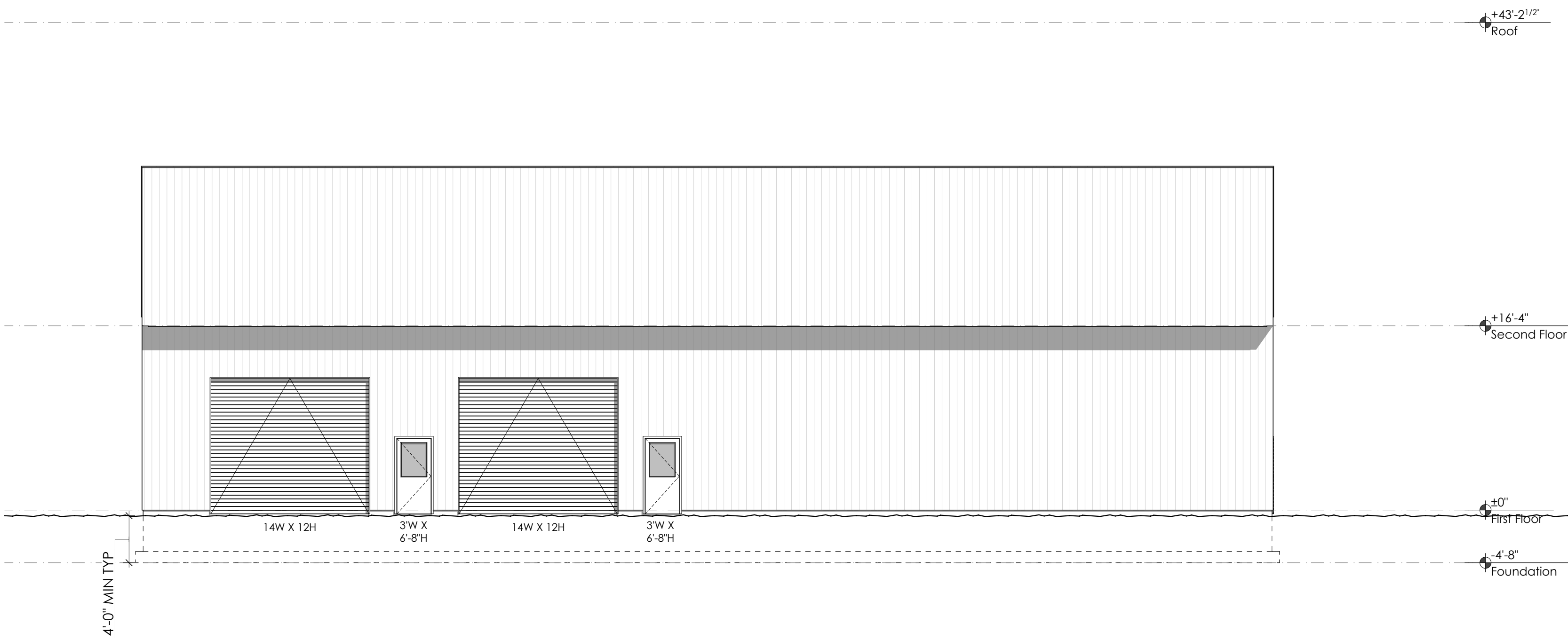
MOBILE STUDIO DESIGN
15 New Road Circle
Lyman, ME 04002
office: 207.499.4208
cell: 603.359.3800
jessica@mobilestudiodesign.com
DATE OF ISSUE: 4/17/20
PROJECT STATUS:
Construction Documents
DESIGNER:
Leah Schaffer
leah@mobilestudiodesign.com
CONSULTANTS:
SURVEYOR:
ENGINEER:
CONTRACTOR:
REVISIONS:

PROPOSED
PLANS

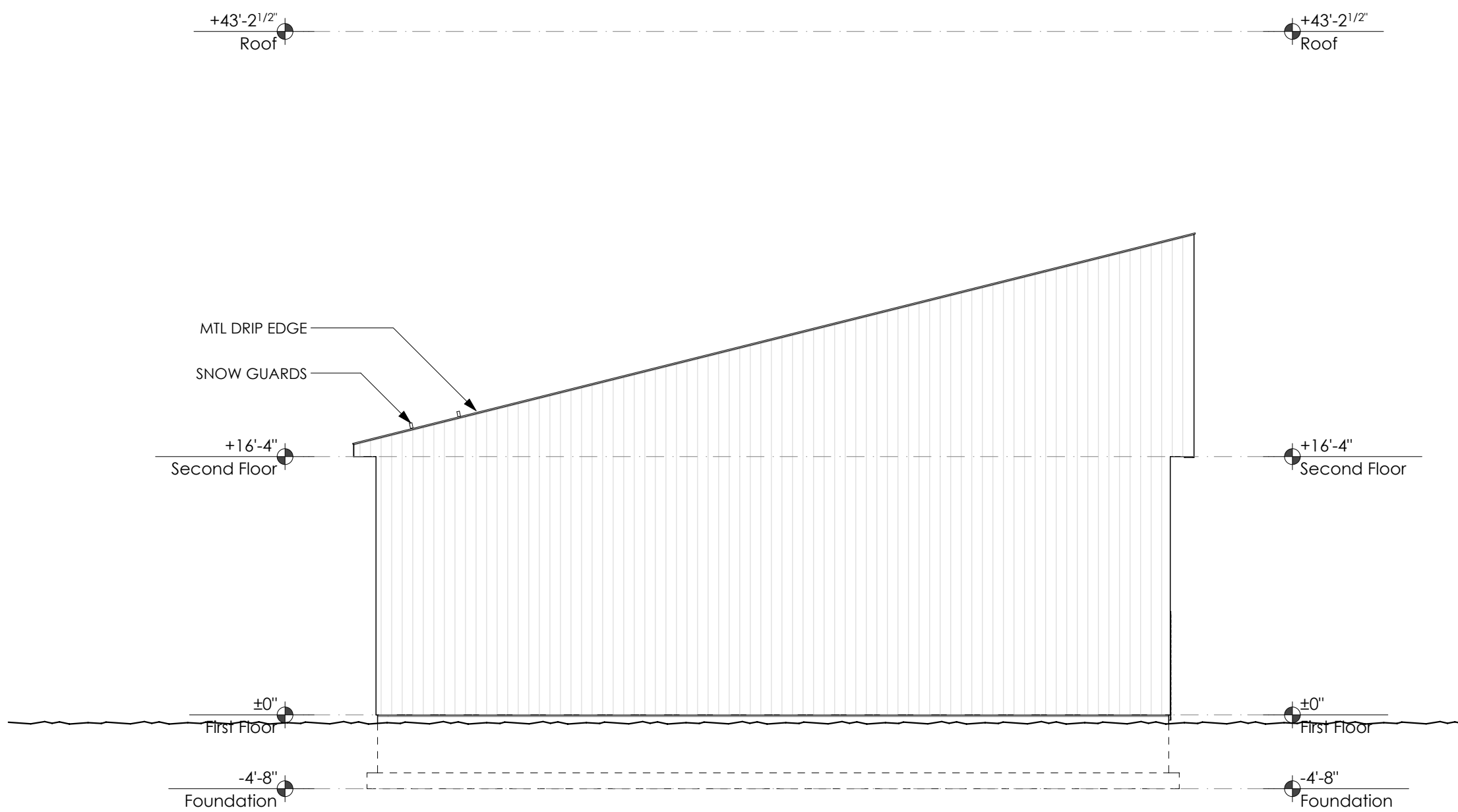
A-101

mobile
studio
design

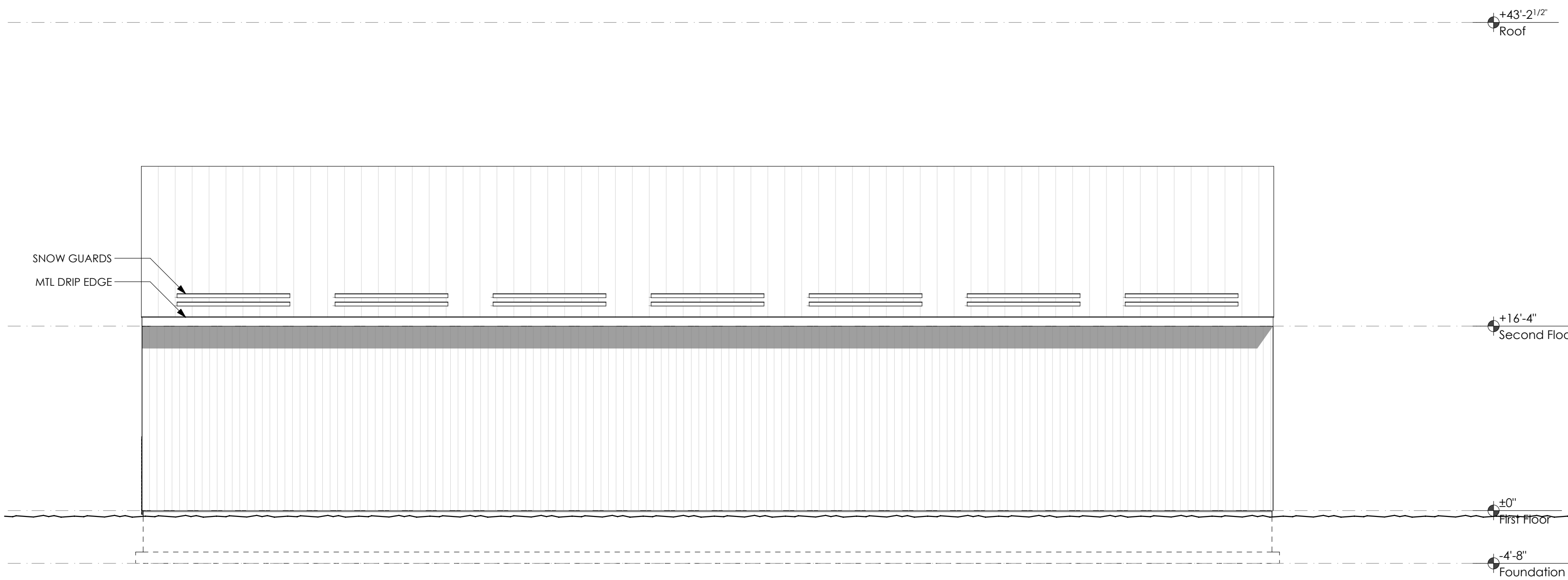
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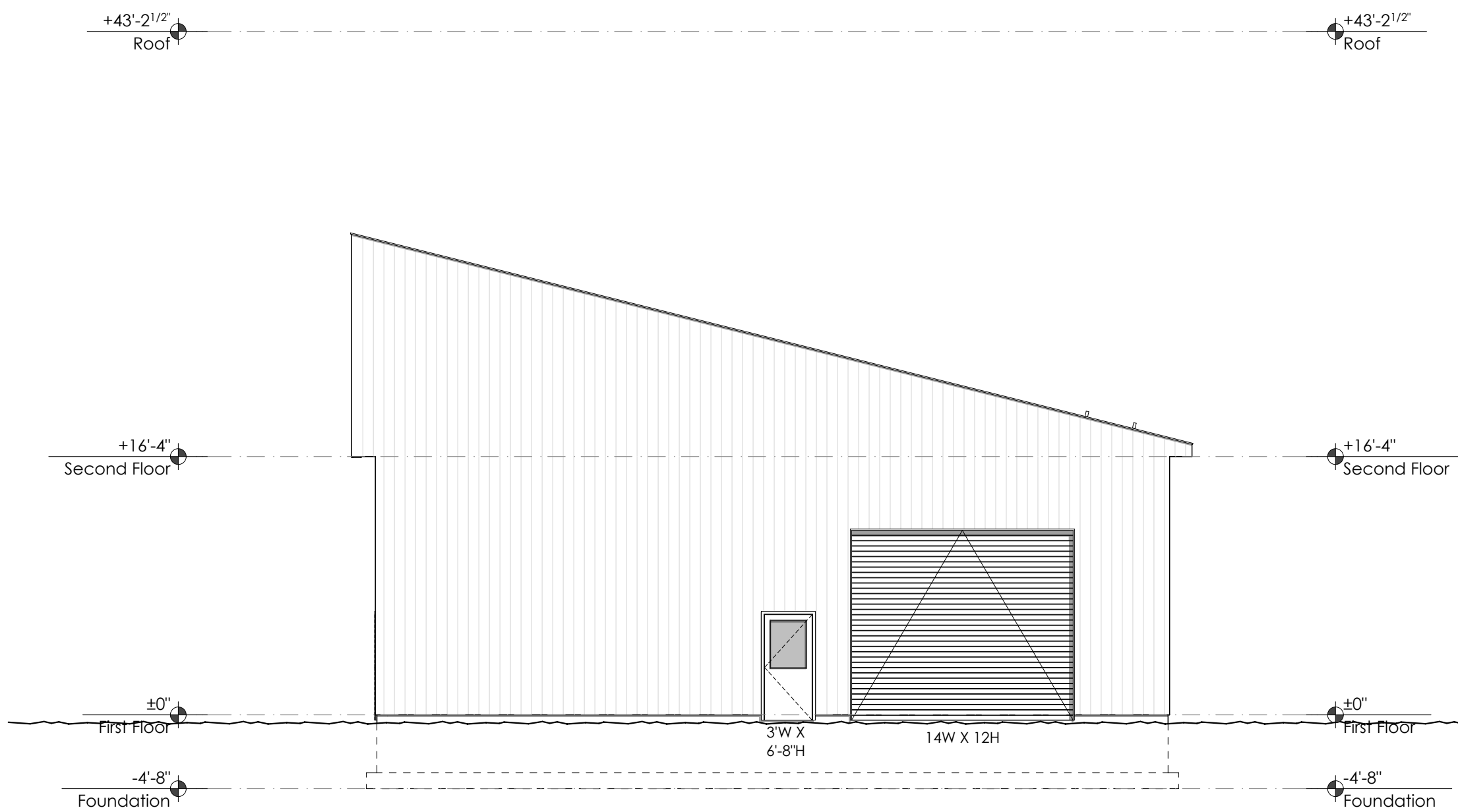
1 PROPOSED- NORTH ELEVATION 1/8" = 1'-0"



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



3 PROPOSED- SOUTH ELEVATION 1/8" = 1'-0"



4 PROPOSED- WEST ELEVATION 1/8" = 1'-0"

PERMIT SET

GODBOUT BARN
JIM GODBOUT
— Elm St, Biddeford, ME 04005

MOBILE STUDIO DESIGN
15 New Road Circle
Lyman, ME 04002
office: 207.499.4208
cell: 603.359.3800
jessica@mobilestudiodesign.com

DATE OF ISSUE: 4/17/20

PROJECT STATUS:
Construction Documents

DESIGNER:
Leah Schaffer
leah@mobilestudiodesign.com

CONSULTANTS:
SURVEYOR:
ENGINEER:

CONTRACTOR:

REVISIONS:

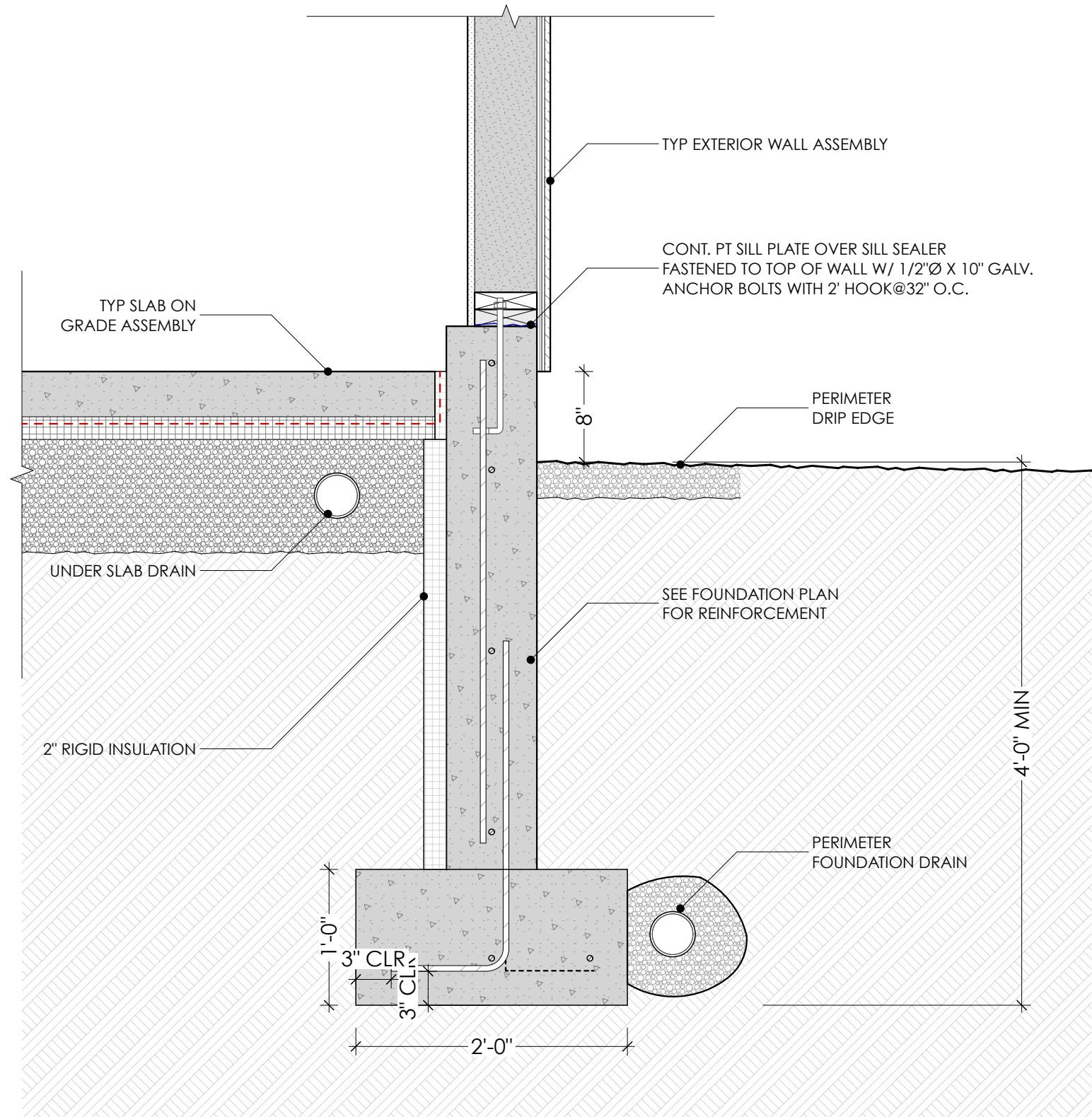
PROPOSED
ELEVATIONS

A-201

mobile
studio
design

/Users/leahschaffer/Desktop/MSD/Gobout Storage/Godbout Barn SD_4.16.20.pln

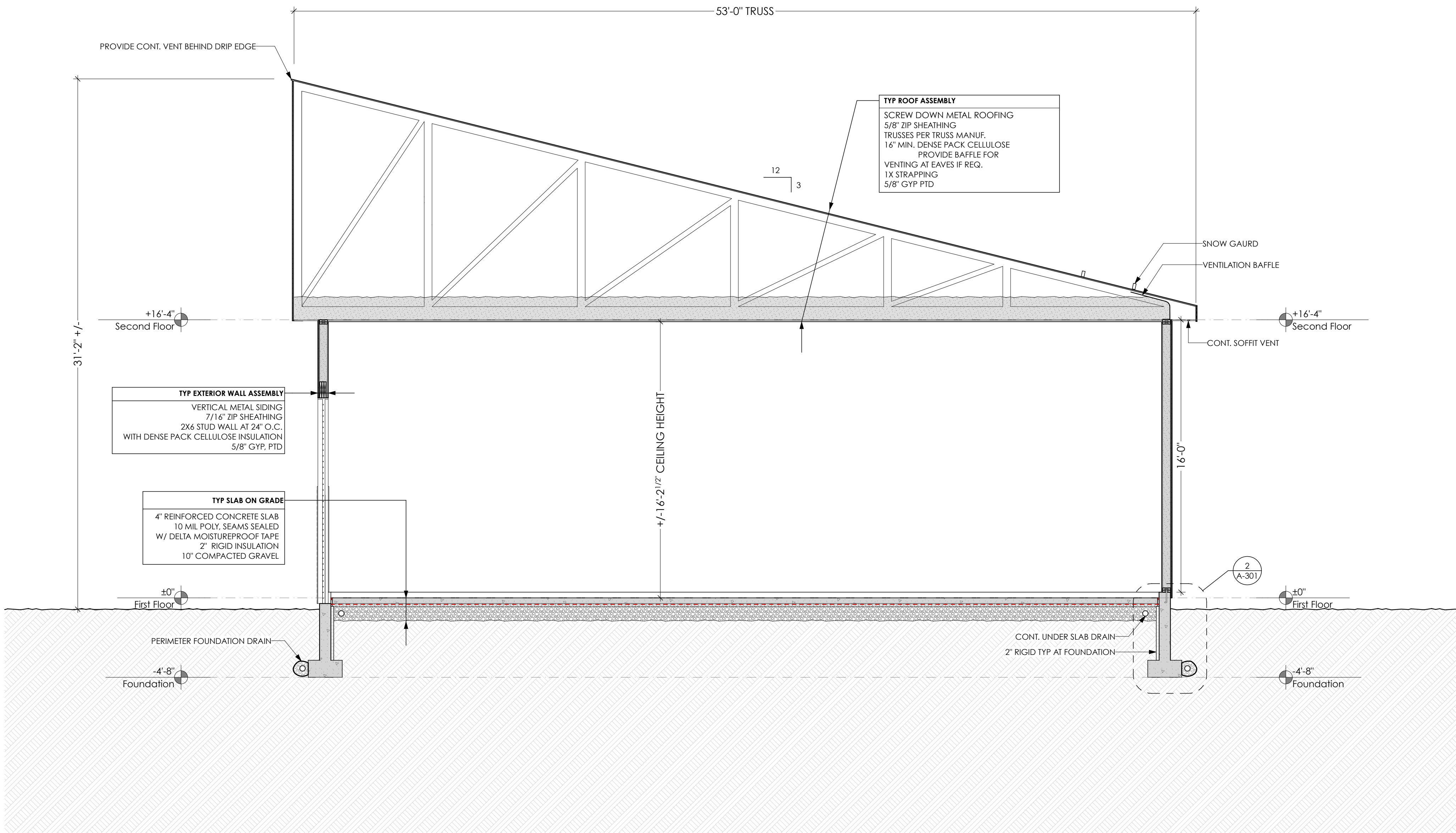
2



FOUNDATION DETAIL

1" = 1'-0"

1



TRANSVERSE SECTION

1/4" = 1'-0"

PERMIT SET

GODBOUT BARN
JIM GODBOUT
— Elm St, Biddeford, ME 04005

MOBILE STUDIO DESIGN
15 New Road Circle
Lyman, ME 04002
office: 207.499.4208
cell: 603.359.3800
jessica@mobilestudiodesign.com
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CONSULTANTS:
SURVEYOR:
ENGINEER:
CONTRACTOR:
REVISIONS:

PROPOSED
SECTIONS
A-301

mobile
studio
design

NOTES:

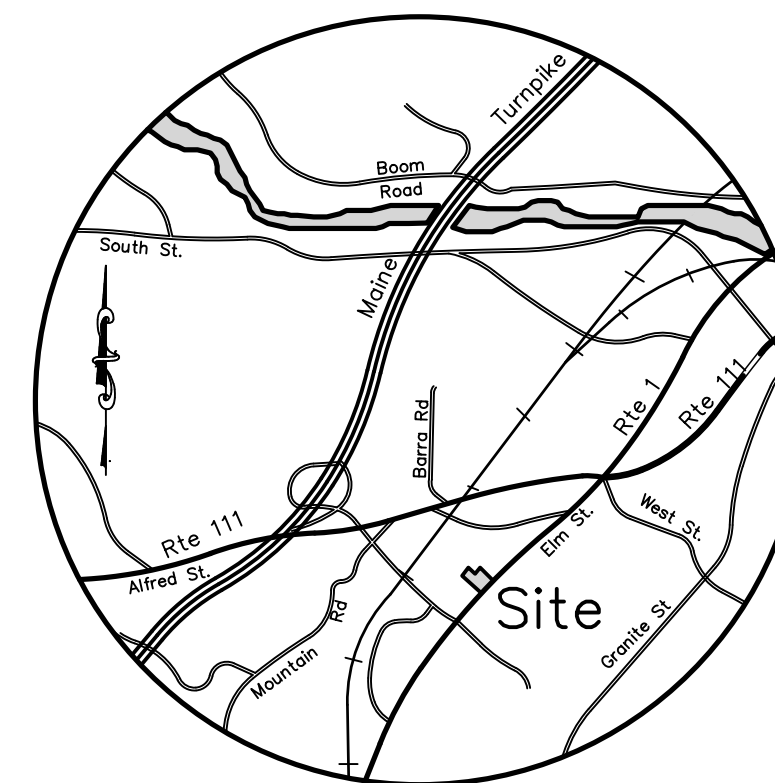
- OWNER/APPLICANT: COVEHEAD BAY HOLDINGS, LLC
48 OCEANSIDE DRIVE
SACO, MAINE
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
28 STATE STREET
GORHAM, MAINE
- ENGINEER: ANDREW MORRELL, PE#13285
BH2M
- DEED REFERENCE: BK. 17808, PG. 460
- TAX MAP REFERENCE: MAP 18, LOT 29
- ZONING: B2 (HIGHWAY BUSINESS)
- MINIMUM STANDARDS: FRONTAGE - 150'
SETBACKS - 30' FRONT,
10' SIDE AND REAR
- LOT AREA: 132,956 S.F. (3.052 ACRES)
- EXISTING USE: BUSINESS AND SERVICES
- PROPOSED BUILDING: STORAGE BUILDING (SAME USE)
- PROPOSED IMPERVIOUS: 9,905 SQ. FT.

12. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.

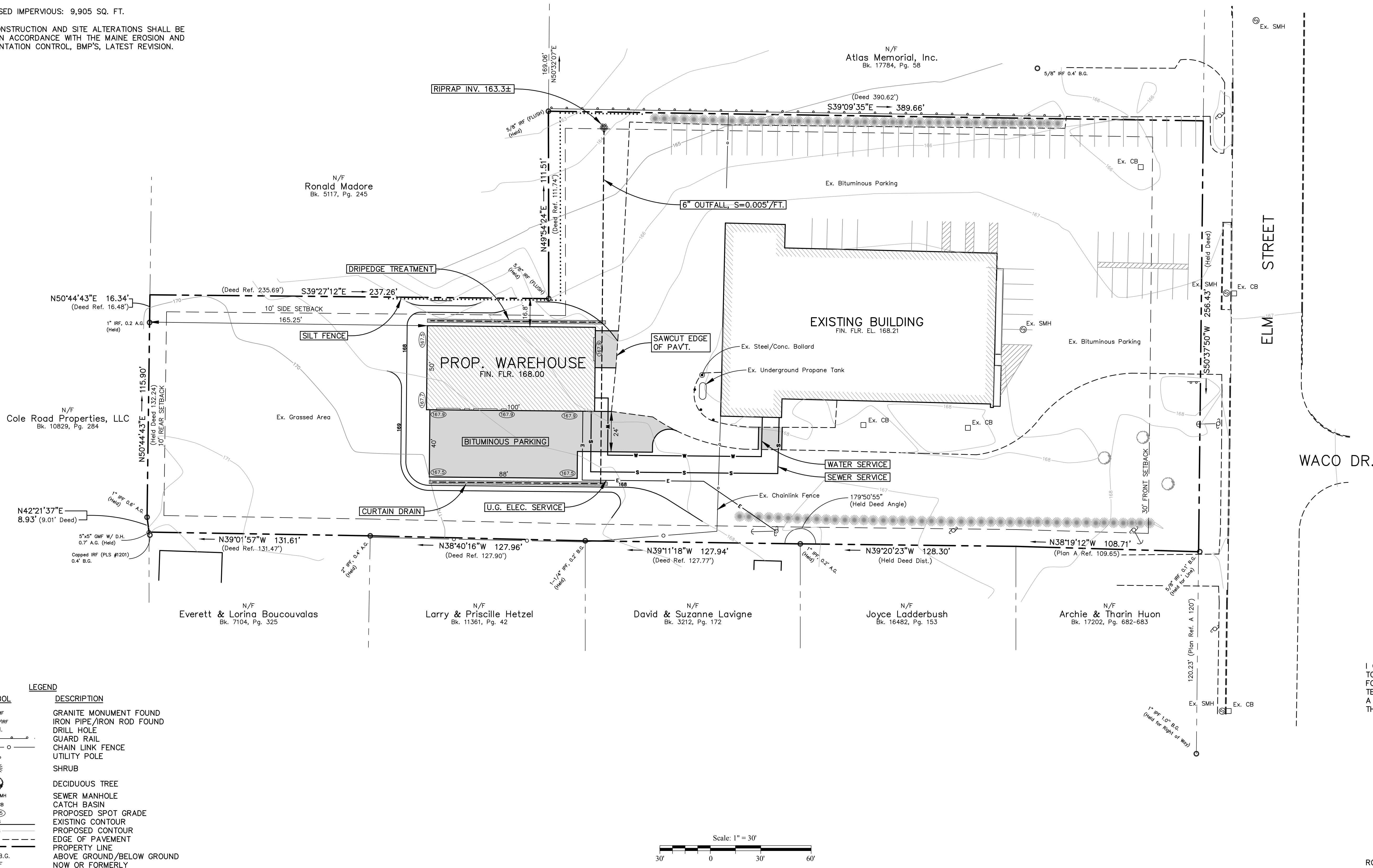
- PLAN REFERENCES:
 - "PLAN SHOWING LOTS OF EZRA C. & LILLIAN E. WAKEFIELD, BIDDEFORD, ME", DATED JULY 25, 1950 BY LIBBY & DOW AND RECORDED IN THE Y.C.R.D., PLAN BOOK 14, PAGE 43.
 - "COTTAGE TERRACE, BIDDEFORD, ME, DEVELOPED BY A.J. GRENNON, WOONSOCKET, R.I.", DATED MAY 1923, BY LIBBY & JOHNSON, RECORDED IN THE Y.C.R.D., PLAN BOOK 9, PAGE 24.
 - "STATE HIGHWAY 1, ELM STREET, BIDDEFORD, YORK COUNTY, FEDERAL AID PROJECT, NO. STP-1481(400)X, DEC. 2011, D.O.T. FILE NO. 16-482, SHEET 1 AND 2 OF 8.
 - "PLAN SHOWING A STANDARD BOUNDARY SURVEY OF METHOT BUIK, OPEL LOT, ELM STREET, BIDDEFORD, ME, MADE FOR FIRST MORTUARY ASSOCIATES & ROBERT D. MOROWSKI", BY GUY F CASAVANT, PLS, DATED SEPT. 19, 1994

14. EASEMENT NOTES

- THE RIGHT AND EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY TO SAMPSON, INC. TO CONSTRUCT, MAINTAIN ETC. OVER, ALONG AND ACROSS THE PROPERTY OF THE GRANTOR IN A WESTERLY DIRECTION FROM ELM STREET FROM POLE #106 TO POLE #106.3 DATED SEPTEMBER 20, 1954, SEE BOOK 1279, PAGE 399 FOR FULL DESCRIPTION AND TREE CLEARING RIGHTS.
- THE RIGHT AND EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY OVER, ALONG AND ACROSS PROPERTY OF GRANTOR EXTENDING IN THE NORTHWESTERLY DIRECTION FROM ELM STREET POLE # 104 TO POLE #104.1, ALSO EXTENDING IN A SOUTHWESTERLY DIRECTION FROM ELM ST. POLE #103.1 TO POLE #103.11, DATED FEBRUARY 11, 1965, SEE BOOK 1654, PAGE 284 FOR FULL DESCRIPTION AND TREE CLEARING RIGHTS.
- THE RIGHT AND EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE, OVER, ALONG AND ACROSS PROPERTY OF THE GRANTOR EXTENDING NORTHWESTERLY FROM POLE #J104 AND #J104 TO POLES NUMBERED #103.1, 103.2, 103.3, PLUS POLES NUMBERED 104.1, 104.2 AND 104.3, ELM STREET. DATED SEPTEMBER 9TH 1977, SEE BOOK 2280, PAGE 110 FOR FULL DESCRIPTION AND CLEARING RIGHTS.
- TEMPORARY CONSTRUCTION EASEMENT FOR ROUTE 1/ELM STREET - PLAN REF. C.
- RIGHT OF OTHERS FOR USE OF THE TRAIL PREVIOUSLY CROSSING NORTHWESTERLY PORTION AS SHOWN ON PLAN REF. D.
- APPARENT UTILITY EASEMENTS AS SHOWN ON PLAN REF. D.



LOCATION MAP
SCALE: 1" = 2 MILES



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

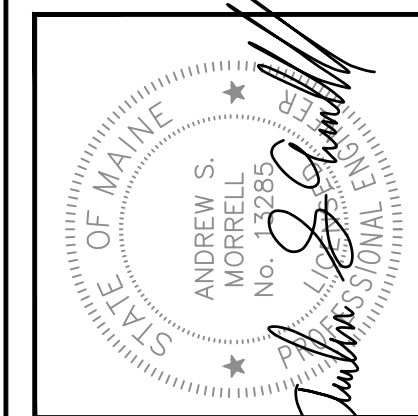
1. NO SURVEYORS REPORT

STATE OF MAINE
ROBERT C. LIBBY JR.
PLS #2190
B.E.S.
MAINE
LAND SURVEYOR

ROBERT C. LIBBY JR.

PLS #2190

NO.	DATE	REVISION	DESCRIPTION
1	7/9/10	Rev'd Site Layout	Per City Review



BH2M
Berry, Huff, McDonald, Milfigan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Jim Godbout Plumbing & Heating Inc.
486 Elm Street
Biddeford, Maine

MINOR SITE PLAN
STORAGE BUILDING
486 ELM STREET
BIDDEFORD, MAINE

DESIGNED W. Pelkey	DATE June 2020
DRAWN W. Pelkey	SCALE As Noted
CHECKED R. Libby Jr.	JOB. NO. 20076

SHEET
1

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EROSION AND SEDIMENT CONTROL PLAN

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

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

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

- ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING STANDARDS AND PERMIT CONDITIONS. CONSTRUCTION INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK, AND PRIOR TO AND 24 HOURS AFTER A WET WEATHER EVENT (1 INCH OR MORE IN A 24 HOUR PERIOD). CONSTRUCTION INSPECTION AND CORRECTIVE ACTION DOCUMENTATION RECORDS SHALL BE MAINTAINED FOR A MINIMUM OF 5 YEARS.
- THE SCOPE OF CONSTRUCTION INSPECTIONS INCLUDE THE EROSION AND SEDIMENTATION CONTROL MEASURES AS WELL AS DISTURBED AREAS, MATERIAL STORAGE AREAS, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 75 FEET OF WETLAND OR WATERBODY, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
- EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
- SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #7. THE USE OF AN EROSION CONTROL MIX BERM IS PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8X OR WHERE THERE IS FLOWING WATER.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED, AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCH OR MORE IN A 24-HOUR PERIOD) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5 TO 1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (ORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P20S-K2O) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
 - HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET FOR OVER 75% COVERAGE. FOR UNPROTECTED OR WINDY AREAS, ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK). HYDRAULIC MULCHES MAY ALSO BE USED, APPLIED AT A RATE OF 5 LBS PER 1000 SQUARE FEET FOR PAPER MULCH OR 40 LBS PER 1000 SQUARE FEET OR AS DIRECTED BY THE MANUFACTURER. ON SLOPES GREATER THAN 3:1, EROSION CONTROL MIX MAY BE USED. SEE EROSION CONTROL MIX NOTES BELOW.
 - FOR DISTURBED AREAS TO BE MAINTAINED IN POST-CONSTRUCTION AS A MEADOW BUFFER, APPLY NEW ENGLAND CONSERVATION WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC., OF AMHERST, MASSACHUSETTS OR APPROVED EQUAL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 80% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
- WETLANDS WILL BE PROTECTED WITH EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE FOR THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION.
- ALL STORMWATER WILL BE PREVENTED FROM RUNNING ONTO STOCKPILES. SEDIMENT BARRIERS WILL BE INSTALLED DOWNGRADIENT OF ALL STOCKPILES.
- PERMANENT POST-CONSTRUCTION BMP'S (VEGETATED SWALES, WET PONDS, ETC.) WILL NOT BE USED TO MANAGE FLOWS DURING CONSTRUCTION WITHOUT SPECIAL RESTORATION.

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

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

EROSION CONTROL MIX

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

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

EROSION CONTROL DURING CONSTRUCTION

WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15
 - OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

 - INSTALL A SOO LINING IN THE DITCH:

A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOO ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOO AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOO FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION SECTION.
 - INSTALL A STONE LINING IN THE DITCH:

A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRER TO DETERMINE THE STONE SIZE AND LAYER THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
 - OVERWINTER STABILIZATION OF DISTURBED SLOPES:

ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 10% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 25% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.

 - STABILIZE THE SOIL WITH SOO:

DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOO ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOO INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SOIL WITH EROSION CONTROL MIX:

EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE EROSION CONTROL MIX NOTES FOR ADDITIONAL CRITERIA.
 - STABILIZE THE SOIL WITH STONE RIPRAP:

PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPER'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND THE RIPRAP.
 - OVERWINTER STABILIZATION OF DISTURBED SOILS:

BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 10% MUST BE SEEDDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION:

BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET. LIGHTLY MULCH THE SEEDDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 50% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
 - STABILIZE THE SOIL WITH SOO:

BY NOVEMBER 15, MULCH THE DISTURBED SOIL WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOO ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
 - STABILIZE THE SOIL WITH MULCH:

BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL. PROVIDE NETTING ON ALL SLOPES GREATER THAN 8X.
- MAINTENANCE:

IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION:

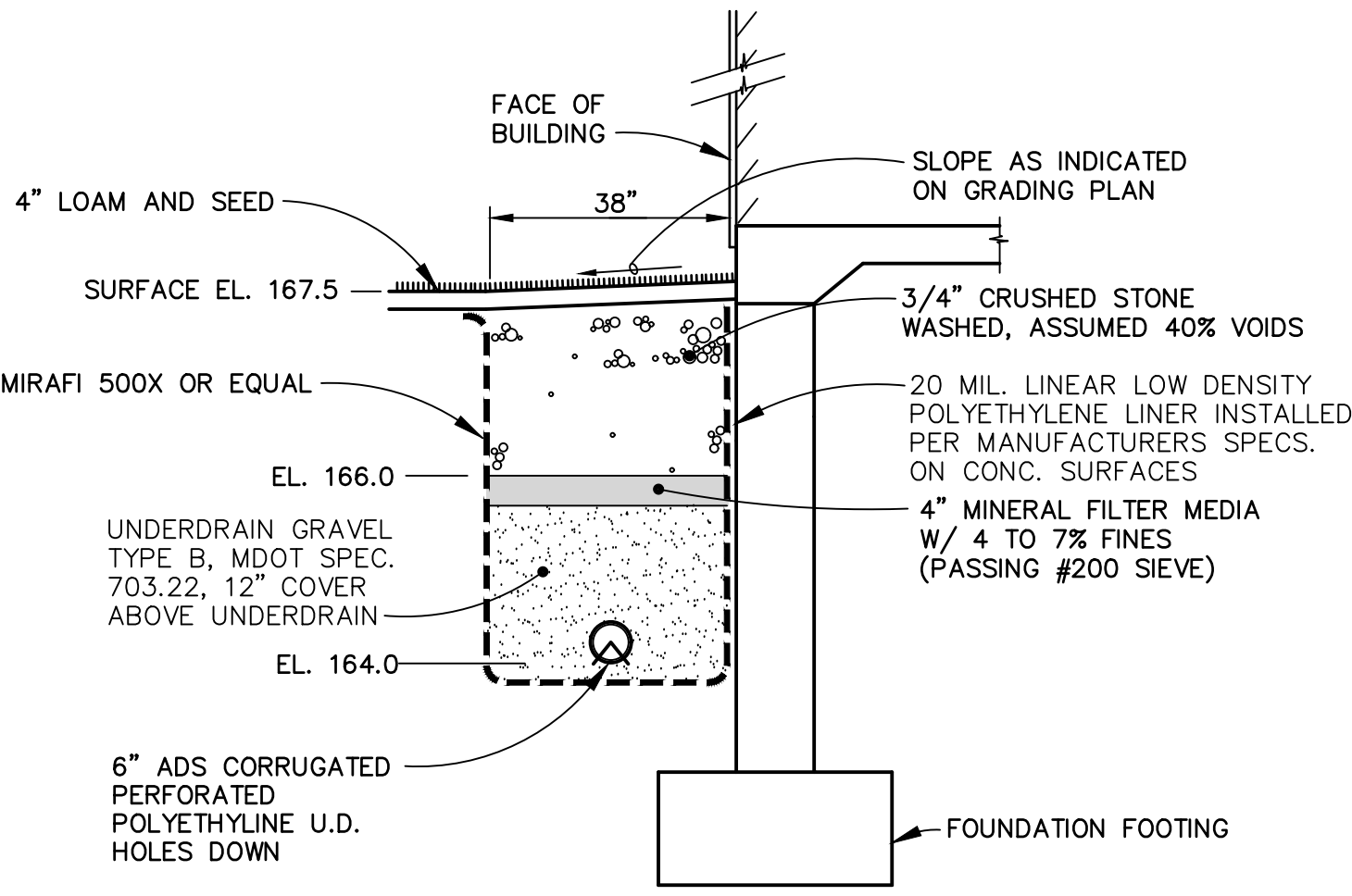
BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET. LIGHTLY MULCH THE SEEDDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 50% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
 - STABILIZE THE SOIL WITH SOO:

BY NOVEMBER 15, MULCH THE DISTURBED SOIL WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOO ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
 - STABILIZE THE SOIL WITH MULCH:

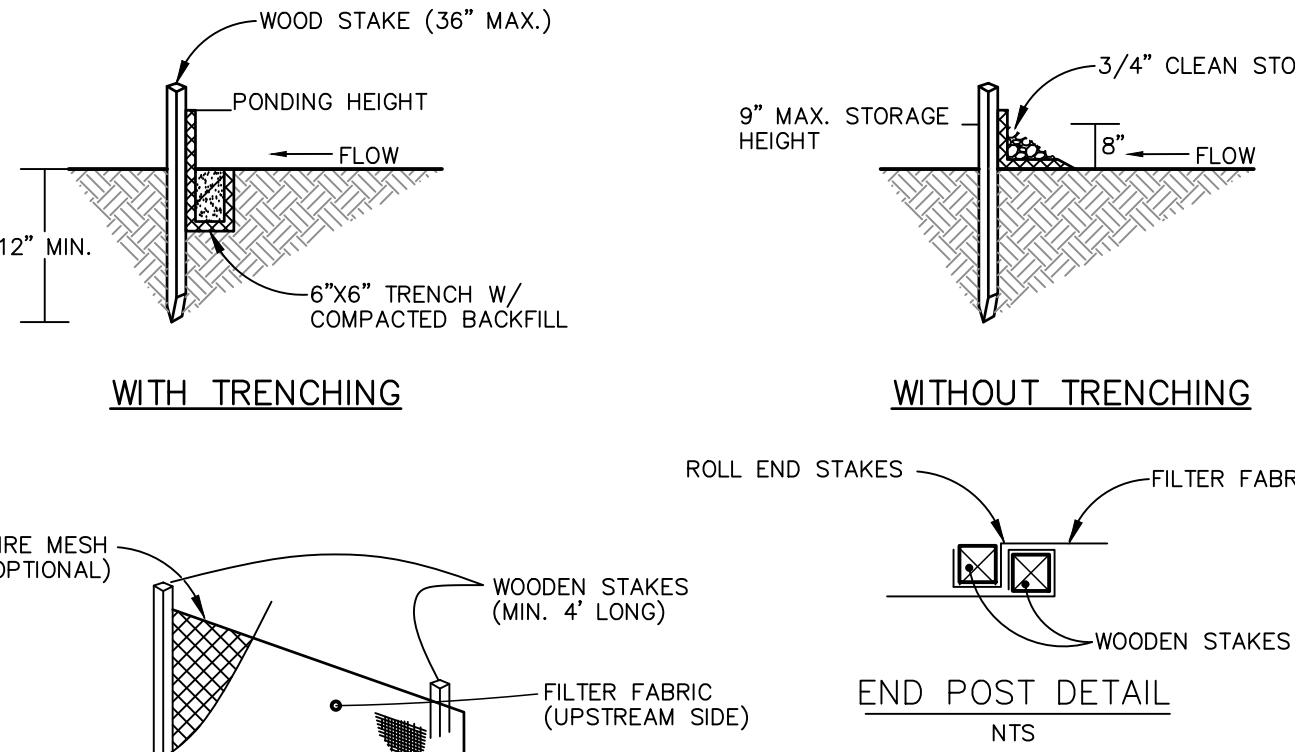
BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL. PROVIDE NETTING ON ALL SLOPES GREATER THAN 8X.

HOUSEKEEPING

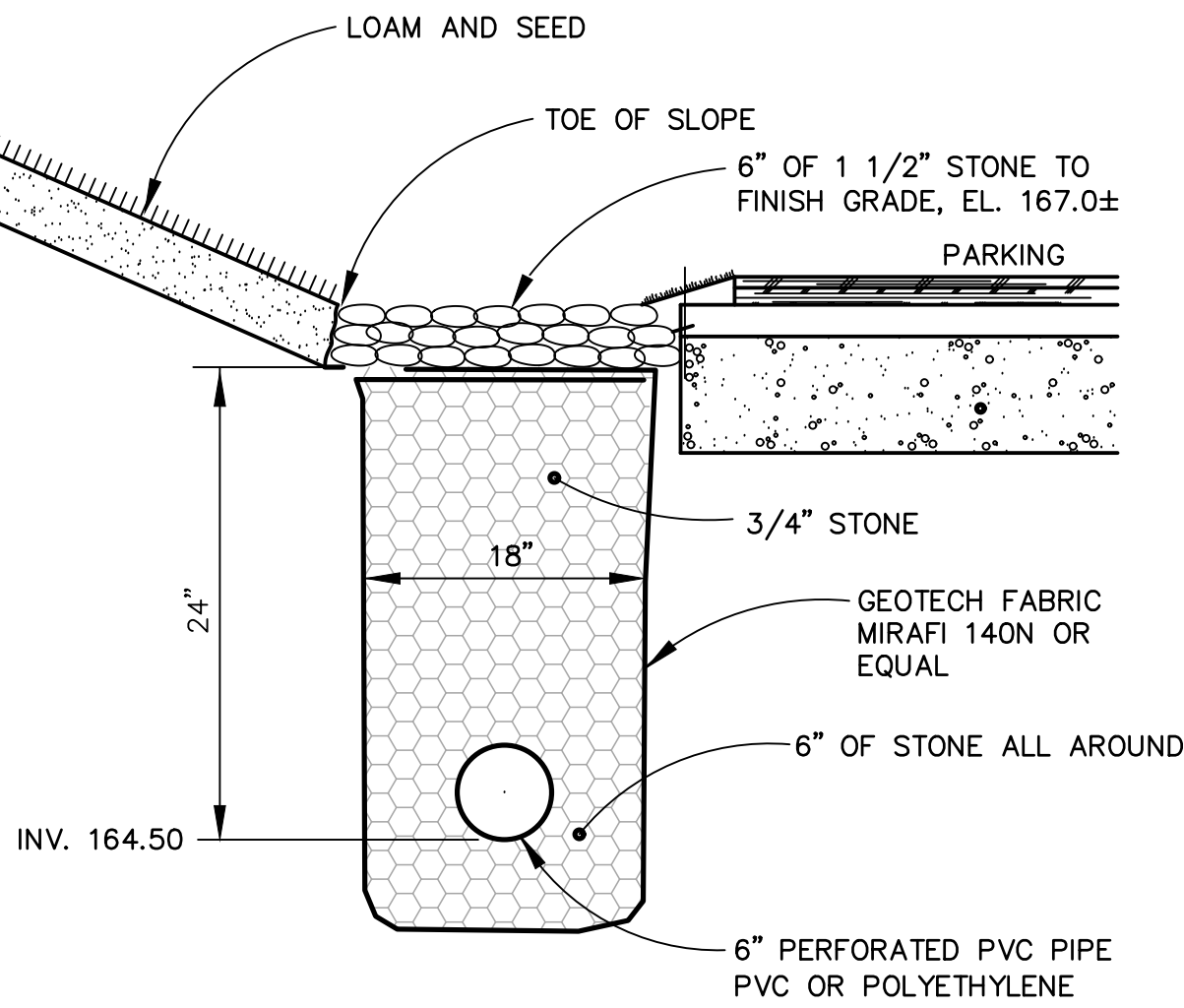
- SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS 1. ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. ANY INFILTRATION AREA IS ANY AREA OF THE SITE THAT, BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY, AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, Sumps, AND OTHER FORMS OF SECONDARY CONTAMINATION THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MY NOT BE USED FOR DUST CONTROL. ANY OFFSITE TRACKING OF MUD OR SEDIMENT SHALL BE VACUUMED IMMEDIATELY AND PRIOR TO THE NEXT SIGNIFICANT STORM EVENT.
- DEBRIS AND OTHER MATERIALS: LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- TRENCH OR FOUNDATION DE-WATERING: TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE POUNDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIREFIGHTING ACTIVITY;
 - FIRE HYDRANT FLUSHINGS;
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
 - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3) OF MAINE DEP 06-096 CHAPTER 500;
 - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
 - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5) MAINE DEP 06-096 CHAPTER 500);
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - LANDSCAPE IRRIGATION.
- UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX (6) MAINE DEP 06-096 CHAPTER 500. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
 - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
 - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
 - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
- ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



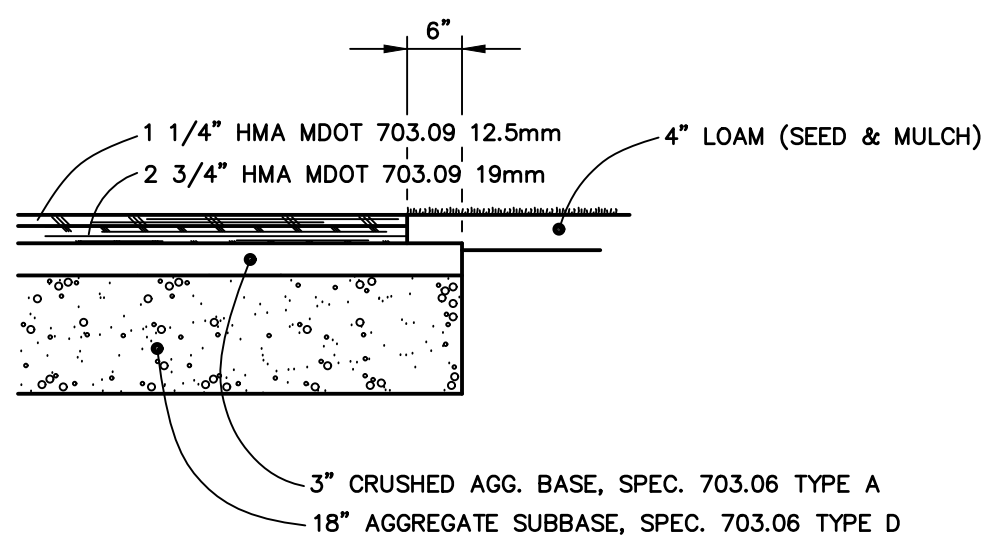
ROOF LINE
DRIP EDGE TREATMENT
N.T.S.



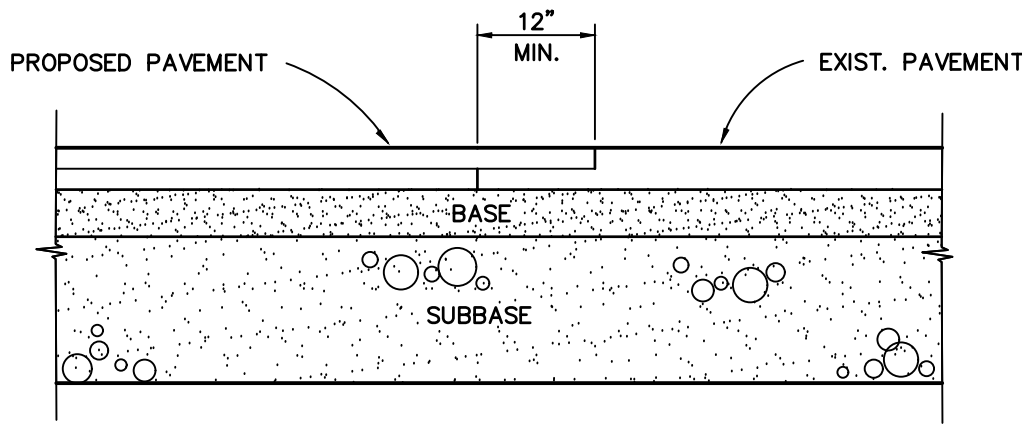
SILT FENCE DETAIL
N.T.S.



CURTAIN DRAIN
N.T.S.



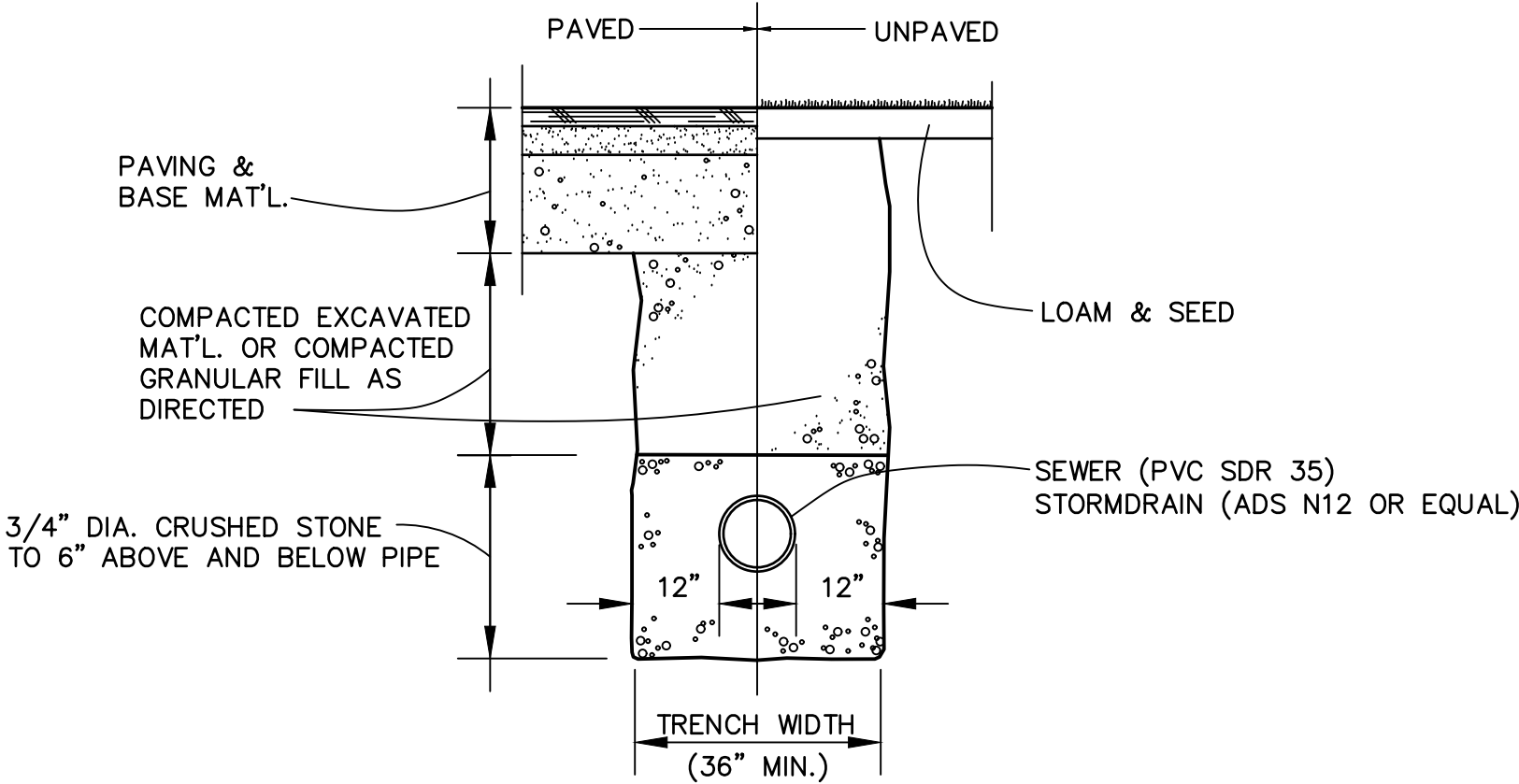
TYP. PAVEMENT DETAIL
N.T.S.



PAVEMENT JOINT DETAIL
N.T.S.

NOTES:

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



TRENCH DETAIL
N.T.S.

REVISION	DESCRIPTION
NO.	DATE
1	7/9/10



BH2M
Berry, Huff, MacDonald, Milfigan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel: (207) 839-2771
Fax: (207) 839-8250

FOR
Jim Goddard Plumbing & Heating Inc.
486 Elm Street
Biddeford, Maine

DETAILS
STORAGE BUILDING
486 ELM STREET
BIDDEFORD, MAINE

DESIGNED W. Pelkey	DATE June 2020
DRAWN W. Pelkey	SCALE As Noted
CHECKED A. Morrell	JOB. NO. 20076

SHEET 2

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NOTES:

- OWNER/APPLICANT: COVEHEAD BAY HOLDINGS, LLC
48 OCEANSIDE DRIVE
SACO, MAINE
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
28 STATE STREET
GORHAM, MAINE
- ENGINEER: ANDREW MORRELL, PE#13285
BH2M
- DEED REFERENCE: BK. 17808, PG. 460
- TAX MAP REFERENCE: MAP 18, LOT 29
- ZONING: B2 (HIGHWAY BUSINESS)
- MINIMUM STANDARDS: FRONTAGE - 150'
SETBACKS - 30' FRONT,
10' SIDE AND REAR
- LOT AREA: 132,956 S.F. (3.052 ACRES)
- EXISTING USE: BUSINESS AND SERVICES
- PROPOSED BUILDING: STORAGE BUILDING (SAME USE)
- PROPOSED IMPERVIOUS: 9,905 SQ. FT.

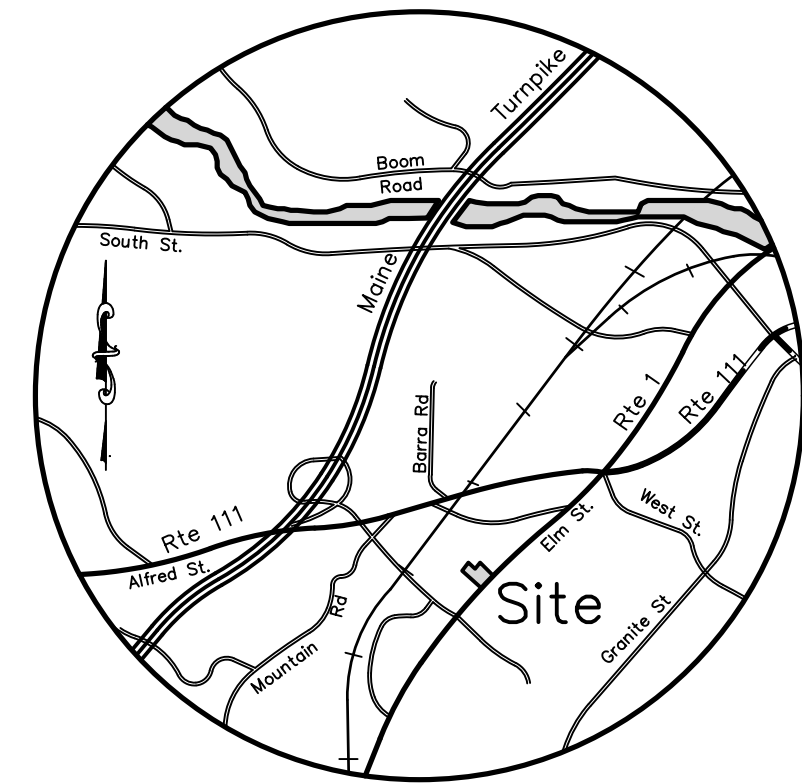
12. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.

13. PLAN REFERENCES:

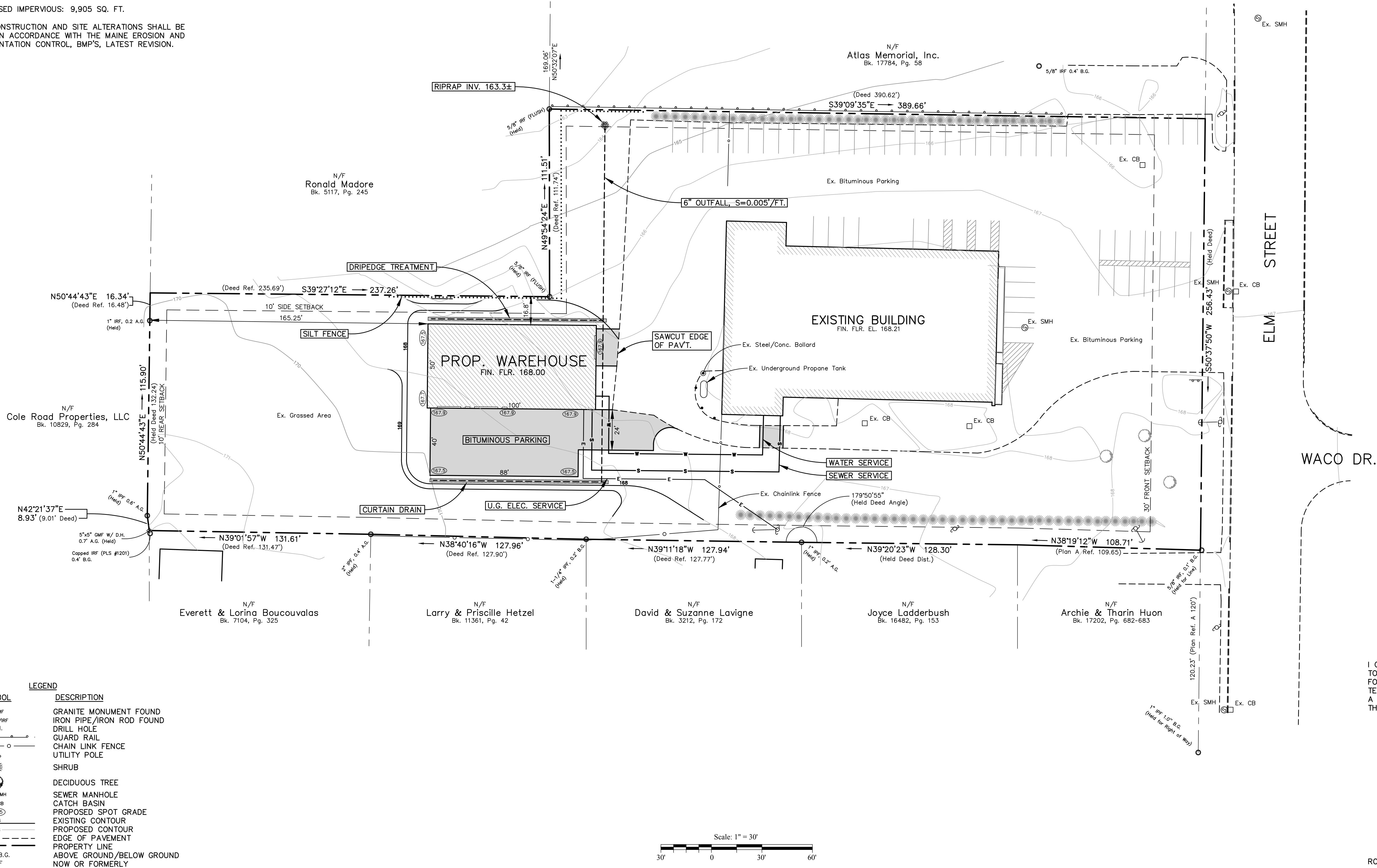
- A. "PLAN SHOWING LOTS OF EZRA C. & LILLIAN E. WAKEFIELD, BIDDEFORD, ME", DATED JULY 25, 1950 BY LIBBY & DOW AND RECORDED IN THE Y.C.R.D., PLAN BOOK 14, PAGE 43.
- B. "COTTAGE TERRACE, BIDDEFORD, ME, DEVELOPED BY A.J. GRENNON, WOONSOCKET, R.I.", DATED MAY 1923, BY LIBBY & JOHNSON, RECORDED IN THE Y.C.R.D., PLAN BOOK 9, PAGE 24.
- C. "STATE HIGHWAY 1, ELM STREET, BIDDEFORD, YORK COUNTY, FEDERAL AID PROJECT, NO. STP-1481(400)X, DEC. 2011, D.O.T. FILE NO. 16-482, SHEET 1 AND 2 OF 8.
- C. "PLAN SHOWING A STANDARD BOUNDARY SURVEY OF METHOT BUIK, OPEL LOT, ELM STREET, BIDDEFORD, ME, MADE FOR FIRST MORTUARY ASSOCIATES & ROBERT D. MOROWSKI", BY GUY F CASAVANT, PLS, DATED SEPT. 19, 1994

14. EASEMENT NOTES

- A. THE RIGHT AND EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY TO SAMPSON, INC. TO CONSTRUCT, MAINTAIN ETC. OVER, ALONG AND ACROSS THE PROPERTY OF THE GRANTOR IN A WESTERLY DIRECTION FROM ELM STREET FROM POLE #106 TO POLE #106.3 DATED SEPTEMBER 20, 1954, SEE BOOK 1279, PAGE 399 FOR FULL DESCRIPTION AND TREE CLEARING RIGHTS.
- B. THE RIGHT AND EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY OVER, ALONG AND ACROSS PROPERTY OF GRANTOR EXTENDING IN THE NORTHWESTERLY DIRECTION FROM ELM STREET POLE # 104 TO POLE #104.1, ALSO EXTENDING IN A SOUTHWESTERLY DIRECTION FROM ELM ST. POLE #103.1 TO POLE #103.11, DATED FEBRUARY 11, 1965, SEE BOOK 1654, PAGE 284 FOR FULL DESCRIPTION AND TREE CLEARING RIGHTS.
- C. THE RIGHT AND EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE, OVER, ALONG AND ACROSS PROPERTY OF THE GRANTOR EXTENDING NORTHWESTERLY FROM POLE #J104 AND #J104 TO POLES NUMBERED #103.1, 103.2, 103.3, PLUS POLES NUMBERED 104.1, 104.2 AND 104.3, ELM STREET. DATED SEPTEMBER 9TH 1977, SEE BOOK 2280, PAGE 110 FOR FULL DESCRIPTION AND CLEARING RIGHTS.
- D. TEMPORARY CONSTRUCTION EASEMENT FOR ROUTE 1/ELM STREET - PLAN REF. C.
- E. RIGHT OF OTHERS FOR USE OF THE TRAIL PREVIOUSLY CROSSING NORTHWESTERLY PORTION AS SHOWN ON PLAN REF D.
- F. APPARENT UTILITY EASEMENTS AS SHOWN ON PLAN REF. D.



LOCATION MAP
SCALE: 1" = 2 MILES



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

1. NO SURVEYORS REPORT

STATE OF MAINE
ROBERT C. LIBBY JR.
PLS #2190
REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT C. LIBBY JR.

PLS #2190

NO.	DATE	REVISION	DESCRIPTION
1	7/9/10	Rev'd Site Layout	Per City Review



BH2M
Berry, Huff, McDonald, Milfigan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Jim Godbout Plumbing & Heating Inc.
486 Elm Street
Biddeford, Maine

MINOR SITE PLAN
STORAGE BUILDING
486 ELM STREET
BIDDEFORD, MAINE

DESIGNED W. Pelkey	DATE June 2020
DRAWN W. Pelkey	SCALE As Noted
CHECKED R. Libby Jr.	JOB. NO. 20076

SHEET 1

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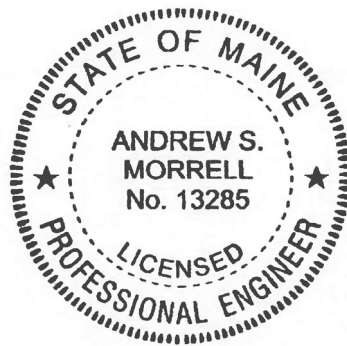
STORMWATER MANAGEMENT REPORT

SITE PLAN STORAGE BUILDING Biddeford, Maine

Submitted by:

Jim Godbout Plumbing & Heating Inc.

Prepared by:



Date:
August 2020

TABLE OF CONTENTS

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LIST OF APPENDICES

APPENDIX A	FIGURES
APPENDIX B	SOILS REPORT
APPENDIX C	PRE-DEVELOPMENT CALCULATIONS
APPENDIX D	POST DEVELOPMENT CALCULATIONS

1.0 **INTRODUCTION**

Jim Godbout Plumbing and Heating Inc. owns a parcel of land at 486 Elm Street in Biddeford. The parcel currently houses a commercial building with associated parking infrastructure. The applicant is looking to construct a new commercial storage unit along with additional parking infrastructure.

The proposed project, as shown on the plans will result in approximately 9,622 square feet of new impervious area. Please note that this project will not require any permits from the Maine DEP. The following report has been prepared to address the City of Biddeford Stormwater Standards only.

Runoff from the newly developed impervious area will be collected with drip edge filters and discharged to a riprap forebay along the northern property line.

1.1 **OVERVIEW OF MODELING METHODOGY AND SOURCE INFORMATION**

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

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

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

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

The soils include:

Soil Map Unit	Unit Description	Hydrologic Soil Group
Ag	Adams-Urban	A
Co	Colton	A
Pg	Pits (gravel)	No classification – Assume A

Topography:

LIDAR data from the Maine Office of GIS

1.2 **DESCRIPTION OF POINTS OF ANALYSIS**

The watershed model analyzes the discharge of runoff at two Analysis Points as described below:

Analysis Point #1

Description: Culmination of flow at the property's northern property line.

Pre-Development Tributary Drainage Areas: SA-1

Post Development Tributary Drainage Areas: SA-1, 1A, & 1B

1.3 **PRE DEVELOPMENT CONDITIONS**

The Existing Conditions are shown on Sheet A of the accompanying plans. The parcel, located at 486 Elm Street in Biddeford, is currently developed with a large commercial building and associated parking areas. The sites stormwater runoff currently discharges to the northern property line to an existing gravel pit area.

The watershed that was analyzed for this project is approximately 4.75 acres. The analysis points are described in Section 1.2 of this report. The watershed generally flows south to north.

The Pre-Development Watershed Map is included as Sheet A of the accompanying plans and the Calculations are attached as Appendix C.

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

Pre-Development Peak Flows (cu. ft./sec)			
Analysis Point	2-Year	10-Year	25-Year
AP-1	0.83	3.03	5.33

1.4 **POST DEVELOPMENT CONDITIONS**

The proposed project will include construction of a commercial storage unit along with associated parking infrastructure. Below is a summary of the proposed developed area associated with construction of the public infrastructure.

Proposed Impervious Area = 9,622 sf

The proposed project will include a drip edge filter to direct water from the proposed developed areas to a riprap outlet.

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

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

Post Development Peak Flows (cu. ft./sec)			
Analysis Point	2-Year	10-Year	25-Year
AP-1	1.10	3.47	5.86

1.5 **BASIC STANDARDS**

The proposed project is required to meet the City of Biddeford stormwater ordinance. To meet the Basic Standards the project design must demonstrate that the erosion and sedimentation control, inspection and maintenance, and housekeeping standards, and that the grading or other construction activity will not impede or otherwise alter drainageways so as to have an unreasonable adverse impact on a wetland or waterbody, or an adjacent downslope parcel.

1.6 **FLOODING STANDARD**

The proposed project is not required to meet the Flooding Standards. However, the City of Biddeford requires that pre and post development runoff modelling be evaluated. To meet the Flooding Standard, the project design must demonstrate that the stormwater management systems will accomplish the following:

- a) The system must detain, retain, or result in the infiltration of stormwater from 24-hour storms of the 2-year, 10-year, and 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project.
- b) The design of piped or open channel systems must be based on a 10-year, 24-hour storm without overloading or flooding beyond channel limits.

- c) The areas expected to be flooded by runoff from a 10-year or 25-year, 24-hour storm must be defined, and no buildings or other similar facilities may be planned within such areas.
- d) Runoff from the project may not flood the primary access road to the project and any public roads bordering the project as a result of a 25-year, 24-hour storm.

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

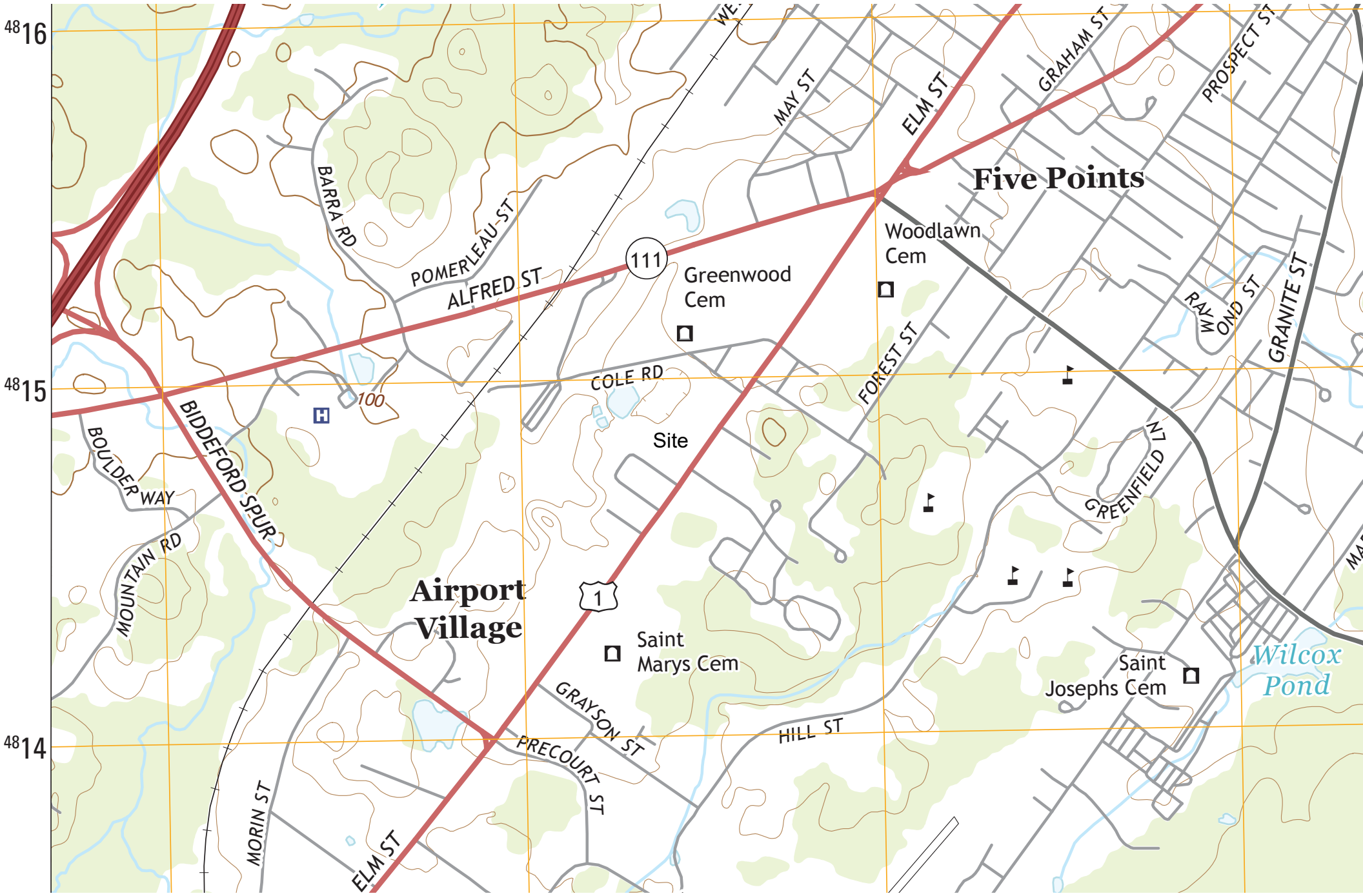
Peak Flow Comparison (cu. ft./sec)						
Analysis Point	2-Year		10-Year		25-Year	
	Pre	Post	Pre	Post	Pre	Post
AP-1	0.83	1.10	3.03	3.47	5.33	5.86

This development will result in a minor increase at the projects property line for all storm events. These increases are within the capacity of the downstream gravel pit.

1.7 **CLOSURE**

The proposed stormwater management facilities have been designed to mitigate stormwater impacts associated with development of the proposed project. The proposed stormwater management facilities have been designed to meet the Basic, General and Flooding Standards required by Chapter 500.

Appendix A
Figures



Airport Village

Five Points

Greenwood Cem

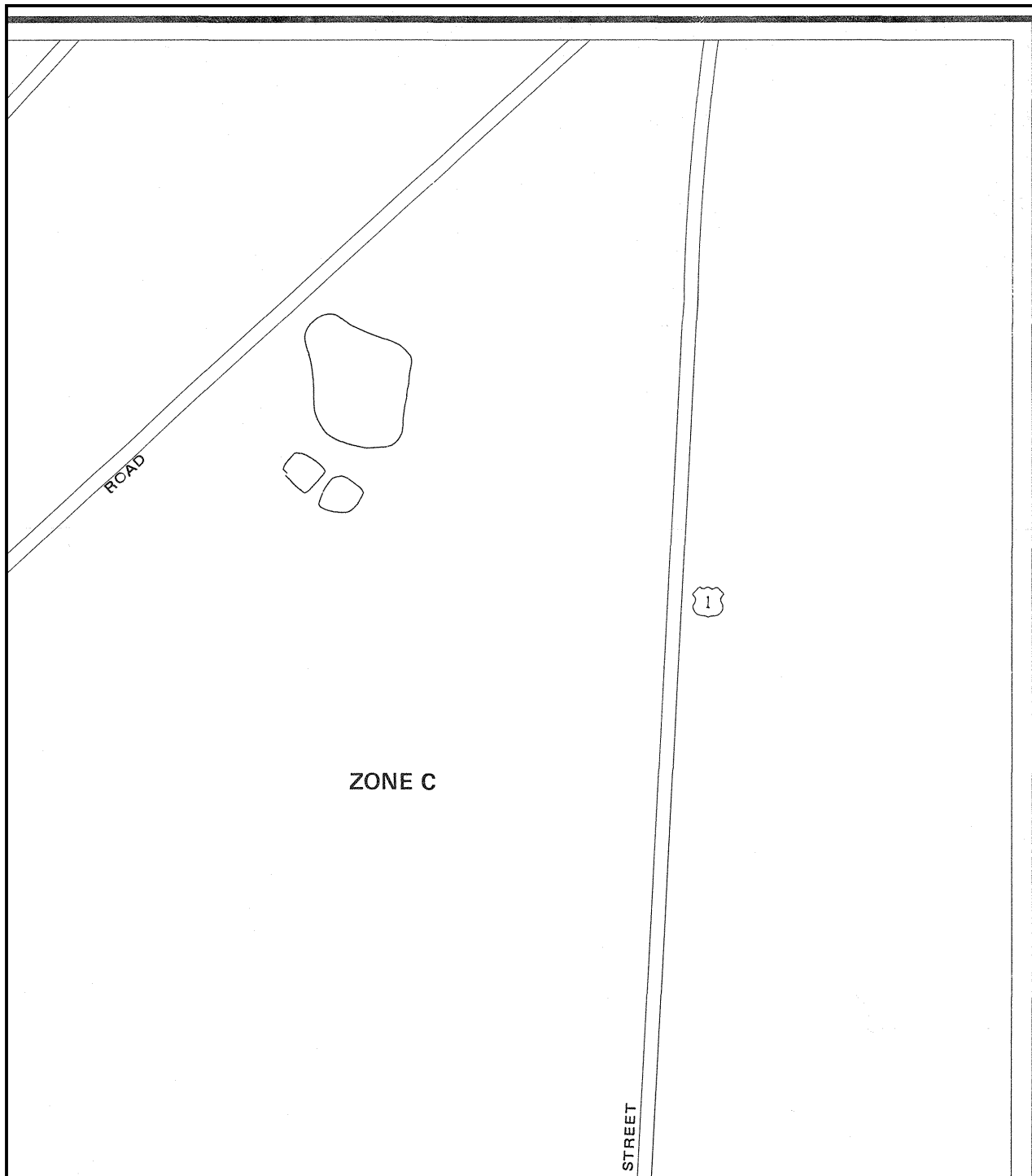
Woodlawn Cem

Saint Marys Cem

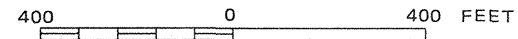
Saint Josephs Cem

Wilcox Pond

Site



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
BIDDEFORD,
MAINE
YORK COUNTY

PANEL 8 OF 11
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230145 0008 B

EFFECTIVE DATE:
MAY 15, 1984

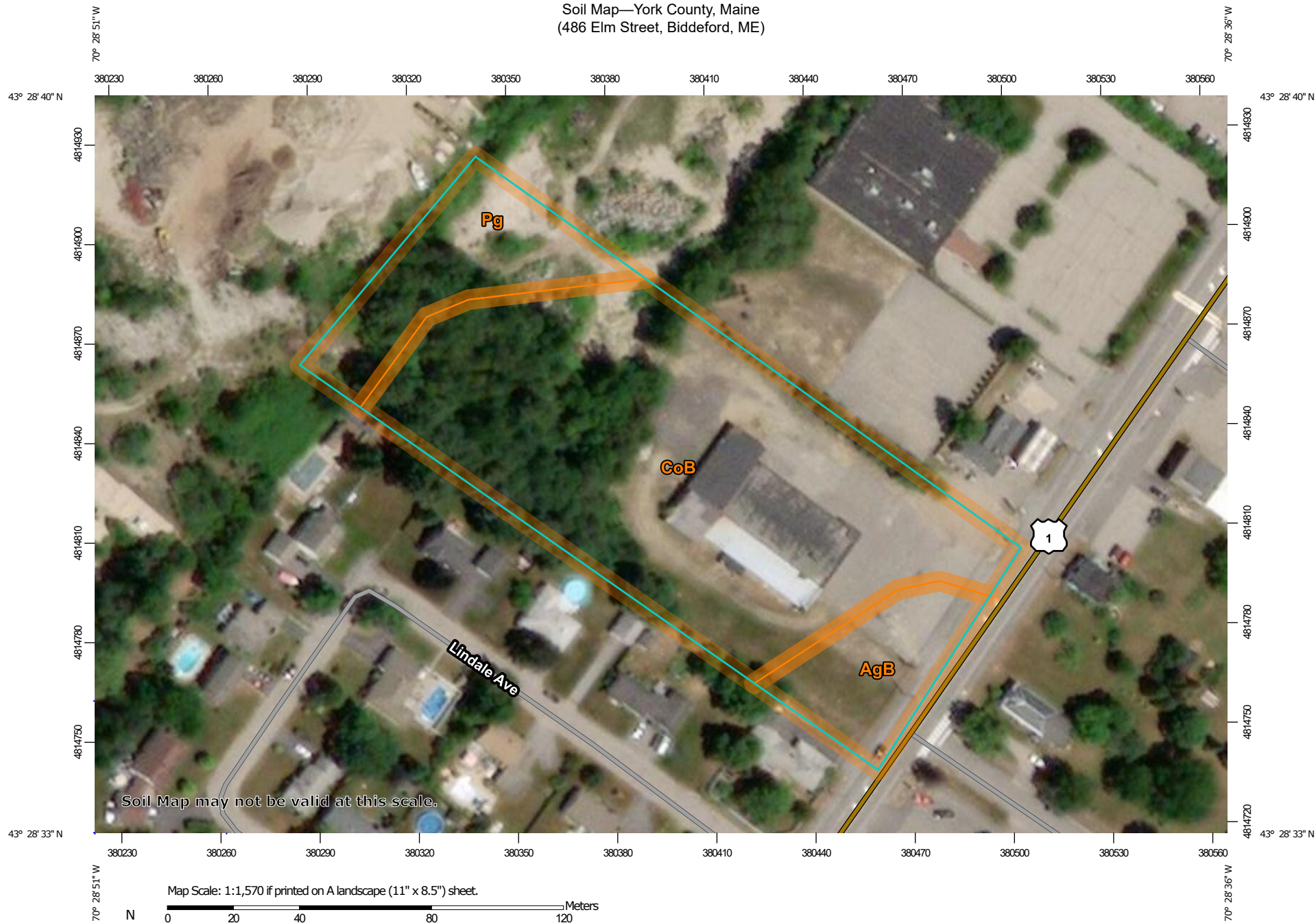


Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Appendix B
Soils Report

Soil Map—York County, Maine
(486 Elm Street, Biddeford, ME)



Soil Map may not be valid at this scale.

Map Scale: 1:1,570 if printed on A landscape (11" x 8.5") sheet.

0 20 40 80 120 Meters

0 50 100 200 300 Feet

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/30/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine

Survey Area Data: Version 19, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

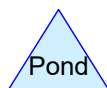
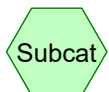
Date(s) aerial images were photographed: Dec 31, 2009—Sep 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgB	Adams-Urban land complex, 0 to 8 percent slopes	0.5	11.3%
CoB	Colton gravelly sandy loam, 0 to 8 percent slopes	3.1	73.1%
Pg	Pits, gravel	0.6	15.5%
Totals for Area of Interest		4.2	100.0%

Appendix C
Pre-Development Calculations



Routing Diagram for Pre Development - Godbout Storage Building

Prepared by HP Inc., Printed 8/6/2020

HydroCAD® 10.00-22 s/n 00619 © 2018 HydroCAD Software Solutions LLC

Pre Development - Godbout Storage Building

Prepared by HP Inc.

Printed 8/6/2020

HydroCAD® 10.00-22 s/n 00619 © 2018 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.022	39	>75% Grass cover, Good, HSG A (SA-1)
1.985	98	Paved parking, HSG A (SA-1)
1.736	30	Woods, Good, HSG A (SA-1)
4.744	60	TOTAL AREA

Pre Development - Godbout Storage Building*Type III 24-hr 2-yr Rainfall=3.30"*

Prepared by HP Inc.

Printed 8/6/2020

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Page 3

Summary for Subcatchment SA-1:

Runoff = 0.83 cfs @ 12.71 hrs, Volume= 0.151 af, Depth> 0.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr Rainfall=3.30"

Area (sf)	CN	Description
86,457	98	Paved parking, HSG A
44,538	39	>75% Grass cover, Good, HSG A
75,641	30	Woods, Good, HSG A
206,636	60	Weighted Average
120,179		58.16% Pervious Area
86,457		41.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	150	0.0100	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.30"
1.3	69	0.0300	0.87		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
39.9	219	Total			

Pre Development - Godbout Storage Building

Type III 24-hr 10-yr Rainfall=4.90"

Prepared by HP Inc.

Printed 8/6/2020

HydroCAD® 10.00-22 s/n 00619 © 2018 HydroCAD Software Solutions LLC

Page 4

Summary for Subcatchment SA-1:

Runoff = 3.03 cfs @ 12.62 hrs, Volume= 0.436 af, Depth> 1.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.90"

Area (sf)	CN	Description
86,457	98	Paved parking, HSG A
44,538	39	>75% Grass cover, Good, HSG A
75,641	30	Woods, Good, HSG A
206,636	60	Weighted Average
120,179		58.16% Pervious Area
86,457		41.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	150	0.0100	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.30"
1.3	69	0.0300	0.87		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
39.9	219	Total			

Pre Development - Godbout Storage Building

Type III 24-hr 25-yr Rainfall=6.20"

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Summary for Subcatchment SA-1:

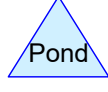
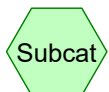
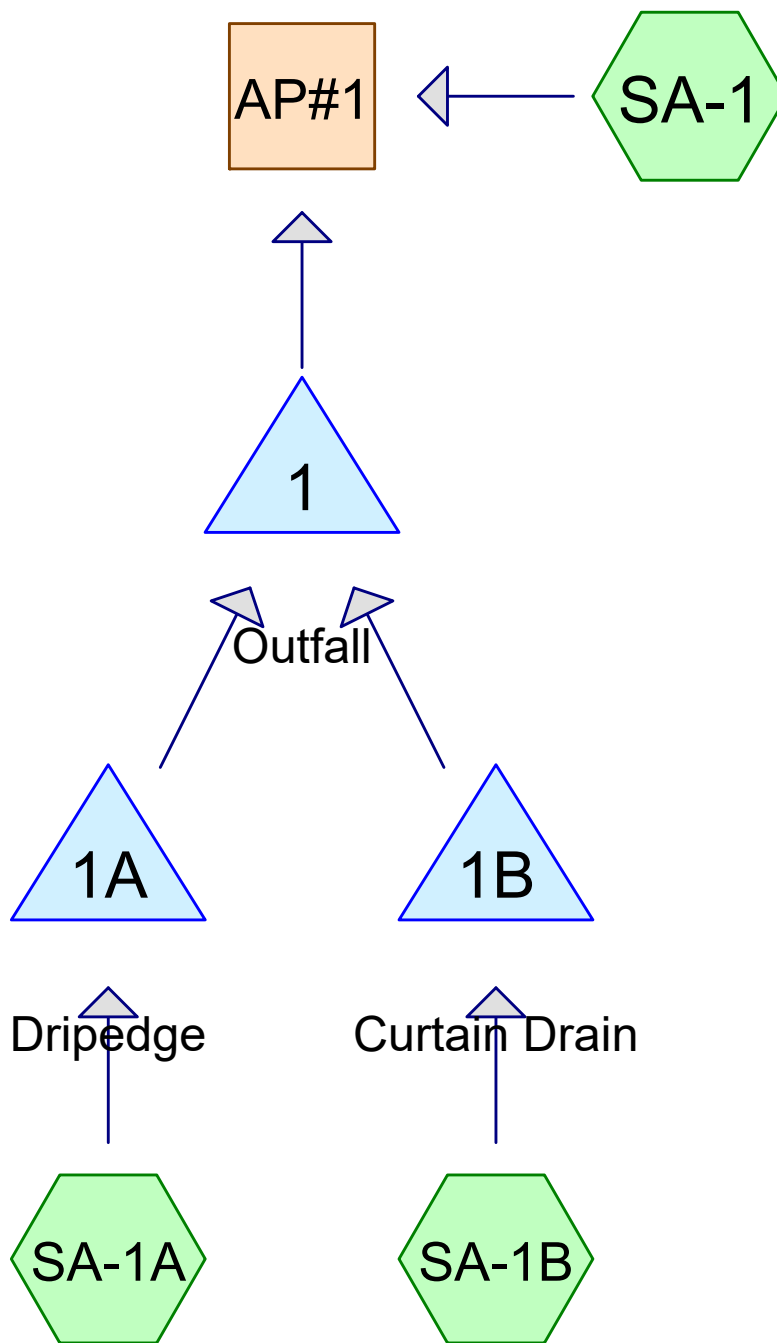
Runoff = 5.33 cfs @ 12.59 hrs, Volume= 0.730 af, Depth> 1.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=6.20"

Area (sf)	CN	Description
86,457	98	Paved parking, HSG A
44,538	39	>75% Grass cover, Good, HSG A
75,641	30	Woods, Good, HSG A
206,636	60	Weighted Average
120,179		58.16% Pervious Area
86,457		41.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	150	0.0100	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.30"
1.3	69	0.0300	0.87		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
39.9	219	Total			

Appendix D
Post Development Calculations



Routing Diagram for Post Development - Godbout Storage Building
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Post Development - Godbout Storage Building

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.034	39	>75% Grass cover, Good, HSG A (SA-1, SA-1A, SA-1B)
1.991	98	Existing Impervious (SA-1)
0.221	98	Proposed Impervious (SA-1A, SA-1B)
1.498	30	Woods, Good, HSG A (SA-1)
4.744	64	TOTAL AREA

Post Development - Godbout Storage Building

Type III 24-hr 2-yr Rainfall=3.30"

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Summary for Subcatchment SA-1:

Runoff = 1.02 cfs @ 12.67 hrs, Volume= 0.170 af, Depth> 0.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr Rainfall=3.30"

	Area (sf)	CN	Description
*	86,742	98	Existing Impervious
	44,225	39	>75% Grass cover, Good, HSG A
	65,241	30	Woods, Good, HSG A
	196,208	62	Weighted Average
	109,466		55.79% Pervious Area
	86,742		44.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	150	0.0100	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.30"
0.3	22	0.0500	1.12		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
38.9	172	Total			

Summary for Subcatchment SA-1A:

Runoff = 0.35 cfs @ 12.09 hrs, Volume= 0.025 af, Depth> 2.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr Rainfall=3.30"

	Area (sf)	CN	Description
*	5,000	98	Proposed Impervious
	418	39	>75% Grass cover, Good, HSG A
	5,418	93	Weighted Average
	418		7.72% Pervious Area
	5,000		92.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	47	0.0085	0.85		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.30"
0.9	47	Total, Increased to minimum Tc = 6.0 min			

Summary for Subcatchment SA-1B:

Runoff = 0.32 cfs @ 12.09 hrs, Volume= 0.023 af, Depth> 2.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-yr Rainfall=3.30"

Post Development - Godbout Storage Building

Type III 24-hr 2-yr Rainfall=3.30"

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Area (sf)	CN	Description
* 4,622	98	Proposed Impervious
388	39	>75% Grass cover, Good, HSG A
5,010	93	Weighted Average
388		7.74% Pervious Area
4,622		92.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	53	0.0094	0.91		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.30"
1.0	53	Total, Increased to minimum Tc = 6.0 min			

Summary for Reach AP#1:

Inflow Area = 4.744 ac, 46.63% Impervious, Inflow Depth > 0.55" for 2-yr event
 Inflow = 1.10 cfs @ 12.66 hrs, Volume= 0.218 af
 Outflow = 1.10 cfs @ 12.66 hrs, Volume= 0.218 af, Atten= 0%, Lag= 0.0 min

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

Summary for Pond 1: Outfall

Inflow Area = 0.239 ac, 92.27% Impervious, Inflow Depth > 2.40" for 2-yr event
 Inflow = 0.67 cfs @ 12.09 hrs, Volume= 0.048 af
 Primary = 0.67 cfs @ 12.09 hrs, Volume= 0.048 af, Atten= 0%, Lag= 0.0 min

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

Summary for Pond 1A: Dripedge

Inflow Area = 0.124 ac, 92.28% Impervious, Inflow Depth > 2.40" for 2-yr event
 Inflow = 0.35 cfs @ 12.09 hrs, Volume= 0.025 af
 Primary = 0.35 cfs @ 12.09 hrs, Volume= 0.025 af, Atten= 0%, Lag= 0.0 min

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

Summary for Pond 1B: Curtain Drain

Inflow Area = 0.115 ac, 92.26% Impervious, Inflow Depth > 2.40" for 2-yr event
 Inflow = 0.32 cfs @ 12.09 hrs, Volume= 0.023 af
 Primary = 0.32 cfs @ 12.09 hrs, Volume= 0.023 af, Atten= 0%, Lag= 0.0 min

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

Post Development - Godbout Storage Building

Type III 24-hr 10-yr Rainfall=4.90"

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Summary for Subcatchment SA-1:

Runoff = 3.32 cfs @ 12.60 hrs, Volume= 0.461 af, Depth> 1.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.90"

	Area (sf)	CN	Description
*	86,742	98	Existing Impervious
	44,225	39	>75% Grass cover, Good, HSG A
	65,241	30	Woods, Good, HSG A
	196,208	62	Weighted Average
	109,466		55.79% Pervious Area
	86,742		44.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	150	0.0100	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.30"
0.3	22	0.0500	1.12		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
38.9	172	Total			

Summary for Subcatchment SA-1A:

Runoff = 0.55 cfs @ 12.09 hrs, Volume= 0.040 af, Depth> 3.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.90"

	Area (sf)	CN	Description
*	5,000	98	Proposed Impervious
	418	39	>75% Grass cover, Good, HSG A
	5,418	93	Weighted Average
	418		7.72% Pervious Area
	5,000		92.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	47	0.0085	0.85		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.30"
0.9	47	Total, Increased to minimum Tc = 6.0 min			

Summary for Subcatchment SA-1B:

Runoff = 0.51 cfs @ 12.09 hrs, Volume= 0.037 af, Depth> 3.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.90"

Post Development - Godbout Storage Building

Type III 24-hr 10-yr Rainfall=4.90"

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Area (sf)	CN	Description
* 4,622	98	Proposed Impervious
388	39	>75% Grass cover, Good, HSG A
5,010	93	Weighted Average
388		7.74% Pervious Area
4,622		92.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	53	0.0094	0.91		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.30"
1.0	53	Total, Increased to minimum Tc = 6.0 min			

Summary for Reach AP#1:

Inflow Area = 4.744 ac, 46.63% Impervious, Inflow Depth > 1.36" for 10-yr event
 Inflow = 3.47 cfs @ 12.58 hrs, Volume= 0.538 af
 Outflow = 3.47 cfs @ 12.58 hrs, Volume= 0.538 af, Atten= 0%, Lag= 0.0 min

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

Summary for Pond 1: Outfall

Inflow Area = 0.239 ac, 92.27% Impervious, Inflow Depth > 3.87" for 10-yr event
 Inflow = 1.06 cfs @ 12.09 hrs, Volume= 0.077 af
 Primary = 1.06 cfs @ 12.09 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

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

Summary for Pond 1A: Dripedge

Inflow Area = 0.124 ac, 92.28% Impervious, Inflow Depth > 3.87" for 10-yr event
 Inflow = 0.55 cfs @ 12.09 hrs, Volume= 0.040 af
 Primary = 0.55 cfs @ 12.09 hrs, Volume= 0.040 af, Atten= 0%, Lag= 0.0 min

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

Summary for Pond 1B: Curtain Drain

Inflow Area = 0.115 ac, 92.26% Impervious, Inflow Depth > 3.87" for 10-yr event
 Inflow = 0.51 cfs @ 12.09 hrs, Volume= 0.037 af
 Primary = 0.51 cfs @ 12.09 hrs, Volume= 0.037 af, Atten= 0%, Lag= 0.0 min

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

Post Development - Godbout Storage Building

Type III 24-hr 25-yr Rainfall=6.20"

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Summary for Subcatchment SA-1:

Runoff = 5.65 cfs @ 12.58 hrs, Volume= 0.755 af, Depth> 2.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=6.20"

	Area (sf)	CN	Description
*	86,742	98	Existing Impervious
	44,225	39	>75% Grass cover, Good, HSG A
	65,241	30	Woods, Good, HSG A
	196,208	62	Weighted Average
	109,466		55.79% Pervious Area
	86,742		44.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.6	150	0.0100	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.30"
0.3	22	0.0500	1.12		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
38.9	172	Total			

Summary for Subcatchment SA-1A:

Runoff = 0.71 cfs @ 12.09 hrs, Volume= 0.053 af, Depth> 5.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=6.20"

	Area (sf)	CN	Description
*	5,000	98	Proposed Impervious
	418	39	>75% Grass cover, Good, HSG A
	5,418	93	Weighted Average
	418		7.72% Pervious Area
	5,000		92.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	47	0.0085	0.85		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.30"
0.9	47	Total, Increased to minimum Tc = 6.0 min			

Summary for Subcatchment SA-1B:

Runoff = 0.66 cfs @ 12.09 hrs, Volume= 0.049 af, Depth> 5.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=6.20"

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Type III 24-hr 25-yr Rainfall=6.20"

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Area (sf)	CN	Description
* 4,622	98	Proposed Impervious
388	39	>75% Grass cover, Good, HSG A
5,010	93	Weighted Average
388		7.74% Pervious Area
4,622		92.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	53	0.0094	0.91		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.30"
1.0	53	Total, Increased to minimum Tc = 6.0 min			

Summary for Reach AP#1:

Inflow Area = 4.744 ac, 46.63% Impervious, Inflow Depth > 2.17" for 25-yr event
 Inflow = 5.86 cfs @ 12.56 hrs, Volume= 0.857 af
 Outflow = 5.86 cfs @ 12.56 hrs, Volume= 0.857 af, Atten= 0%, Lag= 0.0 min

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

Summary for Pond 1: Outfall

Inflow Area = 0.239 ac, 92.27% Impervious, Inflow Depth > 5.07" for 25-yr event
 Inflow = 1.37 cfs @ 12.09 hrs, Volume= 0.101 af
 Primary = 1.37 cfs @ 12.09 hrs, Volume= 0.101 af, Atten= 0%, Lag= 0.0 min

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

Summary for Pond 1A: Dripedge

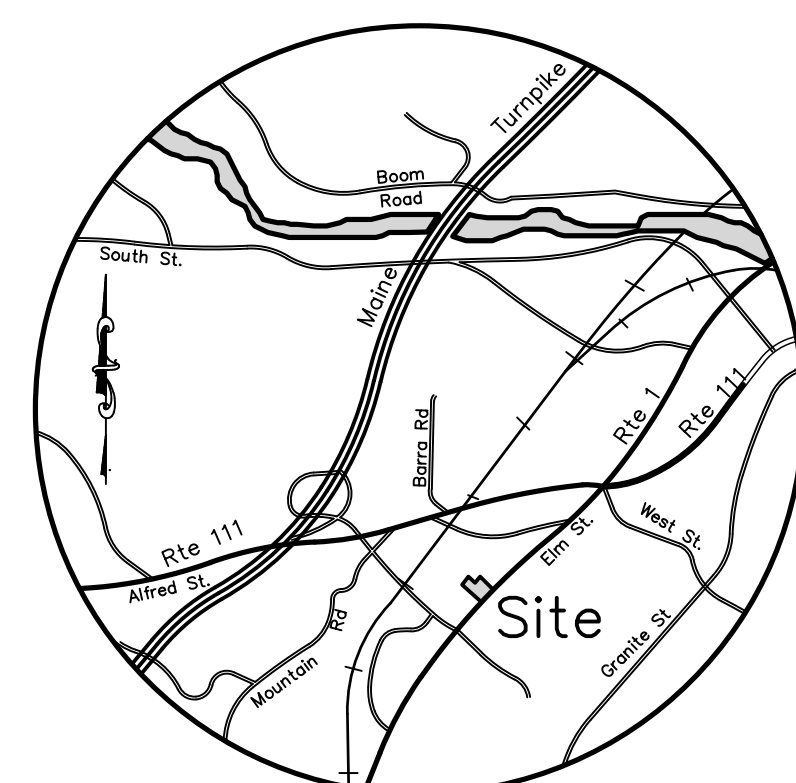
Inflow Area = 0.124 ac, 92.28% Impervious, Inflow Depth > 5.07" for 25-yr event
 Inflow = 0.71 cfs @ 12.09 hrs, Volume= 0.053 af
 Primary = 0.71 cfs @ 12.09 hrs, Volume= 0.053 af, Atten= 0%, Lag= 0.0 min

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

Summary for Pond 1B: Curtain Drain

Inflow Area = 0.115 ac, 92.26% Impervious, Inflow Depth > 5.07" for 25-yr event
 Inflow = 0.66 cfs @ 12.09 hrs, Volume= 0.049 af
 Primary = 0.66 cfs @ 12.09 hrs, Volume= 0.049 af, Atten= 0%, Lag= 0.0 min

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



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SOILS LEGEND

<u>SYMBOL</u>	<u>DESCRIPTION</u>
<u> </u>	SOIL BOUNDARY LINES
<u>— — — — —</u>	LIMIT OF WETLANDS
<u>SLOPE DESIGNATION</u>	
A = 0 – 3%	
B = 3 – 8%	
C = 8 – 20%	
D = 20%+	
<u>HYDROLOGIC SOIL GROUP</u>	
<u>SOIL</u>	<u>GROUP</u>
ADAMS-URBAN (AgB)	A
COLTON (CoB)	A
PITS (Pg)	-