

City of Biddeford
Planning Board
July 01, 2020 6:00 PM Via ZOOM

When: Jul 1, 2020 06:00 PM Eastern Time (US and Canada)

Topic: Planning Board - July 1, 2020

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/98355418355>

Or iPhone one-tap :

US: +13126266799,,98355418355# or +16465588656,,98355418355#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

**US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1
669 900 9128 or +1 253 215 8782**

Webinar ID: 983 5541 8355

International numbers available: <https://biddeford.zoom.us/u/aerTmCocbI>

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- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
- 3. ADJUSTMENTS TO THE AGENDA**
- 4. PLANNER'S BUSINESS**
- 5. CONSENT AGENDA**
 - 5.A. Minutes of June 17, 2020 Planning Board Meeting.
[PB Minutes 061720 Draft.pdf](#)
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - 7.A. 2020.16 An Amendment to a Previously Approved Subdivision (Cathedral Oaks Subdivision) for the conveyance of 5,750 s.f. of land from Charles Sherman at 56 Cathedral Oaks Drive (Tax Map 85, Lot 67) to James Gallant at 52 Cathedral Oaks (Tax Map 85, Lot 97) in the R-3 zone.
[2020.16 Gallant Amendment Application.pdf](#)
[2020.16 Gallant Amendment SR 070120-signed.pdf](#)
[2020.16 Gallant Amendment FOF 070120 DRAFT.pdf](#)
 - 7.B. 2019.24 The Final Subdivision Review and Conditional Use Permit for Peter A. Mourmouras to create a 6-lot Cluster Subdivision off River Road (Tax Map 6, Lot 49) in the R-F zone.
[2019.24 Mourmouras Subdivision Final SR 070120-signed.pdf](#)
[2019.24 Mourmouras Subdivision FOF 070120 DRAFT.pdf](#)
[Eagle River Run 6-24-20.pdf](#)

[Tansley Eagle River 06-21-20_1 ARC addressed highlights 6-25-2020.pdf](#)

- 7.C. 2020.02 The Final Site Plan Review for David Dube to construct a 3,200 square foot building for storage and office space and site infrastructure at 9 Digital Drive (Tax Map 15, Lot 7-5) in the I-1 zone.

[Gadbois Response 06-03-20.pdf](#)

[Site Plan 06-03-20.pdf](#)

[Existing Conditions 06-03-20.pdf](#)

[Detail Sheet 1 06-03-20.pdf](#)

[Detail Sheet 2 06-03-20.pdf](#)

[Erosion Control Plan 06-03-20.pdf](#)

[2020.02 Dube Digital Dr Final SR 070120-signed.pdf](#)

[2020.02 Dube Digital Drive FOF DRAFT.pdf](#)

- 7.D. 2020.04 The Final Amended Subdivision/Private Way for Dale Wilkinson to create two new lots off a new Private Road off South Street (Tax Map 1, Lot 50) in the R-F zone.

[Cover Letter and Supporting Documents-6-25-2020.pdf](#)

[Final Plan Set Wilkinson.pdf](#)

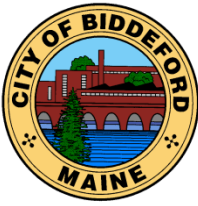
[2020.04 Wilkinson Final SR 070120-signed.pdf](#)

[2020.04 Wilkinson FOF DRAFT.pdf](#)

8. OTHER BUSINESS

9. ADJOURN

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



CITY OF BIDDEFORD

Planning and Development Department

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

Planning Board MINUTES (DRAFT)

Date: Wednesday, July 1, 2020
Time: 6:00 PM
Location: REMOTE ACCESS MEETING (1 MRSA § 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Pledge of Allegiance – Dispensed of the Pledge of Allegiance due to COVID-19 Remote Meetings.
2. Declaration of Quorum/Voting Members

Quorum Present: Chair William Southwick, Bruce Benway, Sean Tarpey, Spiros Droggitis, Michael Cantara.

3. Adjustments to the Agenda
4. Planner's Business

Greg Tansley, City Planner: there will be a July 1 Meeting.

5. Consent Agenda
 - A. Minutes of June 3, 2020 Planning Board Meeting.

MOTION:

Benway – Motion: to approve the consent agenda.

Droggitis – Second.

Chair Southwick – Roll Call for vote – Unanimous Approval (3-0) all in favor (Droggitis, Tarpey, Benway). Mr. Canatara was absent for this vote.

6. Unfinished Business
7. New Business

- A. 2020.12 Planning Board Review for Auburn Concrete to operate an Extractive Industry (concrete manufacturing) at 21 Cole Road (Tax Map 18, Lot 39) in the I-1 Zone.

City Planner Tansley introduced the project. Mr. Cummings of Auburn Concrete addressed the Board.

There were no public comments.

MOTIONS:

- A. Benway – Motion: *Motion to grant a waiver to Article VI, Section 30, 6(I) which would require a traffic study by a traffic engineer due to minimal traffic expected from the proposed operations outlined in the materials on file.*
Tarpey – Second.
Chair Southwick – Roll Call for vote – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).
- B. Benway – Motion: *Motion to grant a waiver to Article VI, Section 30, 6 (E,c,6) which would require a locate all wells within 500 feet of the site since no extraction/excavation is proposed for the site.*
Cantara – Second.
Chair Southwick – Roll Call for vote – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).
- C. Benway – Motion: *Motion to grant a waiver to Article VI, Section 30, 6(G) which would require a rehabilitation plan since no extraction/excavation is proposed for the site.*
Droggitis – Second.
Chair Southwick – Roll Call for vote – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).
- D. Benway – Motion: *Motion to grant a waiver to Article VI, Section 30, 6(E.c.3) which would a determination of depth to groundwater since no extraction/excavation is proposed for the site.*
Cantara – Second.
Chair Southwick – Roll Call for vote – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).
- E. Benway – Motion: *Motion to approve the extractive industry for Auburn Concrete at 21 Cole Road (Tax Map 18, Lot 39) in the I-1 zone and approve the Findings of Fact, based on the conditions recommended by Staff in its report dated June 12, 2020 and as amended with 2 new Conditions of Approval, e. and f, as read in to the record by the City Planner.*
Cantara – Second.

Droggitis: Asked if the addition of the term cemeteries in Conclusions of Law #18 would be appropriate.

Tansley: Yes, but may already be covered.

Droggitis: Explained his reasoning for the suggestion.

Tansley: Indicated this would be appropriate by amending the original motion.

Droggitis: Motion: *To amend the Conclusions of Law to include Cemeteries in #18.*

Benway – Second.

Chair Southwick – Roll Call for vote on the Amendment – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).

Chair Southwick – Roll Call for vote on original motion as amended – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).

8. Other Business

Canatara: When will next meeting be?
Tansley: July 1 (via Zoom)

9. Adjourn

Benway – Motion: *Motion to adjourn*.

Cantara – Second.

Chair Southwick – Roll Call for vote – Unanimous Approval (4-0) all in favor (Droggitis, Tarpey, Benway, Cantara).

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at the meeting shall be rescheduled to a subsequent meeting of the Board. Materials for the above and further details on public input are available for review at www.biddefordmaine.org/planning.



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

28 State Street, Gorham, Maine 04038
207 839-2771

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

June 9, 2020

Greg Tansley
Biddeford City Planner
P.O. Box 586, 205 Main Street
Biddeford, Maine 04005

Re: James Gallant
Cathedral Oaks Drive Amended Plan

Dear Greg;

On behalf of the applicant James Gallant, we are submitting a minor change to the existing Cathedral Oaks Amended Final Plan revised thru July 1997 and recorded in the York County Registry of Deeds in Plan Book 237 Page 4.

This minor change is for conveyance of 5,750 sf of land from an abutter Charles Sherman to James Gallant. This area results in a 3% reduction in Sherman lot and does not result in any increase in lot density. This proposal qualifies as a minor change under the Biddeford Ordinance Sec. 66-57 (d).

We are submitting 3 copies for review by City Planner and City Engineer. If there are other copies or documents please let us know.

Sincerely,

William A. Thompson
Project Manager

encl.
cc: J. Gallant

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: _____ **Minor Change**

Applicant Information:

Applicant's Name: _____ **James Gallant**
Applicant's Mailing Address: _____ **52 Cathedral Oaks Drive**
Applicant's Telephone: _____ **207 286-5591**

What is Applicant's legal interest in the property?

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

Owner's Name: _____ **Same as Applicant**
Owner's Address: _____
Owner's Telephone: _____

Agent's Name: _____ **William Thompson - BH2M**
Agent's Address: _____ **28 State Street Gorham, Maine 04038**
Telephone: _____ **207 839-2771**

Engineer/Surveyor: _____ **Robert Libby Jr. - BH2M PLS# 2190**
Engineer/Surveyor's Address: _____ **28 State Street Gorham, Maine 04038**
Telephone: _____ **207 839-2771**

Project Location and Lot Information:

Street Address: _____ **52 Cathedral Oaks Drive**
Tax Map: 85 Lot: 97
Current Zoning: R3 Shoreland Zoning: N/A

Size of lot: 23,000 ☐ acres ☒ s.f. Lot Frontage: 115'

Existing Use of Property: Residential single family home

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: Applicant is acquiring a small 50'x 115' land to the rear of
his house lot. This parcel will come from the abutter Charles Sherman. This conveyance is not
for any new lot or increase density.

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: No new lots

☐ 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: _____

Total new square feet paving/parking: _____

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:

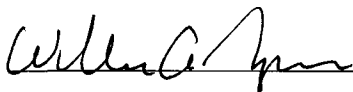
- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and it's attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter 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:

Agent

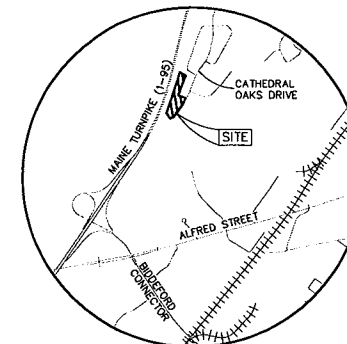
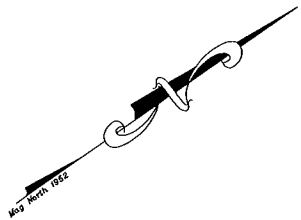


Date: 6/9/2020

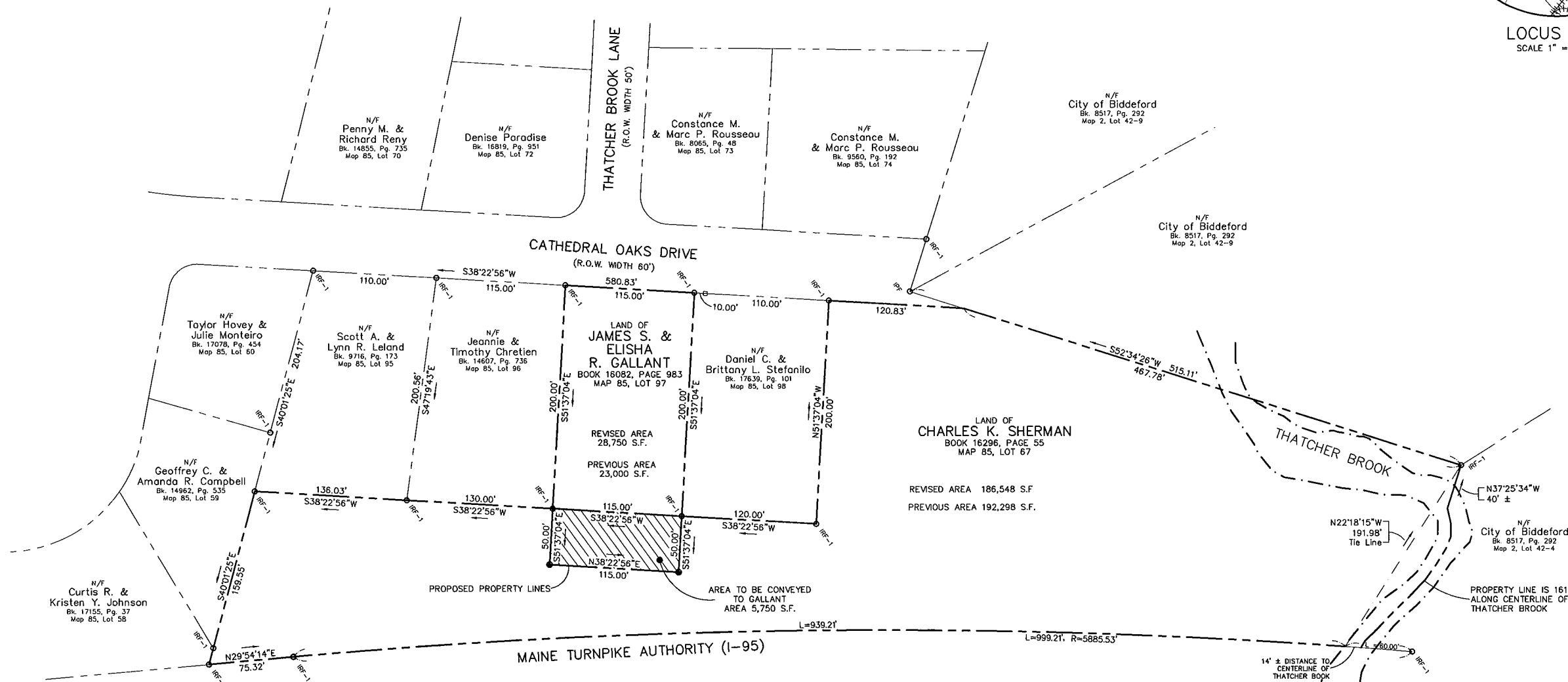
Signature of owner of property:

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.**



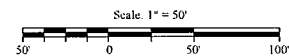
LOCUS MAP
SCALE 1" = 2000'



SYMBOL	DESCRIPTION
□	GRANITE MONUMENT FOUND
○	IRON PIPE/ROD FOUND
●	CAPPED IRON ROD FOUND (PLS#611)
---	5/8" IRON ROD W/ CAP TO BE SET
---	PROPERTY LINE
---	ABUTTERS PROPERTY LINE
---	STREAM
N/F	NOW OR FORMERLY

LEGEND

YORK COUNTY REGISTRY OF DEEDS
RECEIVED
AND RECORDED IN BOOK _____ AT _____ H _____ M _____
ATTEST _____ PAGE _____
REGISTRAR



THIS PLAN AMENDS THE PREVIOUS APPROVED PLAN TITLED "FINAL PLAN AMENDED, CATHEDRAL OAKS PHASE III, LOTS 93 & 94 REVISED, CATHEDRAL OAKS DRIVE, BIDDEFORD MAINE" FOR MIKE EON ASSOCIATES, LTD., BY BH2M, DATED SEPTEMBER 1991 AS REVISED THROUGH JULY 1997 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 237, PAGE 4. THE ONLY PURPOSE OF THIS AMENDMENT IS TO CONVEY A PORTION OF MAP 85, LOT 67 TO MAP 85, LOT 97.

NOTES:

- OWNER/APPLICANT: JAMES & ELISHA GALLANT
52 CATHEDRAL OAKS DRIVE
BIDDEFORD, MAINE 04005
- SURVEYOR: ROBERT C. LIBBY, JR., PLS #2190
BH2M
28 STATE STREET
GORHAM, MAINE
- DEED REFERENCE: BOOK 16082, PAGE 983 &
BOOK 16296, PAGE 55
- TAX MAP REFERENCE: MAP 85, LOT 97 &
MAP 85, LOT 67
- ZONING: R3
- MIN. STANDARDS: LOT SIZE: 10,000 S.F.
FRONTAGE: 100'
SETBACKS: 40', 10' SIDE & REAR
- PLAN REFERENCE:
A. "FINAL PLAN AMENDED, CATHEDRAL OAKS PHASE III, LOTS 93 & 94 REVISED, CATHEDRAL OAKS DRIVE, BIDDEFORD MAINE" FOR MIKE EON ASSOCIATES, LTD., BY BH2M, DATED SEPTEMBER 1991 AS REVISED THROUGH JULY 1997 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 237, PAGE 4.

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

DATE

CHAIR

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:

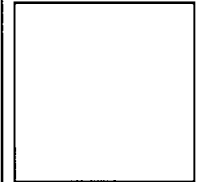
- NO SURVEYORS REPORT



ROBERT C. LIBBY JR.

PLS #2190

REVISION	NO.	DATE	DESCRIPTION



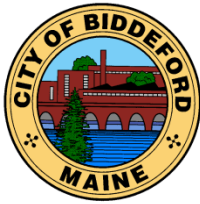
FOR
James S. & Elisha Gallant
52 Cathedral Oaks Drive
Biddeford, Maine 04005

SECOND FINAL
AMENDED PLAN
CATHEDRAL OAKS PHASE III
CATHEDRAL OAKS DRIVE
BIDDEFORD, MAINE

DESIGNED W. Thompson	DATE March, 2020
DRAWN Dept	SCALE 1" = 50'
CHECKED R. Libby, Jr	JOB. NO. 20065

SHEET 1

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CITY OF BIDDEFORD

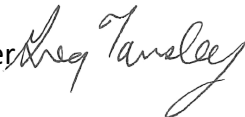
2020.16

Planning and Development Department

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

PLANNING BOARD REPORT

TO: William Southwick, Chair & the Biddeford Planning Board

FROM: Greg Tansley, A.I.C.P., City Planner 

DATE: June 25, 2020

RE: **NEW BUSINESS ITEM #A** – 2020.16 An Amendment to a Previously Approved Subdivision (Cathedral Oaks Subdivision) for the conveyance of 5,750 s.f. of land from Charles Sherman at 56 Cathedral Oaks Drive (Tax Map 85, Lot 67) to James Gallant at 52 Cathedral Oaks (Tax Map 85, Lot 97) in the R-3 zone.

MEETING DATE: July 1, 2020 @ 6:00 PM

1. INTRODUCTION:

The applicant, Mr. Gallant, wishes to acquire 5,750 s.f. of land from the abutter, Mr. Sherman. Mr. Sherman owns property that extends to the rear of Mr. Gallant's, as shown on the attached plan.

Although this proposal only conveys land from one landowner (Sherman) to an abutter (Gallant), it amends the previously approved Cathedral Oaks Subdivision which requires Planning Board approval to do so.

Staff has no concerns at this time regarding the proposed amendment.

2. PROJECT DATA/INFORMATION:

Note: **HIGHLIGHTED** information is pending.

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	James Gallant 52 Cathedral Oaks Drive Biddeford, ME 04005
2.	Owner of Property:	James Gallant 52 Cathedral Oaks Drive Biddeford, ME 04005

		Charles Sherman 56 Cathedral Oaks Drive Biddeford, ME 04005
3.	Agent:	William Thompson BH2M 28 State Street Gorham, ME 04038
4.	Engineer/Architect/Surveyor:	Robert Libby Jr., PLS #2190 BH2M 28 State Street Gorham, ME 04038
4.	Project Location:	52 and 56 Cathedral Oaks Drive
5.	Project Tax Map #/Lot #:	Tax Map 85, Lots 97 and 67
6.	Existing Zoning:	R-3
7.	Overlay Zoning:	None
8.	Existing Use:	Single-family house lot
9.	Proposed Use:	Conveyance of 5,750 s.f. of land from Sherman to Gallant
10.	City Approvals Required:	Subdivision Amendment
11.	Uses in the Vicinity:	Residential
12.	Parcel Size:	52 Cathedral Oaks – 23,087 s.f. 56 Cathedral Oaks – 192,100 s.f.
13.	Number of Lots/Units in Subdivision:	None
14.	Minimum Lot Size Required: Provided:	10,000 Square Feet 52 Cathedral Oaks – 28,837 s.f. 56 Cathedral Oaks – 186,350 s.f.
15.	Frontage Required:	100'
16.	Front Setback Required:	40'
17.	Side Setbacks Required:	10'
18.	Rear Setback Requires:	10'
19.	Height Requirements:	Maximum 35'
20.	Water Supply:	Maine Water
21.	Sewerage Disposal:	City of Biddeford
22.	Solid Waste Disposal:	City of Biddeford
23.	Fire Protection:	City of Biddeford
24.	Floodplain Status:	None
25.	Wetland/Surface Water Impacts:	None
26.	Soil Study Provided:	N/A
29.	Ownership of Road:	Cathedral Oaks Drive is a City Street
32.	Estimated Site Development Costs:	N/A

33.	Financial Capacity Letter:	N/A
34.	Waivers Needed:	a. None
35.	Waivers Granted:	a. Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Planning Board pursuant to Chapter 66-9 hereby authorizes the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan given that public convenience, safety, health and welfare will not be affected adversely.
36.	Variances Needed for Approval:	None
37.	Other Permits Obtained:	None
38.	Other Non-City Permits Required:	None
39.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
40.	LDR Attachment A: Fees Paid:	Yes
41.	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 Planning Board pursuant to Chapter 66-9 hereby authorized the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.
42.	Planning Board Review History: Amendment Review:	July 1, 2020

3. EXISTING CONDITIONS:

The existing lot has a single-family house on it.

4. PROJECT PROPOSAL:

Convey 5,750 s.f. of land from Sherman to Gallant as per the attached plan.

5. REVIEW SUMMARY:

Final Review: July 1, 2020

6. STAFF REVIEW:

- a. ZONING: N/A – No new proposed use and no new lot created.
- b. REVIEW STANDARDS: Subdivision Review and Dimensional Standards.
- c. WAIVERS:

Staff Recommended:

Due to the coronavirus pandemic and the Governor’s declaration of a civil state of emergency and a statewide stay at home order, the Planning Board pursuant to Chapter 66-9 hereby authorizes the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan given that public convenience, safety, health and welfare will not be affected adversely.

Staff are asking the Board to approve this waiver given that under the COVID-19 situation plans signatures would be difficult if not impossible to obtain and the public’s convenience, safety, health and welfare would not be affected adversely by doing so.

d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

- 1. Provide evidence that Mr. Gallant authorizes the application. The application is only signed by Mr. Thompson with no authorization letter from either land owners.
- 2. Provide evidence that Mr. Sherman authorizes the application. The application is only signed by Mr. Thompson with no authorization letter from either land owners.
- 3. Add a Signature Block on Final Plan.
- 4. Add underneath the Signature Block the following:

“Greg Tansley, City Planner, duly authorized to sign on behalf of the Biddeford Planning Board pursuant to Chapter 66-9, Biddeford Code of Ordinances, and by the decision of the Planning Board dated July 1, 2020.”

5. 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 Planning Board pursuant to Chapter 66-9 authorized the City Planner to sign the final plan on behalf of the Planning Board and declared that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.”

7. NEXT STEPS/SUGGESTED ACTIONS

- Recommend the Board grant the waiver described above to allow the City Planner to sign the plan on the board's behalf.
- If the applicant has addressed the outstanding items to the satisfaction of the Board, and Board approves the project, Staff recommend doing so with the following Conditions of Approval attached:
 1. **This approval is not valid without plan signature and plan recording at the YCRD.**
 2. **Prior to any building permits or the sale/conveyance of any land or lots:**
 - a. **The applicant shall provide a copy of the recorded division plan to the Planning Department within 15 days of recording.**

8. SAMPLE MOTIONS

- A. *Motion that due to the coronavirus pandemic and the Governor’s declaration of a civil state of emergency and a statewide stay at home order, the Planning Board pursuant to Chapter 66-9 authorizes the City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.*
- B. *Motion to approve the amendment to the Cathedral Oaks Subdivision for James Gallant to allow Charles Sherman to convey 5,750 s.f. of land to Mr. Sherman Subdivision at 52 and 56 Cathedral Oaks Drive (Tax Map 85, Lots 95 and 67) and approve the Findings of Fact based on the conditions recommended by Staff in its report dated July 1, 2020, and that due to the coronavirus pandemic and the Governor’s declaration of a civil state of emergency and a statewide stay at home order, the Planning Board pursuant to Chapter 66-9 hereby authorizes the City Planner to sign the final plan on*

behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.

C. Motion to table to allow the applicant to address the outstanding issues identified by Staff and the Board.

D. Motion to deny the Subdivision Amendment based upon the following reasons:

a) _____

b) _____

ATTACHMENTS:

1. Application and Plan
2. Draft Findings of Fact and Conclusions of Law

FINDINGS OF FACT AND CONCLUSIONS OF LAW SUBDIVISION AMENDMENT

Pursuant to the provisions of the City of Biddeford Code of Ordinances (Chapter 66 – Subdivisions) the Biddeford Planning Board has considered the application of James Gallant, including supportive data, public hearing testimony and related materials contained in the record. Based on Public Comment and Staff's review and recommendation, 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:	James Gallant 52 Cathedral Oaks Drive Biddeford, ME 04005
2.	Owner of Property:	James Gallant 52 Cathedral Oaks Drive Biddeford, ME 04005 Charles Sherman 56 Cathedral Oaks Drive Biddeford, ME 04005
3.	Agent:	William Thompson BH2M 28 State Street Gorham, ME 04038
4.	Engineer/Architect/Surveyor:	Robert Libby Jr., PLS #2190 BH2M 28 State Street Gorham, ME 04038
4.	Project Location:	52 and 56 Cathedral Oaks Drive
5.	Project Tax Map #/Lot #:	Tax Map 85, Lots 97 and 67
6.	Existing Zoning:	R-3
7.	Overlay Zoning:	None
8.	Existing Use:	Single-family house lot
9.	Proposed Use:	Conveyance of 5,750 s.f. of land from Sherman to Gallant
10.	City Approvals Required:	Subdivision Amendment
11.	Uses in the Vicinity:	Residential
12.	Parcel Size:	52 Cathedral Oaks – 23,087 s.f. 56 Cathedral Oaks – 192,100 s.f.
13.	Number of Lots/Units in Subdivision:	None

14.	Minimum Lot Size Required: Provided:	10,000 Square Feet 52 Cathedral Oaks – 28,837 s.f. 56 Cathedral Oaks – 186,350 s.f.
15.	Frontage Required:	100'
16.	Front Setback Required:	40'
17.	Side Setbacks Required:	10'
18.	Rear Setback Requires:	10'
19.	Height Requirements:	Maximum 35'
20.	Water Supply:	Maine Water
21.	Sewerage Disposal:	City of Biddeford
22.	Solid Waste Disposal:	City of Biddeford
23.	Fire Protection:	City of Biddeford
24.	Floodplain Status:	None
25.	Wetland/Surface Water Impacts:	None
26.	Soil Study Provided:	N/A
29.	Ownership of Road:	Cathedral Oaks Drive is a City Street
32.	Estimated Site Development Costs:	N/A
33.	Financial Capacity Letter:	N/A
34.	Waivers Needed:	a. None
35.	Waivers Granted:	a. Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Planning Board pursuant to Chapter 66-9 hereby authorizes the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan given that public convenience, safety, health and welfare will not be affected adversely.
36.	Variances Needed for Approval:	None
37.	Other Permits Obtained:	None
38.	Other Non-City Permits Required:	None
39.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
40.	LDR Attachment A: Fees Paid:	Yes
41.	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 Planning Board pursuant to Chapter 66-9 hereby authorized the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.
42.	Planning Board Review History: Amendment Review:	July 1, 2020

Conclusions of Law:

General Review Standards: City of Biddeford Subdivision Ordinance:

- 66-10 The proposed subdivision is in conformance with the City of Biddeford Comprehensive Plan, local codes and regulations and state laws.
- 66-11 The applicant will submit a performance guarantee, which satisfies the requirements of this ordinance.
- 66-16 The subdivision plan reflects the building permit restrictions as required.
- 66-35 All required information has been submitted and reviewed to the satisfaction of the Planning Board, including, but not limited to, surface water drainage, utilities, sanitary sewers, topography, lot lines and dimensions, use of property, proposed public areas, deed or option for purchase, fire lane areas, soil evaluation test pits, well locations, aesthetics, historic, and natural features, sedimentation and erosion control measures, easement documents, financial capability, covenants or deed restrictions, and city staff review.
- 66-38 Additional studies (if requested) have been submitted and reviewed to the satisfaction of the Planning Board.
- 66-39
1. The project will not result in undue water or air pollution.
 2. The project has sufficient water available for the reasonably foreseeable needs of the subdivision;
 3. The project will not cause an unreasonable burden on an existing water supply, if one is utilized;
 4. The project will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy, condition may result;

5. The project will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
6. The project will provide for adequate sewage waste disposal;
7. The project will not cause unreasonable burden on the ability of the municipality to disposal of solid waste and sewage if municipal services are to be utilized;
8. The project will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas or public rights for physical or visual access to the shoreline. Environmentally sensitive areas, including but not limited to wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, and sand and gravel aquifers will be maintained and preserved to the maximum extent;
9. The project is in conformance with a duly adopted subdivision regulation or ordinance, Comprehensive Plan, development plan, or land use plan, if any.
10. The subdivider has adequate financial and technical capacity to meet the above stated standards;
11. Whenever situated, in whole or in part, within 250 feet of any lake, pond, river or tidal waters, the project will not adversely affect the quality of that body of water, or unreasonably affect the shoreline of that body of water, as indicated on the City of Biddeford, Official Zoning Map and referenced in the City's Comprehensive Plan;
12. The project will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water;
13. The project is not in a flood prone area;
14. The project will not unreasonably obstruct abutting properties or structures access to direct sunlight;
15. If any portion of the site has been identified as containing historic or archaeological resources, the development shall include appropriate measures for protecting these resources, including but not limited to modification of the proposed design of the site, timing of construction, and limiting the extent of construction.

State Subdivision Law Review Criteria:

1. The proposed subdivision will not result in undue water or air pollution.
2. The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision.
3. The proposed subdivision will not cause unreasonable burden on an existing water supply, if one is to be used.

4. The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition exists.
5. The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.
6. The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.
7. The proposed subdivision will not cause an unreasonable burden on the Town's ability to dispose of solid waste, if municipal services are to be utilized.
8. The proposed subdivision will not have an undue adverse effect on the natural or scenic beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
9. The proposed subdivision conforms to a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any.
10. The subdivider has adequate technical and financial capacity to meet the standards of the municipality.
11. Whenever situated partially or entirely within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, chapter 3, subchapter I, article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.
12. The proposed subdivision will not alone, or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
13. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood prone area.
14. All wetlands within the proposed subdivision have been identified regardless of the size of the wetlands.
15. Any river, stream or brook within or abutting the proposed subdivision has been identified.

16. The proposed subdivision will provide for adequate stormwater management.
17. If any lots in the proposed subdivision have shore frontage on a river, stream, brook, great pond or coastal wetland as these features are defined in Title 38, section 480-B, none of the lots created within the subdivision have a lot depth to shore frontage ratio of greater than 5:1.
18. The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.

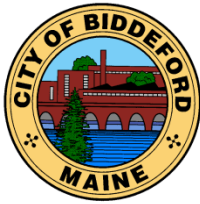
Determination:

Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the Subdivision Amendment for James Gallant (and Charles Sherman) at 52 and 56 Cathedral Oaks Drive respectively, based on the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

1. **This approval is not valid unless the approved plan is recorded at the York County Registry of Deeds. The applicant shall provide a copy of the recorded plan to the Planning Department within 15 days of recording.**

Planning Board Chairman

Date



CITY OF BIDDEFORD

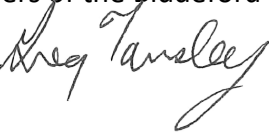
2019.24

Planning and Development Department

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

PLANNING BOARD REPORT

TO: William Southwick, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, A.I.C.P., City Planner 

DATE: June 26, 2020

RE: 2019.24 The Final Subdivision Review and Conditional Use Permit for Peter A. Mourmouras to create a 6-lot Cluster Subdivision off River Road (Tax Map 6, Lot 49) in the R-F zone.

MEETING DATE: JULY 1, 2020 @ 6:00 PM

1. INTRODUCTION:

The applicant proposes a 6 Lot Subdivision of River Road in the RF zone. A new road is proposed with all lots having access off of it and with the open space to the south of the new road identified on the Concept Cluster Plan as Part Of Lot 6.

At the August 2019 meeting, the Board determined that this subdivision was a Major Subdivision.

The applicant received a waiver for the requirement of a sidewalk allowing the road to be accepted by the City Council with a 3' paved walkway on one side of the road, in addition to the shoulders. The road has been re-designed accordingly.

At the last Planning Board Meeting, the applicant received a waiver from the Planning Board for the requirements of a Wildlife Study.

Included in the packet (online) is the review Summary from the 3rd Party Engineer, with a response with **highlights** indicating that those items were addressed. Any remaining items I have included as suggestions for Conditions of Approval and none appear to me to be issues that would affect the subdivision Plan itself.

2. PROJECT DATA/INFORMATION:

Note: **HIGHLIGHTED** information is pending.

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Peter A. Moumouras 30 Saco Avenue Old Orchard Beach, ME 04064-2243
2.	Owner of Property:	Peter A. Moumouras 30 Saco Avenue Old Orchard Beach, ME 04064-2243
3.	Agent:	Jason Vafiades, P.E. Atlantic Resources Consultants 541 US Route One, Suite 21 Freeport, ME 04032
4.	Engineer/Architect:	Jason Vafiades, P.E. Atlantic Resources Consultants 541 US Route One, Suite 21 Freeport, ME 04032
4.	Project Location:	0 River Road
5.	Project Tax Map #/Lot #:	Tax Map 6, Lot 49
6.	Existing Zoning:	R-F
7.	Overlay Zoning:	None
8.	Existing Use:	Vacant
9.	Proposed Use:	6-lot Subdivision, including "Open Space"
10.	City Approvals Required:	Subdivision
11.	Uses in the Vicinity:	Residential
12.	Parcel Size:	12.01 acres
13.	Number of Lots/Units in Subdivision:	6 Residential Lots, including the "Open Space"
14.	Minimum Lot Size Required: Provided:	20,000 SF Lot 1: 82,280 SF Lot 2: 29,627 SF Lot 3: 34,533 SF Lot 4: 32,320 SF Lot 5: 39,018 SF Lot 6: 54,916 SF
15.	Frontage Required:	100'
16.	Front Setback Required:	25' (75' Buffer)
17.	Side Setbacks Required:	15' (20' Buffer)

18.	Rear Setback Requires:	15' (20' Buffer)
19.	Height Requirements:	Maximum 35'
20.	Water Supply:	Drilled Private Wells
21.	Sewerage Disposal:	On-site Private Septic Systems
22.	Solid Waste Disposal:	Private unless accepted by the City of Biddeford or otherwise approved for City collection.
23.	Fire Protection:	City of Biddeford
24.	Floodplain Status:	None
25.	Wetland/Surface Water Impacts:	Per plan.
26.	Soil Study Provided:	HISS provided and Test Pit data provided.
29.	Ownership of Road:	River Road is a City Street
32.	Estimated Site Development Costs:	TBD
33.	Financial Capacity Letter:	The applicant has indicated the project will be self-financed.
34.	Waivers Needed:	a. Wildlife study
35.	Waivers Granted:	a. Wildlife study
36.	Variances Needed for Approval:	None
37.	Other Permits Obtained:	None
38.	Other Non-City Permits Required:	None
39.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
40.	LDR Attachment A: Fess Paid:	All Fees Paid
41.	Planning Board Review History:	
	Conceptual Review:	August 21, 2019
	Preliminary Review:	March 4, 2020
	Final Review:	July 1, 2020

3. EXISTING CONDITIONS:

The project site is currently vacant and is located west of River Road.



Source: "O River Road". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=847>.
Accessed Date: 08/08/2019.

4. PROJECT PROPOSAL:

6 Lot Cluster Subdivision. See attached Applicant's submittal for more information.

5. REVIEW HISTORY:

Conceptual Review: August 21, 2019
Preliminary Review: March 24, 2020
Final Review: July 1, 2020 (scheduled)

6. STAFF REVIEW:

- b. ZONING: The proposed use is a Conditional Use permitted in the R-F.
- c. REVIEW STANDARDS: Performance Standards for Cluster Subdivisions and Subdivision Review.
- d. WAIVERS: Granted: Wildlife Study (Article VI, Section 70)
- e. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:
 - 1. 3rd Party Review Engineer Comments have been addressed to the extent that anything remaining represents more housekeeping and administrative issues rather than substantive items.

2. Provide net lot calculations on the plan for each lot. All lots must have 20,000 SF after subtracting all applicable factors in Article VI, Section 44.
3. Entire perimeter of the subdivision needs a 20' vegetated buffer. Show on plans.
4. What will happen with the Open Space? Land Trust? Homeowner's Association?
5. Article II, 2.2. of the Draft HOA needs to be expanded to identify common improvements being those such as, but not limited to, the stormwater facilities and the fire suppression tank.
6. Provide a Unit Cost Estimate on City form.
7. Revise the Signature Block on Final Plan to indicate plan signature by the City Planner.
8. Add underneath the Signature Block the following:

"Greg Tansley, City Planner, duly authorized to sign on behalf of the Biddeford Planning Board pursuant to Chapter 66-9, Biddeford Code of Ordinances, and by the decision of the Planning Board dated July 1, 2020."

9. 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 Planning Board pursuant to Chapter 66-9 authorized the City Planner to sign the final plan on behalf of the Planning Board and declared that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan."

7. STAFF RECOMMENDATION:

- Recommend the Board grant the waiver described above to allow the City Planner to sign the plan on the board's behalf.
- If the applicant has addressed the outstanding items to the satisfaction of the Board, and Board approves the project, Staff recommend doing so with the following Conditions of Approval attached:

1. Prior to any ground disturbance/site work the following must be completed:

- a. **A pre-construction meeting with all the contractors needs to be held with the Engineering Department to discuss inspection requirements.**

- b. Erosion Control/Site Stabilization Bond of an amount to be determined by the Planning Department must be submitted.
 - c. The applicant must submit a recorded copy of the subdivision plan to the Planning Department.
 - d. Best management practices shall be adhered to during all ground disturbance operations.
2. Prior to the sale or conveyance of a lot/unit or issuance of any building permits:
- a. A performance guarantee (acceptable to the Engineering Office) in the amount of 150% of the remaining improvements (amount to be determined by the Planning Department) shall be submitted to the Planning Department.
 - b. If the street is still private at the time a building permit is requested the driveway location needs to be approved of by the Planning Department to ensure compliance with the plan and City requirements prior to issuance of any permits.
 - c. If the street is still private at the time a building permit is requested a copy of the registered homeowner's association documents must be provided to the Planning Department.
 - d. Regardless of street acceptance, prior to recording the applicant shall provide the final version of the HOA to the City for approval. Other than the street, the fire suppression tank, stormwater facilities, open space, and all other commonly held property shall be the sole responsibility of the HOA for maintenance and improvements.
3. Prior to commencing any work in the City Right-of-Way the applicant must obtain a road-opening permit from the Public Works Department.
4. Prior to City acceptance of the road:
- a. The Homeowner's Association shall be responsible for the handling of trash collection and disposal (private curbside or private dumpster) until such time as the City has accepted the Street as a Public Street. No trash is permitted to be hauled to the intersection of River Road for City collection. Alternatively, the residents/lot owners may petition the Public Works Department for curbside trash collection on a private road.
 - b. All Monuments shall be Granite.
5. All street lighting shall be approved by the City of Biddeford.
6. Street trees shall not be installed in the street ROW and shall not be the responsibility of the City regardless of road acceptance.
7. All erosion and sediment control measures need to be installed. The applicant shall notify the Engineering Department once installed so that Staff may inspect said installation, as necessary.
8. The Department of Public Works shall approve the final layout and design of the turnaround, including final guardrail location and placement of

lighting. A minimum 4' separation shall be required between the edge of pavement and the guardrail.

9. The 3' Walkway shall be striped with a minimum 4" striped white line.
10. The concrete mix for the concrete slipform curbing shall include cold weather/ice resistant additive. The Department of Public Works to approve the concrete mix prior to installation.
11. Roadway slipform concrete curbing shall be sloped.
12. All curbing with the existing River Road ROW shall be granite unless otherwise approved by the Department of Public Works.
13. 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.
14. Applicant/Owner shall provide a perpetual deeded easement for access from River Road to the fire suppression tanks. The easement (acceptable to the City) shall be recorded at the York County Registry of Deeds. If the road becomes a City street, this area may also be included in the road ROW, subject to approval by the City. Coordinate with the Department of Public Works and Fire Department.
15. Once completed, as-built drawings of the site shall be provided to the Planning Department. The project engineer shall certify that the project has been completed as per the approved plans or shall note any deviations from the approved plans on the as-built drawings. Acceptance of the Road will not be considered without the City having been provided acceptable as-builts and project engineer certification of the completeness of the project.
16. 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.
17. Standard Conditions of Approval apply.

8. SAMPLE MOTIONS

- A. *Motion to approve the Final Subdivision and Conditional Use Permit for Eagle River Run Estates off River Road (Tax Map 6, Lot 49) in the RF zone and approve the Findings of Fact based on the conditions recommended by Staff in its report dated July 1, 2020, and that due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Planning Board pursuant to Chapter 66-9 authorizes the City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the City Planner shall be deemed*

to have been signed by individual members of the Planning Board evidencing approval of the final plan.

B. Motion to table to allow the applicant to address the outstanding issues identified by Staff and the Board.

C. Motion to deny the Subdivision Amendment based upon the following reasons:

a) _____

b) _____

ATTACHMENTS:

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW SUBDIVISION AND CONDITIONAL USE PERMIT REVIEW

Pursuant to the provisions of the City of Biddeford Code of Ordinances (Chapter 66) and Land Development Regulations the Biddeford Planning Board has considered the application of Peter Mourmouras, including supportive data, public hearing testimony and related materials contained in the record. Based on Public Comment and Staff's review and recommendation, 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:	Peter A. Moumouras 30 Saco Avenue Old Orchard Beach, ME 04064-2243
2.	Owner of Property:	Peter A. Moumouras 30 Saco Avenue Old Orchard Beach, ME 04064-2243
3.	Agent:	Jason Vafiades, P.E. Atlantic Resources Consultants 541 US Route One, Suite 21 Freeport, ME 04032
4.	Engineer/Architect:	Jason Vafiades, P.E. Atlantic Resources Consultants 541 US Route One, Suite 21 Freeport, ME 04032
4.	Project Location:	O River Road
5.	Project Tax Map #/Lot #:	Tax Map 6, Lot 49
6.	Existing Zoning:	R-F
7.	Overlay Zoning:	None
8.	Existing Use:	Vacant
9.	Proposed Use:	6-lot Subdivision, including "Open Space"
10.	City Approvals Required:	Subdivision
11.	Uses in the Vicinity:	Residential
12.	Parcel Size:	12.01 acres
13.	Number of Lots/Units in Subdivision:	6 Residential Lots, including the "Open Space"
14.	Minimum Lot Size Required: Provided:	20,000 SF Lot 1: 82,280 SF Lot 2: 29,627 SF Lot 3: 34,533 SF Lot 4: 32,320 SF Lot 5: 39,018 SF Lot 6: 54,916 SF

15.	Frontage Required:	100'
16.	Front Setback Required:	25' (75' Buffer)
17.	Side Setbacks Required:	15' (20' Buffer)
18.	Rear Setback Requires:	15' (20' Buffer)
19.	Height Requirements:	Maximum 35'
20.	Water Supply:	Drilled Private Wells
21.	Sewerage Disposal:	On-site Private Septic Systems
22.	Solid Waste Disposal:	Private unless accepted by the City of Biddeford or otherwise approved for City collection.
23.	Fire Protection:	City of Biddeford
24.	Floodplain Status:	None
25.	Wetland/Surface Water Impacts:	Per plan.
26.	Soil Study Provided:	HISS provided and Test Pit data provided.
29.	Ownership of Road:	River Road is a City Street
32.	Estimated Site Development Costs:	TBD
33.	Financial Capacity Letter:	The applicant has indicated the project will be self-financed.
34.	Waivers Needed:	a. Wildlife study
35.	Waivers Granted:	a. Wildlife study
36.	Variances Needed for Approval:	None
37.	Other Permits Obtained:	None
38.	Other Non-City Permits Required:	None
39.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
40.	LDR Attachment A: Fess Paid:	All Fees Paid
41.	Planning Board Review History:	
	Conceptual Review:	August 21, 2019
	Preliminary Review:	March 4, 2020
	Final Review:	July 1, 2020

Conclusions of Law:

General Review Standards: City of Biddeford Subdivision Ordinance:

66-10 The proposed subdivision is in conformance with the City of Biddeford Comprehensive Plan, local codes and regulations and state laws

- 66-11 The applicant will submit a performance guarantee, which satisfies the requirements of this ordinance
- 66-16 The subdivision plan reflects the building permit restrictions
- 66-35 All required information has been submitted and reviewed to the satisfaction of the Planning Board, including, but not limited to, surface water drainage, utilities, sanitary sewers, topography, lot lines and dimensions, use of property, proposed public areas, deed or option for purchase, fire lane areas, soil evaluation test pits, well locations, aesthetics, historic, and natural features, sedimentation and erosion control measures, easement documents, financial capability, covenants or deed restrictions, and city staff review.
- 66-38 Additional studies have been submitted and reviewed to the satisfaction of the Planning Board
- 66-70 A report on grades, drains, sewers, road surfacing has been submitted and reviewed to the satisfaction of the Planning Board
- 66-73 The Planning Board has approved of plans before construction of improvements
- 66-74 The subdivision plan indicates that lots have access to streets and have the required street frontage
- 66-76 The subdivision plan shows respect for natural features according to the Planning Board
- 66-77 The subdivision plan indicates trees, esplanades, open spaces and other landscaping as may be required

State Subdivision Law Review Criteria:

1. The proposed subdivision will not result in undue water or air pollution.
2. The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision.
3. The proposed subdivision will not cause unreasonable burden on an existing water supply, if one is to be used.
4. The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition exists.
5. The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.

6. The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.
7. The proposed subdivision will not cause an unreasonable burden on the Town's ability to dispose of solid waste, if municipal services are to be utilized.
8. The proposed subdivision will not have an undue adverse effect on the natural or scenic beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
9. The proposed subdivision conforms to a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any.
10. The subdivider has adequate technical and financial capacity to meet the standards of the municipality.
11. Whenever situated partially or entirely within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, chapter 3, subchapter I, article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.
12. The proposed subdivision will not alone, or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
13. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood prone area.
14. All wetlands within the proposed subdivision have been identified regardless of the size of the wetlands.
15. Any river, stream or brook within or abutting the proposed subdivision has been identified.
16. The proposed subdivision will provide for adequate stormwater management.
17. If any lots in the proposed subdivision have shore frontage on a river, stream, brook, great pond or coastal wetland as these features are defined in Title 38, section 480-B, none of the lots created within the subdivision have a lot depth to shore frontage ratio of greater than 5:1.

18. The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.

Conditional Use Permit Criteria:

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 Planning Board approves the Subdivision and Conditional Use Permit (Cluster Subdivision) application of Peter Mourmouras for the proposed project summarized above, located at Map 6, Lot 49 City of Biddeford Tax Maps, in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

Conditions of Approval:

1. **Prior to any ground disturbance/site work the following must be completed:**
 - a. A pre-construction meeting with all the contractors needs to be held with the Engineering Department to discuss inspection requirements.
 - b. Erosion Control/Site Stabilization Bond of an amount to be determined by the Planning Department must be submitted.
 - c. The applicant must submit a recorded copy of the subdivision plan to the Planning Department.

- d. Best management practices shall be adhered to during all ground disturbance operations.
2. Prior to the sale or conveyance of a lot/unit or issuance of any building permits:
 - a. A performance guarantee (acceptable to the Engineering Office) in the amount of 150% of the remaining improvements (amount to be determined by the Planning Department) shall be submitted to the Planning Department.
 - b. If the street is still private at the time a building permit is requested the driveway location needs to be approved of by the Planning Department to ensure compliance with the plan and City requirements prior to issuance of any permits.
 - c. If the street is still private at the time a building permit is requested a copy of the registered homeowner's association documents must be provided to the Planning Department.
 - d. Regardless of street acceptance, prior to recording the applicant shall provide the final version of the HOA to the City for approval. Other than the street, the fire suppression tank, stormwater facilities, open space, and all other commonly held property shall be the sole responsibility of the HOA for maintenance and improvements.
3. Prior to commencing any work in the City Right-of-Way the applicant must obtain a road-opening permit from the Public Works Department.
4. Prior to City acceptance of the road:
 - a. The Homeowner's Association shall be responsible for the handling of trash collection and disposal (private curbside or private dumpster) until such time as the City has accepted the Street as a Public Street. No trash is permitted to be hauled to the intersection of River Road for City collection. Alternatively, the residents/lot owners may petition the Public Works Department for curbside trash collection on a private road.
 - b. All Monuments shall be Granite.
5. All street lighting shall be approved by the City of Biddeford.
6. Street trees shall not be installed in the street ROW and shall not be the responsibility of the City regardless of road acceptance.
7. All erosion and sediment control measures need to be installed. The applicant shall notify the Engineering Department once installed so that Staff may inspect said installation, as necessary.
8. The Department of Public Works shall approve the final layout and design of the turnaround, including final guardrail location and placement of lighting. A minimum 4' separation shall be required between the edge of pavement and the guardrail.
9. The 3' Walkway shall be striped with a minimum 4" striped white line.
10. The concrete mix for the concrete slipform curbing shall include cold weather/ice resistant additive. The Department of Public Works to approve the concrete mix prior to installation.
11. Roadway slipform concrete curbing shall be sloped.
12. All curbing with the existing River Road ROW shall be granite unless otherwise approved by the Department of Public Works.

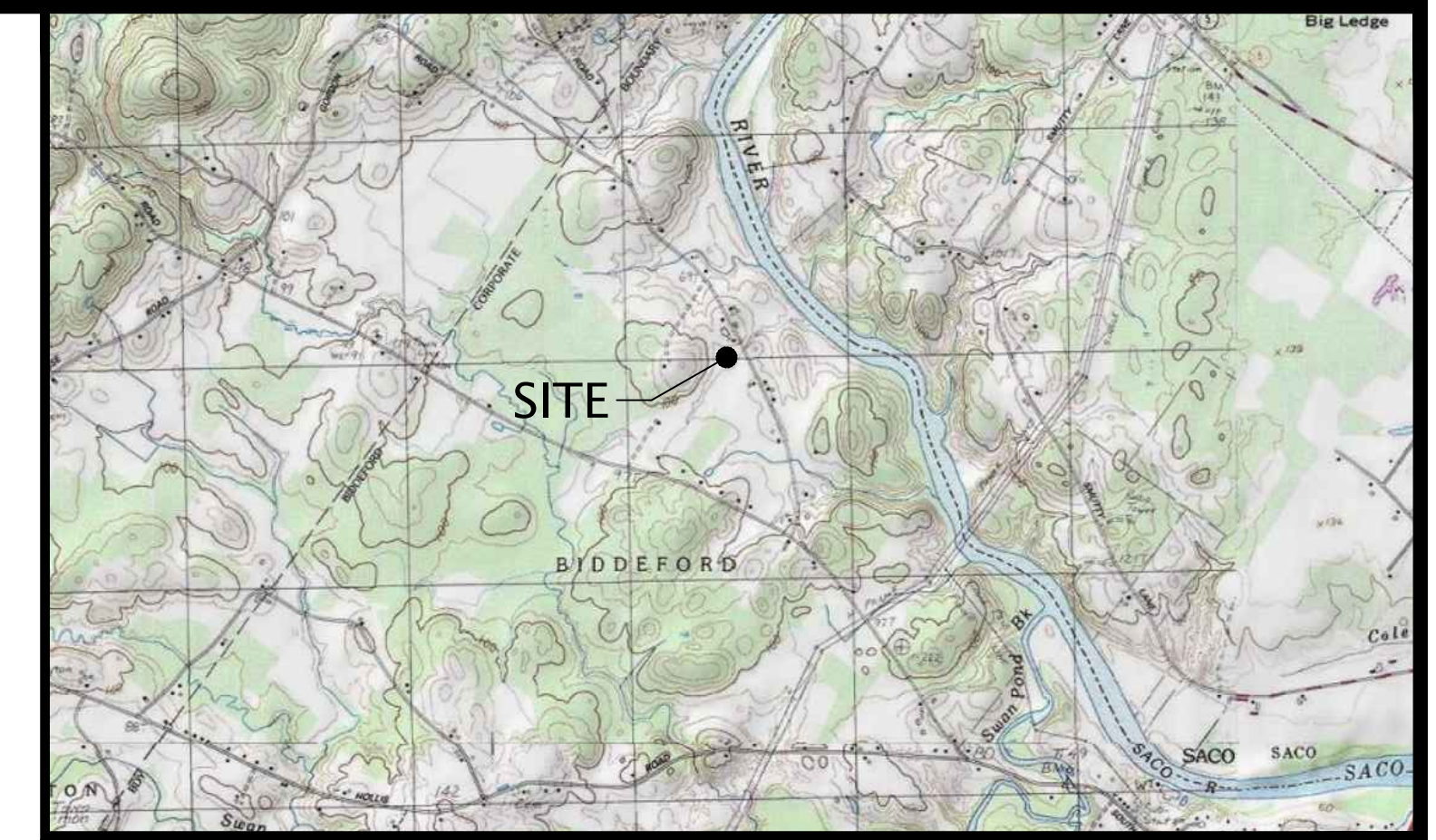
- 13. The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc., prior to commencing business, unless authority issuing said permit allows for such actions.**
- 14. Applicant/Owner shall provide a perpetual deeded easement for access from River Road to the fire suppression tanks. The easement (acceptable to the City) shall be recorded at the York County Registry of Deeds. If the road becomes a City street, this area may also be included in the road ROW, subject to approval by the City. Coordinate with the Department of Public Works and Fire Department.**
- 15. Once completed, as-built drawings of the site shall be provided to the Planning Department. The project engineer shall certify that the project has been completed as per the approved plans or shall note any deviations from the approved plans on the as-built drawings. Acceptance of the Road will not be considered without the City having been provided acceptable as-builts and project engineer certification of the completeness of the project.**
- 16. 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.**
- 17. Standard Conditions of Approval apply.**

Planning Board Chairman

Date



EAGLE RIVER RUN SUBDIVISION MAP: 6 LOT: 49 BIDDEFORD, MAINE 04046



LOCATION MAP

NOT TO SCALE

OWNER:

PETER A. MOURMOURAS
30 SACO AVENUE
OLD ORCHARD BEACH, MAINE 04046

CIVIL ENGINEER:

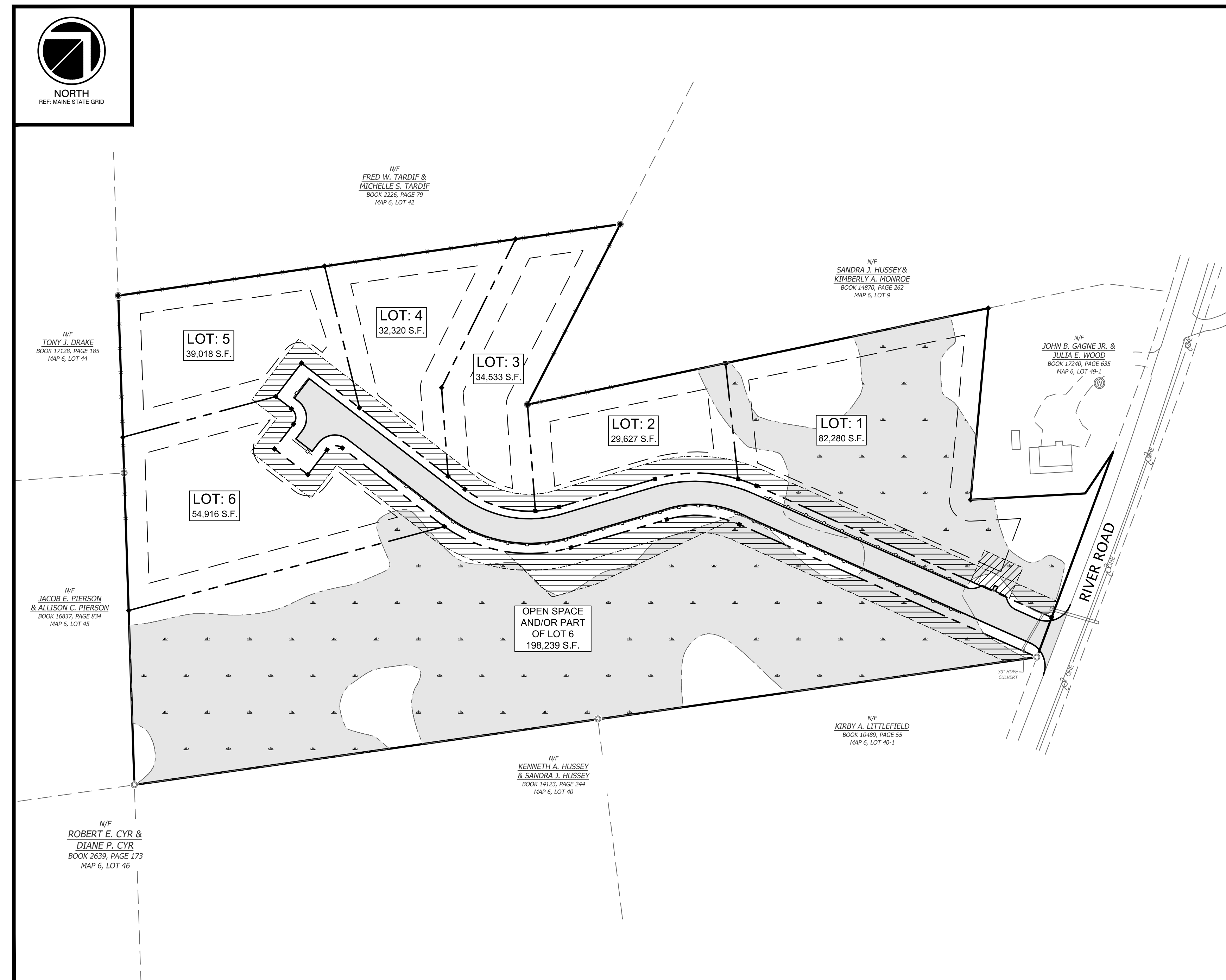


541 US ROUTE ONE, SUITE 21
FREEPORT, MAINE 04032

SOILS & WETLAND DELINIATION:

LONGVIEW PARTNERS, LLC.

6 SECOND STREET
BUXTON, MAINE 04093



PLAN VIEW

SCALE 1"=80'

PLAN REFERENCES:

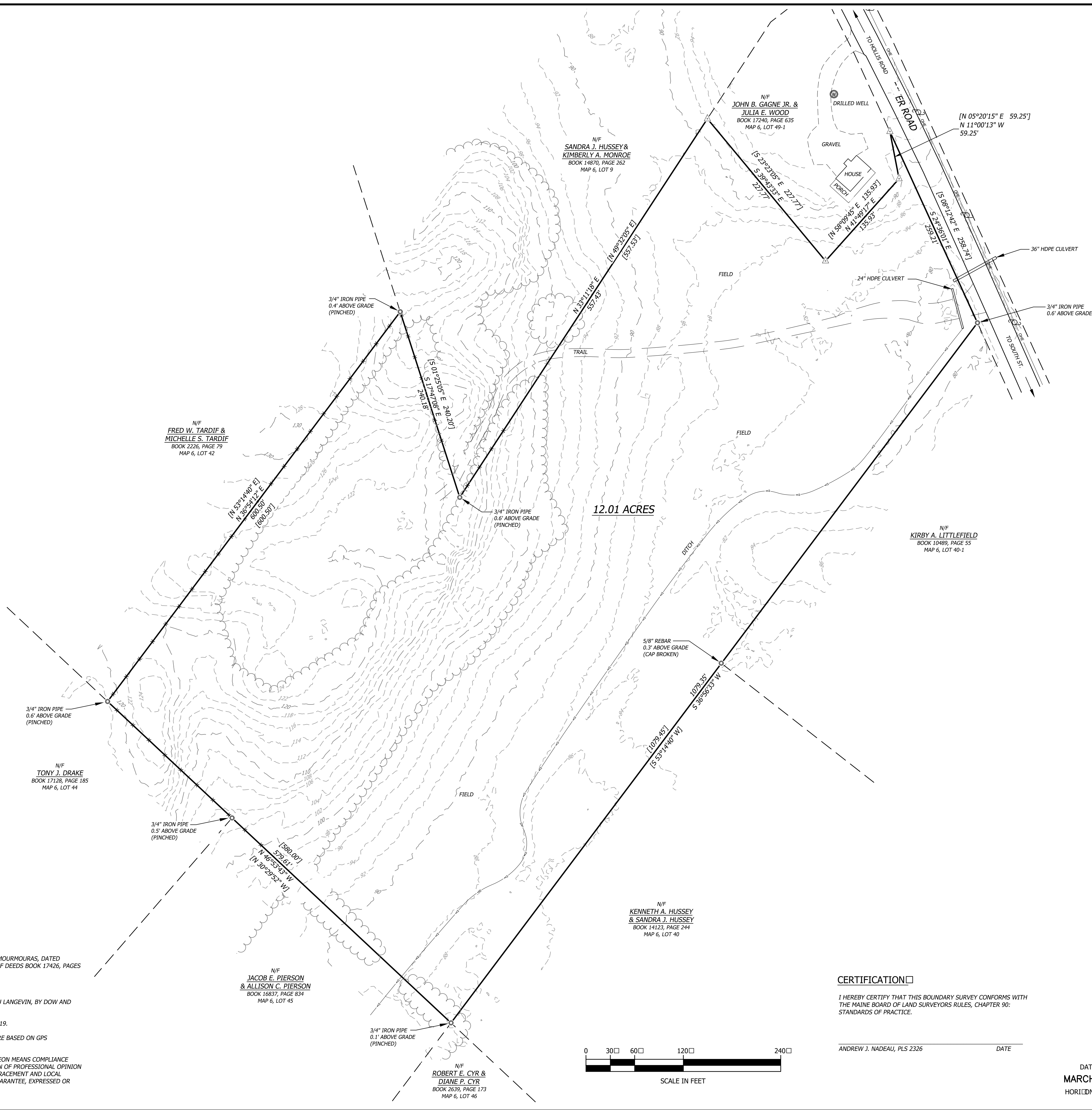
1. A PLAN OF: BOUNDARY SURVEY PREPARED FOR ATLANTIC RESOURCE CONSULTANTS OF PROPERTY LOCATED ON RIVER ROAD, BIDDEFORD, MAINE. RECORD OWNER: PETER A. MOURMOURAS BOOK: 17426, PAGE: 29, MAP: 64, LOT: 49. DATED: 3/4/2019. SCALE: 1" = 60'. PREPARED BY: HORIZONS ENGINEERING.
2. A PLAN OF: CLASS A HIGH-INTENSITY SOIL SURVEY. PREPARED FOR: PETER A. MOURMOURAS 155 RIVER ROAD (MAP: 6, LOT: 49) BIDDEFORD, MAINE. SCALE: 1" = 50'. DATED: 3-20-19. PREPARED BY: LONGVIEW PARTNERS, LLC.
3. EXISTING SITE TOPOGRAPHY FROM STATE OF MAINE GIS.

SHEET INDEX:

1 OF 9	COVER SHEET
1 OF 1	BOUNDARY SURVEY
1 OF 1	PLAT PLAN
2 OF 9	EXISTING CONDITIONS PLAN
3 OF 9	OVERALL SUBDIVISION PLAN
4 OF 9	GRADING, DRAINAGE AND EROSION CONTROL PLAN
5 OF 9	ROADWAY AND UTILITIES PLAN & PROFILE
6 OF 9	EROSION & SEDIMENTATION CONTROL NOTES
7 OF 9	EROSION & SEDIMENTATION CONTROL DETAILS
8 OF 9	SITE CIVIL DETAILS I
9 OF 9	STORMWATER BMP DETAILS I
1 OF 1	LANDSCAPING PLAN

REVISED: JUNE 24, 2020

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



LEGEND	
	IRON ROD OR PIPE FOUND (SEE PLAN FOR DESCRIPTION)
	CALCULATED POINT
	WELL
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	WIRE FENCE
	PROPERTY BOUNDARY
	ABUTTING PROPERTY BOUNDARY
	TREELINE
	OVERHEAD UTILITIES
	CONTOUR, MAJOR INTERVAL
	CONTOUR, MINOR INTERVAL
	RECORD DIMENSION PER REFERENCE PLAN (A)

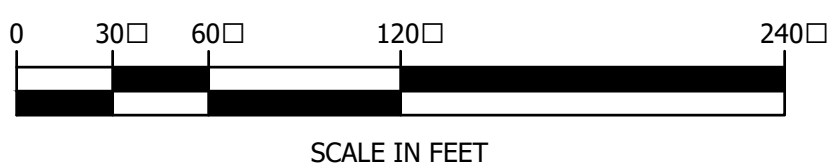
GENERAL NOTES:

- OWNER OF RECORD:
PETER A. MOURMOURAS
30 SACO AVENUE OLD ORCHARD BEACH, ME 04064
- REFERENCE DEED:
(A) WARRANTY DEED FROM LANGEVIN PROPERTIES LLC. TO PETER A. MOURMOURAS, DATED FEBRUARY 23, 2017, RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 17426, PAGES 29-30.
- REFERENCE PLAN:
(A) "AMENDED SUBDIVISION PLAN" PREPARED FOR RICHARD AND BEAU LANGEVIN, BY DOW AND COULOMBE, INC., DATED APRIL 11, 2011.
- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN MARCH OF 2019.
- THE BEARINGS SHOWN HEREON REFER TO MAINE GRID NORTH AND ARE BASED ON GPS OBSERVATIONS PERFORMED ON THE DATE OF THE FIELD SURVEY.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE.

ANDREW J. NADEAU, PLS 2326 DATE



DATE OF PRINT
MARCH 20 2019
HORIZONS ENGINEERING



horizons

Engineering

603-444-4111 • 603-877-0116 • 802-334-6434 • 802-457-3151

BOUNDARY SURVEY PREPARED FOR

ATLANTIC RESOURCE CONSULTANTS

OF PROPERTY LOCATED ON

RIVER ROAD, BIDDEFORD, ME

RECORD OWNER

PETER A. MOURMOURAS

BOOK 17426 PAGE 29

MAP 6 LOT 49

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE	PROJECT
3/4/2019	19022
SURV'D BY	DRAWN BY
JND	JDN
CHECK'D BY	ARCHIVE
AJN	H-000

SHEET 1 OF 1

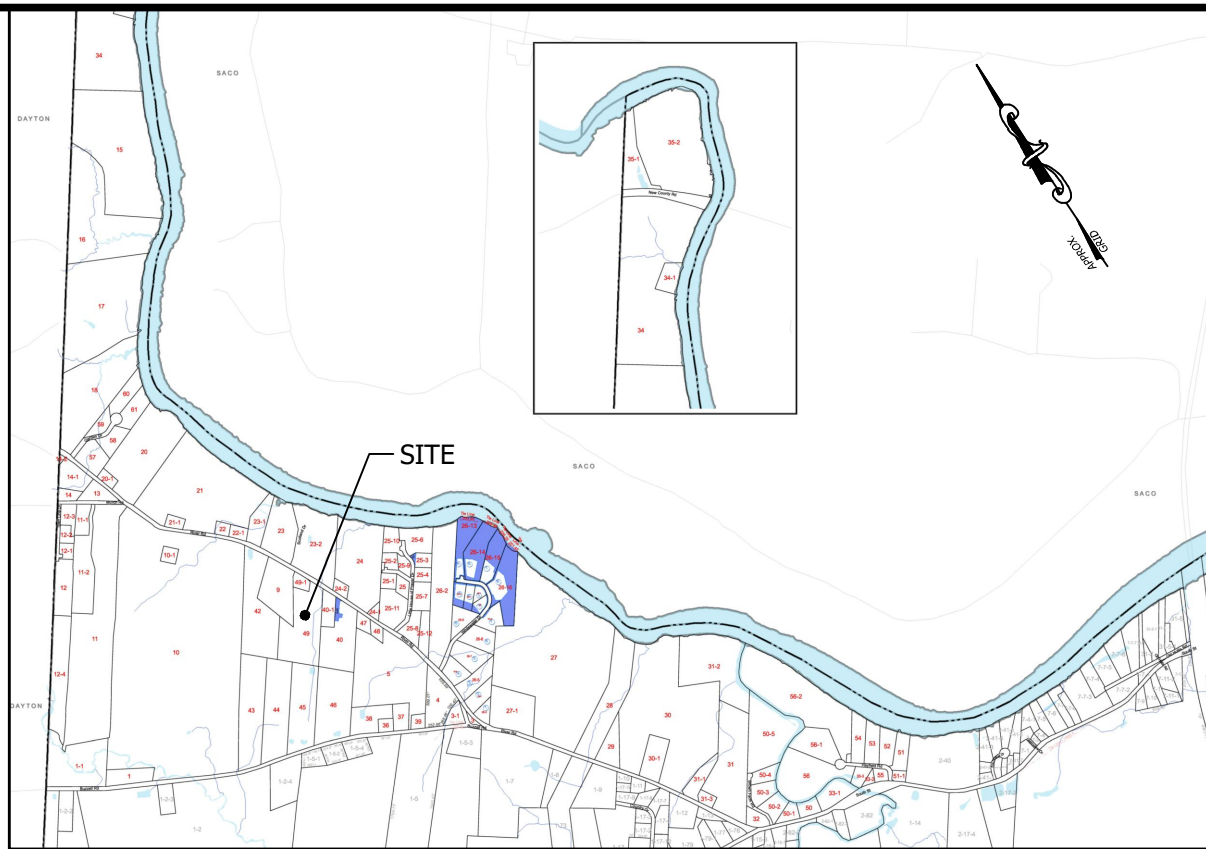
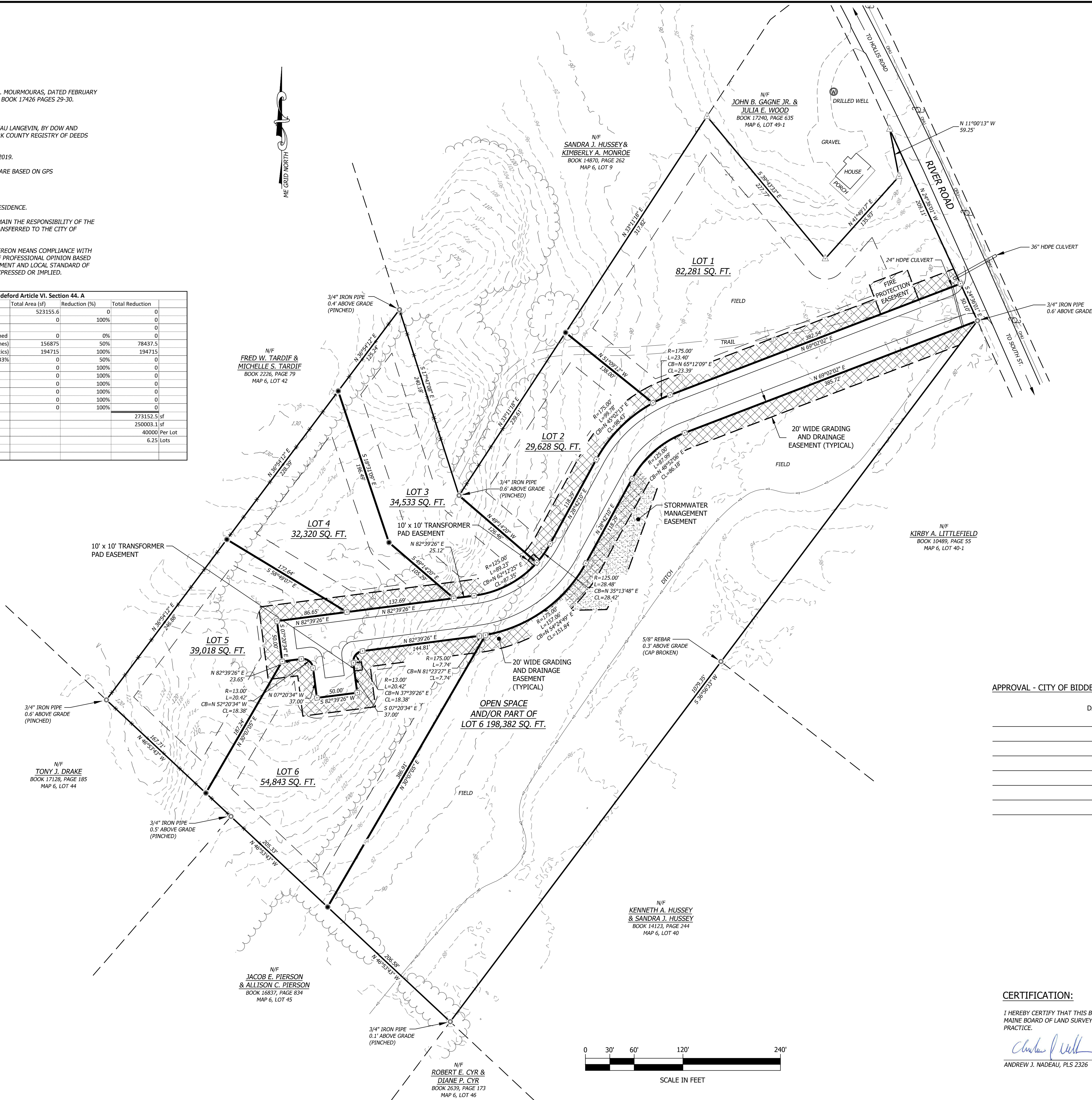
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GENERAL NOTES:

- OWNER OF RECORD:
PETER A. MOURMOURAS
30 SACO AVENUE
OLD ORCHARD BEACH, ME 04064
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- REFERENCE PLAN:
A. "AMENDED SUBDIVISION PLAN" PREPARED FOR RICHARD AND BEAU LANGEVIN, BY DOW AND COULOMBE, INC., DATED APRIL 11, 2011, RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 349 PAGE 32.
- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED IN MARCH OF 2019.
- THE BEARINGS SHOWN HEREON REFER TO MAINE GRID NORTH AND ARE BASED ON GPS OBSERVATIONS PERFORMED ON THE DATE OF THE FIELD SURVEY.
- PARCEL IS ZONED: RURAL FARM ZONE.
- NO RESIDENCES SHALL BE PLACED CLOSER THAN 30' TO ANOTHER RESIDENCE.
- STORMWATER MANAGEMENT EASEMENTS AND FACILITIES SHALL REMAIN THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION IN PERPETUITY AND SHALL NOT BE TRANSFERRED TO THE CITY OF BIDDEFORD REGARDLESS OF ROAD ACCEPTANCE.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

Net Density Calculations: City of Biddeford Article VI, Section 44, A			
Item	Total Area (sf)	Reduction (%)	Total Reduction
Total Lot Area (12.01 Acres) - Tax Map 6 Lot 49	523155.6	0	0
A1 - Portions within the 100-year floodplain	0	100%	0
A2 - Portions unsuitable due to natural state:			
Excessively Well, Well and Moderately Well Drained	0	0%	0
Somewhat Poorly Drained (Luminoes)	156875	50%	78437.5
Poorly Drained (Scantics)	194715	100%	194715
Slopes > 33%	0	50%	0
A3 - Recorded RoWs, Easements	0	100%	0
A4 - Surface Waters	0	100%	0
A5 - Prime Agricultural Soils	0	100%	0
A6 - Land within the Resource Protection Zone	0	100%	0
A7 - Land in the Rural Farm and Coastal Residential Zone Shoreland Zone	0	100%	0
A8 - Land of unreclaimed extractive industry operations	0	100%	0
Total Reductions			273152.5 sf
Total Remaining Net Density Land Available (sf)			250003.1 sf
Net Density Unit Size (sf)			40000 Per Lot
Total Units Available (lots)			6.25 Lots

* see High Intensity Soil Survey prepared by Longview Partners, LLC



LOCATION MAP
SCALE: APPROXIMATELY 1" = 2000'

LEGEND

- IRON ROD OR PIPE FOUND (SEE PLAN FOR DESCRIPTION)
- CALCULATED POINT
- CORNER TO BE MONUMENTED WITH 5/8-DIAMETER IRON ROD WITH PLASTIC CAP
- CORNER TO BE MONUMENTED WITH GRANITE MONUMENT
- WELL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- WIRE FENCE
- PROPERTY BOUNDARY
- ABUTTING PROPERTY BOUNDARY
- TREELINE
- OVERHEAD UTILITIES
- CONTOUR, MAJOR INTERVAL
- CONTOUR, MINOR INTERVAL

APPROVAL - CITY OF BIDDEFORD PLANNING BOARD

DATE: _____

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE.

Andrew J. Naudeau
ANDREW J. NADEAU, PLS 2326
DATE: 6/9/20

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Engineering
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LITTLETON NH • NEWPORT VT
NEW LONDON NH • POMFRET VT • KENNEBUNK ME

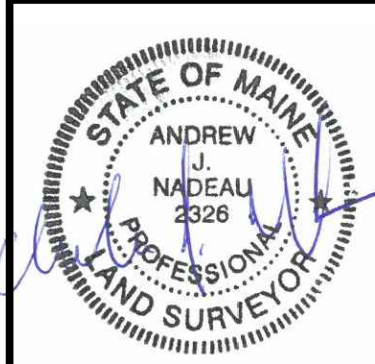
SUBDIVISION PREPARED FOR

PETER A. MOURMOURAS

OF PROPERTY LOCATED ON
RIVER ROAD
YORK COUNTY, BIDDEFORD, MAINE

BOOK 17426 PAGE 29
MAP 6 LOT 49

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1	10/22/19	REVISED EDGE OF PAVEMENT	---	SJB
2	1/15/20	GRADING AND DRAINAGE, STORMWATER PROTECTION, FIRE PROTECTION EASEMENTS	---	SJB
3	6/9/20	GRANITE MONUMENTS, TRANSFORMER PAD EASEMENTS, NOTE 8, MODIFIED R.O.W.	---	SJB



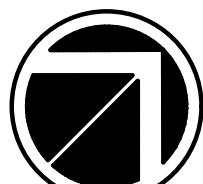
DATE: 9/11/2019
PROJECT #: 19022

SURV'D BY: JND
DRAWN BY: JDN

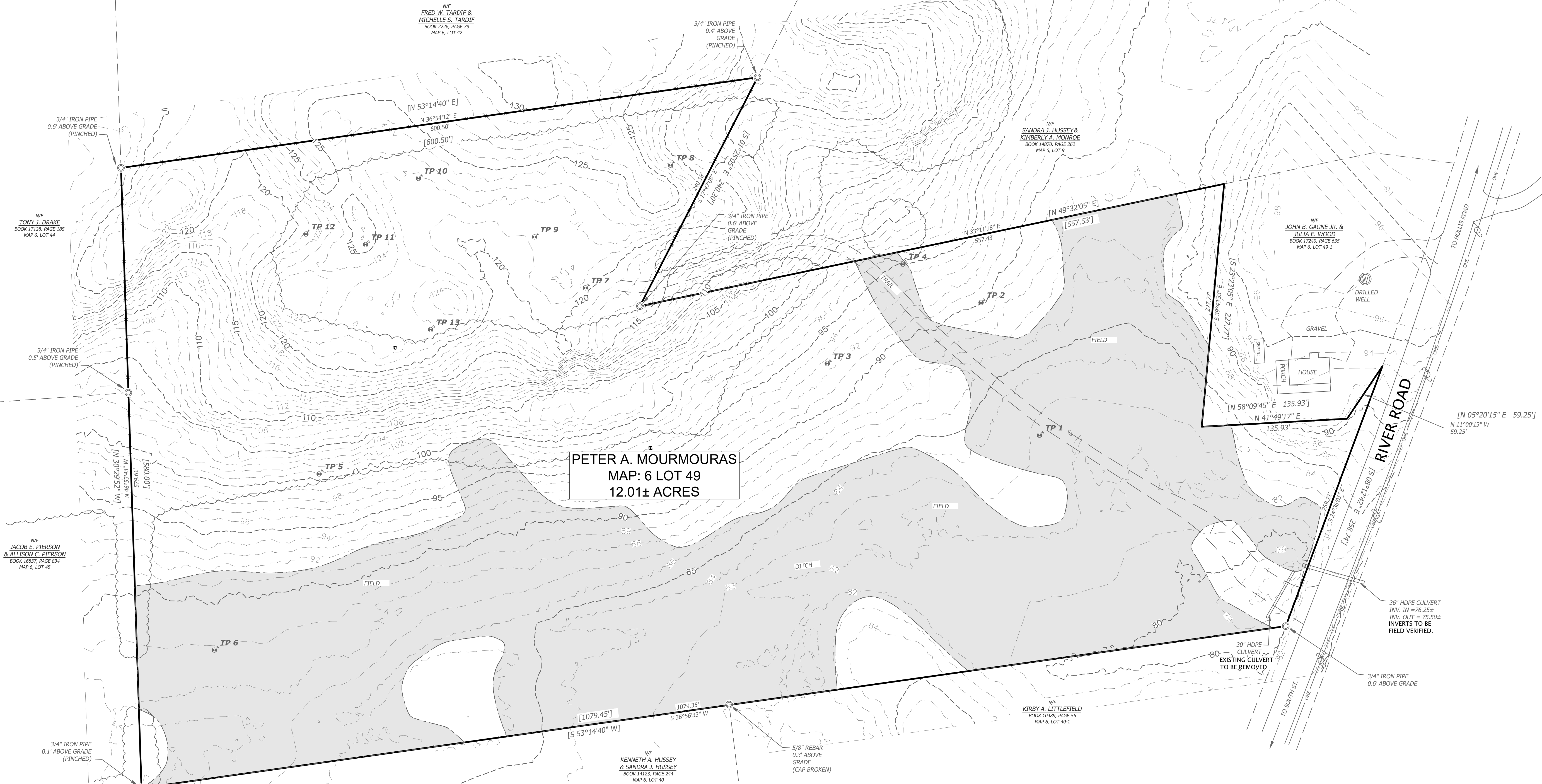
CHECK'D BY: AJN
ARCHIVE #: H-___

SHEET 1 OF 1

RESERVED FOR YORK COUNTY REGISTRY OF DEEDS



NORTH
REF: MAINE STATE GRID



PETER A. MOURMOURAS
MAP: 6 LOT 49
12.01± ACRES

PLAN REFERENCES:

- A PLAN OF: BOUNDARY SURVEY PREPARED FOR ATLANTIC RESOURCE CONSULTANTS OF PROPERTY LOCATED ON RIVER ROAD, BIDDEFORD, MAINE. RECORD OWNER: PETER A. MOURMOURAS BOOK: 17426, PAGE: 29, MAP: 64, LOT: 49, DATED: 3/4/2019. SCALE: 1" = 60'. PREPARED BY: HORIZONS ENGINEERING.
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- EXISTING SITE TOPOGRAPHY FROM STATE OF MAINE GIS.

ZONING SUMMARY

MAP: 6 LOT: 49

ZONE - RURAL FARM ZONE

APPLICABLE SPACE AND BULK REGULATIONS

LOT SIZE

STREET FRONTAGE

FRONT SETBACK-

MAJOR R.O.W.

MINOR R.O.W.

SIDE SETBACK

REAR SETBACK

BUILDING HEIGHT

(3 STORY MAX)

STANDARD

40,000 S.F.

200'

40 FT.

25 FT.

25 FT.

25 FT.

25 FT.

35'

35'

LEGEND

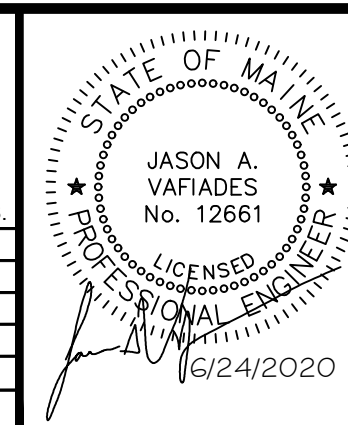
- IRON PIPE FOUND
- DRILL HOLE FOUND
- CORNER TO BE MONUMENTED WITH 5/8-DIAMETER IRON ROD WITH PLASTIC CAP
- CORNER TO BE MONUMENTED WITH GRANITE MONUMENT
- CALCULATED CORNER
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- 1' CONTOUR
- 5' CONTOUR

SCALE

0 25 50 100
SCALE in FEET
1"=50'

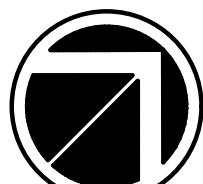
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REV	DATE	DESCRIPTION
5.	6-24-2020	REVISED FOR FINAL APPROVAL PER PEER REVIEW COMMENTS.
4.	6-10-2020	REVISED PER PEER REVIEW COMMENT.
3.	1-16-2020	REVISED PER TOWN COMMENT.
2.	10-31-2019	REVISED PER MDEP COMMENT.
1.	10-4-2019	REVISED PER COMMENT.



MAP: 6 LOT: 49 BIDDEFORD, MAINE EXISITNG CONDITIONS PLAN
PETER A. MOURMOURAS 30 SACO AVENUE OLD ORCHARD BEACH, MAINE 04046

Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
DRAWN: MPV DESIGNED: JAV CHECKED: JAV FILE NAME:
DATE: SEPTEMBER 11, 2019 SCALE: 1" = 50' JOB NO: 19-009
SHEET: C-100



NORTH
REF: MAINE STATE GRID

Net Density Calculations: City of Biddeford Article VI, Section 44. A			
Item	Total Area (sf)	Reduction (%)	Total Reduction
Total Lot Area (12.01 Acres) - Tax Map 6 Lot 49	523155.6	0	0
A1 - Portions within the 100-year floodplain	0	100%	0
A2 - Portions unsuitable due to natural state:			
Excessively Well, Well and Moderately Well Drained	0	0%	0
Somewhat Poorly Drained (Lamoines)	156875	50%	78437.5
Poorly Drained (Scantics)	194715	100%	194715
Slopes > 33%	0	50%	0
A3 - Recorded Ro/Ws, Easements	0	100%	0
A4 - Surface Waters	0	100%	0
A5 - Prime Agricultural Soils	0	100%	0
A6 - Land within the Resource Protection Zone	0	100%	0
A7 - Land in the Rural Farm and Coastal Residential Zone Shoreland Zone	0	100%	0
A8 - Land of unreclaimed extractive industry operations	0	100%	0
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Net Density Unit Size (sf)			40000 Per Lot
Total Units Available (lots)			6.25 Lots
* see High Intensity Soil Survey prepared by Longview Partners, LLC			

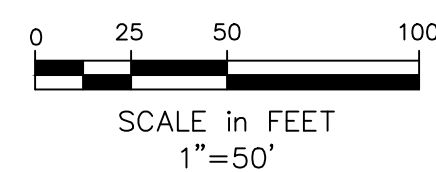
LEGEND

	IRON PIPE FOUND
	DRILL HOLE FOUND
	CORNER TO BE MONUMENTED WITH 5/8-DIAMETER IRON ROD WITH PLASTIC CAP
	CORNER TO BE MONUMENTED WITH GRANITE MONUMENT
	CALCULATED CORNER
	NEW UTILITY/LIGHT POLE
	EXISTING BOUNDARY LINE
	PROPOSED BOUNDARY LINE
	WIRE FENCE
	EXISTING OVERHEAD UTILITIES
	OVERHEAD ELECTRIC LINE
	UNDERGROUND UTILITIES
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	1' CONTOUR
	5' CONTOUR
	TRANSFORMER PAD
	STORM DRAIN
	UNDER DRAIN
	CATCH BASIN
	CULVERT
	SILT BARRIER
	RIPRAP
	EASEMENT

PLAN REFERENCES:

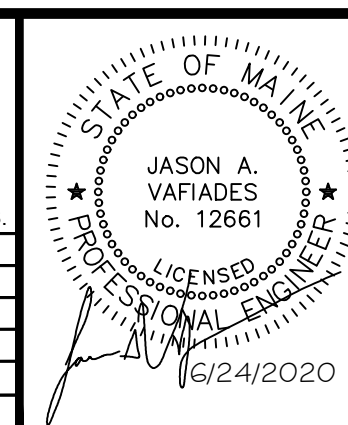
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- EXISTING SITE TOPOGRAPHY FROM STATE OF MAINE GIS.

SCALE



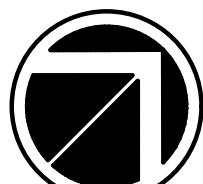
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4.	6-10-2020	REVISED PER PEER REVIEW COMMENT.
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2.	10-31-2019	REVISED PER MDEP COMMENT.
1.	10-4-2019	REVISED PER COMMENT.
REVISIONS		

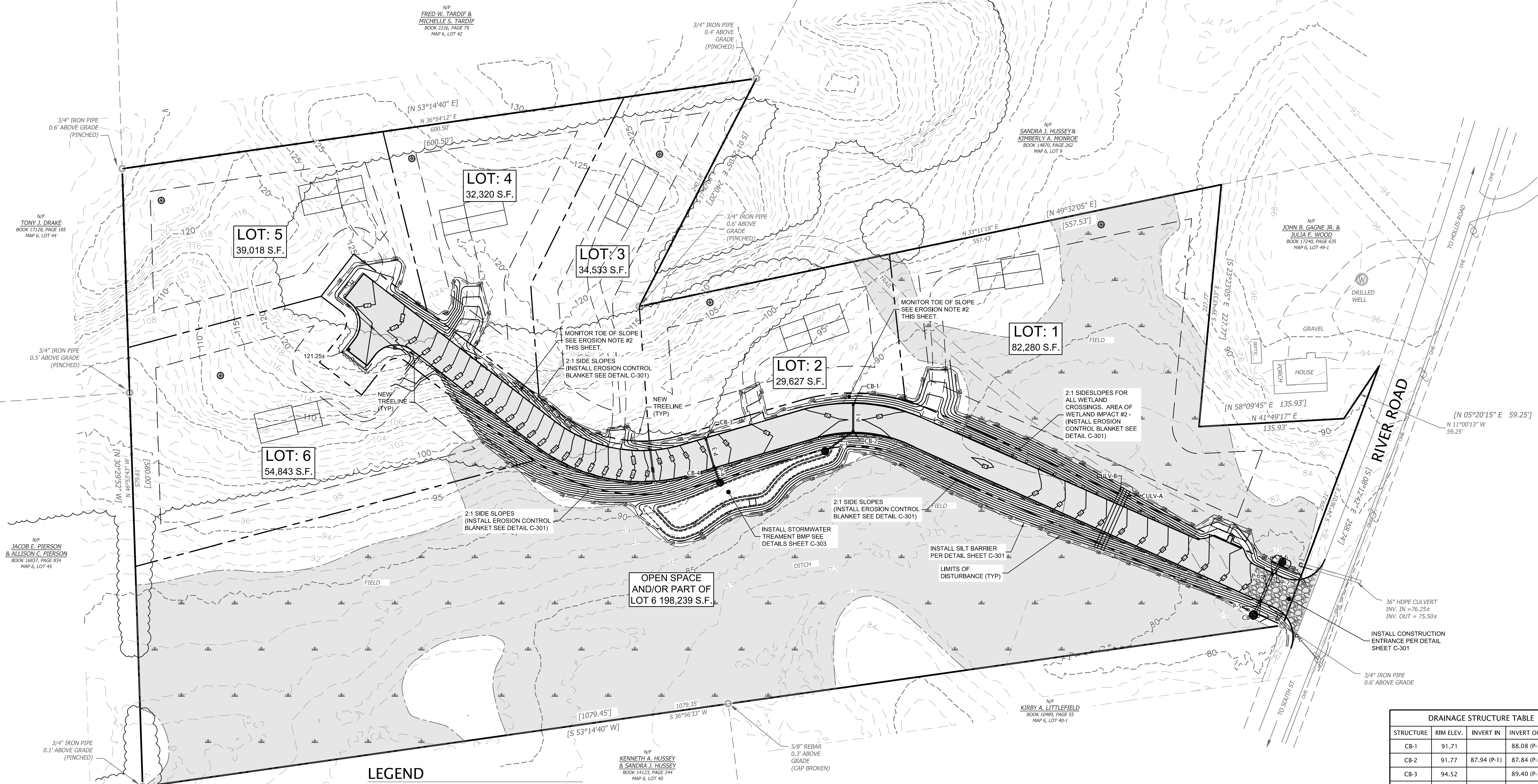


MAP: 6 LOT: 49 BIDDEFORD, MAINE OVERALL DEVELOPMENT PLAN PETER A. MOURMOURAS 30 SACO AVENUE OLD ORCHARD BEACH, MAINE 04046
--

Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	DRAWN: MPV DESIGNED: JAV CHECKED: JAV FILE NAME: SHEET: C-101	DATE: SEPTEMBER 11, 2019 SCALE: 1" = 50' JOB NO: 19-009
--	---	---



NORTH
REF: MAINE STATE GRID



LEGEND

○	IRON PIPE FOUND
⊗	DRILL HOLE FOUND
●	CORNER TO BE MONUMENTED WITH 5/8-DIAMETER IRON ROD WITH PLASTIC CAP
◻	CORNER TO BE MONUMENTED WITH GRANITE MONUMENT
○	CALCULATED CORNER
---	EXISTING BOUNDARY LINE
- - -	PROPOSED BOUNDARY LINE
x x x	WIRE FENCE
- - -	EXISTING OVERHEAD UTILITIES
- - -	OVERHEAD ELECTRIC LINE
- - -	UNDERGROUND UTILITIES
- - -	EXISTING 1' CONTOUR
- - -	EXISTING 5' CONTOUR
- - -	1' CONTOUR
- - -	5' CONTOUR
□	TRANSFORMER PAD
□	STORM DRAIN
□	UNDER DRAIN
□	CATCH BASIN
□	CULVERT
□	SILT BARRIER
□	RIPRAP
□	EASEMENT

PLAN REFERENCES:

- A PLAN OF BOUNDARY SURVEY PREPARED FOR ATLANTIC RESOURCE CONSULTANTS OF PROPERTY LOCATED ON RIVER ROAD, BIDDEFORD, MAINE. RECORD OWNER: PETER A. MOURMOURAS BOOK: 17426, PAGE: 29, MAP: 64, LOT: 49. DATED: 3/4/2019, SCALE: 1" = 60'. PREPARED BY: HORIZONS ENGINEERING.
- A PLAN OF CLASS A HIGH-INTENSITY SOIL SURVEY. PREPARED FOR: PETER A. MOURMOURAS 155 RIVER ROAD (MAP: 6, LOT: 49) BIDDEFORD, MAINE. SCALE: 1" = 50'. DATED: 3-20-19. PREPARED BY: LONGVIEW PARTNERS, LLC.
- EXISTING SITE TOPOGRAPHY FROM STATE OF MAINE GIS.
- WETLANDS MAPPING PERFORMED BY LONGVIEW PARTNERS, LLC (JAMES LOGAN, CERTIFIED SOIL SCIENTIST)

STORMWATER NOTES:

- TOTAL PROJECT IMPACTS:
 - DISTURBED AREA: 49,853 SF
 - IMPREVIOUS AREA: 28,202 SF
- PROJECT REQUIRES AN M&DEP STORMWATER PERMIT BY RULE (PBR) TO BE SUBMITTED AT LEAST TWO WEEKS PRIOR TO DISTURBANCE.

WETLAND ALTERATION NOTES:

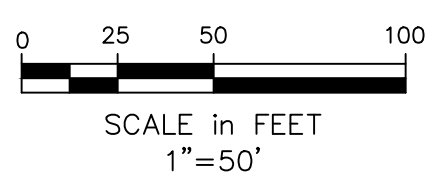
- TOTAL PROJECT WETLAND IMPACTS:
 - WETLAND FILL AREA: 11,706 SF
- PROJECT REQUIRES AN M&DEP AND ARMY CORPS OF ENGINEERS (ACOE) NATURAL RESOURCE PROTECTION ACT (NRPA) TIER 1 WETLAND ALTERATION PERMIT FOR THE FILLING OF 11,706 SF OF WETLAND AREA.

DRAINAGE STRUCTURE TABLE				
STRUCTURE	RIM ELEV.	INVERT IN	INVERT OUT	SUMP
CB-1	91.71		88.08 (P-1)	86.08
CB-2	91.77	87.94 (P-1)	87.84 (P-2)	85.84
CB-3	94.52		89.40 (P-3)	87.40
CB-4	94.58	89.25 (P-3)	89.15 (P-4)	87.15
CB-5	81.90	78.40 (P-5)	78.30 (P-6)	76.30
CB-6	81.91	78.17 (P-6)	78.07 (P-7)	76.07

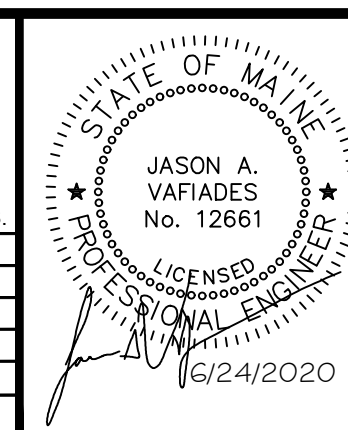
DRAIN PIPE TABLE							
PIPE	START	INV.	END	INV.	SIZE	L.F.	SLOPE
CULV-A		82.00		82.00	36"	60'	0.00%
CULV-B		82.00		82.00	36"	62'	0.00%
P-1	CB-1	88.08	CB-2	87.94	12"	25'	0.55%
P-2	CB-2	87.84		87.70	12"	28'	0.49%
P-3	CB-3	89.40	CB-4	89.25	12"	27'	0.56%
P-4	CB-4	89.15		89.00	12"	15'	1.03%
P-5		78.50	CB-5	78.40	24"	13'	0.79%
P-6	CB-5	78.30	CB-6	78.17	24"	27'	0.49%
P-7	CB-6	78.07		78.00	24"	12'	0.60%

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

SCALE



REV	DATE	DESCRIPTION
5.	6-24-2020	REVISED FOR FINAL APPROVAL PER PEER REVIEW COMMENTS.
4.	6-10-2020	REVISED PER PEER REVIEW COMMENT.
3.	1-16-2020	REVISED PER TOWN COMMENT.
2.	10-31-2019	REVISED PER M&DEP COMMENT.
1.	10-4-2019	REVISED PER COMMENT.



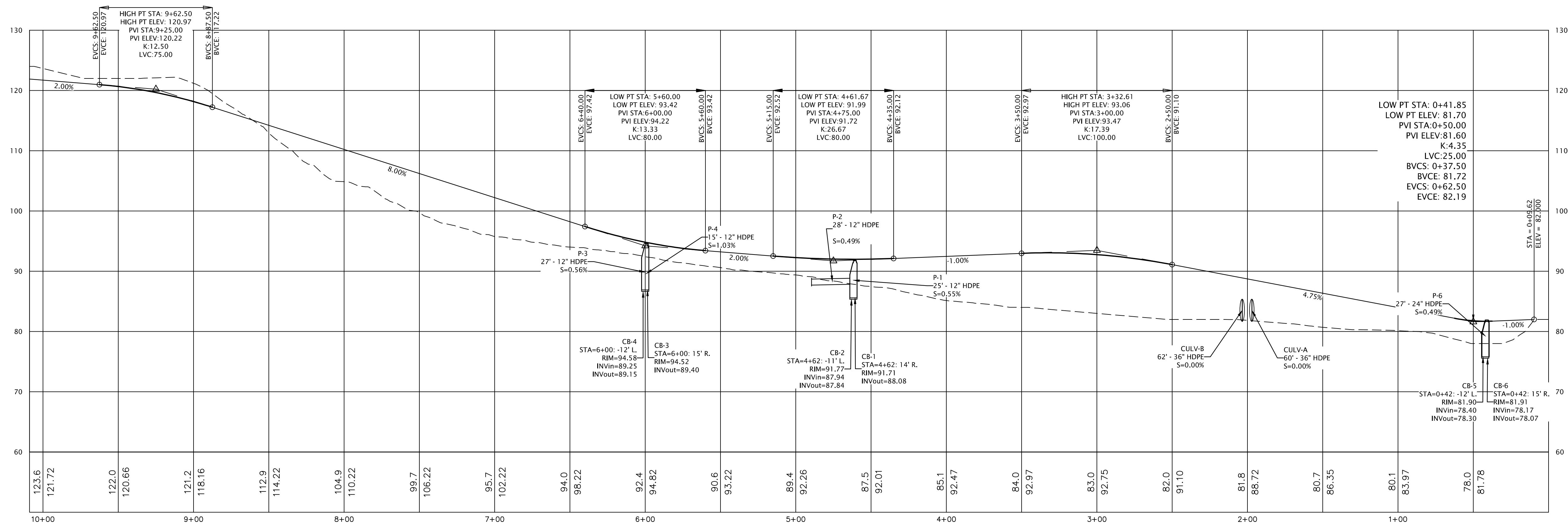
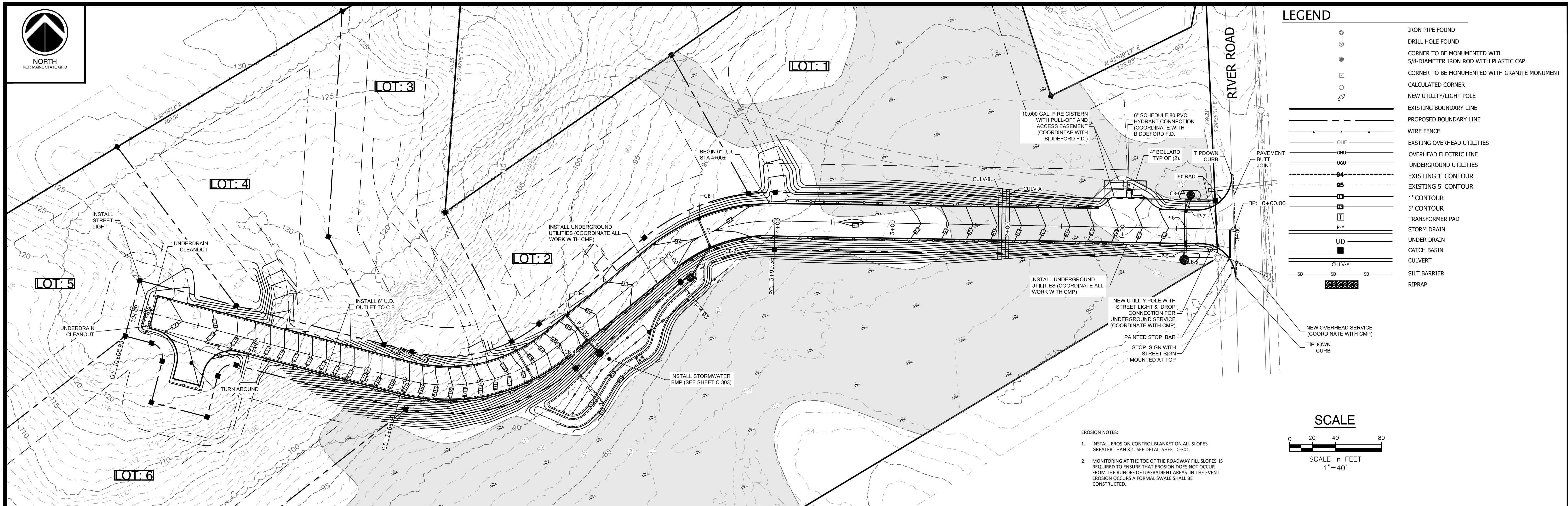
MAP: 6 LOT: 49
BIDDEFORD, MAINE
GRADING, DRAINAGE AND
EROSION CONTROL PLAN

PETER A. MOURMOURAS
30 SAGO AVENUE
OLD ORCHARD BEACH, MAINE 04046

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: MPV
DESIGNED: JAV
CHECKED: JAV
FILE NAME:
SHEET: C-102

DATE: SEPTEMBER 11, 2019
SCALE: 1" = 50'
JOB NO: 19-009

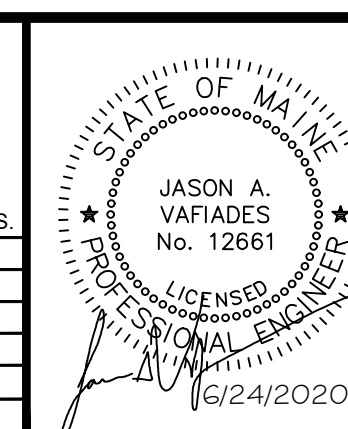
**SCALE**

HORIZONTAL: 1" = 40'

VERTICAL: 1" = 10'

**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**

REV	DATE	DESCRIPTION
5.	6-24-2020	REVISED FOR FINAL APPROVAL PER PEER REVIEW COMMENTS.
4.	6-10-2020	REVISED PER PEER REVIEW COMMENT.
3.	1-16-2020	REVISED PER TOWN COMMENT.
2.	10-31-2019	REVISED PER MDEP COMMENT.
1.	10-4-2019	REVISED PER COMMENT.
REV	DATE	DESCRIPTION



MAP: 6 LOT: 49
BIDDEFORD, MAINE
ROADWAY AND UTILITIES
PLAN & PROFILE
PETER A. MOURMOURAS
30 SAGO AVENUE
OLD ORCHARD BEACH, MAINE 04046

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: MPV
DESIGNED: JAV
CHECKED: JAV
FILE NAME:
SHEET: C-200

DATE: SEPTEMBER 11, 2019
SCALE: AS SHOWN
JOB NO: 19-009

A. SOIL EROSION AND SEDIMENT CONTROL NOTES

- TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, SILTATION FENCE, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, AND PERMANENT VEGETATION.
- GENERAL
- IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
 - ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION & SEDIMENT CONTROL BMPs - MANUAL FOR DESIGNERS AND ENGINEERS (2016), OR AS CURRENTLY REVISED OR U.S. ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.
 - ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
 - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
 - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 - FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
 - FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
 - PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 - FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.
- B. EROSION AND SEDIMENTATION CONTROL MEASURES
- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, OR ENGINEER. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRADE SIDE OF CONSTRUCTION WORK AREAS, WITH LOCATIONS BEING ADJUSTED ALONG WITH THE CONSTRUCTION PHASING AREAS. THE CONTRACTOR MAY USE EROSION MIX IN PLACE OF SINGLE SILT FENCE BARRIER. IN AREAS WHERE THE GRADE IS STEEPER THAN 8% SILT FENCE AND EROSION CONTROL MIX SHOULD BE USED.
 - THE SILT FENCE SHALL BE INSTALLED PER THE DETAIL PROVIDED IN THE PLAN SET AND INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST WEEKLY IN THE ABSENCE OF SIGNIFICANT RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. THE CONTRACTOR SHALL MAKE REPAIRS IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE. IF SUCH EROSION IS OBSERVED, THE CONTRACTOR SHALL TAKE PROACTIVE ACTION TO IDENTIFY THE CAUSE OF THE EROSION AND TAKE ACTION TO AVOID ITS REOCCURRENCE. PROPER PLACEMENT OF STAKES AND KEYING THE BOTTOM OF THE FABRIC INTO THE GROUND IS CRITICAL TO THE FENCE'S EFFECTIVENESS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM AND MEASURES TAKEN TO AVOID THE CONCENTRATION OF FLOWS NOT INTENDED TO BE DIRECTED TO THE SILT FENCE. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION.
 - TEMPORARY SEDIMENT SUMPS WILL PROVIDE SEDIMENTATION CONTROL FOR STORMWATER RUNOFF FROM DISTURBED AREAS DURING CONSTRUCTION UNTIL STABILIZATION HAS BEEN ACHIEVED.
 - A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AT ALL ACCESS POINTS ONTO THE SITE TO PREVENT TRACKING OF SOIL ONTO ADJACENT LOCAL ROADS AND STREETS.
 - SILT LOGS MAY BE INSTALLED IN LIEU OF STONE CHECK DAMS PROVIDED THE DEVICES ARE WELL ANCHORED, AND IF PRIOR APPROVAL IS RECEIVED FROM THE PROJECT ENGINEER.
 - SILTSACKS™ WILL BE UTILIZED IN CATCH BASINS IN OR NEAR WORK AREAS AT RISK FROM RECEIVING TRANSPORTED SEDIMENT.
 - ALL CATCH BASINS AND FIELD INLETS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.
 - REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
 - GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
 - ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPE OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
 - TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY TO PREVENT OFF-SITE DRAINAGE FROM ENTERING THE WORK AREA.
 - TEMPORARY STABILIZATION SHALL BE CONSTRUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.
 - TEMPORARY SEEDING SPECIFICATIONS: WHERE SEEDED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET), UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY. RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:

AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 - 10/1
APPLICATION RATE: 112 LBS/ACRE
ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1
APPLICATION RATE: 40 LBS/ACRE
PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15
APPLICATION RATE: 40 LBS/ACRE
 - PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.

a. APPLY TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.

b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET).

c. UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.

d. THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:

30% CREEPING RED FESCUE
50% KENTUCKY BLUEGRASS
20% ITALIAN/PERENNIAL RYE GRASS
 - NOTE: SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED.
 - MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.

- DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
- RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 15%, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. SPECIAL MEASURES FOR SUMMER CONSTRUCTION

- DURING DRY SUMMER CONDITIONS, THE CONTRACTOR SHALL:
- IMPLEMENT A PROGRAM TO APPLY DUST CONTROL MEASURES ON A DAILY BASIS EXCEPT THOSE DAYS WHERE PRECIPITATION IS SUFFICIENT TO SUPPRESS DUST FORMATION. THIS PROGRAM SHALL EXTEND TO AND INCLUDE SWEEPING OF ADJACENT STREETS.
 - SPRAY ANY MULCHES WITH WATER AFTER ANCHORING TO DAMPEN THE SOIL AND ENCOURAGE EARLY GROWTH. SPRAYING MAY BE REQUIRED SEVERAL TIMES. TEMPORARY SEED MAY BE REQUIRED UNTIL THE LATE SUMMER SEEDING SEASON.
 - COVER STOCKPILES OF FINE-GRAINED MATERIALS, OR EXCAVATED SOILS WHICH ARE SUSCEPTIBLE TO EROSION TO PROTECT FROM THE INTENSE, SHORT-DURATION STORMS WHICH ARE MORE PREVALENT IN THE SUMMER MONTHS.
 - TAKE ADDITIONAL STEPS NEEDED, INCLUDING WATERING, OR COVERING EXCAVATED MATERIALS TO CONTROL FUGITIVE DUST EMISSIONS TO MINIMIZE REDUCTIONS IN VISIBILITY AND THE AIRBORNE DISBURSEMENT OF FINE-GRAINED SOILS. THIS IS PARTICULARLY IMPORTANT GIVEN THE POTENTIAL PRESENCE OF SOIL CONTAMINANTS, AND THEIR PROXIMITY ALONG THE ADJACENT STREETS AND PROPERTIES.
 - THESE MEASURES MAY ALSO BE REQUIRED IN THE SPRING AND FALL DURING THE DRIER PERIODS OF THESE SEASONS.

D. WINTER CONDITIONS

- "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.
- SILT FENCE: IN LIEU OF PROVIDING THE 4" X 4" TRENCH FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.
- HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
- AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.
- ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

E. HOUSEKEEPING

- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, 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. AN INFILTRATION AREA IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
- DEBRIS AND OTHER MATERIAL. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- COMPLY WITH ALL LOCAL AND STATE REGULATIONS FOR THE REMOVAL AND DISPOSAL OF CONSTRUCTION DEBRIS AND WASTE.
- TRENCH OR FOUNDATION DE-WATERING. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED AREAS THAT ARE SPECIFICALLY DESIGNATED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFER DAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.
- 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.

F. INSPECTION AND MAINTENANCE

- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AND BEFORE AND AFTER A STORM EVENT. PRIOR TO COMPLETION OF PERMANENT STABILIZATION, A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES.
- INSPECTION OF THE PROJECT WORK SITE SHALL INCLUDE:

a. IDENTIFICATION OF PROPER EROSION CONTROL MEASURE INSTALLATION IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET.

b. DETERMINE WHETHER EACH EROSION CONTROL MEASURE IS PROPERLY OPERATING. IF NOT, IDENTIFY DAMAGE TO THE CONTROL DEVICE AND DETERMINE REMEDIAL MEASURES.

c. IDENTIFY AREAS WHICH APPEAR VULNERABLE TO EROSION AND DETERMINE ADDITIONAL EROSION CONTROL MEASURES WHICH SHOULD BE USED TO IMPROVE CONDITIONS.

d. INSPECT AREAS OF RECENT SEEDING TO DETERMINE PERCENT CATCH OF GRASS. A MINIMUM CATCH OF 90 PERCENT IS REQUIRED PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
- IF INSPECTION OF THE SITE INDICATES A CHANGE SHOULD BE MADE TO THE EROSION CONTROL PLAN, TO EITHER IMPROVE EFFECTIVENESS OR CORRECT A SITE-SPECIFIC DEFICIENCY, THE INSPECTOR SHALL IMMEDIATELY IMPLEMENT THE CORRECTIVE MEASURE AND NOTIFY THE OWNER OF THE CHANGE.
- ALL CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS PREPARED BY THE INSPECTOR(S) SHALL BE FILED WITH THE OWNER, AND THE PERMIT FILE CONTAINED ON THE PROJECT SITE. ALL WRITTEN CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS MUST BE FILED WITHIN ONE (1) WEEK OF THE INSPECTION DATE.
- THE PERMITTEE SHALL RETAIN COPIES OF THE ESC PLAN AND ANY FORMS, SUBMISSIONS, REPORTS, OR OTHER MATERIALS REQUIRED BY THE GENERAL PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.
- THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION/SEDIMENT CONTROL REPORT, INCLUDING CONTROL OF FUGITIVE DUST, AND SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

C. CONSTRUCTION SCHEDULE & SEQUENCE

(TIMELINES ARE APPROXIMATE AND WILL BE DEPENDENT ON WEATHER AND SITE CONDITIONS).

- PRE-CONSTRUCTION CONFERENCE:** PRIOR TO ANY CONSTRUCTION AT THE SITE, REPRESENTATIVES OF THE CONTRACTOR, THE ARCHITECT, THE OWNER, AND THE SITE DESIGN ENGINEER SHALL MEET TO DISCUSS THE SCHEDULING OF THE SITE CONSTRUCTION AND THE DESIGNATION OF THE RESPONSIBLE PARTIES FOR IMPLEMENTING THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE MEETING. PRIOR TO THE MEETING, THE CONTRACTOR WILL PREPARE A DETAILED SCHEDULE AND A MARKED-UP SITE PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL CONDUCT A MEETING WITH EMPLOYEES AND SUB-CONTRACTORS TO REVIEW THE EROSION CONTROL PLAN, THE CONSTRUCTION TECHNIQUES WHICH WILL BE EMPLOYED TO IMPLEMENT THE PLAN AND PROVIDE A LIST OF ATTENDEES AND ITEMS DISCUSSED AT THE MEETING TO THE OWNER. THREE COPIES OF THE SCHEDULE, THE CONTRACTOR'S MEETING MINUTES, AND MARKED-UP SITE PLAN SHALL BE PROVIDED TO THE OWNER.
- THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES IS OPTIMIZED.

a. INSTALL SAFETY AND CONSTRUCTION FENCE TO SECURE THE SITE FOR DEMOLITION.

b. INSTALL ALL PERIMETER SILTATION FENCE AND EROSION CONTROL BARRIERS. PARTICULAR ATTENTION SHALL BE PAID TO AREAS UPSTREAM OF PROTECTED NATURAL RESOURCES. SIGNS SHALL BE ERECTED PERIODICALLY ALONG THESE PERIMETER BARRIERS INDICATING THAT THE DOWNSTREAM AREAS ARE OFF LIMITS TO ALL CONSTRUCTION ACTIVITIES.

c. INSTALL CONSTRUCTION ENTRANCES.

d. MAINTAIN EXISTING PAVED AREAS FOR LAYDOWN AND ACCESS DURING INITIAL CONSTRUCTION ACTIVITIES.

e. CONSTRUCT ACTIVITIES ON THE SITE TO OPTIMIZE THE HANDLING OF MATERIALS AND RESTRICT THE DENUDED AREAS TO THE TIME STIPULATED.

f. CONSTRUCT STABILIZED PADS FOR FOUNDATION AND BUILDING CONSTRUCTION.

g. MAINTAIN STABILIZED SITE ACCESS AND WORKING AREAS DURING BUILDING CONSTRUCTION.

h. INSTALL STORMWATER BMPs

i. REMOVE EXISTING PAVEMENT AND INSTALL NEW PAVEMENT BASE GRAVEL MATERIALS TO RAISE THE SITE TO THE DESIGN SUBGRADE ELEVATION.

j. INSTALL BINDER PAVEMENT.

k. LANDSCAPE (LOAM AND SEED).

l. INSTALL SURFACE PAVEMENTS.

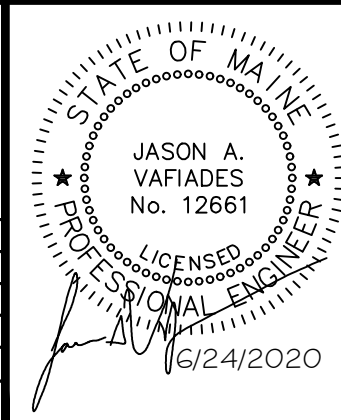
m. INSTALL STRIPING, SIGNAGE, AND MISCELLANEOUS SITE IMPROVEMENTS.

n. REVIEW AND PUNCH THE SITE.

o. REMOVE ANY TEMPORARY EROSION CONTROL MEASURES.
- THE CONTRACTOR MUST MAINTAIN AN ACCURATE SET OF RECORD DRAWINGS INDICATING THE DATE WHEN AN AREA IS FIRST DENUDED, THE DATE OF TEMPORARY STABILIZATION, AND THE DATE OF FINAL STABILIZATION. ON OCTOBER 1 OF ANY CALENDAR YEAR, THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN FOR STABILIZING THE SITE FOR THE WINTER AND A DESCRIPTION OF WHAT ACTIVITIES ARE PLANNED DURING THE WINTER.

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NOT FOR CONSTRUCTION

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3.	1-16-2020	REVISED PER TOWN COMMENT.
2.	10-31-2019	REVISED PER MDEP COMMENT.
1.	10-4-2019	REVISED PER COMMENT.
REVISIONS		

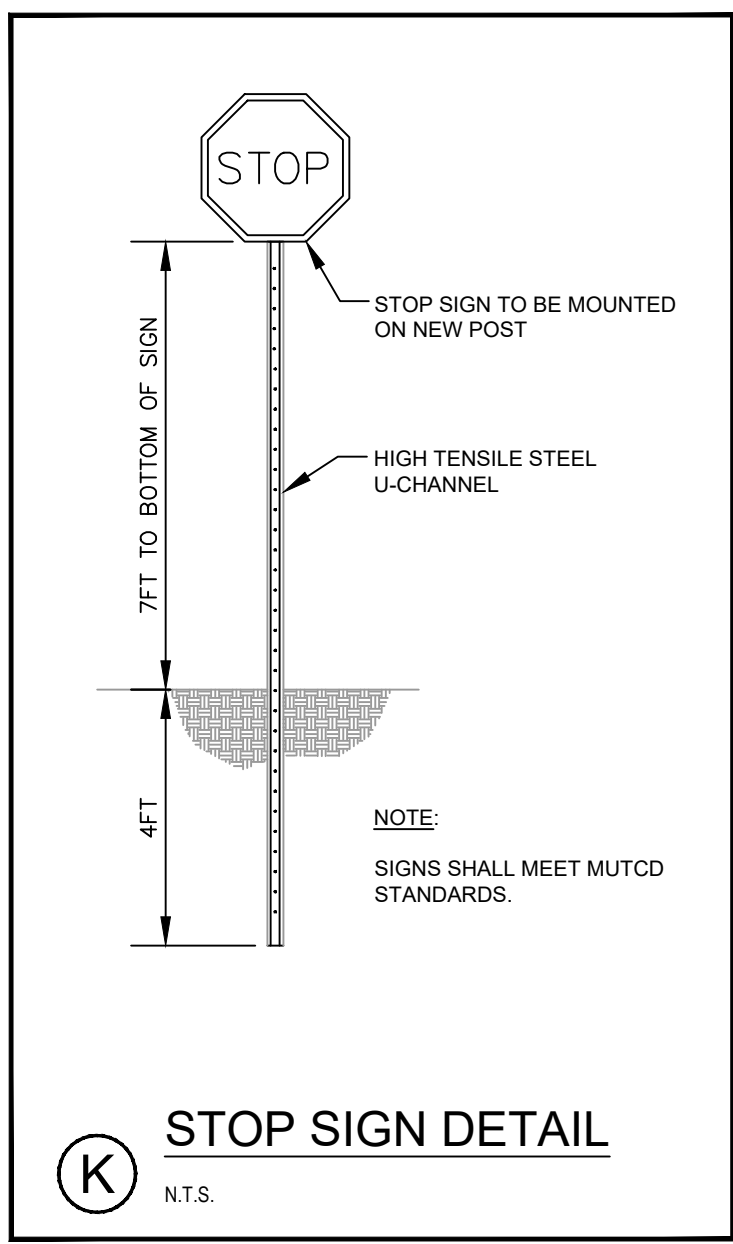
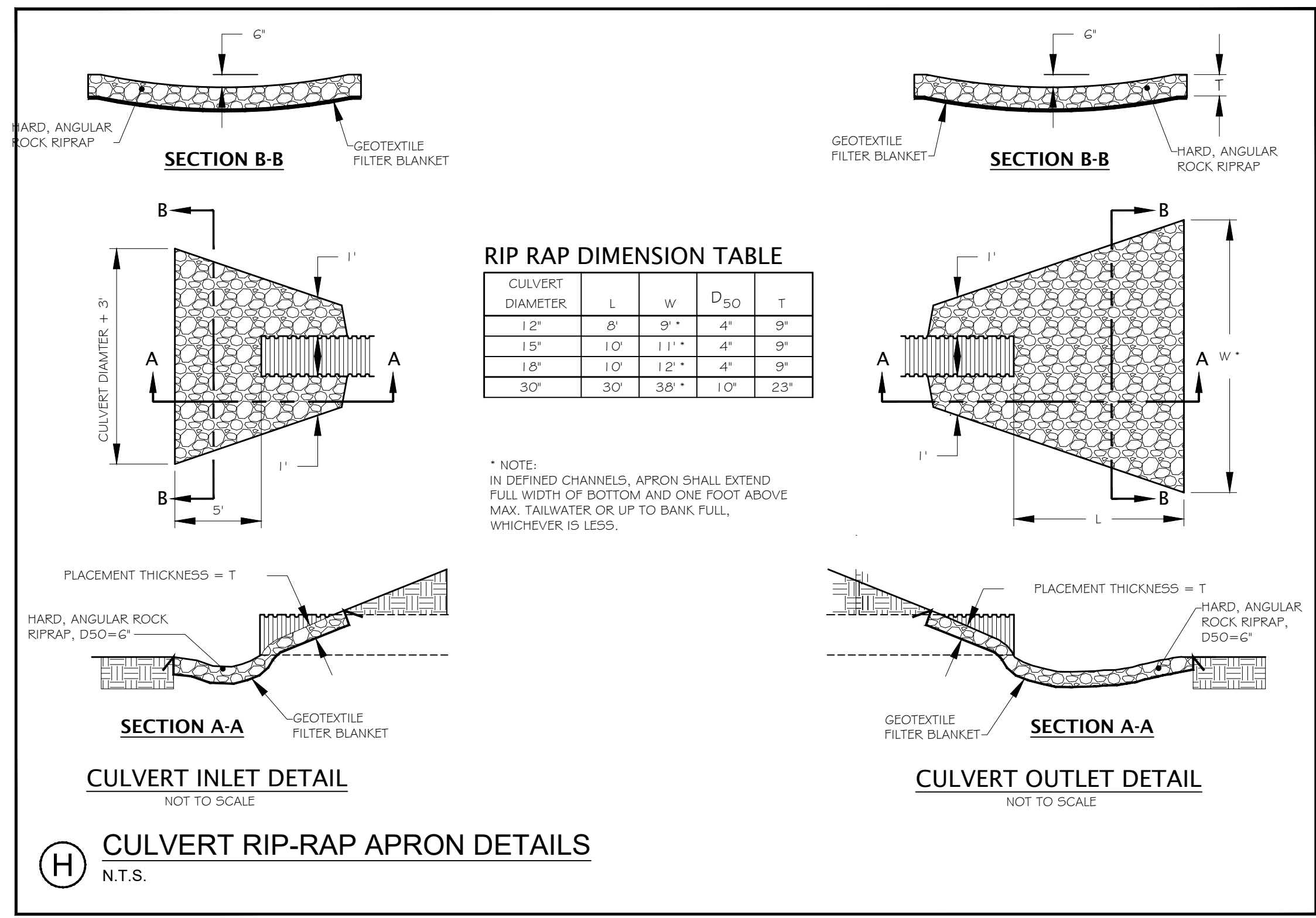
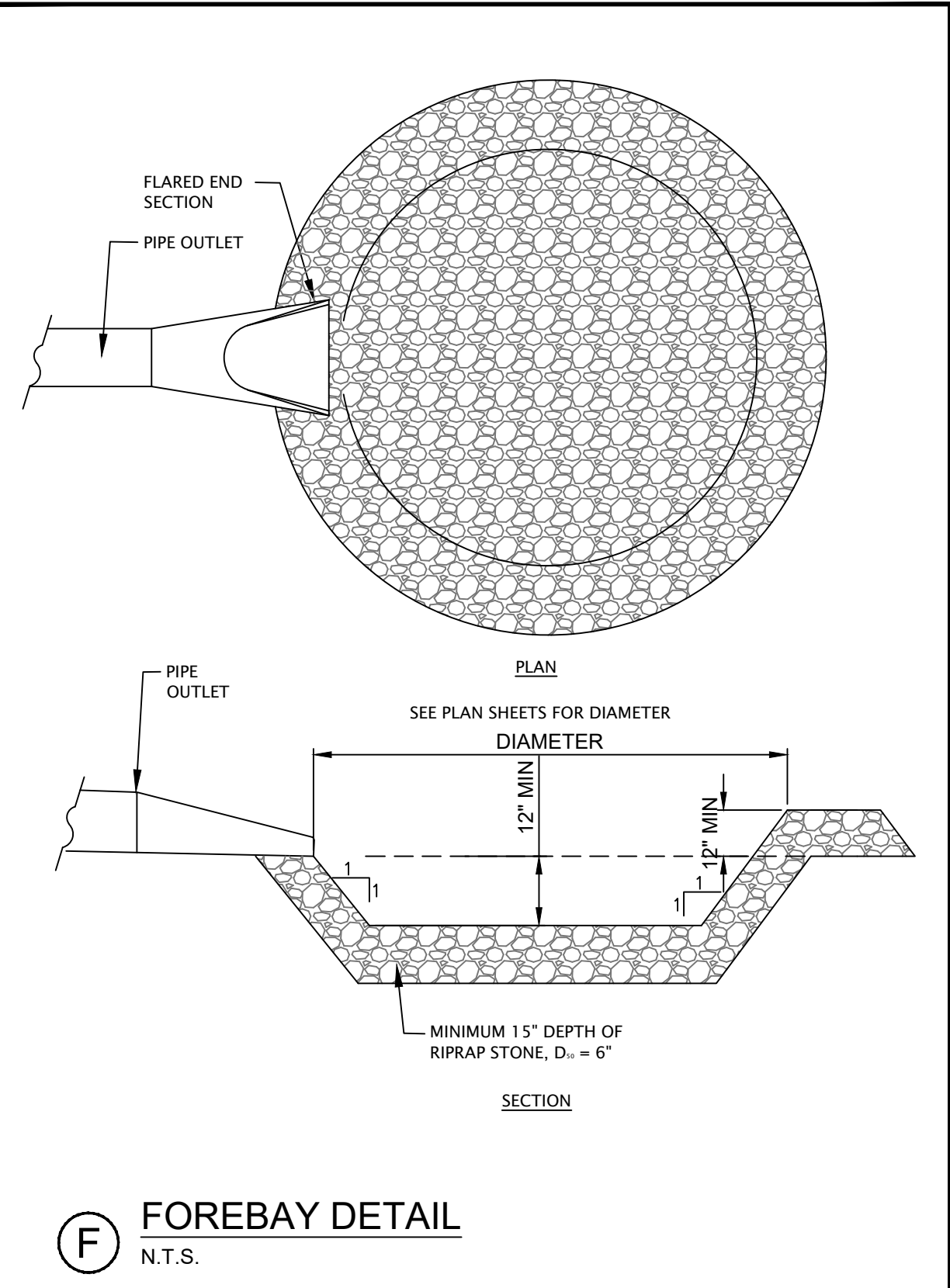
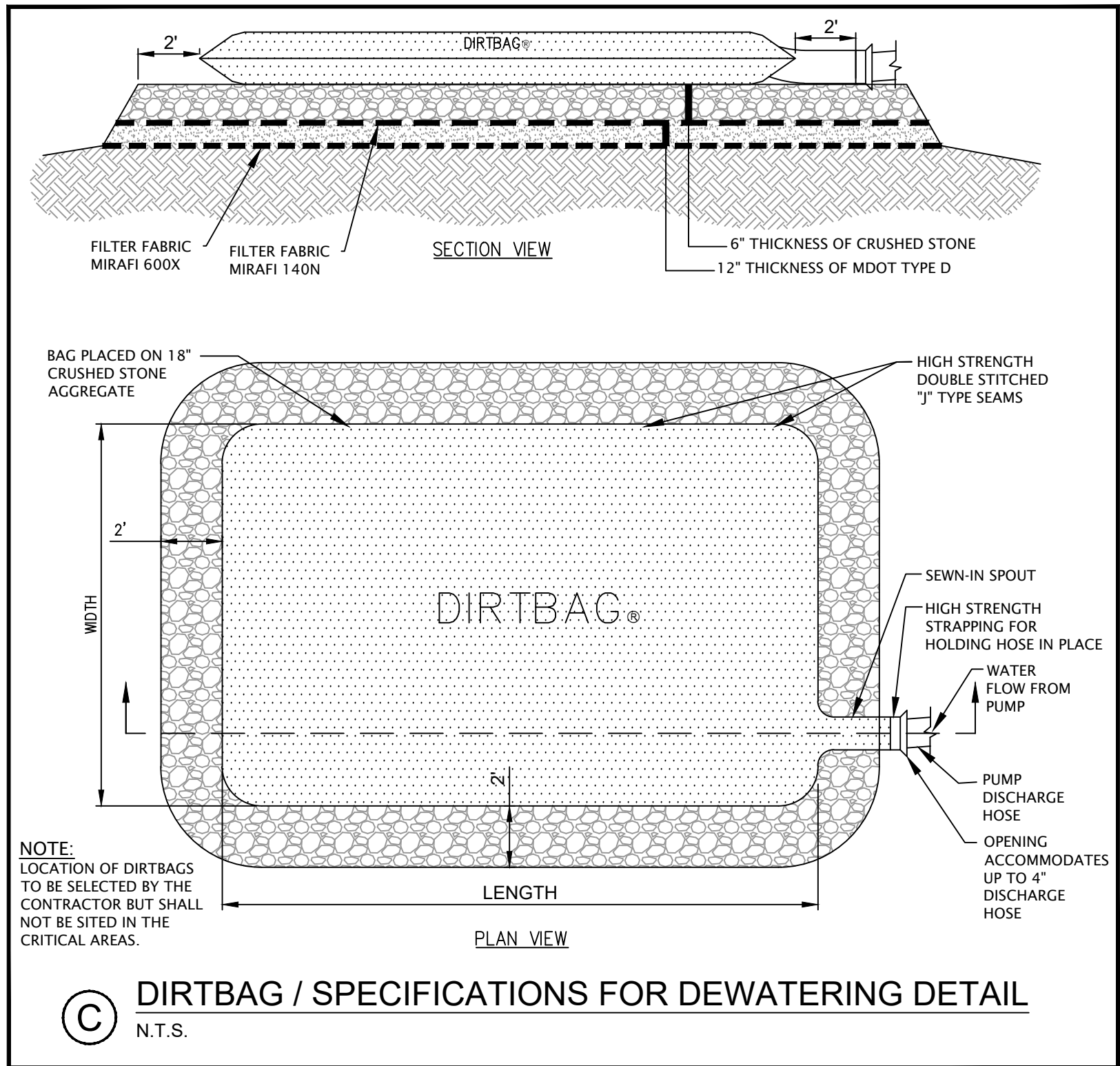
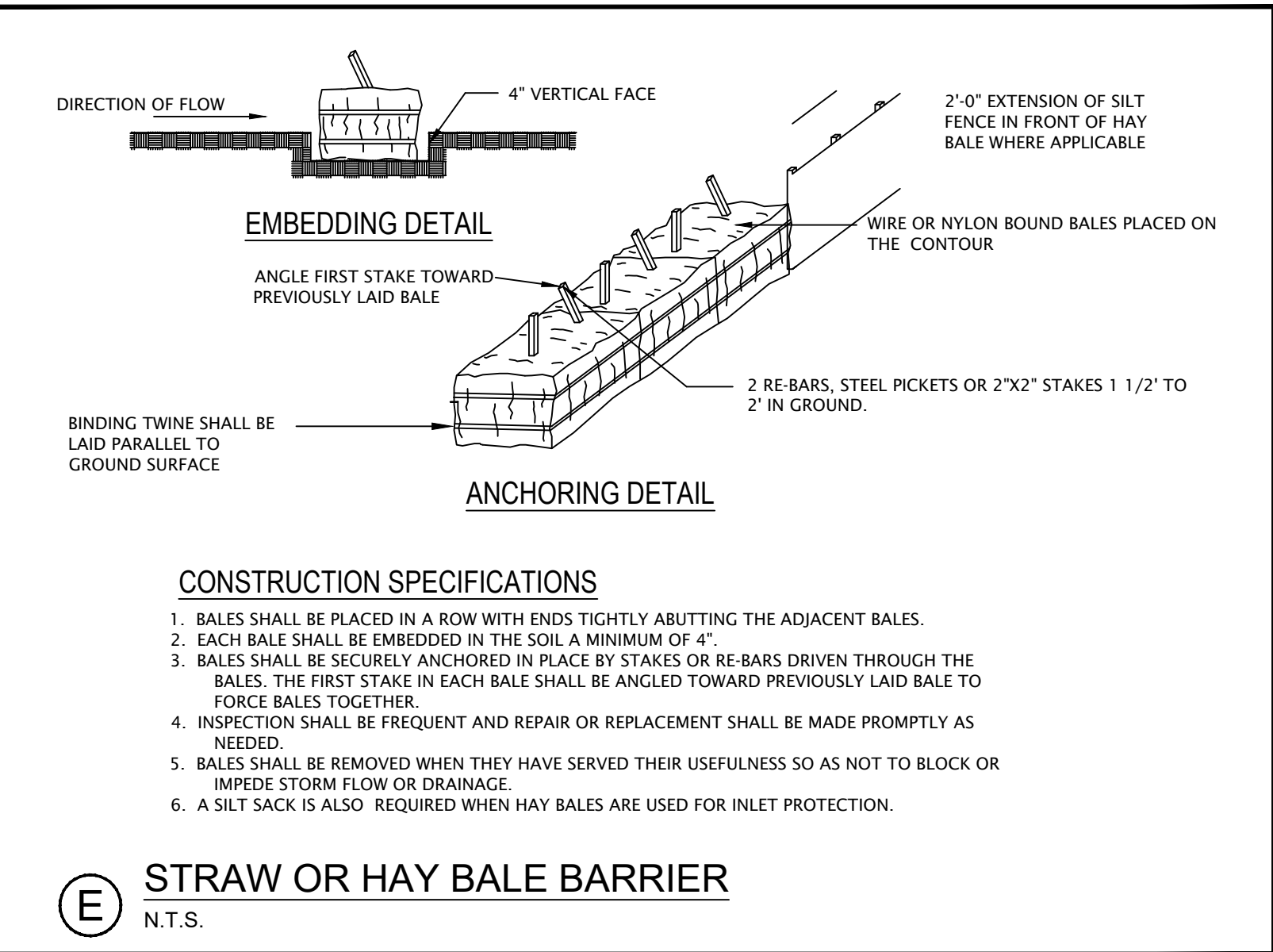
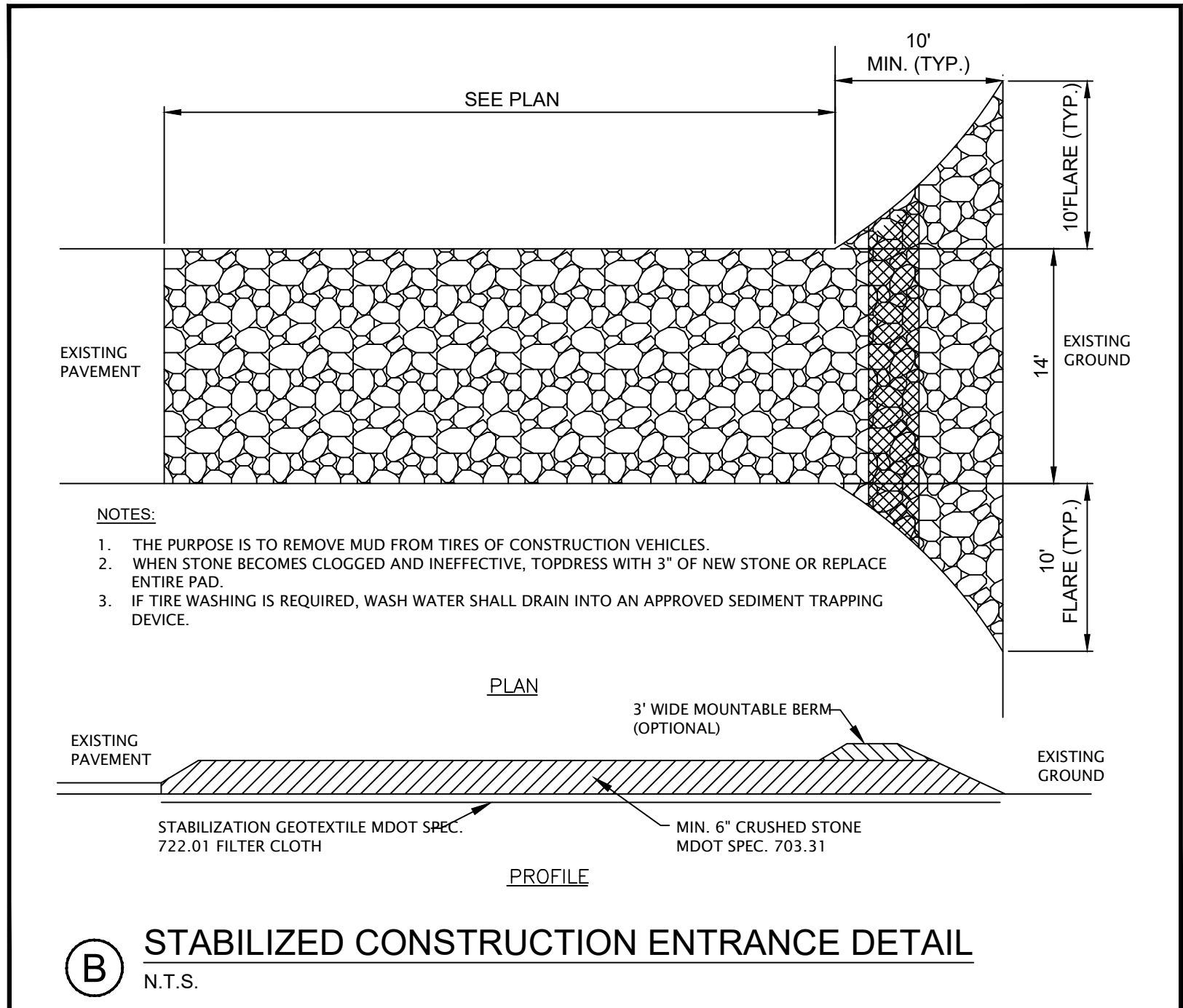
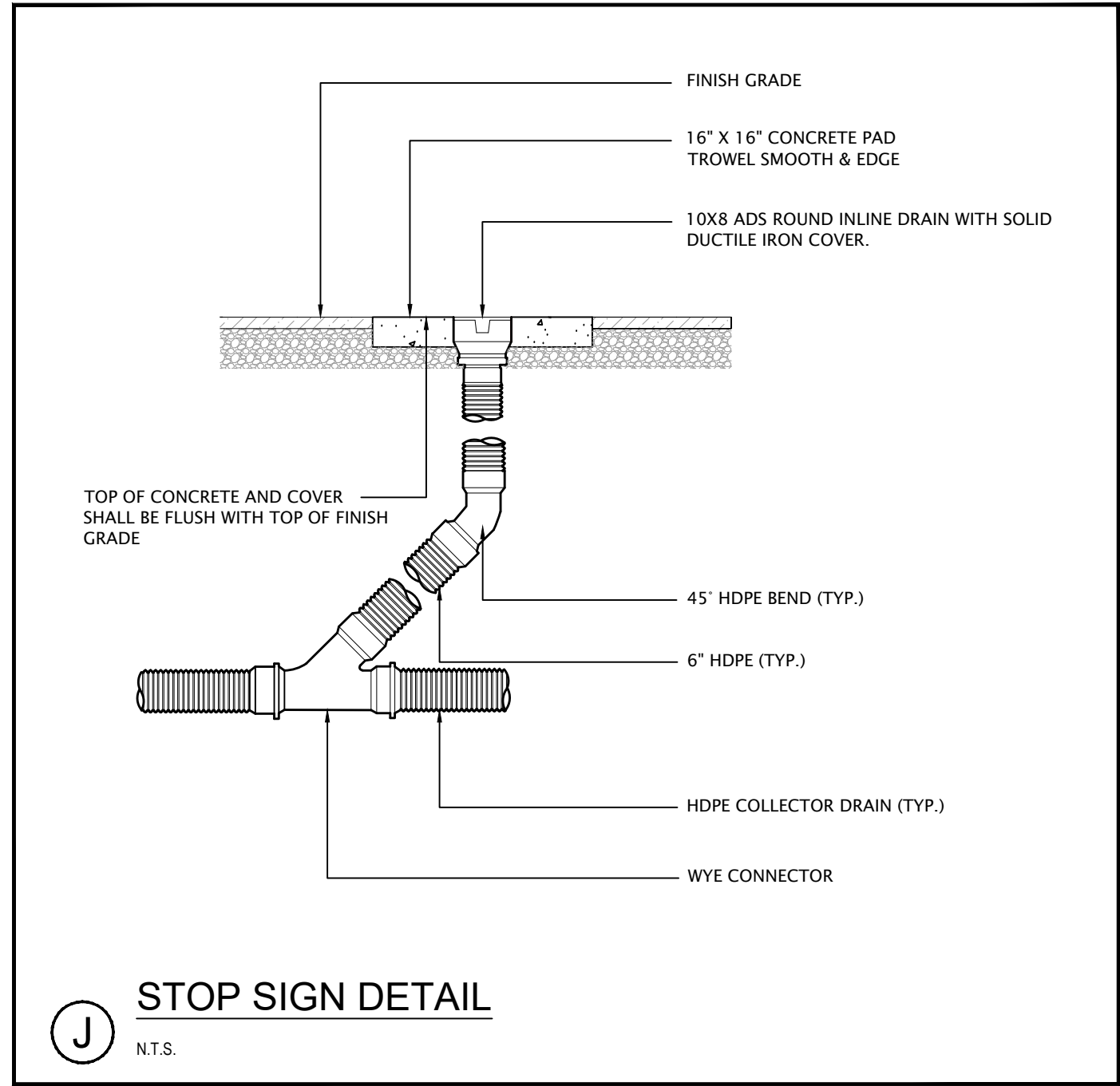
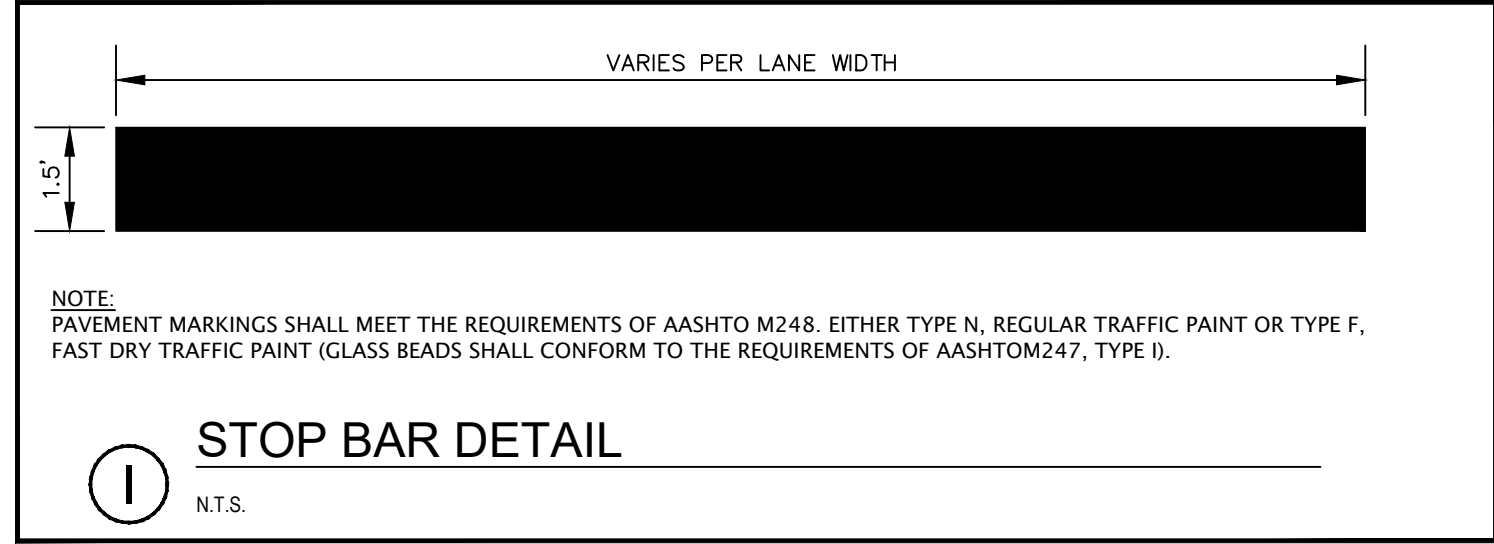
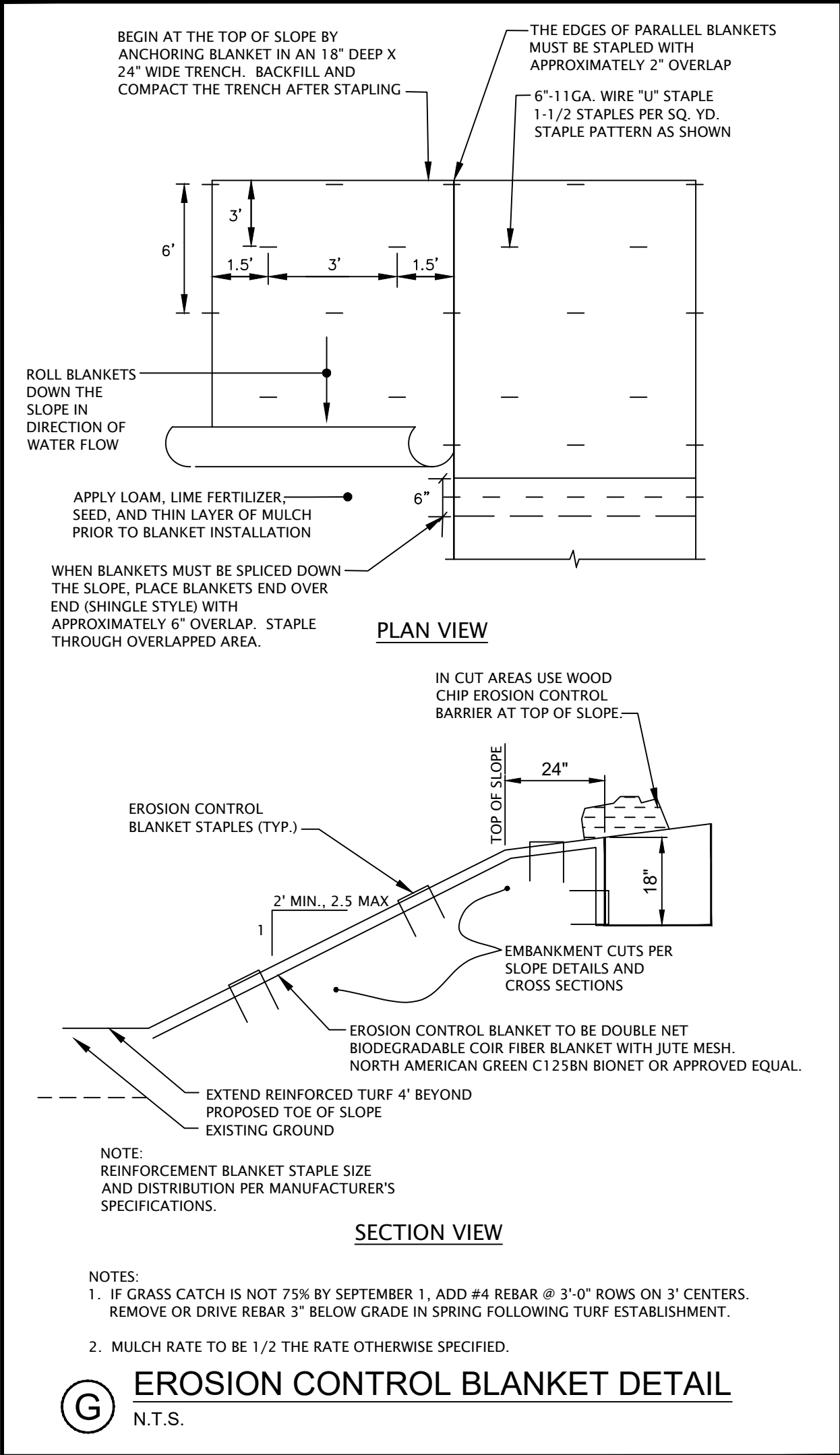
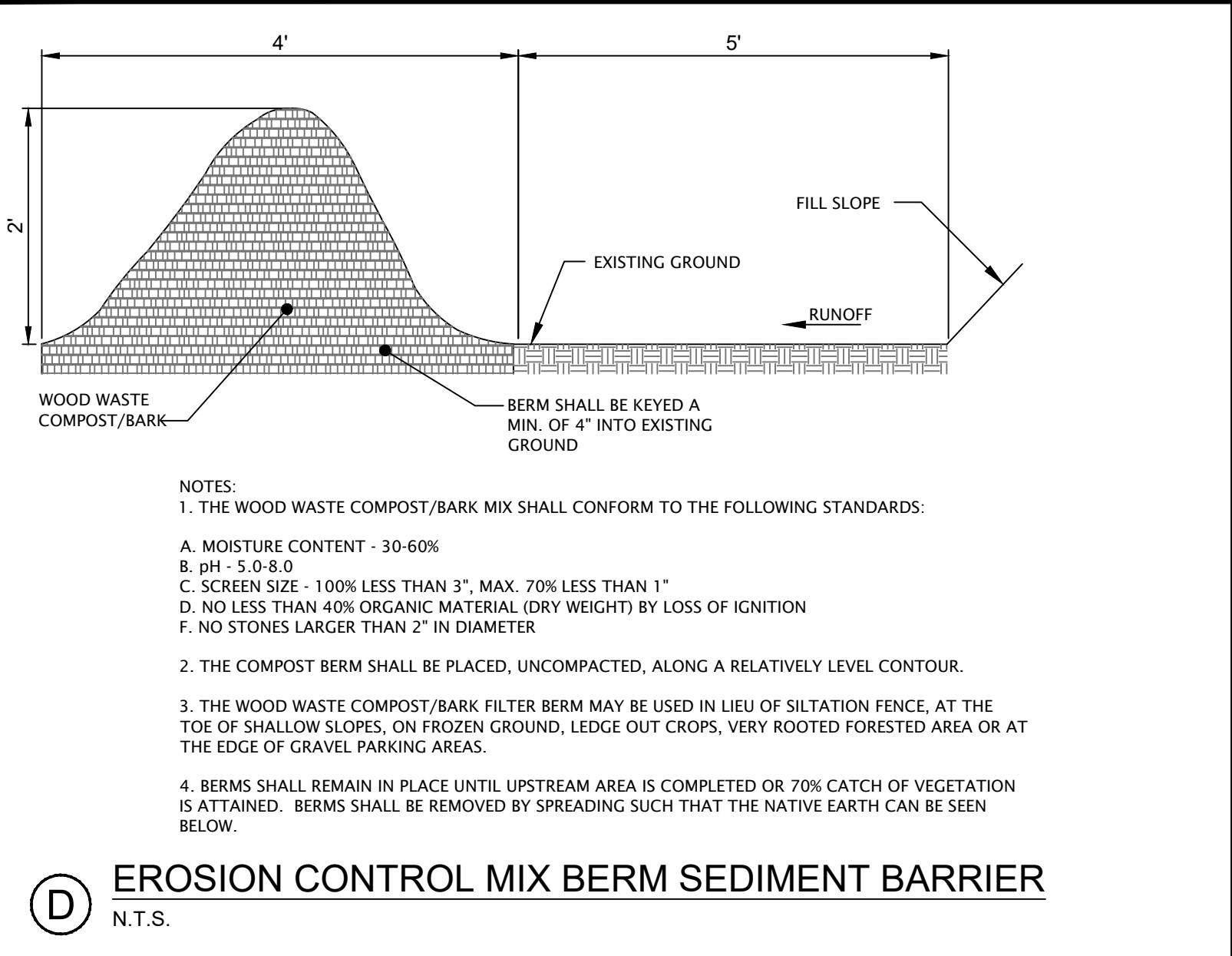
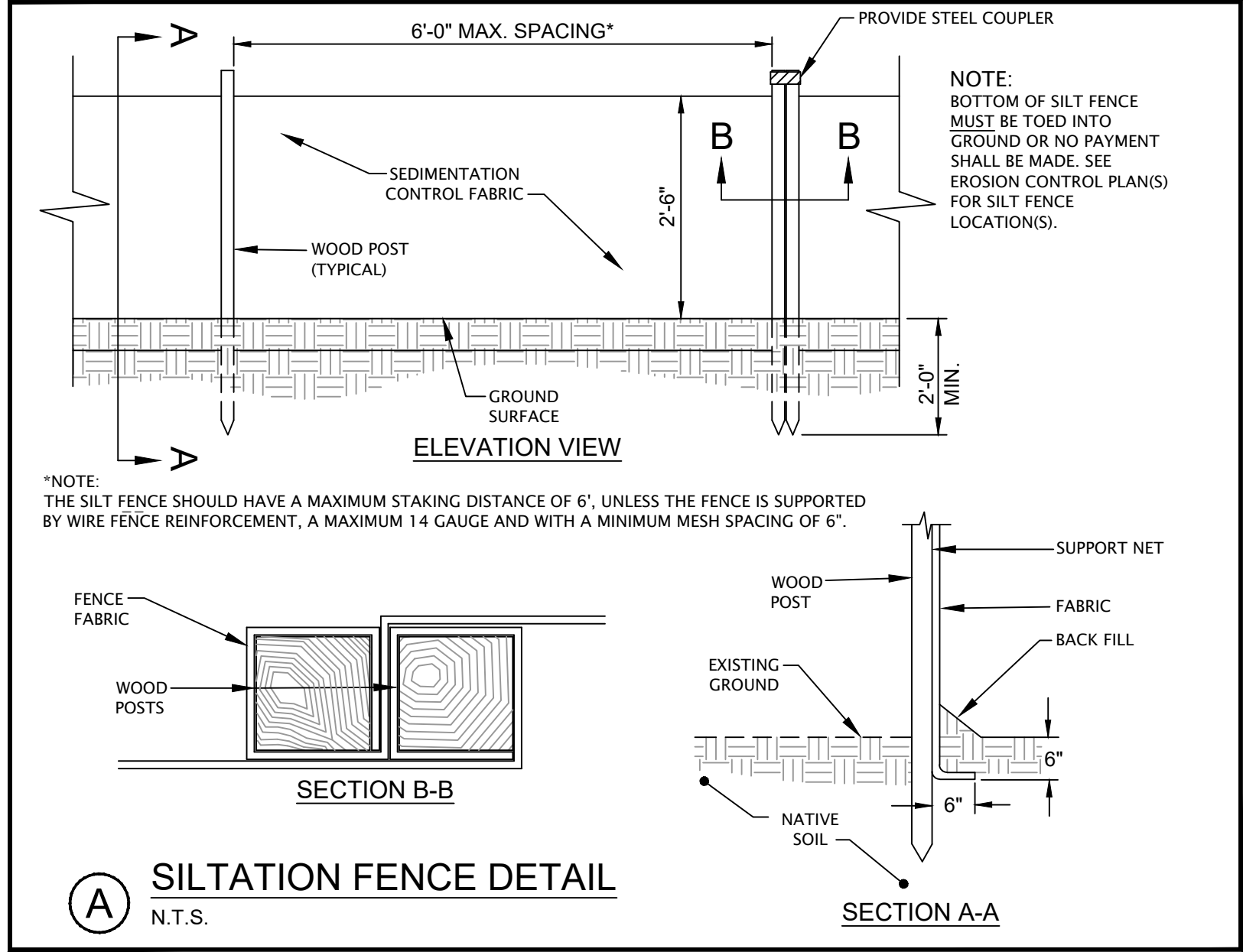


MAP: 6 LOT: 49 BIDDEFORD, MAINE
EROSION & SEDIMENTATION CONTROL NOTES
PETER A. MOURMOURAS 30 SACO AVENUE OLD ORCHARD BEACH, MAINE 04046



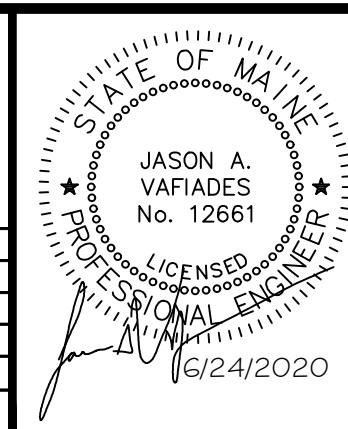
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Freeport, ME 04032
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FILE NAME:	
SHEET: C-300	



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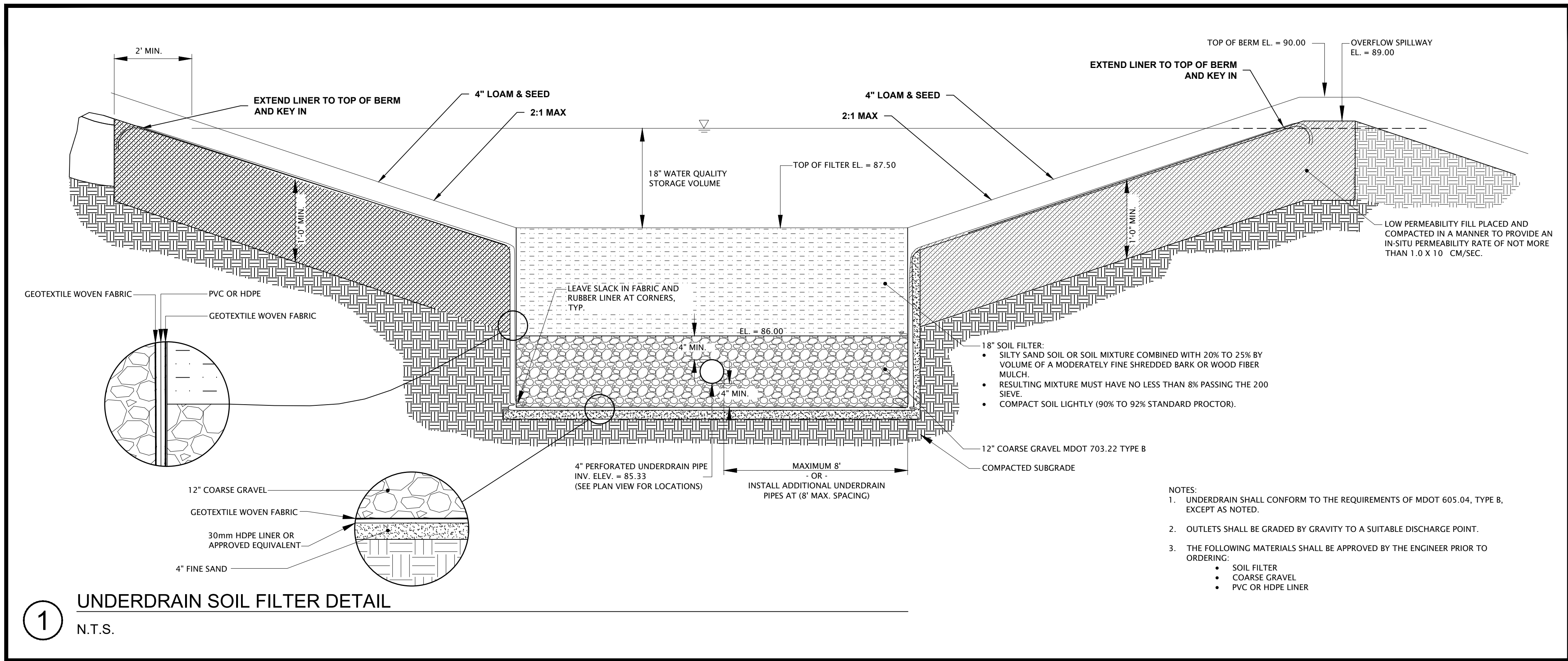
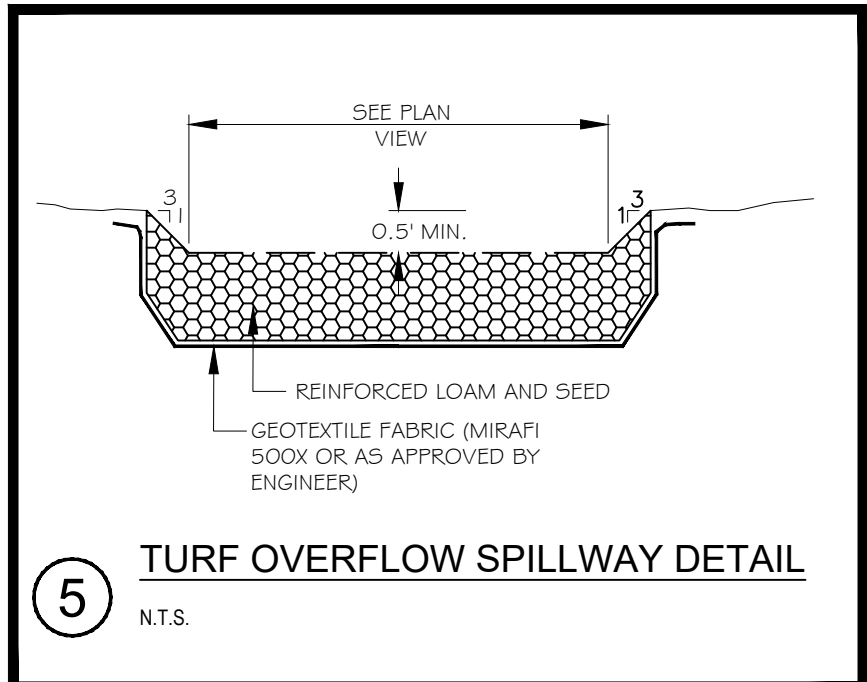
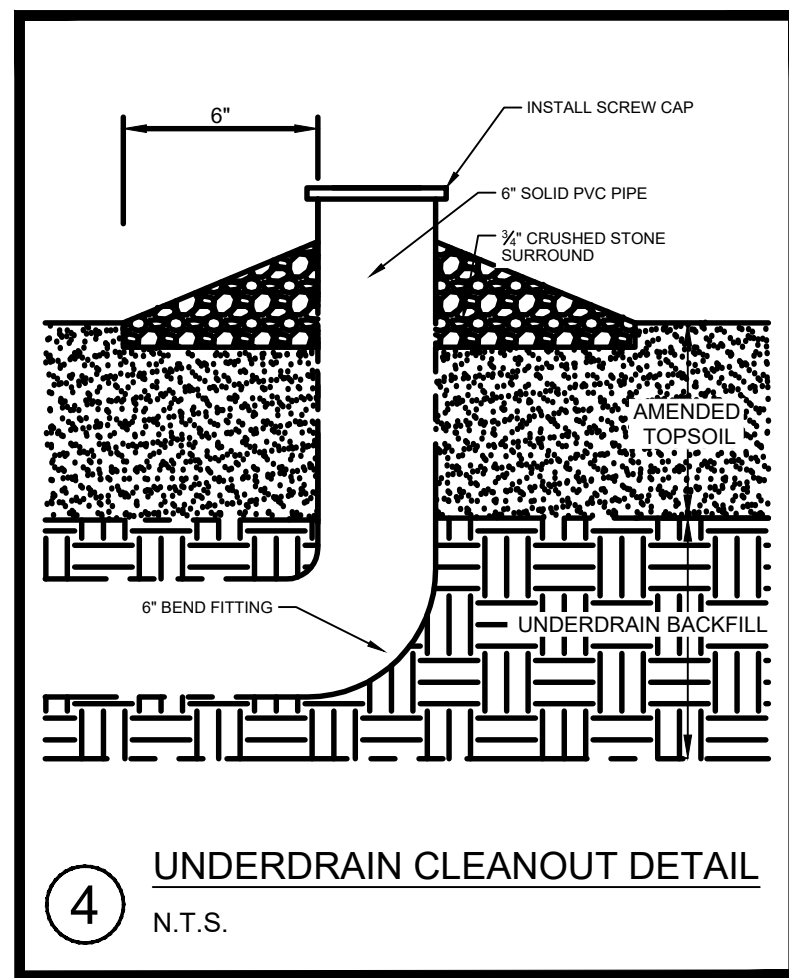
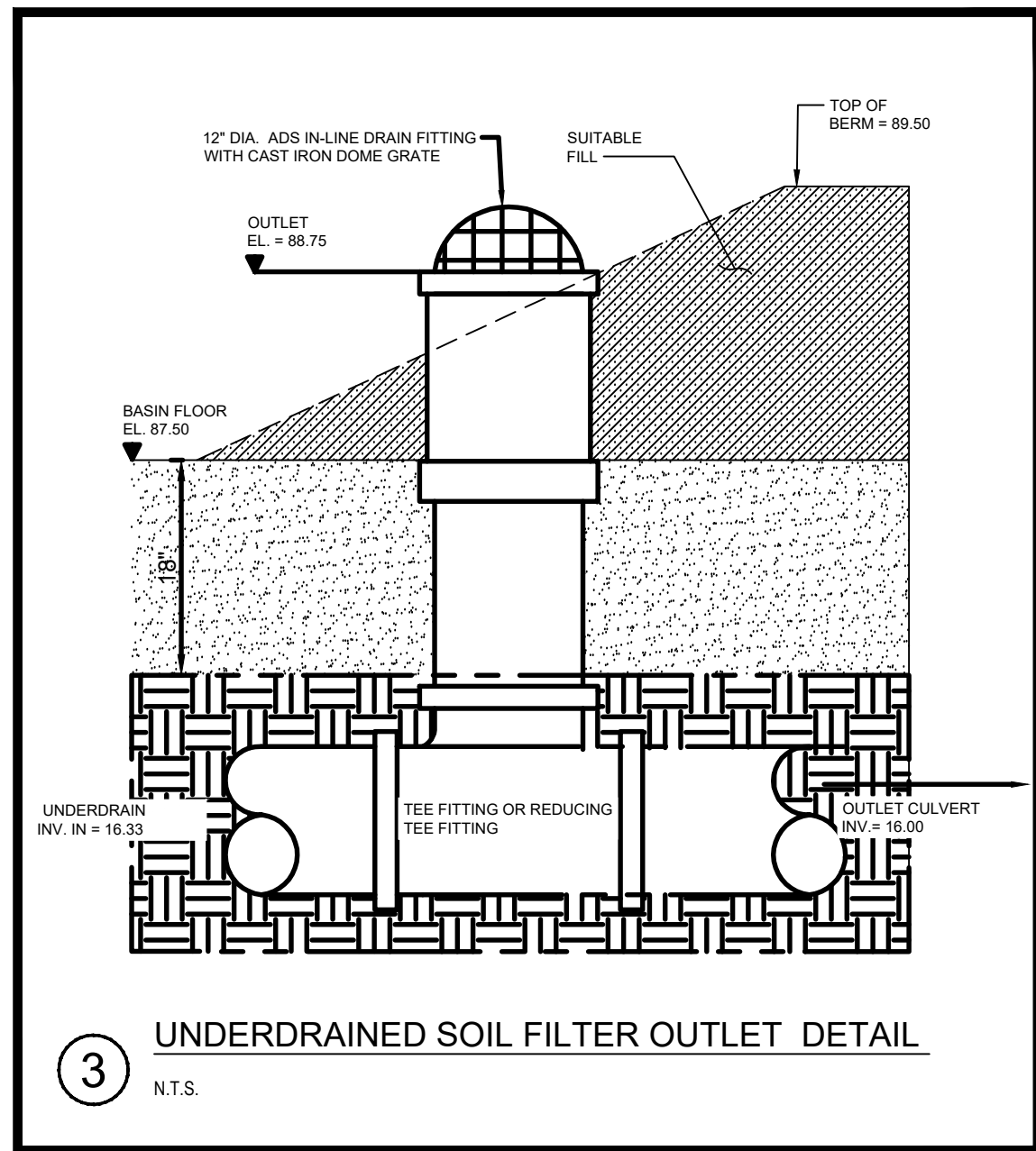
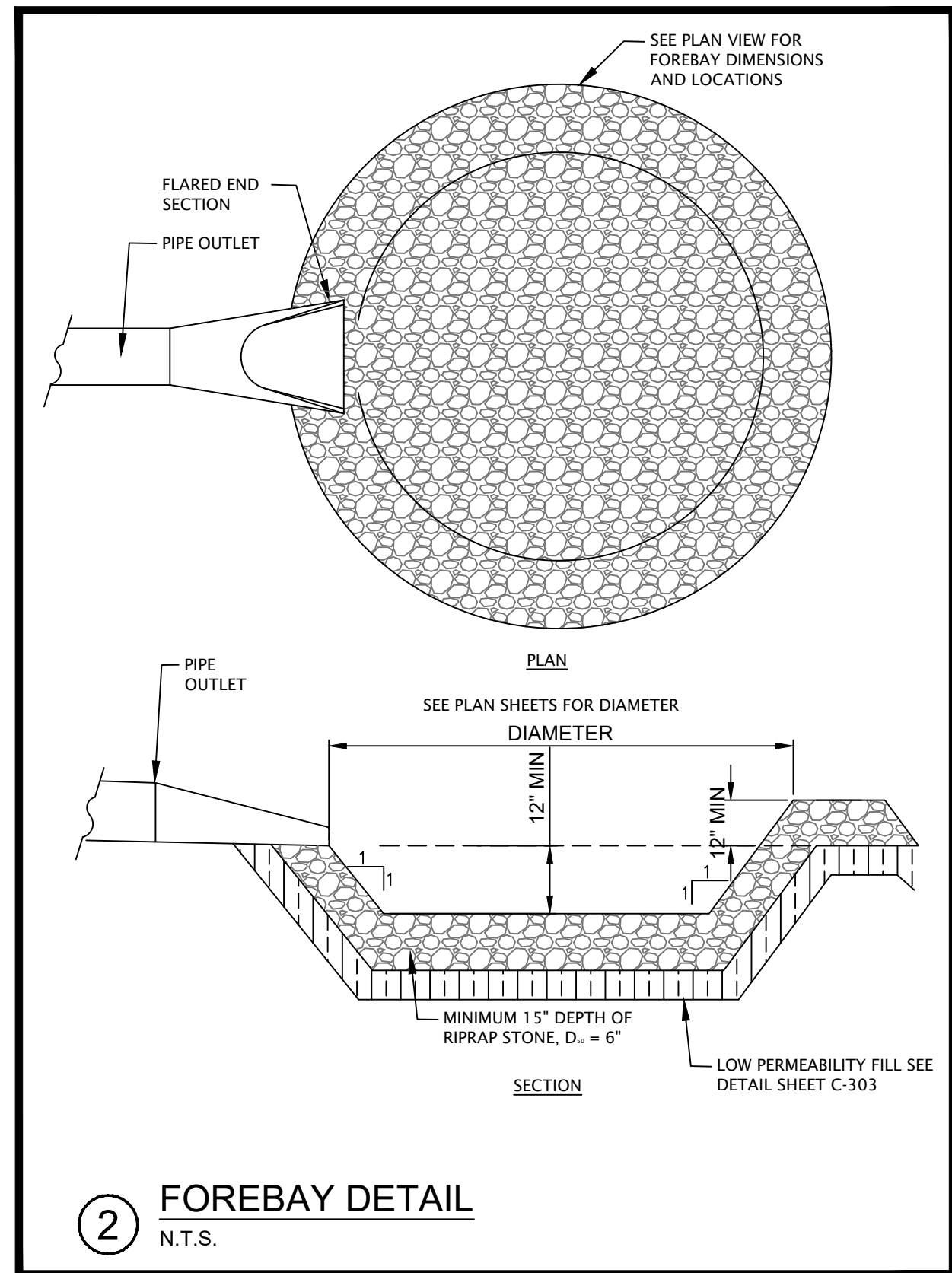
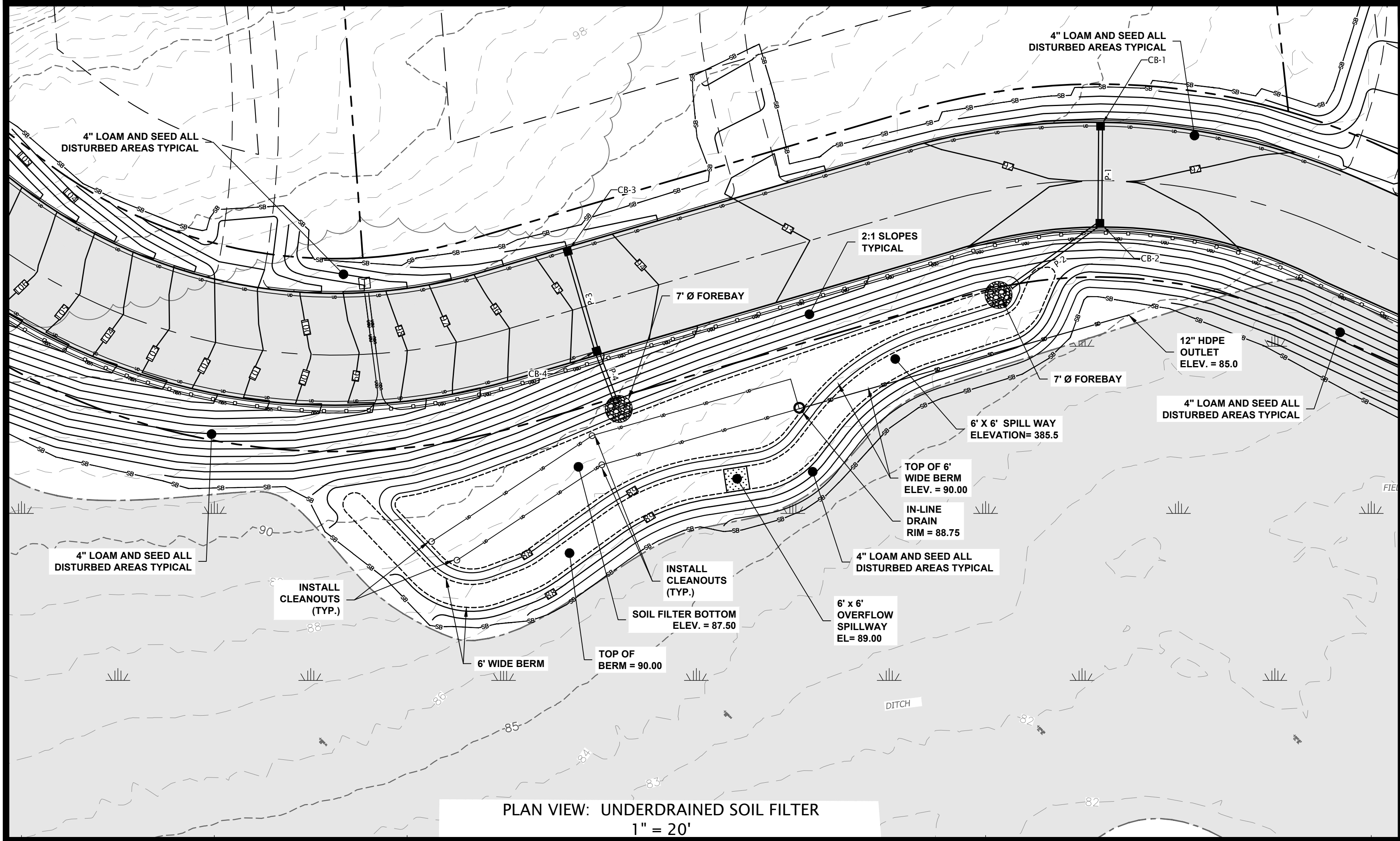
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1.	10-4-2019	REVISED PER COMMENT.



MAP: 6 LOT: 49
BIDDEFORD, MAINE
EROSION CONTROL AND
SITE CIVIL DETAILS
PETER A. MOURMOURAS
30 SACO AVENUE
OLD ORCHARD BEACH, MAINE 04046

Atlantic Resource Consultants
541 US Route One
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DRAWN: MPV
DESIGNED: JAV
CHECKED: JAV
FILE NAME:
SHEET: C-301

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DESIGNED: JAV	SCALE: N.T.S.
CHECKED: JAV	JOB NO. 19-009
FILE NAME:	
SHEET: C-302	



UNDERDRAINED SOIL FILTER NOTES:

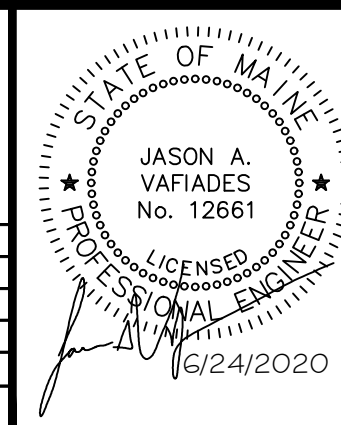
- UNDERDRAINED FILTER BASINS CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED. COMPACTED SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA. CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
 - AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
 - AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDING. BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
 - ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
 - SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
 - PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE. A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
 - PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.
- DEWATERING: A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADIENT EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE. PLEASE FOLLOW THE DETAILS OF SUCH A PLAN.
- BASIC STANDARDS - EROSION CONTROL MEASURES: MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE. THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES AS PUBLISHED IN 1991 BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS BEEN CHANGED TO THE 'MAINE EROSION AND SEDIMENT' CONTROL BMP'S PUBLISHED BY THE MAINE DEP IN 2003. ALL REFERENCES SHOULD BE CHANGED TO THE 'MAINE EROSION AND SEDIMENT' CONTROL BMP'S. [HTTP://WWW.MAINE.GOV/DEP/BLWQ/DOCSTANDESCMPINDEX.HTM](http://www.maine.gov/dep/blwq/docstandescbmps/index.htm)

CONSTRUCTION OVERSIGHT REQUIRED

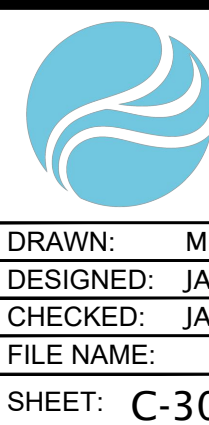
THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE POND'S CONSTRUCTION PLAN FOR THE CONTRACTOR, ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED. THE INSPECTING ENGINEER WILL NOTIFY BOTH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AS WELL AS THE TOWN OF OLD ORCHARD BEACH IN WRITING WITHIN 30 DAYS TO STATE THAT THE POND HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

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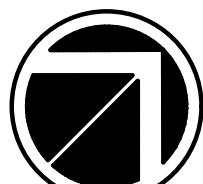


MAP: 6 LOT: 49 BIDDEFORD, MAINE STORMWATER BMP DETAILS I
PETER A. MOURMOURAS 30 SAGO AVENUE OLD ORCHARD BEACH, MAINE 04046

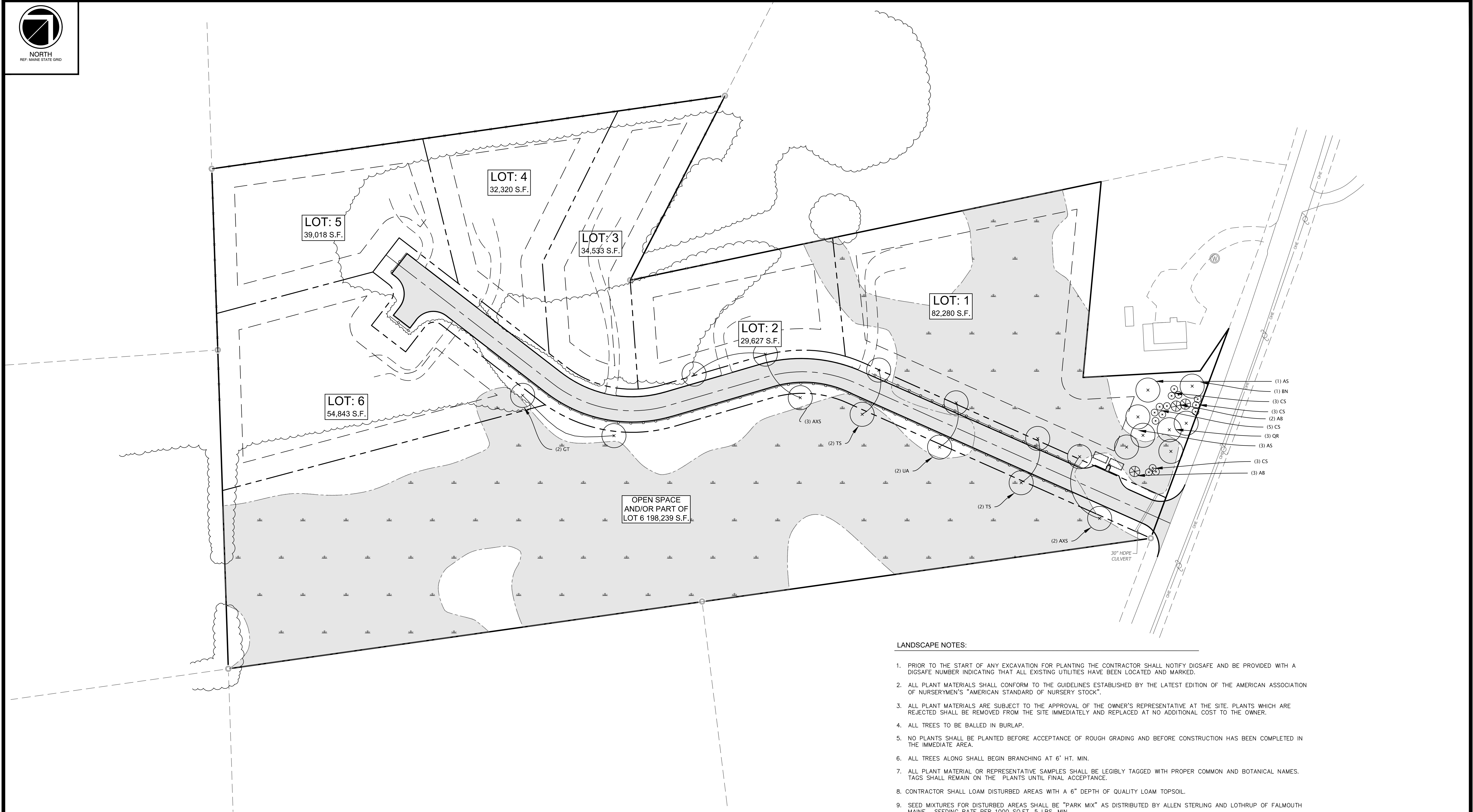


Atlantic Resource Consultants
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Tel: 207.869.9050

	DATE: SEPTEMBER 11, 2019
	SCALE: AS SHOWN
	JOB NO. 19-009

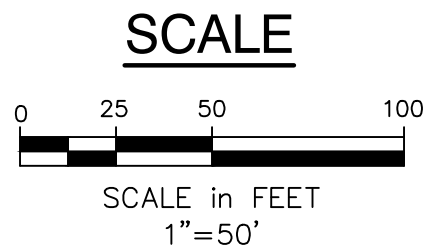


NORTH
REF: MAINE STATE GRID



PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES					
AB	ABIES BALSAMEA	BALSAM FIR	3	4' HT.	FULL & BUSHY, B&B
AS	ACER SACCHARUM	SUGAR MAPLE	4	1" CAL.	SINGLE LEADER, B&B
AXS	ACER X FREEMANII 'SIENNA'	SIENNA GLEN FREEMAN MAPLE	5	1.5" CAL.	SINGLE LEADER, B&B
BN	BETULA NIGRA	RIVER BIRCH	1	12' HT.	CLUMP, B&B
GT	GLEDITSIA TRICANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2	1.5" CAL.	SINGLE LEADER, B&B
QR	QUERCUS RUBRA	RED OAK	3	1" CAL.	SINGLE LEADER, B&B
TS	TILIA TOMENTOSA 'STERLING'	SILVER LINDEN	4	1.5" CAL.	SINGLE LEADER, B&B
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	3	1.5" CAL.	SINGLE LEADER, B&B
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
CS	CORNUS SERICEA 'CARDINAL'	CARDINAL RED TWIG DOGWOOD	16	5 GAL.	FULL & BUSHY

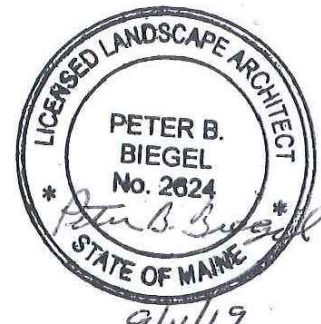


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LANDSCAPE NOTES:

- PRIOR TO THE START OF ANY EXCAVATION FOR PLANTING THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES TO BE BALLED IN BURLAP.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL TREES ALONG SHALL BEGIN BRANCHING AT 6' HT. MIN.
- ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL LOAM DISTURBED AREAS WITH A 6" DEPTH OF QUALITY LOAM TOPSOIL.
- SEED MIXTURES FOR DISTURBED AREAS SHALL BE "PARK MIX" AS DISTRIBUTED BY ALLEN STERLING AND LOTHROP OF FALMOUTH MAINE. SEEDING RATE PER 1000 SQ.FT. 5 LBS. MIN.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
- THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREETATOR ON ALL TREES ALONG THE PROPOSED STREET AT THE TIME OF INSTALLATION. THESE BAGS SHALL BECOME THE PROPERTY OF THE OWNER.

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1.	10-4-2019	REVISED PER COMMENT.



MAP: 6 LOT: 49
BIDDEFORD, MAINE
OVERALL
DEVELOPMENT PLAN
PETER A. MOURMOURAS
30 SACO AVENUE
OLD ORCHARD BEACH, MAINE 04046



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541 US Route One
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Tel: 207.869.9050

DRAWN: MPV	DATE: SEPTEMBER 11, 2019
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FILE NAME:	JOB NO. 19-009
SHEET: L-100	

Site Design Associates

Consulting Engineering and Land Planning

June 22, 2020

Mr. Greg Tansley
Via email

**RE: Eagle River Run Subdivision
River Road
Review of Resubmission**

Dear Greg;

Per your request Site Design Associates has undertaken a review of the revised plans and documentation submitted in support of a final subdivision application for the referenced project received on June 12, 2020.

Our review was based on civil engineering plans dated 06-10-20, the application packet, and the stormwater management report for the project. It is our understanding the project requires a NRPA permit from DEP, and based on the disturbed area of over one acre proposed, it will require a stormwater PBR, which requires meeting the basic stabilization standards. Therefore, we reviewed the stormwater quantity and quality analysis provided in the context of the city land use code and standard engineering practice.

Based on our review we offer the following comments for your, the planning board's, and the applicant's consideration, with the numbers corresponding to our original comments, where possible:

A. Stormwater Management

Our previous comments were addressed. **As noted in the documents submitted, if the road is accepted by the city, the maintenance for the stormwater management facilities outside the right of way will remain the lot owners' responsibility, which would assumedly fall on the HOA. We quickly reviewed the draft HOA documents and did not see any specifics about the maintenance of those facilities or of the road and associated infrastructure until such time as the road might be accepted by the city. As a part of the Maine DEP Stormwater Permit by Rule process, an inspection and maintenance plan will need to be prepared and submitted for review. Preparation of such a document may be an item the planning board should consider as a condition of approval. This should be appended to the HOA documents as well.**

B. Drainage Plans and Calculations

1. Addressed.

23 Whitney Way Topsham, Maine 04086
Phone: (207) 449-4275 email: info@sitedesignassociates.biz

2. Addressed.

C. Drawings

1. Subdivision Plan

- a. Addressed.
- b. Addressed.
- c. Addressed.

2. Sheet C-200 – Roadway and Utilities Plan and Profile

- a. Additional underdrainage is required from station 8+30 left to the end of the road. Additionally, cleanouts should be provided.
- b. Addressed.
- c. Addressed.
- d. Addressed.
- e. Is the turnaround area design acceptable to public works?
- f. Addressed.
- g. Addressed.
- h. We previously commented that the guardrail shown at the end of each leg of the turnaround should be removed as it will be a hindrance to winter maintenance. The response was that the public works director requested the guardrail. The guardrail is shown immediately adjacent to the pavement at the end of the road, and a few feet beyond the pavement of the leg of the turnaround. There is also a light shown behind the guardrail at the end of the road. The public works director should review and verify that the guardrail and light are acceptable as shown.
- i. Addressed.
- j. Addressed.
- k. It appears that stormwater runoff from upgradient areas will have a tendency to flow along the toe of the roadway fill slope. Protection of this toe of slope should be provided. The applicant commented that short term erosion control measures should be sufficient. Our recommendation is that a note be added to this drawing requiring monitoring and that if erosion does occur a formal swale will need to be constructed.
- l. Addressed.
- m. Addressed.
- n. A sawcut and butt joint should be shown at River Road.
- o. Addressed.
- p. Signage should be shown, including stop, street and signage required by the council order approving a 3 ft shoulder in lieu of a sidewalk.
- q. Chapter 62 requires insulation over storm drain piping with less than 4 ft of cover.
- r. Addressed.
- s. Addressed.

- t. The station at the end of the road should be called out.
- u. The grading for the guardrail sections does not appear to reflect the five foot wide top of slope necessary for the guardrail installation.

3. Sheet C-302 – Site Civil Details 1

- a. Detail A – Typical Roadway Section
 - Reference should be made to Chapter 62 for the pavement material and thickness buildup required. The pavement and base gravel thicknesses shown are not consistent with chapter 62, Table A.
 - Addressed.
 - Addressed.
 - Addressed.
 - The riprap apron table shown on drawing C-301 should include dimensions associated with a 24 inch diameter pipe.
 - The detail should show a minimum of two feet backing up the curb in a fill section. In a guardrail section it will be five feet per the detail.
- b. Detail B – Precast catch Basin Detail
 - Given the roadway slopes, we suggest square cascade grates be provided. This has been partially addressed. Cascade grates should only be used at CB #3 and #4. Conventional grates should be used at the other locations.
 - Addressed.
- c. Detail E – Vertical Slipform Concrete Curb Detail
 - Addressed.
 - Generally, when the curb is not located adjacent to a sidewalk, a sloped form is used. This is something that the public works director should review and let the applicant know what the preference is.
- d. Detail F – Wood Guard Rail
 - The detail provides for 1'-10" from face of curb to the face of the guardrail for snow storage, which is another issue the public works director should review.
- e. Detail K – Driveway Detail (new)
 - This should show riprap aprons at the ends of the culverts.
- f. An underdrain trench detail should be provided.

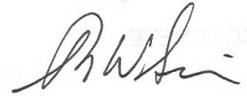
4. Sheet C-303 – Stormwater BMP Details 1

- a. It appears the reference to a 6' x 6' spillway at elevation 385.5 may be a carryover from another drawing?
- b. Addressed.

- c. Sideslopes are shown as 2H:1V. The maximum permitted based on the DEP BMP manual is 3H:1V.
- d. Addressed.
- e. Addressed.
- f. Addressed.

We do not believe that these comments will significantly impact the overall design concept, and that they could be satisfactorily addressed as a condition of approval if you concur and the board is so inclined. If you have any questions, or require additional information, please do not hesitate to contact me.

Sincerely,
Site Design Associates

A handwritten signature in black ink, appearing to read 'Tom Saucier', with a stylized flourish at the end.

Tom Saucier, P.E.
President



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

June 3, 2020

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

Re: David Dube 9 Digital Drive Biddeford.

Dear Mr. Tansley,

Attached is my response to comments received. The applicant will submit a financial capacity letter before final. Please let me know when you need additional fees.

Should you have questions, please call.

Paul P. Gadbois, P.E., P.L.S.



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June 3, 2020

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

Re: David Dube 9 Digital Drive Biddeford.

Dear Mr. Tansley,

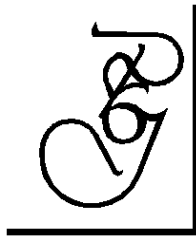
The following is the response from staff comments:

Planners Comments

- No sign is proposed. Should one be required in the future the applicant will apply for a sign permit from the Code Department. (See note #22 on sheet #1)
- Added handicap parking location and note to mount on sign post sheet #1 and revised detail for parking space layout on sheet #3.
- Submitted photo specs and added to legend.
- Attached are letters for the Ability to Serve. City Engineering Department will provide response.
- Unit Cost Estimate provided.
- Financial capacity letter to be submitted under separate cover.
- Stormwater mitigation fee was determined to be \$ 2,627.50
- We are not proposing a stormwater pond many projects allow grading to be redirected to roadside ditches and a culvert at driveway crossing.
- Soil Boundary line.
- Added riprap behind guard rail.
- Salt management plan submitted.
- Ok. I believe we have met all requirements listed in the checklist for Site Plan requirements.

SMPDC Comments:

- Added trees size and types. I have added a note dumpster to be enclosed with a 6 foot high stockade fence with gate on sheet #1 and detail on sheet #4. Added landscaping along building.
- This is not a detention pond we are simply redirecting flow to the existing ditch.
- The roof dripline is along the edge of the CMP right of way line we are simply grading within the easement. CMP Deed Book1218 Page 179 states that no structures shall be built on said easement.
- See plans provided by Trades Center. We have added landscaping along the street side.



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Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

- I have added an existing conditions plan. We are proposing to save 5 of the 7 trees within the front setback.
- The building will be serviced by oil and the tank will be located within the structure. We are not proposing any storage of fuels or chemicals for this project. This spill prevention response has been submitted per request from the planning department. The only section that applies is 3.2.1 Minor Spill Response.

Site Design Associates Comments:

A. Stormwater Management

- The total impervious calculations have been revised on the plan.
- Compensation Fee is calculated as follows:

Pavement	.168 Ac x \$ 12,500 =	\$ 2,100.00
Building	.073 Ac x \$ 5,000 =	\$ 365.00
Lawn	.065 Ac x \$ 2,500 =	<u>\$ 162.50</u>
	Total Fee =	\$ 2,627.50

B. Drainage Plans and Calculations

- I did not see any conflict with the culvert invert elevations with the plan and model.
- The project is designed to maintain the existing drainage along the easterly property line and also to minimize tree cutting within this area. I have added a 2-foot strip of riprap for erosion control. The standard states "A pretreatment device should be provided" the site constraints will not allow us to shift the basin to the west.

C. Drawings

- Provided spot grade at edge of pavement along detention pond. This pavement slopes 2.0%. Handicap parking requires 2% maximum.
- The guard rail will prevent any snow storage within the basin all other areas are fair game. Added a note stating no soil storage is allowed within pond.
- Spot grades and a note grade to drain along with the addition of the 126 and 127 proposed contour line.
- The existing invert of the 15" culvert is at elevation 128.36, we have no issues with ponding of 4" at the culvert and act as a sediment basin. Also revised 128 contour an added spot grade along with the existing note grade to drain.
- Sign to be mounted on post in front of building.
- Wetlands were delineated for the site during subdivision approval.
- Added stone check dam at culvert inlet.
- Added inverts at both inlet and outlet. Added note to provide positive slope to outlet.
- The maximum depth of this pond is 2 feet and at that depth the berm is 8 feet wide.
- I have raised the building slab elevation 6 inches to elevation 132.50 this provides a pavement slope of 2%. Also added roof dripline invert elevations at inlet and outlet and note provide positive slope to outlet.
- The actual storage depth required is 0.85 feet and we are storing more volume than required using the design elevation of 129.00 for treatment and do not believe adjusting the model is necessary.



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327

Saco, ME 04072

Phone & Fax (207) 283-3980

Email: pgadbois53@gmail.com

- Provided a pavement build up detail on Detail Sheet # 3 of 5.
- Calculated the elevation for the 100-year event and the determine the peak elevation to be 130.12 feet or approximately 1.5 inches above the top of the outlet structure.

Very truly yours,

Paul P. Gadbois, P.E., P.L.S.



**CITY OF BIDDEFORD
FIRE DEPARTMENT**

152 Alfred Street
Biddeford, Maine 04005
Tel: 207-282-6632
Fax: 207-283-8243

Chief Scott R. Gagne
Assistant Chief Paul R. LaBrecque
Deputy Chief Kevin D. Duross

Mr. Paul Gadbois
Engineering, Surveying, & Land Planning
P.O. Box 327
Saco, Maine 04072
March 17, 2020

Subject: Ability to Serve 9 Digital Drive
Biddeford, Maine 04005

Dear Mr. Gadbois,

The Biddeford Fire Department has reviewed the site plan for the proposal to construct a 2- story 3200 square foot building for office / warehouse and storage use to be located at 9 Digital Drive, Tax Map 15, Lot 7-5. It is the position of the Biddeford Fire Department, that we will provide emergency service as long as the fire department is available at time of request. It is of the understanding that the Biddeford Fire Department may request assistance from mutual aid departments in the event the fire department is not available to respond.

All State and Local codes must be met.

Please contact the Biddeford Fire Department if you have any questions and or concerns.

Respectfully,

Paul R. LaBrecque
Assistant Chief
Office of Fire Prevention

Cc: Greg Tansley Planning Office, Planning board Members



March 23rd, 2020

Paul P. Gadbois PE, PLS
P.O. Box 327
Saco, Maine 04072

Re: Ability to Serve Determination – 9 Digital Drive (Tax Map 15-7-5) - Biddeford

Dear Mr. Gadbois,

The Maine Water Company (MWC) has received your request for an Ability to Serve Determination for the proposed 3200 square foot building for office/warehouse located at 9 Digital Drive (Tax Map 15-7-5), Biddeford, Maine for the above referenced project. Domestic and fire services are available and MWC does have sufficient capacity in the area from the existing 12-inch ductile iron main on Digital Dr to serve the needs of this project. The request indicates that 11 office employees will use approximately 12gpd for an anticipated domestic usage of 132gpd. The static pressure in the area is approximately 42psi. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- Domestic and fire services must each be individually tapped from public main on Digital Dr.
- Additional plan approval, paperwork and fees associated with services for this project will require further coordination with MWC. Please allow 2-4 weeks before construction begins on waterworks materials to finalize all paperwork and fees.
- Should fire services be needed, a hydrant flow test will be required to ensure fire protection is available.
- The sizes of services required for this parcel are to be reviewed and approved by MWC.

Should a Customer Agreement for service not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project.

All work must be completed in accordance with Maine Water Company material and installation specifications. All appropriate paperwork must be completed and the deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays.

Water service will be provided in accordance with our standard terms and conditions as well as Maine Public Utilities Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at Marcus.Knipp@mainewater.com. We look forward to working with you throughout design and construction.

Sincerely,
The Maine Water Company

A handwritten signature in black ink, appearing to read "Marcus Knipp".

Marcus Knipp, E.I.T.
Engineer

CITY OF BIDDFORD, MAINE

COST ESTIMATE WORKSHEET



OWNER/APPLICANT: Dave Dube

PROJECT NAME: 9 Digital Drive

	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
1	Clearing and Grubbing	Acre	0.16	\$20,000.00	\$3,200.00
2	Erosion/Sediment Control	Lump Sum	1	\$8,880.00	\$8,880.00
3	Site Stabilization	Lump Sum			\$0.00
4	Ledge Removal	Cubic Yard			\$0.00
5	Sanitary Sewer				
	Manholes -Pump station	Each	1	\$15,000.00	\$15,000.00
	Main	Linear Foot	54	\$56.00	\$3,024.00
	House Services	Linear Foot	20	\$56.00	\$1,120.00
6	Water Main				
	Main	Linear Foot			\$0.00
	House Services	Linear Foot	55	\$60.00	\$3,300.00
	Hydrants	Each			\$0.00
7	Electric				
	Underground Utility Trench	Linear Foot	40	\$40.00	\$1,600.00
	Conduit/Wiring	Linear Foot			\$0.00
	Transformer Bases	Each			\$0.00
8	Storm Drainage				
	Pipe/Culvert	Linear Foot	15	\$116.00	\$1,740.00
	Catch Basin	Each			\$0.00
	Other Treatment Devices	Each			\$0.00
9	Stormwater Management				
	Outlet Control Structure	Each			\$0.00
	Stromwater Management Facilities	Each	1	\$18,000.00	\$18,000.00
10	Excavate and Grade Subgrade	Cubic Yard	1460	\$19.00	\$27,740.00
11	Roadways				
	Subbase Gravel	Cubic Yard			\$0.00
	Base/Finish Gravel	Cubic Yard			\$0.00
	Base Paving	Ton			\$0.00
	Finish Paving	Ton			\$0.00
	Geotextile Fabric	Ton			\$0.00
12	Sidewalks				
	Subbase Gravel	Cubic Yard			\$0.00
	Base/Finish Gravel	Cubic Yard			\$0.00
	Base Paving	Ton			\$0.00
	Finish Paving	Ton			\$0.00
13	Parking Lots/Other Areas				
	Subbase Gravel	Cubic Yard	280	\$38.50	\$10,780.00
	Base/Finish Gravel	Cubic Yard	75	\$86.00	\$6,450.00
	Base Paving	Ton	70	\$165.00	\$11,550.00
	Finish Paving	Ton	50	\$165.00	\$8,250.00

City of Duluth, Maine

COST ESTIMATE WORKSHEET

14	Curbing – Bituminous	Linear Foot	76	\$10.00	\$760.00
15	Curbing - Concrete				
15	Curbing – Granite	Linear Foot			\$0.00
16	Pavement Striping	Linear Foot	1	\$500.00	\$500.00
17	Guardrail	Linear Foot	90	\$55.00	\$4,950.00
18	Fencing	Lump Sum	1	\$5,740.00	\$5,740.00
19	Loam and Seed	1,000 Square Feet	13	\$655.00	\$8,515.00
20	Riprap	Cubic Yard			\$0.00
21	Landscaping	Lump Sum			\$0.00
22	Street Lights	Each			\$0.00
23	Site Lighting	Each			\$0.00
24	Monuments/Iron Pipes	Lump Sum			\$0.00
25	Clean Up	Lump Sum	1	\$3,901.00	\$3,901.00
26	As Builts	Lump Sum			\$0.00
27	Dripline Filter	Lump Sum	1	\$8,000.00	\$8,000.00
28	Structural Excavation and fill	Lump Sum	1	\$37,000.00	\$37,000.00
29	Other				\$0.00
30	Other				\$0.00
31	Other				\$0.00

COST ESTIMATE TOTAL:

\$190,000.00

150% of TOTAL:

\$285,000.00

FOR OFFICE USE ONLY

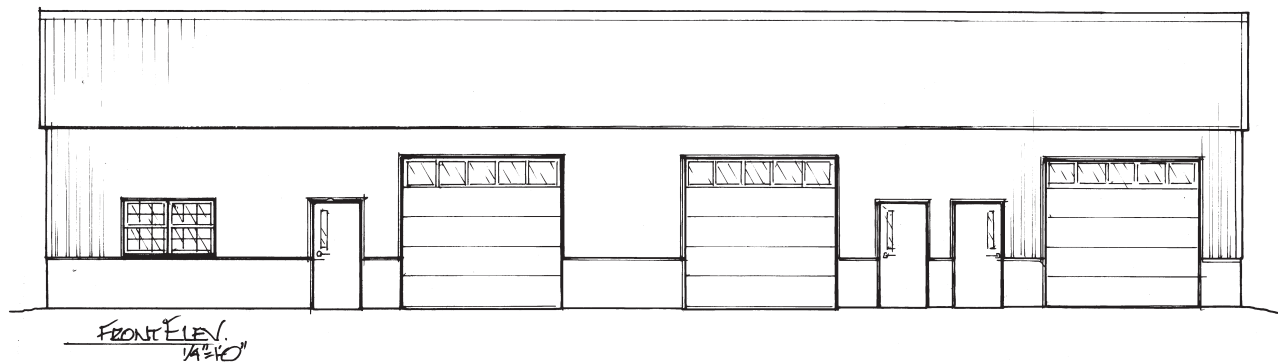
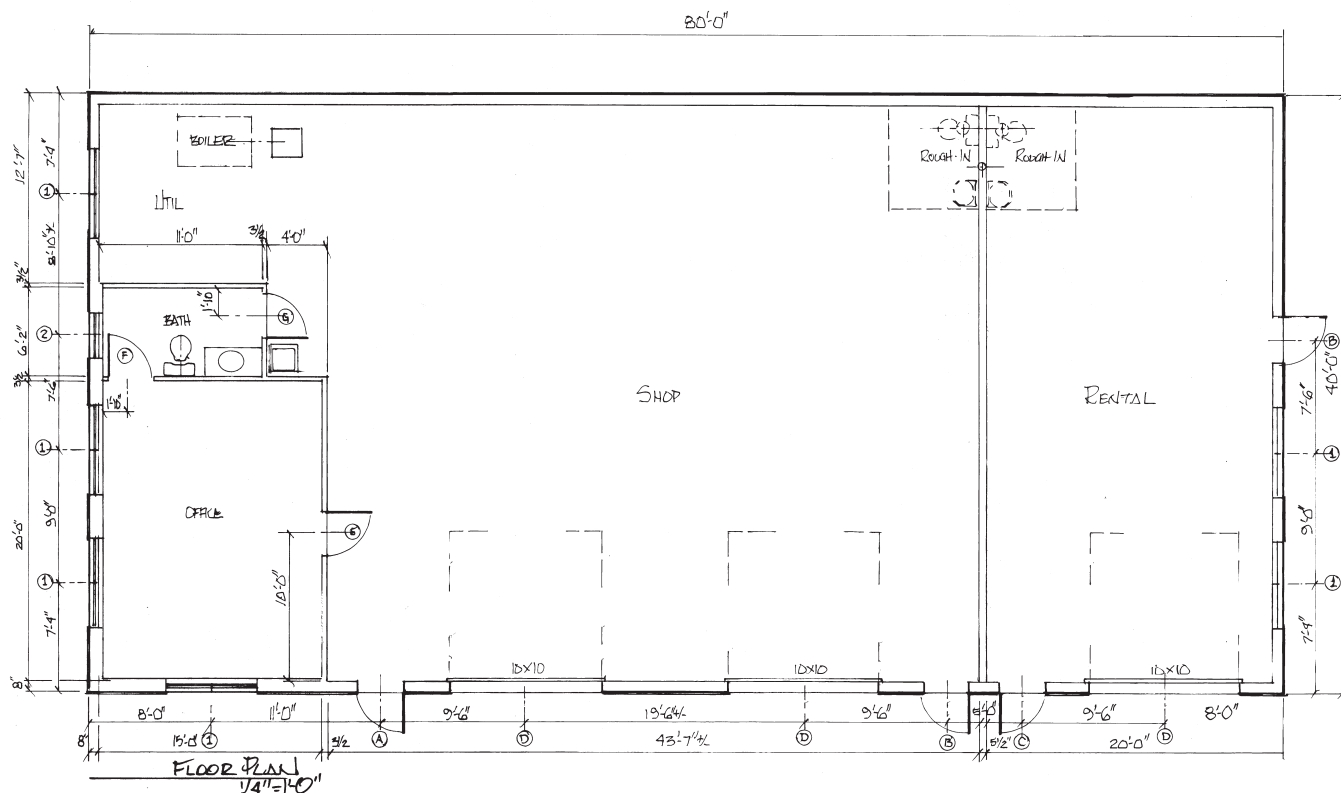
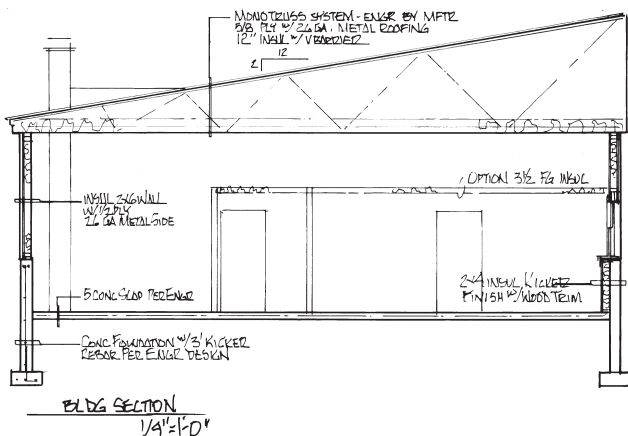
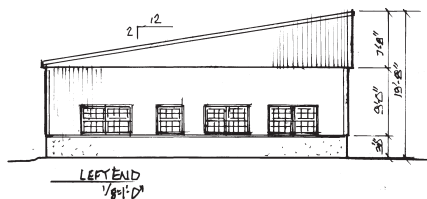
EROSION CONTROL/SITE STABILIZATION BOND (IF APPLICABLE): _____

PERFORMANCE GUARANTEE REQUIRED: _____

Name: _____

Signature: _____

Date: _____



REVISIONS

17 Apr 2017

1/8 3/4
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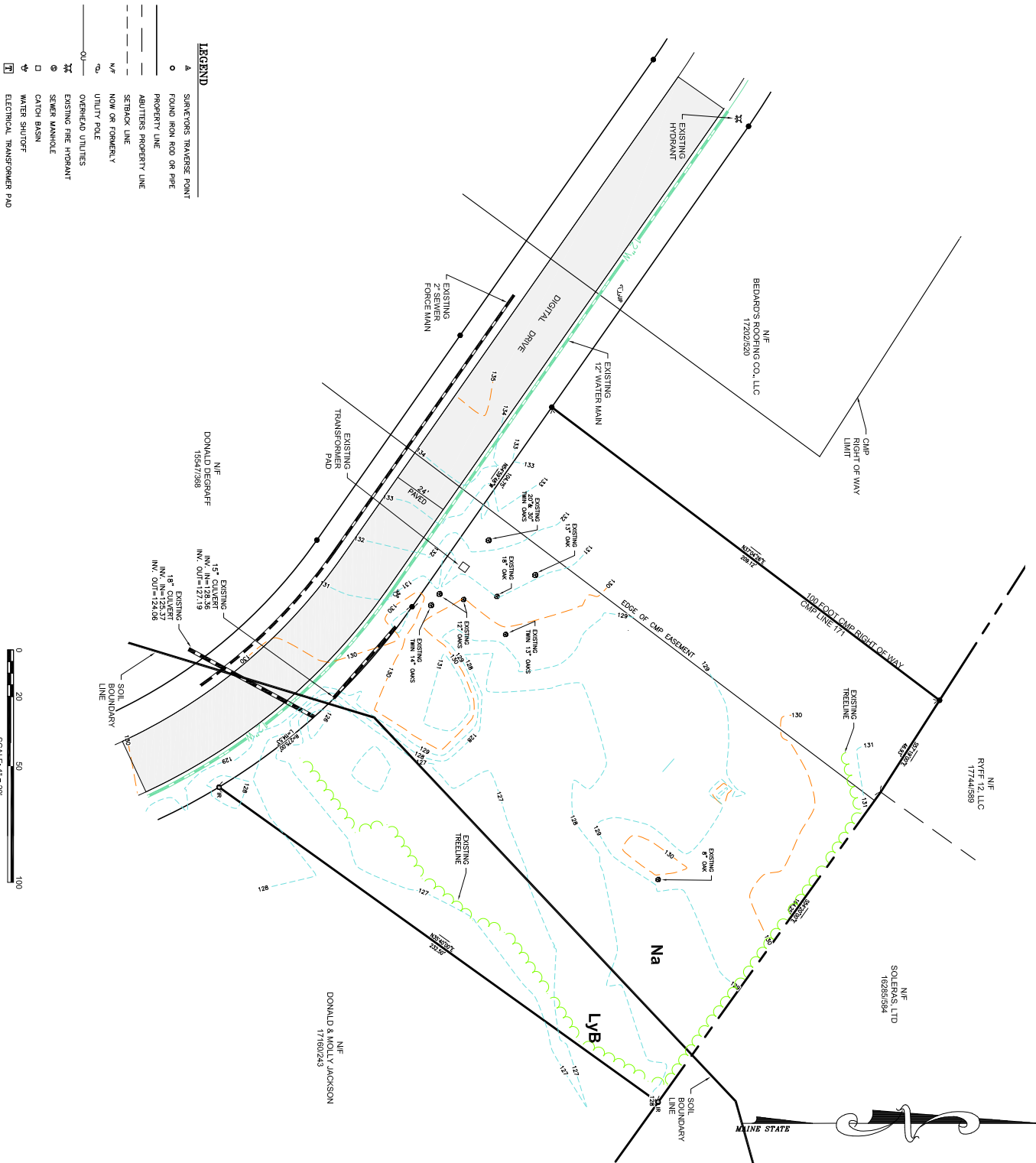


Trades Center Inc.

DESIGN/BUILD ■ GENERAL CONTRACTOR ■ COMMERCIAL ■ INDUSTRIAL
P.O. BOX 683, BIDDEFORD, ME 04005 • PHONE 282-4166 • FAX 283-0840

PROPOSED BLOG
FOR
DAVE DUBE

1A



- LEGEND**
- ▲ SURVEYORS TRAVERSE POINT
 - FOUND IRON ROD OR PIPE
 - PROPERTY LINE
 - - - ADJUTERS PROPERTY LINE
 - - - SETBACK LINE
 - - - NOW OR FORMERLY
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - EXISTING FIRE HYDRANT
 - SEWER MANHOLE
 - CATCH BASIN
 - ⚡ WATER SHUTOFF
 - ⚡ ELECTRICAL TRANSFORMER PAD

PAUL P. GADBOIS
 ENGINEERING SURVEYING
 LAND PLANNING
 P.O. BOX 327, SACO, MAINE 04072
 (207) 283-3980

Paul P. Gadbois
 PAUL P. GADBOIS, P.E. # 4521

STATE OF MAINE
 PROFESSIONAL ENGINEER
 4521

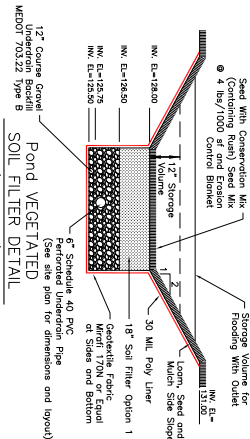
I HEREBY CERTIFY THAT THE INFORMATION SHOWN
 HEREON IS A TRUE AND CORRECT REPRESENTATION
 OF THE FACTS AND CONDITIONS AS KNOWN TO ME.

EXISTING CONDITIONS PLAN
 DAVE DUBE
 9 DIGITAL DRIVE
 BIDDEFORD, MAINE

RECORD OWNER
 DAVE AND SARAH DUBE
 71 GUINEA ROAD
 BIDDEFORD, MAINE 04005

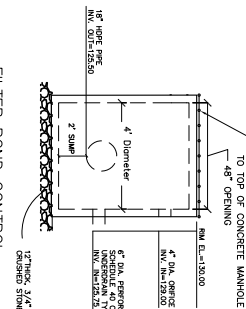
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DATE: 01-14-2020	
JOB NO. 1741	
SHEET 2 OF 5	1. 06-03-20 PER STAFF COMMENTS

UNDER DRAINED SOIL FILTER BMP POND 4P



INSTALLATION NOTES:
1. THE FILTER MEDIA IN THE POND MUST BE PLACED TO THE TOP OF THE CONCRETE MANHOLE.
2. THE FILTER MEDIA IN THE POND MUST BE PLACED TO THE TOP OF THE CONCRETE MANHOLE.
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FILTER POND CONTROL STRUCTURE DETAIL (NOT TO SCALE)

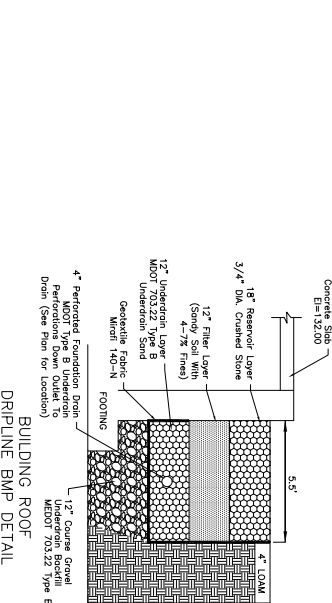


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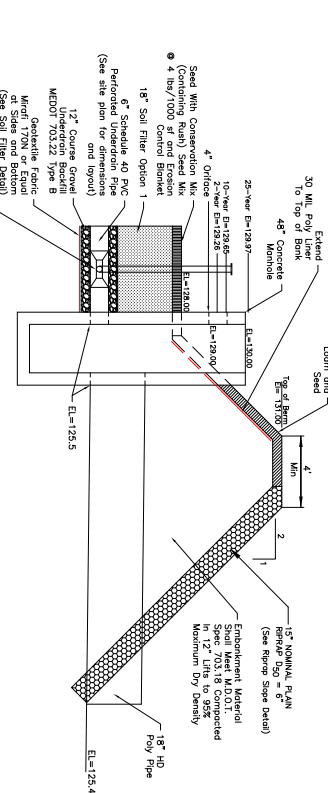
MAINTENANCE:
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UNDERDRAIN LAYERS:
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SOIL FILTER MEDIA, OPTION 1:
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POND EMBANKMENT DETAIL (NOT TO SCALE)

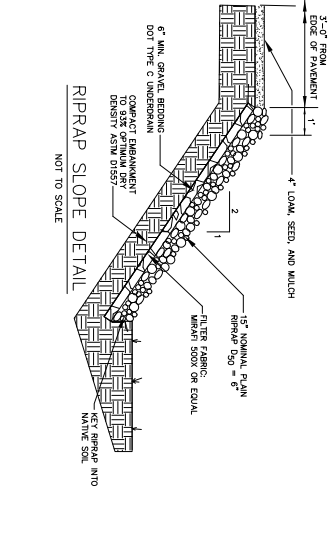


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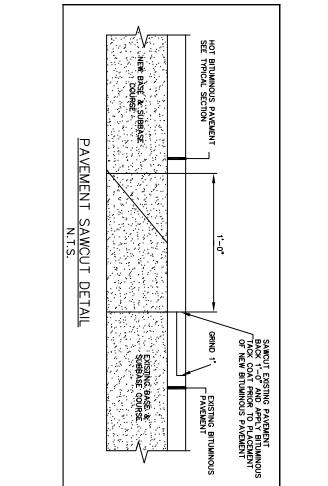
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POND EMBANKMENT DETAIL (NOT TO SCALE)



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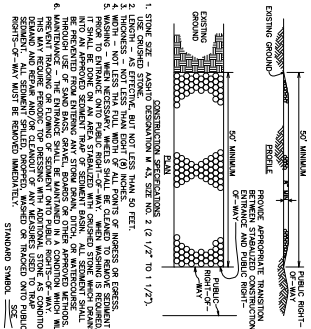
PROGRESS PLAN
NOT FOR CONSTRUCTION
PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

DETAIL SHEET
DAVE DUBE
9 DIGITAL DRIVE
BIDDEFORD, MAINE

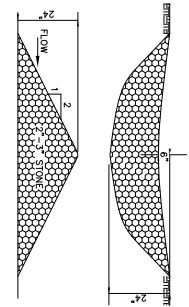
RECORD OWNER
DAVE AND SARAH DUBE
71 GUINEA ROAD
BIDDEFORD, MAINE 04005

DRAWN: P.P.G.	REVISIONS:
CHECKED: P.P.G.	
SCALE:	
FIELD BOOK:	
DATE: 01-14-2020	
JOB NO. 1741	
SHEET 3 OF 5	1 06-03-20 PER STAFF COMMENTS

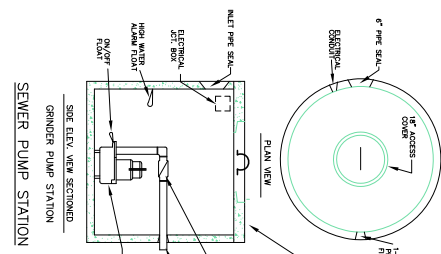
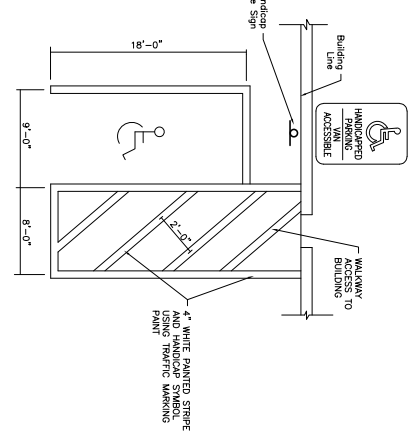
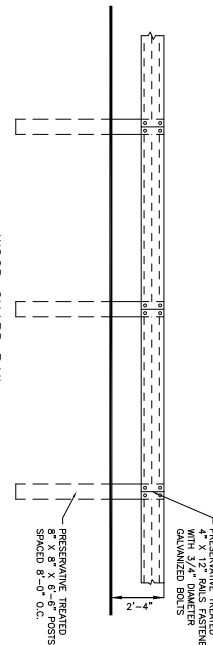
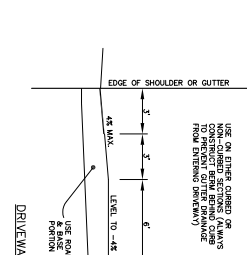
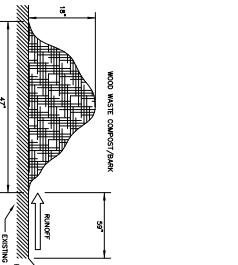
STABILIZED CONSTRUCTION ENTRANCE



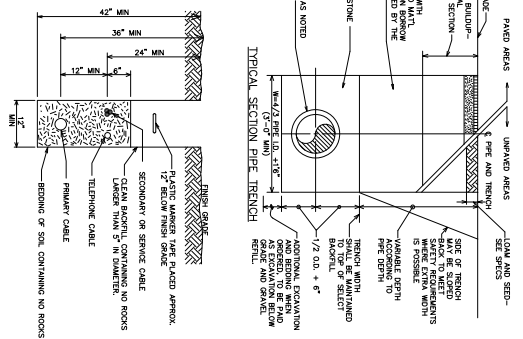
PIPE INLET/OUTLET PROTECTION



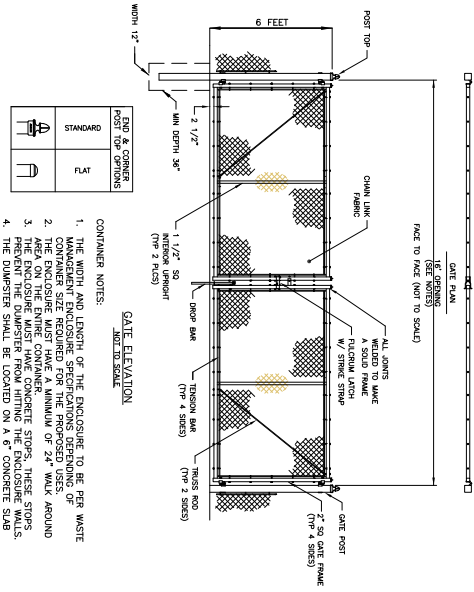
STONE CHECK DAM



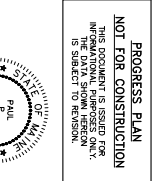
TYPICAL ELECTRICAL TRENCH



GATE ELEVATION



PROGRESS PLAN



REVISIONS:	DATE:	BY:	REASON:
1	06-03-20	PER STAFF COMMENTS	

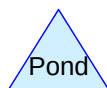
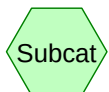
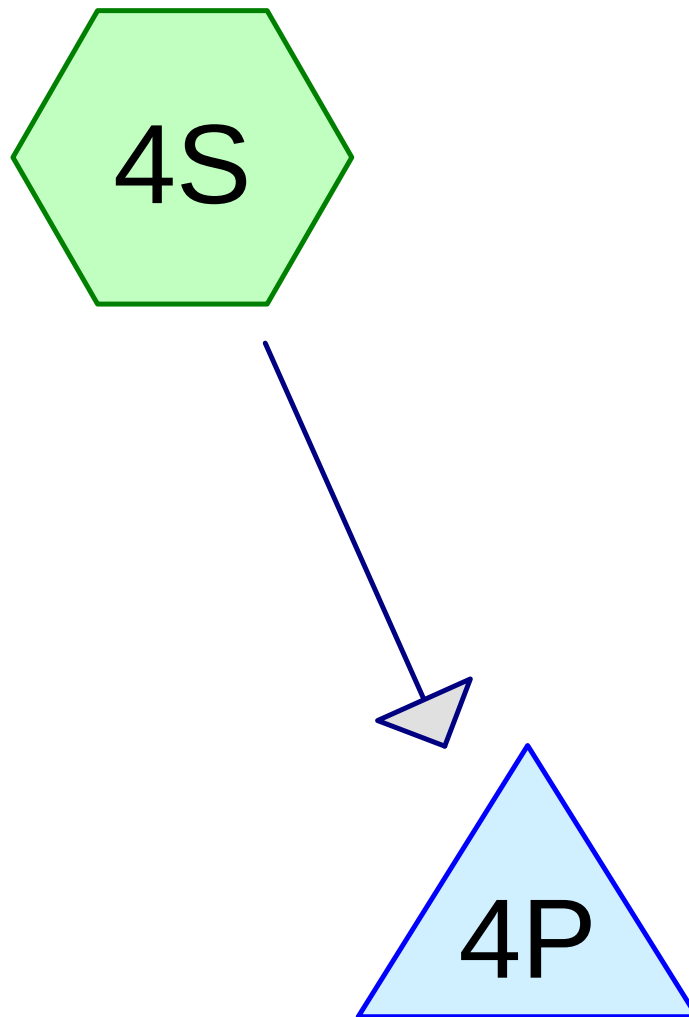
RECORD OWNER
DAVE AND SARAH DUBE
71 GUINEA ROAD
BIDDEFORD, MAINE 04005

DETAIL SHEET
DAVE DUBE
9 DIGITAL DRIVE
BIDDEFORD, MAINE

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980



Paul P. Gadbois
09 SEP 2019



Routing Diagram for 1741POST OUTLET CONTROL
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1741POST OUTLET CONTROL

Prepared by Microsoft

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Page 2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.052	74	>75% Grass cover, Good, HSG C (4S)
0.161	98	Pavement (4S)
0.212	92	TOTAL AREA

1741POST OUTLET CONTROL

Type III 24-hr 100 YEAR Rainfall=8.70"

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Time span=0.50-21.00 hrs, dt=0.05 hrs, 411 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment4S:

Runoff Area=9,256 sf 75.66% Impervious Runoff Depth>7.47"
Flow Length=77' Tc=4.7 min CN=92 Runoff=1.80 cfs 0.132 af

Pond 4P: CULV

Peak Elev=130.12' Storage=2,066 cf Inflow=1.80 cfs 0.132 af
Outflow=1.74 cfs 0.089 af

Total Runoff Area = 0.212 ac Runoff Volume = 0.132 af Average Runoff Depth = 7.47"
24.34% Pervious = 0.052 ac 75.66% Impervious = 0.161 ac

1741POST OUTLET CONTROL

Type III 24-hr 100 YEAR Rainfall=8.70"

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Page 4

Summary for Subcatchment 4S:

Runoff = 1.80 cfs @ 12.07 hrs, Volume= 0.132 af, Depth> 7.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 YEAR Rainfall=8.70"

Area (sf)	CN	Description
2,253	74	>75% Grass cover, Good, HSG C
* 7,003	98	Pavement
9,256	92	Weighted Average
2,253		24.34% Pervious Area
7,003		75.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	72	0.0100	0.28		Sheet Flow, A-B
					Fallow n= 0.050 P2= 3.00"
0.4	5	0.5000	0.23		Sheet Flow, B-C
					Grass: Dense n= 0.240 P2= 3.00"
4.7	77	Total			

Summary for Pond 4P: CULV

Inflow Area = 0.212 ac, 75.66% Impervious, Inflow Depth > 7.47" for 100 YEAR event
 Inflow = 1.80 cfs @ 12.07 hrs, Volume= 0.132 af
 Outflow = 1.74 cfs @ 12.09 hrs, Volume= 0.089 af, Atten= 3%, Lag= 1.6 min
 Primary = 1.74 cfs @ 12.09 hrs, Volume= 0.089 af

Routing by Stor-Ind method, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
 Peak Elev= 130.12' @ 12.09 hrs Surf.Area= 1,400 sf Storage= 2,066 cf

Plug-Flow detention time= 149.6 min calculated for 0.089 af (67% of inflow)
 Center-of-Mass det. time= 72.0 min (816.7 - 744.8)

Volume	Invert	Avail.Storage	Storage Description
#1	128.00'	3,444 cf	Custom Stage Data (Prismatic) Listed below

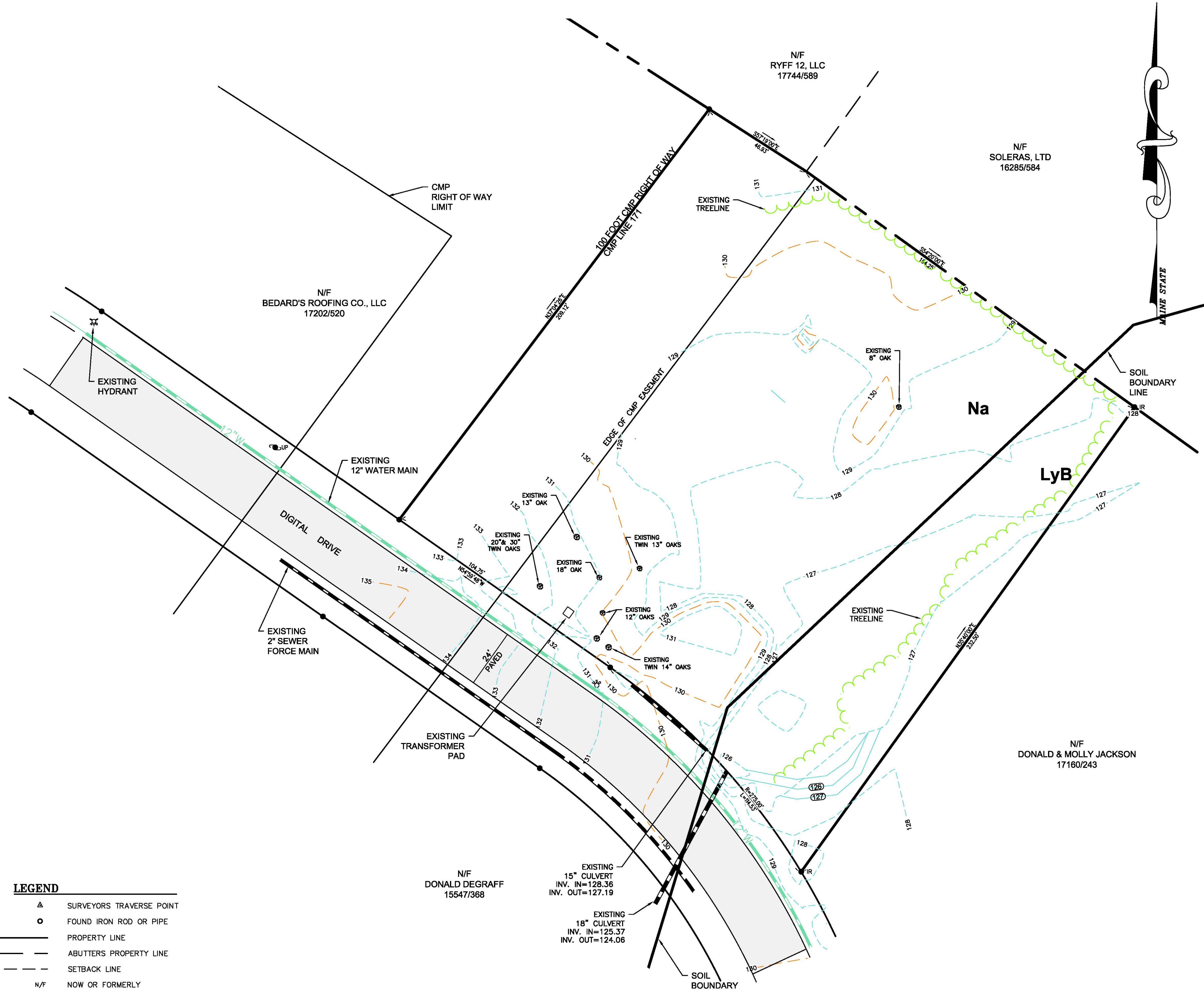
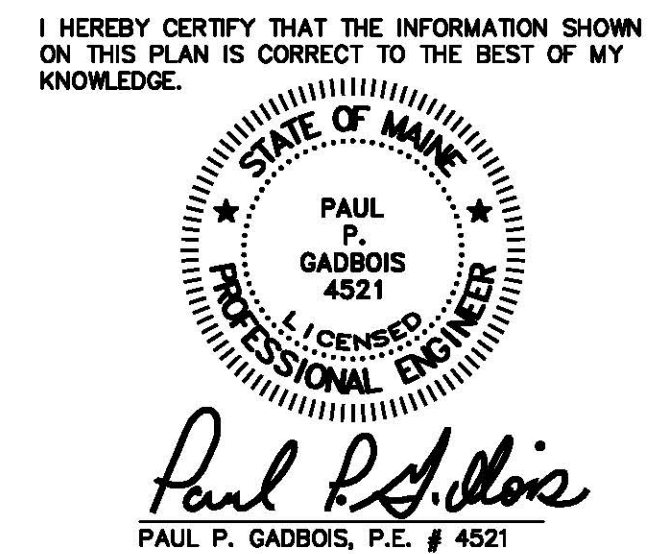
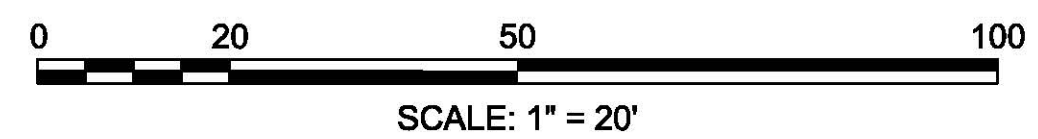
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
128.00	542	0	0
129.00	932	737	737
130.00	1,347	1,140	1,877
131.00	1,787	1,567	3,444

Device	Routing	Invert	Outlet Devices
#1	Primary	130.00'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.70 cfs @ 12.09 hrs HW=130.12' (Free Discharge)
 1=Orifice/Grate (Weir Controls 1.70 cfs @ 1.13 fps)

C:\Civil 3D Projects\1741_19-c3d\dwg\Source Drawings\1741_SITE REV 06-06-20.dwg, 6/7/2020 10:47:53 AM, Adobe PDF

- LEGEND**
- △ SURVEYORS TRAVERSE POINT
 - FOUND IRON ROD OR PIPE
 - PROPERTY LINE
 - - - ABUTTERS PROPERTY LINE
 - - - SETBACK LINE
 - N/F NOW OR FORMERLY
 - UTILITY POLE
 - OU OVERHEAD UTILITIES
 - ⊗ EXISTING FIRE HYDRANT
 - ⊙ SEWER MANHOLE
 - CATCH BASIN
 - ⊕ WATER SHUTOFF
 - ⊞ ELECTRICAL TRANSFORMER PAD



 PAUL P. GADBOIS ENGINEERING SURVEYING LAND PLANNING P.O. BOX 327, SACO, MAINE 04072 (207) 283-3980	EXISTING CONDITIONS PLAN DAVE DUBE 9 DIGITAL DRIVE BIDDEFORD, MAINE	RECORD OWNER DAVE AND SARAH DUBE 71 GUINEA ROAD BIDDEFORD, MAINE 04005	REVISIONS:	
			DRAWN: P.P.G.	
			CHECKED: P.P.G.	
			SCALE: 1"= 20'	
			FIELD BOOK:	
			DATE: 01-14-2020	
			JOB NO. 1741	
SHEET 2 OF 5		1.	06-03-20	PER STAFF COMMENTS

Seed With Conservation Mix (Containing Rush) Seed Mix
 @ 4 lbs/1000 sf and Erosion Control Blanket

Storage Volume for Flooding With Outlet

INV. EL. = 131.00

Loam, Seed and Mulch Side Slopes

12" Storage Volume

1 2

30 MIL Poly Liner

18" Soil Filter Option 1

Geotextile Fabric Mirafi 170N or Equal at Sides and Bottom

6" Schedule 40 PVC Perforated Underdrain Pipe
 (See site plan for dimensions and layout)

INV. EL. = 128.00

INV. EL. = 126.50

INV. EL. = 125.75

INV. EL. = 125.50

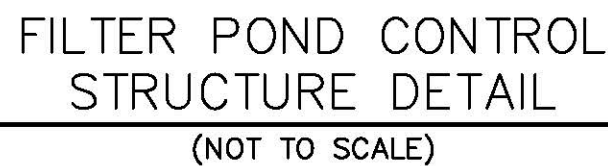
12" Course Gravel Underdrain Backfill MEDOT 703.22 Type B

Pond VEGETATED SOIL FILTER DETAIL

(NOT TO SCALE)

INSTALLATION NOTES

THE FILTER MEDIA IN THE BASIN IS TO BE ONLY LIGHTLY COMPACTED TO NO MORE THAN 92% STANDARD PROCTOR.



THE CHANNEL PROTECTION VOLUME MUST BE DISCHARGED SOLELY THROUGH A NETWORK OF UNDERDRAIN PIPE HAVING A SINGLE OUTLET WITH A DIAMETER THAT IS NO GREATER THAN EIGHT INCHES.

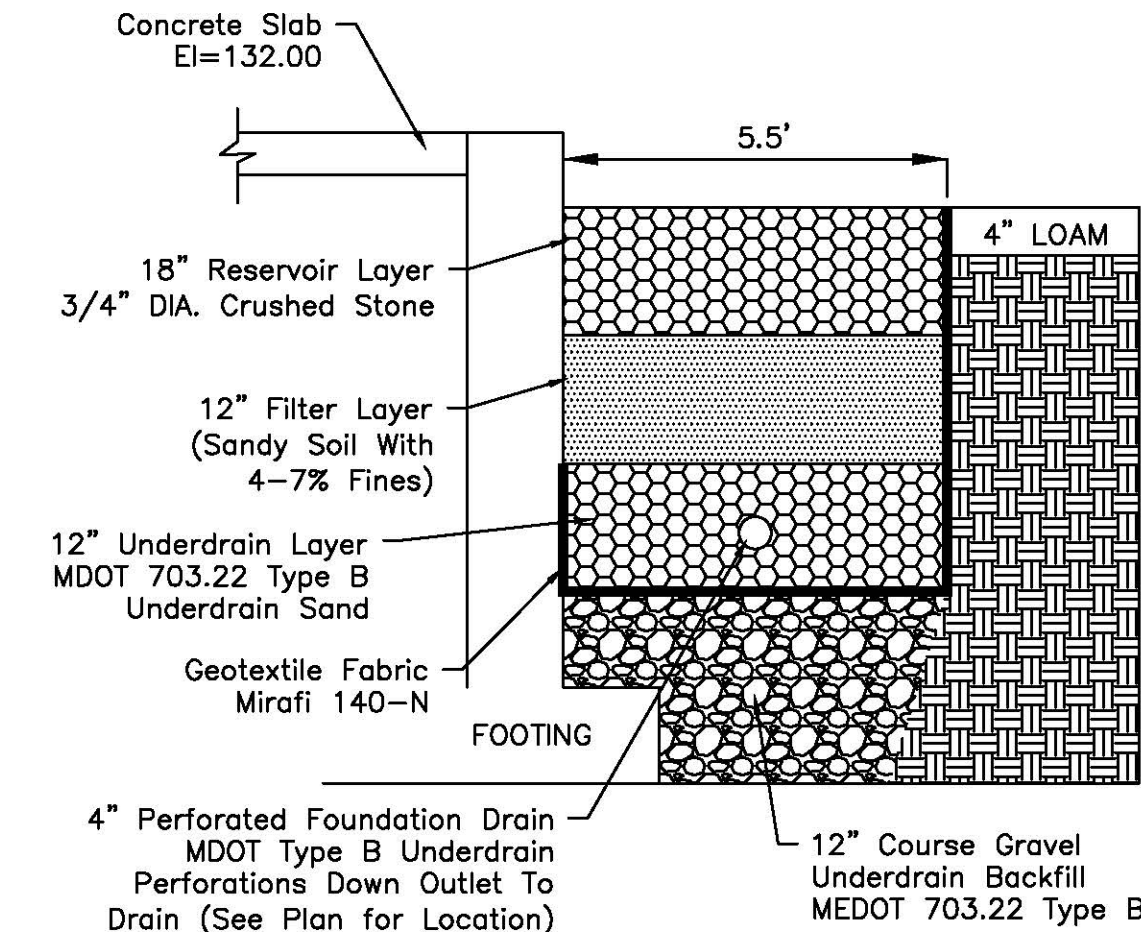
- **DOWNDRAIN DISCHARGE AREA:** EACH UNDERDRAIN SYSTEM MUST DISCHARGE TO AN AREA CAPABLE OF WITHSTANDING CONCENTRATED FLOWS AND SATURATED CONDITIONS WITHOUT ERODING.
- **UNDERDRAIN PIPELAYOUT:** LAYOUT OF THR PIPE UNDERDRAIN SYSTEM IS NECESSARY TO EFFECTIVELY DRAIN THE ENTIRE FILTER AREA. THE PIPES WITHIN THE BASIN MUST BE PLACED NO FURTHER APART THAN 15 FEET AND SHOULD HAVE A POSITIVE SLOPE. THE UNDERDRAIN SHOULD BE 4" TO 6" DIAMETER PERFORATED, RIGID SCHEDULE 40 PVC OR SDR 35 PIPE. STRUCTURE JOINTS SHOULD BE SEALED AND WEATHERTIGHT.
- **OUTLET DISCHARGE:** THE FLOW OF THE FILTER BASIN UNDERDRAIN CAN BE CONTROLLED BY A CONSTRUCTIVE ORIFACE OR A VALVE (2" PLASTIC BALL VALVE, TYPE 346, WITH A BALL VALVE HANDLE EXTENSION, TYPE 615, WITH A THREE-Piece VALVE BOX INSTALLED OVER THE VALVE). UPON COMPLETION OF THE INSTALLATION OF THE SOIL MEDIA AND THE ESTABLISHMENT OF 90% OF GRASS COVER OVER THE ENTIRE MEDIA BED, THE STRUCTURE SHOULD BE ADJUSTED TO THE DESIGN FLOW RATE. THE MEDIA SHOULD BE CLEANED AND THE OUTLETED BASIN TO THE DESIGN FLOW RATE WITH CLEAN WATER AND ADJUST THE OUTFLOW TO OBTAIN THE 24 TO 48 HOUR RELEASE TIME.

THE PERFORATED PIPING IN THE UNDERDRAIN LAYER SHOULD BE BEDDED IN 12 INCHES OF MATERIAL, WITH AT LEAST 4 INCHES OF MATERIAL BENEATH THE PIPE AND 4 INCHES ABOVE.

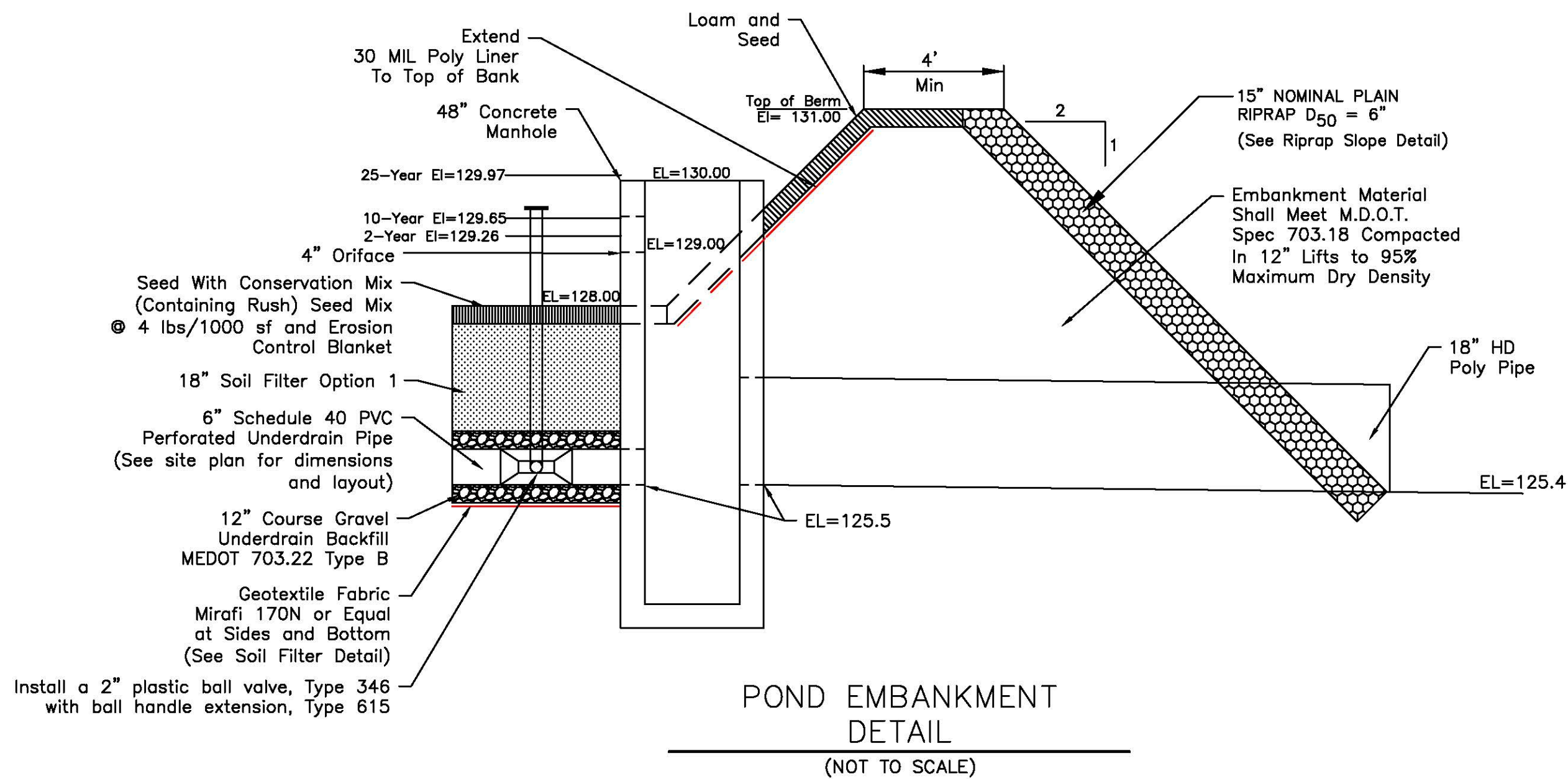
- OPTION 1: THE UNDERDRAIN MATERIAL CONSISTS OF WELL-GRADED, CLEAN COARSE GRAVEL MEETING THE MAINE DOT SPECIFICATION 703.22 UNDERDRAIN BACKFILL FOR TYPE B UNDERDRAIN (SEE TABLE 7.1.1). THIS DESIGN IS ACCEPTABLE FOR AREAS WHERE THE DEPTH TO SEASONAL HIGH GROUNDWATER IS CLOSE TO THE BOTTOM OF THE DRAINAGE LAYER.

SOIL FILTER MEDIA CONSISTS OF A SILTY SAND SOIL OR SOIL MIXTURE COMBINED WITH A MATURE, MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH 20% TO 25% BY VOLUME (NO LESS THAN 10% BY DRY WEIGHT). THE RESULTING MIXTURE SHOULD HAVE 8% TO 12% PASSING THE NO. 200 SIEVE AND A CLAY CONTENT OF LESS THAN 2%. THE PROPORTIONS OF THE MIXTURE CAN BE ADJUSTED SO IT WILL CONTAIN SUFFICIENT FINES AND ORGANIC MATTER

- 0 AS AN EXAMPLE, THE SOIL FILTER MEDIA MAY CONTAIN THE FOLLOWING (BY VOLUME):
- 50% OF SAND (MAINE DOT) SPECIFICATION #703.01.
 - 20% OF SANDY LOAM TO FINE SANDY LOAM (TABLE 7.1.2)
 - 30% OF MATURE COMPOSTED WOODY FIBERS AND FINE SHREDDED BARK, SUPERHUMUS OR EQUIVALENT (ADJUSTED FOR MINERAL SOIL CONTENT).



LOWER LEVEL
(NOT TO SCALE)



POND EMBANKMENT
DETAIL
(NOT TO SCALE)

- A GEOTEXTILE FABRIC TO SEPARATE THE FILTER BASIN FROM THE NATURAL SOILS.
- AN IMPERMEABLE MEMBRANE MAY BE REQUIRED IF GROUNDWATER IMPACT OR CONTAMINATION IS A CONCERN.
- A 12-INCH BASE COARSE CLEAN STONE OR COARSE GRAVEL IN WHICH A 4-INCH TO 6-INCH PERFORATED UNDERDRAIN PIPE SYSTEM IS BEDDED.
- A GRAVEL TRANSITION LAYER, IF NECESSARY.
- AN 18-INCH LAYER OF UNCOMPACTED SOIL FILTER MEDIA.
- A SURFACE COVER OF GRASS AND MULCH.

- THE BASIN AREA MAY BE EXCAVATED FOR UNDERDRAIN INSTALLATION AND CAN BE USED AS A SEDIMENT TRAP DURING CONSTRUCTION. AFTER EXCAVATION OF THE BASIN, THE OUTLET STRUCTURE AND PIPING SYSTEM MAY BE INSTALLED IF PROTECTED WITH A SEDIMENT BARRIER.

- THE "BASIN" WILL BE USED AS A "SEDIMENT" TRAP, THE SIDES OF THE EMBANKMENTS MUST BE STABILIZED AND MAINTAINED TO PREVENT EROSION. THE BASIN WILL NEED TO BE RESTORED FOR ITS PLANNED PURPOSE AFTER CONSTRUCTION. BEFORE FINAL STABILIZATION OF THE DRAINAGE AREA TO THE BASIN, A 2-INCH TO 3-INCH LAYER OF SANDY LOAM (WITH LESS THAN 2% CLAY CONTENT) MAY BE SPREAD ON THE SURFACE OF THE SOIL FILTER MEDIA AS A SACRIFICIAL PROTECTION LAYER. THE SACRIFICIAL LAYER WILL NEED TO BE REMOVED AT THE END OF CONSTRUCTION, AND THE SOIL FILTER MEDIA WILL NEED TO BE SEEDED AND MULCHED.

- FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL SHOULD BE APPLIED TO REACH A BULK DENSITY OF BETWEEN 90% AND 92% STANDARD PROCTOR. THE SOIL FILTER MEDIA SHOULD BE INSTALLED IN AT LEAST TWO LIFTS OR 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.

- IF VEGETATION IS NOT ESTABLISHED WITHIN THE FIRST YEAR, THE BASIN MAY BE ROTOTILLED, RESEEDED AND PROTECTED WITH A WELL-ANCHORED EROSION CONTROL BLANKET. OR, A 2-INCH TO 3-INCH LAYER OF FINE SANDY LOAM MAY BE APPLIED BEFORE SEEDING AND MULCHING.

PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP
ALL MATERIAL INTENDED FOR THE FILTER BASIN MUST BE APPROVED BY THE DESIGN
ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THE MATERIAL CONFORMS
TO ALL DEP SPECIFICATIONS. AT A MINIMUM, INSPECTIONS WILL OCCUR:

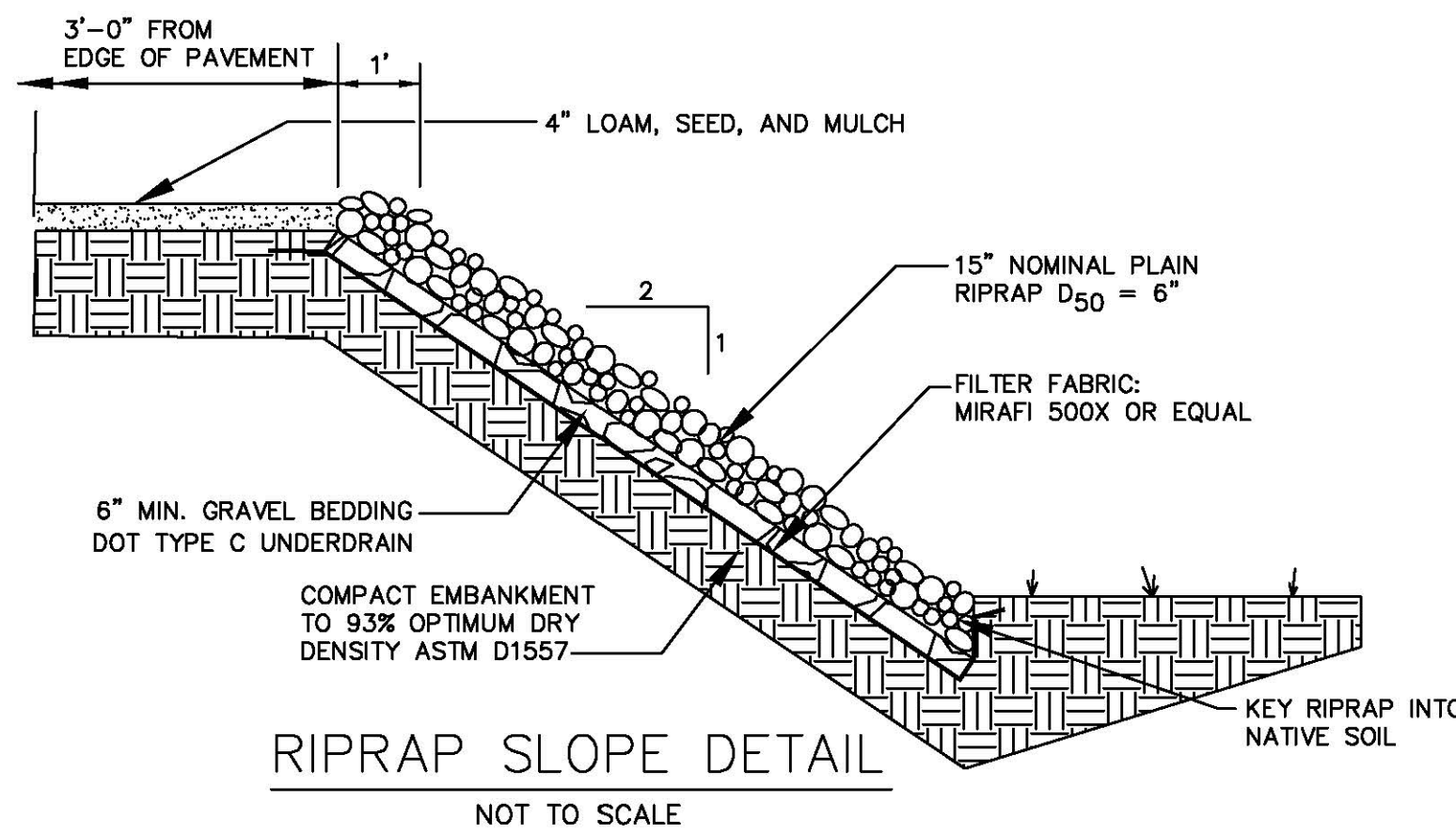
- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED (NOT BACKFILLED);
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE SOIL FILTER MEDIA;
- AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED, SEEDED AND MULCHED; AND
- AFTER ONE YEAR, TO INSPECT VEGETATION AND MAKE CORRECTIONS.

THE SOURCE OF EACH COMPONENT OF THE SOIL FILTER MEDIA NEEDS TO BE IDENTIFIED PRIOR TO CONSTRUCTION. ALL RESULTS OF THE FIELD AND LABORATORY TESTING MUST BE SUBMITTED TO THE DEP FOR APPROVAL.

- **MEDIA SOURCE:** SAMPLES OF EACH TYPE OF MATERIAL SHOULD BE BLENDED FOR THE MIXED FILLER MEDIA AND UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIREMENTS WILL BE DETERMINED BY THE TESTING LABORATORY.
- **SIEVE ANALYSIS:** A SIEVE ANALYSIS CONFORMING TO ASTM C136 SHOULD BE PERFORMED ON EACH TYPE OF SAMPLE MATERIAL.
- **PERMEABILITY TESTING:** THE PERMEABILITY OF THE SOIL FILLER MEDIA MIXTURES WILL BE REQUIRED ON A MINIMUM OF ONE MIXTURE AT A MEASURED BULK DRY DENSITY OF 90-92% BASED ON ASTM D998.

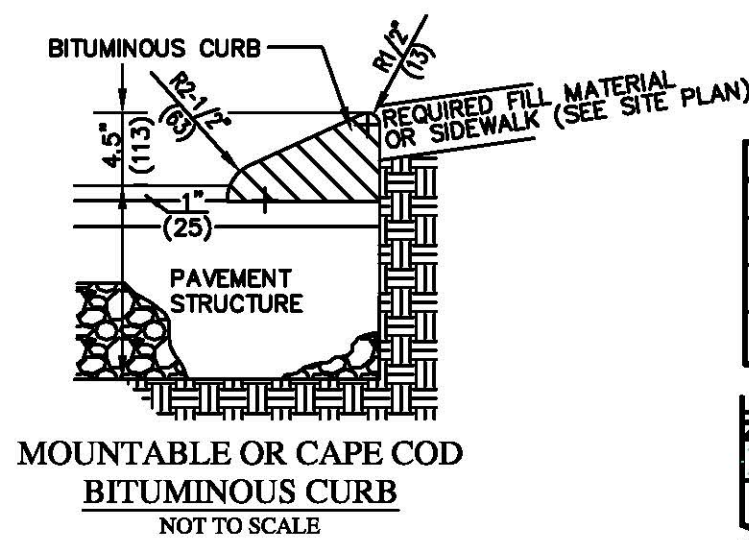
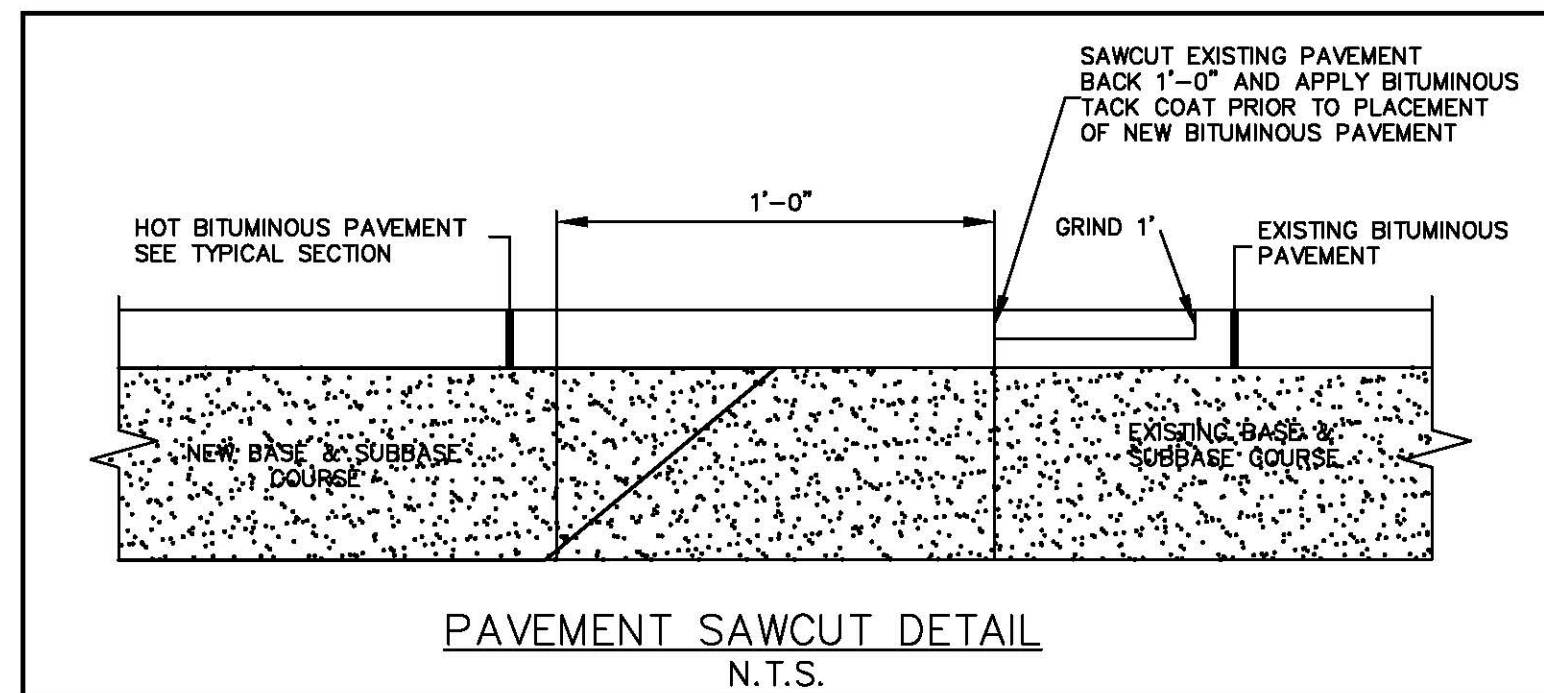
THE BASIN SHOULD BE INSPECTED SEMI-ANNUALLY AND FOLLOWING MAJOR STORM EVENTS. DEBRIS AND SEDIMENT BUILDUP SHOULD BE REMOVED FROM THE FOREBAY AND BASIN AS NEEDED. ANY BARE AREA OR EROSION RILLS SHOULD BE REPAIRED WITH NEW FILTER MEDIA, SEEDED AND MULCHED.

- **MAINTENANCE AGREEMENT:** A LEGAL ENTITY SHOULD BE ESTABLISHED WITH THE RESPONSIBILITY FOR INSPECTING AND MAINTAINING RESPONSIBILITIES (INCLUDING TIMETABLES) AND PROVIDE FOR THE FUNDING TO COVER LONG-TERM INSPECTION AND MAINTENANCE.
- **DRAINAGE:** THE FILTER SHOULD WITHIN 24 TO 48 HOURS FOLLOWING A ONE-INCH STORM OR GREATER. IF THE SYSTEM DRAINS TOO FAST, AN ORIFICE MAY NEED TO BE ADDED ON THE UNDERDRAIN OUTLET OR MAY NEED TO BE MODIFIED IF ALREADY PRESENT.
- **SEDIMENT REMOVAL:** SEDIMENT AND PLANT DEBRIS SHOULD BE REMOVED FROM THE PRETREATMENT STRUCTURE AT LEAST ANNUALLY.
- **MOWING:** IF MOWING IS DESIRED, ONLY HAND-HELD STRING TRIMMERS OR PUSH-MOWERS ARE ALLOWED ON THE FILTER (NO TRACTOR) AND THE GRASS BED SHOULD BE MOWED NO MORE THAN 2 TIMES PER GROWING SEASON TO MAINTAIN GRASS HEIGHTS OF NO LESS THAN 6 INCHES.
- **FEEDLOTION:** FERTILIZER SHOULD BE UNDERDRAINED FILTER AREA SHOULD BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
- **HARVESTING AND WEEDING:** HARVESTING AND PRUNING OF EXCESSIVE GROWTH SHOULD BE DONE OCCASIONALLY. WEEDING TO CONTROL UNWANTED OR INVASIVE PLANTS MAY ALSO BE NECESSARY.
- **GRASS COVER:** MAINTAINING A HEALTHY COVER OF GRASS WILL MINIMIZE CLOGGING WITH FINE SEDIMENTS. IF PONDING EXCEEDS 48 HOURS, THE TOP OF THE FILTER BED SHOULD BE ROTOTILLED TO REESTABLISH THE SOIL'S FILTRATION CAPACITY. WHEN REPLACING OR REPLACING THE TOP OF THE FILTER, THE LITTER SHOULD BE REPLACED WITH FRESH MATERIAL. IF WATER IS PONDING FOR MORE THAN 72 HOURS, OR THE BASIN CAN BE ROTOTILLED, SEEDED AND MULCHED. ONE THE FILTER IS MATURE, ADDING NEW MATERIAL (A 1-INCH TO 2-INCH COVER OF MATURE COMPOST) CAN COMPENSATE FOR SUBSIDENCE.

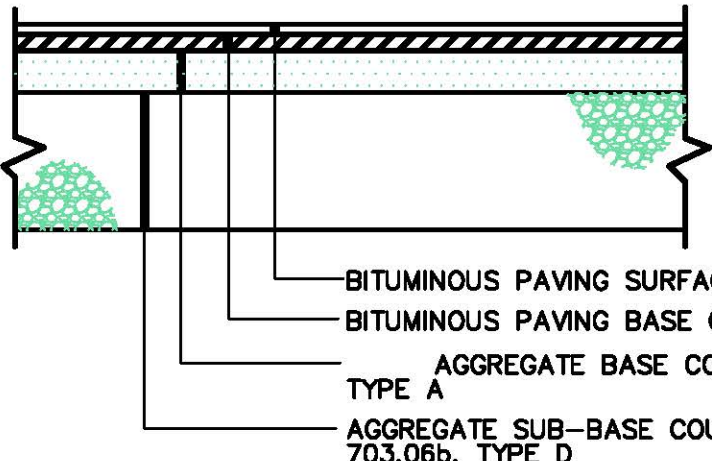


RIPRAP SLOPE DETAIL

NOT TO SCALE

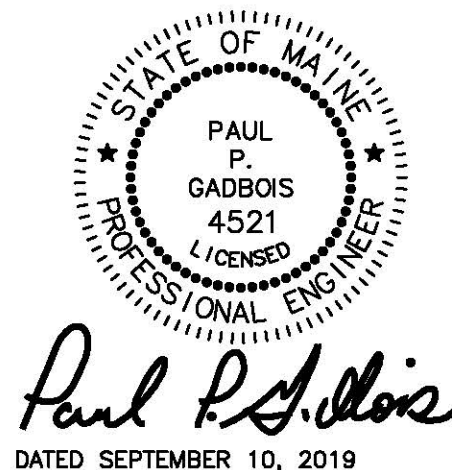


	STD. P.V.M.T.
SURFACE COURSE	1"
BINDER COURSE	1-1/2"
CRUSHED AGGREGATE BASE	3'
GRAVEL SUB-BASE	12"



BITUMINOUS CONCRETE PAVEMENT
N.T.S.

THIS DOCUMENT IS ISSUED FOR
INFORMATIONAL PURPOSES ONLY.
THE DATA SHOWN HEREON
IS SUBJECT TO REVISION.



Sieve #	% Passing by Weight
% No. 4	100
No. 8	95-100
No. 16	80-100
No. 30	50-85
No. 60	25-60
No. 100	10-30
No. 200	2-10
	0-5 (8-10% is preferred)

TABLE 7.1.1 - MAINE DOT SPECIFICATION FOR UNDERDRAIN BACKFILL (MEDOT #703.22)	
Sieve #	% Passing by Weight
UNDERDRAIN - TYPE B	
1"	95-100
3/4"	75-100
No. 4	55-100
No. 20	15-80
No. 50	0-15
No. 200	0-5.0
UNDERDRAIN - TYPE C	
1"	100
3/4"	90-100
3/8"	0-75
No. 4	0-25
No. 10	0-5

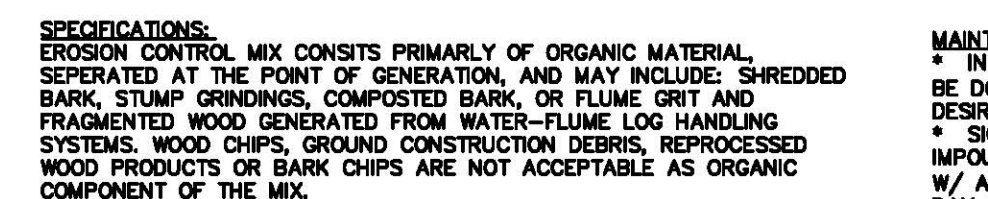
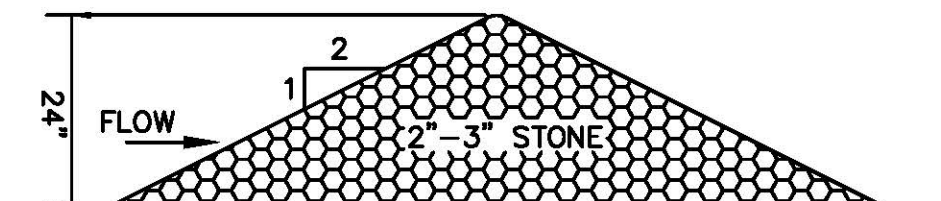
Sieve #	% Passing by Weight
No. 4	75-95
No. 10	60-90
No. 40	35-85
No. 200	20-70
200(clay size)	<2.0

Sieve #	% Passing by Weight
No. 10	85-100
No. 20	70-100
No. 60	15-40
No. 200	8-15
200(clay size)	<2.0

(NOT TO SCALE)



- STANDARD SYMBOL



- EROSION CONTROL MIX CONTAINS A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
- COMPOSITION:
1. ORGANIC MATTER CONTENT IS 80 TO 100% DRY WEIGHT BASIS.
 2. PARTICLE SIZE BY WEIGHT IS 100% PASSING A # 60 SCREEN AND MINIMUM OF 70% MAXIMUM OF 85%, PASSING A 0.75" SCREEN.
 3. ORGANIC PARTICLES MUST BE 1/4" TO 1/2" IN LENGTH, NOT ELONGATED.
 4. LARGE PORTIONS OF SLATS, CLAYS OR FINE SAND ARE NOT ACCEPTABLE IN THE MIX.
 5. SOLUBLE SALTS CONTENT IS LESS THAN 4.0 mmhos/cm.
 6. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0.

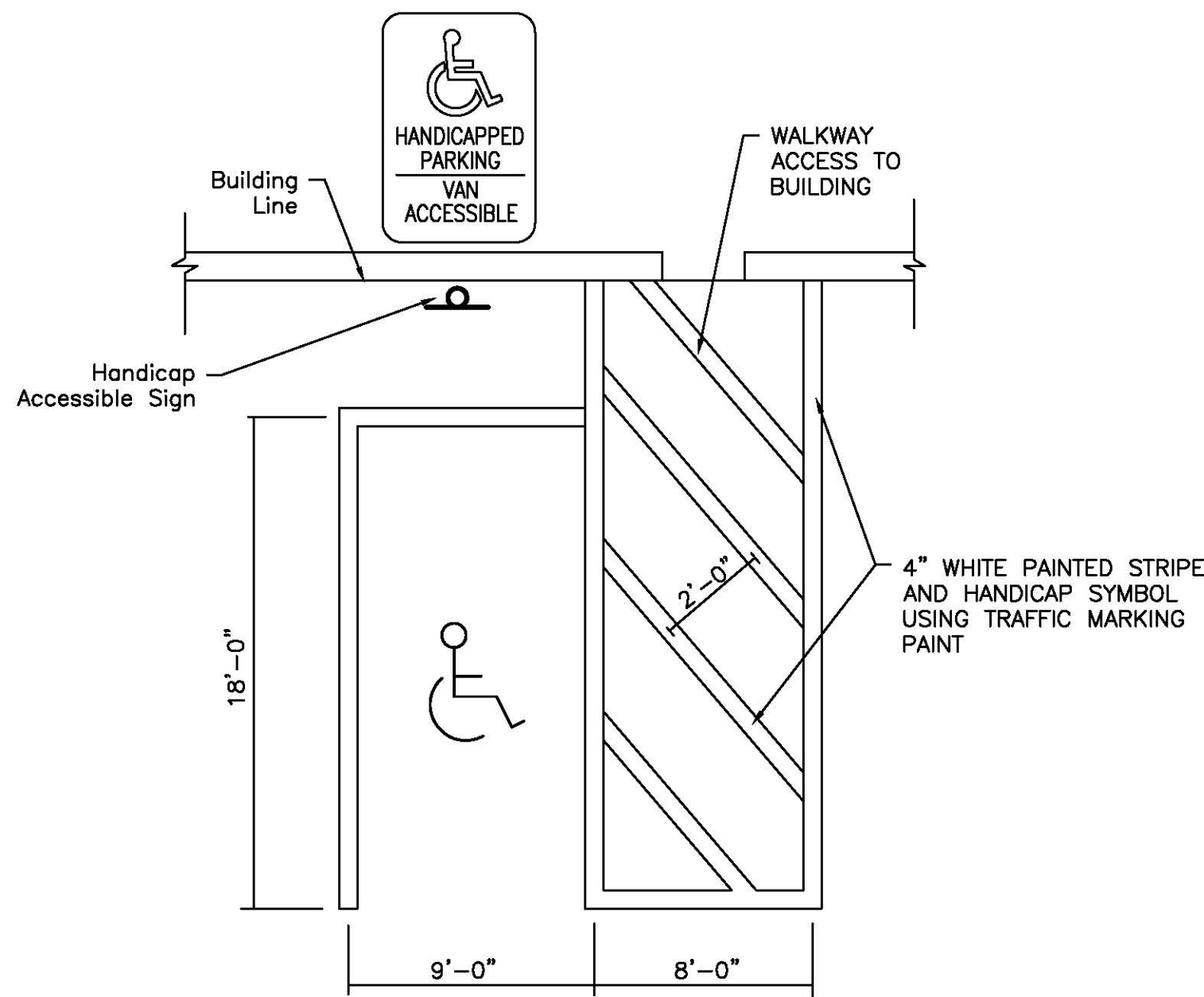
- CONSIDERATIONS:**
- * SEDIMENT BARRIERS SHOULD NOT BE USED IN STREAMS & LARGE DRAINAGE WAYS.
 - * CHECK BARRIERS UPHILL OR REPLACE WITH TEMPORARY CHECK DAMS WHEN EVIDENCE OF END FLOW AROUND BARRIES EXISTS.
 - * SEDIMENT BARRIERS TO BE INSTALLED PRIOR TO SOIL DISTURBANCE IN DRAINAGE AREA ABOVE THEM.
- NOTE:**
- WOOD WASTE COMPOST/BARK FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE WOOD WASTE COMPOST/BARK BERM BY PREVENTING SEDIMENT FROM SEDIMENT PAPER (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST/BARK).



- NOTES ON MAXIMUM DRIVEWAY PROFILE:**
- 1) THIS PROFILE IS A GUIDE FOR THE MAJORITY OF CASES. SHOULD BE FIELD CHECKED WHEN THE MAIN LINE GRADE IS STEEP (4% TO 6% OR GREATER) OR THE ANGLE OF APPROACH TO THE DRIVE IS UNUSUAL.
 - 2) GENERALLY THE MAJORITY OF DRIVES ON A PROJECT WILL BE BUILT WITH FLATTER PROFILES THAN THE MAXIMUM CASE.
 - 3) WHEN GRADING DRIVES WHICH ARE FLATTER THAN THE MAXIMUM PROFILE, THE FOLLOWING RULE OF THUMB SHOULD BE USED; DO NOT EXCEED A GRADE % CHANGE OF MORE THAN 9% IN A 6' INCREMENT OF DRIVEWAY LENGTH.
 - 4) FOR BITUMINOUS DRIVEWAY APRONS, APPLY 4" THICK OF MODT TYPE "C" BITUMINOUS ASPHALT. FOR CONCRETE DRIVEWAYS, APPLY 6" THICK OF REINFORCED CONCRETE.

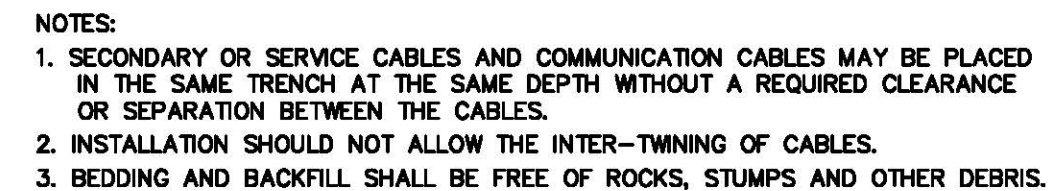


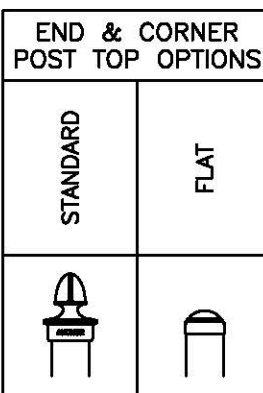
(NOT TO SCALE)



N.T.S.

- NOTES:
1. SYMBOLS AND PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
 2. ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT WITH SILICA FOR SKID RESISTANCE, MEETING THE REQUIREMENTS OF OSHTA M-248-TYPE N. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
 3. ALL RAMPS TO BE CONSTRUCTED IN ACCORDANCE TO ADA REQUIREMENTS.





- CONTAINER NOTES:

1. THE WIDTH AND LENGTH OF THE ENCLOSURE TO BE PER WASTE MANAGEMENT ENCLOSURE SPECIFICATIONS DEPENDING OF CONTAINER SIZE REQUIRED FOR THE PROPOSED USES.
2. THE ENCLOSURE MUST HAVE A MINIMUM OF 24" WALK AROUND AREA ON THE ENTIRE CONTAINER.
3. THE ENCLOSURE MUST HAVE CONCRETE STOPS, THESE STOPS PREVENT THE DUMPSTER FROM HITTING THE ENCLOSURE WALLS.
4. THE DUMPSTER SHALL BE LOCATED ON A 6" CONCRETE SLAB W/FIBER (3,000 PSI MINIMUM) WITH 1 MAT #4 REBAR 16" ON CENTER IN BOTH DIRECTIONS.
5. IN OPEN STOP AND LATCH TO SECURE GATES IN OPEN AND CLOSED POSITIONS.
6. ENCLOSURE GATE MUST SWING OPEN AT LEAST 120 DEGREES, AND INCLUDE A MECHANISM TO HOLD THEM OPEN DURING COLLECTION.

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THE DATA SHOWN HEREON
IS SUBJECT TO REVISION.



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EROSION AND SEDIMENTATION NOTES:

1. The Site Contractor shall follow the "Maine Erosion and Sediment Control BMPs" published by the Maine DEP in 2003 and the "Maine Erosion and Sediment Control Practices Field Guide for Contractors published in 2015". The manuals can be found on the Maine DEP web site. A Link to the field guide is shown below:

<http://www.maine.gov/dep/land/erosion/escbmps/index.html>

THE CONTRACTOR SHALL ALSO FOLLOW THE GUIDELINES LISTED IN APPENDICES A, B, C IN MAINE DEP CHAPTER 500 RULES (2015 NOTES PROVIDED ON THIS SHEET).

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES: EROSION/SEDIMENT CONTROL DEVICES:

THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1. SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.

2. HAY BALES: HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.

3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.

4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

5. STRAW AND HAY MULCH: USED TO COVER DENUED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY. CURLEX II AND EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH OVER MULCH.

6. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

1. SILTATION FENCE ALONG THE DOWNDRAINAGE SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED. REMOVE SILTATION FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENT AND STABILIZE.

2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.

3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
- A. ANY STOCKPILE SITE SLOPES SHALL NOT EXCEED 2:1.
 - B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PAGES NOTES BELOW.
 - C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
 - D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.

4. ALL DENUED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS SHALL RECEIVE MULCH OR NON-ERODABLE COVER. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.

5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

PERMANENT EROSION CONTROL MEASURES:

THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

2. IF AN AREAS WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, THEN PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, SOIL, AND MOISTURE CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. IF NECESSARY, AREAS MUST BE SEED AND MULCHED AGAIN IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT. ONE OR MORE OF THE FOLLOWING MAY APPLY TO A PARTICULAR SITE.

(a)Seeded areas. For seeded areas, permanent stabilization means a 90% cover of healthy plants with no evidence of washing or rilling of the topsoil.

(b)Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

(c)Permanent Mulch. For mulched areas, permanent mulching means total coverage of the exposed area with approved mulch. Mulch must be applied with a well-graded riprap lining, or with another non-eroseive lining such as concrete or asphalt pavement. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.

(d)Riprap. For areas stabilized with riprap, permanent stabilization means that slopes are stably in place. Riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

(e)Agricultural use. For construction projects on land used for agricultural purposes (e.g., pipelines across crop land), permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

(f)Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

(g)Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with a 90% cover of healthy vegetation, with a well-graded riprap lining, or with another non-eroseive lining such as concrete or asphalt pavement. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.

3. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

POST-CONSTRUCTION REVEGETATION:

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.

2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS	SWALES
KENTUCKY BLUEGRASS 0.46 LBS/1000 S.F.	RED TOP 0.05 LBS/1000 S.F.
CREeping RED FESCUE 0.46 LBS/1000 S.F.	TALL FESCUE 0.46 LBS/1000 S.F.
PERENNIAL RYE GRASS 0.11 LB/1000 S.F.	

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.

A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)

1. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.

2. BLANKETED WITH STOCK PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.

III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.

B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEED. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.

4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.

A. ONLY UNFROZEN LOAM SHALL BE USED.

B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.

WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.

D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.

E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.

F. ALTERNATIVE: HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE:

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION PERIOD. CYCLES OF INSPECTION, MONITORING, AND VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SILT FENCE, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.

2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL. AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.

3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDING WITH THE "MEADOW AREAS MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDING AS NEEDED. EXPOSED AREAS WILL BE RESEEDING AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

4. THE OWNER/ DEVELOPER / CONTRACTOR SHALL RETAIN A COPY OF THE EROSION CONTROL PLAN AT THE CONSTRUCTION SITE OR OTHER LOCATION ACCESSIBLE TO THE DEPARTMENT, LOCAL GOVERNMENT OFFICIALS, AND ANY OPERATOR OF A MUNICIPAL SEPARATE STORMWATER SEWER RECEIVING DISCHARGES FROM THE SITE, FROM PROJECT INITIATION TO PERMANENT STABILIZATION.

5. THE OWNER/ DEVELOPER / CONTRACTOR WILL MAINTAIN INSPECTION RECORDS (MAINTENANCE LOG SHEET) WITH RECORDINGS OF CONDITION OF BASINS, PIPES AND ANNOTATION OF SUBSTANTIAL PRECIPITATION EVENTS OR MITIGATING CIRCUMSTANCES IN THE INTERVENING TIME FOR TRENDING TO DEVELOP THE ANTICIPATED PREVENTIVE MAINTENANCE SCHEDULE.

6. THE CONTRACTOR'S SITE INSPECTION LOGS SHALL BE MAINTAINED ONSITE AND AVAILABLE FOR REVIEW UPON REQUEST FROM MDEP OR LOCAL GOVERNMENT OFFICIALS WHICH IDENTIFIES INSPECTIONS COMPLETED, EROSION PROBLEMS FOUND, WHEN CORRECTIVE ACTION WAS TAKEN, AND WHO COMPLETED THE WORK.

EROSION CONTROL DURING WINTER CONSTRUCTION:

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS THAT TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.

4. 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 LARGE AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY MULCH AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.

6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER AND IF THE EXPOSED AREA HAS BEEN LOAM, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA SHALL BE SEED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE STABILIZED. EROSION PROTECTION BY THE APPLICATION OF MULCH OR SEED SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.

7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.

8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

9. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AFTER NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.

10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

CONSTRUCTION PHASE:

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 7 DAYS, SEE ITEM NO. 4.

2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.

3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE. INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SILTATION FENCE BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:

A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).

B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.

C. INSTALL SILT FENCE AROUND STOCKPILE AT BASE OF PILE. STOCKPILES TO HAVE SILT FENCE INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.

4. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS SHALL BE EITHER:

A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR

B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.

5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)

6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

Maine DEP Chapter 500, APPENDIX C, Housekeeping

These performance standards apply to all projects except for stormwater PBR

1.Spill prevention. Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage protection to prevent materials from being washed into stormwater. The site owner or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.

NOTE: Any spill or release of toxic or hazardous substances must be reported to the Department. For oil spills, call 1-800-452-0777 which is available 24 hours a day. For spills of toxic or hazardous material, call 1-800-452-4664 which is available 24 hours a day. For more information, visit the Department's website at : <https://www.maine.gov/dep/soa/soa.html>

2.Groundwater. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An infiltration area on any area of the site that by design or as a result of soils, topography and other relevant factors, operations accumulated runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purpose of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization. See Appendix D for license by rule standards for infiltration of stormwater.

NOTE: Lack of appropriate pollutant removal best management practices (BMPs) may result in violations of the groundwater quality standard established by 38 M.R.S.A. §465-C(1).

3.Fugitive sediment and dust. Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant rain events. During dry months, dust suppression may be required. Dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust. NOTE: The Department does not permit construction activities that violate state water quality standards and the Natural Resources Protection Act.

4.Detrails and other materials. Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

NOTE: To prevent these materials from becoming a source of pollutants, construction activities related to a project may be required to comply with applicable provision of rules related to soil, universal, and hazardous waste, including, but not limited to, the Maine solid waste and hazardous waste management rules; Maine hazardous waste management rules; Maine oil conveyance and storage rules; and Maine pesticide requirements.

5.Excavation de-watering. Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Allowed allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.

NOTE: Dewatering controls are discussed in the "Maine Erosion and Sediment Control BMPs, Maine Department of Environmental Protection."

6.Authorized Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention measures for the non-stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

(a)Discharges from firefighting activity;

(b)Fire hydrant flushings;

(c)Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);

(d)Dust control runoff in accordance with permit conditions and Appendix C(3);

(e)Routine external building washdown, not including surface paint removal, that does not involve detergents;

(f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless oil spilled material had been removed) if detergents are not used;

(g)Uncontaminated air conditioning or compressor condensate;

(h)Uncontaminated groundwater or spring water;

(i) Foundation or footer drain-water where flows are not contaminated;

(j) Uncontaminated excavation dewatering (see requirements in Appendix C(5));

(k) Potable water sources including waterline flushings; and

(l) Landscape irrigation.

7.Unauthorized non-stormwater discharges. The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non-stormwater, other than those discharges in compliance with Appendix C (6). Specifically, the Department's approval does not authorize discharges of the following:

(a)Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;

(b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;

(c) Soaps, solvents, or detergents used in vehicle and equipment washing; and

(d) Toxic or hazardous substances from a spill or other release.

(b) Additional requirements. Additional requirements may be applied on a site-specific basis.

Maine DEP Chapter 500, APPENDIX A, Erosion and sedimentation control (2015 Update)

This appendix applies to all projects, except that a project that is eligible for stormwater PBR need only meet the standards in Section 1. A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 M.R.S. §460-B. Erosion control measures must be in place before the project begins and must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken.

NOTE: Other measures may apply, including, but not limited to the Natural Resources Protection Act 38 M.R.S. §460-B.

NOTE: The Department has prepared protocols for the control of erosion and sedimentation. See "Maine Erosion and Sediment Control BMPs Maine Department of Environmental Protection."

1.Pollution prevention. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable. Control stormwater volume and velocity within the site to minimize soil erosion. Minimize the disturbance of steep slopes. Control stormwater discharges, including both peak flow rates and volume, to minimize erosion at outlets. The discharge may not result in erosion of any open drainage channels, swales, stream channels or stream banks, upland, or coastal or freshwater wetlands off the project site.

Whenever practicable, no disturbance activities should take place within 50 feet of any protected natural resource. If disturbance activities take place between 30 feet and 50 feet of any protected natural resource, and stormwater discharges through the disturbed areas toward the protected natural resource, perimeter erosion controls must be doubled. If disturbance activities take place less than 30 feet from any protected natural resource, and stormwater discharges through the disturbed areas toward the protected natural resource, perimeter erosion controls must be doubled. If disturbance activities take place less than 30 feet from any protected natural resource, and stormwater discharges through the disturbed areas toward the protected natural resource, perimeter erosion controls must be doubled.

NOTE: Buffers improve water quality by helping to filter pollutants in run-off both during and after construction. Minimizing disturbed areas through phasing limits the amount of exposed soil on the site through retention of natural cover and by retiring areas as permanently stabilized. Less exposed soil means less erosion control is needed. Disturbance of a protected area is not anticipated to begin within two weeks' time, consistent leaving the area in its naturally existing cover.

NOTE: Many construction activities within 75 feet of a protected natural resource require a permit under the Natural Resources Protection Act prior to initiation. For more information regarding the applicability of the NRPA to your project, you can visit the Department's website at <https://www.maine.gov/dep/soa/soa.html> or contact staff of the Division of Land Use Regulation and Enforcement at 603-283-3980.

2.Sediment barriers. Prior to construction, properly install sediment barriers at the downgradient edge of any area to be disturbed and adjacent to any drainage channels within the disturbed area. Sediment barriers should be installed downgradient of soil or sediment stockpiles and stormwater conveyance structures. Sediment barriers should be installed by removing accumulated sediment, or removing and replacing the barrier, until the disturbed area is permanently stabilized. Where a discharge to a storm drain inlet occurs, if the storm drain carries water directly to a surface water body, the discharge must be moved at least 48 hours of the initial disturbance of the soil or prior to any storm event, whichever comes first.

3.Stabilized construction entrance. Prior to construction, properly install a stabilized construction entrance (SCE) at all points of egress from the site. The SCE is a stabilized pad of aggregate, underlain by a geotextile filter fabric, used to prevent traffic from tracking material away from the site onto public ROWs. Maintain the SCE until all disturbed areas are stabilized.

4.Temporary stabilization. Within 7 days of the cessation of construction activities in an area that will not be worked for more than 7 days, stabilize any exposed soil with mulch, or other non-erodible cover. Stabilize areas within 75 feet of a wetland or waterbody within 48 hours of the initial disturbance of the soil or prior to any storm event, whichever comes first.

5.Removal of temporary measures. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

NOTE: It is recommended that silt fences be removed by cutting the fence materials at ground level to avoid unintended flooding of upstream areas or frequent

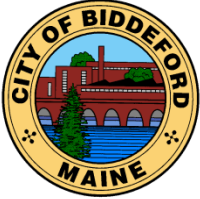
6.Permanent stabilization. If the area will not be worked for more than one year or has been brought to final grade, then permanently stabilize the area within 7 days by planting vegetation, seeding, sod, or through the use of permanent mulch, or riprap, or road sub-base. If using vegetation for stabilization, select the proper vegetation for the light, moisture, and soil conditions; amend areas of disturbed subsols with topsoil, compost, or fertilizers; protect seeded areas with mulch or, if necessary, erosion control blankets; and schedule sodding, planting, and seeding so to avoid die-off from summer drought and fall frosts. Areas where any underdrain, filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.

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

(iv)Inspect and clean out catch basins. Clean-out must include the removal and legal disposal of any accumulated sediments and debris from the bottom of the basin, at any inlet grate, or any flow channels to the basin, and at any pipes between basins. If the drain outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads).

(v)Inspect resource and treatment buffers once a year for evidence of erosion, concentrating on areas where erosion is most likely to occur. If flows are concentrating within a buffer, silt level spreaders, or ditch turn-outs must be used to ensure a more even distribution of flow into a buffer. Check down slope of all spreaders and turn-outs for erosion. If erosion is present, adjust or modify the spreader or turnout's lip ensure a better distribution of flow into a buffer. Clean-out any accumulation of sediment within the spreader boys or turn-out pools.

(vi)



CITY OF BIDDEFORD

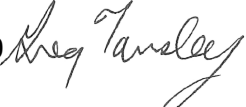
Planning and Development Department

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

PLANNING BOARD REPORT

TO: William Southwick, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, AICP, City Planner

DATE: June 26, 2020 

RE: **2020.02 The Final Site Plan Review for David Dube to construct a 3,200 square foot building for storage and office space and site infrastructure at 9 Digital Drive (Tax Map 15, Lot 7-5) in the I-1 zone.**

MEETING DATE: JULY 1, 2020 @ 6:00 PM

1. INTRODUCTION

The applicant, David Dube, has purchased property at 9 Digital Drive off Route 1. The proposal is for a new 3,200 SF building footprint structure. 11 parking spaces are shown as part of the proposal which exceeds that which would be required for the mixed office and warehouse project proposed. Any changes in the use should require a review of the parking provided on-site to accommodate any proposed changes.

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.

2. PROJECT DATA/INFORMATION

Note: **HIGHLIGHTED** information is pending.

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	David Dube 71 Guinea Road Biddeford, ME 04005 207-283-4949
2.	Owner of Property:	David R. and Sarah A. Dube

		71 Guinea Road Biddeford, ME 04005 207-283-4949
3.	Agent:	Paul P. Gadbois, P.E. P.O. Box 327 Biddeford, ME 04005
4.	Engineer:	Paul P. Gadbois, P.E. P.O. Box 327 Biddeford, ME 04005
5.	Surveyor:	Paul P. Gadbois, P.E. P.O. Box 327 Biddeford, ME 04005
6.	Project Location:	9 Digital Drive
7.	Project Tax Map #/Lot #:	Tax Map 15, Lot 7-5
8.	Existing Zoning:	Industrial-1 (I-1)
9.	Overlay Zoning:	None
10.	Existing Use:	Vacant Land
11.	Proposed Use:	3,200 SF Building. Proposed uses include warehousing, storage, and offices.
12.	City Approvals Required:	Site Plan Review
13.	Uses in the Vicinity:	Commercial
14.	Parcel Size:	1.05 Acres (45,738 SF)
15.	Number of Lots/Units in Subdivision:	N/A
16.	Minimum Lot Size Required: Provided:	None None
17.	Frontage Required: Provided:	50 feet. 219 feet +/-
18.	Front Setback Required: Provided:	40 feet 40 feet
19.	Side Setbacks Required: Provided:	25 feet 25 feet Note: There is a 100 foot CMP Easement on the west side of the property.
20.	Rear Setback Requires: Provided:	25 feet 25 feet
21.	Height Requirements: Provided:	Maximum 6 stories, 60 feet Less than 6 stories, 60 feet
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:	9 spaces required based on 2,100 s.f. shop/storage, 800 s.f. rental.tretail, and 300 s.f. office.
30.	Parking Spaces Provided (total): # Handicapped Spaces:	11 1 Required
31.	Ownership of Road:	Digital Drive is a Private Street
32.	Impervious Surface Area:	Total proposed Impervious (Building and Paving/Parking) is 10,500 SF +/-
33.	Estimated Site Development Costs:	\$190,000 +/-
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:	Partial Fees Paid. \$1,540 Remaining to be paid Prior to Approval.
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 Planning Board pursuant to Chapter 66-9 hereby authorized the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.
43.	Planning Board Review History: Conceptual Review:	March 4, 2020 July 1, 2020

3. EXISTING CONDITIONS

The proposed property is vacant.



Source: "Digital Drive". <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=108352>.

Accessed Date: 02/26/2020.

4. PROJECT PROPOSAL

The applicant proposes to construct a 3,200 SF Office/Storage Building and associated site improvements off Digital Drive. Digital Drive is a Private Road.

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

5. REVIEW HISTORY

Concept Review: March 4, 2020

Final Review: July 1, 2020

6. STAFF REVIEW

- a. ZONING: Warehousing/Storage/Shop/Rental and Offices are a Permitted (P) Uses in the I-1 Zone.
- b. REVIEW STANDARDS: Site Plan Review (Article XI), Performance Standards (Article VI).

c. WAIVERS: None.

d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

- 3rd Party Review Engineer comments have been addressed. Nothing further is needed at this time.
- Submit Remaining \$1,540 in fees (\$1,500 Eng Inspection, \$40 Administration).
- The Site Plan parking calculations in the bottom right corner does not properly represent the proposed building which is now proposed a total of 3,200 s.f. floor area. Correct the "Parking Calculations" table on the Site Plan.
- 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.
- Revise plans to indicate proper SF Floor Area of the proposed structure.
- Revise plans parking calculations to reflect revised building s.f. Floor Area.
- Revise the Signature Block on Final Plan to indicate plan signature by the City Planner.
- Add underneath the Signature Block the following:

"Greg Tansley, City Planner, duly authorized to sign on behalf of the Biddeford Planning Board by the decision of the Planning Board dated July 1, 2020."

- 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 Planning Board p authorized the City Planner to sign the final plan on behalf of the Planning Board and declared that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan."

7. NEXT STEPS/SUGGESTED ACTIONS

- Listen to any public comment and consider granting final approval of the Site Plan for David Dube at 9 Digital Drive.
- If the applicant has addressed the outstanding items to the satisfaction of the Board, and Board 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 \$2,627.50 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 .168 Ac x \$ 12,500 = \$ 2,100.00

Building .073 Ac x \$ 5,000 = \$ 365.00

Lawn .065 Ac x \$ 2,500 = \$ 162.50

Total Fee = \$ 2,627.50

- 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.
- d. Salt Management Plan to be provided for review and approval by 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. Prior to the issuance of any sign permits proposed signage shall be approved by the Planning Department.

4. Outside storage and/or display is prohibited.
5. Snow storage (temporary or otherwise) is prohibited from stormwater management facilities.
6. 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.

7. 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.
8. 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.
9. 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.
10. Once completed, as-built drawings of the site shall be provided to the Planning Department.
11. 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.
12. Standard Conditions of Approval apply.

8. SAMPLE MOTIONS

- A. *Motion to approve the Site Plan for David Dube at 9 Digital Drive (Tax Map 15, Lot 7-5) and approve the Findings of Fact based on the conditions recommended by Staff in its report dated July 1, 2020, and that due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Planning Board authorizes the City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.*
- B. *Motion to table to allow the applicant to address the outstanding issues identified by Staff and the Board.*
- C. *Motion to deny the Site Plan based upon the following reasons:*
 - a) _____
 - b) _____

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, Articles XI (Site Plan Review), the Biddeford Planning Board has considered the application of David Dube, including supportive data, public hearing testimony and related materials contained in the record. Based on Public Comment and Staff's review and recommendation, 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:	David Dube 71 Guinea Road Biddeford, ME 04005 207-283-4949
2.	Owner of Property:	David R. and Sarah A. Dube 71 Guinea Road Biddeford, ME 04005 207-283-4949
3.	Agent:	Paul P. Gadbois, P.E. P.O. Box 327 Biddeford, ME 04005
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5.	Surveyor:	Paul P. Gadbois, P.E. P.O. Box 327 Biddeford, ME 04005
6.	Project Location:	9 Digital Drive
7.	Project Tax Map #/Lot #:	Tax Map 15, Lot 7-5
8.	Existing Zoning:	Industrial-1 (I-1)
9.	Overlay Zoning:	None
10.	Existing Use:	Vacant Land
11.	Proposed Use:	3,200 SF Building. Proposed uses include warehousing, storage, and offices.
12.	City Approvals Required:	Site Plan Review
13.	Uses in the Vicinity:	Commercial
14.	Parcel Size:	1.05 Acres (45,738 SF)
15.	Number of Lots/Units in Subdivision:	N/A
16.	Minimum Lot Size Required: Provided:	None None

17.	Frontage Required: Provided:	50 feet. 219 feet +/-
18.	Front Setback Required: Provided:	40 feet 40 feet
19.	Side Setbacks Required: Provided:	25 feet 25 feet Note: There is a 100 foot CMP Easement on the west side of the property.
20.	Rear Setback Requires: Provided:	25 feet 25 feet
21.	Height Requirements: Provided:	Maximum 6 stories, 60 feet Less than 6 stories, 60 feet
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:	9 spaces required based on 2,100 s.f. shop/storage, 800 s.f. rental.tretail, and 300 s.f. office.
30.	Parking Spaces Provided (total): # Handicapped Spaces:	11 1 Required
31.	Ownership of Road:	Digital Drive is a Private Street
32.	Impervious Surface Area:	Total proposed Impervious (Building and Paving/Parking) is 10,500 SF +/-
33.	Estimated Site Development Costs:	\$190,000 +/-
34.	Financial Capacity Letter:	Not yet submitted.
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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:	Partial Fees Paid. \$1,540 Remaining to be paid Prior to Approval.
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 Planning Board pursuant to Chapter 66-9 hereby authorized the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.
43.	Planning Board Review History: Conceptual Review: Final Review:	March 4, 2020 July 1, 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.

Determination:

Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the Site Plan Review application of David Dube, for the proposed project summarized above, located at Map 15, Lot 7-5, City of Biddeford Tax Maps, 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 \$2,627.50 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 .168 Ac x \$ 12,500 = \$ 2,100.00
Building .073 Ac x \$ 5,000 = \$ 365.00
Lawn .065 Ac x \$ 2,500 = \$ 162.50
Total Fee = \$ 2,627.50
 - 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.
 - d. Salt Management Plan to be provided for review and approval by 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. Prior to the issuance of any sign permits proposed signage shall be approved by the Planning Department.
4. Outside storage and/or display is prohibited.
5. Snow storage (temporary or otherwise) is prohibited from stormwater management facilities.
6. 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.
7. 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.
8. 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.
9. 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.
10. Once completed, as-built drawings of the site shall be provided to the Planning Department.
11. 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.
12. Standard Conditions of Approval apply.

Planning Board Chairman

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 Tel. (207) 839-2771
Gorham, Maine 04038 Fax (207) 839-8250

June 25, 2020

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

RE: Private Way and Amended Subdivision Revisions
Poppy Lane and Sandybrook Subdivision
Tax Map 1 Lot 50

Dear Greg,

Please find attached an electronic copy of the following information in support of revisions for a Private Way and Amended Subdivision as described above:

1. Revised Private Way and Amended Subdivision Plans –full size

These revisions come based on comments from the City peer review Engineer, Site Design Associates, along with comments from Planning Staff. The following is our response to the comments sorted by the source of the comments and using the same numbering system for clarity:

Comments from Site Design Associates dated June 20, 2020:

1. The details have been added to sheet 2 of the plans as requested. The plans have also been revised to assure the contractor completes this work along South Street, a label was added to the plans (see sheet 2 of the plans). A note has also been added to the entrance section detail on sheet 2 to assure this work is completed as part of this project.
2. The existing driveway for Cindy Boyack and Gontran Rivard that exists on the subject parcel contains an existing 12-inch CMP culvert under it that directs runoff from the abutting land owned by Mouzas to land of Laqueux (see sheet 3 of the plans for more information). As part of our design we have upgraded this culvert to a 24-inch culvert as shown on sheet 2 of the plans. The design and details for this culvert can be found on sheet 2 of the plans.
3. The culvert rip rap details on sheet 2 of the plans have been revised accordingly to match the design and the plans. The contractor will not need to complete any work outside the subject parcel. The plans have been revised to assure this is the case (see sheet 2 of the plans for more information).

4. The roadway side slopes at the culvert crossing are proposed at 2:1 as shown on sheet 2 of the plans. Please note these side slopes have been called out on the plan to assist the contractor (see sheet 2 of the plans for more information). No slopes steeper than 2:1 have been proposed as part of this project. In the event that steeper slopes are in fact required the plans have been revised to give the contractor direction to install temporary erosion control mats for all slopes steeper than 2:1 (see note on gravel private way detail on sheet 2 of the plans for more information).
5. The silt fence line has been extended on the Easterly side of Poppy Lane to South Street as recommended (see sheet 2 of the plans for more information).
6. The roadway curve information, including stationing for the curve, can be found on sheet 2 of the plans.
7. The existing pond on the abutting parcel owned by Mouzas will not be impacted with this proposed project.
8. If the City would prefer an alternative design the applicant would be happy to entertain this option for the stormdrain. We look forward to discussing with the City.
9. The Entrance detail on sheet 2 of the plans has been revised as requested. As described above a note regarding sawcut and butt joint requirements was also added to this detail as requested.
10. As discussed above a note has been added to the detail on sheet 2 to assure the contractor installs erosion control mats on slopes steeper than 2:1 if required onsite.
11. A culvert has been added under Poppy Lane to direct runoff to the wetlands on Lot 1 as recommended. The plans have been revised accordingly to accommodate this revision (see sheets 1 and 2 of the plans for more information). Please note this culvert resulted in additional wetland impacts, however, the project will not require a permit from the Maine DEP for these impacts.
12. A draft maintenance agreement was provided as part of our submission on June 10, 2020 for the City to review.
13. Sheet 2 of the plan has been stamped as requested.

Comments from Planning Staff from email dated June 24, 2020:

1. As we discussed this morning we have adjusted the design slightly to accommodate the frontage requirements for Lot 2. The applicant will no longer be deeding Parcels A and B to the abutter (Boyack and Rivard). The Right of Way for Poppy Lane has been adjusted to include Parcels A and B. The abutting parcel owned by Boyack and Rivard will continue to get the required frontage along Poppy Lane for their lot (224.88 feet). The terminus of the right of Way for Poppy Lane has been extended a minor amount to assure that Lot 2 has adequate frontage to meet the City standards (frontage for this lot now shown on plan – sheet 1). The plans have been revised accordingly (see sheets 1 and 2 of the attached revised plans). As shown all lots appear to meet all applicable zoning requirements.

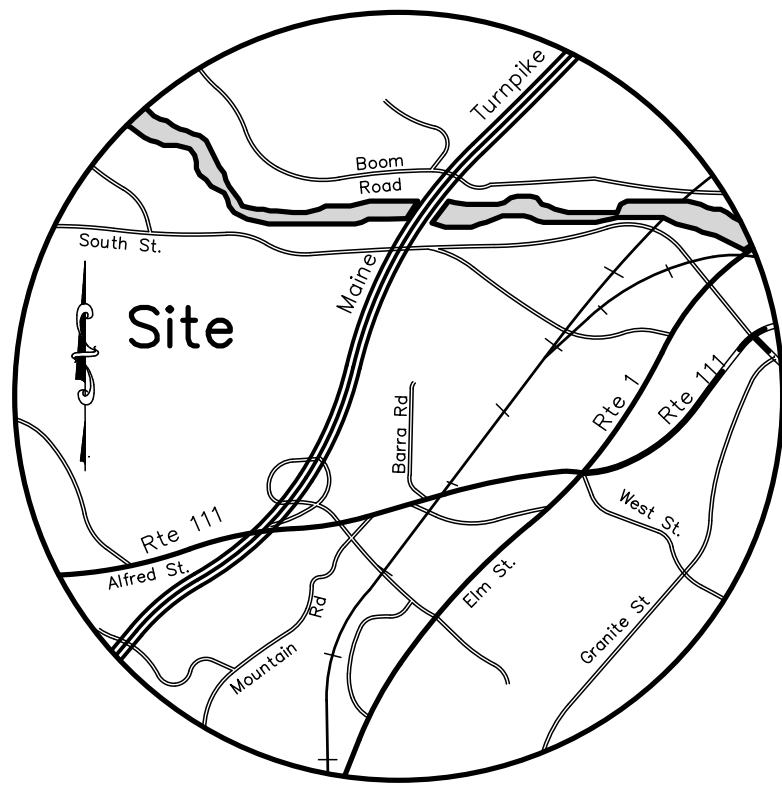
Please call me if you have any questions regarding these revisions or if additional information is needed for this submission. We look forward to working with the City on this project. We understand by submitting today this project will be eligible for the July 1st Planning Board

meeting. We look forward to this opportunity to discuss this project with the Planning Board. The applicant is hopeful this project can be considered for approval at this meeting.

Sincerely,

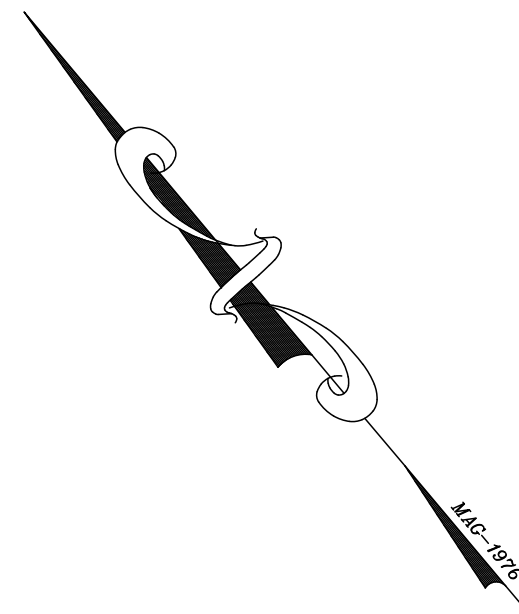
A handwritten signature in black ink, appearing to read "Andrew S. Morrell", with a stylized flourish at the end.

Andrew S. Morrell, P.E.
Project Engineer



LOCATION MAP

SCALE: 1" = 2 MILES



N/F
Reinette G. Labbe
Map 1, Lot 50-14
Book 9061, Page 83

N/F
Cindy Boyack &
Gontran Rivard
Map 1, Lot 50-15
Book 7762, Page 174

N/F
Guy N. Labbe
Map 1, Lot 50-18
Book 15310, Page 177

N/F
Jeffery A. &
Deborah A. Crocker
Map 1, Lot 50-9
Book 17136, Page 223

REMAINING LAND OF
Linda J. Lahoux-Cloutier
Map 1, Lot 50
Book 15704, Page 770

N/F
Matthew Chamberlain
Gontran Rivard
Map 1, Lot 50-13
Book 17640, Page 799

N/F
Rachel P. &
Albany B. Lagueux
Map 1, Lot 50-7
Book 2401, Page 131
Plan Ref. A Lot 7

N/F
Vanessa A. &
Jamie L. Mouzas
Map 1, Lot 50-6
Book 17047, Page 010

Pamela J. Chandler
Map 1, Lot 50-5
Book 7762, Page 174
Plan Ref. A Lot 5

Raymond R. Croteau
Map 1, Lot 50-4
Book 6963, Page 18
Plan Ref. A Lot 4

Nancy C. &
Donald L. Bradeen
Map 1, Lot 50-3
Book 8163, Page 328
Plan Ref. A Lot 3

LINE/CURVE DATA

L1	- S49°42'40"E	50.00'
L2	- S39°14'27"W	82.90'
C1	- R=125.00', L=109.28	

THIS PLAN SUPERSEDES THE PREVIOUSLY APPROVED
PLAN TITLED "SANDY BROOK SUBDIVISION, LAND OF
PHILIP LABBE, SOUTH STREET, BIDDEFORD, MAINE,
DATED JAN. 21, 1976, BY DES ROBERTS & HENRY
INC., AND RECORDED IN THE YORK COUNTY REGISTRY
OF DEEDS PLAN BOOK 81, PAGE 4.

Scale: 1" = 50'



NOTES:

- OWNER/APPLICANT: GERARD G. LETELLIER, JR.
PLUMBING & HEATING, INC.
132 DENNETT ROAD
BIDDEFORD, MAINE
2. ENGINEER: ANDY MORRELL, PE#13285
BH2M
28 STATE STREET
GORHAM, MAINE
3. SURVEYOR: ROBERT LIBBY JR., PLS#2190
BH2M
4. TAX MAP REFERENCE: MAP 1, LOT 50
5. DEED REFERENCES: BOOK 18108, PGS. 607 & 610
6. ZONING: RF (RURAL FARM)
7. SEWER SERVICE: SUBSURFACE WASTEWATER DISPOSAL SYSTEMS
8. WATER SERVICE: DRILLED WELLS
9. ELECTRIC/TELEPHONE: UNDERGROUND
10. MINIMUM STANDARDS: MIN. LOT SIZE 40,000 (NO WATER NO SEWER)
MIN. FRONTAGE 200'
MIN. SETBACKS - 25' FRONT/SIDE/REAR
11. THE CITY OF BIDDEFORD SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, PLOWING, OR SIMILAR SERVICES FOR THE PRIVATE WAY SHOWN ON THIS PLAN, AND IF THE PRIVATE WAY HAS NOT BEEN BUILT TO PUBLIC WAY STANDARDS.
12. THE PRIVATE WAY SHALL BE MAINTAINED FOR ACCESS FOR EMERGENCY VEHICLES YEAR ROUND.
13. THE HOUSES SHALL BE PROPERLY NUMBERED AND THE NUMBERS SHALL BE VISIBLE YEAR ROUND FROM THE PRIVATE WAY.
14. THE PRIVATE WAY SHALL BE MARKED WITH A CITY APPROVED SIGN IDENTIFYING THE PRIVATE WAY.
15. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE 'MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES' CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
16. THE PRIVATE WAY SHALL BE RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS WITHIN 30 DAYS OF APPROVAL BY THE PLANNING BOARD.
17. THE PRIVATE WAY SHALL BE GIVEN A NAME THAT MEETS WITH THE APPROVAL OF THE FIRE AND POLICE CHIEFS.
18. THE PRIVATE WAY SHALL CONFORM AND BE CONSTRUCTED TO THE STANDARDS FOR PRIVATE WAYS AS PRESENTED IN THE CITY OF BIDDEFORD, PERFORMANCE STANDARDS, SECTION 51, PRIVATE WAYS AND ROADS.
19. THE CONSTRUCTED PRIVATE WAY SHALL BE INSPECTED AND CERTIFIED BY THE CITY ENGINEER OR AT THE CITY'S OPTION, A REGISTERED PROFESSIONAL ENGINEER HIRED BY THE CITY AT THE DEVELOPER'S EXPENSE. PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR LOTS SERVED BY THE PRIVATE WAY, THE ENGINEER SHALL CERTIFY TO THE CODE ENFORCEMENT OFFICER THAT THE PRIVATE WAY HAS BEEN CONSTRUCTED TO THE ORDINANCE AND THE APPROVED PRIVATE WAY PLAN.
20. PLAN REFERENCE: A. "SANDYBROOK SUBDIVISION OF LAND OF PHILIP LABBE, SOUTH STREET, BIDDEFORD, MAINE" BY DES ROBERTS AND HENRY, INC. DATED JANUARY 21, 1976 AND RECORDED AT THE REGISTRY OF DEEDS AS PLAN BOOK 81 PAGE 4.
B. "STANDARD BOUNDARY SURVEY FOR WAYNE & DEBBIE ELLIOTT, SOUTH STREET, BIDDEFORD, MAINE" BY GABOIS & ASSOCIATES, ENGINEERING, SURVEYING, LAND PLANNING DATED AUGUST 10, 1989.
21. BENCHMARK: PK NAIL SET IN UTILITY POLE # 94.5.
ELEV. 93.01 (APPROX. NAVD 1988)
22. NET RESIDENTIAL DENSITY CALCULATION
- | | |
|---------------------|--------------|
| TOTAL PARCEL AREA | 258,694 S.F. |
| 1 RP ZONE | 132,775 S.F. |
| 2 R.O.W. (EXISTING) | 23,022 S.F. |
| 3 WETLANDS | 21,777 S.F. |
| | 81,117 S.F. |
- SPACE STANDARD FOR RURAL FARM
- MINIMUM DENSITY - 40,000 S.F.
- NET RESIDENTIAL DENSITY: $\frac{81,117 \text{ S.F.}}{40,000 \text{ S.F.}} = 2.03 \text{ LOTS}$
- NET AREA LOTS: LOT 1 - 40,045 S.F.
LOT 2 - 151,233 S.F.
23. NO WORK PROPOSED WITHIN RESOURCE PROTECTION ZONE FOR THIS PROJECT.
24. DEVELOPMENT OF LOTS 1 & 2 WILL BE COMPLETED WITHOUT ANY ADDITIONAL TREE CLEARING.
25. WETLANDS: MARK HAMPTON, C.S.S., L.S.E.
MARK HAMPTON ASSOCIATES, INC.
P.O. BOX 1931
PORTLAND, MAINE 04104-1931
26. WETLAND IMPACTS: WETLAND IMPACT 886 S.F.

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:

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

DATE _____

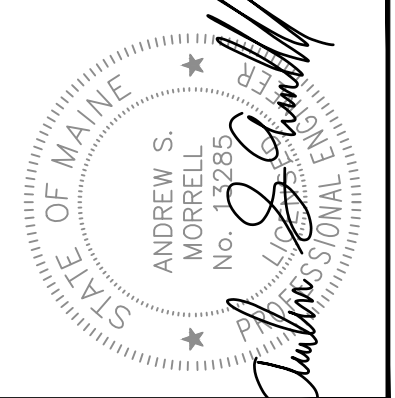


STATE OF MAINE
ROBERT
ABBOTT, JR.
TREASURER
AND SURVEYOR

ROBERT C. LIBBY JR.

PLS #2190

NO.	DATE	DESCRIPTION	REVISION
1	5/5/20	Submitted Draft to Client for Review	
2	6/10/20	Submitted Private Way & Amended Subdivision to City	
3	6/25/20	Revised per City Comments - Site Design Assoc.	



BH2M

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

28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Dale Wilkinson
132 Dennett Road
Biddeford, Maine 04005

WEMENED SUBDIVISION
AND PRIVATE WAY
POPPY LANE AND SANDY
BROOK SUBDIVISION

DESIGNED W. Pelkey	DATE April 2020
DRAWN Dept.	SCALE 1" = 50'
CHECKED R. Libby, Jr.	JOB. NO. 19093

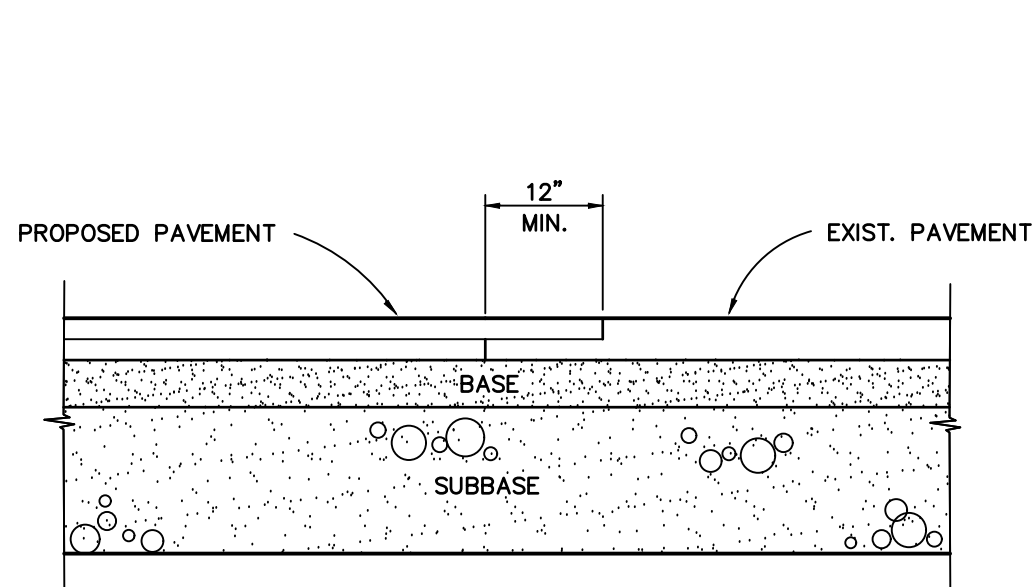
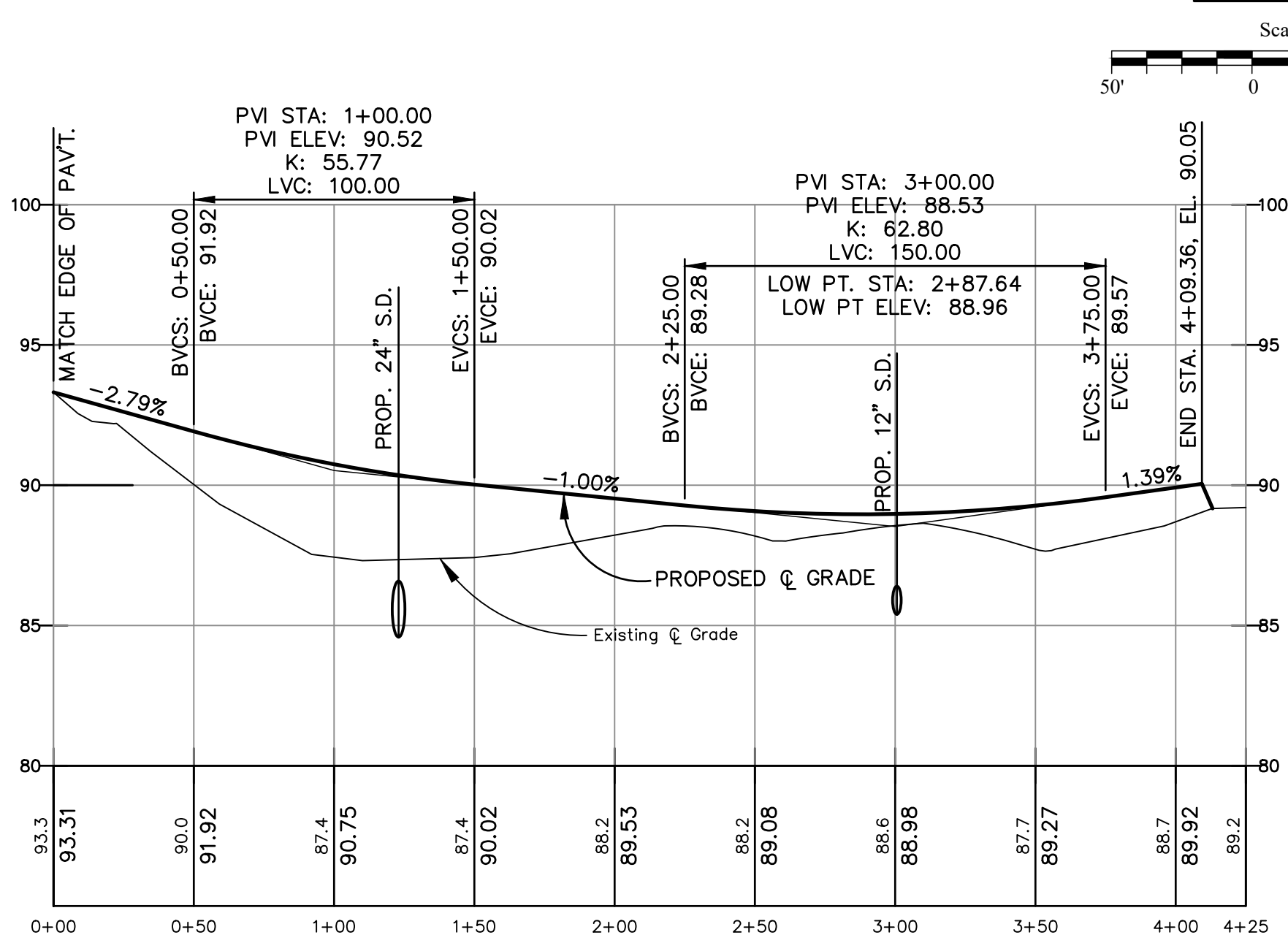
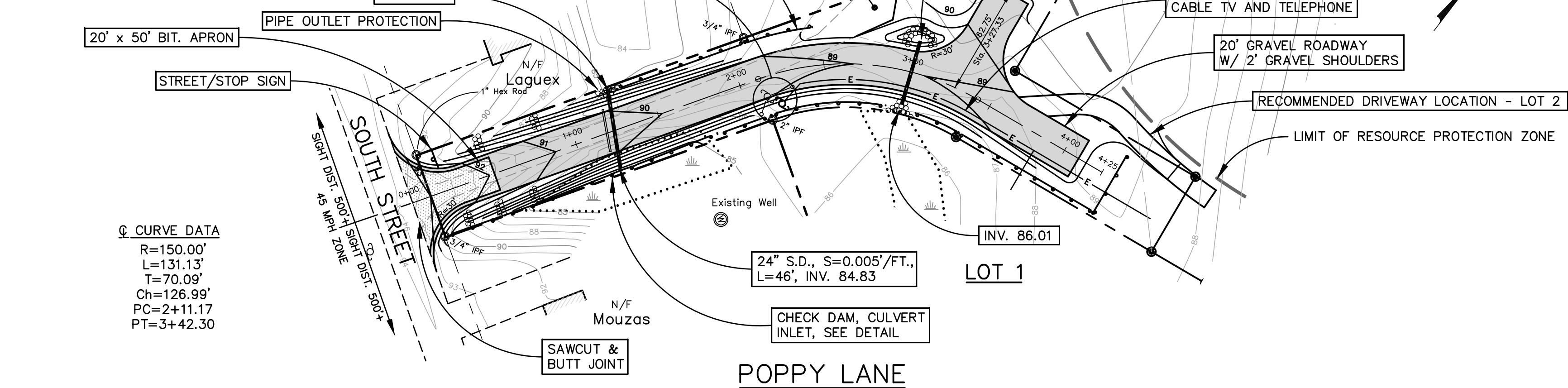
SHEET

1

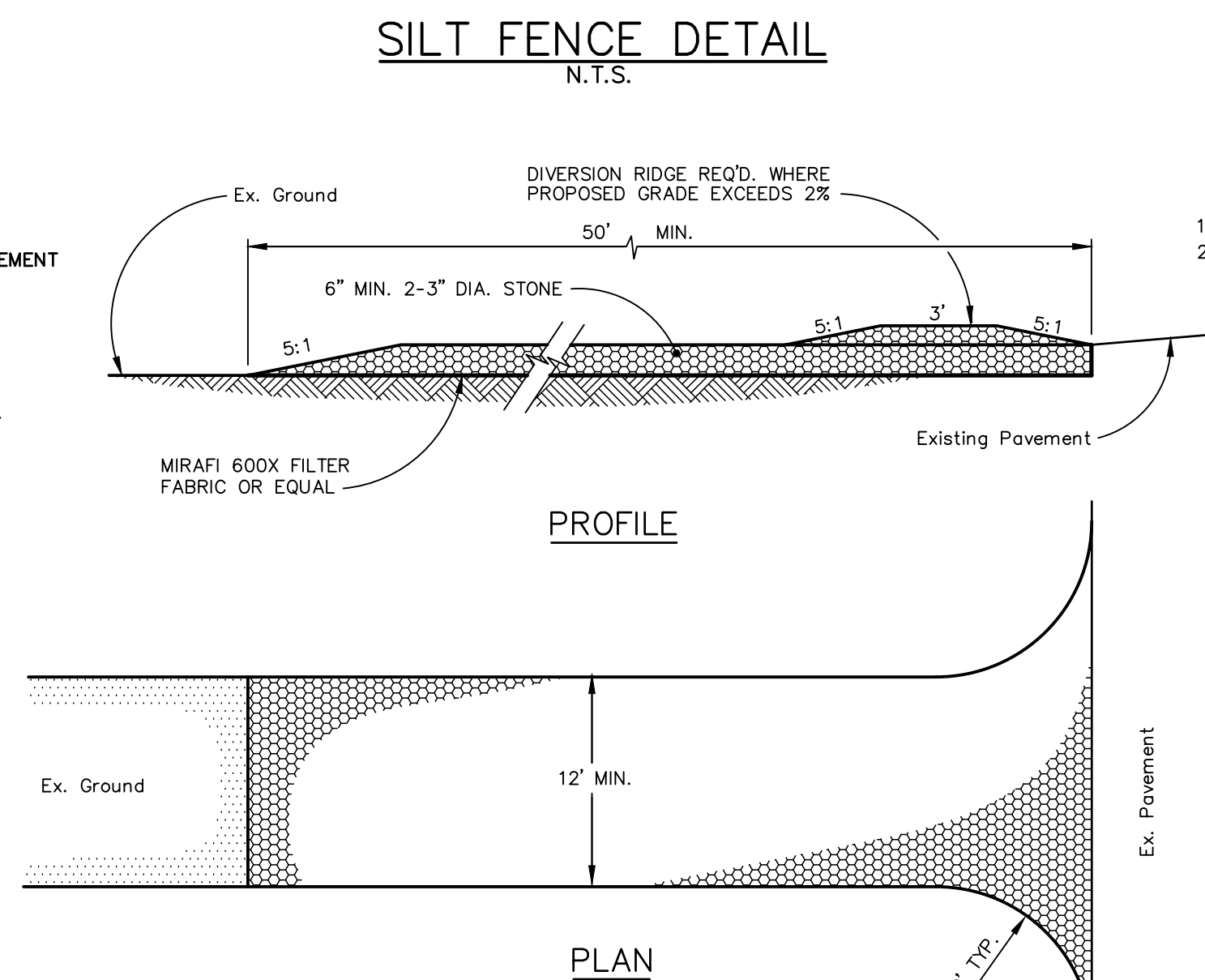
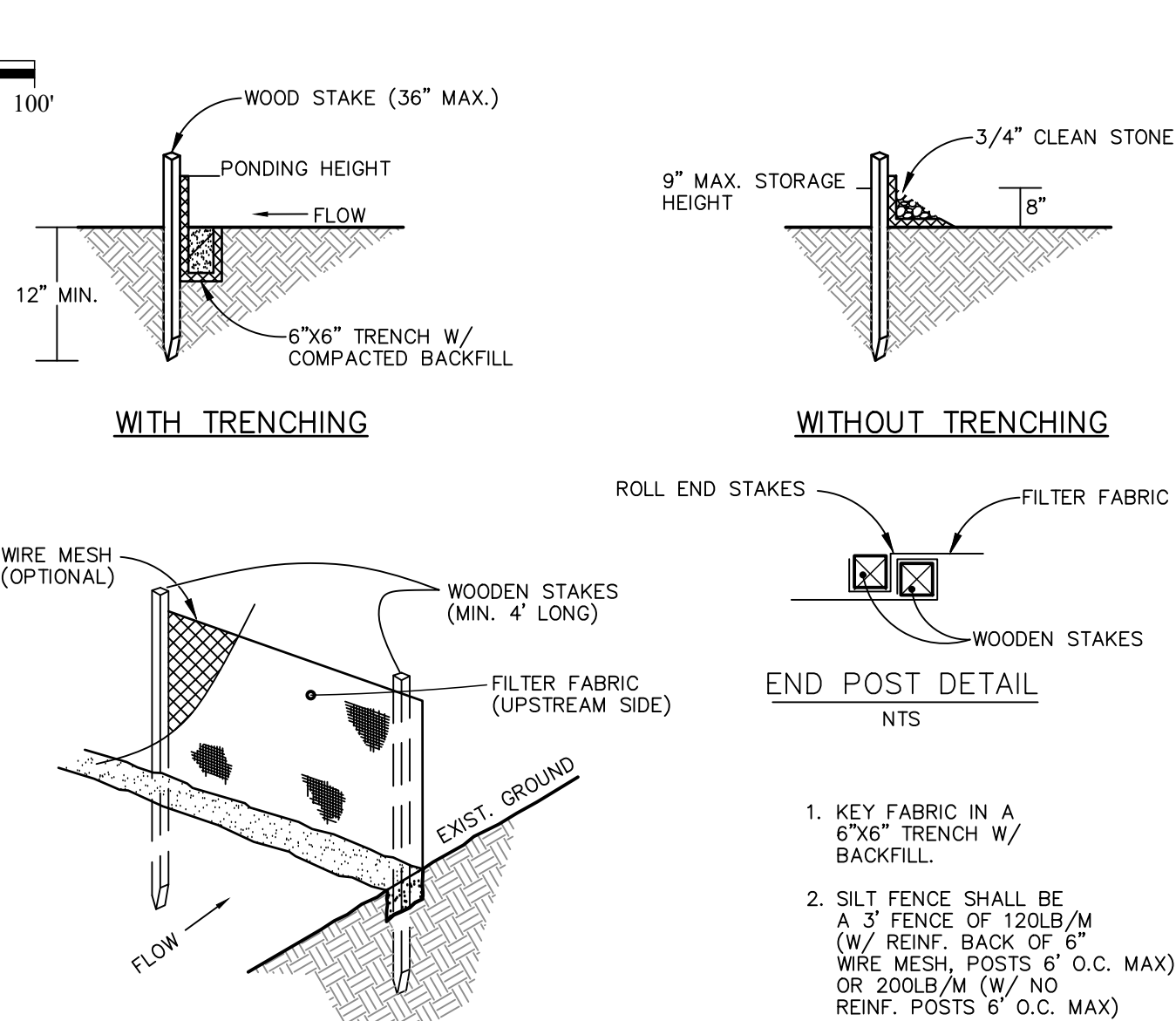
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EXPRESSED WRITTEN CONSENT
OF BH2M INC. IS PROHIBITED

NOTES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION, SEE DETAIL.
2. INSTALL SILT FENCE PRIOR TO CONSTRUCTION, SEE DETAIL.
3. SAWCUT EXISTING PAVEMENT AT PROJECT ENTRANCE, SEE DETAIL.
4. SEE SHEET 1, "AMENDED SUBDIVISION AND PRIVATE WAY".
5. CONTRACTOR SHALL COMPLETE NO WORK WITHIN RESOURCE PROTECTION ZONE.

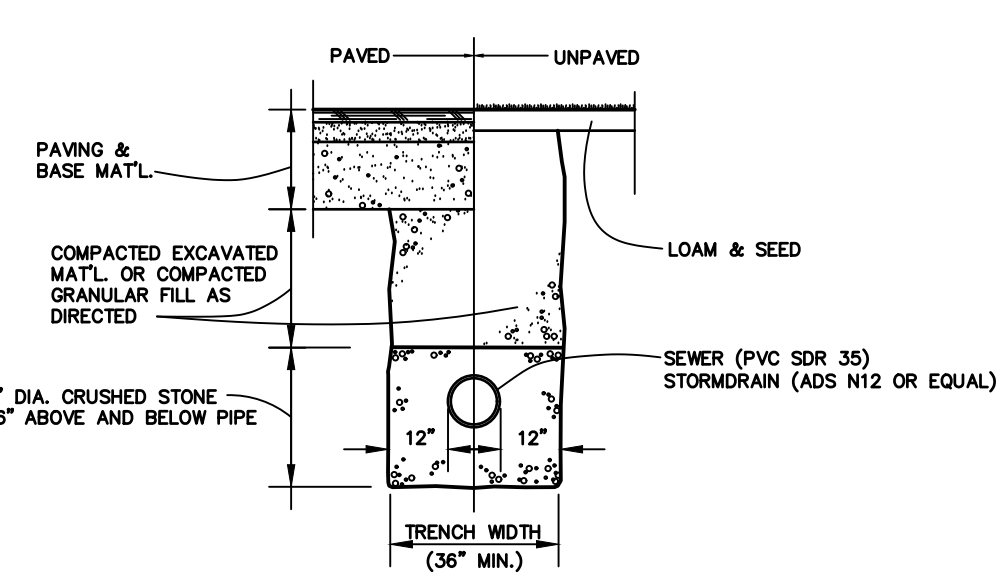


SAWCUT EXIST. PAVEMENT ALONG A SMOOTH LINE TO A NEAT EVEN VERTICAL JOINT, APPLY TACK PRIOR TO PROPOSED PAVING (AS REQ'D)

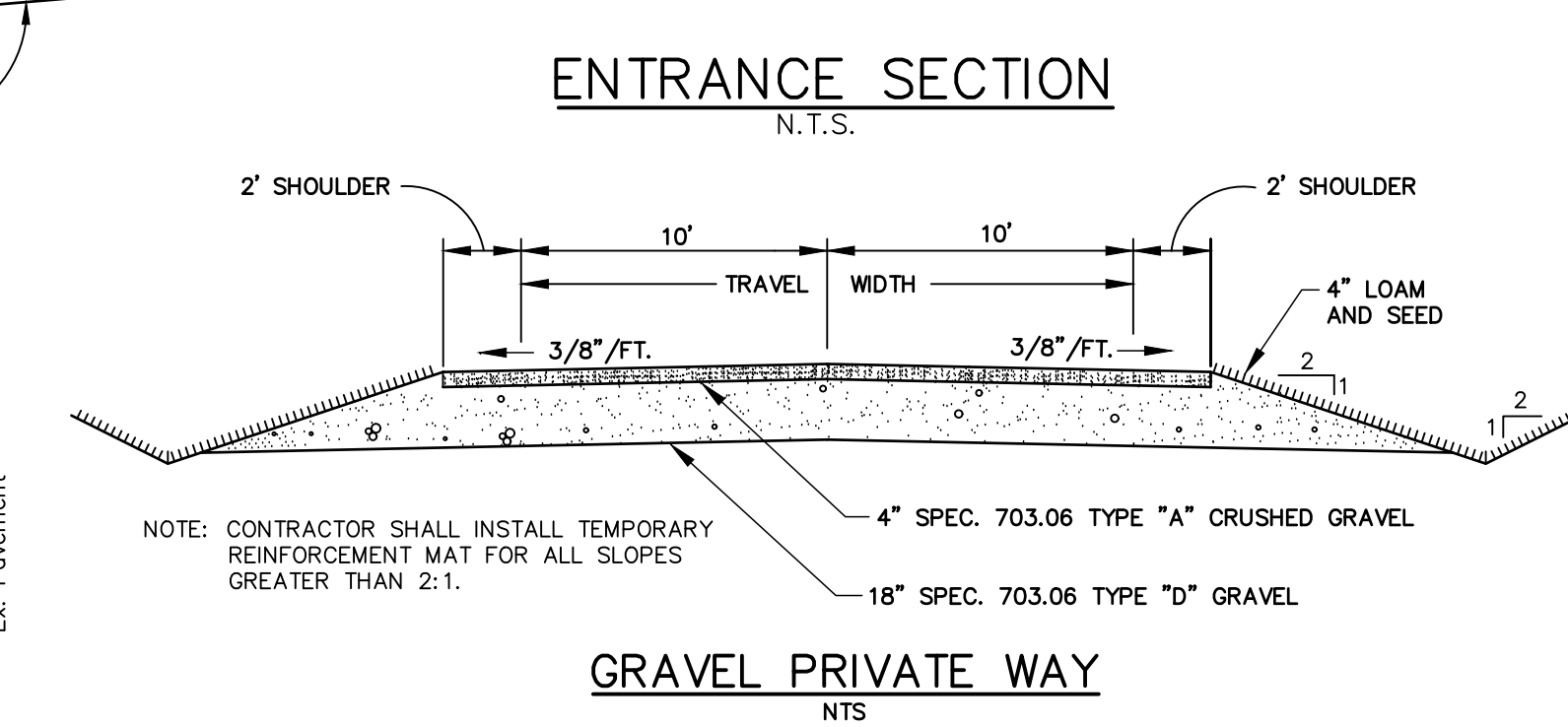
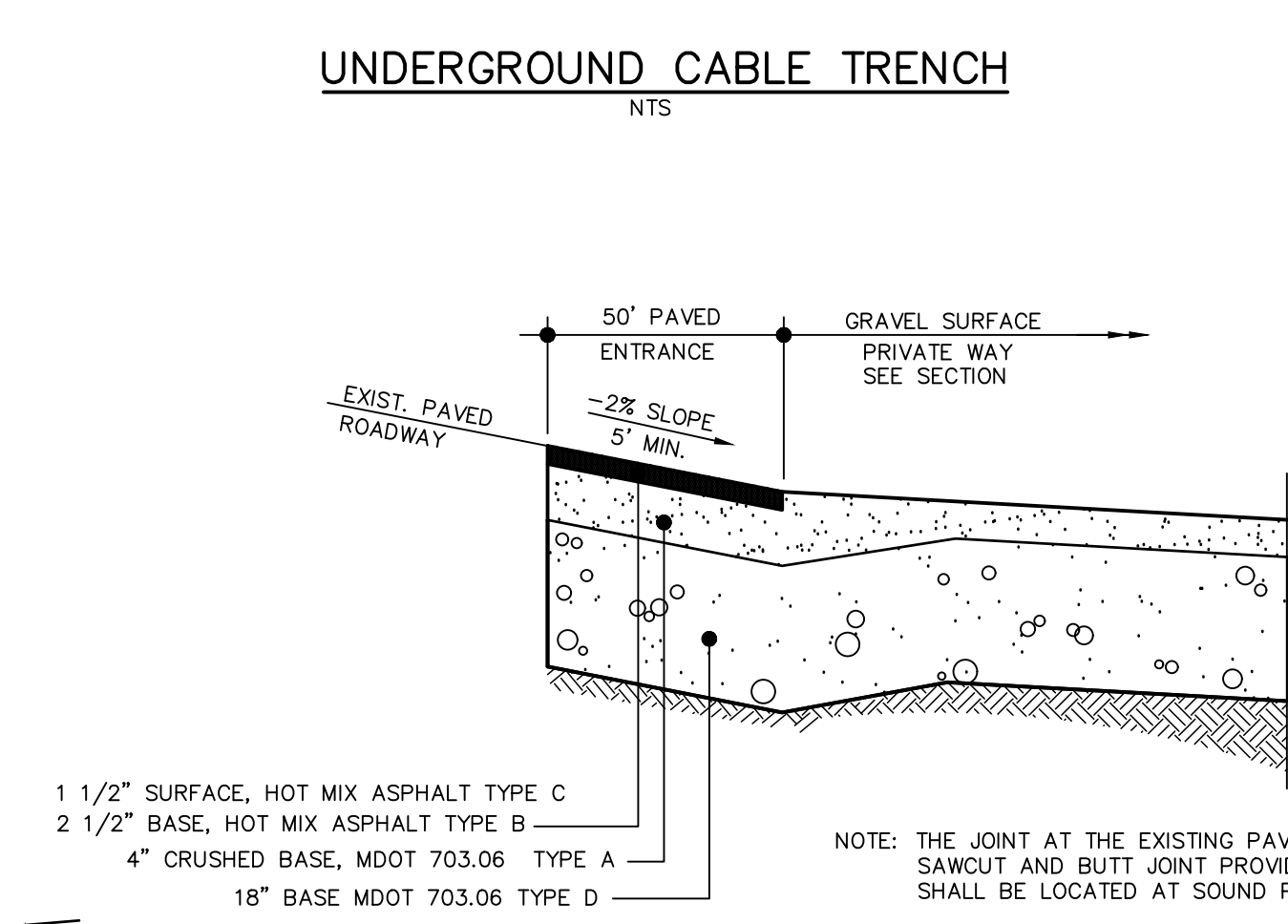
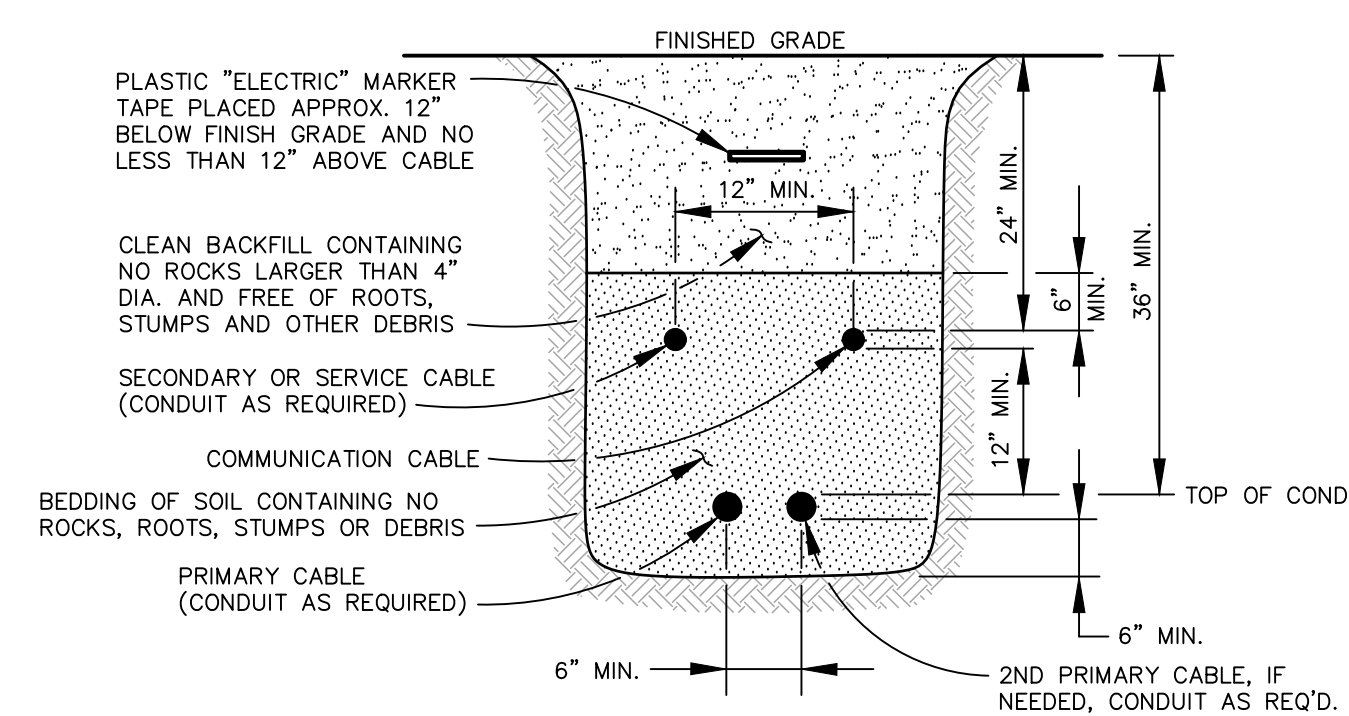


NOTES:
 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.
 WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

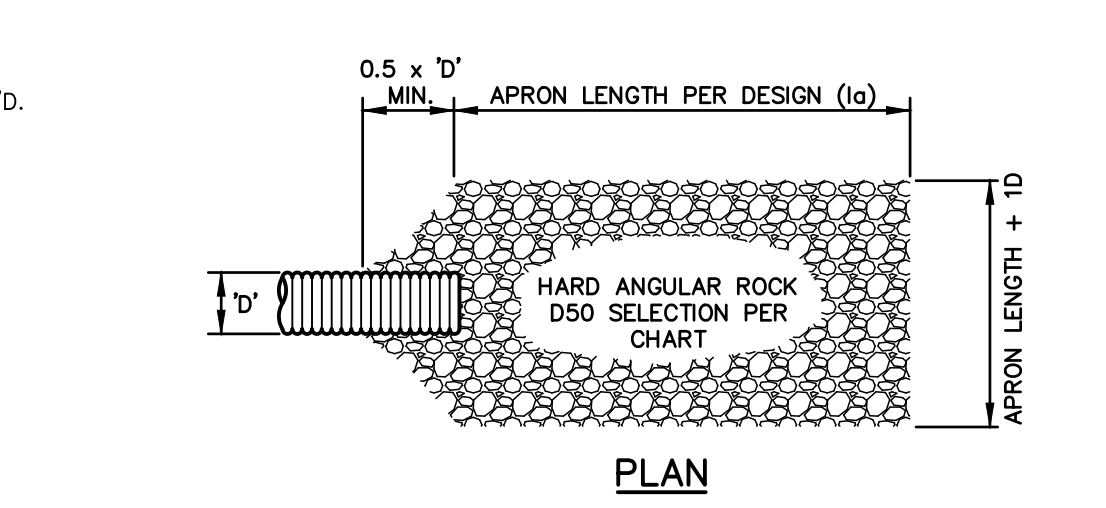
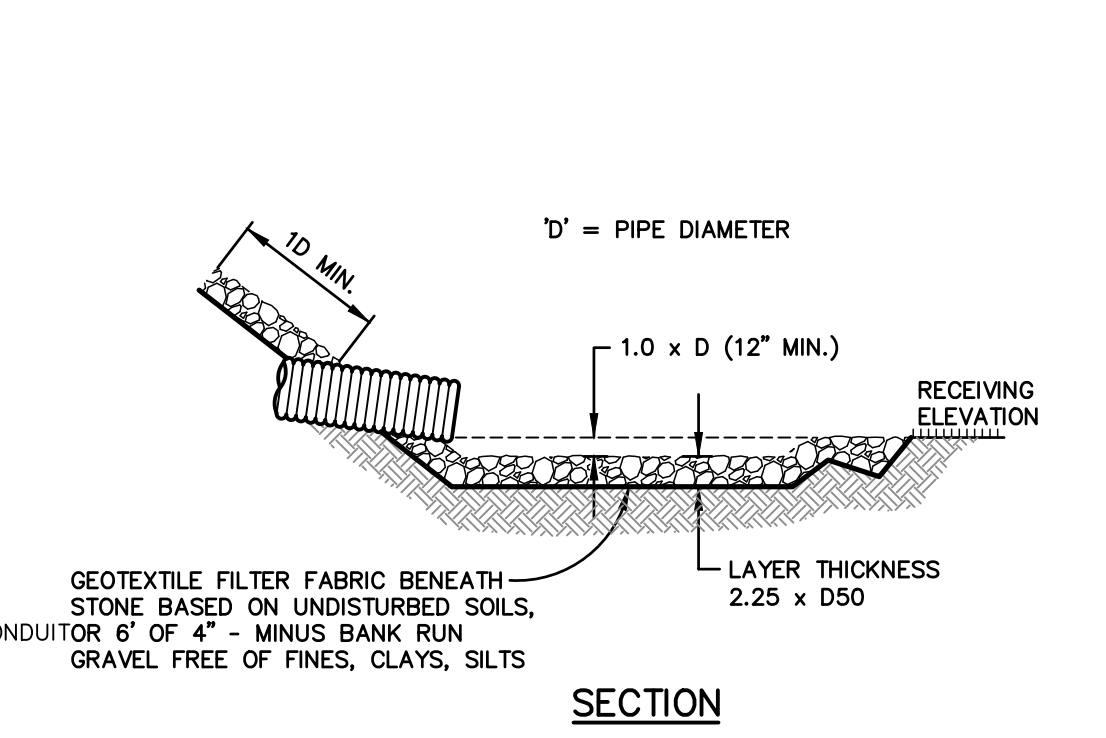
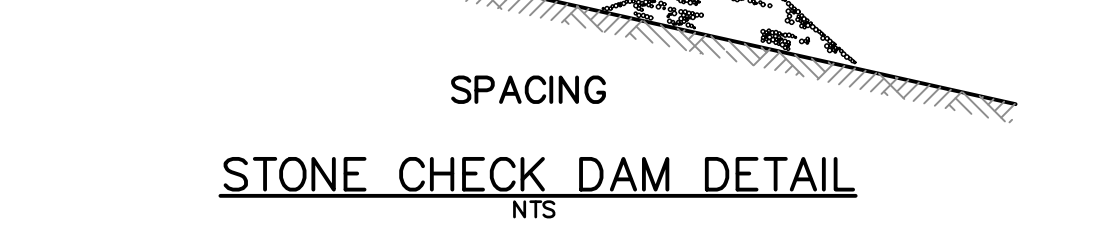
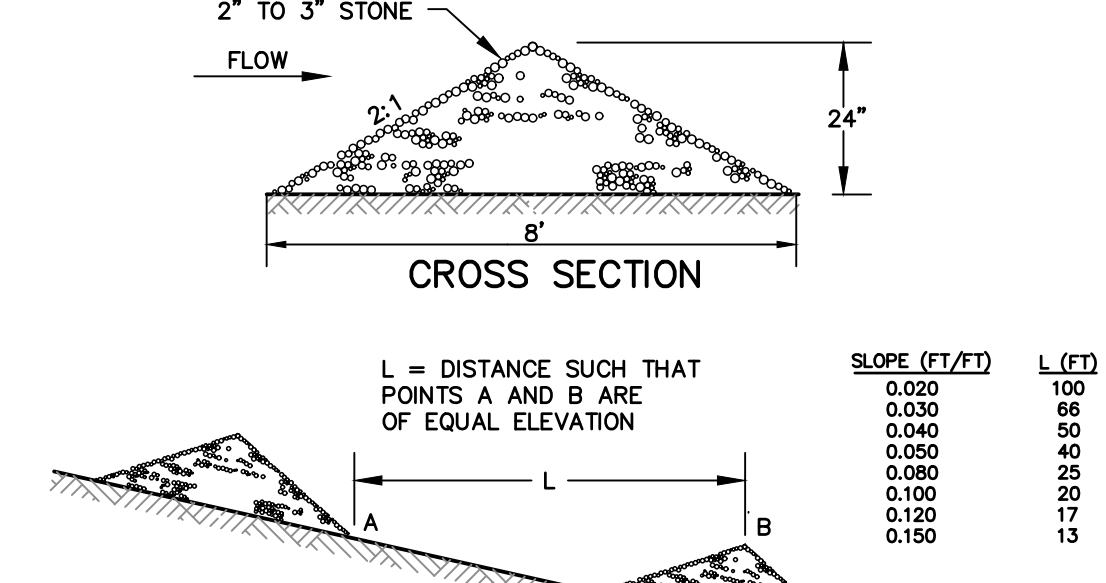
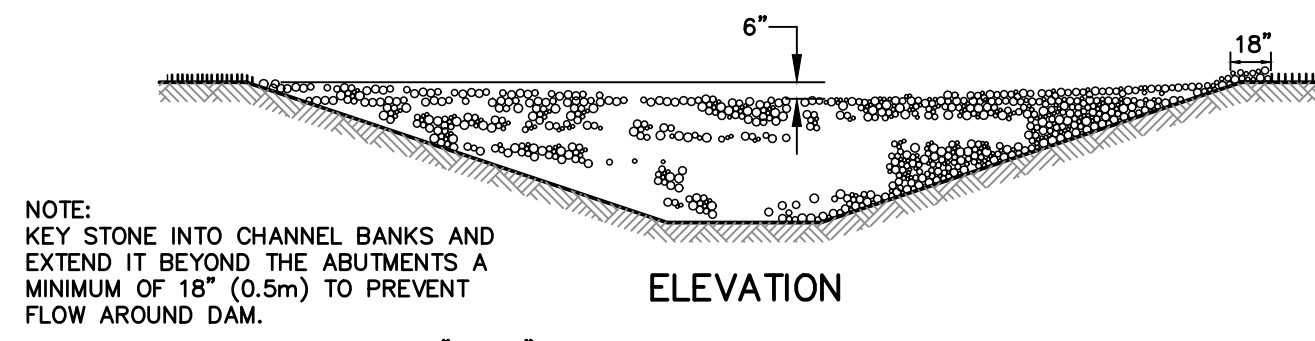
- NOTES:
 1. Trench width shown is payment width for rockexcavation & replacement of unsuitable material.
 2. Do not mechanically compact directly over flexible pipe (e.g. PVC, Polyethylene).
 3. Concrete pipe shall have sand bedding.



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

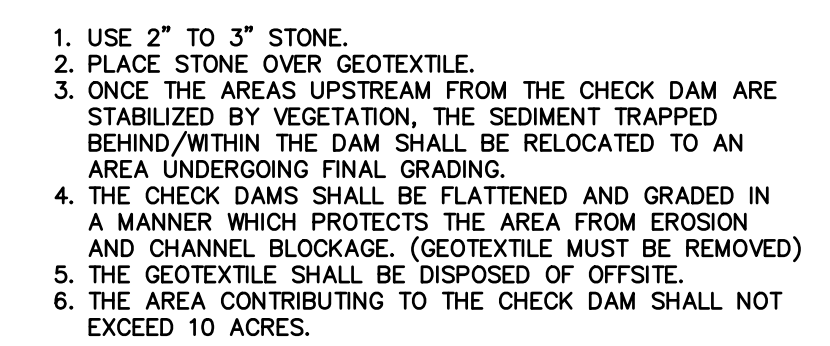
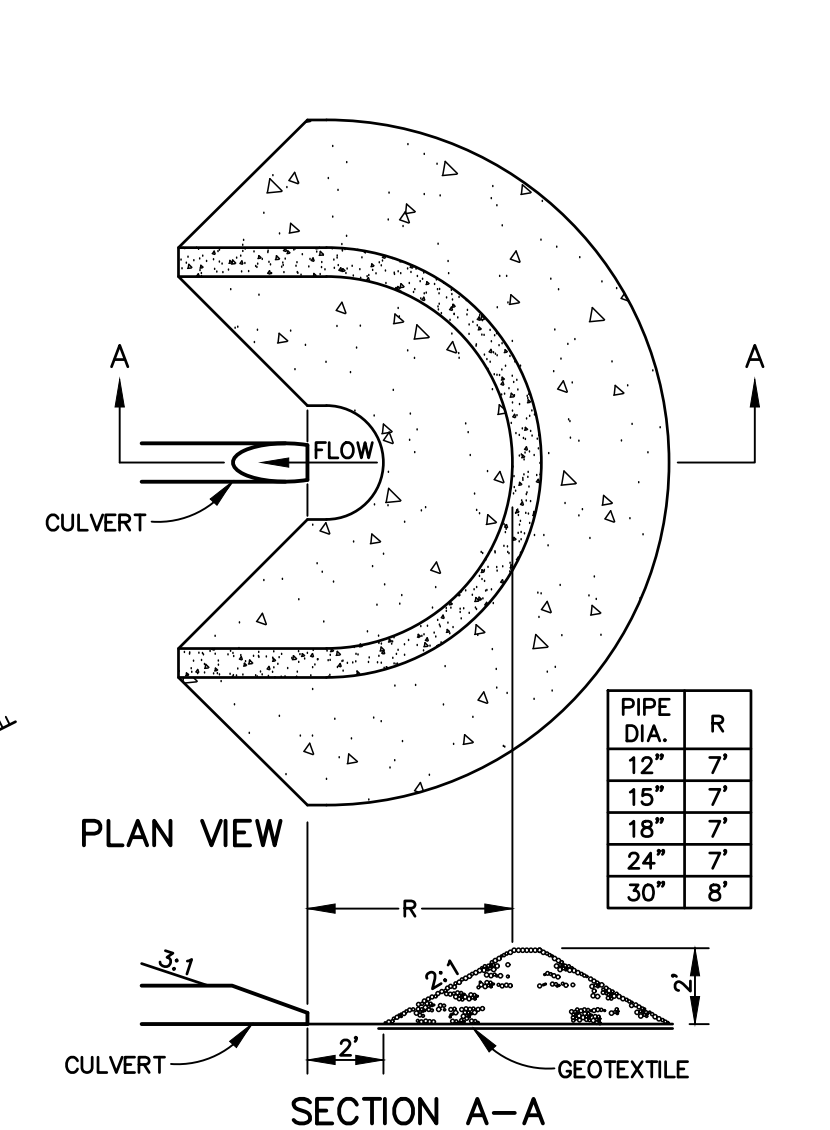


1. PREPARATION: BEFORE GRADING IS STARTED, THE ENTIRE RIGHT-OF-WAY AREA SHALL BE CLEARED OF ALL STUMPS, ROOTS, BRUSH AND OTHER OBJECTIONABLE MATERIAL AND ALL TREES NOT INTENDED FOR PRESERVATION, AS DESIGNATED BY THE CITY ENGINEER.
2. CUTS: TREE STUMPS AND OTHER ORGANIC MATERIALS SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW THE SUB GRADE. ROCKS AND BOULDERS, WHEN ENCOUNTERED, SHALL BE REMOVED TO SUB GRADE.
3. FILL: ALL MATERIAL USED IN THE CONSTRUCTION OF EMBANKMENTS SHALL BE OF THE QUALITY TO MEET THE STANDARDS FOR EMBANKMENT CONSTRUCTION, SECTIONS 203.02 THROUGH 203.17 OF THE MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, EXCEPT THAT COMPACTION SHALL NOT BE LESS THAN 95% OF MAXIMUM DENSITY (PER ASTM D 1557 MOD.). EXCESS MATERIALS INCLUDING ORGANIC MATERIALS, SOFT CLAYS, WET AND NON COMPACTABLE MATERIALS, ETC. SHALL BE REMOVED FROM THE STREET SITE. THE FILL SHALL BE SPREAD IN LAYERS NOT TO EXCEED 8 INCHES LOOSE AND THEN COMPACTED. THE FILLING OF UTILITY TRENCHES AND OTHER PLACES SHALL BE MECHANICALLY TAMPERED.
4. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS SHALL CONFORM TO MDOT STANDARD SPECIFICATIONS, REVISION DEC. 2002
5. ROADWAY GRAVEL: ALL GRAVEL SHALL BE CONSOLIDATED USING A MECHANICAL VIBRATORY ROLLER SUITABLE FOR ROADWAY COMPACTION.



IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. TAILWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

PIPE OUTLET PROTECTION
 N.T.S.



1. USE 2" TO 3" STONE.
 2. PLACE STONE OVER GEOTEXTILE.
 3. ONCE THE AREAS UPSTREAM FROM THE CHECK DAM ARE STABILIZED BY VEGETATION, THE SEDIMENT TRAPPED BEHIND/WITHIN THE DAM SHALL BE RELOCATED TO AN AREA UNDERGOING FINAL GRADING.
 4. THE CHECK DAMS SHALL BE FLATTENED AND GRADED IN A MANNER WHICH PROTECTS THE AREA FROM EROSION AND CHANNEL BLOCKAGE. (GEOTEXTILE MUST BE REMOVED)
 5. THE GEOTEXTILE SHALL BE DISPOSED OF OFFSITE.
 6. THE AREA CONTRIBUTING TO THE CHECK DAM SHALL NOT EXCEED 10 ACRES.

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

DATE
 CHAIR

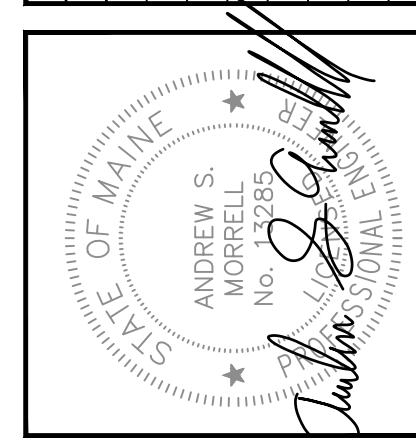
I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

ROBERT C. LIBBY JR.
 PLS #2190

SYMBOL	DESCRIPTION
○	IRON PIPE/IRON ROD FOUND
●	5/8" IRON ROD W/ CAP TO BE SET
—○—	UTILITY POLE
—○—	WELL
—○—	EXISTING EDGE OF PAVEMENT
—○—	PROPERTY LINE
—○—	ABUTTERS PROPERTY LINE
—○—	UNDERGROUND ELECTRIC
—○—	STORM DRAIN
—○—	SILT FENCE
—○—	EXISTING CONTOUR
—○—	PROPOSED CONTOUR
—○—	WETLAND
—○—	UTILITY POLE

NO.	DATE	REVISION	DESCRIPTION
1	5/5/20		Submitted Draft to Client for Review
2	5/10/20		Submitted Private Way & Amended Subdivision to City
3	6/25/20		Revised per City Comments - Site Design Assoc.



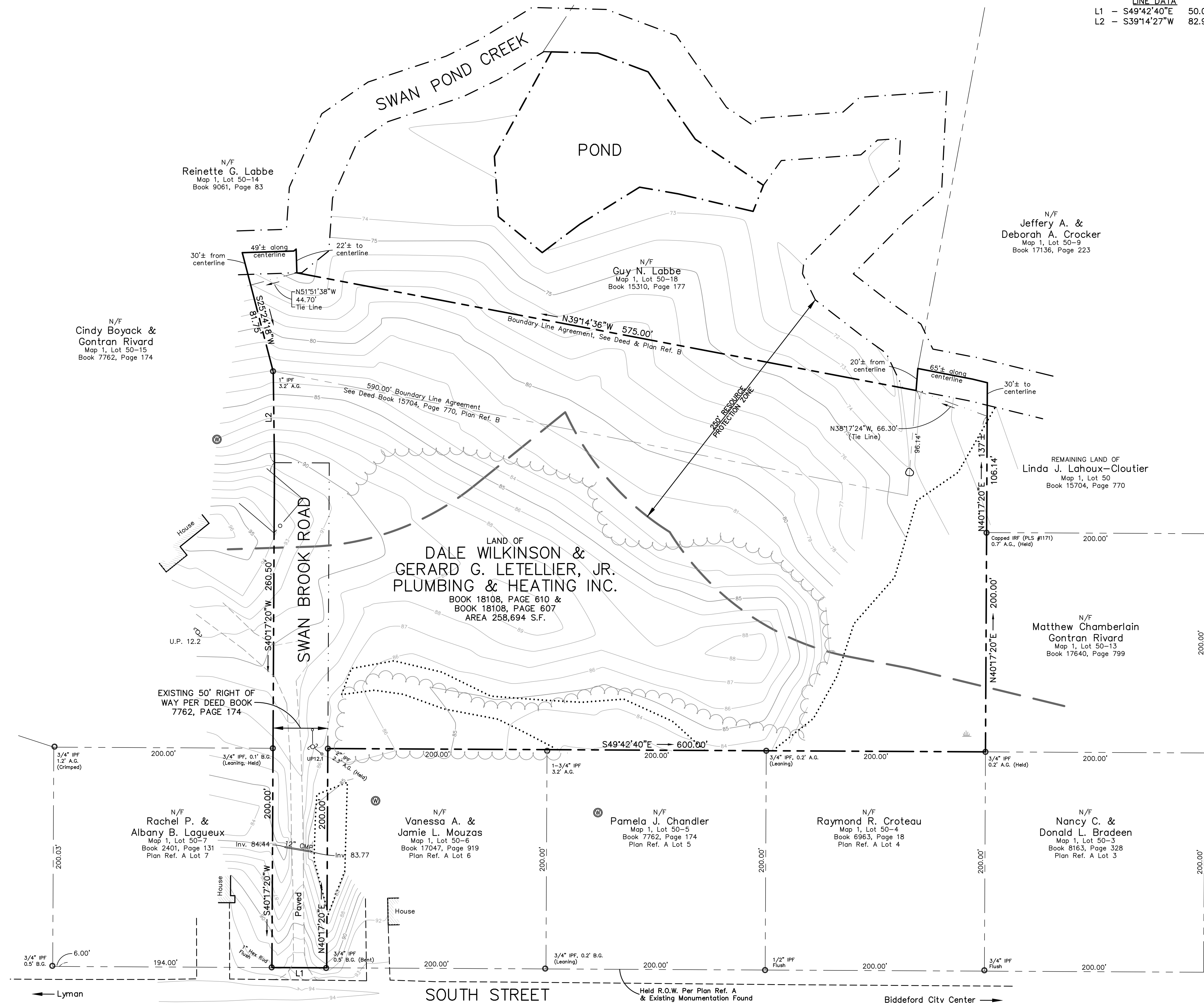
BH2M
 Barry, Huff, McDonald, Milfigan Inc.
 Engineers, Surveyors
 28 State Street
 Gorham, Maine 04038
 Tel. (207) 839-2771
 Fax (207) 839-8250

FOR
 Dale Wilkenson
 133 Darnett Road
 Biddeford, ME 04005

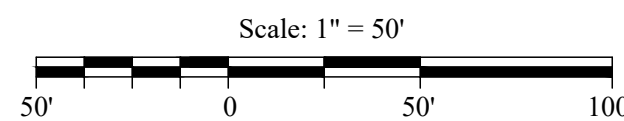
PLAN OF PRIVATE WAY
 POPPY LANE
 SOUTH STREET
 BIDDEFORD, MAINE

DESIGNED W. Pelley	DATE June 2020
DRAWN Dept.	SCALE As Noted
CHECKED A. Morrell	JOB. NO. 19093

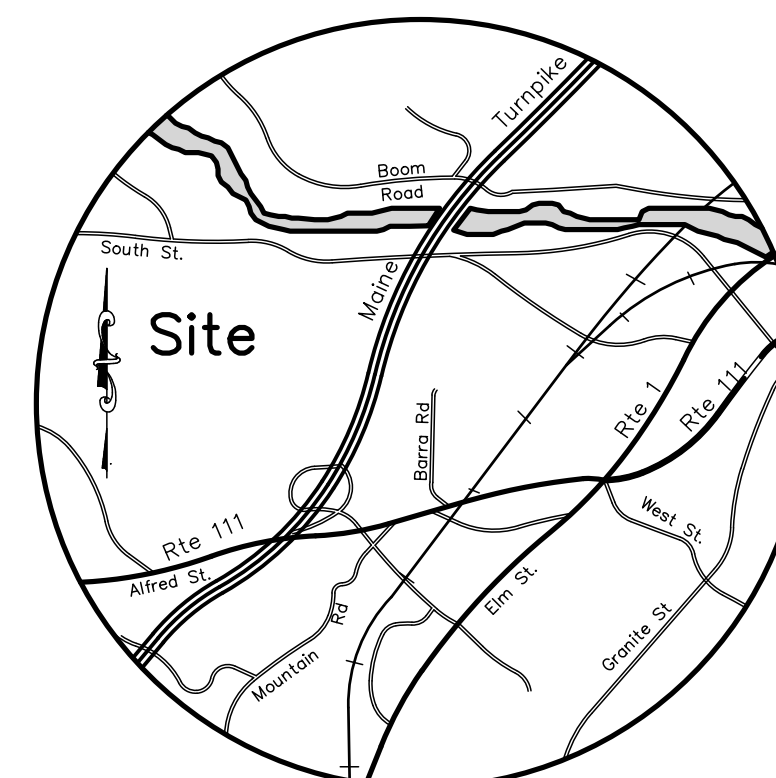
SHEET
 2
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<u>SYMBOL</u>	<u>DESCRIPTION</u>
IP / RF	IRON PIPE/IRON ROD FOUND
●	5/8" IRON ROD W/ CAP TO BE SET
○	UTILITY POLE
⊙	WELL
○	ROCK
---	EDGE OF PAVEMENT
---	PROPERTY LINE
---	ABUTTERS PROPERTY LINE
---	EXISTING EASEMENT
---	STREAM
---	POND
---	WETLANDS
~	TREELINE
○	PICKET FENCE
---	EXISTING CONTOUR
---	ABOVE GROUND/BELOW GROUND
---	NOW OR FORMERLY



<u>LINE DATA</u>		
L1	- S49°42'40"E	50.00'
L2	- S39°14'27"W	82.90'



LOCATION MAP

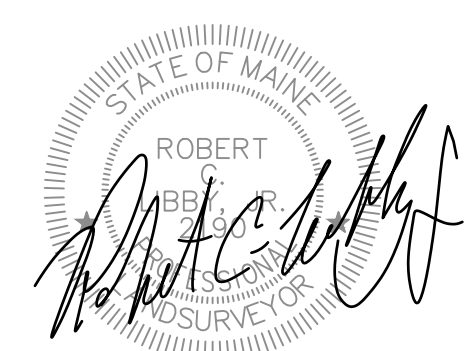
SCALE: 1" = 2 MILES

NOTES:

1. OWNERS: GERARD G. LETELLIER, JR.
PLUMBING & HEATING INC.
132 DENNETT ROAD
BIDDEFORD, MAINE 04005
- DALE WILKINSON
132 DENNETT ROAD
BIDDEFORD, MAINE 04005
2. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
28 STATE STREET
GORHAM, MAINE
3. WETLANDS: MARK HAMPTON, C.S.S., L.S.E.
MARK HAMPTON ASSOCIATES, INC.
P.O. BOX 1931
PORTLAND, MAINE 04104-1931
4. DEED REFERENCES: BOOK 18108 PAGE 607
BOOK 18108 PAGE 610
5. TAX MAP REFERENCE: MAP 1 LOT 50
6. ZONING: RURAL FARM (RF)
7. AREA: 258,694 ± S.F.
(5.9 ± ACRES)
8. BENCHMARK: PK NAIL SET IN UTILITY POLE # 94.5.
ELEV. 93.01 (APPROX. NAVD 1988)
9. PLAN REFERENCES:
- A. "SANDYBROOK SUBDIVISION OF LAND OF PHILIP LABBE,
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HENRY, INC. DATED JANUARY 21, 1976 AND RECORDED AT
THE REGISTRY OF DEEDS AS PLAN BOOK 81 PAGE 4.
- B. "STANDARD BOUNDARY SURVEY FOR WAYNE & DEBBIE
ELLIOTT, SOUTH STREET, BIDDEFORD, MAINE" BY GADBOIS
& ASSOCIATES, ENGINEERING, SURVEYING, LAND PLANNING
DATED AUGUST 10, 1989.

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

1. NO SURVEYORS REPORT



ROBERT C. LIBBY JR.

PLS #2190

REVISION		
NO.	DATE	DESCRIPTION
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 **BH2M**

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

28 Sans Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

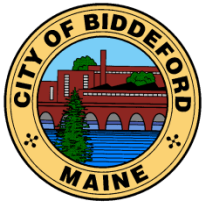
FOR
Dale Wilkinson
132 Demett Road
Biddeford, Maine 04005

STANDARD BOUNDARY
SURVEY AND EXISTING
CONDITIONS

DESIGNED Survey	DATE April 2020
DRAWN T. Mullen	SCALE 1" = 50'
CHECKED R. Libby, Jr.	JOB. NO. 19093

3

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CITY OF BIDDEFORD

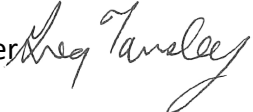
2020.04

Planning and Development Department

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

PLANNING BOARD REPORT

TO: William Southwick, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, AICP, City Planner 

DATE: June 26, 2020

RE: **2020.04 The Final Amended Subdivision/Private Way for Dale Wilkinson to create two new lots off a new Private Road off South Street (Tax Map 1, Lot 50) in the R-F zone.**

MEETING DATE: JULY 1, 2020 @ 6:00 PM

1. INTRODUCTION

The applicant, Dale Wilkinson, is proposing to construct a 3-4 Lot Private Road off of South Street. The Private Road would access the 2 new lots to be created behind Lots 6 and 5 of the previously approved "Stoneybrook Subdivision" originally approved in 1976, as well as the existing house "Now/Formerly" (N/F) Boyack and Rivard. As a result, this project amends the Stoneybrook Subdivision and requires a 3-4 Lot Private Road which is why it is before the Planning Board.

Lot 1 is proposed to be just over 60,000 s.f., with a net land area of 40,045 s.f.. This meets the minimum 40,000 s.f. lot area requirement. Lot 2 is much larger and is shown to be 168,976 s.f. in size, with 151,233 s.f. of net lot acreage. All newly created lots appear to meet the net lot acreage requirements.

The Private Road itself, including the ROW, is outside of the Swan Pond Brook RP-1 special Resource Protection (RP-1) District. The proposed driveway is also outside of the RP-1 District. Any future work within the RP-1 District may require additional approvals, such as if a driveway were to be installed in the RP-1.

2. PROJECT DATA/INFORMATION

Note: **HIGHLIGHTED** information is pending.

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Dale Wilkinson 132 Dennett Road Biddeford, ME 04005
2.	Owner of Property:	Dale Wilkinson 132 Dennett Road Biddeford, ME 04005 Gerard G. Letellier Jr. Plumbing and Heating, Inc. 132 Dennett Road Biddeford, ME 04005
3.	Agent:	Andrew Morrell, PE BH2M Engineers 28 State Street Gorham, M 04038
4.	Surveyor:	Andrew Morrell, PE BH2M Engineers 28 State Street Gorham, M 04038
5.	Project Location:	Off South Street
6.	Project Tax Map #/Lot #:	Tax Map 1, Lot 50
7.	Existing Zoning:	R-F
8.	Overlay Zoning:	RP-1 in the rear of the property.
9.	Existing Use:	Vacant
10.	Proposed Use:	Divide 1 Lot into 2 Lots – Residential. Amends a Previously Approved Subdivision and Requires the Construction of a 3-4 Lot Private Road since N/F Boyack and Rivard must use the new Private Road for access to South Street.
11.	City Approvals Required:	Subdivision Amendment and 3-4 Lot Private Road
12.	Uses in the Vicinity:	Residential
13.	Parcel Size:	15.6 Acres (18,295 SF)
15.	Minimum Lot Size Required: Provided:	40,000 SF Per Lot, NET Lot 1: 60,721 s.f. (40,045 s.f. NET) Lot 2: 168,976 s.f. (151,233 s.f. NET)
16.	Frontage Required:	200 feet

17.	Front Setback Required:	40 feet
18.	Side Setbacks Required:	25 feet
19.	Rear Setback Requires:	25 feet
20.	Height Requirements:	Maximum 35 feet
21.	Water Supply:	Private Wells
22.	Sewerage Disposal:	Private On-site Subsurface Wastewater Disposal Systems
23.	Solid Waste Disposal:	Private unless eligible for City collection through the Department of Public Works.
24.	Fire Protection:	City of Biddeford
25.	Floodplain Status:	NFIP FIRM Community Panel 230145-0007 B, Effective May 15, 1984, indicates the rear of the properties, immediately adjacent to Swan Pond Brook is an Unnumbered A Floodzone. The flood zone is located entirely within the RP-1 District where virtually no development is permitted.
26.	Wetland/Surface Water Impacts:	None
27.	Soil Study Provided:	TBD
28.	Ownership of Road:	South Street is a City Street. The applicant proposes 2 new lots on a new Private Road.
29.	Parking:	N/A
30.	Estimated Site Development Costs:	TBD
32.	Waivers Needed:	None
33.	Waivers Granted:	a. Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Planning Board pursuant to Chapter 66-9 hereby authorizes the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan given that public convenience, safety, health and welfare will not be affected adversely.
34.	Variances Needed for Approval:	None
35.	Other Permits Obtained:	None
36.	Other Non-City Permits Required:	None

37.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
39.	LDR Attachment A: Fees Paid:	Yes
40.	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 Planning Board pursuant to Chapter 66-9 hereby authorized the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.
40.	Planning Board Review History: Concept Review Final Review:	March 4, 2020 July 1, 2020

3. EXISTING CONDITIONS

The proposed property is vacant and abuts Swan Pond Brook. The RP-1 Zone is shown below in light green (location approximate and needs to be field verified). The lot has been since divided and does not reflect what is shown below. For crude representation, a blue line has been drawn below representing a previous lot division and the area to the left (west) of the blue line is the subject parcel of this application (marked by a star).



Source: <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=96>. Accessed date: 02/26/2020.

4. PROJECT PROPOSAL

To gain legal frontage for Lots 1 and 2, the applicants have to construct a 2-Lot Private Road. Since an abutting property (N/F Boyak and Rivard) must also gain access via this new private road, the road must be designed to meet the 3-4 Lot standard. Due to the RP-1 District, the entire Private Road (and ROW) must be located outside of the RP-1 District.

5. REVIEW HISTORY

Concept Review: March 4, 2020

Final Review (scheduled): July 1, 2020

6. STAFF REVIEW

- a. ZONING: Residential is Permitted in the Rural Farm Zone. This represents an amendment to a previously approved subdivision. In order to create the required frontage, the applicant must create a 3-4 Lot Private Road.
- b. REVIEW STANDARDS: General Zoning Requirements, including Dimensional Requirements. Private Road Standards.

c. WAIVERS:

Staff Recommended:

Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Planning Board pursuant to Chapter 66-9 hereby authorizes the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan given that public convenience, safety, health and welfare will not be affected adversely.

Staff are asking the Board to approve this waiver given that under the COVID-19 situation plans signatures would be difficult if not impossible to obtain and the public's convenience, safety, health and welfare would not be affected adversely by doing so.

d. OUTSTANDING ITEMS TO BE ADDRESSED WITH THE SUBMISSION OF A FINAL APPLICATION PACKAGE:

1. Provide a Unit Cost Estimate on City form.
2. Provide Test Pit (TP) locations and results confirming each lot can support a septic system and a well. HHE-200's can be provided also.
3. Revise the Signature Block on Final Plan to indicate plan signature by the City Planner.
4. Add underneath the Signature Block the following:

"Greg Tansley, City Planner, duly authorized to sign on behalf of the Biddeford Planning Board pursuant to Chapter 66-9, Biddeford Code of Ordinances, and by the decision of the Planning Board dated July 1, 2020."

5. 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 Planning Board pursuant to Chapter 66-9 authorized the City Planner to sign the final plan on behalf of the Planning Board and declared that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan."

7. NEXT STEPS/SUGGESTED ACTIONS

- Recommend the Board grant the waiver described above to allow the City Planner to sign the plan on the board's behalf.
- If the applicant has addressed the outstanding items to the satisfaction of the Board, and Board approves the project, Staff recommend doing so with the following Conditions of Approval attached:
 1. **This approval is not valid without plan signature and plan recording at the YCRD.**
 2. **Prior to any building permits or the sale/conveyance of any land or lots:**
 - a. **The applicant shall provide a copy of the recorded division plan to the Planning Department within 15 days of recording.**
 3. **Prior to any ground disturbance:**
 - a. **The applicant must submit a recorded copy of the private way plans to the Planning Department.**
 - b. **The applicant shall provide HHE-200's for each of Lots 1 and 2 to the Planning Department.**
 - c. **A pre-construction meeting with the contractor needs to be held with the Engineering Department to discuss inspection requirements.**
 - d. **An Erosion and Sedimentation Control Performance Guarantee (acceptable to the Planning Department) in the amount of \$XX,XXX (amount to be determined by the Planning Department) shall be submitted to the Planning Department.**
 - e. **A Street Opening Permit must be obtained from the Biddeford Public Works Department prior to any work within the City Right-of-Way.**
 4. **Prior to any building permits:**
 - a. **A Performance Guarantee (acceptable to the Planning Department) in an amount of 150% of the expected costs of the project being shall be submitted to the Planning Department.**
 5. **Any blasting requires a City of Biddeford Blasting Permit.**
 6. **Best management practices (BMPs) shall be adhered to during all ground disturbance operations.**
 7. **Contact Tom Milligan in the Engineering Department at 207-284-9118 for inspections.**
 8. **Prior to the release of the Performance Guarantee:**
 - a. **All monumentation/iron pins around the ROW & interior lot lines needs to be set.**
 - b. **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.**
 - c. **As-built drawings of the private road shall be provided to the Planning Department.**

9. No additional lots may be serviced by this Private Way without prior City approval.
10. Standard Conditions of Approval apply.

SAMPLE MOTIONS

- A. *Motion to approve the amendment to the Sandybrook Subdivision and Private Road for Dale Wilkinson off South Street (Tax Map 1, Lot 50) and approve the Findings of Fact based on the conditions recommended by Staff in its report dated July 1, 2020, and that due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Planning Board pursuant to Chapter 66-9 authorizes the City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.*
- B. *Motion to table to allow the applicant to address the outstanding issues identified by Staff and the Board.*
- C. *Motion to deny the Subdivision Amendment based upon the following reasons:*
 - a) _____
 - b) _____

ATTACHMENTS:

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

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
AMENDMENT TO A PREVIOUSLY APPROVED SUBDIVISION AND PRIVATE WAY**

Pursuant to the provisions of the City of Biddeford Code of Ordinances and Land Development Regulations (LDR), the Biddeford Staff Committee, as described in LDR, Article VI, Section 51 (Private Ways Ordinance), and Chapter 66 – Subdivisions, has considered the application of Dale Wilkinson, including supportive data, public hearing testimony and related materials contained in the record. Based on Public Comment and Staff's review and recommendation, 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:	Dale Wilkinson 132 Dennett Road Biddeford, ME 04005
2.	Owner of Property:	Dale Wilkinson 132 Dennett Road Biddeford, ME 04005 Gerard G. Letellier Jr. Plumbing and Heating, Inc. 132 Dennett Road Biddeford, ME 04005
3.	Agent:	Andrew Morrell, PE BH2M Engineers 28 State Street Gorham, M 04038
4.	Surveyor:	Andrew Morrell, PE BH2M Engineers 28 State Street Gorham, M 04038
5.	Project Location:	Off South Street
6.	Project Tax Map #/Lot #:	Tax Map 1, Lot 50
7.	Existing Zoning:	R-F
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11.	City Approvals Required:	Subdivision Amendment and 3-4 Lot Private Road
12.	Uses in the Vicinity:	Residential
13.	Parcel Size:	15.6 Acres (18,295 SF)
15.	Minimum Lot Size Required: Provided:	40,000 SF Per Lot, NET Lot 1: 60,721 s.f. (40,045 s.f. NET) Lot 2: 168,976 s.f. (151,233 s.f. NET)
16.	Frontage Required:	200 feet
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18.	Side Setbacks Required:	25 feet
19.	Rear Setback Requires:	25 feet
20.	Height Requirements:	Maximum 35 feet
21.	Water Supply:	Private Wells
22.	Sewerage Disposal:	Private On-site Subsurface Wastewater Disposal Systems
23.	Solid Waste Disposal:	Private unless eligible for City collection through the Department of Public Works.
24.	Fire Protection:	City of Biddeford
25.	Floodplain Status:	NFIP FIRM Community Panel 230145-0007 B, Effective May 15, 1984, indicates the rear of the properties, immediately adjacent to Swan Pond Brook is an Unnumbered A Floodzone. The flood zone is located entirely within the RP-1 District where virtually no development is permitted.
26.	Wetland/Surface Water Impacts:	None
27.	Soil Study Provided:	TBD
28.	Ownership of Road:	South Street is a City Street. The applicant proposes 2 new lots on a new Private Road.
29.	Parking:	N/A
30.	Estimated Site Development Costs:	TBD
32.	Waivers Needed:	None
33.	Waivers Granted:	a. Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Planning Board pursuant to Chapter 66-9 hereby authorizes the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board

		evidencing approval of the final plan given that public convenience, safety, health and welfare will not be affected adversely.
34.	Variances Needed for Approval:	None
35.	Other Permits Obtained:	None
36.	Other Non-City Permits Required:	None
37.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
39.	LDR Attachment A: Fees Paid:	Yes
40.	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 Planning Board pursuant to Chapter 66-9 hereby authorized the City Planner to sign the final plan on behalf of the Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.
40.	Planning Board Review History: Concept Review Final Review:	March 4, 2020 July 1, 2020

Conclusions of Law:

General:

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.

Shoreland Zoning:

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/project will maintain safe and healthful conditions;
3. Will not result in water pollution, erosion, or sedimentation to surface waters;
4. Will adequately provide for the disposal of all wastewater;
5. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird, or other wildlife habitat;
6. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
7. Will protect archaeological and historic resources as designated in the comprehensive plan;
8. Will not adversely affect existing commercial fishing or maritime activities in a commercial fisheries/maritime activities district;
9. Will avoid problems associated with floodplain development and uses; and
10. Is in conformance with the provisions of Biddeford Code of Ordinances, Part III (Land Development Regulations), Article XIV (Shoreland Zoning Ordinance), Section 15 (Land Use Standards).

Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the 3-4 Lot Private Way and Subdivision Amendment for Dale Wilkinson for the proposed project summarized above, located at Map 1, Lot 50 City of Biddeford Tax Maps, in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

Conditions of Approval:

- 1. This approval is not valid without plan signature and plan recording at the YCRD.**
- 2. Prior to any building permits or the sale/conveyance of any land or lots:**
 - a. The applicant shall provide a copy of the recorded division plan to the Planning Department within 15 days of recording.**
- 3. Prior to any ground disturbance:**
 - a. The applicant must submit a recorded copy of the private way plans to the Planning Department.**
 - b. The applicant shall provide HHE-200's for each of Lots 1 and 2 to the Planning Department.**
 - c. A pre-construction meeting with the contractor needs to be held with the Engineering Department to discuss inspection requirements.**
 - d. An Erosion and Sedimentation Control Performance Guarantee (acceptable to the Planning Department) in the amount of \$XX,XXX (amount to be determined by the Planning Department) shall be submitted to the Planning Department.**
 - e. A Street Opening Permit must be obtained from the Biddeford Public Works Department prior to any work within the City Right-of-Way.**
- 4. Prior to any building permits:**
 - a. A Performance Guarantee (acceptable to the Planning Department) in an amount of 150% of the expected costs of the project being shall be submitted to the Planning Department.**
- 5. Any blasting requires a City of Biddeford Blasting Permit.**
- 6. Best management practices (BMPs) shall be adhered to during all ground disturbance operations.**
- 7. Contact Tom Milligan in the Engineering Department at 207-284-9118 for inspections.**
- 8. Prior to the release of the Performance Guarantee:**
 - a. All monumentation/iron pins around the ROW & interior lot lines needs to be set.**
 - b. 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.**
 - c. As-built drawings of the private road shall be provided to the Planning Department.**
- 9. No additional lots may be serviced by this Private Way without prior City approval.**
- 10. Standard Conditions of Approval apply.**

Planning Board Chair

Date