

City of Biddeford
Planning Board
May 18, 2022 6:00 PM Zoom:
May 18, 2022 06:00 PM Eastern Time (US and Canada)
Topic: Planning Board

Please click the link below to join the webinar:
<https://biddeford.zoom.us/j/94578832402?pwd=T05Yb1NDWjRYS0NOUIZwMmhISzRxZz09>
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US: +16465588656,,94578832402# or +13017158592,,94578832402#
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Dial(for higher quality, dial a number based on your current location):
US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1
253 215 8782 or +1 346 248 7799
Webinar ID: 945 7883 2402
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- 1. DECLARATION OF QUORUM/VOTING MEMBERS**
- 2. ADJUSTMENTS TO THE AGENDA**
- 3. PLANNER’S BUSINESS**
- 4. CONSENT AGENDA**

4.A. Approval of Meeting Minutes for 4-29-22 & 5-4-22

[PB Minutes 042822-DRAFT.pdf](#)

[PB Minutes 050422-DRAFT.pdf](#)

- 5. UNFINISHED BUSINESS**
- 6. NEW BUSINESS**

6.A. 2021.42 Preliminary Approval request for South Street Village, LLC located at 413 South Street (Tax Map 7, Lot 8 called Hidden Hills Manufactured Housing Park) in the SR1, & RF Zones with a MHP Overlay.. The project consists of a 195 unit manufactured housing park along with amenities including a clubhouse, community gardens and assorted pocket parks. The applicants aim to create affordable homes for potential residents by using the MHP overlay to provide a modern manufactured and modular home community.

Applicant: South Street Village, LLC

Agent: N/A

Engineer: Terradyn Consultants, LLC-Jeff Amos P.E.

Tax Map/Lot: 7-8

Zone: SR1 & RF

Overlay: MHP

Defined Land Use: Residential Undeveloped Land

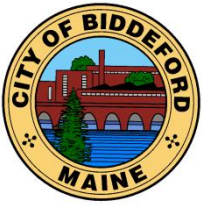
Application Type: Subdivision
Application Status: Requesting Preliminary Approval
Public Comments will be accepted for this item.

[Hidden Hills Preliminary Submission Materials.pdf](#)
[Appendix 4 - Hidden Hills Stormwater Report \(narrative & figures only\).pdf](#)
[C-0.0 Cover Sheet.pdf](#)
[C-0.1 Exist Cond Plans from Norse.pdf](#)
[C-1.0 SUB Series.pdf](#)
[C-2.0 Site Series.pdf](#)
[C-3.0 GD Series.pdf](#)
[C-4.0 Utility Series.pdf](#)
[C-5.0 Profile Series.pdf](#)
[C-6.0 Detail Series.pdf](#)
[L-7.0 LScape Series.pdf](#)
[L-7.0.pdf](#)
[L-7.1.pdf](#)
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[L-7.4.pdf](#)
[L-7.5.pdf](#)
[L-7.6.pdf](#)
[L-7.7.pdf](#)
[L-7.8.pdf](#)
[P-1.0 Photo Series.pdf](#)
[Hidden Hills Preliminary Submission Materials.pdf](#)
[Hidden Hills Additional Information 5-17-2022.pdf](#)
[Bonine 05-09-22.pdf](#)

7. OTHER BUSINESS

8. 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

Greg 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 Meeting Minutes **DRAFT**

Date: April 28, 2022
Time: 6:00 PM
Location: REMOTE ACCESS MEETING (1MRSA § 403-B permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Declaration of Quorum/Voting Members

Quorum Present: Bill Southwick (Chair), Roch Angers, Bruce Benway, Sean Tarpey, Alexa Plotkin, Michael Cantara (Alternate) and Larry Patoine (Alternate)
Staff Present: Hannah Bonine (Asst. Planner), Nan Whitten & Chris Di Matteo

Chair Southwick opened the meeting at 6:03 PM

2. Adjustments to the Agenda

3. Planner's Business

4. Consent Agenda

4 A. Approval of Planning Board Meeting Minutes from April 6 & April 9, 2022

MOTIONS: 6:05 PM

Benway-Motion- to approve the Meeting Minutes from April 6 & April 9, 2022

Angers-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Angers, Benway, Tarpey & Plotkin)

5. Unfinished Business

6. New Business

6.A. 2022.16 After the Fact Subdivision Amendment to create an additional lot out of Lot 3 in an approved subdivision for Alexandra Quigley and James Jamieson, located on the easterly side of River Road (Tax Map 6, Lot 23-2) in the RF Zone. Original Subdivision Plan by Nadeau & Lodge for Michael Mininni recorded in Book 222, Page 26 York County Registry of Deeds.

Applicant: Alexandria Quigley & James Jamieson

Agent: N/A

Tax Map/Lot: Tax Map 6, Portion of Lot 23-2

Zone: Rural Farm, Limited Residential Overlay

Defined Land Use: Single Family

Application Type: Other: After the Fact Subdivision Amendment

Application Status: Request for Final Approval

Public Comment will be accepted for this item

- Alexandria Quigley & James Jamieson presented their request to the Board.

- There were no public comments for this item
- The Board discussed the request with Miss Quigley & Mr. Jamieson

MOTIONS: 6:15 PM

Benway-Motion- To approve the amended subdivision plan titled “Plan Depicting a Land Division of Lot 3, Made for Michael A. Mininni, Easterly Sideline of River Road, Biddeford, Maine.” as prepared by Nadeau Land Surveys and dated 4/20/2022 to create a fourth lot, and approve the draft Findings of Fact dated April 21, 2022.

Angers-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Angers, Benway, Tarpey & Plotkin)

2022.11 Conceptual Site Plan for Tom Watson & Co of 10, 20 & 30 Gooch Street (Tax Map 40, Lots 55, 55-3 & 56-1) in the MSRD-3 & GD1 zones and Shoreland overlay. The proposed project is to construct a 6-story building containing 55 residential units with a restaurant space on 10 Gooch Street, a 5-story, 16 unit residential building and 11 townhome units on 20 Gooch Street, and a partial demolition and redevelopment of the existing building located at 30 Gooch Street to accommodate a commercial use (potentially a brewery). The project will include associated parking & landscaped areas. Applicant: Tom Watson & Co.

Agent: Acorn Engineering-Peter F. Heil PE, CPESC

Tax Map/Lot: Tax Map 40, Lots 55, 55-3, 56-1

Zone: Main Street Revitalization District-High Density (MSRD-3),

Overlay: Shoreland Overlay Zoning, GD1

Defined Land Use: Mill Conv-Comm MDL-94

Application Type: Shoreland, Subdivision & Private Way

Application Status: Conceptual Site Plan Review

Public comment will be accepted for this item

- **Representing the applicants are as follows:**
Peter Heil, Acorn Engineering
John Laliberte, Bush Watson
Braden Drypolcher, Architect
Mike Barton, Bush Watson
- There were no public comments
- The applicant team went over their plan set with the Board
- It was suggested that Am Trak create a stop near Gooch Street and expand the existing train stop.

2021.50 Conditional Use Permit for Central Maine Power to replace the substation at 466-468 South Street (Tax Map 2, Lot 40-1) in the SR-1 zone. The proposal is to rebuild and upgrade the South Street Substation. The purpose of this rebuild is to maintain and improve electrical service for now and the future. The existing facility is below reliability standards and cannot support the community and future growth due to the age and condition of the current substation.

Applicant: Central Maine Power Company

Agent: TRC Companies LLC

Tax Map/Lot Tax map 2, Lot 40-1

Zone: Suburban Residential 1

No Overlay Zone

Defined Use: IND Office

Application Type: Conditional Use Permit

Application Status: Request for Final Approval

Public Comment will be accepted for this item.

- **Representing the applicant are as follows:**
Tim Connolly-Avangrid
Jeremy Pettengill-CMP
Philp Gagnon-CMP
Mark Christopher-TRC
Amanda Tuttle-CMP
Jack Wu-CMP
Marc Inman-CMP
- **The applicants made their presentation based on any changes they have made since they last appeared in front of the Board.**
- **CMP talked about concessions they have made and are willing to make for the neighbors.**
- **Speaking from the public are as follows:**
Anthony Chicco-Fox Hollow Drive
Alex White-475 South Street, also representing the neighborhood association
Richard and Anna Olsen-6 Hayfield Road
Mike and Patsy Gendron-10 Hayfield Road
- **The Board then discussed the proposal with the application team.**

MOTIONS: 8:47

Benway-Motion- To approve the Conditional Use Permit and Site Plan for Central Maine Power Co.at 466-468 South Street based on the plans submitted by TRC Companies, as amended, and approve the Findings of Fact and Conclusions of Law based on the Conditions outlined in the Draft Findings of Fact in the Planning Board packet for April 20, 2022 (Meeting date of 4-28-22). The Planning Board authorizes the Assistant City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the Assistant City Planner shall be deemed to have been signed by individual members of the Planning Board.

Plotkin-Second

Benway-Motion-To amend the motion requiring CMP to maintain viability and health of planting with failure to do so would trigger City enforcement. This amendment includes all Conditions of Approval as listed on the Draft Findings of Fact in the Planning Board packet for April 20, 2022 (Meeting date of 4-28-22)

Plotkin-Second

Chair Southwick-Roll Call for the Amendment-Motion Passed, 4-0 (Angers, Benway, Tarpey & Plotkin)

Chair Southwick-Roll Call for Vote-Motion Passed, 3-1 (Benway, Tarpey & Plotkin for approval, Angers against)

7. Other Business

Assistant Planner updated the Board on the Public Sessions for Comp Plan and next steps.

8. Adjourn

MOTIONS: 8:58 PM

Benway-Motion-To adjourn

Plotkin-Second

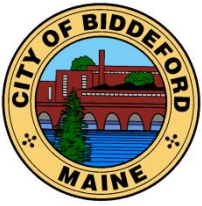
Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Angers, Benway, Tarpey & Plotkin)

Meeting adjourned at 8:58 PM

Planning Board Chair/Vice Chair

Date

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



CITY OF BIDDEFORD

Planning and Development Department

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Greg.Tansley@biddefordmaine.org

Planning Board Meeting Minutes **DRAFT**

Date: May 4, 2022
Time: 6:00 PM
Location: REMOTE ACCESS MEETING (1MRSA § 403-B permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Declaration of Quorum/Voting Members

Quorum Present: Bill Southwick (Chair), Bruce Benway, Sean Tarpey, Alexa Plotkin, and Michael Cantara (Alternate)

Staff Present: Hannah Bonine (Asst. Planner), Nan Whitten & Chris Di Matteo (Consulting Planner)

Chair Southwick opened the meeting at 6:03 PM

2. Adjustments to the Agenda

3. Planner's Business

4. Unfinished Business

5. New Business

5. A. 2022.15 Shoreland Zoning Permit for Michael Pouliotte to replace a deck in the same footprint at 1 Boat House Lane (Tax Map 51, Lot 3-1) in the SR-1 Zone with Limited Residential overlay.

Applicant: Michael Pouliotte

No Agent

Tax Map/Lot: 51-3-1

Zone: Suburban Residential-1

Overlay: Limited Residential

Defined Land Use: Residential

Application Type: Shoreland Zoning Permit

Application Status: Request Final Approval

Public comments will be accepted for this item.

- Miss Bonine introduced the project
- Michael Pouliotte of 555 Pool Street represented himself
- Mr. Pouliotte told the Board that he is replacing the joists, decking and railing on the cantilevered deck.
- There were no public comments

MOTIONS: 6:09 PM

Benway-Motion- To approve the Shoreland Zoning Permit for Michael Pouliotte at 1 Boat House Lane and approve the Findings of Fact and Conclusions of Law dated April 27, 2022.

Cantara-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Benway, Tarpey, Plotkin & Cantara)

5. B. 2022.12 Preliminary Site Plan Application for SteelClad Biddeford, LLC to create a Climate Controlled Self-Storage Facility on Enterprise Drive (Tax Map 17, Lot 7-2-1) in the I-3 Zone (this is a new lot created from 451 Alfred Street).

Applicant: SteelClad Biddeford, LLC

Agent: Acorn Engineering, Inc.

Tax Map/Lots: 17-7-2-1

Zone: Industrial 3

Overlay Zone: N/A

Defined Land Use: Auto Sales (Parking lot area for overflow parking)

Application Type: Preliminary Site Plan Application

Public comments will be accepted for this item.

- **Mr. Di Matteo introduced the project telling the Board this will be a two-step process.**
- **Representing the applicant:**
 - Bob LeBlanc-25 Penrith Road, Portland who is the developer of the project**
 - Sam Lebel of Acorn Engineering**
 - Danica Dallum of SAA Architects**
- **The applicants talked of the upgrades they plan to make to the lot.**
- **The access will be via West Cole Road with their direct road being Enterprise Drive.**
- **There will be one traffic pattern going around the building which will be one way (clockwise)**
- **There will be buffers separating the parcel from the mother lot of Five Star Auto in order to show a distinct separation and clean up any confusion.**
- **Currently none of the impervious surface is being treated**
- **The DEP Permit the applicant obtained shows they will be treating 95% of the impervious surface.**
- **The applicant is working with Tom Milligan (City Engineer) to install and maintain DEP (BMP) best management practices.**
- **The applicant is improving the run-off water shed with the approved treatment**
- **The structures are 3 tier, pre-engineered metal buildings that are fully sprinkled.**
- **There is an elevator and 2 stair wells**
- **The applicants will have planned vegetation for buffers and traffic islands and plan to keep most of the existing vegetation.**
- **There were no comments from the public**
- **The Board asked about the color of the building to be seen from Route 111. Originally, it was to be white but a more muted tone was requested.**
- **Water on the site, water run-off and snow storage was discussed as well as planned landscaping, and a sand filter**
- **There will be an annual maintenance agreement with the City of Biddeford.**
- **The Board asked about a possible expansion of the Eastern Trail.**

- The Board requested renderings of the building from Alfred Street the next time the applicant appears before the Planning Board.

MOTIONS: 6:53 PM

Benway-Motion to approve the preliminary Site Plan for SteelClad Biddeford, conditioned on the applicant addressing all Staff and Planning Board comments in its Final Application submission.

Cantara-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Benway, Tarpey, Plotkin & Cantara)

5. C. 2021.08 Request for Preliminary Approval for E & R Development for the West Brook Subdivision located off Winding Creek Lane (Tax Map 8, Lot 3-1 & p/o 3) in the R1-A Zone.

Applicant: E & R Development Corp.

Agent: William Thompson-BH2M

Engineer/Surveyor: Robert Libby-BH2M PLS 2190

Tax Map/Lot: Map 8, Lot 3-1 & p/o 3

Zone: Residential 1A

No overlay

Defined Land Use: Currently wooded parcel with trails

Application Type: Subdivision

Application Status: Requesting Preliminary Approval

Public comments will be accepted for this item

- Mr. Di Matteo introduced the project
- Miss Bonine told the Board that all items in the completeness review have been satisfied. An I F & W review is not needed due to the study conducted by BRI.
- Representing the applicants are as follows:
Mike Eon President of E & R Development
Bill Thompson of BH2M
Chris McDonald of BH2M
- Mr. Eon spoke about the 60 acres E & R are giving the City and 40 acres from Dube with this project.
- He told the Board about the decision that the City would accept and maintain the open space.
- He went over some of the special notes on the plans Mr. Eon wanted to make sure the Board knew.
- Mr. McDonald talked about the hybrid sewer system being installed
- He talked about the under drain storage filter for water in flooding situations.
- There are 2 stormwater pipes on the new road that will drain into swales.
- 75% of the road runoff will be treated and 50% of the runoff from the developed area will be treated. These are the treatment requirements mandated by DEP.
- Speaking from the public were as follows:
Richard Rhames-10 West Loop Road
Charlie Gould-22 Winding Creek Lane
- The Board asked about further wildlife studies through DEP & IF & W
- The Board would like reassurance between housing needs and a healthy eco system.

- Miss Bonine told the Board Items 4 & 5 discuss Maine DEP Site Location Permits, which seems to put the responsibility on the applicant. The City of Biddeford is a Delegated Review Authority to undertake local review of projects such as this one. Since we are a dedicated local review authority, we would provide the proper paperwork to the DEP during and after the review process. At this time, the project does not rise to the level of a DEP reviewed subdivision. A subdivision is defined for DEP review is as follows, “subdivision is the division of a parcel of land into 15 or more lots to be offered sale or lease to the general public within any 5-year period, if the aggregate land area includes more than 30 acres.” Currently this project does have more than 15 lots but is only 8.3 acres in size. If and when this project hits the 30-acre threshold, DEP review will kick in.
- One of the Board members requested a site walk of the locus property.
- He also asked about whether we would be barred or not from getting a wildlife opinion from DEP, IF&W or a third party.

MOTIONS: 7:57

Benway-Motion- Motion to approve the Preliminary Subdivision for E&R Development located off Winding Creek Lane conditioned on the applicant addressing all Staff and Planning Board comments (with the exception of comment #1 pertaining to duplexes and condominiums) in its Final Application submission.

Cantara-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Benway, Tarpey, Plotkin & Cantara)

6. Other Business

7. Adjourn

MOTIONS: 8:00 PM

Benway-Motion-To adjourn

Cantara-Second

Chair Southwick-Roll Call for Vote-Motion Passed, 4-0 (Benway, Tarpey, Plotkin & Cantara)

Meeting adjourned at 8:00 PM

Planning Board Chair/Vice Chair

Date

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

**Pineland**

Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 201
Portland, ME 04101

April 12, 2022

21-13

Hannah Bonine
Assistant City Planner
Biddeford City Hall
P.O. Box 586
Biddeford, ME 04005

**Planning & Development Review
Hidden Hills Manufactured Housing Park
413 South Street, Biddeford**

Dear Hannah,

On behalf of South Street Village LLC, we are pleased to submit the Subdivision Application for the Hidden Hills Manufactured Housing Park. The project consists of a 195 unit manufactured housing park along with an assortment of amenities, including a clubhouse, community gardens, and several pocket parks. We are requesting to be placed on the agenda for the May 4, 2022, Planning Board meeting.

EXISTING PROJECT SITE

The development parcel is located on the southerly side of South Street, just west of the Maine Turnpike at 413 South Street. The property has access to the southeasterly side of South Street and Waterworks Drive. The parcel is shown as lot 8 on the City of Biddeford Tax Map 7. The 312.1-acre property is located within both the Suburban Residential (SR1) District and the Rural Farm (RF) District and also contains a Mobile Home Park (MHP) Overlay Zone. The portion of the property that is located within the MHP is approximately 160 acres. The allowable density for any park served by community subsurface wastewater disposal systems is 1 unit per 20,000 SF. The net residential area calculation shows that the property can support approximately 348 manufactured homes within the MHP overlay zone.

PROPOSED PROJECT

South Street Village LLC, aims to create affordable homes for potential residents by using the mobile home park overlay to provide a modern manufactured and modular home community. The Hidden Hills Manufactures Housing Park features 195 manufactured home lots, with a community center, basketball courts as well as pocket parks, community gardens, and an abundance of open space for residents to utilize.

Lots

Each of the proposed 195 lots contains at least 12,000 SF and is generally 80' by 150' deep. The City ordinance stipulates that lots served by a central subsurface wastewater disposal system must be at least 12,000 sf and 75' wide.

Access

The development will connect to Waterworks Drive in two locations. Waterworks Drive has been constructed to City of Biddeford standards and will be offered to the city in the near future. The internal road system will create a large loop through the site. Additional internal roads will cross through the site. Altogether, approximately 12,000' of new private road is proposed to be developed. All lots proposed lots will be accessed via the new internal roads; driveway locations are shown within the attached plan set.

The Manufactured Housing Park standards allow for 20' wide roads to be located within a 23' wide right of way. The applicants are proposing a 50' wide right-of-way to allow room for the various utility mains to be constructed within the right of way. The 20 roadway is proposed to be lined with slipform concrete curbing and will feature a 5' sidewalk along one side behind a 9' esplanade.

A Traffic Analysis was prepared by Barton & Loguidice and is located within Attachment 8.

The applicants intend to install a turning lane within South Street for vehicles turning left into the development. This design is still conceptual in nature and will be finalized prior to the final application.

Utilities

The development will be served by public water and above-ground power. A new 8" watermain will be installed within the proposed roadway system with 1" individual services stubbed to each of the lots. Fire hydrants will be installed along the internal roadway system.

Shared septic systems will be located throughout the project. The systems are generally sized to handle anywhere from two to five units.

Buffering, Open Space & Landscaping

The Park will be surrounded by a vegetated buffer that will generally far exceed the ordinance minimum of 50'. Along the South Street frontage, the backs of the lots will be approximately 400' away from the road. The buffer width varies along the turnpike frontage but will be a minimum of 100' deep.

The proposed plan features more than 92 acres of common open space. That means more than 57% of the MHP overlay will be preserved. This amount is well in excess of the 10% required open space, as stipulated by the ordinance.

Barry Hosmer, RLA prepared the landscaping plan. The plan features a significant amount of landscaping along the entire roadway system with a mix of Ornamental and Canopy trees. Fully cut-off, architectural light fixtures will be used throughout the project.

Stormwater Management

The project is required to meet the MDEP water quality and quantity standards: two large gravel wetlands and a series of level spreaders and buffer combinations for stormwater treatment. The project will treat over 95% of the newly created impervious area and over 80% of the entire developed area of the project site. A full stormwater report is attached.

The project will additionally require a Tier 1 MDEP Natural Resource Protection Act Permit for filling approximately 14,000 SF of wetlands. Copies of permit approvals will be forwarded to the City upon receipt.

Waste Disposal

The applicants will contract with a private waste hauler for the removal of all trash and recycling materials that is generated by the future residents. The hauler will provide curbside pickup for future residents.

Phasing

The applicants intend to construct the development in multiple phases; additional information on phasing will be detailed as the project progresses.

Natural Resources Mapping

Basswood Environmental performed a rare plant habitat assessment of the property in response to concerns raised by the Conservation Commission. That report can be found in Appendix 9.

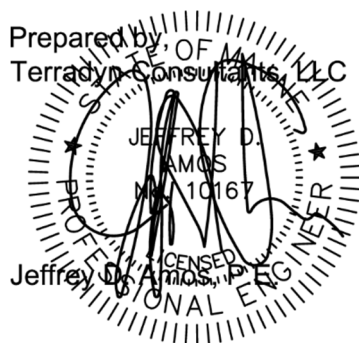
Mark Hampton Associates performed a vernal pool assessment in the spring of 2020 and found no vernal pools within the manufactured housing park overlay zone. A letter can be found in Appendix 10.

Technical Capacity of Ownership Group

South Street Village, LLC is comprised of Matthew Chamberlain, Paul Vose and Richard Potvin, II. They are all experienced developers. They've hired a team of experienced design professionals, surveyors, wetland scientists and natural resource professionals to assist them with the preparation of the plans, calculations and studies necessary to design and permit a project of this nature.

CLOSING

The project has been designed to meet the review standards of the City of Biddeford's Zoning and Land Use Code. Narratives describing how these criteria and standards are met is attached to the Development Review Application. Please do not hesitate to reach out if you have any questions or require additional information.



LIST OF ATTACHMENTS

Attachment 1	Application Form
Attachment 2	Current Deeds
Attachment 3	Standards Compliance Narratives
Attachment 4	Stormwater Management Report
Attachment 5	Utility Correspondence
Attachment 6	Financial Capacity
Attachment 7	Soil Evaluation (Submitted under separate cover)
Attachment 8	Traffic Study
Attachment 9	Habitat Assessment
Attachment 10	Vernal Pool Assessment

Attachment 1

Application Form

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

APPLICATION FORM

Type of Application:

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

Applicant Information:

Applicant's Name: South Street Village, LLC
Applicant's Mailing Address: 762 Main Street South Portland ME 04106
Applicant's Telephone: (207) 450-7653

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: _____
Agent's Address: _____
Telephone: _____

Engineer/Surveyor: Terradyn Consultants, LLC c/o Jeff Amos P.E.
Engineer/Surveyor's Address: 41 Campus Drive, Suite 301 New Gloucester, ME 04260
Telephone: 207-926-5111

Project Location and Lot Information:

Street Address: 413 South Street
Tax Map: 7 Lot: 8
Current Zoning: SR1, RF & MHP Overlay Shoreland Zoning: no

Size of lot: 312.1 ☒ acres ☐ s.f. Lot Frontage: _____
(160 in overlay)

Existing Use of Property: Vacant Land

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: 195 unit manufactured housing park please see attached cover letter

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: 195

☒ If a Private Way is proposed, number of lots served: 195

☐ **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:

Matthew Chamberlain

Date: 4/13/2022

Signature of owner of property:

Matthew Chamberlain

Date: 4/13/2022

**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.**

SUBDIVISIONS

66 Attachment 2

City of Biddeford

Appendix B Required Information Checklist [Ord. of 6-20-1995]

In order for any application to be considered complete the following information must be provided at least two weeks prior to the Planning Board meeting. All plans for subdivisions shall contain the following information:

	Yes	No	N/A	Remarks
(1) Name of subdivision, owner and engineer or surveyor	x			
(2) Graphic scale, date, drawn, North point and its date, and whether it is true or magnetic	x			
(3) Boundaries of the tract	x			
(4) Existing zoning	x			
(5) Ownership and location of abutting properties	x			
(6) Name, location, width, profile, cross-section, radius of curves, angles of change in direction and center line length of all angles of change in direction and center line length of all proposed streets; other public ways, building lines and easements in the subdivision; intersection of existing streets	x			
(7) Type, location, profile and cross-section of all existing and/or proposed surface water drainage	x			
(8) Location of all existing and/or proposed utilities	x			
(9) Location of all existing and/or proposed sanitary sewers showing size, profile, and cross-section, or description, plan, location of other means of sewage disposal with evidence of successful soil evaluation	x			
(10) Topography at two-foot contour intervals, unless otherwise prescribed by the Board. In addition the location of existing natural or man-made features influencing the layout of the proposed subdivision shall be shown.	x			

BIDDEFORD CODE

	Yes	No	N/A	Remarks
(11) Lot lines and approximate dimensions	x			
(12) Proposed uses of property	x			
(13) Proposed public areas, if any	x			
(14) Copy of deed, or option for purchase, for land being subdivided	x			
(15) Reserved fire lane areas			x	
(16) Location of soil evaluation test pits for each lot on plan	x			
(17) Location of well or water supply for each lot	x			
(18) Aesthetics; trees, berms, shrubs, green strips, parks, etc.	x			
(19) Location and details for sedimentation and erosion control measures	x			
The preliminary of a subdivision shall be drawn at a scale no smaller than 100 feet (1 cm = 12 m) to the inch	x			
A preliminary plan shall include a location map insert, showing the relationship of the proposed subdivision to adjacent properties and public access, and drawn at no smaller scale than 2,000 feet (1 cm = 240 m) to the inch. It is suggested that reduced sections of City maps be used for this purpose.	x			

In addition to the above plat information, the Subdivider shall provide the following documents:

	Yes	No	N/A	Remarks
Valid deed or option indicating an interest held by the subdivider in the parcel of land	x			
Completed application form	x			
Narrative of the proposed project briefly describing the general nature of the project i.e., type of project; residential or commercial; number of lots intended to create	x			
Draft covenants and deeds for each lot proposed			x	
Easement documents for proposed rights-of-way for utilities, drainage ways, roadways and other	x			

SUBDIVISIONS

	Yes	No	N/A	Remarks
travelways or public amenities				
Statement of financial capability of subdivider to undertake the proposed project	x			
Statement identifying principals involved in the project	x			
Statement demonstrating that the subdividers have the technical capability to complete the proposed project as presented	x			
Copies of such covenants or deed restrictions as are intended to all or part of the tracts			x	
Review by water company, power company and City Engineering, Police and Fire Departments	x			Pending

Attachment 2

Current Deed



SHORT FORM WARRANTY DEED

CLAIR'S INCORPORATED, a Maine Corporation, FOR CONSIDERATION PAID, grants to SOUTH STREET VILLAGE, LLC, a Maine Limited Liability Company, with a mailing address of 762 Main Street, South Portland, Maine 04106, with WARRANTY COVENANTS, certain lots or parcels of land, with any buildings and improvements thereon, and all rights and easements appurtenant thereto, located in the City of Biddeford, County of York, and State of Maine, all as more particularly described in Exhibit A attached hereto and made a part hereof by specific reference.

IN WITNESS WHEREOF, Clair's Incorporated has caused this instrument to be executed by James C. Jones, its President, thereunto duly authorized, this 15th day of August, 2017.

WITNESS:

Clair's Incorporated

Name: MARGARITA SAKHAROVA

By: James C. Jones
James C. Jones
Its: President

Commonwealth of Massachusetts
County of Dukes, ss.

August 15, 2017

Then personally appeared the above-named James C. Jones, President of Clair's Incorporated, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



Janelle D. Agin
Notary Public
Janelle D. Agin
Print Name

January 25, 2024
My commission expires

P:\Corporations\Clair's Incorporated\2017 Sale of 416 South Street\Corporate Warranty\Biddeford\1.docx

Maine R E Transfer Tax Paid

Barns Greenfield 361 us Rte 1 Falmouth ME 04105

18p

EXHIBIT A

Grantor: Clair's Incorporated
Grantee: South Street Village, LLC
Date: August 15, 2017
Instrument: Short Form Warranty Deed

Parcel 1 – 413 South Street Parcel

A certain lot or parcel of land, together with any improvements thereon, situated on the southwesterly side of South Street, so-called, in the City of Biddeford, County of York and State of Maine, being more specifically bounded and described as follows;

Commencing at an iron pin situated in the apparent southwesterly sideline of said South Street, which pin is located at the northerly corner of a parcel of land conveyed by Richard B. Topham, et. al. to Walter H. Kay, et. al. by deed dated June 7, 1984, and recorded in the York County Registry of Deeds, Book 3309, Page 283; thence running westerly by said apparent sideline of said South Street to an iron pin situated in the easterly corner of a parcel of land now or formerly of one Payette, a tie line between said last two iron pins bearing North 75° 22' 37" West a distance of 1,995.40 feet; thence South 52° 03' 53" West by land formerly of said Payette and land formerly of one Hooper, 2,665.62 feet to an iron pin; thence South 38° 56' 25" East, 600 feet to an iron pin; thence South 51° 13' 35" West, 600 feet to an iron pin; thence North 38° 56' 25" West, 600 feet to an iron pin (the last three courses running by land now or formerly of Biddeford-Saco Water Company); thence South 51° 13' 35" West, 692 feet to a point at the northerly corner of land now or formerly of one Dubois; thence South 38° 01' 55" East by said land of said Dubois and by land now or formerly of one Spang, 1,072.31 feet to a point; thence North 51° 57' 33" East, 451 feet to a point; thence South 38° 01' 55" East, 508.05 feet to a point; thence South 51° 57' 33" West, 2,249 feet to a point (the last three courses running by said land of said Spang); thence South 38° 01' 55" East, 601.42 feet to a point at land now or formerly of the Maine Turnpike Authority; thence North 51° 57' 33" East by said land of said Authority and land now or formerly of Diamond National, Inc., 2,405.84 feet to a point; thence South 38° 01' 55" East, by said land of said Diamond National, Inc., 653.41 feet to a point; thence North 51° 53' 12" East, 3,436.56 feet to a point at land now or formerly of said Maine Turnpike Authority; thence North 28° 39' 21" East, 323.77 feet to a point; thence continuing northeasterly on a line with an arc distance of 1,346.00 feet to a point; thence North 41° 46' 21" East, 100.90 feet to said apparent sideline of said South Street (the last three courses all running by said land of said Maine Turnpike Authority); thence North 56° 35' 39" West, by said sideline of said South Street, 138.75 feet to land now or formerly of one Corbeil; thence South 51° 56' 52" West by said land of said Corbeil and land now or formerly of one Walker, 618.64 feet to a point; thence North 53° 04' 50" West by said land of said Walker, land now or formerly of one Lariviere, land now or formerly of one Giguere and said land of Kay, 608.56 feet to a point at the westerly corner of said Kay land; thence North 51° 06' 10" East, by said Kay land, to the point and place of beginning, containing 314 acres, more or less.

EXCEPTING AND RESERVING from the above - described premises, however, the following described lot or parcel of land as conveyed to the Maine Water Company:

EXHIBIT A

Grantor: Clair's Incorporated
Grantee: South Street Village, LLC
Instrument: Short Form Warranty Deed

A certain parcel of land situated southerly of but not contiguous with South Street, so called, in the City of Biddeford, County of York and State of Maine, being more particularly bounded and described as follows, to wit:

COMMENCING at a certain iron pipe set on or near the southerly right of way line of South Street and the easterly corner of land now or formerly of Cecile Payette and Mederick S. Payette, Jr. as described in the deed recorded in the York County Registry of Deeds in Book 3069, Page 272, said point of commencement also being the northwest corner of land formerly of Clair's Incorporated in common with the aforesaid Payette as described in the deed recorded in said registry in Book 3518, Page 279;

Thence S 36°-14'-20" W along the southerly boundary of said Payette and continuing on same course along the land of Biddeford & Saco Water Company, now known as The Maine Water Company, as described in the deed recorded in Book 2775, Page 9 for a distance of 2665.75 feet to an iron pipe in the northerly corner of the original reservoir lot of Biddeford & Saco Water Company, now known as The Maine Water Company, as described in the deed recorded in said registry in Book 402, Page 84;

Thence S 35°-23'-20" W along the westerly line of the original reservoir lot of Biddeford & Saco Water Company, now known as The Maine Water Company, and easterly bound of the land of Biddeford & Saco Water Company, now known as The Maine Water Company, as described in Book 2775, Page 9 for a distance of 600.2 feet to an iron pipe set in the westerly corner of the reservoir lot and northerly corner of the parcel hereby described and conveyed and POINT OF BEGINNING herein;

Thence S 35°-36'-49" W along the easterly bound of the land of Biddeford & Saco Water Company, now known as The Maine Water Company, as described in Book 2775, Page 9 for a distance of 691.69 feet to a steel rebar with plastic cap stamped "STI" and northerly corner of land now or formerly of Jared P. Boyle as described in the deed recorded in Book 15184, Page 508 and Lindsay P. Boyle as described in the deed recorded in Book 15487, Page 621;

Thence S 53°-39'-49" E along the land of said Boyle for a distance of 597.28 feet to a steel rebar and cap inscribed, "JAI" set in the northerly corner of land now or formerly of Daniel L. Spang as described in the deed recorded in said registry in Book 2964, Page 230;

Thence N 35°-49'-00" E along the remaining land of Maine Water Company as described in the deed recorded in said registry in Book 17160, Page 177 for a distance of 701.70 feet to an iron

EXHIBIT A

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Grantee: South Street Village, LLC
Instrument: Short Form Warranty Deed

pipe at the southerly corner of the original reservoir lot standing approximately one foot above grade and situated about a foot westerly of a taller metal post;

Thence N 54°-37'-18" W along the southwest side of the original reservoir lot for a distance of 599.73 feet to the iron pipe at the hereby described and conveyed parcel's northerly corner and POINT OF BEGINNING herein, encompassing an area of 9.57 acres, more or less.

Being the same parcel conveyed in a corrective deed from Maine Water Company to the Grantor herein dated August 1, 2017, and recorded in the York County Registry of Deeds in Book 17534, Page 135.

EXCEPTING AND RESERVING the following rights and easements, which rights and easements shall be for the benefit of, and appurtenant to, (a) the property formerly of the Biddeford & Saco Water Company, now known as The Maine Water Company, described in a deed from Mary Hooper, Guardian of the heirs of Obed Hooper, to the Biddeford & Saco Water Company, dated July 22, 1884, and recorded in the York County Registry of Deeds in Book 402, Page 84, (b) the property formerly of the Biddeford & Saco Water Company, now known as The Maine Water Company, described in a deed from Armand B. Lapointe and Lena M. Lapointe to the Biddeford & Saco Water Company dated April 13, 1981, and recorded in the York County Registry of Deeds in Book 2775, Page 9, (c) the lot or parcel of land excepted and reserved in the deed from Maine Water Company to Clair's Incorporated as described above, and (d) any other property formerly of the Biddeford & Saco Water Company, now known as The Maine Water Company, situated southerly of South Street, easterly of Swan Pond Brook, westerly of Interstate Highway 95 and northerly of the Alfred Road, a/k/a Route 111, in Biddeford, York County, Maine:

A. Right of way granted to Biddeford & Saco Water Company by deed of Mary C. Hooper, Guardian of the heirs of Obed Hooper, dated July 22, 1884, and recorded in the York County Registry of Deeds in Book 402, Page 84, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Deed, which are incorporated herein by reference to the extent not otherwise set forth below:

" . . . together with a right of way suitable in width for teams to pass and repass from the highway known as Hollis Road through the pasture & woodlot of the grantor to said parcel of land above granted and described and herein expressly excepting and reserving to the grantor their heirs and assigns a right of way across said granted parcel in the valley about ninety feet from the land of said D.O.S. Hooper of suitable width for teams to pass both of said ways granted or reserved to be subject to gates and bars."

EXHIBIT A

Grantor: Clair's Incorporated
Grantee: South Street Village, LLC
Instrument: Short Form Warranty Deed

B. Waterline rights granted to Biddeford & Saco Water Company by D.O.S. Hooper in an Agreement dated September 23, 1884, and recorded in the York County Registry of Deeds in Book 439, Page 142, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Agreement, which are incorporated herein by reference to the extent not otherwise set forth below:

“ . . . the right of laying down, repairing and perpetually maintaining its (20) inch main pipes, one leading from Pumping Station to the Reservoir a distance of about twelve hundred (1200) feet and the other from a connection with said pipe toward the City of Biddeford, nearly at right angles with first pipe, along the line of said Highway a distance of about three hundred feet as per sketch attached hereto, through the mowing field of said Hooper in said Biddeford between the Highway known as the old Hollis Road, and the pasture land of Mary C. Hooper et als.”

C. Waterline rights granted to Biddeford & Saco Water Company by Mary C. Hooper in an Agreement dated July 14, 1884, and recorded in the York County Registry of Deeds in Book 439, Page 145, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Agreement, which are incorporated herein by reference to the extent not otherwise set forth below:

“ . . . the right of laying, repairing and perpetually maintaining its twenty (20) inch main pipe through the pasture of said Hoopers in said Biddeford, between the land of D.O.S. Hooper and the land owned by this Company, on which is located said Company's Reservoir.”

D. Waterline rights granted to Biddeford & Saco Water Company by deed of Gideon Roberge acknowledged May 12, 1913, and recorded in the York County Registry of Deeds in Book 617, Page 156, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Deed, which are incorporated herein by reference to the extent not otherwise set forth below:

“ . . . the right to lay down, repair and perpetually maintain a sixteen inch water main in and through the following described premises situate in said Biddeford and belonging to me, the same to be done in a workmanlike manner and to the satisfaction of the grantor, viz: Over my land lying between the Alfred Road, so called, and the stone reservoir of said Water Company, a distance of eight hundred forty-two feet, running in a northerly direction, forty-two degrees and forty-five minutes West and bounded on the northerly side of land of Etienne Perreault and on the southerly side by land of First National Bank, as delineated on the plan of location of said water main drawn by William T. Allen dated February 20, 1913 and now indicated on my said land by stakes driven for the purpose of location.”

EXHIBIT A

Grantor: Clair's Incorporated
Grantee: South Street Village, LLC
Instrument: Short Form Warranty Deed

E. Waterline rights granted to Biddeford & Saco Water Company by deed of Zepherin Deschambault dated April 1, 1913, and recorded in the York County Registry of Deeds in Book 617, Page 157, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Deed, which are incorporated herein by reference to the extent not otherwise set forth below:

“ . . . the right to lay down, repair and perpetually maintain a sixteen inch water main in and through the following described premises situate in said Biddeford and belonging to me, the same to be done in a workmanlike manner and to the satisfaction of the grantor, viz: Over my land lying between the Alfred Road, so called, and the stone reservoir of said Water Company, a distance of five hundred eight feet, running in a northerly direction forty-two degrees and forty-five minutes West, and bounded on the northerly side by land of Deering Brothers and on the southerly side by land of John Harper and Mary G. Harper, as delineated on the plan of location of said water main drawn by William T. Allen dated February 20 and now indicated on my said land by stakes driven for the purpose of location.”

F. Waterline rights granted to Biddeford & Saco Water Company by deed of John M. Deering and Gilman N. Deering dated May 26, 1913, and recorded in the York County Registry of Deeds in Book 617, Page 158, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Deed, which are incorporated herein by reference to the extent not otherwise set forth below:

“ . . . the right to lay down, repair and perpetually maintain a sixteen inch water main in and through the following described premises situate in said Biddeford and belonging to us, the same to be done in a workmanlike manner and to the satisfaction of the grantor, viz: Over our land lying between the Alfred Road, so called, and the stone reservoir of said Water Company, a distance of four hundred seventy-two feet, running in a northerly direction forty-two degrees and forty-five minutes West, and bounded on the northerly side by land of Biddeford & Saco Water Company and on the southerly side by land of Zepherin Deschambault, as delineated on the plans of location of said water main drawn by William T. Allen dated February 20, 1913 and now indicated on our said land by stakes driven for the purpose of location.”

G. Utility easement granted to Biddeford and Saco Water Company by deed of Georges Levesque and Blanche J. Levesque dated January 9, 1969, and recorded in the York County Registry of Deeds in Book 1830, Page 146, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Deed, which are incorporated herein by reference to the extent not otherwise set forth below:

EXHIBIT A

Grantor: Clair's Incorporated
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Instrument: Short Form Warranty Deed

" . . . an easement over a strip of land situated in Biddeford for the purpose of installation, use, maintenance, repair and replacement of a line of telephone and power poles, with all necessary guys, wires and appurtenances. Said strip of land shall be fifteen (15) feet in width throughout and run southwesterly from South Street, adjacent to and southeasterly of the present access road running from South Street to the reservoir of grantee until said strip reaches the water main easement already owned by Grantee, and thereafter shall continue southwesterly within the limits of said water main easement area to said reservoir."

H. Waterline rights granted to Biddeford and Saco Water Company by Blanche J. Levesque in an Agreement dated September 8, 1978, and recorded in the York County Registry of Deeds in Book 2417, Page 257, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Agreement, which are incorporated herein by reference to the extent not otherwise set forth below:

"The perpetual right and easement to enter upon land of Grantor hereinafter described, by Grantee's agents, employees, or independent contractors, with men, vehicles and mechanical appliances, to construct and install under the surface of the land a water main twenty inches (20") or larger in diameter, and to maintain, operate, alter, repair, rebuild, inspect and replace in the same or different sizes, and to operate, patrol and remove those water mains, conduits, or pipe lines already existing, as well as said twenty inch (20") or larger water main to be constructed, for the purpose of transporting water, together with all necessary fixtures, equipment and appurtenances over and across Grantor's land located in said Biddeford. The land over which said easement is granted is more particularly defined as "a strip of land fifty feet (50') in width the center line of which is the center of the existing sixteen inch (16") water main, which existing water main runs southeasterly from land of Grantee adjacent to its reservoir across land of Grantor and land now or formerly of L. Cote, and other to the Alfred Road, so-called. The within easement runs two thousand, two hundred fifty feet (2,250'), more or less, across said land of Grantor from said land of Grantee to said land now or formerly of Cote.

It is covenanted and agreed by and between the parties hereto that neither will erect or maintain any building upon the parcel of land hereinabove described, and that neither will plant any trees or shrubs upon said parcel. It is understood by the parties hereto that the buried water main herein referred to must remain below the frost line. Therefore, Grantor covenants and agrees that she shall not change the grade of, or remove or cause to be removed any appreciable amount of soil from, the parcel herein described without prior consent of Grantee.

EXHIBIT A

Grantor: Clair's Incorporated
Grantee: South Street Village, LLC
Instrument: Short Form Warranty Deed

Grantee further covenants and agrees that the laying, removing or repairing of any of its lines or conduits in said parcel, it will thereafter grade the surface of the ground and return it as nearly as possible to the condition in which found, except that it shall not replace trees or brush cut and removed.

Grantor further covenants and agrees that Grantor, her heirs and assigns, shall have the right to receive service from the existing sixteen inch (16") water main when the new twenty inch (20") water main is put into service, all in accordance with regulations of Grantee as approved by the Maine Public Utilities Commission.

Grantor further covenants and agrees to make reasonable efforts to provide Grantor with present service from said existing sixteen inch (16") water main, provided that adequate pressure and water supply for both the existing use and the additional use by Grantor, her heirs and assigns."

I. FURTHER EXCEPTING AND RESERVING the right to use any roads or ways extending from South Street to the premises of The Maine Water Company described in (a), (b), (c) and (d) above for vehicular and pedestrian access to and from said premises and South Street.

Parcel 2 – 475 South Street Parcel

A certain lot or parcel of land with the any buildings and improvements thereon, located in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

Beginning at the Southerly corner of land formerly of Kerme Folsom; thence Southwesterly by land formerly of Everett F. Meserve sixty four (64) rods; thence Northwesterly by said Meserve's land forty (40) rods to land formerly owned by the heirs of Jesse Page; thence Northeasterly by land formerly of Page heirs to Cutts brook, so-called; thence by said brook to the firms mentioned bounds, containing sixteen (16) acres, more or less.

The herein conveyed lot is now subject to taxation under the provisions of the Tree Growth Tax Law (36 MRSA 571 et seq.); and said lot is conveyed subject to such tax classification. The Grantee herein shall be liable for the payment of any penalty assessed for the withdrawal of any of the herein conveyed premises from taxation under the Tree Growth Taxation Law on or after the date hereof.

Being the same premises conveyed to Clair's Incorporated by deed of James E. Clair, Sr., dated August 3, 1992, and recorded in the York County Registry of Deeds in Book 6411, Page 179.

Attachment 3

Standards Compliance Narratives



Pineland

Cumberland Hall
41 Campus Drive, Suite 301
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 201
Portland, ME 04101

April 2022

Project# 21-13

COMPLIANCE WITH THE CITY OF BIDDEFORD ZONING AND LAND-USE CODE Hidden Hills, Biddeford, Maine

The following information describes how the proposed project, located at 413 South Street in Biddeford, Maine, complies with the Subdivision Review Criteria and the Manufactured housing/mobile home park standards of the City of Zoning Ordinance.

Subdivision Review Criteria

1. *The project will not result in undue water or air pollution. In making this determination, the board shall consider:*
 - a. *The elevation of land, and its relation to floodplains;*
 - b. *The nature of the soils and subsoils;*
 - c. *The ability to adequately support waste disposal;*
 - d. *The slope of the land and its affects on effluents;*
 - e. *The ability of streams for the disposal of effluents;*
 - f. *The applicable state and local health and water resources regulations*

The proposed project will not result in any undue water or air pollution. A portion of the property is located within the FEMA floodplain; however, this section is not located within the proposed development area.

The existing soils on site have been evaluated through a Class B High-Intensity Soil Survey prepared by Mark Hampton Associates, inc. A copy of his findings is attached in Attachment 7. As part of his Soil Survey, he evaluated the soils in accordance with the Maine Subsurface Wastewater Disposal Rules and determine determined that the soils meet the minimum requirements for state rules and are suitable soils for septic systems to serve all of the proposed lots.

2. *The project has sufficient water available for the reasonably foreseeable needs of the subdivision.*

Please see the attached letter from Maine Water stating that they have the capacity to serve the proposed project.

3. *Will not cause an unreasonable burden on the existing water supply, if one is to be utilized;*

The proposed project will not cause an unreasonable burden on the existing water supply. Please see the attached letter from Maine Water stating that they have the capacity to serve the proposed project.

4. *Will not cause unreasonable soil erosion or reduction in capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

The proposed project will not cause unreasonable soil erosion or a reduction in the of the land to hold water. Erosion and sediment controls are shown on the attached plans and a stormwater management report has been prepared demonstrating that post-development runoff will not exceed predevelopment conditions.

5. *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;*

The project will not cause unreasonable highway or public congestion or unsafe conditions; Barton & Loguidice has prepared a Traffic study for the proposed development attached to this section.

6. *Will provide for adequate sewage waste disposal;*

The proposed development will be serviced by shared septic systems; the location of these systems is shown on the attached plan set.

7. *Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized*

The Applicant will contract with a private waste hauler to dispose of solid waste at a licensed facility. The hauler will provide curbside pickup for future residents.

8. *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;*

The proposed development will not have an adverse effect on the scenic or natural beauty of the area. The proposed development is located adjacent to Interstate 95 and the water treatment plant. There are no historic sites or irreplaceable natural areas in the location of the proposed development. A landscape plan has additionally been prepared for the proposed project.

9. *In conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, In making this determination the board is authorized to interpret these ordinances and plans;*

The proposed development has been designed in conformance with all applicable regulations.

10. *The subdivider has adequate financial and technical capacity to meet the above state standards;*

Please see the attached funds requests for the applicants demonstrating the financial capacity to construct the project.

The Applicant has assembled a highly qualified team of professionals to plan, permit and develop construction documents for the project. The team services will be provided by the following companies:

CONSULTANT TEAM

<i>Civil Engineer</i>	Jeffery Amos, P.E. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 926-5111
<i>Surveyor</i>	Jim Courbron, P.L.S. Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260 (207) 926-5111
<i>Landscape Architect</i>	Barry J. Hosmer P.L.A., A.S.L.A. 196 Whitney Avenue Portland, ME 04102 (207) 874-0248
<i>Wetland Scientist and Soil Scientist</i>	Mark Hampton C.S.S., L.S.E. Mark Hampton Associates, Inc P.O. Box 1931 Portland, ME 04104
<i>Traffic Study</i>	William Bray, P.E. Barton & Loguidice, LLC 383 US Route 1, Suite 2A Scarborough, ME 04074

The team of consultants retained by the Developer has expertise and experience in the design of similar projects. Resumes of key personnel for the development team can be provided upon request.

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's Official Zoning Map and referenced in the City's Comprehensive Plan;

The proposed development is not located within 250 feet of a lake, pond, river or tidal waters.

12. The project will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;

The proposed project will not adversely affect the quality or quantity of groundwater. The proposed lots will be serviced by public water; septic systems will be designed in accordance with all State of Maine Subsurface regulations. Erosion and sediment controls are shown on the attached plans, and a stormwater management report has been prepared to demonstrate that post-development runoff will not exceed predevelopment conditions

13. The subdivider will provide information, based on FEMA flood boundary, floodway, and flood insurance maps, whether or not the project is in a flood-prone area :

The proposed property is partially located within a FEMA flood boundary; however, no portion of the project site is located within the FEMA flood boundary. Figures showing the location of the FEMA flood boundaries are within the Stormwater Management Report within Attachment 4.

14. The project will not unreasonably obstruct abutting properties or structures access to direct sunlight;

The proposed project will not unreasonably obstruct abutting properties or structures access to direct sunlight. The proposed development is surrounded by a vegetated buffer which helps to separate the project from abutting properties.

Mobile Home Park Design Requirements:

1. *Lot area and lot width requirements.*

The proposed lots have been designed in accordance with the requirements for lots served by a central wastewater disposal system approved by Maine Department of Health and Human Services. Each lot has a minimum lot area of 12,000 sf and a minimum width of 75 feet. Please refer to the attached plan set for further detail.

2. Unit Setback Requirements:

- a. On lots 10,000 square feet in area or larger, structures shall not be located less than 15 feet from any boundary line of any individual lot.

The proposed lots have a minimum setback of 15 feet.

3. *Buffering. If a park is proposed with a residential density at least twice the density of adjacent develop in existence, or at least twice the density permitted in the zoning district in which the park is located if the neighboring land is undeveloped, the park shall be designed with a continuous landscaped area not less that 50 feet in width which shall contain no structures, driveways, utilities or streets. The first 25 feet of the buffer strip, as measured from the exterior boundaries of the park shall contain evergreen shrubs, trees, fences, walls or any combination which forms and effective visual barrier to be located on all exterior lot lines of the park, except that driveways shall be kept open to provide visibility for vehicles entering and leaving the park.*

A minimum 50' wide perimeter buffer has been provided along the exterior of the proposed development. In most cases, the buffer exceeds the 50' minimum.

4. *Open space reservation: An area no less than 10% of the total area of those lots with a lot area of 10,000 square feet or less shall be reserved as open space. The area reserved as open space shall be suitable to be used for recreational purposes or use by the residents of the park for storage. Generally, the reserved open space shall have slopes less than 5% shall not be located on poorly or very poorly drained soils, and shall be accessible directly from roads within the park. The Planning Board may waive the requirement for open space when the park is located within ½ mile of a publicly owned recreation area.*

The proposed plan features more than 80 acres of common open space; nearly 50% of the mobile home park overlay zone will be preserved as open space.

5. Road Design, circulation and traffic impacts.

The proposed roads are to remain private. A 50 right-of-way has been proposed with 20' wide roads as well as a 9' esplanade and 5' sidewalk. The proposed development gains access from the existing private road that serves the adjacent water company. The project roads will connect to the existing private way in two locations. The internal road system will create a large loop through the site with additional internal road will cross through the site. Two dead-end sections are proposed with adequate turning for emergency vehicles.

All of the proposed lots will be accessed via the new proposed roadways and will not have any driveways connecting to exiting streets. The project will not cause unreasonable highway or public congestion or unsafe conditions, Barton & Loguidice has prepared a Traffic study for the proposed development, which is attached to this section.

6. Groundwater Impacts.

The proposed project will utilize public water. The existing soils on site have been evaluated through a Class B High-Intensity Soil Survey prepared by Mark Hampton Associates, inc. A copy of his findings is attached in Attachment 7. As part of his Soil Survey, he evaluated the soils in accordance with the Maine Subsurface Wastewater Disposal Rules and determine determined that the soils meet the minimum requirements for state rules and are suitable soils for septic systems to serve all of the proposed lots. Erosion and sediment controls are shown on the attached plans, and a stormwater management report has been prepared to demonstrate that post-development runoff will not exceed pre-development conditions.

Attachment 4

Stormwater Management Report

**Pineland**

Cumberland Hall
41 Campus Drive, Suite 301
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 201
Portland, ME 04101

STORMWATER MANAGEMENT PLAN

Hidden Hills MHP Biddeford, Maine

The following Stormwater Management Plan has been prepared for the Hidden Hills Manufactured Housing Park to evaluate stormwater runoff and erosion control for the proposed 195 lot subdivision located at 413 South Street in Biddeford, Maine.

Site Calculations

Total Property Area	320 Ac (+/-)
Total Project Impervious Area	21.63 Ac
Total Developed Area	62.22 Ac

Existing Conditions

The development parcel is located on the southerly side of South Street, just west of the Maine Turnpike at 413 South Street. The property also has access to a private road along the northwestern edge of the property that serves the water district property. The parcel is shown as lot 8 on the City of Biddeford Tax Map 7. The 312.1-acre property is located within both the Suburban Residential (SR1) District and the Rural Farm (RF) District and also contains a Mobile Home Park (MHP) Overlay Zone. The portion of the property that is located within the MHP is approximately 160 acres. The allowable density for any park served by any subsurface wastewater disposal system is 1 unit per 20,000 SF. The net residential area calculation shows that the property can support approximately 348 manufactured homes within the MHP.

Flooding

The development area is not located within an area of flood hazard according to the Federal Insurance Rate Maps 230145003B and 230145008B. See attached map. Portions of the overall property are located within a Zone-A flood plain however, these locations are outside of the development area of the project.

Modeling Assumptions

The onsite stormwater facilities were sized utilizing the USDA Soil Conservation Service (SCS) TR-20 Runoff Simulation Model, as contained in the HydroCAD computer software program (Version 9.0). Runoff curve numbers were determined for each direct watershed by measuring the area of each hydrologic soil group within each type of land cover.

Weighted curve numbers were then calculated using curve numbers for various cover types and hydrologic soil groups, assuming “good” conditions as defined in U.S Soil Conservation Service (SCS) publications. Times of concentration and travel times were determined from site topographic maps in accordance with SCS procedures. A maximum length of 150 feet was used for sheet flow.

All of the watersheds’ peak runoff rates were analyzed for the 2, 10, and 25-year frequency, 24-hour duration storm events. A Type III rainfall distribution was applied to these storms. The rainfall amounts for York County are as follows:

Storm Frequency Precipitation (in./24 hr)	
2-year	3.3
10-year	4.9
25-year	6.2

Onsite Soils

The soils were delineated by Mark Hampton of Mark Hampton Associates. His Class B High Intensity Soil Survey is attached to this submission. Offsite soils were determined from the NRCS Web Soil Mapper. See attached NRCS Soils Map.

Water Quantity (Flooding Standard)

The following table summarizes the results of stormwater calculations for the design storm events for the project areas. Calculations and computer modeling sheets are provided with this report.

Table 1 - Stormwater Runoff Summary Table Pre-Development vs. Post-Development						
Study Point #	2Yr/24Hr (cfs)		10Yr/24Hr (cfs)		25Yr/24Hr (cfs)	
	Pre	Post	Pre	Post	Pre	Post
1	31.2	28.0	72.3	71.7	110.2	108.7
2	69.0	69.0	145.7	145.6	214.8	213.5
3	14.3	11.3	32.6	31.2	49.4	49.0

As the above result table shows, the post-development flow rates for the 2, 10, 25 and 50-year/24 hour design storm events do not exceed the pre-development conditions.

Basic Standards

A site-specific Erosion & Sedimentation Control Plan has been developed for the project. Means and methods to control erosion and sedimentation during and after construction are detailed in the erosion control plan narrative and construction details, which are included directly on the project drawings for ease of reference during construction.

Requirements for inspection and maintenance of the stormwater management system are provided in the stormwater management system inspection and maintenance plan see attached.

Housekeeping requirements are included in the Erosion & Sediment Control Narrative located on the project drawings as well as in Attachment 6. Draft buffer deed restrictions are attached.

General Standards

The General Standard requires that a project's stormwater management system includes measures that will provide pollutant removal from runoff and mitigate for the increased frequency of channels erosive flows due to runoff from smaller storms and potential temperature impacts.

Best Management Practices (BMPs) will be implemented to reduce the impacts of site development on downstream water quality. BMP sizing calculations are attached to this report.

Water Quality (BMP Standard)

The water quality requirements will be met by a combination of gravel wetlands, roof drain filter strips and level spreader/forest & meadow buffers to treat the development.

Linear:

New Linear Impervious Area: The project will result in the creation of approximately 325,428 SF of linear impervious area. The proposed BMPs will result in the treatment of approximately 76.8% of the new impervious area.

Percentage of Treatment of the Impervious Area =76.8% (75% req'd)
--

Linear Project Developed Area: The project will result in the creation of approximately 602,700 SF of linear developed area. The proposed BMPs will result in the treatment of approximately 76.8% of the area.

Percentage of Treatment of the Developed Area = 76.8% (50% required)

Non-Linear:

New Linear Impervious Area: The project will result in the creation of approximately 616,900 SF of non-linear impervious area. The proposed BMPs will result in the treatment of approximately 95.46% of the new impervious area.

Percentage of Treatment of the Impervious Area =76.8% (75% req'd)
--

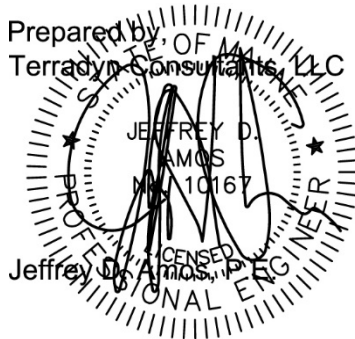
Non-Linear Project Developed Area: The project will result in the creation of approximately 2,238,400 SF of linear developed area. The proposed BMPs will result in the treatment of approximately 86.64% of the area.

Percentage of Treatment of the Developed Area = 76.8% (50% required)

Housekeeping and Maintenance & Inspection guidelines are attached to this report.

Summary

Based on the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion or other significant adverse effects downstream of the site.



Attachments:

Attachment 1- Site Figures:

- USGS Quadrangle Map
- Aerial Photo
- Medium Intensity Soil Map
- FEMA Floodmap

Attachment 2 – Water Quality Calculations

Attachment 3 – BMP Sizing Calculations

Attachment 4 - Pre Development Hydrocad Calculations

Attachment 5 - Post Development Hydrocad Calculations

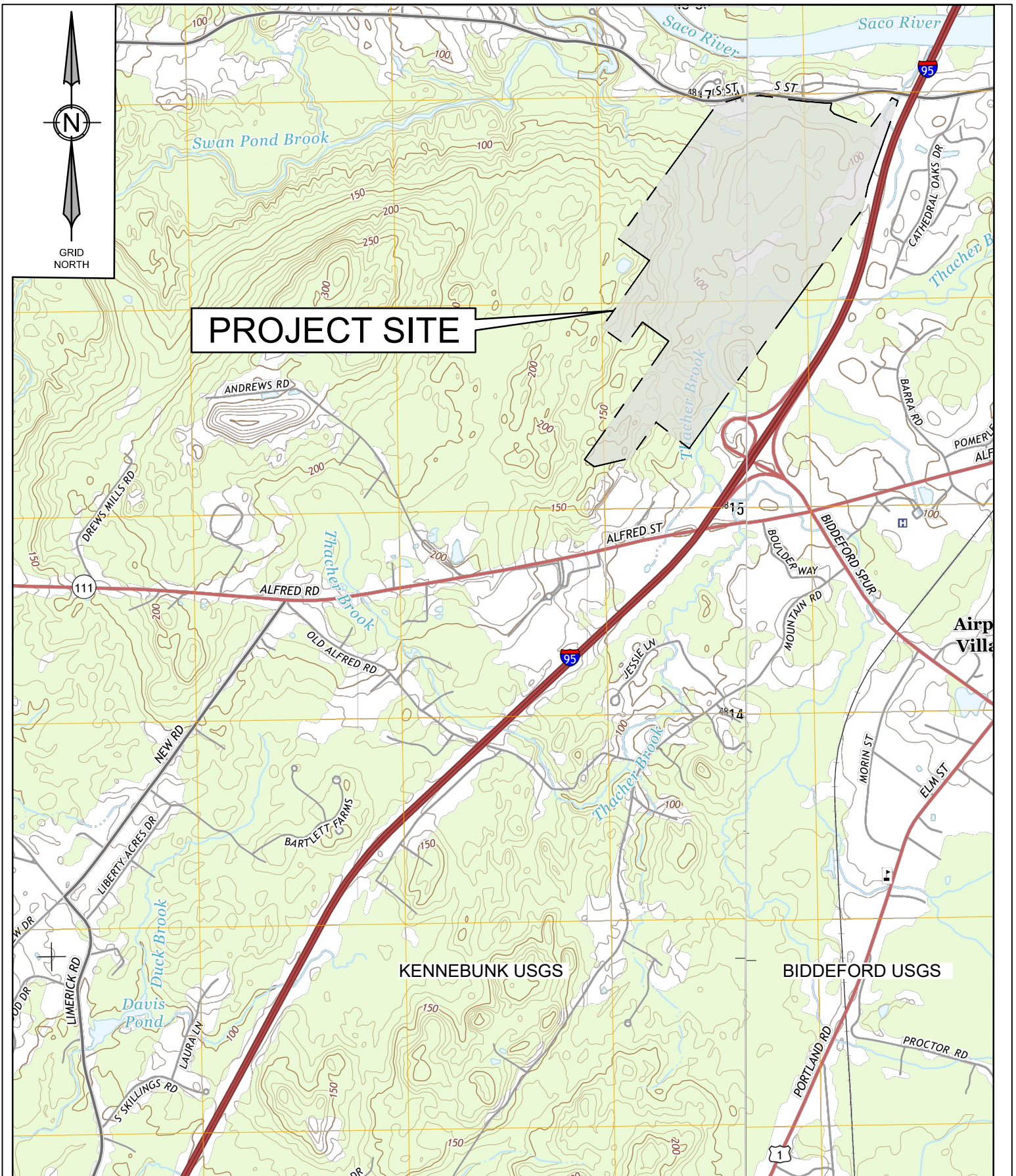
Attachment 6 - Pond Spillway Checks – 25 & 100 Year

Attachment 7 - Maintenance & Inspection of Stormwater Facilities

Attachment 8 - Housekeeping Plan

Attachment 9 – Sample Buffer Restriction Language

Attachment 10 – Pre & Post Development Watershed Maps



USGS 7.5-MINUTE QUADRANGLE
BIDDEFORD & KENNEBUNK

PROJECT:
HIDDEN HILLS MANUFACTURED HOUSING PARK
413 SOUTH STREET, BIDDEFORD MAINE 04005

PREPARED FOR:
SOUTH STREET VILLAGE, LLC
762 MAIN STREET
SOUTH PORTLAND, MAINE 04106



207.926.5111 • info@terradyconsultants.com • www.terradyconsultants.com

PINELAND

41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PORTLAND

565 CONGRESS STREET, SUITE 201
PORTLAND, ME 04101

PROJECT NO.

21-13

DATE

4/12/2022

SCALE

1" = 2000'

SHEET

1

OF

5



AERIAL MAP

PROJECT:
HIDDEN HILLS MANUFACTURED HOUSING PARK
413 SOUTH STREET, BIDDEFORD MAINE 04005

PREPARED FOR:
SOUTH STREET VILLAGE, LLC
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565 CONGRESS STREET, SUITE 201
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PROJECT NO.

21-13

DATE

4/12/2022

SCALE

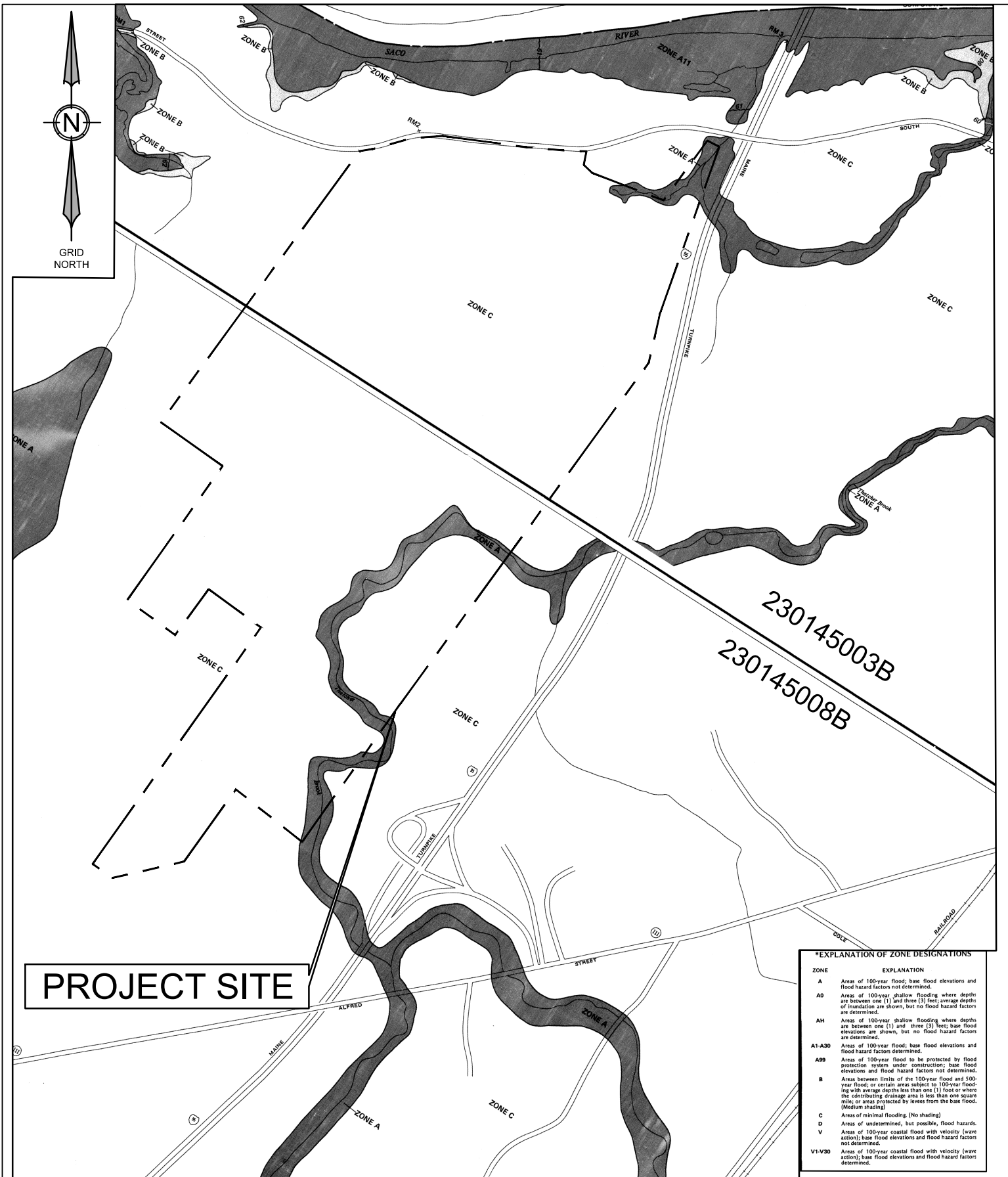
1" = 2000'

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2

OF

5



PROJECT SITE

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

FLOOD INSURANCE RATE MAP

PROJECT:
HIDDEN HILLS MANUFACTURED HOUSING PARK
413 SOUTH STREET, BIDDEFORD MAINE 04005

PREPARED FOR:
SOUTH STREET VILLAGE, LLC
762 MAIN STREET
SOUTH PORTLAND, MAINE 04106



207.926.5111 • info@terradyconsultants.com • www.terradyconsultants.com

PINELAND
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PORTLAND
565 CONGRESS STREET, SUITE 201
PORTLAND, ME 04101

PROJECT NO.

21-13

DATE

4/12/2022

SCALE

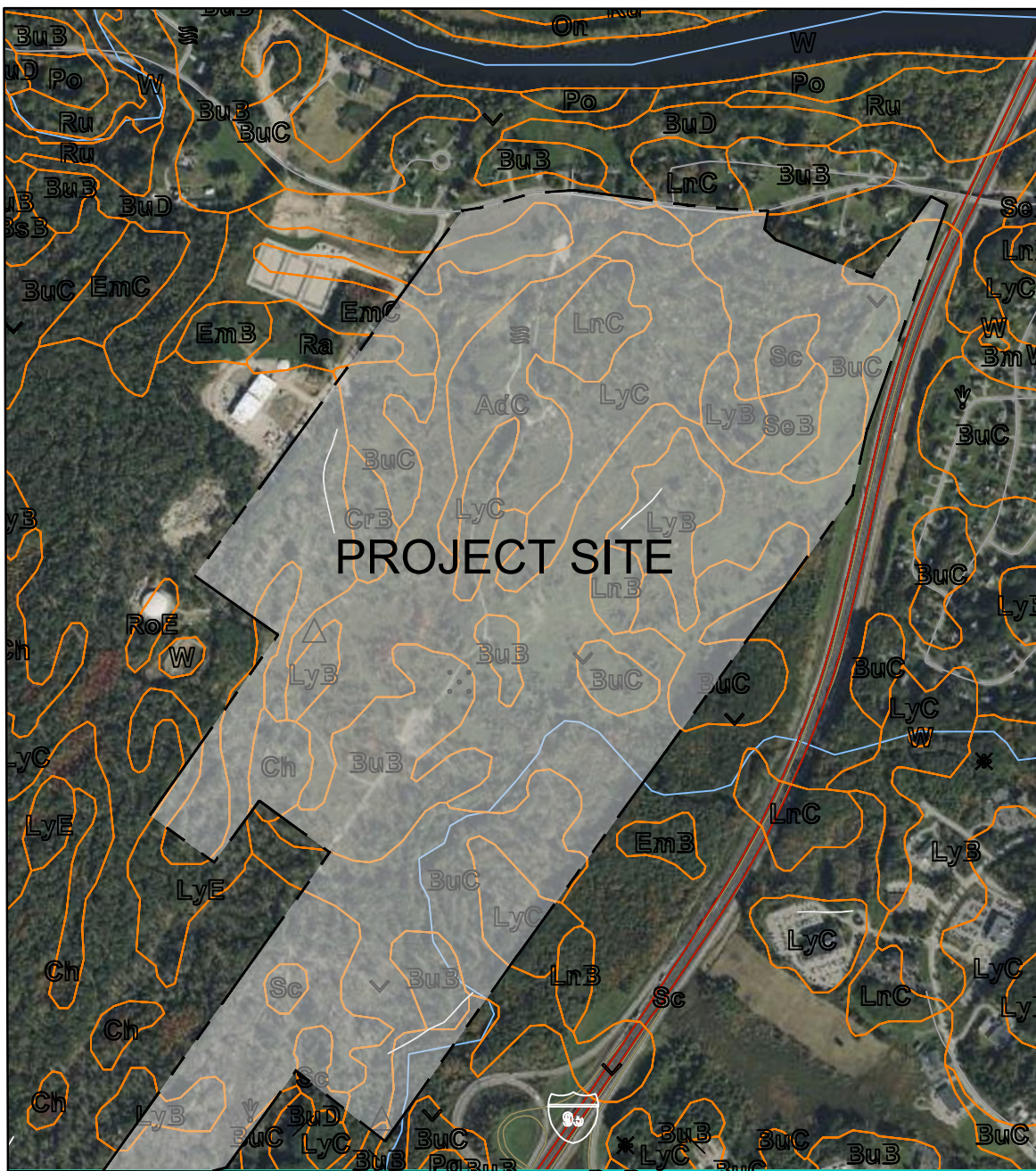
1" = 1000'

SHEET

3

OF

5



SOIL SURVEY MAP	 TERRADYN CONSULTANTS, LLC	<u>PINELAND</u> 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260	PROJECT NO. 21-13	SHEET 4
PROJECT: HIDDEN HILLS MANUFACTURED HOUSING PARK 413 SOUTH STREET, BIDDEFORD MAINE 04005		<u>PORTLAND</u> 565 CONGRESS STREET, SUITE 201 PORTLAND, ME 04101	DATE 4/12/2022	
PREPARED FOR: SOUTH STREET VILLAGE, LLC 762 MAIN STREET SOUTH PORTLAND, MAINE 04106		207.926.5111 • info@terradynconsultants.com • www.terradynconsultants.com	SCALE 1" = 1,000'	5

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AdC	Adams loamy sand, 8 to 15 percent slopes	A	15.5	2.3%
Bm	Biddeford mucky peat, 0 to 3 percent slopes	D	4.2	0.6%
BuB	Buxton silt loam, 3 to 8 percent slopes	D	38.7	5.9%
BuC	Buxton silt loam, 8 to 15 percent slopes	C	119.6	18.1%
BuD	Buxton silt loam, 15 to 25 percent slopes	C	17.5	2.7%
Ch	Chocorua peat	A/D	4.1	0.6%
CrB	Croghan loamy fine sand, 0 to 8 percent slopes, wooded	A	3.7	0.6%
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	B	6.2	0.9%
EmC	Elmwood fine sandy loam, 8 to 15 percent slopes	B	19.0	2.9%
LnB	Lyman loam, 3 to 8 percent slopes, rocky	D	7.3	1.1%
LnC	Lyman loam, 8 to 15 percent slopes, rocky	D	18.3	2.8%
LyB	Lyman-Rock outcrop complex, 3 to 8 percent slopes	D	38.8	5.9%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	D	129.0	19.5%
LyE	Lyman-Rock outcrop complex, 15 to 80 percent slopes	D	14.7	2.2%
Po	Podunk and Winooski soils	B	2.9	0.4%
Ra	Raynham silt loam	C/D	4.8	0.7%
RoE	Rock outcrop-Lyman complex, 15 to 80 percent slopes		1.2	0.2%
Ru	Rumney fine sandy loam, 0 to 3 percent slopes, frequently flooded	B/D	10.1	1.5%
Sc	Scantic silt loam, 0 to 3 percent slopes	D	194.2	29.4%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
SeB	Scio silt loam, 3 to 8 percent slopes	C	8.2	1.2%
W	Water bodies		2.8	0.4%
Totals for Area of Interest			660.9	100.0%

HYDROGRAPHIC SOIL GROUP	 <u>PINELAND</u> 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260 <u>PORTLAND</u> 565 CONGRESS STREET, SUITE 201 PORTLAND, ME 04101 207.926.5111 • info@terradyconsultants.com • www.terradyconsultants.com	PROJECT NO. 21-13	SHEET 5
PROJECT: HIDDEN HILLS MANUFACTURED HOUSING PARK 413 SOUTH STREET, BIDDEFORD MAINE 04005		DATE 4/12/2022	
PREPARED FOR: SOUTH STREET VILLAGE, LLC 762 MAIN STREET SOUTH PORTLAND, MAINE 04106			SCALE 1" = 1,000'

Attachment 5

Utility Correspondence



August 10th, 2021

Regency Realty Group
Matthew Chamberlain
762 Main Street
South Portland, ME 04106

Re: Ability to Serve – 413 South Street – South Street Development LLC – Biddeford, Maine

Dear Mr. Chamberlain,

The Maine Water Company (MWC) has received your request for an Ability to Serve Determination for the property located at 413 South Street, Biddeford, Maine for the above referenced project. The request indicates a preliminary plan for a mobile home park with approximately 196 single family lots. The complex is proposed to be served with public water and accessed from the Maine Water Company access road where there is an 8-inch stub available for this development. The static pressure in the area is approximately **40 psi**. Based on the criteria that has been presented, MWC does have sufficient capacity in the area from the existing 20-inch ductile iron main on the Maine Water Company Access drive to serve this project. Additional infrastructure improvements are required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- A hydrant flow test must be conducted at the expense of the developer at the nearest hydrant and analyzed by Maine Water and the local Fire Department to ensure adequate public fire protection is available at the expense of the developer.
- Proposed fire hydrants located in the Public Right of Way must be accepted by the local Authority. Private Hydrants that are required inside of the complex must be maintained at the expense of the property owner.
- An easement for access and operation of all water service valves on this property must be signed, notarized and registered with the county registry before activation. MWC will draft and supply this document to be executed by the owner.
- If private fire protection is required, either hydrants or sprinkler systems, the developer must review appropriate capacity relative to the proposed demand at the developer's time and expense.
- Additional coordination with MWC is required before construction. Maine Water requires upfront payment for inspection and paperwork to be fully completed before any construction on waterworks materials.
- This location needs further review for final approval with placement, size and location of waterline infrastructure and associated appurtenances. .

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 MWC Terms and Conditions as well as material specifications. All appropriate paperwork must be completed and deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays. Water service will be provided in accordance with Maine Public Utility Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at Marcus.Knipp@mainewater.com. We look forward to working with you throughout design and construction.

Sincerely,
The Maine Water Company

Marcus Knipp, E.I.T.
Engineer

Attachment 6

Financial Capacity



April 8, 2022

To Whom It May Concern:

RE: Matthew Chamberlain Financial Information Request

This letter will confirm and verify that Matthew Chamberlain has accounts at Evergreen Credit Union. Matthew's accounts are in good standing and have balances in the excess of \$850,000.00. Matthew also has the availability of excess of \$150,000.00 in open lines of credit. Matthew also has ownership in South Street Villages.

If additional information is needed, please do not hesitate to contact our offices.

Sincerely,

Justin Collett

Justin Collett

AVP/Branch Manager | NMLS# 1492899

Evergreen Credit Union

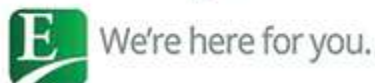
225 Riverside Street

Portland, ME 04103

(O) 207-221-5000 Ext. 232

(F) 207-221-5017

egcu.org



egcu.org

Local Financing Leader

Portland / Main Office

225 Riverside
PO Box 1038 (USPS)
Portland, ME 04104-1038

Serving all Cumberland County

(207) 221-5000
info@egcu.org
Fax: (207) 221-5017



W.M. Ely Associates, Inc.

Certified Public Accountants

37 A Street

South Portland, ME 04106

Ph: (207) 799-8811

Fax: (207) 799-8722

E-mail: rec@wmelyassociates.com

April 13, 2022

Biddeford Planning Board:

I have been asked to provide a statement of liquid assets for Paul Vose with regard to the South Street Village LLC approval of a permit for a mobile home park. We have provided Mr. Vose with tax services for more than a decade and I can verify that his liquid assets exceed \$1,000,000.

Sincerely,

A handwritten signature in cursive script that reads "Rosanne E. Curneil".

Rosanne E. Curneil
Certified Public Accountant

Attachment 7

Soil Evaluation

The Soil Evaluation will be submitted under separate cover

Attachment 8

Traffic Study

Traffic Assessment

Date: April 13, 2022

To: Jeff Amos, P.E., Terradyn Consultants, LLC.

From: John Q. Adams, P.E., PTOE
Associate, Senior Transportation Engineer
Barton & Loguidice, LLC.

Re: Proposed South Street Mobile Home Residential Subdivision
South Street, Biddeford, Maine

~~~~~

A 195-unit residential mobile home subdivision is being proposed on South Street and Water Works Drive in Biddeford. The site will be accessed from Water Works Drive, which intersects South Street from the south. An initial evaluation traffic assessment has been completed for the proposed development. This traffic assessment reviewed expected trip generation and sight distance from Water Works Drive onto South Street.

### Site Trip Generation

Trip generation calculations were completed for the weekday daily, and weekday and Saturday peak hour time periods, for the proposed South Street mobile home subdivision based upon trip tables presented in the 10<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) "TRIP GENERATION" handbook. The ITE publication provides numerous land use categories and the average volume of trips generated by each category. Land-Use 240: Mobile Home Park was applied in estimating trip generation for the proposed mobile home subdivision project.

The following trip rates were used to calculate trip generation for the proposed mobile home project:

| <u>Land Use #240 – Mobile Home Park</u> | <u>Rate</u>                    |
|-----------------------------------------|--------------------------------|
| Weekday                                 | = 5.00 trips per dwelling unit |
| AM Peak Hour (Street)                   | = 0.26 trips per dwelling unit |
| PM Peak Hour (Street)                   | = 0.46 trips per dwelling unit |
| AM Peak Hour (Generator)                | = 0.26 trips per dwelling unit |
| PM Peak Hour (Generator)                | = 0.49 trips per dwelling unit |
| Saturday Peak Hour                      | = 0.40 trips per dwelling unit |

The proposed 195-unit mobile home subdivision is expected to generate 975 daily trips during a typical weekday. In addition, it is expected to generate 51 trips in the weekday morning peak hour of the street, 90 trips in the evening peak hour of the street, 51 and 96 trips, respectively, for the weekday morning and evening peak hours of the generator (site), and 78 trips in the Saturday peak hour.

### Vehicle Sight Distance Assessment

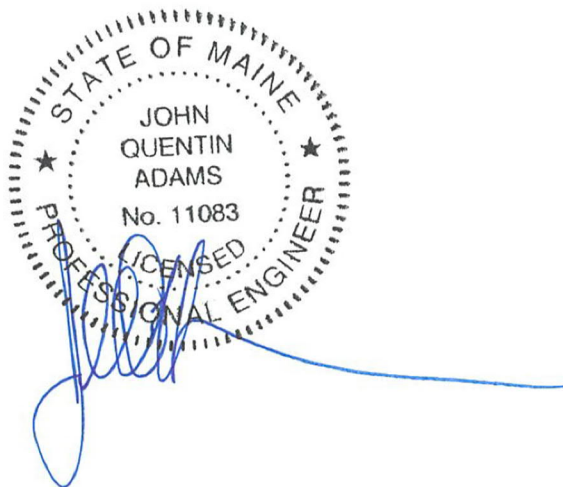
The Maine Department of Transportation's Highway Entrance and Driveway Rules require the following minimum sight distance for a non-mobility roadway:

| Sight Distance Standards |                         |
|--------------------------|-------------------------|
| Posted Speed Limit       | Sight Distance Standard |
| 25 mph                   | 200-feet                |
| 30                       | 250                     |
| 35                       | 305                     |
| 40                       | 360                     |
| 45                       | 425                     |
| 50                       | 495                     |

MaineDOT's Highway Entrance Rules requires vehicle sight distance measured in accordance with the following standard:

*"Sight distance is measured from the point on the centerline of the proposed access that is located 10 feet from the edge of traveled way. The height of the hypothetical person's view is considered to be 3½ feet above the pavement and the height of the object being viewed is considered to be 4¼ feet above the pavement."*

The proposed mobile home subdivision will be accessed from Water Works Drive directly onto South Street. Vehicle sight distance was carefully reviewed at the point of intersection to ensure adequate sight distance is provided in accordance with MaineDOT's regulations. South Street is presently posted at 35mph in the immediate vicinity of Water Works Drive, requiring a minimum of 305-feet of unobstructed sight distance. Field measurements in excess of 375-feet were recorded in each direction of travel from the Water Works Drive approach. Based upon our field investigation acceptable sight distance is provided in both directions of travel on South Street well in excess of the minimum standard for a posted speed limit of 35mph.



John Q. Adams, PE, PTOE,      Date: 04/13/2022



# **Attachment 9**

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Habitat Assessment



January 9, 2022

Mr. Jeff Amos, P.E.  
Terradyn Consultants, LLC  
41 Campus Drive, Suite 101  
New Gloucester, ME 04260

## **Re: South Street Village, Biddeford: Rare Plant Habitat Assessment**

Mr. Amos,

An experienced botanist with Basswood Environmental LLC (Basswood) visited the parcel identified on Biddeford Tax Maps as Lot 8 on Map 7, located on the south side of South Street, west of I-95. The purpose of the site visit was to assess the area for potential habitat for endangered plant species with an emphasis on those identified by the Maine Natural Areas program (MNAP) in their review dated November 10, 2021.

### *Review and Background*

The approximately 160-acre site is located in Biddeford, Maine, which overlaps the northern extent of the range for many plant species considered rare by MNAP. This site is also in close proximity to a large red maple swamp that is considered by MNAP to be an exemplary natural community and contains a high potential for rare plant species. The MNAP review identified 44 occurrences of 31 total species considered rare, threatened or endangered, as well as 8 rare or exemplary natural communities that have been located by past surveys within 4 miles of the parcel. It should be noted that this proximity includes some well-known habitats for rare species that are not relevant to this survey, such as the Saco Heath (raised level bog ecosystem, Atlantic white cedar bog, pitch pine bog), the Saco River (freshwater tidal marsh), and The Kennebunk Plains (sand barren habitat, pitch pine woodland).

A 2007 survey was performed by the Biddeford Conservation Commission of the lands to the west of the site that are associated with the exemplary red maple swamp identified on the MNAP review. This survey also included a portion of the current project area (identified as the Claire Property). The reviewer indicates that much of the site is in an early-successional state and lacks the diversity of the lands to the west, but may provide good habitat for wildlife species. The extent to which the surveyor explored all areas of the site in question is unclear from this report, however it does appear that at least some evaluation was performed across much of the parcel.

### *Site Description*

The site possesses an interspersed of upland and wetland habitats throughout the area surveyed. Broad wetland swales are present in the areas between often dramatic local relief consisting of large bedrock outcrops and hills scattered throughout the site. The majority of the site has been disturbed at some point, with the southern portions having been recently cleared for timber harvesting. Exceptions to this are areas around small streams and drainages, and stands of small diameter trees, often hemlock (*Tsuga canadensis*) that were not cut. Other small pockets of intact forest are present surrounding Thacher Brook, which passes through the eastern portion of the site.

The northern half of the site has received more disturbance and has been maintained as a patchwork of cleared fields and unmaintained roads. This portion of the site exhibits old and ongoing excavations, an old farm pond/impoundment, a development site, and a small transmission line. Having been subject to greater disturbance over a longer period of time, these areas also exhibit greater infestation from invasive plant species such as Asian bittersweet (*Celastrus orbiculatus*) and multiflora rose (*Rosa multiflora*) than recently cleared areas in the south.

The wetlands on site are typically dominated by herbaceous vegetation consisting of disturbance tolerant species such as woolly bulrush (*Scirpus cyperinus*), fringed sedge (*Carex crinita*), loosened soft rush (*Juncus effusus* ssp. *solutus*), creeping bentgrass (*Agrostis stolonifera*), and sensitive fern (*Onoclea sensibilis*). Permanently saturated areas also commonly supported broad-leaved cattail (*Typha latifolia*), blue vervain (*Verbena hastata*), and marsh fern (*Thelypteris palustris* var. *pubescens*). Some scrub-shrub wetlands are present, most notable in the floodplain area around Thacher Brook. These are dominated by a mixture of speckled alder (*Alnus incana* ssp. *rugosa*), silky dogwood (*Cornus amomum* var. *amomum*), smooth arrowwood (*Viburnum dentatum* var. *lucidum*), and meadowsweet (*Spiraea alba* var. *latifolia*). Red maple (*Acer rubrum*) saplings are common throughout both upland and wetland portions of the site in association with the recently cleared areas as well.

Uplands in the recently cleared areas are dominated by typical pioneer species such as common blackberry (*Rubus allegheniensis*), sapling red maple, quaking aspen (*Populus tremuloides*), and intermittent stands of small diameter hemlock. Intact upland forested areas, such as those surrounding some portions of Thacher Brook and other small streams on site, consist of a mixed canopy of hemlock, white pine (*Pinus strobus*), red maple, red oak (*Quercus rubra*), and balsam fir (*Abies balsamea*). Upland forests in the northern portion of the site do not appear to have been subject to a recent harvest, however the species composition is that of pioneer and secondary species such as red maple and quaking aspen, indicating that much of this area is currently in an early-successional phase. Blue Ridge sedge (*Carex lucorum*) and New England sedge (*Carex novae-angliae*) are well represented throughout the uplands on site, as well as lowbush blueberry (*Vaccinium angustifolium*) and bristly blackberry (*Rubus hispidus*).

Maintained fields are composed of typical field species including an array of goldenrods (*Solidago* spp.), asters (*Symphyotricum* and *Doellingeria* spp., in part) and grasses such as lace lovegrass (*Eragrostis capillaris*), field meadow-foxtail (*Alopecurus pratensis*), common Timothy (*Phleum pratense*), and orchard grass (*Dactylis glomerata*). Wet swales within the fields exhibit similar marsh vegetation found elsewhere on site

#### *RTE Plant Habitat Survey Results*

Of the 8 natural communities identified by MNAP as rare or exemplary, none were located during the course of the site walk. An area of mapped Adams loamy sand in the northwestern interior portion of the site was investigated for sand barren habitat but none was located. Additionally, no peatland systems were located during the course of the site walk despite the large amount of wetland areas present. Some of the wetland areas that have been subject to tree clearing may have been dominated by a red maple overstory, however these do not exhibit any discernible direct connection to the exemplary red maple swamp to the west of the site, and no other indicators of rare or exemplary habitat were found within them. Of the 31 species thus identified by MNAP as occurring in the vicinity of the project area, 19 are associated with habitat that is not present on site. The remaining 12 species documented from the area cannot be ruled out due to either the presence of their typical habitat within the project area (e.g. old fields), or because they are a generalist species at the northern edge of their natural range, such as clothed sedge (*Carex vestita*), which is found in disturbed, open areas in southern Maine. Table 1 summarizes the species that would require a formal field survey during the appropriate time to locate on site. Note that several species, including button sedge, Long's bulrush, and sweet pepper-bush are included on this list, although it is in the author's opinion that the likelihood of these species being on this site are very low due to a lack of ideal habitat.

**Table 1: Species Identified by MNAP with Suitable Habitat On-site**

| Scientific Name                                  | Common Name         | Optimal Survey Window | Comments                                                   |
|--------------------------------------------------|---------------------|-----------------------|------------------------------------------------------------|
| <i>Carex bullata</i>                             | Button sedge        | June-October          | Open wetlands, acidic bogs, unlikely to occur but possible |
| <i>Carex vestita</i>                             | Clothed sedge       | May-July              | Disturbed areas, ATV trails, transmission corridors        |
| <i>Selaginella apoda</i>                         | Creeping spike moss | May-October           | Open wetlands, roadsides, disturbed wet areas              |
| <i>Scirpus georgianus</i>                        | Georgia bulrush     | June-August           | Open wetlands                                              |
| <i>Scirpus longii</i>                            | Long's bulrush      | May-October           | Unlikely - associated with fen habitat                     |
| <i>Kalmia latifolia</i> *                        | Mountain laurel     | Year-round            | Rocky woodland species                                     |
| <i>Platanthera flava</i><br><i>var. herbiola</i> | Pale green orchis   | July                  | Wetlands throughout site may support species               |
| <i>Scirpus pendulus</i>                          | Pendulous bulrush   | July-August           | Open wetlands, found associated with disturbance           |
| <i>Quercus coccinea</i>                          | Scarlet oak         | May-October           | Potentially found in intact woodlands                      |

|                                       |                          |                |                                                              |
|---------------------------------------|--------------------------|----------------|--------------------------------------------------------------|
| <b><i>Calamagrostis cinnoides</i></b> | Small reed grass         | August-October | Wetlands in old fields may provide habitat                   |
| <b><i>Ilex laevigata</i>**</b>        | Smooth winterberry holly | May-October    | Suitable habitat along Thacher Brook                         |
| <b><i>Clethra alnifolia</i></b>       | Sweet pepper-bush        | July-September | Associated with calcareous soils - unlikely to occur on site |

\**Kalmia latifolia* is an evergreen shrub that is identifiable year-round, but was not observed during the initial site walk.

\*\*It is possible to identify *Ilex laevigata* as long as fruit are present (through early January), although none were located during the site walk. Survey during the growing season is preferred for better possible detection.

If there is additional detail or clarity that Basswood can provide regarding the summary report, please do not hesitate to contact Erik Lema at [erik@basswoodenv.com](mailto:erik@basswoodenv.com).

Best regards,

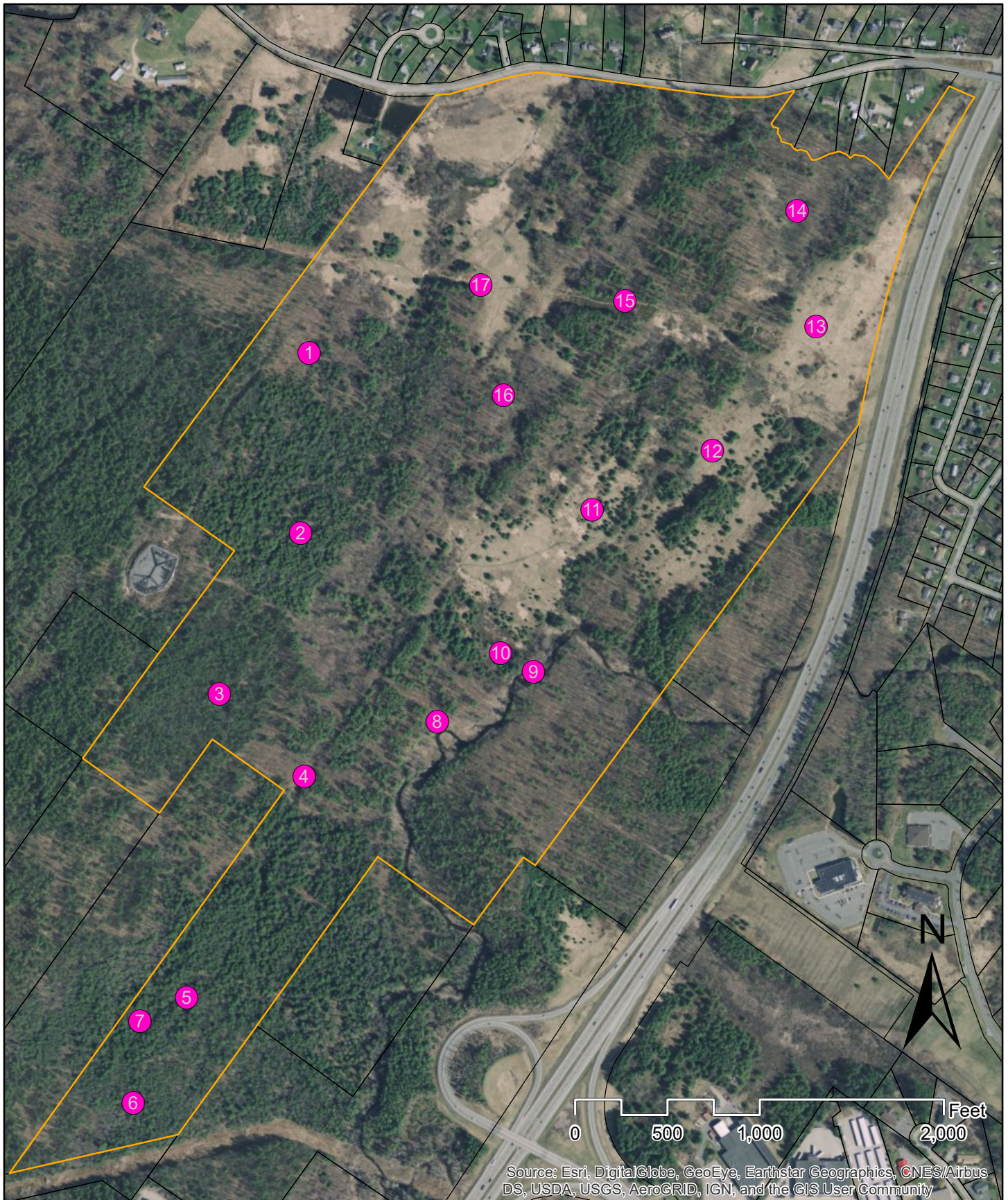


Erik Lema NHCWS#286, Owner/Principal  
Basswood Environmental LLC

**Attachments:**

- 1: Index Map and Photolog
- 2: MNAP Review.





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Proposed South Street Village Rare Plant Species Habitat Survey



Parcel Boundary (MEGIS)



Photo Locations

Note: Aerial image taken circa 2019, prior to extensive tree clearing



**BASSWOOD  
ENVIRONMENTAL**



## South Street Village: Plant Habitat Survey

|                                                                                     |                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>Photo 1: Recently logged area, early successional shrub and forb vegetation.</p>                                                                                                        |
|   | <p>Photo 2: Typical wet swale area in the recently harvested portion of the property. Highly disturbed. Many of these areas were likely not wetlands prior to harvest and disturbance.</p> |
|  | <p>Photo 3: Inundated portion of harvested area, potential vernal pool.</p>                                                                                                                |



## South Street Village: Plant Habitat Survey



Photo 4: Former seldom used ATV trail according to the 2007 Biddeford Conservation Commission report, now approximately 25-foot-wide logging road.



Photo 5: Potential vernal pool, low quality, likely too shallow.



Photo 6: Naturally occurring wetland at far southern end of property, some sphagnum/peat development.



## South Street Village: Plant Habitat Survey

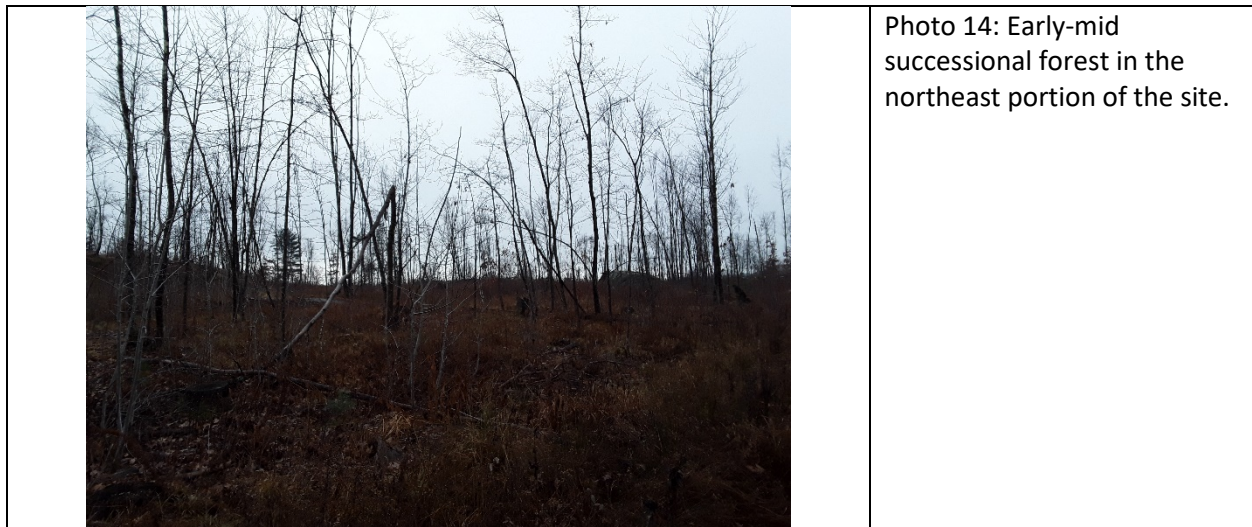
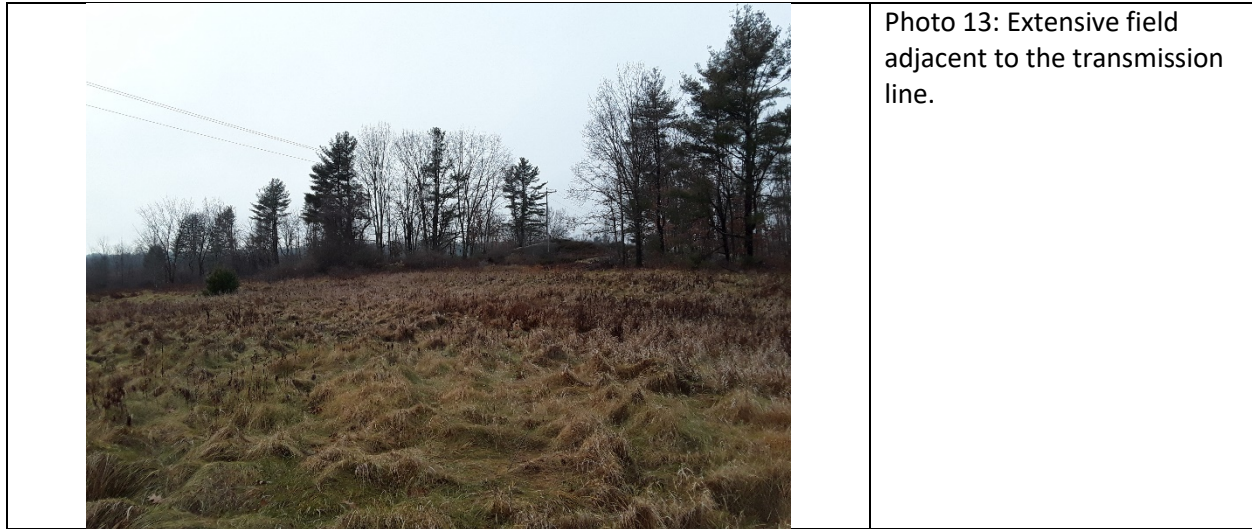




## South Street Village: Plant Habitat Survey

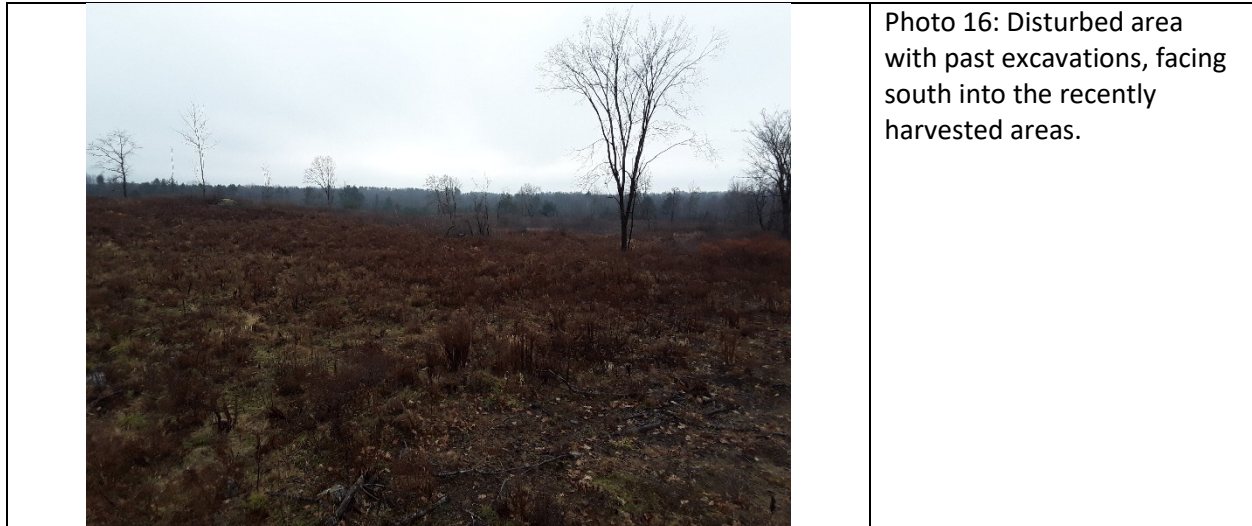


## South Street Village: Plant Habitat Survey





## South Street Village: Plant Habitat Survey





STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
177 STATE HOUSE STATION  
AUGUSTA, MAINE 04333

JANET T. MILLS  
GOVERNOR

AMANDA E. BEAL  
COMMISSIONER

November 10, 2021

Jeff Amos  
Terradyn Consultants  
565 Congress Street, Suite 201  
Portland, ME 04101

Via email: [jeff@terradyntconsultants.com](mailto:jeff@terradyntconsultants.com)

Re: Rare and exemplary botanical features in proximity to: Hidden Hills Manufactured Housing Park, 413 South Street, Biddeford, Maine

Dear Mr. Amos:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received October 20, 2021 for information on the presence of rare or unique botanical features documented from the vicinity of the property in Biddeford, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, the property is in close proximity to a mapped Red Maple Swamp. Activities within 250-feet of wetlands associated with this Red Maple Swamp can adversely impact this exemplary wetland. MNAP recommends avoiding development activity within 250-feet of the Red Maple Swamp and its associated mapped wetlands. Please see the table below, attached map, and attached factsheet for more information.

| Feature                                               | State Status | State Rank | Global Rank | Occurrence Rank | Site                           |
|-------------------------------------------------------|--------------|------------|-------------|-----------------|--------------------------------|
| Red Maple Swamp<br>(Red Maple – Sensitive Fern Swamp) | N/A          | S5         | G3G5        | A<br>Excellent  | West Biddeford Black Gum Swamp |

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

MOLLY DOCHERTY, DIRECTOR  
MAINE NATURAL AREAS PROGRAM  
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044  
WWW.MAINE.GOV/DACF/MNAP

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$225.00 for three hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,



Kristen Puryear | Ecologist | Maine Natural Areas Program  
207-287-8043 | [kristen.puryear@maine.gov](mailto:kristen.puryear@maine.gov)

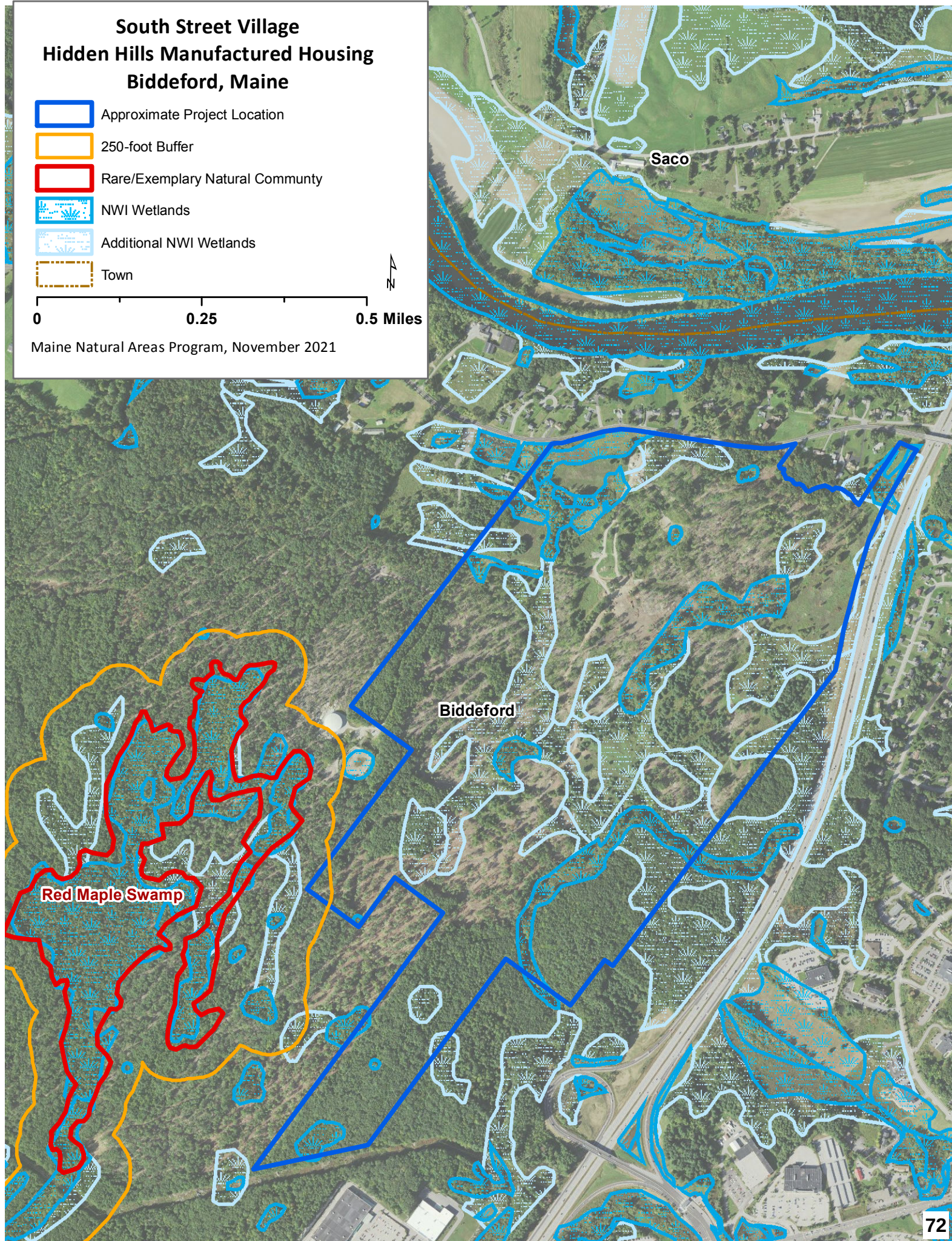


# South Street Village Hidden Hills Manufactured Housing Biddeford, Maine

- Approximate Project Location
- 250-foot Buffer
- Rare/Exemplary Natural Community
- NWI Wetlands
- Additional NWI Wetlands
- Town

0 0.25 0.5 Miles

Maine Natural Areas Program, November 2021







# Red Maple Swamp

**State Rank S5**

## Community Description

Red maple dominates the somewhat open to nearly closed canopy (20-90% closure), sometimes with a relatively large component (up to 40% cover) of balsam fir, red spruce, or northern white cedar. Green ash and yellow birch are common, but rarely abundant, associates. The maples may be widely spaced with multiple trunks and arching crowns. The shrub layer is patchy; winterberry is common and various other shrubs may be locally abundant. The herb layer is well developed and dominated by herbs, with dwarf shrubs <20% of herb cover. Bluejoint and sensitive fern are characteristic herbs. The bryoid layer is usually <35% cover; peat mosses are typical but do not form extensive, deep carpets as they do in peatlands.

## Soil and Site Characteristics

Sites occupy mineral soils or well decomposed organic material over mineral soil on flats or gentle slopes in small basins, often on floodplains of streams to small rivers. Soils are typically 30-60 cm deep, loamy to silty in texture, sometimes with well decomposed muck over the mineral fraction, and pH 4.8-5.4.

## Diagnostics

These are mineral soil wetlands in which



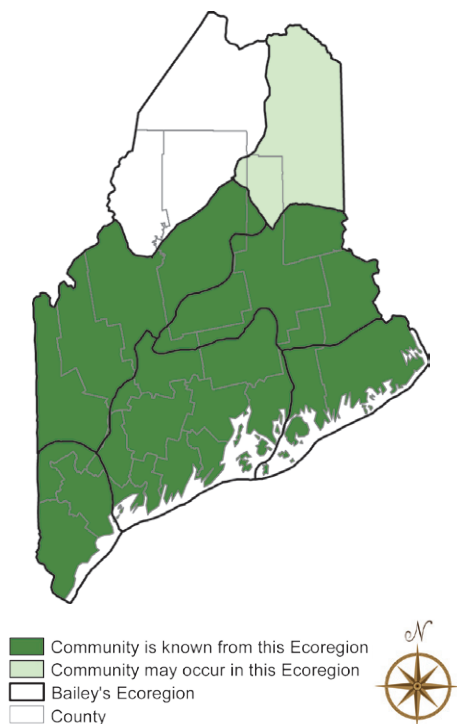
Red Maple Flowers

red maple dominates the canopy or is co-dominant with conifers other than black spruce or larch. The seasonally flooded soils usually remain saturated through the growing season.

## Similar Types

Red Maple Wooded Fens are similar, but either occur in association with large peatlands or occupy small somewhat peaty basins; they do not occur on mineral soils. Some small Northern White Cedar Swamps and Spruce - Fir - Cinnamon Fern Forests, particularly along the coast, include a fair amount of red maple but have cedar or spruce/fir, respectively, as the most abundant canopy species. Silver Maple Floodplain Forests are dominated by silver maple and generally occur along larger

## Location Map



Red Maple Swamp

rivers, but the two types can intergrade on some floodplains.

## Conservation, Wildlife, and Management Considerations

Maintaining the hydrologic integrity of these stream drainages with upland buffers is key. These swamps typically have had few conflicting uses, although some have been recently harvested. ATV use has been observed at some sites.

Red maple swamps often provide habitat in which spotted turtles hibernate. If wet Sphagnum hummocks are present, four-toed salamanders may breed in this community. Examples that occur on floodplains of streams and small rivers may contain wood turtles, which overwinter in the stream channel and forage in the floodplain. The silver-haired bat often roosts in riparian habitats in trees with loose bark. The northern waterthrush is a common associate of this community type. In the southern part of the state, the Louisiana waterthrush and yellow-throated vireo may be associates if the canopy is closed or nearly so.

## Distribution

Statewide, but most common in the southern half of state. Extends southward and southwestward from Maine; eastward distribution unknown.

Landscape Pattern: Large Patch

## Characteristic Plants

These plants are frequently found in this community type. Those with an asterisk are often diagnostic of this community.

### Canopy

Balsam fir  
Gray birch  
Northern white cedar  
Red maple\*  
Red spruce

### Sapling/shrub

Arrowwood\*  
Balsam fir  
Gray birch\*  
Red spruce  
Speckled alder\*  
Winterberry\*

### Herb

Bluejoint\*  
Flat-topped white aster\*  
Interrupted fern  
Tussock sedge  
Royal fern\*  
Sensitive fern\*

### Bryoid

Sphagnum mosses\*

## Associated Rare Plants

Smooth winterberry holly  
Spicebush  
Swamp saxifrage  
Swamp white oak  
Sweet pepper-bush

## Associated Rare Animals

Spotted turtle  
Wood turtle

## Examples on Conservation Lands You Can Visit

- Kennebunk Plains Preserve - York Co.
- Mt Agamenticus - York Co.
- Steep Falls Wildlife Management Area - Cumberland Co.
- Waterboro Barrens Preserve - York Co.

Rare and Exemplary Botanical Features within 4 miles of  
 Project: South Street Village LLC, Hidden Hills Manufactured Housing Park, 413 South Street,  
 Biddeford, Maine

| Common Name              | State Status | State Rank | Global Rank | Date Last Observed | Occurrence Number | Habitat                                                                                                                |
|--------------------------|--------------|------------|-------------|--------------------|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Atlantic White Cedar     |              |            |             |                    |                   |                                                                                                                        |
|                          | SC           | S2         | G4          | 2017-07-26         | 3                 | Forested wetland                                                                                                       |
| Atlantic White Cedar Bog |              |            |             |                    |                   |                                                                                                                        |
|                          | <null>       | S1         | G3G4        | 2017-07-26         | 3                 | Forested wetland                                                                                                       |
| Beach Plum               |              |            |             |                    |                   |                                                                                                                        |
|                          | E            | S1         | G4          | 1932-09            | 12                | Rocky coastal (non-forested, upland)                                                                                   |
|                          | E            | S1         | G4          | 1933-06-21         | 9                 | Rocky coastal (non-forested, upland)                                                                                   |
| Brackish Tidal Marsh     |              |            |             |                    |                   |                                                                                                                        |
|                          | <null>       | S3         | GNR         | 2009-07-29         | 1                 | Tidal wetland (non-forested, wetland)                                                                                  |
| Button Sedge             |              |            |             |                    |                   |                                                                                                                        |
|                          | SC           | S2         | G5          | 1880-09-06         | 2                 | <null>                                                                                                                 |
|                          | SC           | S2         | G5          | 2017-07-26         | 5                 | <null>                                                                                                                 |
|                          | SC           | S2         | G5          | 2000-08-15         | 3                 | <null>                                                                                                                 |
| Clothed Sedge            |              |            |             |                    |                   |                                                                                                                        |
|                          | E            | S1         | G5          | 2006-06-07         | 7                 | Dry barrens (partly forested, upland)                                                                                  |
|                          | E            | S1         | G5          | 2006-06-16         | 8                 | Dry barrens (partly forested, upland)                                                                                  |
| Creeping Spike-moss      |              |            |             |                    |                   |                                                                                                                        |
|                          | E            | S2         | G5          | 1920-07-30         | 6                 | Open wetland, not coastal nor rivershore (non-forested, wetland), Old field/roadside (non-forested, wetland or upland) |
| Estuary Bur-marigold     |              |            |             |                    |                   |                                                                                                                        |
|                          | SC           | S3         | G4          | 2009-07-30         | 35                | Tidal wetland (non-forested, wetland)                                                                                  |
| Freshwater Tidal Marsh   |              |            |             |                    |                   |                                                                                                                        |
|                          | <null>       | S2         | G4?         | 2009-07-30         | 1                 | Tidal wetland (non-forested, wetland)                                                                                  |

Rare and Exemplary Botanical Features within 4 miles of  
 Project: South Street Village LLC, Hidden Hills Manufactured Housing Park, 413 South Street,  
 Biddeford, Maine

| Common Name           | State Status | State Rank | Global Rank | Date Last Observed | Occurrence Number | Habitat                                                                                                              |
|-----------------------|--------------|------------|-------------|--------------------|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Georgia bulrush       |              |            |             |                    |                   |                                                                                                                      |
|                       | SC           | SU         | G5          | 2007-08-22         | 4                 | <null>                                                                                                               |
| Horned Pondweed       |              |            |             |                    |                   |                                                                                                                      |
|                       | SC           | S2         | G5          | 1907-08-18         | 10                | Tidal wetland (non-forested, wetland)                                                                                |
|                       | SC           | S2         | G5          | 2000-08-28         | 15                | Tidal wetland (non-forested, wetland)                                                                                |
| Lilaeopsis            |              |            |             |                    |                   |                                                                                                                      |
|                       | SC           | S2         | G5          | 2012-10-21         | 10                | Tidal wetland (non-forested, wetland)                                                                                |
| Long's Bulrush        |              |            |             |                    |                   |                                                                                                                      |
|                       | T            | S2         | G3          | 2017-07-26         | 10                | Open wetland, not coastal nor rivershore (non-forested, wetland)                                                     |
| Long-spined Sandbur   |              |            |             |                    |                   |                                                                                                                      |
|                       | PE           | SH         | G5          | 1984               | 1                 | Rocky coastal (non-forested, upland)                                                                                 |
| Mountain-laurel       |              |            |             |                    |                   |                                                                                                                      |
|                       | SC           | S2         | G5          | 1991-09-28         | 11                | Conifer forest (forest, upland),Hardwood to mixed forest (forest, upland)                                            |
| Mudwort               |              |            |             |                    |                   |                                                                                                                      |
|                       | SC           | S3         | G5          | 2009-07-30         | 35                | Tidal wetland (non-forested, wetland)                                                                                |
| Northern Blazing Star |              |            |             |                    |                   |                                                                                                                      |
|                       | T            | S1         | G5?T3       | 1916-08-10         | 3                 | Dry barrens (partly forested, upland)                                                                                |
| Pale Green Orchis     |              |            |             |                    |                   |                                                                                                                      |
|                       | SC           | S2         | G4?T4Q      | 2008-06-27         | 52                | Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland) |
|                       | SC           | S2         | G4?T4Q      | 2008-06-27         | 53                | Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland) |
|                       | SC           | S2         | G4?T4Q      | 2008-06-27         | 54                | Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland) |
| Parker's Pipewort     |              |            |             |                    |                   |                                                                                                                      |

Rare and Exemplary Botanical Features within 4 miles of  
 Project: South Street Village LLC, Hidden Hills Manufactured Housing Park, 413 South Street,  
 Biddeford, Maine

| Common Name                | State Status | State Rank | Global Rank | Date Last Observed | Occurrence Number | Habitat                                                                                                                |
|----------------------------|--------------|------------|-------------|--------------------|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Pendulous Bulrush          | SC           | S3         | G3          | 2017-08-31         | 33                | Tidal wetland (non-forested, wetland)                                                                                  |
| Pitch Pine Bog             | SC           | S2         | G5          | 2008-06-28         | 8                 | Open wetland, not coastal nor rivershore (non-forested, wetland), Old field/roadside (non-forested, wetland or upland) |
| Pitch Pine Woodland        | <null>       | S2         | G3G5        | 2017-07-26         | 4                 | Forested wetland, Coastal non-tidal wetland (non-forested, wetland)                                                    |
|                            | <null>       | S2         | G3G5        | 2015-09-29         | 20                | Forested wetland, Coastal non-tidal wetland (non-forested, wetland)                                                    |
| Pocket Swamp               | <null>       | S3         | G2          | 2016-08-09         | 30                | Rocky summits and outcrops (non-forested, upland)                                                                      |
| Pygmyweed                  | <null>       | S2         | G5          | 2004               | 18                | Forested wetland, Hardwood to mixed forest (forest, upland)                                                            |
| Raised Level Bog Ecosystem | SC           | S2S3       | G5          | 2009-07-29         | 25                | Open water (non-forested, wetland)                                                                                     |
| Red Maple Swamp            | <null>       | S4         | GNR         | 2017-07-26         | 3                 | Forested wetland, Open wetland, not coastal nor rivershore (non-forested, wetland)                                     |
| Saltmarsh False-foxglove   | <null>       | S5         | G3G5        | 2007-06-05         | 17                | Forested wetland                                                                                                       |
| Scarlet Oak                | SC           | S3         | G5          | 1982               | 8                 | Tidal wetland (non-forested, wetland)                                                                                  |
|                            | SC           | S3         | G5          | 1982               | 12                | Tidal wetland (non-forested, wetland)                                                                                  |
|                            | SC           | S3         | G5          | 1982               | 9                 | Tidal wetland (non-forested, wetland)                                                                                  |
|                            | E            | S1         | G5          | 1916-08            | 4                 | Hardwood to mixed forest (forest, upland)                                                                              |

Rare and Exemplary Botanical Features within 4 miles of  
 Project: South Street Village LLC, Hidden Hills Manufactured Housing Park, 413 South Street,  
 Biddeford, Maine

| Common Name                      | State Status | State Rank | Global Rank | Date Last Observed | Occurrence Number | Habitat                                                    |
|----------------------------------|--------------|------------|-------------|--------------------|-------------------|------------------------------------------------------------|
| Schreber's Wood-aster            |              |            |             |                    |                   |                                                            |
|                                  | PE           | SX         | G4          | 1894-09            | 1                 | Rocky coastal (non-forested, upland)                       |
| Slender Blue Flag                |              |            |             |                    |                   |                                                            |
|                                  | T            | S2         | G4G5        | 1879-08            | 4                 | Tidal wetland (non-forested, wetland)                      |
| Small Reed Grass                 |              |            |             |                    |                   |                                                            |
|                                  | SC           | S3         | G5          | 1998-01-01         | 9                 | Old field/roadside (non-forested, wetland or upland)       |
|                                  | SC           | S3         | G5          | 2000-08-15         | 12                | Old field/roadside (non-forested, wetland or upland)       |
| Smooth Winterberry Holly         |              |            |             |                    |                   |                                                            |
|                                  | SC           | S3         | G5          | 1916-08-10         | 10                | Forested wetland                                           |
|                                  | SC           | S3         | G5          | 2018-09-15         | 24                | Forested wetland                                           |
|                                  | SC           | S3         | G5          | 2009-07-05         | 39                | Forested wetland                                           |
|                                  | SC           | S3         | G5          | 2004               | 36                | Forested wetland                                           |
| Southern Slender Ladies'-tresses |              |            |             |                    |                   |                                                            |
|                                  | PE           | SH         | G5T4T5      | 1918-08-27         | 1                 | Dry barrens (partly forested, upland)                      |
| Spongy-leaved Arrowhead          |              |            |             |                    |                   |                                                            |
|                                  | SC           | S3         | G5T4        | 2012-10-21         | 42                | Tidal wetland (non-forested, wetland)                      |
| Stiff Arrowhead                  |              |            |             |                    |                   |                                                            |
|                                  | SC           | S2         | G5          | 2006-06-16         | 15                | Tidal wetland (non-forested, wetland)                      |
| Sweet Pepper-bush                |              |            |             |                    |                   |                                                            |
|                                  | SC           | S2         | G5          | 1917-09            | 9                 | Hardwood to mixed forest (forest, upland),Forested wetland |
| Water Pimpernel                  |              |            |             |                    |                   |                                                            |
|                                  | SC           | S3         | G5T5        | 2012-10-21         | 26                | Tidal wetland (non-forested, wetland)                      |



Rare and Exemplary Botanical Features within 4 miles of

Project: South Street Village LLC, Hidden Hills Manufactured Housing Park, 413 South Street, Biddeford, Maine

| Common Name        | State Status | State Rank | Global Rank | Date Last Observed | Occurrence Number | Habitat                                                                         |
|--------------------|--------------|------------|-------------|--------------------|-------------------|---------------------------------------------------------------------------------|
| White-topped Aster |              |            |             |                    |                   |                                                                                 |
|                    | E            | S1         | G5          | 1916-08-10         | 4                 | Dry barrens (partly forested, upland)                                           |
| Yellow Wild Indigo |              |            |             |                    |                   |                                                                                 |
|                    | PE           | SH         | G5          | 1960-06-21         | 2                 | Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland) |

## Conservation Status Ranks

**State and Global Ranks:** This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of 1 to 5. Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

| Rank                       | Definition                                                                                                                                                                                                                                             |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>S1</b><br><b>G1</b>     | <b>Critically Imperiled</b> – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.                                            |
| <b>S2</b><br><b>G2</b>     | <b>Imperiled</b> – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.                                                                                |
| <b>S3</b><br><b>G3</b>     | <b>Vulnerable</b> – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.                                              |
| <b>S4</b><br><b>G4</b>     | <b>Apparently Secure</b> – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors. |
| <b>S5</b><br><b>G5</b>     | <b>Secure</b> – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.                                                                   |
| <b>SX</b><br><b>GX</b>     | <b>Presumed Extinct</b> – Not located despite intensive searches and virtually no likelihood of rediscovery.                                                                                                                                           |
| <b>SH</b><br><b>GH</b>     | <b>Possibly Extinct</b> – Known from only historical occurrences but still some hope of rediscovery.                                                                                                                                                   |
| <b>S#S#</b><br><b>G#G#</b> | <b>Range Rank</b> – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.                                                                                               |
| <b>SU</b><br><b>GU</b>     | <b>Unrankable</b> – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.                                                                                                            |
| <b>GNR</b><br><b>SNR</b>   | <b>Unranked</b> – Global or subnational conservation status not yet assessed.                                                                                                                                                                          |
| <b>SNA</b><br><b>GNA</b>   | <b>Not Applicable</b> – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).                                                   |
| Qualifier                  | Definition                                                                                                                                                                                                                                             |
| <b>S#?</b><br><b>G#?</b>   | <b>Inexact Numeric Rank</b> – Denotes inexact numeric rank.                                                                                                                                                                                            |
| <b>Q</b>                   | <b>Questionable taxonomy that may reduce conservation priority</b> – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The “Q” modifier is only used at a global level.                                |
| <b>T#</b>                  | <b>Intraspecific Taxon (trinomial)</b> – The status of intraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.                                                                                    |

**State Status:** Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

| Status    | Definition                                                                                                                                                                                                  |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>E</b>  | <b>Endangered</b> – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.                               |
| <b>T</b>  | <b>Threatened</b> – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened. |
| <b>SC</b> | <b>Special Concern</b> – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.                                                                   |
| <b>PE</b> | <b>Potentially Extirpated</b> – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.                                                    |

**Element Occurrence (EO) Ranks:** Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

| Rank      | Definition                                                                                                                                                  |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b>  | <b>Excellent</b> – Excellent estimated viability/ecological integrity.                                                                                      |
| <b>B</b>  | <b>Good</b> – Good estimated viability/ecological integrity.                                                                                                |
| <b>C</b>  | <b>Fair</b> – Fair estimated viability/ecological integrity.                                                                                                |
| <b>D</b>  | <b>Poor</b> – Poor estimated viability/ecological integrity.                                                                                                |
| <b>E</b>  | <b>Extant</b> – Verified extant, but viability/ecological integrity not assessed.                                                                           |
| <b>H</b>  | <b>Historical</b> – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation. |
| <b>X</b>  | <b>Extirpated</b> – Documented loss of population/destruction of habitat.                                                                                   |
| <b>U</b>  | <b>Unrankable</b> – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).                          |
| <b>NR</b> | <b>Not Ranked</b> – An occurrence rank has not been assigned.                                                                                               |

Visit the Maine Natural Areas Program website for more information  
<http://www.maine.gov/dacf/mnap>



# **Attachment 10**

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Vernal Pool Assessment



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

5365  
May 18, 2020

Mr. Matthew Chamberlain  
South Street Village LLC  
762 Main Street  
South Portland, ME 04106

Re: Vernal Pool Assessment, 175 acre portion of parcel on South Street Biddeford, ME

Dear Matthew,

I have completed a vernal pool assessment on a 175+/- acre portion of a parcel located off South Street Biddeford, ME. The vernal pool assessment was conducted in accordance with Chapter 335 Significant Wildlife Habitat, Section 9 Significant Vernal Pools for the Maine Department of Environmental Protection. This section outlines the definition of a vernal pool as well as the requirements of a vernal pool to meet the definition of significance as related to the number of amphibian egg masses counted during the breeding season.

Two site visits were made to the property over the course of six weeks beginning the first week in April. There were no vernal pools found on the property.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton C.S.S., L.S.E.  
Certified Soil Scientist #216  
Licensed Site Evaluator #263



# **Attachment 4**

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Stormwater Management Report

**Pineland**

Cumberland Hall  
41 Campus Drive, Suite 301  
New Gloucester, ME 04260

**Portland**

565 Congress Street, Suite 201  
Portland, ME 04101

## **STORMWATER MANAGEMENT PLAN**

### **Hidden Hills MHP Biddeford, Maine**

The following Stormwater Management Plan has been prepared for the Hidden Hills Manufactured Housing Park to evaluate stormwater runoff and erosion control for the proposed 195 lot subdivision located at 413 South Street in Biddeford, Maine.

#### **Site Calculations**

|                               |              |
|-------------------------------|--------------|
| Total Property Area           | 320 Ac (+/-) |
| Total Project Impervious Area | 21.63 Ac     |
| Total Developed Area          | 62.22 Ac     |

#### **Existing Conditions**

The development parcel is located on the southerly side of South Street, just west of the Maine Turnpike at 413 South Street. The property also has access to a private road along the northwestern edge of the property that serves the water district property. The parcel is shown as lot 8 on the City of Biddeford Tax Map 7. The 312.1-acre property is located within both the Suburban Residential (SR1) District and the Rural Farm (RF) District and also contains a Mobile Home Park (MHP) Overlay Zone. The portion of the property that is located within the MHP is approximately 160 acres. The allowable density for any park served by any subsurface wastewater disposal system is 1 unit per 20,000 SF. The net residential area calculation shows that the property can support approximately 348 manufactured homes within the MHP.

#### **Flooding**

The development area is not located within an area of flood hazard according to the Federal Insurance Rate Maps 230145003B and 230145008B. See attached map. Portions of the overall property are located within a Zone-A flood plain however, these locations are outside of the development area of the project.

#### **Modeling Assumptions**

The onsite stormwater facilities were sized utilizing the USDA Soil Conservation Service (SCS) TR-20 Runoff Simulation Model, as contained in the HydroCAD computer software program (Version 9.0). Runoff curve numbers were determined for each direct watershed by measuring the area of each hydrologic soil group within each type of land cover.

Weighted curve numbers were then calculated using curve numbers for various cover types and hydrologic soil groups, assuming “good” conditions as defined in U.S Soil Conservation Service (SCS) publications. Times of concentration and travel times were determined from site topographic maps in accordance with SCS procedures. A maximum length of 150 feet was used for sheet flow.

All of the watersheds’ peak runoff rates were analyzed for the 2, 10, and 25-year frequency, 24-hour duration storm events. A Type III rainfall distribution was applied to these storms. The rainfall amounts for York County are as follows:

| <b>Storm Frequency Precipitation (in./24 hr)</b> |     |
|--------------------------------------------------|-----|
| 2-year                                           | 3.3 |
| 10-year                                          | 4.9 |
| 25-year                                          | 6.2 |

### **Onsite Soils**

The soils were delineated by Mark Hampton of Mark Hampton Associates. His Class B High Intensity Soil Survey is attached to this submission. Offsite soils were determined from the NRCS Web Soil Mapper. See attached NRCS Soils Map.

### **Water Quantity (Flooding Standard)**

The following table summarizes the results of stormwater calculations for the design storm events for the project areas. Calculations and computer modeling sheets are provided with this report.

| <b>Table 1 - Stormwater Runoff Summary Table<br/>Pre-Development vs. Post-Development</b> |                       |             |                        |             |                        |             |
|-------------------------------------------------------------------------------------------|-----------------------|-------------|------------------------|-------------|------------------------|-------------|
| <b>Study Point #</b>                                                                      | <b>2Yr/24Hr (cfs)</b> |             | <b>10Yr/24Hr (cfs)</b> |             | <b>25Yr/24Hr (cfs)</b> |             |
|                                                                                           | <b>Pre</b>            | <b>Post</b> | <b>Pre</b>             | <b>Post</b> | <b>Pre</b>             | <b>Post</b> |
| 1                                                                                         | 31.2                  | 28.0        | 72.3                   | 71.7        | 110.2                  | 108.7       |
| 2                                                                                         | 69.0                  | 69.0        | 145.7                  | 145.6       | 214.8                  | 213.5       |
| 3                                                                                         | 14.3                  | 11.3        | 32.6                   | 31.2        | 49.4                   | 49.0        |

As the above result table shows, the post-development flow rates for the 2, 10, 25 and 50-year/24 hour design storm events do not exceed the pre-development conditions.

### **Basic Standards**

A site-specific Erosion & Sedimentation Control Plan has been developed for the project. Means and methods to control erosion and sedimentation during and after construction are detailed in the erosion control plan narrative and construction details, which are included directly on the project drawings for ease of reference during construction.

Requirements for inspection and maintenance of the stormwater management system are provided in the stormwater management system inspection and maintenance plan see attached.

Housekeeping requirements are included in the Erosion & Sediment Control Narrative located on the project drawings as well as in Attachment 6. Draft buffer deed restrictions are attached.

### **General Standards**

The General Standard requires that a project's stormwater management system includes measures that will provide pollutant removal from runoff and mitigate for the increased frequency of channels erosive flows due to runoff from smaller storms and potential temperature impacts.

Best Management Practices (BMPs) will be implemented to reduce the impacts of site development on downstream water quality. BMP sizing calculations are attached to this report.

### **Water Quality (BMP Standard)**

The water quality requirements will be met by a combination of gravel wetlands, roof drain filter strips and level spreader/forest & meadow buffers to treat the development.

#### *Linear:*

New Linear Impervious Area: The project will result in the creation of approximately 325,428 SF of linear impervious area. The proposed BMPs will result in the treatment of approximately 76.8% of the new impervious area.

|                                                                          |
|--------------------------------------------------------------------------|
| <b>Percentage of Treatment of the Impervious Area =76.8% (75% req'd)</b> |
|--------------------------------------------------------------------------|

Linear Project Developed Area: The project will result in the creation of approximately 602,700 SF of linear developed area. The proposed BMPs will result in the treatment of approximately 76.8% of the area.

|                                                                             |
|-----------------------------------------------------------------------------|
| <b>Percentage of Treatment of the Developed Area = 76.8% (50% required)</b> |
|-----------------------------------------------------------------------------|

#### *Non-Linear:*

New Linear Impervious Area: The project will result in the creation of approximately 616,900 SF of non-linear impervious area. The proposed BMPs will result in the treatment of approximately 95.46% of the new impervious area.

|                                                                          |
|--------------------------------------------------------------------------|
| <b>Percentage of Treatment of the Impervious Area =76.8% (75% req'd)</b> |
|--------------------------------------------------------------------------|

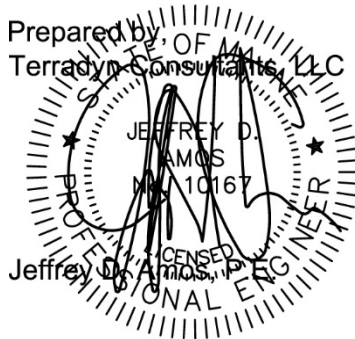
Non-Linear Project Developed Area: The project will result in the creation of approximately 2,238,400 SF of linear developed area. The proposed BMPs will result in the treatment of approximately 86.64% of the area.

**Percentage of Treatment of the Developed Area = 76.8% (50% required)**

Housekeeping and Maintenance & Inspection guidelines are attached to this report.

### **Summary**

Based on the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion or other significant adverse effects downstream of the site.



### **Attachments:**

#### **Attachment 1- Site Figures:**

- USGS Quadrangle Map
- Aerial Photo
- Medium Intensity Soil Map
- FEMA Floodmap

Attachment 2 – Water Quality Calculations

Attachment 3 – BMP Sizing Calculations

Attachment 4 - Pre Development Hydrocad Calculations

Attachment 5 - Post Development Hydrocad Calculations

Attachment 6 - Pond Spillway Checks – 25 & 100 Year

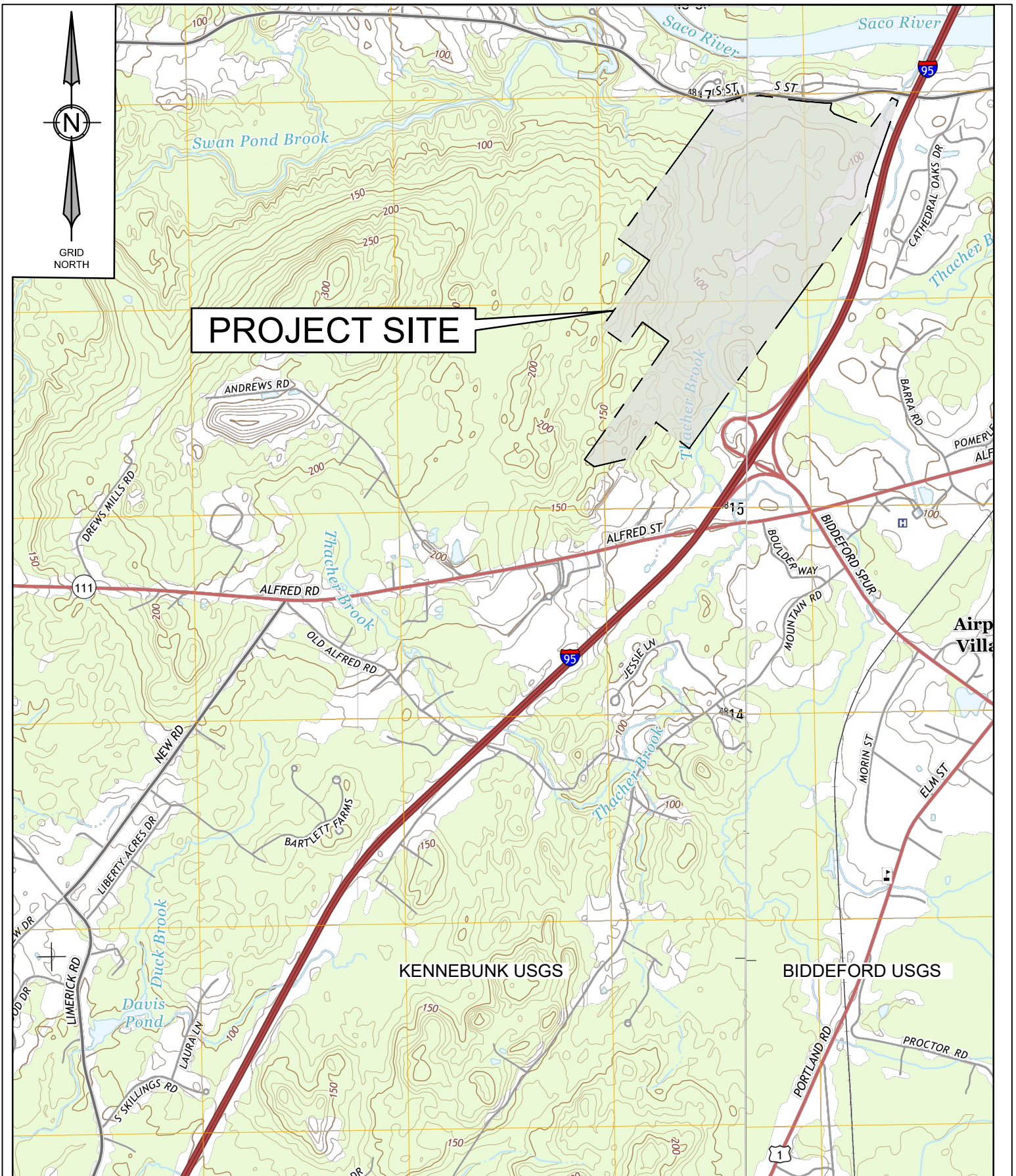
Attachment 7 - Maintenance & Inspection of Stormwater Facilities

Attachment 8 - Housekeeping Plan

Attachment 9 – Sample Buffer Restriction Language

Attachment 10 – Pre & Post Development Watershed Maps





USGS 7.5-MINUTE QUADRANGLE  
BIDDEFORD & KENNEBUNK

PROJECT:  
HIDDEN HILLS MANUFACTURED HOUSING PARK  
413 SOUTH STREET, BIDDEFORD MAINE 04005

PREPARED FOR:  
SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106



207.926.5111 • info@terradyconsultants.com • www.terradyconsultants.com

**PINELAND**

41 CAMPUS DRIVE, SUITE 301  
NEW GLOUCESTER, ME 04260

**PORTLAND**

565 CONGRESS STREET, SUITE 201  
PORTLAND, ME 04101

PROJECT NO.

21-13

DATE

4/12/2022

SCALE

1" = 2000'

SHEET

1

OF

5





# AERIAL MAP

PROJECT:  
HIDDEN HILLS MANUFACTURED HOUSING PARK  
413 SOUTH STREET, BIDDEFORD MAINE 04005

PREPARED FOR:  
SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106



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## PINELAND

41 CAMPUS DRIVE, SUITE 301  
NEW GLOUCESTER, ME 04260

## PORTLAND

565 CONGRESS STREET, SUITE 201  
PORTLAND, ME 04101

PROJECT NO.

21-13

DATE

4/12/2022

SCALE

1" = 2000'

SHEET

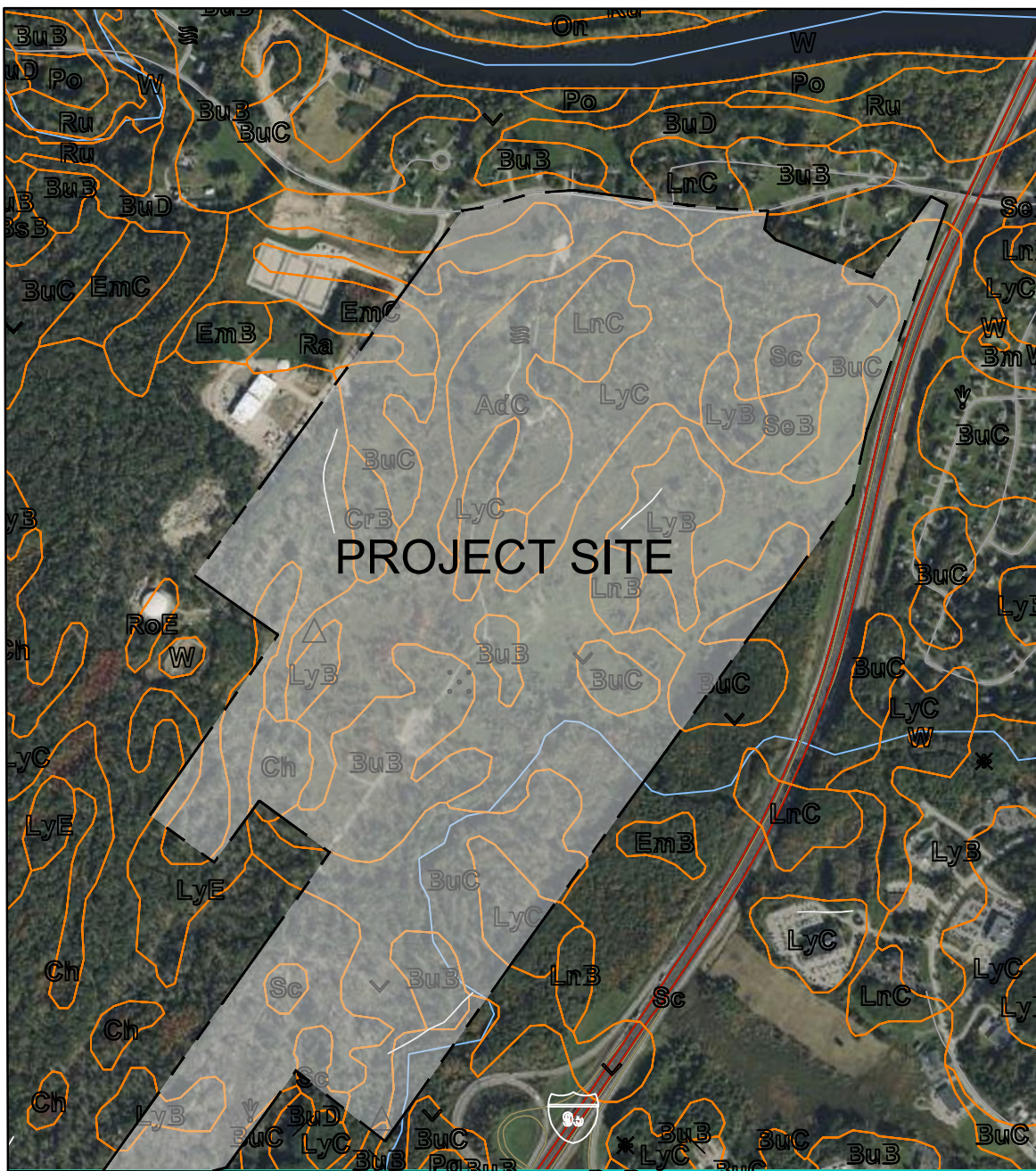
2

OF

5







|                                                                                               |                                                                                                                             |                                                                           |                      |            |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------|------------|
| SOIL SURVEY MAP                                                                               | <br><b>TERRADYN<br/>CONSULTANTS, LLC</b> | <u>PINELAND</u><br>41 CAMPUS DRIVE, SUITE 301<br>NEW GLOUCESTER, ME 04260 | PROJECT NO.<br>21-13 | SHEET<br>4 |
| PROJECT:<br>HIDDEN HILLS MANUFACTURED HOUSING PARK<br>413 SOUTH STREET, BIDDEFORD MAINE 04005 |                                                                                                                             | <u>PORTLAND</u><br>565 CONGRESS STREET, SUITE 201<br>PORTLAND, ME 04101   | DATE<br>4/12/2022    |            |
| PREPARED FOR:<br>SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106  |                                                                                                                             | 207.926.5111 • info@terradynconsultants.com • www.terradynconsultants.com | SCALE<br>1" = 1,000' | 5          |

## Hydrologic Soil Group

| Map unit symbol | Map unit name                                                     | Rating | Acres in AOI | Percent of AOI |
|-----------------|-------------------------------------------------------------------|--------|--------------|----------------|
| AdC             | Adams loamy sand, 8 to 15 percent slopes                          | A      | 15.5         | 2.3%           |
| Bm              | Biddeford mucky peat, 0 to 3 percent slopes                       | D      | 4.2          | 0.6%           |
| BuB             | Buxton silt loam, 3 to 8 percent slopes                           | D      | 38.7         | 5.9%           |
| BuC             | Buxton silt loam, 8 to 15 percent slopes                          | C      | 119.6        | 18.1%          |
| BuD             | Buxton silt loam, 15 to 25 percent slopes                         | C      | 17.5         | 2.7%           |
| Ch              | Chocorua peat                                                     | A/D    | 4.1          | 0.6%           |
| CrB             | Croghan loamy fine sand, 0 to 8 percent slopes, wooded            | A      | 3.7          | 0.6%           |
| EmB             | Elmwood fine sandy loam, 0 to 8 percent slopes                    | B      | 6.2          | 0.9%           |
| EmC             | Elmwood fine sandy loam, 8 to 15 percent slopes                   | B      | 19.0         | 2.9%           |
| LnB             | Lyman loam, 3 to 8 percent slopes, rocky                          | D      | 7.3          | 1.1%           |
| LnC             | Lyman loam, 8 to 15 percent slopes, rocky                         | D      | 18.3         | 2.8%           |
| LyB             | Lyman-Rock outcrop complex, 3 to 8 percent slopes                 | D      | 38.8         | 5.9%           |
| LyC             | Lyman-Rock outcrop complex, 8 to 15 percent slopes                | D      | 129.0        | 19.5%          |
| LyE             | Lyman-Rock outcrop complex, 15 to 80 percent slopes               | D      | 14.7         | 2.2%           |
| Po              | Podunk and Winooski soils                                         | B      | 2.9          | 0.4%           |
| Ra              | Raynham silt loam                                                 | C/D    | 4.8          | 0.7%           |
| RoE             | Rock outcrop-Lyman complex, 15 to 80 percent slopes               |        | 1.2          | 0.2%           |
| Ru              | Rumney fine sandy loam, 0 to 3 percent slopes, frequently flooded | B/D    | 10.1         | 1.5%           |
| Sc              | Scantic silt loam, 0 to 3 percent slopes                          | D      | 194.2        | 29.4%          |

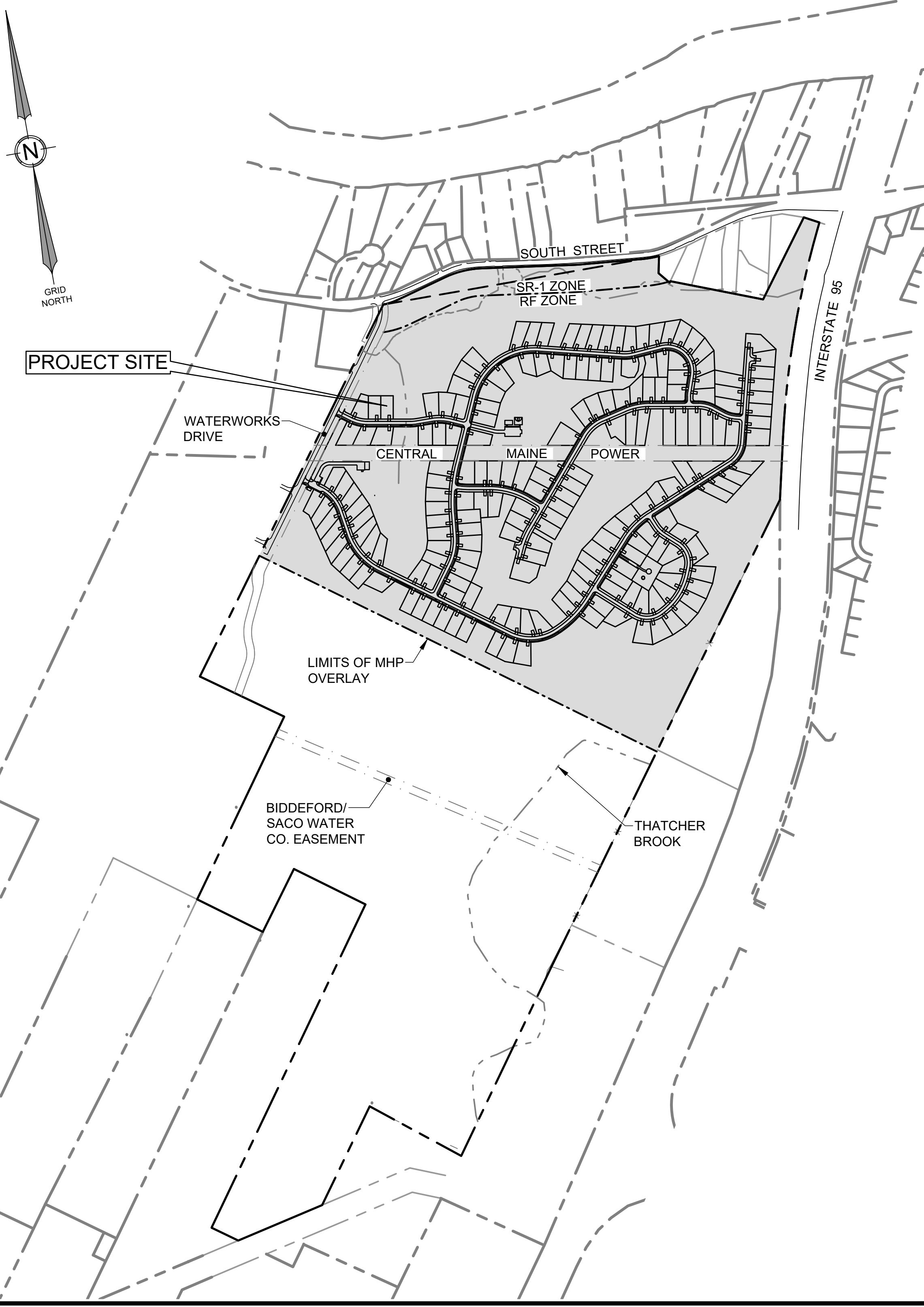
| Map unit symbol             | Map unit name                         | Rating | Acres in AOI | Percent of AOI |
|-----------------------------|---------------------------------------|--------|--------------|----------------|
| SeB                         | Scio silt loam, 3 to 8 percent slopes | C      | 8.2          | 1.2%           |
| W                           | Water bodies                          |        | 2.8          | 0.4%           |
| Totals for Area of Interest |                                       |        | 660.9        | 100.0%         |

|                                                                                               |                                                                                                                                                                                                                                                                                                                                  |                      |                      |    |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|----|
| HYDROGRAPHIC SOIL GROUP                                                                       |  <p>PINELAND<br/>41 CAMPUS DRIVE, SUITE 301<br/>NEW GLOUCESTER, ME 04260</p> <p>PORTLAND<br/>565 CONGRESS STREET, SUITE 201<br/>PORTLAND, ME 04101</p> <p>207.926.5111 • info@terradyndynconsultants.com • www.terradyndynconsultants.com</p> | PROJECT NO.<br>21-13 | SHEET<br>5           |    |
| PROJECT:<br>HIDDEN HILLS MANUFACTURED HOUSING PARK<br>413 SOUTH STREET, BIDDEFORD MAINE 04005 |                                                                                                                                                                                                                                                                                                                                  | DATE<br>4/12/2022    |                      | OF |
| PREPARED FOR:<br>SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106  |                                                                                                                                                                                                                                                                                                                                  |                      | SCALE<br>1" = 1,000' | 5  |
|                                                                                               |                                                                                                                                                                                                                                                                                                                                  |                      |                      |    |



## ५९

| SHT. NO. | SHEET TITLE                     |
|----------|---------------------------------|
| C-0.0    | COVER SHEET & LOCATION MAP      |
| C-0.0    | OVERALL SUBDIVISION PLAN        |
| C-1.1    | SUBDIVISION PLAN - 1            |
| C-1.2    | SUBDIVISION PLAN - 2            |
| C-1.3    | SUBDIVISION PLAN - 3            |
| C-1.4    | SUBDIVISION PLAN - 4            |
| C-2.0    | OVERALL SITE PLAN               |
| C-2.1    | SITE PLAN - 1                   |
| C-2.2    | SITE PLAN - 2                   |
| C-2.3    | SITE PLAN - 3                   |
| C-2.4    | SITE PLAN - 4                   |
| C-2.5    | SITE PLAN - 5                   |
| C-2.6    | SITE PLAN - 6                   |
| C-2.7    | SITE PLAN - 7                   |
| C-2.8    | SITE PLAN - 8                   |
| C-3.0    | OVERALL GRADING & DRAINAGE PLAN |
| C-3.1    | GRADING AND DRAINAGE PLAN - 1   |
| C-3.2    | GRADING AND DRAINAGE PLAN - 2   |
| C-3.3    | GRADING AND DRAINAGE PLAN - 3   |
| C-3.4    | GRADING AND DRAINAGE PLAN - 4   |
| C-3.5    | GRADING AND DRAINAGE PLAN - 5   |
| C-3.6    | GRADING AND DRAINAGE PLAN - 6   |
| C-3.7    | GRADING AND DRAINAGE PLAN - 7   |
| C-3.8    | GRADING AND DRAINAGE PLAN - 8   |
| C-3.9    | GRAVEL WETLAND - 1 PLAN         |
| C-3.10   | GRAVEL WETLAND - 2 PLAN         |
| C-4.0    | OVERALL UTILITY PLAN            |
| C-4.1    | UTILITY PLAN - 1                |
| C-4.2    | UTILITY PLAN - 2                |
| C-4.3    | UTILITY PLAN - 3                |
| C-4.4    | UTILITY PLAN - 4                |
| C-4.5    | UTILITY PLAN - 5                |
| C-4.6    | UTILITY PLAN - 6                |
| C-4.7    | UTILITY PLAN - 7                |
| C-4.8    | UTILITY PLAN - 8                |
| C-5.1    | PROFILE - TOPAZ DRIVE           |
| C-5.2    | PROFILE - LOZOLITE LANE         |
| C-5.3    | PROFILE - LOZOLITE LANE         |
| C-5.4    | PROFILE - LOZOLITE LANE         |
| C-5.5    | PROFILE - LOZOLITE LANE         |
| C-5.6    | PROFILE - GARNET DRIVE          |
| C-5.7    | PROFILE - GARNET DRIVE          |
| C-5.8    | PROFILE - GARNET DRIVE          |
| C-5.9    | PROFILE - GRIFFINITE WAY        |
| C-5.10   | PROFILE - GRIFFINITE WAY        |
| C-5.11   | PROFILE - ONYX CIRCLE           |
| C-5.12   | PROFILE - ONYX CIRCLE           |
| C-5.13   | PROFILE - RUBY ROAD             |
| C-6.1    | SITE DETAILS - 1                |
| C-6.2    | SITE DETAILS - 2                |
| C-6.3    | SITE DETAILS - 3                |
| C-6.4    | SITE DETAILS - 4                |
| C-6.5    | SITE DETAILS - 5                |
| L-7.0    | OVERALL LANDSCAPE PLAN          |
| L-7.1    | LANDSCAPE PLAN - 1              |
| L-7.2    | LANDSCAPE PLAN - 2              |
| L-7.3    | LANDSCAPE PLAN - 3              |
| L-7.4    | LANDSCAPE PLAN - 4              |
| L-7.5    | LANDSCAPE PLAN - 5              |
| L-7.6    | LANDSCAPE PLAN - 6              |
| L-7.7    | LANDSCAPE PLAN - 7              |
| L-7.8    | LANDSCAPE PLAN - 8              |
| P-1.0    | OVERALL PHOTOMETRIC PLAN        |
| P-1.1    | PHOTOMETRIC PLAN - 1            |
| P-1.2    | PHOTOMETRIC PLAN - 2            |
| P-1.3    | PHOTOMETRIC PLAN - 3            |
| P-1.4    | PHOTOMETRIC PLAN - 4            |
| P-1.5    | PHOTOMETRIC PLAN - 5            |
| P-1.6    | PHOTOMETRIC PLAN - 6            |
| P-1.7    | PHOTOMETRIC PLAN - 7            |
| P-1.8    | PHOTOMETRIC PLAN - 8            |



# LOCATION MAP

SCALE: 1" = 500'

|  |                                        |
|--|----------------------------------------|
|  | EXISTING PROPERTY LINE                 |
|  | PROPOSED PROPERTY LINE                 |
|  | PROPOSED SETBACK LINE                  |
|  | EXISTING SETBACK LINE                  |
|  | EXISTING EASEMENT                      |
|  | PROPOSED EASEMENT                      |
|  | ROAD CENTERLINE                        |
|  | EXISTING MINOR CONTOUR                 |
|  | EXISTING MAJOR CONTOUR                 |
|  | PROPOSED CONTOUR                       |
|  | EXISTING STORMDRAIN                    |
|  | PROPOSED STORMDRAIN                    |
|  | EXISTING WATER LINE                    |
|  | PROPOSED WATER LINE                    |
|  | PROPOSED UNDERDRAIN                    |
|  | EXISTING OVERHEAD ELECTRIC & TELEPHONE |
|  | PROPOSED OVERHEAD ELECTRIC & TELEPHONE |
|  | EXISTING EDGE OF PAVEMENT              |
|  | PROPOSED EDGE OF PAVEMENT              |
|  | EXISTING EDGE OF GRAVEL                |
|  | PROPOSED EDGE OF GRAVEL                |
|  | EXISTING CURB                          |
|  | PROPOSED CURB                          |
|  | EDGE OF WATER                          |
|  | EXISTING TREE LINE                     |
|  | PROPOSED TREE LINE                     |
|  | EXISTING GUARDRAIL                     |
|  | PROPOSED GUARDRAIL                     |
|  | EROSION CONTROL MULCH BERM             |
|  | TP-A                                   |
|  | TEST PIT                               |
|  | EXISTING VALVE                         |
|  | PROPOSED VALVE                         |
|  | EXISTING HYDRANT                       |
|  | PROPOSED HYDRANT                       |
|  | EXISTING TRANSFORMER                   |
|  | EXISTING LIGHT POLE                    |
|  | PROPOSED LIGHT POLE                    |
|  | EXISTING UTILITY POLE                  |
|  | PROPOSED UTILITY POLE                  |
|  | EXISTING CATCH BASIN                   |
|  | PROPOSED CATCH BASIN                   |
|  | PROPOSED DRAINAGE MANHOLE              |
|  | EXISTING SEWER MANHOLE                 |
|  | EXISTING SIGN                          |
|  | PROPOSED SIGN                          |
|  | EXISTING BUILDING                      |
|  | PROPOSED BUILDING                      |
|  | WETLAND AREA                           |
|  | PROPOSED PAVEMENT                      |
|  | RIPRAP                                 |
|  | PROPOSED BUFFER                        |
|  | PROPOSED WETLAND ALTERATION            |

**APPLICANT/OWNER:**  
SOUTH STREET VILLAGE LLC.  
 762 MAIN STREET  
 SOUTH PORTLAND, MAINE 04106

CITY OF BIDDEFORD TAX ASSESSOR'S MAP & LOT NUMBER

| <u>MAP</u> | <u>LOT</u> |
|------------|------------|
| 2          | 7-8        |

|                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>CIVIL ENGINEER:<br/>TERRADYN CONSULTANTS, LLC<br/>41 CAMPUS DRIVE, SUITE 301<br/>NEW GLOUCESTER, MAINE 04260<br/>(207) 926-5111</p>                                                         |
| <p><u>SURVEYOR:</u><br/>NORSE<br/>NORTHERN SURVEY ENGINEERING<br/>41 CHURCH ROAD<br/>BRUNSWICK, MAINE 04011<br/>MAIN: (207) 481-7080<br/>DIRECT: (207) 481-7068<br/>MOBILE: (978) 729-7110</p> |
| <p>WETLAND DELINEATION:<br/>MARK HAMPTON ASSOCIATES<br/>P.O. BOX 1931<br/>PORTLAND, ME 04104-1931<br/>(207) 756-2900</p>                                                                       |

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| _____ |  |            |  |

DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

[illegible]

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

---

585 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

OFFICE: (207) 926-5111 FAX: (207) 221-1317  
[www.terradynconsultants.com](http://www.terradynconsultants.com)

Stormwater Design | Environmental Permitting



PROJECT: HIDDEN HILLS HOUSING PARK  
ADDRESS: SOUTH STREET, BIDDEFORD, MAINE  
SHEET TITLE: COVER SHEET & LOCATION MAP  
CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

|           |            |
|-----------|------------|
| DATE:     | 02-09-2022 |
| SCALE:    | 1" = 120'  |
| DESIGNED: | JDA        |
| JOB NO:   | 21-13      |



RECORDING DATA

STATE OF MAINE  
YORK COUNTY REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_  
AT \_\_\_\_\_h \_\_\_\_\_m \_\_\_\_\_M. RECORDED IN  
FILE NUMBER \_\_\_\_\_  
REGISTRAR \_\_\_\_\_

LEGEND

- PROPERTY LINE
- ABUTTER LINE
- RIGHT-OF-WAY LINE
- TIE LINE
- SETBACK
- EASEMENT
- BUFFER
- FLOODPLAIN
- WOODS ROAD/TRAIL
- ZONE LINE
- BUILDING
- EDGE WETLAND
- EDGE VERNAL POOL
- STREAM
- WATERCOURSE
- EDGE PAVEMENT
- PAVEMENT PAINT
- EDGE GRAVEL
- CURB LINE
- TREELINE
- CONTOURS
- SPOT GRADE
- WATER
- CULVERT
- OHU
- UNDERGROUND UTILITY
- UGU
- RIPRAP
- N/F
- A.G.
- B.G.
- MONUMENT FOUND
- IRON PIPE/ROD FOUND
- BLAZED DECIDUOUS TREE
- BLAZED CONIFEROUS TREE
- WATER GATE VALVE
- HYDRANT
- WETLANDS
- CATCH BASIN
- UTILITY POLE
- GUY WIRE

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS SOUTH STREET VILLAGE, LLC BY DEED DATED AUGUST 15, 2017 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 17541, PAGE 869, AND IS SHOWN AS LOT 8 ON THE CITY OF BIDDEFORD TAX MAP 7, AND LOTS 58 ON MAP 2.
- THE PROPERTY IS LOCATED IN THE RURAL FARM (RF) DISTRICT AND PARTIALLY WITHIN THE SUBURBAN RESIDENTIAL 1 (SRI), MOBILE HOME PARK (MHP), AND SHORELAND OVERLAY ZONES AS SHOWN.  
LAND USE REGULATIONS FOR THE RF ARE AS FOLLOWS:  
MINIMUM LOT SIZE: 20,000 S.F.  
MINIMUM STREET FRONTAGE: 120' (PUBLIC WATER)  
MINIMUM FRONT YARD: 40' (MAJOR R/W) 25' (OTHER R/W)  
MINIMUM SIDE YARD: 25'  
MINIMUM REAR YARD: 25'  
MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'  
\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 320 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REF. A TIED TO FIELD MEASUREMENTS OBSERVED BY NORTHERN SURVEY ENGINEERING, LLC IN NOVEMBER, 2021. A RECORDS SEARCH WAS COMPLETED AS PART OF THIS SURVEY TO DEFINE ANY RECORD ENCUMBRANCES OR CONVEYANCES, AND ALL FINDINGS ARE SHOWN HEREON.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS DERIVED FROM DATA COLLECTED IN NOVEMBER, 2021 USING AN UNMANNED AERIAL VEHICLE (UAV) SURVEY-GRADE LIDAR SENSOR. THE RESULTING SURFACE WAS GROUND-THINNED AND VERIFIED TO MEET THE NATIONAL MAP ACCURACY STANDARDS FOR 1-FOOT CONTOURS.
- BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE YORK COUNTY REGISTRY OF DEEDS (Y.C.R.D.).
- BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY (SUE LEVEL C), AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON FALLS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BIDDEFORD, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBERS 23014500038 & 23014500088, HAVING AN EFFECTIVE DATE OF MAY 15, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE A, AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. LIMITS ARE SHOWN HEREON BY DIGITIZING THE FEMA MAPPING AND IS APPROXIMATE.
- A WETLAND MAPPING SHOWN HEREON IS DERIVED FROM PLAN REFERENCE A, AND A CURRENT FIELD INVESTIGATION IS REQUIRED TO CONFIRM THE EXTENT OF WETLANDS AND VERNAL POOLS SHOWN. NO FLAGS WERE SURVEY LOCATED.

SURVEYORS CERTIFICATION:

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

SEAN P. PIERCE, MAINE PLS 2517

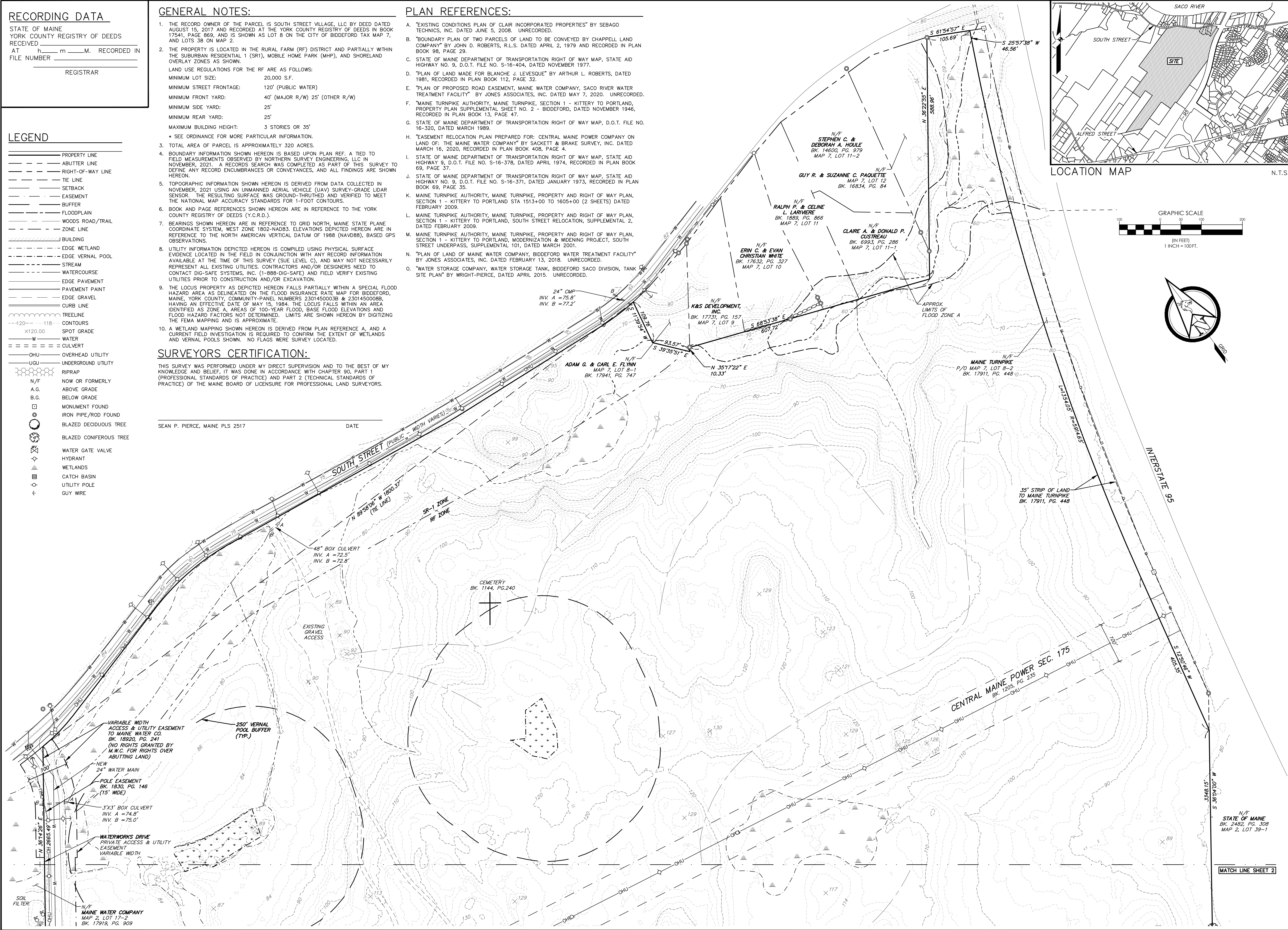
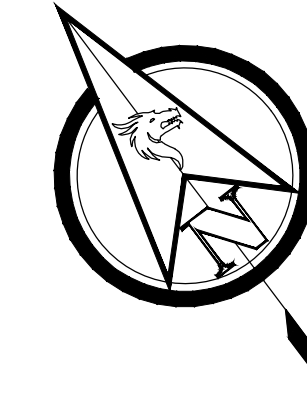
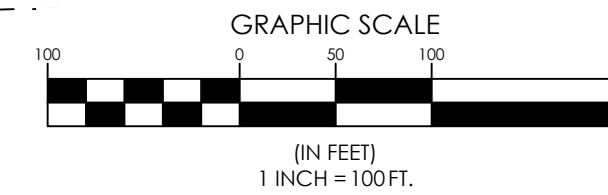
DATE

PLAN REFERENCES:

- "EXISTING CONDITIONS PLAN OF CLAIR INCORPORATED PROPERTIES" BY SEBAGO TECHNIQS, INC. DATED JUNE 5, 2008. UNRECORDED.
- "BOUNDARY PLAN OF TWO PARCELS OF LAND TO BE CONVEYED BY CHAPPELL LAND COMPANY" BY JOHN D. ROBERTS, R.L.S. DATED APRIL 2, 1979 AND RECORDED IN PLAN BOOK 98, PAGE 29.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 9, D.O.T. FILE NO. S-16-404, DATED NOVEMBER 1977.
- "PLAN OF LAND MADE FOR BLANCHE J. LEVESQUE" BY ARTHUR L. ROBERTS, DATED 1981, RECORDED IN PLAN BOOK 112, PAGE 32.
- "PLAN OF PROPOSED ROAD EASEMENT, MAINE WATER COMPANY, SACO RIVER WATER TREATMENT FACILITY" BY JONES ASSOCIATES, INC. DATED MAY 7, 2020. UNRECORDED.
- "MAINE TURNPIKE AUTHORITY, MAINE TURNPIKE, SECTION 1 - KITTERY TO PORTLAND, PROPERTY PLAN SUPPLEMENTAL SHEET NO. 2 - BIDDEFORD, DATED NOVEMBER 1946, RECORDED IN PLAN BOOK 13, PAGE 47.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, D.O.T. FILE NO. 16-320, DATED MARCH 1989.
- "EASEMENT RELOCATION PLAN PREPARED FOR: CENTRAL MAINE POWER COMPANY ON LAND OF: THE MAINE WATER COMPANY" BY SACKETT & BRAKE SURVEY, INC. DATED MARCH 16, 2020, RECORDED IN PLAN BOOK 408, PAGE 4.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY 9, D.O.T. FILE NO. S-16-378, DATED APRIL 1974, RECORDED IN PLAN BOOK 69, PAGE 37.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 9, D.O.T. FILE NO. S-16-371, DATED JANUARY 1973, RECORDED IN PLAN BOOK 69, PAGE 35.
- MAINE TURNPIKE AUTHORITY, MAINE TURNPIKE, PROPERTY AND RIGHT OF WAY PLAN, SECTION 1 - KITTERY TO PORTLAND STA 1513+00 TO 1605+00 (2 SHEETS) DATED FEBRUARY 2009.
- MAINE TURNPIKE AUTHORITY, MAINE TURNPIKE, PROPERTY AND RIGHT OF WAY PLAN, SECTION 1 - KITTERY TO PORTLAND, SOUTH STREET RELOCATION, SUPPLEMENTAL 2, DATED FEBRUARY 2009.
- MAINE TURNPIKE AUTHORITY, MAINE TURNPIKE, PROPERTY AND RIGHT OF WAY PLAN, SECTION 1 - KITTERY TO PORTLAND, MODERNIZATION & WIDENING PROJECT, SOUTH STREET UNDERPASS, SUPPLEMENTAL 101, DATED MARCH 2001.
- "PLAN OF LAND OF MAINE WATER COMPANY, BIDDEFORD WATER TREATMENT FACILITY" BY JONES ASSOCIATES, INC. DATED FEBRUARY 13, 2018. UNRECORDED.
- "WATER STORAGE COMPANY, WATER STORAGE TANK, BIDDEFORD SACO DIVISION, TANK SITE PLAN" BY WRIGHT-PIERCE, DATED APRIL 2015. UNRECORDED.



LOCATION MAP



|                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| SEAN P. PIERCE, PLS 2517                                                                                                                |
| REV: BY: DATE: STATUS:                                                                                                                  |
| THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK. |

**NORSE**  
NORTHERN SURVEY ENGINEERING  
207.440.2487  
41 CHURCH ROAD, BIDDEFORD, MAINE 04011  
www.northernsurveyengineering.com

EXISTING CONDITIONS SURVEY  
OF:  
LAND OF SOUTH STREET VILLAGE, LLC  
413 SOUTH STREET  
BIDDEFORD, MAINE 04005  
FOR:  
SOUTH STREET VILLAGE, LLC  
76 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

|             |           |
|-------------|-----------|
| DRAWN       | CHECKED   |
| SPP         | NSE       |
| PROJECT NO. | DATE      |
| 21006473A   | 12/21/21  |
| SHEET SIZE  | SCALE     |
| 24" X 36"   | 1" = 100' |

SHEET 1 OF 3

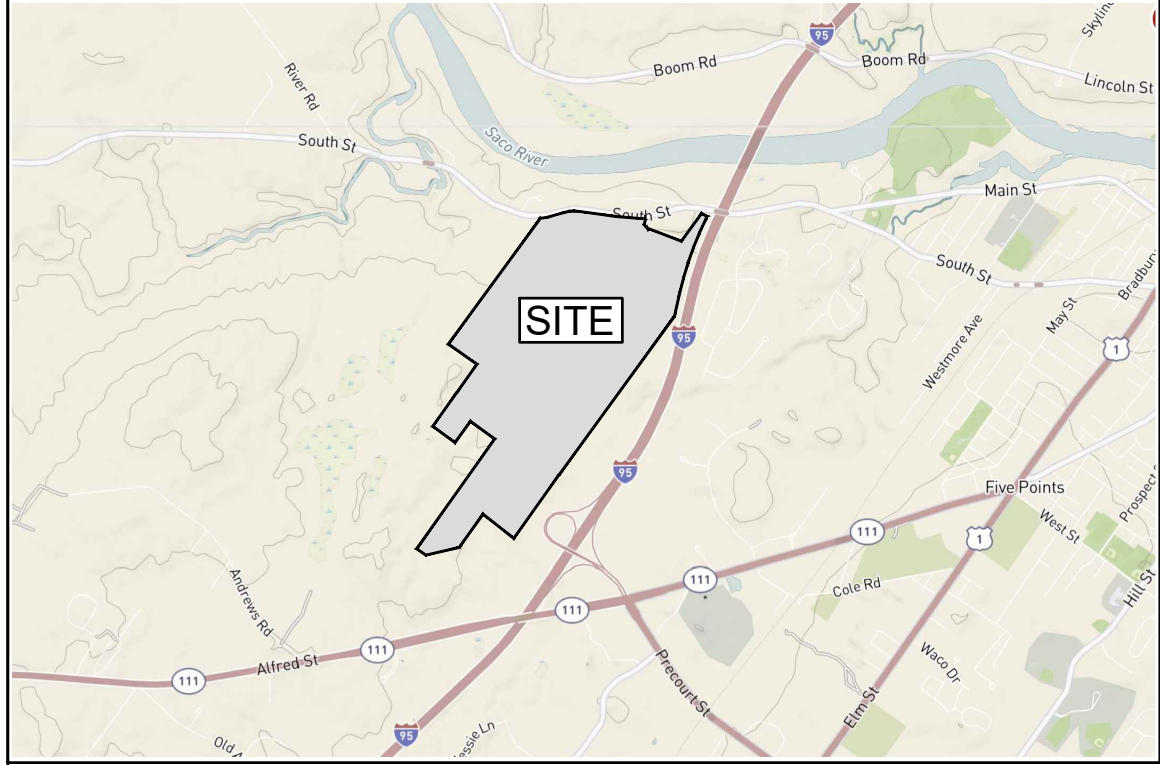










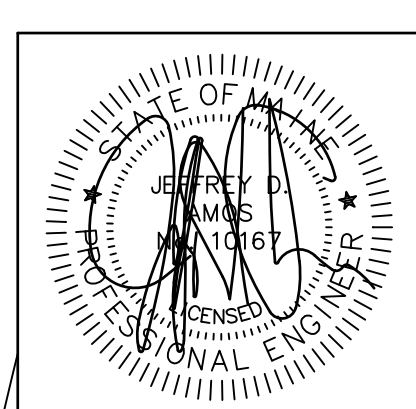
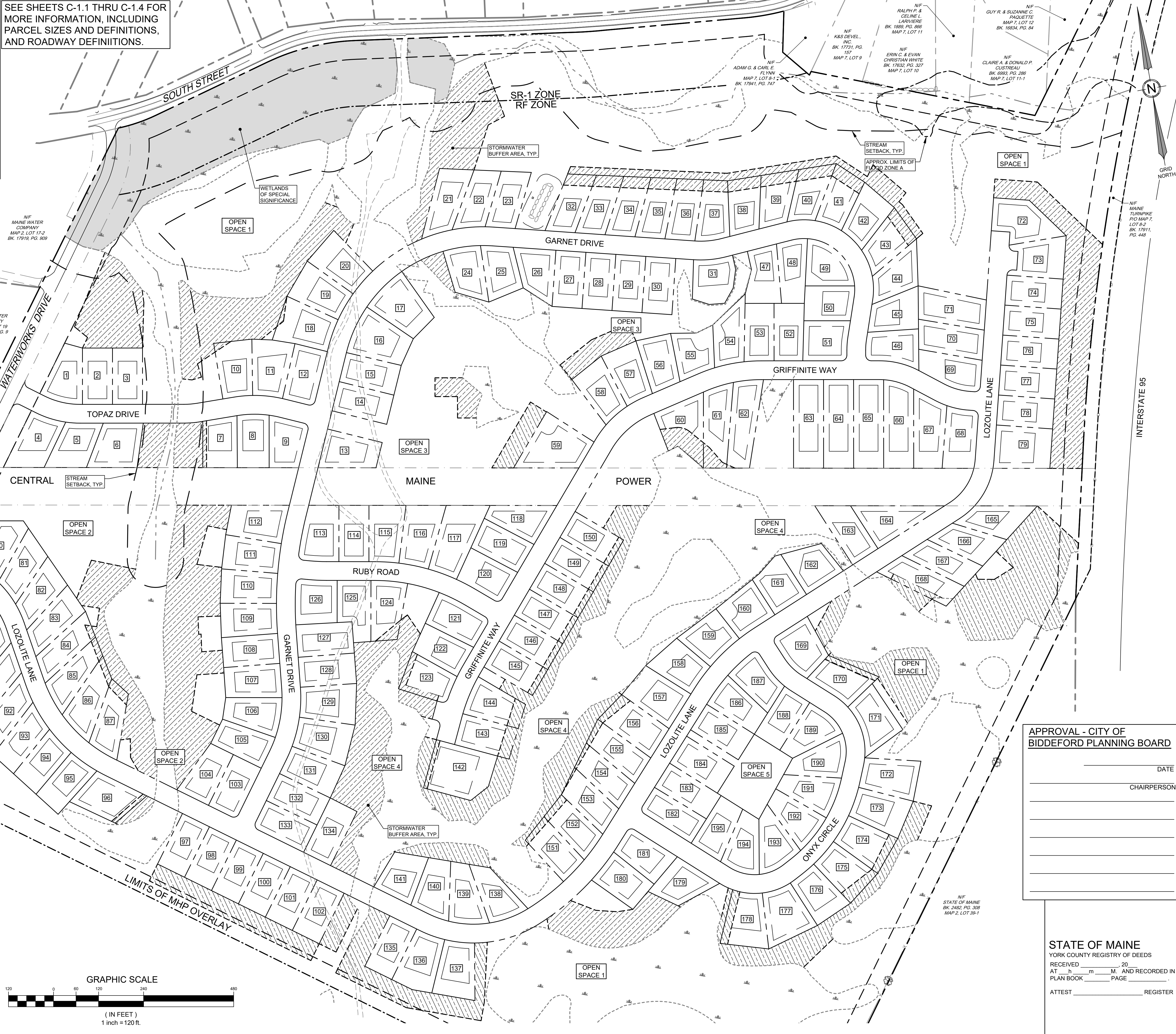
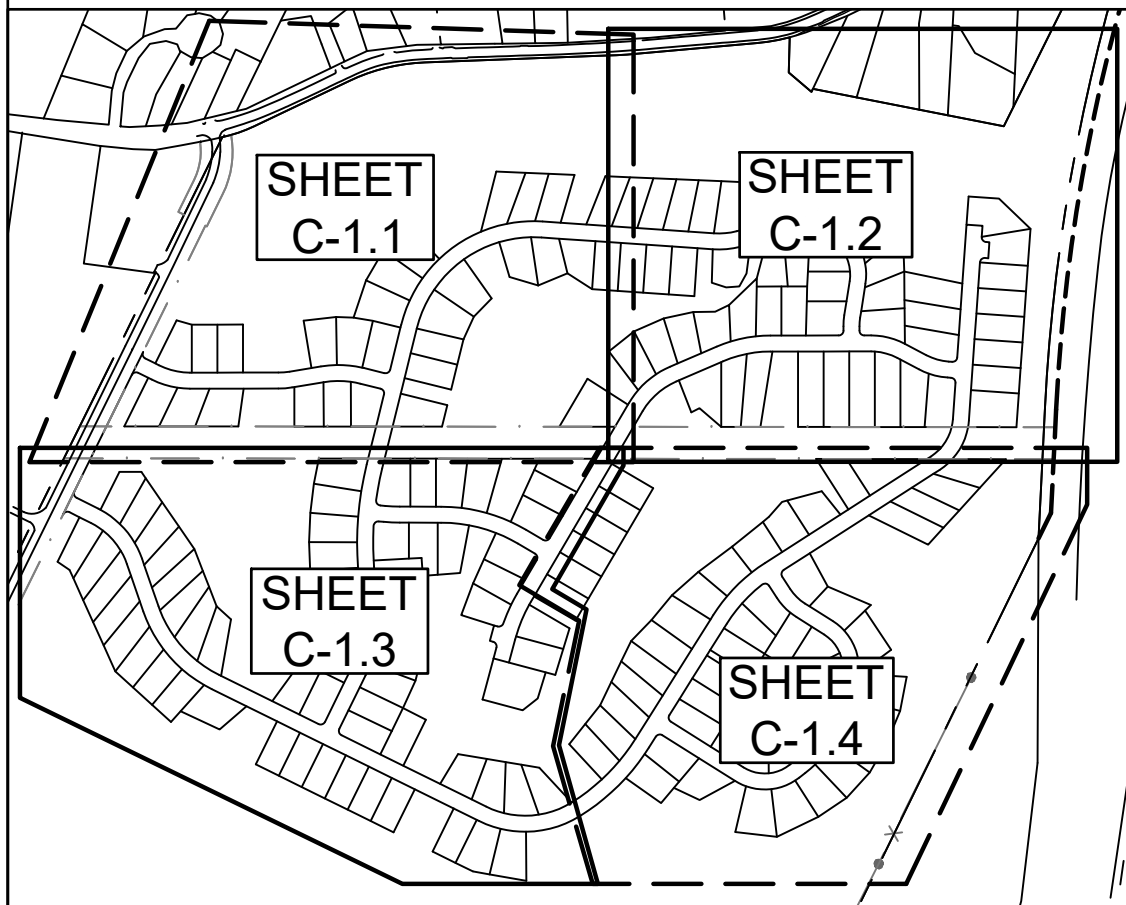


LOCATION MAP  
NOT TO SCALE

GENERAL NOTES

- RECORD OWNER OF THE PARCEL IS SOUTH STREET VILLAGE, LLC BY DEED DATED AUGUST 15, 2017 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 17541, PAGE 896, AND IS SHOWN AS LOT 8 ON THE CITY OF BIDDEFORD TAX MAP 7, AND LOT 38 ON MAP 2.
- THE PROPERTY IS LOCATED IN THE RURAL FARM (RF) DISTRICT AND PARTIALLY SHOWN WITHIN THE SUBURBAN RESIDENTIAL 1 (SR1) MOBILE HOME PARK (MHP), AND SHORELAND OVERLAY ZONES AS SHOWN. LAND USE REGULATIONS FOR THE MHP OVERLAY ARE AS FOLLOWS:  
MIN. LOT SIZE: 12,000 S.F.  
MIN. LOT WIDTH: 75 FT. (SHARED SEPTIC)  
MIN. FRONT SETBACK: 15 FT.  
MIN. SIDE SETBACK: 15 FT.  
MIN. REAR SETBACK: 15 FT.  
MAX. BUILDING HEIGHT: 3 STORIES OR 35 FT.  
MIN. OPEN SPACE: 10% OF PROPERTY AREA
- TOTAL AREA OF PARCEL IS APPROX. 320 ACRES.  
AREA OF MHP = 160.58 ACRES  
AREA OF OPEN SPACE PROVIDED = 92.74 ACRES (57.75 % OF MHP AREA).  
TOTAL ALLOWABLE UNITS = 1 UNIT/20,000 S.F. = MHP AREA (6,994,865 S.F.)/20,000 S.F. PER UNIT = 349.7 UNITS.  
TOTAL NUMBER OF PROPOSED UNITS = 195.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN EXISTING CONDITIONS SURVEY BY NORTHERN SURVEY ENGINEERING, LLC (NORSE), DATED DECEMBER 21, 2021. FIELD MEASUREMENTS WERE OBSERVED IN NOVEMBER, 2021, AND A RECORDS SEARCH WAS COMPLETED AS PART OF THE SURVEY TO DEFINE ANY RECORD ENCUMBRANCES OR CONVEYANCES, AND ALL FINDINGS ARE SHOWN HEREON.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UP THE PLAN REFERENCED IN NOTE 4 AND IS DERIVED FROM DATA COLLECTED IN NOVEMBER, 2021 USING AN UNMANNED AERIAL VEHICLE (UAV) SURVEY-GRADE LIDAR SENSOR. THE RESULTING SURFACE WAS GROUND-TRUTHED AND VERIFIED TO MEET THE NATIONAL MAP ACCURACY STANDARDS FOR 1-FT. CONTOURS.
- THE WETLANDS SHOWN WERE DELINEATED BY MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE, COMPLETED IN MAY, 2021.
- TOTAL PROJECT WETLAND ALTERATION AREA = 14,280 S.F. NO ADDITIONAL WETLAND ALTERATION IS PERMISSIBLE WITHOUT FURTHER WETLAND PERMITTING. THE PROJECT RECEIVED THE FOLLOWING PERMITS:  
NRPA PERMIT # \_\_\_\_\_  
ACOA PERMIT # \_\_\_\_\_
- THIS PROJECT IS BOUND BY A SITE LOCATION OF DEVELOPMENT ACT PERMIT FROM THE MAINE DEP PERMIT # \_\_\_\_\_
- PROJECT STORMWATER NOTES:  
A. THE OWNER SHALL BE REQUIRED TO INSPECT AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM, PER THE GUIDELINES AS OUTLINED IN SECTION 12 OF THE APPROVED SLODA PERMIT.  
B. THE FOLLOWING UNITS SHALL CONTAIN A FILTER STRIP TO CATCH ROOF RUNOFF WITHIN REASON: 6, 8, 9, 17, 22-24, 26, 58, 88-93, 95-101, 103, 104, 115-118, 120, 131-134, 138, 140, 141, 151-153, 157-163, 166-169, 176, 179, 181, THE MAINTENANCE BUILDING, AND THE CLUBHOUSE.

SITE KEY  
SCALE: 1"=600'



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| 1   | 04-13-2022 | PRELIMINARY SUBMISSION |
| 2   |            |                        |
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565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102  
OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradynconsultants.com



APPROVAL - CITY OF  
BIDDEFORD PLANNING BOARD

PERMIT DRAWING  
NOT FOR CONSTRUCTION

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| PROJECT:     | HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                 |
| SHEET TITLE: | OVERALL SUBDIVISION PLAN                                                    |
| CLIENT:      | SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |
| DATE:        | 02-09-2022                                                                  |
| SCALE:       | 1" = 120'                                                                   |
| DESIGNED:    | JDA                                                                         |
| JOB NO.:     | 21-13                                                                       |
| SHEET        | C-1.0                                                                       |











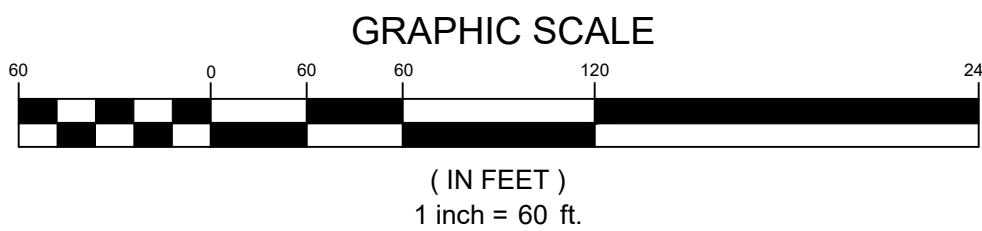


| PROPERTY LINE TABLE |               |          |
|---------------------|---------------|----------|
| LINE                | DIRECTION     | DISTANCE |
| L16                 | S 36°14'26" W | 80.00'   |
| L17                 | N 65°01'56" W | 11.48'   |
| L18                 | S 24°58'04" W | 50.00'   |
| L19                 | S 65°01'56" E | 10.00'   |
| L20                 | S 24°58'04" W | 35.00'   |
| L21                 | S 65°01'56" E | 50.00'   |
| L22                 | N 74°27'01" W | 15.06'   |
| L23                 | N 74°27'01" W | 15.06'   |

| PROPERTY CURVE TABLE |         |         |               |            |
|----------------------|---------|---------|---------------|------------|
| CURVE                | LENGTH  | RADIUS  | CRD. BEARING  | CRD. DIST. |
| C91                  | 23.46'  | 15.00'  | S 8°33'56" E  | 21.14'     |
| C92                  | 23.66'  | 15.00'  | S 81°26'04" W | 21.28'     |
| C93                  | 7.62'   | 275.00' | N 52°34'39" W | 7.62'      |
| C94                  | 75.25'  | 275.00' | N 43°56'41" W | 75.01'     |
| C95                  | 44.06'  | 225.00' | N 47°45'39" W | 43.99'     |
| C96                  | 84.52'  | 225.00' | N 31°23'19" W | 84.03'     |
| C97                  | 75.25'  | 275.00' | N 28°16'00" W | 75.01'     |
| C98                  | 54.52'  | 275.00' | N 14°44'52" W | 54.43'     |
| C99                  | 45.39'  | 225.00' | N 14°50'50" W | 45.31'     |
| C100                 | 13.10'  | 375.00' | S 10°04'07" E | 13.10'     |
| C101                 | 50.59'  | 425.00' | S 12°28'42" E | 50.56'     |
| C102                 | 95.73'  | 375.00' | S 18°22'58" E | 95.47'     |
| C103                 | 84.52'  | 425.00' | S 21°35'10" E | 84.38'     |
| C104                 | 103.47' | 375.00' | S 33°36'03" E | 103.15'    |
| C105                 | 84.52'  | 425.00' | S 32°58'52" E | 84.38'     |
| C106                 | 80.13'  | 375.00' | S 47°37'39" E | 79.98'     |
| C107                 | 84.52'  | 425.00' | S 44°22'34" E | 84.38'     |
| C108                 | 27.27'  | 425.00' | S 51°54'42" E | 27.26'     |
| C109                 | 23.59'  | 15.00'  | N 81°11'25" E | 21.24'     |
| C110                 | 23.53'  | 15.00'  | S 8°48'35" E  | 21.19'     |
| C111                 | 59.07'  | 275.00' | S 59°54'12" E | 58.96'     |
| C112                 | 71.57'  | 325.00' | S 60°03'29" E | 71.43'     |
| C113                 | 109.89' | 275.00' | S 77°30'16" E | 109.16'    |
| C114                 | 80.00'  | 325.00' | S 73°25'08" E | 79.80'     |
| C115                 | 177.97' | 325.00' | N 83°50'30" E | 175.76'    |
| C116                 | 109.89' | 275.00' | N 79°36'04" E | 109.16'    |
| C117                 | 39.73'  | 325.00' | N 32°37'39" E | 39.71'     |
| C118                 | 38.35'  | 375.00' | N 33°12'00" E | 38.33'     |
| C119                 | 108.17' | 325.00' | N 19°35'25" E | 107.67'    |
| C120                 | 80.00'  | 375.00' | N 24°09'32" E | 79.85'     |

| PROPERTY CURVE TABLE |         |          |               |            |
|----------------------|---------|----------|---------------|------------|
| CURVE                | LENGTH  | RADIUS   | CRD. BEARING  | CRD. DIST. |
| C121                 | 80.83'  | 375.00'  | N 11°52'20" E | 80.67'     |
| C122                 | 24.72'  | 325.00'  | N 7°52'35" E  | 24.71'     |
| C123                 | 18.71'  | 975.00'  | S 6°14'50" W  | 18.71'     |
| C124                 | 79.66'  | 1025.00' | S 7°55'26" W  | 79.64'     |
| C125                 | 108.31' | 975.00'  | S 9°58'46" W  | 108.26'    |
| C126                 | 80.00'  | 1025.00' | S 12°23'10" W | 79.98'     |
| C127                 | 80.00'  | 1025.00' | S 16°51'29" W | 79.98'     |
| C128                 | 85.52'  | 1025.00' | S 21°29'03" W | 85.50'     |
| C129                 | 101.03' | 975.00'  | S 20°54'22" W | 100.98'    |
| C130                 | 24.19'  | 15.00'   | S 28°15'22" E | 21.65'     |
| C131                 | 24.19'  | 15.00'   | S 59°21'21" W | 21.65'     |
| C132                 | 45.60'  | 475.00'  | S 77°12'01" E | 45.58'     |
| C133                 | 50.40'  | 525.00'  | S 77°12'01" E | 50.38'     |
| C134                 | 63.86'  | 525.00'  | N 76°27'56" W | 63.82'     |
| C135                 | 87.68'  | 475.00'  | N 74°39'45" W | 87.55'     |
| C136                 | 80.00'  | 525.00'  | N 68°36'56" W | 79.92'     |
| C137                 | 80.00'  | 525.00'  | N 59°53'05" W | 79.92'     |
| C138                 | 87.48'  | 475.00'  | N 64°05'54" W | 87.36'     |
| C139                 | 54.24'  | 525.00'  | N 52°33'34" W | 54.22'     |
| C140                 | 76.46'  | 475.00'  | N 54°12'39" W | 76.38'     |
| C141                 | 23.56'  | 15.00'   | N 85°24'01" E | 21.21'     |
| C142                 | 23.56'  | 15.00'   | N 4°35'59" W  | 21.21'     |
| C143                 | 39.19'  | 525.00'  | S 38°15'43" W | 39.18'     |
| C144                 | 63.29'  | 525.00'  | S 32°40'10" W | 63.25'     |
| C145                 | 10.89'  | 475.00'  | S 39°44'37" W | 10.89'     |
| C146                 | 107.05' | 475.00'  | S 32°37'50" W | 106.82'    |
| C147                 | 10.00'  | 475.00'  | S 25°34'16" W | 10.00'     |
| C148                 | 22.45'  | 15.00'   | N 72°05'31" E | 20.41'     |
| C149                 | 23.56'  | 15.00'   | N 20°01'56" W | 21.21'     |

| CENTERLINE CURVE TABLE |         |          |               |            |
|------------------------|---------|----------|---------------|------------|
| CURVE                  | LENGTH  | RADIUS   | CRD. BEARING  | CRD. DIST. |
| C15                    | 193.31' | 250.00'  | N 31°13'11" W | 188.53'    |
| C16                    | 311.93' | 400.00'  | S 31°24'31" E | 304.09'    |
| C17                    | 304.19' | 300.00'  | S 82°47'52" E | 291.33'    |
| C18                    | 185.90' | 350.00'  | N 20°54'49" E | 183.72'    |
| C19                    | 317.25' | 1000.00' | S 14°47'10" W | 315.92'    |
| C20                    | 48.00'  | 500.00'  | S 77°12'01" E | 47.98'     |
| C21                    | 264.88' | 500.00'  | N 64°46'30" W | 261.77'    |
| C22                    | 134.67' | 500.00'  | S 32°41'03" W | 134.27'    |



APPROVAL - CITY OF BIDDEFORD PLANNING BOARD

DATE \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

SEE SHEET C-1.0 FOR GENERAL NOTES.

STATE OF MAINE  
YORK COUNTY REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ M. AND RECORDED IN  
PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTER

DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

|  |                        |           |
|--|------------------------|-----------|
|  | JDA                    | BY        |
|  | PRELIMINARY SUBMISSION | REVISIONS |
|  | 04-13-2022             | DATE      |
|  | A                      | NO        |

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradyndesign.com

Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

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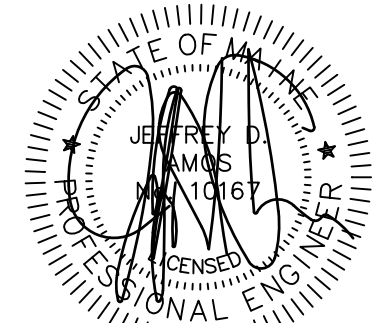
|                                                                         |                                      |                                                                                        |
|-------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------------------------|
| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE | SHEET TITLE:<br>SUBDIVISION PLAN - 3 | CLIENT:<br>SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |
| DATE: 02-09-2022                                                        | SCALE: 1" = 60'                      | DESIGNED: JDA                                                                          |
| JOB NO: 21-13                                                           |                                      | SHEET                                                                                  |

C-1.3



SEE SHEET C-1.0 FOR  
GENERAL NOTES.

MATCHLINE, SEE SHEET C-1.2



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

JDA  
APP'D BY

PRELIMINARY SUBMISSION

04-13-2022

DATE

NO.

REVISIONS

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PROPERTY CURVE TABLE

| CURVE | LENGTH  | RADIUS  | CRD. BEARING  | CRD. DIST. |
|-------|---------|---------|---------------|------------|
| C150  | 119.25' | 625.00' | N 62°41'15" E | 119.07'    |
| C151  | 80.07'  | 625.00' | N 53°33'04" E | 80.02'     |
| C152  | 186.41' | 675.00' | N 60°14'32" E | 185.82'    |
| C153  | 84.26'  | 625.00' | N 46°01'08" E | 84.19'     |
| C154  | 95.29'  | 675.00' | N 48°11'71" E | 95.21'     |
| C155  | 24.57'  | 675.00' | N 43°11'58" E | 24.57'     |
| C156  | 23.56'  | 15.00'  | S 87°09'25" W | 21.21'     |
| C157  | 23.56'  | 15.00'  | S 2°50'35" E  | 21.21'     |
| C158  | 73.49'  | 525.00' | S 46°10'00" W | 73.43'     |
| C159  | 107.52' | 525.00' | S 56°02'37" W | 107.33'    |
| C160  | 79.04'  | 475.00' | S 46°55'26" W | 78.95'     |
| C161  | 86.25'  | 475.00' | S 56°53'33" W | 86.13'     |
| C162  | 24.87'  | 15.00'  | N 70°24'47" W | 22.12'     |
| C163  | 23.62'  | 15.00'  | S 22°11'19" W | 21.25'     |
| C164  | 49.36'  | 525.00' | S 64°36'13" W | 49.34'     |
| C165  | 65.25'  | 150.00' | S 35°22'54" E | 64.74'     |
| C166  | 63.84'  | 200.00' | S 32°03'52" E | 63.57'     |
| C168  | 47.08'  | 175.00' | N 40°08'12" W | 46.94'     |
| C169  | 76.46'  | 125.00' | N 30°19'09" W | 75.28'     |
| C170  | 76.46'  | 125.00' | N 4°43'45" E  | 75.28'     |
| C171  | 146.73' | 175.00' | N 8°24'35" W  | 142.47'    |
| C172  | 20.29'  | 175.00' | N 18°55'55" E | 20.28'     |
| C173  | 14.47'  | 425.00' | N 23°13'42" E | 14.47'     |
| C174  | 113.82' | 375.00' | N 30°56'56" E | 113.39'    |
| C175  | 80.02'  | 425.00' | N 29°35'50" E | 79.90'     |
| C176  | 80.02'  | 425.00' | N 40°23'04" E | 79.90'     |
| C177  | 111.12' | 375.00' | N 48°08'00" E | 110.71'    |
| C178  | 80.02'  | 425.00' | N 51°10'17" E | 79.90'     |
| C179  | 35.59'  | 375.00' | N 59°20'28" E | 35.58'     |
| C180  | 40.76'  | 425.00' | N 59°16'46" E | 40.75'     |
| C181  | 52.41'  | 200.00' | N 59°47'26" E | 52.26'     |
| C182  | 70.36'  | 125.00' | N 78°11'10" E | 69.44'     |
| C183  | 80.02'  | 175.00' | N 80°14'01" E | 79.32'     |
| C184  | 80.02'  | 175.00' | S 73°34'08" E | 79.32'     |
| C185  | 82.56'  | 125.00' | S 66°45'56" E | 81.07'     |
| C186  | 38.57'  | 175.00' | S 54°09'24" E | 38.49'     |

PROPERTY LINE TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L24  | S 22°15'12" W | 45.65'   |
| L25  | N 22°15'12" E | 45.65'   |
| L26  | S 62°03'37" W | 23.75'   |
| L27  | N 62°03'37" E | 23.75'   |

CENTERLINE CURVE TABLE

| CURVE | LENGTH  | RADIUS  | CRD. BEARING  | CRD. DIST. |
|-------|---------|---------|---------------|------------|
| C23   | 294.93' | 650.00' | N 55°09'19" E | 292.40'    |
| C24   | 219.39' | 500.00' | S 54°43'37" W | 217.63'    |
| C25   | 76.12'  | 175.00' | S 35°22'54" E | 75.52'     |
| C26   | 183.51' | 150.00' | N 12°47'42" W | 172.28'    |
| C27   | 277.90' | 400.00' | N 42°09'25" E | 272.35'    |
| C28   | 183.51' | 150.00' | S 82°53'29" E | 172.28'    |

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

APPROVAL - CITY OF

BIDDEFORD PLANNING BOARD

DATE

CHAIRPERSON

DATE

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CHAIRPERSON

STATE OF MAINE

YORK COUNTY REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ M. AND RECORDED IN

PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

ATTEST \_\_\_\_\_ REGISTER

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260



PERMIT DRAWING

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PROJECT: HIDDEN HILLS HOUSING PARK

SOUTH STREET, BIDDEFORD, MAINE

SHEET TITLE: SUBDIVISION PLAN - 4

CLIENT: SOUTH STREET VILLAGE, LLC

762 MAIN STREET

SOUTH PORTLAND, MAINE 04106

DATE: 02-09-2022

SCALE: 1" = 60'

DESIGNED: JDA

JOB NO: 21-13

SHEET

C-1.4

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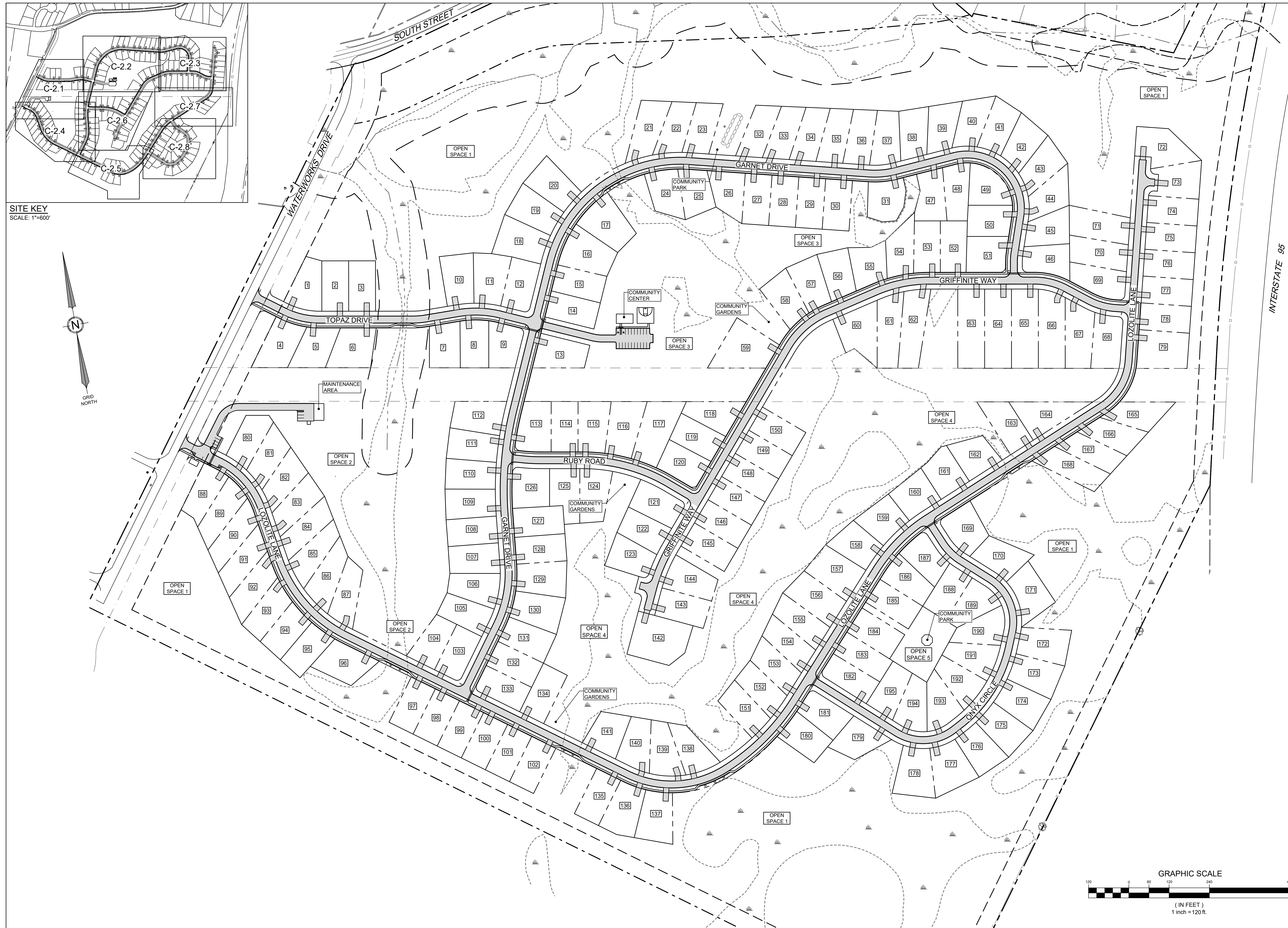
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1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

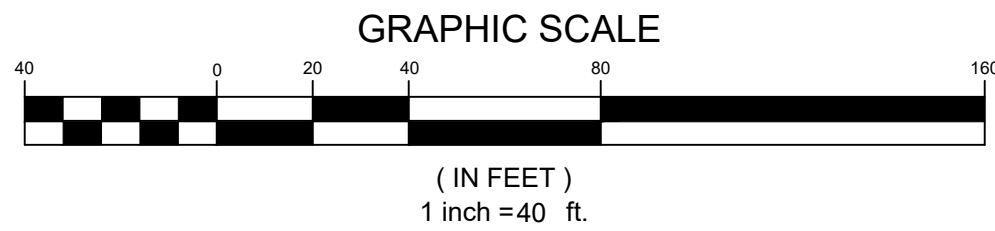
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING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

4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITE ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.



10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSa 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.

17. THE PROPOSED LIMIT OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING, THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.

18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TERRADYN CONSULTANTS, LLC.

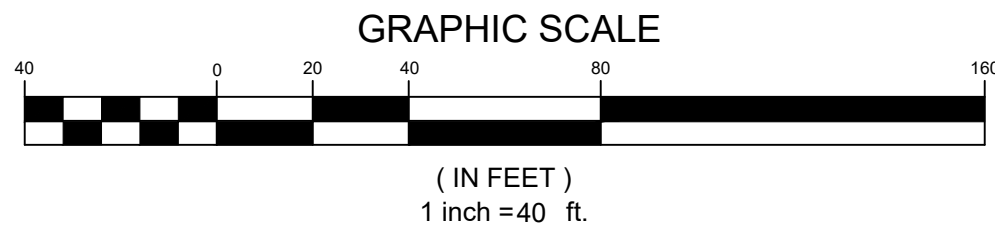
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

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

25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.



10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSa 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.

17. THE PROPOSED LIMIT OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING, THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.

18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TERRADYN CONSULTANTS, LLC.

22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

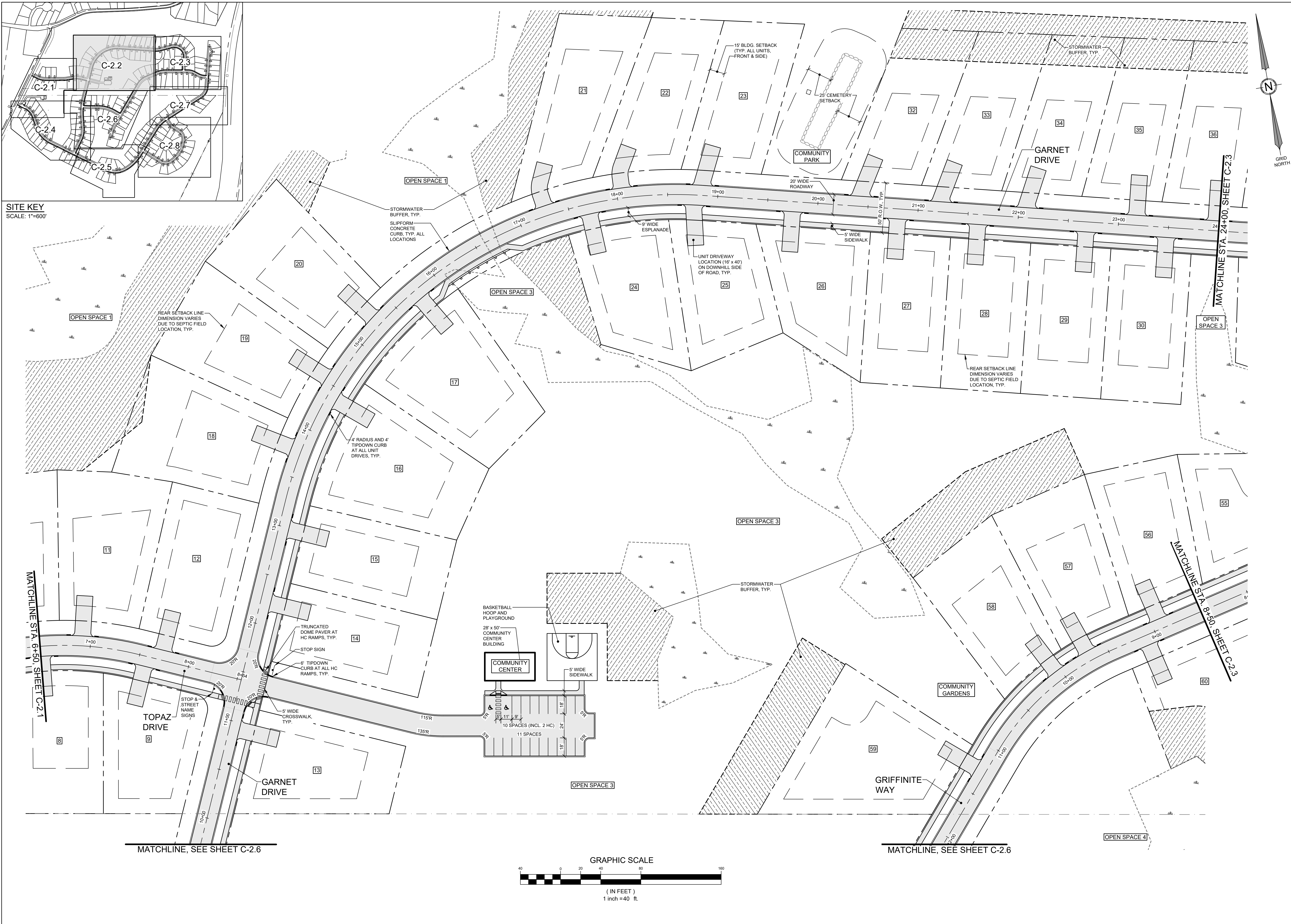
24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

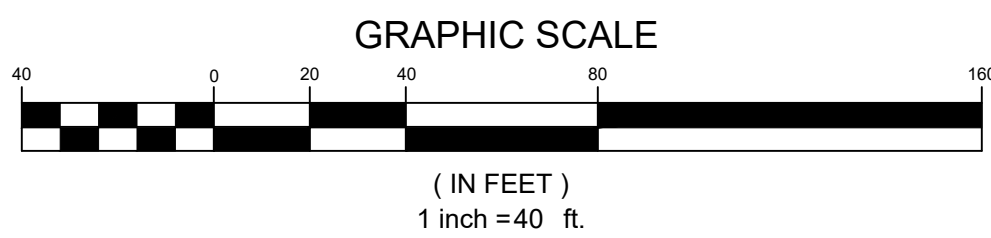
[illegible]





SITE KEY  
SCALE: 1"=600'

MATCHLINE, SEE SHEET C-2.6



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167  
JDA  
APP'D  
BY

| REVISIONS |            |
|-----------|------------|
| NO.       | DATE       |
| A         | 04-13-2022 |

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradynconsultants.com

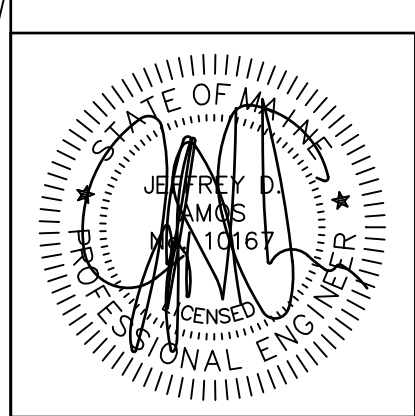
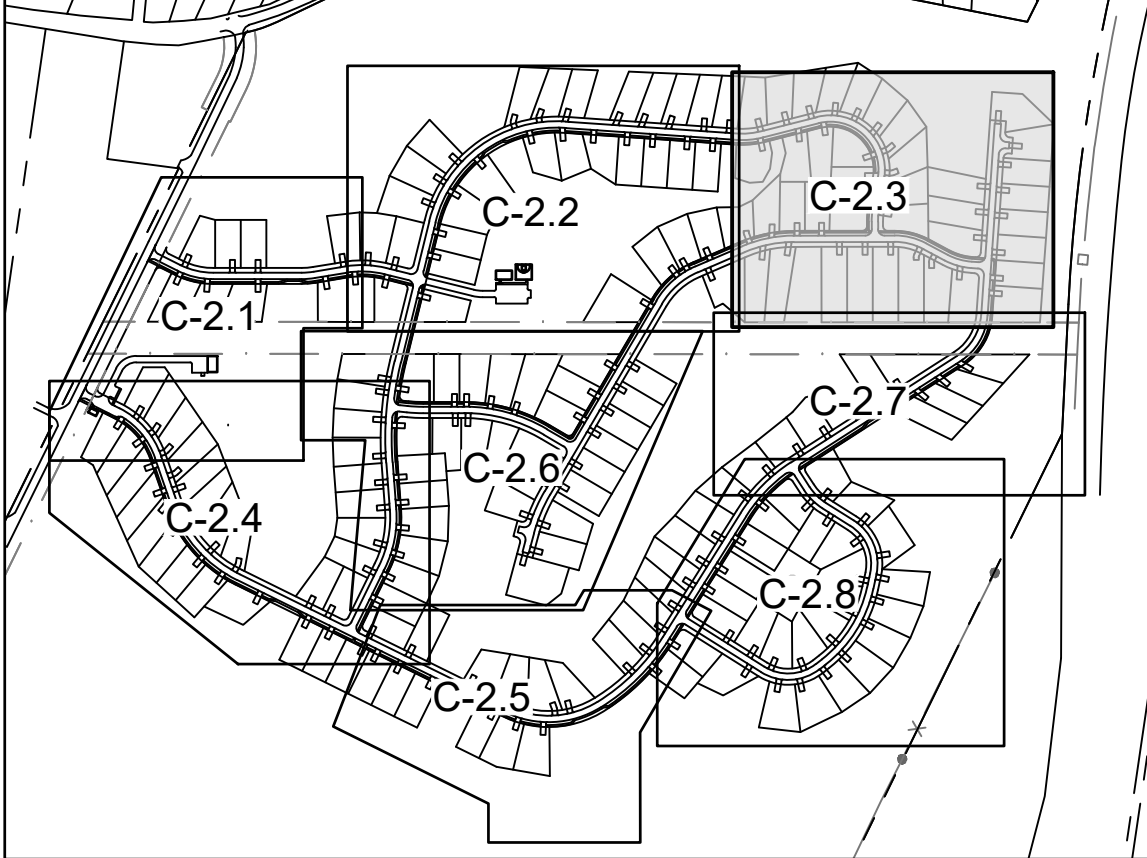
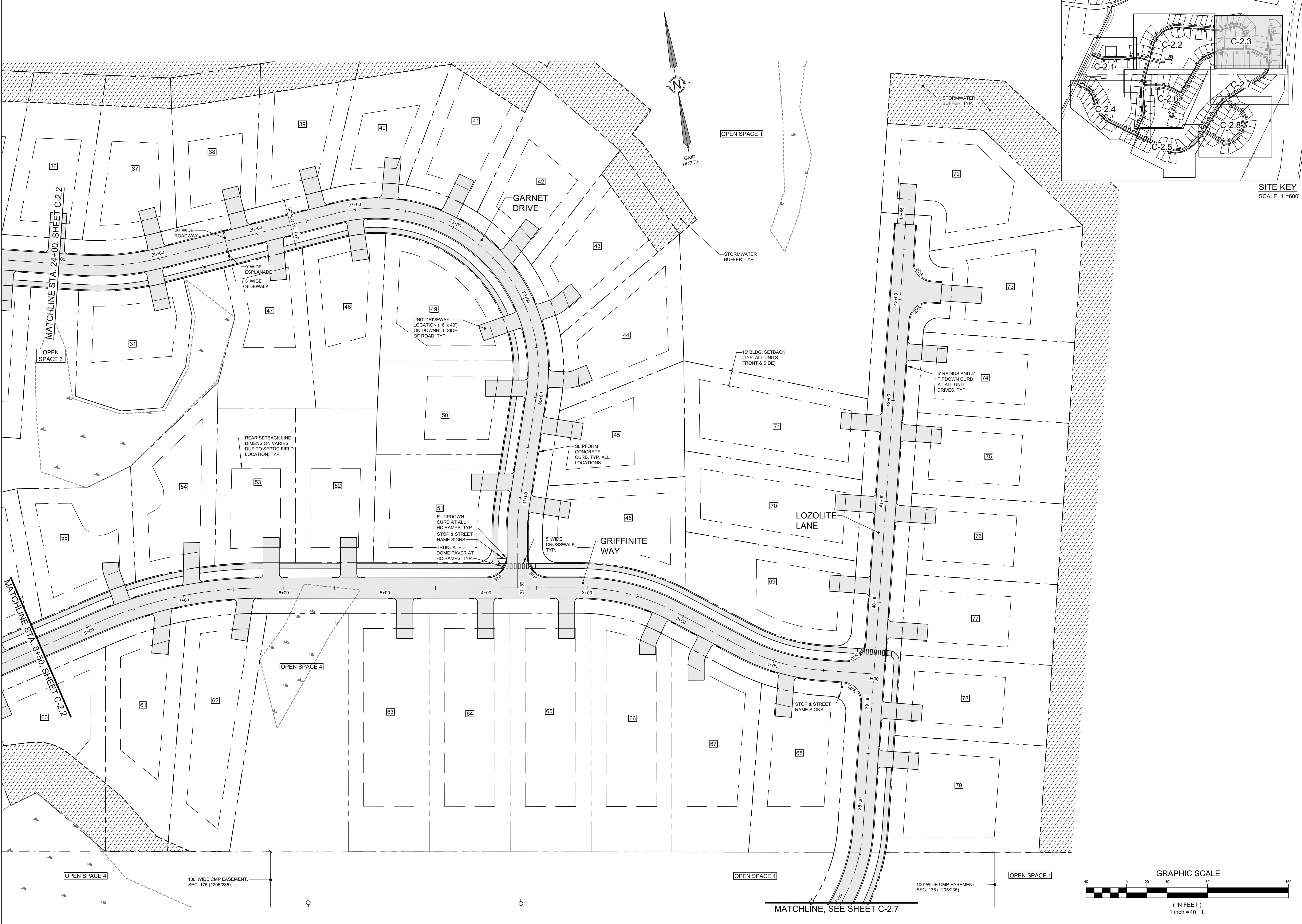
**TERRADYN**  
CONSULTANTS, LLC

Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

| PERMIT DRAWING<br>NOT FOR CONSTRUCTION |                                                                             |
|----------------------------------------|-----------------------------------------------------------------------------|
| PROJECT:                               | HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                 |
| SHEET TITLE:                           | SITE PLAN - 2                                                               |
| CLIENT:                                | SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |
| DATE:                                  | 02-09-2022                                                                  |
| SCALE:                                 | 1" = 40'                                                                    |
| DESIGNED:                              | JDA                                                                         |
| JOB NO.:                               | 21-13                                                                       |
| SHEET                                  | C-2.2                                                                       |

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DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| A   | 04-13-2022 | PRELIMINARY SUBMISSION |

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SUITE 201  
PORTLAND, ME 04102  
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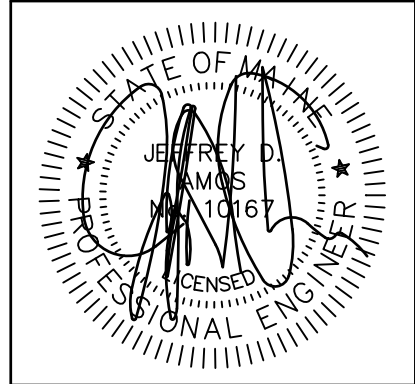
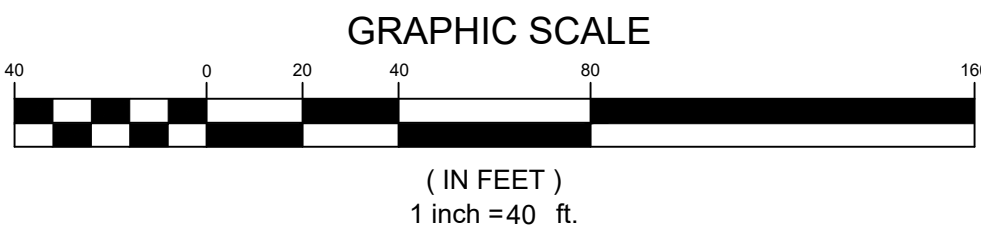
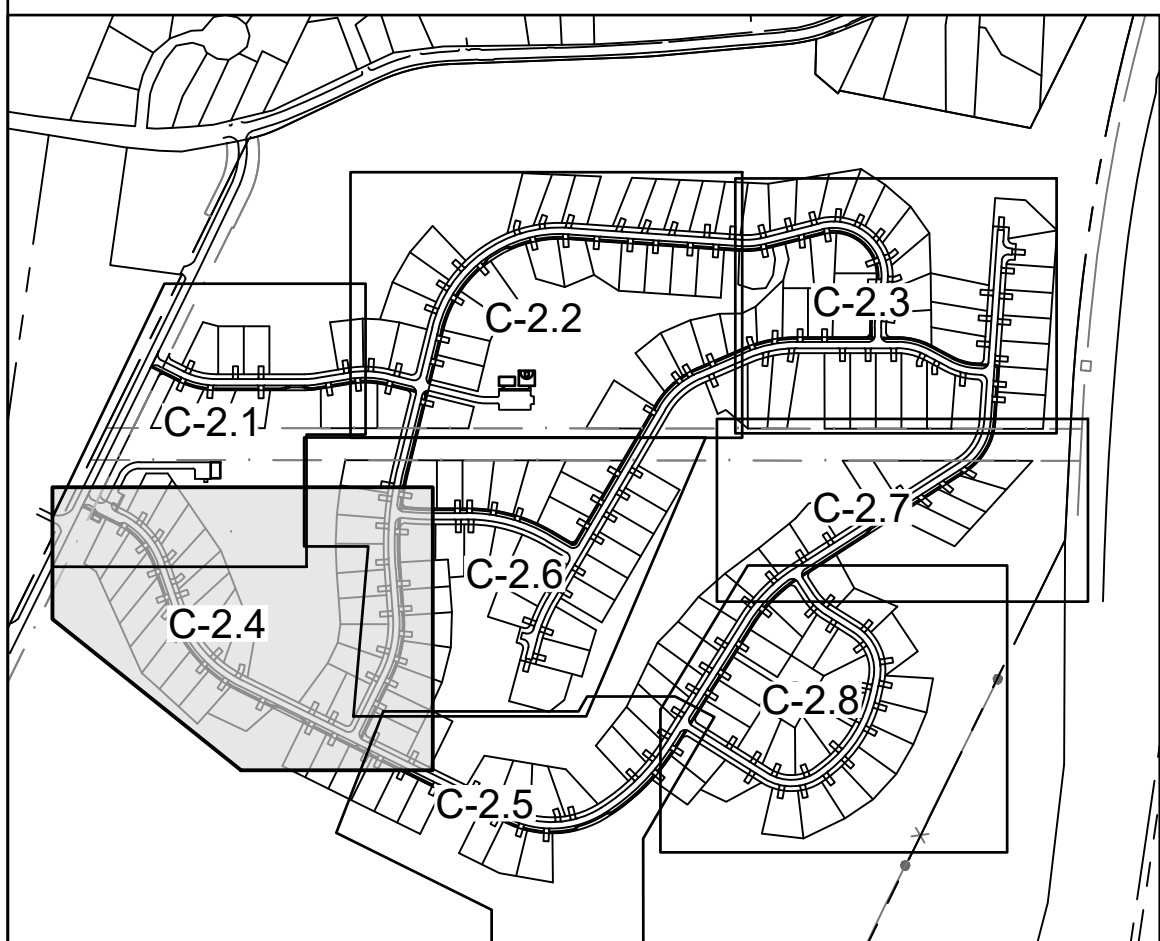
PERMIT DRAWING  
NOT FOR CONSTRUCTION

|                                                                         |                                                                                        |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE | CLIENT:<br>SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |
| SHEET TITLE:<br>SITE PLAN - 3                                           | DATE:<br>02-09-2022                                                                    |
| JDA                                                                     | SCALE:<br>1" = 40'                                                                     |
| 21-13                                                                   | DESIGNED:<br>JDA                                                                       |
| C-2.3                                                                   | JOB NO.:<br>21-13                                                                      |
| SHEET                                                                   |                                                                                        |





SITE KEY  
SCALE: 1"=600'



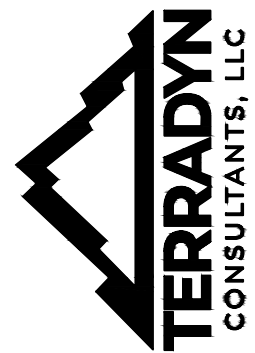
DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| A   | 04-13-2022 | PRELIMINARY SUBMISSION |
|     |            | JDA APP'D              |
|     |            | BY                     |

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER ME 04260

565 CONGRESS STREET  
SUITE 201  
PORTLAND ME 04102

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www.terradynconsultants.com

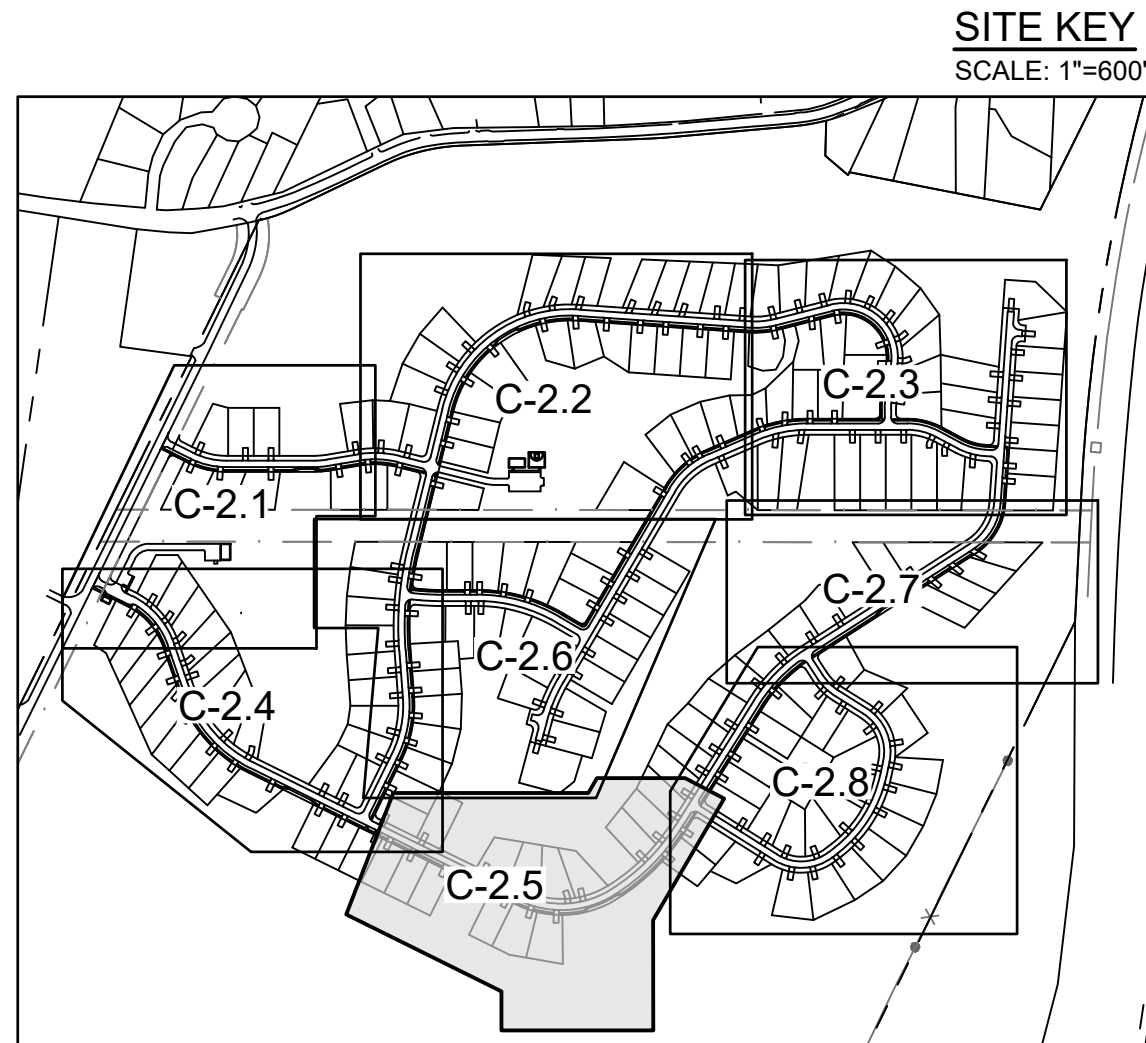
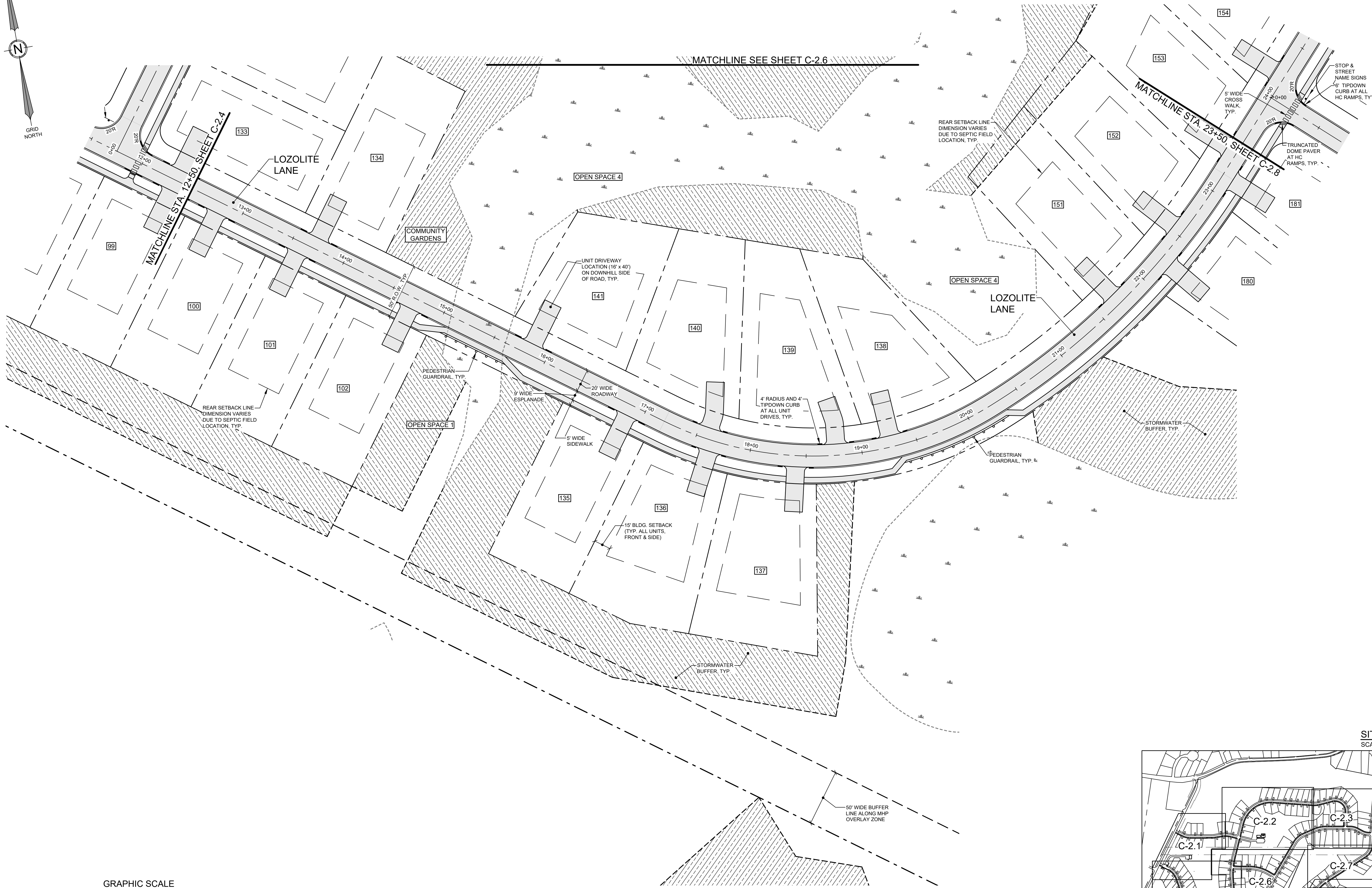
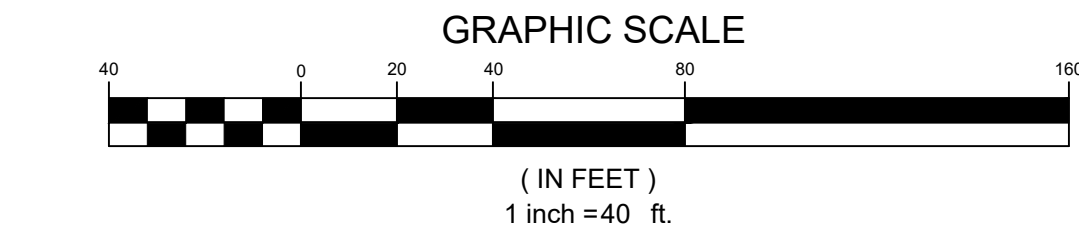
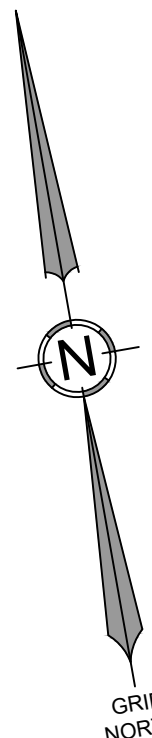


Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING  
NOT FOR CONSTRUCTION

|              |                                                                             |
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| PROJECT:     | HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                 |
| CLIENT:      | SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |
| SHEET TITLE: | SITE PLAN - 4                                                               |
| DATE:        | 02-09-2022                                                                  |
| SCALE:       | 1" = 40'                                                                    |
| DESIGNED:    | JDA                                                                         |
| JOB NO.:     | 21-13                                                                       |
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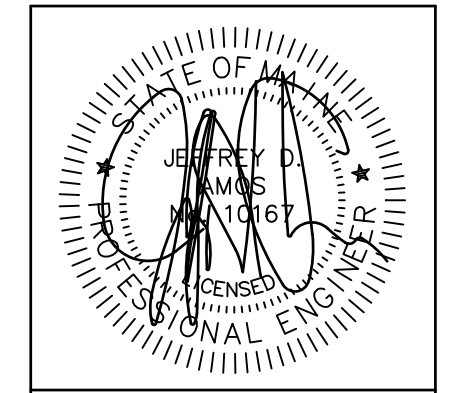
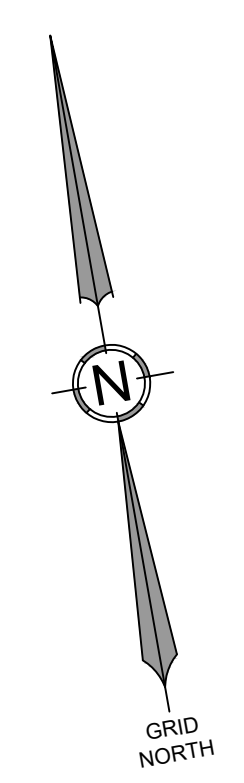




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| DATE: 04-13-2022<br>P.E.: JEFFREY D. AMOS, PE 10167                                 |                 |
| JDA                                                                                 | BY              |
| PRELIMINARY SUBMISSION                                                              |                 |
| 04-13-2022                                                                          | DATE            |
| A                                                                                   | NO              |
| 565 CONGRESS STREET<br>SUITE 201<br>PORTLAND, ME 04102                              |                 |
| OFFICE: (207) 926-5111 FAX: (207) 221-1317<br>www.terradync consultants.com         |                 |
|                                                                                     |                 |
| Civil Engineering   Land Planning   Stormwater Design   Environmental Permitting    |                 |
| PERMIT DRAWING<br>NOT FOR CONSTRUCTION                                              |                 |
| PROJECT: HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                |                 |
| SHEET TITLE: SITE PLAN - 5                                                          |                 |
| CLIENT: SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |                 |
| DATE: 02-09-2022                                                                    | SCALE: 1" = 40' |
| DESIGNED: JDA                                                                       | JOB NO: 21-13   |
| SHEET C-2.5                                                                         |                 |

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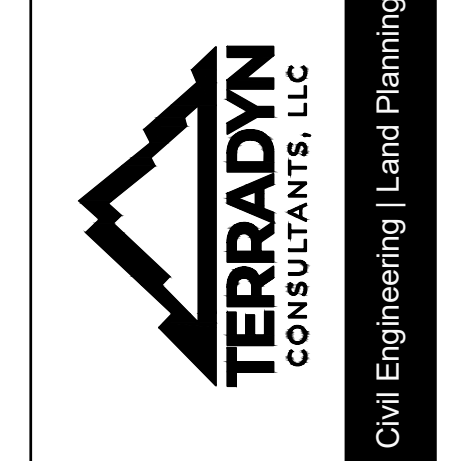


DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| A   | 04-13-2022 | PRELIMINARY SUBMISSION |

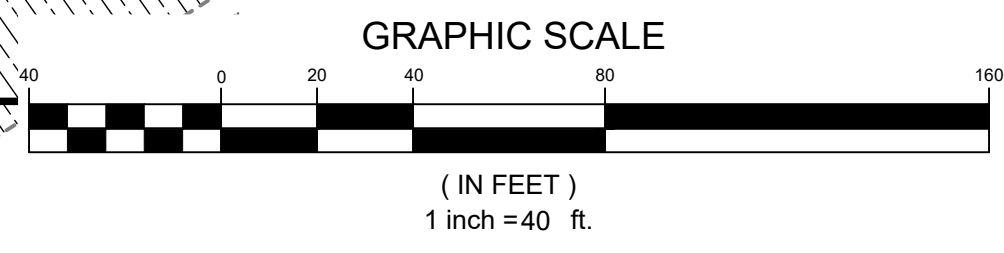
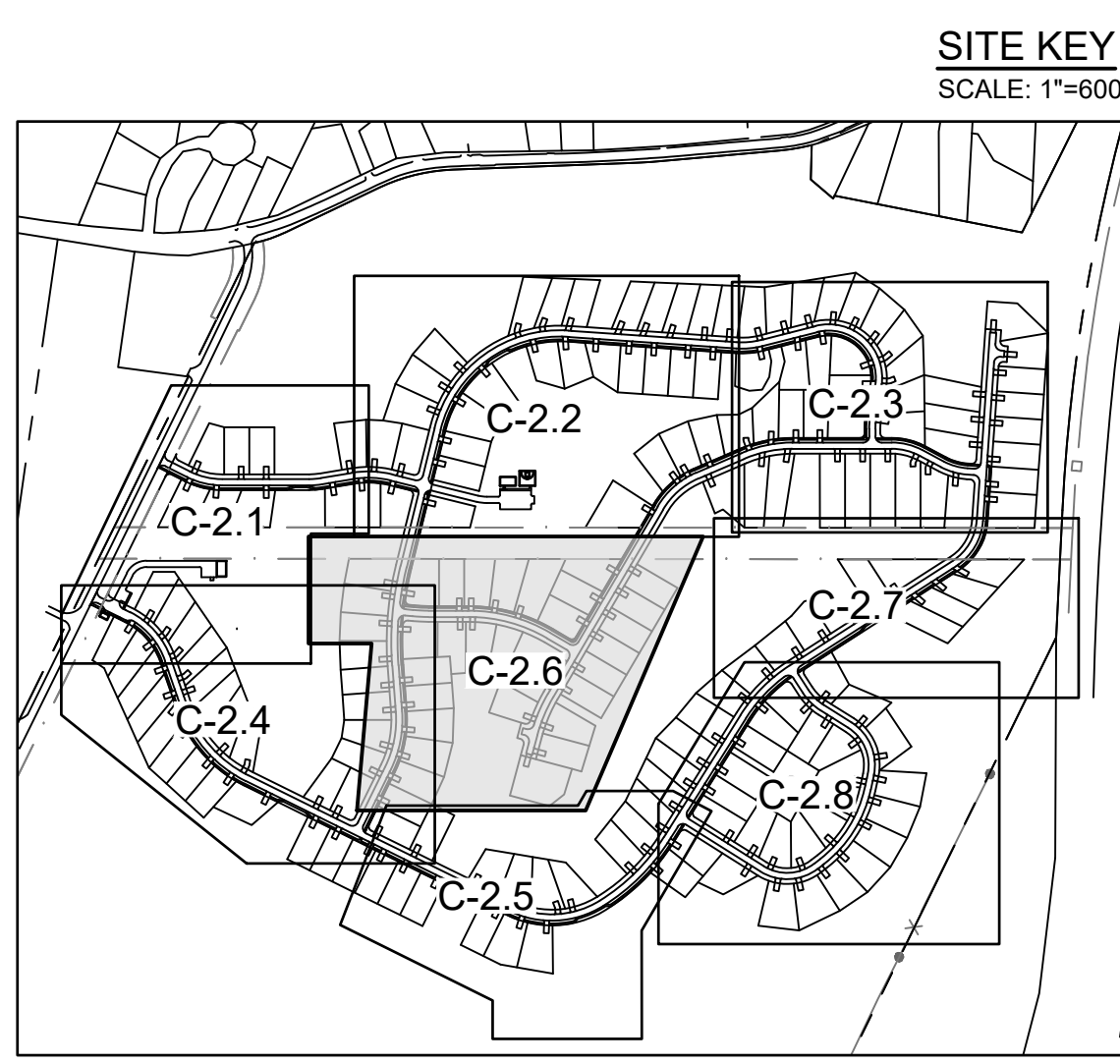
41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER ME 04260  
OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradyndesign.com

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SUITE 201  
PORTLAND, ME 04102

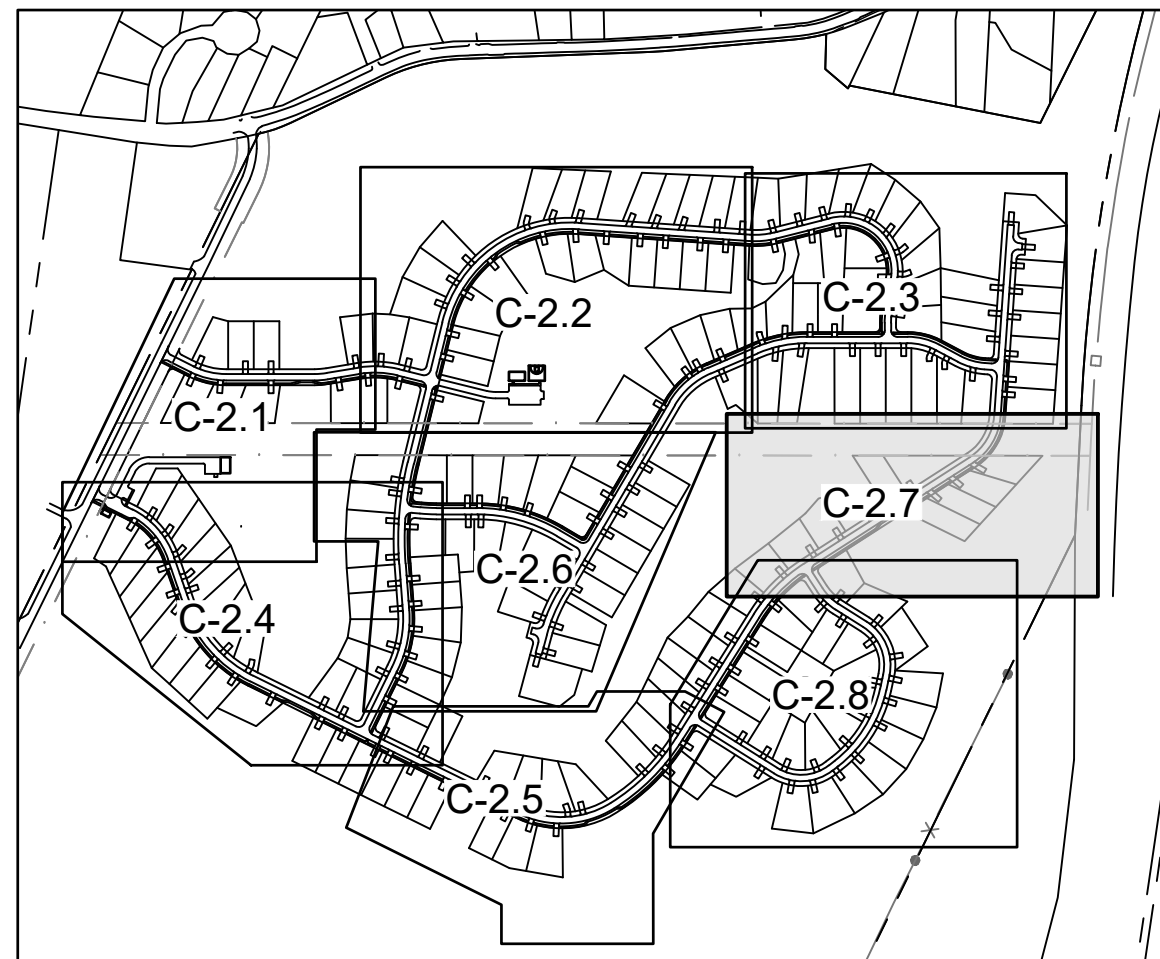


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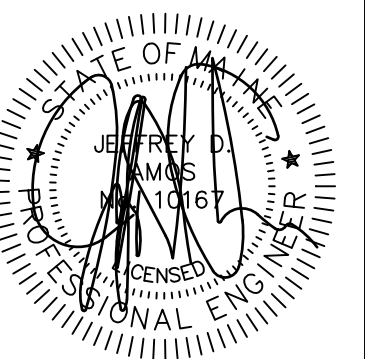
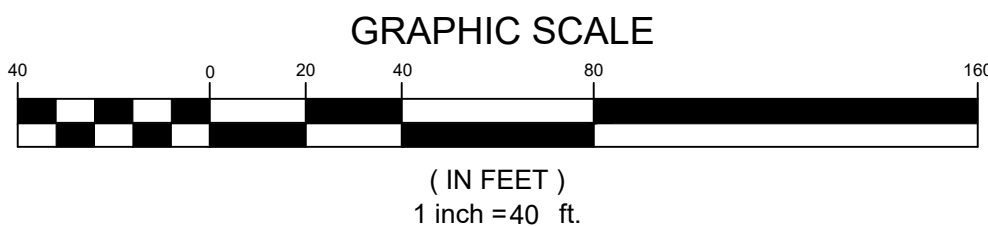
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| PROJECT:     | HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                 |
| SHEET TITLE: | SITE PLAN - 6                                                               |
| CLIENT:      | SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |
| DATE:        | 02-09-2022                                                                  |
| SCALE:       | 1" = 40'                                                                    |
| DESIGNED:    | JDA                                                                         |
| JOB NO.:     | 21-13                                                                       |
| SHEET        | C-2.6                                                                       |







**SITE KEY**  
**SCALE: 1"=600'**



TE: 04-13-2022  
BY: JEFFREY D. AMOS, PE 10167

[illegible]

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

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585 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

OFFICE: (207) 926-5111 FAX: (207) 221-1317  
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Stormwater Design | Environmental Permitting



Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

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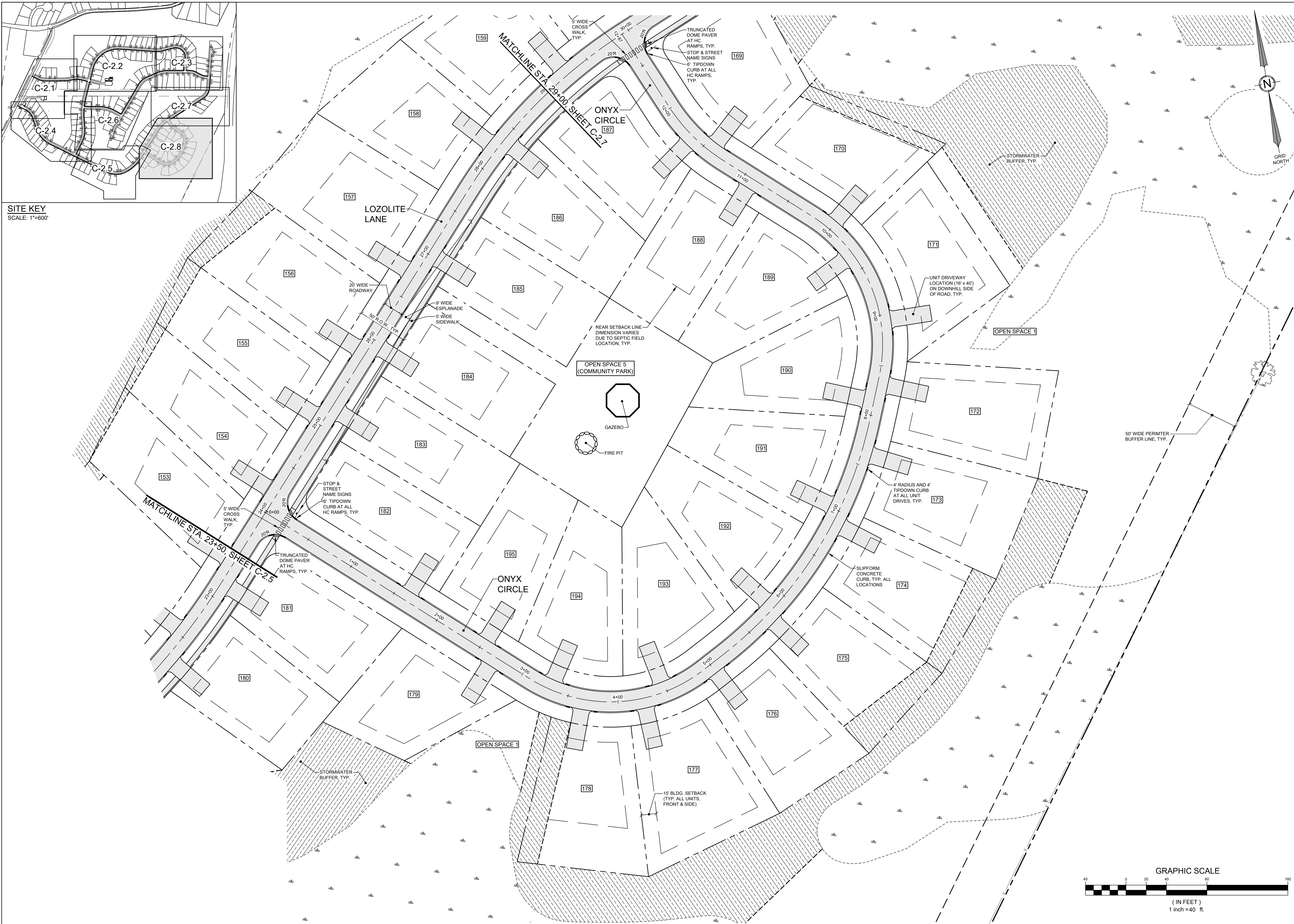
HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE  
SHEET TITLE:  
**SITE PLAN - 7**  
CLIENT:  
SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

|           |            |
|-----------|------------|
| DATE:     | 02-09-2022 |
| SCALE:    | 1" = 40'   |
| DESIGNED: | JDA        |
| DB NO:    | 21-13      |

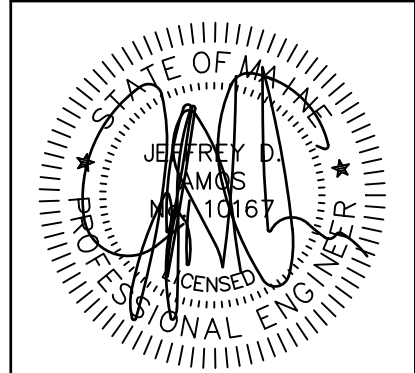
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C-2.7





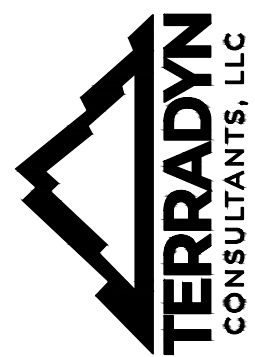
SITE KEY  
SCALE: 1"=600'



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| REVISIONS              |  | DATE       | NO. | BY  |
|------------------------|--|------------|-----|-----|
|                        |  | 04-13-2022 | A   | JDA |
| PRELIMINARY SUBMISSION |  |            |     |     |

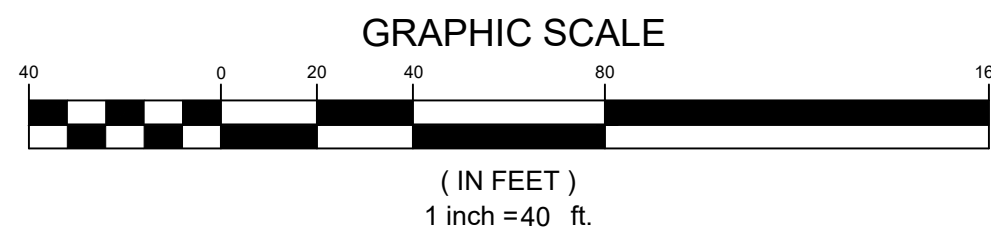
565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102  
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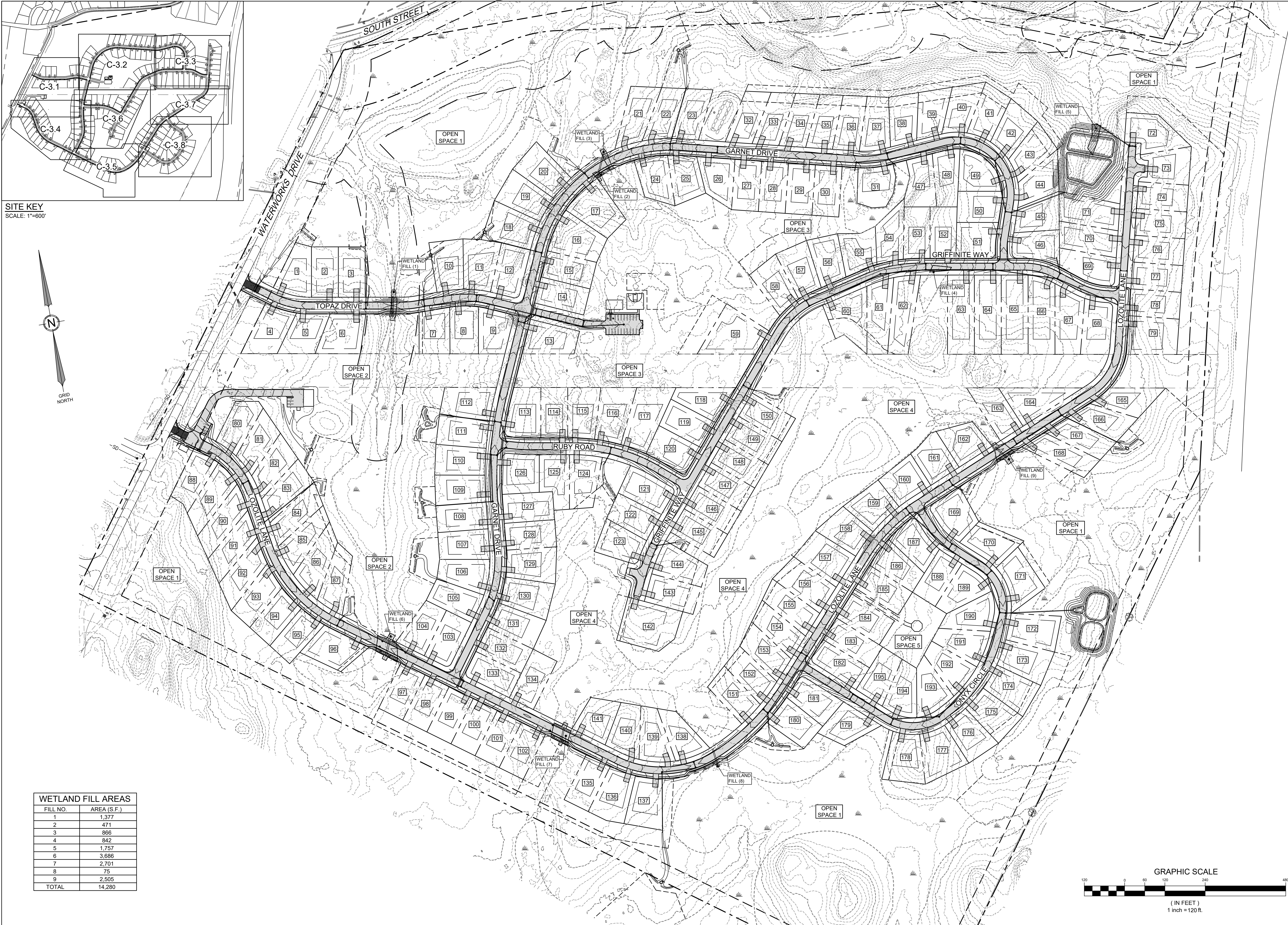
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING  
NOT FOR CONSTRUCTION

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|----------------------------------------------------------------------------------------|--|-----------|------------|
| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                |  | DATE:     | 02-09-2022 |
| SHEET TITLE:<br>SITE PLAN - 8                                                          |  | SCALE:    | 1" = 40'   |
| CLIENT:<br>SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |  | DESIGNED: | JDA        |
|                                                                                        |  | JOB NO.:  | 21-13      |
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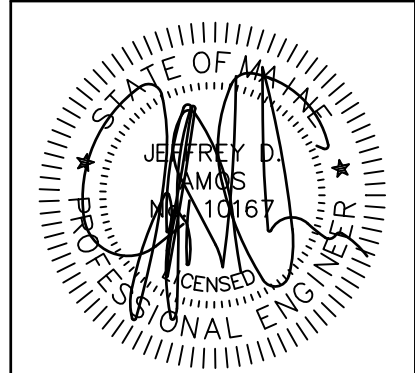
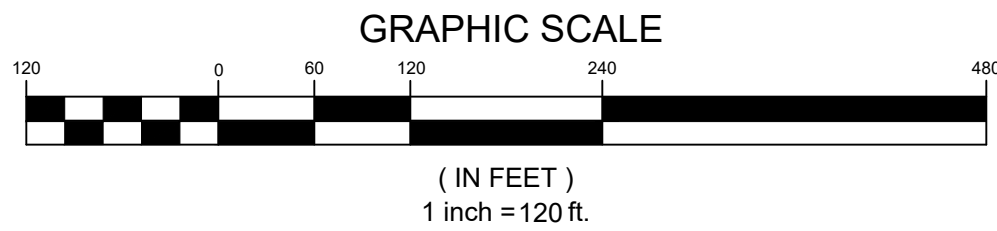






SITE KEY  
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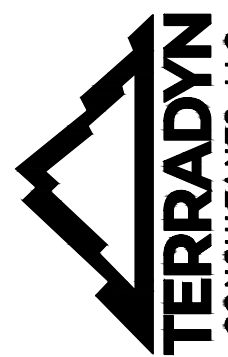
| WETLAND FILL AREAS |             |
|--------------------|-------------|
| FILL NO.           | AREA (S.F.) |
| 1                  | 1,377       |
| 2                  | 471         |
| 3                  | 866         |
| 4                  | 842         |
| 5                  | 1,757       |
| 6                  | 3,686       |
| 7                  | 2,701       |
| 8                  | 75          |
| 9                  | 2,505       |
| TOTAL              | 14,280      |



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| A   | 04-13-2022 | PRELIMINARY SUBMISSION |

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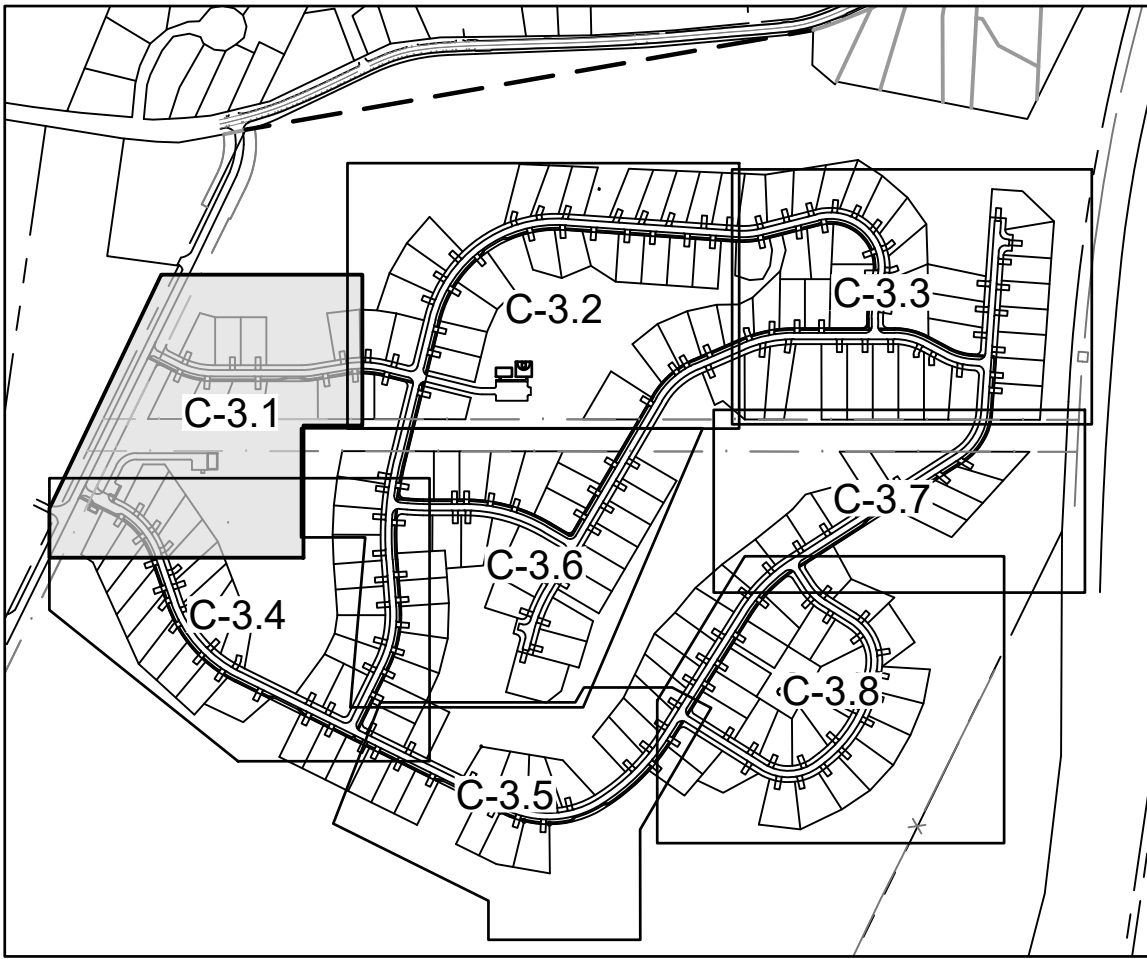
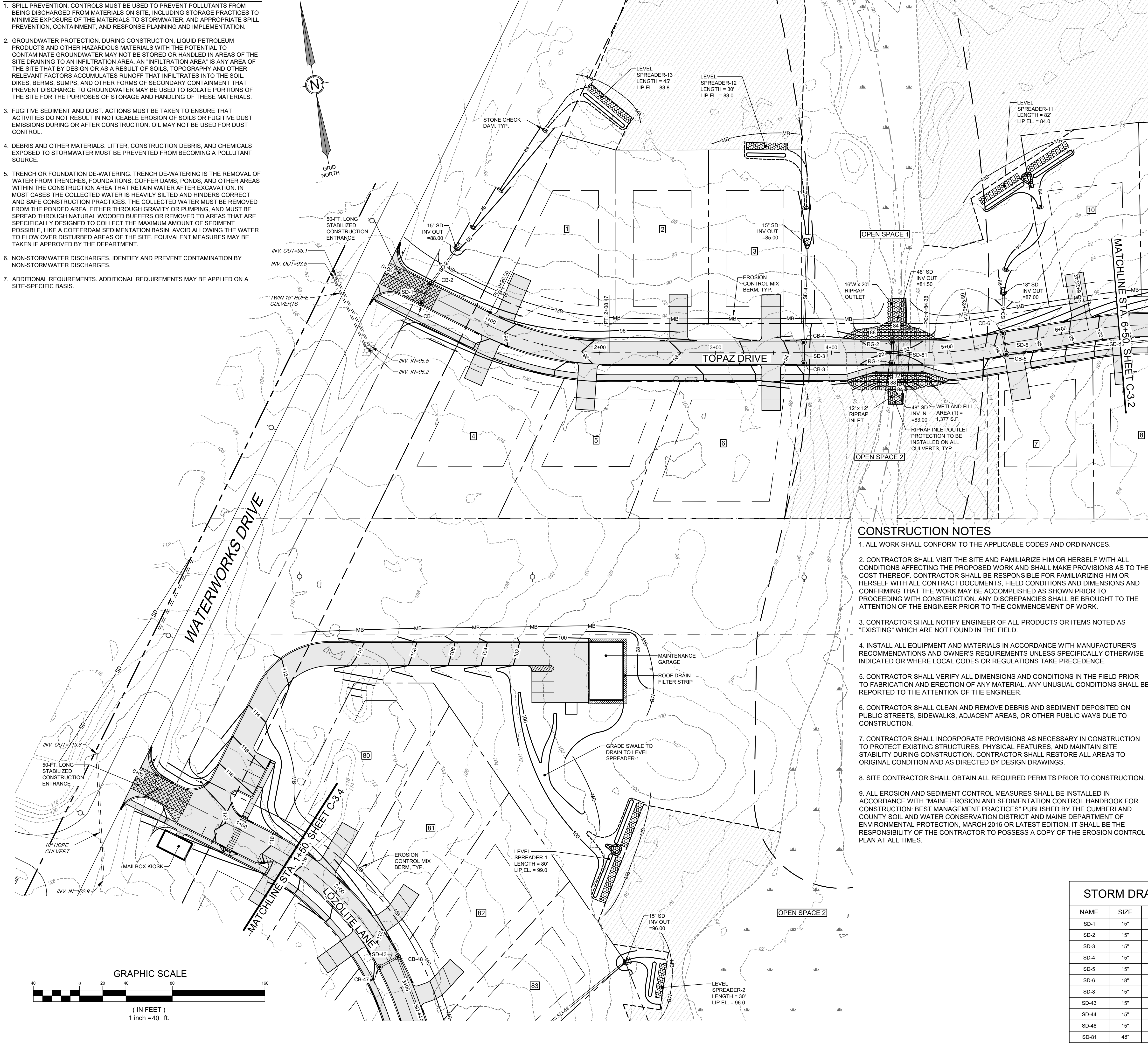
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|----------------------------------------------------------------------------------------------------------------------------|-----------|------------|
| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE<br>SHEET TITLE:<br>OVERALL GRADING & DRAINAGE PLAN | DATE:     | 02-09-2022 |
|                                                                                                                            | SCALE:    | 1" = 120'  |
|                                                                                                                            | DESIGNED: | JDA        |
|                                                                                                                            | JOB NO.:  | 21-13      |
|                                                                                                                            | SHEET     | C-3.0      |

CLIENT:  
SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106



HOUSEKEEPING NOTES

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
4. DEBRIS AND OTHER MATERIALS. LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
6. NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES.
7. ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



SITE KEY  
SCALE: 1"=600'

CONSTRUCTION NOTES

10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS.A 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TERRADYN CONSULTANTS, LLC.
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

CONSTRUCTION NOTES

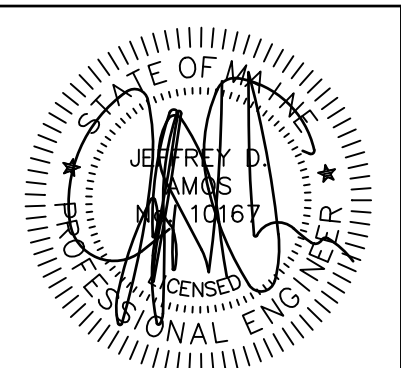
1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

STORM DRAIN PIPE DATA

| NAME  | SIZE | LENGTH | SLOPE |
|-------|------|--------|-------|
| SD-1  | 15"  | 14'    | 1.43% |
| SD-2  | 15"  | 36'    | 1.72% |
| SD-3  | 15"  | 14'    | 1.43% |
| SD-4  | 15"  | 82'    | 3.33% |
| SD-5  | 15"  | 14'    | 1.43% |
| SD-6  | 18"  | 32'    | 4.60% |
| SD-8  | 15"  | 150'   | 7.09% |
| SD-43 | 15"  | 14'    | 1.43% |
| SD-44 | 15"  | 129'   | 1.47% |
| SD-48 | 15"  | 190'   | 4.20% |
| SD-81 | 48"  | 59'    | 2.53% |

STORM DRAIN STRUCTURE DATA

| STRUCTURE | RIM    | INV. IN        | INV. OUT:      | DIAM. |
|-----------|--------|----------------|----------------|-------|
| CB-1      | 94.07  |                | 88.82 (SD-1)   | 48"   |
| CB-2      | 94.07  | 88.62 (SD-1)   | 88.62 (SD-2)   | 48"   |
| CB-3      | 93.18  |                | 87.93 (SD-3)   | 48"   |
| CB-4      | 93.18  | 87.73 (SD-3)   | 87.73 (SD-4)   | 48"   |
| CB-5      | 94.13  | 88.88 (SD-8)   | 88.68 (SD-5)   | 48"   |
| CB-6      | 94.23  | 88.48 (SD-5)   | 88.48 (SD-6)   | 48"   |
| CB-47     | 111.31 |                | 106.06 (SD-43) | 48"   |
| CB-48     | 111.31 | 105.86 (SD-43) | 105.86 (SD-44) | 48"   |
| RG-1      | 91.74  |                |                | 48"   |
| RG-2      | 91.74  |                |                | 48"   |



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| DATE       | BY  | REVISIONS              |
|------------|-----|------------------------|
| 04-13-2022 | JDA | PRELIMINARY SUBMISSION |
| 04-13-2022 | JDA | DATE                   |
| A          | NO  |                        |

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102  
41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260  
OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradynconsultants.com



PERMIT DRAWING  
NOT FOR CONSTRUCTION

PROJECT: HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE  
SHEET TITLE: GRADING AND DRAINAGE PLAN - 1  
CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106  
DATE: 02-09-2022  
SCALE: 1" = 40'  
DESIGNED: JDA  
JOB NO: 21-13  
SHEET C-3.1

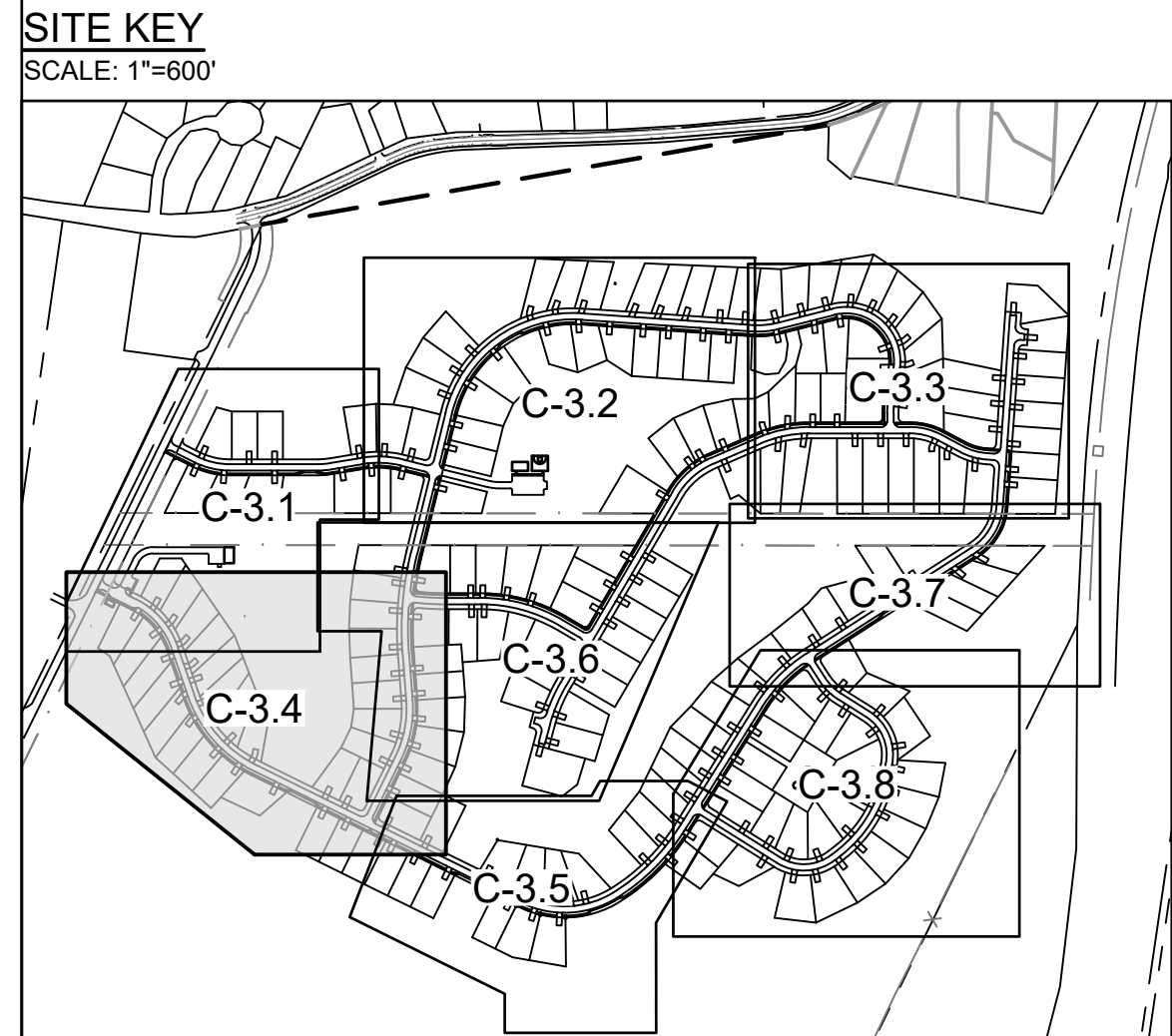








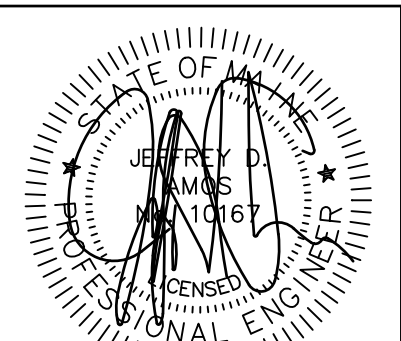
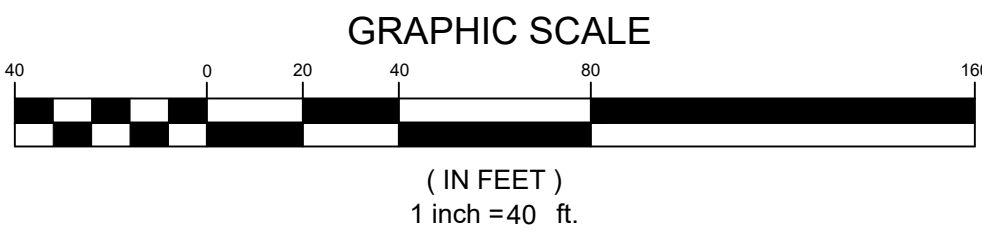




| STORM DRAIN PIPE DATA |      |        |       |
|-----------------------|------|--------|-------|
| NAME                  | SIZE | LENGTH | SLOPE |
| SD-12                 | 15"  | 15'    | 1.33% |
| SD-14                 | 15"  | 169'   | 2.02% |
| SD-28                 | 15"  | 56'    | 3.66% |
| SD-29                 | 15"  | 14'    | 1.43% |
| SD-30                 | 15"  | 142'   | 2.32% |
| SD-43                 | 15"  | 14'    | 1.43% |
| SD-44                 | 15"  | 129'   | 1.47% |
| SD-45                 | 15"  | 14'    | 1.43% |
| SD-48                 | 15"  | 190'   | 4.20% |
| SD-49                 | 15"  | 14'    | 1.43% |
| SD-50                 | 15"  | 17"    | 1.16% |
| SD-51                 | 15"  | 14'    | 1.43% |
| SD-52                 | 15"  | 189'   | 0.92% |
| SD-62                 | 48"  | 54'    | 3.72% |
| SD-93                 | 15"  | 30'    | 0.56% |
| SD-94                 | 15"  | 14'    | 1.43% |
| SD-95                 | 15"  | 135'   | 0.85% |
| SD-102                | 15"  | 131'   | 0.53% |
| SD-106                | 15"  | 50'    | 5.77% |

| STRUCTURE | RIM    | INV. IN                          | INV. OUT:       | DIAM. |
|-----------|--------|----------------------------------|-----------------|-------|
| CB-12     | 108.79 |                                  | 103.76 (SD-12)  | 48"   |
| CB-13     | 109.01 | 103.56 (SD-12)                   | 102.20 (SD-102) | 48"   |
| CB-14     | 114.10 | 108.35 (SD-93)                   | 108.35 (SD-94)  | 48"   |
| CB-15     | 113.78 |                                  | 108.52 (SD-93)  | 48"   |
| CB-16     | 113.77 |                                  | 106.25 (SD-28)  | 48"   |
| CB-19     | 113.15 | 106.20 (SD-28)                   | 106.10 (SD-29)  | 48"   |
| CB-20     | 113.15 | 105.90 (SD-29)                   | 105.80 (SD-30)  | 48"   |
| CB-47     | 111.31 |                                  | 106.06 (SD-43)  | 48"   |
| CB-48     | 111.31 | 105.86 (SD-43)                   | 105.86 (SD-44)  | 48"   |
| CB-49     | 109.42 |                                  | 104.17 (SD-45)  | 48"   |
| CB-50     | 109.42 | 103.97 (SD-45)<br>103.97 (SD-44) | 103.97 (SD-48)  | 48"   |

| STORM DRAIN STRUCTURE DATA |        |                |                |       |
|----------------------------|--------|----------------|----------------|-------|
| STRUCTURE                  | RIM    | INV. IN        | INV. OUT:      | DIAM. |
| CB-53                      | 104.39 |                | 100.60 (SD-49) | 48"   |
| CB-54                      | 104.39 | 100.40 (SD-49) | 100.40 (SD-50) | 48"   |
| CB-55                      | 104.09 |                | 98.84 (SD-51)  | 48"   |
| CB-56                      | 104.09 | 98.64 (SD-51)  | 98.64 (SD-52)  | 48"   |
| CB-93                      | 114.10 | 108.15 (SD-94) | 108.15 (SD-95) | 48"   |
| CB-95                      | 102.16 | 96.91 (SD-52)  | 96.91 (SD-106) | 48"   |
| DMH-4                      | 115.60 | 107.00 (SD-95) | 107.00 (SD-14) | 48"   |
| RG-3                       | 101.57 |                |                | 48"   |
| RG-4                       | 101.57 |                |                | 48"   |



|       |                           |
|-------|---------------------------|
| DATE: | 04-13-2022                |
| P.E.: | JEFFREY D. AMOS, PE 10167 |

[illegible]

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

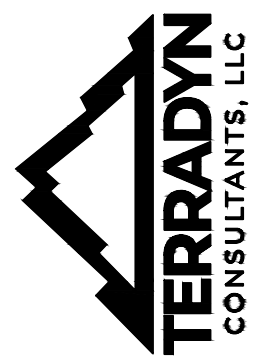
41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER,

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OFFICE: (207) 926-5111 FAX:  
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Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING  
NOT FOR CONSTRUCTION

PROJECT: HIDDEN HILLS HOUSING PARK

SOUTH STREET, BIDDEFORD, MAINE

SOUTH STREET VILLAGE, LLC

762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

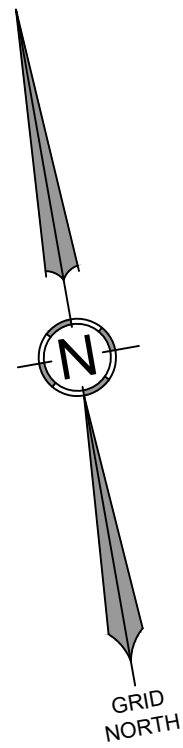
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|--------|------------|
| DATE:  | 02-09-2022 |
| SCALE: | 1" = 40'   |

|           |       |
|-----------|-------|
| DESIGNED: | JDA   |
| JOB NO:   | 21-13 |

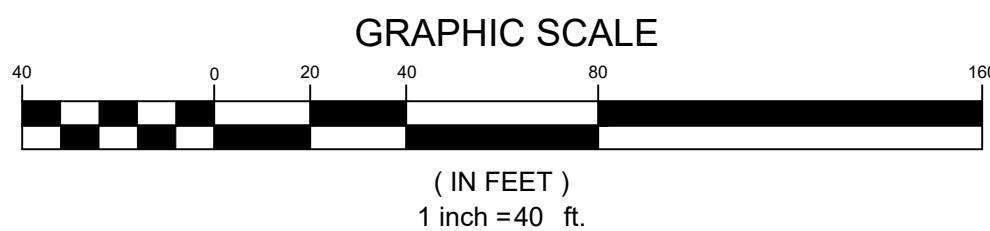
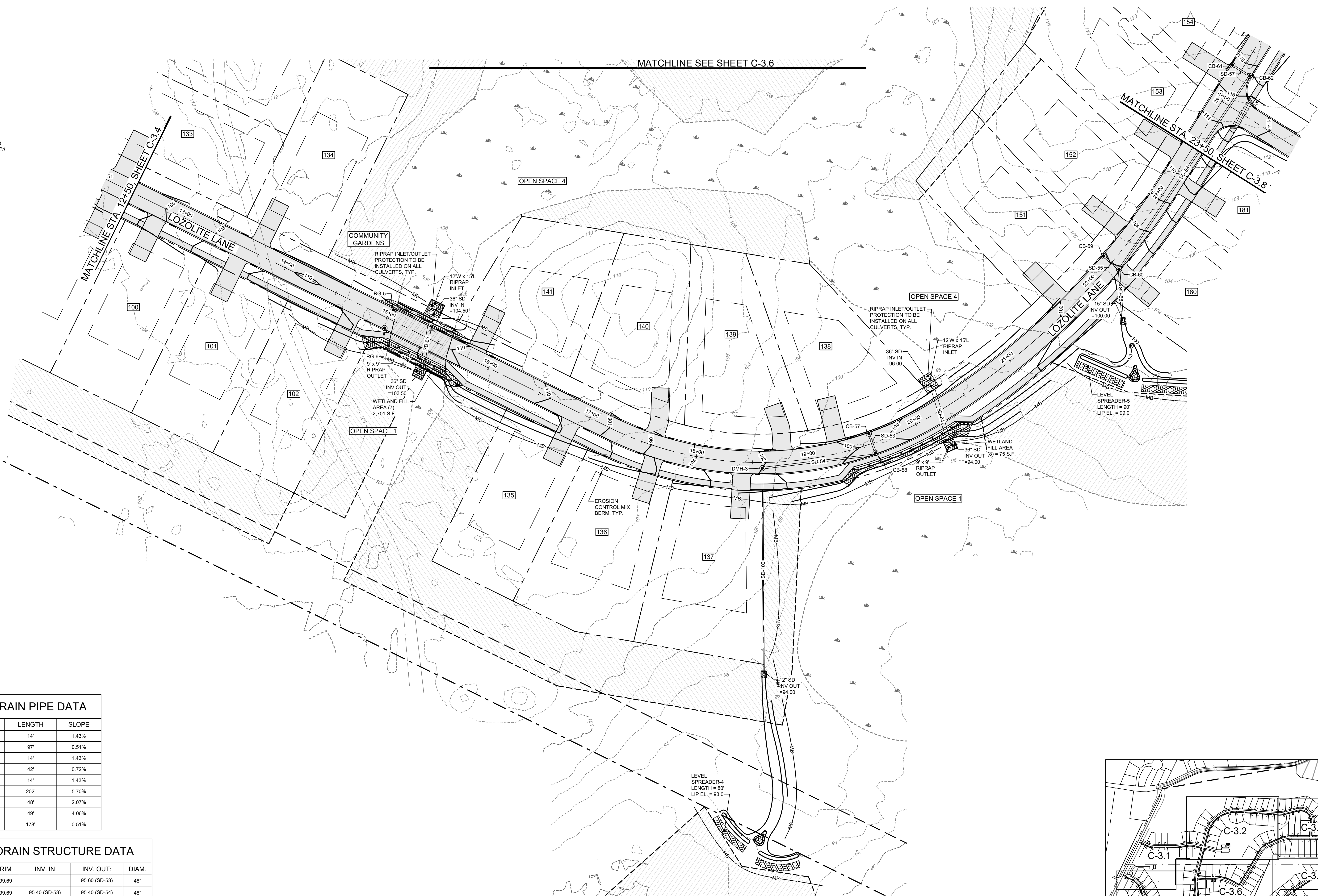
SHEET C-3.4

C-3.4



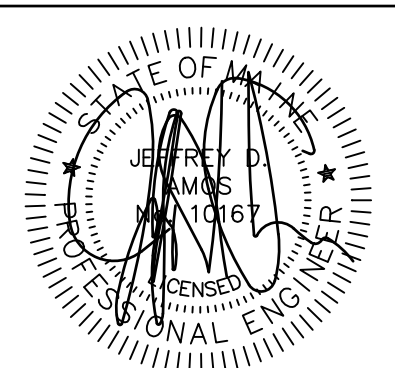
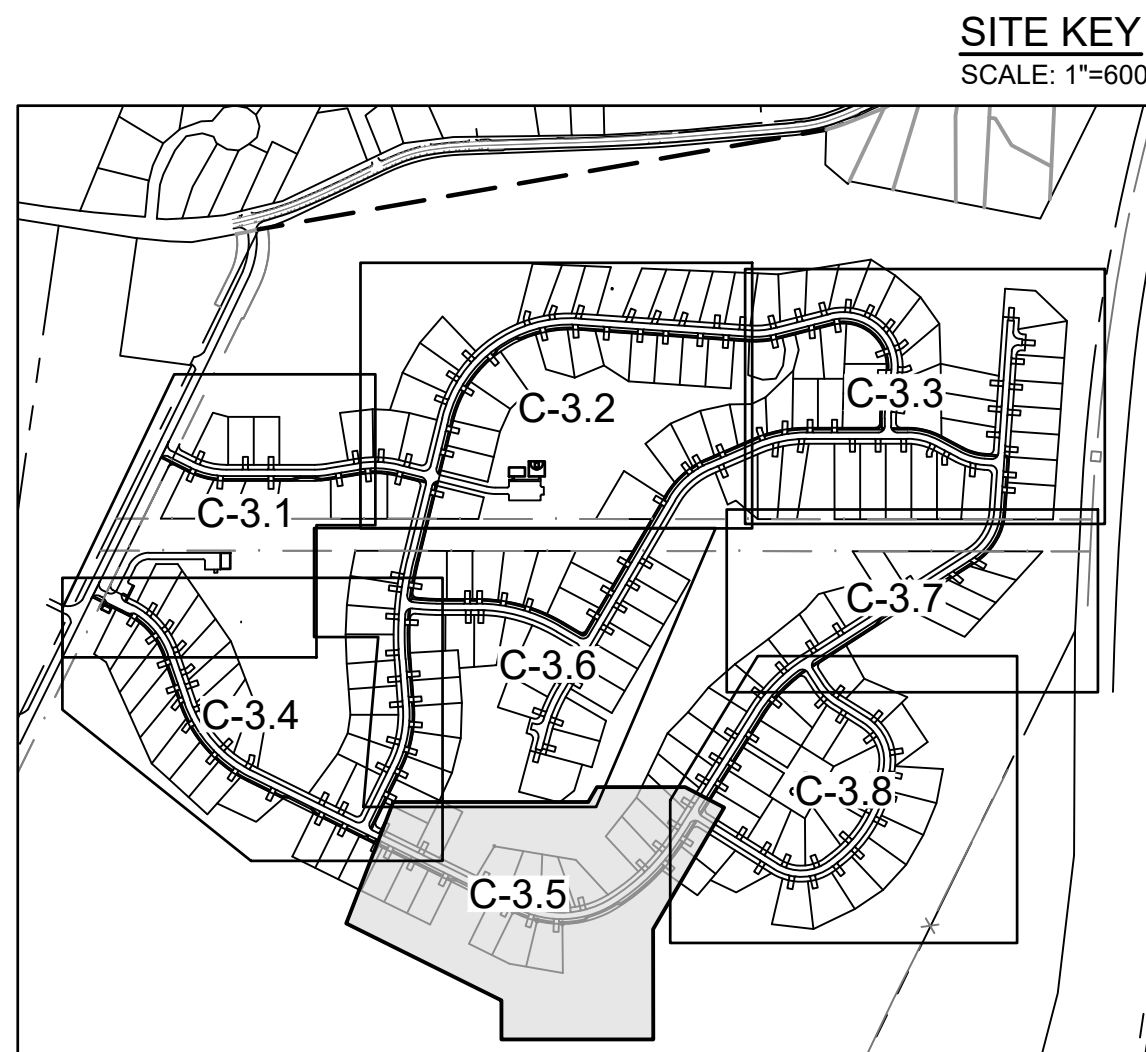


MATCHLINE SEE SHEET C-3.6



| STORM DRAIN PIPE DATA |      |        |       |
|-----------------------|------|--------|-------|
| NAME                  | SIZE | LENGTH | SLOPE |
| SD-53                 | 15"  | 14'    | 1.43% |
| SD-54                 | 15"  | 97'    | 0.51% |
| SD-55                 | 15"  | 14'    | 1.43% |
| SD-56                 | 15"  | 42'    | 0.72% |
| SD-57                 | 15"  | 14'    | 1.43% |
| SD-58                 | 15"  | 202'   | 5.70% |
| SD-53                 | 36"  | 48'    | 2.07% |
| SD-84                 | 36"  | 49'    | 4.06% |
| SD-100                | 12"  | 178'   | 0.51% |

| STORM DRAIN STRUCTURE DATA |        |                                  |                |       |
|----------------------------|--------|----------------------------------|----------------|-------|
| STRUCTURE                  | RIM    | INV. IN                          | INV. OUT:      | DIAM. |
| CB-57                      | 99.69  |                                  | 95.60 (SD-53)  | 48"   |
| CB-58                      | 99.69  | 95.40 (SD-53)                    | 95.40 (SD-54)  | 48"   |
| CB-59                      | 103.75 |                                  | 100.50 (SD-55) | 48"   |
| CB-60                      | 103.75 | 100.30 (SD-55)<br>100.30 (SD-58) | 100.30 (SD-56) | 48"   |
| CB-61                      | 117.27 |                                  | 112.02 (SD-57) | 48"   |
| CB-62                      | 117.27 | 111.82 (SD-57)                   | 111.82 (SD-58) | 48"   |
| DMH-3                      | 102.00 | 94.90 (SD-54)                    | 94.90 (SD-100) | 48"   |
| RG-5                       | 109.01 |                                  |                | 48"   |
| RG-6                       | 109.01 |                                  |                | 48"   |



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| A   | 04-13-2022 | PRELIMINARY SUBMISSION |

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradyndesign.com



Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING  
NOT FOR CONSTRUCTION

PROJECT: HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE

SHEET TITLE: GRADING AND DRAINAGE PLAN - 5

CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

DATE: 02-09-2022  
SCALE: 1" = 40'

DESIGNED: JDA  
JOB NO: 21-13

SHEET C-3.5

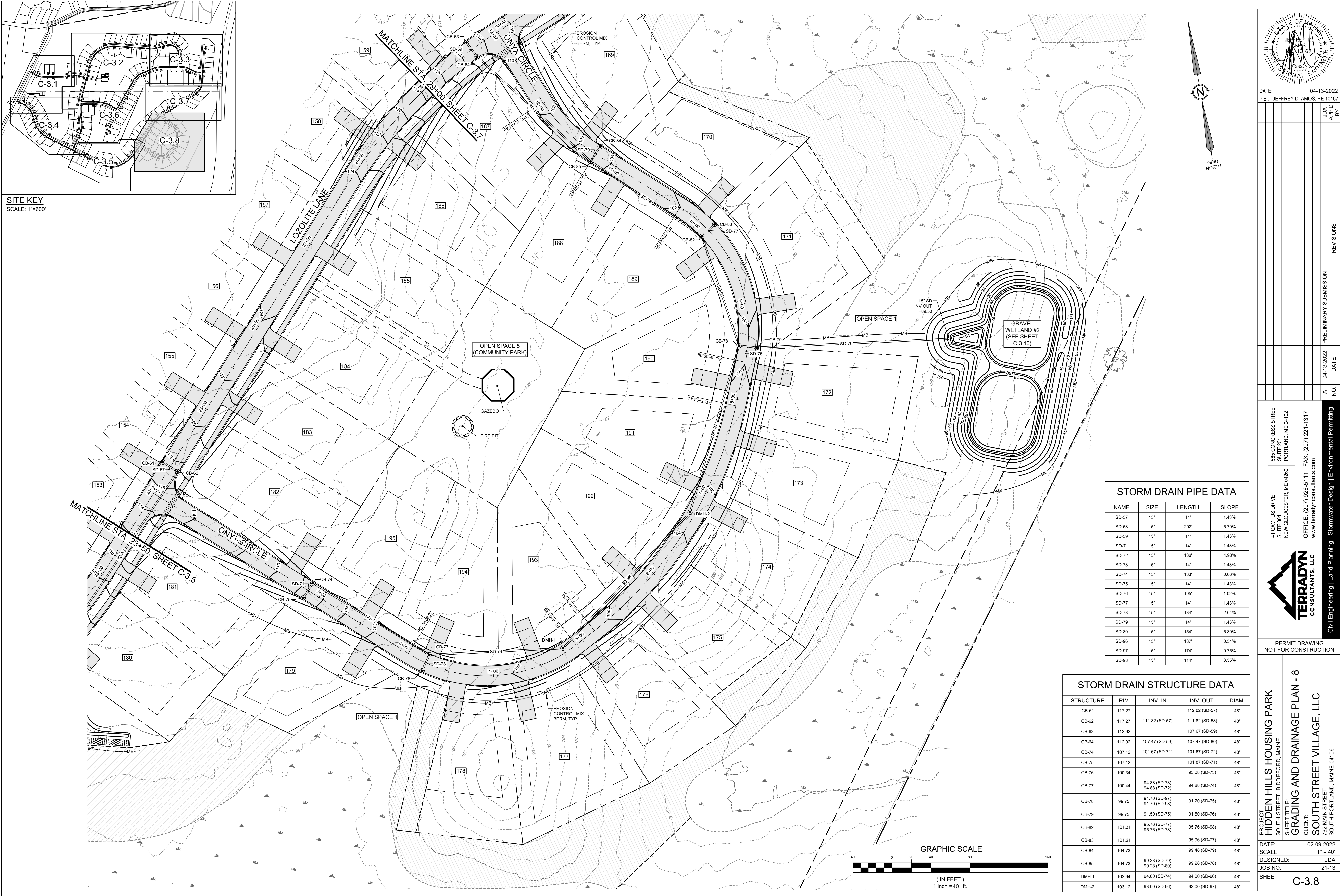








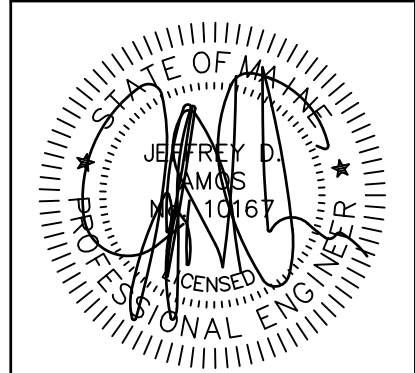
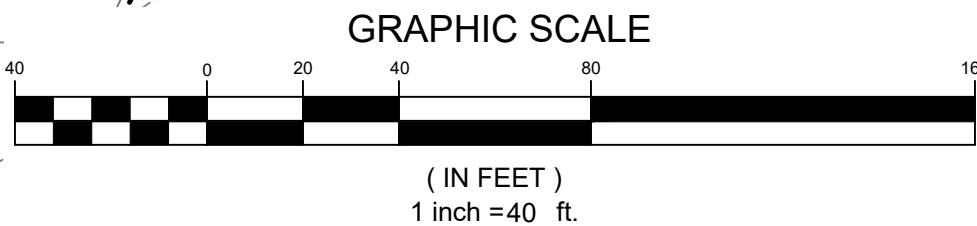




SITE KEY  
SCALE: 1"=600'

| STORM DRAIN PIPE DATA |      |        |       |
|-----------------------|------|--------|-------|
| NAME                  | SIZE | LENGTH | SLOPE |
| SD-57                 | 15"  | 14'    | 1.43% |
| SD-58                 | 15"  | 202'   | 5.70% |
| SD-59                 | 15"  | 14'    | 1.43% |
| SD-71                 | 15"  | 14'    | 1.43% |
| SD-72                 | 15"  | 136'   | 4.98% |
| SD-73                 | 15"  | 14'    | 1.43% |
| SD-74                 | 15"  | 133'   | 0.66% |
| SD-75                 | 15"  | 14'    | 1.43% |
| SD-76                 | 15"  | 195'   | 1.02% |
| SD-77                 | 15"  | 14'    | 1.43% |
| SD-78                 | 15"  | 134'   | 2.64% |
| SD-79                 | 15"  | 14'    | 1.43% |
| SD-80                 | 15"  | 154'   | 5.30% |
| SD-96                 | 15"  | 187'   | 0.54% |
| SD-97                 | 15"  | 174'   | 0.75% |
| SD-98                 | 15"  | 114'   | 3.55% |

| STORM DRAIN STRUCTURE DATA |        |                                |                |       |
|----------------------------|--------|--------------------------------|----------------|-------|
| STRUCTURE                  | RIM    | INV. IN                        | INV. OUT:      | DIAM. |
| CB-61                      | 117.27 |                                | 112.02 (SD-57) | 48"   |
| CB-62                      | 117.27 | 111.82 (SD-57)                 | 111.82 (SD-58) | 48"   |
| CB-63                      | 112.92 |                                | 107.67 (SD-59) | 48"   |
| CB-64                      | 112.92 | 107.47 (SD-59)                 | 107.47 (SD-80) | 48"   |
| CB-74                      | 107.12 | 101.67 (SD-71)                 | 101.67 (SD-72) | 48"   |
| CB-75                      | 107.12 |                                | 101.87 (SD-71) | 48"   |
| CB-76                      | 100.34 |                                | 95.08 (SD-73)  | 48"   |
| CB-77                      | 100.44 | 94.88 (SD-73)<br>94.88 (SD-72) | 94.88 (SD-74)  | 48"   |
| CB-78                      | 99.75  | 91.70 (SD-97)<br>91.70 (SD-98) | 91.70 (SD-75)  | 48"   |
| CB-79                      | 99.75  | 91.50 (SD-75)                  | 91.50 (SD-76)  | 48"   |
| CB-82                      | 101.31 | 95.76 (SD-77)<br>95.76 (SD-78) | 95.76 (SD-98)  | 48"   |
| CB-83                      | 101.21 |                                | 95.96 (SD-77)  | 48"   |
| CB-84                      | 104.73 |                                | 99.48 (SD-79)  | 48"   |
| CB-85                      | 104.73 | 99.28 (SD-79)<br>99.28 (SD-80) | 99.28 (SD-78)  | 48"   |
| DMH-1                      | 102.94 | 94.00 (SD-74)                  | 94.00 (SD-96)  | 48"   |
| DMH-2                      | 103.12 | 93.00 (SD-96)                  | 93.00 (SD-97)  | 48"   |



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| REVISIONS              |     | DATE       | NO. |
|------------------------|-----|------------|-----|
| DESCRIPTION            | BY  |            |     |
| PRELIMINARY SUBMISSION | JDA | 04-13-2022 | A   |

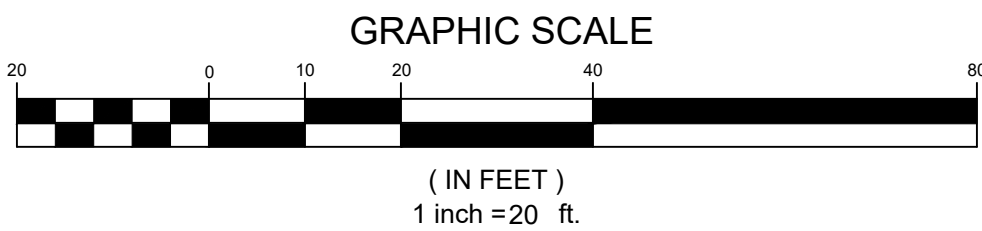
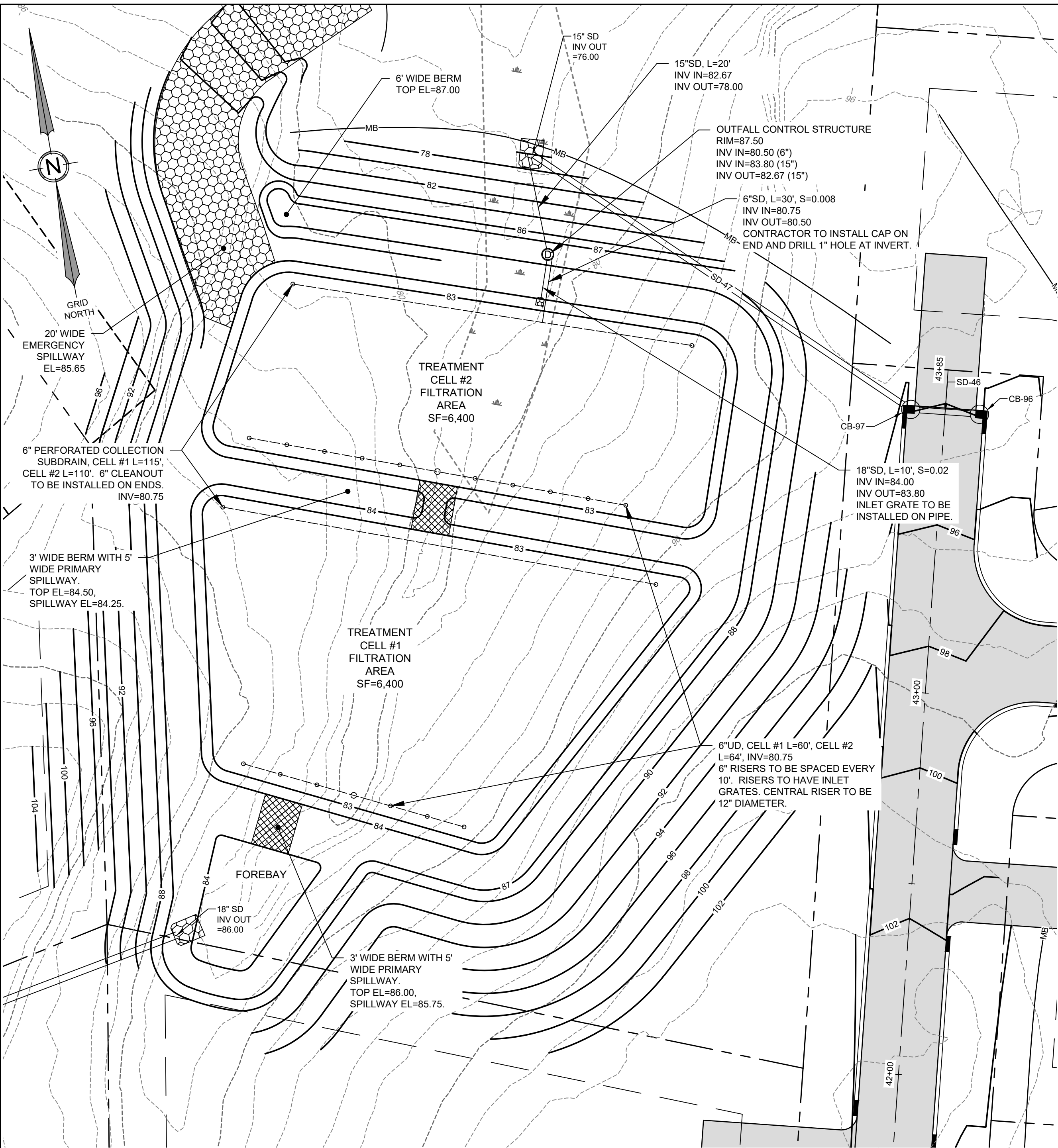
565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102  
OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradync consultants.com



PERMIT DRAWING  
NOT FOR CONSTRUCTION

PROJECT: HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE  
SHEET TITLE: GRADING AND DRAINAGE PLAN - 8  
CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106  
DATE: 02-09-2022  
SCALE: 1" = 40'  
DESIGNED: JDA  
JOB NO.: 21-13  
SHEET C-3.8





### GRAVEL WETLAND INSTALLATION NOTES:

- THE MINIMUM SPACING BETWEEN THE SUBSURFACE PERFORATED DISTRIBUTION LINE AND THE SUBSURFACE PERFORATED COLLECTION DRAIN AT EITHER END OF THE GRAVEL IN EACH TREATMENT CELL IS 15 FT.
- THERE SHOULD BE A MINIMUM HORIZONTAL TRAVEL DISTANCE OF 15 FT WITHIN THE GRAVEL LAYER IN EACH CELL.
- VERTICAL PERFORATED OR SLOTTED RISER PIPES DELIVER WATER FROM THE SURFACE DOWN TO THE SUBSURFACE, PERFORATED OR SLOTTED DISTRIBUTION LINES. THESE RISERS SHALL HAVE A MAXIMUM SPACING OF 10 FEET.
- SLOTTED VERTICAL RISERS SHALL HAVE A MINIMUM DIAMETER OF 12" FOR THE CENTRAL RISER AND 6" FOR END RISERS. THE VERTICAL RISERS SHALL NOT BE CAPPED, BUT RATHER COVERED WITH AN INLET GRATE.
- VERTICAL CLEANOUTS CONNECTED TO THE DISTRIBUTION AND COLLECTION SUBDRAINS, AT EACH END, SHALL BE PERFORATED OR SLOTTED ONLY WITHIN THE GRAVEL LAYER, AND SOLID WITHIN THE WETLAND SOIL AND STORAGE AREA ABOVE.
- TREATMENT CELL FLOOR TO BE GRADED FLAT.
- BERMS AND WEIRS SEPARATING THE FOREBAY AND TREATMENT CELLS SHOULD BE CONSTRUCTED WITH CLAY, OR NON-CONDUCTIVE SOILS, AND/OR A FINE GEOTEXTILE, OR SOME COMBINATION THEREOF, TO AVOID WATER SEEPAGE AND SOIL PIPING THROUGH THESE EARTHEN DIVIDERS.
- THE SYSTEM SHOULD BE PLANTED TO ACHIEVE A RIGOROUS ROOT MAT WITH GRASSES, FORBS, AND SHRUBS WITH OBLIGATE AND FACULTATIVE WETLAND SPECIES.
- THE SUBAREA DRAINING TO A CREATED WETLAND MUST BE COMPLETELY STABLE BEFORE RUNOFF IS DIRECTED TO THE BASIN TO PREVENT SEDIMENTATION OF THE DRAINAGE LAYER; OR ALL RUNOFF SHOULD BE RE-DIRECTED UNTIL CONSTRUCTION IS FINALIZED. THE VEGETATION WITHIN THE STRUCTURE IS EQUALLY IMPORTANT AND MUST BE WELL ESTABLISHED BEFORE IT CAN ACCEPT ANY RUNOFF.
- GRAVEL WETLAND STORMWATER AREA TO BE SEEDED WITH "NEW ENGLAND WETMIX" AS DISTRIBUTED BY NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002, PHONE 413-548-8000, EMAIL INFO@NEWP.COM, OR APPROVED EQUIVALENT. APPLY AT A RATE OF 1 LB/2,500 SF.
- THE SEEDS WILL NOT GERMINATE UNDER INUNDATED CONDITIONS. IF PLANTED DURING THE FALL MONTHS THE SEED MIX WILL GERMINATE THE FOLLOWING SPRING. DURING THE FIRST SEASON OF GROWTH SEVERAL SPECIES WILL PRODUCE SEEDS WHILE OTHER SPECIES WILL PRODUCE SEEDS AFTER THE SECOND GROWING SEASON. NOT ALL SPECIES WILL GROW IN ALL WETLAND SITUATIONS. THIS MIX IS COMPRISED OF THE WETLAND SPECIES MOST LIKELY TO GROW IN CREATED/RESTORED WETLANDS AND SHOULD PRODUCE MORE THAN 75% GROUND COVER IN TWO FULL GROWING SEASONS.
- THE WETLAND SEEDS IN THIS MIX CAN BE SOWN BY HAND, WITH A HAND-HELD SPREADER, OR HYDRO-SEEDED ON LARGE OR HARD TO REACH SITES. LIGHTLY RAKE TO ENSURE GOOD SEED-TO-SOIL CONTACT. SEEDING CAN TAKE PLACE ON FROZEN SOIL, AS THE FREEZING AND THAWING WEATHER OF LATE FALL AND LATE WINTER WILL WORK THE SEED INTO THE SOIL. IF SPRING CONDITIONS ARE DRIER THAN USUAL, WATERING MAY BE REQUIRED. IF SOWING DURING THE SUMMER MONTHS, SUPPLEMENTAL WATERING WILL LIKELY BE REQUIRED UNTIL GERMINATION. A LIGHT MULCH OF CLEAN, WEED FREE STRAW IS RECOMMENDED.
- THE POND CONSTRUCTION SHOULD BE ONLY CONSTRUCTED UNDER THE SUPERVISION OF THE DESIGN ENGINEER.

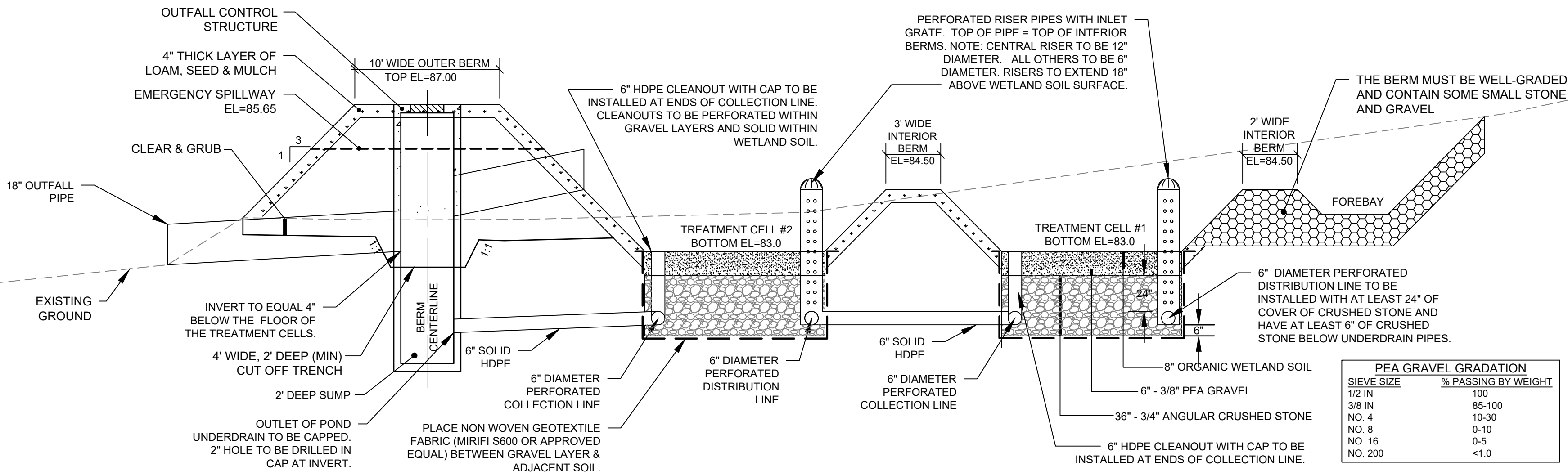
- POND CONSTRUCTION NOTES:**
- CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIAL FROM EMBANKMENT AND POND CONSTRUCTION AREA.
  - SCARIFY SUBGRADE TO ESTABLISH INTERFACE FOR ALL FILLS.
  - CONSTRUCTION MATERIAL SHALL MEET M.D.O.T. SPEC 703.18
  - COMPACT IN 12" LIFTS TO 92% OF MAXIMUM DRY DENSITY.
  - INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED.
  - LOAM, SEED & STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN & NOTES.

- CONSTRUCTION INSPECTION NOTES:**
- INSPECTION BY A PROFESSIONAL ENGINEER WILL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE INSTALLATION OF EACH POND'S EMBANKMENT CONSTRUCTION, STORMWATER INLET, UNDERDRAINS, FILTER MATERIAL MAKEUP AND PLACEMENT, OUTLET CONTROL STRUCTURE, CLAY LINER (IF APPLICABLE), AND EMERGENCY SPILLWAY CONSTRUCTION FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE POND. AN INSPECTION OF THE UNDERDRAINED GRAVEL OUTLET SHALL ALSO BE PERFORMED ONE YEAR AFTER THE FINAL STABILIZATION OF THE POND.

**ORGANIC WETLAND SOIL MIXTURE:**  
THE WETLAND SOIL SHOULD HAVE A LOW HYDRAULIC CONDUCTIVITY (0.1-0.01 FT/DAY). THIS SOIL CAN BE MANUFACTURED USING COMPOST, SAND AND FINE SOILS, INTO A BLEND WITH MORE THAN 15% ORGANIC MATTER. IT SHOULD CONTAIN MORE THAN 15% SILT (PASSING THE #200 SIEVE); BUT WITH A CLAY SIZE PORTION THAT IS LESS THAN 15%. DO NOT USE GEOTEXTILES BETWEEN THE HORIZONTAL LAYERS OF THIS SYSTEM AS THEY WILL CLOG DUE TO FINES AND MAY RESTRICT ROOT GROWTH.

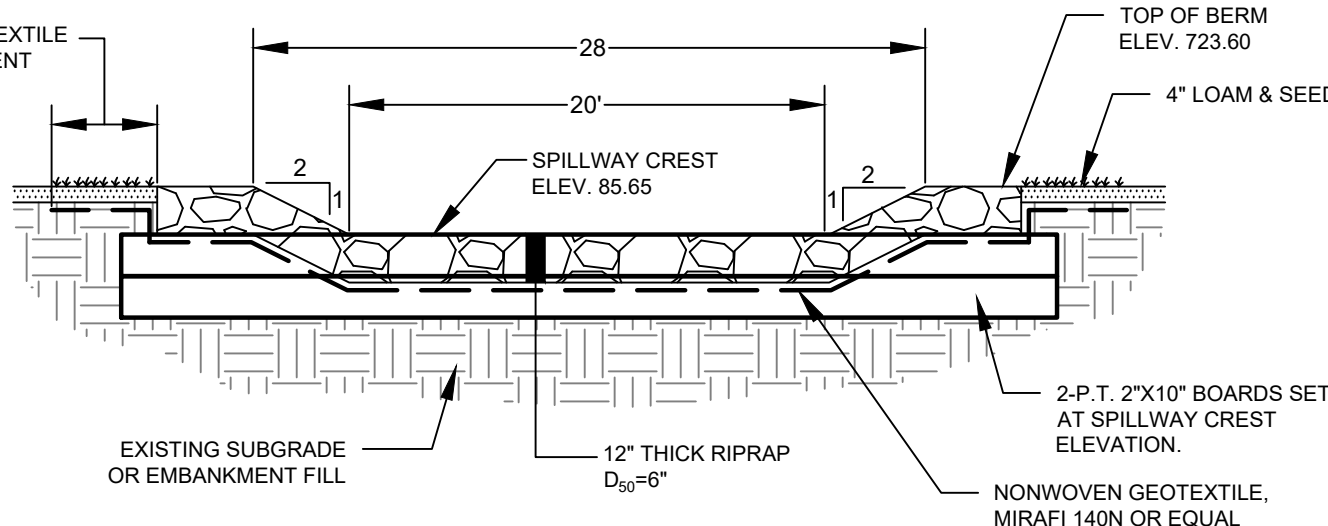
| WETLAND SOIL GRADATION |                     |
|------------------------|---------------------|
| SIEVE SIZE             | % PASSING BY WEIGHT |
| 1/2 IN                 | 100                 |
| NO. 10                 | 75-90               |
| NO. 100                | 40-50               |
| NO. 200                | 25-50               |

- EMBANKMENT CONSTRUCTION:**
- CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION 703.
  - PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
  - INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
  - LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.



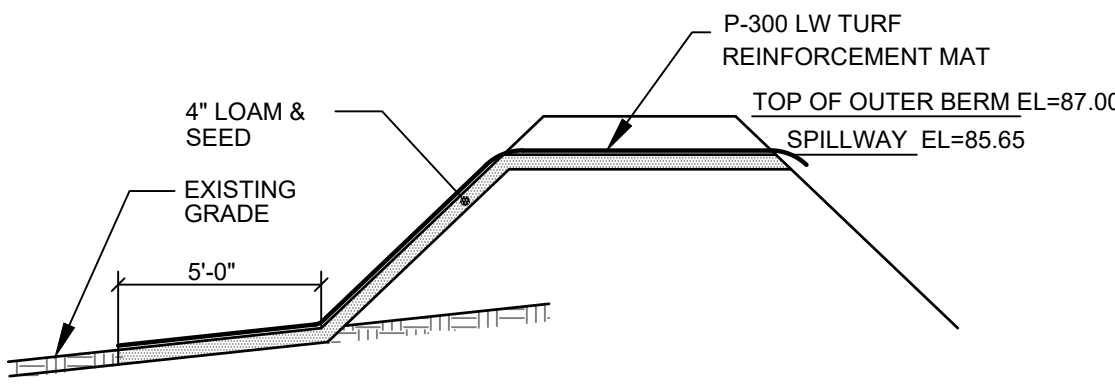
### CROSS SECTION VIEW - GRAVEL WETLAND

NOT TO SCALE



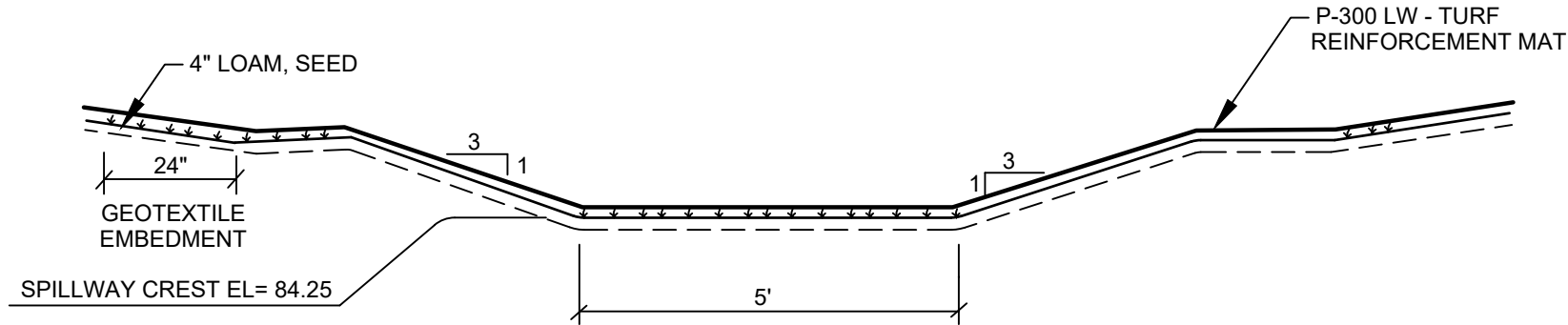
### EMERGENCY SPILLWAY CROSS SECTION

NOT TO SCALE



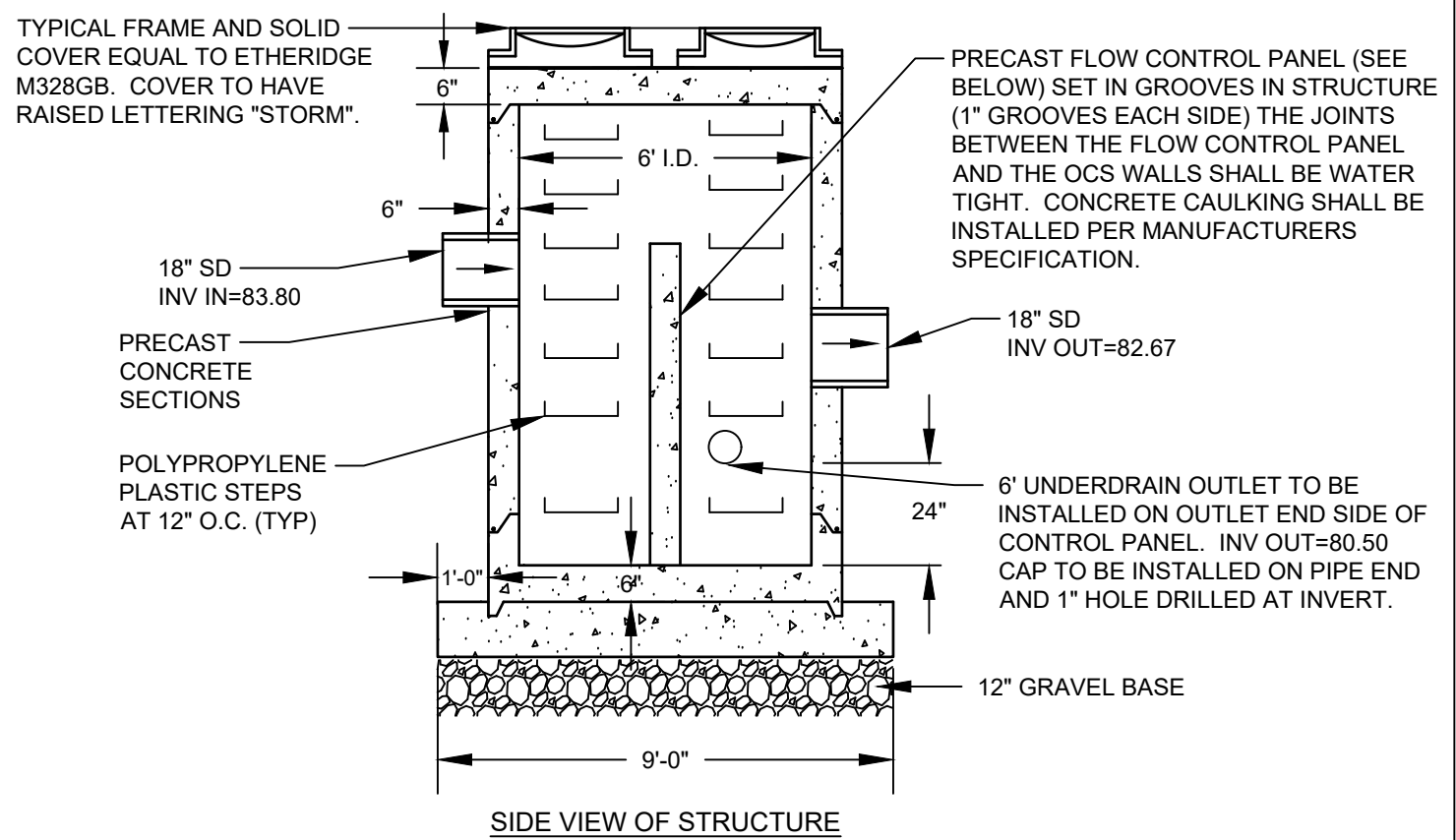
### SPILLWAY EMBANKMENT SECTION

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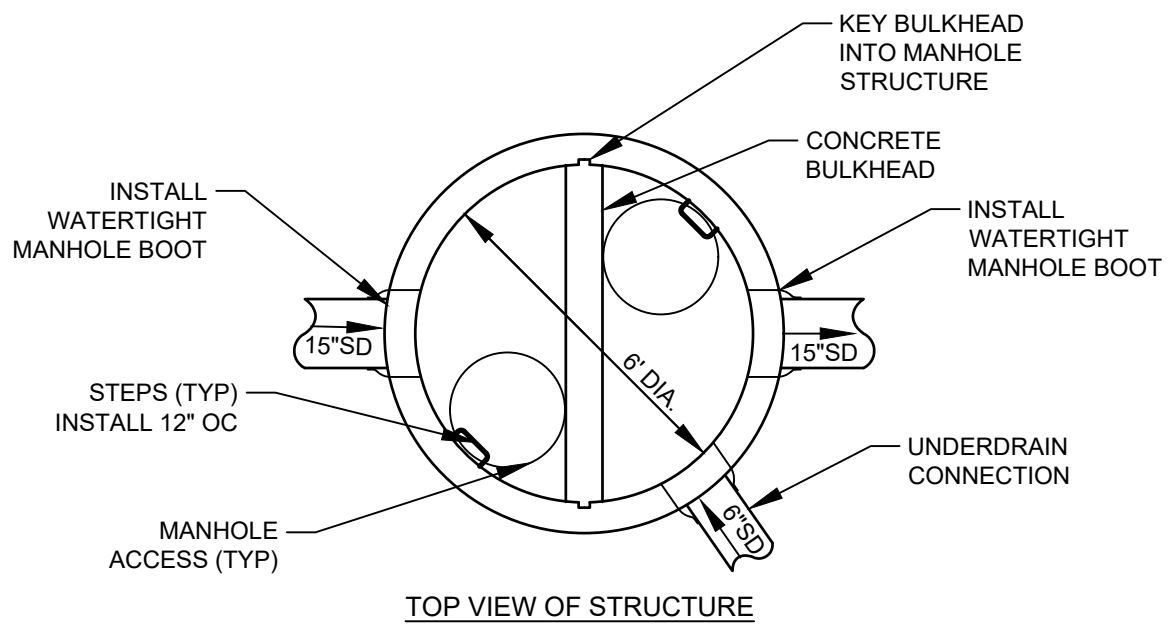


### INTERNAL BERM SPILLWAY CROSS-SECTIONS

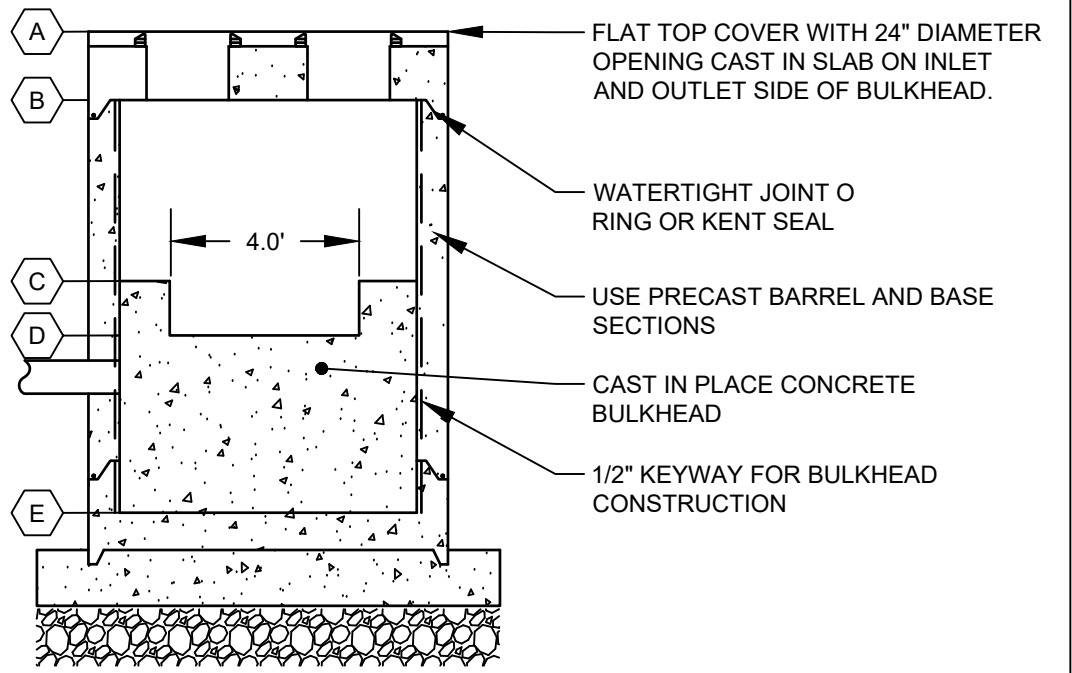
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### SIDE VIEW OF STRUCTURE



### TOP VIEW OF STRUCTURE



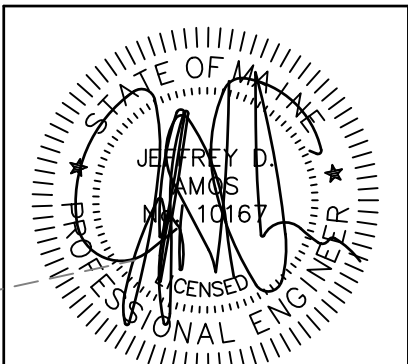
### SIDE VIEW & WEIR WALL

- NOTES:**
- SUBMIT SHOP DRAWINGS FOR OWNER/ENGINEER APPROVAL.
  - STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.
  - CASTINGS SHALL PROVIDE FOR A 24" CLEAR OPENING.

| SCHEDULE A<br>OUTLET CONTROL STRUCTURE |                         |
|----------------------------------------|-------------------------|
| ITEM DESCRIPTION                       | DIMENSION/<br>ELEVATION |
| A. TOP OF STRUCTURE                    | 87.50                   |
| B. UNDERSIDE OF SLAB                   | 87.00                   |
| C. TOP OF CONCRETE BULKHEAD            | 85.65                   |
| D. BOTTOM OF WEIR SLOT                 | 84.50                   |
| E. BOTTOM OF STRUCTURE                 | 78.50                   |

### OUTLET CONTROL STRUCTURE (OCS)

NOT TO SCALE



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

JDA APP'D BY

REVISIONS

PRELIMINARY SUBMISSION

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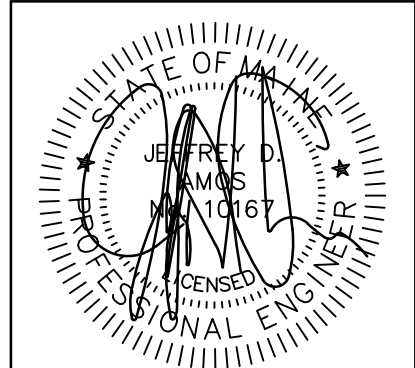
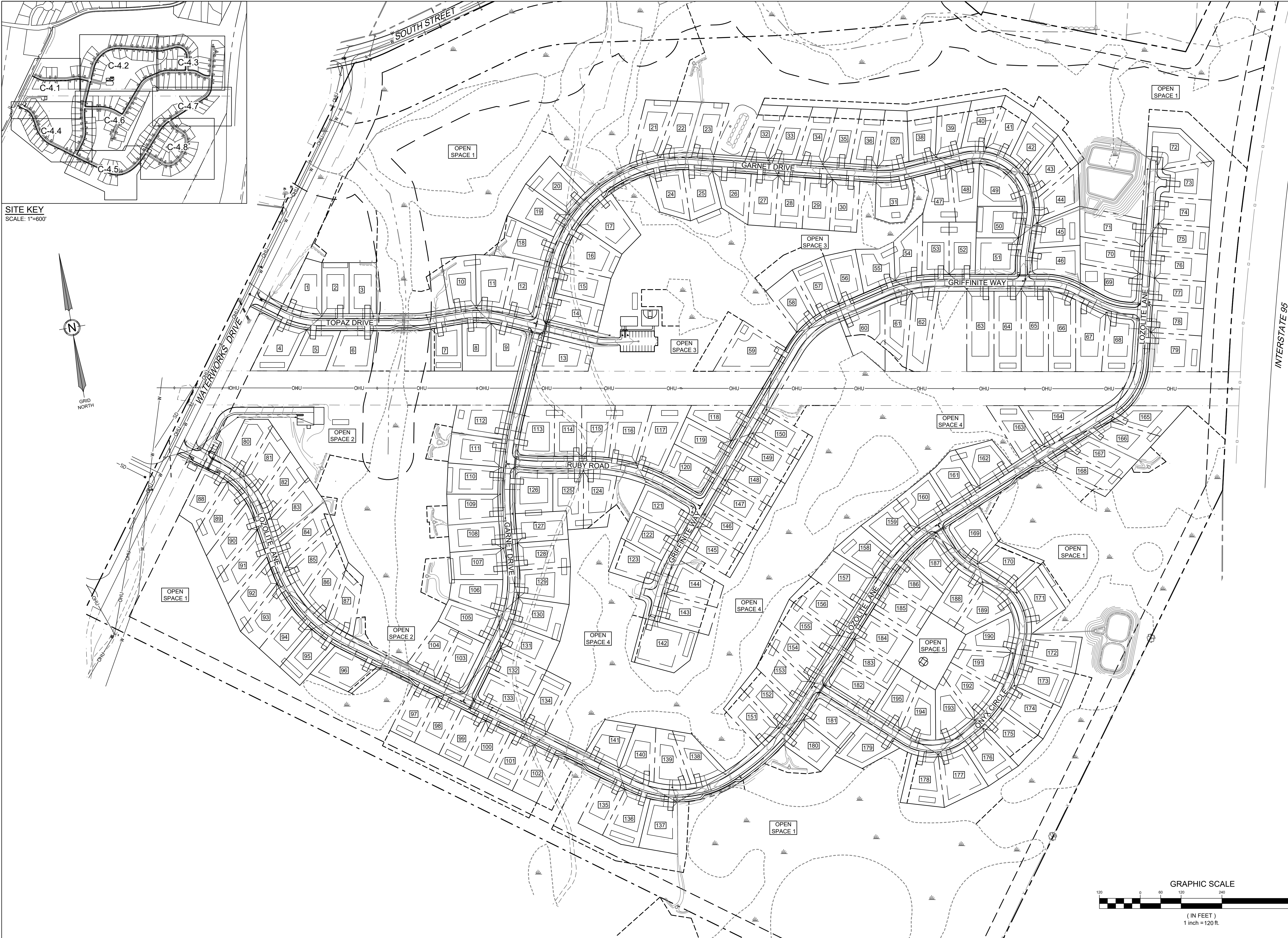
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DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| 1   | 04-13-2022 | PRELIMINARY SUBMISSION |
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41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER ME 04260  
OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradynconsultants.com

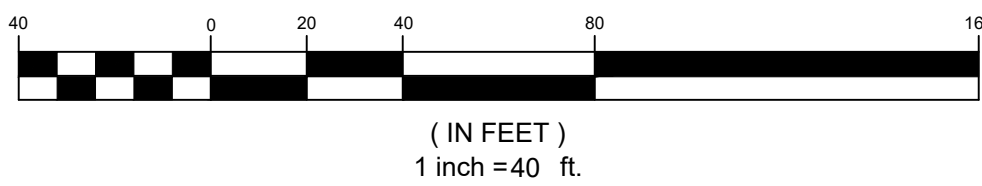
565 CONGRESS STREET  
SUITE 201  
PORTLAND ME 04102



PERMIT DRAWING  
NOT FOR CONSTRUCTION

|              |                           |
|--------------|---------------------------|
| PROJECT:     | HIDDEN HILLS HOUSING PARK |
| CLIENT:      | SOUTH STREET VILLAGE, LLC |
| SHEET TITLE: | OVERALL UTILITY PLAN      |
| DATE:        | 02-09-2022                |
| SCALE:       | 1" = 120'                 |
| DESIGNED:    | JDA                       |
| JOB NO.:     | 21-13                     |
| SHEET        | C-4.0                     |

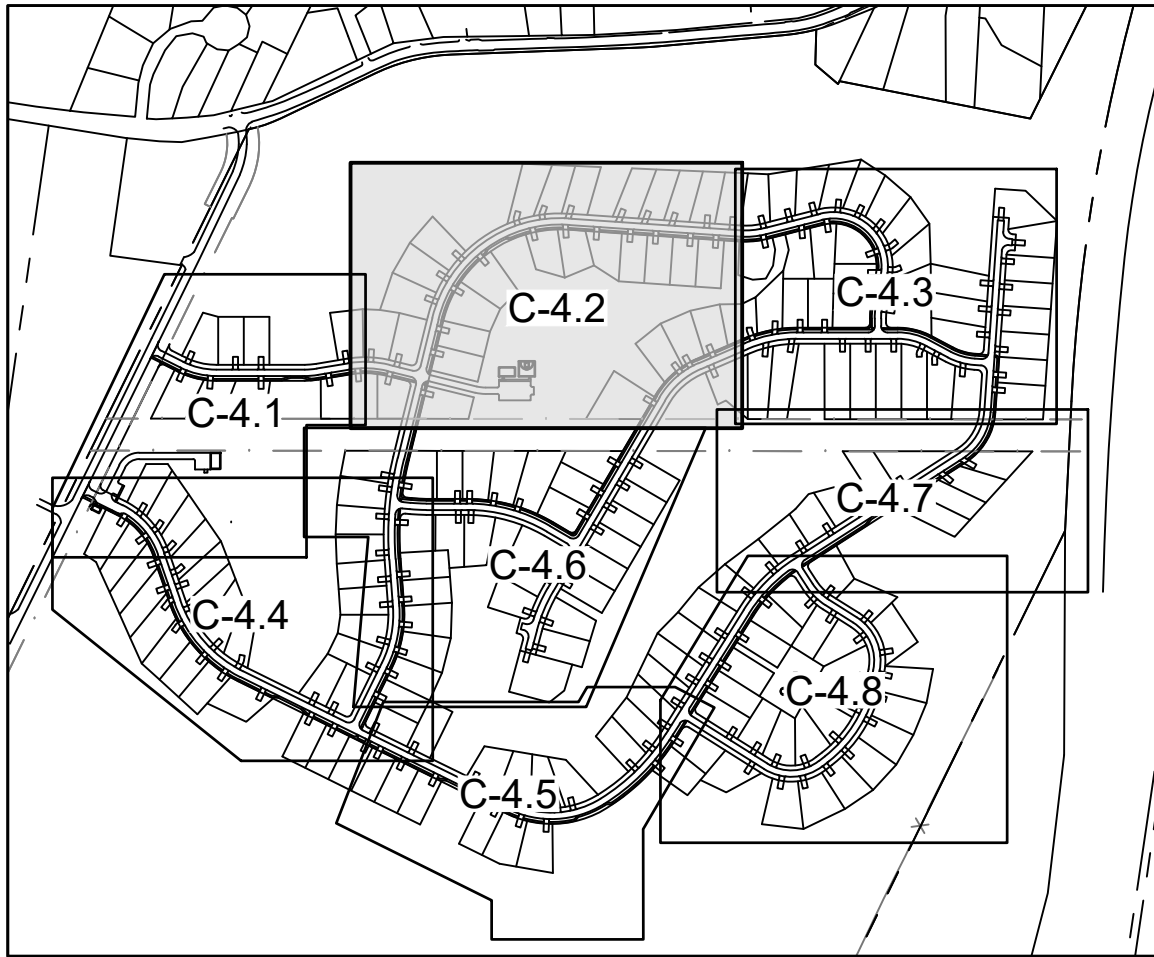




1. 8" WATER MAIN TO BE INSTALLED 5-FT. FROM ROADWAY CENTERLINE.
2. MAINTAIN 10-FT. SEPARATION BETWEEN 8" WATER MAIN AND ALL OTHER UNDERGROUND UTILITIES, AND 12" MIN. VERTICAL SEPARATION AT ALL CROSSINGS.  
INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
3. INSTALL TWO LAYERS OF RIGID INSULATION BETWEEN 1" WATER SERVICES AND CULVERTS, TYP. AT ALL CROSSINGS.
4. CURB STOPS LOCATED WITHIN PAVED AREAS SHALL BE IN A VALVE BOX TO SECTION.
5. 5.5-FT. OF COVER ON ALL WATER MAINS AND SERVICES, TYP.
6. TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.

|                                                                                                                                           |  |                                                                                               |  |
|-------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------|--|
|                                                         |  | DATE: 04-13-2022<br>P.E.: JEFFREY D. AMOS, PE 10167                                           |  |
|                                                                                                                                           |  | JDA                                                                                           |  |
|                                                                                                                                           |  | APRD                                                                                          |  |
|                                                                                                                                           |  | REVISIONS                                                                                     |  |
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|                                                                                                                                           |  | DATE                                                                                          |  |
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|                                                                                                                                           |  | NO.                                                                                           |  |
| 41 CAMPUS DRIVE<br>SOUTHWEST<br>NEW GLOUCESTER, ME 04260<br><br>OFFICE: (207) 926-5111 FAX: (207) 221-1317<br>www.terradynconsultants.com |  | 555 CONGRESS STREET<br>SOUTHWEST<br>PORTLAND, ME 04102                                        |  |
|                                                       |  | Civil Engineering   Land Planning   Stormwater Design   Environmental Permitting              |  |
| PERMIT DRAWING<br>NOT FOR CONSTRUCTION                                                                                                    |  |                                                                                               |  |
| PROJECT:<br><b>HIDDEN HILLS HOUSING PARK</b><br>SOUTH STREET, BIDDEFORD, MAINE                                                            |  | CLIENT:<br><b>SOUTH STREET VILLAGE, LLC</b><br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |  |
| SHEET TITLE: <b>UTILITY PLAN - 1</b>                                                                                                      |  |                                                                                               |  |
| DATE:                                                                                                                                     |  | 02-09-2022                                                                                    |  |
| SCALE:                                                                                                                                    |  | 1" = 40'                                                                                      |  |
| DESIGNED:                                                                                                                                 |  | JDA                                                                                           |  |
| JOB NO:                                                                                                                                   |  | 21-13                                                                                         |  |
| SHEET                                                                                                                                     |  | C-4.1                                                                                         |  |

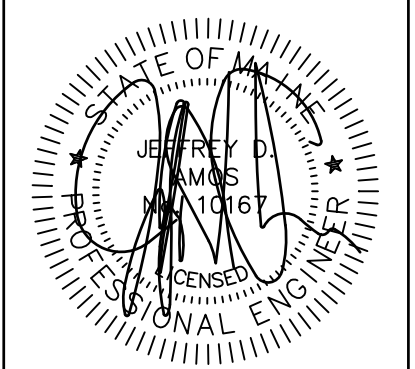
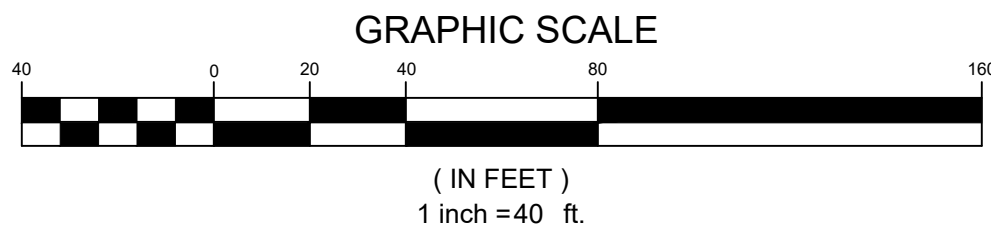
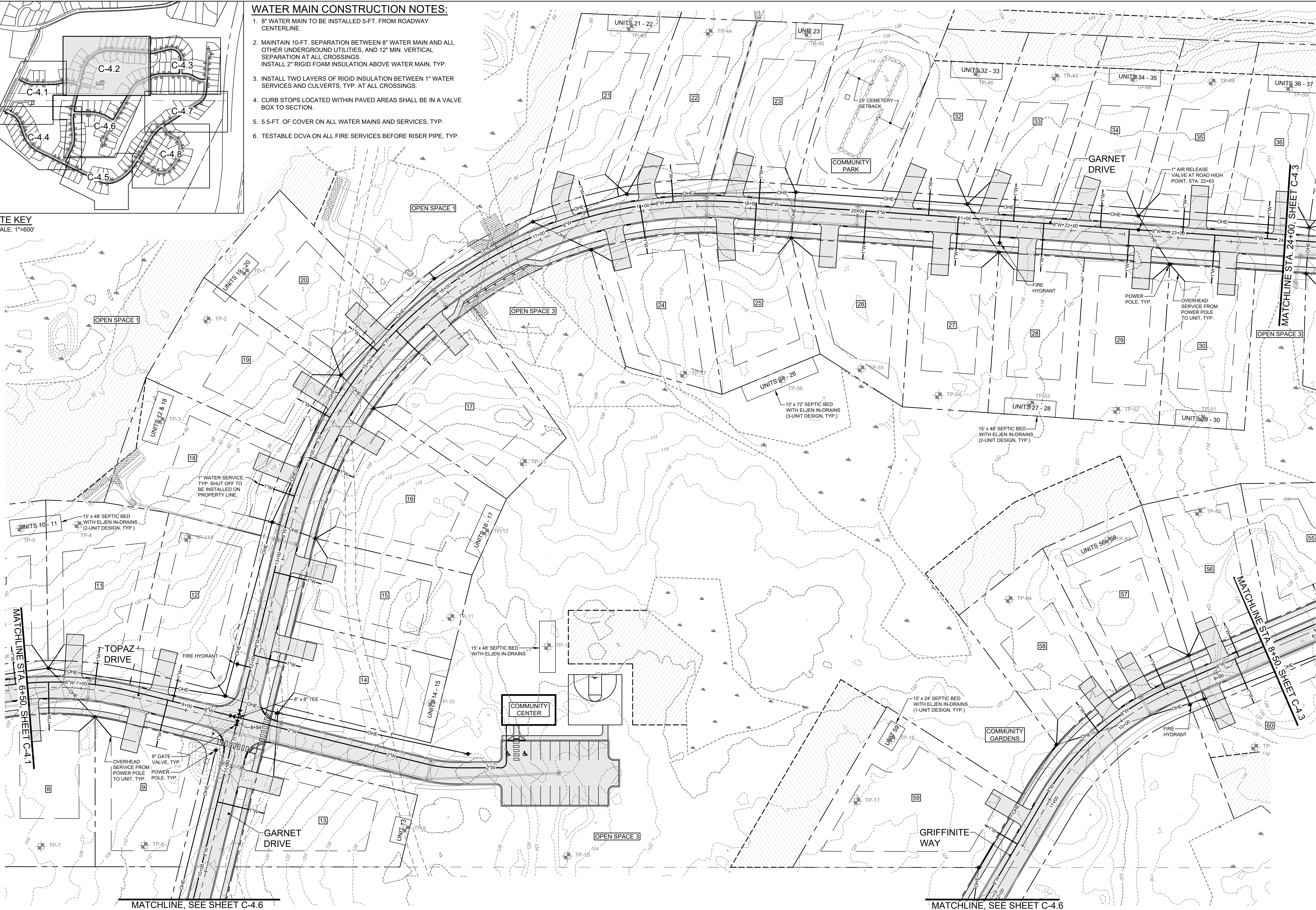




SITE KEY  
SCALE: 1"=600'

WATER MAIN CONSTRUCTION NOTES:

- 8" WATER MAIN TO BE INSTALLED 5-FT. FROM ROADWAY CENTERLINE.
- MAINTAIN 10-FT. SEPARATION BETWEEN 8" WATER MAIN AND ALL OTHER UNDERGROUND UTILITIES, AND 12" MIN. VERTICAL SEPARATION AT ALL CROSSINGS.  
INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
- INSTALL TWO LAYERS OF RIGID INSULATION BETWEEN 1" WATER SERVICES AND CULVERTS, TYP. AT ALL CROSSINGS.
- CURB STOPS LOCATED WITHIN PAVED AREAS SHALL BE IN A VALVE BOX TO SECTION.
- 5.5-FT. OF COVER ON ALL WATER MAINS AND SERVICES, TYP.
- TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| 1   | 04-13-2022 | PRELIMINARY SUBMISSION |
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565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102  
OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradynconsultants.com

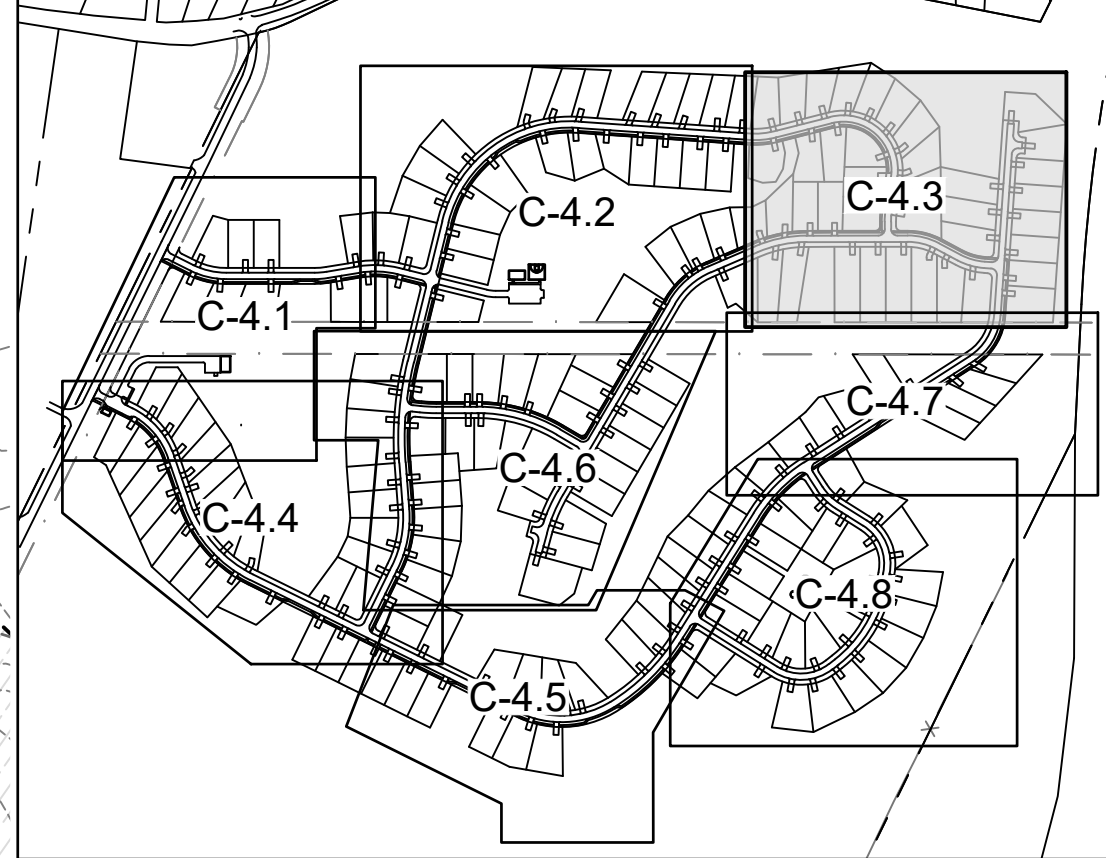


Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

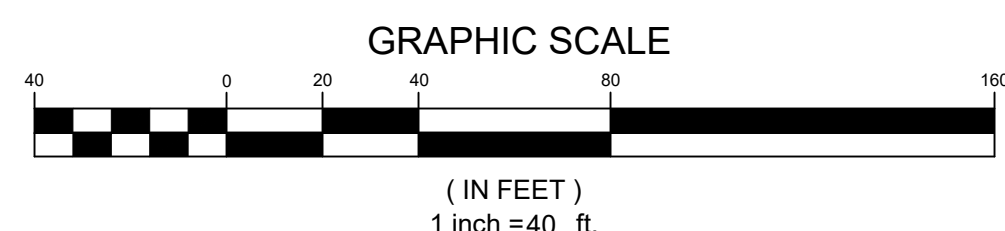
PERMIT DRAWING  
NOT FOR CONSTRUCTION

|              |                           |
|--------------|---------------------------|
| PROJECT:     | HIDDEN HILLS HOUSING PARK |
| CLIENT:      | SOUTH STREET VILLAGE, LLC |
| SHEET TITLE: | UTILITY PLAN - 2          |
| DATE:        | 02-09-2022                |
| SCALE:       | 1" = 40'                  |
| DESIGNED:    | JDA                       |
| JOB NO.:     | 21-13                     |
| SHEET        | C-4.2                     |





- WATER MAIN CONSTRUCTION NOTES:**
- 8" WATER MAIN TO BE INSTALLED 5-FT. FROM ROADWAY CENTERLINE.
  - MAINTAIN 10-FT. SEPARATION BETWEEN 8" WATER MAIN AND ALL OTHER UNDERGROUND UTILITIES, AND 12" MIN. VERTICAL SEPARATION AT ALL CROSSINGS. INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
  - INSTALL TWO LAYERS OF RIGID INSULATION BETWEEN 1" WATER SERVICES AND CULVERTS, TYP. AT ALL CROSSINGS.
  - CURB STOPS LOCATED WITHIN PAVED AREAS SHALL BE IN A VALVE BOX TO SECTION.
  - 5.5-FT. OF COVER ON ALL WATER MAINS AND SERVICES, TYP.
  - TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.



DATE: 04-13-2022

P.E.: JEFFREY D. AMOS, PE 10167

DATE: 04-13-2022

APP'D: JDA

DATE: 04-13-2022

BY: JDA

DATE: 04-13-2022

REVISIONS: PRELIMINARY SUBMISSION

DATE: 04-13-2022

NO. A

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradynconsultants.com

PERMIT DRAWING  
NOT FOR CONSTRUCTION

PROJECT: HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE

SHEET TITLE: UTILITY PLAN - 3

CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

DATE: 02-09-2022

SCALE: 1" = 40'

DESIGNED: JDA

JOB NO.: 21-13

SHEET C-4.3

Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

TERRADYN CONSULTANTS, LLC

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125



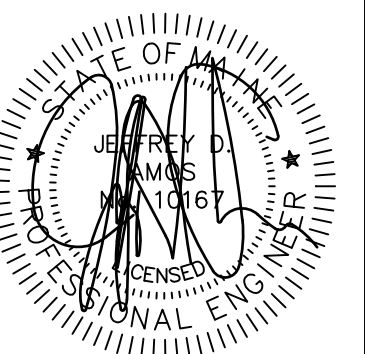
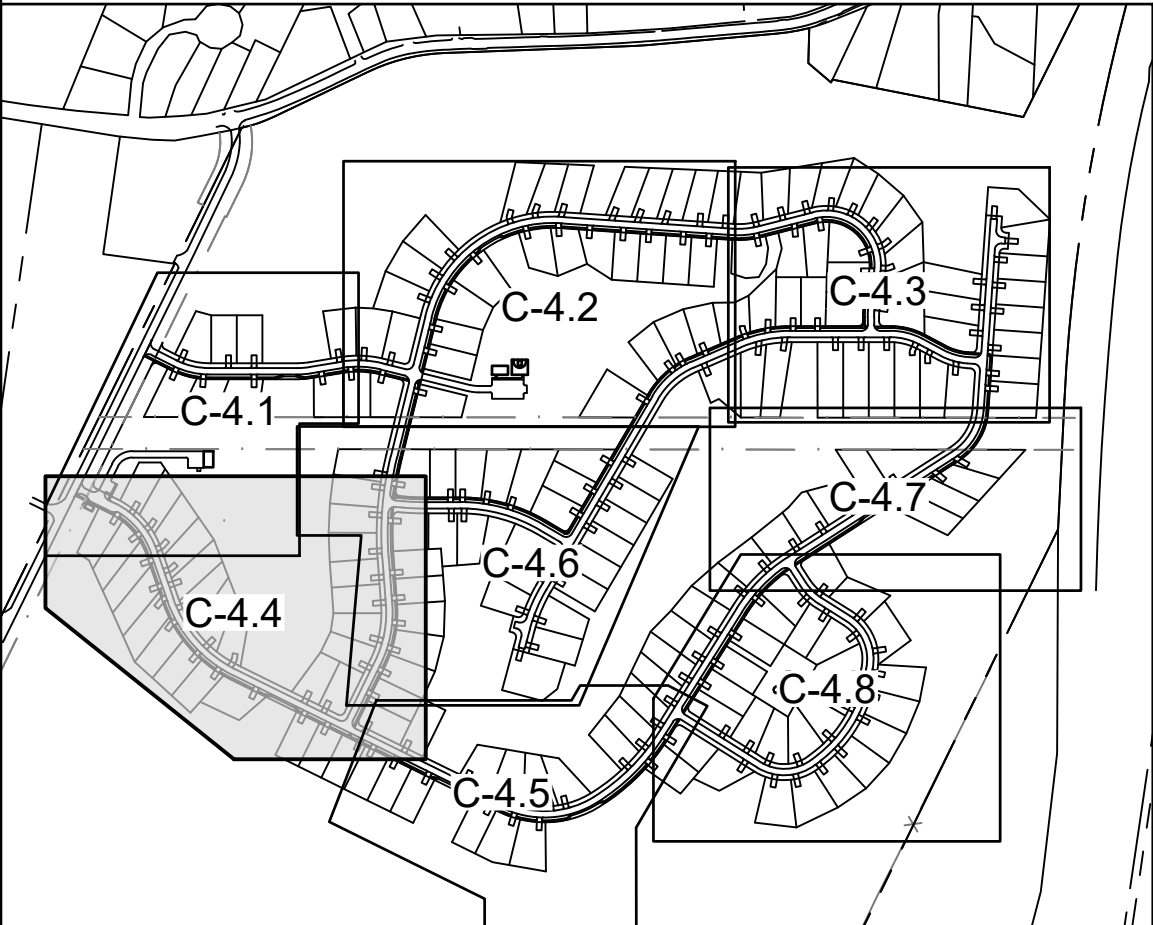


**WATER MAIN CONSTRUCTION NOTES:**

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2. MAINTAIN 10-FT. SEPARATION BETWEEN 8" WATER MAIN AND ALL OTHER UNDERGROUND UTILITIES, AND 12" MIN. VERTICAL SEPARATION AT ALL CROSSINGS. INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
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5. 5.5-FT. OF COVER ON ALL WATER MAINS AND SERVICES, TYP.
6. TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.

**SITE KEY**

SCALE: 1"=600'



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| 1   | 04-13-2022 | PRELIMINARY SUBMISSION |
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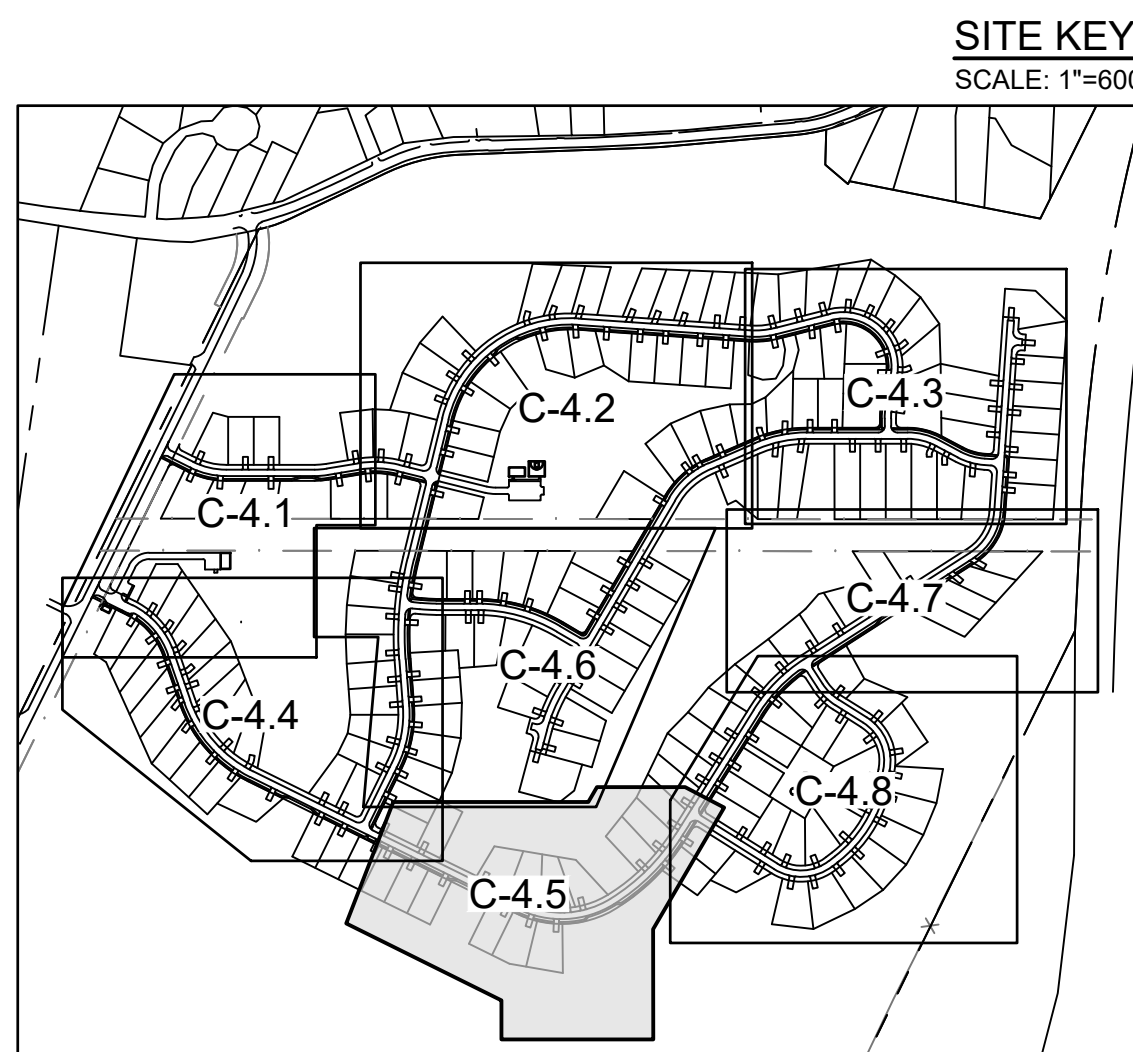
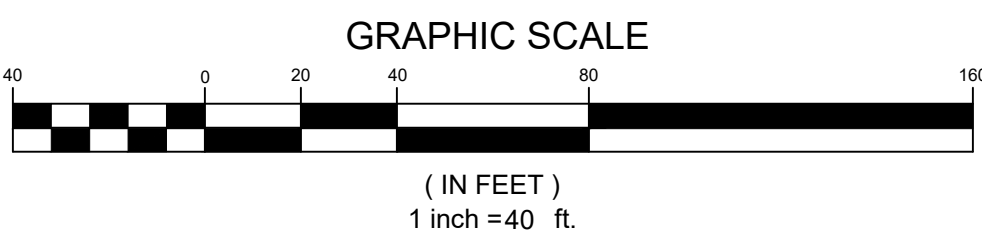
565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102  
OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradyndesign.com



PERMIT DRAWING  
NOT FOR CONSTRUCTION

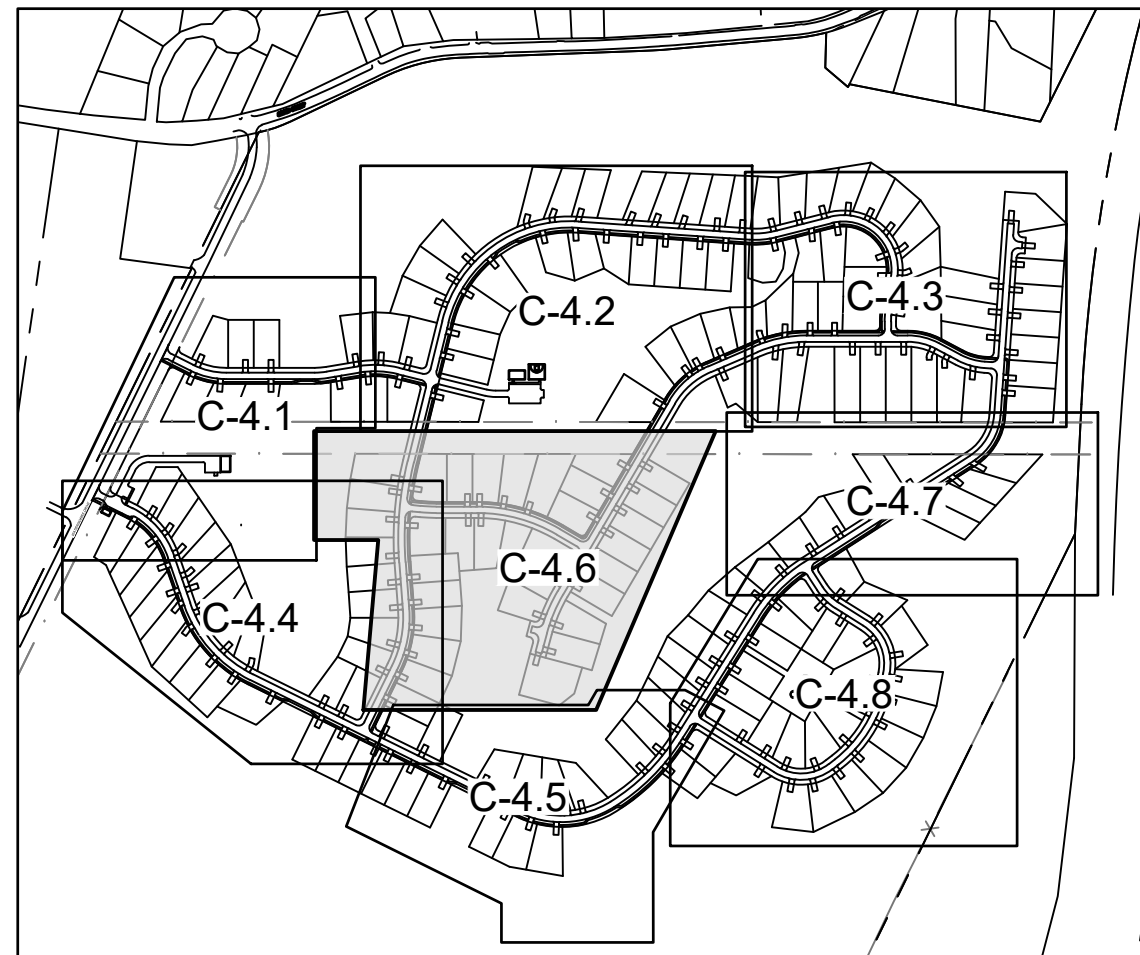
PROJECT: HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE  
SHEET TITLE: UTILITY PLAN - 4  
CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106  
DATE: 02-09-2022  
SCALE: 1" = 40'  
DESIGNED: JDA  
JOB NO: 21-13  
SHEET C-4.4



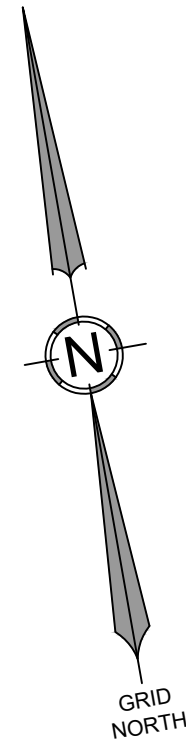


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|--------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------|--|
|    |  | DATE: 04-13-2022<br>P.E.: JEFFREY D. AMOS, PE 10167                              |  |
| PROJECT:<br><b>HIDDEN HILLS HOUSING PARK</b>                                         |  | JDA<br>APP'D<br>RY                                                               |  |
| SHEET TITLE:<br><b>UTILITY PLAN - 5</b>                                              |  | PRELIMINARY SUBMISSION                                                           |  |
| CLIENT:<br><b>SOUTH STREET VILLAGE, LLC</b>                                          |  | REVISIONS                                                                        |  |
| DATE: 02-09-2022                                                                     |  | DATE: 04-13-2022                                                                 |  |
| SCALE: 1" = 40'                                                                      |  | NO. A                                                                            |  |
| DESIGNED: JDA                                                                        |  | NO.                                                                              |  |
| JOB NO: 21-13                                                                        |  | NO.                                                                              |  |
| SHEET C-4.5                                                                          |  | NO.                                                                              |  |
| 41 CAMPUS DRIVE<br>SUITE 301<br>NEW GLOUCESTER, ME 04260                             |  | 555 CONGRESS STREET<br>SUITE 301<br>PORTLAND, ME 04102                           |  |
|  |  | OFFICE: (207) 926-5111 FAX: (207) 221-1317<br>www.terradyndesign.com             |  |
| PERMIT DRAWING<br>NOT FOR CONSTRUCTION                                               |  | Civil Engineering   Land Planning   Stormwater Design   Environmental Permitting |  |



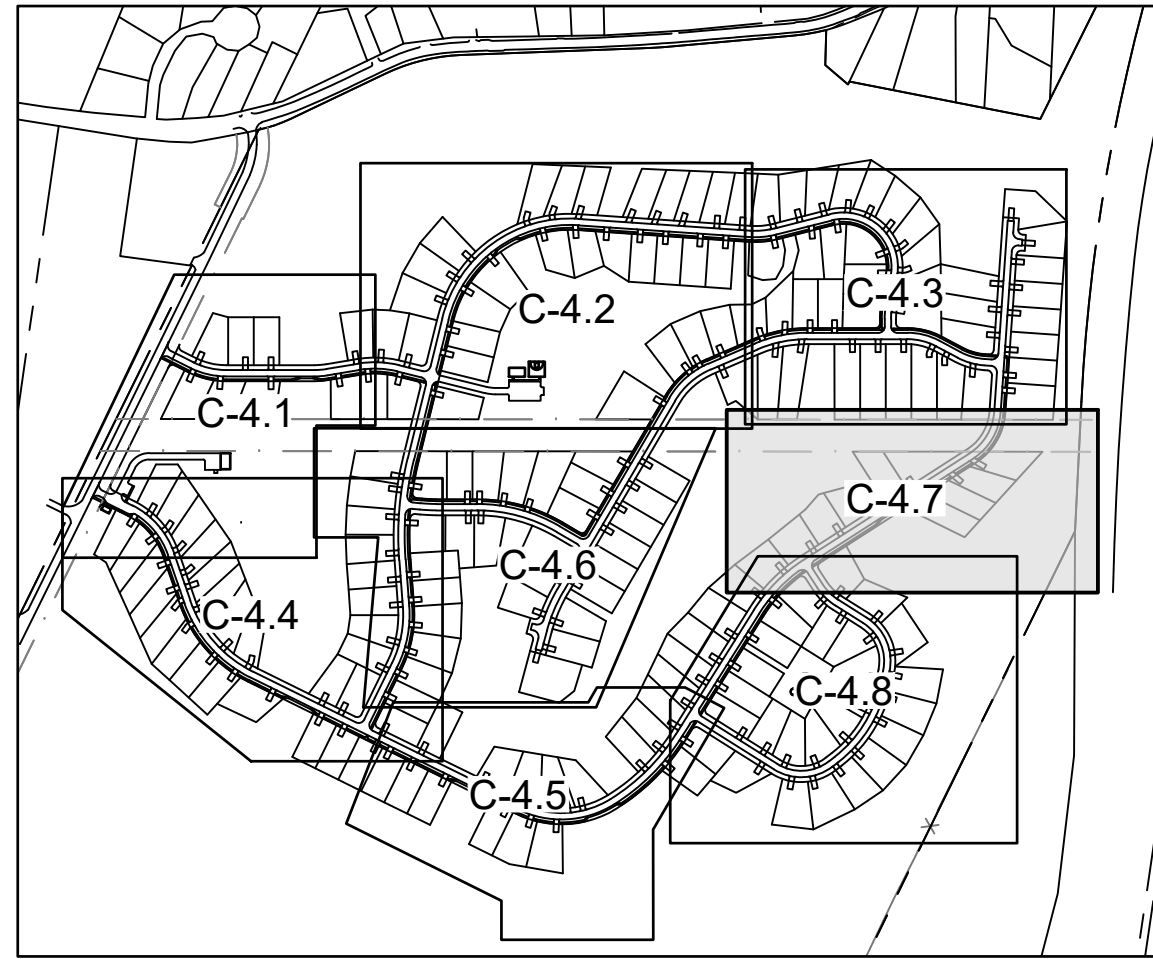
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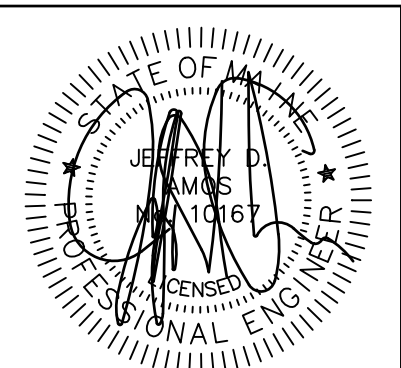
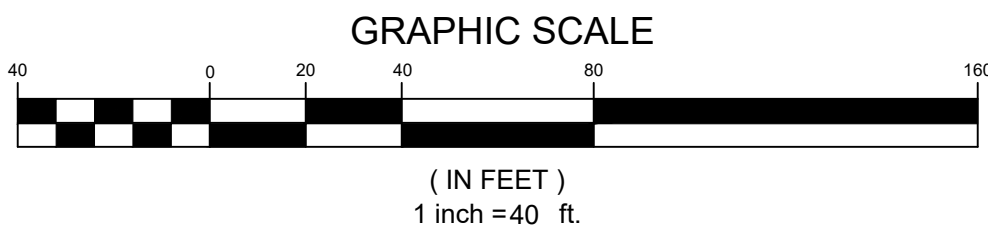
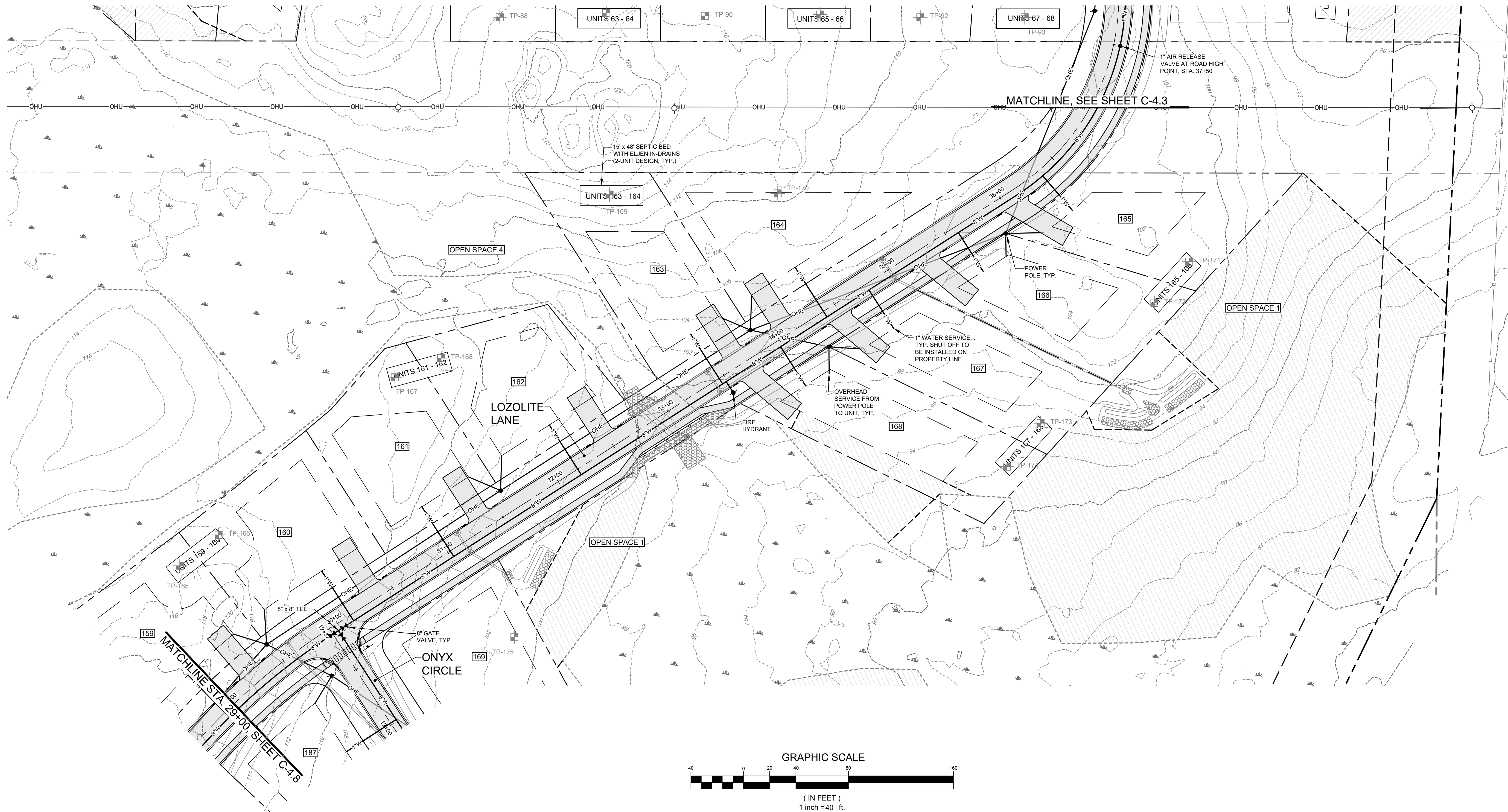


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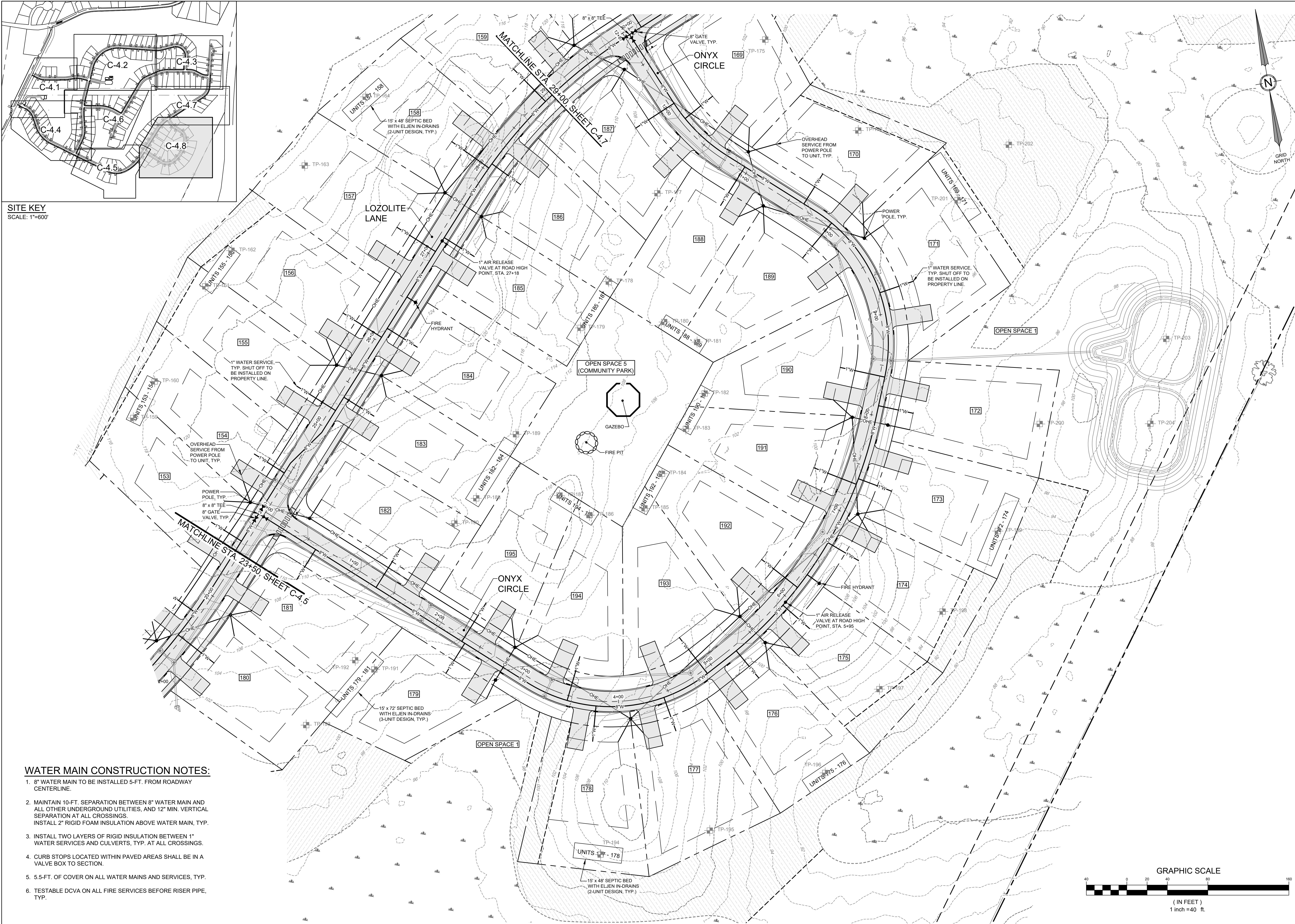
**SITE KEY**  
SCALE: 1"=600'



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

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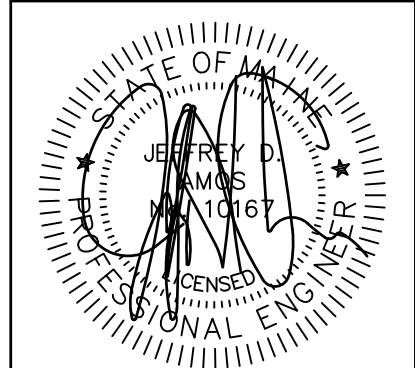




SITE KEY  
SCALE: 1"=600'

**WATER MAIN CONSTRUCTION NOTES:**

1. 8" WATER MAIN TO BE INSTALLED 5-FT. FROM ROADWAY CENTERLINE.
2. MAINTAIN 10-FT. SEPARATION BETWEEN 8" WATER MAIN AND ALL OTHER UNDERGROUND UTILITIES, AND 12" MIN. VERTICAL SEPARATION AT ALL CROSSINGS. INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
3. INSTALL TWO LAYERS OF RIGID INSULATION BETWEEN 1" WATER SERVICES AND CULVERTS, TYP. AT ALL CROSSINGS.
4. CURB STOPS LOCATED WITHIN PAVED AREAS SHALL BE IN A VALVE BOX TO SECTION.
5. 5.5-FT. OF COVER ON ALL WATER MAINS AND SERVICES, TYP.
6. TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

JDA  
APP'D  
BY

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| 1   | 04-13-2022 | PRELIMINARY SUBMISSION |

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| A   | 04-13-2022 | PRELIMINARY SUBMISSION |

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102  
OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradynconsultants.com

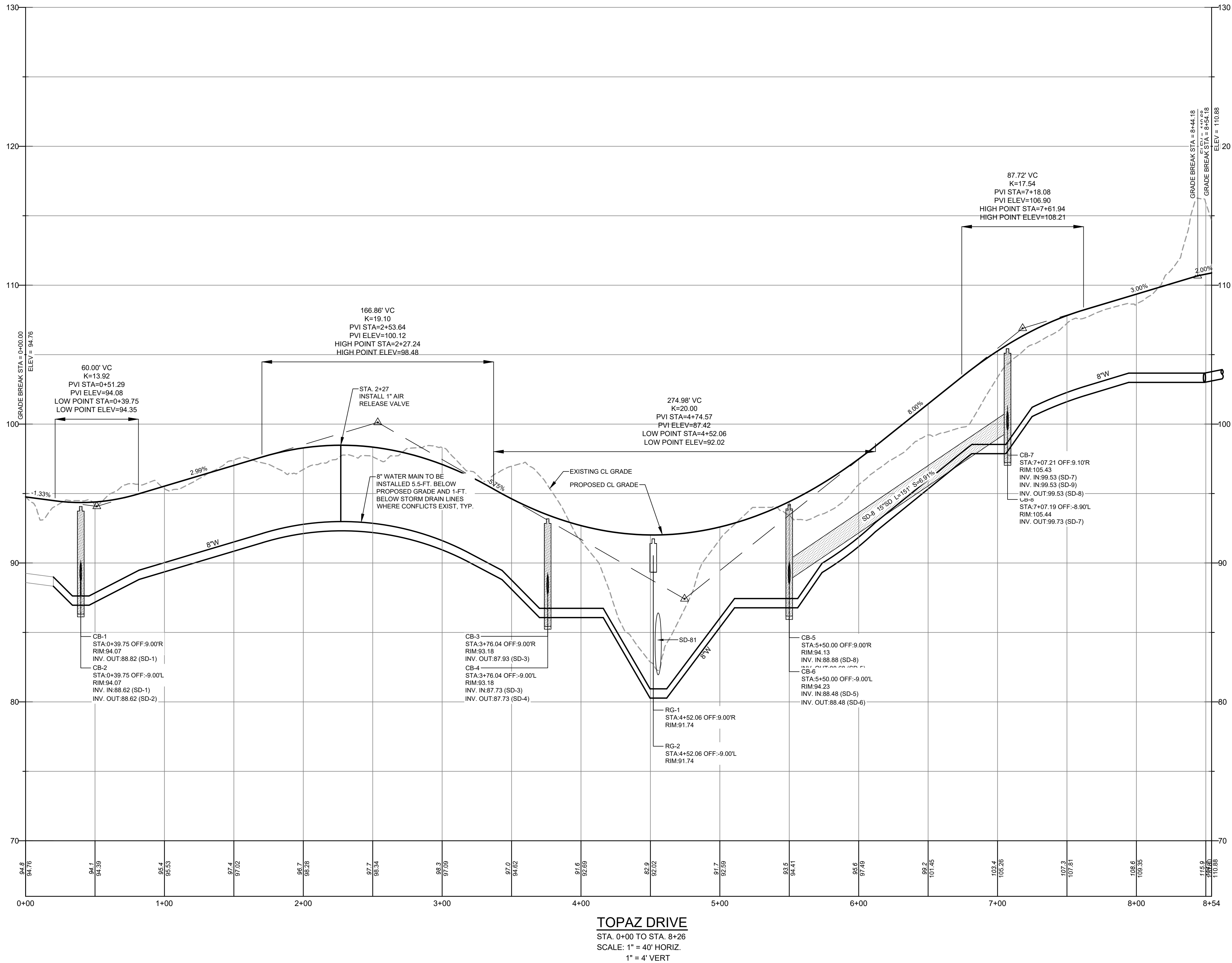


Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING  
NOT FOR CONSTRUCTION

|                                                                         |                                                                                        |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE | CLIENT:<br>SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |
| SHEET TITLE:<br>UTILITY PLAN - 8                                        | DATE:<br>02-09-2022                                                                    |
| JDA                                                                     | SCALE:<br>1" = 40'                                                                     |
| DESIGNED:<br>JDA                                                        | DESIGNED:<br>JDA                                                                       |
| JOB NO.:<br>21-13                                                       | JOB NO.:<br>21-13                                                                      |
| SHEET<br>C-4.8                                                          | SHEET<br>C-4.8                                                                         |





PROJECT:  
HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE

SHEET TITLE:  
PROFILE - TOPAZ DRIVE

CLIENT:  
SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

DATE:  
02-09-2022

SCALE:  
1" = 40'

DESIGNED:  
JDA

JOB NO:  
21-13

SHEET  
C-5.1

PERMIT DRAWING  
NOT FOR CONSTRUCTION

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260



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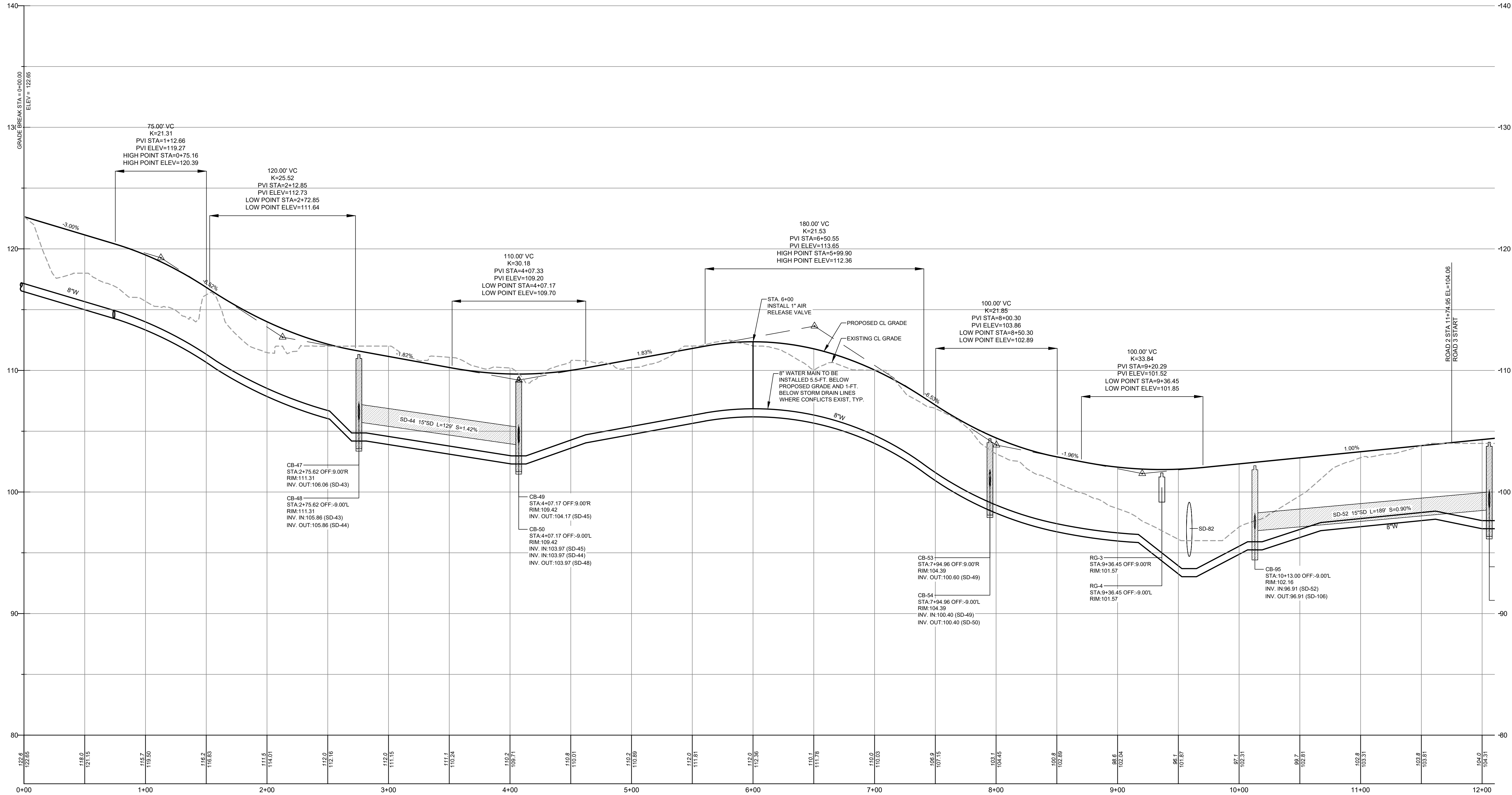
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|-------|----------|
| DATE: | DATE     |
| P.E.: | P.E.     |
|       | APP'D BY |
|       | REVISION |
|       | NO.      |
|       | DATE     |
|       | NO.      |
|       | DATE     |

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**LOZOLITE LANE**  
STA. 0+00 TO STA. 12+00  
SCALE: 1" = 40' HORIZ.  
1" = 4' VERT

|       |  |               |  |
|-------|--|---------------|--|
| DATE: |  | DATE:         |  |
| P.E.: |  | P.E.          |  |
|       |  | APP'D BY      |  |
|       |  | REVISIONS     |  |
|       |  | NO. DATE DATE |  |
|       |  | NO. DATE DATE |  |

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

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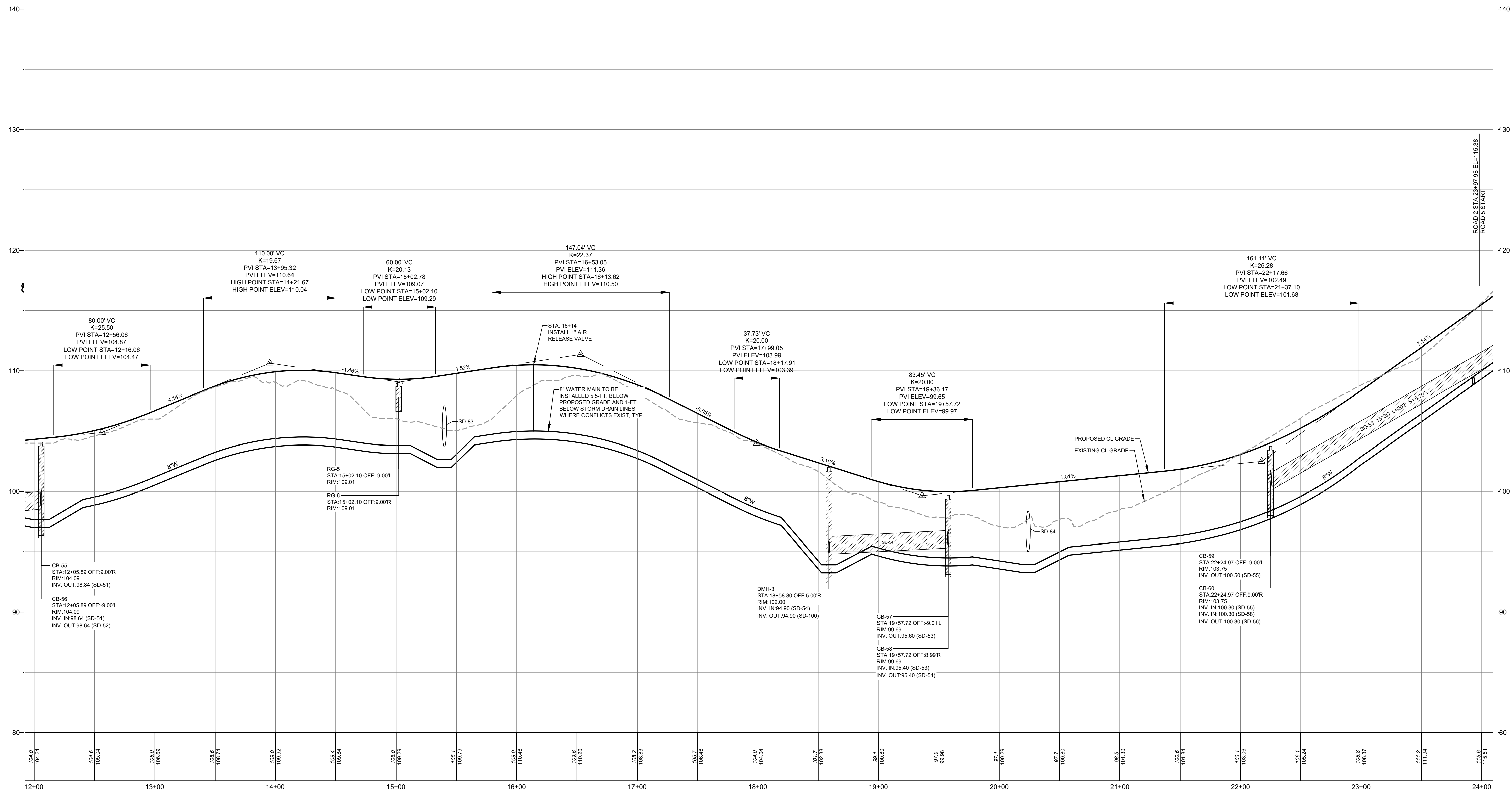
**TERRADYN**  
CONSULTANTS, LLC

Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

|                                                                         |                                                                                        |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| PERMIT DRAWING<br>NOT FOR CONSTRUCTION                                  |                                                                                        |
| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE | CLIENT:<br>SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |
| SHEET TITLE:<br>PROFILE - LOZOLITE LANE                                 |                                                                                        |
| DATE:                                                                   | 02-09-2022                                                                             |
| SCALE:                                                                  | 1" = 40'                                                                               |
| DESIGNED:                                                               | JDA                                                                                    |
| JOB NO.:                                                                | 21-13                                                                                  |
| SHEET                                                                   |                                                                                        |

C-5.2

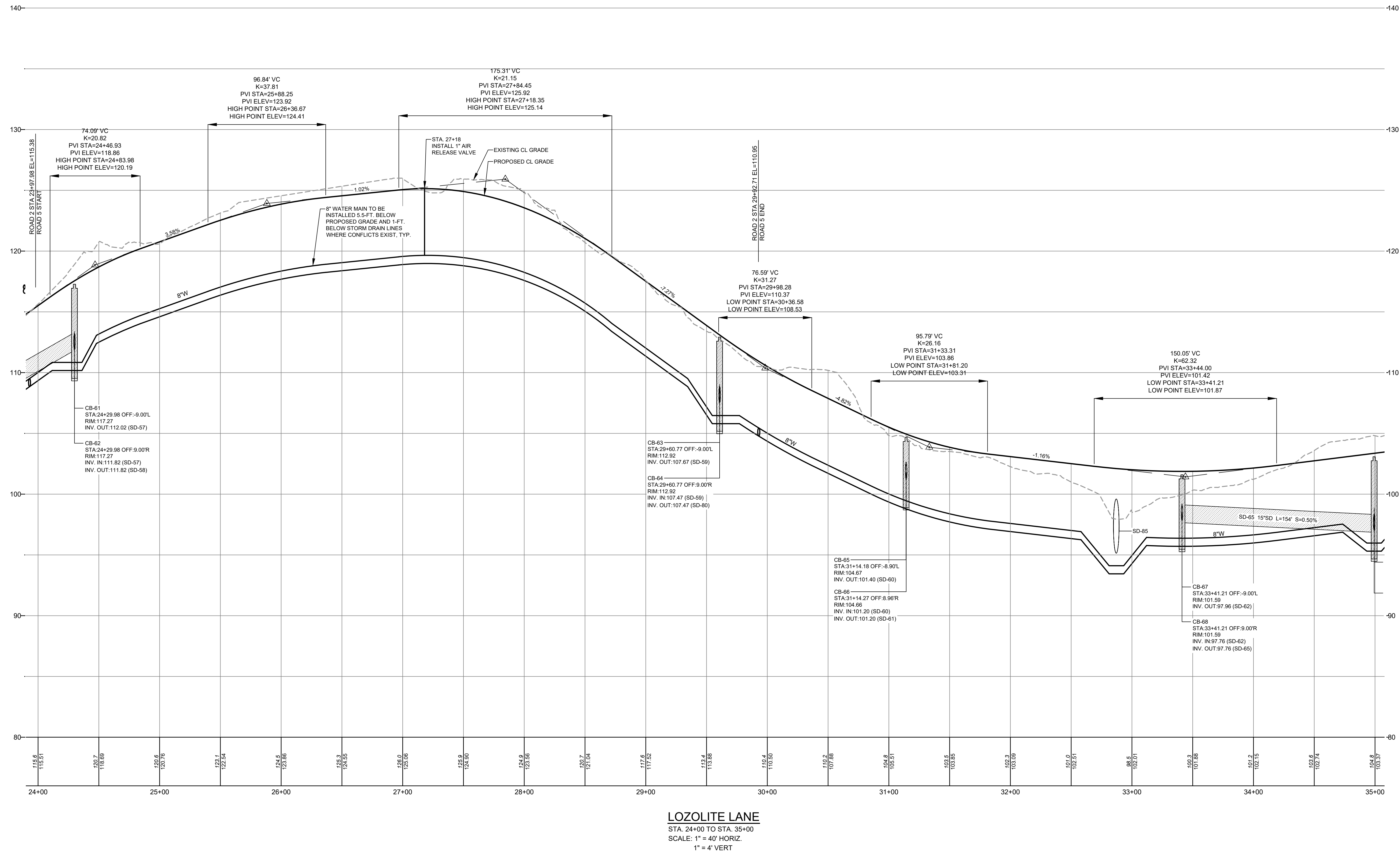




**LOZOLITE LANE**  
STA. 12+00 TO STA. 24+00  
SCALE: 1" = 40' HORIZ.  
1" = 4' VERT

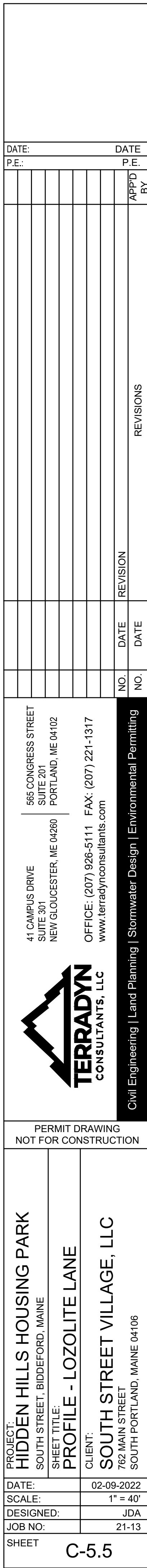
[illegible]



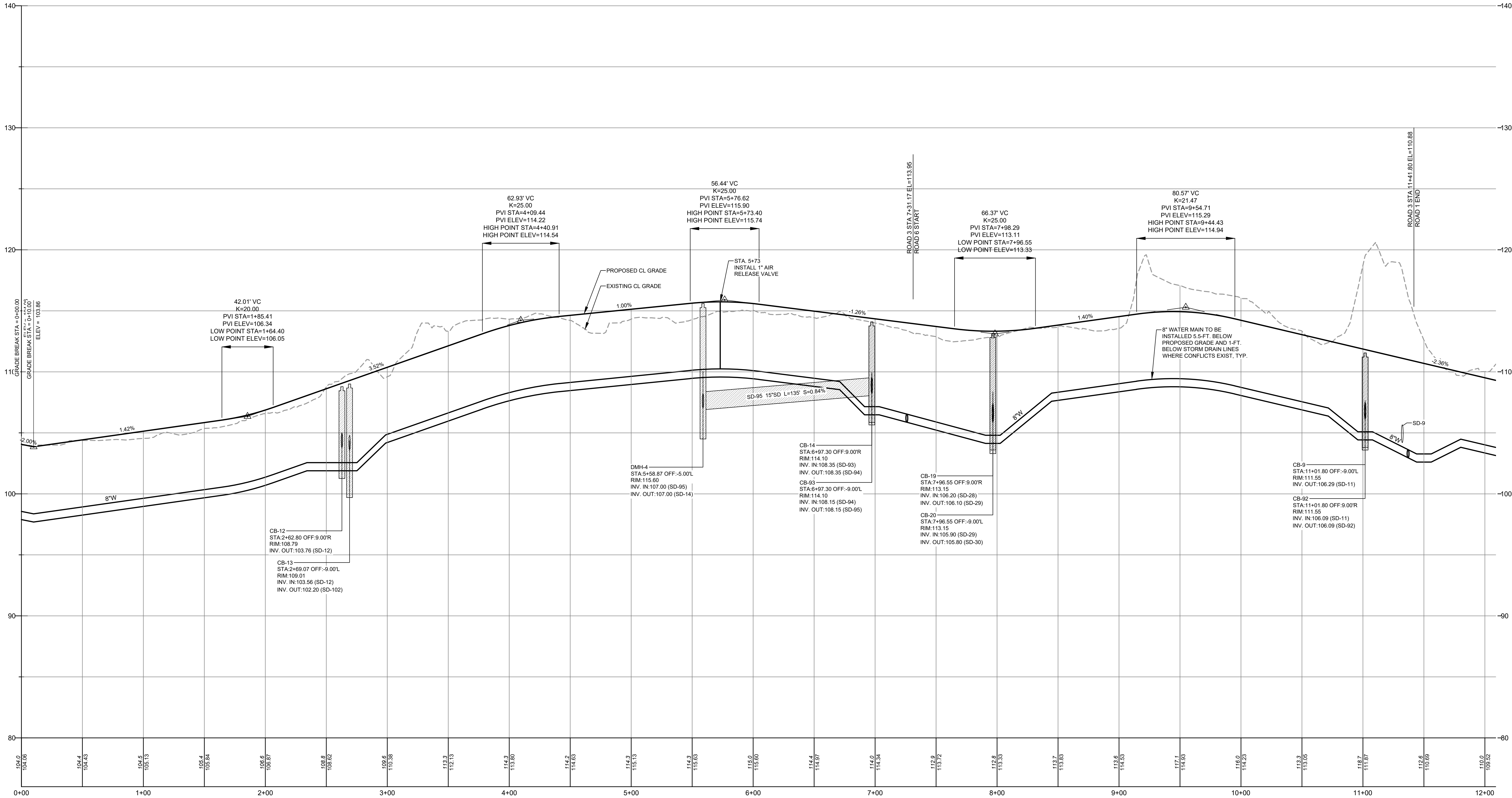


|                                                                               |  |                                                |  |                                                                                               |  |
|-------------------------------------------------------------------------------|--|------------------------------------------------|--|-----------------------------------------------------------------------------------------------|--|
| PROJECT:<br><b>HIDDEN HILLS HOUSING PARK</b><br>SOUTH STREET, BIDDFORD, MAINE |  | SHEET TITLE:<br><b>PROFILE - LOZOLITE LANE</b> |  | CLIENT:<br><b>SOUTH STREET VILLAGE, LLC</b><br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |  |
| DATE:                                                                         |  | 02-09-2022                                     |  | DATE:                                                                                         |  |
| SCALE:                                                                        |  | 1" = 40'                                       |  | SCALE:                                                                                        |  |
| DESIGNED:                                                                     |  | JDA                                            |  | DESIGNED:                                                                                     |  |
| JOB NO:                                                                       |  | 21-13                                          |  | JOB NO:                                                                                       |  |
| SHEET                                                                         |  |                                                |  | C-5.4                                                                                         |  |







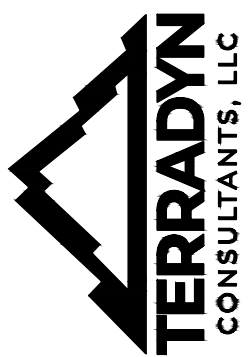


GARNET DRIVE  
STA. 0+00 TO STA. 12+00  
SCALE: 1" = 40' HORIZ.  
1" = 4' VERT

PROJECT: HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE  
SHEET TITLE: PROFILE - GARNET DRIVE  
CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

DATE: 02-09-2022  
SCALE: 1" = 40'  
DESIGNED: JDA  
JOB NO: 21-13

SHEET C-5.6



41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260  
OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradynconsultants.com

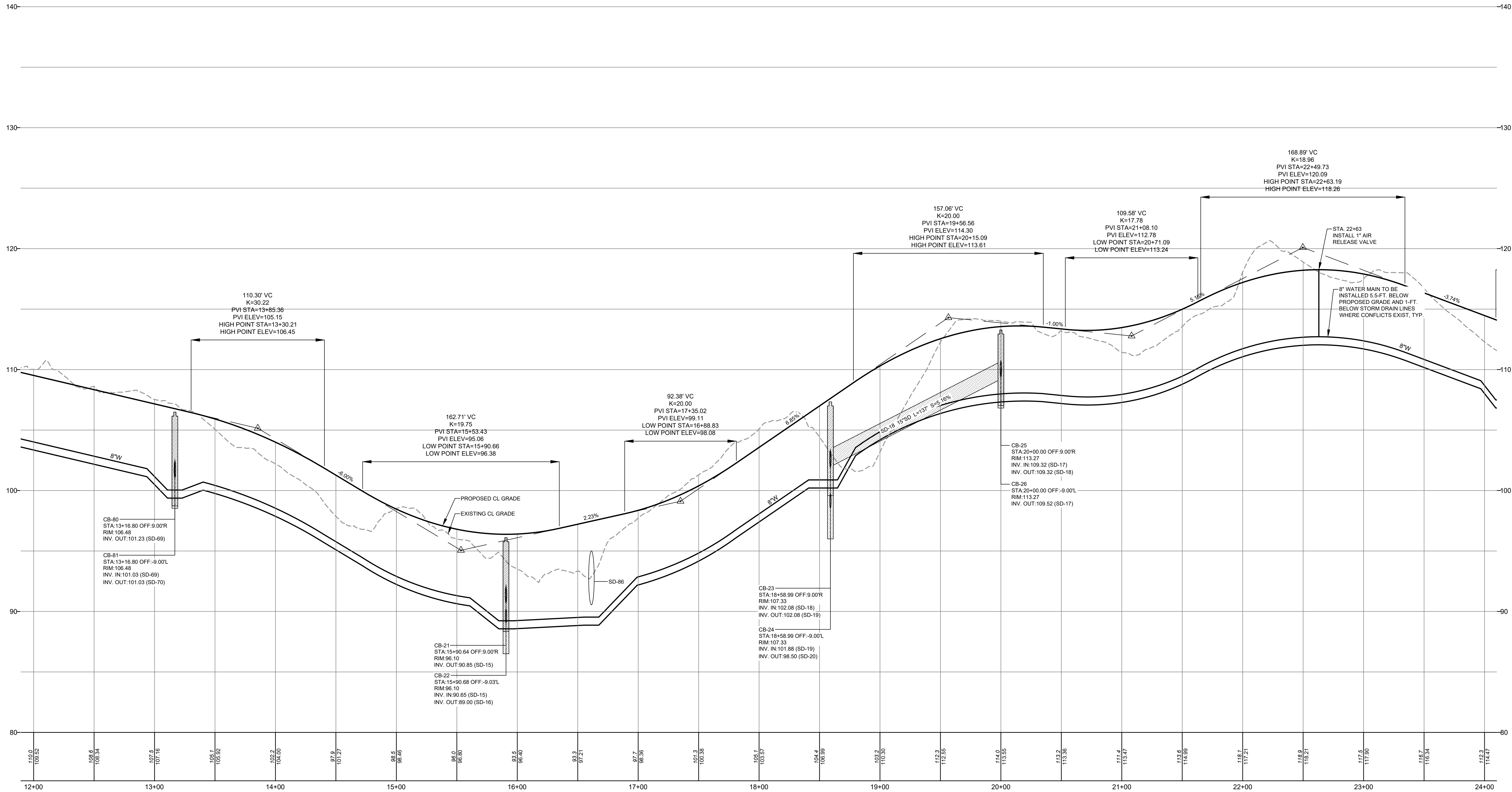
565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING  
NOT FOR CONSTRUCTION

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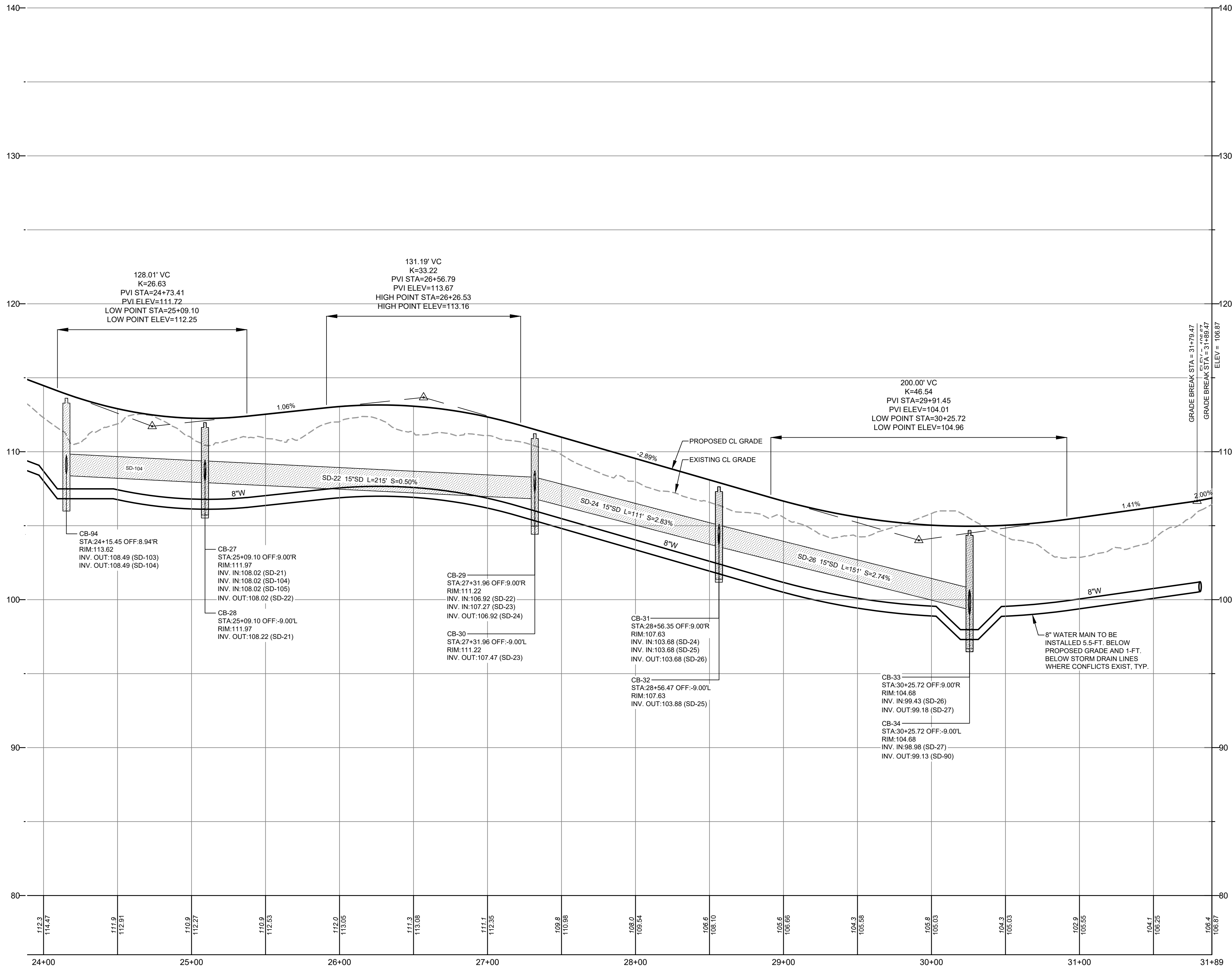




GARNET DRIVE  
STA. 12+00 TO STA. 24+00  
SCALE: 1" = 40' HORIZ.  
1" = 4' VERT

|                                                                                        |  |                     |  |
|----------------------------------------------------------------------------------------|--|---------------------|--|
| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                |  | DATE:<br>02-09-2022 |  |
| SHEET TITLE:<br>PROFILE - GARNET DRIVE                                                 |  | SCALE:<br>1" = 40'  |  |
| CLIENT:<br>SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |  | DESIGNED:<br>JDA    |  |
| JOB NO:<br>21-13                                                                       |  | SHEET<br>C-5.7      |  |
| PERMIT DRAWING<br>NOT FOR CONSTRUCTION                                                 |  | DATE:<br>02-09-2022 |  |
| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                |  | SCALE:<br>1" = 40'  |  |
| SHEET TITLE:<br>PROFILE - GARNET DRIVE                                                 |  | DESIGNED:<br>JDA    |  |
| CLIENT:<br>SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |  | JOB NO:<br>21-13    |  |
| JOB NO:<br>21-13                                                                       |  | SHEET<br>C-5.7      |  |
| DATE:<br>02-09-2022                                                                    |  | SCALE:<br>1" = 40'  |  |
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| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
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| DESIGNED:<br>JDA                                                                       |  | JOB NO:<br>21-13    |  |
| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
| DESIGNED:<br>JDA                                                                       |  | JOB NO:<br>21-13    |  |
| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
| DESIGNED:<br>JDA                                                                       |  | JOB NO:<br>21-13    |  |
| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
| DESIGNED:<br>JDA                                                                       |  | JOB NO:<br>21-13    |  |
| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
| DESIGNED:<br>JDA                                                                       |  | JOB NO:<br>21-13    |  |
| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
| DESIGNED:<br>JDA                                                                       |  | JOB NO:<br>21-13    |  |
| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
| DESIGNED:<br>JDA                                                                       |  | JOB NO:<br>21-13    |  |
| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
| DESIGNED:<br>JDA                                                                       |  | JOB NO:<br>21-13    |  |
| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
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| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
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| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
| DESIGNED:<br>JDA                                                                       |  | JOB NO:<br>21-13    |  |
| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
| DESIGNED:<br>JDA                                                                       |  | JOB NO:<br>21-13    |  |
| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
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| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
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| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
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| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
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| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
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| SHEET<br>C-5.7                                                                         |  | DATE:<br>02-09-2022 |  |
| JOB NO:<br>21-13                                                                       |  | SCALE:<br>1" = 40'  |  |
| DESIGNED                                                                               |  |                     |  |



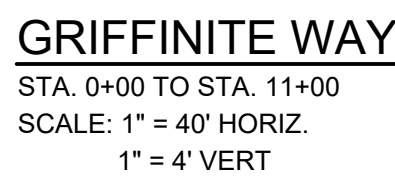


**GARNET DRIVE**  
STA. 24+00 TO STA. 31+89  
SCALE: 1" = 40' HORIZ.  
1" = 4' VERT

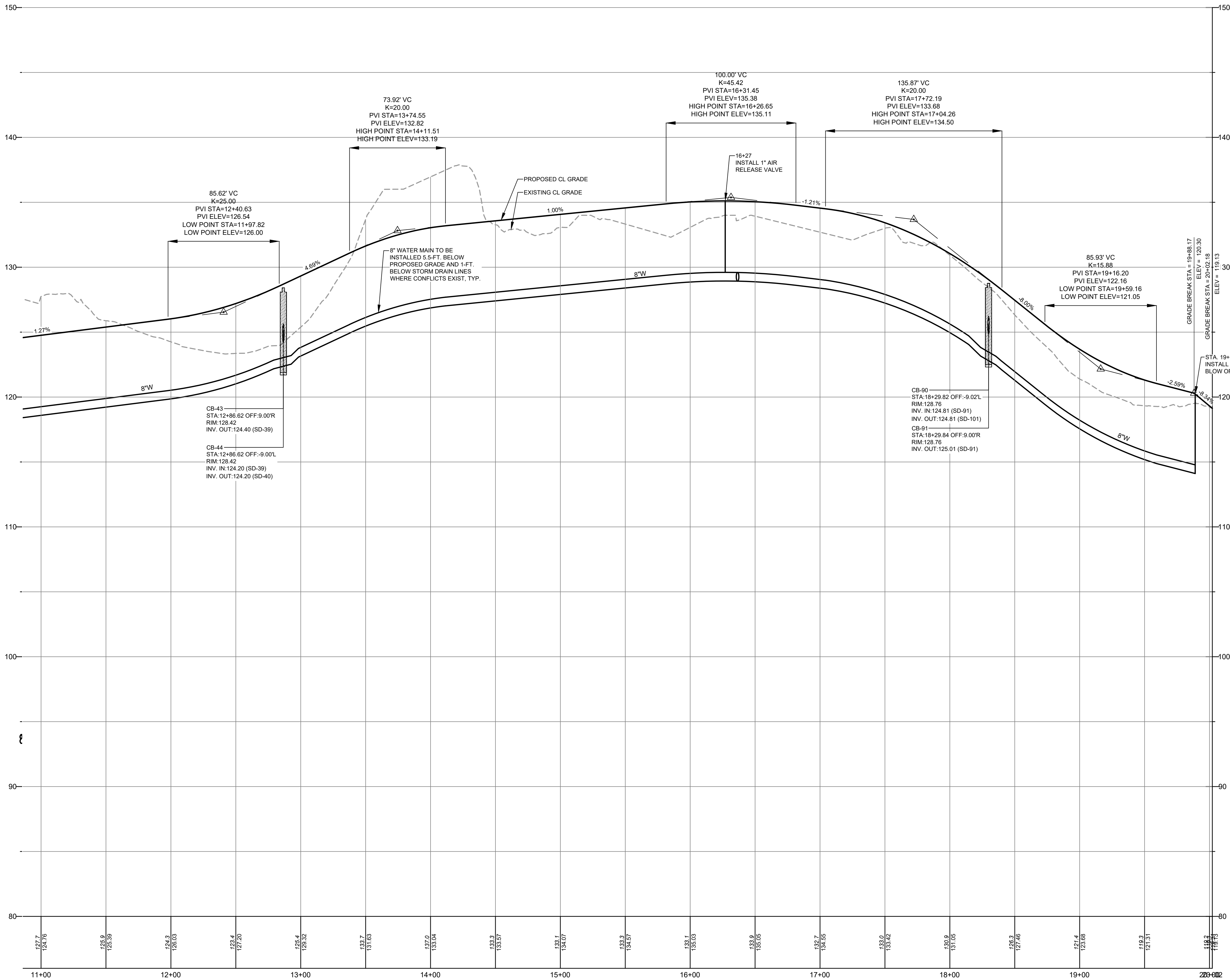
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| PROJECT: HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                                              |  | DATE: 02-09-2022 |  |
| SHEET TITLE: PROFILE - GARNET DRIVE                                                                               |  | SCALE: 1" = 40'  |  |
| CLIENT: SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106                               |  | DESIGNED: JDA    |  |
| SHEET                                                                                                             |  | JOB NO: 21-13    |  |
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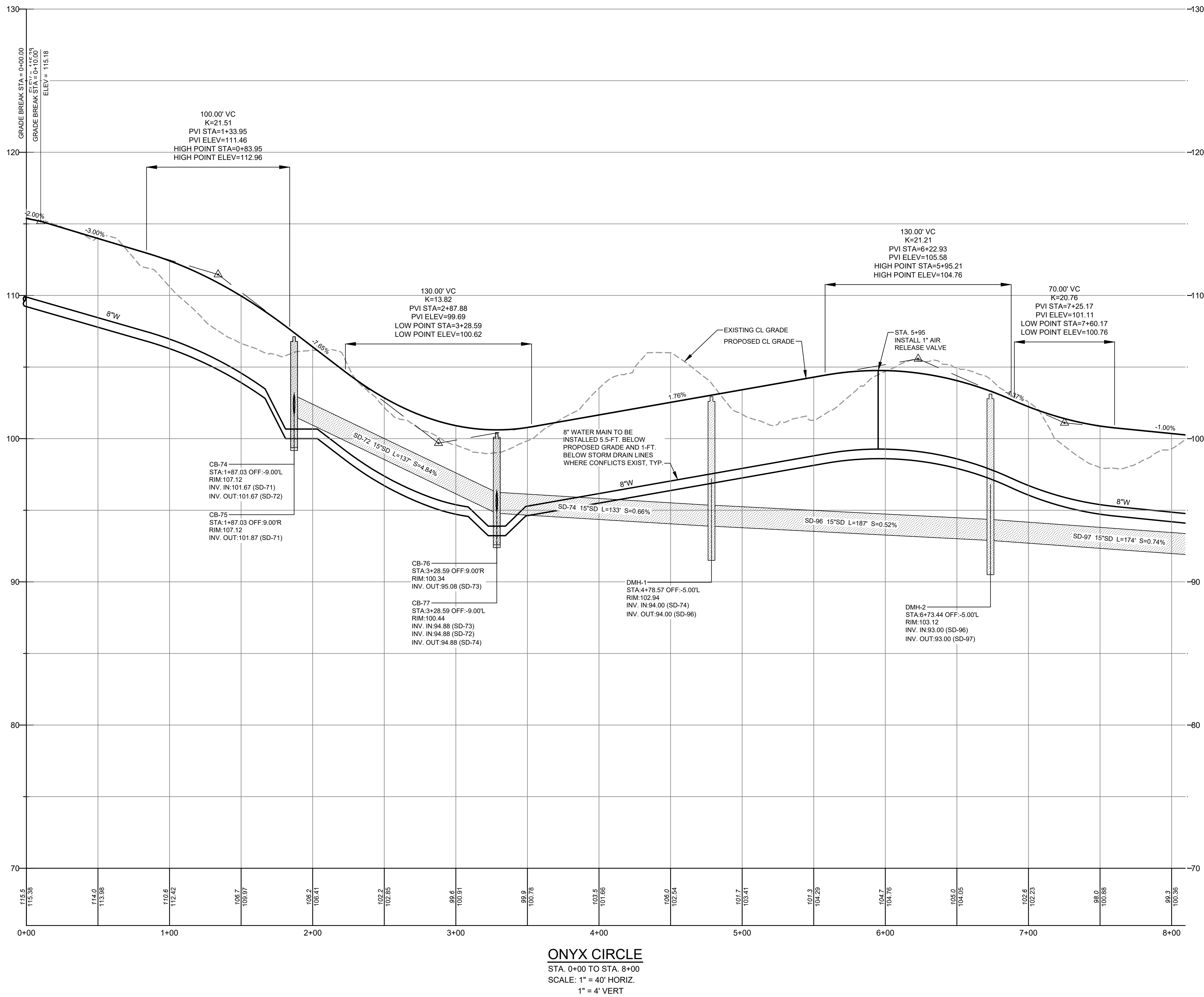




GRIFFINITE WAY  
STA. 11+00 TO STA. 20+02  
SCALE: 1" = 40' HORIZ.  
1" = 4' VERT

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| PROJECT: HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                                                 |  | DATE: 02-09-2022                                                                                                     |  |
| SHEET TITLE: PROFILE - GRIFFINITE WAY                                                                                |  | SCALE: 1" = 40'                                                                                                      |  |
| CLIENT: SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106                                  |  | DESIGNED: JDA                                                                                                        |  |
| JOB NO: 21-13                                                                                                        |  | SHEET C-5.10                                                                                                         |  |
| PERMIT DRAWING<br>NOT FOR CONSTRUCTION                                                                               |  | DATE: 02-09-2022                                                                                                     |  |
| PROJECT: HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                                                 |  | SCALE: 1" = 40'                                                                                                      |  |
| SHEET TITLE: PROFILE - GRIFFINITE WAY                                                                                |  | DESIGNED: JDA                                                                                                        |  |
| CLIENT: SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106                                  |  | JOB NO: 21-13                                                                                                        |  |
| JOB NO: 21-13                                                                                                        |  | SHEET C-5.10                                                                                                         |  |
| 41 CAMPUS DRIVE<br>SUITE 301<br>NEW GLOUCESTER, ME 04260                                                             |  | 565 CONGRESS STREET<br>SUITE 201<br>PORTLAND, ME 04102                                                               |  |
| OFFICE: (207) 926-5111 FAX: (207) 221-1317<br>www.terradync consultants.com                                          |  | www.terradync consultants.com                                                                                        |  |
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| TERRADYN<br>CONSULTANTS, LLC                                                                                         |  | TERRADYN<br>CONSULTANTS, LLC                                                                                         |  |
| PERMIT DRAWING<br>NOT FOR CONSTRUCTION                                                                               |  | PERMIT DRAWING<br>NOT FOR CONSTRUCTION                                                                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                                                 |  | DATE: 02-09-2022                                                                                                     |  |
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| JOB NO: 21-13                                                                                                        |  | SHEET C-5.10                                                                                                         |  |
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|       |  | NO. DATE DATE |  |
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565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

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PROJECT:  
HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE

SHEET TITLE:  
PROFILE - ONYX CIRCLE

CLIENT:  
SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

DATE:  
02-09-2022

SCALE:  
1" = 40'

DESIGNED:  
JDA

JOB NO:  
21-13

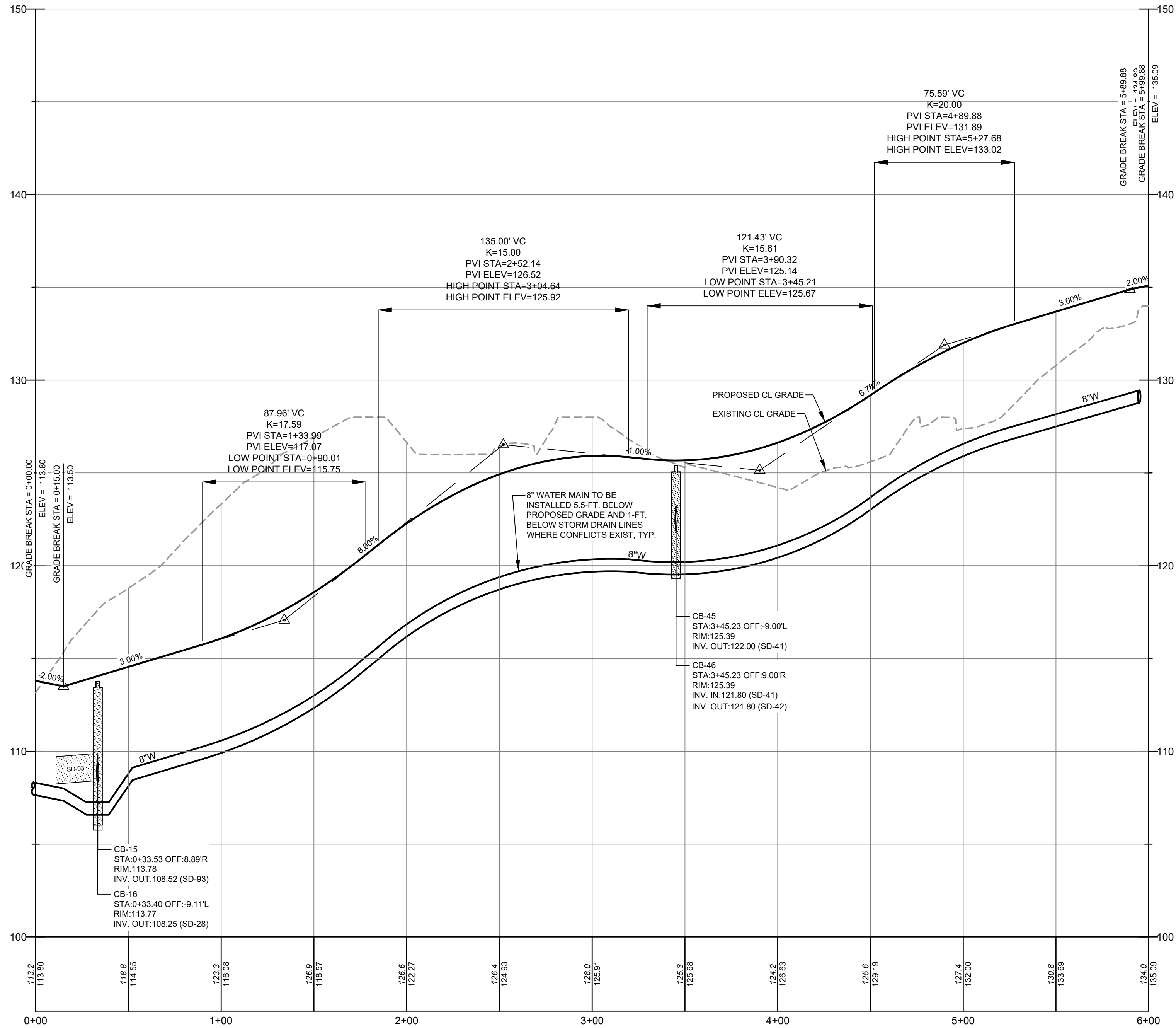
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RUBY ROAD  
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SCALE: 1" = 40' HORIZ.  
1" = 4' VERT

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| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                                            |  | DATE:<br>02-09-2022                                                                                                |  |
| SHEET TITLE:<br>PROFILE - RUBY ROAD                                                                                |  | SCALE:<br>1" = 40'                                                                                                 |  |
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| JOB NO:<br>21-13                                                                                                   |  | SHEET                                                                                                              |  |
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| SHEET                                                                                                              |  | SCALE:<br>1" = 40'                                                                                                 |  |
| DESIGNED:<br>JDA                                                                                                   |  | DATE:<br>02-09-2022                                                                                                |  |
| JOB NO:<br>21-13                                                                                                   |  | DATE:<br>02-09-2022                                                                                                |  |
| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                                            |  | DATE:<br>02-09-2022                                                                                                |  |
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| TERRADYN<br>CONSULTANTS, LLC                                                                                       |  | TERRADYN<br>CONSULTANTS, LLC                                                                                       |  |
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| DATE:<br>02-09-2022                                                                                                |  | DATE:<br>02-09-2022                                                                                                |  |
| SCALE:<br>1" = 40'                                                                                                 |  | SCALE:<br>1" = 40'                                                                                                 |  |
| DESIGNED:<br>JDA                                                                                                   |  | DESIGNED:<br>JDA                                                                                                   |  |
| JOB NO:<br>21-13                                                                                                   |  | JOB NO:<br>21-13                                                                                                   |  |
| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                                            |  | PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                                            |  |
| SHEET TITLE:<br>PROFILE - RUBY ROAD                                                                                |  | SHEET TITLE:<br>PROFILE - RUBY ROAD                                                                                |  |
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EROSION AND SEDIMENT CONTROL PLAN

PRE-CONSTRUCTION PHASE  
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 MRS § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN. THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADE BUFFER AREAS TO THE EXTENT PRACTICABLE.

BMP CONSTRUCTION PHASE  
A. SEDIMENT BARRIERS. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADE DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE PROPOSED DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

B. CONSTRUCTION ENTRANCE. PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

C. RIPRAP. SINCE RIPRAP IS USED WHERE EROSION POTENTIAL IS HIGH, CONSTRUCTION MUST BE SEQUENCED SO THAT THE RIPRAP IS PUT IN PLACE WITH THE MINIMUM DELAY. DISTURBANCE OF AREAS WHERE RIPRAP IS TO BE PLACED SHOULD BE UNDERTAKEN ONLY WHEN FINAL PREPARATION AND PLACEMENT OF THE RIPRAP CAN FOLLOW IMMEDIATELY BEHIND THE INITIAL DISTURBANCE. WHERE RIPRAP IS USED FOR OUTLET PROTECTION, THE RIPRAP SHOULD BE PLACED BEFORE OR IN CONJUNCTION WITH THE CONSTRUCTION OF THE PIPE OR CHANNEL, SO THAT IT IS IN PLACE WHEN THE PIPE OR CHANNEL BEGINS TO OPERATE. MAINTAIN TEMPORARY RIPRAP, SUCH AS TEMPORARY CHECK DAMS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

D. TEMPORARY STABILIZATION. STABILIZE WITH TEMPORARY SEEDING, MULCH, OR OTHER NON-ERODABLE COVER ANY EXPOSED SOILS THAT WILL REMAIN UNWORKED FOR MORE THAN 14 DAYS EXCEPT. STABILIZE AREAS WITHIN 100 FEET OF A WETLAND OR WATERBODY WITHIN 7 DAYS OR PRIOR TO A PREDICTED STORM EVENT, WHICHEVER COMES FIRST. IF HAY OR STRAW MULCH IS USED, THE APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SF OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. HAY MULCH MUST BE KEPT MOIST OR ANCHORED TO PREVENT WIND BLOWING. AN EROSION CONTROL BLANKET OR MAT SHALL BE USED AT THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER) AND ON ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS AND WETLANDS. GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE SECOND PHASE, AND SO ON.

E. VEGETATED WATERWAY. UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED AND WILL NOT BE USED AS OUTLETS UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. ONCE SOIL IS EXPOSED FOR WATERWAY CONSTRUCTION, IT SHOULD BE IMMEDIATELY SHAPED, GRADED AND STABILIZED. VEGETATED WATERWAYS NEED TO BE STABILIZED EARLY DURING THE GROWING SEASON (PRIOR TO SEPTEMBER 15). IF FINAL SEEDING OF WATERWAYS IS DELAYED PAST SEPTEMBER 15, EMERGENCY PROVISIONS SUCH AS SOD OR RIPRAP MAY BE REQUIRED TO STABILIZE THE CHANNEL. WATERWAYS SHOULD BE FULLY STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

PERMANENT STABILIZATION DEFINED  
A. SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS AN 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

B. SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

C. PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

D. RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING AND/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 MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP, 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.

GENERAL CONSTRUCTION PHASE  
THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT:

A. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 POUNDS/1,000 SF AND MULCHED, AND REUSED AS REQUIRED. SILT FENCING SHALL BE PLACED DOWN GRADIENT FROM THE STOCKPILED LOAM. STOCKPILE TO BE LOCATED BY DESIGNATION OF THE OWNER AND INSPECTING ENGINEER.

B. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

C. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

D. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.

E. ALL EROSION, AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

F. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS.

G. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.

H. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLUPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

I. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.

J. EXCEPT FOR APPROVED LANDFILLS OR NON-STRUCTURAL FILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS.

K. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS.

L. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.

M. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY.

N. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

O. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

PERMANENT VEGETATION  
PERMANENT VEGETATIVE COVER SHOULD BE ESTABLISHED ON DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE ENVIRONMENT.

SEEDBED PREPARATION  
A. GRADE AS FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALS, OR VARIABLE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQ. FT).

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE. D. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.

E. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE TILLED AND FIRMED AS ABOVE.

F. PERMANENT SEEDING SHOULD BE MADE 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS A DORMANT SEEDING WITH MULCH AFTER THE FIRST KILLING FROST AND BEFORE SNOWFALL. WHEN CROWN VETCH IS SEEDED IN LATER SUMMER, AT LEAST 35% OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, MULCH ACCORDING TO THE TEMPORARY MULCHING BMP AND OVERWINTER STABILIZATION AND CONSTRUCTION TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

G. FOLLOWING SEED BED PREPARATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LBS./1,000 S.F. WITH A MIXTURE OF 35% CREEPING RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

I. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

J. AREAS WHICH CANNOT BE SEEDED WITHIN THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION AND THE AREA SHOULD BE SEEDED AT THE BEGINNING OF THE GROWING SEASON.

WINTER CONSTRUCTION PHASE  
IF AN AREA IS NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES.

A. PERMANENT STABILIZATION CONSISTS OF AT LEAST 90% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.

B. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.

C. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.

D. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR ALL SLOPES GREATER THAN 8 % OR OTHER AREAS EXPOSED TO DIRECT WIND.

E. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGEWAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3 %.

F. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

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

H. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.

I. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.

J. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THAT SAME DAY.

K. IF SNOWFALL IS GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.

L. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.

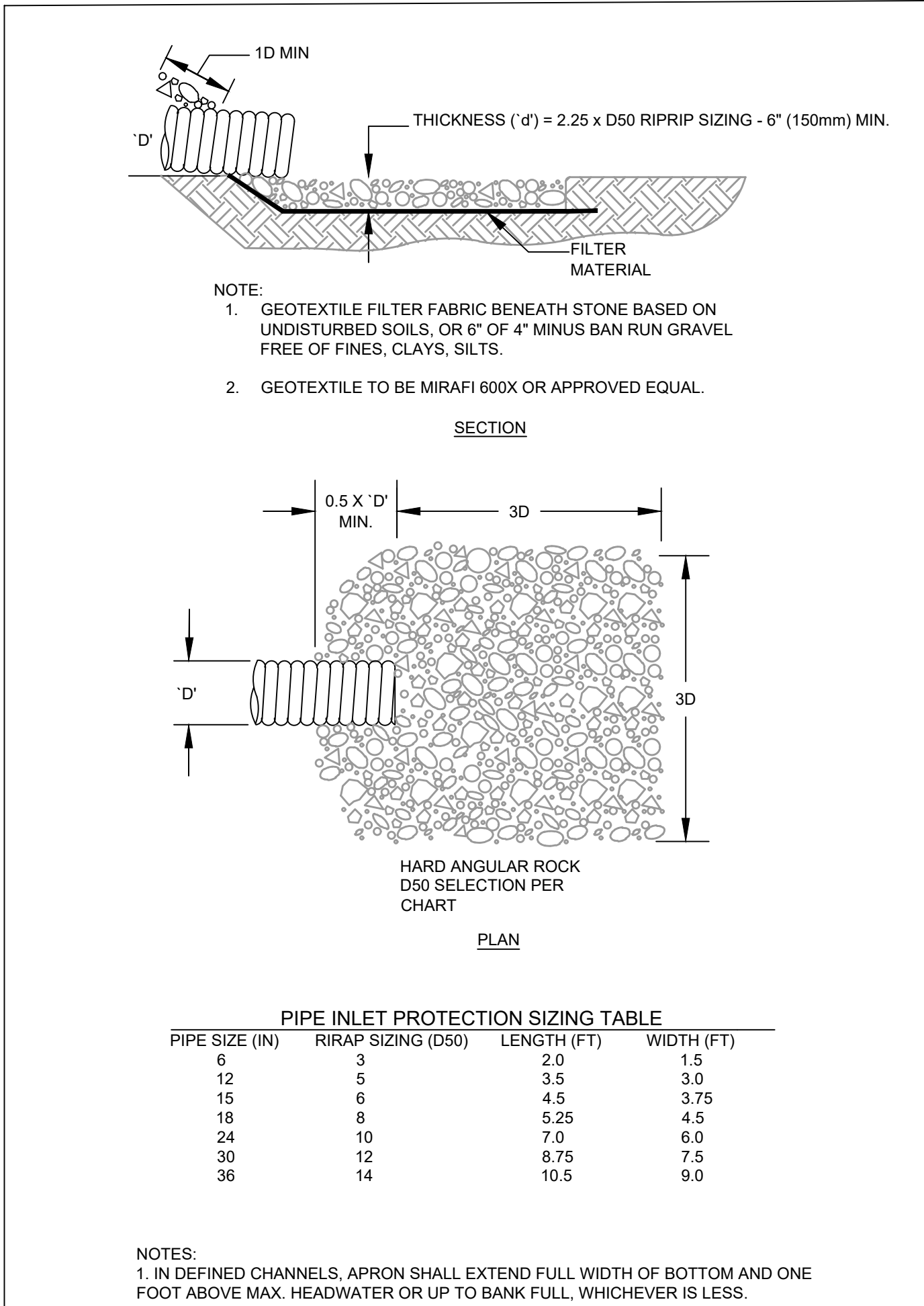
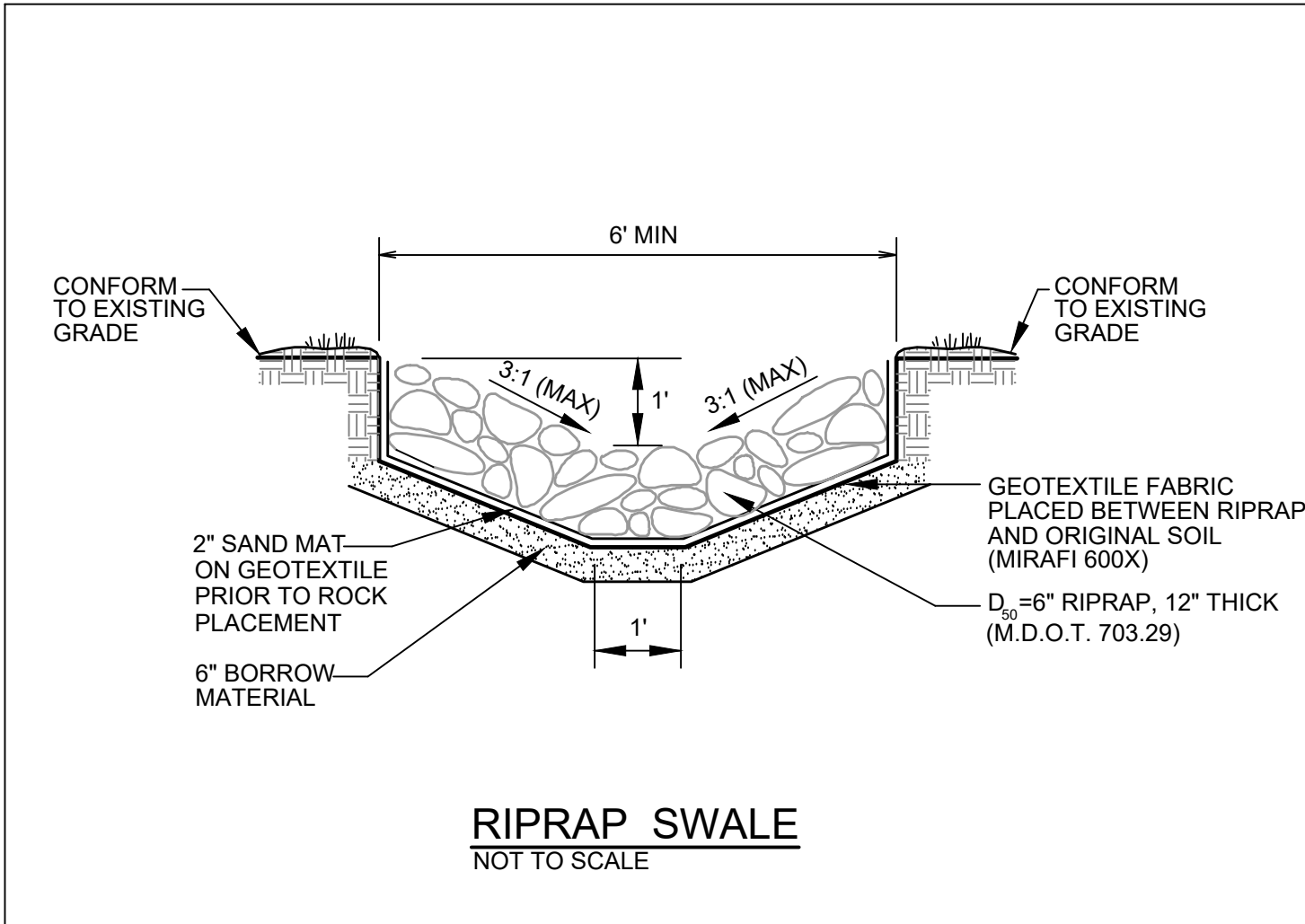
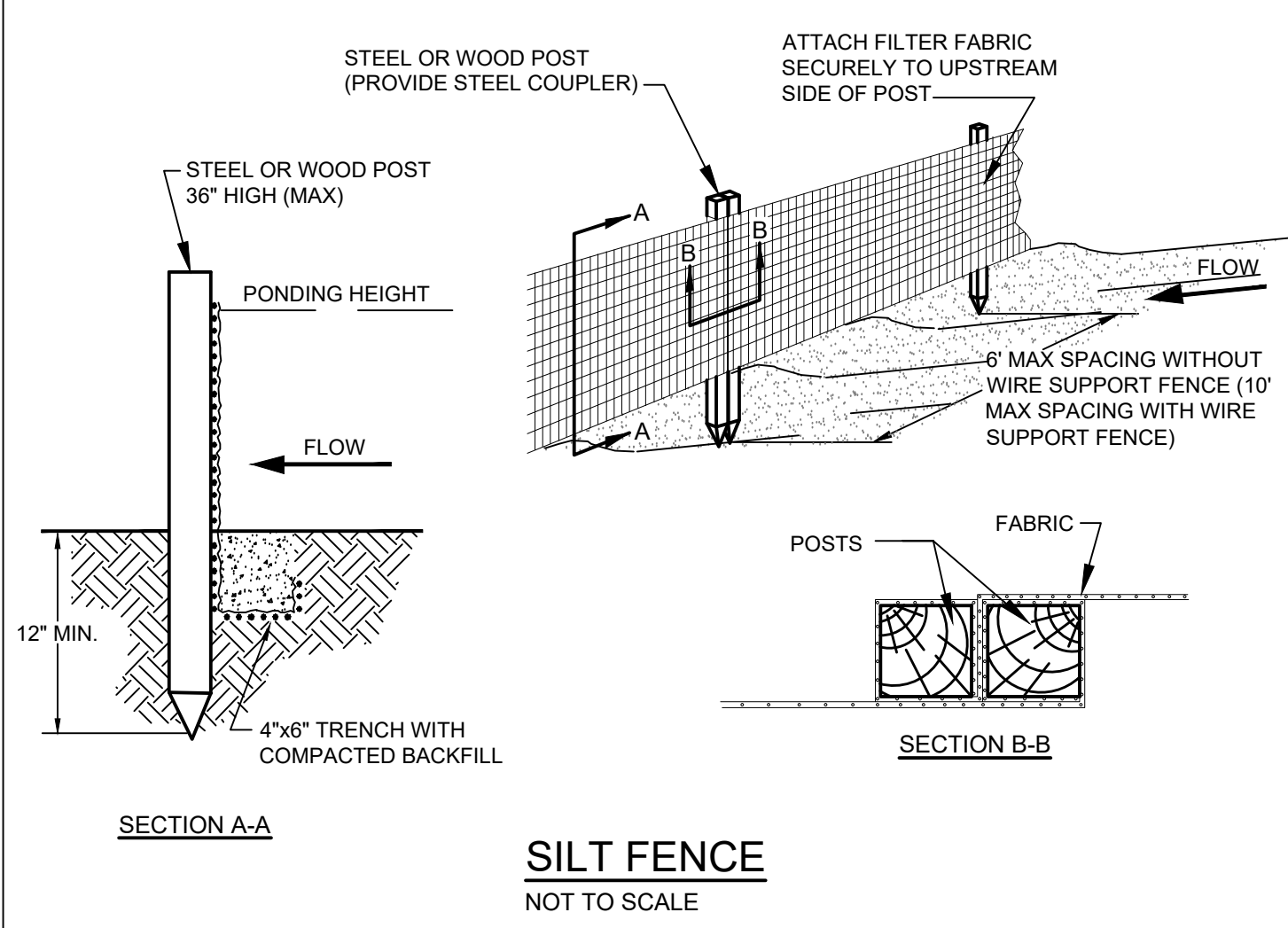
M. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

MAINTENANCE AND INSPECTION PHASE

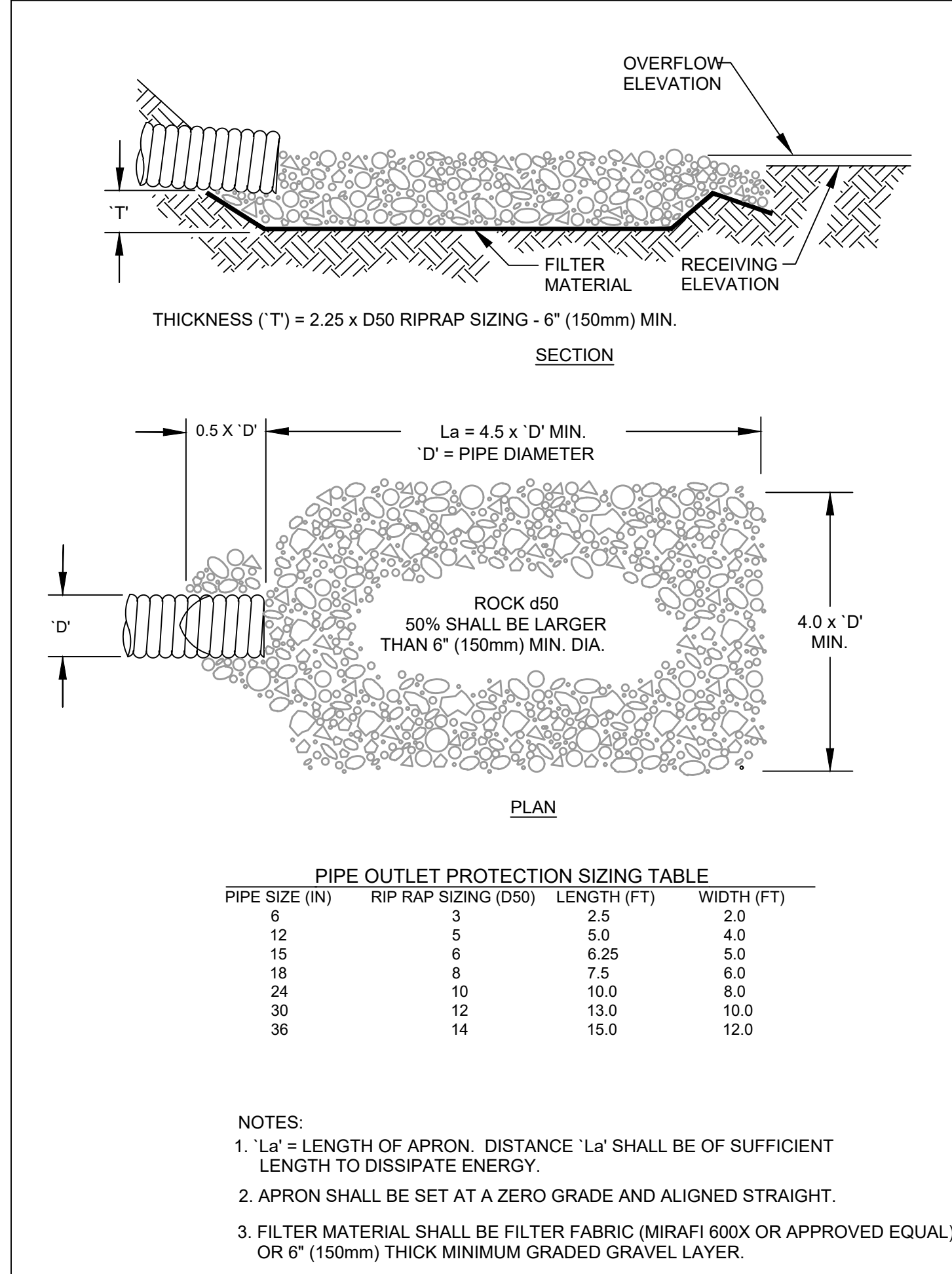
A. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED 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

B. A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPS THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

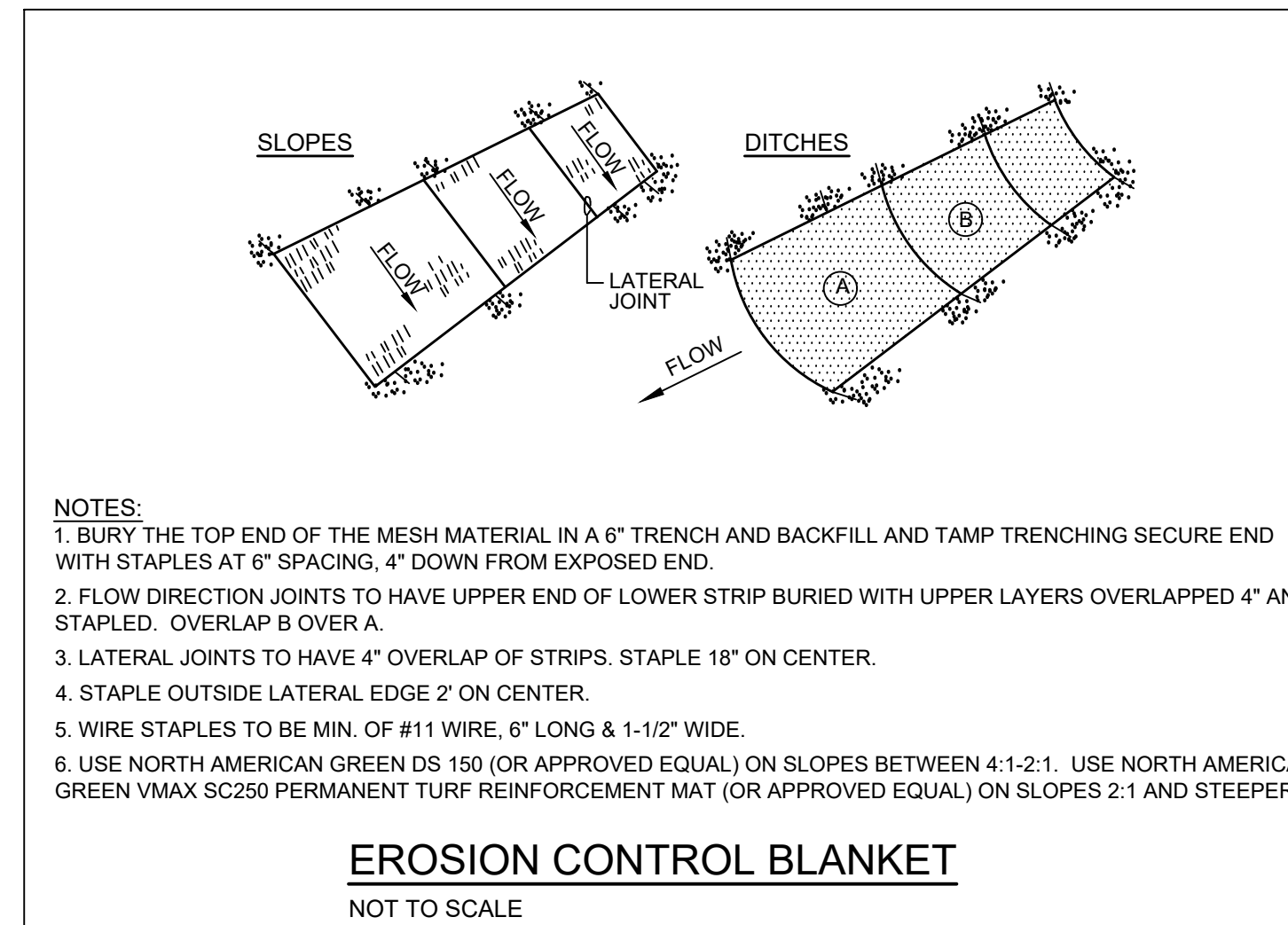
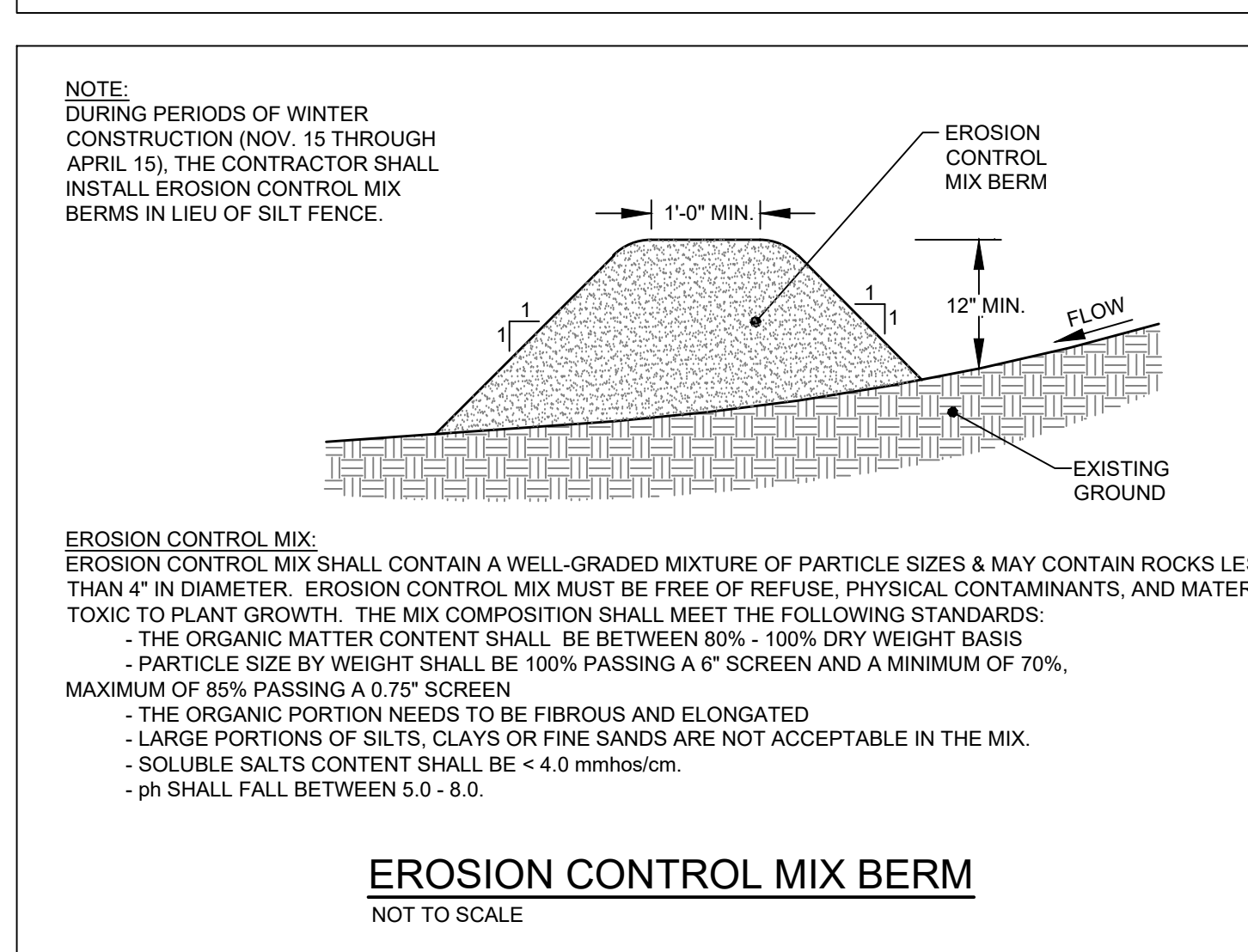
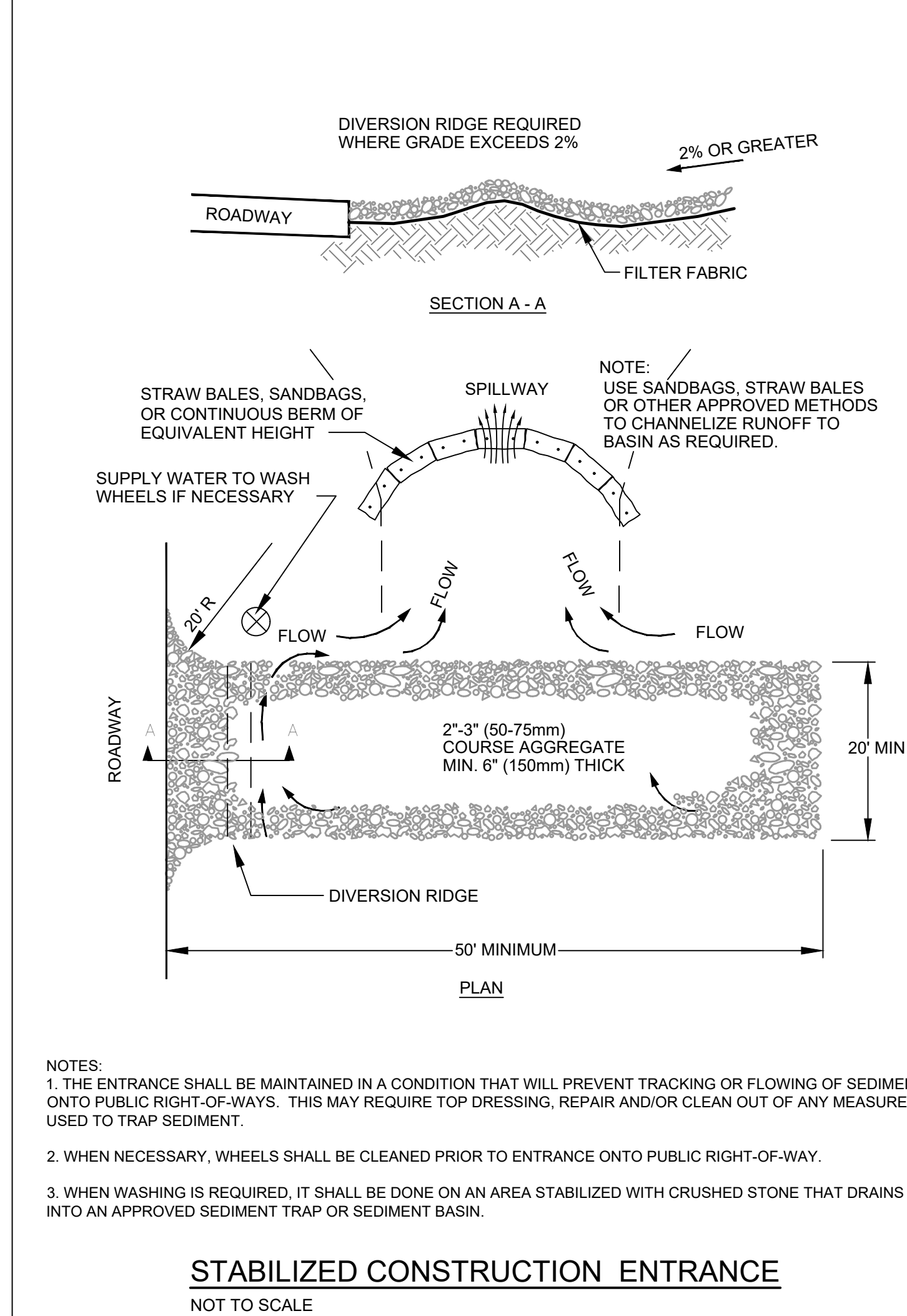
DEWATERING  
A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADE EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE.



PIPE INLET PROTECTION

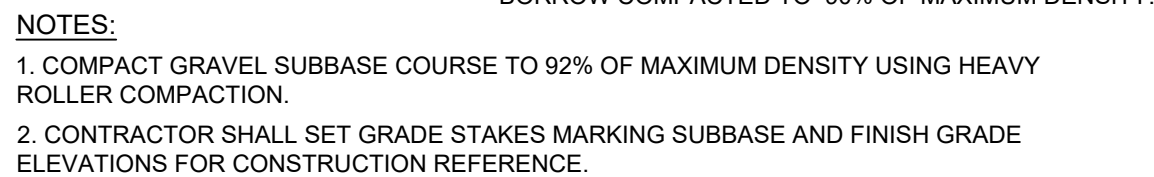


PIPE OUTLET PROTECTION



|                                                                                     |                           |
|-------------------------------------------------------------------------------------|---------------------------|
|                                                                                     |                           |
| DATE:                                                                               | 04-13-2022                |
| P.E.:                                                                               | JEFFREY D. AMOS, PE 10167 |
| JDA                                                                                 | BY                        |
| PRELIMINARY SUBMISSION                                                              |                           |
| REVISIONS                                                                           |                           |
| DATE                                                                                |                           |
| NO                                                                                  |                           |
| 565 CONGRESS STREET<br>SUITE 201<br>PORTLAND, ME 04102                              |                           |
| 41 CAMPUS DRIVE<br>SUITE 301<br>NEW GLOUCESTER, ME 04260                            |                           |
| OFFICE: (207) 928-5111 FAX: (207) 221-1317<br>www.terradynconsultants.com           |                           |
| Civil Engineering   Land Planning   Stormwater Design   Environmental Permitting    |                           |
| TERRADYN CONSULTANTS, LLC                                                           |                           |
| PERMIT DRAWING<br>NOT FOR CONSTRUCTION                                              |                           |
| PROJECT: HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                |                           |
| SHEET TITLE: SITE DETAILS - 1                                                       |                           |
| CLIENT: SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |                           |
| DATE:                                                                               | 02-09-2022                |
| SCALE:                                                                              | NTS                       |
| DESIGNED:                                                                           | JDA                       |
| JOB NO:                                                                             | 21-13                     |
| SHEET                                                                               | C-6.1                     |

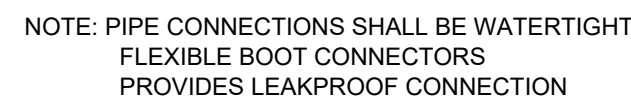




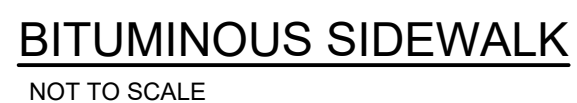
NOT TO SCALE



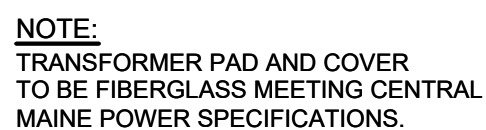
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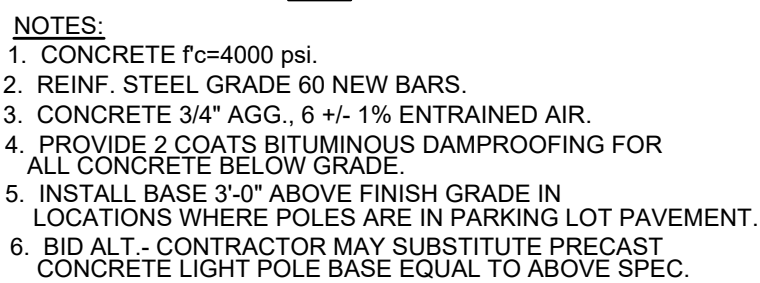
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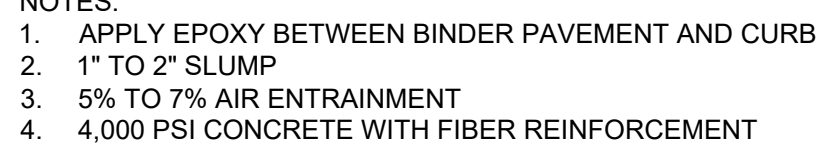
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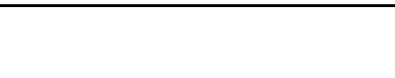
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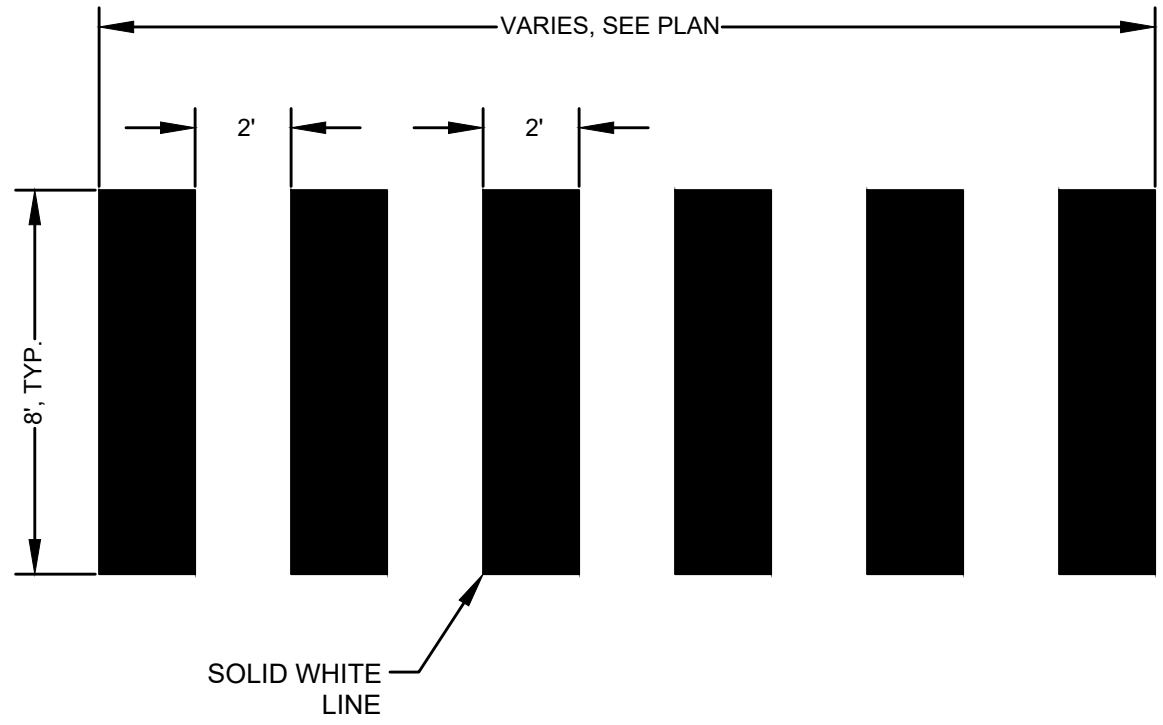
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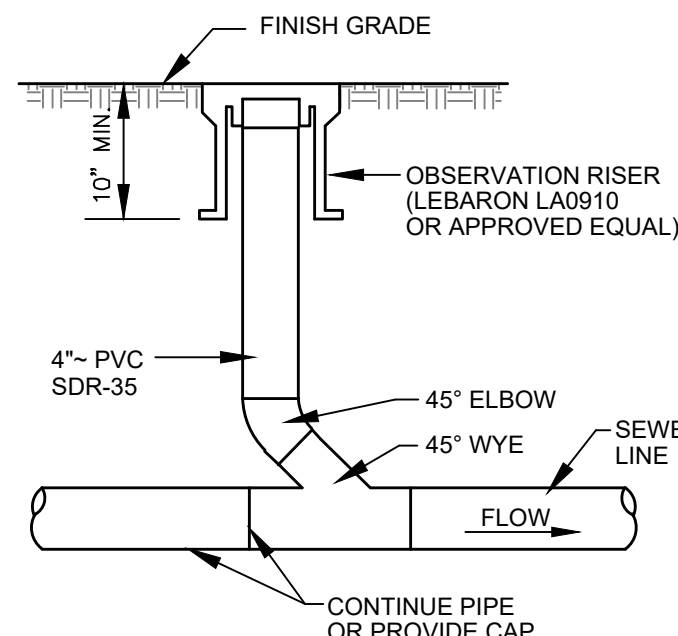
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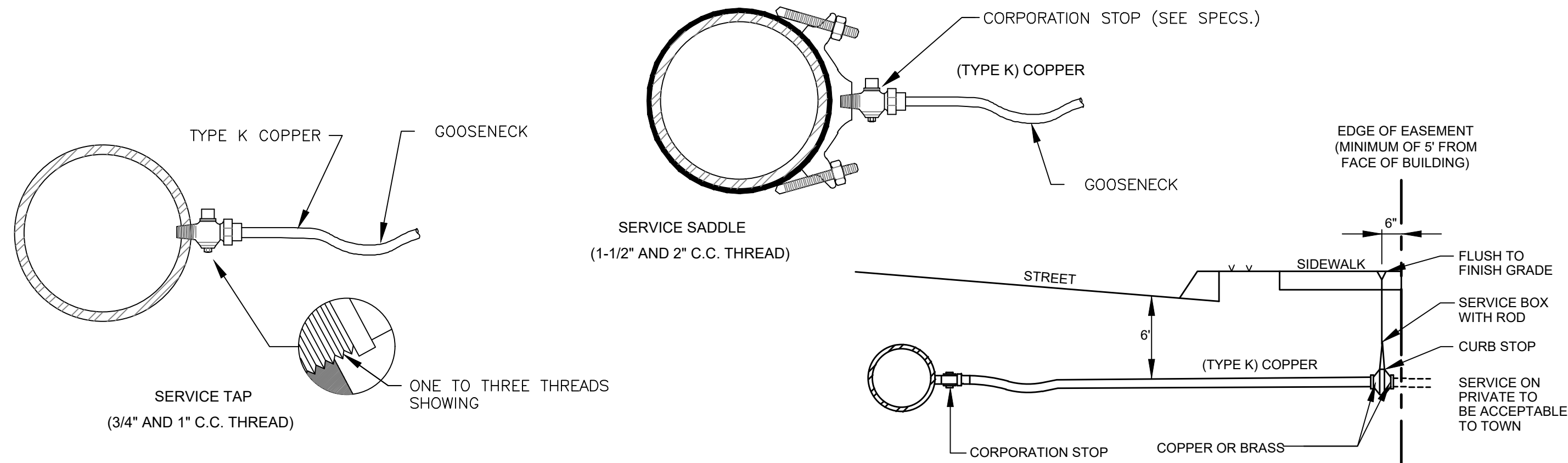




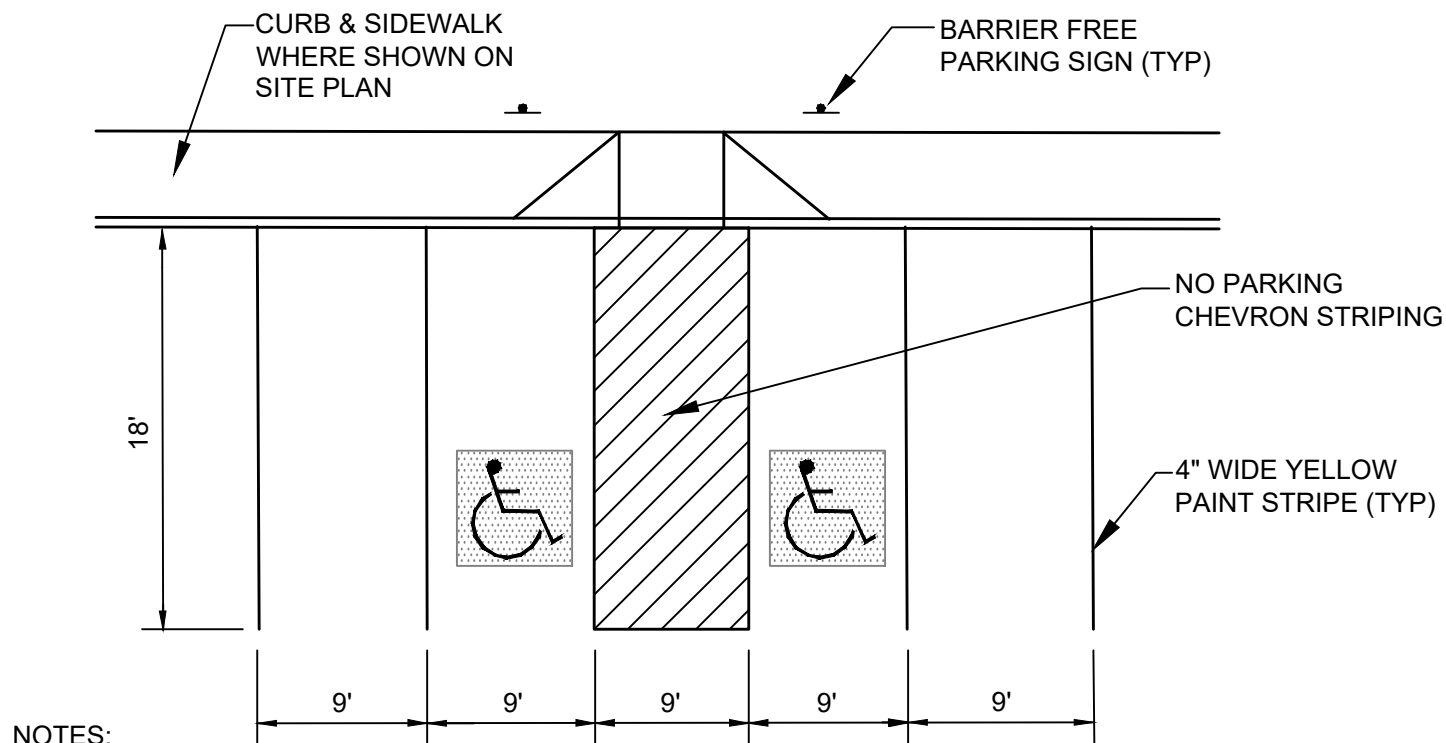
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**SEWER CLEANOUT**  
NOT TO SCALE

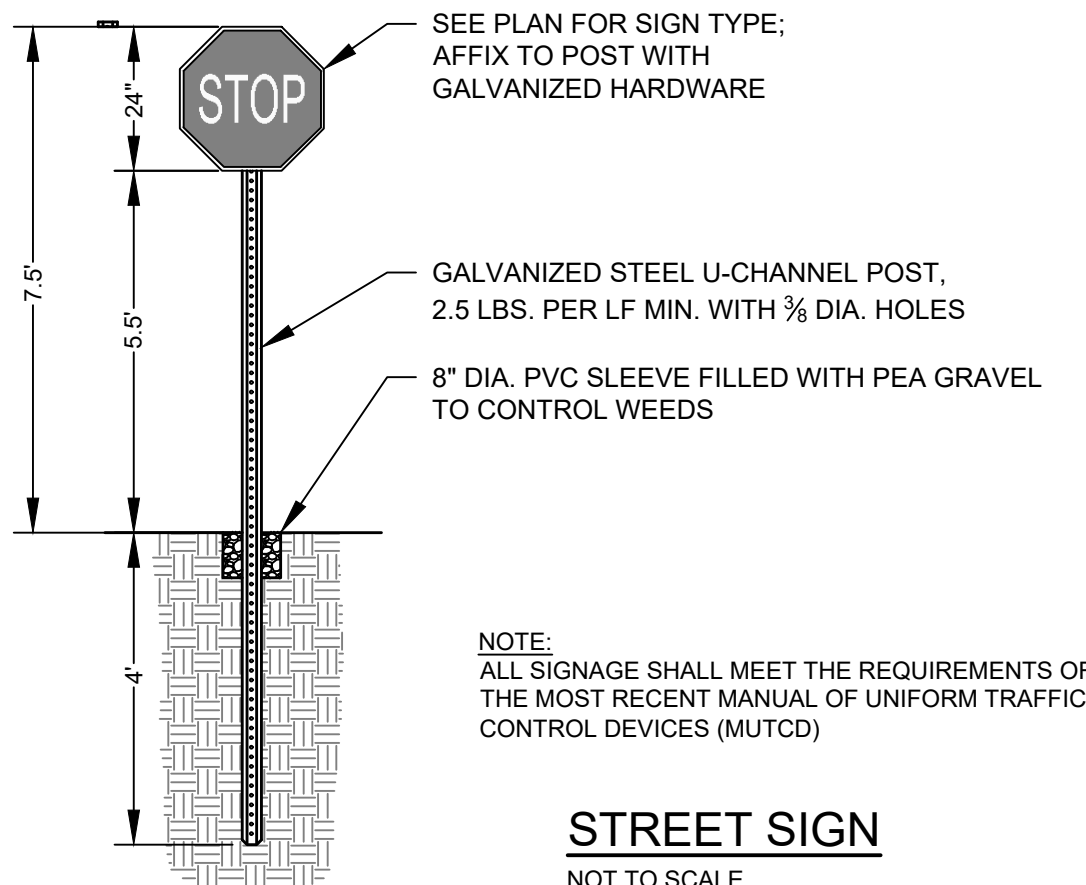


**TYPICAL WATER SERVICE CONNECTION**  
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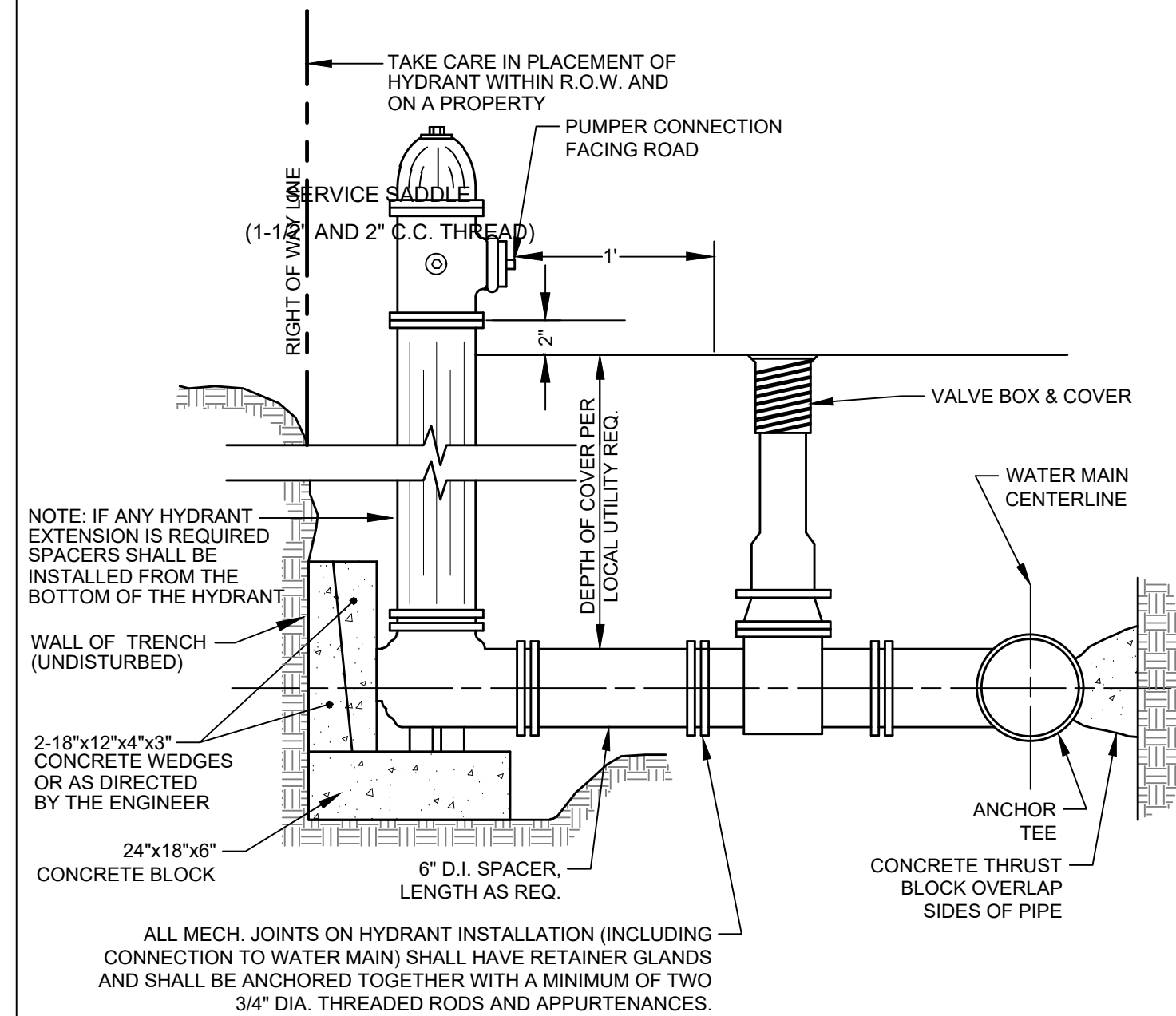


- NOTES:**
- SEE SITE PLAN FOR NUMBER AND LOCATION OF BARRIER FREE PARKING SPACES.
  - BARRIER FREE GRAPHIC SYMBOL (PAINTED WHITE) TO BE CENTERED IN PARKING STALL. SYMBOL TO BE PAINTED ON BLUE NON-SKID BACKGROUND.

**TYPICAL PARKING STALL DIMENSIONS**  
NOT TO SCALE

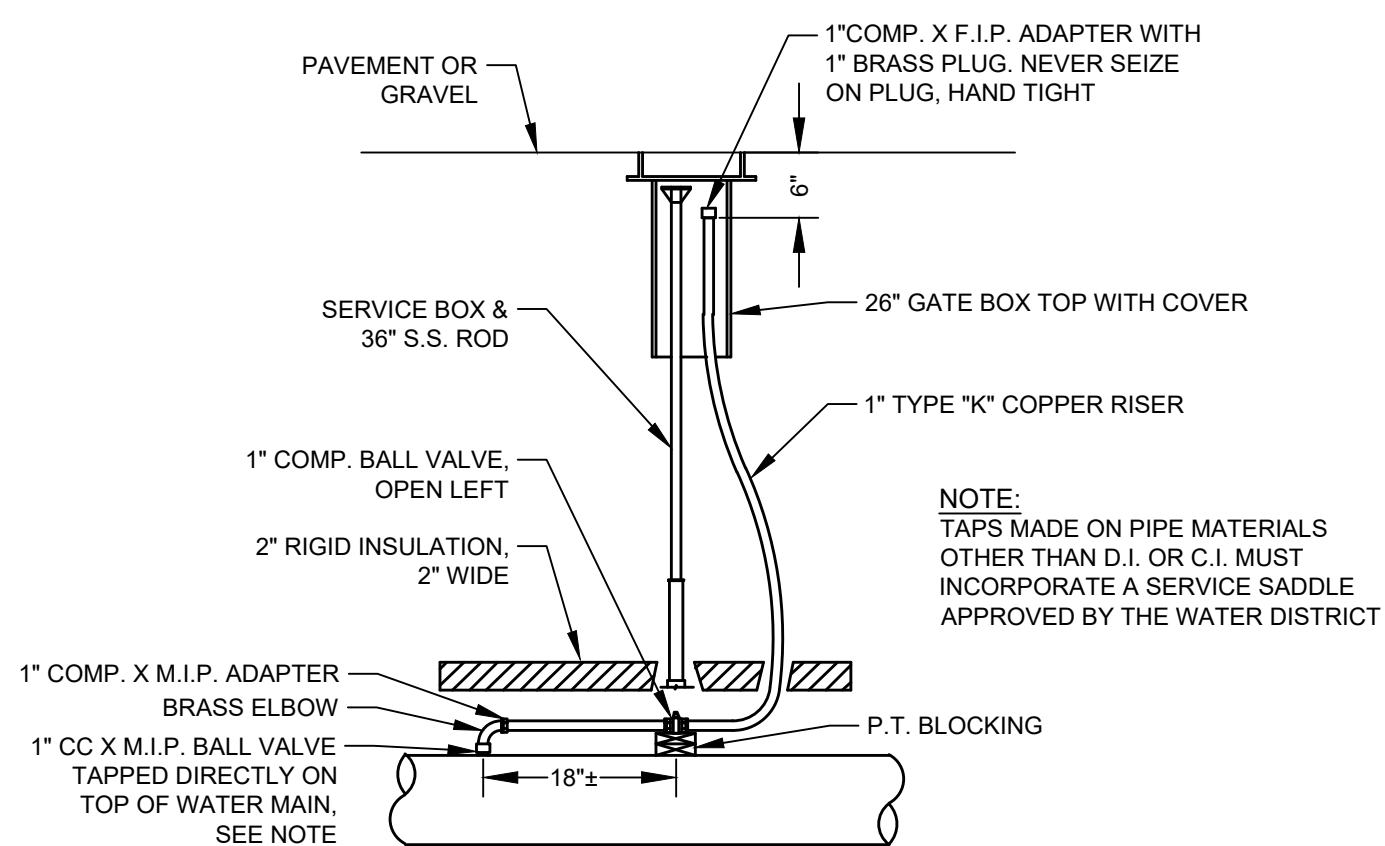


**STREET SIGN**  
NOT TO SCALE

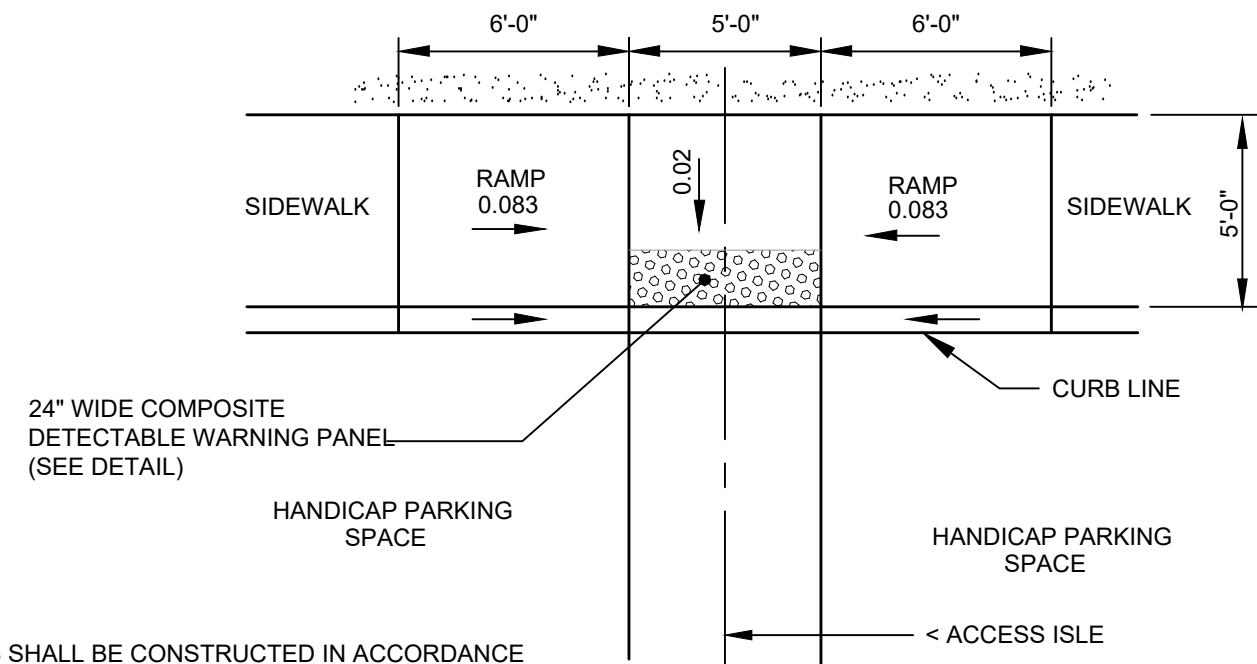


- NOTES:**
- ALL MATERIALS SHALL CONFORM TO THE KENNEBUNK, KENNEBUNKPORT & WELLS WATER DISTRICT REQUIREMENTS
  - HYDRANT SHALL BE OPEN RIGHT
  - ALL FITTINGS SHALL BE WRAPPED IN POLYETHYLENE

**TYP. HYDRANT INSTALLATION**  
NOT TO SCALE

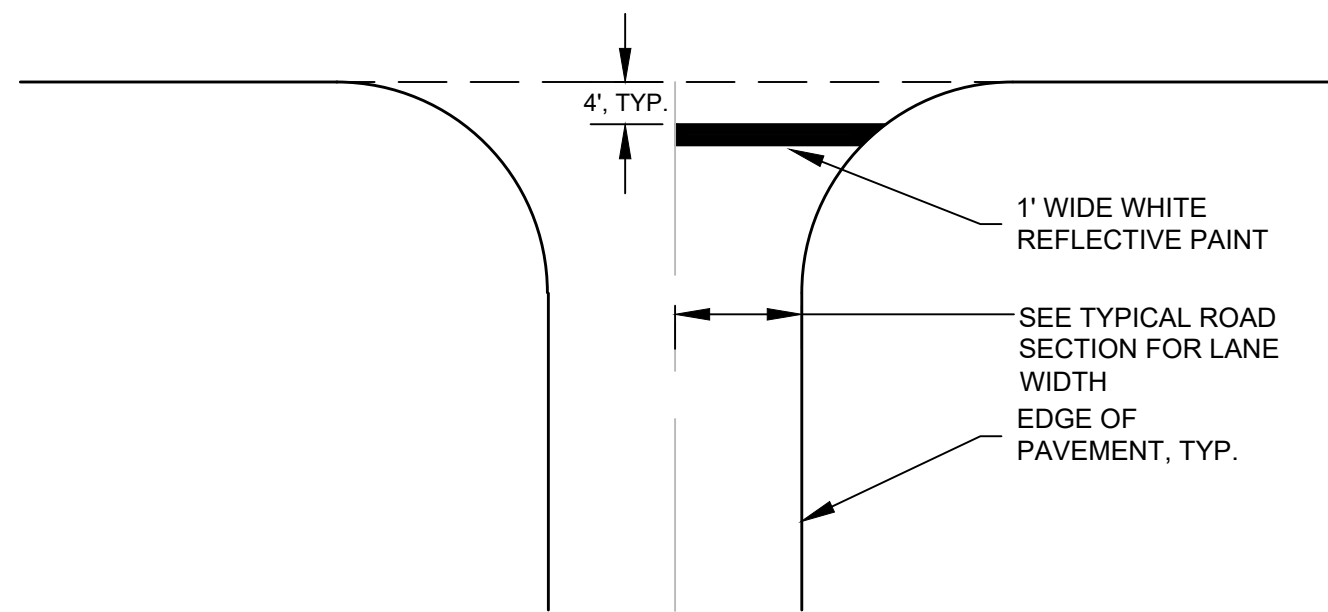


**AIR RELEASE DETAIL**  
NOT TO SCALE

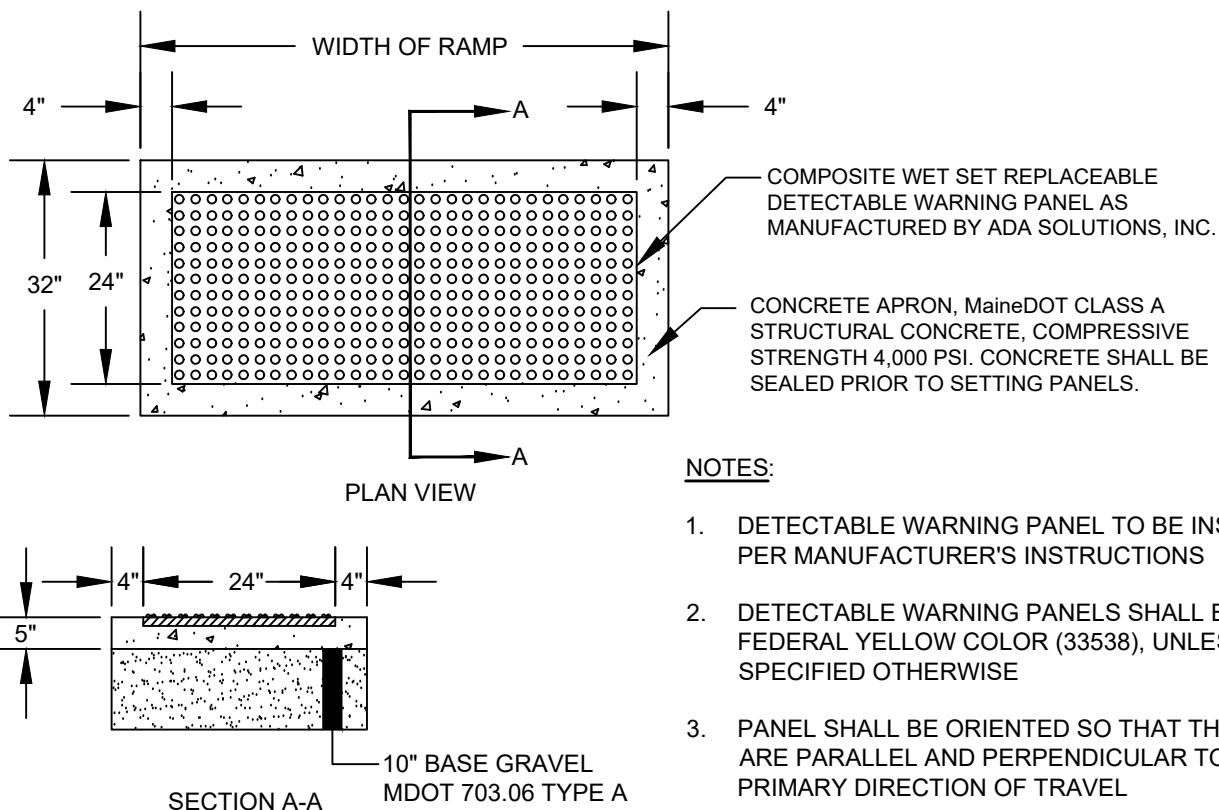


- NOTES:**
- RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
  - ALL RAMPS SHALL HAVE DETECTABLE WARNINGS THE FULL DEPTH AND WIDTH OF THE RAMP PER SECTION 4.29 OF THE ADA.
  - A TACTILE WARNING STRIP IS REQUIRED WHERE RAMP ABUTS AN AREA USED BY VEHICLES.

**HANDICAP RAMP**  
NOT TO SCALE

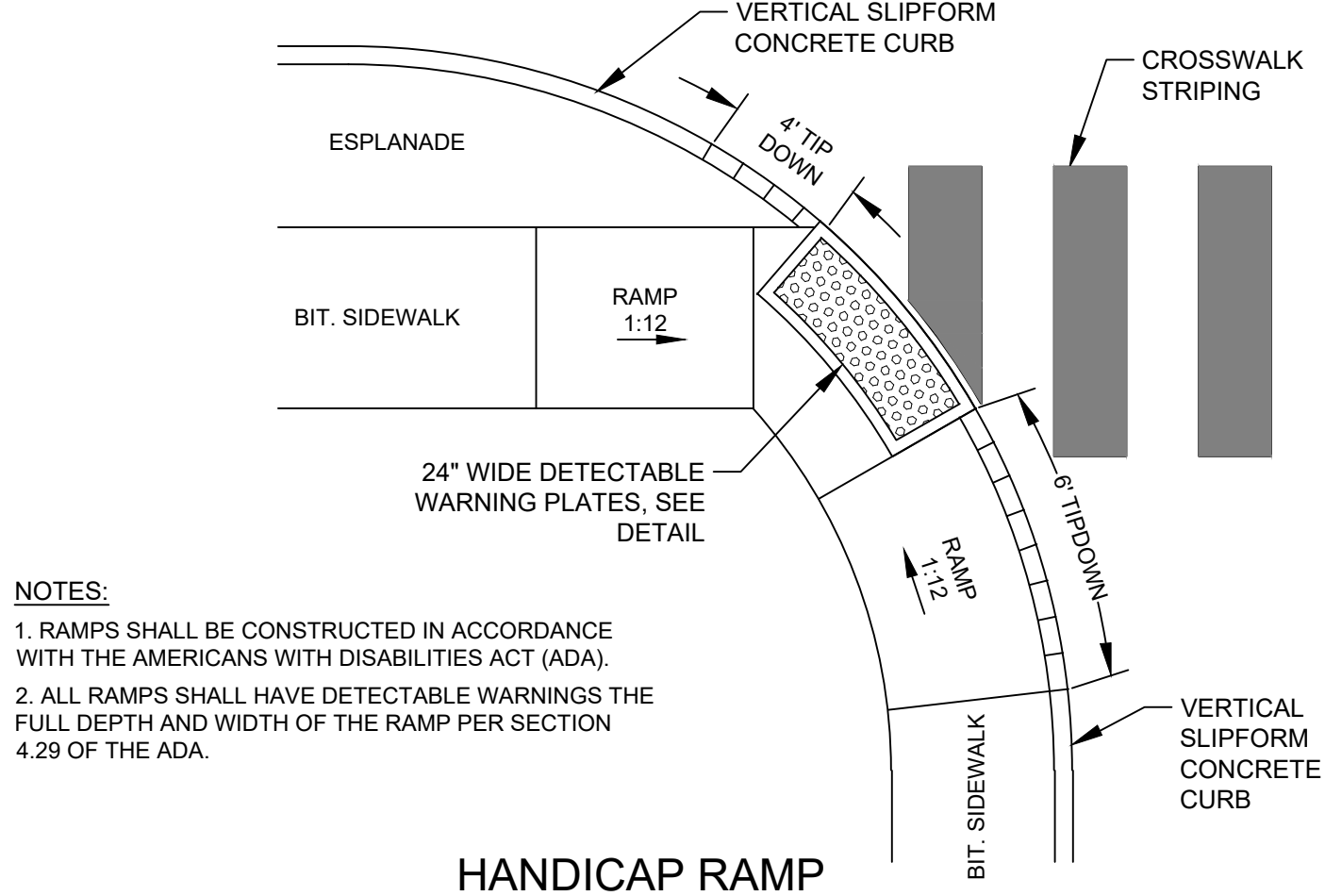


**STOP BAR DETAIL**  
NOT TO SCALE



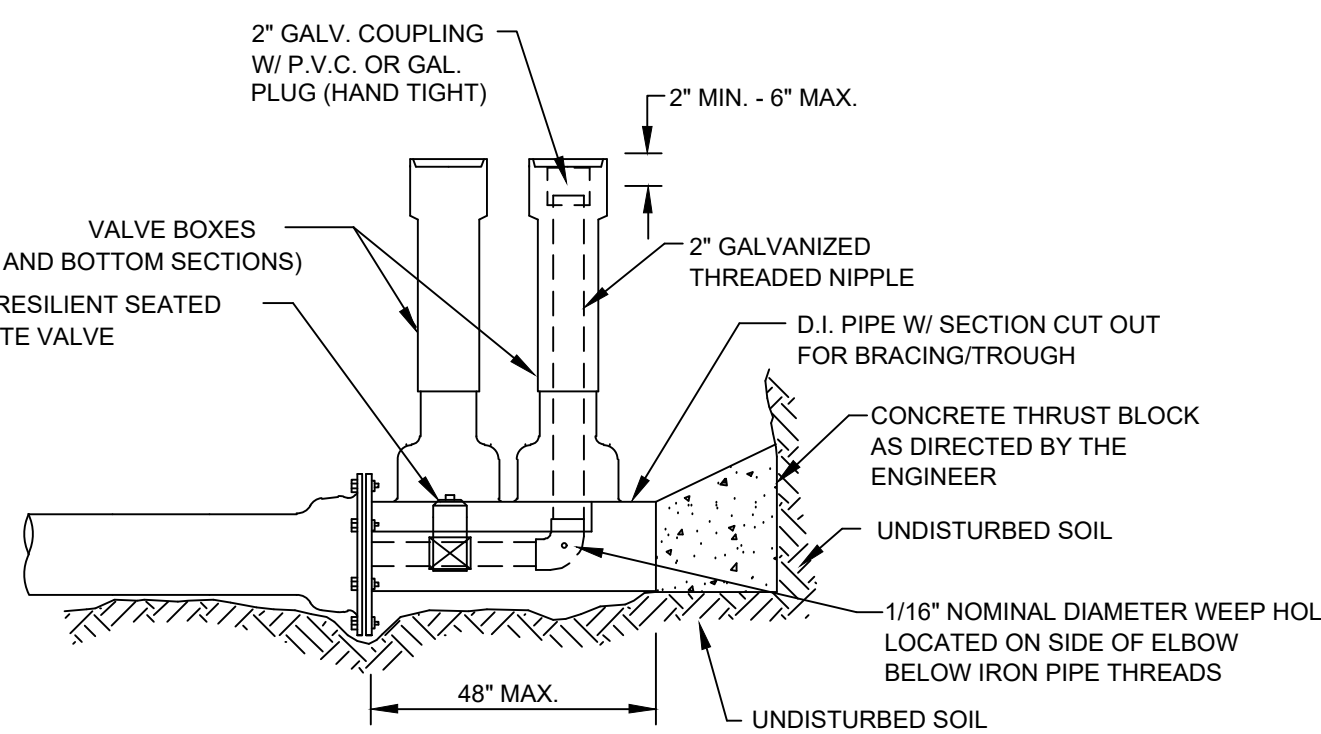
- NOTES:**
- DETECTABLE WARNING PANEL TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS
  - DETECTABLE WARNING PANELS SHALL BE FEDERAL YELLOW COLOR (33538), UNLESS SPECIFIED OTHERWISE
  - PANEL SHALL BE ORIENTED SO THAT THE DOMES ARE PARALLEL AND PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL

**COMPOSITE DETECTABLE WARNING PANEL DETAIL**  
NOT TO SCALE

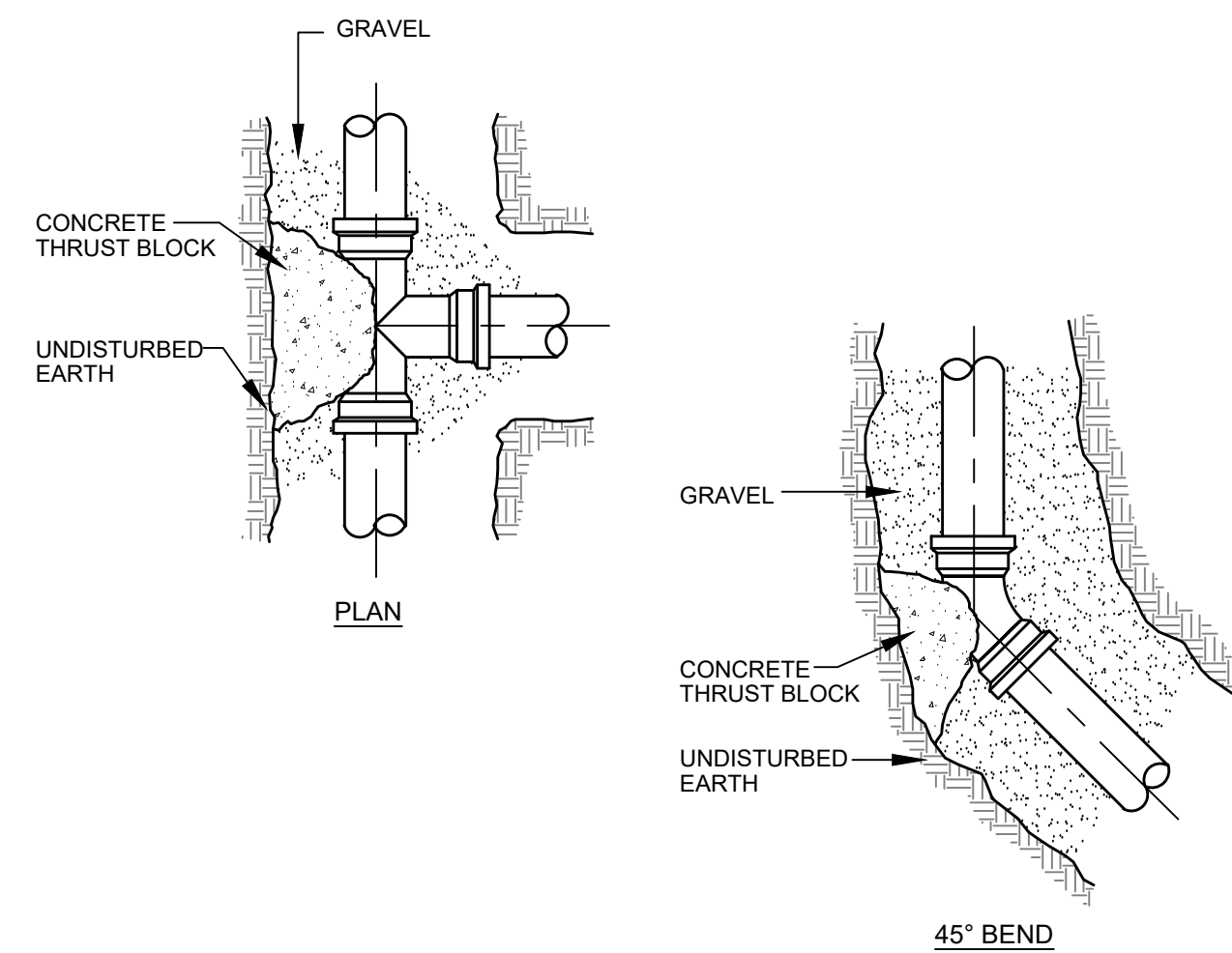


- NOTES:**
- RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
  - ALL RAMPS SHALL HAVE DETECTABLE WARNINGS THE FULL DEPTH AND WIDTH OF THE RAMP PER SECTION 4.29 OF THE ADA.

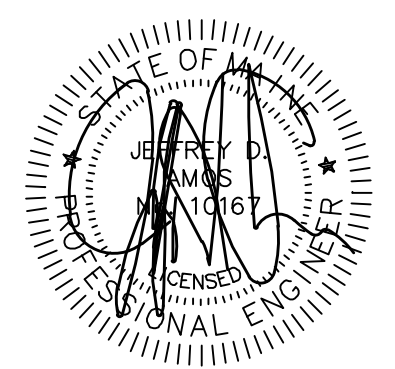
**HANDICAP RAMP**  
NOT TO SCALE



**STANDARD 2" BLOW OFF**  
NOT TO SCALE



**TEE & BEND DETAIL**  
NOT TO SCALE



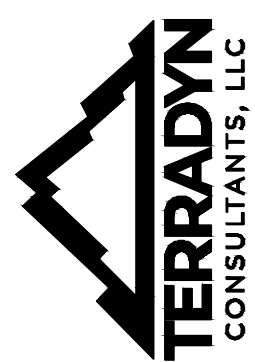
DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| 1   | 04-13-2022 | PRELIMINARY SUBMISSION |
| 2   | 04-13-2022 | FINAL ENGINEERING      |

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

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PROJECT: HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE

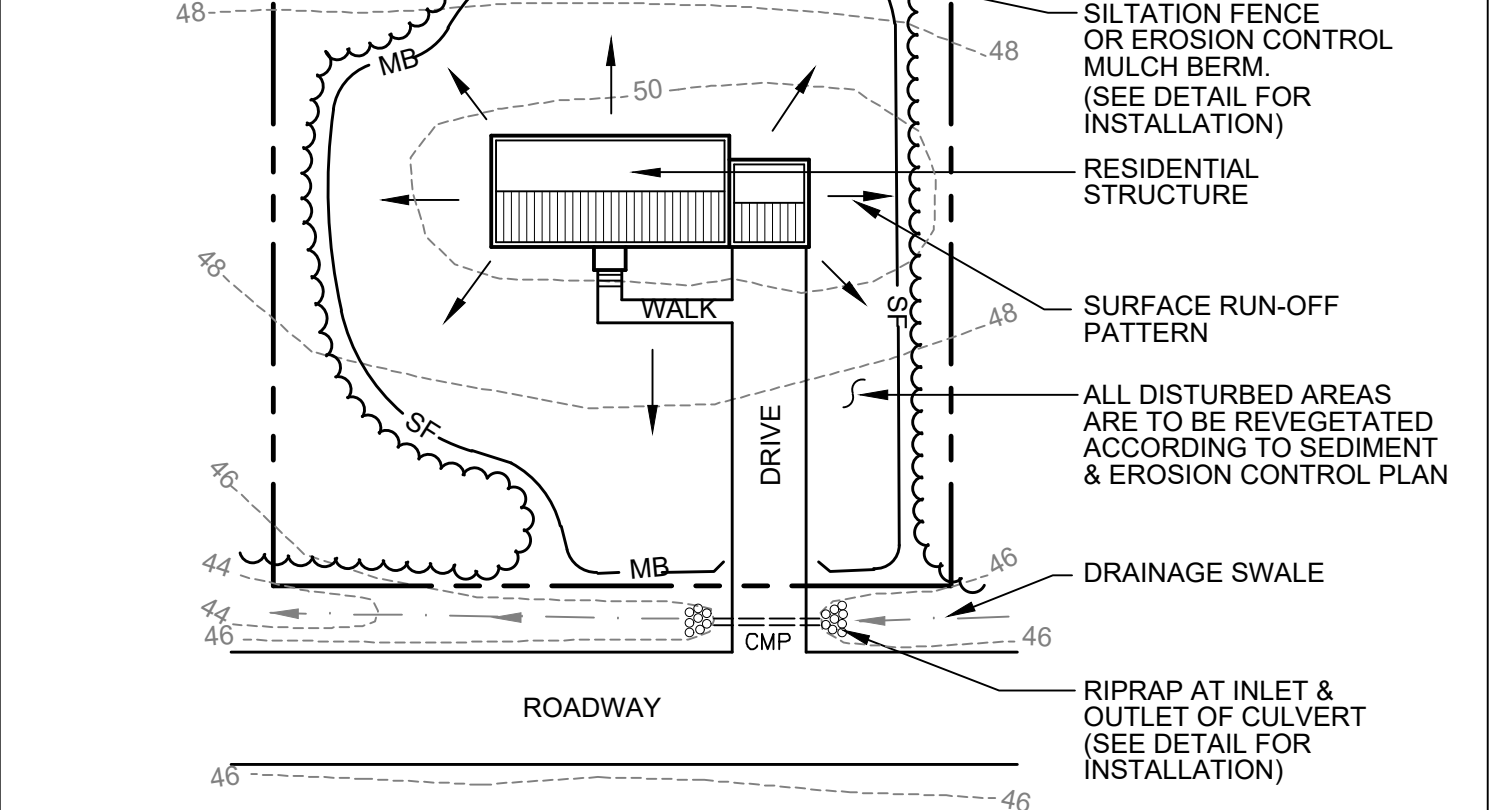
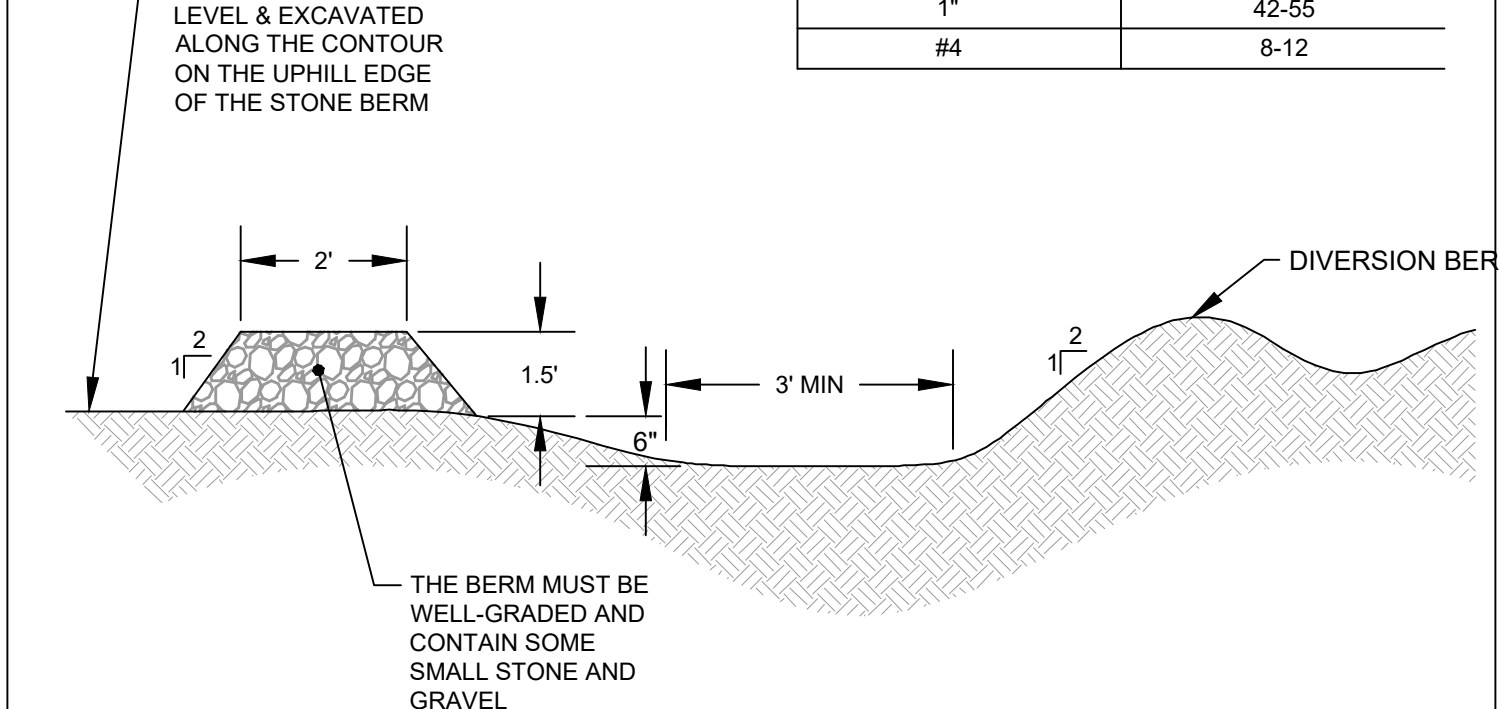
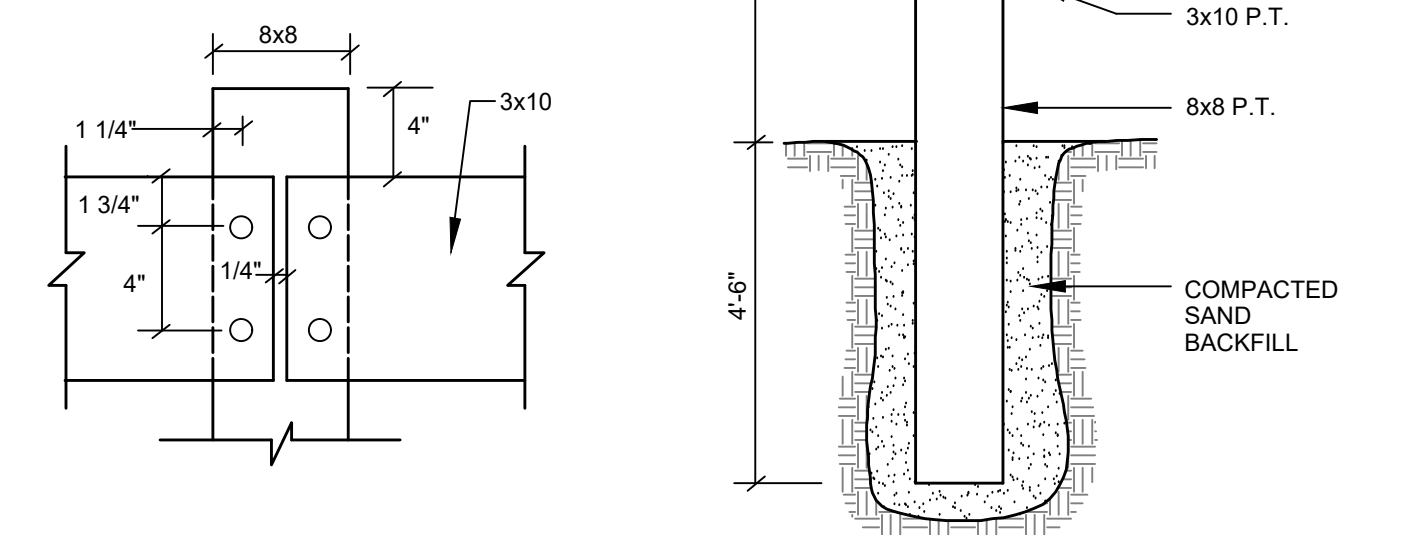
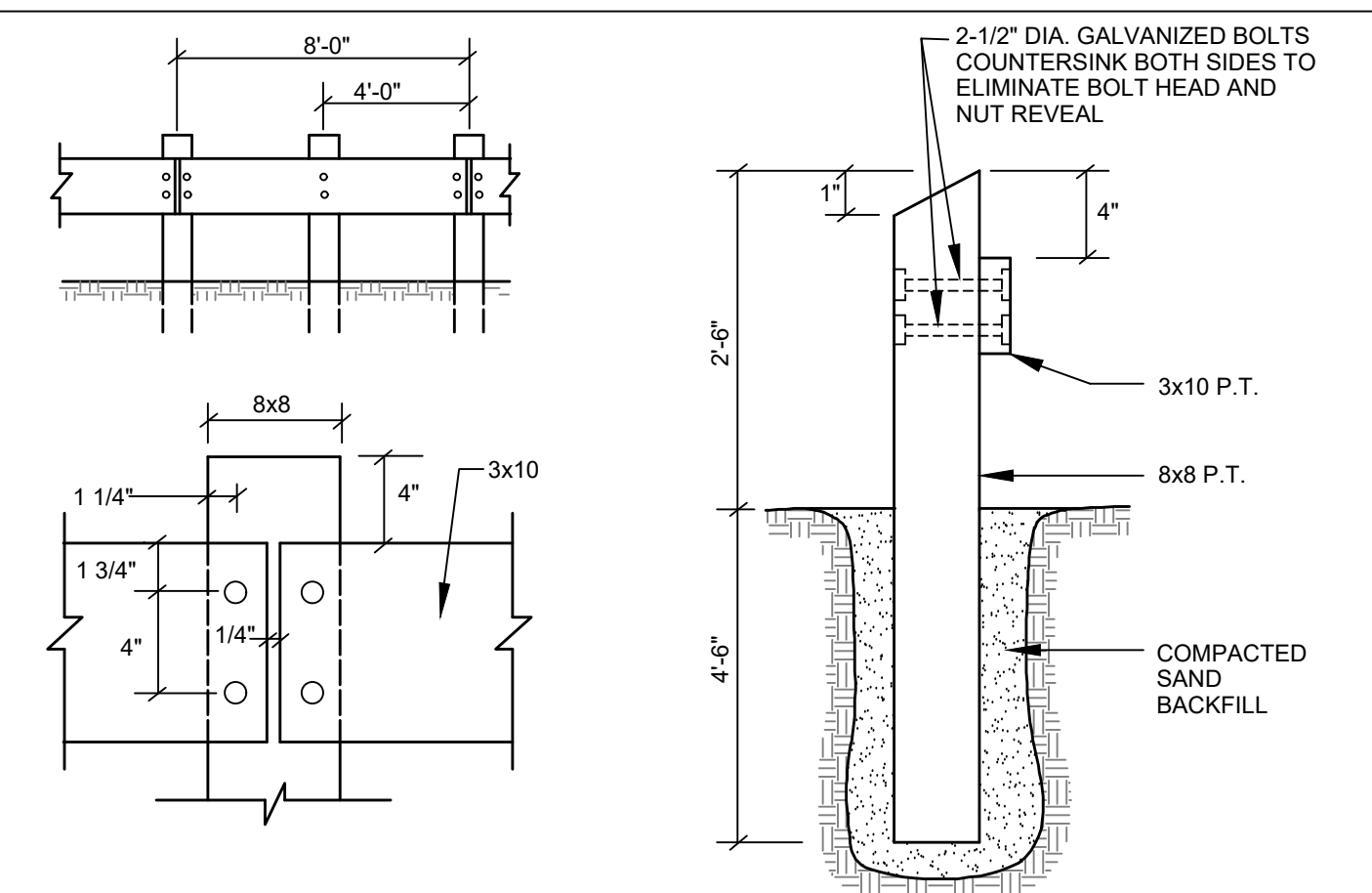
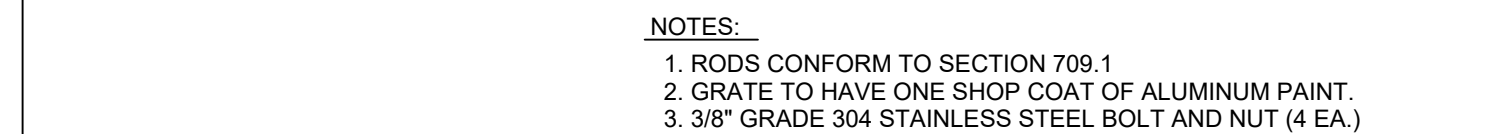
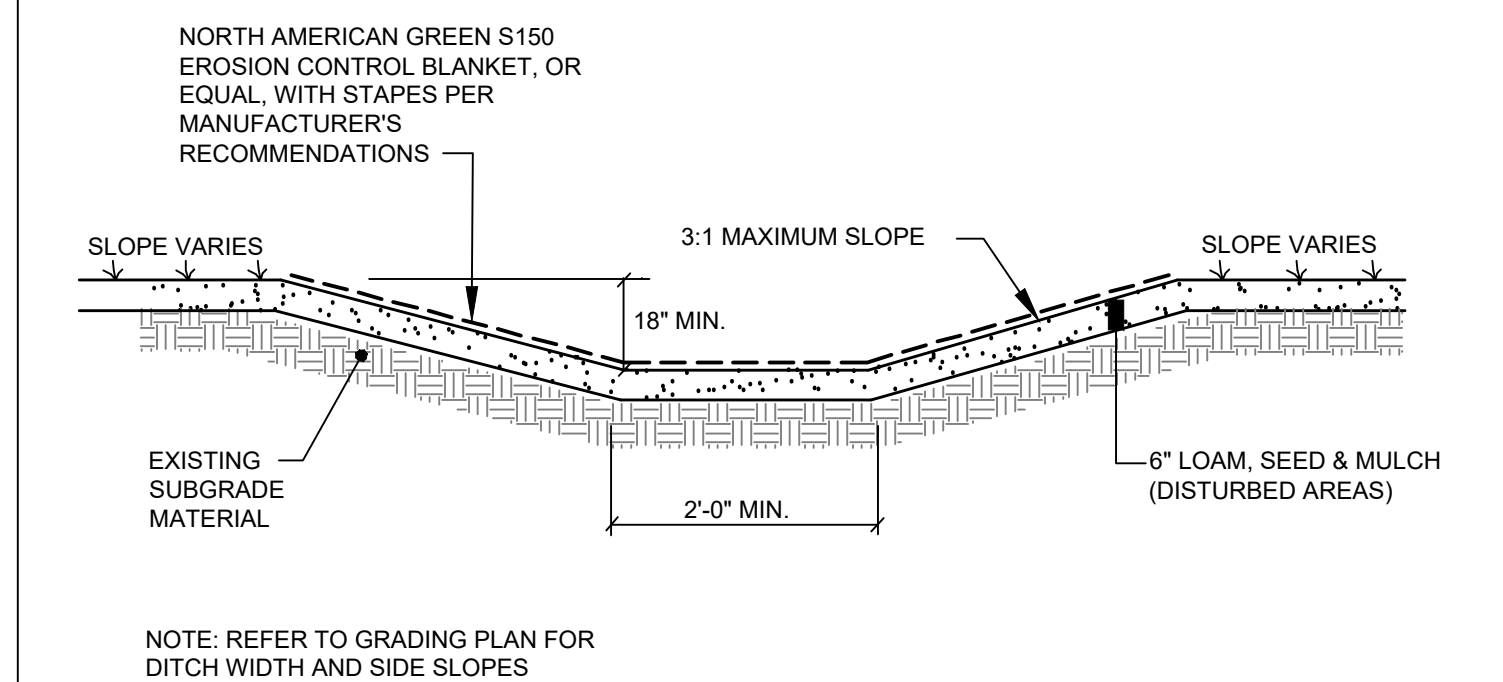
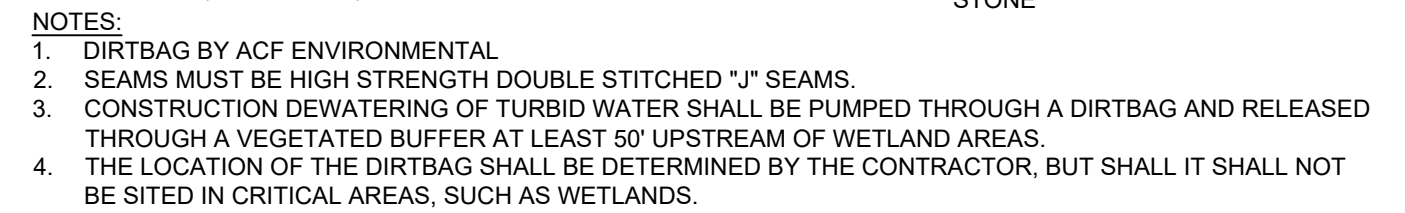
SHEET TITLE: SITE DETAILS - 3

CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

DATE: 02-09-2022  
SCALE: NTS  
DESIGNED: JDA  
JOB NO: 21-13  
SHEET

C-6.3





**Inspection Notes for Lot Grading and Driveway location**  
Inspections by a professional engineer shall consist of a visit to the site prior to construction to consult with the earthwork contractor and a post construction meeting to confirm grading on lots and for all driveways to ensure runoff is directed according to plans and to oversee the re-stabilization of the lot into a vegetated cover.

NOT TO SCALE

3. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.

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

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

4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.

7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2016 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.

11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 M.R.S.A. 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.

17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.

18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

21. WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF TERRADYN CONSULTANTS, LLC.

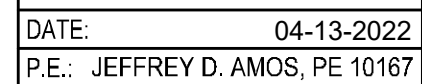
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

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

25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.

[illegible]

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

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PERMIT DRAWING  
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PROJECT:  
HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE

CLIENT: SOUTH STREET VILLAGE, LLC

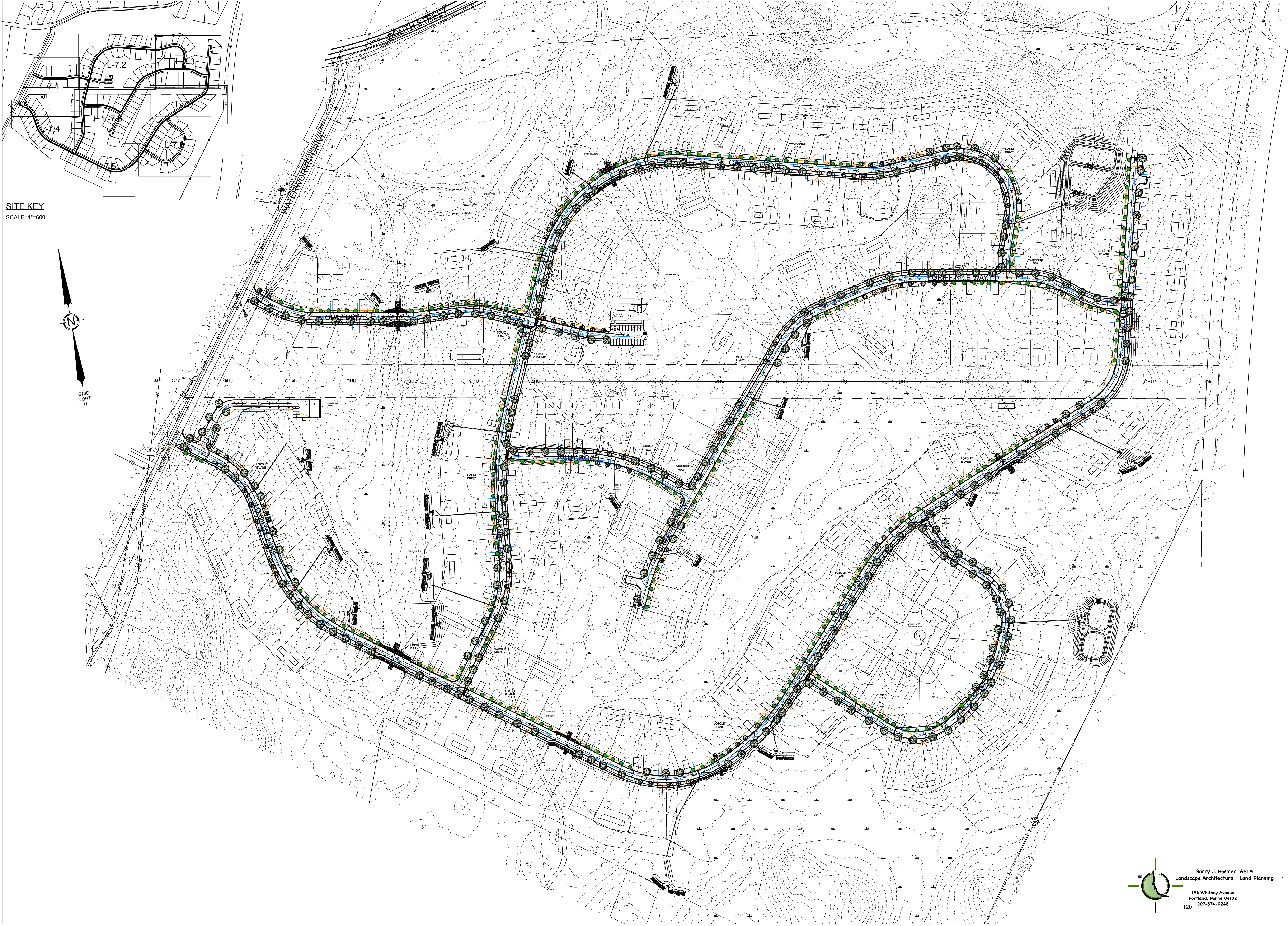
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| SCALE:    | NTS        |
| DESIGNED: | JDA        |
| JOB NO:   | 21-13      |

C-6.4

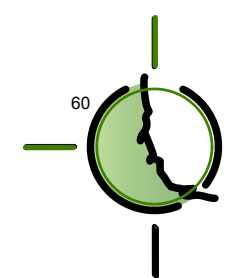
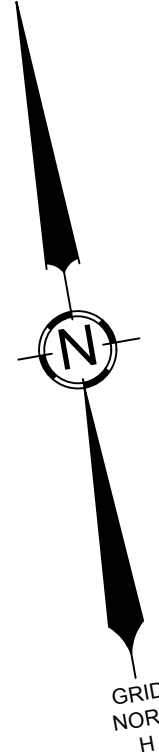








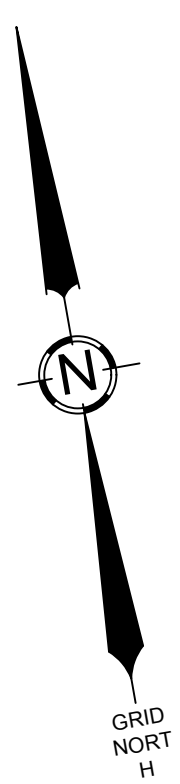
SITE KEY  
SCALE: 1"=600'



Barry J. Hosmer ASLA  
Landscape Architecture Land Planning  
196 Whitney Avenue  
Portland, Maine 04102  
207-874-0248

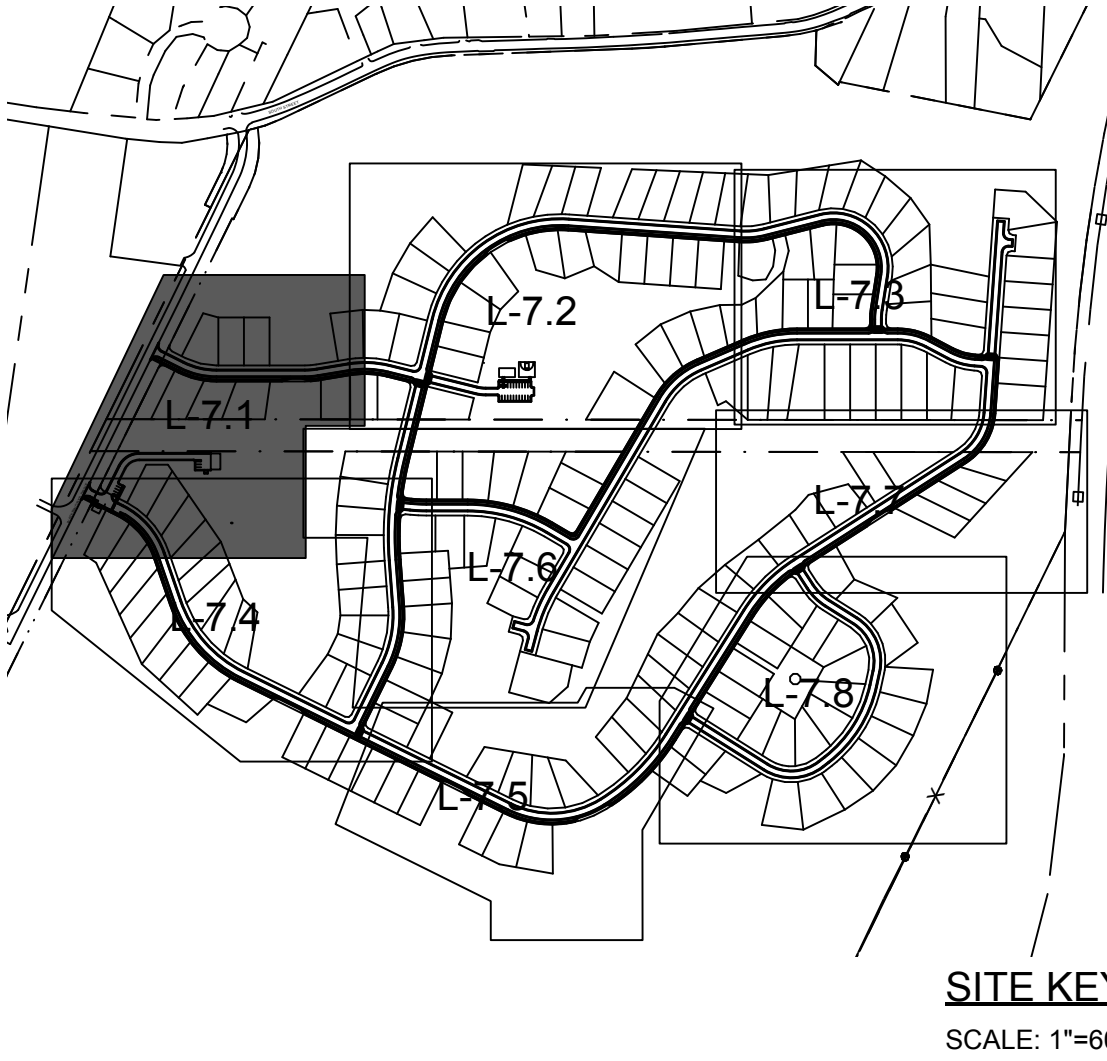
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| DATE: 02-09-2022                    |  | DATE: 02-09-2022                    |  |
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| DESIGNED: BJH                       |  | DESIGNED: BJH                       |  |
| JOB NO: 21-13                       |  | JOB NO: 21-13                       |  |
| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
| DATE: 02-09-2022                    |  | DATE: 02-09-2022                    |  |
| SCALE: 1" = 120'                    |  | SCALE: 1" = 120'                    |  |
| DESIGNED: BJH                       |  | DESIGNED: BJH                       |  |
| JOB NO: 21-13                       |  | JOB NO: 21-13                       |  |
| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
| DATE: 02-09-2022                    |  | DATE: 02-09-2022                    |  |
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| JOB NO: 21-13                       |  | JOB NO: 21-13                       |  |
| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
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| JOB NO: 21-13                       |  | JOB NO: 21-13                       |  |
| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
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| JOB NO: 21-13                       |  | JOB NO: 21-13                       |  |
| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
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| JOB NO: 21-13                       |  | JOB NO: 21-13                       |  |
| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
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| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
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| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
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| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
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| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
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| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
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| SHEET                               |  | SHEET                               |  |
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| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
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| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
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| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
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| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
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| SHEET                               |  | SHEET                               |  |
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| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
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| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
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| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
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| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
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| SHEET                               |  | SHEET                               |  |
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| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
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| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
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| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
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| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
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| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
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| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
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| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
| DATE: 02-09-2022                    |  | DATE: 02-09-2022                    |  |
| SCALE: 1" = 120'                    |  | SCALE: 1" = 120'                    |  |
| DESIGNED: BJH                       |  | DESIGNED: BJH                       |  |
| JOB NO: 21-13                       |  | JOB NO: 21-13                       |  |
| SHEET                               |  | SHEET                               |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
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| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
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| SOUTH STREET, BIDDEFORD, MAINE      |  | SOUTH STREET, BIDDEFORD, MAINE      |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
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| DATE: 02-09-2022                    |  |                                     |  |





Graphic Legend

- Canopy Tree (Simple and Compound Leaves)
- Columnar Tree
- Ornamental Tree



Hidden Hills Selected Street Tree List (Potential Species)

- Upright/Oval Trees with simple leaves
- Acer x Fremanii, Hybrid Maples: Firefall, Marmo, Sienna Glen
  - Acer miyabei, Miyabe Maple: State Street
  - Acer rubrum, Red Maple: Autumn Radiance, Northwood, Red Sunset
  - Acer saccharum, Sugar Maple: Green Mountain
  - Celtis occidentalis, Common Hackberry: Magnifica
  - Corylus colurna, Turkish Filbert
  - Liquidambar styraciflua, Sweetgum: Moraine
  - Liriodendron tulipifera, Tuliptree: Emerald City
  - Nyssa sylvatica, Black Tupelo (Gum): Green Gable, Northern Splendor, Tupelo Tower
  - Platanus x acerifolia, London Planetree: Exclamation
  - Quercus bicolor, Swamp White Oak: American Dream
  - Quercus imbricaria, Shingle Oak:
  - Quercus macrocarpa, Burr Oak: Urban Pinnacle
  - Quercus rubra, Red Oak
  - Tilia americana, American Linden: American Sentry
  - Tilia tomentosa, Silver Linden: Sterling
  - Ulmus americana, American Elm: Prairie Expedition, Princeton, Valley Forge
- Upright/Oval Trees with compound leaves
- Cladrastis kentuckea, Yellowwood
  - Gleditsia triacanthos inermis, Honeylocust: Halka, Northern Acclaim, Street Keeper
  - Gymnocladus dioica, Kentucky Coffeetree: Espresso, Prairie Titan
- Columnar Trees
- Acer x Fremanii, Hybrid Maples: Armstrong
  - Acer rubrum, Red Maple: Bowhall, Karpick
  - Carpinus caroliniana, American Hornbeam: Firespire, Rising Fire
  - Celtis occidentalis, Common Hackberry: Prairie Sentinel
  - Liquidambar styraciflua, Sweetgum: Slender Silhouette
  - Liriodendron tulipifera, Tuliptree: Arnold
  - Parrotia persica, Persian Parrotia: Vanessa
  - Quercus bicolor, Swamp White Oak: Beacon
  - Quercus robur x alba, Hybrid Oak: Crimson Spire, Skinny Genes, Streetspire
- Smaller Stature Ornamental Trees (Under Power lines)
- Amelanchier x laevis and grandiflora, Serviceberry: Spring Flurry, Robin Hill
  - Betula platyphylla, Asian White Birch: Dakota Pinnacle, Parkland Pillar
  - Carpinus caroliniana, American Hornbeam: Firespire
  - Cornus mas, Cornelian Cherry Dogwood: Golden Glory
  - Maackia amurensis, Amur Maackia: Starburst, Summertime
  - Malus, Crabapples: Adirondack, Emerald Spire, Pink Spires, Spring Snow
  - Prunus sargentii, Sargent Cherry: Pink Flair
  - Prunus sargentii x subhirtella, Hybrid Cherry: Accolade
  - Pyrus calleryana, Ornamental Pear: Jack
  - Syringa reticulata, Japanese Tree Lilac: Ivory Silk, Snowcap

Limit the same genus to 15% to 20% of the total trees.  
Trees shall be at least 1.75" - 2" caliper in size for street trees.  
All trees shall be staked. Ample soil volume shall be provided for each tree prior to planting.

Street Tree Totals:

- Canopy Trees: 251
- Columnar Trees: 93
- Ornamental Trees\*: 255

Barry J. Hosmer ASLA  
Landscape Architecture Land Planning  
196 Whitney Avenue  
Portland, Maine 04102  
207-874-0248

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| DATE: 02-09-2022 |  | DATE: 02-09-2022 |  |
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| REVISIONS        |  | REVISIONS        |  |
| NO. DATE         |  | NO. DATE         |  |
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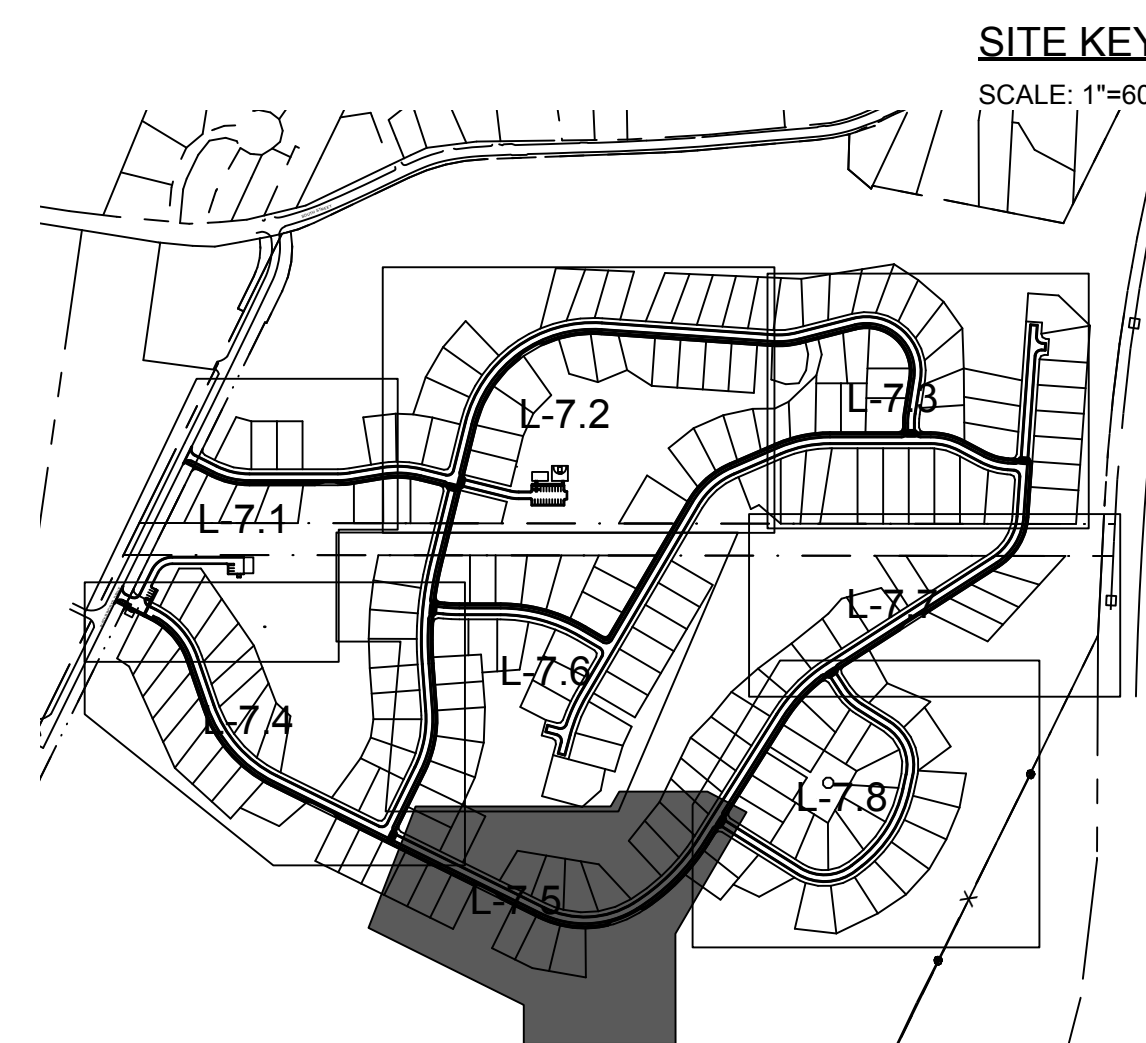
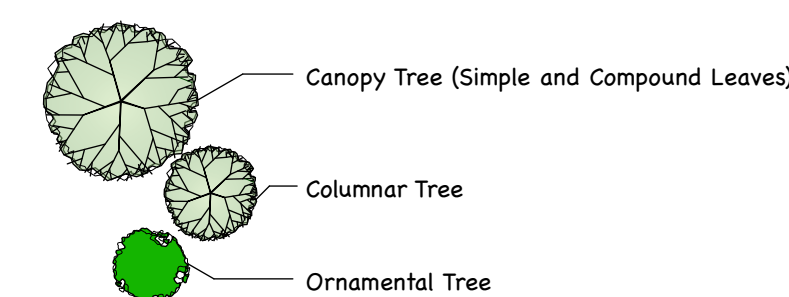










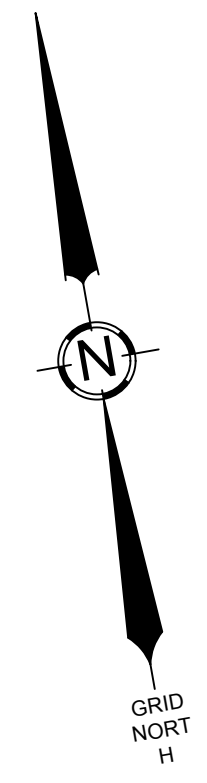


Barry J. Hosmer ASLA  
Landscape Architecture Land Planning

196 Whitney Avenue  
Portland, Maine 04102  
207-874-0248

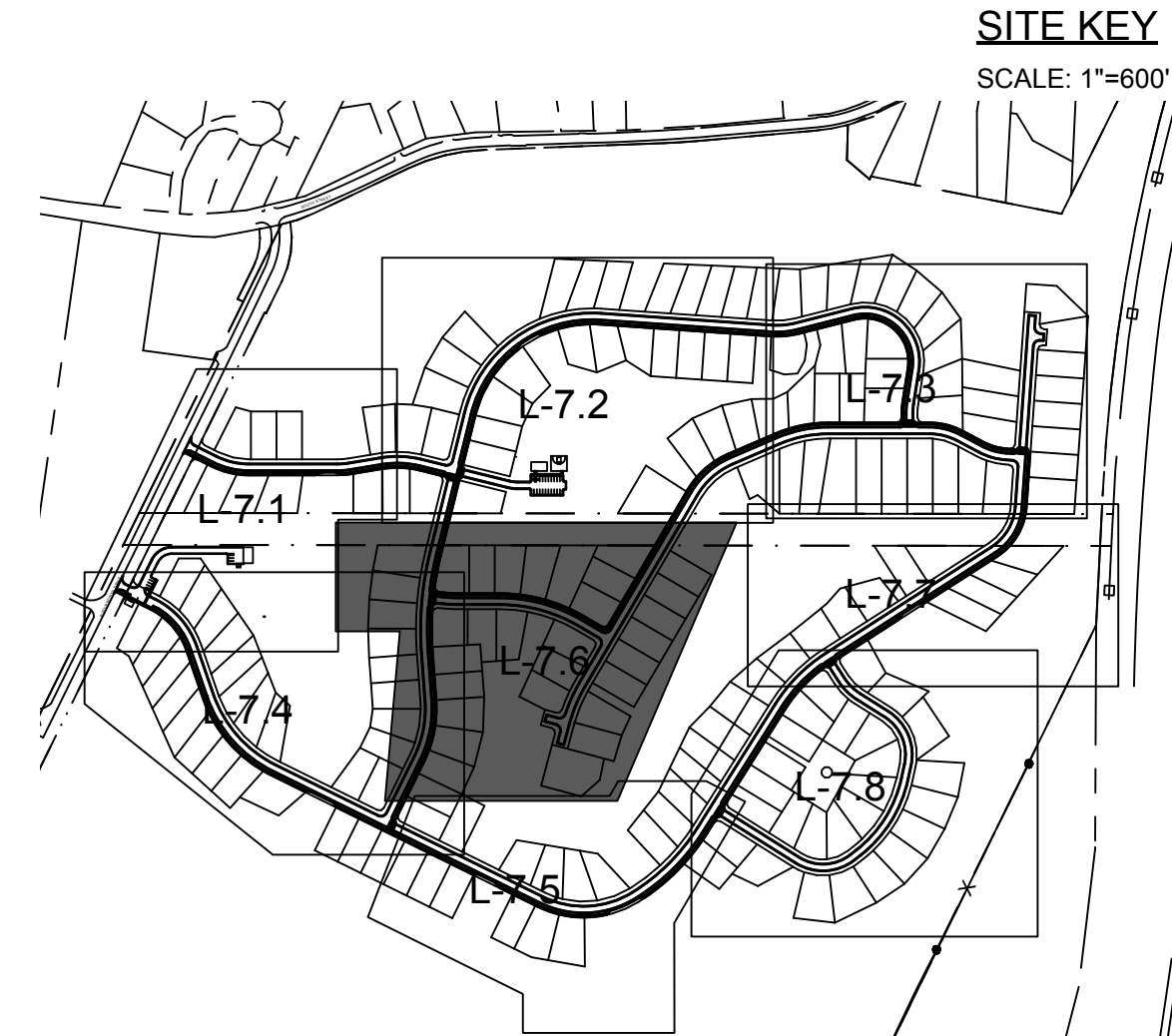
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Graphic Legend

- Canopy Tree (Simple and Compound Leaves)
- Columnar Tree
- Ornamental Tree



Barry J. Hosmer ASLA  
Landscape Architecture Land Planning  
196 Whitney Avenue  
Portland, Maine 04102  
207-874-0248

|                                              |  |                  |  |
|----------------------------------------------|--|------------------|--|
| DATE: 02-09-2022                             |  | DATE: 02-09-2022 |  |
| P.E.: BJH                                    |  | P.E.: BJH        |  |
| APPROVED BY: BJH                             |  | APPROVED BY: BJH |  |
| NO. 21-13                                    |  | NO. 21-13        |  |
| DATE: 21-13                                  |  | DATE: 21-13      |  |
| REVISION                                     |  | REVISION         |  |
| NO. 21-13                                    |  | NO. 21-13        |  |
| DATE: 21-13                                  |  | DATE: 21-13      |  |
| PROJECT: HIDDEN HILLS HOUSING PARK           |  |                  |  |
| SHEET TITLE: LANDSCAPE PLAN - 6              |  |                  |  |
| CLIENT: SOUTH STREET VILLAGE, LLC            |  |                  |  |
| SOUTH STREET, BIDDEFORD, MAINE               |  |                  |  |
| 762 MAIN STREET, SOUTH PORTLAND, MAINE 04106 |  |                  |  |
| SHEET L-7.6                                  |  |                  |  |

PERMIT DRAWING  
NOT FOR  
CONSTRUCTION

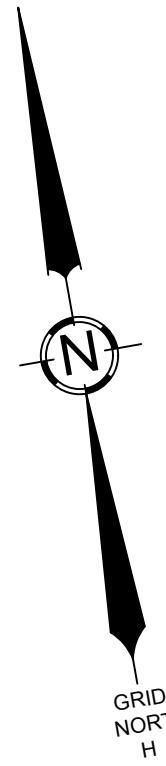
41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04330  
OFFICE: (207) 926-5111 FAX: (207) 221-1317  
www.terradyconsultants.com

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

TERRADYN  
CONSULTANTS, LLC

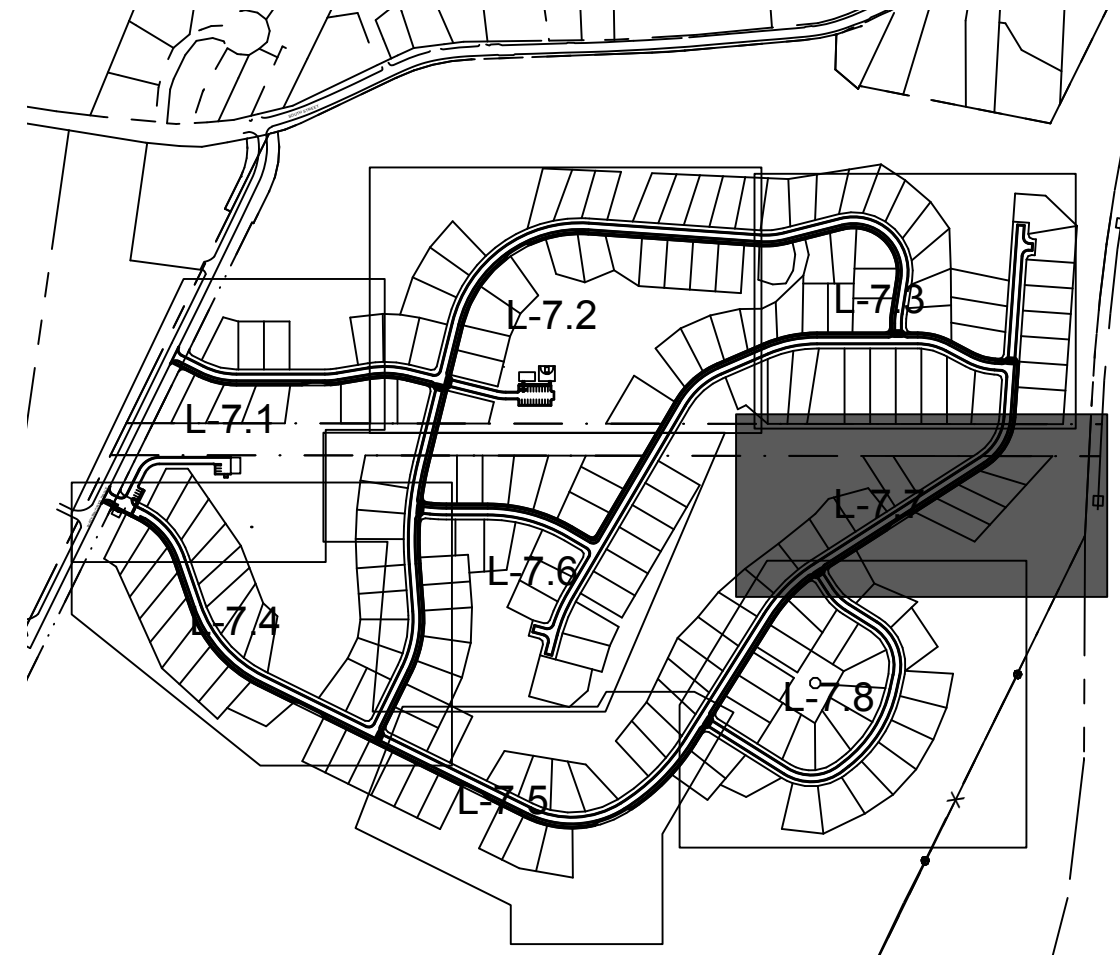
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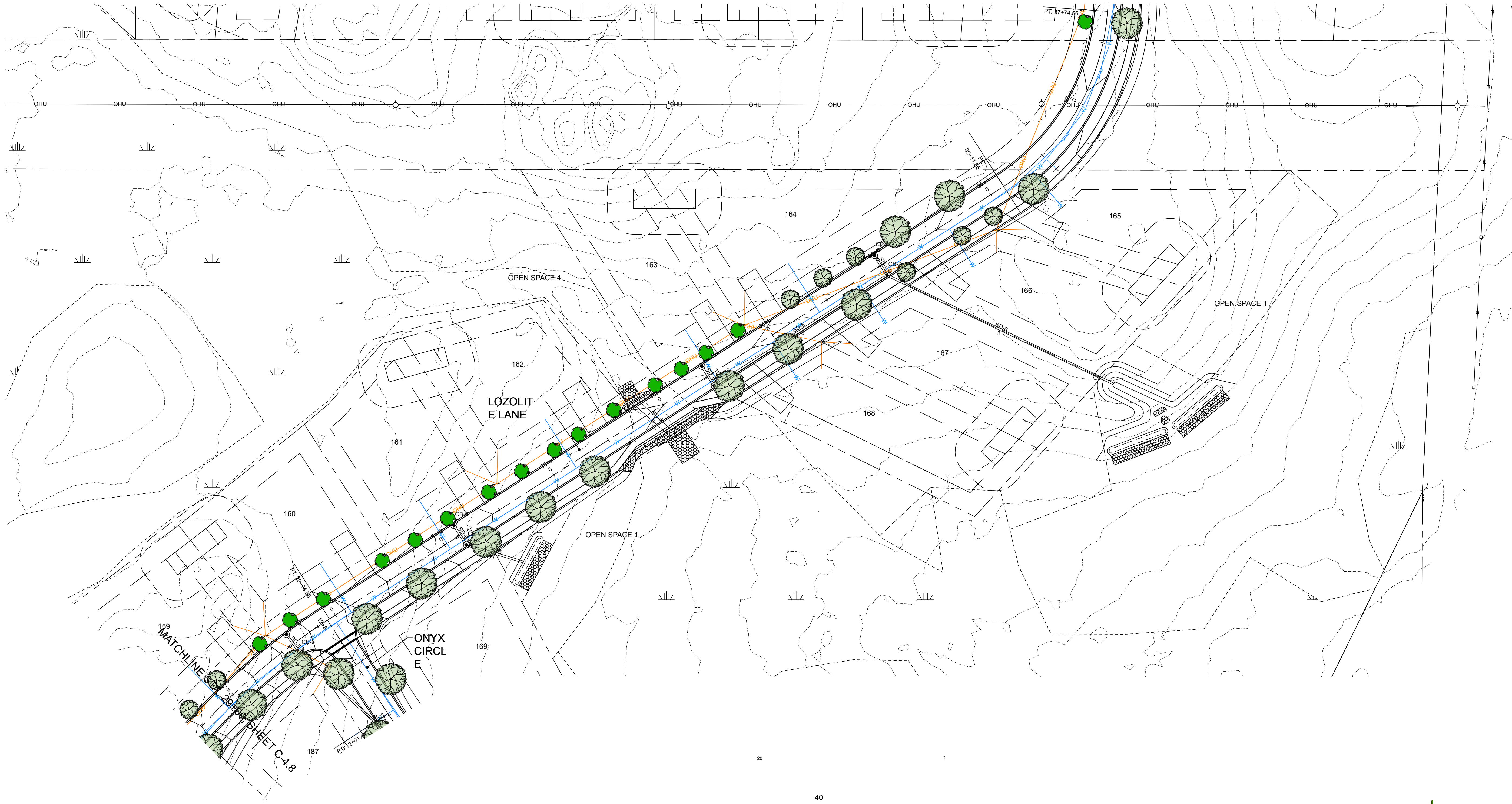


Graphic Legend

- Canopy Tree (Simple and Compound Leaves)
- Columnar Tree
- Ornamental Tree



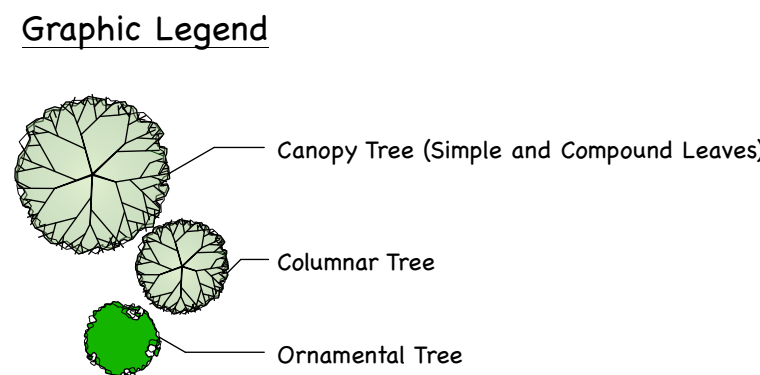
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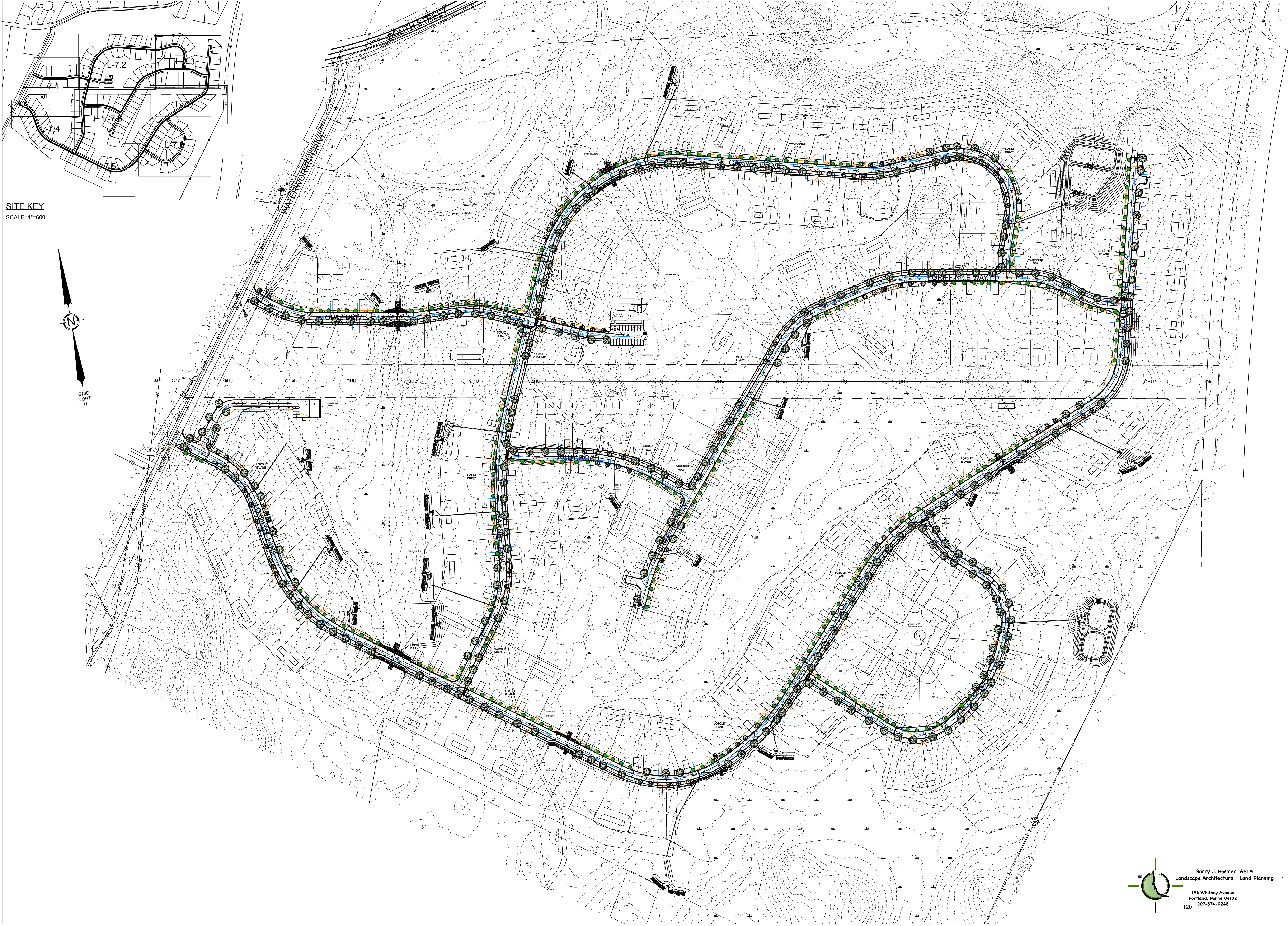
Barry J. Hosmer ASLA  
Landscape Architecture Land Planning  
196 Whitney Avenue  
Portland, Maine 04102  
207-874-0248

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|---------------------------------------------|--------------------------------------------|
| DATE:                                       | DATE:                                      |
| P.E.:                                       | P.E.:                                      |
|                                             | APP'D BY:                                  |
|                                             | REVISIONS                                  |
|                                             | NO. DATE                                   |
|                                             | NO. DATE                                   |
| PROJECT: HIDDEN HILLS HOUSING PARK          | 565 CONGRESS STREET                        |
| SHEET TITLE: SOUTH STREET, BIDDEFORD, MAINE | SUITE 201                                  |
| LANDSCAPE PLAN - 7                          | NEW GLOUCESTER, ME 04324                   |
| CLIENT: SOUTH STREET VILLAGE, LLC           | OFFICE: (207) 926-5111 FAX: (207) 221-1317 |
|                                             | www.terradyconsultants.com                 |
| PERMIT DRAWING<br>NOT FOR<br>CONSTRUCTION   |                                            |
| DATE: 02-09-2022                            |                                            |
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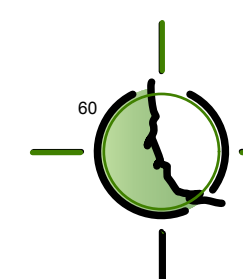
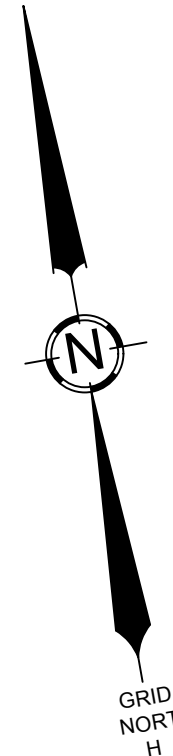


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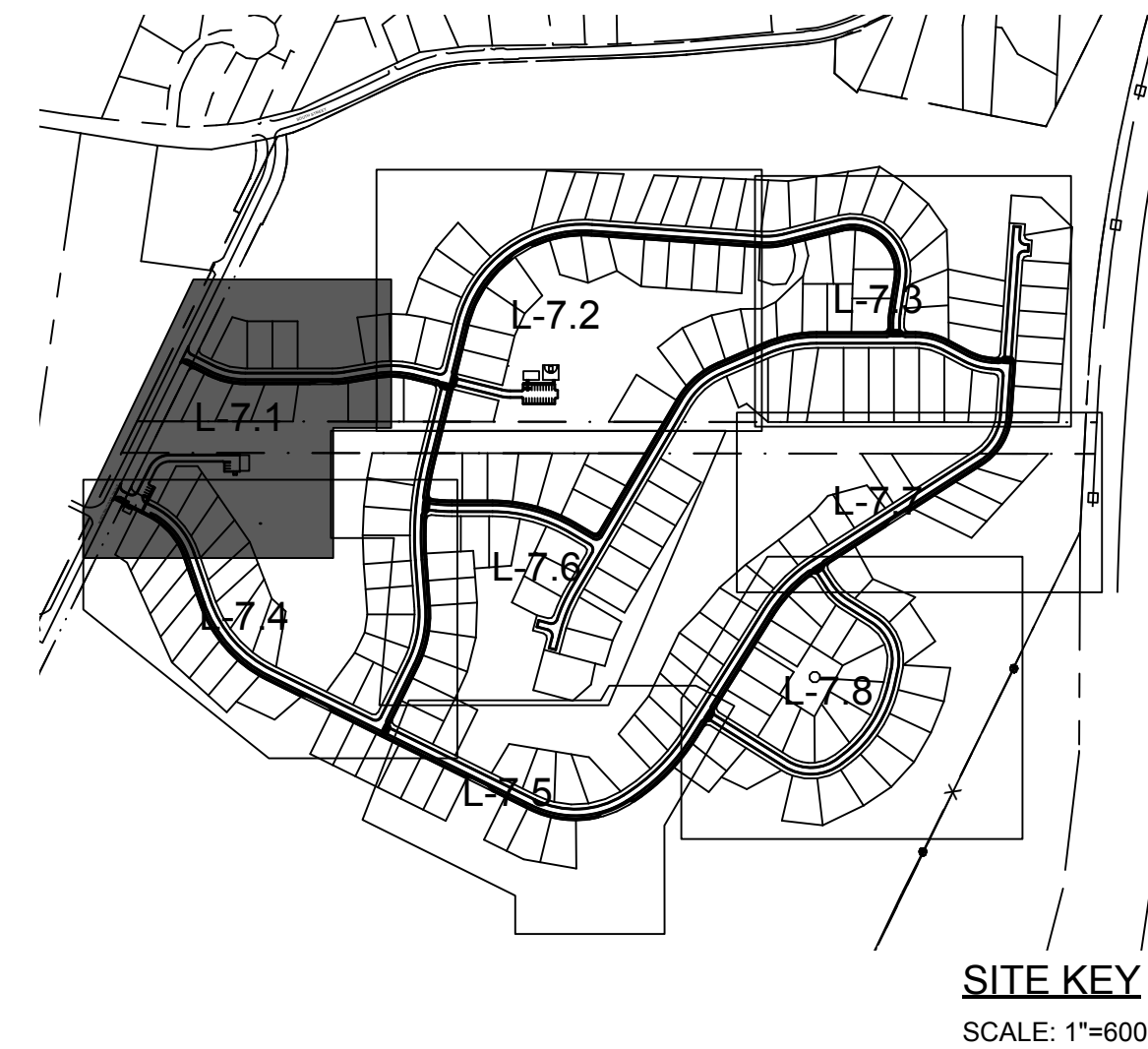
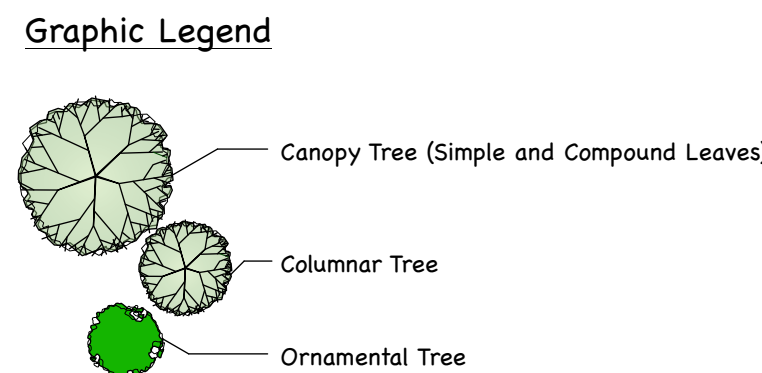
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Barry J. Hosmer ASLA  
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207-874-0248

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| DATE: 02-09-2022                    |  | DATE: 02-09-2022                    |  |
| SCALE: 1" = 120'                    |  | SCALE: 1" = 120'                    |  |
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| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
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| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
| DATE: 02-09-2022                    |  | DATE: 02-09-2022                    |  |
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| JOB NO. 21-13                       |  | JOB NO. 21-13                       |  |
| PROJECT: HIDDEN HILLS HOUSING PARK  |  | PROJECT: HIDDEN HILLS HOUSING PARK  |  |
| SHEET TITLE: OVERALL LANDSCAPE PLAN |  | SHEET TITLE: OVERALL LANDSCAPE PLAN |  |
| CLIENT: SOUTH STREET VILLAGE, LLC   |  | CLIENT: SOUTH STREET VILLAGE, LLC   |  |
| 762 MAIN STREET                     |  | 762 MAIN STREET                     |  |
| SOUTH PORTLAND, MAINE 04106         |  | SOUTH PORTLAND, MAINE 04106         |  |
| DATE: 02-09-2022                    |  | DATE: 02-09-2022                    |  |
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SITE KEY  
SCALE: 1"=600'

| DATE: |  | DATE |             |
|-------|--|------|-------------|
| P.E.: |  | P.E. |             |
|       |  |      | APPROVED BY |
|       |  |      | REVISIONS   |
|       |  |      | REVISION    |
|       |  | DATE | DATE        |
|       |  | NO.  | NO.         |

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04803  
565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102  
OFFICE: (207) 926-5111 FAX: (207) 221-1317  
[www.terradynconsultants.com](http://www.terradynconsultants.com)



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CONSTRUCTION

PROJECT: HIDDEN HILLS HOUSING PARK

SOUTH STREET, BIDDEFORD, MAINE

CLIENT: SOUTH STREET VILLAGE, LLC

|           |            |
|-----------|------------|
| DATE:     | 02-09-2022 |
| SCALE:    | 1" = 40'   |
| DESIGNED: | BJH        |
| JOB NO:   | 21-13      |

L-7.1

Users/b:  
S.dwg

### Hidden Hills Selected Street Tree List (Potential Species)

Upright/Oval Trees with simple leaves

Acer x Freemanii, Hybrid Maples: Firefall, Marmo, Sienna Glen  
 Acer miyabei, Miyabe Maple: State Street  
 Acer rubrum, Red Maple: Autumn Radiance, Northwood, Red Sunset  
 Acer saccharum, Sugar Maple: Green Mountain  
 Celtis occidentalis, Common Hackberry: Magnifica  
 Corylus colurna, Turkish Filbert  
 Liquidambar styraciflua, Sweetgum: Moraine  
 Liquidodendron tulipifera, Tuliptree: Emerald City  
 Nyssa sylvatica, Black Tupelo (Gum): Green Gables, Northern Splendor, Tupelo Tower  
 Platanus x acerifolia, London Plane Tree: Exclamation  
 Quercus bicolor, Swamp White Oak: American Dream  
 Quercus imbricaria, Shingle Oak:  
 Quercus macrocarpa, Burr Oak: Urban Pinnacle  
 Quercus rubra, Red Oak  
 Tilia americana, American Linden: American Sentry  
 Tilia tomentosa, Silver Linden: Sterling  
 Ulmus americana, American Elm: Prairie Expedition, Princeton, Valley Forge

Upright/Oval Trees with compound leaves

Cladrastis kentuckea, Yellowwood  
 Gleditsia Triacanthos inermis, Honeylocust: Halka, Northern Acclaim, Street Keeper  
 Gymnocladus dioicus, Kentucky Coffeetree: Espresso, Prairie Titan

### Columnar Trees

Acer x Fremanii, Hybrid Maples: Armstrong  
Acer rubrum, Red Maple: Bowhall, Karpick  
Carpinus caroliniana, American Hornbeam: Firespire, Rising Fire  
Celtis occidentalis, Common Hackberry: Prairie Sentinel  
Liquidambar styraciflua, Sweetgum: Slender Silhouette  
Liriodendron tulipifera, TulipTree: Arnold  
Parrotia persica, Persian Parrotia: Vanessa  
Quercus bicolor, Swamp White Oak: Beacon  
Quercus rubra x alba, Hybrid Oak: Crimson Spire, Skinny Genes, Streetspire

### Smaller Stature Ornamental Trees (Under Power lines)

Amelanchier x laevis and grandiflora, Serviceberry: Spring Flurry, Robin Hill  
Betula platyphylla, Asian White Birch: Dakota Pinnacle, Parkland Pillar  
Carpinus caroliniana, American Hornbeam: Firespire  
Cornus mas, Cornelian Cheery Dogwood: Golden Glory  
Maackia amurensis, Amur Maackia: Starburst, Summertime

Malus, Crabapples: Adirondack, Emerald Spire, Pink Spires, Spring Snow  
Prunus sargentii, Sargent Cherry: Pink Flair  
Prunus sargentii x subhirtella, Hybrid Cherry: Accolade  
Pyrus calleryana, Ornamental Pear: Jack  
Syringa reticulata, Japanese Tree Lilac: Ivory Silk, Snowcap

Limit the same genus to 15% to 20% of the total trees.  
Trees shall be at least 1.75" - 2" caliper in size for street trees.  
All trees shall be staked. Ample soil volume shall be provided for each tree prior to planting.

Street Tree Totals:

Canopy Trees: 251  
Columnar Trees: 93  
Ornamental Trees": 255



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Landscape Architecture Land Planning

196 Whitney Avenue  
Portland, Maine 04102  
207-874-0248





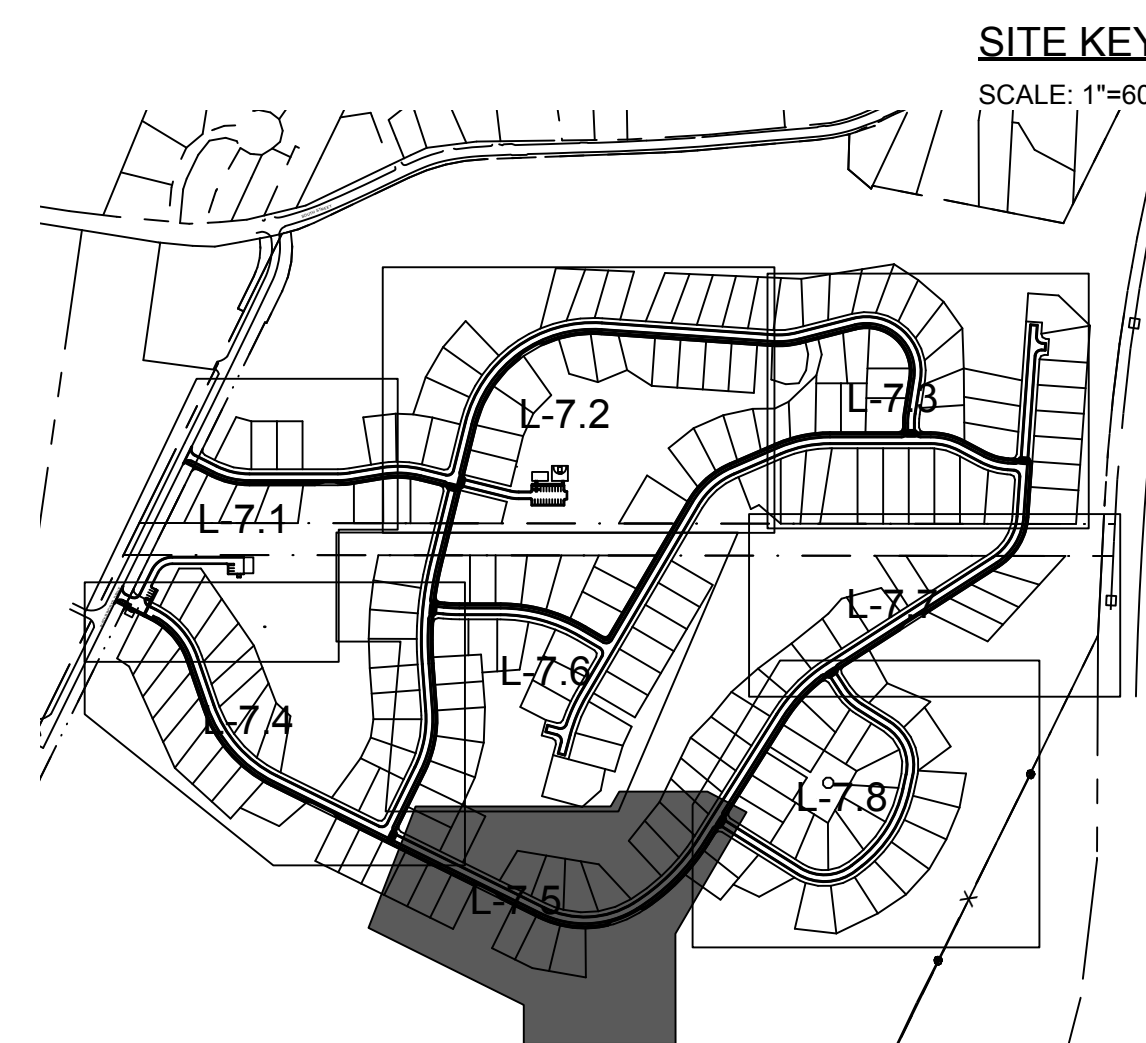
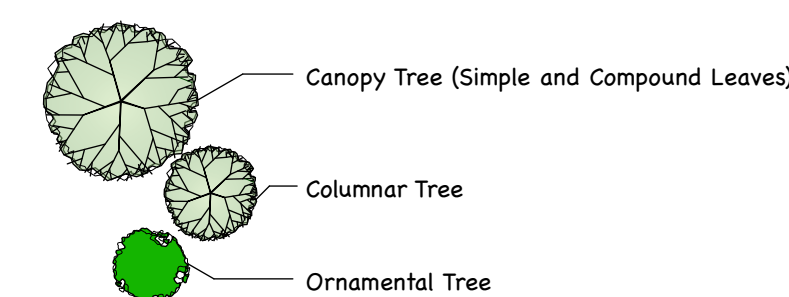










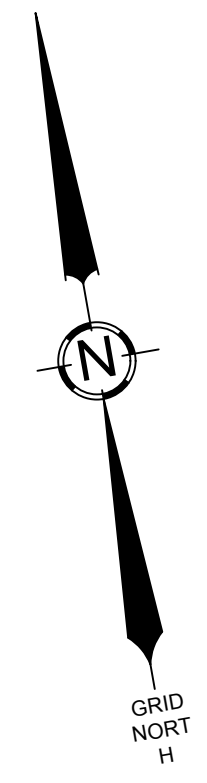


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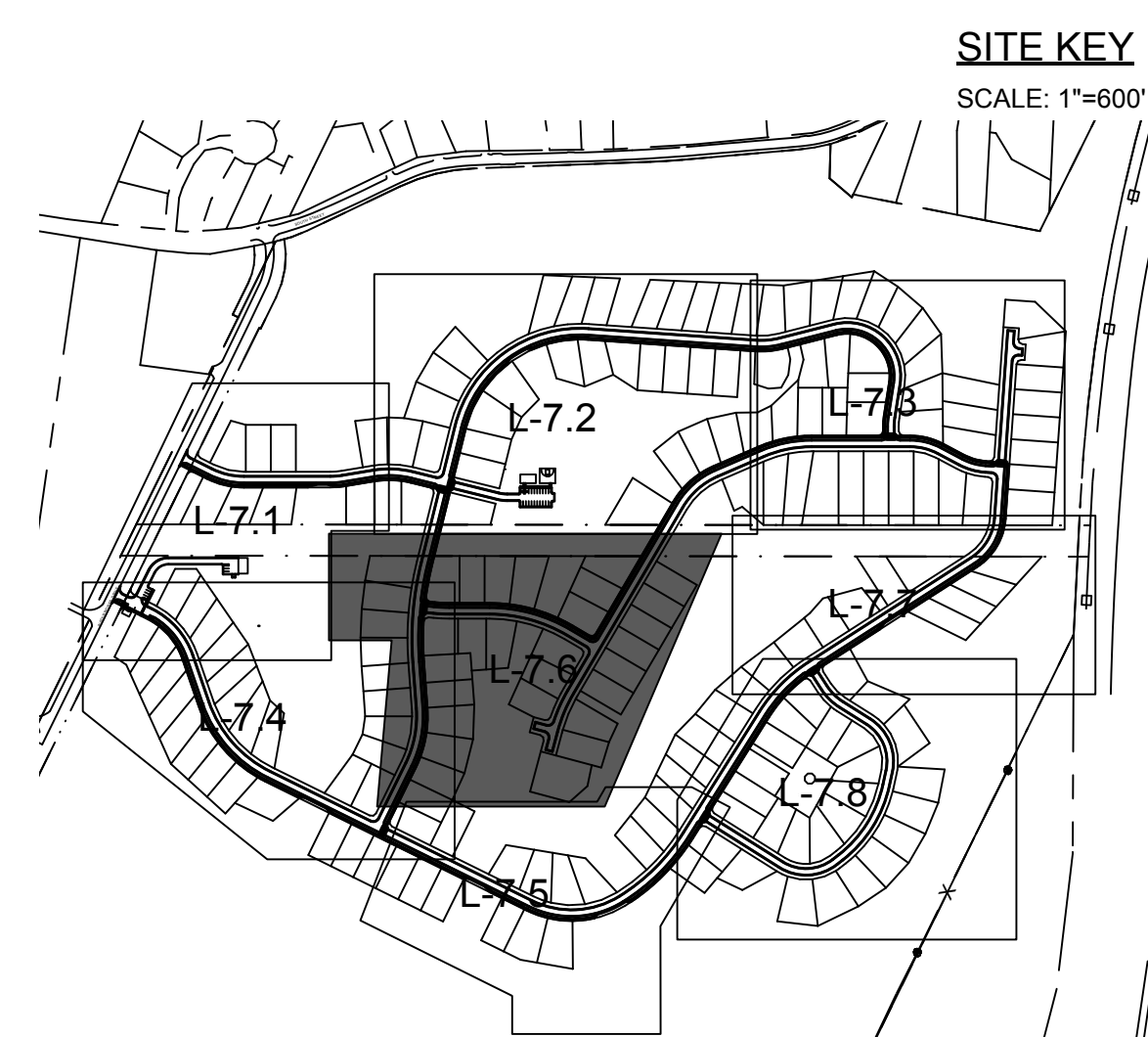
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Graphic Legend

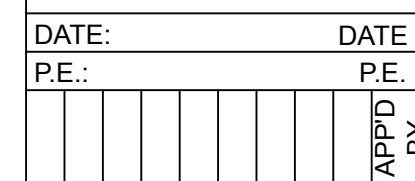
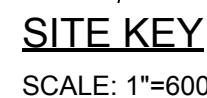
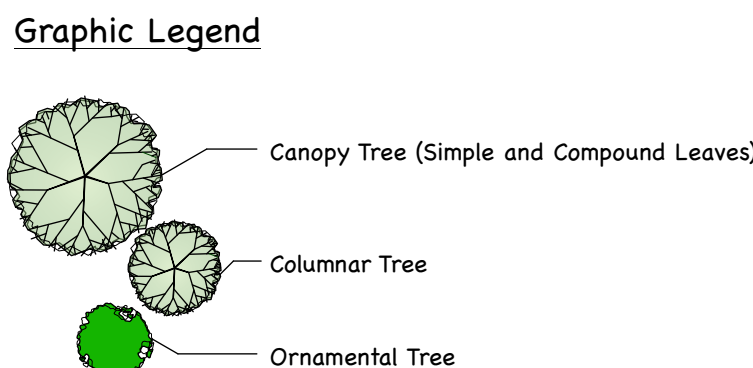
- Canopy Tree (Simple and Compound Leaves)
- Columnar Tree
- Ornamental Tree



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Portland, Maine 04102  
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|                                    |  |                                    |  |
|------------------------------------|--|------------------------------------|--|
| DATE: 02-09-2022                   |  | DATE: 02-09-2022                   |  |
| P.E.: BJH                          |  | P.E.: BJH                          |  |
| APPROVED BY: BJH                   |  | APPROVED BY: BJH                   |  |
| NO. 21-13                          |  | NO. 21-13                          |  |
| DATE: 02-09-2022                   |  | DATE: 02-09-2022                   |  |
| REVISION                           |  | REVISION                           |  |
| NO. 21-13                          |  | NO. 21-13                          |  |
| DATE: 02-09-2022                   |  | DATE: 02-09-2022                   |  |
| PROJECT: HIDDEN HILLS HOUSING PARK |  | PROJECT: HIDDEN HILLS HOUSING PARK |  |
| SHEET TITLE: LANDSCAPE PLAN - 6    |  | SHEET TITLE: LANDSCAPE PLAN - 6    |  |
| CLIENT: SOUTH STREET VILLAGE, LLC  |  | CLIENT: SOUTH STREET VILLAGE, LLC  |  |
| DATE: 02-09-2022                   |  | DATE: 02-09-2022                   |  |
| SCALE: 1" = 40'                    |  | SCALE: 1" = 40'                    |  |
| DESIGNED: BJH                      |  | DESIGNED: BJH                      |  |
| JOB NO: 21-13                      |  | JOB NO: 21-13                      |  |
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441 CAMPUS DRIVE  
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CONSTRUCTION

PROJECT:  
HIDDEN HILLS HOUSING PARK

SOUTH STREET, BIDDEFORD, MAINE

---

SHEET TITLE:

CLIENT: SOUTH STREET VILLAGE, LLC

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| DESIGNED: | BJH        |
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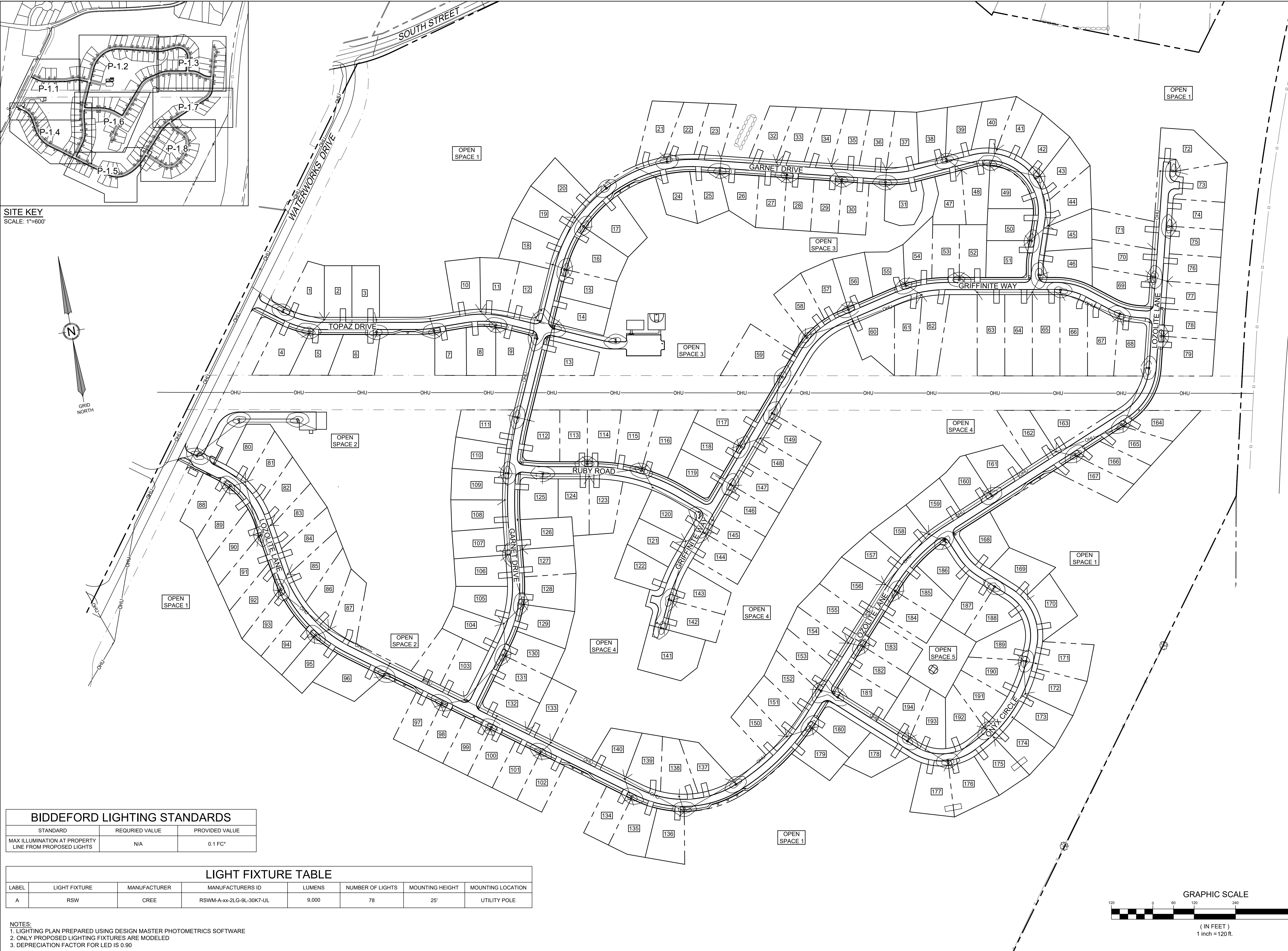


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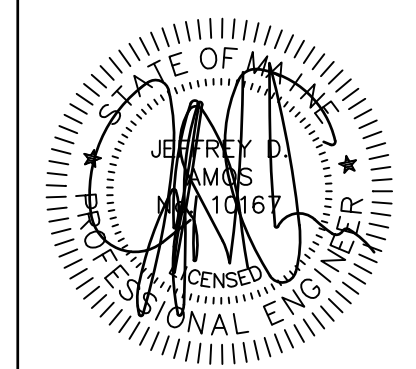


SITE KEY  
SCALE: 1"=600'

| BIDDEFORD LIGHTING STANDARDS                           |                |                |
|--------------------------------------------------------|----------------|----------------|
| STANDARD                                               | REQUIRED VALUE | PROVIDED VALUE |
| MAX ILLUMINATION AT PROPERTY LINE FROM PROPOSED LIGHTS | N/A            | 0.1 FC*        |

| LIGHT FIXTURE TABLE |               |              |                          |        |                  |                 |                   |
|---------------------|---------------|--------------|--------------------------|--------|------------------|-----------------|-------------------|
| LABEL               | LIGHT FIXTURE | MANUFACTURER | MANUFACTURERS ID         | LUMENS | NUMBER OF LIGHTS | MOUNTING HEIGHT | MOUNTING LOCATION |
| A                   | RSW           | CREE         | RSWM-A-xx-2LG-9L-30K7-UL | 9,000  | 78               | 25'             | UTILITY POLE      |

NOTES:  
1. LIGHTING PLAN PREPARED USING DESIGN MASTER PHOTOMETRICS SOFTWARE  
2. ONLY PROPOSED LIGHTING FIXTURES ARE MODELED  
3. DEPRECIATION FACTOR FOR LED IS 0.90



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

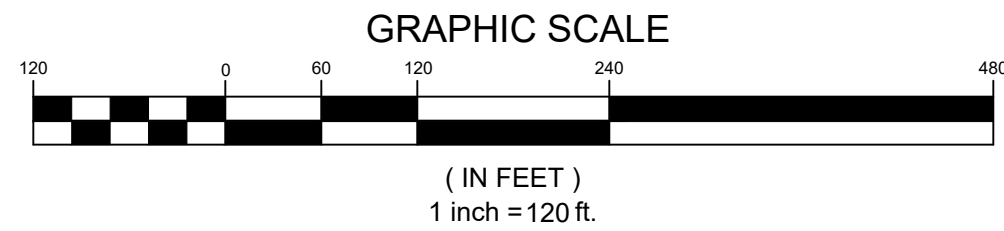
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| 1   | 04-13-2022 | PRELIMINARY SUBMISSION |
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565 CONGRESS STREET  
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www.terradync consultants.com

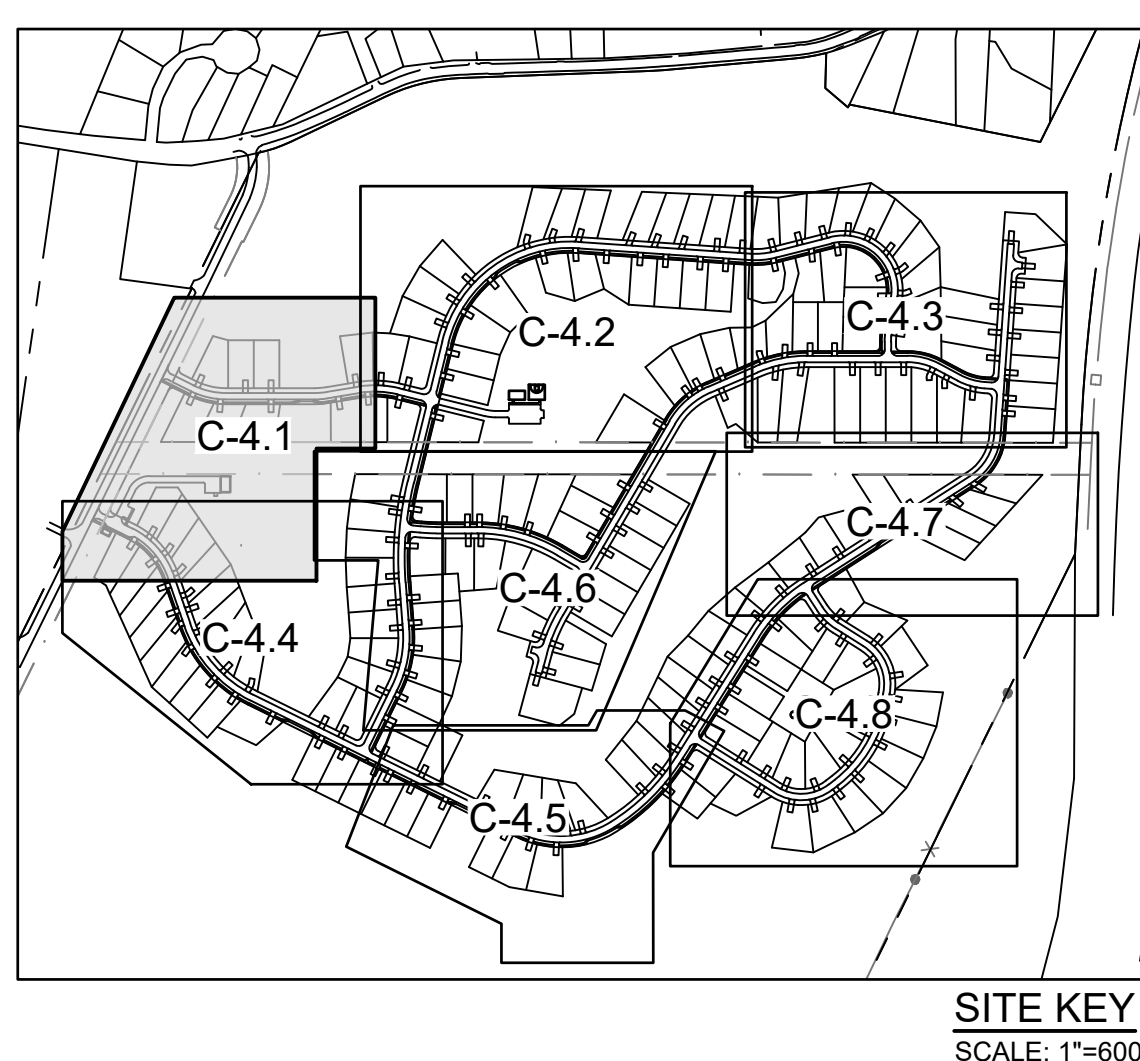
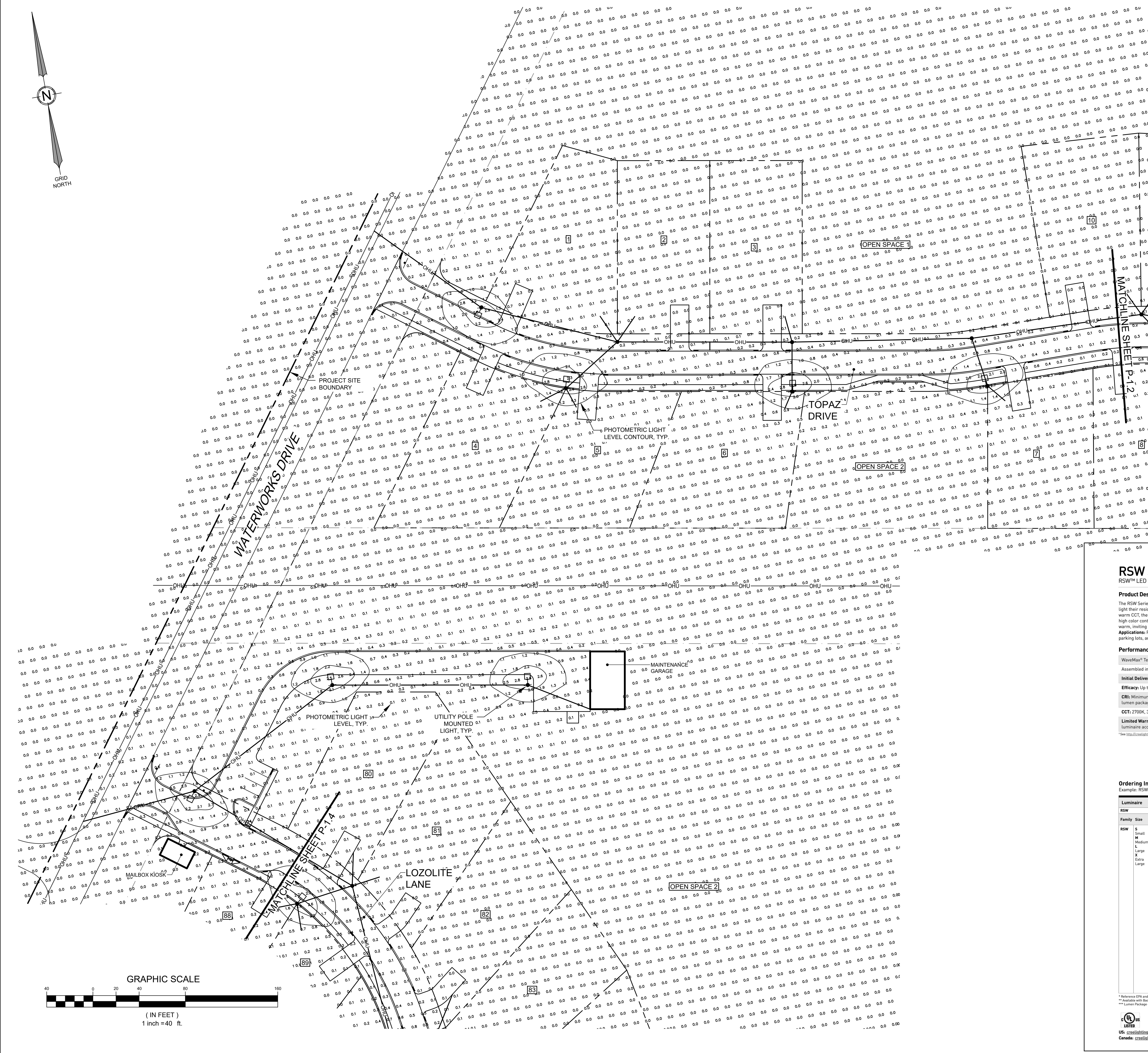


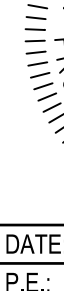
PERMIT DRAWING  
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PROJECT: HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE  
SHEET TITLE: OVERALL PHOTOMETRIC PLAN  
CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106  
DATE: 02-09-2022  
SCALE: 1" = 120'  
DESIGNED: JDA  
JOB NO: 21-13  
SHEET P-1.0







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| DATE: 04-13-2022                                                                    |  |  |  |  |      |  |  |  |  |
| P.E.: JEFFREY D. AMOS, PE 10167                                                     |  |  |  |  |      |  |  |  |  |
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www.terradynconsultants.com

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260



PERMIT DRAWING  
NOT FOR CONSTRUCTION

PROJECT: HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE  
SHEET TITLE: PHOTOMETRIC PLAN - 1  
CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

DATE: 02-09-2022  
SCALE: 1" = 40'  
DESIGNED: JDA  
JOB NO.: 21-13  
SHEET P-1.1

## RSW Series

RSW™ LED Street Luminaire – Small, Medium, Large & Extra Large

Rev. Date: V511/18/2021

**Product Description**  
The RSW Series, utilizing WaveMax® Technology, will transform the way utilities and municipalities light their residential streets, interchanges, and expressways. With the first viable LED streetlight at warm CCT, the RSW Series delivers up to 144 LPW, enhanced visual comfort with reduced glare and high color contrast leading to improved overall illumination using less energy. The RSW Series provides warm, inviting dark sky friendly lighting that makes good economic sense.

**Applications:** Residential roads, collector roads, multi-lane freeways, express ways, major roads, parking lots, and general area spaces

### Performance Summary

WaveMax® Technology

Assembled in the USA by Cree Lighting from US and imported parts

**Initial Delivered Lumens:** 3,000 - 32,000

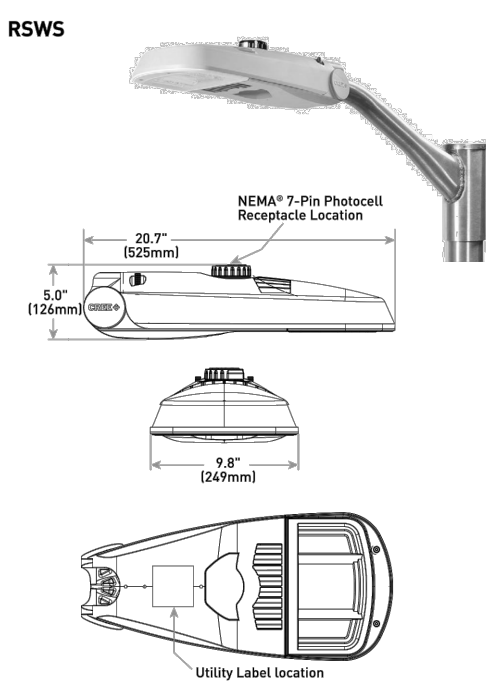
**Efficiency:** Up to 144 LPW

**CRI:** Minimum 70 CRI (3000K, 4000K & 5000K); 80 CRI (2700K, 3000K, 4000K & 5000K; 3L/5L/9L lumen packages only)

**CCT:** 2700K, 3000K, 4000K, 5000K

**Limited Warranty:** 10 years on luminaire; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

\* See <http://cree.com/usa/locations> for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.



| Luminaire | Weight*            |
|-----------|--------------------|
| RSW5      | 9.4 lbs. (4.3kg)   |
| RSW6      | 14.1 lbs. (6.4kg)  |
| RSW7      | 24.1 lbs. (11.0kg) |
| RSW8      | 34.1 lbs. (15.5kg) |

\* RSW-BLSS, RSW-CLSS, or RSW-FLSS Accessories: add 0.4 lbs. (0.2kg)

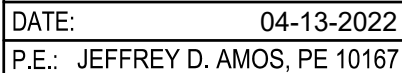
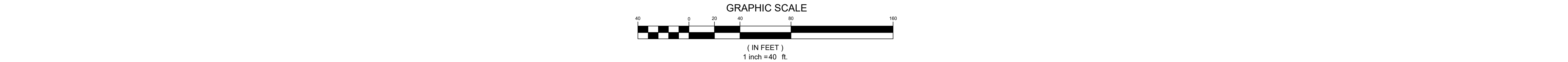
RSW/RSW8 Luminaire - See page 14 for photo & dimensions

### Ordering Information

Example: RSW-B-HT-2ME-3L-27K8-UL-GY-N

| Family | Size  | Series | Mounting* | Optic | Lumen Package***                             | CCT/CRI                                                                            | Voltage                                              | Color Options                             | N Utility Label and NEMA 7-Pin Photocell                                                                                                                                                                                                                                                               | Options                                                                                                                                                                                                                                                                                                                                                                                                                                  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| RSW    | Small | B      | HT        | 2L0** | <b>Small</b><br>Type II<br>Typ. 1,000 Lumens | <b>27K8</b><br>2700K, 80 CRI<br>- Available only with 3L, 5L, or 9L lumen packages | UL<br>Universal 120-277V<br>UN<br>Universal 347-480V | BK<br>Black<br>BZ<br>Bronze<br>GY<br>Grey | N Utility Label and NEMA 7-Pin Photocell<br>Receptacle<br>20KV 20KV/10kV Surge Suppression<br>- External wattage label per ANSI C136.15<br>- 7-pin receptacle per ANSI C136.15<br>- Factory connected 0-10V dim leads<br>- Available with UL voltage<br>- Requires photocell or shunting cap by others | <b>4BLT Four Bolt Mounting</b><br>- Mounts to 1.25" (32mm) IP, 1.64" (42mm) O.D. or 2" (51mm) IP, 2.39" (60mm) I.D. horizontal beam<br>- Available only with large or extra large lumen packages<br>- Replaces standard 100V surge protection<br>- Available with 3L, 5L, 9L, 14L, and 24L lumen packages<br>- Available with 30K, 40K, 50K, 60K, 70K, 80K, 90K, 100K, 120K, 140K, 160K, 180K, 200K, 220K, 240K, 260K, 280K, 300K, 320K, 340K, 360K, 380K, 400K, 420K, 440K, 460K, 480K, 500K, 520K, 540K, 560K, 580K, 600K, 620K, 640K, 660K, 680K, 700K, 720K, 740K, 760K, 780K, 800K, 820K, 840K, 860K, 880K, 900K, 920K, 940K, 960K, 980K, 1000K, 1020K, 1040K, 1060K, 1080K, 1100K, 1120K, 1140K, 1160K, 1180K, 1200K, 1220K, 1240K, 1260K, 1280K, 1300K, 1320K, 1340K, 1360K, 1380K, 1400K, 1420K, 1440K, 1460K, 1480K, 1500K, 1520K, 1540K, 1560K, 1580K, 1600K, 1620K, 1640K, 1660K, 1680K, 1700K, 1720K, 1740K, 1760K, 1780K, 1800K, 1820K, 1840K, 1860K, 1880K, 1900K, 1920K, 1940K, 1960K, 1980K, 2000K, 2020K, 2040K, 2060K, 2080K, 2100K, 2120K, 2140K, 2160K, 2180K, 2200K, 2220K, 2240K, 2260K, 2280K, 2300K, 2320K, 2340K, 2360K, 2380K, 2400K, 2420K, 2440K, 2460K, 2480K, 2500K, 2520K, 2540K, 2560K, 2580K, 2600K, 2620K, 2640K, 2660K, 2680K, 2700K, 2720K, 2740K, 2760K, 2780K, 2800K, 2820K, 2840K, 2860K, 2880K, 2900K, 2920K, 2940K, 2960K, 2980K, 3000K, 3020K, 3040K, 3060K, 3080K, 3100K, 3120K, 3140K, 3160K, 3180K, 3200K, 3220K, 3240K, 3260K, 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41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

---

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

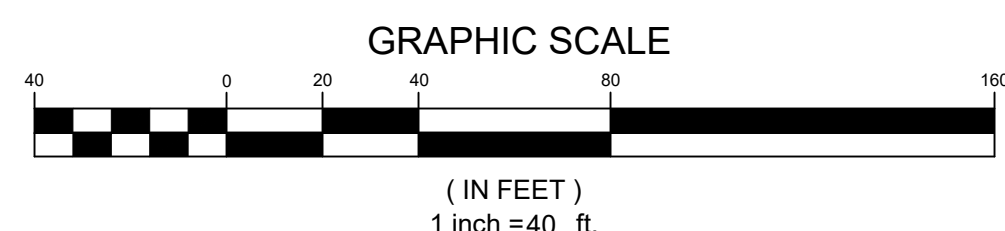
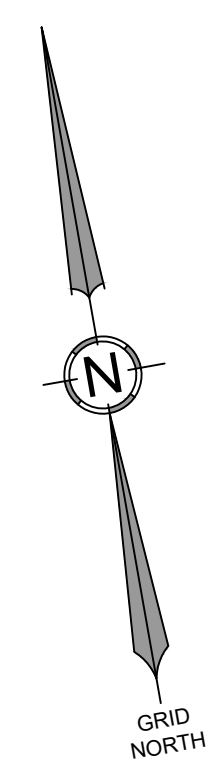
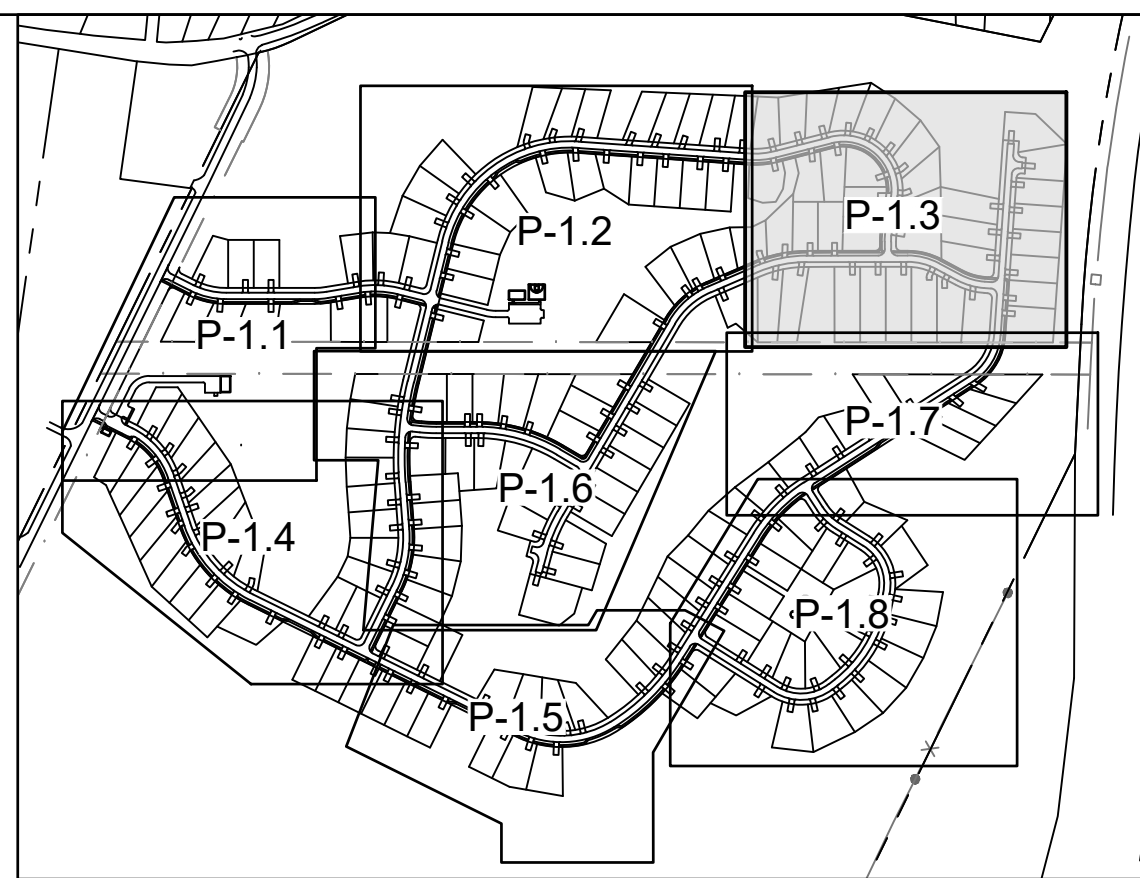
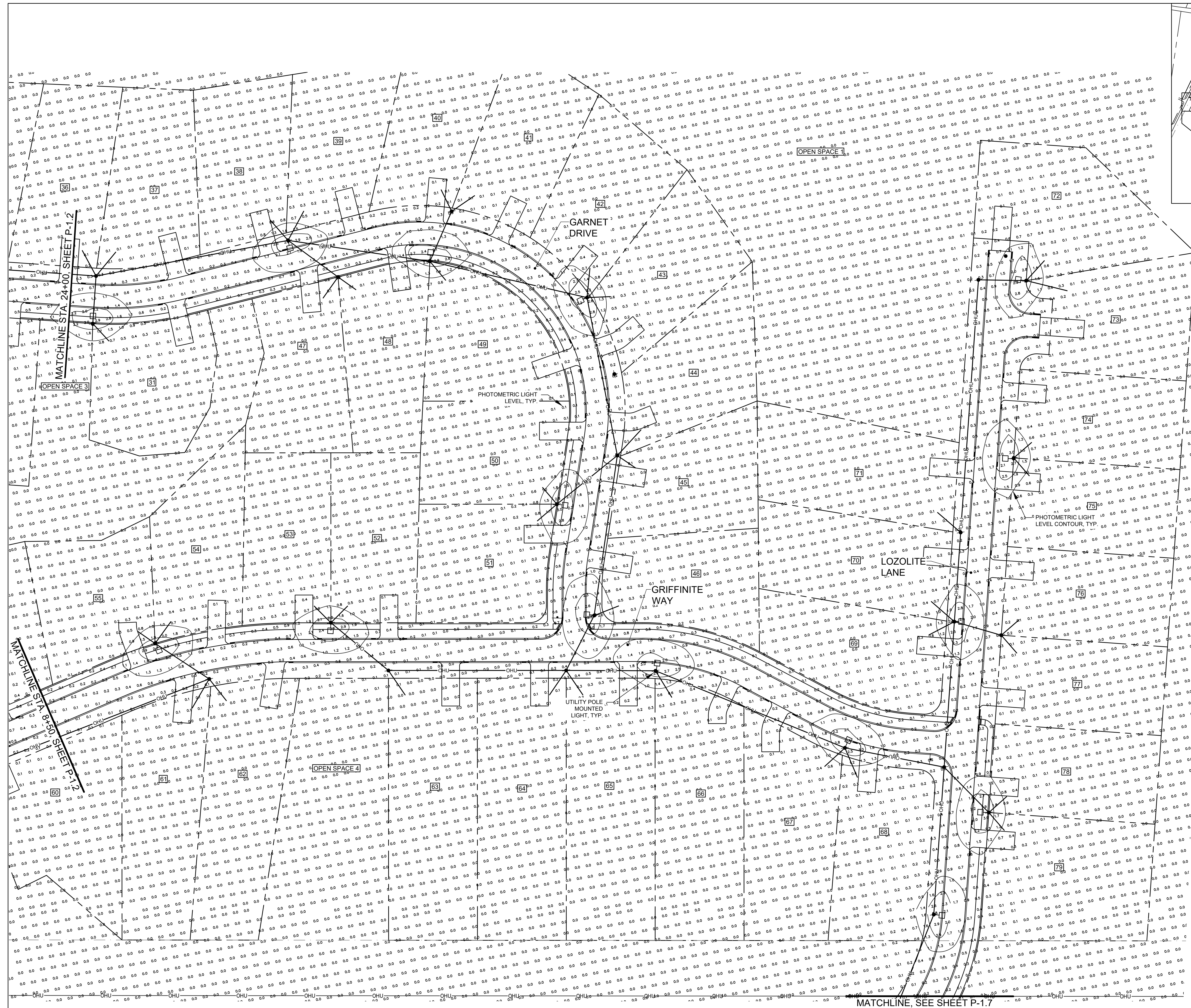
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Stormwater Design | Environmental Permitting



|                                                                             |                      |
|-----------------------------------------------------------------------------|----------------------|
| PERMIT DRAWING<br>NOT FOR CONSTRUCTION                                      |                      |
| PROJECT:<br>HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE     | PHOTOMETRIC PLAN - 2 |
| SHEET TITLE:                                                                |                      |
| CLIENT:                                                                     |                      |
| SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |                      |
|                                                                             |                      |
| DATE:                                                                       | 02-09-2022           |
| SCALE:                                                                      | 1" = 40'             |
| DESIGNED:                                                                   | JDA                  |
| JOB NO:                                                                     | 21-13                |
| SHEET                                                                       | P-1.2                |

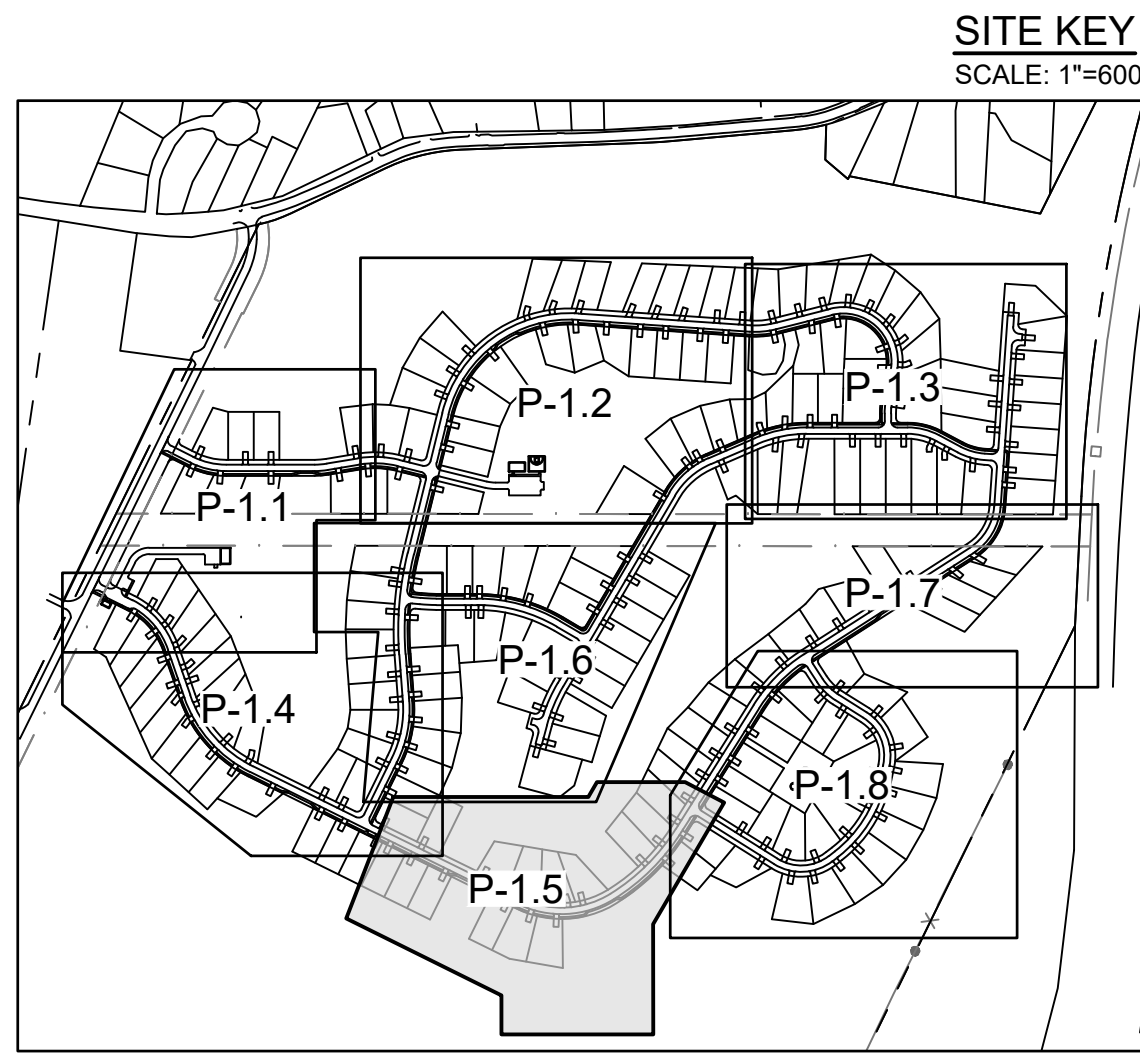
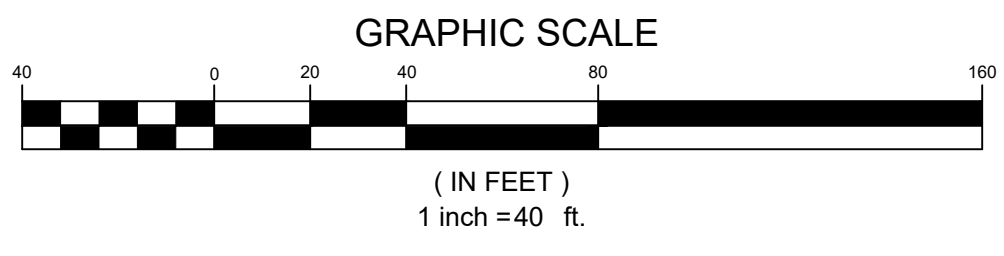
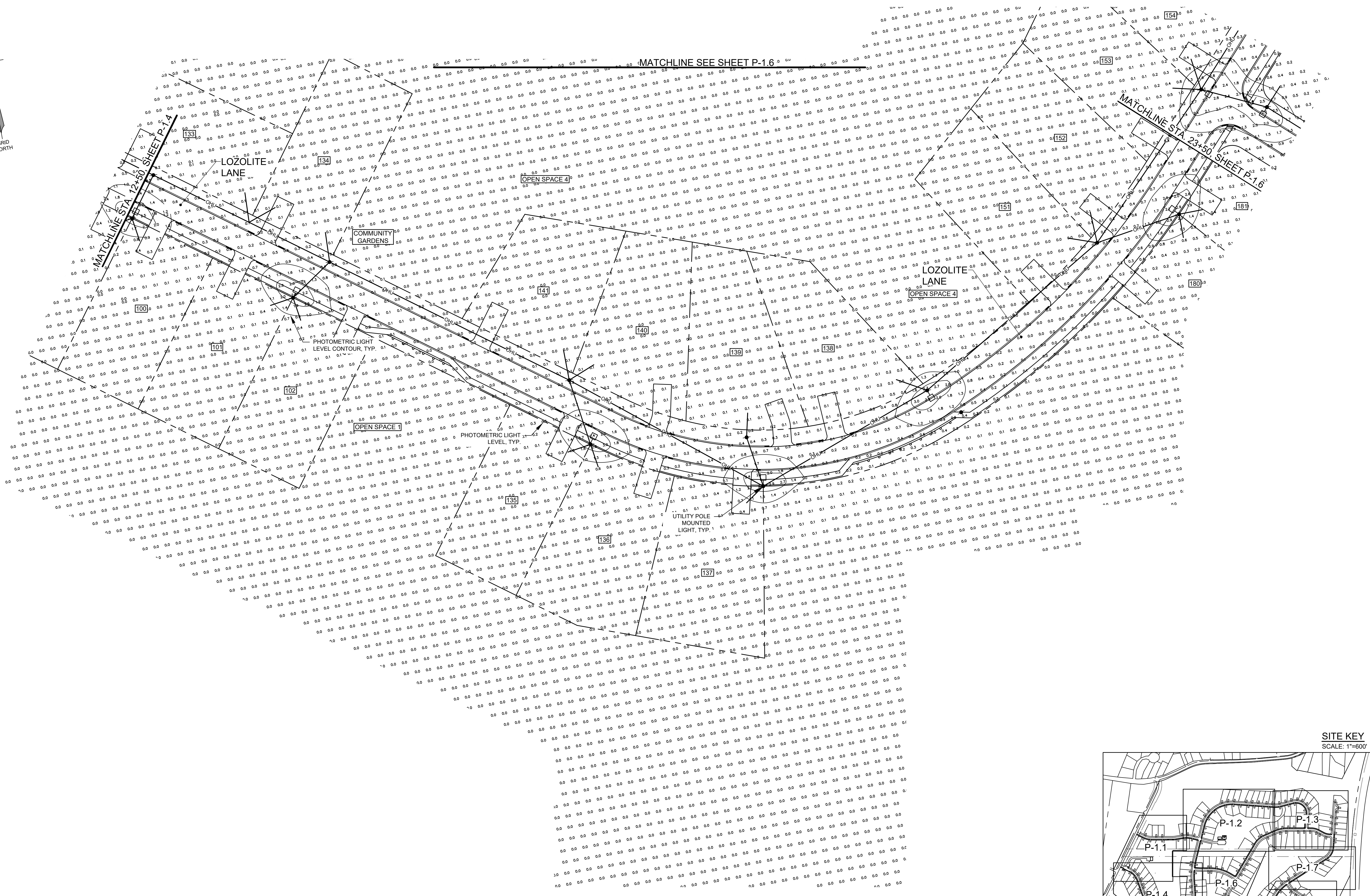
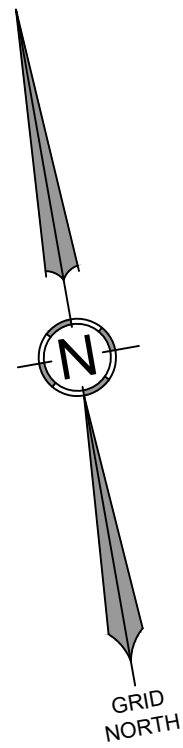


[illegible]









DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

| NO. | DATE       | REVISIONS              |
|-----|------------|------------------------|
| A   | 04-13-2022 | PRELIMINARY SUBMISSION |

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

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**TERRADYN**  
CONSULTANTS, LLC

Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PROJECT: HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE

SHEET TITLE: PHOTOMETRIC PLAN - 5

CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

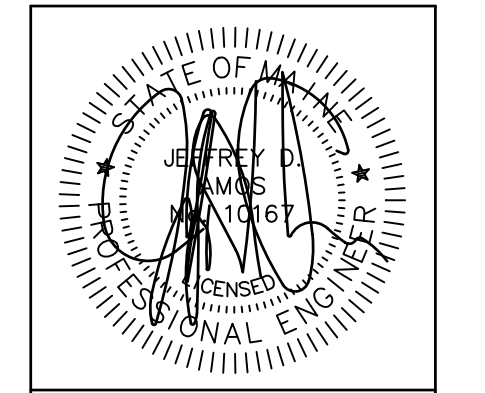
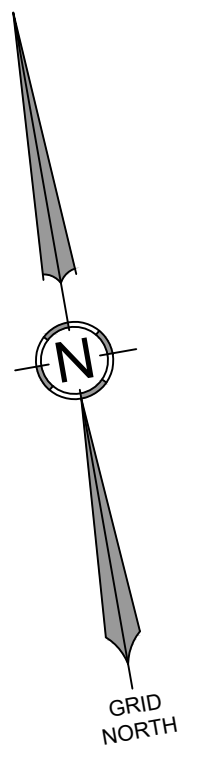
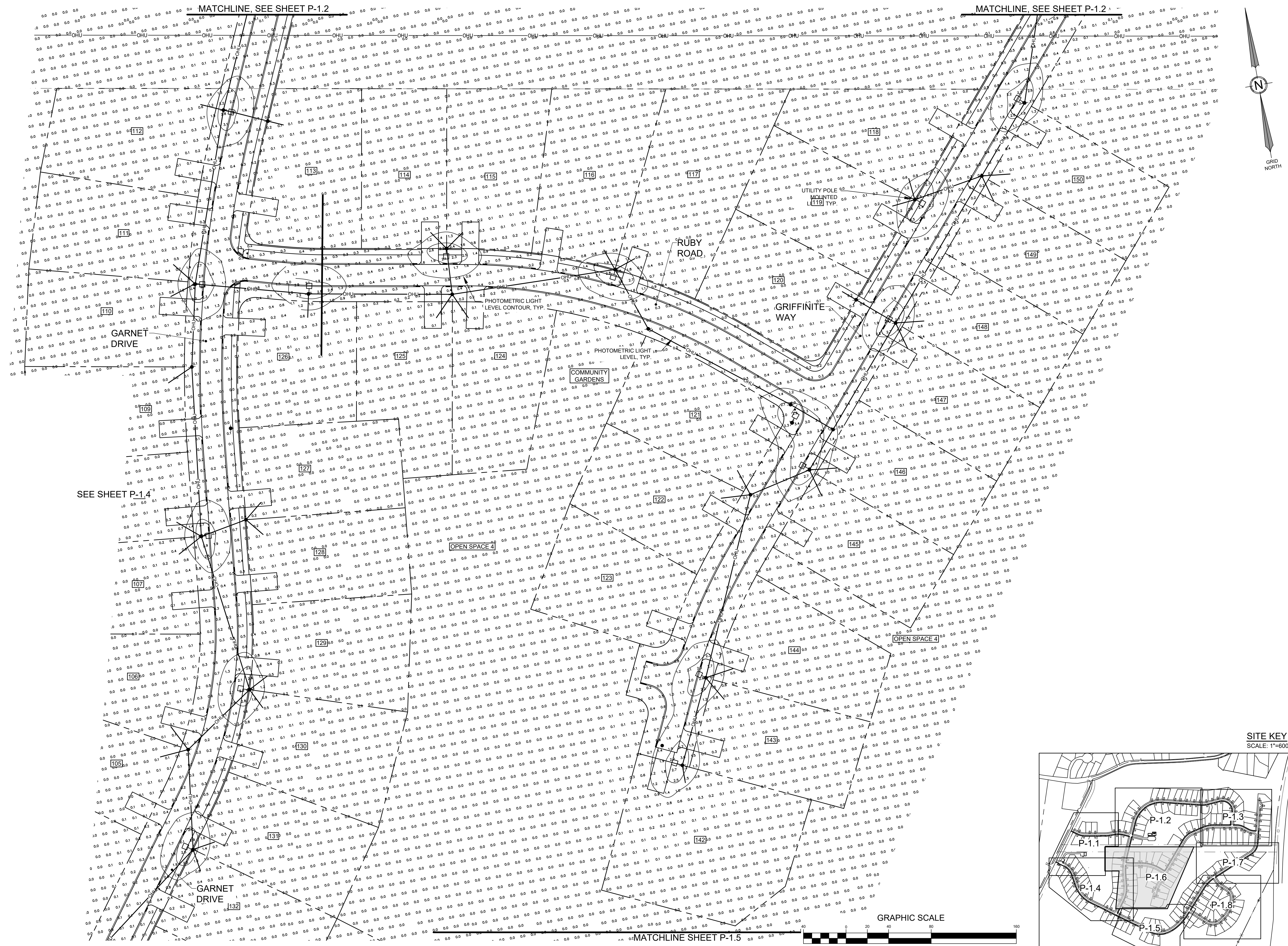
DATE: 02-09-2022  
SCALE: 1" = 40'  
DESIGNED: JDA  
JOB NO: 21-13

SHEET P-1.5

PERMIT DRAWING  
NOT FOR CONSTRUCTION

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|                        |                           |
|------------------------|---------------------------|
| DATE:                  | 04-13-2022                |
| P.E.:                  | JEFFREY D. AMOS, PE 10167 |
| JDA                    | APP'D                     |
| BY                     |                           |
| PRELIMINARY SUBMISSION | REVISIONS                 |
| 04-13-2022             | DATE                      |
| A                      | NO                        |

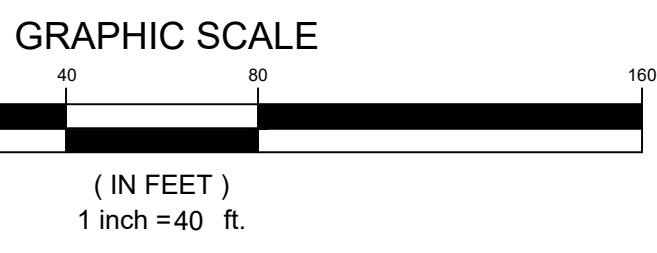
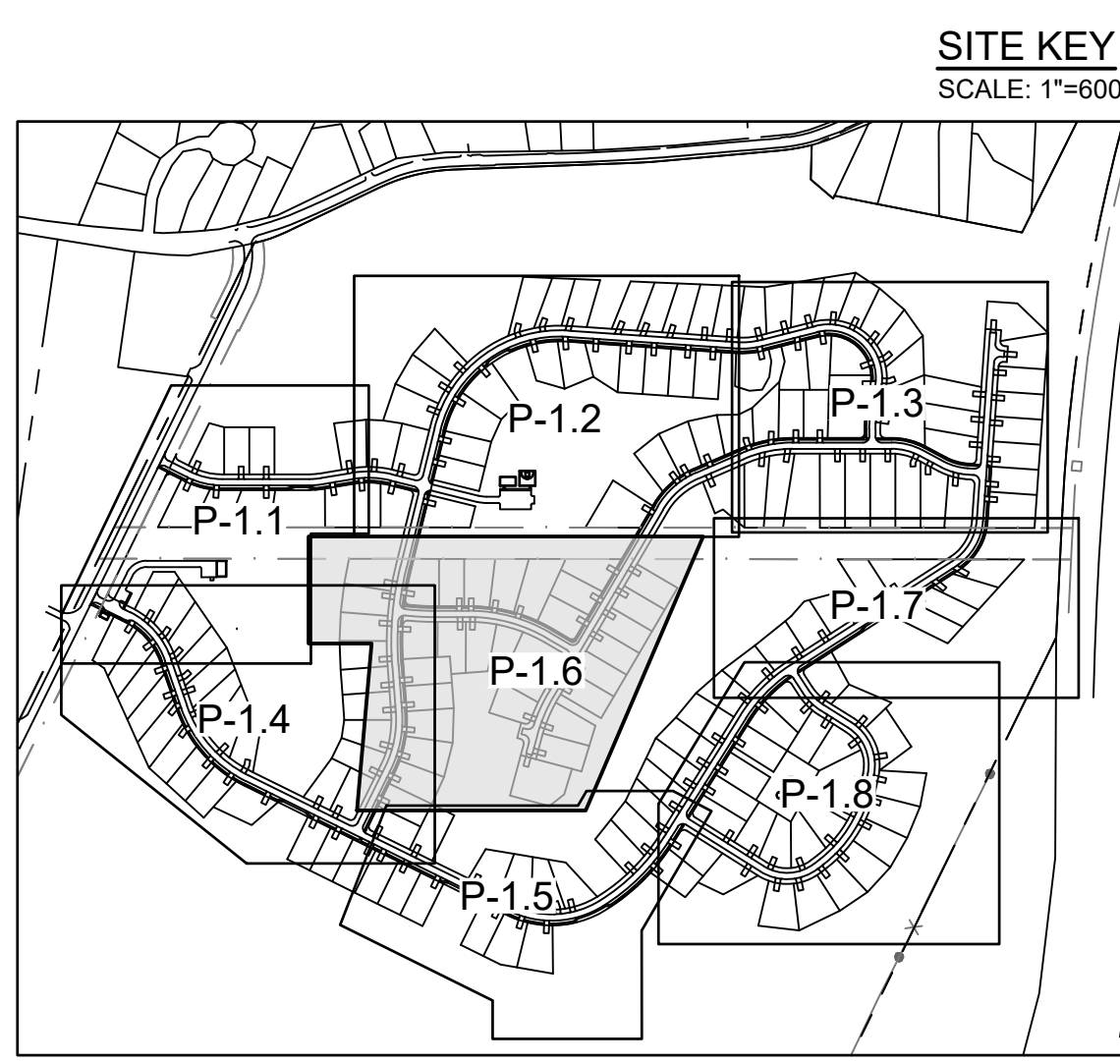
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41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

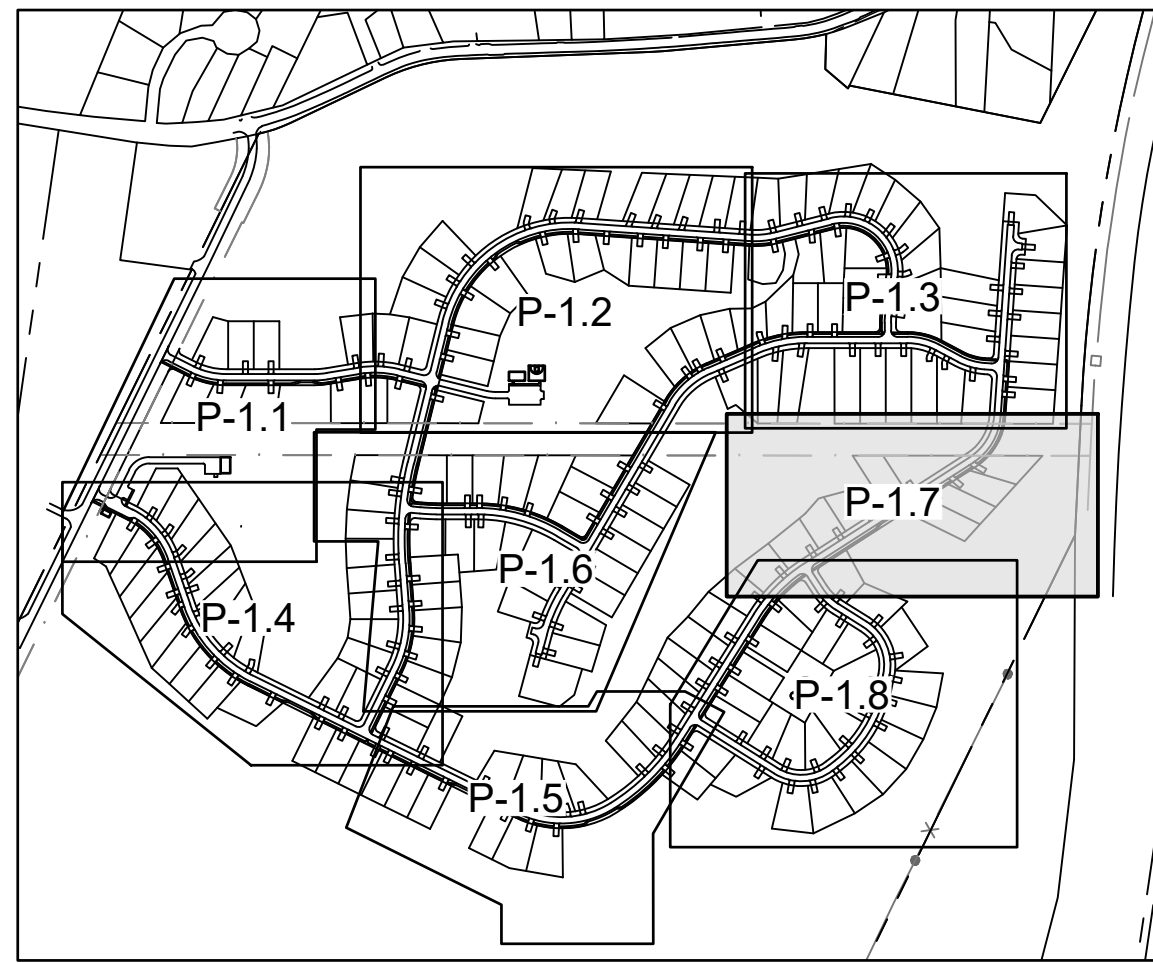
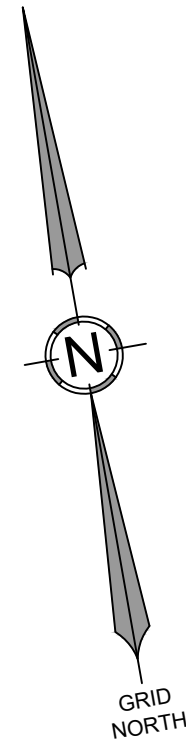


PERMIT DRAWING  
NOT FOR CONSTRUCTION

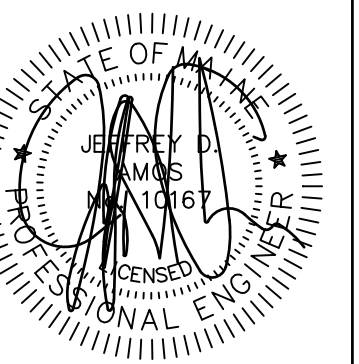
|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| PROJECT:     | HIDDEN HILLS HOUSING PARK<br>SOUTH STREET, BIDDEFORD, MAINE                 |
| SHEET TITLE: | PHOTOMETRIC PLAN - 6                                                        |
| CLIENT:      | SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106 |
| DATE:        | 02-09-2022                                                                  |
| SCALE:       | 1" = 40'                                                                    |
| DESIGNED:    | JDA                                                                         |
| JOB NO.:     | 21-13                                                                       |
| SHEET        | P-1.6                                                                       |







SITE KEY  
SCALE: 1"=600'



DATE: 04-13-2022  
P.E.: JEFFREY D. AMOS, PE 10167

JDA  
APP'D  
BY

PRELIMINARY SUBMISSION

REVISIONS

04-13-2022

DATE

A

NO

565 CONGRESS STREET  
SUITE 201  
PORTLAND, ME 04102

41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04260

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PROJECT: HIDDEN HILLS HOUSING PARK  
SOUTH STREET, BIDDEFORD, MAINE

SHEET TITLE: PHOTOMETRIC PLAN - 7

CLIENT: SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106

DATE: 02-09-2022

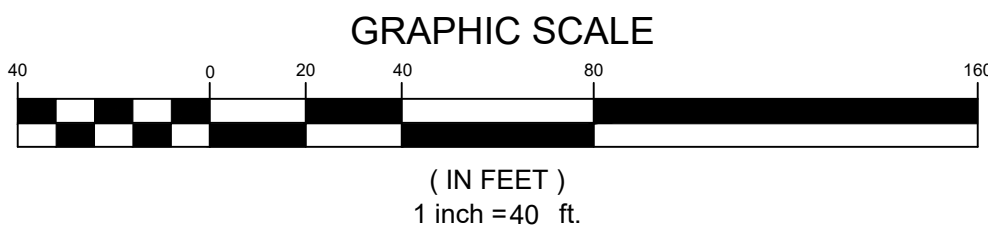
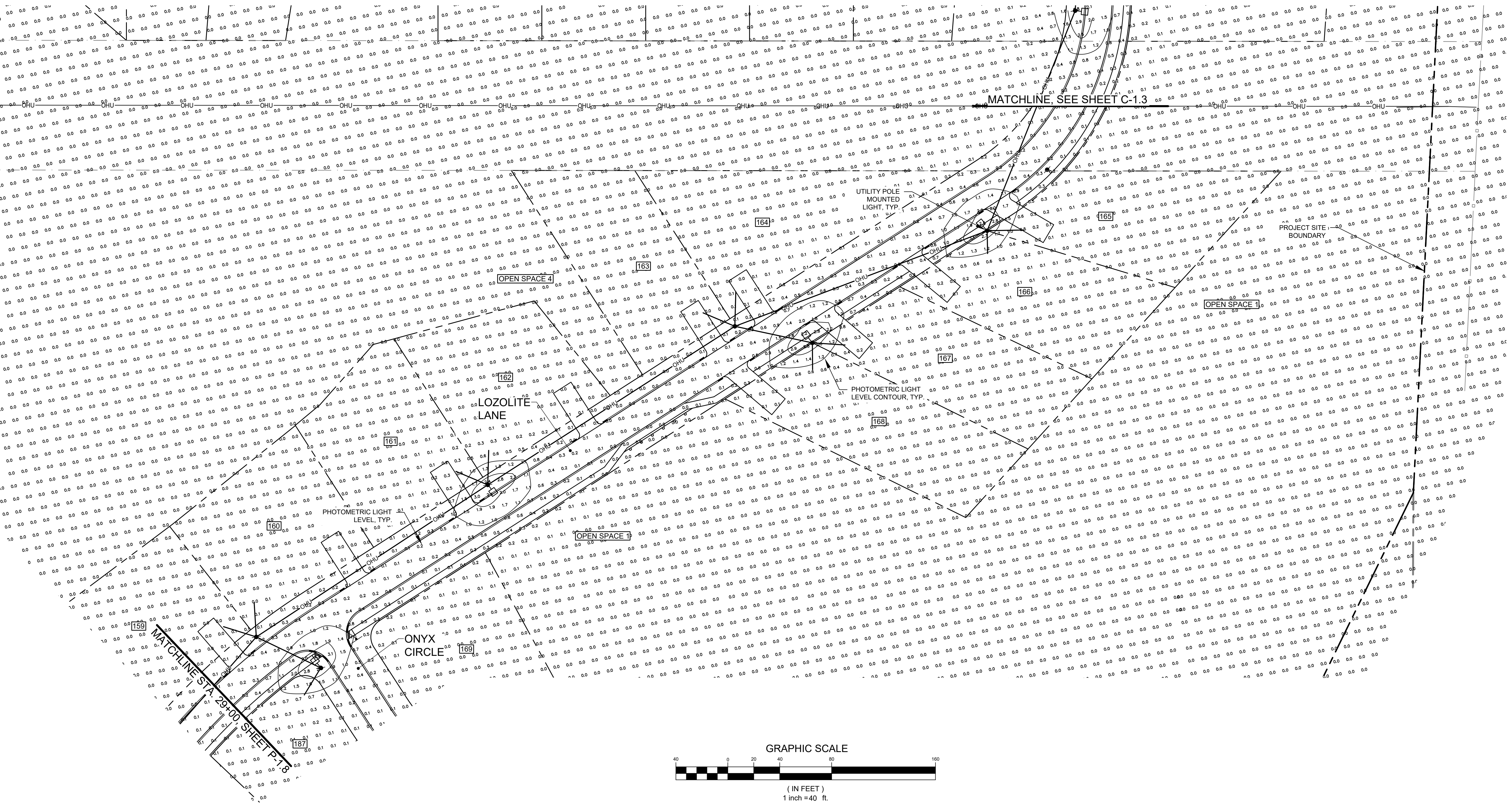
SCALE: 1" = 40'

DESIGNED: JDA

JOB NO: 21-13

SHEET

P-1.7







41 CAMPUS DRIVE  
SUITE 301  
NEW GLOUCESTER, ME 04280

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SUITE 201  
PORTLAND, ME 04102

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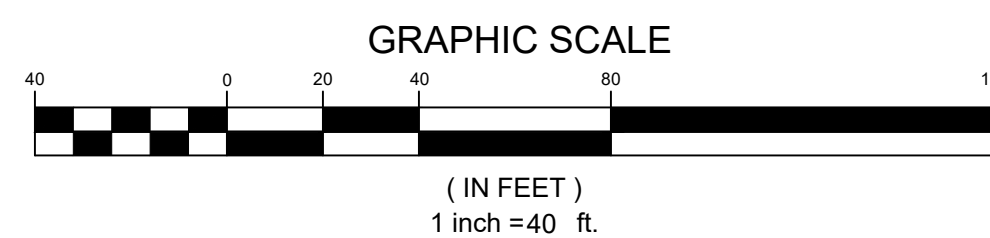
Stormwater Design | Environmental Permitting



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NOT FOR CONSTRUCTION

|              |                                |
|--------------|--------------------------------|
| PROJECT:     | HIDDEN HILLS HOUSING PARK      |
|              | SOUTH STREET, BIDDEFORD, MAINE |
| SHEET TITLE: | PHOTOMETRIC PLAN - 8           |
| DATE:        | 02-09-2022                     |
| SCALE:       | 1" = 40'                       |
| DESIGNED:    | JDA                            |
| JOB NO:      | 21-13                          |

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**Pineland**

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**Portland**

565 Congress Street, Suite 201  
Portland, ME 04101

April 12, 2022

21-13

Hannah Bonine  
Assistant City Planner  
Biddeford City Hall  
P.O. Box 586  
Biddeford, ME 04005

**Planning & Development Review  
Hidden Hills Manufactured Housing Park  
413 South Street, Biddeford**

Dear Hannah,

On behalf of South Street Village LLC, we are pleased to submit the Subdivision Application for the Hidden Hills Manufactured Housing Park. The project consists of a 195 unit manufactured housing park along with an assortment of amenities, including a clubhouse, community gardens, and several pocket parks. We are requesting to be placed on the agenda for the May 4, 2022, Planning Board meeting.

**EXISTING PROJECT SITE**

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The development parcel is located on the southerly side of South Street, just west of the Maine Turnpike at 413 South Street. The property has access to the southeasterly side of South Street and Waterworks Drive. The parcel is shown as lot 8 on the City of Biddeford Tax Map 7. The 312.1-acre property is located within both the Suburban Residential (SR1) District and the Rural Farm (RF) District and also contains a Mobile Home Park (MHP) Overlay Zone. The portion of the property that is located within the MHP is approximately 160 acres. The allowable density for any park served by community subsurface wastewater disposal systems is 1 unit per 20,000 SF. The net residential area calculation shows that the property can support approximately 348 manufactured homes within the MHP overlay zone.

**PROPOSED PROJECT**

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South Street Village LLC, aims to create affordable homes for potential residents by using the mobile home park overlay to provide a modern manufactured and modular home community. The Hidden Hills Manufactures Housing Park features 195 manufactured home lots, with a community center, basketball courts as well as pocket parks, community gardens, and an abundance of open space for residents to utilize.



### Lots

Each of the proposed 195 lots contains at least 12,000 SF and is generally 80' by 150' deep. The City ordinance stipulates that lots served by a central subsurface wastewater disposal system must be at least 12,000 sf and 75' wide.

### Access

The development will connect to Waterworks Drive in two locations. Waterworks Drive has been constructed to City of Biddeford standards and will be offered to the city in the near future. The internal road system will create a large loop through the site. Additional internal roads will cross through the site. Altogether, approximately 12,000' of new private road is proposed to be developed. All lots proposed lots will be accessed via the new internal roads; driveway locations are shown within the attached plan set.

The Manufactured Housing Park standards allow for 20' wide roads to be located within a 23' wide right of way. The applicants are proposing a 50' wide right-of-way to allow room for the various utility mains to be constructed within the right of way. The 20 roadway is proposed to be lined with slipform concrete curbing and will feature a 5' sidewalk along one side behind a 9' esplanade.

A Traffic Analysis was prepared by Barton & Loguidice and is located within Attachment 8.

The applicants intend to install a turning lane within South Street for vehicles turning left into the development. This design is still conceptual in nature and will be finalized prior to the final application.

### Utilities

The development will be served by public water and above-ground power. A new 8" watermain will be installed within the proposed roadway system with 1" individual services stubbed to each of the lots. Fire hydrants will be installed along the internal roadway system.

Shared septic systems will be located throughout the project. The systems are generally sized to handle anywhere from two to five units.

### Buffering, Open Space & Landscaping

The Park will be surrounded by a vegetated buffer that will generally far exceed the ordinance minimum of 50'. Along the South Street frontage, the backs of the lots will be approximately 400' away from the road. The buffer width varies along the turnpike frontage but will be a minimum of 100' deep.

The proposed plan features more than 92 acres of common open space. That means more than 57% of the MHP overlay will be preserved. This amount is well in excess of the 10% required open space, as stipulated by the ordinance.

Barry Hosmer, RLA prepared the landscaping plan. The plan features a significant amount of landscaping along the entire roadway system with a mix of Ornamental and Canopy trees. Fully cut-off, architectural light fixtures will be used throughout the project.

### Stormwater Management

The project is required to meet the MDEP water quality and quantity standards: two large gravel wetlands and a series of level spreaders and buffer combinations for stormwater treatment. The project will treat over 95% of the newly created impervious area and over 80% of the entire developed area of the project site. A full stormwater report is attached.

The project will additionally require a Tier 1 MDEP Natural Resource Protection Act Permit for filling approximately 14,000 SF of wetlands. Copies of permit approvals will be forwarded to the City upon receipt.

### Waste Disposal

The applicants will contract with a private waste hauler for the removal of all trash and recycling materials that is generated by the future residents. The hauler will provide curbside pickup for future residents.

### Phasing

The applicants intend to construct the development in multiple phases; additional information on phasing will be detailed as the project progresses.

### Natural Resources Mapping

Basswood Environmental performed a rare plant habitat assessment of the property in response to concerns raised by the Conservation Commission. That report can be found in Appendix 9.

Mark Hampton Associates performed a vernal pool assessment in the spring of 2020 and found no vernal pools within the manufactured housing park overlay zone. A letter can be found in Appendix 10.

### Technical Capacity of Ownership Group

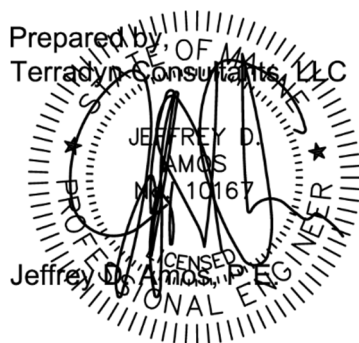
South Street Village, LLC is comprised of Matthew Chamberlain, Paul Vose and Richard Potvin, II. They are all experienced developers. They've hired a team of experienced design professionals, surveyors, wetland scientists and natural resource professionals to assist them with the preparation of the plans, calculations and studies necessary to design and permit a project of this nature.



## CLOSING

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The project has been designed to meet the review standards of the City of Biddeford's Zoning and Land Use Code. Narratives describing how these criteria and standards are met is attached to the Development Review Application. Please do not hesitate to reach out if you have any questions or require additional information.



## LIST OF ATTACHMENTS

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|               |                                                  |
|---------------|--------------------------------------------------|
| Attachment 1  | Application Form                                 |
| Attachment 2  | Current Deeds                                    |
| Attachment 3  | Standards Compliance Narratives                  |
| Attachment 4  | Stormwater Management Report                     |
| Attachment 5  | Utility Correspondence                           |
| Attachment 6  | Financial Capacity                               |
| Attachment 7  | Soil Evaluation (Submitted under separate cover) |
| Attachment 8  | Traffic Study                                    |
| Attachment 9  | Habitat Assessment                               |
| Attachment 10 | Vernal Pool Assessment                           |

# Attachment 1

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Application Form



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

**APPLICATION FORM**

**Type of Application:**

- |                                                  |                                                 |                                      |
|--------------------------------------------------|-------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Shoreland Zoning Permit | <input type="checkbox"/> Site Plan Review       | <input type="checkbox"/> Extraction  |
| <input type="checkbox"/> Conditional Use Permit  | <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Private Way |
| <input type="checkbox"/> Other: _____            |                                                 |                                      |

**Applicant Information:**

Applicant's Name: South Street Village, LLC  
Applicant's Mailing Address: 762 Main Street South Portland ME 04106  
Applicant's Telephone: (207) 450-7653

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: \_\_\_\_\_  
Agent's Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

Engineer/Surveyor: Terradyn Consultants, LLC c/o Jeff Amos P.E.  
Engineer/Surveyor's Address: 41 Campus Drive, Suite 301 New Gloucester, ME 04260  
Telephone: 207-926-5111

**Project Location and Lot Information:**

Street Address: 413 South Street  
Tax Map: 7 Lot: 8  
Current Zoning: SR1, RF & MHP Overlay Shoreland Zoning: no

Size of lot: 312.1 ☒ acres ☐ s.f. Lot Frontage: \_\_\_\_\_  
(160 in overlay)

Existing Use of Property: Vacant Land

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Property currently serviced by:

|                                                  |                                                  |
|--------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> City Road    | <input checked="" type="checkbox"/> Private Road |
| <input type="checkbox"/> Public Sewer            | <input type="checkbox"/> Septic System           |
| <input checked="" type="checkbox"/> Public Water | <input type="checkbox"/> Private Well            |
| <input type="checkbox"/> Public Trash            | <input type="checkbox"/> 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: 195 unit manufactured housing park please see attached cover letter

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Property to be serviced by:

|                                                  |                                                    |
|--------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> City Road               | <input checked="" type="checkbox"/> Private Road   |
| <input type="checkbox"/> Public Sewer            | <input checked="" type="checkbox"/> Septic System  |
| <input checked="" type="checkbox"/> Public Water | <input type="checkbox"/> Private Well              |
| <input checked="" type="checkbox"/> Public Trash | <input checked="" type="checkbox"/> 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: 195

☒ If a Private Way is proposed, number of lots served: 195

☐ 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:**

*Matthew Chamberlain*

Date: 4/13/2022

**Signature of owner of property:**

*Matthew Chamberlain*

Date: 4/13/2022

**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.**



## SUBDIVISIONS

### 66 Attachment 2

#### City of Biddeford

#### **Appendix B Required Information Checklist [Ord. of 6-20-1995]**

In order for any application to be considered complete the following information must be provided at least two weeks prior to the Planning Board meeting. All plans for subdivisions shall contain the following information:

|                                                                                                                                                                                                                                                                                                                     | <b>Yes</b> | <b>No</b> | <b>N/A</b> | <b>Remarks</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|------------|----------------|
| (1) Name of subdivision, owner and engineer or surveyor                                                                                                                                                                                                                                                             | x          |           |            |                |
| (2) Graphic scale, date, drawn, North point and its date, and whether it is true or magnetic                                                                                                                                                                                                                        | x          |           |            |                |
| (3) Boundaries of the tract                                                                                                                                                                                                                                                                                         | x          |           |            |                |
| (4) Existing zoning                                                                                                                                                                                                                                                                                                 | x          |           |            |                |
| (5) Ownership and location of abutting properties                                                                                                                                                                                                                                                                   | x          |           |            |                |
| (6) Name, location, width, profile, cross-section, radius of curves, angles of change in direction and center line length of all angles of change in direction and center line length of all proposed streets; other public ways, building lines and easements in the subdivision; intersection of existing streets | x          |           |            |                |
| (7) Type, location, profile and cross-section of all existing and/or proposed surface water drainage                                                                                                                                                                                                                | x          |           |            |                |
| (8) Location of all existing and/or proposed utilities                                                                                                                                                                                                                                                              | x          |           |            |                |
| (9) Location of all existing and/or proposed sanitary sewers showing size, profile, and cross-section, or description, plan, location of other means of sewage disposal with evidence of successful soil evaluation                                                                                                 | x          |           |            |                |
| (10) Topography at two-foot contour intervals, unless otherwise prescribed by the Board. In addition the location of existing natural or man-made features influencing the layout of the proposed subdivision shall be shown.                                                                                       | x          |           |            |                |

# BIDDEFORD CODE

|                                                                                                                                                                                                                                                                                                               | Yes | No | N/A | Remarks |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----|---------|
| (11) Lot lines and approximate dimensions                                                                                                                                                                                                                                                                     | x   |    |     |         |
| (12) Proposed uses of property                                                                                                                                                                                                                                                                                | x   |    |     |         |
| (13) Proposed public areas, if any                                                                                                                                                                                                                                                                            | x   |    |     |         |
| (14) Copy of deed, or option for purchase, for land being subdivided                                                                                                                                                                                                                                          | x   |    |     |         |
| (15) Reserved fire lane areas                                                                                                                                                                                                                                                                                 |     |    | x   |         |
| (16) Location of soil evaluation test pits for each lot on plan                                                                                                                                                                                                                                               | x   |    |     |         |
| (17) Location of well or water supply for each lot                                                                                                                                                                                                                                                            | x   |    |     |         |
| (18) Aesthetics; trees, berms, shrubs, green strips, parks, etc.                                                                                                                                                                                                                                              | x   |    |     |         |
| (19) Location and details for sedimentation and erosion control measures                                                                                                                                                                                                                                      | x   |    |     |         |
| The preliminary of a subdivision shall be drawn at a scale no smaller than 100 feet (1 cm = 12 m) to the inch                                                                                                                                                                                                 | x   |    |     |         |
| A preliminary plan shall include a location map insert, showing the relationship of the proposed subdivision to adjacent properties and public access, and drawn at no smaller scale than 2,000 feet (1 cm = 240 m) to the inch. It is suggested that reduced sections of City maps be used for this purpose. | x   |    |     |         |

In addition to the above plat information, the Subdivider shall provide the following documents:

|                                                                                                                                                                            | Yes | No | N/A | Remarks |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|-----|---------|
| Valid deed or option indicating an interest held by the subdivider in the parcel of land                                                                                   | x   |    |     |         |
| Completed application form                                                                                                                                                 | x   |    |     |         |
| Narrative of the proposed project briefly describing the general nature of the project i.e., type of project; residential or commercial; number of lots intended to create | x   |    |     |         |
| Draft covenants and deeds for each lot proposed                                                                                                                            |     |    | x   |         |
| Easement documents for proposed rights-of-way for utilities, drainage ways, roadways and other                                                                             | x   |    |     |         |



## SUBDIVISIONS

|                                                                                                                          | Yes | No | N/A | Remarks |
|--------------------------------------------------------------------------------------------------------------------------|-----|----|-----|---------|
| travelways or public amenities                                                                                           |     |    |     |         |
| Statement of financial capability of subdivider to undertake the proposed project                                        | x   |    |     |         |
| Statement identifying principals involved in the project                                                                 | x   |    |     |         |
| Statement demonstrating that the subdividers have the technical capability to complete the proposed project as presented | x   |    |     |         |
| Copies of such covenants or deed restrictions as are intended to all or part of the tracts                               |     |    | x   |         |
| Review by water company, power company and City Engineering, Police and Fire Departments                                 | x   |    |     | Pending |

# Attachment 2

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Current Deed





### SHORT FORM WARRANTY DEED

CLAIR'S INCORPORATED, a Maine Corporation, FOR CONSIDERATION PAID, grants to SOUTH STREET VILLAGE, LLC, a Maine Limited Liability Company, with a mailing address of 762 Main Street, South Portland, Maine 04106, with WARRANTY COVENANTS, certain lots or parcels of land, with any buildings and improvements thereon, and all rights and easements appurtenant thereto, located in the City of Biddeford, County of York, and State of Maine, all as more particularly described in Exhibit A attached hereto and made a part hereof by specific reference.

IN WITNESS WHEREOF, Clair's Incorporated has caused this instrument to be executed by James C. Jones, its President, thereunto duly authorized, this 15<sup>th</sup> day of August, 2017.

WITNESS:

*Clair's Incorporated*

Name: MARGARITA SAKHAROVA

By: James C. Jones  
James C. Jones  
Its: President

Commonwealth of Massachusetts  
County of Dukes, ss.

August 15, 2017

Then personally appeared the above-named James C. Jones, President of Clair's Incorporated, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



Janelle D. Agin  
Notary Public  
Janelle D. Agin  
Print Name

January 25, 2024  
My commission expires

P:\Corporations\Clair's Incorporated\2017 Sale of 416 South Street\Corporate Warranty\Biddeford\1.docx

Maine R E Transfer Tax Paid

Barns Greenfield 361 us Rte 1 Falmouth ME 04105

## EXHIBIT A

Grantor: Clair's Incorporated  
Grantee: South Street Village, LLC  
Date: August 15, 2017  
Instrument: Short Form Warranty Deed

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### Parcel 1 – 413 South Street Parcel

A certain lot or parcel of land, together with any improvements thereon, situated on the southwesterly side of South Street, so-called, in the City of Biddeford, County of York and State of Maine, being more specifically bounded and described as follows;

Commencing at an iron pin situated in the apparent southwesterly sideline of said South Street, which pin is located at the northerly corner of a parcel of land conveyed by Richard B. Topham, et. al. to Walter H. Kay, et. al. by deed dated June 7, 1984, and recorded in the York County Registry of Deeds, Book 3309, Page 283; thence running westerly by said apparent sideline of said South Street to an iron pin situated in the easterly corner of a parcel of land now or formerly of one Payette, a tie line between said last two iron pins bearing North 75° 22' 37" West a distance of 1,995.40 feet; thence South 52° 03' 53" West by land formerly of said Payette and land formerly of one Hooper, 2,665.62 feet to an iron pin; thence South 38° 56' 25" East, 600 feet to an iron pin; thence South 51° 13' 35" West, 600 feet to an iron pin; thence North 38° 56' 25" West, 600 feet to an iron pin (the last three courses running by land now or formerly of Biddeford-Saco Water Company); thence South 51° 13' 35" West, 692 feet to a point at the northerly corner of land now or formerly of one Dubois; thence South 38° 01' 55" East by said land of said Dubois and by land now or formerly of one Spang, 1,072.31 feet to a point; thence North 51° 57' 33" East, 451 feet to a point; thence South 38° 01' 55" East, 508.05 feet to a point; thence South 51° 57' 33" West, 2,249 feet to a point (the last three courses running by said land of said Spang); thence South 38° 01' 55" East, 601.42 feet to a point at land now or formerly of the Maine Turnpike Authority; thence North 51° 57' 33" East by said land of said Authority and land now or formerly of Diamond National, Inc., 2,405.84 feet to a point; thence South 38° 01' 55" East, by said land of said Diamond National, Inc., 653.41 feet to a point; thence North 51° 53' 12" East, 3,436.56 feet to a point at land now or formerly of said Maine Turnpike Authority; thence North 28° 39' 21" East, 323.77 feet to a point; thence continuing northeasterly on a line with an arc distance of 1,346.00 feet to a point; thence North 41° 46' 21" East, 100.90 feet to said apparent sideline of said South Street (the last three courses all running by said land of said Maine Turnpike Authority); thence North 56° 35' 39" West, by said sideline of said South Street, 138.75 feet to land now or formerly of one Corbeil; thence South 51° 56' 52" West by said land of said Corbeil and land now or formerly of one Walker, 618.64 feet to a point; thence North 53° 04' 50" West by said land of said Walker, land now or formerly of one Lariviere, land now or formerly of one Giguere and said land of Kay, 608.56 feet to a point at the westerly corner of said Kay land; thence North 51° 06' 10" East, by said Kay land, to the point and place of beginning, containing 314 acres, more or less.

EXCEPTING AND RESERVING from the above - described premises, however, the following described lot or parcel of land as conveyed to the Maine Water Company:



## EXHIBIT A

Grantor: Clair's Incorporated  
Grantee: South Street Village, LLC  
Instrument: Short Form Warranty Deed

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A certain parcel of land situated southerly of but not contiguous with South Street, so called, in the City of Biddeford, County of York and State of Maine, being more particularly bounded and described as follows, to wit:

COMMENCING at a certain iron pipe set on or near the southerly right of way line of South Street and the easterly corner of land now or formerly of Cecile Payette and Mederick S. Payette, Jr. as described in the deed recorded in the York County Registry of Deeds in Book 3069, Page 272, said point of commencement also being the northwest corner of land formerly of Clair's Incorporated in common with the aforesaid Payette as described in the deed recorded in said registry in Book 3518, Page 279;

Thence S 36°-14'-20" W along the southerly boundary of said Payette and continuing on same course along the land of Biddeford & Saco Water Company, now known as The Maine Water Company, as described in the deed recorded in Book 2775, Page 9 for a distance of 2665.75 feet to an iron pipe in the northerly corner of the original reservoir lot of Biddeford & Saco Water Company, now known as The Maine Water Company, as described in the deed recorded in said registry in Book 402, Page 84;

Thence S 35°-23'-20" W along the westerly line of the original reservoir lot of Biddeford & Saco Water Company, now known as The Maine Water Company, and easterly bound of the land of Biddeford & Saco Water Company, now known as The Maine Water Company, as described in Book 2775, Page 9 for a distance of 600.2 feet to an iron pipe set in the westerly corner of the reservoir lot and northerly corner of the parcel hereby described and conveyed and POINT OF BEGINNING herein;

Thence S 35°-36'-49" W along the easterly bound of the land of Biddeford & Saco Water Company, now known as The Maine Water Company, as described in Book 2775, Page 9 for a distance of 691.69 feet to a steel rebar with plastic cap stamped "STI" and northerly corner of land now or formerly of Jared P. Boyle as described in the deed recorded in Book 15184, Page 508 and Lindsay P. Boyle as described in the deed recorded in Book 15487, Page 621;

Thence S 53°-39'-49" E along the land of said Boyle for a distance of 597.28 feet to a steel rebar and cap inscribed, "JAI" set in the northerly corner of land now or formerly of Daniel L. Spang as described in the deed recorded in said registry in Book 2964, Page 230;

Thence N 35°-49'-00" E along the remaining land of Maine Water Company as described in the deed recorded in said registry in Book 17160, Page 177 for a distance of 701.70 feet to an iron

## EXHIBIT A

Grantor: Clair's Incorporated  
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---

pipe at the southerly corner of the original reservoir lot standing approximately one foot above grade and situated about a foot westerly of a taller metal post;

Thence N 54°-37'-18" W along the southwest side of the original reservoir lot for a distance of 599.73 feet to the iron pipe at the hereby described and conveyed parcel's northerly corner and POINT OF BEGINNING herein, encompassing an area of 9.57 acres, more or less.

Being the same parcel conveyed in a corrective deed from Maine Water Company to the Grantor herein dated August 1, 2017, and recorded in the York County Registry of Deeds in Book 17534, Page 135.

EXCEPTING AND RESERVING the following rights and easements, which rights and easements shall be for the benefit of, and appurtenant to, (a) the property formerly of the Biddeford & Saco Water Company, now known as The Maine Water Company, described in a deed from Mary Hooper, Guardian of the heirs of Obed Hooper, to the Biddeford & Saco Water Company, dated July 22, 1884, and recorded in the York County Registry of Deeds in Book 402, Page 84, (b) the property formerly of the Biddeford & Saco Water Company, now known as The Maine Water Company, described in a deed from Armand B. Lapointe and Lena M. Lapointe to the Biddeford & Saco Water Company dated April 13, 1981, and recorded in the York County Registry of Deeds in Book 2775, Page 9, (c) the lot or parcel of land excepted and reserved in the deed from Maine Water Company to Clair's Incorporated as described above, and (d) any other property formerly of the Biddeford & Saco Water Company, now known as The Maine Water Company, situated southerly of South Street, easterly of Swan Pond Brook, westerly of Interstate Highway 95 and northerly of the Alfred Road, a/k/a Route 111, in Biddeford, York County, Maine:

A. Right of way granted to Biddeford & Saco Water Company by deed of Mary C. Hooper, Guardian of the heirs of Obed Hooper, dated July 22, 1884, and recorded in the York County Registry of Deeds in Book 402, Page 84, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Deed, which are incorporated herein by reference to the extent not otherwise set forth below:

" . . . together with a right of way suitable in width for teams to pass and repass from the highway known as Hollis Road through the pasture & woodlot of the grantor to said parcel of land above granted and described and herein expressly excepting and reserving to the grantor their heirs and assigns a right of way across said granted parcel in the valley about ninety feet from the land of said D.O.S. Hooper of suitable width for teams to pass both of said ways granted or reserved to be subject to gates and bars."



## EXHIBIT A

Grantor: Clair's Incorporated  
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Instrument: Short Form Warranty Deed

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B. Waterline rights granted to Biddeford & Saco Water Company by D.O.S. Hooper in an Agreement dated September 23, 1884, and recorded in the York County Registry of Deeds in Book 439, Page 142, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Agreement, which are incorporated herein by reference to the extent not otherwise set forth below:

“ . . . the right of laying down, repairing and perpetually maintaining its (20) inch main pipes, one leading from Pumping Station to the Reservoir a distance of about twelve hundred (1200) feet and the other from a connection with said pipe toward the City of Biddeford, nearly at right angles with first pipe, along the line of said Highway a distance of about three hundred feet as per sketch attached hereto, through the mowing field of said Hooper in said Biddeford between the Highway known as the old Hollis Road, and the pasture land of Mary C. Hooper et als.”

C. Waterline rights granted to Biddeford & Saco Water Company by Mary C. Hooper in an Agreement dated July 14, 1884, and recorded in the York County Registry of Deeds in Book 439, Page 145, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Agreement, which are incorporated herein by reference to the extent not otherwise set forth below:

“ . . . the right of laying, repairing and perpetually maintaining its twenty (20) inch main pipe through the pasture of said Hoopers in said Biddeford, between the land of D.O.S. Hooper and the land owned by this Company, on which is located said Company's Reservoir.”

D. Waterline rights granted to Biddeford & Saco Water Company by deed of Gideon Roberge acknowledged May 12, 1913, and recorded in the York County Registry of Deeds in Book 617, Page 156, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Deed, which are incorporated herein by reference to the extent not otherwise set forth below:

“ . . . the right to lay down, repair and perpetually maintain a sixteen inch water main in and through the following described premises situate in said Biddeford and belonging to me, the same to be done in a workmanlike manner and to the satisfaction of the grantor, viz: Over my land lying between the Alfred Road, so called, and the stone reservoir of said Water Company, a distance of eight hundred forty-two feet, running in a northerly direction, forty-two degrees and forty-five minutes West and bounded on the northerly side of land of Etienne Perreault and on the southerly side by land of First National Bank, as delineated on the plan of location of said water main drawn by William T. Allen dated February 20, 1913 and now indicated on my said land by stakes driven for the purpose of location.”

## EXHIBIT A

Grantor: Clair's Incorporated  
Grantee: South Street Village, LLC  
Instrument: Short Form Warranty Deed

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E. Waterline rights granted to Biddeford & Saco Water Company by deed of Zepherin Deschambault dated April 1, 1913, and recorded in the York County Registry of Deeds in Book 617, Page 157, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Deed, which are incorporated herein by reference to the extent not otherwise set forth below:

“ . . . the right to lay down, repair and perpetually maintain a sixteen inch water main in and through the following described premises situate in said Biddeford and belonging to me, the same to be done in a workmanlike manner and to the satisfaction of the grantor, viz: Over my land lying between the Alfred Road, so called, and the stone reservoir of said Water Company, a distance of five hundred eight feet, running in a northerly direction forty-two degrees and forty-five minutes West, and bounded on the northerly side by land of Deering Brothers and on the southerly side by land of John Harper and Mary G. Harper, as delineated on the plan of location of said water main drawn by William T. Allen dated February 20 and now indicated on my said land by stakes driven for the purpose of location.”

F. Waterline rights granted to Biddeford & Saco Water Company by deed of John M. Deering and Gilman N. Deering dated May 26, 1913, and recorded in the York County Registry of Deeds in Book 617, Page 158, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Deed, which are incorporated herein by reference to the extent not otherwise set forth below:

“ . . . the right to lay down, repair and perpetually maintain a sixteen inch water main in and through the following described premises situate in said Biddeford and belonging to us, the same to be done in a workmanlike manner and to the satisfaction of the grantor, viz: Over our land lying between the Alfred Road, so called, and the stone reservoir of said Water Company, a distance of four hundred seventy-two feet, running in a northerly direction forty-two degrees and forty-five minutes West, and bounded on the northerly side by land of Biddeford & Saco Water Company and on the southerly side by land of Zepherin Deschambault, as delineated on the plans of location of said water main drawn by William T. Allen dated February 20, 1913 and now indicated on our said land by stakes driven for the purpose of location.”

G. Utility easement granted to Biddeford and Saco Water Company by deed of Georges Levesque and Blanche J. Levesque dated January 9, 1969, and recorded in the York County Registry of Deeds in Book 1830, Page 146, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Deed, which are incorporated herein by reference to the extent not otherwise set forth below:



## EXHIBIT A

Grantor: Clair's Incorporated  
Grantee: South Street Village, LLC  
Instrument: Short Form Warranty Deed

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" . . . an easement over a strip of land situated in Biddeford for the purpose of installation, use, maintenance, repair and replacement of a line of telephone and power poles, with all necessary guys, wires and appurtenances. Said strip of land shall be fifteen (15) feet in width throughout and run southwesterly from South Street, adjacent to and southeasterly of the present access road running from South Street to the reservoir of grantee until said strip reaches the water main easement already owned by Grantee, and thereafter shall continue southwesterly within the limits of said water main easement area to said reservoir."

H. Waterline rights granted to Biddeford and Saco Water Company by Blanche J. Levesque in an Agreement dated September 8, 1978, and recorded in the York County Registry of Deeds in Book 2417, Page 257, verbatim as follows, and subject to any terms and conditions with respect thereto set forth in said Agreement, which are incorporated herein by reference to the extent not otherwise set forth below:

"The perpetual right and easement to enter upon land of Grantor hereinafter described, by Grantee's agents, employees, or independent contractors, with men, vehicles and mechanical appliances, to construct and install under the surface of the land a water main twenty inches (20") or larger in diameter, and to maintain, operate, alter, repair, rebuild, inspect and replace in the same or different sizes, and to operate, patrol and remove those water mains, conduits, or pipe lines already existing, as well as said twenty inch (20") or larger water main to be constructed, for the purpose of transporting water, together with all necessary fixtures, equipment and appurtenances over and across Grantor's land located in said Biddeford. The land over which said easement is granted is more particularly defined as "a strip of land fifty feet (50') in width the center line of which is the center of the existing sixteen inch (16") water main, which existing water main runs southeasterly from land of Grantee adjacent to its reservoir across land of Grantor and land now or formerly of L. Cote, and other to the Alfred Road, so-called. The within easement runs two thousand, two hundred fifty feet (2,250'), more or less, across said land of Grantor from said land of Grantee to said land now or formerly of Cote.

It is covenanted and agreed by and between the parties hereto that neither will erect or maintain any building upon the parcel of land hereinabove described, and that neither will plant any trees or shrubs upon said parcel. It is understood by the parties hereto that the buried water main herein referred to must remain below the frost line. Therefore, Grantor covenants and agrees that she shall not change the grade of, or remove or cause to be removed any appreciable amount of soil from, the parcel herein described without prior consent of Grantee.

## EXHIBIT A

Grantor: Clair's Incorporated  
Grantee: South Street Village, LLC  
Instrument: Short Form Warranty Deed

---

Grantee further covenants and agrees that the laying, removing or repairing of any of its lines or conduits in said parcel, it will thereafter grade the surface of the ground and return it as nearly as possible to the condition in which found, except that it shall not replace trees or brush cut and removed.

Grantor further covenants and agrees that Grantor, her heirs and assigns, shall have the right to receive service from the existing sixteen inch (16") water main when the new twenty inch (20") water main is put into service, all in accordance with regulations of Grantee as approved by the Maine Public Utilities Commission.

Grantor further covenants and agrees to make reasonable efforts to provide Grantor with present service from said existing sixteen inch (16") water main, provided that adequate pressure and water supply for both the existing use and the additional use by Grantor, her heirs and assigns."

I. FURTHER EXCEPTING AND RESERVING the right to use any roads or ways extending from South Street to the premises of The Maine Water Company described in (a), (b), (c) and (d) above for vehicular and pedestrian access to and from said premises and South Street.

### Parcel 2 – 475 South Street Parcel

A certain lot or parcel of land with the any buildings and improvements thereon, located in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

Beginning at the Southerly corner of land formerly of Kerme Folsom; thence Southwesterly by land formerly of Everett F. Meserve sixty four (64) rods; thence Northwesterly by said Meserve's land forty (40) rods to land formerly owned by the heirs of Jesse Page; thence Northeasterly by land formerly of Page heirs to Cutts brook, so-called; thence by said brook to the firms mentioned bounds, containing sixteen (16) acres, more or less.

The herein conveyed lot is now subject to taxation under the provisions of the Tree Growth Tax Law (36 MRSA 571 et seq.); and said lot is conveyed subject to such tax classification. The Grantee herein shall be liable for the payment of any penalty assessed for the withdrawal of any of the herein conveyed premises from taxation under the Tree Growth Taxation Law on or after the date hereof.

Being the same premises conveyed to Clair's Incorporated by deed of James E. Clair, Sr., dated August 3, 1992, and recorded in the York County Registry of Deeds in Book 6411, Page 179.



# Attachment 3

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Standards Compliance Narratives



#### Pineland

Cumberland Hall  
41 Campus Drive, Suite 301  
New Gloucester, ME 04260

#### Portland

565 Congress Street, Suite 201  
Portland, ME 04101

April 2022

Project# 21-13

## COMPLIANCE WITH THE CITY OF BIDDEFORD ZONING AND LAND-USE CODE Hidden Hills, Biddeford, Maine

The following information describes how the proposed project, located at 413 South Street in Biddeford, Maine, complies with the Subdivision Review Criteria and the Manufactured housing/mobile home park standards of the City of Zoning Ordinance.

### ***Subdivision Review Criteria***

1. *The project will not result in undue water or air pollution. In making this determination, the board shall consider:*
  - a. *The elevation of land, and its relation to floodplains;*
  - b. *The nature of the soils and subsoils;*
  - c. *The ability to adequately support waste disposal;*
  - d. *The slope of the land and its affects on effluents;*
  - e. *The ability of streams for the disposal of effluents;*
  - f. *The applicable state and local health and water resources regulations*

The proposed project will not result in any undue water or air pollution. A portion of the property is located within the FEMA floodplain; however, this section is not located within the proposed development area.

The existing soils on site have been evaluated through a Class B High-Intensity Soil Survey prepared by Mark Hampton Associates, inc. A copy of his findings is attached in Attachment 7. As part of his Soil Survey, he evaluated the soils in accordance with the Maine Subsurface Wastewater Disposal Rules and determine determined that the soils meet the minimum requirements for state rules and are suitable soils for septic systems to serve all of the proposed lots.

2. *The project has sufficient water available for the reasonably foreseeable needs of the subdivision.*

Please see the attached letter from Maine Water stating that they have the capacity to serve the proposed project.



3. *Will not cause an unreasonable burden on the existing water supply, if one is to be utilized;*

The proposed project will not cause an unreasonable burden on the existing water supply. Please see the attached letter from Maine Water stating that they have the capacity to serve the proposed project.

4. *Will not cause unreasonable soil erosion or reduction in capacity of the land to hold water so that a dangerous or unhealthy condition may result;*

The proposed project will not cause unreasonable soil erosion or a reduction in the of the land to hold water. Erosion and sediment controls are shown on the attached plans and a stormwater management report has been prepared demonstrating that post-development runoff will not exceed predevelopment conditions.

5. *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;*

The project will not cause unreasonable highway or public congestion or unsafe conditions; Barton & Loguidice has prepared a Traffic study for the proposed development attached to this section.

6. *Will provide for adequate sewage waste disposal;*

The proposed development will be serviced by shared septic systems; the location of these systems is shown on the attached plan set.

7. *Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized*

The Applicant will contract with a private waste hauler to dispose of solid waste at a licensed facility. The hauler will provide curbside pickup for future residents.

8. *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;*

The proposed development will not have an adverse effect on the scenic or natural beauty of the area. The proposed development is located adjacent to Interstate 95 and the water treatment plant. There are no historic sites or irreplaceable natural areas in the location of the proposed development. A landscape plan has additionally been prepared for the proposed project.

9. *In conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, In making this determination the board is authorized to interpret these ordinances and plans;*

The proposed development has been designed in conformance with all applicable regulations.

10. *The subdivider has adequate financial and technical capacity to meet the above state standards;*

Please see the attached funds requests for the applicants demonstrating the financial capacity to construct the project.

The Applicant has assembled a highly qualified team of professionals to plan, permit and develop construction documents for the project. The team services will be provided by the following companies:

CONSULTANT TEAM

|                                             |                                                                                                                               |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <i>Civil Engineer</i>                       | Jeffery Amos, P.E.<br>Terradyn Consultants, LLC<br>41 Campus Drive, Suite 301<br>New Gloucester, ME 04260<br>(207) 926-5111   |
| <i>Surveyor</i>                             | Jim Courbron, P.L.S.<br>Terradyn Consultants, LLC<br>41 Campus Drive, Suite 301<br>New Gloucester, ME 04260<br>(207) 926-5111 |
| <i>Landscape Architect</i>                  | Barry J. Hosmer P.L.A., A.S.L.A.<br>196 Whitney Avenue<br>Portland, ME 04102<br>(207) 874-0248                                |
| <i>Wetland Scientist and Soil Scientist</i> | Mark Hampton C.S.S., L.S.E.<br>Mark Hampton Associates, Inc<br>P.O. Box 1931<br>Portland, ME 04104                            |
| <i>Traffic Study</i>                        | William Bray, P.E.<br>Barton & Loguidice, LLC<br>383 US Route 1, Suite 2A<br>Scarborough, ME 04074                            |



The team of consultants retained by the Developer has expertise and experience in the design of similar projects. Resumes of key personnel for the development team can be provided upon request.

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's Official Zoning Map and referenced in the City's Comprehensive Plan;

The proposed development is not located within 250 feet of a lake, pond, river or tidal waters.

12. The project will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;

The proposed project will not adversely affect the quality or quantity of groundwater. The proposed lots will be serviced by public water; septic systems will be designed in accordance with all State of Maine Subsurface regulations. Erosion and sediment controls are shown on the attached plans, and a stormwater management report has been prepared to demonstrate that post-development runoff will not exceed predevelopment conditions

13. The subdivider will provide information, based on FEMA flood boundary, floodway, and flood insurance maps, whether or not the project is in a flood-prone area :

The proposed property is partially located within a FEMA flood boundary; however, no portion of the project site is located within the FEMA flood boundary. Figures showing the location of the FEMA flood boundaries are within the Stormwater Management Report within Attachment 4.

14. The project will not unreasonably obstruct abutting properties or structures access to direct sunlight;

The proposed project will not unreasonably obstruct abutting properties or structures access to direct sunlight. The proposed development is surrounded by a vegetated buffer which helps to separate the project from abutting properties.

***Mobile Home Park Design Requirements:***

1. *Lot area and lot width requirements.*

The proposed lots have been designed in accordance with the requirements for lots served by a central wastewater disposal system approved by Maine Department of Health and Human Services. Each lot has a minimum lot area of 12,000 sf and a minimum width of 75 feet. Please refer to the attached plan set for further detail.

2. Unit Setback Requirements:

- a. On lots 10,000 square feet in area or larger, structures shall not be located less than 15 feet from any boundary line of any individual lot.

The proposed lots have a minimum setback of 15 feet.

3. *Buffering. If a park is proposed with a residential density at least twice the density of adjacent develop in existence, or at least twice the density permitted in the zoning district in which the park is located if the neighboring land is undeveloped, the park shall be designed with a continuous landscaped area not less than 50 feet in width which shall contain no structures, driveways, utilities or streets. The first 25 feet of the buffer strip, as measured from the exterior boundaries of the park shall contain evergreen shrubs, trees, fences, walls or any combination which forms an effective visual barrier to be located on all exterior lot lines of the park, except that driveways shall be kept open to provide visibility for vehicles entering and leaving the park.*

A minimum 50' wide perimeter buffer has been provided along the exterior of the proposed development. In most cases, the buffer exceeds the 50' minimum.

4. *Open space reservation: An area no less than 10% of the total area of those lots with a lot area of 10,000 square feet or less shall be reserved as open space. The area reserved as open space shall be suitable to be used for recreational purposes or use by the residents of the park for storage. Generally, the reserved open space shall have slopes less than 5% shall not be located on poorly or very poorly drained soils, and shall be accessible directly from roads within the park. The Planning Board may waive the requirement for open space when the park is located within ½ mile of a publicly owned recreation area.*

The proposed plan features more than 80 acres of common open space; nearly 50% of the mobile home park overlay zone will be preserved as open space.



5. Road Design, circulation and traffic impacts.

The proposed roads are to remain private. A 50 right-of-way has been proposed with 20' wide roads as well as a 9' esplanade and 5' sidewalk. The proposed development gains access from the existing private road that serves the adjacent water company. The project roads will connect to the existing private way in two locations. The internal road system will create a large loop through the site with additional internal road will cross through the site. Two dead-end sections are proposed with adequate turning for emergency vehicles.

All of the proposed lots will be accessed via the new proposed roadways and will not have any driveways connecting to exiting streets. The project will not cause unreasonable highway or public congestion or unsafe conditions, Barton & Loguidice has prepared a Traffic study for the proposed development, which is attached to this section.

6. Groundwater Impacts.

The proposed project will utilize public water. The existing soils on site have been evaluated through a Class B High-Intensity Soil Survey prepared by Mark Hampton Associates, inc. A copy of his findings is attached in Attachment 7. As part of his Soil Survey, he evaluated the soils in accordance with the Maine Subsurface Wastewater Disposal Rules and determine determined that the soils meet the minimum requirements for state rules and are suitable soils for septic systems to serve all of the proposed lots. Erosion and sediment controls are shown on the attached plans, and a stormwater management report has been prepared to demonstrate that post-development runoff will not exceed pre-development conditions.

# Attachment 4

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Stormwater Management Report



**Pineland**

Cumberland Hall  
41 Campus Drive, Suite 301  
New Gloucester, ME 04260

**Portland**

565 Congress Street, Suite 201  
Portland, ME 04101

## **STORMWATER MANAGEMENT PLAN**

### **Hidden Hills MHP Biddeford, Maine**

The following Stormwater Management Plan has been prepared for the Hidden Hills Manufactured Housing Park to evaluate stormwater runoff and erosion control for the proposed 195 lot subdivision located at 413 South Street in Biddeford, Maine.

#### **Site Calculations**

|                               |              |
|-------------------------------|--------------|
| Total Property Area           | 320 Ac (+/-) |
| Total Project Impervious Area | 21.63 Ac     |
| Total Developed Area          | 62.22 Ac     |

#### **Existing Conditions**

The development parcel is located on the southerly side of South Street, just west of the Maine Turnpike at 413 South Street. The property also has access to a private road along the northwestern edge of the property that serves the water district property. The parcel is shown as lot 8 on the City of Biddeford Tax Map 7. The 312.1-acre property is located within both the Suburban Residential (SR1) District and the Rural Farm (RF) District and also contains a Mobile Home Park (MHP) Overlay Zone. The portion of the property that is located within the MHP is approximately 160 acres. The allowable density for any park served by any subsurface wastewater disposal system is 1 unit per 20,000 SF. The net residential area calculation shows that the property can support approximately 348 manufactured homes within the MHP.

#### **Flooding**

The development area is not located within an area of flood hazard according to the Federal Insurance Rate Maps 230145003B and 230145008B. See attached map. Portions of the overall property are located within a Zone-A flood plain however, these locations are outside of the development area of the project.

#### **Modeling Assumptions**

The onsite stormwater facilities were sized utilizing the USDA Soil Conservation Service (SCS) TR-20 Runoff Simulation Model, as contained in the HydroCAD computer software program (Version 9.0). Runoff curve numbers were determined for each direct watershed by measuring the area of each hydrologic soil group within each type of land cover.

Weighted curve numbers were then calculated using curve numbers for various cover types and hydrologic soil groups, assuming “good” conditions as defined in U.S Soil Conservation Service (SCS) publications. Times of concentration and travel times were determined from site topographic maps in accordance with SCS procedures. A maximum length of 150 feet was used for sheet flow.

All of the watersheds’ peak runoff rates were analyzed for the 2, 10, and 25-year frequency, 24-hour duration storm events. A Type III rainfall distribution was applied to these storms. The rainfall amounts for York County are as follows:

| <b>Storm Frequency Precipitation (in./24 hr)</b> |     |
|--------------------------------------------------|-----|
| 2-year                                           | 3.3 |
| 10-year                                          | 4.9 |
| 25-year                                          | 6.2 |

### **Onsite Soils**

The soils were delineated by Mark Hampton of Mark Hampton Associates. His Class B High Intensity Soil Survey is attached to this submission. Offsite soils were determined from the NRCS Web Soil Mapper. See attached NRCS Soils Map.

### **Water Quantity (Flooding Standard)**

The following table summarizes the results of stormwater calculations for the design storm events for the project areas. Calculations and computer modeling sheets are provided with this report.

| <b>Table 1 - Stormwater Runoff Summary Table<br/>Pre-Development vs. Post-Development</b> |                       |             |                        |             |                        |             |
|-------------------------------------------------------------------------------------------|-----------------------|-------------|------------------------|-------------|------------------------|-------------|
| <b>Study Point #</b>                                                                      | <b>2Yr/24Hr (cfs)</b> |             | <b>10Yr/24Hr (cfs)</b> |             | <b>25Yr/24Hr (cfs)</b> |             |
|                                                                                           | <b>Pre</b>            | <b>Post</b> | <b>Pre</b>             | <b>Post</b> | <b>Pre</b>             | <b>Post</b> |
| 1                                                                                         | 31.2                  | 28.0        | 72.3                   | 71.7        | 110.2                  | 108.7       |
| 2                                                                                         | 69.0                  | 69.0        | 145.7                  | 145.6       | 214.8                  | 213.5       |
| 3                                                                                         | 14.3                  | 11.3        | 32.6                   | 31.2        | 49.4                   | 49.0        |

As the above result table shows, the post-development flow rates for the 2, 10, 25 and 50-year/24 hour design storm events do not exceed the pre-development conditions.

### **Basic Standards**

A site-specific Erosion & Sedimentation Control Plan has been developed for the project. Means and methods to control erosion and sedimentation during and after construction are detailed in the erosion control plan narrative and construction details, which are included directly on the project drawings for ease of reference during construction.



Requirements for inspection and maintenance of the stormwater management system are provided in the stormwater management system inspection and maintenance plan see attached.

Housekeeping requirements are included in the Erosion & Sediment Control Narrative located on the project drawings as well as in Attachment 6. Draft buffer deed restrictions are attached.

### **General Standards**

The General Standard requires that a project's stormwater management system includes measures that will provide pollutant removal from runoff and mitigate for the increased frequency of channels erosive flows due to runoff from smaller storms and potential temperature impacts.

Best Management Practices (BMPs) will be implemented to reduce the impacts of site development on downstream water quality. BMP sizing calculations are attached to this report.

### **Water Quality (BMP Standard)**

The water quality requirements will be met by a combination of gravel wetlands, roof drain filter strips and level spreader/forest & meadow buffers to treat the development.

#### *Linear:*

New Linear Impervious Area: The project will result in the creation of approximately 325,428 SF of linear impervious area. The proposed BMPs will result in the treatment of approximately 76.8% of the new impervious area.

|                                                                          |
|--------------------------------------------------------------------------|
| <b>Percentage of Treatment of the Impervious Area =76.8% (75% req'd)</b> |
|--------------------------------------------------------------------------|

Linear Project Developed Area: The project will result in the creation of approximately 602,700 SF of linear developed area. The proposed BMPs will result in the treatment of approximately 76.8% of the area.

|                                                                             |
|-----------------------------------------------------------------------------|
| <b>Percentage of Treatment of the Developed Area = 76.8% (50% required)</b> |
|-----------------------------------------------------------------------------|

#### *Non-Linear:*

New Linear Impervious Area: The project will result in the creation of approximately 616,900 SF of non-linear impervious area. The proposed BMPs will result in the treatment of approximately 95.46% of the new impervious area.

|                                                                          |
|--------------------------------------------------------------------------|
| <b>Percentage of Treatment of the Impervious Area =76.8% (75% req'd)</b> |
|--------------------------------------------------------------------------|

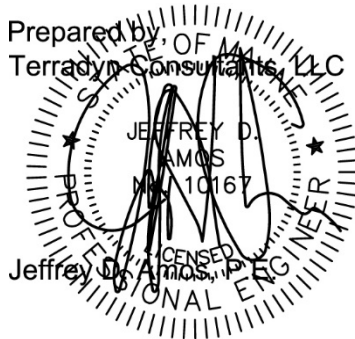
Non-Linear Project Developed Area: The project will result in the creation of approximately 2,238,400 SF of linear developed area. The proposed BMPs will result in the treatment of approximately 86.64% of the area.

**Percentage of Treatment of the Developed Area = 76.8% (50% required)**

Housekeeping and Maintenance & Inspection guidelines are attached to this report.

### **Summary**

Based on the results of this evaluation, the proposed stormwater design is not expected to cause flooding, erosion or other significant adverse effects downstream of the site.



### **Attachments:**

#### **Attachment 1- Site Figures:**

- USGS Quadrangle Map
- Aerial Photo
- Medium Intensity Soil Map
- FEMA Floodmap

Attachment 2 – Water Quality Calculations

Attachment 3 – BMP Sizing Calculations

Attachment 4 - Pre Development Hydrocad Calculations

Attachment 5 - Post Development Hydrocad Calculations

Attachment 6 - Pond Spillway Checks – 25 & 100 Year

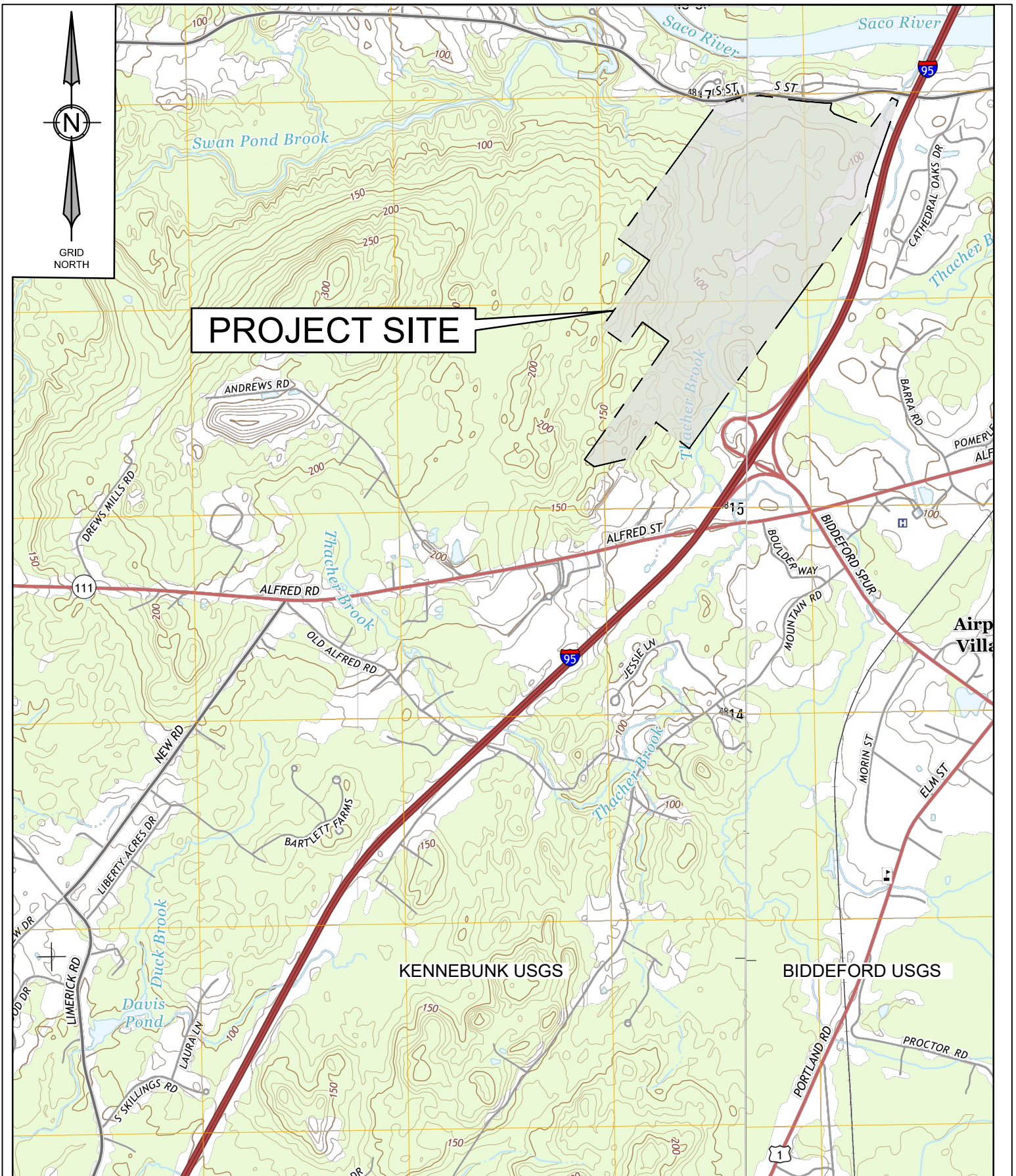
Attachment 7 - Maintenance & Inspection of Stormwater Facilities

Attachment 8 - Housekeeping Plan

Attachment 9 – Sample Buffer Restriction Language

Attachment 10 – Pre & Post Development Watershed Maps





USGS 7.5-MINUTE QUADRANGLE  
BIDDEFORD & KENNEBUNK

PROJECT:  
HIDDEN HILLS MANUFACTURED HOUSING PARK  
413 SOUTH STREET, BIDDEFORD MAINE 04005

PREPARED FOR:  
SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106



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**PINELAND**  
41 CAMPUS DRIVE, SUITE 301  
NEW GLOUCESTER, ME 04260

**PORTLAND**  
565 CONGRESS STREET, SUITE 201  
PORTLAND, ME 04101

|             |            |       |   |
|-------------|------------|-------|---|
| PROJECT NO. | 21-13      | SHEET | 1 |
| DATE        | 4/12/2022  | OF    | 5 |
| SCALE       | 1" = 2000' |       |   |





# AERIAL MAP

PROJECT:  
HIDDEN HILLS MANUFACTURED HOUSING PARK  
413 SOUTH STREET, BIDDEFORD MAINE 04005

PREPARED FOR:  
SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106



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## PINELAND

41 CAMPUS DRIVE, SUITE 301  
NEW GLOUCESTER, ME 04260

## PORTLAND

565 CONGRESS STREET, SUITE 201  
PORTLAND, ME 04101

PROJECT NO.

21-13

DATE

4/12/2022

SCALE

1" = 2000'

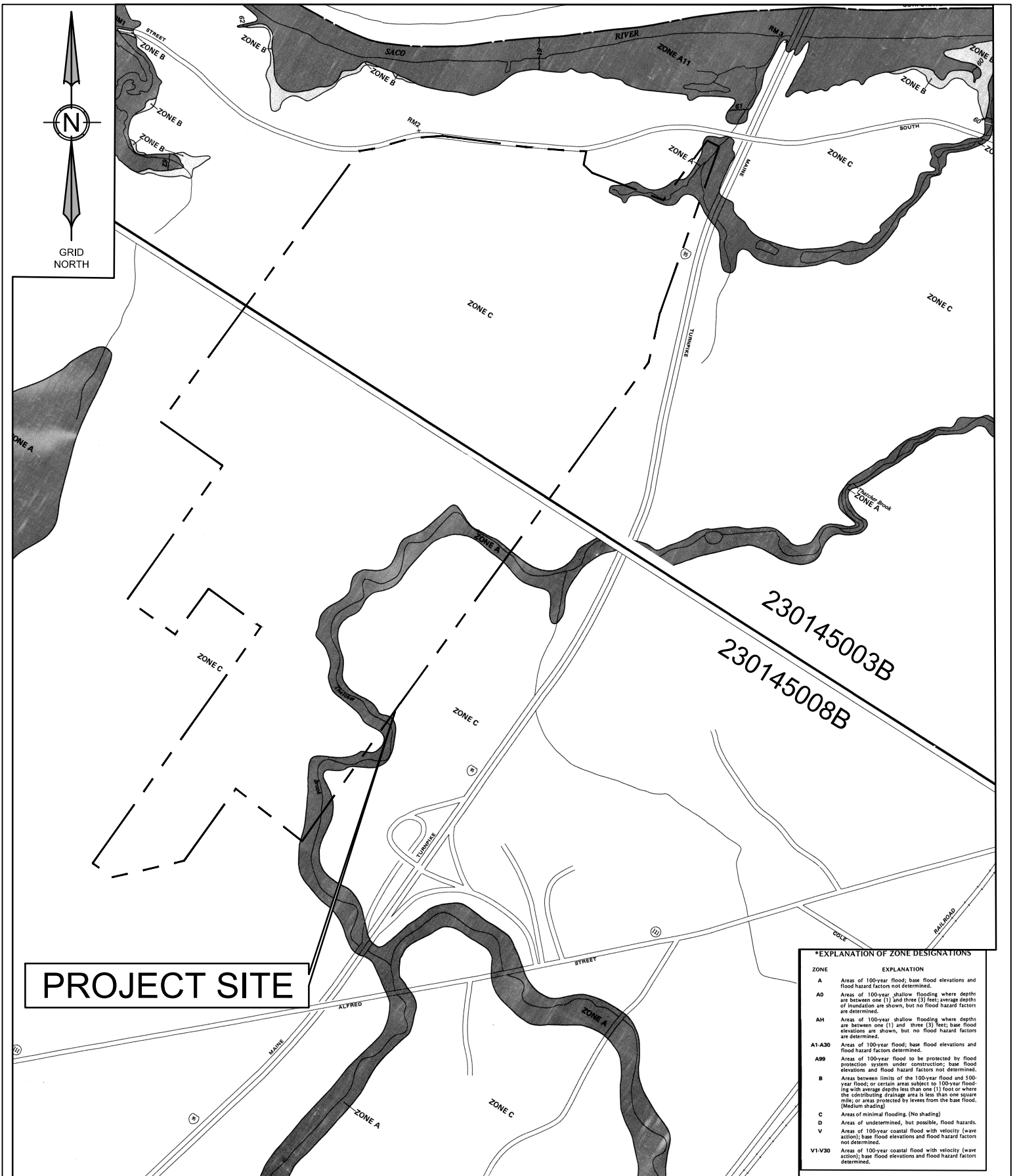
SHEET

2

OF

5





**PROJECT SITE**

**\*EXPLANATION OF ZONE DESIGNATIONS**

| ZONE   | EXPLANATION                                                                                                                                                                                                                                                                                      |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A      | Areas of 100-year flood; base flood elevations and flood hazard factors not determined.                                                                                                                                                                                                          |
| A0     | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of foundation are shown, but no flood hazard factors are determined.                                                                                                                      |
| AH     | Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.                                                                                                                             |
| A1-A30 | Areas of 100-year flood; base flood elevations and flood hazard factors determined.                                                                                                                                                                                                              |
| A99    | Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.                                                                                                                                            |
| B      | Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading) |
| C      | Areas of minimal flooding. (No shading)                                                                                                                                                                                                                                                          |
| D      | Areas of undetermined, but possible, flood hazards.                                                                                                                                                                                                                                              |
| V      | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.                                                                                                                                                                      |
| V1-V30 | Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.                                                                                                                                                                          |

**FLOOD INSURANCE RATE MAP**

**PROJECT:**  
HIDDEN HILLS MANUFACTURED HOUSING PARK  
413 SOUTH STREET, BIDDEFORD MAINE 04005

**PREPARED FOR:**  
SOUTH STREET VILLAGE, LLC  
762 MAIN STREET  
SOUTH PORTLAND, MAINE 04106



207.926.5111 • info@terradyconsultants.com • www.terradyconsultants.com

**PINELAND**  
41 CAMPUS DRIVE, SUITE 301  
NEW GLOUCESTER, ME 04260

**PORTLAND**  
565 CONGRESS STREET, SUITE 201  
PORTLAND, ME 04101

**PROJECT NO.**

21-13

**DATE**

4/12/2022

**SCALE**

1" = 1000'

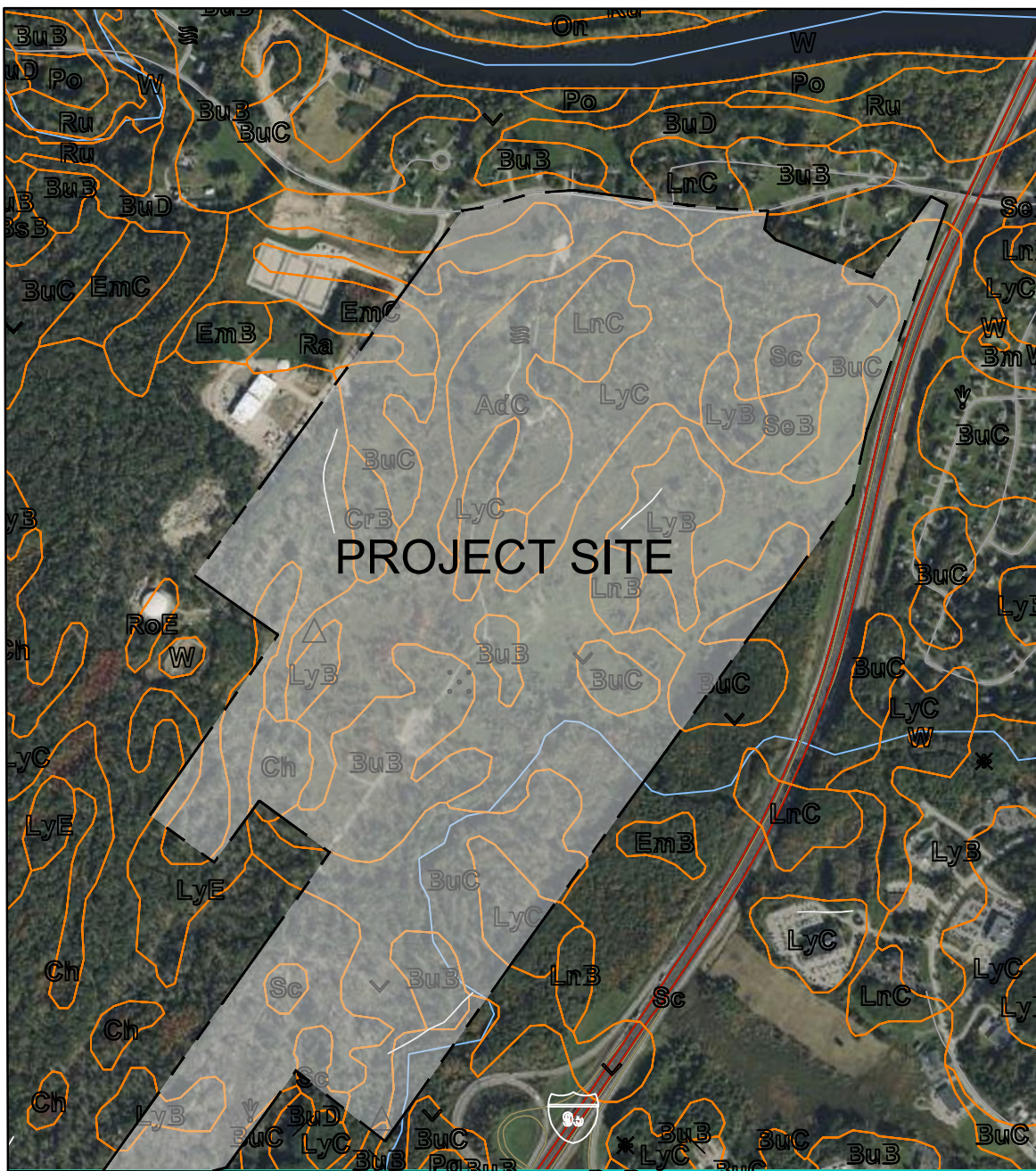
**SHEET**

3

**OF**

5

211



|                                                                                               |                                                                                                                             |                                                                           |                      |                      |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------|----------------------|
| SOIL SURVEY MAP                                                                               | <br><b>TERRADYN<br/>CONSULTANTS, LLC</b> | <u>PINELAND</u><br>41 CAMPUS DRIVE, SUITE 301<br>NEW GLOUCESTER, ME 04260 | PROJECT NO.<br>21-13 | SHEET<br>4           |
| PROJECT:<br>HIDDEN HILLS MANUFACTURED HOUSING PARK<br>413 SOUTH STREET, BIDDEFORD MAINE 04005 |                                                                                                                             | <u>PORTLAND</u><br>565 CONGRESS STREET, SUITE 201<br>PORTLAND, ME 04101   | DATE<br>4/12/2022    |                      |
| PREPARED FOR:<br>SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106  |                                                                                                                             | 207.926.5111 • info@terradynconsultants.com • www.terradynconsultants.com |                      | SCALE<br>1" = 1,000' |



## Hydrologic Soil Group

| Map unit symbol | Map unit name                                                     | Rating | Acres in AOI | Percent of AOI |
|-----------------|-------------------------------------------------------------------|--------|--------------|----------------|
| AdC             | Adams loamy sand, 8 to 15 percent slopes                          | A      | 15.5         | 2.3%           |
| Bm              | Biddeford mucky peat, 0 to 3 percent slopes                       | D      | 4.2          | 0.6%           |
| BuB             | Buxton silt loam, 3 to 8 percent slopes                           | D      | 38.7         | 5.9%           |
| BuC             | Buxton silt loam, 8 to 15 percent slopes                          | C      | 119.6        | 18.1%          |
| BuD             | Buxton silt loam, 15 to 25 percent slopes                         | C      | 17.5         | 2.7%           |
| Ch              | Chocorua peat                                                     | A/D    | 4.1          | 0.6%           |
| CrB             | Croghan loamy fine sand, 0 to 8 percent slopes, wooded            | A      | 3.7          | 0.6%           |
| EmB             | Elmwood fine sandy loam, 0 to 8 percent slopes                    | B      | 6.2          | 0.9%           |
| EmC             | Elmwood fine sandy loam, 8 to 15 percent slopes                   | B      | 19.0         | 2.9%           |
| LnB             | Lyman loam, 3 to 8 percent slopes, rocky                          | D      | 7.3          | 1.1%           |
| LnC             | Lyman loam, 8 to 15 percent slopes, rocky                         | D      | 18.3         | 2.8%           |
| LyB             | Lyman-Rock outcrop complex, 3 to 8 percent slopes                 | D      | 38.8         | 5.9%           |
| LyC             | Lyman-Rock outcrop complex, 8 to 15 percent slopes                | D      | 129.0        | 19.5%          |
| LyE             | Lyman-Rock outcrop complex, 15 to 80 percent slopes               | D      | 14.7         | 2.2%           |
| Po              | Podunk and Winooski soils                                         | B      | 2.9          | 0.4%           |
| Ra              | Raynham silt loam                                                 | C/D    | 4.8          | 0.7%           |
| RoE             | Rock outcrop-Lyman complex, 15 to 80 percent slopes               |        | 1.2          | 0.2%           |
| Ru              | Rumney fine sandy loam, 0 to 3 percent slopes, frequently flooded | B/D    | 10.1         | 1.5%           |
| Sc              | Scantic silt loam, 0 to 3 percent slopes                          | D      | 194.2        | 29.4%          |

| Map unit symbol             | Map unit name                         | Rating | Acres in AOI | Percent of AOI |
|-----------------------------|---------------------------------------|--------|--------------|----------------|
| SeB                         | Scio silt loam, 3 to 8 percent slopes | C      | 8.2          | 1.2%           |
| W                           | Water bodies                          |        | 2.8          | 0.4%           |
| Totals for Area of Interest |                                       |        | 660.9        | 100.0%         |

|                                                                                               |                                                                                                                                                                                                                                                                                                                                  |                      |                      |    |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|----|
| HYDROGRAPHIC SOIL GROUP                                                                       |  <p>PINELAND<br/>41 CAMPUS DRIVE, SUITE 301<br/>NEW GLOUCESTER, ME 04260</p> <p>PORTLAND<br/>565 CONGRESS STREET, SUITE 201<br/>PORTLAND, ME 04101</p> <p>207.926.5111 • info@terradyndynconsultants.com • www.terradyndynconsultants.com</p> | PROJECT NO.<br>21-13 | SHEET<br>5           |    |
| PROJECT:<br>HIDDEN HILLS MANUFACTURED HOUSING PARK<br>413 SOUTH STREET, BIDDEFORD MAINE 04005 |                                                                                                                                                                                                                                                                                                                                  | DATE<br>4/12/2022    |                      | OF |
| PREPARED FOR:<br>SOUTH STREET VILLAGE, LLC<br>762 MAIN STREET<br>SOUTH PORTLAND, MAINE 04106  |                                                                                                                                                                                                                                                                                                                                  |                      | SCALE<br>1" = 1,000' | 5  |
|                                                                                               |                                                                                                                                                                                                                                                                                                                                  |                      |                      |    |

# Attachment 5

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Utility Correspondence





August 10<sup>th</sup>, 2021

Regency Realty Group  
Matthew Chamberlain  
762 Main Street  
South Portland, ME 04106

Re: Ability to Serve – 413 South Street – South Street Development LLC – Biddeford, Maine

Dear Mr. Chamberlain,

The Maine Water Company (MWC) has received your request for an Ability to Serve Determination for the property located at 413 South Street, Biddeford, Maine for the above referenced project. The request indicates a preliminary plan for a mobile home park with approximately 196 single family lots. The complex is proposed to be served with public water and accessed from the Maine Water Company access road where there is an 8-inch stub available for this development. The static pressure in the area is approximately **40 psi**. Based on the criteria that has been presented, MWC does have sufficient capacity in the area from the existing 20-inch ductile iron main on the Maine Water Company Access drive to serve this project. Additional infrastructure improvements are required at the expense of the developer to meet the overall needs of this project.

#### Conditions of Service

- A hydrant flow test must be conducted at the expense of the developer at the nearest hydrant and analyzed by Maine Water and the local Fire Department to ensure adequate public fire protection is available at the expense of the developer.
- Proposed fire hydrants located in the Public Right of Way must be accepted by the local Authority. Private Hydrants that are required inside of the complex must be maintained at the expense of the property owner.
- An easement for access and operation of all water service valves on this property must be signed, notarized and registered with the county registry before activation. MWC will draft and supply this document to be executed by the owner.
- If private fire protection is required, either hydrants or sprinkler systems, the developer must review appropriate capacity relative to the proposed demand at the developer's time and expense.
- Additional coordination with MWC is required before construction. Maine Water requires upfront payment for inspection and paperwork to be fully completed before any construction on waterworks materials.
- This location needs further review for final approval with placement, size and location of waterline infrastructure and associated appurtenances. .

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 MWC Terms and Conditions as well as material specifications. All appropriate paperwork must be completed and deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays. Water service will be provided in accordance with Maine Public Utility Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at [Marcus.Knipp@mainewater.com](mailto:Marcus.Knipp@mainewater.com). We look forward to working with you throughout design and construction.

Sincerely,  
The Maine Water Company

Marcus Knipp, E.I.T.  
Engineer

# Attachment 6

---

Financial Capacity





April 8, 2022

To Whom It May Concern:

RE: Matthew Chamberlain Financial Information Request

This letter will confirm and verify that Matthew Chamberlain has accounts at Evergreen Credit Union. Matthew's accounts are in good standing and have balances in the excess of \$850,000.00. Matthew also has the availability of excess of \$150,000.00 in open lines of credit. Matthew also has ownership in South Street Villages.

If additional information is needed, please do not hesitate to contact our offices.

Sincerely,

*Justin Collett*

**Justin Collett**

AVP/Branch Manager | NMLS# 1492899

**Evergreen Credit Union**

225 Riverside Street

Portland, ME 04103

(O) 207-221-5000 Ext. 232

(F) 207-221-5017

[egcu.org](http://egcu.org)



[egcu.org](http://egcu.org)

Local Financing Leader

Portland / Main Office

225 Riverside  
PO Box 1038 (USPS)  
Portland, ME 04104-1038

Serving all Cumberland County

(207) 221-5000  
info@egcu.org  
Fax: (207) 221-5017



# W.M. Ely Associates, Inc.

*Certified Public Accountants*

37 A Street

South Portland, ME 04106

Ph: (207) 799-8811

Fax: (207) 799-8722

E-mail: [rec@wmelyassociates.com](mailto:rec@wmelyassociates.com)

April 13, 2022

Biddeford Planning Board:

I have been asked to provide a statement of liquid assets for Paul Vose with regard to the South Street Village LLC approval of a permit for a mobile home park. We have provided Mr. Vose with tax services for more than a decade and I can verify that his liquid assets exceed \$1,000,000.

Sincerely,

A handwritten signature in cursive script that reads "Rosanne E. Curneil". The signature is written in dark ink and is positioned to the left of the printed name.

Rosanne E. Curneil  
Certified Public Accountant



# **Attachment 7**

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Soil Evaluation

The Soil Evaluation will be submitted under separate cover

# Attachment 8

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Traffic Study



## Traffic Assessment

Date: April 13, 2022

To: Jeff Amos, P.E., Terradyn Consultants, LLC.

From: John Q. Adams, P.E., PTOE  
Associate, Senior Transportation Engineer  
Barton & Loguidice, LLC.

Re: Proposed South Street Mobile Home Residential Subdivision  
South Street, Biddeford, Maine

~~~~~

A 195-unit residential mobile home subdivision is being proposed on South Street and Water Works Drive in Biddeford. The site will be accessed from Water Works Drive, which intersects South Street from the south. An initial evaluation traffic assessment has been completed for the proposed development. This traffic assessment reviewed expected trip generation and sight distance from Water Works Drive onto South Street.

Site Trip Generation

Trip generation calculations were completed for the weekday daily, and weekday and Saturday peak hour time periods, for the proposed South Street mobile home subdivision based upon trip tables presented in the 10th Edition of the Institute of Transportation Engineers (ITE) "TRIP GENERATION" handbook. The ITE publication provides numerous land use categories and the average volume of trips generated by each category. Land-Use 240: Mobile Home Park was applied in estimating trip generation for the proposed mobile home subdivision project.

The following trip rates were used to calculate trip generation for the proposed mobile home project:

<u>Land Use #240 – Mobile Home Park</u>	<u>Rate</u>
Weekday	= 5.00 trips per dwelling unit
AM Peak Hour (Street)	= 0.26 trips per dwelling unit
PM Peak Hour (Street)	= 0.46 trips per dwelling unit
AM Peak Hour (Generator)	= 0.26 trips per dwelling unit
PM Peak Hour (Generator)	= 0.49 trips per dwelling unit
Saturday Peak Hour	= 0.40 trips per dwelling unit

The proposed 195-unit mobile home subdivision is expected to generate 975 daily trips during a typical weekday. In addition, it is expected to generate 51 trips in the weekday morning peak hour of the street, 90 trips in the evening peak hour of the street, 51 and 96 trips, respectively, for the weekday morning and evening peak hours of the generator (site), and 78 trips in the Saturday peak hour.

Vehicle Sight Distance Assessment

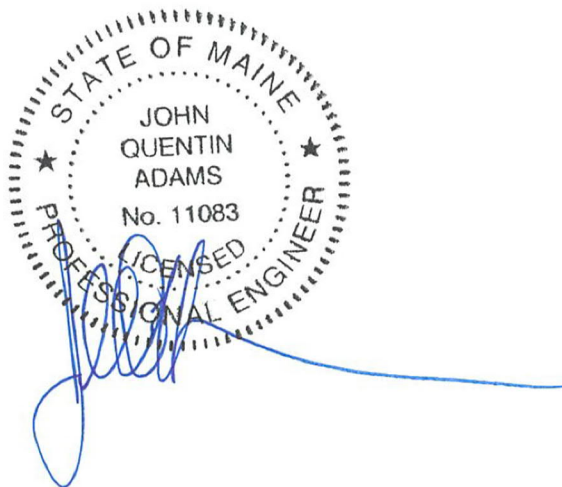
The Maine Department of Transportation's Highway Entrance and Driveway Rules require the following minimum sight distance for a non-mobility roadway:

Sight Distance Standards	
Posted Speed Limit	Sight Distance Standard
25 mph	200-feet
30	250
35	305
40	360
45	425
50	495

MaineDOT's Highway Entrance Rules requires vehicle sight distance measured in accordance with the following standard:

"Sight distance is measured from the point on the centerline of the proposed access that is located 10 feet from the edge of traveled way. The height of the hypothetical person's view is considered to be 3½ feet above the pavement and the height of the object being viewed is considered to be 4¼ feet above the pavement."

The proposed mobile home subdivision will be accessed from Water Works Drive directly onto South Street. Vehicle sight distance was carefully reviewed at the point of intersection to ensure adequate sight distance is provided in accordance with MaineDOT's regulations. South Street is presently posted at 35mph in the immediate vicinity of Water Works Drive, requiring a minimum of 305-feet of unobstructed sight distance. Field measurements in excess of 375-feet were recorded in each direction of travel from the Water Works Drive approach. Based upon our field investigation acceptable sight distance is provided in both directions of travel on South Street well in excess of the minimum standard for a posted speed limit of 35mph.



John Q. Adams, PE, PTOE, Date: 04/13/2022

Attachment 9

Habitat Assessment



January 9, 2022

Mr. Jeff Amos, P.E.
Terradyn Consultants, LLC
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Re: South Street Village, Biddeford: Rare Plant Habitat Assessment

Mr. Amos,

An experienced botanist with Basswood Environmental LLC (Basswood) visited the parcel identified on Biddeford Tax Maps as Lot 8 on Map 7, located on the south side of South Street, west of I-95. The purpose of the site visit was to assess the area for potential habitat for endangered plant species with an emphasis on those identified by the Maine Natural Areas program (MNAP) in their review dated November 10, 2021.

Review and Background

The approximately 160-acre site is located in Biddeford, Maine, which overlaps the northern extent of the range for many plant species considered rare by MNAP. This site is also in close proximity to a large red maple swamp that is considered by MNAP to be an exemplary natural community and contains a high potential for rare plant species. The MNAP review identified 44 occurrences of 31 total species considered rare, threatened or endangered, as well as 8 rare or exemplary natural communities that have been located by past surveys within 4 miles of the parcel. It should be noted that this proximity includes some well-known habitats for rare species that are not relevant to this survey, such as the Saco Heath (raised level bog ecosystem, Atlantic white cedar bog, pitch pine bog), the Saco River (freshwater tidal marsh), and The Kennebunk Plains (sand barren habitat, pitch pine woodland).

A 2007 survey was performed by the Biddeford Conservation Commission of the lands to the west of the site that are associated with the exemplary red maple swamp identified on the MNAP review. This survey also included a portion of the current project area (identified as the Claire Property). The reviewer indicates that much of the site is in an early-successional state and lacks the diversity of the lands to the west, but may provide good habitat for wildlife species. The extent to which the surveyor explored all areas of the site in question is unclear from this report, however it does appear that at least some evaluation was performed across much of the parcel.

Site Description

The site possesses an interspersed of upland and wetland habitats throughout the area surveyed. Broad wetland swales are present in the areas between often dramatic local relief consisting of large bedrock outcrops and hills scattered throughout the site. The majority of the site has been disturbed at some point, with the southern portions having been recently cleared for timber harvesting. Exceptions to this are areas around small streams and drainages, and stands of small diameter trees, often hemlock (*Tsuga canadensis*) that were not cut. Other small pockets of intact forest are present surrounding Thacher Brook, which passes through the eastern portion of the site.

The northern half of the site has received more disturbance and has been maintained as a patchwork of cleared fields and unmaintained roads. This portion of the site exhibits old and ongoing excavations, an old farm pond/impoundment, a development site, and a small transmission line. Having been subject to greater disturbance over a longer period of time, these areas also exhibit greater infestation from invasive plant species such as Asian bittersweet (*Celastrus orbiculatus*) and multiflora rose (*Rosa multiflora*) than recently cleared areas in the south.

The wetlands on site are typically dominated by herbaceous vegetation consisting of disturbance tolerant species such as woolly bulrush (*Scirpus cyperinus*), fringed sedge (*Carex crinita*), loosened soft rush (*Juncus effusus* ssp. *solutus*), creeping bentgrass (*Agrostis stolonifera*), and sensitive fern (*Onoclea sensibilis*). Permanently saturated areas also commonly supported broad-leaved cattail (*Typha latifolia*), blue vervain (*Verbena hastata*), and marsh fern (*Thelypteris palustris* var. *pubescens*). Some scrub-shrub wetlands are present, most notable in the floodplain area around Thacher Brook. These are dominated by a mixture of speckled alder (*Alnus incana* ssp. *rugosa*), silky dogwood (*Cornus amomum* var. *amomum*), smooth arrowwood (*Viburnum dentatum* var. *lucidum*), and meadowsweet (*Spiraea alba* var. *latifolia*). Red maple (*Acer rubrum*) saplings are common throughout both upland and wetland portions of the site in association with the recently cleared areas as well.

Uplands in the recently cleared areas are dominated by typical pioneer species such as common blackberry (*Rubus allegheniensis*), sapling red maple, quaking aspen (*Populus tremuloides*), and intermittent stands of small diameter hemlock. Intact upland forested areas, such as those surrounding some portions of Thacher Brook and other small streams on site, consist of a mixed canopy of hemlock, white pine (*Pinus strobus*), red maple, red oak (*Quercus rubra*), and balsam fir (*Abies balsamea*). Upland forests in the northern portion of the site do not appear to have been subject to a recent harvest, however the species composition is that of pioneer and secondary species such as red maple and quaking aspen, indicating that much of this area is currently in an early-successional phase. Blue Ridge sedge (*Carex lucorum*) and New England sedge (*Carex novae-angliae*) are well represented throughout the uplands on site, as well as lowbush blueberry (*Vaccinium angustifolium*) and bristly blackberry (*Rubus hispidus*).

Maintained fields are composed of typical field species including an array of goldenrods (*Solidago* spp.), asters (*Symphyotricum* and *Doellingeria* spp., in part) and grasses such as lace lovegrass (*Eragrostis capillaris*), field meadow-foxtail (*Alopecurus pratensis*), common Timothy (*Phleum pratense*), and orchard grass (*Dactylis glomerata*). Wet swales within the fields exhibit similar marsh vegetation found elsewhere on site

RTE Plant Habitat Survey Results

Of the 8 natural communities identified by MNAP as rare or exemplary, none were located during the course of the site walk. An area of mapped Adams loamy sand in the northwestern interior portion of the site was investigated for sand barren habitat but none was located. Additionally, no peatland systems were located during the course of the site walk despite the large amount of wetland areas present. Some of the wetland areas that have been subject to tree clearing may have been dominated by a red maple overstory, however these do not exhibit any discernible direct connection to the exemplary red maple swamp to the west of the site, and no other indicators of rare or exemplary habitat were found within them. Of the 31 species thus identified by MNAP as occurring in the vicinity of the project area, 19 are associated with habitat that is not present on site. The remaining 12 species documented from the area cannot be ruled out due to either the presence of their typical habitat within the project area (e.g. old fields), or because they are a generalist species at the northern edge of their natural range, such as clothed sedge (*Carex vestita*), which is found in disturbed, open areas in southern Maine. Table 1 summarizes the species that would require a formal field survey during the appropriate time to locate on site. Note that several species, including button sedge, Long's bulrush, and sweet pepper-bush are included on this list, although it is in the author's opinion that the likelihood of these species being on this site are very low due to a lack of ideal habitat.

Table 1: Species Identified by MNAP with Suitable Habitat On-site

Scientific Name	Common Name	Optimal Survey Window	Comments
<i>Carex bullata</i>	Button sedge	June-October	Open wetlands, acidic bogs, unlikely to occur but possible
<i>Carex vestita</i>	Clothed sedge	May-July	Disturbed areas, ATV trails, transmission corridors
<i>Selaginella apoda</i>	Creeping spike moss	May-October	Open wetlands, roadsides, disturbed wet areas
<i>Scirpus georgianus</i>	Georgia bulrush	June-August	Open wetlands
<i>Scirpus longii</i>	Long's bulrush	May-October	Unlikely - associated with fen habitat
<i>Kalmia latifolia</i> *	Mountain laurel	Year-round	Rocky woodland species
<i>Platanthera flava</i> <i>var. herbiola</i>	Pale green orchis	July	Wetlands throughout site may support species
<i>Scirpus pendulus</i>	Pendulous bulrush	July-August	Open wetlands, found associated with disturbance
<i>Quercus coccinea</i>	Scarlet oak	May-October	Potentially found in intact woodlands

<i>Calamagrostis cinnoides</i>	Small reed grass	August-October	Wetlands in old fields may provide habitat
<i>Ilex laevigata</i>**	Smooth winterberry holly	May-October	Suitable habitat along Thacher Brook
<i>Clethra alnifolia</i>	Sweet pepper-bush	July-September	Associated with calcareous soils - unlikely to occur on site

**Kalmia latifolia* is an evergreen shrub that is identifiable year-round, but was not observed during the initial site walk.

**It is possible to identify *Ilex laevigata* as long as fruit are present (through early January), although none were located during the site walk. Survey during the growing season is preferred for better possible detection.

If there is additional detail or clarity that Basswood can provide regarding the summary report, please do not hesitate to contact Erik Lema at erik@basswoodenv.com.

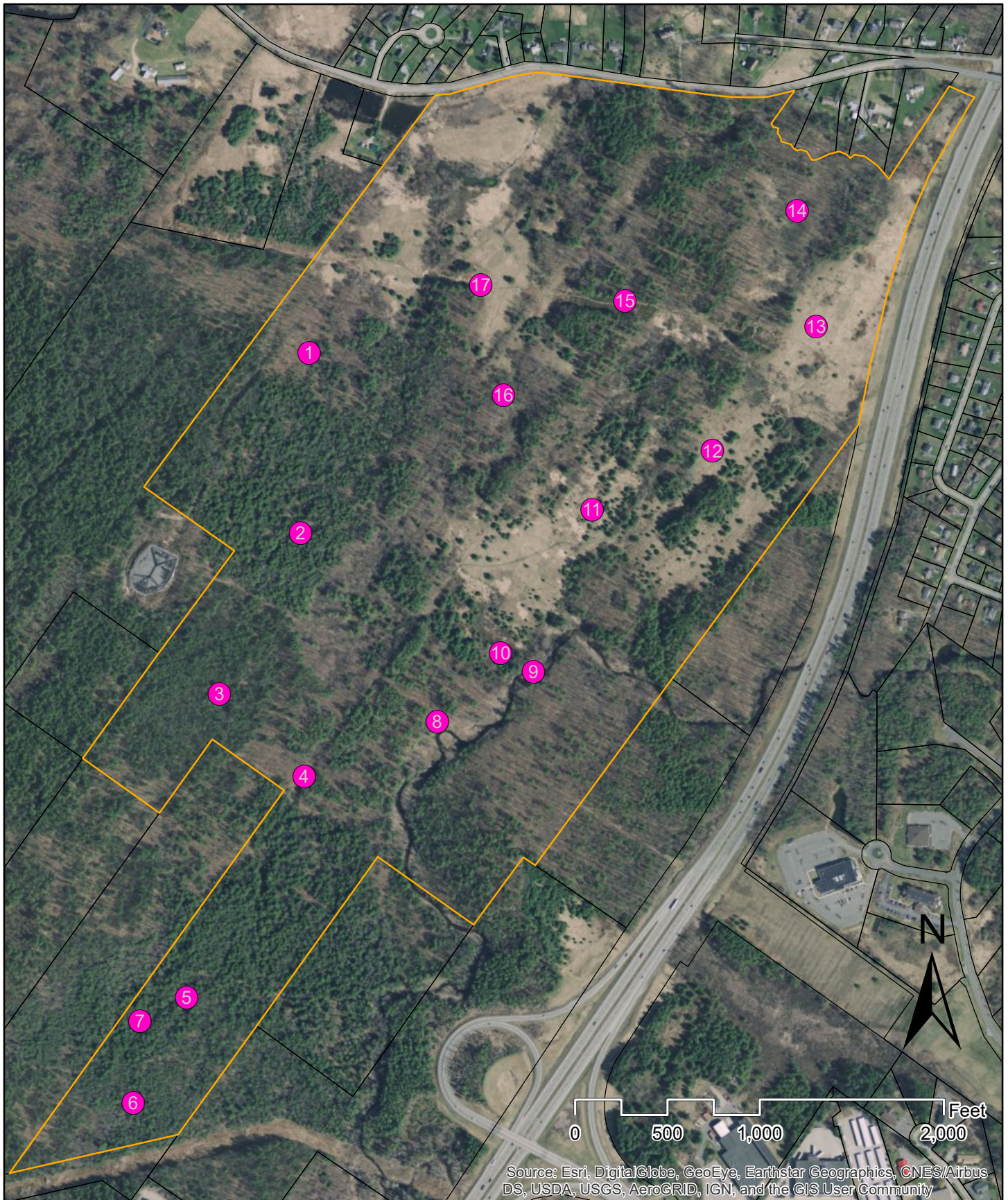
Best regards,



Erik Lema NHCWS#286, Owner/Principal
Basswood Environmental LLC

Attachments:

- 1: Index Map and Photolog
- 2: MNAP Review.



Proposed South Street Village Rare Plant Species Habitat Survey



Parcel Boundary (MEGIS)



Photo Locations

Note: Aerial image taken circa 2019, prior to extensive tree clearing



**BASSWOOD
ENVIRONMENTAL**

South Street Village: Plant Habitat Survey

	Photo 1: Recently logged area, early successional shrub and forb vegetation.
	Photo 2: Typical wet swale area in the recently harvested portion of the property. Highly disturbed. Many of these areas were likely not wetlands prior to harvest and disturbance.
	Photo 3: Inundated portion of harvested area, potential vernal pool.

South Street Village: Plant Habitat Survey



Photo 4: Former seldom used ATV trail according to the 2007 Biddeford Conservation Commission report, now approximately 25-foot-wide logging road.



Photo 5: Potential vernal pool, low quality, likely too shallow.



Photo 6: Naturally occurring wetland at far southern end of property, some sphagnum/peat development.

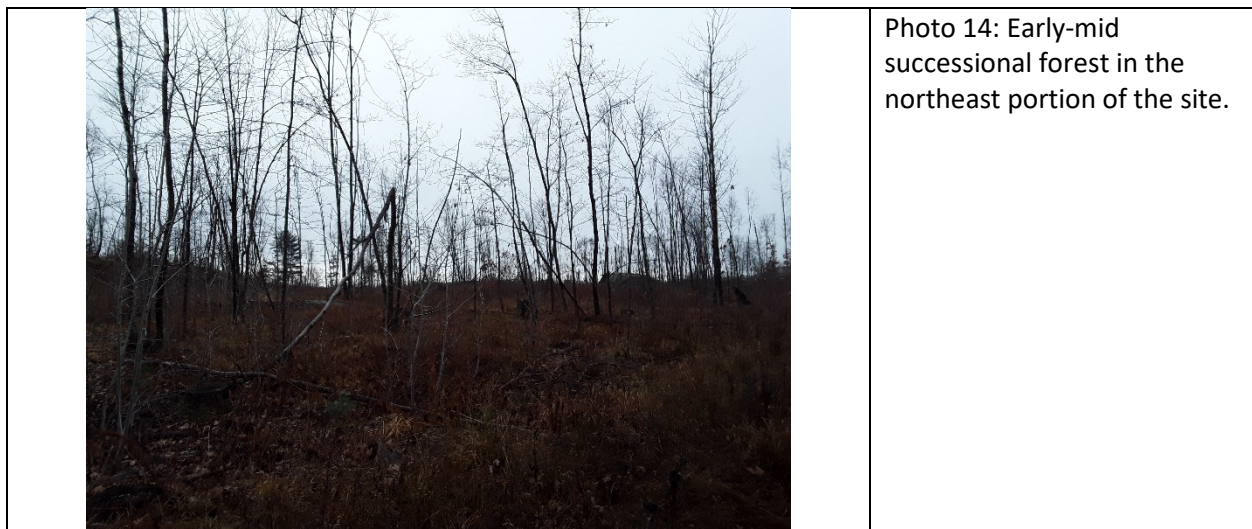
South Street Village: Plant Habitat Survey



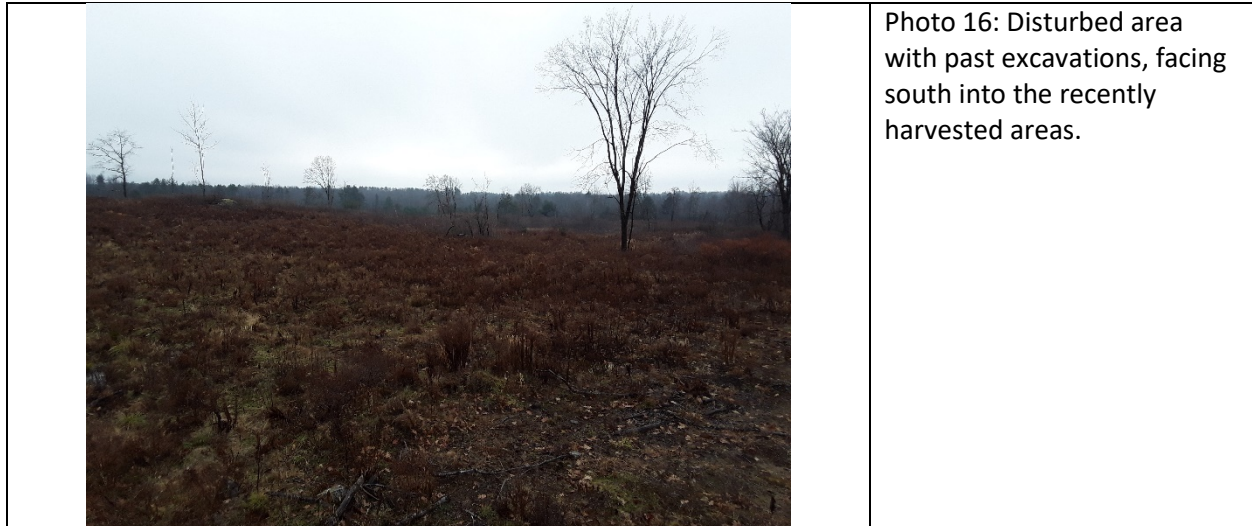
South Street Village: Plant Habitat Survey



South Street Village: Plant Habitat Survey



South Street Village: Plant Habitat Survey





STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

November 10, 2021

Jeff Amos
Terradyn Consultants
565 Congress Street, Suite 201
Portland, ME 04101

Via email: jeff@terradyntconsultants.com

Re: Rare and exemplary botanical features in proximity to: Hidden Hills Manufactured Housing Park, 413 South Street, Biddeford, Maine

Dear Mr. Amos:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received October 20, 2021 for information on the presence of rare or unique botanical features documented from the vicinity of the property in Biddeford, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, the property is in close proximity to a mapped Red Maple Swamp. Activities within 250-feet of wetlands associated with this Red Maple Swamp can adversely impact this exemplary wetland. MNAP recommends avoiding development activity within 250-feet of the Red Maple Swamp and its associated mapped wetlands. Please see the table below, attached map, and attached factsheet for more information.

Feature	State Status	State Rank	Global Rank	Occurrence Rank	Site
Red Maple Swamp (Red Maple – Sensitive Fern Swamp)	N/A	S5	G3G5	A Excellent	West Biddeford Black Gum Swamp

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$225.00 for three hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,



Kristen Puryear | Ecologist | Maine Natural Areas Program
207-287-8043 | kristen.puryear@maine.gov

South Street Village Hidden Hills Manufactured Housing Biddeford, Maine

- Approximate Project Location
- 250-foot Buffer
- Rare/Exemplary Natural Community
- NWI Wetlands
- Additional NWI Wetlands
- Town

0 0.25 0.5 Miles

Maine Natural Areas Program, November 2021



Saco

Biddeford

Red Maple Swamp



Red Maple Swamp

State Rank S5

Community Description

Red maple dominates the somewhat open to nearly closed canopy (20-90% closure), sometimes with a relatively large component (up to 40% cover) of balsam fir, red spruce, or northern white cedar. Green ash and yellow birch are common, but rarely abundant, associates. The maples may be widely spaced with multiple trunks and arching crowns. The shrub layer is patchy; winterberry is common and various other shrubs may be locally abundant. The herb layer is well developed and dominated by herbs, with dwarf shrubs <20% of herb cover. Bluejoint and sensitive fern are characteristic herbs. The bryoid layer is usually <35% cover; peat mosses are typical but do not form extensive, deep carpets as they do in peatlands.

Soil and Site Characteristics

Sites occupy mineral soils or well decomposed organic material over mineral soil on flats or gentle slopes in small basins, often on floodplains of streams to small rivers. Soils are typically 30-60 cm deep, loamy to silty in texture, sometimes with well decomposed muck over the mineral fraction, and pH 4.8-5.4.

Diagnostics

These are mineral soil wetlands in which



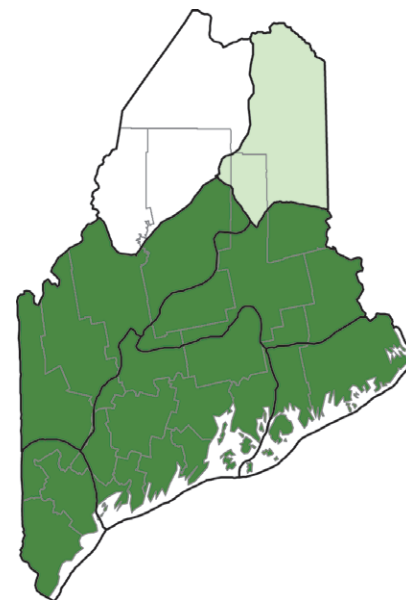
Red Maple Flowers

red maple dominates the canopy or is co-dominant with conifers other than black spruce or larch. The seasonally flooded soils usually remain saturated through the growing season.

Similar Types

Red Maple Wooded Fens are similar, but either occur in association with large peatlands or occupy small somewhat peaty basins; they do not occur on mineral soils. Some small Northern White Cedar Swamps and Spruce - Fir - Cinnamon Fern Forests, particularly along the coast, include a fair amount of red maple but have cedar or spruce/fir, respectively, as the most abundant canopy species. Silver Maple Floodplain Forests are dominated by silver maple and generally occur along larger

Location Map



 Community is known from this Ecoregion
 Community may occur in this Ecoregion
 Bailey's Ecoregion
 County



Red Maple Swamp

rivers, but the two types can intergrade on some floodplains.

Conservation, Wildlife, and Management Considerations

Maintaining the hydrologic integrity of these stream drainages with upland buffers is key. These swamps typically have had few conflicting uses, although some have been recently harvested. ATV use has been observed at some sites.

Red maple swamps often provide habitat in which spotted turtles hibernate. If wet Sphagnum hummocks are present, four-toed salamanders may breed in this community. Examples that occur on floodplains of streams and small rivers may contain wood turtles, which overwinter in the stream channel and forage in the floodplain. The silver-haired bat often roosts in riparian habitats in trees with loose bark. The northern waterthrush is a common associate of this community type. In the southern part of the state, the Louisiana waterthrush and yellow-throated vireo may be associates if the canopy is closed or nearly so.

Distribution

Statewide, but most common in the southern half of state. Extends southward and southwestward from Maine; eastward distribution unknown.

Landscape Pattern: Large Patch

Characteristic Plants

These plants are frequently found in this community type. Those with an asterisk are often diagnostic of this community.

Canopy

Balsam fir
Gray birch
Northern white cedar
Red maple*
Red spruce

Sapling/shrub

Arrowwood*
Balsam fir
Gray birch*
Red spruce
Speckled alder*
Winterberry*

Herb

Bluejoint*
Flat-topped white aster*
Interrupted fern
Tussock sedge
Royal fern*
Sensitive fern*

Bryoid

Sphagnum mosses*

Associated Rare Plants

Smooth winterberry holly
Spicebush
Swamp saxifrage
Swamp white oak
Sweet pepper-bush

Associated Rare Animals

Spotted turtle
Wood turtle

Examples on Conservation Lands You Can Visit

- Kennebunk Plains Preserve - York Co.
- Mt Agamenticus - York Co.
- Steep Falls Wildlife Management Area - Cumberland Co.
- Waterboro Barrens Preserve - York Co.

Rare and Exemplary Botanical Features within 4 miles of
 Project: South Street Village LLC, Hidden Hills Manufactured Housing Park, 413 South Street,
 Biddeford, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Atlantic White Cedar						
	SC	S2	G4	2017-07-26	3	Forested wetland
Atlantic White Cedar Bog						
	<null>	S1	G3G4	2017-07-26	3	Forested wetland
Beach Plum						
	E	S1	G4	1932-09	12	Rocky coastal (non-forested, upland)
	E	S1	G4	1933-06-21	9	Rocky coastal (non-forested, upland)
Brackish Tidal Marsh						
	<null>	S3	GNR	2009-07-29	1	Tidal wetland (non-forested, wetland)
Button Sedge						
	SC	S2	G5	1880-09-06	2	<null>
	SC	S2	G5	2017-07-26	5	<null>
	SC	S2	G5	2000-08-15	3	<null>
Clothed Sedge						
	E	S1	G5	2006-06-07	7	Dry barrens (partly forested, upland)
	E	S1	G5	2006-06-16	8	Dry barrens (partly forested, upland)
Creeping Spike-moss						
	E	S2	G5	1920-07-30	6	Open wetland, not coastal nor rivershore (non-forested, wetland), Old field/roadside (non-forested, wetland or upland)
Estuary Bur-marigold						
	SC	S3	G4	2009-07-30	35	Tidal wetland (non-forested, wetland)
Freshwater Tidal Marsh						
	<null>	S2	G4?	2009-07-30	1	Tidal wetland (non-forested, wetland)

Rare and Exemplary Botanical Features within 4 miles of
 Project: South Street Village LLC, Hidden Hills Manufactured Housing Park, 413 South Street,
 Biddeford, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Georgia bulrush						
	SC	SU	G5	2007-08-22	4	<null>
Horned Pondweed						
	SC	S2	G5	1907-08-18	10	Tidal wetland (non-forested, wetland)
	SC	S2	G5	2000-08-28	15	Tidal wetland (non-forested, wetland)
Lilaeopsis						
	SC	S2	G5	2012-10-21	10	Tidal wetland (non-forested, wetland)
Long's Bulrush						
	T	S2	G3	2017-07-26	10	Open wetland, not coastal nor rivershore (non-forested, wetland)
Long-spined Sandbur						
	PE	SH	G5	1984	1	Rocky coastal (non-forested, upland)
Mountain-laurel						
	SC	S2	G5	1991-09-28	11	Conifer forest (forest, upland),Hardwood to mixed forest (forest, upland)
Mudwort						
	SC	S3	G5	2009-07-30	35	Tidal wetland (non-forested, wetland)
Northern Blazing Star						
	T	S1	G5?T3	1916-08-10	3	Dry barrens (partly forested, upland)
Pale Green Orchis						
	SC	S2	G4?T4Q	2008-06-27	52	Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland)
	SC	S2	G4?T4Q	2008-06-27	53	Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland)
	SC	S2	G4?T4Q	2008-06-27	54	Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland)
Parker's Pipewort						

Rare and Exemplary Botanical Features within 4 miles of
 Project: South Street Village LLC, Hidden Hills Manufactured Housing Park, 413 South Street,
 Biddeford, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Pendulous Bulrush	SC	S3	G3	2017-08-31	33	Tidal wetland (non-forested, wetland)
Pitch Pine Bog	SC	S2	G5	2008-06-28	8	Open wetland, not coastal nor rivershore (non-forested, wetland), Old field/roadside (non-forested, wetland or upland)
Pitch Pine Woodland	<null>	S2	G3G5	2017-07-26	4	Forested wetland, Coastal non-tidal wetland (non-forested, wetland)
Pocket Swamp	<null>	S2	G3G5	2015-09-29	20	Forested wetland, Coastal non-tidal wetland (non-forested, wetland)
Pygmyweed	<null>	S3	G2	2016-08-09	30	Rocky summits and outcrops (non-forested, upland)
Raised Level Bog Ecosystem	<null>	S2	G5	2004	18	Forested wetland, Hardwood to mixed forest (forest, upland)
Red Maple Swamp	SC	S2S3	G5	2009-07-29	25	Open water (non-forested, wetland)
Saltmarsh False-foxglove	<null>	S4	GNR	2017-07-26	3	Forested wetland, Open wetland, not coastal nor rivershore (non-forested, wetland)
Scarlet Oak	<null>	S5	G3G5	2007-06-05	17	Forested wetland
	SC	S3	G5	1982	8	Tidal wetland (non-forested, wetland)
	SC	S3	G5	1982	12	Tidal wetland (non-forested, wetland)
	SC	S3	G5	1982	9	Tidal wetland (non-forested, wetland)
	E	S1	G5	1916-08	4	Hardwood to mixed forest (forest, upland)

Rare and Exemplary Botanical Features within 4 miles of
 Project: South Street Village LLC, Hidden Hills Manufactured Housing Park, 413 South Street,
 Biddeford, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Schreber's Wood-aster						
	PE	SX	G4	1894-09	1	Rocky coastal (non-forested, upland)
Slender Blue Flag						
	T	S2	G4G5	1879-08	4	Tidal wetland (non-forested, wetland)
Small Reed Grass						
	SC	S3	G5	1998-01-01	9	Old field/roadside (non-forested, wetland or upland)
	SC	S3	G5	2000-08-15	12	Old field/roadside (non-forested, wetland or upland)
Smooth Winterberry Holly						
	SC	S3	G5	1916-08-10	10	Forested wetland
	SC	S3	G5	2018-09-15	24	Forested wetland
	SC	S3	G5	2009-07-05	39	Forested wetland
	SC	S3	G5	2004	36	Forested wetland
Southern Slender Ladies'-tresses						
	PE	SH	G5T4T5	1918-08-27	1	Dry barrens (partly forested, upland)
Spongy-leaved Arrowhead						
	SC	S3	G5T4	2012-10-21	42	Tidal wetland (non-forested, wetland)
Stiff Arrowhead						
	SC	S2	G5	2006-06-16	15	Tidal wetland (non-forested, wetland)
Sweet Pepper-bush						
	SC	S2	G5	1917-09	9	Hardwood to mixed forest (forest, upland),Forested wetland
Water Pimpernel						
	SC	S3	G5T5	2012-10-21	26	Tidal wetland (non-forested, wetland)

Rare and Exemplary Botanical Features within 4 miles of

Project: South Street Village LLC, Hidden Hills Manufactured Housing Park, 413 South Street,

Biddeford, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
White-topped Aster						
	E	S1	G5	1916-08-10	4	Dry barrens (partly forested, upland)
Yellow Wild Indigo						
	PE	SH	G5	1960-06-21	2	Dry barrens (partly forested, upland),Hardwood to mixed forest (forest, upland)

Conservation Status Ranks

State and Global Ranks: This ranking system facilitates a quick assessment of a species' or habitat type's rarity and is the primary tool used to develop conservation, protection, and restoration priorities for individual species and natural habitat types. Each species or habitat is assigned both a state (S) and global (G) rank on a scale of 1 to 5. Factors such as range extent, the number of occurrences, intensity of threats, etc., contribute to the assignment of state and global ranks. The definitions for state and global ranks are comparable but applied at different geographic scales; something that is state imperiled may be globally secure.

The information supporting these ranks is developed and maintained by the Maine Natural Areas Program (state ranks) and NatureServe (global ranks).

Rank	Definition
S1 G1	Critically Imperiled – At very high risk of extinction or elimination due to very restricted range, very few populations or occurrences, very steep declines, very severe threats, or other factors.
S2 G2	Imperiled – At high risk of extinction or elimination due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
S3 G3	Vulnerable – At moderate risk of extinction or elimination due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
S4 G4	Apparently Secure – At fairly low risk of extinction or elimination due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
S5 G5	Secure – At very low risk of extinction or elimination due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.
SX GX	Presumed Extinct – Not located despite intensive searches and virtually no likelihood of rediscovery.
SH GH	Possibly Extinct – Known from only historical occurrences but still some hope of rediscovery.
S#S# G#G#	Range Rank – A numeric range rank (e.g., S2S3 or S1S3) is used to indicate any range of uncertainty about the status of the species or ecosystem.
SU GU	Unrankable – Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.
GNR SNR	Unranked – Global or subnational conservation status not yet assessed.
SNA GNA	Not Applicable – A conservation status rank is not applicable because the species or ecosystem is not a suitable target for conservation activities (e.g., non-native species or ecosystems).
Qualifier	Definition
S#? G#?	Inexact Numeric Rank – Denotes inexact numeric rank.
Q	Questionable taxonomy that may reduce conservation priority – Distinctiveness of this entity as a taxon or ecosystem type at the current level is questionable. The “Q” modifier is only used at a global level.
T#	Intraspecific Taxon (trinomial) – The status of intraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' global rank.

State Status: Endangered and Threatened are legal status designations authorized by statute. Please refer to MRSA Title 12, §544 and §544-B.

Status	Definition
E	Endangered – Any native plant species in danger of extinction throughout all or a significant portion of its range within the State or Federally listed as Endangered.
T	Threatened – Any native plant species likely to become endangered within the foreseeable future throughout all or a significant portion of its range in the State or Federally listed as Threatened.
SC	Special Concern – A native plant species that is rare in the State, but not rare enough to be considered Threatened or Endangered.
PE	Potentially Extirpated – A native plant species that has not been documented in the State in over 20 years, or loss of the last known occurrence.

Element Occurrence (EO) Ranks: Quality assessments that designate viability of a population or integrity of habitat. These ranks are based on size, condition, and landscape context. Range ranks (e.g., AB, BC) and uncertainty ranks (e.g., B?) are allowed. The Maine Natural Areas Program tracks all occurrences of rare plants and natural communities/ecosystems (S1-S3) as well as exemplary common natural community types (S4-S5 with EO ranks A/B).

Rank	Definition
A	Excellent – Excellent estimated viability/ecological integrity.
B	Good – Good estimated viability/ecological integrity.
C	Fair – Fair estimated viability/ecological integrity.
D	Poor – Poor estimated viability/ecological integrity.
E	Extant – Verified extant, but viability/ecological integrity not assessed.
H	Historical – Lack of field information within past 20 years verifying continued existence of the occurrence, but not enough to document extirpation.
X	Extirpated – Documented loss of population/destruction of habitat.
U	Unrankable – Occurrence unable to be ranked due to lack of sufficient information (e.g., possible mistaken identification).
NR	Not Ranked – An occurrence rank has not been assigned.

Visit the Maine Natural Areas Program website for more information
<http://www.maine.gov/dacf/mnap>



Attachment 10

Vernal Pool Assessment



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

5365
May 18, 2020

Mr. Matthew Chamberlain
South Street Village LLC
762 Main Street
South Portland, ME 04106

Re: Vernal Pool Assessment, 175 acre portion of parcel on South Street Biddeford, ME

Dear Matthew,

I have completed a vernal pool assessment on a 175+/- acre portion of a parcel located off South Street Biddeford, ME. The vernal pool assessment was conducted in accordance with Chapter 335 Significant Wildlife Habitat, Section 9 Significant Vernal Pools for the Maine Department of Environmental Protection. This section outlines the definition of a vernal pool as well as the requirements of a vernal pool to meet the definition of significance as related to the number of amphibian egg masses counted during the breeding season.

Two site visits were made to the property over the course of six weeks beginning the first week in April. There were no vernal pools found on the property.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton C.S.S., L.S.E.
Certified Soil Scientist #216
Licensed Site Evaluator #263

**Pineland**

Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 201
Portland, ME 04101

May 17, 2022

21-13

Hannah Bonine
Assistant City Planner
Biddeford City Hall
P.O. Box 586
Biddeford, ME 04005

**Additional Information in Support of
Hidden Hills Manufactured Housing Park
413 South Street, Biddeford**

Dear Hannah,

On behalf of South Street Village LLC, we are pleased to submit additional information in support of the Subdivision Application for the Hidden Hills Manufactured Housing Park. The following items were shown as missing or needing more information:

1. Reserved Fire Lanes – We’ve reached out to the fire department for their review on comment on fire hydrant spacing and incorporate their input into the next round of revision.
2. Location of Soil Evaluation & Test Pits. – See Attachment 1
3. Correspondence with MHPC & MDIF&W – See Attachment 2
4. Review by water company, power company and City Engineering, police & fire department.
 - a. We previously sent plans to the Maine Water Company & Central Maine Power via email. Their review is ongoing.
 - b. We corresponded with Chief Scott Gagne of the Fire Department today and sent a PDF of our utility plans for their review & comment.
 - c. We sent an email to Chief Roger Beaupre of the Police Department today and an overall site plan for review and comment.
 - d. We sent an email to City Engineer Tom Milligan & Deputy Engineer Craig Chekan to set up a review.

All review comments will be provided to the planning department along with our responses once comments have been received and addressed.

5. Names of Abutting Owners – See Attachment 3

6. Open Space Management Plan:

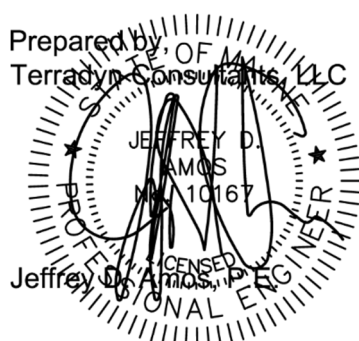
The applicants intend to outline the open space management plan within the final Park Management Plan. The following is their preliminary language for your review:

The open space for the park includes all areas within that borders of the park that is not located on one of the designated lots, maintenance areas or in any street right of way. It shall be managed as follows:

- a. The open space in the park shall be for the recreational use of park residents and guests only.
- b. It shall be maintained in its natural state.
- c. Walking trails are permitted to be constructed with permission from the owner. Trails to be constructed only of bark mulch or other similar low-impact materials. No trails allowed within designated forested buffer areas.
- d. No wetland alterations are permitted.

7. Park Management Plan – See Attachment 4

8. Hydrological Assessment – For the sake of completeness, we request a waiver from this requirement. The septic systems are small and spaced out over a large area. The septic designs will also be reviewed by the Maine DEP. In the event that the waiver is not granted, a nitrate analysis (Hydrologic Assessment) is scheduled to begin the first week of June.



LIST OF ATTACHMENTS

Attachment 1	Updated Utility Plans & Septic Test Pit Logs
Attachment 2	Correspondence with MHPC & MDIF&W
Attachment 3	Abutter List
Attachment 4	Park Management Plan



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

5365

April 29, 2022

Mr. Jeff Amos
Terradyn Consultants
41 Campus Drive #101
New Gloucester ME 04260

Re: Preliminary Soil Evaluation, South Street Village, South Street Biddeford, ME

Dear Jeff

I have completed a preliminary soil evaluation on the proposed South Street Subdivision for South Street Village LLC, Biddeford, ME. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated August 2015, as amended. I evaluated one hand excavated soil test pit for each proposed septic system. The soil log descriptions are attached.

The soils as evaluated meet the minimum requirements of the state rules. In my opinion, there are suitable soils and area for septic systems to serve all proposed lots. Septic designs for the systems can be prepared at a future date.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton C.S.S., L.S.E.
Certified Soil Scientist #216
Licensed Site Evaluator #263

Enc.

SOIL CONDITIONS SUMMARY TABLE

SUMMARY LOG OF SUBSURFACE
EXPLORATIONS AT PROJECT SITES

Project Name: South Street Village	Applicant Name: South Street Village LLC	Project Location (municipality): Biddeford
---------------------------------------	---	---

Lot No.	Exploration Symbol (TP 1, B 2, etc.)	* if at SSWD Field	Description of subsurface materials by: • Soil profile/condition (if by S.E.), • Soil series name (if by S.S.), or by • Geologic unit (if by C.G.)	Depths to (inches):				Ground Surface Slope (%)	Ground Surface Elevation
				Redoximorphic Features	Bedrock	Hydraulically Restrictive Layer	Limit of Exploration		
comm	TP-11	☒	Lamoine SPD	13	NA	13	36	6	
1-3	TP-5	☒	Lamoine SPD	14	NA	14	37	3	
4-6	TP-3	☒	Lamoine SPD	14	NA	14	38	4	
7-9	TP-4	☒	Lamoine SPD	13	NA	13	37	9	
10-11	TP-6	☒	Buxton MWD	15	NA	15	38	4	
12/18	TP-7	☒	Buxton MWD	16	NA	16	36	6	
13	TP-9	☒	Lamoine SPD	14	NA	14	38	4	
14-15	TP-10	☒	Lamoine SPD	14	NA	14	37	4	
16-17	TP-12	☒	Lamoine SPD	12	NA	12	36	8	
19-20	TP-8	☒	Buxton MWD	16	NA	16	36	4	
21-22	TP-13	☒	Lyman-Tunbridge WD	16	16	16	16	12	
23	TP-14	☒	Lyman-Tunbridge WD	15	15	15	15	8	
24-26	TP-20	☒	Lamoine SPD	12	NA	12	35	8	
27-28	TP-19	☒	Lamoine SPD	13	NA	13	34	4	
29-30	TP-18	☒	Lamoine SPD	13	NA	13	36	12	
31	TP-29	☒	Lamoine SPD	12	NA	12	35	2	
32-33	TP-15	☒	Lamoine SPD	13	NA	13	37	4	
34-35	TP-16	☒	Lamoine SPD	12	NA	12	37	8	
36-37	TP-17	☒	Lamoine SPD	13	NA	13	37	10	
38-39	TP-23	☒	Lamoine SPD	13	NA	13	34	4	
40-41	TP-24	☒	Lamoine SPD	12	NA	12	36	8	
42-44	TP-25	☒	Lamoine SPD	12	NA	12	34	8	
45-46	TP-40	☒	Lyman-Tunbridge WD	14	14	14	14	12	
47-48	TP-27	☒	Lamoine SPD	14	NA	14	34	4	
49-51	TP-26	☒	Lamoine SPD	13	NA	13	32	5	
52-53	TP-28	☒	Lamoine SPD	12	NA	12	36	12	
54-55	TP-30	☒	Lamoine SPD	10	NA	10	34	2	
56-58	TP-22	☒	Lamoine SPD	13	NA	13	34	12	
59	TP-21	☒	Lamoine SPD	12	NA	12	36	4	
60-62	TP-31	☒	Lamone SPD	10	NA	10	36	4	
63-64	TP-32	☒	Lamoine SPD	14	NA	14	36	12	
65-66	TP-33	☒	Lamoine SPD	12	NA	12	40		

INVESTIGATOR INFORMATION AND SIGNATURE


 Signature
 Mark J. Hampton
 Name Printed

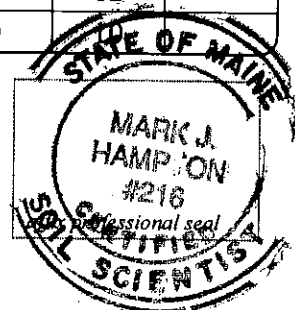
☒ Site Evaluator
☒ Soil Scientist
☐ Geologist
☐ Professional Engineer

4/20/22

Date

263/216

License No.



SOIL CONDITIONS SUMMARY TABLE

SUMMARY LOG OF SUBSURFACE
EXPLORATIONS AT PROJECT SITES

Project Name:

South Street Village

Applicant Name:

South Street Village LLC

Project Location (municipality):

Biddeford

Lot No.	Exploration Symbol (TP 1, B 2, etc.)	X if at SSWD Field	Description of subsurface materials by: • Soil profile/condition (if by S.E.), • Soil series name (if by S.S.), or by • Geologic unit (if by C.G.)	Depths to (inches):				Ground Surface Slope (%)	Ground Surface Elevation
				Redoximorphic Features	Bedrock	Hydraulically Restrictive Layer	Limit of Exploration		
67-68	TP-34	☒	Buxton MWD	16	NA	16	36	4	
69-71	TP-39	☒	Buxton MWD	15	NA	15	36	4	
72-73	TP-38	☒	Lamoine SPD	13	NA	13	38	8	
74-75	TP-37	☒	Lamoine SPD	12	NA	12	37	10	
76-77	TP-36	☒	Lamoine SPD	14	NA	14	37	9	
78-79	TP-35	☒	Lamoine SPD	12	NA	12	38	4	
80-81	TP-1	☒	Lamoine SPD	14	NA	14	40	10	
82-83	TP-2	☒	Lamoine SPD	13	NA	13	36	9	
84-85	TP-45	☒	Lamoine SPD	10	NA	10	38	4	
86-87	TP-46	☒	Lamoine SPD	10	NA	10	36	8	
88-89	TP-41	☒	Lamoine SPD	14	NA	14	36	4	
90-91	TP-42	☒	Lamoine SPD	13	NA	13	37	8	
92-93	TP-43	☒	Lamoine SPD	13	NA	13	36	4	
94-96	TP-44	☒	Lamoine SPD	10	NA	10	36	4	
97-98	TP-47	☒	Lamoine SPD	14	NA	14	37	4	
99-100	TP-52	☒	Lamoine SPD	13	NA	13	35	6	
101-102	TP-53	☒	Lamoine SPD	14	NA	14	34	2	
103-105	TP-48	☒	Lamoine SPD	13	NA	13	37	2	
106-108	TP-49	☒	Lamoine SPD	14	NA	14	37	2	
109-111	TP-50	☒	Lamoine SPD	13	NA	13	36	2	
112	TP-58	☒	Lamoine SPD	14	NA	14	34	2	
113-114	TP-60	☒	Lamoine SPD	13	NA	13	34	8	
115-116	TP-61	☒	Lamoine SPD	12	NA	12	36	4	
117-118	TP-62	☒	Lamoine SPD	14	NA	14	34	2	
119-120	TP-63	☒	Lamoine SPD	14	NA	14	32	2	
121-123	TP-64	☒	Lamoine SPD	12	NA	12	34	8	
124-125	TP-65	☒	Lamoine SPD	12	NA	12	34	2	
126-127	TP-90	☒	Lamoine SPD	13	NA	13	34	2	
128-129	TP-66	☒	Lamoine SPD	12	NA	12	36	2	
130-131	TP-67	☒	Lamone SPD	13	NA	13	35	2	
132-134	TP-51	☒	Lamoine SPD	14	NA	14	34		
135-137	TP-55	☒	Lamoine SPD	14	NA	14	34		

INVESTIGATOR INFORMATION AND SIGNATURE

Mark J. Hampton
Signature
Mark J. Hampton
Name Printed

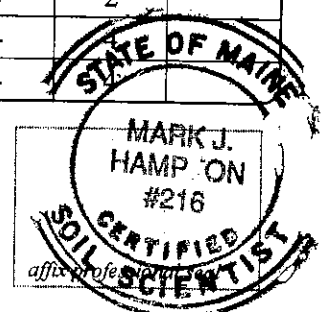
☒ Site Evaluator
☒ Soil Scientist
☐ Geologist
☐ Professional Engineer

4/20/22

Date

263/216

License No.



SOIL CONDITIONS SUMMARY TABLE

SUMMARY LOG OF SUBSURFACE
EXPLORATIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
Biddeford

Lot No.	Exploration Symbol (TP 1, B 2, etc.)	* If at SSWD Field	Description of subsurface materials by: • Soil profile/condition (if by S.E.), • Soil series name (if by S.S.), or by • Geologic unit (if by C.G.)	Depths to (inches):				Ground Surface Slope (%)	Ground Surface Elevation
				Redoximorphic Features	Bedrock	Hydraulically Restrictive Layer	Limit of Exploration		
138-139	TP-56	☒	Lyman-Tunbridge WD	15	15	15	15	4	
140-141	TP-54	☒	Lyman-Tunbridge WD	14	14	14	14	2	
142-144	TP-68	☒	Lamoine SPD	12	NA	12	36	2	
145-146	TP-69	☒	Lamoine SPD	14	NA	14	34	6	
147-148	TP-70	☒	Lamoine SPD	13	NA	13	34	4	
149-150	TP-71	☒	Lamoine SPD	13	NA	13	35	6	
151-152	TP-57	☒	Lamoine SPD	13	NA	13	36	12	
153-154	TP-78	☒	Lamoine SPD	14	NA	14	32	10	
155-156	TP-79	☒	Lamoine SPD	10	NA	10	34	4	
157-158	TP-80	☒	Lamoine SPD	10	NA	10	34	4	
159-160	TP-72	☒	Lamoine SPD	12	NA	12	37	6	
161-162	TP-73	☒	Lamoine SPD	10	NA	10	32	2	
163-164	TP-74	☒	Lamoine SPD	13	NA	13	34	10	
165-166	TP-76	☒	Buxton MWD	16	NA	16	34	6	
167-168	TP-75	☒	Lamoine SPD	12	NA	12	32	6	
169-171	TP-85	☒	Lamoine SPD	14	NA	14	36	6	
172-174	TP-84	☒	Lamoine SPD	14	NA	14	33	4	
175-176	TP-83	☒	Lyman-Tunbridge WD	16	16	16	16	8	
177-178	TP-82	☒	Lyman-Tunbridge WD	17	17	17	17	10	
179-181	TP-81	☒	Lamoine SPD	14	NA	14	34	6	
182-184	TP-89	☒	Lamoine SPD	14	NA	14	32	6	
185-187	TP-77	☒	Lamoine SPD	14	NA	14	32	2	
188-189	TP-86	☒	Lamoine SPD	12	NA	12	34	2	
190-191	TP-87	☒	Lamoine SPD	14	NA	14	30	2	
192-193	TP-59	☒	Lamoine SPD	14	NA	14	36	2	
194-195	TP-88	☒	Buxton MWD	15	NA	15	30	4	
garage	TP-91	☒	Lamoine SPD	13	NA	13	34	2	
		☐							
		☐							
		☐							
		☐							
		☐							

INVESTIGATOR INFORMATION AND SIGNATURE



 Mark J. Hampton
Name Printed

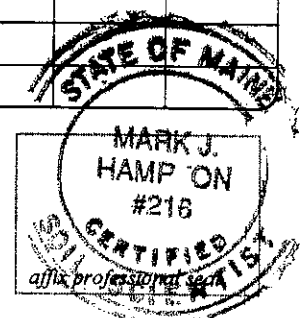
- ☒ Site Evaluator
☒ Soil Scientist
☐ Geologist
☐ Professional Engineer

4/20/22

Date

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5345

SOIL CONDITIONS SUMMARY TABLE

SUMMARY LOG OF SUBSURFACE EXPLORATIONS AT PROJECT SITES

Project Name: South Street Village	Applicant Name: South Street Village LLC	Project Location (municipality): Biddeford
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Lot No.	Exploration Symbol (TP 1, B 2, etc.)	X if at SSWD Field	Description of subsurface materials by: • Soil profile/condition (if by S.E.), • Soil series name (if by S.S.), or by • Geologic unit (if by C.G.)	Depths to (inches):				Ground Surface Slope (%)	Ground Surface Elevation
				Redoximorphic Features	Bedrock	Hydraulically Restrictive Layer	Limit of Exploration		
80-81	TP-1	☒	Lamoine SPD	14	NA	14	40	10	
82-83	TP-2	☒	Lamoine SPD	13	NA	13	36	9	
4-6	TP-3	☒	Lamoine SPD	14	NA	14	38	4	
7-9	TP-4	☒	Lamoine SPD	13	NA	13	37	9	
1-3	TP-5	☒	Lamoine SPD	14	NA	14	37	3	
10-11	TP-6	☒	Buxton MWD	15	NA	15	38	4	
12/18	TP-7	☒	Buxton MWD	16	NA	16	36	6	
19-20	TP-8	☒	Buxton MWD	16	NA	16	36	4	
13	TP-9	☒	Lamoine SPD	14	NA	14	38	4	
14-15	TP-10	☒	Lamoine SPD	14	NA	14	37	4	
comm	TP-11	☒	Lamoine SPD	13	NA	13	36	6	
16-17	TP-12	☒	Lamoine SPD	12	NA	12	36	8	
21-22	TP-13	☒	Lyman-Tunbridge WD	16	16	16	16	12	
23	TP-14	☒	Lyman-Tunbridge WD	15	15	15	15	8	
32-33	TP-15	☒	Lamoine SPD	13	NA	13	37	4	
34-35	TP-16	☒	Lamoine SPD	12	NA	12	37	8	
36-37	TP-17	☒	Lamoine SPD	13	NA	13	37	10	
29-30	TP-18	☒	Lamoine SPD	13	NA	13	36	12	
27-28	TP-19	☒	Lamoine SPD	13	NA	13	34	4	
24-26	TP-20	☒	Lamoine SPD	12	NA	12	35	8	
59	TP-21	☒	Lamoine SPD	12	NA	12	36	4	
56-58	TP-22	☒	Lamoine SPD	13	NA	13	34	12	
38-39	TP-23	☒	Lamoine SPD	13	NA	13	34	4	
40-41	TP-24	☒	Lamoine SPD	12	NA	12	36	8	
42-44	TP-25	☒	Lamoine SPD	12	NA	12	34	8	
49-51	TP-26	☒	Lamoine SPD	13	NA	13	32	5	
47-48	TP-27	☒	Lamoine SPD	14	NA	14	34	4	
52-53	TP-28	☒	Lamoine SPD	12	NA	12	36	12	
31	TP-29	☒	Lamoine SPD	12	NA	12	35	2	
54-55	TP-30	☒	Lamoine SPD	10	NA	10	34	2	
60-61	TP-31	☒	Lamoine SPD	10	NA	10	36	4	
63-64	TP-32	☒	Lamoine SPD	14	NA	14	36	18	

INVESTIGATOR INFORMATION AND SIGNATURE


 Signature
 Mark J. Hampton
 Name Printed

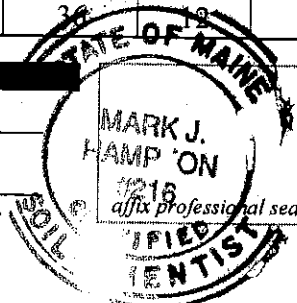
- ☒ Site Evaluator
☒ Soil Scientist
☐ Geologist
☐ Professional Engineer

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SOIL CONDITIONS SUMMARY TABLE

SUMMARY LOG OF SUBSURFACE EXPLORATIONS AT PROJECT SITES

Project Name: South Street Village	Applicant Name: South Street Village LLC	Project Location (municipality): Biddeford
---------------------------------------	---	---

Lot No.	Exploration Symbol (TP 1, B 2, etc.)	X If at SSWD Field	Description of subsurface materials by: • Soil profile/condition (if by S.E.), • Soil series name (if by S.S.), or by • Geologic unit (if by C.G.)	Depths to (inches):				Ground Surface Slope (%)	Ground Surface Elevation
				Redoximorphic Features	Bedrock	Hydraulically Restrictive Layer	Limit of Exploration		
65-66	TP-33	☒	Lamoine SPD	12	NA	12	40	10	
67-68	TP-34	☒	Buxton MWD	16	NA	16	36	4	
79	TP-35	☒	Lamoine SPD	12	NA	12	38	4	
76-77	TP-36	☒	Lamoine SPD	14	NA	14	37	9	
74-75	TP-37	☒	Lamoine SPD	12	NA	12	37	10	
72-73	TP-38	☒	Lamoine SPD	13	NA	13	38	8	
69-71	TP-39	☒	Buxton MWD	15	NA	15	36	4	
45-46	TP-40	☒	Lyman-Tunbridge WD	14	14	14	14	12	
88-89	TP-41	☒	Lamoine SPD	14	NA	14	36	4	
90-91	TP-42	☒	Lamoine SPD	13	NA	13	37	8	
92-93	TP-43	☒	Lamoine SPD	13	NA	13	36	4	
94-96	TP-44	☒	Lamoine SPD	10	NA	10	36	4	
84-85	TP-45	☒	Lamoine SPD	10	NA	10	38	4	
86-87	TP-46	☒	Lamoine SPD	10	NA	10	36	8	
97-98	TP-47	☒	Lamoine SPD	14	NA	14	37	4	
103-105	TP-48	☒	Lamoine SPD	13	NA	13	37	2	
106-108	TP-49	☒	Lamoine SPD	14	NA	14	37	2	
109-111	TP-50	☒	Lamoine SPD	13	NA	13	36	2	
132-134	TP-51	☒	Lamoine SPD	14	NA	14	34	4	
99-100	TP-52	☒	Lamoine SPD	13	NA	13	35	6	
101-102	TP-53	☒	Lamoine SPD	14	NA	14	34	2	
140-141	TP-54	☒	Lyman-Tunbridge WD	14	14	14	14	2	
135-137	TP-55	☒	Lamoine SPD	14	NA	14	34	4	
138-139	TP-56	☒	Lyman-Tunbridge WD	15	15	15	15	4	
151-152	TP-57	☒	Lamoine SPD	13	NA	13	36	12	
112	TP-58	☒	Lamoine SPD	14	NA	14	34	2	
192-193	TP-59	☒	Lamoine SPD	14	NA	14	36	2	
113-114	TP-60	☒	Lamoine SPD	13	NA	13	34	8	
115-116	TP-61	☒	Lamoine SPD	12	NA	12	36	4	
117-118	TP-62	☒	Lamoine SPD	14	NA	14	34	2	
119-120	TP-63	☒	Lamoine SPD	14	NA	14	32	2	
121-123	TP-64	☒	Lamoine SPD	12	NA	12	34		

INVESTIGATOR INFORMATION AND SIGNATURE


 Signature
 Mark J. Hampton
 Name Printed

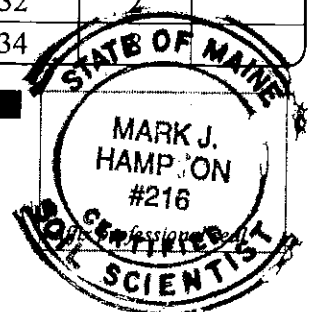
☒ Site Evaluator
☒ Soil Scientist
☐ Geologist
☐ Professional Engineer

4/20/22

Date

263/216

License No.



SOIL CONDITIONS SUMMARY TABLE

SUMMARY LOG OF SUBSURFACE
EXPLORATIONS AT PROJECT SITES

Project Name:

South Street Village

Applicant Name:

South Street Village LLC

Project Location (municipality):

Biddeford

Lot No.	Exploration Symbol (TP 1, B 2, etc.)	* if at SSWD Field	Description of subsurface materials by: • Soil profile/condition (if by S.E.), • Soil series name (if by S.S.), or by • Geologic unit (if by C.G.)	Depths to (inches):				Ground Surface Slope (%)	Ground Surface Elevation
				Redoximorphic Features	Bedrock	Hydraulically Restrictive Layer	Limit of Exploration		
124-125	TP-65	☒	Lamoine SPD	12	NA	12	34	2	
128-129	TP-66	☒	Lamoine SPD	12	NA	12	36	2	
130-131	TP-67	☒	Lamoine SPD	13	NA	13	35	2	
142-144	TP-68	☒	Lamoine SPD	12	NA	12	36	2	
145-146	TP-69	☒	Lamoine SPD	14	NA	14	34	6	
147-148	TP-70	☒	Lamoine SPD	13	NA	13	34	4	
149-150	TP-71	☒	Lamoine SPD	13	NA	13	35	6	
159-160	TP-72	☒	Lamoine SPD	12	NA	12	37	6	
161-162	TP-73	☒	Lamoine SPD	10	NA	10	32	2	
163-164	TP-74	☒	Lamoine SPD	13	NA	13	34	10	
167-168	TP-75	☒	Lamoine SPD	12	NA	12	32	6	
165-166	TP-76	☒	Buxton MWD	16	NA	16	34	6	
185-187	TP-77	☒	Lamoine SPD	14	NA	14	32	2	
153-154	TP-78	☒	Lamoine SPD	14	NA	14	32	10	
155-156	TP-79	☒	Lamoine SPD	10	NA	10	34	4	
157-158	TP-80	☒	Lamoine SPD	10	NA	10	34	4	
179-181	TP-81	☒	Lamoine SPD	14	NA	14	34	6	
177-178	TP-82	☒	Lyman-Tunbridge WD	17	17	17	17	10	
175-176	TP-83	☒	Lyman-Tunbridge WD	16	16	16	16	8	
172-174	TP-84	☒	Lamoine SPD	14	NA	14	33	4	
169-171	TP-85	☒	Lamoine SPD	14	NA	14	36	6	
188-189	TP-86	☒	Lamoine SPD	12	NA	12	32	4	
190-191	TP-87	☒	Lamoine SPD	14	NA	14	30	2	
194-195	TP-88	☒	Buxton MWD	15	NA	15	30	4	
182-184	TP-89	☒	Lamoine SPD	14	NA	14	32	6	
126-127	TP-90	☒	Lamoine SPD	13	NA	13	34	2	
Garage	TP-91	☒	Lamoine SPD	13	NA	13	34	2	
		☐							
		☐							
		☐							
		☐							
		☐							

INVESTIGATOR INFORMATION AND SIGNATURE


 Signature
 Mark J. Hampton
 Name Printed

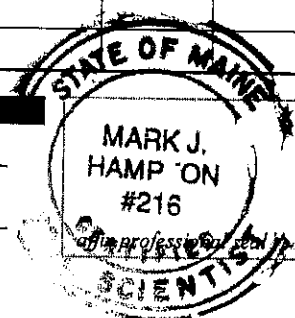
- ☒ Site Evaluator
☒ Soil Scientist
☐ Geologist
☐ Professional Engineer

4/20/22

Date

263/216

License No.



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-1 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification 8	Slope 10	Limiting Factor 14	☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Profile Condition	Percent	Depth	Hydrologic
Soil Series/Phase Name: Lamoine SPD			☐ Hydric ☒ Non-hydric Soil Group

Exploration Symbol # TP-2 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification 8	Slope 9	Limiting Factor 13	☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Profile Condition	Percent	Depth	Hydrologic
Soil Series/Phase Name: Lamoine SPD			☐ Hydric ☒ Non-hydric Soil Group

Exploration Symbol # TP-3 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification 8	Slope 4	Limiting Factor 14	☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Profile Condition	Percent	Depth	Hydrologic
Soil Series/Phase Name: Lamoine SPD			☐ Hydric ☒ Non-hydric Soil Group

Exploration Symbol # TP-4 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification 8	Slope 9	Limiting Factor 13	☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Profile Condition	Percent	Depth	Hydrologic
Soil Series/Phase Name: Lamoine SPD			☐ Hydric ☒ Non-hydric Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature

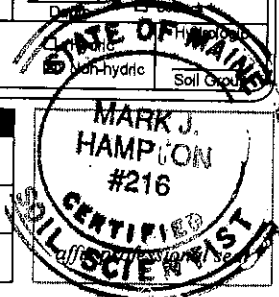
Date
4/16/2022

Name Printed

Mark J. Hampton

Cert/Lic/Reg. #
263/216

Title

☒ Licensed Site Evaluator☒ Certified Soil Scientist☐ Certified Geologist☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-5 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification 8 Profile	Condition D	Slope 3 Percent	Limiting Factor 14 Depth	☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				Hydrologic ☐ Hydric ☒ Non-hydric Soil Group

Exploration Symbol # TP-6 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification 8 Profile	Condition D	Slope 4 Percent	Limiting Factor 15 Depth	☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Soil Series/Phase Name: Buxton MWD				Hydrologic ☐ Hydric ☒ Non-hydric Soil Group

Exploration Symbol # TP-7 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification 8 Profile	Condition C	Slope 6 Percent	Limiting Factor 16 Depth	☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Soil Series/Phase Name: Buxton MWD				Hydrologic ☐ Hydric ☒ Non-hydric Soil Group

Exploration Symbol # TP-8 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification 8 Profile	Condition C	Slope 4 Percent	Limiting Factor 16 Depth	☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Soil Series/Phase Name: Buxton MWD				Hydrologic ☐ Hydric ☒ Non-hydric Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature

Date

4/16/2022

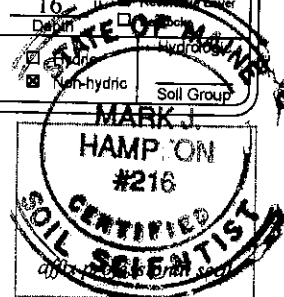
Name Printed

Mark J. Hampton

Cert/Lic/Reg. #

263/216

Title

☒ Licensed Site Evaluator☒ Certified Soil Scientist☐ Certified Geologist☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-9 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. ☒ Groundwater
 Profile 8 Condition D Slope 4 Limiting Factor 14 " ☒ Restrictive Layer
 S.S. Soil Series/Phase Name: Lamoine SPD ☐ Hydric ☒ Non-hydric Hydrologic
 Soil Group

Exploration Symbol # TP-10 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. ☒ Groundwater
 Profile 8 Condition D Slope 4 Limiting Factor 14 " ☒ Restrictive Layer
 S.S. Soil Series/Phase Name: Lamoine SPD ☐ Hydric ☒ Non-hydric Hydrologic
 Soil Group

Exploration Symbol # TP-11 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

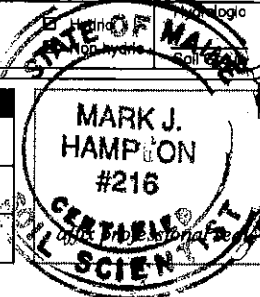
Soil Details by S.E. ☒ Groundwater
 Profile 8 Condition D Slope 6 Limiting Factor 13 " ☒ Restrictive Layer
 S.S. Soil Series/Phase Name: Lamoine SPD ☐ Hydric ☒ Non-hydric Hydrologic
 Soil Group

Exploration Symbol # TP-12 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. ☒ Groundwater
 Profile 8 Condition D Slope 8 Limiting Factor 12 " ☒ Restrictive Layer
 S.S. Soil Series/Phase Name: Lamoine SPD ☐ Hydric ☒ Non-hydric Hydrologic
 Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature Mark J. HamptonDate 4/16/2022Name Printed Mark J. HamptonCert/Lic/Reg. # 263/216Title ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-13 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Sandy Loam	Friable	Dark Brown	
Sandy Loam	Friable	Brown	None Noted
LEDGE			

Soil Classification	Slope	Limiting Factor	☐ Groundwater
2 AIII	12	16	☐ Restrictive Layer
Profile Condition	Percent	Depth	☒ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lyman-Tunbridge WD		☐ Hydric	
		☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-14 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Sandy Loam	Friable	Dark Brown	
Sandy Loam	Friable	Brown	None Noted
LEDGE			

Soil Classification	Slope	Limiting Factor	☐ Groundwater
2 AIII	8	15	☐ Restrictive Layer
Profile Condition	Percent	Depth	☒ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lyman-Tunbridge WD		☐ Hydric	
		☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-15 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	4	13	☐ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric	
		☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-16 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	8	12	☐ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric	
		☒ Non-hydric	
		Soil Group	

INVESTIGATOR INFORMATION AND SIGNATURE

Signature

Date

4/16/2022

Name Printed

Mark J. Hampton

Cert/Lic/Reg. #

263/216

Title

☒ Licensed Site Evaluator☒ Certified Soil Scientist☐ Certified Geologist☐ Professional EngineerMARK J.
HAMPTON
#216CERTIFIED
SOIL SCIENTIST

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-17 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	10	13	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric	Soil Group
		☒ Non-hydric	

Exploration Symbol # TP-18 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	12	13	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric	Soil Group
		☒ Non-hydric	

Exploration Symbol # TP-19 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

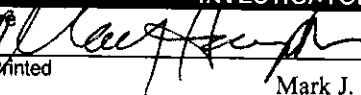
Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	4	13	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric	Soil Group
		☒ Non-hydric	

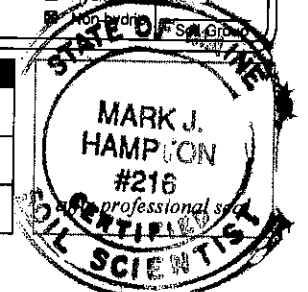
Exploration Symbol # TP-20 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	8	12	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric	Soil Group
		☒ Non-hydric	

INVESTIGATOR INFORMATION AND SIGNATURE

Signature	Date
	4/16/2022
Name Printed	Cert/Lic/Reg. #
Mark J. Hampton	263/216
Title ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer	



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: South Street Village Applicant Name: South Street Village LLC Project Location (municipality): Biddeford

Exploration Symbol # TP-21 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. Soil Classification: 8 D Slope: 4 Limiting Factor: 12 ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 S.S. Profile Condition Percent Depth ☐ Hydric ☒ Non-hydric Hydrologic Soil Group
 Soil Series/Phase Name: Lamoine SPD

Exploration Symbol # TP-22 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. Soil Classification: 8 D Slope: 12 Limiting Factor: 13 ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 S.S. Profile Condition Percent Depth ☐ Hydric ☒ Non-hydric Hydrologic Soil Group
 Soil Series/Phase Name: Lamoine SPD

Exploration Symbol # TP-23 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. Soil Classification: 8 D Slope: 4 Limiting Factor: 13 ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 S.S. Profile Condition Percent Depth ☐ Hydric ☒ Non-hydric Hydrologic Soil Group
 Soil Series/Phase Name: Lamoine SPD

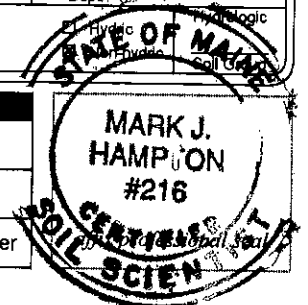
Exploration Symbol # TP-24 ☐ Test Pit ☒ Boring ☐ Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. Soil Classification: 8 D Slope: 8 Limiting Factor: 12 ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
 S.S. Profile Condition Percent Depth ☐ Hydric ☒ Non-hydric Hydrologic Soil Group
 Soil Series/Phase Name: Lamoine SPD

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Mark J. Hampton Date: 4/16/2022
 Name Printed: Mark J. Hampton Cert/Lic/Reg. #: 263/216
 Title: ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-25 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	8	12	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		☐ Hydric	Hydrologic
Lamoine SPD		☒ Non-hydric	Soil Group

Exploration Symbol # TP-26 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	5	13	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		☐ Hydric	Hydrologic
Lamoine SPD		☒ Non-hydric	Soil Group

Exploration Symbol # TP-27 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

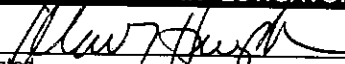
Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	4	14	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		☐ Hydric	Hydrologic
Lamoine SPD		☒ Non-hydric	Soil Group

Exploration Symbol # TP-28 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	12	14	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		☐ Hydric	Hydrologic
Lamoine SPD		☒ Non-hydric	Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature 

Date 4/16/2022

Name Printed Mark J. Hampton

Cert/Lic/Reg. # 263/216

Title ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional EngineerMARK J.
HAMPTON
#216STATE OF MAINE
CERTIFIED
SOIL SCIENTIST

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-29 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	2	12	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-30 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	2	10	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-31 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	4	10	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-32 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	12	14	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

INVESTIGATOR INFORMATION AND SIGNATURE

Signature Mark J. Hampton
Name Printed Mark J. HamptonDate 4/16/2022
Cert/Lic/Reg. # 263/216Title ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-33 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	10	12	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-34 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 C	4	16	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Buxton MWD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-35 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	4	12	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-36 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	12	14	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

INVESTIGATOR INFORMATION AND SIGNATURE

Signature

Date

4/16/2022

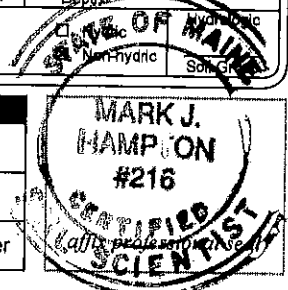
Name Printed

Mark J. Hampton

Cert/Lic/Reg. #

263/216

Title

☒ Licensed Site Evaluator☒ Certified Soil Scientist☐ Certified Geologist☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-37 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	10	12	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-38 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	8	13	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-39 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

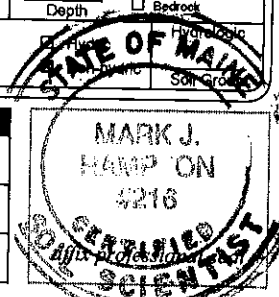
Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 C	4	15	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Buxton MWD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-40 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	
10	Sandy Loam	Friable	Brown	None Noted
20			LEDGE	
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
2 AII	12	14	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lyman-Tunbridge WD		☐ Hydric ☒ Non-hydric	
		Soil Group	

INVESTIGATOR INFORMATION AND SIGNATURE

Signature 
Name Printed Mark J. HamptonDate 4/16/2022
Cert/Lic/Reg. # 263/216Title ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-41 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	4	14	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

Exploration Symbol # TP-42 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	8	13	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

Exploration Symbol # TP-43 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

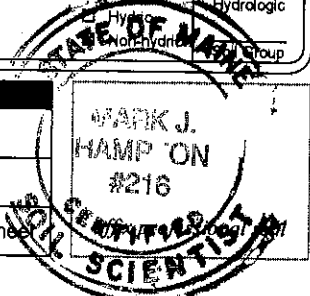
Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	4	13	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

Exploration Symbol # TP-44 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Brown	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	4	10	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

INVESTIGATOR INFORMATION AND SIGNATURE

Signature Mark J. Hampton
Name Printed Mark J. HamptonDate 4/16/2022
Cert/Lic/Reg. # 263/216Title ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-45 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	4	10	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-46 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	8	10	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-47 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	4	14	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-48 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Brown	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	2	13	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

INVESTIGATOR INFORMATION AND SIGNATURE

Signature

Date

4/16/2022

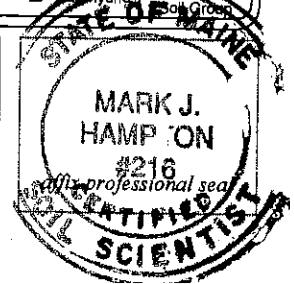
Name Printed

Mark J. Hampton

Cert/Lic/Reg. #

263/216

Title

☒ Licensed Site Evaluator☒ Certified Soil Scientist☐ Certified Geologist☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-49 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	2	14	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:				Hydrologic
Lamoine SPD				☐ Hydric
				☒ Non-hydric
				Soil Group

Exploration Symbol # TP-50 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	2	13	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:				Hydrologic
Lamoine SPD				☐ Hydric
				☒ Non-hydric
				Soil Group

Exploration Symbol # TP-51 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	4	14	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:				Hydrologic
Lamoine SPD				☐ Hydric
				☒ Non-hydric
				Soil Group

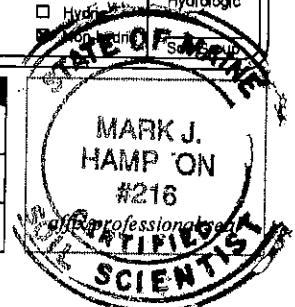
Exploration Symbol # TP-52 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Brown	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	6	13	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:				Hydrologic
Lamoine SPD				☐ Hydric
				☒ Non-hydric
				Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature	Date
<i>Mark J. Hampton</i>	4/16/2022
Name Printed	Cert/Lic/Reg. #
Mark J. Hampton	263/216
Title	
☒ Licensed Site Evaluator	☒ Certified Soil Scientist
☐ Certified Geologist	☐ Professional Engineer



SOIL PROFILE / CLASSIFICATION INFORMATION**DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITES**Project Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-53 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification Profile <u>8</u> Condition <u>D</u>	Slope Percent <u>2</u>	Limiting Factor Depth <u>14</u> "	☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Soil Series/Phase Name: <u>Lamoine SPD</u>	☐ Hydric ☒ Non-hydric Hydrologic Soil Group		

Exploration Symbol # TP-54 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Sandy Loam	Friable	Dark Brown	
Sandy Loam	Friable	Brown	None Noted
LEDGE			

Soil Classification Profile <u>2</u> Condition <u>AII</u>	Slope Percent <u>2</u>	Limiting Factor Depth <u>14</u> "	☐ Groundwater ☐ Restrictive Layer ☒ Bedrock
Soil Series/Phase Name: <u>Lyman-Tunbridge WD</u>	☐ Hydric ☒ Non-hydric Hydrologic Soil Group		

Exploration Symbol # TP-55 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

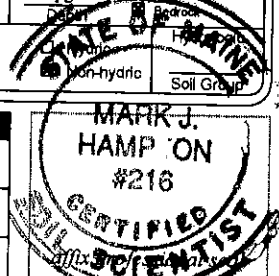
Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification Profile <u>8</u> Condition <u>D</u>	Slope Percent <u>4</u>	Limiting Factor Depth <u>14</u> "	☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
Soil Series/Phase Name: <u>Lamoine SPD</u>	☐ Hydric ☒ Non-hydric Hydrologic Soil Group		

Exploration Symbol # TP-56 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Sandy Loam	Friable	Dark Brown	
Sandy Loam	Friable	Brown	None Noted
LEDGE			

Soil Classification Profile <u>2</u> Condition <u>AIII</u>	Slope Percent <u>4</u>	Limiting Factor Depth <u>15</u> "	☐ Groundwater ☐ Restrictive Layer ☒ Bedrock
Soil Series/Phase Name: <u>Lyman-Tunbridge WD</u>	☐ Hydric ☒ Non-hydric Hydrologic Soil Group		

INVESTIGATOR INFORMATION AND SIGNATURESignature Mark J. HamptonDate 4/16/2022Name Printed Mark J. HamptonCert/Lic/Reg. # 263/216Title ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-57 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	12	13	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:			Hydrologic
Lamoine SPD			☐ Hydric
			☒ Non-hydric
			Soil Group

Exploration Symbol # TP-58 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 C	2	14	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:			Hydrologic
Lamoine SPD			☐ Hydric
			☒ Non-hydric
			Soil Group

Exploration Symbol # TP-59 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	2	14	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:			Hydrologic
Lamoine SPD			☐ Hydric
			☒ Non-hydric
			Soil Group

Exploration Symbol # TP-60 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 C	8	13	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:			Hydrologic
Lamoine SPD			☐ Hydric
			☒ Non-hydric
			Soil Group

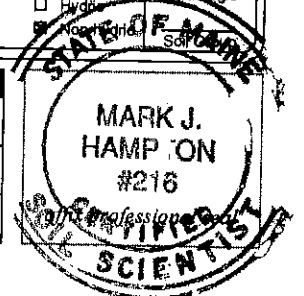
INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Mark J. Hampton

Date: 4/16/2022

Name Printed: Mark J. Hampton

Cert/Lic/Reg. #: 263/216

Title: ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-61 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	4	12	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

Exploration Symbol # TP-62 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	2	14	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

Exploration Symbol # TP-63 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	2	14	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

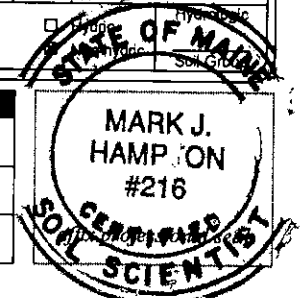
Exploration Symbol # TP-64 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	6	8	12	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

INVESTIGATOR INFORMATION AND SIGNATURE

Signature	Date
<i>Mark J. Hampton</i>	4/16/2022
Name Printed	Cert/Lic/Reg. #
Mark J. Hampton	263/216
Title	
☒ Licensed Site Evaluator	☒ Certified Soil Scientist
☐ Certified Geologist	☐ Professional Engineer



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: South Street Village		Applicant Name: South Street Village LLC	Project Location (municipality): Biddeford
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Exploration Symbol # TP-65 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification: 8 D Slope: 2 Limiting Factor: 12 ☒ Groundwater
Profile Condition Percent Depth ☒ Restrictive Layer
 Soil Series/Phase Name: Lamoine SPD ☐ Hydric ☒ Non-hydric ☐ Bedrock Hydrologic
 _____ _____ _____ _____ _____ _____ _____ _____

Exploration Symbol # TP-66 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness _____ Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Profile Condition Slope Limiting Factor Depth

8 D 2 12

Percent Depth

Soil Series/Phase Name: Lamoine SPD

☐ Hydric ☒ Non-hydric Hydrologic Soil Group

Exploration Symbol # TP-67 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness _____ Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. 8 D 2 13 " ☒ Groundwater
 Profile Condition Percent Depth ☒ Restrictive Layer
S.S. Soil Series/Phase Name: ☐ Hydric ☒ Non-hydric ☐ Bedrock Hydrologic
 Lamoine SPD Soil Group

Exploration Symbol # TP-68 ☐ Test Pit ☒ Boring ☐ Probe

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by

S.E. Soil Classification Slope Limiting Factor ☒ Groundwater

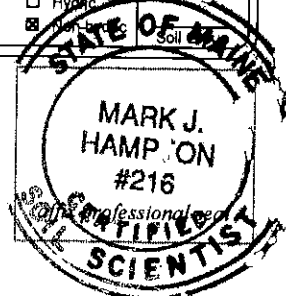
Profile Condition Percent Depth ☒ Restrictive Layer

S.S. Soil Series/Phase Name: ☒ Bedrock ☐ Hydrologic

Lamoine SPD ☒ Non-Saturated ☐ Saturated

INVESTIGATOR INFORMATION AND SIGNATURE

Signature 		Date	4/16/2022
Name Printed		Mark J. Hampton	
		Cert/Lic/Reg. #	263/216
Title ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer			



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-69 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	6	14	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD			
☐ Hydric ☒ Non-hydric			
Hydrologic Soil Group			

Exploration Symbol # TP-70 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	4	13	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD			
☐ Hydric ☒ Non-hydric			
Hydrologic Soil Group			

Exploration Symbol # TP-71 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	6	13	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD			
☐ Hydric ☒ Non-hydric			
Hydrologic Soil Group			

Exploration Symbol # TP-72 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	6	12	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD			
☐ Hydric ☒ Non-hydric			
Hydrologic Soil Group			

INVESTIGATOR INFORMATION AND SIGNATURE

Signature

Date

4/16/2022

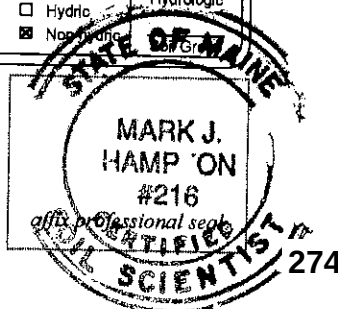
Name Printed

Mark J. Hampton

Cert/Lic/Reg. #

263/216

Title

☒ Licensed Site Evaluator☒ Certified Soil Scientist☐ Certified Geologist☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-73 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth of exploration or to refusal

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	2	10	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic		
Lamoine SPD		☐ Hydric ☒ Non-hydric		
		Soil Group		

Exploration Symbol # TP-74 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth of exploration or to refusal

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	10	13	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic		
Lamoine SPD		☐ Hydric ☒ Non-hydric		
		Soil Group		

Exploration Symbol # TP-75 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth of exploration or to refusal

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	6	12	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic		
Lamoine SPD		☐ Hydric ☒ Non-hydric		
		Soil Group		

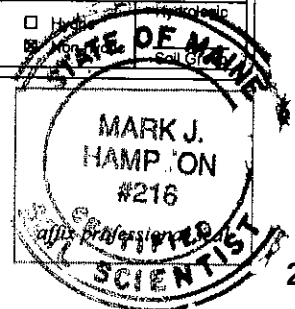
Exploration Symbol # TP-76 ☐ Test Pit ☒ Boring ☐ Probe
____ " Organic horizon thickness Ground surface elev. ____
____ " Depth of exploration or to refusal

Texture	Consistency	Color	Redox Features
Silt Loam	Friable	Dark Brown	
Silt Loam	Friable	Brown	
Silty Clay Loam	Firm	Gray	Common and Distinct

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	6	16	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic		
Buxton MWD		☐ Hydric ☒ Non-hydric		
		Soil Group		

INVESTIGATOR INFORMATION AND SIGNATURE

Signature	Date
<i>Mark J. Hampton</i>	4/16/2022
Name Printed	Cert/Lic/Reg. #
Mark J. Hampton	263/216
Title	
☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer	



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-77 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	2	14	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

Exploration Symbol # TP-78 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	10	14	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

Exploration Symbol # TP-79 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	4	10	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

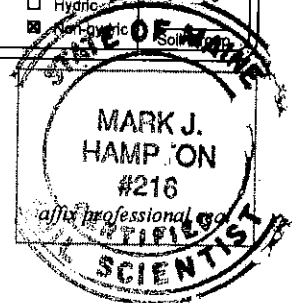
Exploration Symbol # TP-80 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	4	10	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name: Lamoine SPD				
		☐ Hydric	Hydrologic	
		☒ Non-hydric	Soil Group	

INVESTIGATOR INFORMATION AND SIGNATURE

Signature	Date
<i>Mark J. Hampton</i>	4/16/2022
Name Printed	Cert/Lic/Reg. #
Mark J. Hampton	263/216
Title	
☒ Licensed Site Evaluator	☒ Certified Soil Scientist
☐ Certified Geologist	☐ Professional Engineer



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-81 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. 8 D 6 14 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
S.S. 2 AIII 10 17 " ☐ Hydric ☒ Non-hydric
Soil Series/Phase Name: Lamoine SPD Hydrologic Soil Group

Exploration Symbol # TP-82 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	None Noted
10	Sandy Loam	Friable	Brown	
20				
30				
40				
50				
60				

Soil Details by S.E. 2 AIII 10 17 " ☐ Groundwater ☐ Restrictive Layer ☒ Bedrock
S.S. 2 AIII 10 17 " ☐ Hydric ☒ Non-hydric
Soil Series/Phase Name: Lyman-Tunbridge WD Hydrologic Soil Group

Exploration Symbol # TP-83 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	None Noted
10	Sandy Loam	Friable	Brown	
20				
30				
40				
50				
60				

Soil Details by S.E. 2 AIII 8 16 " ☐ Groundwater ☐ Restrictive Layer ☒ Bedrock
S.S. 2 AIII 8 16 " ☐ Hydric ☒ Non-hydric
Soil Series/Phase Name: Lyman-Tunbridge WD Hydrologic Soil Group

Exploration Symbol # TP-84 ☐ Test Pit ☒ Boring ☐ Probe
" Organic horizon thickness _____ Ground surface elev. _____
" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. 8 D 4 14 " ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock
S.S. 8 D 4 14 " ☐ Hydric ☒ Non-hydric
Soil Series/Phase Name: Lamoine SPD Hydrologic Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature

Date

4/16/2022

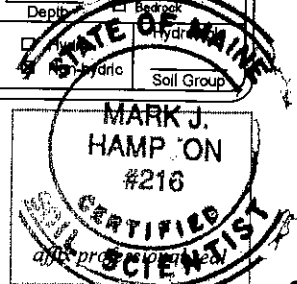
Name Printed

Mark J. Hampton

Cert/Lic/Reg. #

263/216

Title

☒ Licensed Site Evaluator☒ Certified Soil Scientist☐ Certified Geologist☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITESProject Name:
South Street VillageApplicant Name:
South Street Village LLCProject Location (municipality):
BiddefordExploration Symbol # TP-85 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	6	14	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-86 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	4	12	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-87 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 D	2	14	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Lamoine SPD		☐ Hydric ☒ Non-hydric	
		Soil Group	

Exploration Symbol # TP-88 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Classification	Slope	Limiting Factor	☒ Groundwater
8 C	4	15	☒ Restrictive Layer
Profile Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:		Hydrologic	
Buxton MWD		☐ Hydric ☒ Non-hydric	
		Soil Group	

INVESTIGATOR INFORMATION AND SIGNATURE

Signature

Mark J. Hampton

Date

4/16/2022

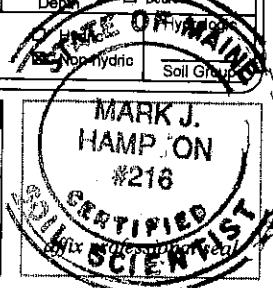
Name Printed

Mark J. Hampton

Cert/Lic/Reg. #

263/216

Title

☒ Licensed Site Evaluator☒ Certified Soil Scientist☐ Certified Geologist☐ Professional Engineer

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name:

South Street Village

Applicant Name:

South Street Village LLC

Project Location (municipality):

Biddeford

Exploration Symbol # TP-89 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev.

* Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Red Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E. 
S.S. 

Soil Classification		Slope	Limiting Factor	☒ Groundwater
<u>8</u>	<u>D</u>	<u>6</u>	<u>14</u> "	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Backrock
Soil Series/Phase Name:				
Lamoine SPD			☐ Hydric	☐ Hydrologic
			☒ Non-hydric	☐ Soil Group

Exploration Symbol # TP-90 ☐ Test Pit ☒ Boring ☐ Probe

" Organic horizon thickness Ground surface elev.

" Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Red Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

il Details by
S.E.
S.S.

Soil Classification		Slope	Limiting Factor	☒ Groundwater
<u>8</u>	<u>D</u>	<u>2</u>	<u>13</u> "	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:			☐ Hydric ☒ Non-hydric	
Lamoine SPD			Hydrologic	
			Soil Group	

Exploration Symbol # TP-91 ☐ Test Pit ☒ Boring ☐ Probe

Organic horizon thickness Ground surface elev.

Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Silt Loam	Friable	Dark Brown	
10	Silt Loam	Friable	Red Brown	
20	Silty Clay Loam	Firm	Gray	Common and Distinct
30				
40				
50				
60				

Soil Details by S.E.
S.S.

Soil Classification		Slope	Limiting Factor	☒ Groundwater
8	D	2	13	☒ Restrictive Layer
Profile	Condition	Percent	Depth	☐ Bedrock
Soil Series/Phase Name:				
Lamoine SPD			☐ Hydric	Hydrologic
			☒ Non-hydric	Soil Group

Exploration Symbol # ☐ Test Pit ☐ Boring ☐ Probe

* Organic horizon thickness Ground surface elev.

" Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0				
1				
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il Details by
S.E.
S.S.

Soil Classification		Slope	Limiting Factor	☐ Groundwater
Profile	Condition	Percent	Depth	☐ Restrictive Layer
Soil Series/Phase Name:				☐ Bedrock

INVESTIGATOR INFORMATION AND SIGNATURE

Signature

Investigator's Signature _____

Date _____

4/16/2022

Name Printed _____

Mark J. Hampton

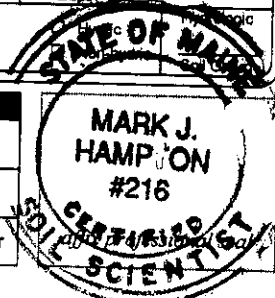
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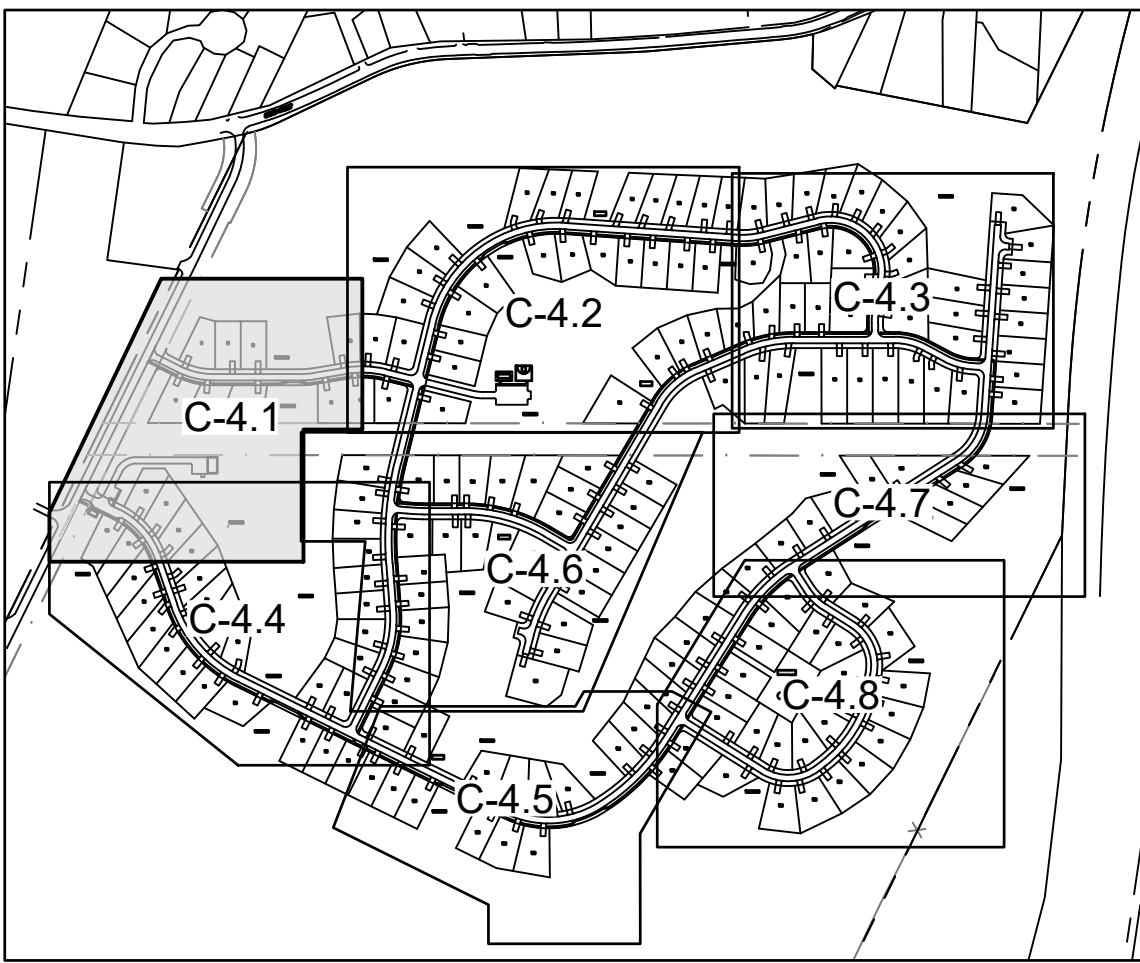
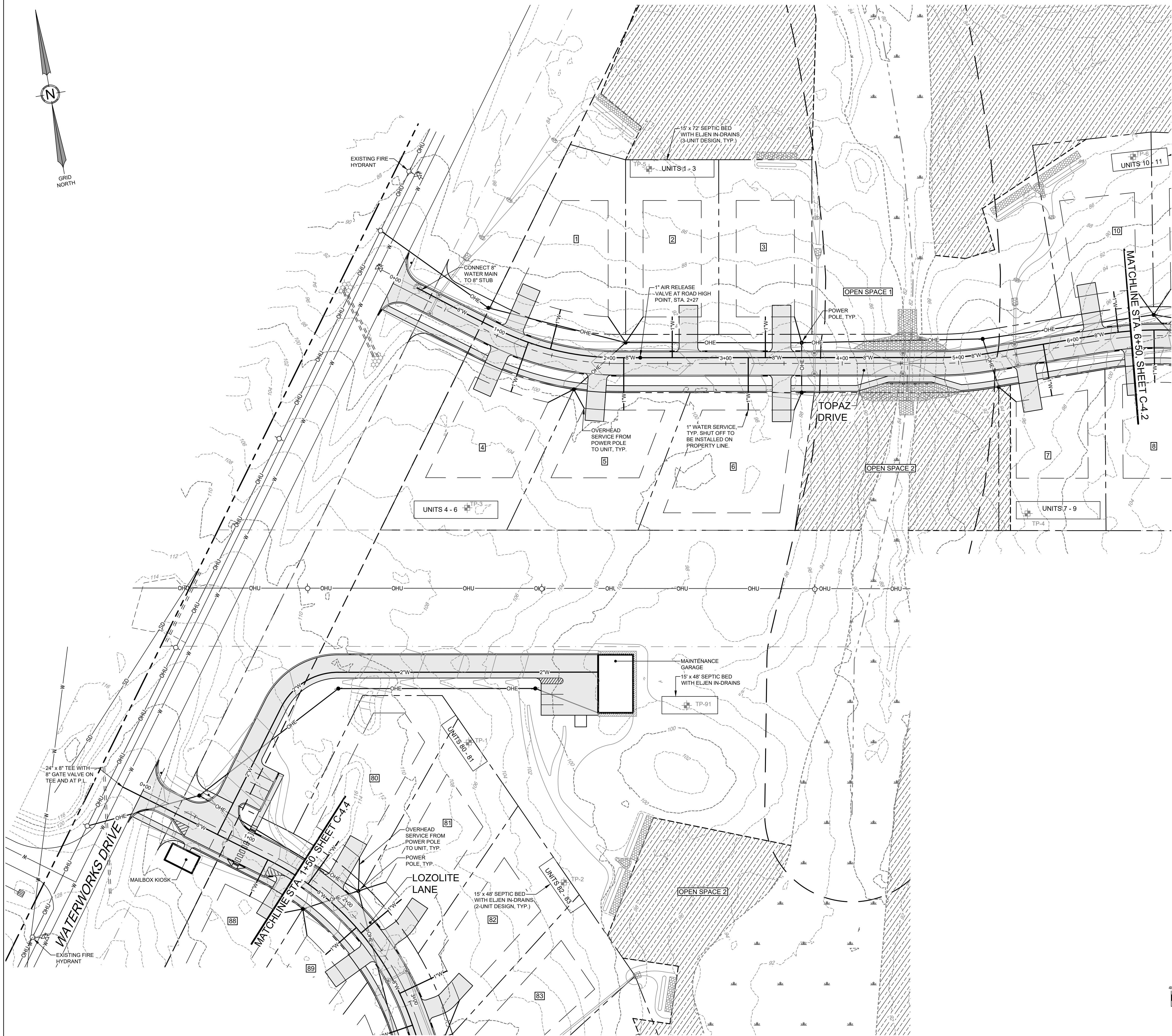
263/216

Title

☒ Licensed Site Evaluator

■ Certified Soil Scientist

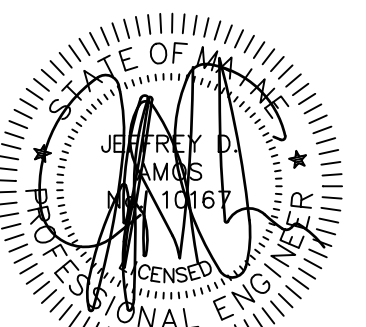
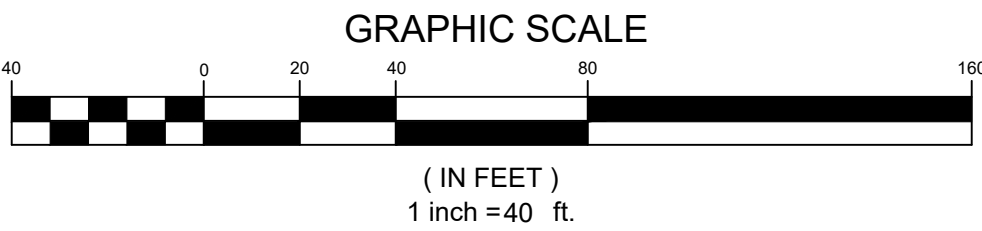
☐ Certified Geologist☐ Professional Engineer



SITE KEY
SCALE: 1"=600'

WATER MAIN CONSTRUCTION NOTES:

- 8" WATER MAIN TO BE INSTALLED 5-FT. FROM ROADWAY CENTERLINE.
- MAINTAIN 10-FT. SEPARATION BETWEEN 8" WATER MAIN AND ALL OTHER UNDERGROUND UTILITIES, AND 12" MIN. VERTICAL SEPARATION AT ALL CROSSINGS. INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
- INSTALL TWO LAYERS OF RIGID INSULATION BETWEEN 1" WATER SERVICES AND CULVERTS, TYP. AT ALL CROSSINGS.
- CURB STOPS LOCATED WITHIN PAVED AREAS SHALL BE IN A VALVE BOX TO SECTION.
- 5.5-FT. OF COVER ON ALL WATER MAINS AND SERVICES, TYP.
- TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.



DATE: 04-13-2022
P.E.: JEFFREY D. AMOS, PE 10167

JDA
APP'D
BY

PRELIMINARY SUBMISSION

REVISIONS

04-13-2022

DATE

A

NO

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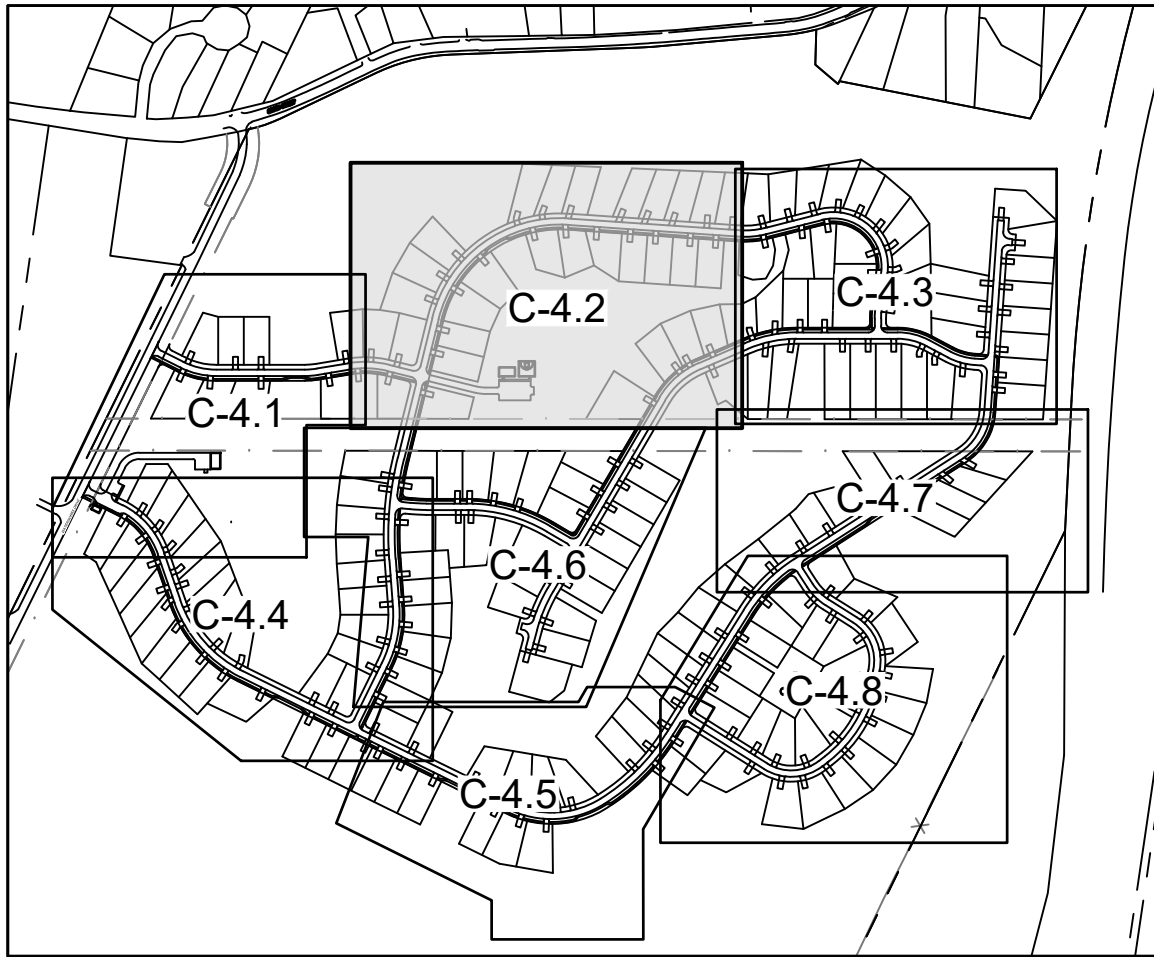
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PROJECT: HIDDEN HILLS HOUSING PARK
SOUTH STREET, BIDDEFORD, MAINE
SHEET TITLE: UTILITY PLAN - 1
CLIENT: SOUTH STREET VILLAGE, LLC
762 MAIN STREET
SOUTH PORTLAND, MAINE 04106

DATE: 02-09-2022
SCALE: 1" = 40'
DESIGNED: JDA
JOB NO: 21-13
SHEET

C-4.1

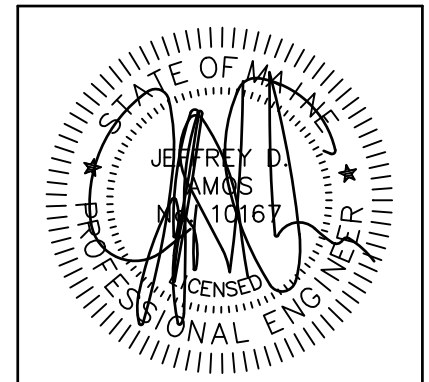
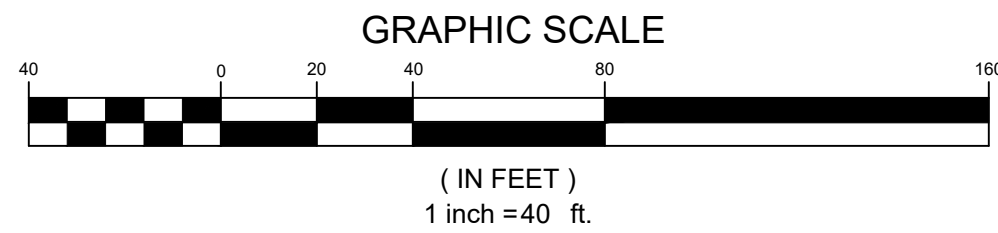
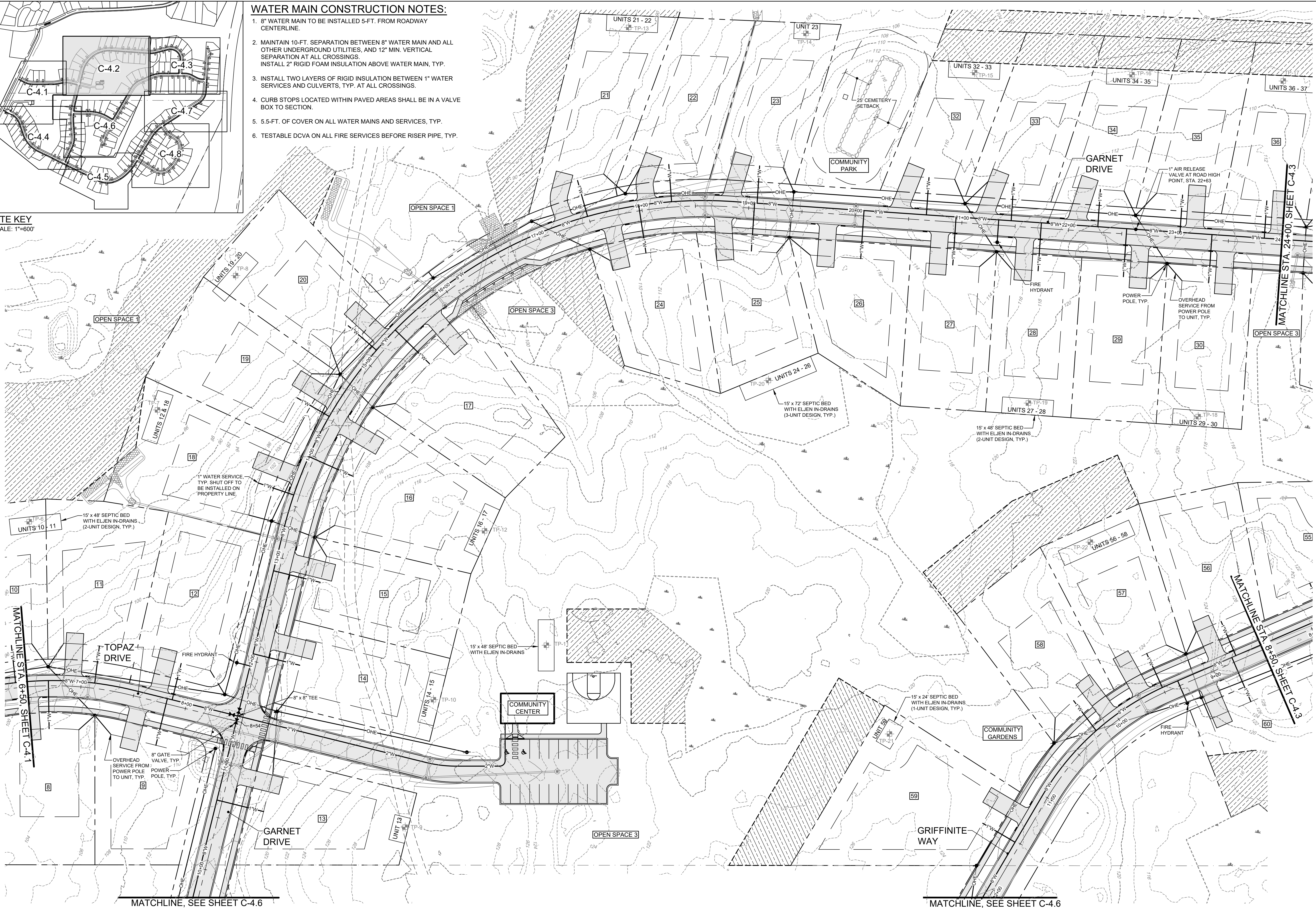
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SITE KEY
SCALE: 1"=600'

WATER MAIN CONSTRUCTION NOTES:

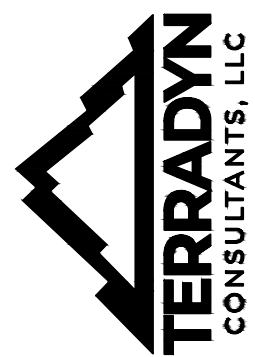
1. 8" WATER MAIN TO BE INSTALLED 5-FT. FROM ROADWAY CENTERLINE.
2. MAINTAIN 10-FT. SEPARATION BETWEEN 8" WATER MAIN AND ALL OTHER UNDERGROUND UTILITIES, AND 12" MIN. VERTICAL SEPARATION AT ALL CROSSINGS. INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
3. INSTALL TWO LAYERS OF RIGID INSULATION BETWEEN 1" WATER SERVICES AND CULVERTS, TYP. AT ALL CROSSINGS.
4. CURB STOPS LOCATED WITHIN PAVED AREAS SHALL BE IN A VALVE BOX TO SECTION.
5. 5.5-FT. OF COVER ON ALL WATER MAINS AND SERVICES, TYP.
6. TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.



DATE: 04-13-2022
P.E.: JEFFREY D. AMOS, PE 10167

NO.	DATE	REVISIONS
1	04-13-2022	PRELIMINARY SUBMISSION
2		
3		
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565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102
OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com



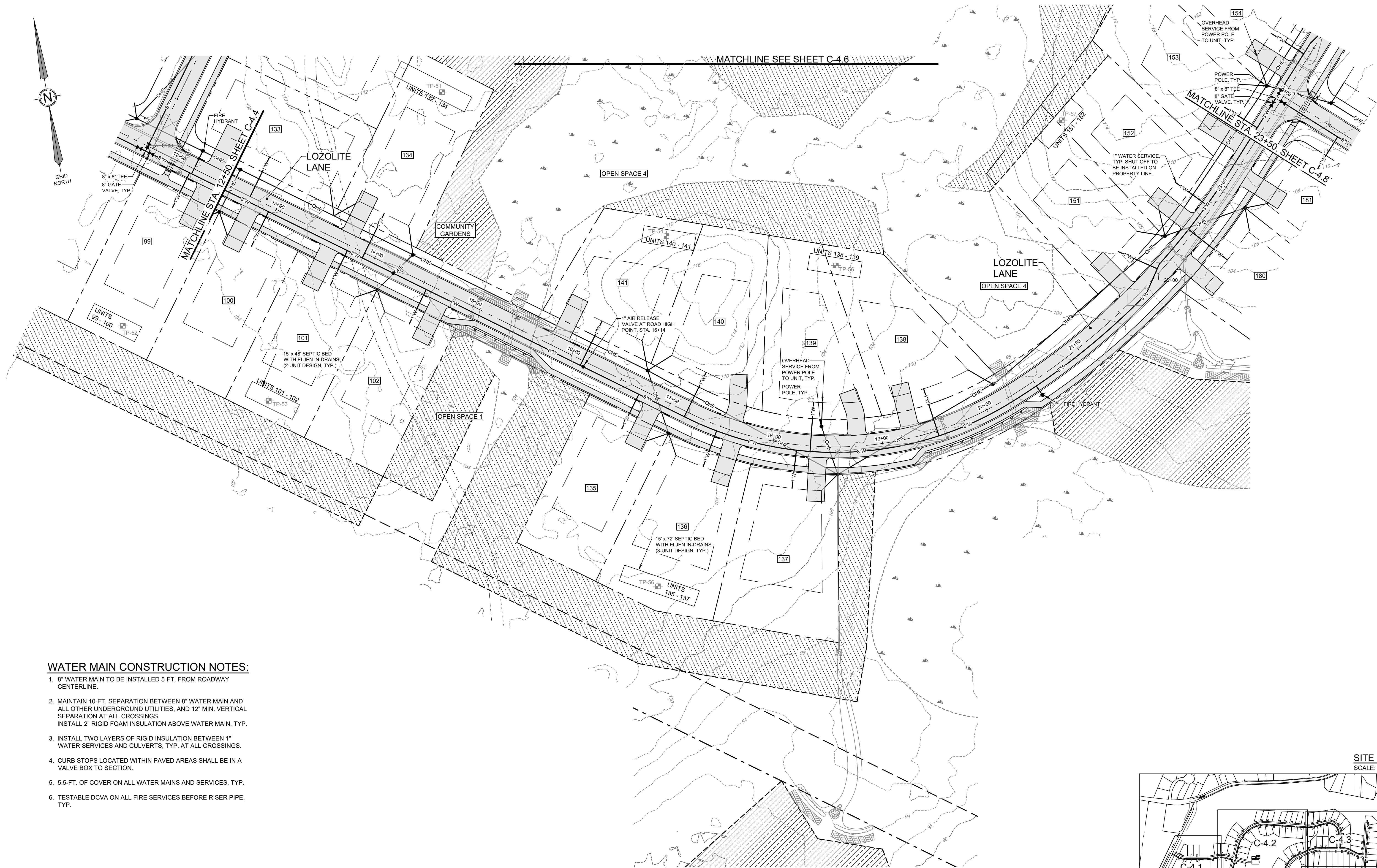
Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: HIDDEN HILLS HOUSING PARK
SOUTH STREET, BIDDEFORD, MAINE
SHEET TITLE: UTILITY PLAN - 2
CLIENT: SOUTH STREET VILLAGE, LLC
762 MAIN STREET
SOUTH PORTLAND, MAINE 04106

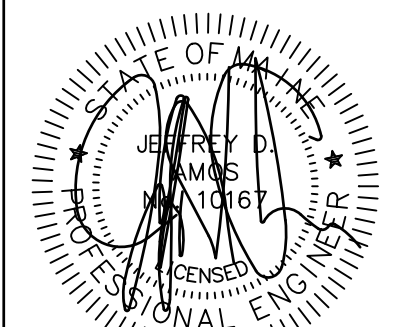
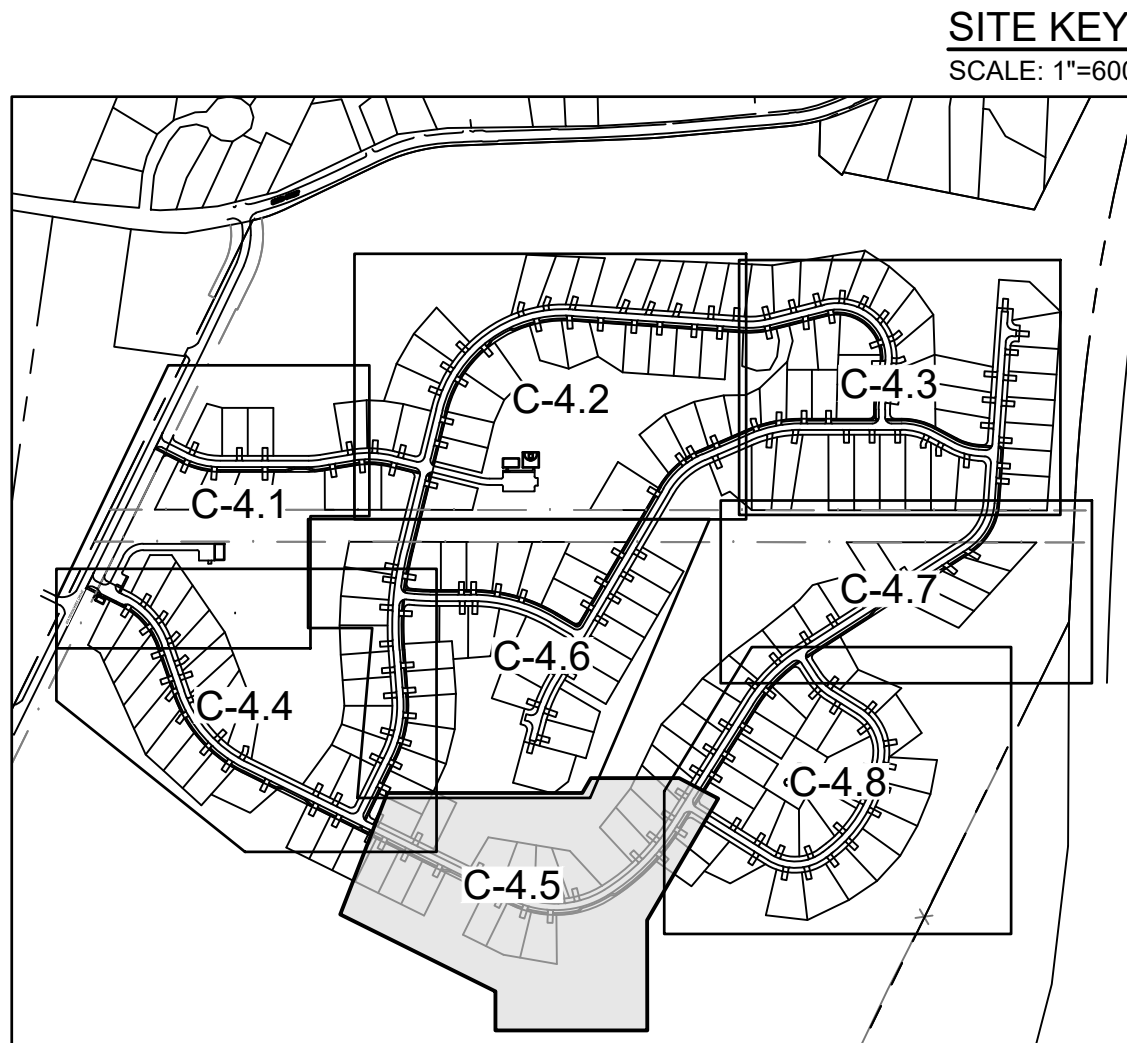
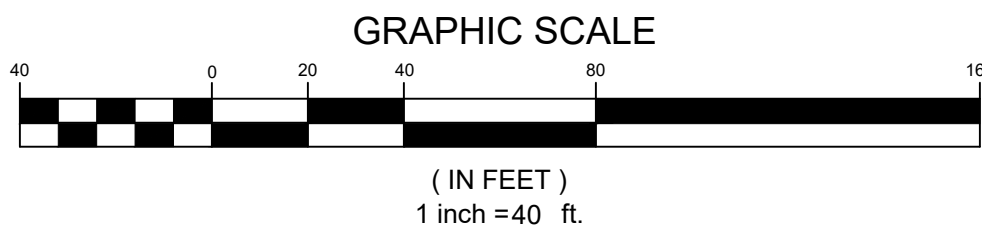
DATE: 02-09-2022
SCALE: 1" = 40'
DESIGNED: JDA
JOB NO: 21-13

SHEET C-4.2



WATER MAIN CONSTRUCTION NOTES:

- 8" WATER MAIN TO BE INSTALLED 5-FT. FROM ROADWAY CENTERLINE.
- MAINTAIN 10-FT. SEPARATION BETWEEN 8" WATER MAIN AND ALL OTHER UNDERGROUND UTILITIES, AND 12" MIN. VERTICAL SEPARATION AT ALL CROSSINGS. INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
- INSTALL TWO LAYERS OF RIGID INSULATION BETWEEN 1" WATER SERVICES AND CULVERTS, TYP. AT ALL CROSSINGS.
- CURB STOPS LOCATED WITHIN PAVED AREAS SHALL BE IN A VALVE BOX TO SECTION.
- 5.5-FT. OF COVER ON ALL WATER MAINS AND SERVICES, TYP.
- TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.



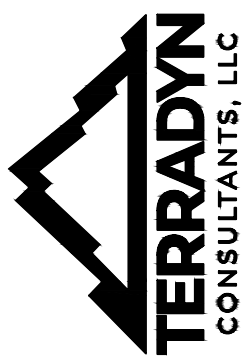
DATE: 04-13-2022
P.E.: JEFFREY D. AMOS, PE 10167

NO.	DATE	REVISIONS
A	04-13-2022	PRELIMINARY SUBMISSION

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04260

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

OFFICE: (207) 926-5111 FAX: (207) 221-1317
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PERMIT DRAWING
NOT FOR CONSTRUCTION

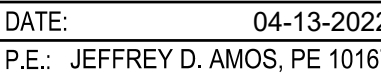
PROJECT: HIDDEN HILLS HOUSING PARK
SOUTH STREET, BIDDEFORD, MAINE

SHEET TITLE: UTILITY PLAN - 5

CLIENT: SOUTH STREET VILLAGE, LLC
762 MAIN STREET
SOUTH PORTLAND, MAINE 04106

DATE: 02-09-2022
SCALE: 1" = 40'
DESIGNED: JDA
JOB NO: 21-13

SHEET C-4.5



41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04280

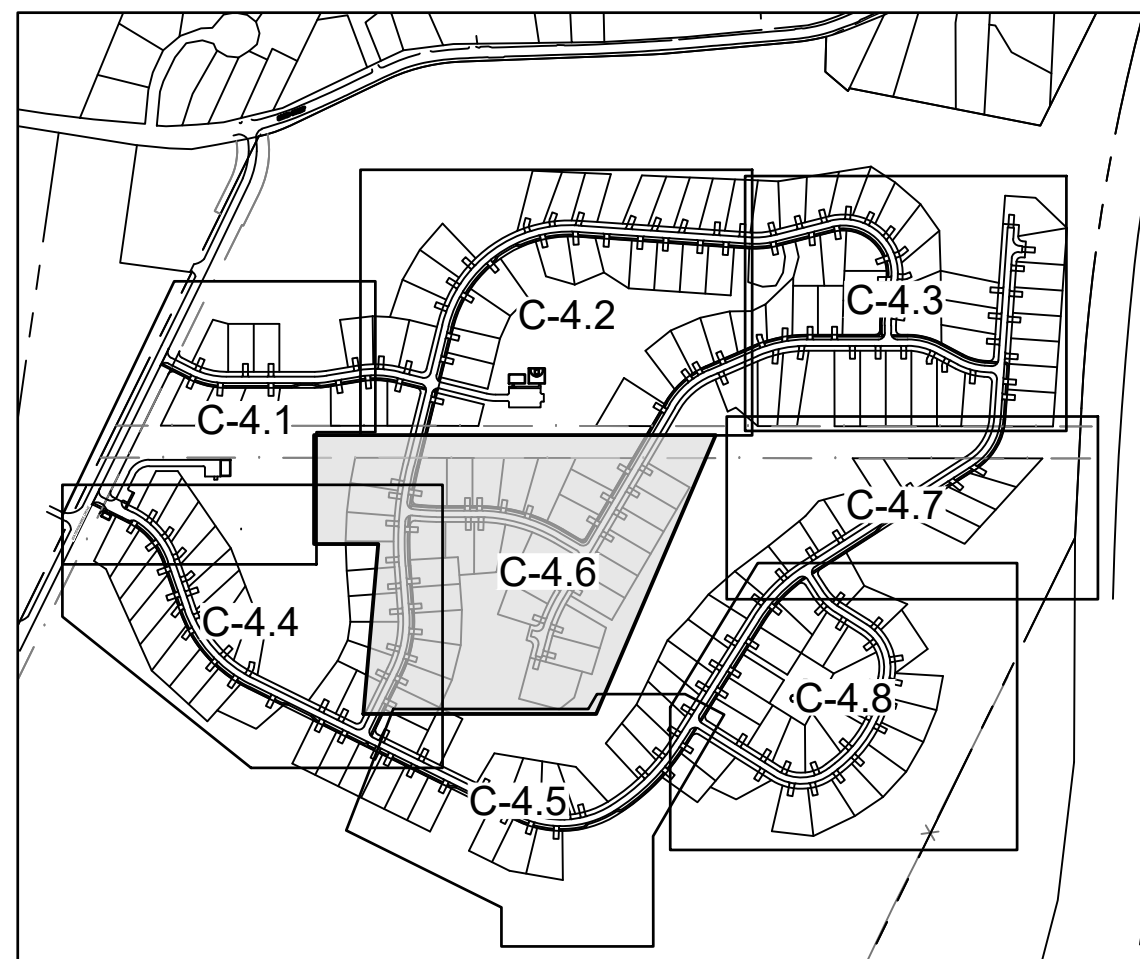
565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

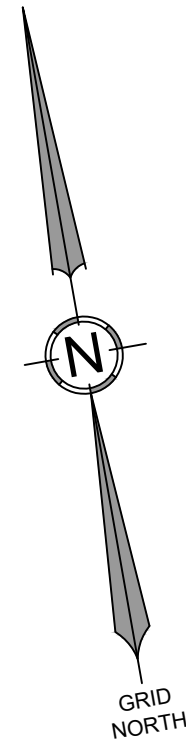
OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terracynconsultants.com

Stormwater Design | Environmental Permitting



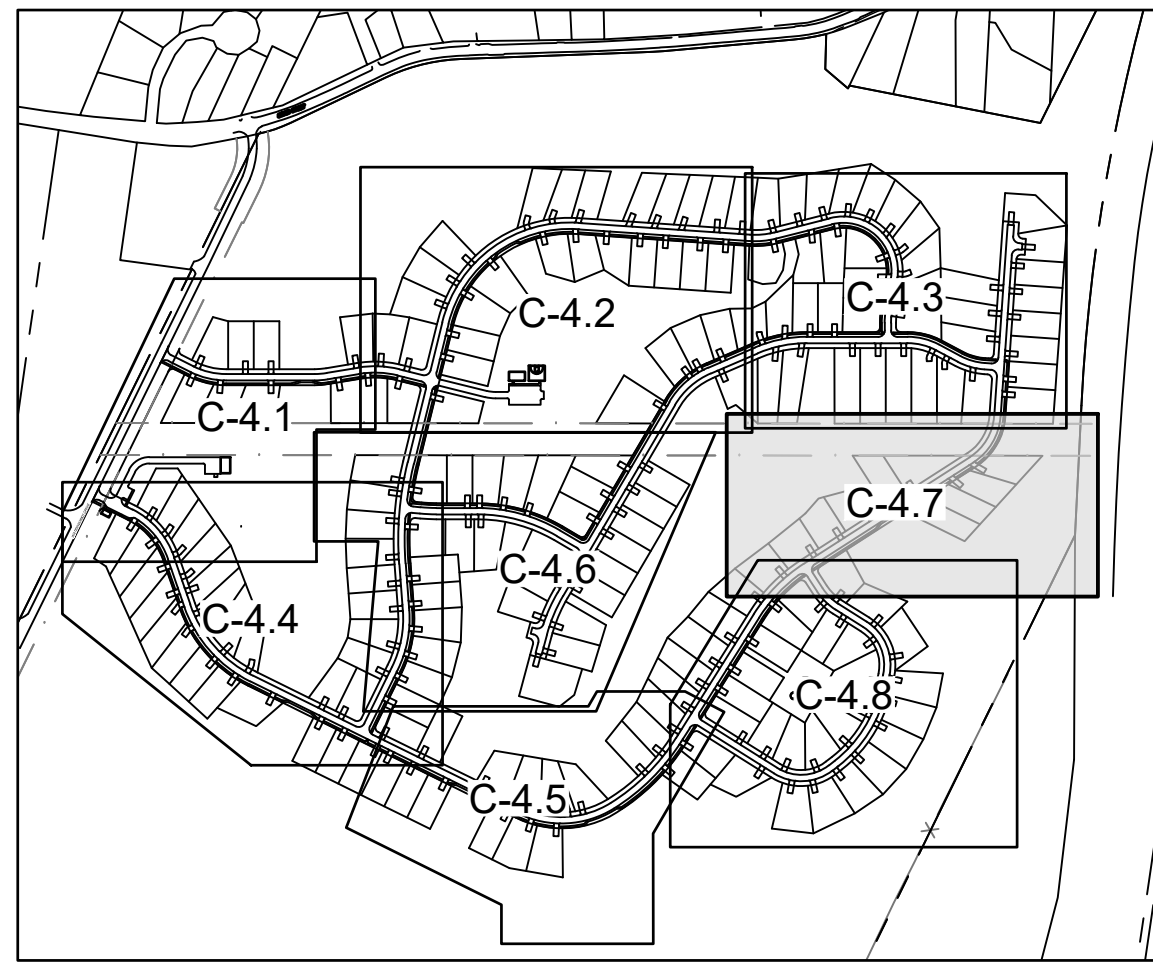
PROJECT: HIDDEN HILLS HOUSING PARK	DATE: 02-09-2022
SOUTH STREET, BIDDEFORD, MAINE	SCALE: 1" = 40'
SHEET TITLE: UTILITY PLAN - 6	DESIGNED: JDA
	JOB NO: 21-13
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	2-46
CLIENT: SOUTH STREET VILLAGE, LLC	
762 MAIN STREET SOUTH PORTLAND, MAINE 04106	



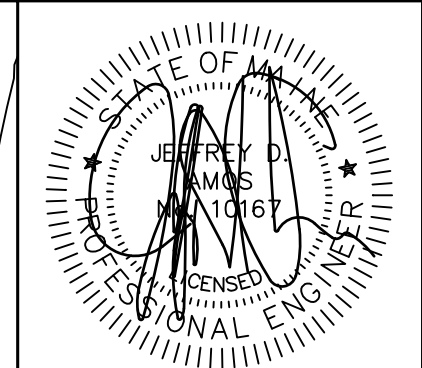
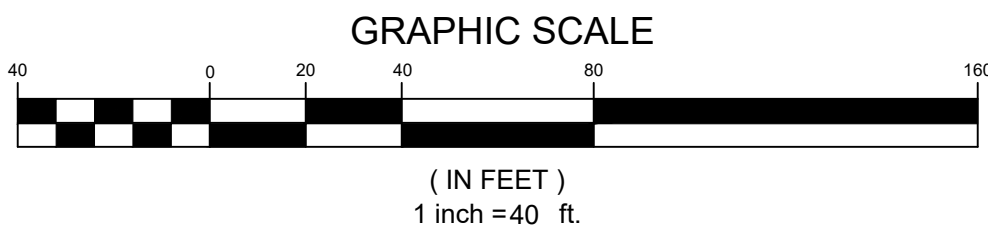
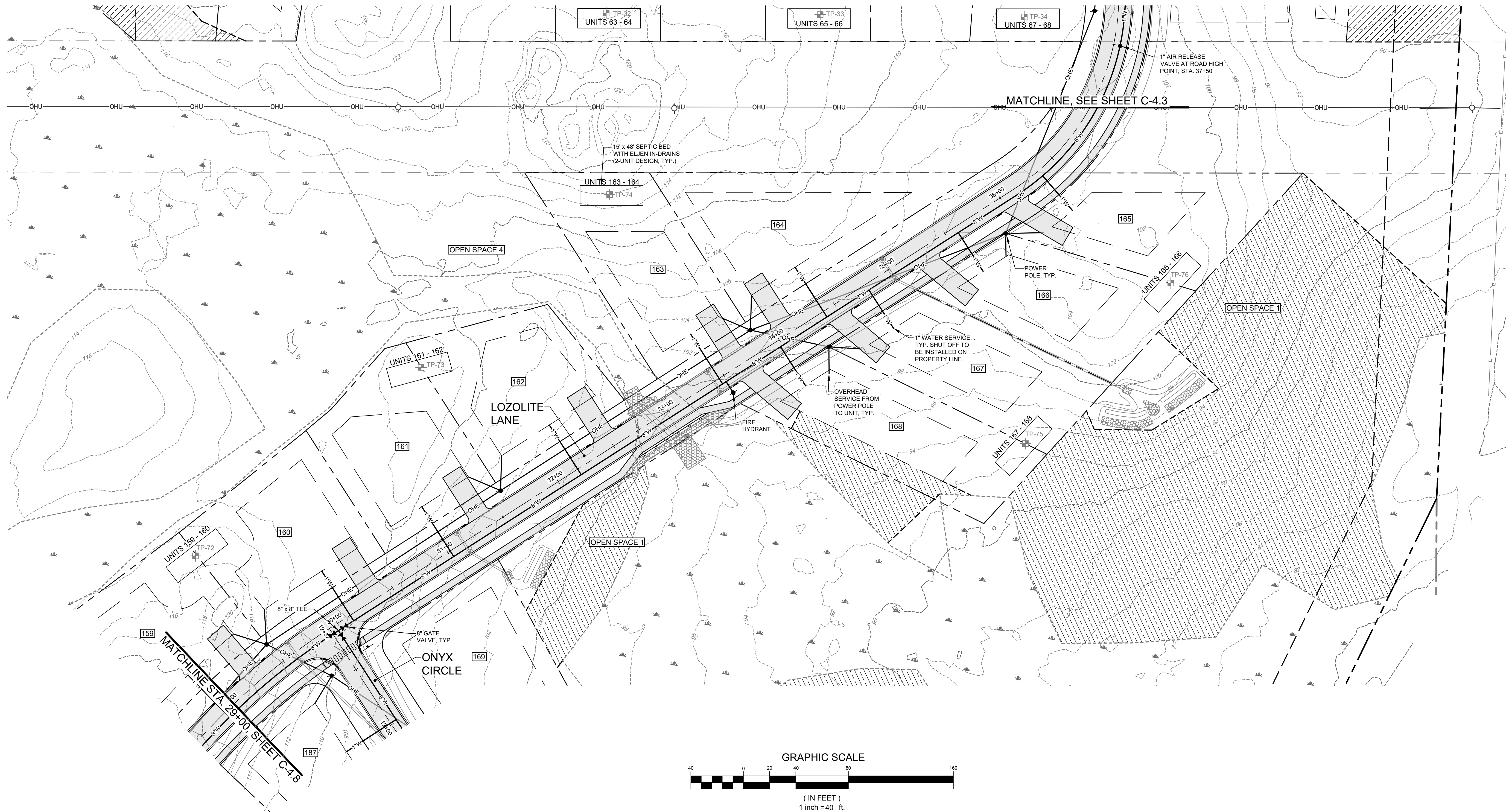


WATER MAIN CONSTRUCTION NOTES:

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2. MAINTAIN 10-FT. SEPARATION BETWEEN 8" WATER MAIN AND ALL OTHER UNDERGROUND UTILITIES, AND 12" MIN. VERTICAL SEPARATION AT ALL CROSSINGS. INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
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5. 5.5-FT. OF COVER ON ALL WATER MAINS AND SERVICES, TYP.
6. TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.

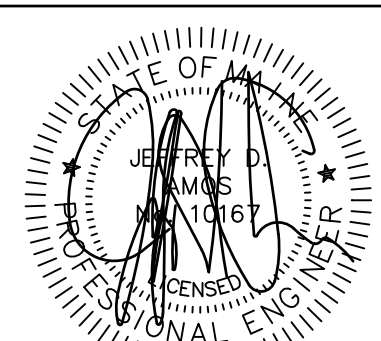


SITE KEY
SCALE: 1"=600'



DATE: 04-13-2022
P.E.: JEFFREY D. AMOS, PE 10167

NO.	DATE	REVISIONS
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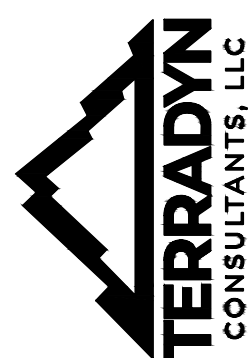
DATE:	04-13-2022
P.E.:	JEFFREY D. AMOS, PE 10167

[illegible]

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 04280

565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradynconsultants.com



Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
HIDDEN HILLS HOUSING PARK
SOUTH STREET, BIDDEFORD, MAINE

SHEET TITLE:

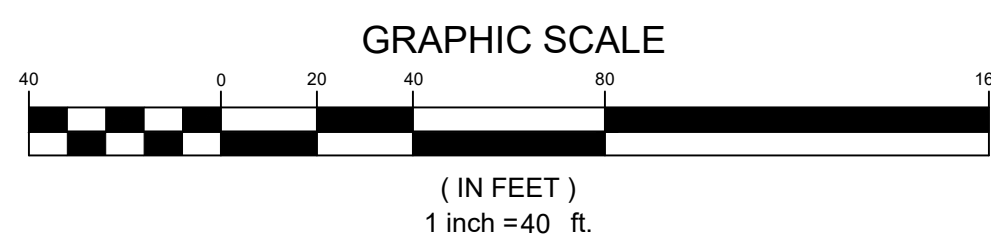
CLIENT: SOUTH STREET VILLAGE, LLC

DATE:	02-09-2022
SCALE:	1" = 40'

DESIGNED:	JDA
JOB NO:	21-13

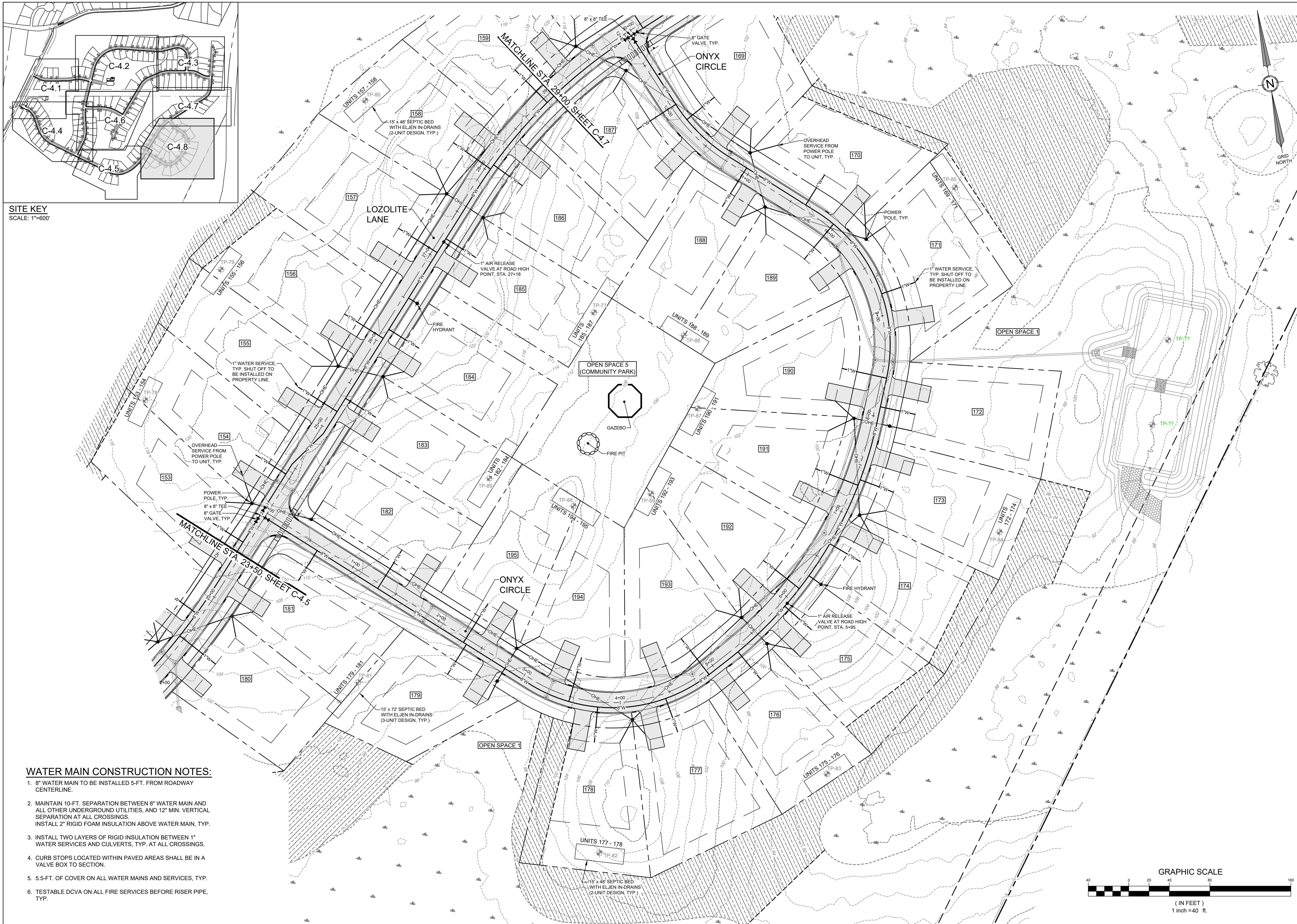
SHEET C-4.8

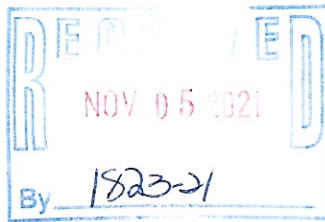
C-4.8



WATER MAIN CONSTRUCTION NOTES:

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INSTALL 2" RIGID FOAM INSULATION ABOVE WATER MAIN, TYP.
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5. 5.5-FT. OF COVER ON ALL WATER MAINS AND SERVICES, TYP.
6. TESTABLE DCVA ON ALL FIRE SERVICES BEFORE RISER PIPE, TYP.





Pineland
Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland
565 Congress Street, Suite 201
Portland, ME 04101

November 5, 2021

2113

Kirk F. Mohney, Director
Maine Historic Preservation Commission
55 Capitol Street, 65 State House Station
Augusta, ME 04333-0065

**REQUEST FOR PROJECT REVIEW
HIDDEN HILLS MANUFACTURED HOUSING PARK
413 SOUTH STREET, BIDDEFORD, MAINE**

Dear Kirk:

Terradyn Consultants, LLC has been retained by South Street Village, LLC to prepare civil-site plans and permit applications for a proposed manufactured housing park on a portion of their property in Biddeford, Maine located on the south side of South Street, just west of the Maine Turnpike. The applicant's property is approximately 312 acres and is shown as Lot 8 on the City of Biddeford Tax Map 7, but the project is limited to approximately 160 acres that is located within a manufactured housing park overlay zone. The project will include the development of approximately 190 manufactured housing lots as well as the associated road network, utilities, stormwater facilities & amenities.

Freshwater wetlands and streams as well as a vernal pool assessment were identified on the project site by Mark Hampton Associates, Inc. There were no significant vernal pools found on the project site. Thatcher Brook is located on the back portion of the property but is not located within the development area.

We are requesting that you review available information to determine if the project will have an impact on historic structures or archaeological resources. The information will be provided to the City of Biddeford as part of the application process. Attached is an excerpt of the USGS topographic map with the project site identified.

Please contact me at craig@terradyndesign.com or (207) 370-2776 if you have any questions or if you need additional information to complete your review.

Sincerely,
TERRADYN CONSULTANTS, LLC

Craig Sweet, P.E.

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney,

State Historic Preservation Officer

Maine Historic Preservation Commission

11/22/21
Date

CIVIL ENGINEERING | LAND PLANNING | STORMWATER DESIGN | ENVIRONMENTAL PERMITTING
207.926.5111 | info@terradyndesign.com | terradyndesign.com



STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041



December 16, 2021

Craig Sweet
Terradyn
565 Congress Street, Suite 201
Portland, ME 04101

RE: Information Request – Hidden Hills Manufactured Housing Park Project, Biddeford

Dear Craig:

Per your request received on November 08, 2021, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and inland fisheries habitat concerns within the vicinity of the *Hidden Hills Manufactured Housing Park* project in Biddeford. Please note that as project details are lacking our comments should be considered preliminary. Per your letter, no Significant Vernal Pools were found on site; note that all survey forms should be submitted to our Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

Our Department has not mapped any Essential Habitats that would be directly affected by your project.

Endangered, Threatened, and Special Concern Species

Bat Species – Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine's Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S. §12801 - §12810. The three *Myotis* species include little brown bat (State Endangered), northern long-eared bat (State Endangered), and eastern small-footed bat (State Threatened). The five remaining bat species are listed as Special Concern: big brown bat, red bat, hoary bat, silver-haired bat, and tri-colored bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during migration and/or the breeding season. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

Blanding's Turtle - Multiple occurrences of Blanding's turtles, a State Endangered species, have been documented in the immediate vicinity and within the proposed project area. In Maine, Blanding's turtles are found most frequently in complexes of small, vernal pools, acidic wetlands and larger marsh complexes in large blocks of forested habitat. Development activity that compromises riparian integrity or migration permeability among seasonally critical wetlands can lead to degradation of habitat quality and potential loss of local populations. Additionally, development projects that lead to significant increases in local traffic volume will likely lead to increased roadkill and possible extirpation of the local population. If these habitats are present in the project area, we recommend that they be avoided and adequately buffered with a 250-foot undisturbed, intact vegetative cover. MDIFW is willing to work closely with the applicant to design a project that attempts to limit potential impacts to this listed species.

Significant Wildlife Habitat

Deer Wintering Areas (DWAs) – The project search area intersects with a DWA. DWAs contain habitat cover components that provide conditions where deer find protection from deep snow and cold wind, which is important for overwinter survival. MDIFW recommends that development projects be designed to avoid losses or impacts to the continued availability of coniferous winter shelter. Any removal of vegetation should be conducted in such a way that improves the quality and vigor of the coniferous species providing this winter shelter.

Fisheries Habitat

We recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams that support coldwater fisheries is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e. natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program, Maine Department of Marine Resources, and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,



Becca Settele
Wildlife Biologist

MBLU	Location	Owner Name	Co-Owner Name	Address 1	Address 2	City, State, Zip
2/ 15/ 1/ /	30 ANDREWS RD	CENTRAL MAINE POWER CO	C/O AVANGRID MANAGEMENT CO - LOCAL TAX	ONE CITY CENTER 5TH FLOOR		PORTLAND, ME 04101
2/ 17/ / /	ANDREWS RD (OFF OF)	BOYLE, JAMES P, CONSERVATOR OF ESTATE	BOYLE, JARED P & LINDSAY P	25 DUNDEE RD		GORHAM, ME 04038
2/ 17/ 2/ /	437 SOUTH ST	THE MAINE WATER COMPANY		93 INDUSTRIAL PARK RD		SACO, ME 04072
2/ 18/ / /	475 SOUTH ST	THE MAINE WATER COMPANY		93 INDUSTRIAL PARK RD		SACO, ME 04072
2/ 19/ / /	439 SOUTH ST	THE MAINE WATER COMPANY		93 INDUSTRIAL PARK RD		SACO, ME 04072
2/ 21/ / /	ALFRED ST (OFF OF)	SPANG, DANIEL L		8 CRANBERRY LN		KENNEBUNKPORT, ME 04046
2/ 22/ / /	ALFRED ST (OFF OF)	SPANG 3 LLC		PO BOX 7543		PORTLAND, ME 04112
2/ 37/ / /	50 BIDDEFORD GATEWAY PLAZA	HD DEVELOPMENT OF MARYLAND INC	C/O HOME DEPOT USA PROP TAX DEPT 2405	PO BOX 105842		ATLANTA, GA 30348-5842
2/ 37/ 1/ /	ALFRED ST (OFF OF)	STATE OF MAINE	STATE HOUSE	STATION #16 D.E.P.		AUGUSTA, ME 04330
2/ 38/ / /	475 SOUTH ST	SOUTH STREET VILLAGE, LLC		762 MAIN ST		SOUTH PORTLAND, ME 04106
2/ 39/ / /	ALFRED ST (OFF OF)	CITY OF BIDDEFORD		PO BOX 586		BIDDEFORD, ME 04005-0586
2/ 39/ 1/ /	ALFRED ST (OFF OF)	STATE OF MAINE	STATE HOUSE	STATION #16 D.E.P.		AUGUSTA, ME 04330
2/ 41/ 6/ /	11 FOX HOLLOW DR	PHILLIPS, RICHARD E & WENDY J		2 GLENVIEW DR		BIDDEFORD, ME 04005
2/ 41/ 7/ /	436 SOUTH ST	DUCHESNE, ROGER P		436 SOUTH ST		BIDDEFORD, ME 04005-9314
2/ 41/ 8/ /	438 SOUTH ST	LAKEMPER, THOMAS J & TAMMY		2418 CASONA LN #7201		MELBOURNE, FL 32940
2/ 41/ 9/ /	440 SOUTH ST	ROSS, ZACHARY D	ROBERTSON, TIA R	440 SOUTH ST		BIDDEFORD, ME 04005
7/ 1/ / /	1 GLENVIEW DR	PARSONS, RITA C		1 GLENVIEW DR		BIDDEFORD, ME 04005
7/ 2/ / /	2 GLENVIEW DR	PHILLIPS, RICHARD E & WENDY J		2 GLENVIEW DR		BIDDEFORD, ME 04005-3113
7/ 3/ / /	428 SOUTH ST	SAUCIER, ALLEN H		426 SOUTH ST		BIDDEFORD, ME 04005-9313
7/ 4/ / /	426 SOUTH ST	SAUCIER, ALLEN H & MARGARET A		426 SOUTH ST		BIDDEFORD, ME 04005-9313
7/ 5/ / /	424 SOUTH ST	MARTINOLICH, BONNIE L		424 SOUTH ST		BIDDEFORD, ME 04005
7/ 6/ / /	422 SOUTH ST	THIBODEAU, ROBERT SCOTT		422 SOUTH ST		BIDDEFORD, ME 04005
7/ 7/ / /	420 SOUTH ST	NEVERS, JOEL E	BROWN, LINDA S	420 SOUTH ST		BIDDEFORD, ME 04005
7/ 7/ 1/ /	398 SOUTH ST	HAZEN, MARK	HAZEN, SANDY L	398 SOUTH ST		BIDDEFORD, ME 04005
7/ 7/ 2/ /	5 OLD HOLLIS RD	LEVESQUE, CLAUDETTE		5 OLD HOLLIS RD		BIDDEFORD, ME 04005-9318
7/ 8/ / /	413 SOUTH ST	SOUTH STREET VILLAGE, LLC		37 A ST		SOUTH PORTLAND, ME 04106
7/ 9/ / /	387 SOUTH ST	BRODEUR, ROBERT J	BRODEUR, ELIZABETH S	387 SOUTH ST		BIDDEFORD, ME 04005
7/ 10/ / /	385 SOUTH ST	WHITE, ERIN C & EVAN-CHRISTIAAN D		385 SOUTH ST		BIDDEFORD, ME 04005
7/ 11/ / /	383 SOUTH ST	LARIVIERE, RALPH P & CELINE L		383 SOUTH ST		BIDDEFORD, ME 04005-9345
7/ 11/ 1/ /	381 SOUTH ST	MCVICAR, CLAIRE A &	CUSTEAU, DONALD P	381 SOUTH ST		BIDDEFORD, ME 04005-9345
7/ 11/ 2/ /	379 SOUTH ST	HOULE, STEVEN C & DEBRA A		379 SOUTH ST		BIDDEFORD, ME 04005
7/ 12/ / /	377 SOUTH ST	PAQUETTE, GUY R & SUZANNE C		377 SOUTH ST		BIDDEFORD, ME 04005
31/ 5/ / /	2-4 OLD HOLLIS RD	DORNEY, CATHERINE		4 OLD HOLLIS RD		BIDDEFORD, ME 04005-9318
31/ 5/ 1/ /	6 OLD HOLLIS RD	GRAY, STEPHEN		6 OLD HOLLIS RD		BIDDEFORD, ME 04005
7/ 7/ 8/ /	SOUTH ST	BROWN, LINDA S		420 SOUTH ST		BIDDEFORD, ME 04005
7/ 7/ 3/ /	26 OLD HOLLIS RD	DARGIE, NICHOLAS STEVEN	CROSSMAN, RORI J.	978 KING ST		OXFORD, ME 04270
7/ 8/ 2/ /	SOUTH ST	MAINE TURNPIKE AUTHORITY		2360 CONGRESS ST		PORTLAND, ME 04102

Hidden Hills

Biddefords Affordable Housing Resort

South Street Village
COMMUNITY RULES
Effective: May 01, 2022

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**ANY VIOLATION OF THESE RULES MAY BE A CAUSE FOR TERMINATION
OF OCCUPANCY (EVICTION). PLEASE READ ALL RULES CAREFULLY.**

RULES INTRODUCTION

South Street Village LLC aka (SSV), the owner of Hidden Hills Manufactured Home Community (referred to herein as the "Community", intends to maintain and operate Hidden Hills as a quality residential community. The purpose and intent of these Rules is to promote the character of the Community as a peaceful, attractive and enjoyable setting for all residents; promote order, safety, and harmony in the Community; and, set forth the terms of lot tenancy. The Community's Management ("Management") strives to render prompt and efficient service and to provide all tenants with an enjoyable lifestyle in quality surroundings.

Homeowners renting a lot in the Community are referred to as the "tenant" in these Rules. The term "resident" includes the tenant and any household members.

The term "household members" includes in all instances any tenant's spouse, or any other cohabiters or individuals, authorized to reside in the tenant's home.

These Rules apply equally to tenants, their household members, and to any guests or visitors. These individuals are considered to be under the control of the tenant and the tenant is responsible for any Rule violations by any of these individuals.

A. RIGHTS & RESPONSIBILITIES.

1. Non Age-Restricted Community. No age restriction to purchase.

2. Management Rights. Management has all of the rights set forth in the Maine Mobile Home Park Law (10 MRS Chapter 953, Regulation of Mobile Home Parks, Landlord Tenant Relations), as well as all rights set forth in these Rules, and all other rights and abilities vested by law that are reasonably necessary to carry out Management's responsibilities, or that are reasonably necessary to enforce these Rules or to promote the peace and safety of the residents of the Community. Without limitation of the foregoing, Management reserves the right to inspect any lot, or the exterior of any home, in the Community at all reasonable hours.

3. Services Provided by Management.

a. Regular Services.

- Weekly household trash and recyclables removal.
- Central inside mail and parcel delivery pick up.
- Year-round common grounds maintenance, which includes; cutting of lawns throughout the growing season; Spring and Fall clean up; and, fresh mulching of planting beds. (*See Sections K3 and K4*)
- Roads plowed as necessary, subject to weather conditions, or other matters outside the reasonable control of Management.

b. Additional services offered.

- Weeding, trimming, and fertilization, of lawns. Walkway, driveways, step, and deck, shovelling / plowing.
- Raking of roofs for snow removal.
- Interior and exterior routine checks for those who live in the community on a seasonal basis, or if you are out of town and want your home monitored.

4. Tenant Complaints and Concerns. Any and all complaints or concerns should be submitted in writing, signed, and addressed to the Community Manager and deposited in Hidden Hills on-site mailbox, or mailed to TBD.

5. Safeguards and Alterations, Installations, or Construction. Management reserves the right to require the addition of safeguards and/or alteration of improvements to personal property if necessary to comply with the safety requirements of the Community's insurance carrier, or reasonable safety measures in general. Any alterations, installations, additions, or construction, on lots must be approved in advance by Management, in writing, and conform to all applicable building codes.

6. Liability and Indemnity. Neither Management, nor the Community owner, is responsible for fire, theft, or damage, in any manner to any home, vehicle, or other property, of any resident, guest, or visitor, in the Community; nor for any injuries to, or death of, any person, arising from, among other things, storm damage, flooding, snow or ice, on any lot or other Community property. It is fully understood that each tenant, household member, visitor, or guest, uses and occupies all Community property at their own risk. This provision may not be interpreted or construed so as to absolve the Community Owner, or its agents, from liability for its own wilful acts or gross negligence.

Each tenant shall hold the Community Owner and Management harmless from any and all claims, expenses, damages, liabilities, judgments, rights and causes of action of whatever kind or nature, caused in whole or in part by, arising out of, or attributable to, any matter for which the tenant, household members, visitors, or guests is responsible under these Rules.

Neither the Community Owner, nor its Management, may be held responsible for any interruption of services, or damages resulting therefrom, caused in whole or in part by conditions beyond its control.

7. Insurance Coverage. The Community carries standard property insurance which does not cover loss or damage to the property of the Community's residents; nor injury or death to any persons, in situations where the damage results from a tenant's own negligence, failure to adhere to the Rules; or any condition that is within the control of the tenant. The foregoing is not intended to be an exclusive list of the items which are not covered by the Community's insurance, and additional losses, damages, or claims, may not be covered for any variety of reasons. The failure to specify herein any type of loss, damage, or claim, is not an admission of insurance coverage or of any liability for any such loss, damage or claim. Tenants are required to purchase their own insurance coverage for their home and other possessions for liability purposes. Policy data is to be provided at move-in.

B. ENFORCEMENT OF RULES.

1. In General. Any failure of a tenant, their household members, guests, or visitors, to observe and comply with any of these Rules is considered unacceptable behavior, which may subject the tenant to eviction from the Community after written notice and an opportunity to comply.

2. Violations. Any tenant, their household members, guests, or visitors, who commits, or is responsible for, any violation of these Rules will receive at least one written violation notice with an opportunity to correct the violation within a time frame specified in the notice. Any tenant continuing violation of a provision of these Rules is subject to an eviction notice, with an opportunity to correct the violation within a timeframe specified in the notice. Tenants receiving three (3) violation notices (which includes non-payment of rent) within a 12-month period may be subject to an eviction from the Community pursuant to 10 MRS, §9097-B, Forcible Entry and Detainer.

3. Costs and Fees for Non-Compliance. Tenants may be subject to payment of certain fees for failure to comply with Community Rules as defined in the Community Fee Schedule. Costs and reasonable attorney fees may be charged to a tenant who fails to pay rent or otherwise violates Community Rules whether or not a legal action is filed against the tenant.

4. Termination of Tenancy. Tenancy in the Community is at will and governed by these Rules. Any tenancy in the Community may be terminated for any of the reasons set forth in 10 MRS §9097(1), as it may be amended, or set forth in any successor provision as governed by 14 MRS §6002. A Notice of Termination (which may also be called an Eviction Notice, or other words of similar meaning) must be delivered by Management to the tenant. Without limiting the right to terminate tenancies for any of those reasons, each tenant's attention is specifically directed to the following reasons, anyone or more of which may result in eviction:

- (a) Non-payment of rent, or other amounts, when due;
- (b) Failure to correct in a timely fashion any continuing violation of these Rules after notice;
- (c) Receipt of any three (3) Rules violation or non-payment notices in any 12-month period, even if timely corrected; and
- (d) Repeated conduct that disturbs the peace and quiet, or safety, of other tenants.

Management prefers to avoid evictions whenever reasonably possible. However, Management also intends to maintain the Community as a safe, attractive and healthy environment for all tenants, and will evict tenants when necessary.

All tenants are encouraged to pay their rent and other charges on time, and to be sure to observe all Community Rules, and to make sure that those for whom they are responsible (household members (including children), guests, visitors, etc.) also observe all of these Rules.

Tenants are subject to eviction not only for their own actions and behavior, but also for the actions and behavior of others for whom they are responsible under these Rules and/or state law.

Once an eviction has been served for non-payment of rent, the tenant will not only have to pay all amounts then owed to the Community, but will also have to pay an administrative fee of five percent (5%) of the then outstanding rent, in order to reinstate the tenancy.

C. COMMUNITY TENANCY; ENTRANCE FEE; SUBLETTING.

1. Application for Tenancy. All prospective tenants of the Community and their household members are required to complete an Application for Tenancy. Management review will include a credit report and criminal background check. Management approval must be received prior to any property transfer or entrance into the Community. This includes any heirs or devisees of a deceased tenant who wish to reside within the Community or others who acquire an interest in a home by operation of law.

2. Entrance Fee. A fee for new tenancy (akin to an association fee) is required for tenancy as defined in the Community Fee Schedule.

3. Subletting Prohibited. Homes must be owner occupied and tenants are not permitted to sub-rent or sub-lease the rented lot, or any part thereof, or all or any part of any home on the lot. Tenancies are not transferable, and no home in the Community may be occupied by others, unless the new occupant is approved for entrance into the Community as a resident in accordance with all requirements of these Rules.

D. RENT & OTHER CHARGES; PAYMENT.

1. Rent. The monthly lot rental amount for each lot in the Community is listed in the Community Fee Schedule which may be revised or updated from time to time at the Community owner's discretion and with at least thirty (30) days written notice to the tenant. All rent payments are due in advance, on the first day of each month.

Tenants are not permitted to deduct, or set off, any amounts that they may claim are owed to them by the Community from their monthly rent payments. The date when Management actually receives the payment will determine when it was received for purposes of these Rules; neither the postmark on the envelope or the date on the check will be taken into consideration as to whether or not the payment is made on time.

Post-dated checks are deemed received on the later of the date of actual receipt, or the date of the check, and not before.

2. Returned Checks. Any checks returned for nonsufficient funds (NSF), or otherwise, will result in a service charge to the tenant in the amount set forth in the Community Fee Schedule. Any more than two (2) returned checks will require future payments being made by cashier's check or money order.

3. Failure to Pay. If rent or any other charges due are not received by the end of the day on the fifteenth day of the month, the tenant is subject to a late fee as indicated in the Community Fee Schedule on balances of \$100.00 or greater, and to receiving an Eviction Notice.

4. Taxes. Tenants are responsible for paying all municipal and other taxes on their homes and personal property on a timely basis.

E. OCCUPANCY.

1. Owner Occupancy; Number of Occupants. All homes must be occupied by At least one owner of the unit listed on the bill of sale at time of transfer. Any individual not approved for residency is considered a visitor in the Community.

2. Additional Occupants. Any additional occupants to the household must be approved by Management, by completion of application process prior to moving into the Community.

3. Visitors. Overnight visitors are permitted on a temporary basis, except visitors may not remain as overnight guests in any home for a period in excess of thirty (30) days within a sixty (60) day period, without applying for Community entrance through the application process.

4. Restrictions on Visitors and Occupants. No tenant may have as an overnight visitor, or as a permanent resident in any home, any person who has been:

- a) evicted from the Community based on any violation(s) of these Rules other than non-payment; or
- b) convicted of any crime that occurred on Community property, or that occurred while the individual was a resident of the Community, or the victim of the crime was a Community resident, or
- c) a perpetrator of an incident, or threat, of domestic violence, sexual assault, or stalking, or
- d) convicted of a sex crime (including, but not limited to, rape, statutory rape and unlawful sexual contact), or any felony conviction unless Management specifically waives this restriction in writing with respect to a particular circumstance and a particular individual, which Management has no obligation to do.

F. CONDUCT & COMPLIANCE WITH RULES.

1. Prohibitions: The following are prohibited at all times in the Community:

- a) Loud parties; loud musical instruments, music, radios; other offensive noise or commotion.
- b) Shouting, fighting, or other forms of disorderly behavior.
- c) The public consumption of alcoholic beverages or illegal drugs, or intoxicated behavior in public.
- d) Open fires of any kind. UL-approved chimineas, charcoal grills, gas grills, hibachis, and management approved fire pits, may be used if they are operated properly and are in good working order.
- e) Absolutely no firearms, BB guns, paintball guns, or fireworks, may be fired or discharged in the Community under any circumstances.
- f) Trampolines, swimming pools, playground equipment, and/or basketball hoops (freestanding, mounted or otherwise).
- g) Assault, or the threat of assault, harassment, intimidation, or other interference with Management or other employees, or damage or threat of damage, to any Community property.
- h) Peddling or soliciting of any kind. This is not intended to prevent sales "parties" (e. g. Avon parties) held by a resident of the Community, involving only previously invited guests.
- i) Storage of any materials or substances that pose a fire hazard, are toxic or hazardous, or that are likely to attract insects or rodents.
- j) Interference with any other tenants' quiet enjoyment of their home and lot.
- k) Feeding, or other care, of stray cats, dogs, or feral creatures.
- l) Storage of materials or equipment for any commercial enterprise.

2. Quiet Hours. Noise that can be heard outside of the home is to be kept to a minimum between the hours of 9:00 p.m. and 7:00 a.m. No unnecessary noise may be audible outside of the home during those hours.

3. Dealing with Neighbors. Complaints of Rules violations should be reported in a signed letter to Management. In the event of afterhours disturbances or in case of an emergency, tenants are requested to contact the police department for corrective action, and advise Management in writing of the incident and the circumstances surrounding the complaint on the next working day, so that Management can follow-up and help correct the problem.

4. Vacant Lots. Vacant lots are Community property and are not to be disturbed, entered, or used for any purpose whatsoever.

5. Property Damage. Any damage caused to any property or equipment in the Community by any tenant, their household members, visitors, guests, or invitees, is the financial responsibility of the tenant to correct, regardless whether such damage was caused negligently, intentionally, inadvertently, or otherwise. The damages will be measured by the restoration or replacement cost to correct the same, in Management's discretion. Such damages are deemed additional rent and are due and payable thirty (30) days after Management has provided written demand for payment.

G. CHILDREN.

1. Responsibility. Tenants are held responsible for any property damage or injuries caused in whole or in part by visiting children, and for any violations of these Rules by them. Tenants may be evicted for violations of these Rules committed by their visiting children, after notice and an opportunity to comply, as though the violations had been committed by the tenant themselves.

2. Supervision and Conduct of Children. Each tenant is responsible to provide adequate supervision of their children or any visiting children at all times while they are in the Community. Tenants must not permit their children or visiting children to enter any Community buildings or enter any other areas designated by Management as prohibited, whether for safety reasons or otherwise. No one is permitted to play or loiter on empty lots, in the streets or to trespass on other tenant's lots. Furthermore:

- a) For their safety, children must never play with riding toys in parking lots or common areas.
- b) Bicycles, tricycles, and toys, must never be left in any those areas accept where designated; nor in any street; and must be stored at the end of each day.
- c) Throwing rocks, digging on lots, destruction of trees or other Community property is not permitted.
- d) Children may not operate any vehicle in the Community except in compliance with the State's driver's license regulations.

H. PETS & OTHER ANIMALS.

1. Responsibility. No pets are permitted without the prior consent of Management. Tenants are responsible for all actions of their pets, and are financially liable for any damage caused to property of the Community, or that of any other tenant, and for any personal injuries, including death, caused by their pets. Pets are not permitted to disturb the rights, comfort, safety, or convenience, of the other residents or their visitors. Undue noise, aggressive behavior toward people or other pets, digging or other unruly behavior, or other violation of these Rules by any pet may be cause for removal of the animal from the Community.

2. Types and Registration of Animals. No more than 2 (two) pets per home are allowed. One dog with a weight of 50 lbs. or less, plus one indoor cat will be permitted.

No wild or exotic animals, farm animals, or venomous or otherwise dangerous animals, are permitted to be kept in the Community, whether as pets or otherwise. A reasonable number of fish, birds, and/or constantly caged small (under 4 pounds) indoor animals, such as hamsters, gerbils, or guinea pigs, are permitted without registering with Management.

Approval of any dog or cat is contingent on completion of a "Pet Information" sheet; presentation of proof that the animal is properly licensed pursuant to municipal requirements; and, submission of a certificate from a licensed veterinarian stating the animal has received all required and advisable immunizations and has been spayed or neutered. This information must be updated and kept current with the Community office on an annual basis.

Due to insurance requirements and the safety of other residents, the Community prohibits potentially aggressive breeds and cross-breeds including, but not limited to, all Pit Bulls (American Staffordshire Terriers), Doberman Pinschers, Chow-Chows, Rottweilers, Wolf or Wolf Hybrids, German Shepherds, Siberian Huskies, Malamutes, Akitas, Great Danes, Perro de Presa Canarios, Bull Mastiff or Mastiffs, Dalmatians, or any other dog that has any of the above breeds in their lineage.

3. Care of Pets. Dogs and cats may not be left outside unattended at any time, day or night. Doghouses, outdoor cages, ropes, chains, and other outdoor enclosures, intended to house or contain any pet or other animal are strictly prohibited. Whenever pets are outside the home, they must be kept on a leash or within an invisible fence. Any pet or other animal found loose in the Community is subject to being picked up by the Animal Control Officer.

Animal waste deposited anywhere in the Community must be removed immediately by the person responsible for the animal, and pets are not permitted to trespass on other tenant's lots.

4. Removal of Animals. Tenants with registered pets in violation of these Rules will be given written notice of the violation and an opportunity to comply. If the violation continues or recurs, the Community may require removal of the pet from the Community.

The Community reserves the right to require immediate removal of any unregistered pet or any pet with a history of aggressive behavior and/or prior or current dog bite history; or otherwise injures a person or other pet; or is deemed in the sole discretion of Management to be a threat to the health or safety of other residents.

I. HOME OCCUPATIONS & BUSINESSES PROHIBITED.

1. No home occupation, business, or commercial activity (including Day Care / Babysitting), may be conducted in the Community at any time. Usage of lots is strictly residential.
2. Individual yard sales are not permitted. Two Community-sponsored yard sales will be held each year.

J. CONDITION OF HOMES IN THE COMMUNITY.

1. In General. The following Rules set standards for homes in the Community and are applicable at all times with respect to all homes. Management will conduct an inspection of the exterior of all homes, accessory structures, and lots, to confirm compliance with these Rules. Tenants who own homes that fail to meet the standards contained herein will be given written notice and a reasonable opportunity to correct any deficiencies in order to meet these standards. If the home is not brought up to these standards, Management may elect to complete work at the tenant's expense or may pursue eviction to have the home removed from the Community.

2. Standards. The original, or replacement components, of all homes or structures must be in a safe and secure condition, without holes, rust, substantial dents, scrapes, patching, or fading. All components of homes must remain compliant with all applicable Federal, state, and local, building codes, including but not limited to the exterior siding, roof, windows and doors, steps and handrails, plumbing, heating and electrical systems, anchoring system, skirting, or electrically wired smoke detectors. All plumbing and heating systems must be operable at all times and compliant with all HUD and local codes. All electrical service and wiring must be in accordance with the specifications of the edition of the National Electrical Code or HUD Standards in effect on the date of the manufacture of the home.

3. Appearance. All homes entering the Community or any replacement siding installed must be of vinyl, Hardie board, or residential finish siding, in a clapboard style. To the extent that is reasonably feasible all replacement roofs must be of a 3/12 pitched style. Skirting must fully enclose the area between the home and the ground and be of vinyl or comparable good quality material. Skirting must be replaced when deteriorating or damaged, and installed in accordance with the management's installation instructions.

- 4. Utility Access.** Opening(s) not less than eighteen (18") in any dimension, fully covered with an access door panel, not less than three (3) square feet in area must be provided and located so that any water supply and sewer drain connection located under the home is accessible for inspection and repairs. Access panels and doors may not be fastened with locks, or in a manner requiring the use of a special tool to remove or open them.
- 5. Pests.** The ridding and/or removal of the infestation of pests; including, but not limited to: insects, rodents, skunks, raccoons, or possums, is the responsibility of the tenant.
- 6. Numbering.** E911 street numbers must be visible from the street on the outside of the home.
- 7. Porches, Decks, Other Additions and Improvements.**
- a. Improvements. Tenants may not make additions or improvements on their home or lot, without first obtaining Management's written consent. Any additions or improvements approved by Management must be made solely at the expense of the tenant and in strict compliance with Management's approval with no rights to improvements being made at the Community Owner's expense.
 - b. Additions. An "Addition" to a home is defined to include any and all steps, porches, awnings, decks, windbreaks, and other improvements and installations, as well as all alterations to existing construction and exterior improvements and installations. "Additions" also include any separate Accessory Structures, which are defined to include all storage sheds, utility buildings, patio rooms, add-a-rooms, and all other structures not integral to a home.
 - 1) Prior to construction of any Addition to any home or lot, the tenant must submit a scaled drawing of the design, color (paint, stain, or finish, to match the home), size, materials, and construction location.
 - 2) Any Addition constructed without written approval of, or not in accordance with the approval of the Management, may be required to be removed immediately by the tenant at their expense. If not removed timely, Management has the right to enter the lot and remove all such unapproved Additions at the tenant's expense.
 - 3) Additions must be harmonious with the rest of the home in style, form, exterior materials, and general appearance. Accessory Structures must be of wood or any other material that is designed to withstand exposure to the elements without deterioration or damage, and is designed to have and retain an attractive appearance.
 - 4) Additions must be properly constructed in a workmanlike manner, using good quality materials, in accordance with the approval granted by Management and all applicable building codes, and completed within 30 days of the beginning of the construction, unless an extension is granted by Management. Building permits must be posted during construction.
 - 5) Additions must be kept in good, safe, attractive and not deteriorated condition at all times.
 - c. Accessory Structures.
 - 1) One shed per lot is permitted and must not exceed the maximum of one hundred ninety-six (196) square feet. Sheds, must be of wood construction, shingle roof and sided with clapboard, vinyl, or Hardie board, material to match the color of the home. No shed additions of any type are allowed. The height of any Accessory Structure, such as garage or shed, must be equal to or lower than the roof peak of the home.
 - 2) No fences or fence structure, which includes any temporary lawn fence, are permitted in the Community.

- 3) Management reserves the right to approve fencing around an approved hot tub, garden fencing, and invisible pet fencing.
- 4) Hot tubs are permitted at the rear of the home, but for insurance and safety purposes must be fenced and covered by a locked, commercial cover. Fencing around a hot tub must be limited to the area immediately surrounding the hot tub.
- 5) Satellite dishes over 18" in diameter, and antennas (of any kind) outside the home, are not permitted.
- 6) Carports on property are not permitted

8. Fire Prevention. No liquid petroleum, propane or similar gas tanks may be stored inside or under any home or structure. Fuel tanks (oil or propane) must be properly installed by an authorized installer and must be placed at the rear of the home. No flammable materials, including but not limited to gasoline and kerosene, may be stored under or within the home. Tenants are encouraged to keep fire extinguishers at their homes in working condition and to properly maintain adequate smoke and carbon dioxide detectors.

9. General Aesthetic Standards and Compliance. In addition to standards set forth above, tenants must keep their manufactured home exteriors, siding, porches, awnings, decks, stairs, skirting, and any other exterior or Accessory Structures clean, neat, and in good condition and repair, including painting or pressure washing as needed. Any existing porch, awning, deck, stairs, skirting, roof siding, or any other exterior structure which, in the opinion of Management, is unsightly, unsafe, unsanitary, or in poor repair, must be replaced, repaired, or removed, by the tenant upon written notice from Management. This repair, replacement, or removal, must be done in a good and workmanlike manner. Tenants must complete the repair, replacement, or removal, within the timeframe given by the written notice, unless a written extension is obtained from Management.

10. Homes Damaged by Fire. Any homes damaged by fire, so that it becomes uninhabitable, or so that its exterior walls are burnt, paint peeled, windows broken, or smoke damaged, so that it appears unsightly, must be removed from the Community at the tenant's expense within forty-five (45) days after written notice from Management, regardless of insurance company representations regarding settlement.

If the home can be legally repaired to local and state requirements on-site so that no danger to others exists, and so that it is no longer unsightly or a nuisance, the tenant may be afforded a reasonable time to make repairs, not to exceed ninety (90) days regardless of the availability of insurance funds. Management shall determine whether the repairs are sufficient to bring the home into compliance. Pending removal of the home from the Community or repair of the home, the tenant must close up the home and completely cover any unsightly or dangerous parts of the home and any debris to minimize the risk that it poses to others within the Community. If the tenant has worked in good faith to repair the property and appears will exceed the 90 (ninety day) time period, an extension may be granted by Management.

K. CARE OF GROUNDS.

1. General Lot Maintenance. Except as otherwise specifically set forth in these Rules, it is the responsibility of tenants to maintain their entire lot in a good and attractive condition and in good repair at all times, at the tenant's expense. Grounds must be kept clean, neat, and uncluttered. No discarded or abandoned materials, unnecessary items, building materials, trash, junk, debris, or excessive lawn decorations, that create a cluttered appearance may be kept, stored, left or abandoned, outside the home or an accessory structure. All Christmas decorations must be removed by Jan 15th of the current year. Screen rooms may not be used as a storage area. Toys, bicycles, etc., must be put away (not left outside) at the end of each day.

All flowers, shrubs, manufactured housing exteriors, additions, skirting and other visible items and areas must be kept neat and attractive at all times. All tools, wheelbarrows, or other equipment, are to be stored out of sight in sheds when not actually in use. Items not considered lawn furniture, lawn ornaments, or grills, must be stored out of sight in the home or shed. No unsightly storage of any items is permitted at any time, and all storage arranged so as to permit easy access to the underneath of the home at all times.

Management may issue a notice of violation to any tenant whose lot is not properly maintained, or whose lot is or contains an eyesore, and to require that the lot be cleaned and restored to an attractive condition within thirty (30) days or a shorter time frame that is reasonable under the circumstances. If any lot is not properly maintained after written notice, Management reserves the right to take all necessary steps to clean and maintain the lot.

All costs of lot maintenance and cleaning by Management are charged to the tenant in accordance with the Community Fee Schedule.

2. Protection of Stormwater Facilities. No action may be taken by tenants that will increase the risk of discharge of pollutants to groundwater from the infiltration basins. No exterior petroleum tanks are permitted within the Community. Vehicle washing with non-biodegradable detergents, is prohibited on Community grounds. Unsecured storage of waste materials (oil, lubricants, etc.) in areas draining to infiltration basins is prohibited. Alteration of lot grading is not permitted.

3. Lawns. All lawns must be kept neat, well groomed, fertilized and reseeded as needed. It is the responsibility of the tenant to rake and remove leaves and any other yard debris on an as needed basis, other than during the provide Spring and Fall cleanup. If leaves or other debris are not removed, Management reserves the right to rake the lawn, and charge the tenant the applicable maintenance service fee as described in the Community Fee Schedule.

4. Gardens, Shrubs, and Trees. Shrubs, trees, and reasonably sized gardens are allowed, but require prior written approval of Management. Tenants may not nail or in any way attach hardware to any trees within the Community. Tenants may not trim or remove trees without permission from Management. Tenants wishing to remove trees from their lot must first have the trees inspected and approved for removal by the Management. A permission form must be obtained from the office, which will be valid for 30 days from the date issued and the person doing the work must carry adequate liability insurance. Within 7 days from the date the tree was cut down, tenants are required to remove from the lot; all parts of the tree, including branches, trunk, and stump. Management is not responsible for any damage to plantings due to snow plowing, road treatment, the need to access underground systems, or other causes.

5. Trash Removal. All trash containers must be kept in a storage shed or toward the rear of the home. No trash is to be stored outside at any time unless kept in a durable trash container with a secure lid. Trash containers are to be brought out to the street on collection days and removed the same day of collection. The tenant must clean up any scattered trash or garbage as soon as possible, or the Community will clean it at the tenant's expense.

6. Snow Removal. Management is not responsible for plowing of driveways at the end of the snowstorm. Tenants are responsible for all snow and ice removal of driveways, walkways, steps, and decks and must at all times maintain a clear path to all doors. Tenants are responsible for any damage caused by plowing done by another party at their request. All obstacles such as rocks must be at least eight (8) feet from the roadway edges during the winter. All tenants must park in their allocated driveway only and must not park on the street at any time during the snow removal process.

7. Clotheslines. Only retractable clotheslines are permitted and no clothes are permitted to be left hanging out overnight.

8. Playground Equipment/Temporary Enclosures. Volleyball or badminton nets may be utilized at the rear of the home, but must be neatly stored when not in use. Swing sets or playground equipment are not permitted. Screen rooms and tents may be installed on a temporary seasonal basis and must be maintained and kept in good condition. Management may require their removal should their condition deteriorate or the duration of use be excessive. Management can also limit the size or the area of the lot where a screen room or tent can be located. Screen rooms and tents may not be used for storage purposes. Free standing temporary canopy type car covers of vinyl or other material may not be used.

9. Swimming Pools. No swimming pools, of any kind, are allowed on renters lot.

10. Sign Restrictions. Signs are not permitted on lots, homes, or elsewhere on Community property, at any time except Realtor or "For Sale" signs which are not to exceed 2' X 3'.

11. Firewood. Management reserves the right to approve the location of stacked firewood. Any tenant with a wood stove or fireplace may store wood, neatly stacked, so as to not be visible facing the road; in a location to the rear of the home. Cutting firewood with chain saws is permitted with consideration of neighbors due to the noise and must be in accordance with noise ordinance of the Community. All wood stove connections must be properly installed in accordance with manufacturer's specifications and all local and state fire codes, and it is the tenant's responsibility to ensure proper installation.

L. UTILITIES.

1. Water and Sewer Service. Each tenant is responsible to keep in good condition and repair at their own expense, all water and sewer lines and fixtures in and under the home, up to the point where the service lines penetrate the ground or slab.

2. Prevention of Freezing Water Lines. Water lines, from the point of surfacing in the ground well to the home connection point, must be protected against freezing by the use of adequate heat tapes and pipe insulation, maintained at the tenant's expense. Tenants must not leave water running to prevent freeze ups. Any damage to the common utilities or other damage to the water meter or plumbing for that lot or the Community, resulting from any tenant's failure to comply with this provision, will be repaired at the tenant's expense and be charged as additional rent.

3. Sewer System. Use of garbage disposals, and the flushing of garbage, sanitary napkins, paper towels, disposable diapers or wipes, prophylactics, cigarettes, cigars, grease, powdered laundry detergent, or any other non-soluble item or substance, in toilets and drains is strictly prohibited. Doing so may cause a backup in the septic systems and lead to unsafe conditions. Any cost of correcting clogged drains or other sewerage problems that are due to any improper actions of the tenant, or of others for whose actions the tenant is responsible, are charged to the tenant.

4. Electrical Service. The Community is responsible for the maintenance and repair of all underground wiring and electrical equipment from the outside disconnect located near the meter to the circuit breaker box in the home. The tenant is responsible for the circuit breaker within the home and all wiring in the home. Written management approval is required for any additional service originating at the home including but not limited to sheds or outside lighting. Such wiring must be installed and maintained as necessary by the tenant at their expense, in accordance with all applicable state and local codes.

Tenants must contact Management immediately in the event of any electrical problem. Tenants are prohibited from attaching any objects in any manner to electric utility poles or exterior breaker boxes. Damages occurring due to an unauthorized increase are the tenant's responsibility.

5. Fuel Tanks. All heating propane/LP, tanks, must be installed and maintained in accordance with all applicable federal, state, county, and local codes, laws and regulations governing the same. Tanks should be installed so as not to be visible facing the road. In the event that proper installation of the fuel tank causes it to be visible from the roadway, Management reserves the right to approve the location, and the tenant must provide a Management-approved enclosure around the tank that is compatible with the appearance of the home in color and design. All leaks must be repaired, and tanks must be painted and leveled when necessary. All leaks must be reported to Management immediately.

6. Tampering with or Disconnection of Utilities. Interfering with, tapping into, or otherwise tampering with, any utilities or utility installations in the Community, including but not limited to Community utility connections, meters, or other installations, is extremely dangerous and strictly prohibited. Water meters are owned by Maine Water District and may only be disconnected by Maine Water District. Any costs to repair or replace water meters damaged due to a tenant's conduct or negligence are at the tenant's expense.

M. MOTOR VEHICLES.

1. Registration. All vehicles kept in the Community must be currently licensed, registered and inspected at all times. Temporary plates on vehicles must be replaced by permanent plates within the time frame required by law. No unregistered, un-inspected, or inoperable, motor vehicles of any size or type are permitted in the Community, and any tenant with such a vehicle in the Community is in violation of these Rules. Any such vehicles are subject to being towed away by Management, at the owner's expense and risk.

2. Maintenance of Vehicles. Tenants are permitted to perform only minor maintenance of short duration on vehicles within the Community. Damage to paved parking areas or driveways caused by leaking gas, oil, or other automotive fluids, must be repaired by the tenant at the tenant's expense. No tenant will be allowed to keep any vehicle at their lot that is unsightly, including various parts being different colors, excessive rust, flat tires, etc. No tenant is to use their lot for extended mechanical repairs.

3. Speed Limit and Safe Driving. The Speed limit within the Community is 15 MPH. There must be no squealing of tires, joy riding, or reckless driving. All vehicles are subject to reasonable noise levels. Speeding, driving under the influence of drugs or alcohol, or other unsafe behavior by any tenant or by the tenant's household members, guests, or invitees will not be tolerated. Violation of this Rule will result in a violation notice, and failure to comply after notice of the violation may result in eviction.

4. Commercial and Recreational Vehicles. Tenants may not keep any commercial truck over $\frac{3}{4}$ -ton on their lot. No campers, RVs, boats, utility trailers, or recreational vehicles, including but not limited to; motorized bikes of any kind, snowmobiles, ATVs or motorized go-carts may be parked on the lot or in the driveway. Recreational vehicles, including but not limited to; motorized bikes of any kind, snowmobiles, ATVs or motorized go-carts, may not be driven on Community property. Driveway parking of campers and/or RVs is permitted for a maximum period of 48 hours while loading or unloading, after which time the vehicle must be removed from the lot.

5. Parking. The maximum number of vehicles kept in the Community is two (2) vehicles per home with no allowance for parking on the lot at any time. Management approval must be obtained for driveway parking of additional vehicles.

No vehicle may be parked within ten (15) feet of any fire hydrant. On-street parking is not permitted unless otherwise approved by management. Any vehicle parked overnight in an unauthorized place is subject to being towed at the owner's risk and expense without prior notice. Vehicles may not be parked on the grass. Any vehicle parked on a street during snow removal actions is subject to towing without prior notice at the owner's expense. Guest parking is not permitted except in the driveway of the home, or visitor parking area, unless for short periods of time, e.g. dropping off or picking up persons or items.

N. REPLACEMENT OF HOMES.

1. Replacing a Home Already in the Community. Tenants who wish to remove their existing home in order to buy a new manufactured home to be placed on the same lot must provide Management with thirty (30) days written notice of their intent to replace the home. Existing homes may only be replaced with new manufactured homes which meet all HUD standards and are installed in accordance with Federal, state, and local regulations or ordinances, the manufacturer standards, and these Rules.

O. TRANSFER OF HOMES.

1. Requirement of Full Payment. Before any home may be removed from the Community, sold, or occupied by a new tenant owner, all rental payments and all other charges and fees due must be paid to Management in full, with written verification that all real estate and personal property taxes have been paid to the local municipality.

2. Sale of Manufactured Housing/Requirements for Sale. Tenants have the right to sell their home to whomever they choose. Homes to remain in the Community must be safe, sanitary, and in compliance with applicable aesthetic standards. Buyers of homes to remain in the Community must be approved for residency through the application process prior to the conveyance.

A thirty (30) day notice to Management is required prior to the proposed date of sale or removal of a home. Homes remaining in the Community are subject to a pre-sale inspection of the exterior of the home, additions, and lot, by Management within three (3) days of receipt of intent to sell for compliance with these Rules.

Management will provide a written notice of any repairs, improvements, or lot maintenance, required prior to an in-Community sale. Removal of non-conforming structures may be required. Management will re-inspect the home and lot for compliance prior to the sale.

If a unit 30 or more years of age is sold in the park, it must be removed at either the buyers and sellers expense.

P. SEVERABILITY.

If any terms or provisions of these Rules are determined to be invalid or unenforceable under any applicable law, ordinance or regulation, or as to any particular individual or situation only, such invalidity or unenforceability does not affect the validity or enforceability of these Rules with respect to any other individuals or situations, and does not, in any event, affect the remainder of these. Rules, which remain in full force and effect as though the invalid or unenforceable provisions were not included herein. The partial invalidity of any Rule does not affect the enforceability of the remainder of that Rule.

COMMUNITY FEE SCHEDULE

Effective: 02-01-18

<u>Item:</u>	<u>Charge:</u>
<u>Entrance Fee (Non-Refundable)</u>	
Purchase of an Existing Home (2 x lot rent).....	\$ 1 0 0 0.00
<u>Monthly Lot Rent</u>	\$ 500.00*
<i>* adjusted annually according to the Consumer Price Index as published by the US Department of Labor, Bureau of Labor Statistics</i>	
<u>Late Fee (4% of monthly rent)</u>	\$ 20.00
<i>(Payable if rent is not paid by the 15th day of the month)</i>	
<u>Eviction/Default Service Administration Fee</u>	5% of then outstanding rent
<i>(Payable as of date notice is served)</i>	
<u>NSF (Returned check) Fee</u>	\$ 35.00
<u>Maintenance Service Fee</u>	\$ 40.00/hour (\$20.00 minimum))
<u>Water Service</u>	Maine Water District
<u>Sewer Service</u>	\$275 every 24 months for pumping tank
<u>Rules Violation Fees</u>	\$ 15.00 (first notice)
	\$ 50.00 (second notice)
	\$ 100.00 (third notice)

All payments should be delivered to the Community's on-site representative or mailed to: TBD

NOTE: Management reserves the right to change fees upon a 30-day notice in accordance with 10 MRS, Part 11, Chapter 953, §9093.

Site Design Associates

Consulting Engineering and Land Planning

May 4, 2022

Hannah Bonine
Via email

**RE: Hidden Hills Subdivision
413 South Street**

Dear Hannah;

Per your request Site Design Associates has undertaken a review of the preliminary plans and documentation submitted in support of a preliminary subdivision application for the referenced project.

Our review was based on preliminary civil engineering plans dated 04-13-22, and the partial stormwater management report for the project. It appears the project will require permits from the Maine DEP under the Natural Resources Protection Act and the Site Location of Development Act. We will review the stormwater quantity and quality analysis in the context of the city land use code and standard engineering practice when the documentation is submitted, but assume that the DEP will perform a detailed stormwater review based on their standards.

We are aware that the plans are preliminary, and may not contain the detail one would expect in the final documents. Our comments at this point are general in nature. Once more detailed plans and documentation are submitted, we will continue with our review.

Based on our review we offer the following comments for your, the planning board's, and the applicant's consideration:

1. It is our understanding that Waterworks Drive is currently a "private way", and that Maine Water plans to offer it to the city for acceptance. Article VI, Section 45. Div 2.E.5.c.i. seems to require two entrances onto a "public street" if it is expected to generate 200 or more trips per day.
2. Has a standard boundary survey of the parcel been submitted?
3. As we previously indicated to you, we recommend that the traffic generation analysis be peer reviewed by a traffic engineer.
4. It appears a portion of the site is located in the Thatcher Brook watershed, however there is no mention of the Urban Impaired Stream standard in the stormwater management report. If the project is located in the direct watershed of Thatcher Brook, it is our understanding the city requires a compensation fee which would be paid to a Compensation Fee Utilization Fund administered by the city for Thatcher Brook.

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

5. We expect detailed plans of the left turn lane in South Street with the final submission.
6. Saw cuts and butt joints should be shown at the Waterworks Drive intersections.
7. The applicant should review Section 51 and chapter 62, Table A for dimensional requirements. It appears the private road would be classified as an urban section, major residential road. Pavement radii at intersections must be 25 ft or 30 ft minimum and drives are prohibited off turnarounds. Are waivers of these standards permitted?
8. The plans reflect the opening of Waterworks Drive at Lozolite to install a water main connection. The detail for the repair should be discussed with the city engineer, assuming it will be a public street under moratorium when the water main is installed.
9. Culverts and riprap aprons will be required at the intersections of Topaz and Lozolite with Waterworks.
10. The street section should include 4" of crushed gravel, as opposed to the 3" depth shown on the typical section.
11. We recommend that the radii at the private road intersections with Waterworks Drive be Type I granite.
12. Just a reminder to the applicant that emergency spillways should be designed to independently convey the 25 year storm with a minimum of one foot of freeboard.
13. There are conflicting embankment widths shown in the details.
14. A note on drawing C-6.5 refers to acceptance of the stormwater facilities by the city. Our recommendation is that the city does not accept private stormwater facilities.
15. Per section 51.D.1., monumentation should be provided in accordance with section 62-87. It may be that a waiver could be granted by the planning board for alternative monumentation materials.
16. The note required by section 51.D.4. should be added to the final subdivision plan.
17. It appears additional cross culverts will be required under the private road system.
18. The stormwater Inspection and Maintenance plans during construction should be included on the drawings, with the post-construction plan being a written stand-alone document.
19. Chapter 62 Table 6A requires the tangent length between curves of reverse alignment to be 100 ft minimum. There are a couple locations that do not meet this requirement.

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