

City of Biddeford
Planning Board
March 01, 2023 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/94845476151?pwd=OEZKZjQ4blk2SU9hMmMra3dzbUZHZz09>
Webinar ID 948 4547 6151; Passcode 581035

STATUS: Planning Board Meeting-March 1, 2023-City Council Chambers & Zoom-6:00 PM

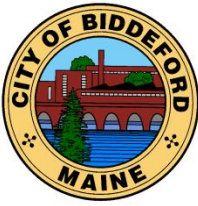
- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
- 3. ADJUSTMENTS TO THE AGENDA**
- 4. PLANNER'S BUSINESS**
- 5. UNFINISHED BUSINESS**
- 6. NEW BUSINESS**
 - 6.A. 2023.11 Public Hearing of Amended Conditional Use Permit Application for Headies, LLC. The location of the project is 12 Grays Lane, Unit 1 (Tax Map 12, Lot 12) in the I-1 & B-2 zones. The applicant would like to operate a Medical Marijuana Caregiver Retail Store in place of Gasland Farms, LLC. Headies, LLC would also like to operate a Marijuana Products Manufacturing kitchen.
[2023.11 Headies marijuana PB Review 3-1-2023 FOF COA.pdf](#)
[2023.11 10-12 Grays Lane marijuana PB Review 3-1-2023 DCMG PB Report.pdf](#)
[23004-Conditional Use Application_COMPILED_2-8-2023.pdf](#)
[Gasland Farms 8-23-22-1.pdf](#)
[Property Owner Authorization.docx.pdf](#)
[Secretary of State Certificate of good standing.pdf](#)
 - 6.B. 2023.06 Public Hearing for the Final Site Plan Review for Biddeford High School located at 18 Maplewood Avenue (Tax Map 33, Lot 7) in the MSR4 Zone. The applicant would like to add a 2-story addition to be located outside of Tiger Gym.
[2023.06 Biddeford School Department FINAL FOF and COA.pdf](#)
[2023.06 Biddeford School Department - FINAL Site Plan Review 3-1-2023.pdf](#)
[22.12.16_Planning Board App_BHS Addition.pdf](#)
[23.02.08_Planning Board Letter_BHS.pdf](#)
[Attachment A_22.12.16_BHS Site Plan App.pdf](#)
[Attachment B_AGENCY LETTER SIGNED.pdf](#)
[Attachment C_23.02.08_BHS ADDITION_PLANNING BOARD FINAL DRAWINGS.pdf](#)
[Attachment D_21-042 Stormwater Report Binder Dec 2022 \(1\).pdf](#)
[Attachment D_21-042 Stormwater Report Binder Dec 2022.pdf](#)
[Attachment E_Ability to serve 10-20 Maplewood Ave - Biddeford HS Expansion Project.pdf](#)
[Attachment F_Sewer capacity letter- Biddeford High School Addition .pdf](#)
[Attachment G_FW Fire truck access Biddeford High School Addition.pdf](#)
[Attachment H.2_MDEP -Stormwater Memo Final - Biddeford School.pdf](#)

[Attachment H_ DEP Stormwater Final application 10.4.22.pdf](#)

[Attachment I_Parking Narative BHS_01.24.23.pdf](#)

7. ADJOURN

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



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

FINDINGS OF FACT AND CONCLUSIONS OF LAW **CONDITIONAL USE APPROVAL**

RE: 2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a "Marijuana Products Manufacturing Facility" for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

Pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article VII (Conditional Use Permits), Article XI (Site Plan Review), and Article VI (Performance Standards), the Biddeford Planning Board has considered the application of Headies, LLC for a retail medicinal cannabis store and approval for a "Marijuana Products Manufacturing Facility" (Case # 2023.11) for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

Medical Marijuana Retail Sales and Manufacturing are a Conditional Use in the Industrial-1 (I-1) Zone. The subject property is situated on 3.87 +/- acres which was utilized as a medical marijuana growing and medical retail sales facility. Based on its review, including supportive data, public hearing testimony and related materials contained in the record, the Planning Board makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT:

	<u>SUBJECT</u>	<u>INFORMATION</u>
1.	Applicant	Headies, LLC
2.	Property Owner	Nichols Holdings, LLC 70 Pool Street Biddeford, ME 04005
3.	Agent	DM Roma Consulting Engineers\ PO Box 1116 Windham, ME 04062
4.	Engineer/Surveyor	DM Roma Consulting Engineers\ PO Box 1116 Windham, ME 04062
5.	Project Location	10-12 Grays Lane
6.	Map/Lot	Map 12, Lot 12
7.	City Approvals Required	Conditional Use Permit
8.	Existing Zoning	I-1 and B-2 (proposed use in Industrial (I-1) zoning)
9.	Overlay Zoning	None
10.	Existing Use	Vacant

11.	Proposed Use	Medical Marijuana Caregiver Retail and Marijuana Products Manufacturing Facility
12.	Uses in the Vicinity	Business, Industrial
13.	Parcel Size	3.87 acres
14.	Water Supply	Public Water
15.	Sewerage Disposal	Private Septic
16.	Solid Waste Disposal	Public Trash
17.	Fire Protection	City of Biddeford
18.	Parking Spaces Required	10
19.	Parking Spaces Provided	10+
20.	Ownership of Road	Public
21.	Waivers Needed/Requested	Full Site Plan Review
22.	Waivers Granted	
23.	Additional Approvals/Permits Needed	None
24.	Fees Paid (LDR Attachment A)	All fees paid
25.	Planning Board Review History	March 1, 2023

CONCLUSIONS OF LAW:

1. The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;
2. The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;
3. The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;
4. The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;
5. The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes;
6. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion;
7. The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;
8. The proposed use would not have a significant, detrimental effect on the value of adjacent properties which could be avoided by reasonable modification of the proposal;

9. The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal;
10. The proposed use would be in compliance with Biddeford's Comprehensive Plan;
11. The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal;
12. The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements;
13. Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;
14. Adequate provision has been made to control erosion or sedimentation;
15. Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;
16. The proposed water supply would meet the demands of the proposed use for fire protection purposes;
17. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;
18. The proposed use would not have an adverse impact on scenic vistas or on significant wildlife habitat or wetland areas and water bodies which could be avoided by reasonable modification of the proposal;
19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.

APPROVAL GRANTED:

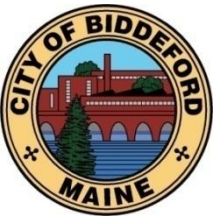
Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the proposed project summarized within the attached Staff report and pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article VII (Conditional Use Permits), Article XI (Site Plan Review), and Article VI (Performance Standards), the Biddeford Planning Board has approved the application of Headies, LLC for a retail medicinal cannabis store and approval for a "Marijuana Products Manufacturing Facility" (Case # 2023.11) for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone. Therefore, the Planning Board approves the proposed Conditional Use with the following Conditions of Approval (COA):

1. Standard Conditions of Approval apply.
2. The applicant shall obtain all other pertinent local, state and federal permits/licenses/insurance such as building, electrical, plumbing, etc. prior to commencing business.

3. No exterior evidence of cultivation occurring within the property can be visible from any public right-of-way.
4. Prior to the issuance of an Occupancy Permit the Applicant shall submit for the review and approval the facilities security plan, to the satisfaction of the Chief of Police.
5. A registered soil scientist shall verify that the existing septic system has adequate capacity to accommodate the proposed use and existing tenants to the satisfaction of the City's Director of Code Enforcement.
6. No cannabis odors may be detectable from any place outside the structure(s) in which the use occurs. The applicant must submit to the Code Enforcement Department for review and approval an Odor Abatement Plan. The Odor Abatement Plan must be reviewed and approved by the City prior to permit issuance. The Odor Abatement Plan must be implemented prior to the issuance of an occupancy permit. The Odor Abatement Plan must include the following:
 - a. A floor plan, specifying locations of odor-emitting activity (ies) and emissions.
 - b. A description of the specific odor-emitting activity (ies) that will occur.
7. A description of all equipment and methods to be used for reducing odors and ensuring that odors do not migrate outside of the structure(s). Odor control equipment should consist of a building, or if applicable, room ventilation system that collects the air from all potential odor generating activities and direct to a control device such as an activated carbon system. A Professional Engineer and a Certified Industrial Hygienist must review and certify that the equipment and methods to be used for reducing odors and ensuring adequate indoor air quality consistent with accepted and available industry-specific best control technologies and methods designed to ensure that odors from the use do not migrate outside of the structure(s) and that air quality inside the structure(s) meet acceptable industry standards.

Larry Patoine
Planning Board Chair

Date



CITY OF BIDDEFORD

PLANNING DEPARTMENT

David C.M. Galbraith
Deputy Director/City Planner
205 Main Street
Biddeford, ME 04005
(207) 284-9115

David.Galbraith@Biddefordmaine.org

PLANNING BOARD REPORT

TO: Larry Patoine, Chair & Members of the Biddeford Planning Board

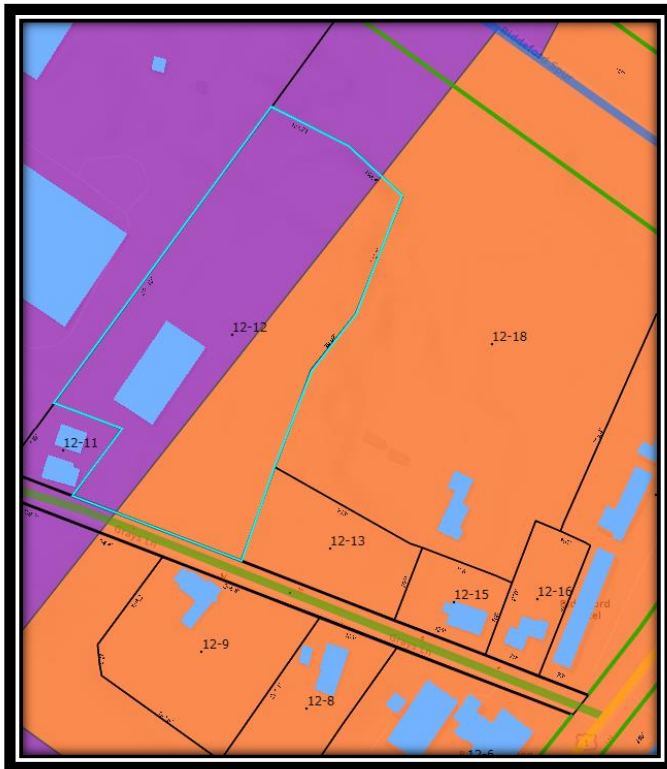
FROM: David C.M. Galbraith, Interim Deputy Director / City Planner

DATE: February 22, 2023

RE: **2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.**

MEETING DATE: March 1, 2023

1. INTRODUCTION



Headies, LLC is seeking a Conditional Use Permit to operate a Medical Marijuana Caregiver Retail store and a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone. The 3.87 +/- acre property is located partially in the B-2 zone, and partially in the I-1 zone (see map). Since the structure, and hence the proposed retail location, is located within the boundary of the I-1 zone, the proposed use is permitted. As with all zones where the City allows marijuana uses, this proposal requires a Conditional Use approval. The map to the left illustrates the Industrial District in purple and the B-2 Zone illustrated in orange.

The only exterior improvements being proposed are striping parking spaces. All other improvements will be internal, including odor mitigation, security, restroom facilities, and outfitting the retail space.

2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

MEETING DATE: March 1, 2023



10-12 Grays Lane (Tax Map 12, Lot 12) Medical Marijuana Caregiver Retail Store and a “Marijuana Products Manufacturing Facility”

It should be noted that on July 6, 2022 the Planning Board approved case # 2022.27 a Conditional Use Permit request by Gasland Farm, LLC s for a Medical Marijuana Caregiver retail store at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone. The proposed use is similar to the previously approved use with the exception of being a new operator and the new application seeks approval of a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products. Similar to the previous approval, the applicants (Headies) are not proposing any modifications to the existing site or exterior of the building. Although a Notice of decision (NOD) was issued to Gasland (previous operator) did not complete their interior buildout of their retail store space and never operated as a retail store in this location. The approved parking lot striping was never completed but the Applicants are planning to add the parking lot striping in the spring.

The Application narrative includes overviews related to:

- A. Building Layout and description of specific uses
- B. Waste/recycling
- C. Employees
- D. Deliveries
- E. Security Plan

2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

MEETING DATE: March 1, 2023

F. Odor Control

2. PROJECT INFORMATION

	<u>SUBJECT</u>	<u>INFORMATION</u>
1.	Applicant	Headies, LLC
2.	Property Owner	Nichols Holdings, LLC 70 Pool Street Biddeford, ME 04005
3.	Agent	DM Roma Consulting Engineers\ PO Box 1116 Windham, ME 04062
4.	Engineer/Surveyor	DM Roma Consulting Engineers\ PO Box 1116 Windham, ME 04062
5.	Project Location	10-12 Grays Lane
6.	Map/Lot	Map 12, Lot 12
7.	City Approvals Required	Conditional Use Permit
8.	Existing Zoning	I-1 and B-2 (proposed use in Industrial (I-1) zoning
9.	Overlay Zoning	None
10.	Existing Use	Vacant
11.	Proposed Use	Medical Marijuana Caregiver Retail and Marijuana Products Manufacturing Facility
12.	Uses in the Vicinity	Business, Industrial
13.	Parcel Size	3.87 acres
14.	Water Supply	Public Water
15.	Sewerage Disposal	Private Septic
16.	Solid Waste Disposal	Public Trash
17.	Fire Protection	City of Biddeford
18.	Parking Spaces Required	10
19.	Parking Spaces Provided	10+
20.	Ownership of Road	Public
21.	Waivers Needed/Requested	Full Site Plan Review
22.	Waivers Granted	
23.	Additional Approvals/Permits Needed	None
24.	Fees Paid (LDR Attachment A)	All fees paid
25.	Planning Board Review History	March 1, 2023

2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

MEETING DATE: March 1, 2023

3. COMPLIANCE WITH CITY ORDINANCES

Medical marijuana caregiver stores are a conditional use in the I-1 zone.

To receive approval from the Planning Board, the applicant must establish compliance with the Conditional Use Standards (Article VII, Section 6), Performance Standards (Article VI, Section 77), and Site Plan Review (Article XI).

The applicant has submitted an Odor Mitigation plan and a Business Plan, which includes operational and safety procedures, intended employee training, waste disposal, and a plan of the building which indicates entrances, security cameras, and other odor control measures.

The parking provided on-site is adequate per city ordinances. 4 parking spaces will be required, including one van accessible space. All parking must be paved and striped.

4. WAIVER REQUESTS

Full Site Plan Review

5. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL

None

6. STAFF RECOMMENDATIONS

- A. Recommend the Planning Board grant the waiver request for a full site plan review given the scope and scale of the proposal – a retail store and with no site improvements.
- B. If the applicant has addressed the outstanding items to the satisfaction of the Planning Board, and Planning Board approves the project, Staff recommend doing so with the following Conditions of Approval attached:
 - 1. Improvements to the parking area, including striping paved parking spaces must be completed prior to the issuance of any occupancy permits. A compliance inspection needs to occur by Code Enforcement to verify the parking lot is properly striped and that the accessible parking space has been striped/marked properly. The ADA van accessible space should be immediately adjacent to the front doorway to left so passengers access on the right of the vehicle. ADA van accessible spaces must be 8' minimum width with an 8' minimum width striped access aisle to the right.
 - 2. Standard Conditions of Approval apply.
 - 3. The applicant shall obtain all other pertinent local, state and federal permits/licenses/insurance such as building, electrical, plumbing, etc., prior to commencing business.
 - 4. The applicant shall comply with Land Development Regulations, Article VI (Performance Standards), Section 77 (Marijuana establishments) including, but not limited to, the odor of marijuana shall not be detectable off-premises, meaning not-detectable on any property that is not under control of the establishment.

2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

MEETING DATE: March 1, 2023

1. PUBLIC COMMENT

Planning Board Review: March 1, 2023

2. STAFF REVIEW

- a. **ZONING:** A Marijuana Use, with medical retail sales and Marijuana Products Manufacturing Facility, which includes by definition processing and storage facilities, is a Conditional Use in the I-1 Zone. There is no minimum lot size.
- b. **REVIEW STANDARDS:** *The Application requires conformance with Article VI (Performance Standards), Section 77 (Marijuana Establishments) which states as follows:*
 - A.** *All marijuana establishments shall be located indoors. Any common areas, including, but not limited to, storage areas and building facilities, shared with another marijuana establishment shall be clearly identified as such on the site plan or conditional use application.*
 - B.** *Odor management. For all marijuana establishments, the odor of marijuana shall not be detectable off-premises, meaning not detectable on any property that is not under the control of the establishment. To prevent and control marijuana odors, an odor control plan shall be submitted as part of the site plan application describing the odor(s) originating or anticipated to originate at the premises and the control technologies to be used to prevent such odor(s) from leaving the premises. The odor control plan shall, at a minimum, include the following:*
 - 1.** *A facility floor plan that identifies the locations of all odor-emitting activities and sources. The plan shall also identify the location of doors, windows, vents, HVAC systems, odor control systems and other relevant information.*
 - 2.** *A list of specific odor-emitting activities and sources, and a description of the processes that will take place at the facility, including, but not limited to, vegetative flowering, processing and storage.*
 - 3.** *For each odor-emitting activity or source, a description of the administrative procedures as well as the engineering processes, technologies, and equipment the facility will use.*

2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

MEETING DATE: March 1, 2023

- a. Administrative controls shall include, at a minimum: management practices to isolate odor activities and sources, use of standard operating procedures, employee training, regular equipment inspections and maintenance of inspection logs.*
- b. Engineering controls shall include, at a minimum, building design features; use of equipment and technology to address each specific odor-emitting activity or source; a systems and equipment maintenance and replacement schedule; and evidence that proposed equipment and technology are sufficiently capable and appropriately sized consistent with marijuana industry best practices for control technologies designed to effectively mitigate odors.*

Marijuana establishments shall implement appropriate ventilation and filtration systems to satisfy the odor standard contained herein. While the City does not mandate any particular equipment specifications with regard to filtration, all marijuana establishments are strongly encouraged to adopt best management practices with regard to implementing state-of-the-art technologies in mitigating marijuana odor, such as air scrubbers and charcoal filtration systems.

- c. Noxious gases and fumes. Marijuana establishments shall have appropriate ventilation systems to mitigate noxious gases or other fumes used or created as part of the establishment. Gases or fumes shall not extend beyond the premises of any establishment, meaning not detectable on any property that is not under the control of the establishment.*
- d. Sufficient measures and means of preventing smoke, debris, dust, fluids and other substances from exiting a marijuana establishment shall be provided at all times.*
- e. All marijuana and marijuana by-products intended for disposal shall be stored indoors in a self-contained room that is intended solely for this purpose and in accordance with all applicable federal, state and local laws and regulations. When moving material from the self-contained storage room for disposal, marijuana and marijuana by-products shall be moved only in receptacles with a cover or lid. Security cameras shall be installed to record activities in the area of the storage room as well the areas between the storage room and where said material is loaded onto vehicle(s) for disposal.*

2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

MEETING DATE: March 1, 2023

C. *Separation of marijuana establishments. No new marijuana establishment may be located within any building that is located within 500 feet of any other building containing a marijuana establishment. It should be noted that the subject Application is for a marijuana cultivation facility which is “grandfathered” in regards to the 500’ separation standard as the use / uses were established prior to the 500-foot rule being adopted into the Ordinance.*

c. **WAIVERS REQUIRED:** Article XI, Full Site Plan Review.

d. **CONDITIONAL USE STANDARDS:** The following are the standards for review under a Conditional Use Permit (standards in *italic*, Staff Comments in regular font):

i. *The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;*

Condition of Approval #2 (if approved) requires the applicant to obtain all applicable state and federal permits.

ii. *The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;*

The site is an existing developed site that has been reviewed previously by the Fire Department. The Fire Department will also be involved in the Code Enforcement Department’s consideration of building and occupancy permits.
A Letter from the Fire Department dated April 10, 2020 has been provided by the Applicant.

iii. *The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;*

The applicant does not intend to install any additional exterior lighting and the location is in a discreet location with no known existing lighting issues.

iv. *The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;*

There is no development proposed by this project and the site is located in a business/industrial area.

v. *The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes;*

2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

MEETING DATE: March 1, 2023

All activities are proposed within the existing building. Conditions of Approval include those for adequate odor control reinforcing the performance standards in the Ordinance.

- vi. *The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion;*

Ample parking is provided on-site to meet the expected need.

- vii. *The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;*

Staff anticipates no issues with hazards to public safety or traffic congestion.

- viii. *The proposed use would not have a significant, detrimental effect on the value of adjacent properties which could be avoided by reasonable modification of the proposal;*

Adjacent parcels are industrial/commercial. The operation should not change in any way that may impact this standard negatively given the recommended Conditions of Approval and existing Performance Standards.

- ix. *The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal;*

All activities will be conducted inside the building and odor control measures are being provided as part of the proposed application. .

- x. *The proposed use would be in compliance with Biddeford's Comprehensive Plan;*

Although the Comprehensive Plan does not specifically address Medical Marijuana Growing Facilities, this type of use is specialized light industrial use which is permitted in the I-1 zone as per the Future Land Use Plan of the Comprehensive Plan.

- xi. *The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal;*

There are no modifications to the Site or the building's exterior proposed.

- xii. *The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements;*

The property is not located in a flood zone.

2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

MEETING DATE: March 1, 2023

xiii. *Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;*

The property has an existing septic system which will require a registered soil scientist to verify that the proposed septic system has the capacity to accommodate the proposed use and existing tenants.

xiv. *Adequate provision has been made to control erosion or sedimentation;*

There are no site improvements/disturbances proposed.

xv. *Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;*

There are no site improvements/disturbances proposed.

xvi. *The proposed water supply would meet the demands of the proposed use for fire protection purposes;*

Maine Water Company serves this site and has provided an Ability to Serve letter.

xvii. *Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;*

The applicant has not indicated there will be a presence of hazardous substances, and if there were, State Law must be adhered (Condition of Approval #2).

xviii. *The proposed use would not have an adverse impact on scenic vistas or on significant wildlife habitat or wetland areas and water bodies which could be avoided by reasonable modification of the proposal;*

No site alterations are proposed for the site.

xix. *When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.*

The parcel is not located in a Shoreland Zone.

3. STAFF RECOMMENDATION

Based on the proposal Staff recommend granting the waiver for “Full Site Plan Review” and approving the project.

2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

MEETING DATE: March 1, 2023

4. NEXT STEPS/SUGGESTED ACTIONS

Recommend the Planning Board grant the waiver request for a full site plan review submittal given no site alterations are proposed.

Recommend the Planning Board approve the Conditional Use Permit and the Findings of Fact based on the following conditions:

1. Standard Conditions of Approval apply.
2. The applicant shall obtain all other pertinent local, state and federal permits/licenses/insurance such as building, electrical, plumbing, etc. prior to commencing business.
3. No exterior evidence of cultivation occurring within the property can be visible from any public right-of-way.
4. Prior to the issuance of an Occupancy Permit the Applicant shall submit for the review and approval the facilities security plan, to the satisfaction of the Chief of Police.
5. A registered soil scientist shall verify that the existing septic system has adequate capacity to accommodate the proposed use and existing tenants to the satisfaction of the City's Director of Code Enforcement.
6. No cannabis odors may be detectable from any place outside the structure(s) in which the use occurs. The applicant must submit to the Code Enforcement Department for review and approval an Odor Abatement Plan. The Odor Abatement Plan must be reviewed and approved by the City prior to permit issuance. The Odor Abatement Plan must be implemented prior to the issuance of an occupancy permit. The Odor Abatement Plan must include the following:
 - a. A floor plan, specifying locations of odor-emitting activity (ies) and emissions.
 - b. A description of the specific odor-emitting activity (ies) that will occur.
 - c. A description of all equipment and methods to be used for reducing odors and ensuring that odors do not migrate outside of the structure(s). Odor control equipment should consist of a building, or if applicable, room ventilation system that collects the air from all potential odor generating activities and direct to a control device such as an activated carbon system. A Professional Engineer and a Certified Industrial Hygienist must review and certify that the equipment and methods to be used for reducing odors and ensuring adequate indoor air quality consistent with accepted and available industry-specific best control technologies and methods designed to ensure that odors from the use do not migrate outside of the structure(s) and that air quality inside the structure(s) meet acceptable industry standards.

5. SAMPLE MOTIONS:

- I. Motion to waive Article XI, Full Site Plan Review.*
- II. Motion to approve case # 2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone, with the adoption of the recommended Conditions of Approval (COA).*

2023.11 Conditional Use Permit request by Headies, LLC for a retail medicinal cannabis store and approval for a “Marijuana Products Manufacturing Facility” for the production of edible medicinal cannabis products at 10-12 Grays Lane (Tax Map 12, Lot 12) in the I-1 Industrial Zone.

MEETING DATE: March 1, 2023

III. Motion to deny the application based upon the following reasons:

a) _____

b) _____

IV. Motion to Table the application based upon the following reasons:

a) _____

b) _____

ATTACHMENTS

- 1. Conditional Use Permit Application Package
- 2. Draft Findings of Fact and Conclusions of Law

Amended Conditional Use Application

To the City of Biddeford

Medical Cannabis Caregiver Retail Store & Marijuana Products Manufacturing Facility (Kitchen)

Unit 1, 10-12 Grays Lane
Biddeford, Maine

Applicant:
Headies, LLC
12 Milliken Road
Gray, ME 04039

Prepared By:
DM Roma Consulting Engineers
PO Box 1116
Windham, ME 04062





February 8, 2023

David Galbraith, City Planner
City of Biddeford
205 Main Street
Biddeford, ME 04005

**Re: Amended Conditional Use Permit Application
Medical Caregiver Retail , 12 Grays Lane, Unit 1
Headies, LLC - Applicant**

Dear Mr. Galbraith:

On behalf of the applicant Headies, LLC, we are pleased to provide the enclosed application for an amended conditional use permit submission to allow Headies, LLC. to operate a retail medicinal cannabis store at 12 Grays Lane, Unit 1, and (in addition) to request approval of a medical marijuana products kitchen (under conditional use approval for "Marijuana Products Manufacturing Facility") for the production of edible medical cannabis products.

Enclosed are the requested (9) copies of the application, building floor plan layout and supporting documents. Upon your review of this information, please let us know if you have any questions or require any additional information. We look forward to continuing with City Staff and the Planning Board on the project's permitting.

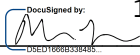
Sincerely,

DM ROMA CONSULTING ENGINEERS

J.P. Connolly
Senior Project Engineer

To the City of Biddeford;

I am the property owner at 12 Grays Lane. I hereby authorize the applicant Headies LLC to apply for the necessary permits and approvals from the City in their effort to operate a Medical Cannabis Storefront. The applicant is known to me and with all City approvals, I intend to initiate a contractual agreement to lease (a portion) of the building at 12 Grays Lane to the applicant.

Matt Laudani  12/14/2022

Land owner of 12 Grays Lane, duly authorized member of Nichols Holdings LLC

TABLE OF CONTENTS

CONDITIONAL USE APPLICATION TO CITY OF BIDDEFORD
MEDICAL MARIJUANA CAREGIVER RETAIL STORE & MEDICAL MARIJUANA PRODUCTS MANUFACTURING
FACILITY (KITCHEN)

SECTION 1	APPLICATION FORM
SECTION 2	SITE LOCATION MAP
SECTION 3	PROJECT NARRATIVE
SECTION 4	RIGHT, TITLE OR INTEREST DOCUMENTS
SECTION 5	FIRE DEPARTMENT COORDINATION
SECTION 6	POLICE (E911) COORDINATION
SECTION 7	UTILITY COORDINATION
SECTION 8	PHOTOGRAPHS OF THE SITE
SECTION 9	WAIVER REQUESTS

SECTION 1

APPLICATION FORM

**City of Biddeford – Planning Department****Planning Board Application**

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

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

Applicant Information:

Name: Headies, LLC
 Mailing Address: 12 Milliken Road, Gray Maine, 04039
 Telephone: (207) 303-9922
 Email: jpmarshall01@gmail.com
 What is your legal interest in the property?
☐ Owner ☐ Potential Buyer with Contract ☒ Lease/Rental Agreement

Owner's Information:

Name: Nichols Holdings LLC
 Mailing Address: 64a Central Ave, Limerick, ME, 04048
 Telephone: (978) 399-3771
 Email: _____

Agent's Information:

Name: DM ROMA CONSULTING ENGINEERS
 Mailing Address: PO BOX 1116, WINDHAM, ME 04062
 Telephone: (207) 591-5055
 Email: jp@dmroma.com

Engineer/Surveyor's Information:

Name: Same as Agent - see above
 Mailing Address: _____
 Telephone: _____
 Email: _____

Project Location and Lot Information:

Street Address: Unit 1, 10-12 Grays Lane, Biddeford, ME Drainage Watershed: Thatcher Brook
Tax Map: 12 Lot: 12
Current Zoning: I-1 & B-2; (no proposed use in B-2) Shoreland Zoning: ---
 Size of Lot: 3.87± (☒ acres () s.f. Lot Frontage: 409± feet
 Existing Use of Property: multi-tenant industrial/commercial steel building - existing tenants include property owner's office, and paving contractor.

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable): * - no proposed site improvements associated w/
☐ Flat (0-3% slope) ☐ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15%+ Slope) this application

Are there any wetlands or waterbodies on the site? ☐ (Yes) ☒ (No) if yes attach information

Is the project within the 100-year floodplain? ☐ (Yes) ☒ (No) if yes attach information

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

Description of proposed use of property:

Project/Proposed Use:

Amend Conditional Use permit 2022.7 - to allow Headies, LLC to operate a Medical Marijuana Caregiver Retail Store in place of Gasland Farms, LLC (NOD dated July 7, 2022).

To allow the additional request use allowing Headies, LLC to operate a Marijuana Products Manufacturing (kitchen)

Property to be Serviced by:

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

Limits of Disturbance: None - * () acres () s.f. * - no proposed site improvements

Net change in impervious cover: --- () acres () s.f. associated w/ this application

Is this project part of a larger project? ☐ (Yes) ☐ (No)

Is the project proposing a new Private or Public Road? ☐ (Yes, Private) ☐ (Yes, Public) ☒ (No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) ☒ (Yes) ☐ (No)

Is the project proposing any Stormwater facilities/BMPs? ☐ (Yes) ☒ (No)

Will a Traffic Movement Permit (TMP) be required?: ☐ (Yes) ☒ (No)

N/A If in a Shoreland Zone:

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

Percent of structure expansion (Max 30%): _____

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

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

If Site Plan Review, you must provide the following information: * - no proposed site improvements

Total new square feet footprint of structure: None - * associated w/ this application

Total new square feet paving/parking: None - *

Waiver Requests (attach details):

1. Article XI, Section 5, A. - Site development plan ~ see project narrative - waiver request
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval

Pending ☒ Fire Department – Contact Chief or Deputy Chief – 282-9986

Pending ☒ Ability to Serve for Water Service – Maine Water – 282-1543

☐ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118

Pending ☒ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127

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

C. Photographs of Site.

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

E. Engineering Plans, as required.

F. Stormwater Management Report, as required.

Fees (Due at time of Submission):

- \$75 Nonrefundable Administration Fee is required for every application.
- Refer to “Attachment A Fees and Charges” of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

Required Signatures:

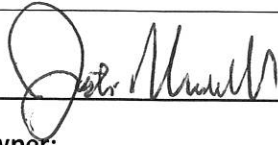
By signing this application, as the foresaid applicant or authorized agent:

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

Will the proposed project cause 1 acre or more of site disturbance?: __ (Yes) ☒ (No)

- If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

Signature of Applicant:



Date 2/25/23

Signature of Property Owner:

Date

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

- A) PDF OF SIGNED APPLICATION
- B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

- A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
 - Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_ INDIVIDUAL DRAWING NAME.pdf'
- B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.
- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)
 - All drawings & CAD reference files must be to-scale and within the following coordinate systems:
 - MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)

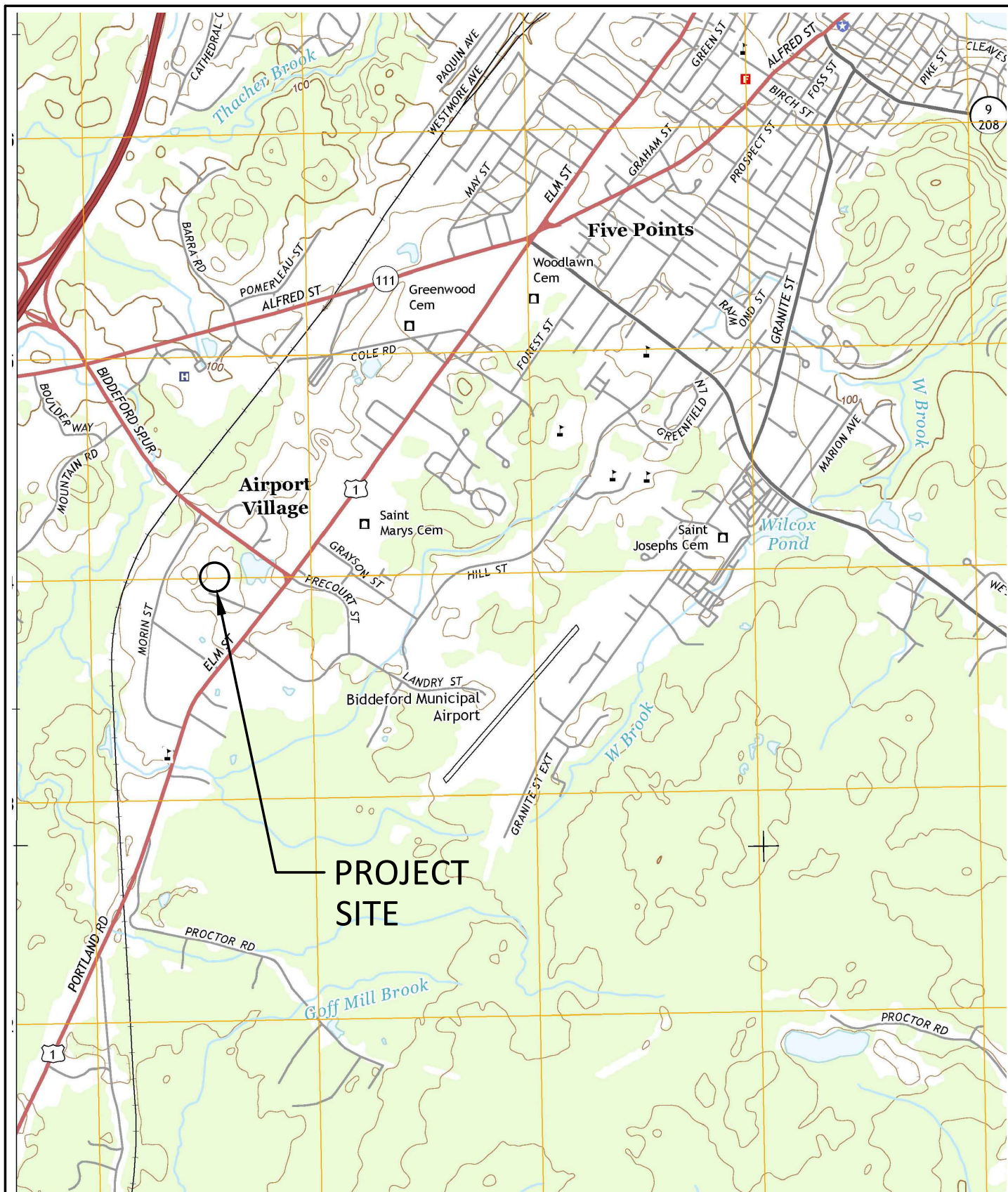
HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE
- B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

SECTION 2

SITE LOCATION MAP



SITE LOCATION MAP

HEADIES, LLC - MEDICINAL MARIJUANA RETAIL STORE
BIDDEFORD, MAINE

FOR:
HEADIES, LLC
12 MILLIKEN ROAD
GRAY, MAINE, 04039

SCALE: 1"=2000'
DATE: 2-8-2023
JOB NUMBER: 23004

DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

SECTION 3

PROJECT NARRATIVE

Section 3 – Project Narrative

Zoning: Industrial (I-1) and Business (B-2)*
* - (portion of property in B-2 not utilized for this application)
Acreage: 3.9± acres
Tax Map/Lot: 12/12
Existing Use: Multi-unit commercial/industrial building
Proposed Use: Medical Marijuana Caregiver Retail Store & Marijuana Products
Manufacturing Facility
Principals of Project: Headies, LLC – authorized agent Justin Marshall

Applicants:

Headies, LLC. is a family owned business, formed by Justin Marshall and Sarah Trask. Justin and Sarah, both born and raised in Maine, live in Gray Maine with their daughter. Sarah has a background in business management and Justin was previously employed with IDEXX Laboratories as a consultant in veterinary diagnostics tools, before becoming Medical Cannabis Caregivers in 2018.

Headies, LLC. intends to lease Unit 1 at 12 Grays Lane and is requesting to amend a previously issued Conditional Use permit to operate as a Medical Marijuana Caregiver Retail Store. In addition, Headies, LLC. would also like the City of Biddeford Planning Board to consider allowing Headies, LLC. to operate a kitchen that would function as a Marijuana Products Manufacturing Facility.

Project Background:

In July of 2022, a Notice of Decision was issued from the City of Biddeford Planning Department, approving the conditional use of the property as a Medical Cannabis Caregiver Retail Store for the applicant Gasland Farms, LLC. Gasland Farms, LLC. did not complete buildout of their retail store space and never operated as a retail store at that location.

The owner of the property, Nichols Holdings, LLC. and Headies, LLC. have been performing due diligence in effort to secure a lease agreement which will allow Headies, LLC. to operate in lieu of Gasland Farms, LLC. in Unit 1 of 12 Grays Lane.

Project Site:

The applicant does not intend to provide any site improvements, with the exception of interior building improvements. The only site improvement applicant would like, is to utilize the existing signage located onsite along the Grays Lane frontage for the property and replace the sign that currently displays Gasland Farms with their own sign. The size and color scheme would remain the same as the existing sign, and the new sign would simply be a replacement sign with “Headies, LLC” displayed and will comply with all City of Biddeford sign standards.

Parking Requirements:

The Gasland Farms, LLC conditional use application included a site plan showing the location of parking and proposed parking striping. That plan has been provided with this application. At the time of site inspection, parking striping was not completed, but it was evident that paving of the site had recently been performed. The applicant will be ultimately be responsibility for ensuring striping is installed and maintained, as soon as weather permits.

Per Table 6-49B the following parking requirements apply to the proposed leased unit:

<u>Use</u>	<u>Min. requirement/total required</u>	<u>Provided</u>
Retail business	1 space per 300 sf / (2,447 sf/300 sf) = 8.15	10 spaces

Description of Operation:

Headies, LLC., plans to operate a Title 22, Chapter 558-C: Maine Medical Use of Cannabis Act compliant high-end Caregiver Storefront in the 900± square foot showroom. The storefront is expected to be open to Medical Marijuana licensed patients from 10am to 8pm, 7 days a week. There are no proposed site improvements, with proposed improvements limited to the portion of the interior building that would be included under the terms of the lease agreement. Specifically, proposed improvements will include installing display cases and POS counters for conducting business with medical cannabis patients, and creation of a comfortable seating for waiting patients in our showroom.

In addition, as a separate decision from the request to operate a Medical Marijuana Caregiver Retail Store, Headies, LLC. would like the Planning Board to consider allowing them to operate a kitchen within the leased unit space. The kitchen would function as a Marijuana Products Manufacturing Facility, in which purchased medical marijuana extract/distillate would be mixed and prepared into consumable edible products, that would be packaged for purchase in the storefront.

Building layout and description of specific uses:

A unit layout plan with each room labeled has been prepared that illustrates the overall building and all points of access into the building. The plan also illustrates the proposed final configuration of internal walls, location of security cameras, and identifies each room. The following brief description summarizes the intended function of corresponding to each room identified on the plan:

- Retail and display area will be used to meet and consult with medical cannabis patients. Products will be displayed within display cases and shelves, and once consulted with patients will be able to purchase and complete the sales of marijuana medicine products. This area will include a seating area for waiting patients.
- Offices 1, 2, and 3 will be utilized as private offices for employees to perform typical business duties. No cannabis or cannabis products will be stored, prepared or packaged in the offices.
- Employee break room will be utilized as a private room for employees to take work breaks and for meals.
- Kitchen and edible consumables production area will be used (if Planning Board grants separate approval) to prepare, package, and store medical cannabis edibles. If Planning Board grants only the approval for the retail storefront this area will be built as a kitchen and will be used solely as a kitchen for the employees to prepare food during work breaks.

Waste/Recycling:

Typical office trash will be (consisting of paper/packaging waste) will be the responsibility of Headies, LLC. and they intend to utilize City trash and recycling services for generally waste handling. Bulk waste and any cannabis waste material including but not limited to, cannabis plant material, used packaging materials and used containers that contained cannabis or cannabis products will be removed from the facility and taken to the location of Headies, LLC marijuana cultivation facility, so that no cannabis material is improperly disposed of. Due to the nature of the operation, if the Planning Board prefers, all waste and recycling could be taken offsite to ensure proper disposal and that there is no mixing/contamination of cannabis products with other typical waste & recycling items.

Employees:

Headies, LLC. intends to maintain at least two (2) employees/staff at the store when open to patients 10am to 8pm, 7 days a week. Headies, LLC. intends to hire a store manager, an assistant store manager, two (2) sales associates and two (2) assistant sales associates.

Deliveries:

Headies, LLC. will only maintain manway access to the building. While existing loading bays serve the building, Headies, LLC.'s leased space will not have access to any of the loading bays. Cannabis products will likely be delivered in private (personal/company) vehicles operated by Headies, LLC.. The majority of cannabis and cannabis products will be removed from the premises at the end of the day and brought back at the start of the following day; to reduce the likelihood of theft and risk of product loss.

Typical office supply delivery trucks may make stops at the proposed site but those deliveries would be infrequent (weekly or monthly).

Security Plan:

Security camera locations are shown on the layout plan, and the security network will be housed in the electric and utility closet shown on the layout plan. All exterior and interior doors shown on the layout plan will be equipped with locks. The entrance along the side of the building will serve as the primary entry to the retail area, and will remain unlocked while the store is open to patients. All other doors will remain locked while the store is open to patients, so that patients and anyone other than employees will not have access to any of the offices, the break room, packaging & storage room or the kitchen.

Odor Control:

While the site will not be used for cultivation and or consumption of cannabis, odor management is a concern of the applicant. To ensure that all patients, employees and visitors as well as all surrounding neighbors do not have any discernable odors emitting from the site, as well as to make the inside of the store pleasant to patients, employees and visitors, Headies, LLC. will include procedural and building/engineering controls.

Procedurally, Headies, LLC. will only display packaged cannabis and cannabis products. Limited inventory will be on display within display counters and shelves, with all cannabis and cannabis product inventory not on display securely stored, with limited access in the packaging and storage area of the leased unit. Display counters, cases, and shelves will be fully enclosed and shut at all times except when employees need access. All doors into and out of the building, exterior windows, as well as internal doors will be closed at all times.

Engineering controls will include installation of a carbon filter and inline fan on each air intake in the retail store portion of the unit. In addition, a commercial portable carbon air filter will also be located on site, and will primarily be located in the retail area. Manufacturer's specifications for the carbon air filter devices are included with this section.



SUPERIOR QUALITY BE CONCENTRATE ON EVERY DETAIL

POWERFUL MOTOR

Energy efficiency, quieter operation



ABS HOUSING

Premium ABS plastic, more durable

TILTED FAN BLADES

Increases 40% airflow
than ordinary blades

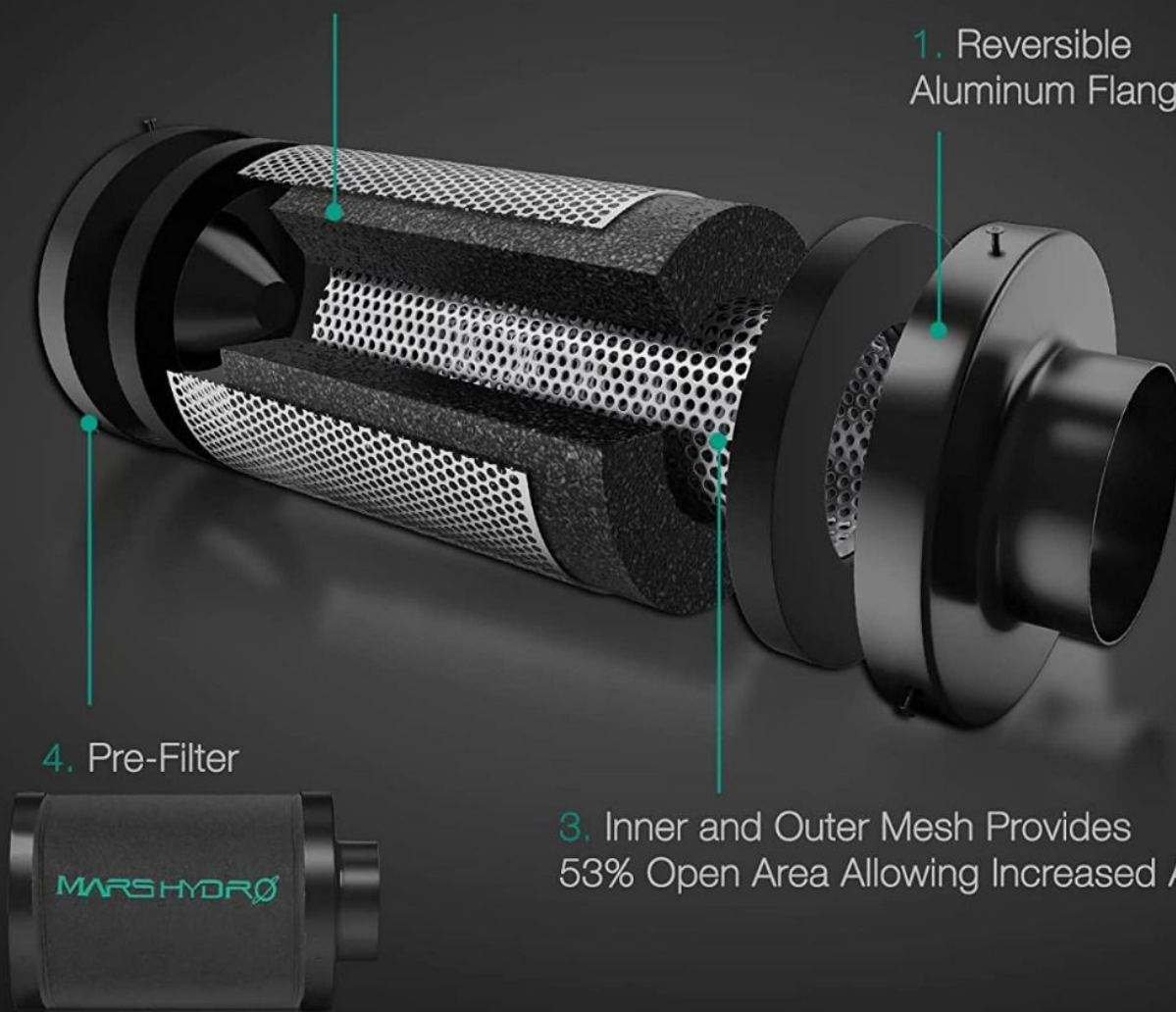
CARBON FILTER FEATURE

2. Premium 1050+ Grade
Australian Virgin Charcoal Bed

1. Reversible
Aluminum Flanges

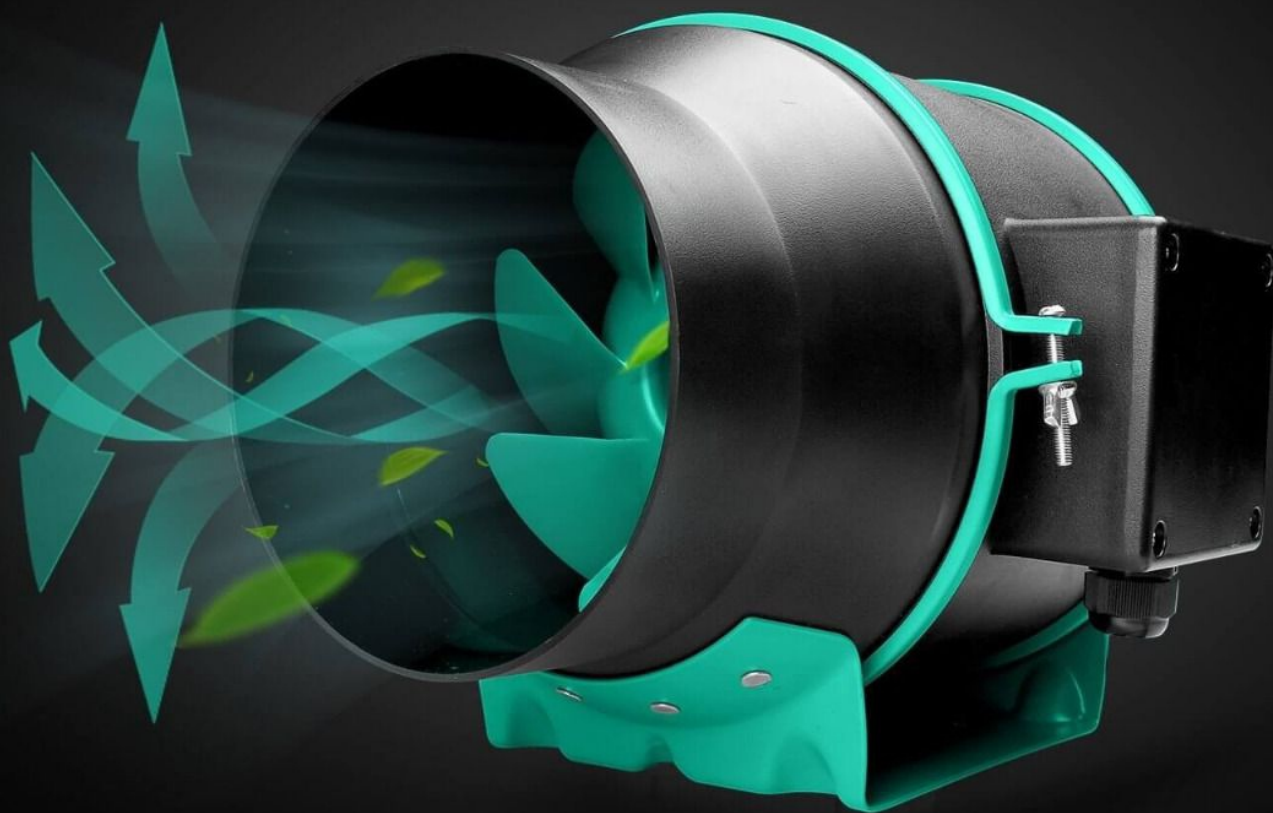
4. Pre-Filter

3. Inner and Outer Mesh Provides
53% Open Area Allowing Increased Air Flow



MIXED-FLOW DESIGN

The fans maintain peak performance in high static pressure environments.



DUST-PROOF



ENERGY SAVING



WATER-PROOF



LOW NOISE



Air Purifiers / Medium

5500-2

4-Stage True HEPA Air Purifier with Washable AOC™ Carbon Filter & PlasmaWave® Technology

- **†AHAM Verifide® at 360 sq ft.** : Also cleans rooms up to 1,740 sq ft in 1 hour (870 sq ft in 30 minutes, 580 sq ft in 20 minutes, 435 sq ft in 15 minutes)
- **Washable Fine Mesh Pre-Filter:** The first line of defense against the largest airborne particles found indoors
- **Washable AOC™ Carbon Filter:** Reduces VOCs and household odors from cooking, pets, and smoke. It is designed to catch airborne particles found indoors, which also helps prolong the True HEPA Filter life^Δ

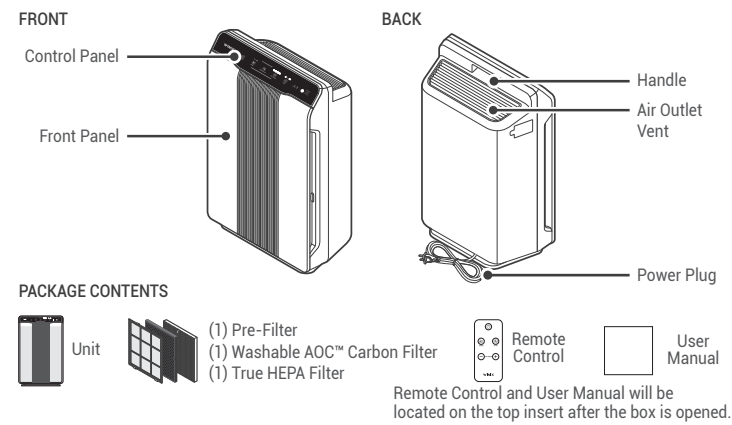


Specifications

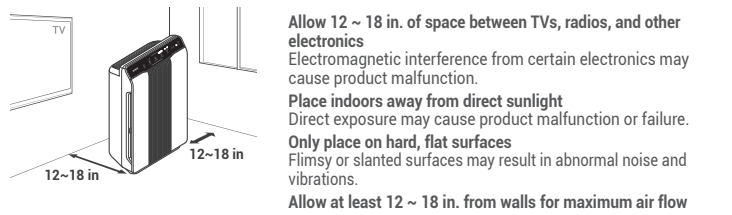
Replacement Filter

MODEL NAME	5500-2
AHAM VERIFIED ROOM SIZE	360 sq. ft.
CADR (DUST / POLLEN / SMOKE)	243 / 246 / 232
CLEAN AIR CHANGES PER HOUR (BASED ON AHAM VERIFIED ROOM SIZE)	5
MINIMUM NOISE LEVEL	27 dB
STAGES OF FILTRATION	4-Stage
HEPA FILTER (FILTER LIFE)	99.99% True HEPA (12M)
DEODORIZATION FILTER (FILTER LIFE)	Washable AOC™ Carbon (12M)
AIR QUALITY INDICATOR	LED (3 Color)
NUMBER OF FAN SPEEDS	5
TIMER	Yes
SMART SENSORS	Dual Smart Sensors
SLEEP MODE	Automatic Sleep Mode
AUTO MODE	Yes
ADVANCED TECHNOLOGIES	PlasmaWave®
FILTER REPLACEMENT INDICATOR	Yes
SMART FEATURE(S)	None
REMOTE CONTROL	Yes
PRODUCT WEIGHT (LBS)	14.8
PRODUCT DIMENSIONS (W" X D" X H")	15 x 8.2 x 23.6
WARRANTY	2 Year
COUNTRY OF MANUFACTURE	Korea
CERTIFICATIONS	AHAM / Energy Star / UL / CARB / Prop65

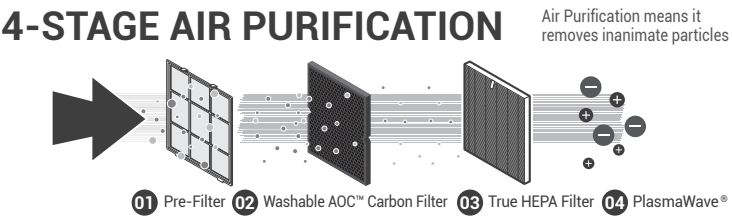
MODEL PART DIAGRAM



WHERE TO USE

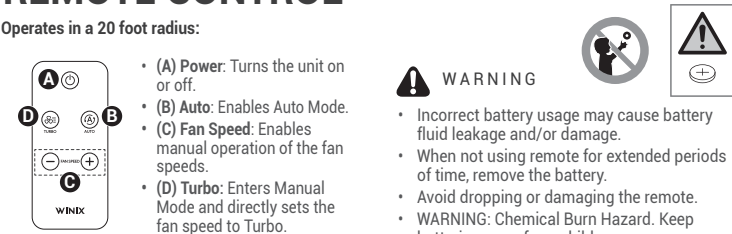


4-STAGE AIR PURIFICATION

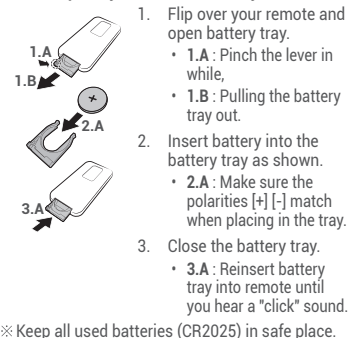


REMOTE CONTROL

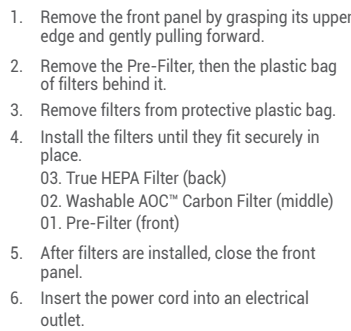
Operates in a 20 foot radius:



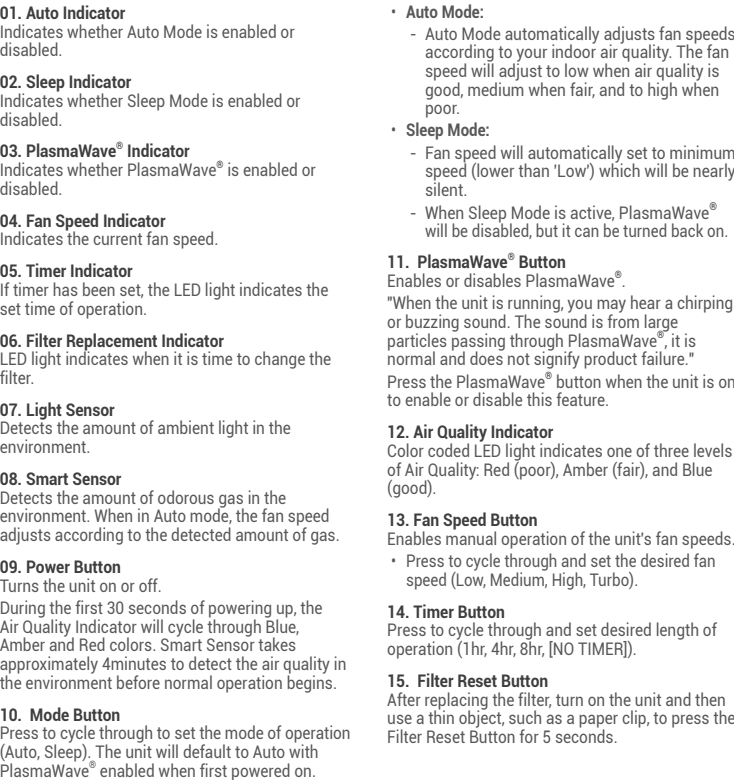
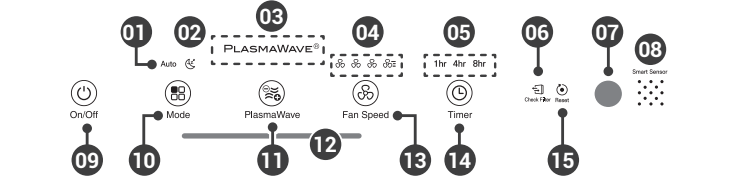
How to replace your remote's battery:



INITIAL OPERATION



CONTROL PANEL



MAINTENANCE

When to Replace Filters

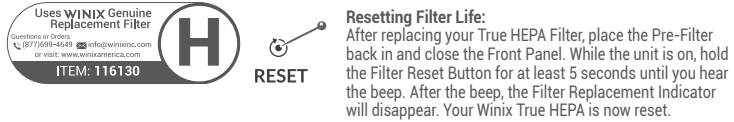
Filter	Indicator Light	When to Service	When to Replace
Pre-Filter	none	Clean once every 14 days	Permanent
Washable AOC™ Carbon Filter	Check Filter	* Clean once every 3 months	Last Approx. 12 months
True HEPA Filter		Can NOT be WASHED	

• When the Check Filter Indicator LED is on, it is time to replace the True HEPA Filter and Washable AOC™ Carbon Filter.

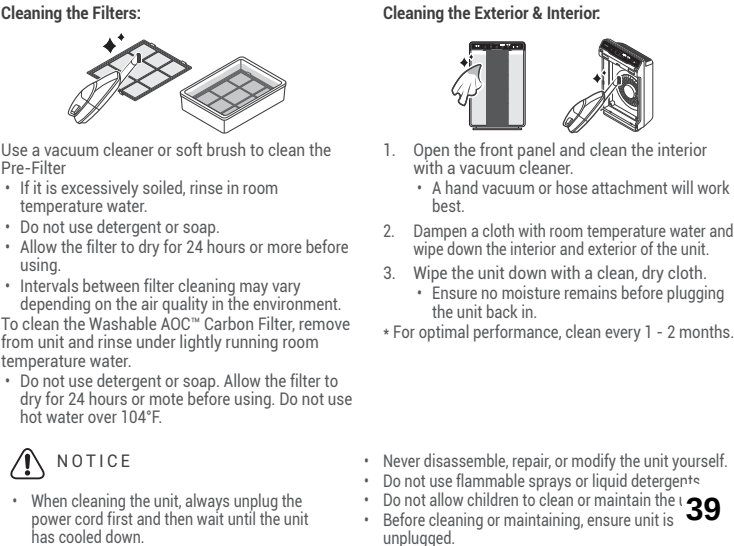
• Intervals between filter replacement may vary depending on environment.

* Filter performance may decrease after each wash and depending on contamination level prior to washing.

REPLACING FILTERS



CLEANING CARE



SAFETY AND CAUTIONS

Before operating this equipment, carefully read and follow these safety cautions.

Ensure filters are inserted before running unit.

Running the unit without filters can shorten the lifespan of the unit and cause electric shock or injury.

Be sure foreign objects are NOT inserted into the vents on the unit.

Objects can include pins, rods, and coins.

Do not touch any part of the interior of the unit with wet hands.

The high voltage may cause electric shock.

Ensure unit intake and outlet vents do not become blocked.

Blockage may lead to increased internal temperatures causing product failure and deformation.

Do not use the unit as a step stool or place heavy objects on the unit.

Personal injury may occur or product failure and deformation.

- Do not pull on the power cord when unplugging the unit.
- Do not tie or knot the power cord when unit is in operation.
- If the unit becomes submerged in water, unplug it and contact customer service.
- Do not unplug or move the unit while in operation.
- Do not plug additional appliances into the same outlet or power supply.
- Do not touch the plug with wet hands.
- Unplug the unit when not in operation for extended periods of time.
- Do not place around heating elements.
- Do not use around mist or fumes from industrial oil or around large quantities of metallic dust.

**WARNING**

Follow these instructions to reduce the risk of serious injury or death and to reduce risk of damaging the unit.

- If the power cord is damaged, it must be replaced by a special cord. Reassembly is available from the manufacturer or its service agent.
- This appliance is not intended for use by a person (including children) with reduced physical, sensory or mental capabilities, or lack of experience and knowledge of the unit, unless they have been given supervision or instruction concerning use of the appliance by a person responsible for their safety.
- Children should be supervised to ensure that they do not play with the appliance.
- This unit is not intended to be used to preserve documents or art conservation.

- The cord can become damaged by forcefully bending, pulling, twisting, bundling, pinching or placing heavy objects on it.
- Do not install in any sort of motor or transport vehicle (trucks, boats, ships, etc.).
- Do not place in an area with excessive amounts of noxious gases.
- Do not place near any flammable materials (aerosols, fuel, gases, etc.).
- Do not have the unit facing into wind or drafts.
- Do not place below any electrical outlet.
- Do not place in excessively humid areas where the unit may become wet.
- Do not place unit closer than 12 inches from the wall during operation. It may cause condensation on the wall and the surrounding area.

TWO YEARS WARRANTY

The terms of the warranty are as follows:

- This product is manufactured under stringent quality control and inspections.
- The warranty will be voided if product failure is a result of negligence or misuse by the consumer.
- A proof of purchase must be presented upon claiming a Product Warranty.
- Store the proof of purchase in a safe place or register your product on winixamerica.com to upload your proof of purchase.
- This warranty is valid only in the USA and Canada.

* for more information visit <https://winixamerica.com/terms-and-conditions/>

Product Name		Air Purifier
Model Name		5500-2
Purchase Date		
Warranty Period		Two (2) Years
Place of Purchase		
Place of Purchase tel.		
Customer	Address	
	Name	
	Tel.	

After purchase, be sure to complete all of the above information.

Warning: Changes or modifications to this unit not expressly approved by the party responsible for compliance could void the user's authority to operate the equipment.

Note: This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to Part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference in a residential installation. This equipment generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio communications. However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one or more of the following measures:

- Reorient or relocate the receiving antenna.
- Increase the separation between the equipment and receiver.
- Connect the equipment into an outlet on a circuit different from that to which the receiver is connected.
- Consult the dealer or an experienced radio/TV technician for help.

This device contains license-exempt transmitter(s)/receiver(s) that comply with Innovation, Science and Economic Development Canada's license-exempt RSS(s). Operation is subject to the following two conditions:

- This device may not cause interference.
- This device must accept any interference, including interference that may cause undesired operation of the device.

"In French: Cet appareil contient des émetteurs/récepteurs exemptés de licence et conformes aux normes Innovation, Science et Economic. RSS(s) sans licence de Développement Canada. Le fonctionnement est soumis aux deux conditions suivantes:

- cet appareil ne doit pas causer d'interférences nuisibles, et
- cet appareil doit accepter toute interférence reçue, y compris les interférences pouvant provoquer un fonctionnement non souhaité."

SAFETY INSTRUCTIONS

Thank you for purchasing a Winix air purifier. This product is for household use only.

IMPORTANT CAUTIONS FOR USING YOUR AIR PURIFIER:

WARNING:

Follow the instructions in this manual to reduce the risk of electric shock, short circuit, and/or fire.

- Do not repair or modify the unit yourself.
- All repairs should be completed by a qualified Winix technician.
- The plug for this unit is polarized with one blade wider than the other. Do not force the plug into an electrical outlet. Do not alter the plug in any way. If the plug does not fit into the outlet, reverse the plug. If it still does not fit, contact a qualified technician to install a proper outlet.
- Do not use if the power cord or plug is damaged or the connection to the wall outlet is loose.
- Use AC 120 V only.
- Do not damage, break, forcefully bend, pull, twist, bundle, coat, pinch, or place heavy objects on the power cord.
- Periodically remove dust from the power plug. This will reduce the risk of shock due to humidity build up.
- Remove the power plug from the outlet before cleaning the unit. When removing the power plug, grasp by holding the plug itself, never hold by the cord.

- If the power plug is damaged, it must be replaced by the manufacturer or a qualified technician.
- Remove the power plug from the outlet when not in use.
- Do not handle the power plug with wet hands.
- Do not operate the unit when using indoor smokegenerating insecticides.
- Do not clean unit with benzene or paint thinner. Do not spray insecticides on the unit.
- Do not use the unit where it is humid or where the unit may become wet, such as the bathroom.
- Do not insert fingers or foreign objects into air intake or outlet.
- Do not use the unit near flammable gases. Do not use near cigarettes, incense, or other spark-creating items.
- Unit will not remove carbon monoxide emitted from heating appliances or other sources.
- Unplugging the product disconnects the remote functions.

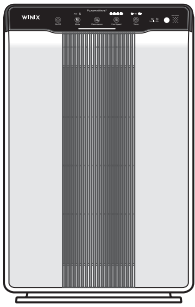
IMPORTANT PRECAUTIONS FOR USING YOUR AIR PURIFIER:

- Do not block the intake or outlet vents.
- Do not use near hot objects, such as a stove.
- Do not use where the unit may come into contact with steam.
- Do not use the unit on its side.
- Keep away from products that generate oily residue, such as a deep fryer.
- Do not use detergent to clean the unit.
- Do not operate without a filter.
- Do not wash and reuse the True HEPA Filter.
- Hold the handle on the back of the unit to transport.
- Do not hold by the front panel.
- Do not stick any small objects into the air outlet vents or fan.

BATTERY IN REMOTE CONTROL:

- This product contains a button battery. If swallowed, it could cause severe injury or death in just two hours. Seek medical attention immediately.
- "In French: Cet article contient une pile bouton. De graves blessures ou la mort pourraient suivre dans les deux heures suivant l'ingestion. Demander l'aide de professionnels de la santé sur le champ."

WINIX
AIR PURIFIER



5500-2 USER MANUAL

UNIT SPECIFICATIONS

Model Name	5500-2	Dimensions	15 in(W) × 8.2 in(D) × 23.6 in(H)
Power Voltage	AC 120 V / 60 Hz	Weight	15 lbs
Power Rate	70 W	Replacement Filter	Filter H / SKU: 116130
Verified Room Size	360 sq.ft.		

The exterior, design, and product specifications may be changed without prior notice to improve product performance.









The energy efficiency of this ENERGY STAR certified model is measured based on a ratio between the model's CADR for smoke and the electrical energy it consumes, or CADR/Watt.

Contact Winix for product related inquiries and customer service

- Dedicated Call Center: ☎ (877) 699-4649
- Website: [www.winixamerica.com](https://winixamerica.com)

To expedite service, please specify the model name and number, the nature problem, your contact information, a your address.

40

SECTION 4

RIGHT, TITLE OR INTEREST DOCUMENTS

Section 4 – Right, Title or Interest Documents

The project site is owned by Nichols Holdings LLC. by Quitclaim Deed recorded in the York County Registry of Deeds Book 18823 Page 535. The agent authorization letter from the owner was provided in this application.

DLN:1002140165281

Quitclaim with Covenant Deed

NOW COMES K & A PROPERTIES, LLC a Maine limited liability company ("Grantor") with a mailing address of PO Box 516, Kennebunk, Maine, which for consideration paid grants and conveys, with Quitclaim Covenants, unto to NICHOLS HOLDINGS LLC a Maine limited liability company ("Grantee") with a mailing address of 64A Central Ave, Limerick, Maine, certain lots with the buildings and improvements thereon, situated in Biddeford, County of York, State of Maine, bounded and described as follows:

Beginning an iron pipe driven into the ground on the northeasterly side of a right of way leading from Elm Street northwesterly to land now or formerly of one Hill, and known as Michie Lane, the northeasterly sideline of the northwesterly part of which has been established by an exchange of Quitclaim Deed by Peter X. Nadeau and said Hill, said iron also being the westerly corner of land conveyed by said Nadeau to one G. Paquette;

Thence North 35° 55' East by said Paquette's land, and land now or formerly of one Lucien Nadeau 258.77 feet to an iron pipe driven in to the ground;

Thence North 43° 16' West by said Lucien Nadeau's land 270.64 feet to an iron pipe driven into the ground and land of said Hill, said iron pipe being the southwesterly end of a line established by an exchange of Quitclaim Deeds by said Nadeau and said Hill, January 28, 1950;

Thence South 51° 40' West by a line established by an exchange of Quitclaim Deed between Nadeau and said Hill, 316.10 feet to an iron pipe driven into the ground, said line being the prolongation of said line previously established if produces southwesterly, said iron also being South 51° 37' East 100.85 feet from the cornerboard of the easterly corner of the house standing on said Hill's land, and being 115.36 feet southeasterly from the cornerboard at the southerly corner of said house;

Thence South 56° 52' East 150.10 feet from an iron pipe driven into the ground, said iron being 44.94 feet easterly from the cornerboard at the northerly corner of the barn standing on said Nadeau's land and being 38.48 feet northerly from the underpinning at the northerly corner of the milk room attached to the northeasterly side of said barn;

Thence South 50° 29' East 202.18 feet to the point of beginning. The last two above described lines are as established by an exchange of Quitclaim Deed by said Nadeau and said Hill. Together with a right of way over the above mentioned land called "Michie Lane" to and from the above described lot of land and the highway, U.S. Route #1, to said Grantees, its successors and assigns.

Maine R.E. Transfer Tax Paid

Excepting and reserving from the above, two parcels of land as more fully described in Quitclaim Deed recorded in Book 6985, Page 124.

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

Beginning at an iron pope driven into the ground on the northeasterly side of Michie Lane, at the westerly corner of land conveyed by one Peter X. Nadeau to Robert J. Paquette et al;

Thence northeasterly by said land of Paquette and making an included angle of $86^{\circ} 24'$ with said Lane one hundred twenty (120) feet to an iron pipe driven into the ground and remaining land now or formerly of said Peter X. Nadeau;

Thence northwesterly by said remaining land of said Nadeau and making an included angle of $101^{\circ} 24'$ with last described line one hundred seven and $87/100$ (107.87) feet to an iron pipe driven into the ground and other remaining land now or formerly of said Nadeau thence southwesterly by said other remaining land now or formerly of said Nadeau and parallel with the first above described line one hundred thirty-four $60/100$ (134.60) feet to an iron pipe driven into the ground on the northeasterly side of said Lane;

Thence southeasterly by said Lane and making an included angle of $83^{\circ} 36'$ with the last described line one hundred six (106) feet to the point of beginning.

Together with a right of right of way over the above mentioned land called "Michie Lane" to and from the above described lot of land and the highway, U.S. Route #1, to Grantees its successors and assigns.

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

Beginning at an iron pipe driven into the ground on the northeasterly side of Michie Lane, so-called, said iron being twenty-five (25) feet northwesterly from the westerly corner of land conveyed by Peter X. Nadeau to one Dube by his deed dated July 10, 1951, recorded in the York County Registry of Deeds, Book 1194, Page 95;

Thence northeasterly by the remaining land now or formerly of Peter X. Nadeau and at a right angle with said Lane one hundred (100) to an iron pipe driven into the ground and said other remaining land now or formerly of Peter X. Nadeau, said line being twenty-five (25) feet northwesterly from and parallel to the northwesterly sideline of said Dube's land;

Thence northwesterly by said remaining land now or formerly of Peter X. Nadeau and making an included $101^{\circ} 24'$ with the last described line one hundred two (102) feet to an iron pipe driven into the ground and land conveyed by Peter X. Nadeau to one Gerard A. Paquette et al;

Thence southwesterly by said land conveyed to said Gerard A. Paquette et al;

Thence parallel with the first above described line one hundred twenty (120) to an iron pipe driven into the ground on the northeasterly side of said Lane;

Thence southeasterly by said Lane and making an included angle of $93^{\circ} 36'$ with the last described line 2.12 feet to a tall stone bound at an angle in said Lane;

Thence southeasterly by said Lane and making an included angle of $176^{\circ} 24'$ with the last described line ninety-seven and $88/100$ (97.88) feet to the point of beginning.

Together with a right of way over the above mentioned land called "Michie Lane" to and from the above described lot of land and the highway, U.S. Route #1, to said Grantees, its successors and assigns.

Subject to easement of record.

A certain lot or parcel of land situated northeasterly of, but not adjacent to, Gray's Lane (also known as Michie Lane) and northwesterly of, but not adjacent to, U.S. Route #1, in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

Beginning at an iron pipe found driven into the ground on the southeasterly sideline of land described in a deed to Fiber Materials, Inc. dated May 30, 1975, and recorded at the York County Registry of Deeds in Book 2078, Page 640 at the northerly corner of land described in a deed to John W. Belanger and Eva. L. Belanger, recorded at said Registry of Deeds in Book 4184, Page 210;

Thence South $43^{\circ} 16' 45''$ East, by said land of said Belangers, two hundred seventy and $92/100$ (270.92) feet to an iron pipe found driven into the ground;

Thence by remaining land of Lucien P. Nadeau and Simona F. Nadeau the following four (4) courses and distances, North $49^{\circ} 50'$ East, a distance of ninety-nine and $02/100$ (99.02) feet to an iron rod with survey cap driven into the ground;

Thence North $36^{\circ} 48' 45''$ East, a distance of one hundred seventy-two and $51/100$ (172.51) feet to an iron rod with survey cap driven into the ground;

Thence North $32^{\circ} 02' 45''$ West, a distance of one hundred three and $40/100$ (103.40) feet to a nine (9) inch spike set in the ground;

Thence North $58^{\circ} 41'$ West, a distance of one hundred twenty-seven and $71/100$ (127.71) feet to a granite stone painted yellow;

Thence South 51° 40' West, partly by land described in a second deed to Fiber Materials, Inc., dated December 1, 1971, recorded at said Registry in Book 1930, Page 385 and partly by said Land of Fiber Materials, Inc. first described, two hundred fifty-six (256) feet to the point of beginning.

Containing 1.60 acres.

The above courses are based on the South 51° 40' West bearing called for in said Book 1879, Page 545. The South 51° 40' West bearing was a magnetic bearing observed in 1949.

Reference is made to a "Plan Showing a Standard Boundary Survey made for John W. and Eve L. Belanger" dated March 29, 1988, made by Dow & Coulombe, Inc.

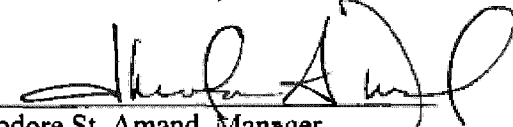
Being the same premises as conveyed to K & A Properties, LLC by Warranty Deed from Justin J. Stone dated February 5, 2010 and recorded in York Country Registry of Deeds in Book 15815, Page 112.

IN WITNESS WHEREOF K & A Properties, LLC as caused the instrument to be signed in its name and on its behalf by Theodore St. Amand, Manager, thereon duly authorized this 30th day of September, 2021.

WITNESS:

K & A PROPERTIES, LLC:


Signature

by: 
Theodore St. Amand, Manager

Richard A. Hull
Print Name

STATE OF MAINE
YORK, ss.

September 30, 2021

Then personally appeared before me THEODORE ST. AMAND, Manager of K & A PROPERTIES, LLC who gave oath and acknowledged the foregoing to be the free act and deed of K & A PROPERTIES, LLC and his authority to act herein on its behalf.

Before me,



Notary Public/Attorney at Law

Richard A. Hull

SECTION 5

FIRE DEPARTMENT COORDINATION

Section 5 – Fire Department Coordination

While the previous, Gasland Farms, LLC. application received an ability to serve letter from the City of Biddeford Fire Department; on behalf of the applicant the email sent to the Fire Department is included along with the prior ability to serve letter.

From: [J.P. Connolly](#)
To: ["scott.gagne@biddeford.org"](mailto:scott.gagne@biddeford.org)
Subject: Request for Ability to Serve ~ 12 Grays Lane, Unit 1
Date: Monday, February 6, 2023 11:42:00 AM
Attachments: [Pages from Gasland Farms Conditional Packet-2.pdf](#)

Good morning Chief;

My name is J.P. Connolly, and I work DM Roma Consulting Engineers. We are representing a company, Headies, LLC. that is interested in leasing Unit 1 at 12 Grays Lane and to operate as a retail medical cannabis store. It may be worth noting that in June of 2022, another company, Gasland Farms, reached out to you to confirm the Fire Departments' ability to serve an essentially identical use and operation in the same location. (I included a .pdf your email from that correspondence for your reference with this email).

We are requesting that if you believe that the Fire Department can provide service to our client's proposed business (as well as the remainder of the buildings tenants and clients), that you provide a response indicating such. In the event you would like any additional information, or have any comments, questions or concerns; please do not hesitate to contact me at your convenience.

Thank you for your time and consideration; I recognize the many responsibilities of the Fire Chief's so I want to let you know I do appreciate your time as well as any feedback you can provide us.

J.P. Connolly

Senior Project Engineer



<u>Mailing Address:</u>	<u>Office Location:</u>
P.O. Box 1116	850 Main Street
Windham, ME 04062	Westbrook, ME 04092
O: (207) 591-5055	
C: (760) 840-0997	



Jill Polster <jgpolster@gmail.com>

Fwd: 12 grays lane property

1 message

nick boss <nckkboss@gmail.com>
To: Jill Polster <jill@cohenlawmaine.com>

Tue, Jun 7, 2022 at 4:46 PM

----- Forwarded message -----

From: **Gagne, Scott** <Scott.Gagne@biddefordmaine.org>
Date: Tue, Jun 7, 2022 at 3:54 PM
Subject: RE: 12 grays lane property
To: nick boss <nckkboss@gmail.com>

The Biddeford Fire Department has the ability to serve the address location of [12 Grays Lane](#). Please let me know if you need any further information. Thank you.

[Biddeford Fire Department](#)

From: nick boss <nckkboss@gmail.com>
Sent: Tuesday, June 7, 2022 3:32 PM
To: Gagne, Scott <Scott.Gagne@Biddefordmaine.org>
Subject: 12 grays lane property

Hello Chief Gagne,

My name is Nicholas Boss I'm a registered medical cannabis caregiver and I own the property at [12 Grays lane](#), in Biddeford. We are currently going through the process of getting approved for a medical cannabis store at this location. And I am in need of a letter of from the fire department okaying the location for the Biddeford planning board approval. I was told to send you an email by the woman in reception. If you need anything further from me just please let me know.

SECTION 6

POLICE (E911) COORDINATION

From: [J.P. Connolly](#)
To: ["joanne.fisk@biddefordmaine.org"](mailto:joanne.fisk@biddefordmaine.org)
Subject: Request for Ability to Serve ~ 12 Grays Lane, Unit 1
Date: Monday, February 6, 2023 11:43:00 AM

Good morning Deputy Chief;

My name is J.P. Connolly, and I work DM Roma Consulting Engineers. We are representing a company, Headies, LLC. that is interested in leasing Unit 1 at 12 Grays Lane and to operate as a retail medical cannabis store. It may be worth noting that the site consists of an existing building that is currently partially occupied and is provided with existing building sewer connections to an existing City serviced sewer main. Additional the project location was previously approved in June of 2022 to operate as a medical cannabis storefront from the City Planning Board.

We are requesting a letter from your department indicating the ability of the City Police Department can (continue) to provide service to the proposed business at that location. In the event you would like any additional information, or have any comments, questions or concerns; please do not hesitate to contact me at your convenience.

Thank you for your time and consideration, and we look forward to your response.

J.P. Connolly

Senior Project Engineer



<u>Mailing Address:</u>	<u>Office Location:</u>
P.O. Box 1116	850 Main Street
Windham, ME 04062	Westbrook, ME 04092
O: (207) 591-5055	
C: (760) 840-0997	

SECTION 7

UTILITY COORDINATION

Section 7 – Utility Coordination

Potable Water – An existing public water main exists in Grays Lane that provides service to the existing building at 12 Grays Lane. We have coordinated with Maine Water Company to provide us an ability to serve statement and our email to Maine Water is included with this application. Previously, Maine Water Company provided an ability to serve letter to Gasland Farms, LLC. (also provided).

Wastewater Disposal – The existing building is served by private subsurface disposal system and is not connected to any public sanitary sewer. We have confirmed this with the City Department of Public Works, and were told that no Grays Lane addresses receive a sewer bill and therefore are not connected to an public sewer utility.

From: [J.P. Connolly](#)
To: ["Milligan, Tom"](#)
Subject: RE: Request for Ability to Serve ~ 12 Grays Lane, Unit 1
Date: Monday, February 6, 2023 2:16:00 PM

Only one bathroom – not public / employee only – consisting of only a sink, and toilet (no urinals).

J.P.



Mailing Address: Office Location:
P.O. Box 1116 850 Main Street
Windham, ME 04062 Westbrook, ME 04092

O: (207) 591-5055
C: (760) 840-0997

From: Milligan, Tom <Tom.Milligan@Biddefordmaine.org>
Sent: Monday, February 6, 2023 1:58 PM
To: J.P. Connolly <jp@dmroma.com>
Subject: RE: Request for Ability to Serve ~ 12 Grays Lane, Unit 1

Will there be public use bathroom if so, unisex or men's and woman's, number of fixtures in each and whether toilets or urinals or both

Tom Milligan, PE

City of Biddeford | P.O. Box 586, Biddeford, ME 04005
207-571-0638 | tom.milligan@biddefordmaine.org (Office Hours: Mon-Thu, Closed Fri)

From: J.P. Connolly [<mailto:jp@dmroma.com>]
Sent: Monday, February 6, 2023 1:40 PM
To: Milligan, Tom <Tom.Milligan@Biddefordmaine.org>
Subject: RE: Request for Ability to Serve ~ 12 Grays Lane, Unit 1

EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon;

First of all, I really appreciate the prompt response Mr. Milligan.

The general business plan is to operate a Title 22, Chapter 558-C: Maine Medical Use of Cannabis Act compliant high-end Caregiver Storefront in the 900± square foot showroom. At this time, we anticipate that our operating hours would be 10am to 8pm, 7 days a week. Property improvements are intended to be limited to the portion of the interior building that the applicant would be leasing.

Specific improvements will include installing display cases and POS counters for conducting business with medical cannabis patients, and to create comfortable seating for waiting patients in our showroom. There are also five (5) offices that we plan to use for secured product storage, business operations and a break room. As a courtesy to their customers, they also plan to invite a medical professional to offer licensing to patients on a periodic basis.

The plan is to utilize the previously approved layout that includes an employee only bathroom. Ultimately the goal is to operate with a total of six (6) employees. There is no proposed growing of cannabis, as Headies, LLC has an existing grow facility located in Buxton. The applicant is hoping to be granted approval for a edibles kitchen where they intend to mix cannabis distillate (not produced by the applicant but purchased) into products for sell on-site. The application focuses on the retail store as the primary goal, with the kitchen as a additional and separate request for approval from the Planning Board; as such it may not get approved, but for your purposes I would presume that a kitchen will at sometime in the future be present, of course provided the Planning Board approves the use.

J.P.



Mailing Address: Office Location:
P.O. Box 1116 850 Main Street
Windham, ME 04062 Westbrook, ME 04092

O: (207) 591-5055
C: (760) 840-0997

From: Milligan, Tom <Tom.Milligan@Biddefordmaine.org>
Sent: Monday, February 6, 2023 11:56 AM
To: J.P. Connolly <jp@dmroma.com>
Subject: RE: Request for Ability to Serve ~ 12 Grays Lane, Unit 1

Please provide the number of employees, will there be public bathrooms, will any growing be done on site, will there be any product manufacturing/baking/preparation on site

Tom Milligan, PE
City of Biddeford | P.O. Box 586, Biddeford, ME 04005
207-571-0638 | tom.milligan@biddefordmaine.org (Office Hours: Mon-Thu, Closed Fri)

From: J.P. Connolly [<mailto:jp@dmroma.com>]
Sent: Monday, February 6, 2023 11:43 AM
To: Milligan, Tom <Tom.Milligan@Biddefordmaine.org>
Subject: Request for Ability to Serve ~ 12 Grays Lane, Unit 1

EXTERNAL: This email originated from outside of the City of Biddeford email system. Do

not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mr. Milligan;

My name is J.P. Connolly, and I work DM Roma Consulting Engineers. We are representing a company, Headies, LLC. that is interested in leasing Unit 1 at 12 Grays Lane and to operate as a retail medical cannabis store. It may be worth noting that the site consists of an existing building that is currently partially occupied and is provided with existing building sewer connections to an existing City serviced sewer main.

We are requesting a letter from your department indicating the ability of the City Sewer Department can (continue) to provide sewer service to the proposed business at that location. In the event you would like any additional information, or have any comments, questions or concerns; please do not hesitate to contact me at your convenience.

Thank you for your time and consideration, and we look forward to your response.

J.P. Connolly

Senior Project Engineer



<u>Mailing Address:</u>	<u>Office Location:</u>
P.O. Box 1116	850 Main Street
Windham, ME 04062	Westbrook, ME 04092
O: (207) 591-5055	
C: (760) 840-0997	

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Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

From: [J.P. Connolly](#)
To: ["customerservice@ctwater.com"](mailto:customerservice@ctwater.com)
Subject: Request for ability to serve letter for an existing building ~ 12 Grays Lane, Biddeford ME
Date: Monday, February 6, 2023 10:58:00 AM
Attachments: [Pages from Gasland Farms Conditional Packet.pdf](#)

Good morning;

My name is J.P. Connolly, and I work DM Roma Consulting Engineers. My firm is representing Headies, LLC., a company that is interested in leasing Unit 1 at 12 Grays Lane and to operate as a retail medical cannabis store. It may be worth noting that in June of 2022, another company, Gasland Farms, reached out to you to confirm Maine Water's ability to serve for an essentially identical use and operation in the same location. I have included that previous response letter for your reference.

We are requesting that Maine Water provide us with a letter stating the ability to provide service to our client's proposed business. In the event you would like any additional information, or have any comments, questions or concerns; please do not hesitate to contact me at your convenience.

J.P. Connolly

Senior Project Engineer



<u>Mailing Address:</u>	<u>Office Location:</u>
P.O. Box 1116	850 Main Street
Windham, ME 04062	Westbrook, ME 04092
O: (207) 591-5055	
C: (760) 840-0997	



June 7th, 2022

Nichols Holdings LLC
Matthew T. Laudani
70 Pool Street
Biddeford, ME 04005

Re: Ability to Serve – 12 Grays Lane – Biddeford – Dispensary Storefront Renovation

Greetings,

The Maine Water Company (MWC) has received your request for an Ability to Serve Determination for the property located at 12 Grays Lane, Biddeford, Maine for the above referenced project. The request indicates a plan to redevelop the existing commercial space, into a Storefront dispensary. Maine Water understands that this establishment will have one bathroom and two employees. The static pressure in the area is approximately **35-40 psi**. Any domestic water usage is considered negligible. Based on the criteria, MWC does have sufficient capacity in the area from the existing 8-inch cast iron main on Grays Lane to serve this project. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- It is our understanding that the existing service lines are adequately sized and will not be changed.
- Notify Maine Water of any changes to the existing service line connections.
- A residential backflow device will be required on the internal plumbing as a change of use if there is not one already installed.

Should a request 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

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

Marcus Knipp, E.I.T.
Engineer

SECTION 8

PHOTOGRAPHS OF THE SITE

DM ROMA

CONSULTING ENGINEERS



PHOTO 1 – LOOKING NORTH INTO PROJECT SITE FROM GRAYS LANE.



PHOTO 2 – LOOKING WEST ALONG GRAYS LANE.



PHOTO 3 – LOOKING NORTH AT EXISTING BUILDING, PROPOSED MAIN ENTRANCE TO THE STOREFRONT LOCATED ON SOUTH FACING (LEFT SIDE OF PHOTO).



PHOTO 4 – LOOKING EAST ALONG SOUTH SIDE OF BUILDING (STORE ENTRY).

SECTION 9

WAIVER REQUESTS

Section 9 – Waiver Requests

As the project associated with this application is not proposing any additional site improvements, the applicant wishes the Planning Board consider granting a waiver of the Site Plan requirement for this project. The previously approved NOD from July 7, 2022 included a “Proposed Site Plan” (included with this application). The applicant agrees to ensure that parking striping shown on the “Proposed Site Plan” has been completed and will maintain it thru the duration of their lease and operation of the retail store.



SEE COVER SHEET FOR GENERAL NOTES AND CODE SUMMARY

INFORMATION SHOWN ON THE COVER SHEET APPLIES TO ALL TRADES FOR THE WORK OF THIS PROJECT, AND INCLUDES TYPICAL NOTES AND SPECIFIC CODE REQUIREMENTS FOR THOSE TRADES.

CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT THE WORK.

THIS DRAWING IS A PART OF A FULL SET OF DRAWINGS COMPRISING THE CONTRACT DOCUMENTS FOR THE WORK OF THIS PROJECT. THE ARCHITECT/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS' ERRORS OR OMISSIONS IF EACH TRADE DOES NOT HAVE THE FULL SET OF THESE DRAWINGS AND SPECIFICATIONS.

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REVISIONS

KRAKENNEBUNK RIVER ARCHITECTS

WWW.KENNEBUNKRIVERARCHITECTS.COM

1662 Post Road Suite B6
Nellis, Maine 04050
207-266-6866

DRAWN:
MRB

CHECKED:

DATE:
6-16-22

PROJECT NO.

PROPOSED SITE
PLAN

SCALE: 1" = 10'-0"

S-O

Gasland Farms LLC.

1012 Green Road
Madawaska, Maine

65

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS NICHOLS HOLDINGS LLC BY DEED RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 18823 PAGE 535.

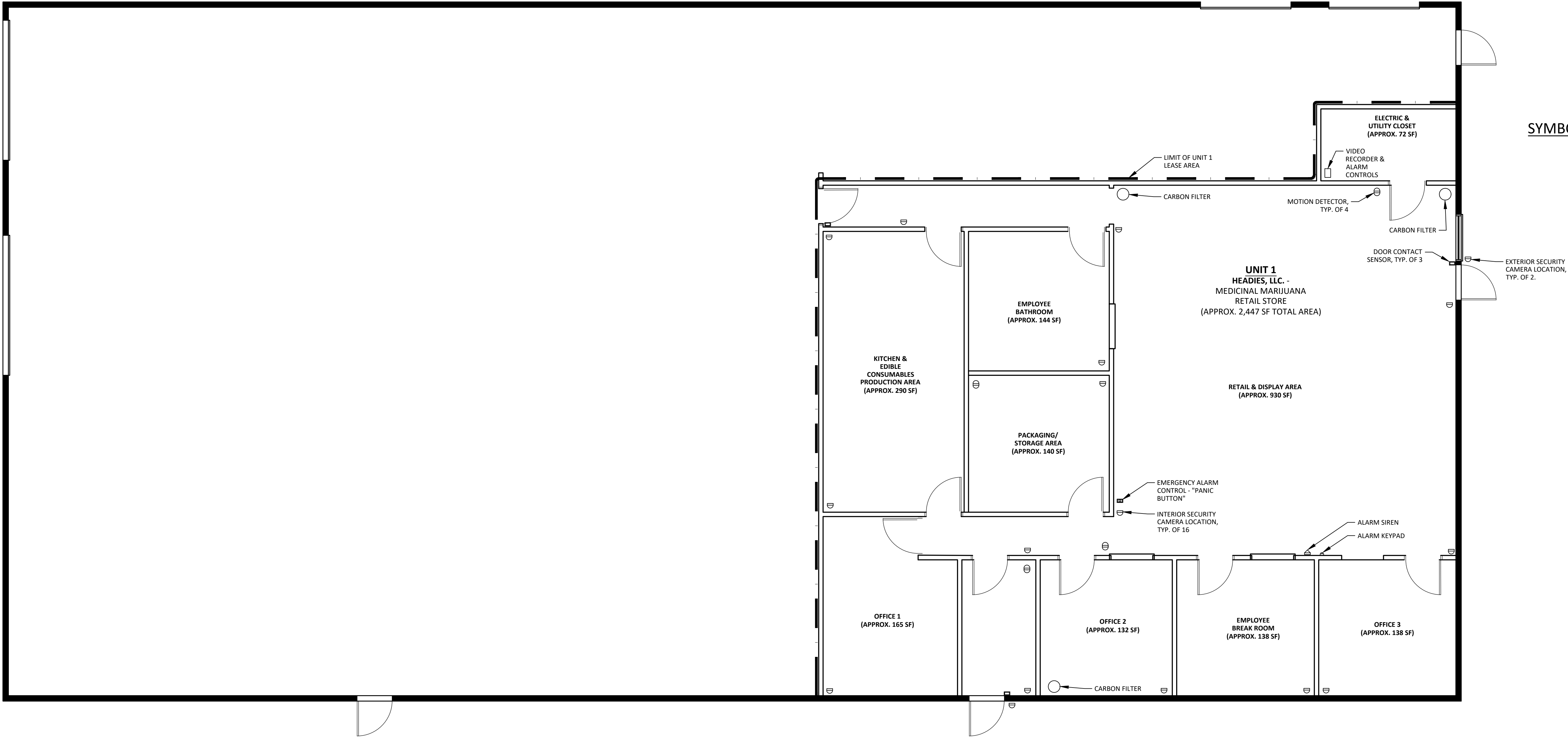
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 3.9± ACRES.

3. PARCEL TAX MAP REFERENCE: CITY OF BIDDEFORD ASSESSORS MAP 12, LOT 12.

4. PLAN REFERENCES:

A) GASLAND FA
ARCHITECTS

5. THE PROPERTY IS LOCATED IN THE INDUSTRIAL-1 (I-1) AND BUSINESS-2 (B-2) ZONING DISTRICTS.



SYMBOL LEGEND

- | | |
|---|---------------------|
|  | CARBON FILTER |
|  | MOTION DETECTOR |
|  | DOOR CONTACT SENSOR |
|  | SECURITY CAMERA |
|  | PANIC BUTTON |
|  | ALARM KEYPAD |
|  | ALARM SIREN |

[illegible]

LAYOUT PLAN - CONDITIONAL USE PERMIT

HEADIES, LLC - MEDICINAL MARIJUANA RETAIL STORE

UNIT 1, 12 GRAYS LANE
BIDDEFORD, MAINE

FOR: HEADIES LLC

12 MILLIKEN ROAD

23004

JOB NUMBER

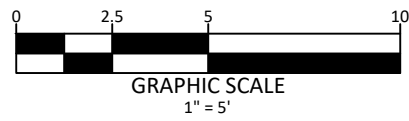
 $1'' = 5'$

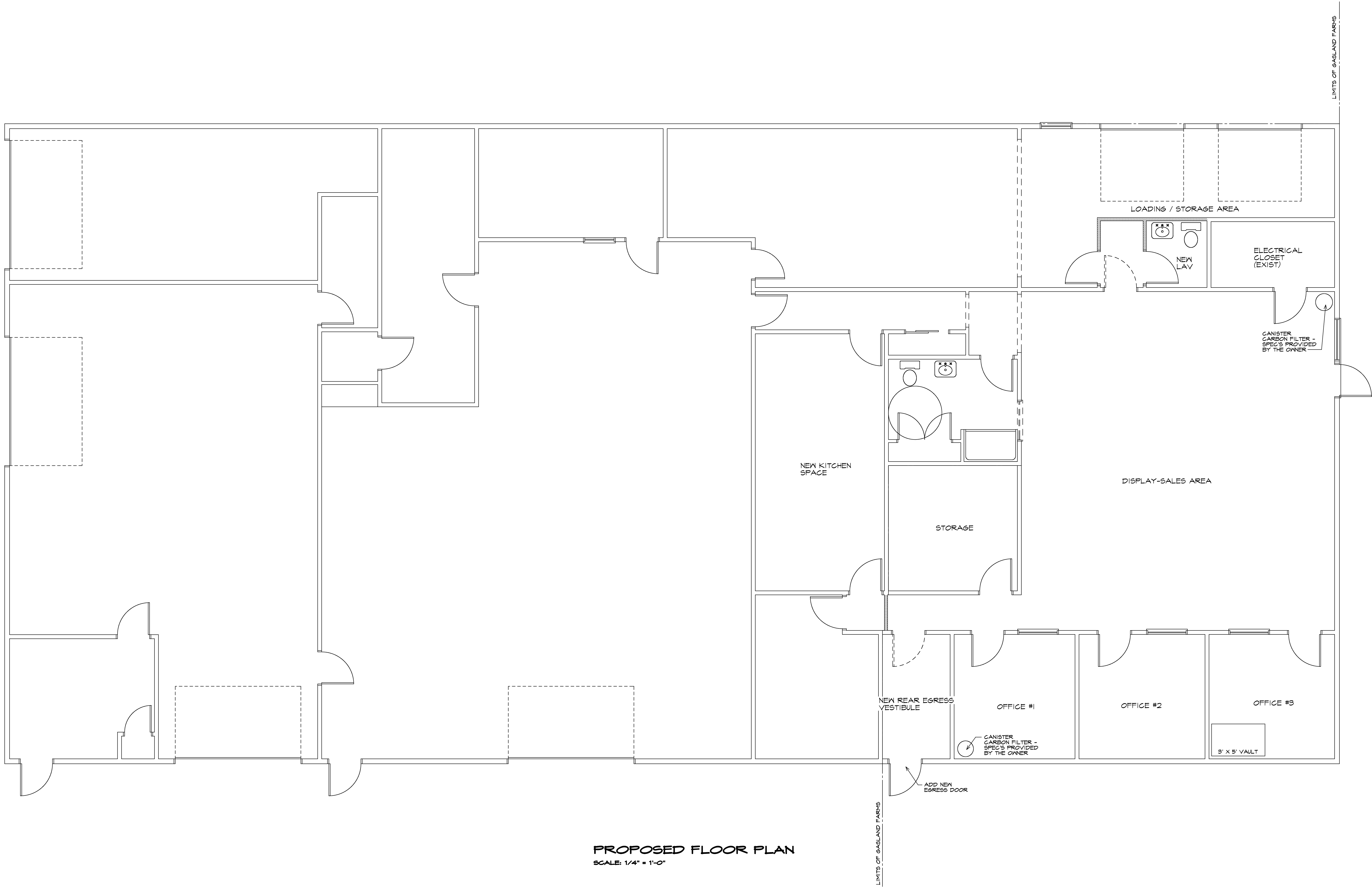
2-8-2023

DATE

SHEET 1 OF 1

LP-1





PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS AT THE WORK.

THIS DRAWING IS A PART OF A FULL SET OF DRAWINGS COMPRISING THE CONTRACT DOCUMENTS FOR THE WORK OF THIS PROJECT. THE ARCHITECT/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTOR'S ERRORS OR OMISSIONS IF EACH TRADE DOES NOT HAVE THE FULL SET OF THESE DRAWINGS AND SPECIFICATIONS.

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REVISIONS

KRAKENNEBUNK RIVER ARCHITECTS

WWW.KENNEBUNKRIVERARCHITECTS.COM
10-15 Cray Road
Biddeford, Maine 04005
207-286-1850

DRAWN:
MRB

CHECKED:

DATE:
6-16-22

PROJECT NO.

Gasland Farms LLC.

10-15 Cray Road
Biddeford, Maine

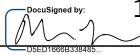
PROPOSED FLOOR
PLAN

SCALE: 1/4" = 1'-0"

A-2

To the City of Biddeford;

I am the property owner at 12 Grays Lane. I hereby authorize the applicant Headies LLC to apply for the necessary permits and approvals from the City in their effort to operate a Medical Cannabis Storefront. The applicant is known to me and with all City approvals, I intend to initiate a contractual agreement to lease (a portion) of the building at 12 Grays Lane to the applicant.

Matt Laudani  12/14/2022

Land owner of 12 Grays Lane, duly authorized member of Nichols Holdings LLC



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Tue Dec 13 2022 09:12:21. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
HIGHER GRADE, LLC	20186773DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
06/01/2018	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

MAURA H. HORODYSKI
PO BOX 444
PORTLAND, ME 04112

[Back to previous screen](#)

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Additional Addresses

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[Certified copy](#)

Certificate of Existence [\(more info\)](#)

[Short Form without
amendments
\(\\$30.00\)](#)

[Long Form with
amendments
\(\\$30.00\)](#)

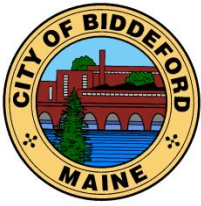
You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.
If you encounter problems, visit the [troubleshooting page](#).



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our [Feedback](#) page.

© Department of the Secretary of State



CITY OF BIDDEFORD

Planning and Development Department

David C.M. Galbraith
Interim Deputy Director/City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115
David.Galbraith@biddefordmaine.org

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Biddeford School Department - Tiger Gym Expansion
18 Maplewood Avenue (Tax Map 33, Lot 7).
Final Site Plan Approval

RE: 2023.06 Final Site Plan Review for Biddeford School Department to create a two-story addition onto the building off Tiger Gym at 18 Maplewood Avenue (Tax Map 33, Lot 7).

FINDINGS OF FACT:

The Biddeford School Department desires to construct a new two-story building addition, at Biddeford High School, located at 18 Maplewood Avenue (Tax Map 33, Lot 7), off of the rear of the Tiger Gym and located within the R1-B Zone. The project consists of a new 9,240 square foot footprint, 2-story addition to the Biddeford High School. This addition will provide additional classrooms and office space for the High School and allow for the expansion of new and existing programs at the Center of Technology (COT).

1. PROJECT DATA/INFORMATION

1.	Applicant:	Biddeford School Department 18 Maplewood Avenue Biddeford, ME 04005
2.	Owner of Property:	Same as applicant
3.	Agent:	Leah Schaffer Mobile Studio Design 128 Main Street, Unit 201 Biddeford, ME 04005
4.	Surveyor:	Tony Panciocco Atlantic Resource Consultants 541 US Route 1, Suite 21 Freeport, ME 04101
5.	Project Location:	18 Maplewood Avenue
6.	Project Tax Map #/Lot #:	Tax Map 33, Lot 7
7.	Lot Size:	8.47 Acres
8.	Base Zoning:	R1-B
9.	Overlay Zoning:	N/A
10.	Existing Use:	High School & Center of Technology
11.	Proposed Use:	Additional classrooms & offices
12.	Approvals Required:	Preliminary Site Plan Review
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	a. None
18.	Waivers Granted:	a. None

2023.06 Final Site Plan Review for Biddeford School Department to create a two-story addition onto the building off Tiger Gym at 18 Maplewood Avenue (Tax Map 33, Lot 7).

Planning Board Hearing date: March 1, 2023.

22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Waived with the exception of third party costs
25.	Planning Board Review History: Preliminary 1-25-23; Final 3-1-2023	

CONCLUSIONS OF LAW:

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

2023.06 Final Site Plan Review for Biddeford School Department to create a two-story addition onto the building off Tiger Gym at 18 Maplewood Avenue (Tax Map 33, Lot 7).

Planning Board Hearing date: March 1, 2023.

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

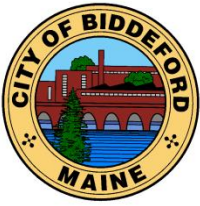
APPROVAL GRANTED:

Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the proposed project summarized within the attached Staff report and pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Article VI (Performance Standards), the Biddeford Planning Board has approved the Final Site Plan application for a proposed and the recommended Findings of Fact (FOF) with the following Conditions of Approval (COA):

1. Standard Conditions of Approval apply.
2. The existing domestic service will internally serve the new expansion. The internal plumbing capacity relative to the proposal must be verified at the expense of the developer.
3. If there is not a backflow device currently installed on the domestic service, one will be required to be added prior to final activation of the new addition per MWC specifications.
4. Additional review, fees and approvals will be required prior to the scheduling of construction.
5. MWC must inspect the full installation of the proposed 4-inch fire service line.
6. A hydrant flow test at the nearest available hydrant will need to be conducted and analyzed by the sprinkler designer to ensure that adequate flows can be met during a peak fire demand event.
7. Should a request 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.
8. All work must be completed in accordance with MWC Terms and Conditions as well as material specifications.
9. All appropriate paperwork must be completed and deposit paid prior to the start of construction.

Larry Patoine
Planning Board Chair

Date



CITY OF BIDDEFORD

Planning and Development Department

David C.M. Galbraith
Deputy Director/City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

David.Galbraith@biddefordmaine.org

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

FROM: David C.M. Galbraith, Deputy Director/City Planner

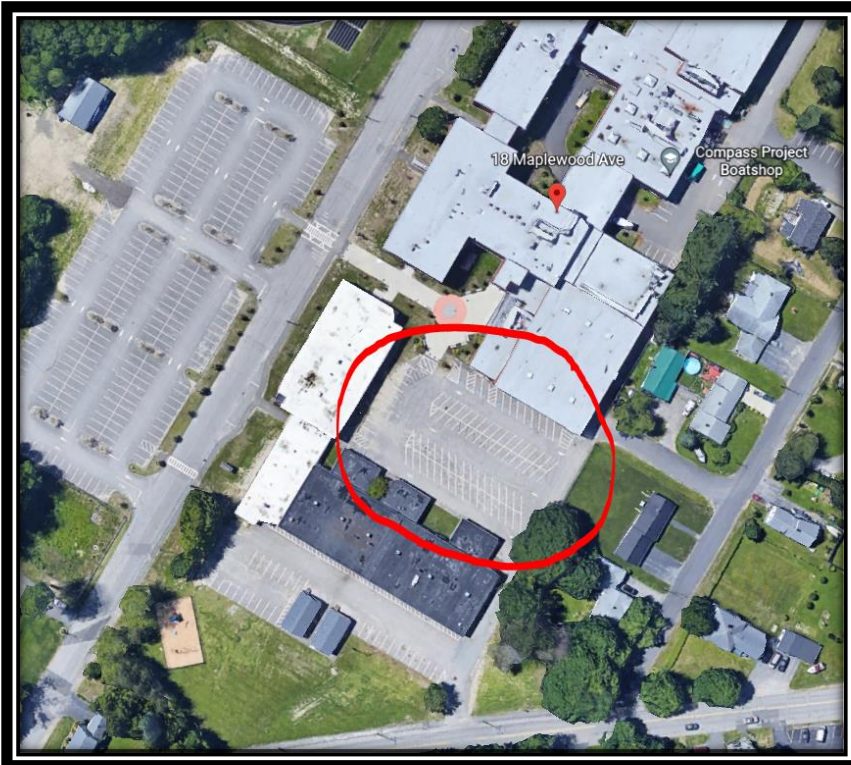
DATE: February 22, 2023

RE: **2023.06 Final Site Plan Review for Biddeford School Department to create a two-story addition onto the building off Tiger Gym at 18 Maplewood Avenue (Tax Map 33, Lot 7).**

MEETING DATE: March 1, 2023 at 6:00 PM

1. INTRODUCTION

The Biddeford School Department desires to construct a new two-story building addition, at Biddeford High School, located at 18 Maplewood Avenue (Tax Map 33, Lot 7), off of the rear of the Tiger Gym and located within the R1-B Zone.



As outlined in the submitted Application:

The project consists of a new 9,240 square foot footprint, 2-story addition to the Biddeford High School. This addition will provide additional classrooms and office space for the High School and allow for the expansion of new and existing programs at the Center of Technology (COT).

As the area of expansion on site is limited by the DEP Stormwater regulations the proposed addition will be constructed off of Tiger Gym over the existing staff parking lot. The existing staff parking lot will be restriped and areas of the existing cut concrete hardscape will be reworked to accommodate the construction of the addition. In total there will be a loss of 5 parking spaces to this area of

2023.06 Site Plan Review for Biddeford School Department to create a two-story addition onto the building off Tiger Gym at 18 Maplewood Avenue (Tax Map 33, Lot 7).

Planning Board Hearing date: March 1, 2023.

*campus (*See Note in Planning Comments). In working with the Biddeford School Department there are no issues with the slight decrease in parking as current enrollment at the school has been decreasing in recent years. With the reworking of the parking area we are proposing additional landscaped area along the new addition. This will reduce the total impervious area on site by approximately 1,049 square feet.*

The development triggers Maine Site Law Review, for which the City of Biddeford has Municipal Capacity Authority.



Proposed Addition (grey and brown) Connected to Existing Building (red brick)

2. PROJECT DATA/INFORMATION

1.	Applicant:	Biddeford School Department 18 Maplewood Avenue Biddeford, ME 04005
2.	Owner of Property:	Same as applicant
3.	Agent:	Leah Schaffer Mobile Studio Design 128 Main Street, Unit 201 Biddeford, ME 04005
4.	Surveyor:	Tony Panciocco Atlantic Resource Consultants 541 US Route 1, Suite 21 Freeport, ME 04101
5.	Project Location:	18 Maplewood Avenue
6.	Project Tax Map #/Lot #:	Tax Map 33, Lot 7

2023.06 Site Plan Review for Biddeford School Department to create a two-story addition onto the building off Tiger Gym at 18 Maplewood Avenue (Tax Map 33, Lot 7).

Planning Board Hearing date: March 1, 2023.

7.	Lot Size:	8.47 Acres
8.	Base Zoning:	R1-B
9.	Overlay Zoning:	N/A
10.	Existing Use:	High School & Center of Technology
11.	Proposed Use:	Additional classrooms & offices
12.	Approvals Required:	Preliminary Site Plan Review
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	a. None
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Waived with the exception of third party costs
25.	Planning Board Review History:	Preliminary 1-25-23; Final 3-1-2023

3. REVIEW PROCESS

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

4. Departmental Review Comments:

A. Public Works / Engineering:

1. The Application includes a “Ability to Serve” letter, provided by from Marcus Knipp, Engineer for the Maine Water Company, dated December 16, 2022.
2. The Application includes a “Letter of Wastewater Treatment Plant Capacity to Serve”, provided by from Thomas Milligan PE, City Engineer Emeritus and dated January 4, 2023, which include the following Conditions of Service:
 - a) The existing domestic service will internally serve the new expansion. The internal plumbing capacity relative to the proposal must be verified at the expense of the developer.
 - b) If there is not a backflow device currently installed on the domestic service, one will be required to be added prior to final activation of the new addition per MWC specifications.
 - c) Additional review, fees and approvals will be required prior to the scheduling of construction.
 - d) MWC must inspect the full installation of the proposed 4-inch fire service line.
 - e) A hydrant flow test at the nearest available hydrant will need to be conducted and analyzed by the sprinkler designer to ensure that adequate flows can be met during a peak fire demand event.
 - f) Should a request 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.
 - g) All work must be completed in accordance with MWC Terms and Conditions as well as material specifications.
 - h) All appropriate paperwork must be completed and deposit paid prior to the start of construction.

5. STAFF REVIEW

- **APPLICATION COMPLETENESS:** The applicant has submitted a complete application, featuring all required elements as specified under Section 66-35 (Required Information for Final Plan Submissions). As part of the

2023.06 Site Plan Review for Biddeford School Department to create a two-story addition onto the building off Tiger Gym at 18 Maplewood Avenue (Tax Map 33, Lot 7).

Planning Board Hearing date: March 1, 2023.

staff's review comments, we've identified aspects of the plan submission to be revised or clarified, which we suggest being made a condition of approval.

- **ZONING:** The proposed uses, Commercial, Residential, and Restaurant, are permitted uses within the MSRD-3 Zone, and the proposed Waterfront Renaissance Shoreland Zone Overlay District. Similarly, with respect to applicable dimensional requirements, the project would comply with all applicable requirements, including building height, building setback, frontage, and lot coverage requirements.

- **REVIEW STANDARDS:**

In general, staff found the application to satisfy City site plan requirements. The major site details such as building, parking, landscaping, designs and locations have been finalized so the plan being reviewed the Board are what will be constructed on the face of the earth. However, City Staff identified a few technical plan elements which need to be addressed by the Applicant. The necessary engineering modifications are specialized in nature and are being addressed directly with the Applicant, which will be addressed prior to final plan review by the Planning Board.

1. STAFF RECOMMENDATION

Staff recommends Final *Site Plan approval for the Biddeford School Department to construct a new 9,240 square foot footprint, 2-story building addition, at Biddeford High School, located at 18 Maplewood Avenue (Tax Map 33, Lot 7), off of the rear of the Tiger Gym and located within the R1-B Zone.*

2. SAMPLE MOTIONS

- A. Motion to Approve: *I motion to APPROVE the Final Site Plan for the Biddeford School Department to construct a new 9,240 square foot footprint, 2-story building addition, at Biddeford High School, located at 18 Maplewood Avenue (Tax Map 33, Lot 7), off of the rear of the Tiger Gym and located within the R1-B Zone, subject to addressing the Staff comments contained within prior to Final Board Review, with the following additional conditions:*

- 1) _____.
- 2) _____.
- 3) _____.

- B. Motion to Deny: *I motion to DENY the Preliminary Site Plan for the Biddeford School Department to construct a new 9,240 square foot footprint, 2-story building addition, at Biddeford High School, located at 18 Maplewood Avenue (Tax Map 33, Lot 7), off of the rear of the Tiger Gym and located within the R1-B Zone, for the following reasons:*

- 1) _____.
- 2) _____.
- 3) _____.

- A. Motion to Table: *I motion to TABLE the Preliminary Site Plan for the Biddeford School Department to construct a new 9,240 square foot footprint, 2-story building addition, at Biddeford High School, located at 18*

**2023.06 Site Plan Review for Biddeford School Department to create a two-story addition onto the building off Tiger Gym at 18 Maplewood Avenue (Tax Map 33, Lot 7).
Planning Board Hearing date: March 1, 2023.**

Maplewood Avenue (Tax Map 33, Lot 7), off of the rear of the Tiger Gym and located within the R1-B Zone, *for the following reasons:*

- 1) _____.
- 2) _____.
- 3) _____.

**City of Biddeford – Planning Department****Planning Board Application**

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

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

Applicant Information:

Name: Biddeford School Department
 Mailing Address: 18 Maplewood Ave, Biddeford, ME 04005
 Telephone: 207-282-8280
 Email: jray@biddefordschools.me

What is your legal interest in the property?

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

Owner's Information:

Name: Biddeford School Department
 Mailing Address: 18 Maplewood Ave, Biddeford, ME 04005
 Telephone: 207-282-8280
 Email: jray@biddefordschools.me

Agent's Information:

Name: Mobile Studio Design, Point of Contact: Leah Schaffer
 Mailing Address: 128 Main Street, Unit 201, Biddeford, ME 04005
 Telephone: 757-927-5324
 Email: leah@mobilestudiodesign.com

Engineer/Surveyor's Information:

Name: Atlantic Resource Consultants, Point of Contact: Tony Panciocco
 Mailing Address: 541 US Route 1, Ste 21, Freeport, ME 04101
 Telephone: 207-869-9050
 Email: TonyP@arc-maine.com

Project Location and Lot Information:

Street Address: 18 Maplewood Ave Drainage Watershed: MS4
Tax Map: 33 Lot: 7
Current Zoning: R1B Shoreland Zoning: N/A
 Size of Lot: 8.47 ☒ acres () s.f. Lot Frontage: +/- 1,070 ft
 Existing Use of Property: High School and Center of Technology

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

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

Are there any wetlands or waterbodies on the site? ☐ (Yes) ☒ (No) if yes attach information

Is the project within the 100-year floodplain? ☐ (Yes) ☒ (No) if yes attach information

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

Description of proposed use of property:

Project/Proposed Use:

2-story addition to the High School off of Tiger Gym

Property to be Serviced by:

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

Limits of Disturbance: 35,956 () acres ☒ s.f.

Net change in impervious cover: -1,049 () acres ☒ s.f.

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

Is the project proposing a new Private or Public Road? ☐ (Yes, Private) ☐ (Yes, Public) ☒ (No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) ☒ (Yes) ☐ (No)

Is the project proposing any Stormwater facilities/BMPs? ☐ (Yes) ☒ (No)

Will a Traffic Movement Permit (TMP) be required?: ☐ (Yes) ☒ (No)

NA **If in a Shoreland Zone:**

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

Percent of structure expansion (Max 30%): _____

NA **If Subdivision Review, number of lots proposed:** _____

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

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

Total new square feet footprint of structure: +/-9,240 sq ft

Total new square feet paving/parking: -1,049 sq ft

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval

See Attachment G Fire Department – Contact Chief or Deputy Chief – 282-9986

See Attachment E Ability to Serve for Water Service – Maine Water – 282-1543

See Attachment F Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118

NA Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127

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

C. Photographs of Site.

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

E. Engineering Plans, as required.

F. Stormwater Management Report, as required.

Fees (Due at time of Submission):

- \$75 Nonrefundable Administration Fee is required for every application.
- Refer to “Attachment A Fees and Charges” of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

Required Signatures:

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

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

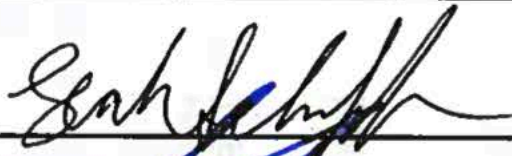
The proposed additon will not cause more than 1 acre of site disturbance.

However an ammendment to the previous stormwater permit #L-24872-NJ-A-N has been submitted. See Attachment H.

Will the proposed project cause 1 acre or more of site disturbance?: __ (Yes) __ (No)

- If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

Signature of Applicant:



Date 12.14.22

Signature of Property Owner:



Date 12/15/22

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

- A) PDF OF SIGNED APPLICATION
- B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

- A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
 - Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'
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- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)
 - All drawings & CAD reference files must be to-scale and within the following coordinate systems:
 - MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)

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

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

mobile studio design

2.08.23

Project Location: Biddeford High School
Map: 33, Lot: 7
18 Maplewood Ave, Biddeford, ME 04005

To Biddeford Planning Board and Planning Staff

On behalf of our client, the Biddeford School Department, we are pleased to submit a Major Site Plan Application. The project consists of a new 9,240 sq ft footprint 2-story addition to the Biddeford High School. This addition will provide additional classrooms and office space for the High School and allow for the expansion of new and existing programs at the Center of Technology (COT).

As the area of expansion on site is limited by the DEP Stormwater regulations the proposed addition will be constructed off of Tiger Gym over the existing staff parking lot. The existing staff parking lot will be restriped and areas of the existing cut concrete hardscape will be reworked to accommodate the construction of the addition. In total there will be a loss of 5 parking spaces to this area of campus. The proposed total number of off street spaces on campus is 379 spaces. This exceeds the required number of spaces at 348. With the reworking of the parking area we are proposing additional landscaped area along the new addition. This will reduce the total impervious area on site by approximately 1,049 sq ft.

You will find the following attached documentation providing additional information in regards to the proposed project.

- **Attachment A:** Planning Board Application
- **Attachment B:** Agency Letter
- **Attachment C:** Planning Board Final Submission Drawings Dated 2.8.23
- **Attachment D:** 21-042 Stormwater Report Binder Dec 2022
- **Attachment E:** Maine Water Ability to Serve Letter
- **Attachment F:** Biddeford Wastewater Sewer Capacity Request Letter Dated 11.23.22
- **Attachment G:** Email from Fire Chief for Fire Truck Access
- **Attachment H:** DEP Stormwater Amendment Application Dated 10.4.22
- **Attachment H.2:** MDEP- Stormwater Memo Final- Biddeford School
- **Attachment I:** Parking Narrative BHS Dated 1.24.23

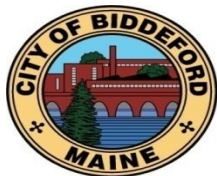
We look forward to working with you on this project. Please let us know if any additional information is needed or if any questions arise during the review process.

Best,



Leah Schaffer, NCARB
Project Architect

Mobile Studio Design, Inc.
128 Main Street, Unit 201
Biddeford, Maine 04005
207.494.8102

**City of Biddeford – Planning Department****Planning Board Application**

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:☐ Shoreland Zoning Permit☒ Site Plan Review☐ Extraction☐ Conditional Use Permit☐ Subdivision☐ Private Way☐ Other: _____**Applicant Information:**Name: Biddeford School DepartmentMailing Address: 18 Maplewood Ave, Biddeford, ME, 04005Telephone: 207-282-8280Email: jray@biddefordschools.me

What is your legal interest in the property?

☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement**Owner's Information:**Name: Biddeford School DepartmentMailing Address: 18 Maplewood Ave, Biddeford, ME, 04005Telephone: 207-282-8280Email: jray@biddefordschools.me**Agent's Information:**Name: Mobile Studio Design, Point of Contact: Leah SchafferMailing Address: 128 Main Street, Unit 201, Biddeford, ME, 04005Telephone: 757-927-5324Email: leah@mobilestudiodesign.com**Engineer/Surveyor's Information:**Name: Atlantic Resource Consultants, Point of Contact: Tony PanicioccoMailing Address: 541 US Route 1, Ste 21, Freeport, ME 04101Telephone: 207-869-9050Email: tonyp@arc-maine.com**Project Location and Lot Information:**Street Address: 18 Maplewood Ave Drainage Watershed: MS4Tax Map: 33Lot: 7Current Zoning: R1BShoreland Zoning: N/ASize of Lot: 8.47 ☒ acres () s.f. Lot Frontage: +/- 1,070 ftExisting Use of Property: Public School (High School + Center of Technology)**Property currently serviced by:**☒ City Road ☒ Public Sewer ☒ Public Water ☐ Public Trash☐ Private Road ☐ Septic System ☐ Private Well ☒ Private Hauler

Slope Conditions in Area of Construction (if applicable):

☒ Flat (0-3% slope) ☐ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15%+ Slope)Are there any wetlands or waterbodies on the site? ☐ (Yes) ☒ (No) if yes attach informationIs the project within the 100-year floodplain? ☐ (Yes) ☒ (No) if yes attach informationDo you plan to bring fill onto the lot? ☐ (Yes) ☒ (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use:

2-Story Addition to the existing High School over the existing staff parking lot.

Property to be Serviced by:

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

Limits of Disturbance: 35,956 () acres ☒ s.f.

Net change in impervious cover: -1,049 () acres ☒ s.f.

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

Is the project proposing a new Private or Public Road? ☐ (Yes, Private) ☐ (Yes, Public) ☒ (No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) ☒ (Yes) ☐ (No)

Is the project proposing any Stormwater facilities/BMPs? ☐ (Yes) ☒ (No)

Will a Traffic Movement Permit (TMP) be required?: ☐ (Yes) ☒ (No)

NA If in a Shoreland Zone:

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

Percent of structure expansion (Max 30%): _____

NA If Subdivision Review, number of lots proposed: _____

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

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

Total new square feet footprint of structure: +/-9,240 sq ft

Total new square feet paving/parking: -1,049 sq ft

Waiver Requests (attach details):

1. NA
2. _____
3. _____
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A. Letters of Approval

See Attached Email Fire Department – Contact Chief or Deputy Chief – 282-9986

See Attached Ability to Serve for Water Service – Maine Water – 282-1543

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

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

While the new addition does not impact more than 1 acre, an amendment to the previous Stormwater Management permit #L-24872-NJ-A-N has been submitted on 10.4.22 by ARC.

Will the proposed project cause 1 acre or more of site disturbance?: __ (Yes) __ (No)

- If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

Signature of Applicant: _____

Date 12.14.22

Signature of Property Owner: _____

Date 12/15/22

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PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

mobile studio design

14 December 2022

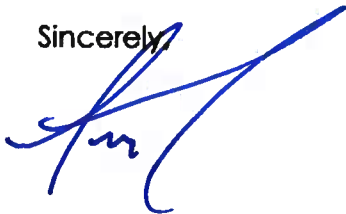
Project: Biddeford High School Addition

Project Address: 20 Maplewood Ave, Biddeford Maine 04005
Map 33, Lot 7

To Whom It May Concern:

I hereby authorize Mobile Studio Design to act as my agent for the permitting process for the new construction of a 2-Story addition at Biddeford High School.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Jm' with a long, sweeping flourish extending upwards and to the right.

Mobile Studio Design, Inc.
128 Main Street, Unit 201
Biddeford, Maine 04005
207.494.4208

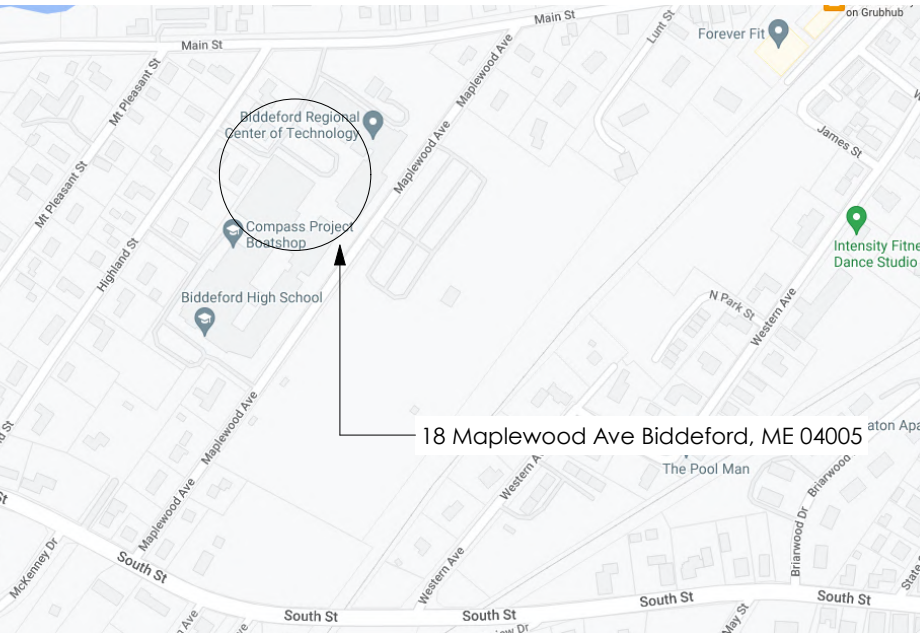
BIDDEFORD HIGH SCHOOL ADDITION

18 Maplewood Ave Biddeford, ME 04005

PROJECT NARRATIVE

New +/-17,500 sq ft 2-Story Addition to the existing Biddeford High School. The addition will be Type IIB construction and extend over the existing parking lot next to Tiger Gym. The new addition will house both high school classrooms and COT programs.

LOCATION MAP



OWNER:
BIDDEFORD SCHOOL DEPT.
18 Maplewood Ave Biddeford, ME 04005
207-282-8280

Point of Contact:
Jeremy Ray, Superintendent
jray@biddefordschools.me

PROJECT ARCHITECT
Mobile Studio Design
128 Main Street, Unit 201
Biddeford, ME

Point of Contact:
Leah Schaffer, NCARB
leah@mobilestudiodesign.com
757-927-5324

CIVIL ENGINEER:
Atlantic Resource Consultants
541 US Route One, Suite 21, Freeport, ME 04032
207-869-9050

Point of Contact:
Tony Panciocco, P.E.
TonyP@arc-maine.com

GEOTECHNICAL ENGINEER
Summit Engineering
210 Maine Ave, Farmingdale, ME 04344
207-576-3313

Point of Contact:
Bill Peterlein, P.E.
bpeterlein@summitgeoeng.com

STRUCTURAL ENGINEER
Structural Integrity
46 Forest Ave, Portland, ME 04101
207-774-4614

Point of Contact:
Tyler Kuehl, P.E.
tyler@structuralinteg.com

MEP ENGINEER
Haley Ward
One Merchants Plaza, Suite 701, Bangor, ME 04101
207-989-4824

Point of Contact:
Phil Badger, P.E.
pbadger@haleyward.com

GENERAL NOTES:

1. Contractor will review all drawings and any specifications and confirm unclear information with MSD before commencing construction.

2. To ensure proper coordination, sheets are not to be separated when distributed to subcontractors.

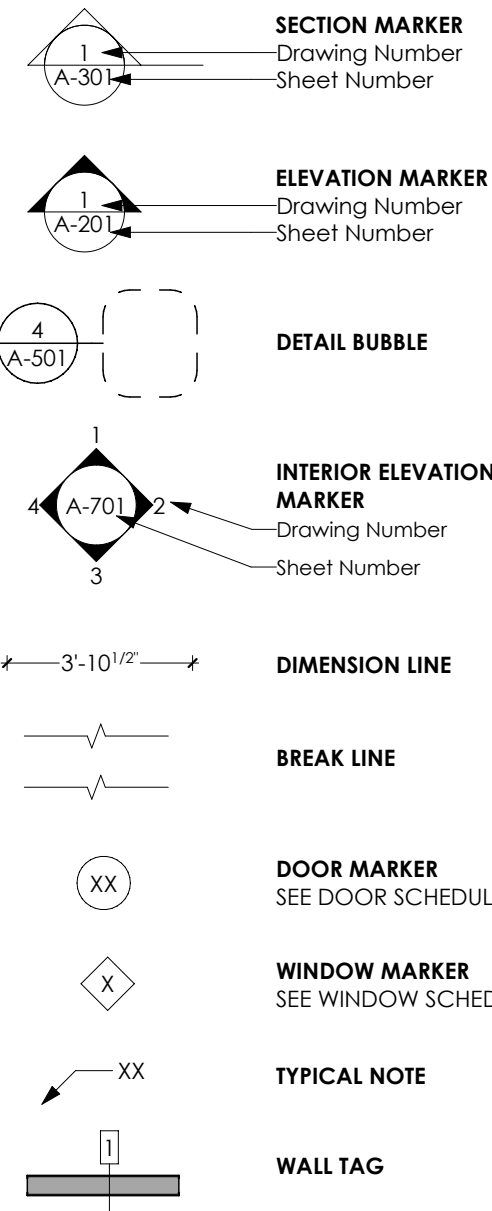
3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-grade custom residential construction.

3. Contractor is responsible for the construction of a complete weather tight building shown in accordance with the construction documents and building codes. Should the contractor discover any discrepancies or conflicts with code restrictions, he/she shall discuss with MSD.

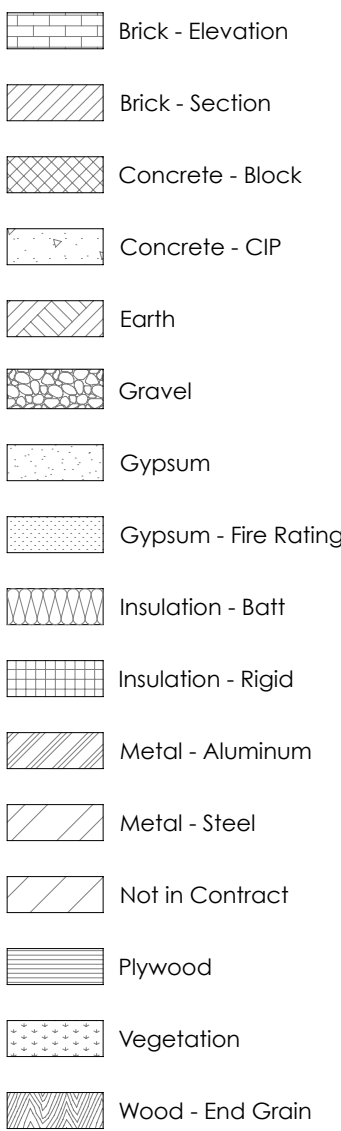
COMMON ABBREVIATIONS

ADJ	Adjustable	MAX	Maximum
AFF	Above Finish Floor	MIN	Minimum
AFG	Above Finish Grade	MECH	Mechanical
B.O.	Bottom of	MISC	Miscellaneous
BLDG	Building	MO	Masonry Opening
BOT	Bottom	MSD	Mobile Studio Design
CEO	Code Enforcement Officer	MUBEC	Maine Uniform Building +Energy Code
CFCI	Contractor Furnished, Contractor Installed	NA	Not Applicable
C.H.	Ceiling Height	NIC	Not in Contract
CLG	Ceiling	NTS	Not to Scale
CMU	Concrete Masonry Unit	OC	On center(s)
COL	Column	OFCl	Owner Furnished, Contractor Installed
CONC	Concrete	PT	Pressure-Treated
DIA	Diameter	PSF	Pounds per square foot
DIAG	Diagonal	PSI	Pounds per square inch
DIM	Dimension	REV	Revision(s)
DTL	Detail	RM	Room
DWG	Drawing	RO	Rough Opening
ETR	Existing to Remain	ROW	Right of Way
EQ	Equal	SIM	Similar
EXT	Exterior	SPEC	Specification(s)
FE	Fire Extinguisher	SQ	Square
FTG	Footing	STL	Steel
GALV	Galvanized	STOR	Storage
GYP	Gypsum Dry Wall	T.O.	Top of
HORIZ	Horizontal	TYP	Typical
HYD	Hydrant	VCT	Vinyl Composition Tile
IBC	International Building Code	VIF	Verify in Field
IECC	International Energy Conservation Code	WD	Wood
IRC	International Residential Code		

SYMBOL LEGEND



MATERIAL LEGEND



PROPOSED ENTRY VIEW



EXISTING PHOTOS



VIEW FROM MAPLEWOOD



SIDE OF TIGER GYM



REAR OF TIGER GYM

SHEET INDEX- INCLUDED IN SET	
ID	Name
GENERAL	
G-000	COVER SHEET
CIVIL	
C-100	EXISTING CONDITIONS + REMOVALS PLAN
C-101	SITE LAYOUT PLAN
C-102	GRADING AND DRAINAGE PLAN
C-103	SITE UTILITIES PLAN
C-300	EROSION CONTROL NOTES
C-301	EROSION CONTROL DETAILS
C-302	SITE CIVIL DETAILS 1
C-303	SITE CIVIL DETAILS 2
ARCHITECTURAL	
A-001	PROPOSED SITE PLAN
A-101	PROPOSED PLANS- GROUND FLOOR
A-102	PROPOSED PLANS- 2ND FLOOR
A-103	PROPOSED PLANS- ROOF PLAN
A-201	PROPOSED ELEVATIONS
A-202	PROPOSED ELEVATIONS
A-901	3D VIEWS

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



CHANGE THIS ISSUE:

ISSUE	DATE	DESCRIPTION
01	1/18/22	INITIAL REVIEW
02	2/8/23	FINAL REVIEW AND APPROVAL

BIDDEFORD HIGH
SCHOOL ADDITION
BIDDEFORD SCHOOL DEPT.
18 Maplewood Ave Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Suite 201
Biddeford, ME 04002
office: 207.499.4208

DATE OF ISSUE: 2/8/23

PROJECT STATUS:
CD

ARCHITECT:
Leah Schaffer
leah@mobilestudiodesign.com
757-927-5324

CONSULTANTS:
CIVIL ENGINEER:
Atlantic Resource Consultants
541 US Route One, Suite 21,
Freeport, ME 04032
207-869-9050

STRUCTURAL ENGINEER
Structural Integrity
46 Forest Ave, Portland, ME 04101
207-774-4614

MEP ENGINEER
Haley Ward
One Merchants Plaza, Suite 701,
Bangor, ME 04101
207-989-4824

GEOTECHNICAL ENGINEER
Summit Engineering
210 Maine Ave, Farmingdale, ME 04344
207-576-3313

CONTRACTOR:
TBD

COVER SHEET

G-000

mobile
studio
design

GENERAL NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND RECORD PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES ARE IN THE EXACT LOCATIONS SHOWN, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND TAKE SUCH MEASURES CONSIDERED PRUDENT TO PROTECT SUCH UTILITIES DURING AND AFTER CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, OR RESTORING AND EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. CALL 1-888-DIGSAFE.
2. THE CONTRACTOR IS INFORMED THAT EXISTING UTILITY LINES, INCLUDING WATER MAINS, SEWERS AND STORM DRAINS MAY BE CONSTRUCTED OF ASBESTOS CONTAINING MATERIALS. TEST PITS SHALL BE EXCAVATED BY THE CONTRACTOR TO IDENTIFY, AND CONFIRM THE LOCATIONS AND DEPTHS OF EXISTING UTILITY LINES. ASBESTOS PIPE MATERIALS DESIGNATED FOR REMOVAL SHALL BE EXCAVATED AND REMOVED IN WHOLE, UNBROKEN PIECES AND HAULED OFF-SITE FOR DISPOSAL BY A LICENSED HAULER, IN ACCORDANCE WITH STATE REGULATIONS. PIPE CUTTING, IF NECESSARY SHALL BE UNDERTAKEN USING SNAP CUTTERS, OR OTHER APPROVED EQUIPMENT THAT DOES NOT PRODUCE DUST, OR SHAVINGS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DISPOSAL COSTS OF ASBESTOS CONTAINING PIPES DAMAGED BY CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL ALL REQUIRED LOCAL, STATE AND FEDERAL APPROVALS HAVE BEEN OBTAINED.
4. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMIT DOCUMENTS ON SITE FOR THE DURATION OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ANY AND ALL PERMIT CONDITIONS ASSOCIATED WITH THE PROJECT APPROVALS AND TO ENSURE THAT THE SITE REMAINS IN COMPLIANCE WITH ALL PERMITS ISSUED BY LOCAL, STATE AND FEDERAL AUTHORITIES.
5. USE OF SITE - THE CONTRACTOR SHALL LIMIT USE OF THE SITE TO THOSE AREAS WITHIN THE LIMIT OF WORK. THE CONTRACTOR SHALL ENSURE THAT ACCESS IS MAINTAINED TO DRIVEWAYS, OPEN SPACE AREAS (EXCEPT THOSE UNDER CONSTRUCTION), AND ENTRANCES SERVING PREMISES ADJACENT TO THE PROJECT SITE.
6. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR UNDERTAKING THE WORK IN A SAFE AND EFFICIENT MANNER, IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL WORK AREAS SHALL BE CLEARLY DELINEATED AND FENCED APPROPRIATELY TO PREVENT UNAUTHORIZED ACCESS. OPERATION OF CONSTRUCTION EQUIPMENT OUTSIDE FENCED AREAS SHALL BE MINIMIZED TO THE EXTENT PRACTICAL. ALL EQUIPMENT OPERATION OUTSIDE OF CONSTRUCTION AREAS SHALL BE ACCOMPANIED BY APPROPRIATE PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL. THE SITE SHALL BE LEFT SECURE AND IN A SAFE AND ORDERLY MANNER AT THE END OF EACH WORK DAY. OPEN TRENCHES SHALL BE COVERED OR PROTECTED TO PREVENT INJURY OR DAMAGE.
7. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND PERFORM ALL WORK NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE SITE DURING CONSTRUCTION THE COST OF THESE ITEMS ARE INCLUDED IN THE CONTRACT PRICE.
8. TRAFFIC CONTROL MEASURES, WHERE NECESSARY SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION), PUBLISHED BY THE FEDERAL HIGHWAYS ADMINISTRATION.
9. MATERIALS NOTED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT A LICENSED FACILITY, AT THE CONTRACTOR'S EXPENSE.
10. MATERIALS NOTED FOR SALVAGE SHALL BE REMOVED AND STOCKPILED FOR THE OWNERS USE AT AN ON-SITE LOCATION TO BE PROVIDED BY THE OWNER. SALVAGED MATERIALS SHALL REMAIN PROPERTY OF THE OWNER.
11. ALL WORK SHOWN ON CIVIL DRAWINGS "C" SERIES SHALL BE BY SITE CONTRACTOR UNLESS NOTED OTHERWISE.

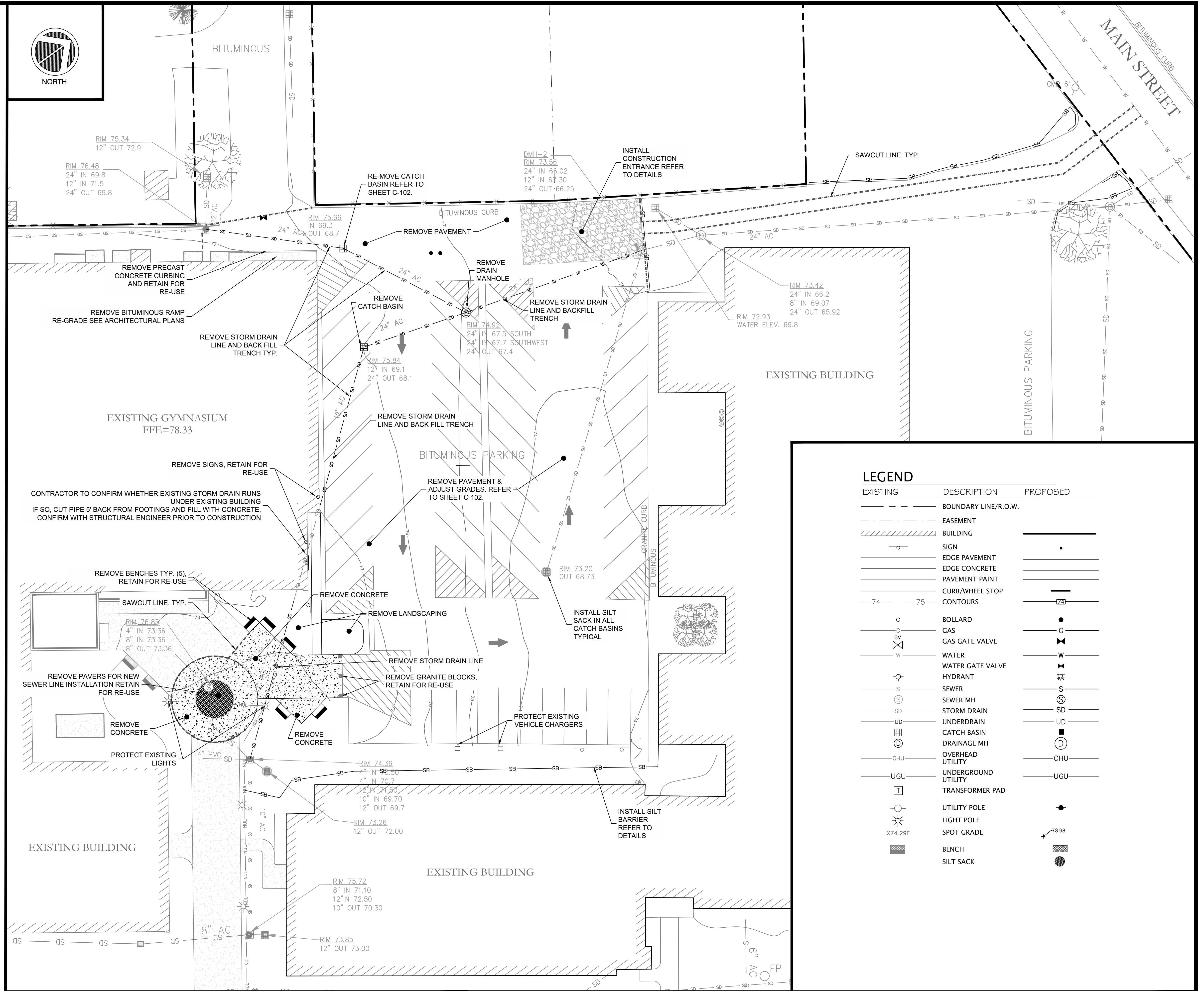
EARTHWORK NOTES:

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND PROTECT DOWNSTREAM RECEIVING AREAS AND RESOURCES. THE AREA OF DISTURBANCE SHALL BE KEPT TO THE MINIMUM REQUIRED TO COMPLETE THE WORK AND ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF THE EARTHWORK. EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY AND ON A MINIMUM WEEKLY BASIS AND AFTER STORM EVENTS.
2. DEWATERING SHALL BE UNDERTAKEN AS NECESSARY TO MAINTAIN EXCAVATIONS IN A DRY AND STABLE CONDITION AND TO PROTECT ADJACENT STRUCTURES. ALL SEDIMENTS FROM TURBID DEWATERING EFFLUENT SHALL BE RETAINED ON SITE USING BEST MANAGEMENT PRACTICES SUCH AS DEWATERING PONDS AND FILTER BAGS.
3. THE SITE SHALL BE GRADED UNIFORMLY TO SMOOTH, EVEN SURFACES, FREE FROM IRREGULAR SURFACE CHANGES, TRIPPING HAZARDS, LOW SPOTS, OR AREAS OF POTENTIAL PONDING. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES AND ELEVATIONS INDICATED ON THE SITE PLANS.
4. ALL EXTERIOR AREAS SHALL BE FINISHED WITH A MINIMUM OF 6" OF CLEAN SANDY LOAM HARVESTED FROM THE PROJECT SITE AND SEEDED WITH A NATIVE GRASS (SEE SPECIFICATIONS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION AND MAINTENANCE UNTIL GROWTH IS FULLY ESTABLISHED..

PLAN REFERENCES:

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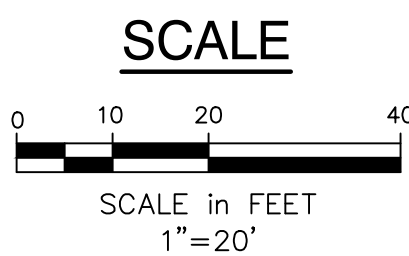
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2. A PLAN BY SHAW BROTHERS CONSTRUCTION INCORPORATED. PROJECT: BIDDEFORD HIGH SCHOOL ADDITIONS & RENOVATIONS, TITLE: ASBUILT PLAN, CLIENT: BIDDEFORD SCHOOL DEPARTMENT DRAWN: JMB DATE: 10/17/2012 SCALE: 1" = 50'.
3. ON THE GROUND TOPOGRAPHY PROVIDED BY LOWER VILLAGE SURVEY CO., LLC. IN OCTOBER 2022. FROM SURVEY PLAN, POINTS ARE IN STATE PLANE COORDINATES FOR HORIZONTAL POSITIONING ACQUIRED BY GPS RTK LOCATION OF EXISTING FEATURES. ELEVATIONS ARE BASED ON SEWER MANHOLE COVER ELEVATION OF 76.85 PER "BIDDEFORD HIGH SCHOOL ADDITIONS AND RENOVATIONS, ASBUILT PLAN, BIDDEFORD SCHOOL DEPARTMENT" DATED OCTOBER 17, 2012 BY SHAW BROTHERS CONSTRUCTION, INC.



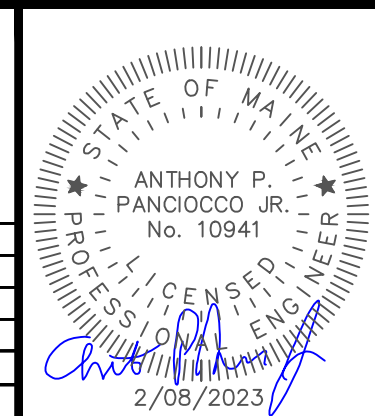
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	EASEMENT	---
---	BUILDING	---
○	SIGN	○
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURB/WHEEL STOP	---
---	CONTOURS	---
○	BOLLARD	●
○	GAS	○
○	GAS GATE VALVE	○
---	WATER	---
---	WATER GATE VALVE	---
---	HYDRANT	---
---	SEWER	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	UTILITY POLE	---
---	LIGHT POLE	---
---	SPOT GRADE	---
---	BENCH	---
---	SILT SACK	---

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NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
D	2-8-2023	ISSUED FOR FINAL SITE PLAN REVIEW
C	12-16-2022	SUBMITTED FOR MAJOR SITE PLAN REVIEW
B	12-7-2022	REVISED PER MDEP REVIEW COMMENTS
A	10-4-2022	SUBMITTED FOR MDEP REVIEW
REV	DATE	DESCRIPTION



BIDDEFORD HIGH SCHOOL ADDITION EXISTING CONDITIONS & REMOVALS PLAN
BIDDEFORD SCHOOL, DEPT. 18 MAPLEWOOD AVE. BIDDEFORD, ME 04005

Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
DRAWN: TP/MV DESIGNED: TP CHECKED: TP FILE NAME: SHEET: C-100
DATE: AUGUST 2022 SCALE: 1"=20' JOB NO. 22-042

GENERAL NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND RECORD PLANS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES ARE IN THE EXACT LOCATIONS SHOWN, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND TAKE SUCH MEASURES CONSIDERED PRUDENT TO PROTECT SUCH UTILITIES DURING AND AFTER CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, OR RESTORING AND EXISTING UTILITIES DAMAGED DURING CONSTRUCTION. CALL 1-888-DIGSAFE.
2. THE CONTRACTOR IS INFORMED THAT EXISTING UTILITY LINES, INCLUDING WATER MAINS, SEWERS AND STORM DRAINS MAY BE CONSTRUCTED OF ASBESTOS CONTAINING MATERIALS. TEST PITS SHALL BE EXCAVATED BY THE CONTRACTOR TO IDENTIFY, AND CONFIRM THE LOCATIONS AND DEPTHS OF EXISTING UTILITY LINES. ASBESTOS PIPE MATERIALS DESIGNATED FOR REMOVAL SHALL BE EXCAVATED AND REMOVED IN WHOLE, UNBROKEN PIECES AND HAULED OFF-SITE FOR DISPOSAL BY A LICENSED HAULER, IN ACCORDANCE WITH STATE REGULATIONS. PIPE CUTTING, IF NECESSARY SHALL BE UNDERTAKEN USING SNAP CUTTERS, OR OTHER APPROVED EQUIPMENT THAT DOES NOT PRODUCE DUST, OR SHAVINGS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DISPOSAL COSTS OF ASBESTOS CONTAINING PIPES DAMAGED BY CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL ALL REQUIRED LOCAL, STATE AND FEDERAL APPROVALS HAVE BEEN OBTAINED.
4. THE CONTRACTOR SHALL KEEP A COPY OF ALL PERMIT DOCUMENTS ON SITE FOR THE DURATION OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ANY AND ALL PERMIT CONDITIONS ASSOCIATED WITH THE PROJECT APPROVALS AND TO ENSURE THAT THE SITE REMAINS IN COMPLIANCE WITH ALL PERMITS ISSUED BY LOCAL, STATE AND FEDERAL AUTHORITIES.
5. USE OF SITE - THE CONTRACTOR SHALL LIMIT USE OF THE SITE TO THOSE AREAS WITHIN THE LIMIT OF WORK. THE CONTRACTOR SHALL ENSURE THAT ACCESS IS MAINTAINED TO DRIVEWAYS, OPEN SPACE AREAS (EXCEPT THOSE UNDER CONSTRUCTION), AND ENTRANCES SERVING PREMISES ADJACENT TO THE PROJECT SITE.
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8. TRAFFIC CONTROL MEASURES, WHERE NECESSARY SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION), PUBLISHED BY THE FEDERAL HIGHWAYS ADMINISTRATION.
9. MATERIALS NOTED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT A LICENSED FACILITY, AT THE CONTRACTOR'S EXPENSE.
10. MATERIALS NOTED FOR SALVAGE SHALL BE REMOVED AND STOCKPILED FOR THE OWNERS USE AT AN ON-SITE LOCATION TO BE PROVIDED BY THE OWNER. SALVAGED MATERIALS SHALL REMAIN PROPERTY OF THE OWNER.
11. ALL WORK SHOWN ON CIVIL DRAWINGS "C" SERIES SHALL BE BY SITE CONTRACTOR UNLESS NOTED OTHERWISE.

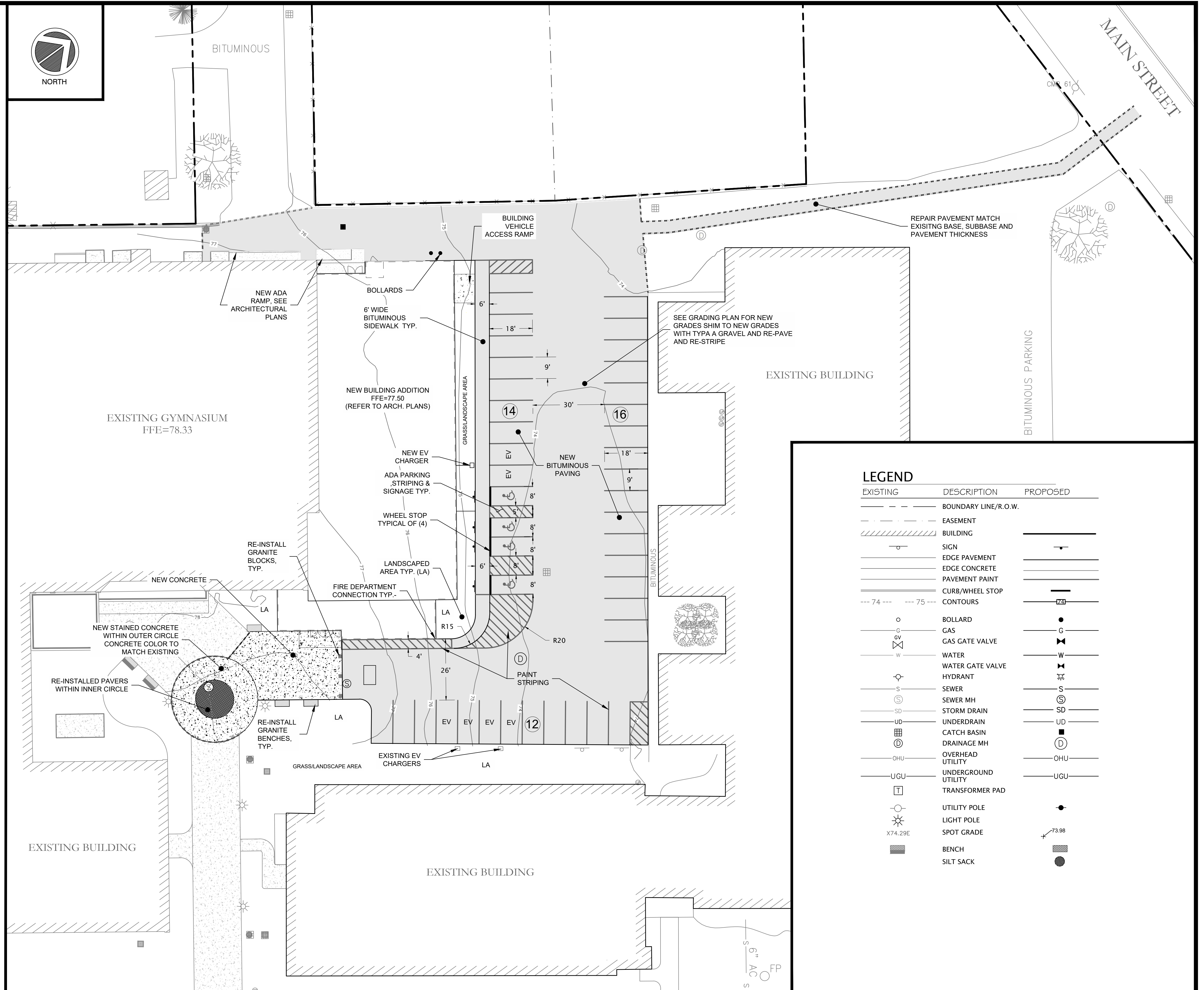
SITE PLAN NOTES:

1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
3. LAYOUT AND LIMITS OF DISTURBANCE SHALL BE MARKED FOR OWNER'S APPROVAL PRIOR TO DISTURBANCE.
4. EXISTING CONDITIONS CONTOURS AND SITE ELEMENTS BASED ON NOTE PLAN REFERENCE #1 ABOVE. SOME FIELD LOCATIONS WILL VARY. CONTRACTOR TO NOTIFY & COORDINATE WITH ENGINEER WITH ANY DISCREPANCIES.

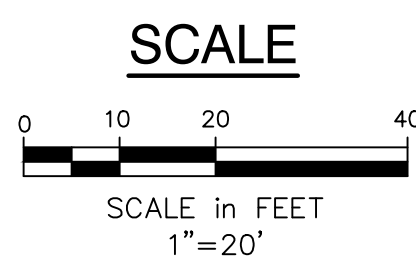
PLAN REFERENCES:

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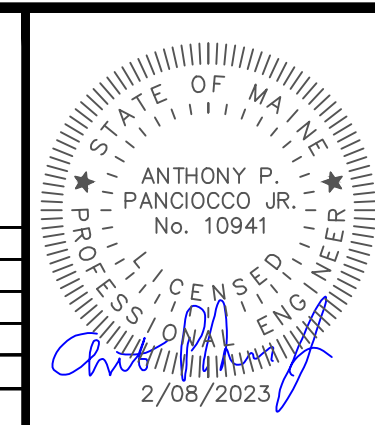
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REV	DATE	DESCRIPTION



BIDDEFORD HIGH SCHOOL ADDITION SITE LAYOUT PLAN		Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	
DRAWN: TP/MV		DATE: AUGUST 2022	
DESIGNED: TP		SCALE: 1"=20'	
CHECKED: TP		JOB NO. 22-042	
FILE NAME:		SHEET: C-101	
BIDDEFORD SCHOOL DEPT. 18 MAPLEWOOD AVE. BIDDEFORD, ME 04005			

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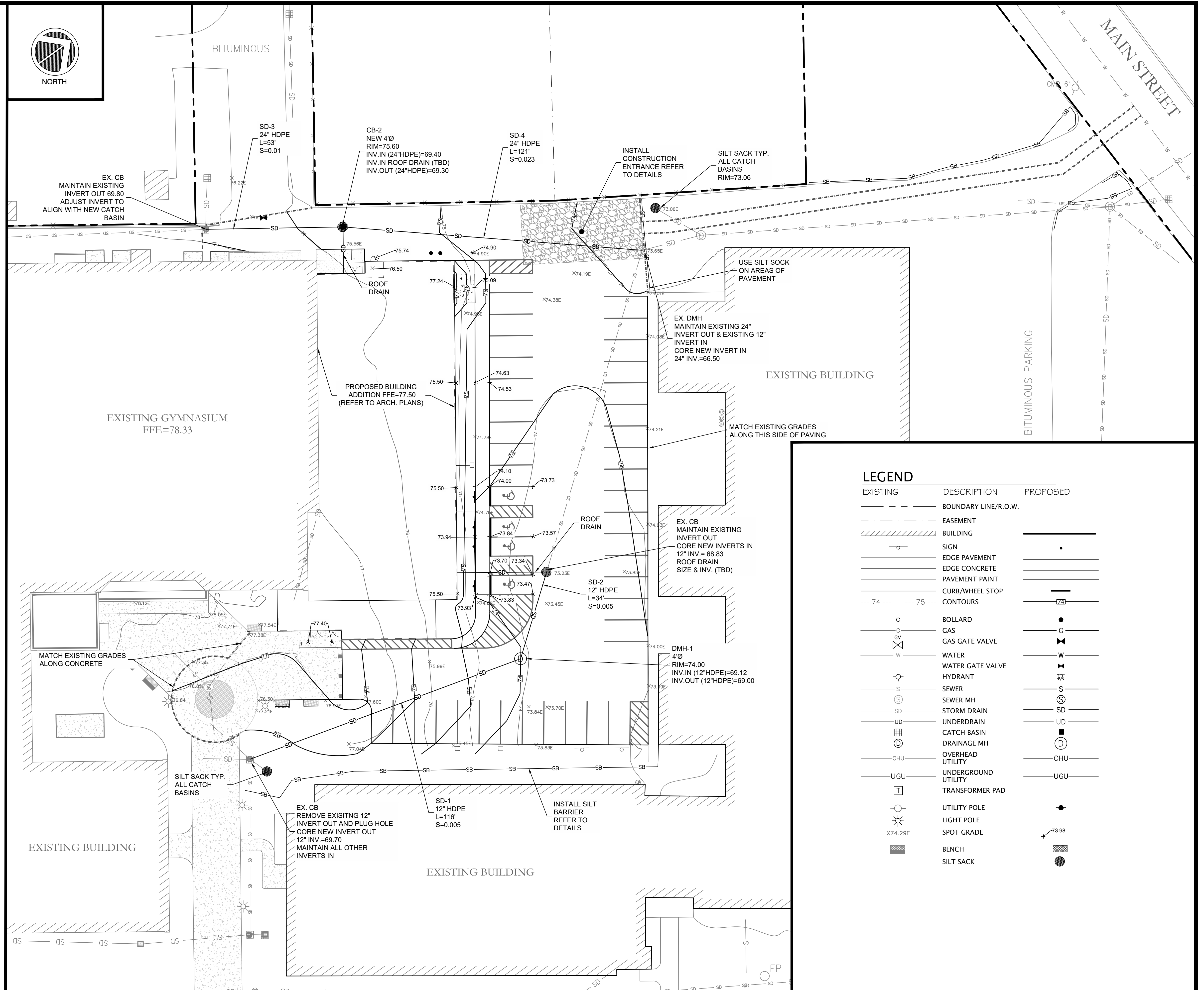
EARTHWORK NOTES:

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND PROTECT DOWNSTREAM RECEIVING AREAS AND RESOURCES. THE AREA OF DISTURBANCE SHALL BE KEPT TO THE MINIMUM REQUIRED TO COMPLETE THE WORK AND ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF THE EARTHWORK. EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY AND ON A MINIMUM WEEKLY BASIS AND AFTER STORM EVENTS.
2. DEWATERING SHALL BE UNDERTAKEN AS NECESSARY TO MAINTAIN EXCAVATIONS IN A DRY AND STABLE CONDITION AND TO PROTECT ADJACENT STRUCTURES. ALL SEDIMENTS FROM TURBID DEWATERING EFFLUENT SHALL BE RETAINED ON SITE USING BEST MANAGEMENT PRACTICES SUCH AS DEWATERING PONDS AND FILTER BAGS.
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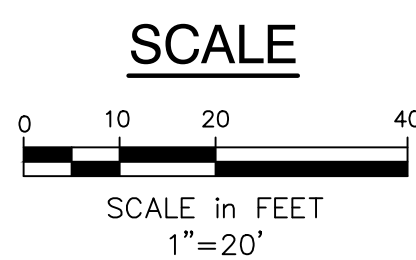
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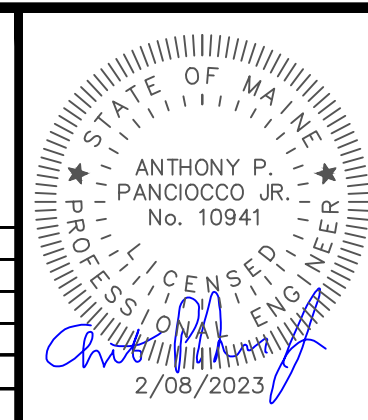
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BIDDEFORD HIGH SCHOOL ADDITION GRADING AND DRAINAGE PLAN
BIDDEFORD SCHOOL, DEPT. 18 MAPLEWOOD AVE. BIDDEFORD, ME 04005

Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
DRAWN: TP/MV DESIGNED: TP CHECKED: TP FILE NAME: SHEET: C-102
DATE: AUGUST 2022 SCALE: 1"=20' JOB NO. 22-042

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION OF THE IMPROVEMENTS.
2. ALL UTILITY COVERS, VALVE BOXES AND CLEANOUTS TO REMAIN SHALL BE ADJUSTED TO CONFORM TO PROPOSED FINISHED GRADES. THE COST OF THIS WORK SHALL BE INCLUDED IN HE CONTRACT PRICE.
3. ALL UTILITY MAINS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE GOVERNING UTILITY.
4. ALL WORK ON WATER SUPPLY MAINS AND SERVICES SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE MAINE WATER COMPANY. CONNECTIONS TO EXISTING MAINS AND/OR OPERATION OF VALVES ON THE WATER SYSTEM EITHER ON OR AROUND THE SITE SHALL BE PRE-ARRANGED WITH MAINE WATER COMPANY AND UNDERTAKEN UNDER THEIR DIRECT SUPERVISION.
5. THE EXACT DEPTH OF THE EXISTING WATER MAIN IS NOT KNOWN. A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES SHALL BE PROVIDED BETWEEN ALL WATER MAINS (EXISTING AND PROPOSED) AT POINTS OF CROSSING OVER SEWERS OR STORM DRAIN LINES. WATER MAIN OFFSETS SHALL BE CONSTRUCTED AT CROSSING POINTS WHERE NECESSARY TO MEET THE REQUIRED SEPARATION DISTANCES.
6. THE CONTRACTOR SHALL INSTALL BENDS AND FITTINGS ON THE NEW CONNECTING MAINS AS REQUIRED TO ALIGN THE SERVICE WITH THE NEW BUILDING. THE COSTS OF THIS WORK SHALL BE INCIDENTAL TO THE BASE CONTRACT SUM.
7. ALL WORK ON SEWERS ON OR AROUND THE PROJECT SITE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BIDDEFORD WASTEWATER DIVISION. ALL WORK ON SEWER MAINS SHALL BE PRE-ARRANGED WITH THE WASTEWATER DIVISION AND UNDERTAKEN UNDER THEIR DIRECT SUPERVISION CONTACT.
8. PIPE CONNECTIONS TO EXISTING MANHOLES SHALL BE UNDERTAKEN IN A MANNER THAT MAINTAINS THE INTEGRITY OF THE EXISITNG STRUCTURE AND PROVIDES A WATERTIGHT SEAL BETWEEN THE NEW PIPE AND THE STRUCTURE.
9. ALL WORK ON STORM DRAIN MAINS SERVING THE SITE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BIDDEFORD DEPARTMENT OF PUBLIC WORKS.
10. WATER MAINS TO BE INSTALLED WITH 5.5-7.0 FEET OF COVER COORDINATE IN FIELD WITH MAINE WATER COMPANY.
11. LOCATION OFF ON-SITE WATER SERVICES, UNDERGROUND SITE LIGHTING OR RELATED ELECTRIC SERVICES IS UNKNOWN. OWNER/CONTRACTOR TO DETERMINE AND MARK AT COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

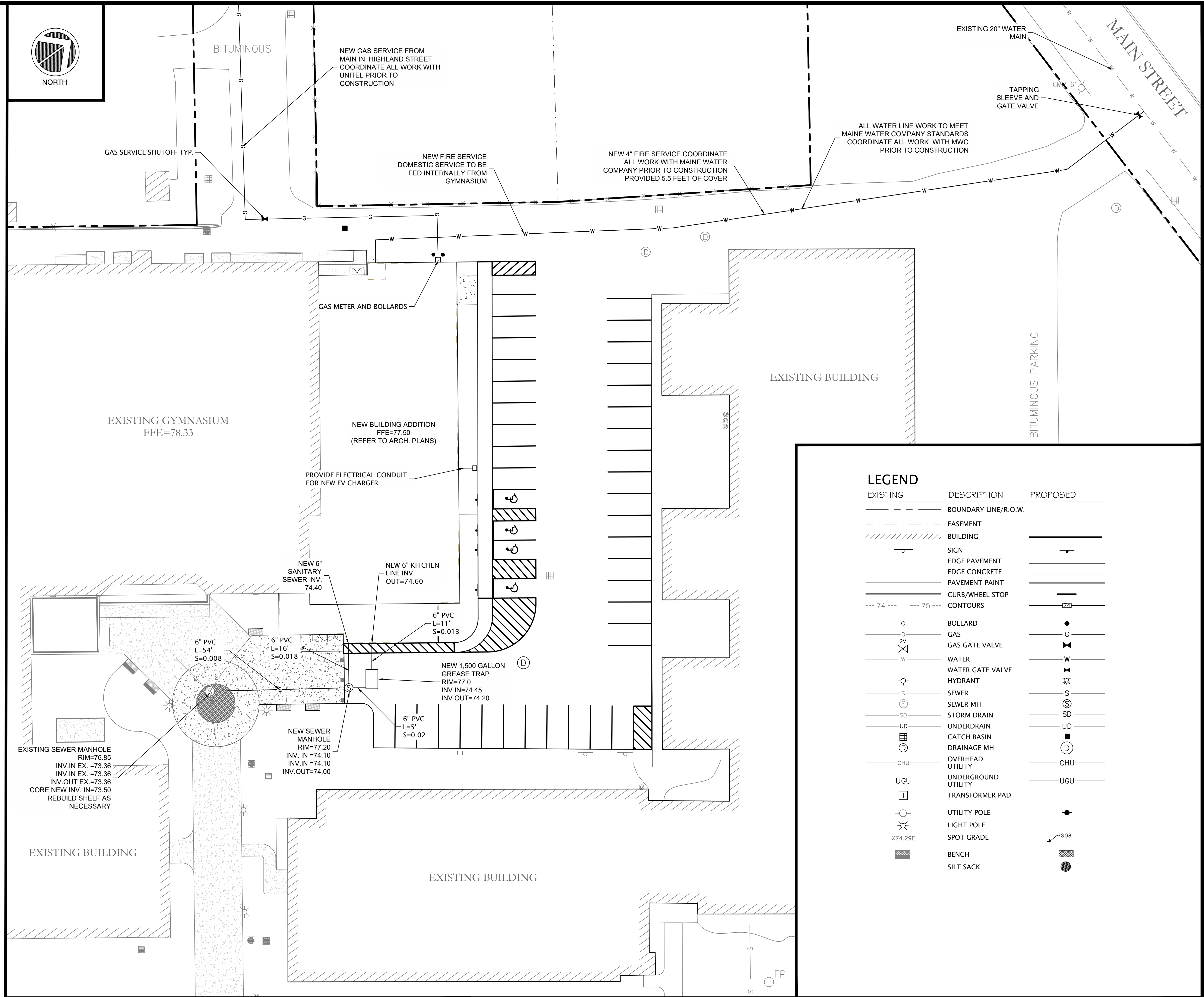
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1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND PROTECT DOWNSTREAM RECEIVING AREAS AND RESOURCES. THE AREA OF DISTURBANCE SHALL BE KEPT TO THE MINIMUM REQUIRED TO COMPLETE THE WORK AND ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF THE EARTHWORK. EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY AND ON A MINIMUM WEEKLY BASIS AND AFTER STORM EVENTS.
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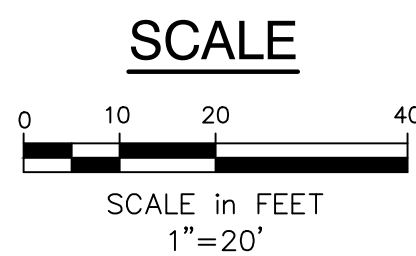
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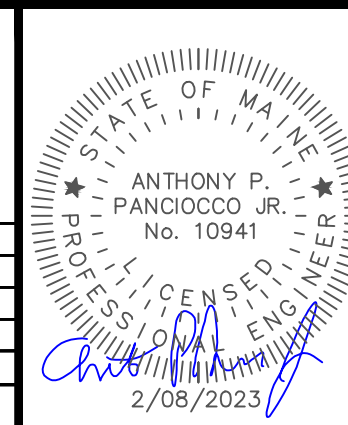
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- - -	EASEMENT	- - -
	BUILDING	
○	SIGN	○
—	EDGE PAVEMENT	—
—	EDGE CONCRETE	—
—	PAVEMENT PAINT	—
—	CURB/WHEEL STOP	—
---	CONTOURS	---
○	BOLLARD	●
○	GAS	○
○	GAS GATE VALVE	○
—	WATER	—
—	WATER GATE VALVE	—
—	HYDRANT	—
—	SEWER	—
—	SEWER MH	—
—	STORM DRAIN	—
—	UNDERDRAIN	—
—	CATCH BASIN	—
—	DRAINAGE MH	—
—	OVERHEAD UTILITY	—
—	UNDERGROUND UTILITY	—
—	TRANSFORMER PAD	—
—	UTILITY POLE	—
—	LIGHT POLE	—
—	SPOT GRADE	—
—	BENCH	—
—	SILT SACK	—

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
D	2-8-2023	ISSUED FOR FINAL SITE PLAN REVIEW
C	12-16-2022	SUBMITTED FOR MAJOR SITE PLAN REVIEW
B	12-7-2022	REVISED PER MDEP REVIEW COMMENTS
A	10-4-2022	SUBMITTED FOR MDEP REVIEW
REV	DATE	DESCRIPTION



BIDDEFORD HIGH SCHOOL ADDITION SITE UTILITIES PLAN		Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	
BIDDEFORD SCHOOL, DEPT. 18 MAPLEWOOD AVE. BIDDEFORD, ME 04005		DRAWN: TP/MV DESIGNED: TP CHECKED: TP FILE NAME:	DATE: AUGUST 2022 SCALE: 1"=20' JOB NO. 22-042
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A. SOIL EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, SILTATION FENCE, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, AND PERMANENT VEGETATION.

A. GENERAL

- IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION & SEDIMENT CONTROL BMPs - MANUAL FOR DESIGNERS AND ENGINEERS (2016), OR AS CURRENTLY REVISED OR U.S. ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.
- ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION, REPAIR/ REPLACEMENT/ MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
 - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
 - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 - FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
 - FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
 - PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 - FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, OR ENGINEER. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRAINED SIDE OF CONSTRUCTION WORK AREAS, WITH LOCATIONS BEING ADJUSTED ALONG WITH THE CONSTRUCTION PHASING AREAS. THE CONTRACTOR MAY USE EROSION MIX IN PLACE OF SINGLE SILT FENCE BARRIER.
- THE SILT FENCE SHALL BE INSTALLED PER THE DETAIL PROVIDED IN THE PLAN SET AND INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST WEEKLY IN THE ABSENCE OF SIGNIFICANT RAINFALL. ALL SEDIMENT BARRIERS SHOULD BE INSTALLED ALONG THE CONTOUR WITH THE ENDS TURNED UPSLOPE TO PROVIDE PONDING AREAS FOR SOIL SETTLEMENT. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. THE CONTRACTOR SHALL MAKE REPAIRS IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE. IF SUCH EROSION IS OBSERVED, THE CONTRACTOR SHALL TAKE PROACTIVE ACTION TO IDENTIFY THE CAUSE OF THE EROSION AND TAKE ACTION TO AVOID ITS REOCCURRENCE. PROPER PLACEMENT OF STAKES AND KEYING THE BOTTOM OF THE FABRIC INTO THE GROUND IS CRITICAL TO THE FENCE'S EFFECTIVENESS. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION.
- EROSION CONTROL BERMS MAY BE USED IN PLACE OF SILT FENCE IN THE AREA ADJACENT TO THE DRAINAGEWAY AT THE NORTHWEST CORNER OF THE PROPERTY.
- TEMPORARY SEDIMENT SUMPS WILL PROVIDE SEDIMENTATION CONTROL FOR STORMWATER RUNOFF FROM DISTURBED AREAS DURING CONSTRUCTION UNTIL STABILIZATION HAS BEEN ACHIEVED.
- A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AT ALL ACCESS POINTS ONTO THE SITE TO PREVENT TRACKING OF SOIL ONTO ADJACENT LOCAL ROADS AND STREETS.
- SILTSACKS™ WILL BE UTILIZED IN CATCH BASINS IN OR NEAR WORK AREAS AT RISK FROM RECEIVING TRANSPORTED SEDIMENT.
- ALL CATCH BASINS AND FIELD INLETS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.
- REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
- GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
- ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNSTREAM OF STOCKPILES. STORMWATER SHALL BE DIVERTED AROUND STOCKPILE AREAS.
- TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY TO PREVENT OFF-SITE DRAINAGE FROM ENTERING THE WORK AREA.
- TEMPORARY STABILIZATION SHALL BE CONSTRUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.
- TEMPORARY SEEDING SPECIFICATIONS: WHERE SEEDBED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 600 LBS PER ACRE (13.8 LB. PER 1,000 SQUARE FEET). UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY. RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:
AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 -10/1 APPLICATION RATE: 112 LBS/ACRE
ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1 APPLICATION RATE: 40 LBS/ACRE
PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15 APPLICATION RATE: 40 LBS/ACRE
- TEMPORARY MULCHING SPECIFICATIONS: TEMPORARY MULCH SHOULD BE APPLIED TO AREAS THAT WILL NOT BE ACTIVELY WORKED FOR MORE THAN 14 DAYS (7 DAYS IN SENSITIVE AREAS). APPLICATION RATE SHOULD BE 2 BALES (70-90 POUNDS) PER 1000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 PER ACRE AND MUST BE EVENLY DISTRIBUTED. PROVIDE A MULCH COVER TO SOIL STOCKPILES. ANCHORING SHOULD BE PROVIDED IN AREAS WITH STRONG WIND OR ON SLOPES GREATER THAN 5%. HAY MULCH SHOULD BE LIMITED TO SLOPES FLATTER THAN 2:1 UNLESS SHORT (LESS THAN 10 FEET), AND IN NON-SEEPAGE AREAS. ANOTHER MEASURE SHOULD BE USED ON STEEPER SLOPES WITH A HIGH RUNOFF POTENTIAL. ANCHORING CAN BE ACCOMPLISHED BY PUNCHING, CRIMPING THE MULCH INTO THE SOIL OR TRACKING WITH A PUNCH-ROLLER OR A KNIFE BLADE ROLLER. WALKING AND PUNCHING WITH A SPADE OR SHOVEL MAY BE PRACTICABLE ON VERY SMALL SITES. PEG AND TWINE OR NETTING SHOULD BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. NONBIODEGRADABLE PLASTIC NETTING SHOULD BE REMOVED AFTER THE SITE IS REVEGETATED. APPLY ADDITIONAL MULCH IF NOT REVEGETATED WITH 90% GRASS UPTAKE.
- HYDRAULIC MULCH SHOULD BE APPLIED WITHIN ONE WEEK OF FINAL GRADING. AVOID APPLYING ON WINDY DAYS. HIGHER RATES OF MULCHING SHOULD BE USED ON AREAS SUBJECT TO WIND. APPLY WHEN NO RAIN IS PREDICTED FOR A FEW DAYS AS THE MULCH BINDER HAS A CURING TIME OF ABOUT 24 LOW TEMPERATURES WILL ALSO SLOW DOWN THE CURING TIME. APPLY A PAPER HYDRAULIC MULCH AT A RATE OF 5 LBS./1000 SQUARE FEET OR AS DIRECTED BY THE MANUFACTURER. APPLY A CELLULOSE FIBER MULCH MIXTURE AT A RATE OF NO LESS THAN 40 LBS./1000 SQUARE FEET OR AS DIRECTED BY THE MANUFACTURER.

- PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
 - APPLY TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET).
 - UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.
 - THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
30% CREEPING RED FESCUE
50% KENTUCKY BLUEGRASS
20% ITALIAN/PERENNIAL RYE GRASS
NOTE: SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED.
- MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.
- DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
- RIE RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 20%, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.
- SPECIAL MEASURES FOR SUMMER CONSTRUCTION

DURING DRY SUMMER CONDITIONS, THE CONTRACTOR SHALL:

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

D. WINTER CONDITIONS

- "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.
- SILT FENCE: IN LIEU OF PROVIDING THE 6" X 6" TRENCH, FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.
- HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
- AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.
- ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

E. HOUSEKEEPING

- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE AND CONSEQUENT FLOODING AND DESTABILIZATION.
- FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- DEBRIS AND OTHER MATERIAL. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- EXCAVATION DEWATERING, EXCAVATION DEWATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS COFFER DAMS PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING MUST BE SPREAD THOROUGH 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.

- AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIREFIGHTING ACTIVITY;
 - FIRE HYDRANT FLUSHINGS;
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
 - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(3);
 - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED
 - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS
 - LANDSCAPE IRRIGATION.
- UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
 - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
 - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING
 - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

A. INSPECTION AND MAINTENANCE

- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AND BEFORE AND AFTER A STORM EVENT, PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED IF IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (0.5IN OR GREATER IN 24-HOUR PERIOD). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

- AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES.

- INSPECTION OF THE PROJECT WORK SITE SHALL INCLUDE:
 - IDENTIFICATION OF PROPER EROSION CONTROL MEASURE INSTALLATION IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET.
 - DETERMINE WHETHER EACH EROSION CONTROL MEASURE IS PROPERLY OPERATING. IF NOT, IDENTIFY DAMAGE TO THE CONTROL DEVICE AND DETERMINE REMEDIAL MEASURES.
 - IDENTIFY AREAS WHICH APPEAR VULNERABLE TO EROSION AND DETERMINE ADDITIONAL EROSION CONTROL MEASURES WHICH SHOULD BE USED TO IMPROVE CONDITIONS.
 - INSPECT AREAS OF RECENT SEEDING TO DETERMINE PERCENT CATCH OF GRASS. A MINIMUM CATCH OF 90 PERCENT IS REQUIRED PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.

- IF INSPECTION OF THE SITE INDICATES A CHANGE SHOULD BE MADE TO THE EROSION CONTROL PLAN, TO EITHER IMPROVE EFFECTIVENESS OR CORRECT A SITE-SPECIFIC DEFICIENCY, THE INSPECTOR SHALL IMMEDIATELY IMPLEMENT THE CORRECTIVE MEASURE AND NOTIFY THE OWNER OF THE CHANGE.

- ALL CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS PREPARED BY THE INSPECTOR(S) SHALL BE FILED WITH THE OWNER, AND THE PERMIT FILE CONTAINED ON THE PROJECT SITE. ALL WRITTEN CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS MUST BE FILED WITHIN ONE (1) WEEK OF THE INSPECTION DATE AND RECORDS MUST BE RETAINED FOR THREE YEARS FROM THE TIME PERMANENT STABILIZATION IS ACHIEVED.

- THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION/SEDIMENT CONTROL REPORT, INCLUDING CONTROL OF FUGITIVE DUST, AND SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

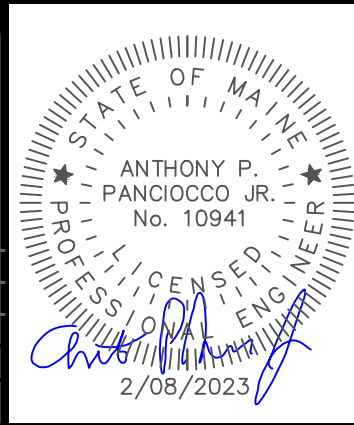
B. CONSTRUCTION SCHEDULE & SEQUENCE (TIMELINES ARE APPROXIMATE AND WILL BE DEPENDENT ON WEATHER AND SITE CONDITIONS).

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

- THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES IS OPTIMIZED.
 - INSTALL SAFETY AND CONSTRUCTION FENCE TO SECURE THE SITE FOR CONSTRUCTION.
 - INSTALL ALL PERIMETER SILTATION FENCE AND EROSION CONTROL BARRIERS. PARTICULAR ATTENTION SHALL BE PAID TO AREAS UPSTREAM OF PROTECTED NATURAL RESOURCES. PROJECT LIMITS OF DISTURBANCE ARE CLEARLY DELINEATED ON THE DRAWINGS - NO ACTIVITY IS ALLOWED OUTSIDE THESE LIMITS. SIGNS SHALL BE ERCTED INDICATING THAT THE DOWNSTREAM AREAS ARE OFF LIMITS TO ALL CONSTRUCTION ACTIVITIES.
 - INSTALL CONSTRUCTION ENTRANCES.
 - CLEAR AND GRUB THE CONSTRUCTION AREA, REMOVE AND STOCKPILE UNSUITABLE FILL MATERIAL.
 - CONSTRUCT ACTIVITIES ON THE SITE TO OPTIMIZE THE HANDLING OF MATERIALS AND RESTRICT THE DENUDED AREAS TO THE TIME STIPULATED.
 - UNDERTAKE MAJOR EARTHWORK ACTIVITY TO ROUGH GRADE THE SITE.
 - INSTALL UTILITIES AND CONSTRUCT STABILIZED PAD FOR FOUNDATION CONSTRUCTION.
 - INSTALL AND COMPACT NEW PAVEMENT BASE GRAVEL MATERIALS AND INSTALL BINDER PAVEMENT.
 - LANDSCAPE (LOAM AND SEED).
 - INSTALL STRIPING, SIGNAGE, AND MISCELLANEOUS SITE IMPROVEMENTS.
 - REVIEW SITEWORK WITH ENGINEER AND OWNER AND COMPLETE ANY PUNCH LIST ITEMS.
 - REMOVE ANY TEMPORARY EROSION CONTROL MEASURES.
- THE CONTRACTOR MUST MAINTAIN AN ACCURATE SET OF RECORD DRAWINGS INDICATING THE DATE WHEN AN AREA IS FIRST DENUDED, THE DATE OF TEMPORARY STABILIZATION, AND THE DATE OF FINAL STABILIZATION. ON OCTOBER 1 OF ANY CALENDAR YEAR, THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN FOR STABILIZING THE SITE FOR THE WINTER AND A DESCRIPTION OF WHAT ACTIVITIES ARE PLANNED DURING THE WINTER.

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NOT FOR CONSTRUCTION

C	2-8-2023	ISSUED FOR FINAL SITE PLAN REVIEW
B	12-16-2022	SUBMITTED FOR SITE PLAN REVIEW
A	10-4-2022	SUBMITTED FOR MDEP REVIEW
REV	DATE	DESCRIPTION
REVISIONS		

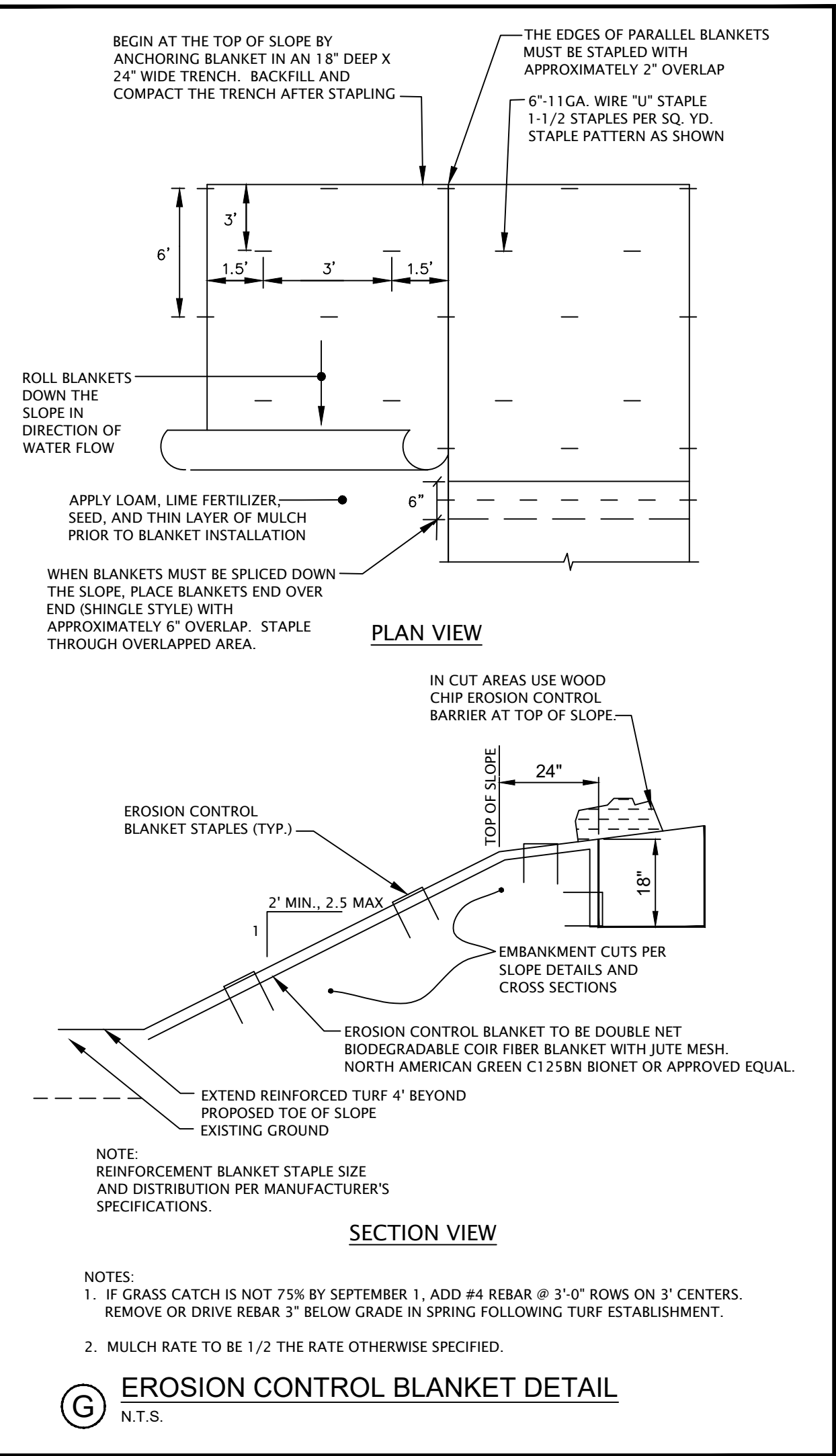
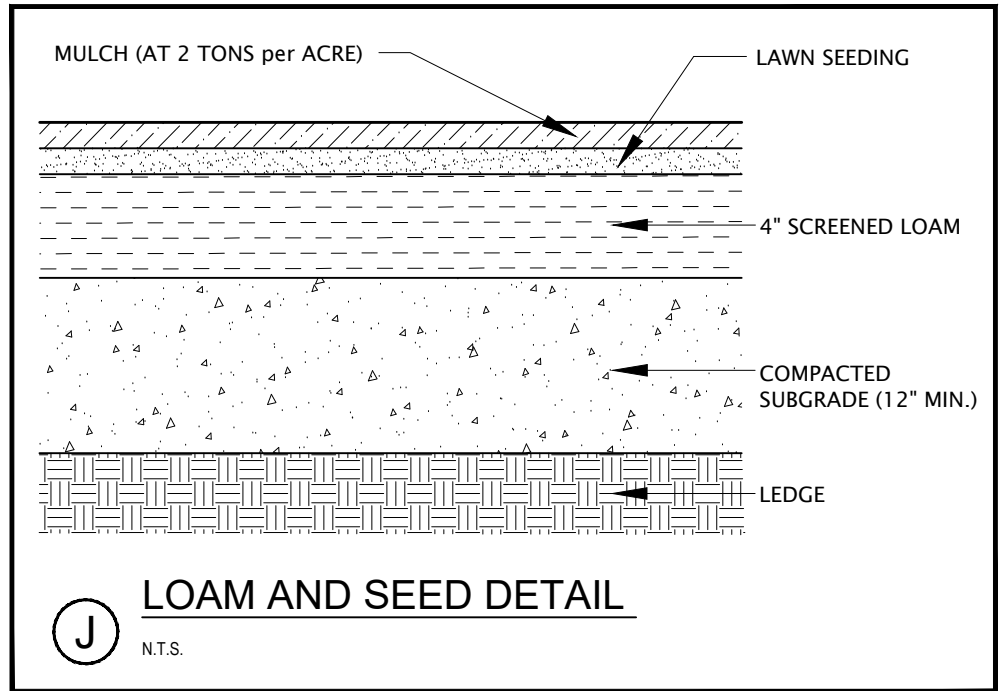
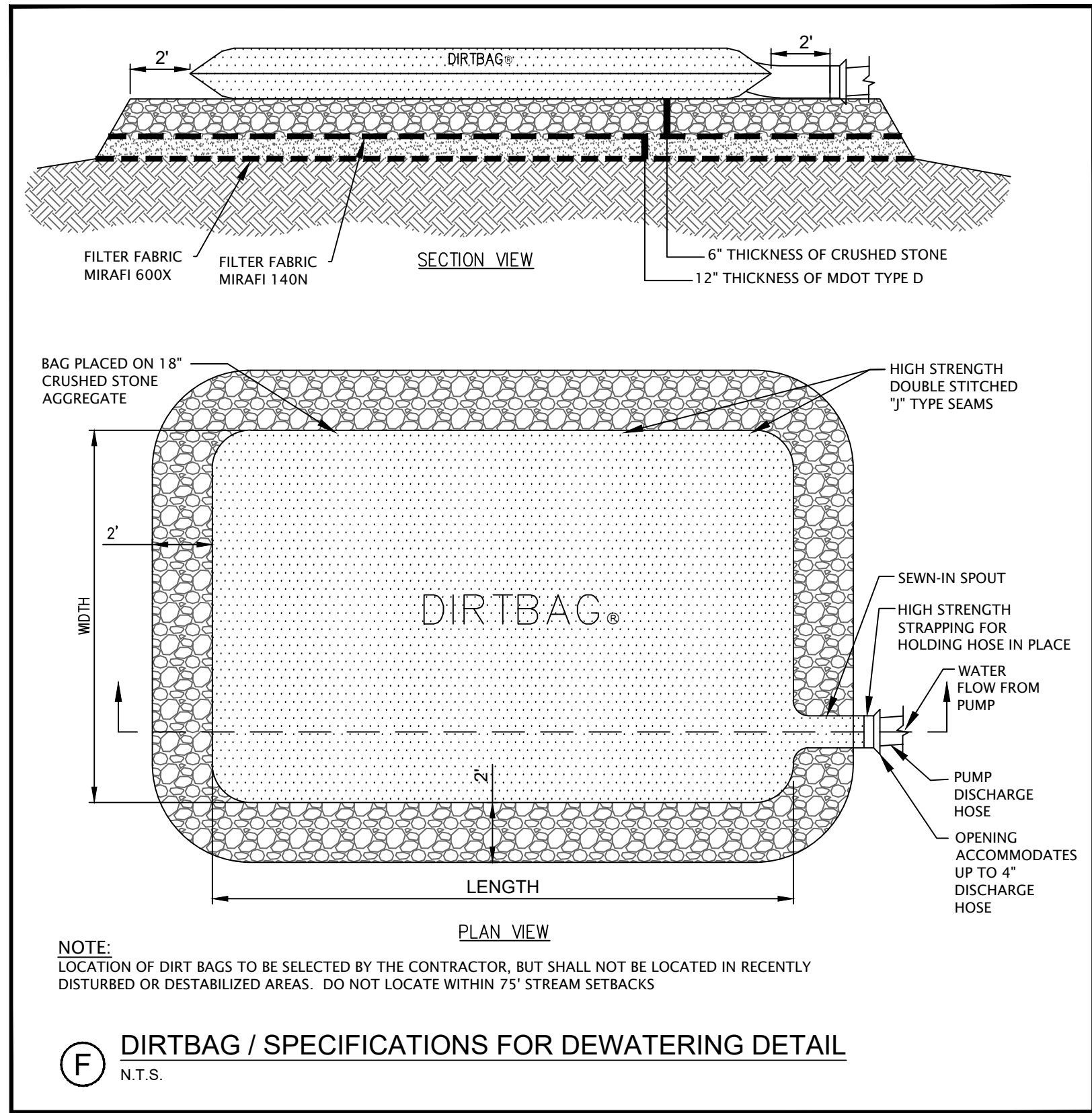
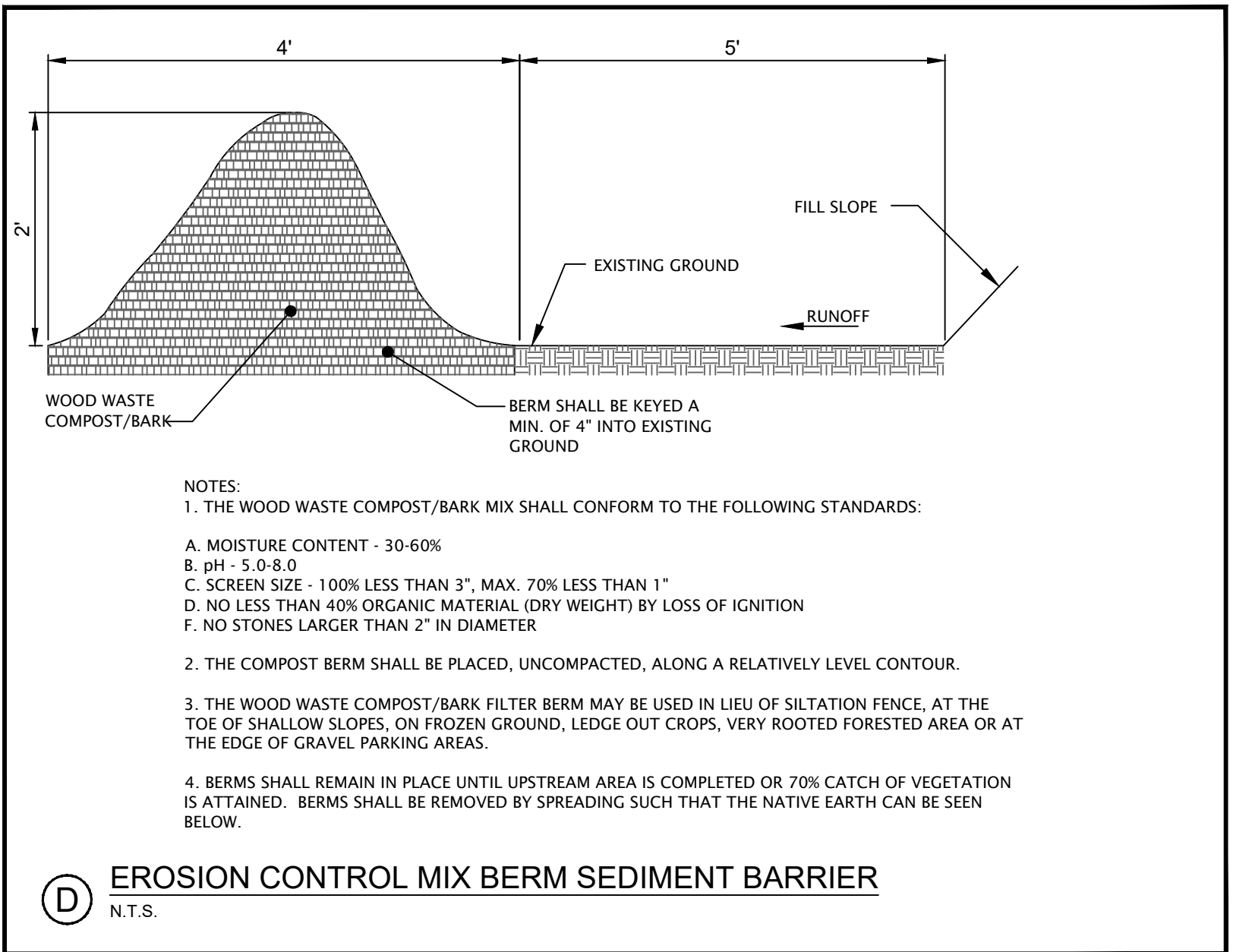
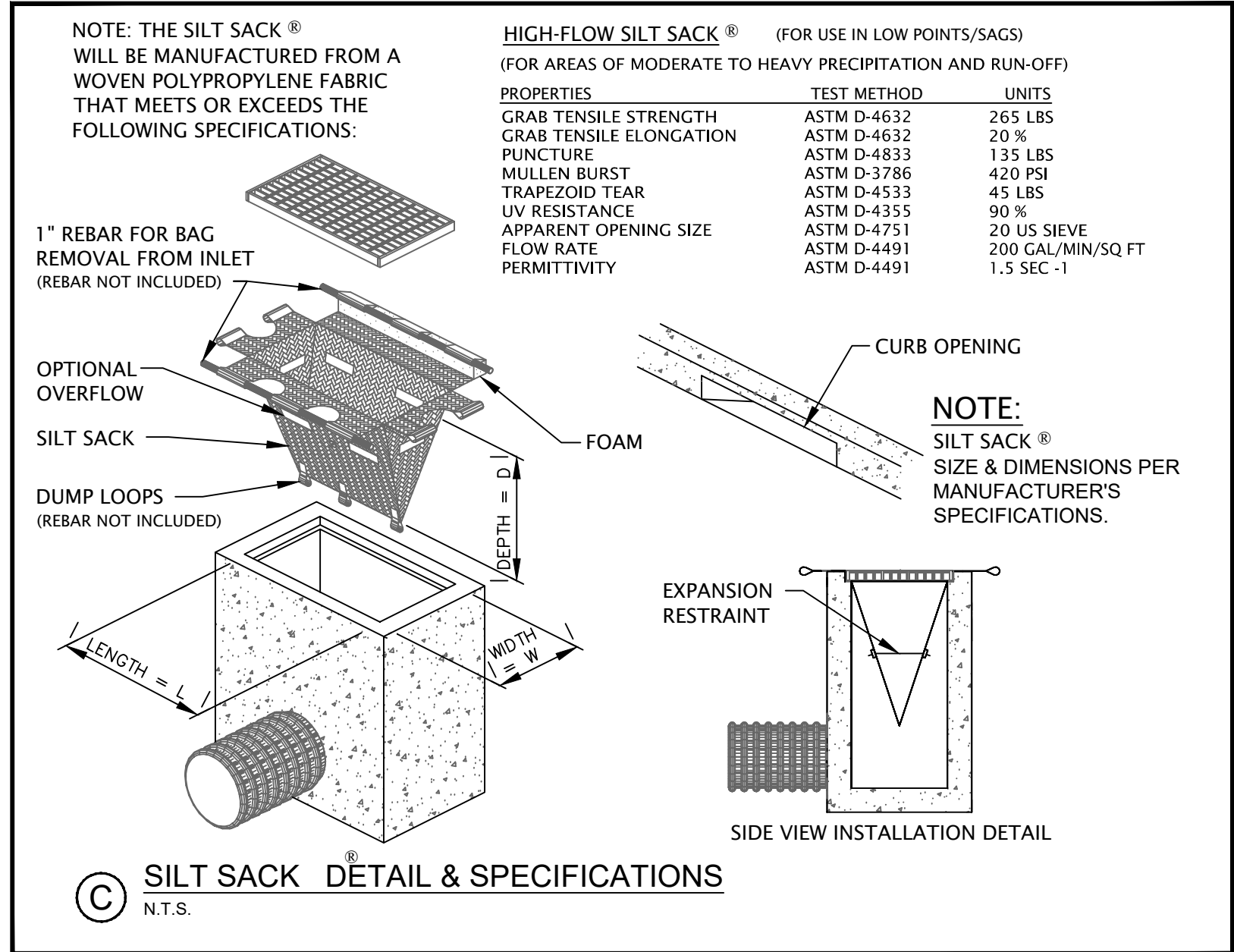
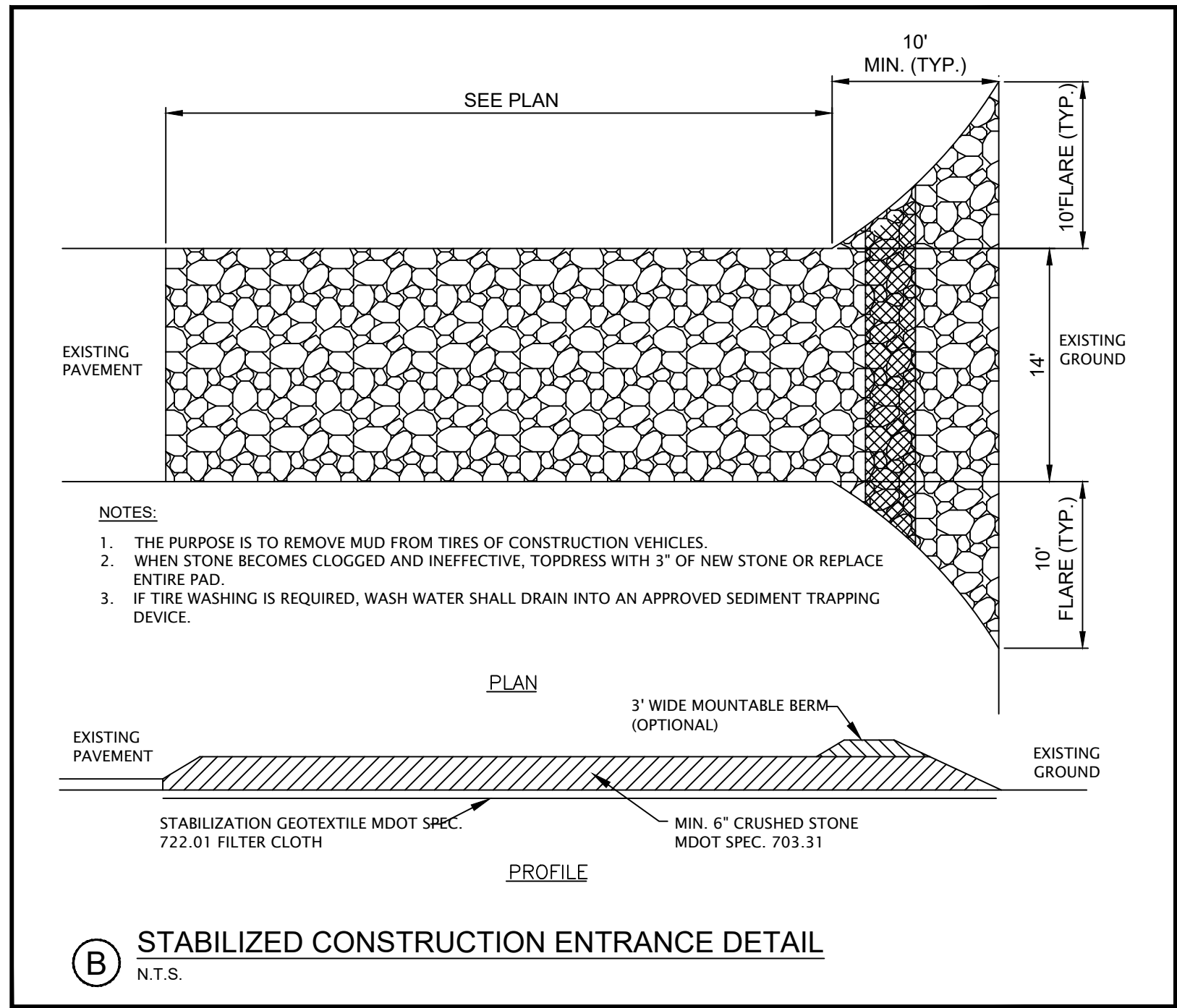
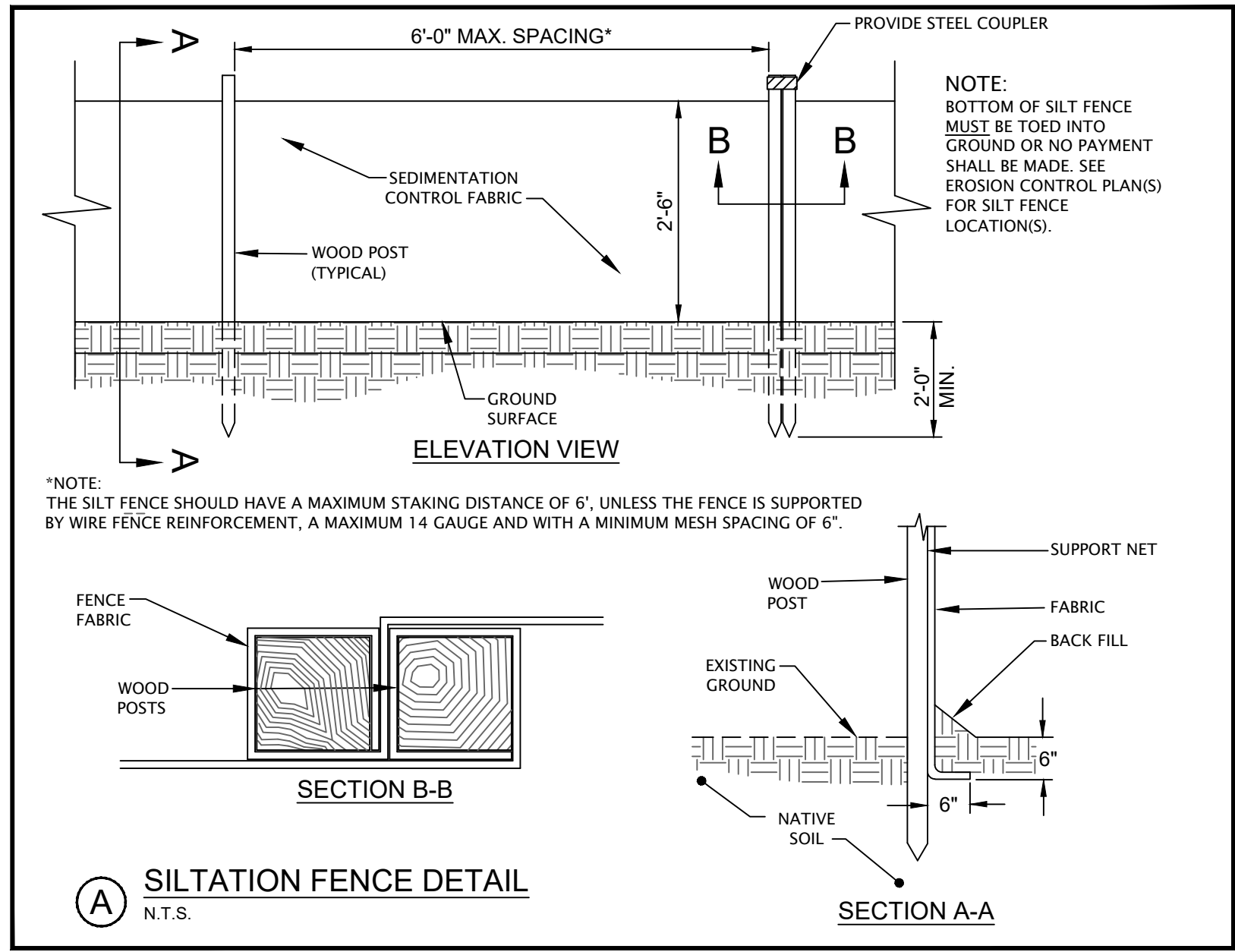


BIDDEFORD HIGH SCHOOL	
ADDITION	
EROSION CONTROL	
NOTES	
BIDDEFORD SCHOOL, DEPT. 18 MAPLEWOOD AVE. BIDDEFORD, ME 04005	



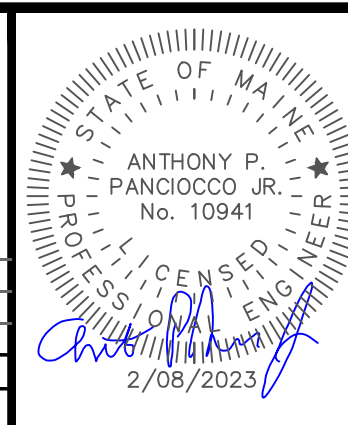
Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: TP	DATE: AUGUST 2022
DESIGNED: TP	SCALE: N.T.S.
CHECKED: TP	JOB NO. 22-042
FILE NAME:	
SHEET: C-300	



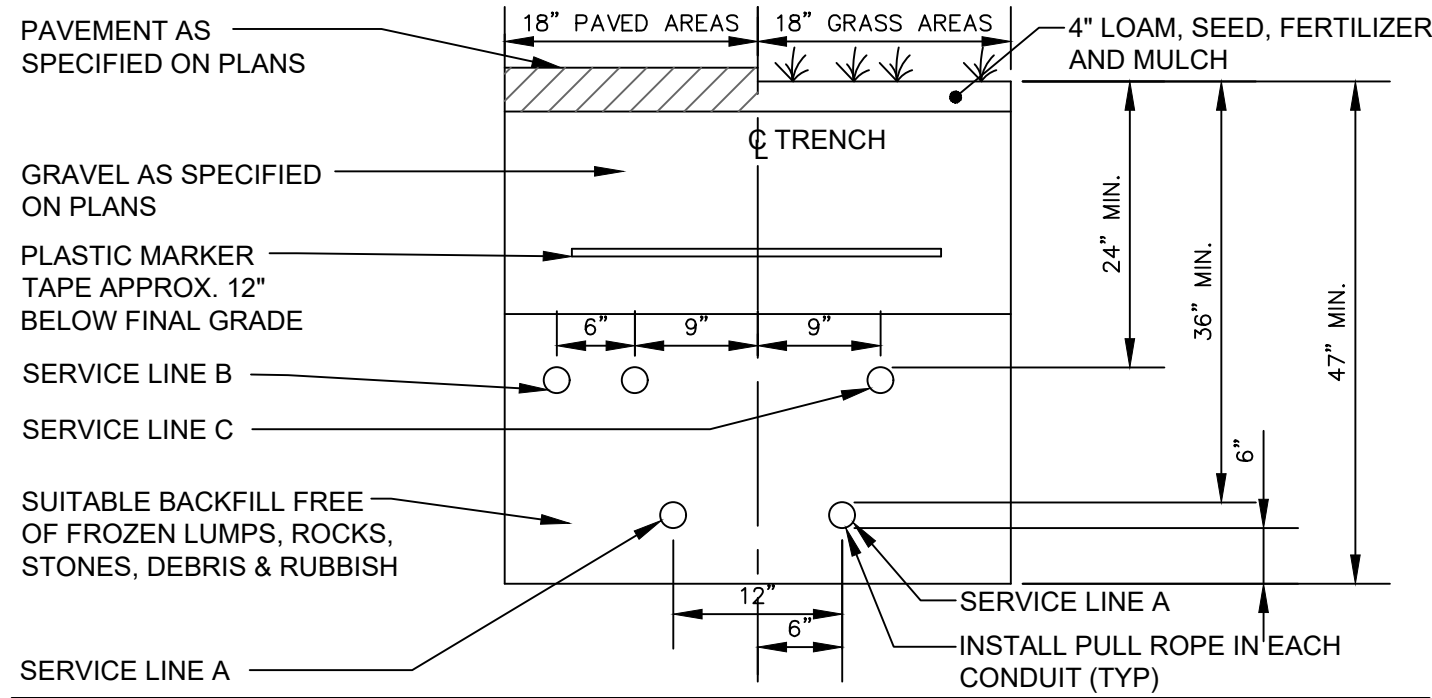
**FOR PERMITTING ONLY
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REV	DATE	DESCRIPTION
C	2-8-2023	ISSUED FOR FINAL SITE PLAN REVIEW
B	12-16-2022	SUBMITTED FOR SITE PLAN REVIEW
A	10-4-2022	SUBMITTED FOR MDEP REVIEW
REV	DATE	DESCRIPTION
REVISIONS		



BIDDEFORD HIGH SCHOOL ADDITION EROSION CONTROL DETAILS
BIDDEFORD SCHOOL DEPT. 18 MAPLEWOOD AVE. BIDDEFORD, ME 04005

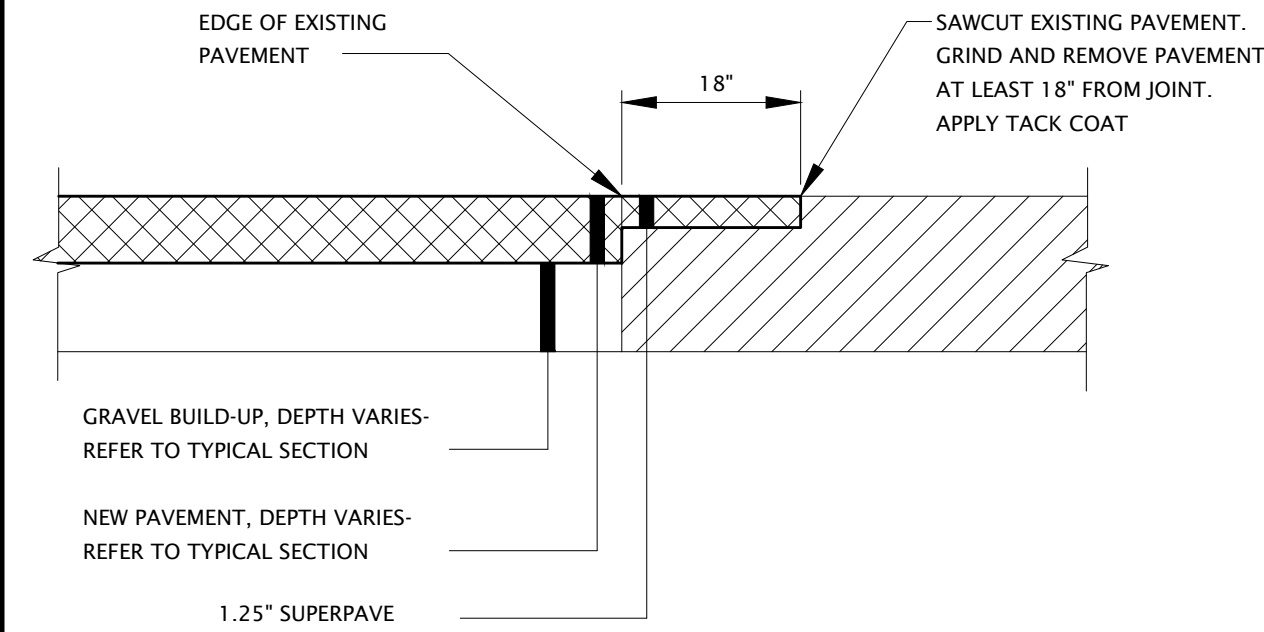
Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
DRAWN: TP DESIGNED: TP CHECKED: TP FILE NAME: SHEET: C-301
DATE: AUGUST 2022 SCALE: N.T.S. JOB NO. 22-042



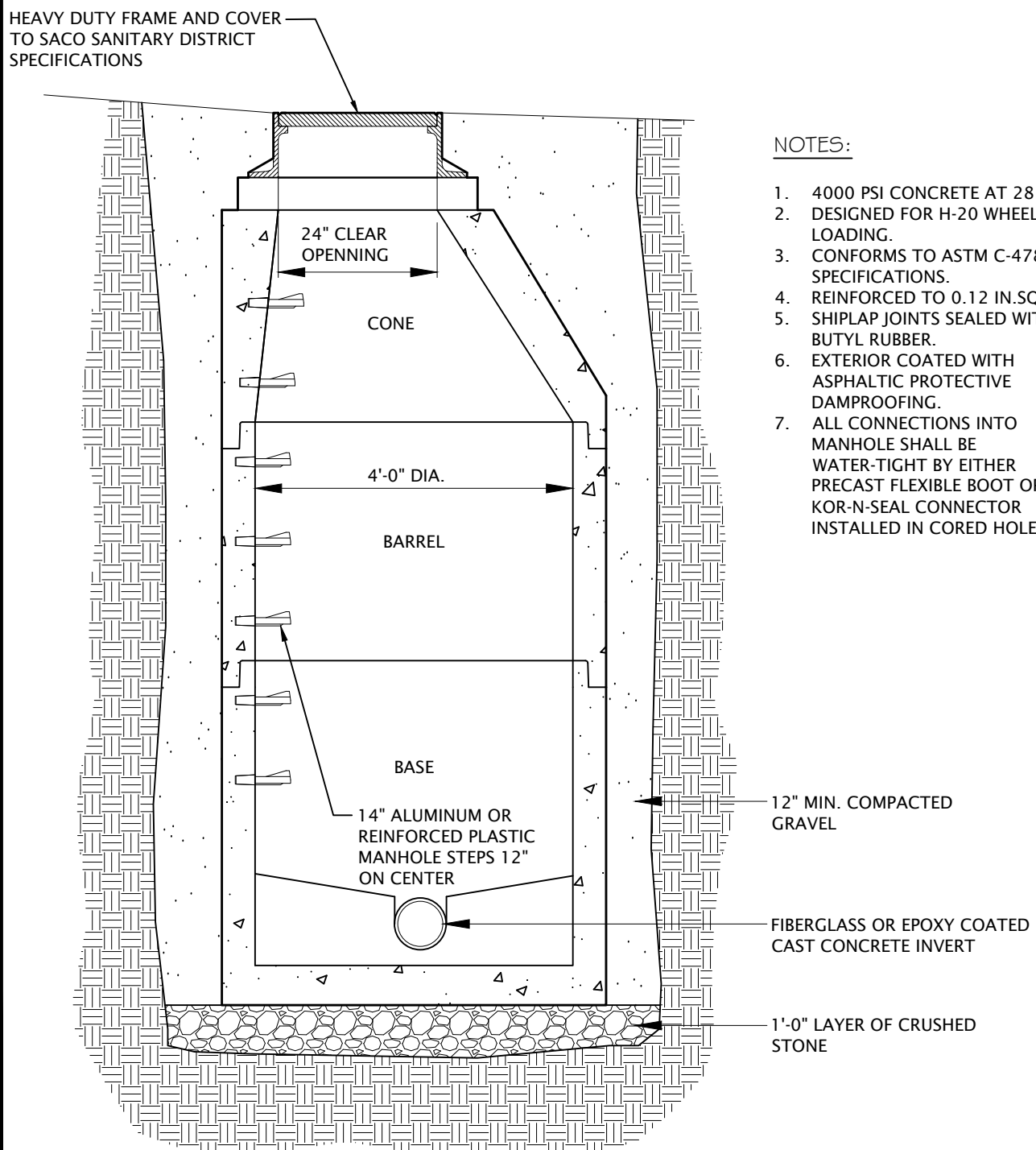
SERVICE	CONDUIT SIZE	GRASS AREAS	PAVED AREAS	UTILITY	REMARKS
A	5"	SCHEDULE 40 PVC ELECTRICAL GRADE	RIGID GALVANIZED STEEL, ASTM A120	POWER	SEE NOTE 1
B	4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	TELEPHONE	SEE NOTE 1
C	2"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	COMMUNICATION	

- NOTES:
- ONE CONDUIT CAPPED FOR SPARE. PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10' ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
 - SEE SITE ELECTRICAL PLAN FOR LOCATION AND NUMBER OF CONDUITS.

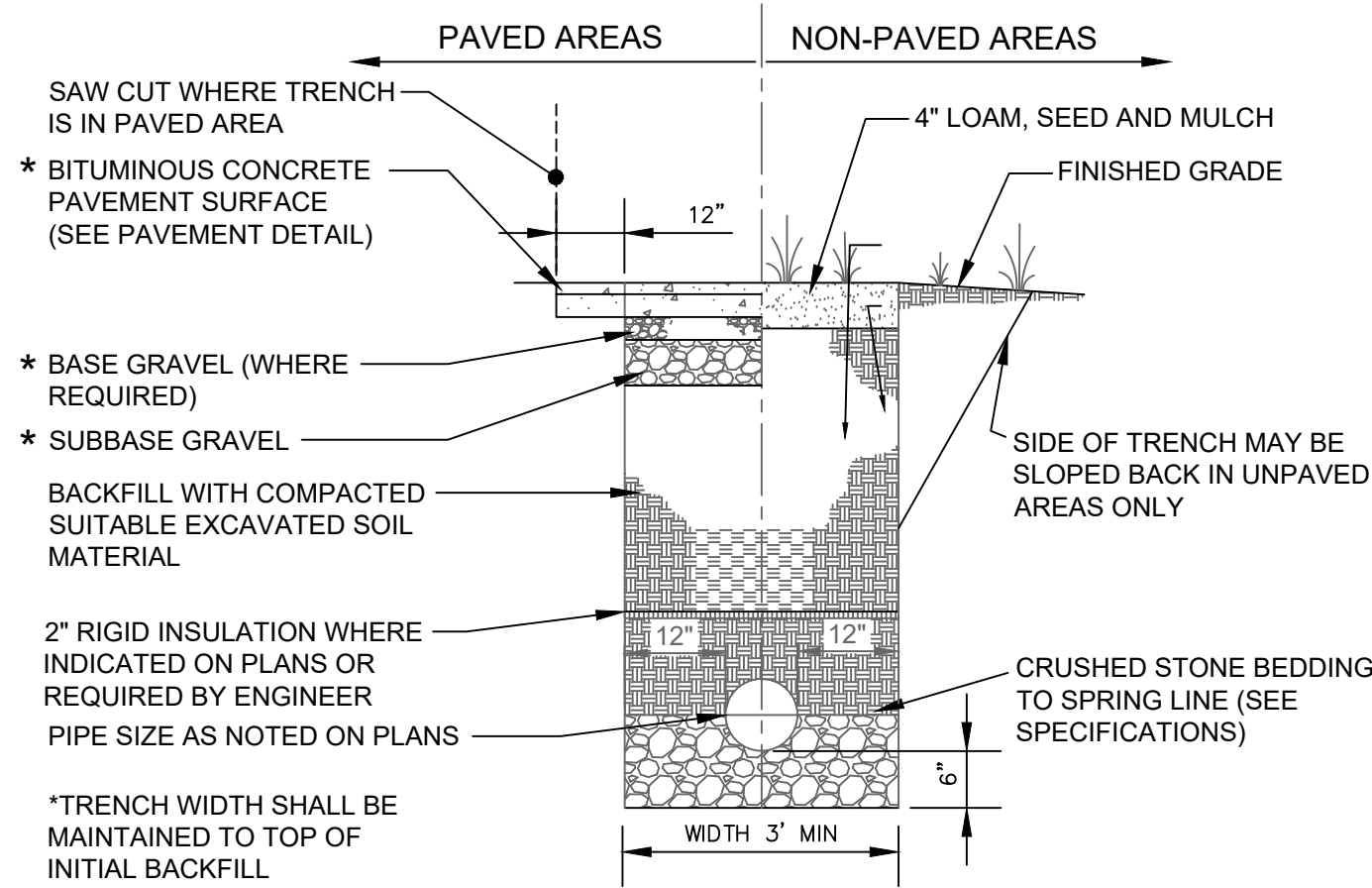
A COMBINED UTILITY TRENCH DETAIL
N.T.S.



B PAVEMENT BUTT-JOINT DETAIL
N.T.S.

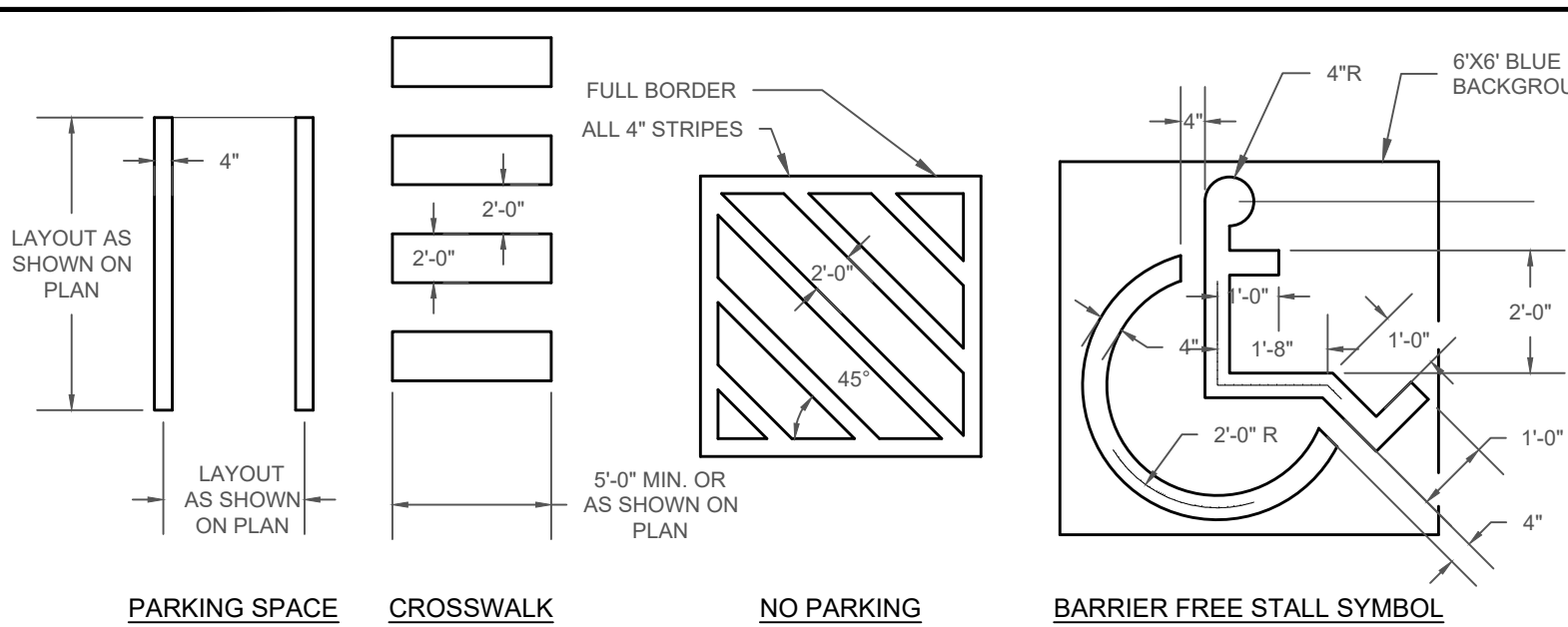


C PRECAST SEWER/DRAIN MANHOLE DETAIL
N.T.S.

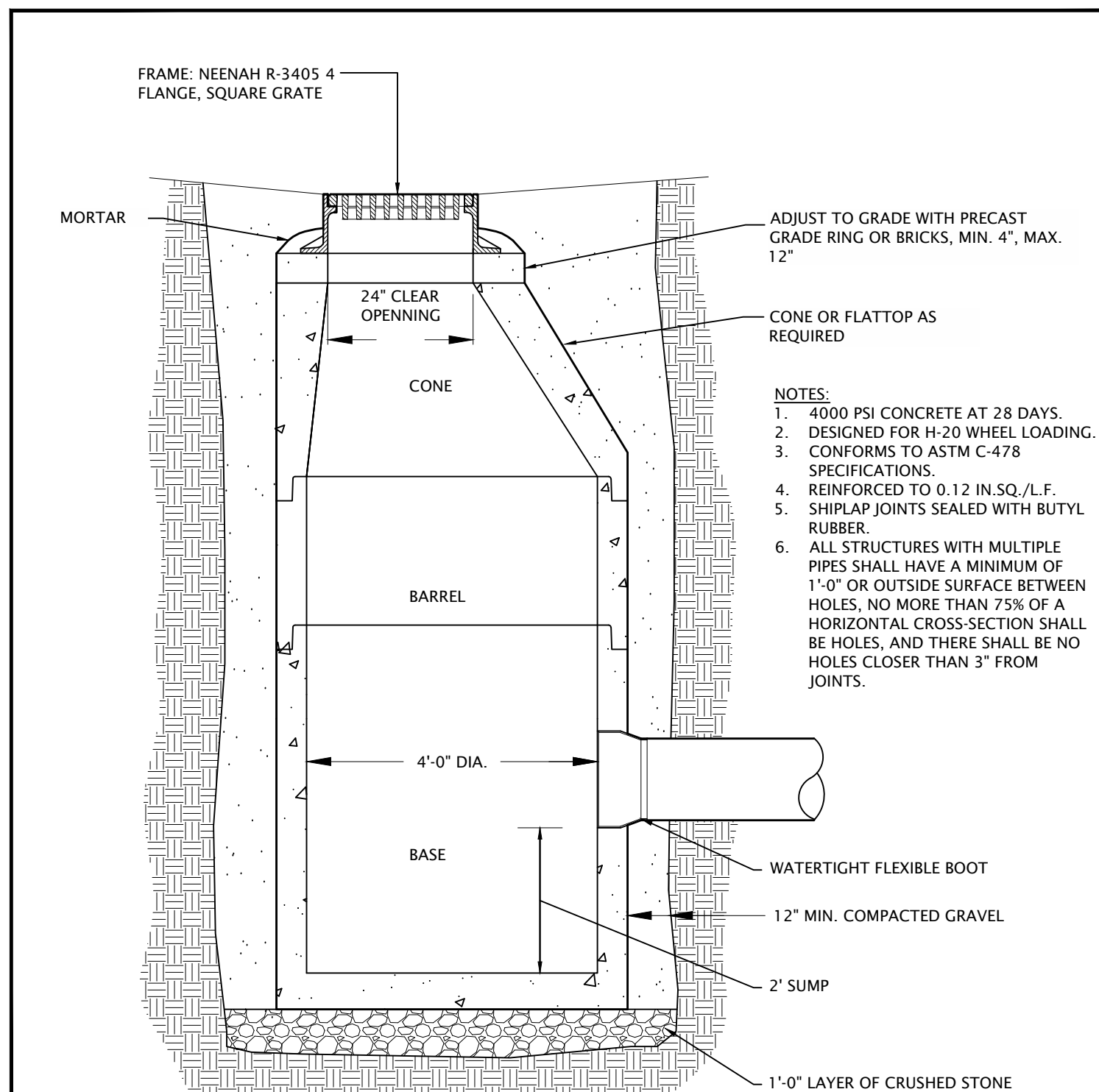


NOTE:
BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

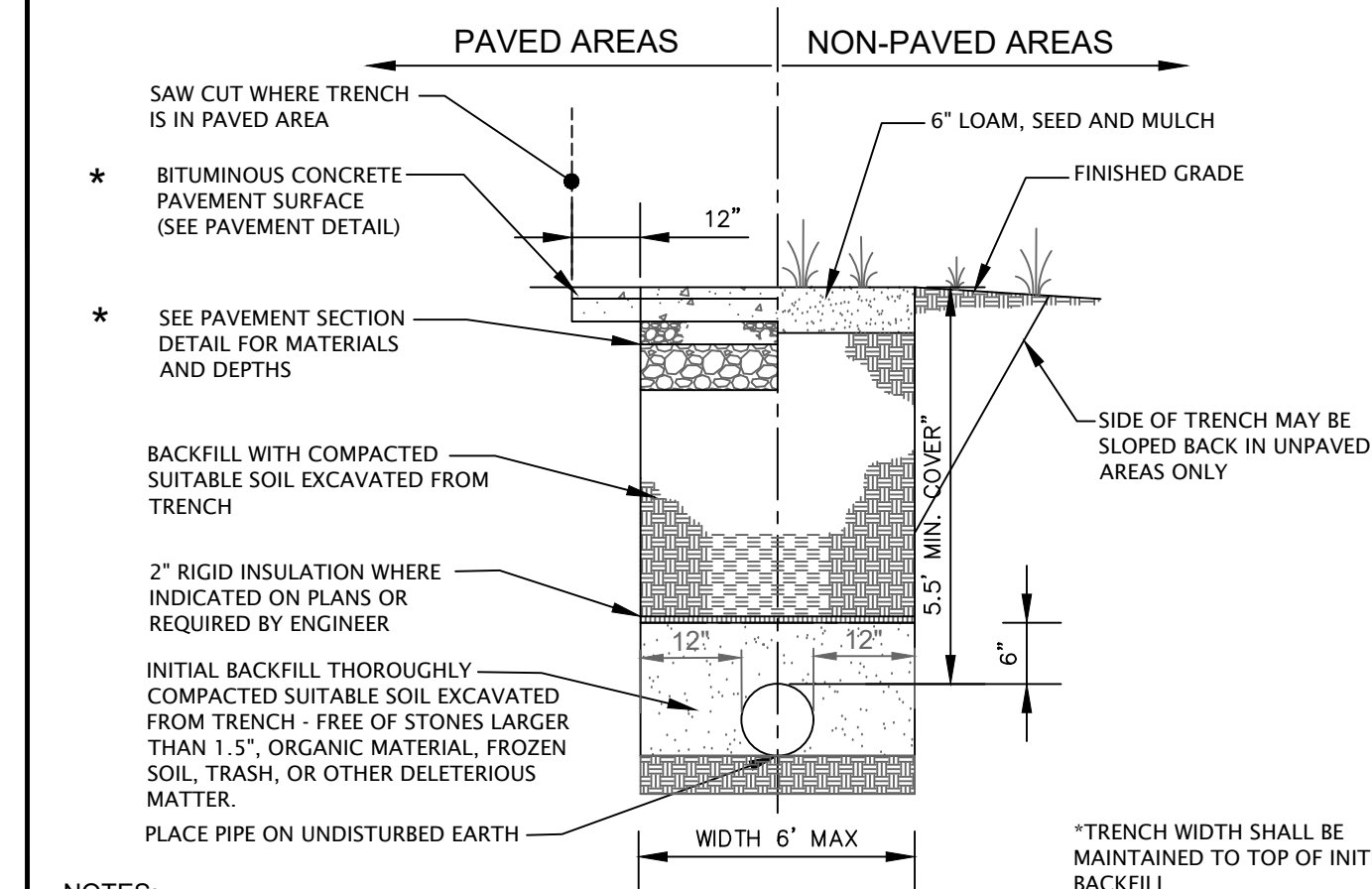
D TYPICAL SEWER AND STORM DRAIN TRENCH DETAIL
N.T.S.



E PAVEMENT MARKING DETAIL
N.T.S.



F PRECAST CATCH BASIN DETAIL
N.T.S.

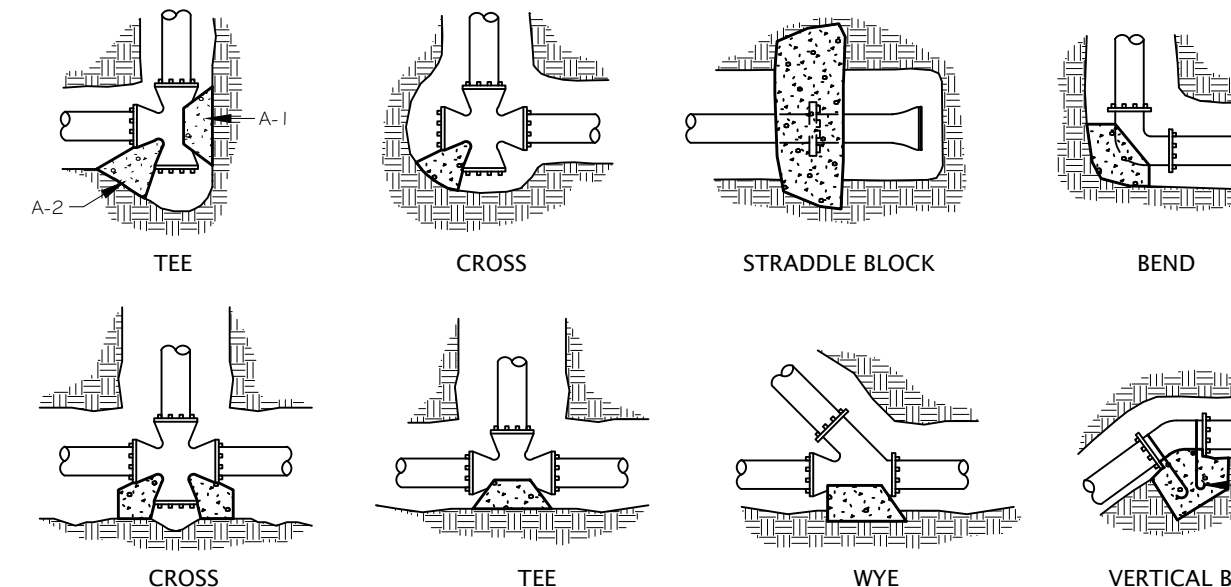


- NOTES:
- BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

G WATER PIPE TRENCH DETAIL
N.T.S.

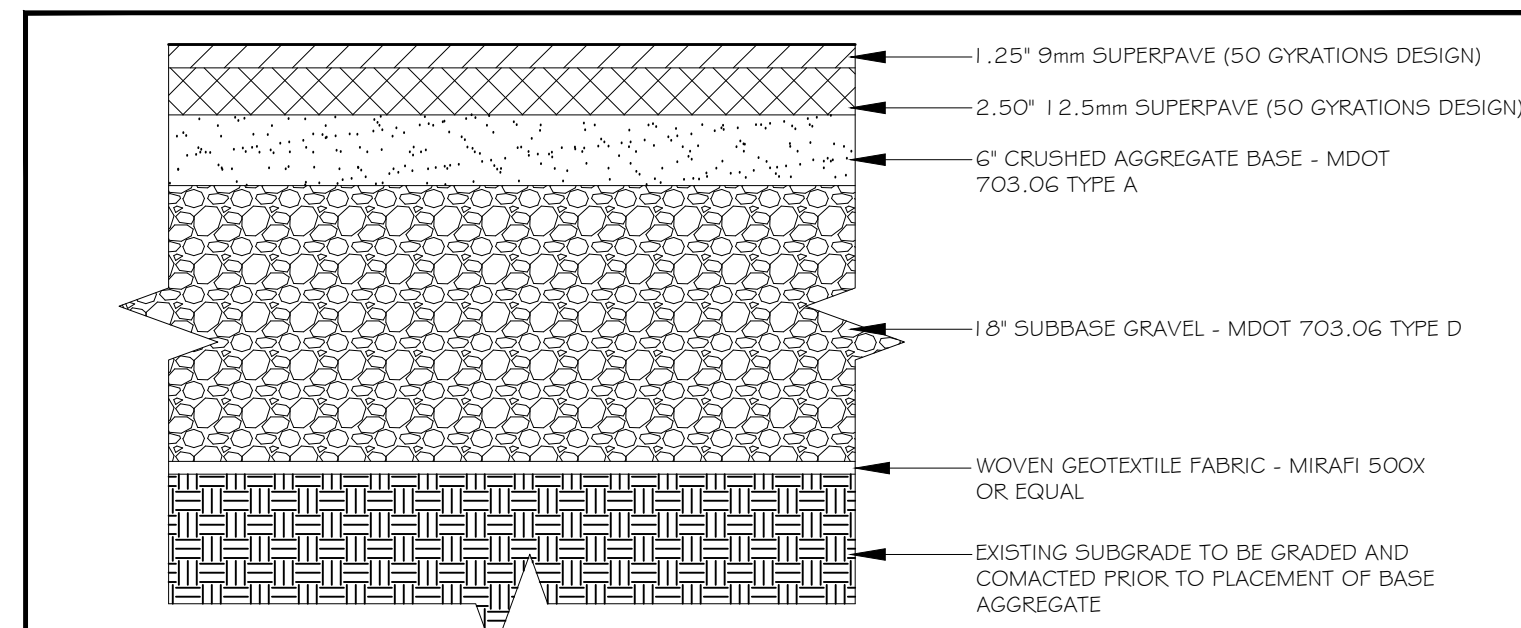
FITTING SIZE	BEARING AREA OF THRUST BLOCKS IN SQUARE FEET						(VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS			
	TEE, WYE, DEAD END AND HYDRANT	STRADDLE BLOCK	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22-1/2° BEND	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4	1.0	1.6	1.4	1.9	1.4	1.0	---	---	---	---
6	2.1	3.7	3.0	4.3	3.0	1.6	1.0	---	1.3	---
8	3.8	6.5	5.3	7.6	5.4	2.9	1.5	1.0	2.3	1.1

- NOTES:
- ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:
BEARING AREA = (TEST PRESSURE / 150) x (2000 / SOIL BEARING STRESS) x (TABLE VALUE)
 - ABOVE VOLUMES BASED ON TEST PRESSURE OF 150 PSI AND THE WEIGHT OF CONCRETE = 4050 POUNDS PER CUBIC YARD. TO COMPUTE FOR DIFFERENT TEST PRESSURES, USE THE FOLLOWING EQUATION:
VOLUME = (TEST PRESSURE / 150) x (TABLE VALUE)

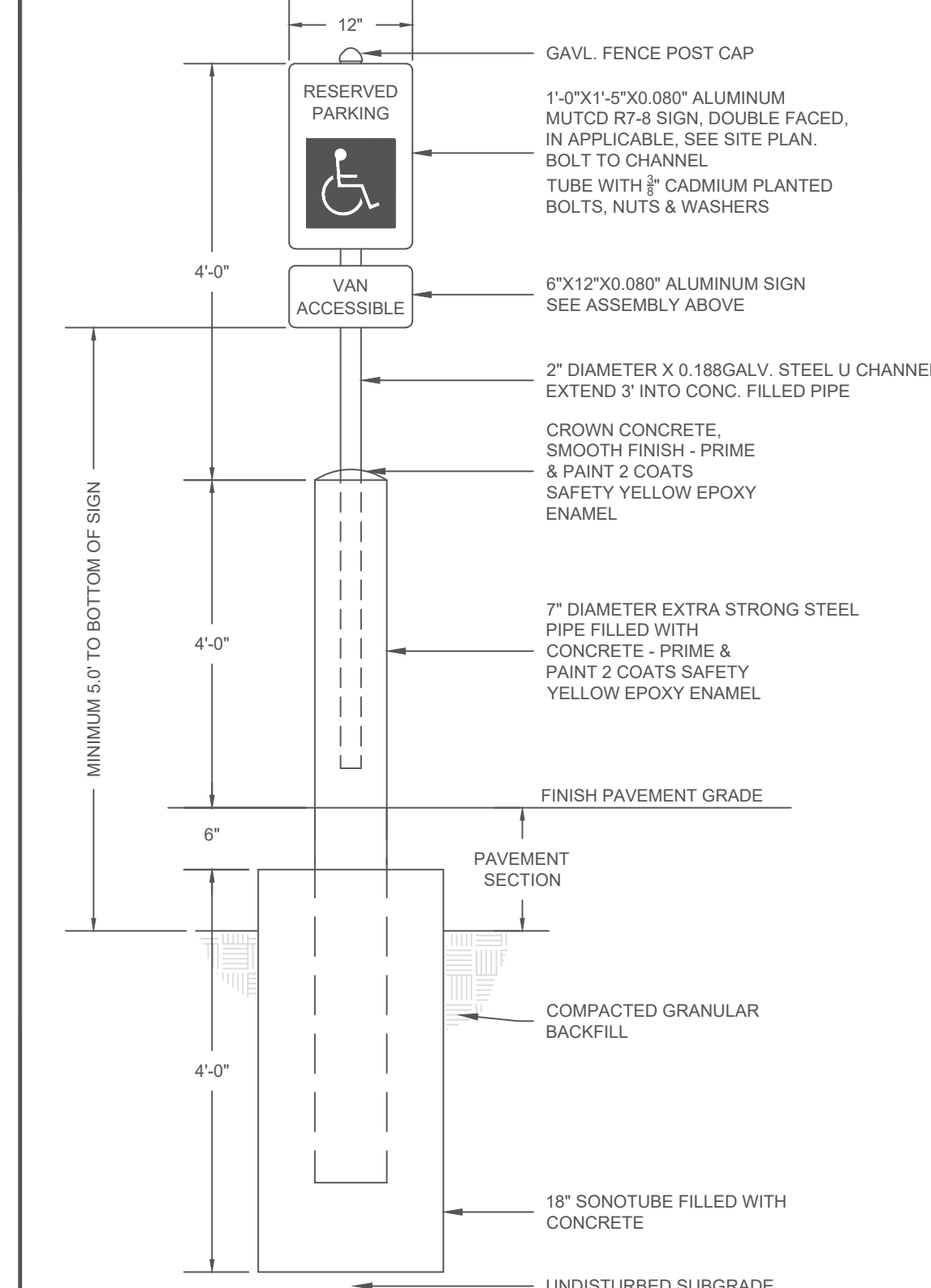


- NOTES:
- CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
 - ALL CONCRETE TO BE CLASS 2400 MINIMUM.
 - INSTALL ISOLATION MATERIAL BETWEEN PIPE AND/OR FITTINGS BEFORE POURING CONCRETE BLOCKING.
 - CONCRETE SHALL BE KEPT CLEAR OF ALL JOINTS AND ACCESSORIES.
 - TIE RODS SHALL BE DEFORMED GALVANIZED COLD ROLLED STEEL, 40000 PSI TENSILE STRENGTH.

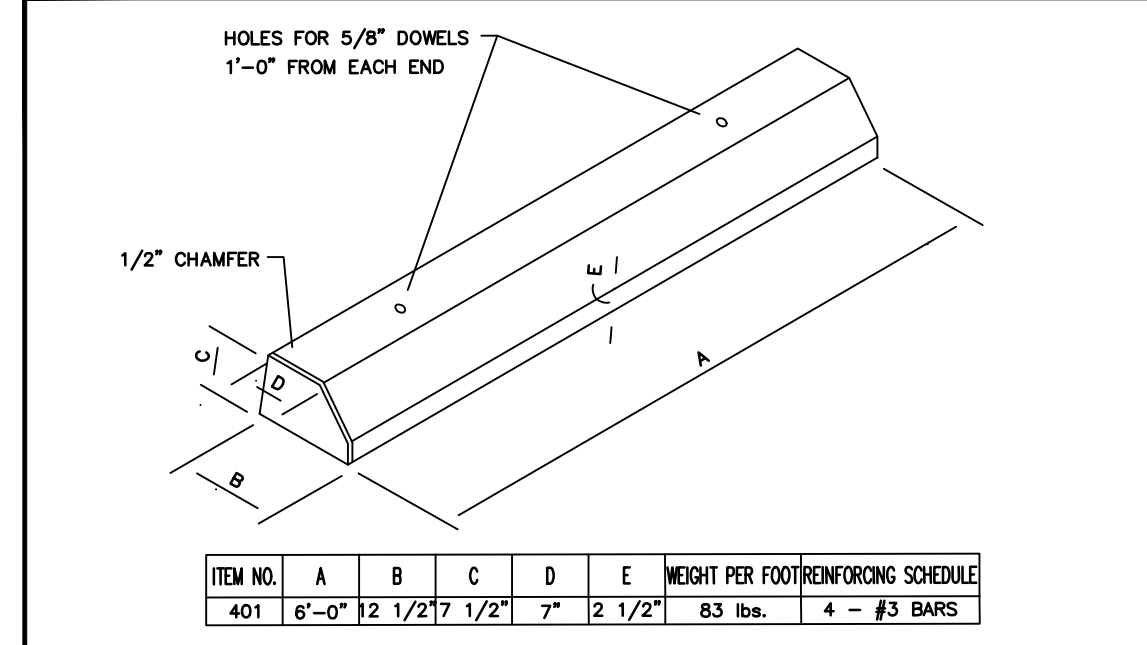
H THRUST BLOCKING DETAIL
N.T.S.



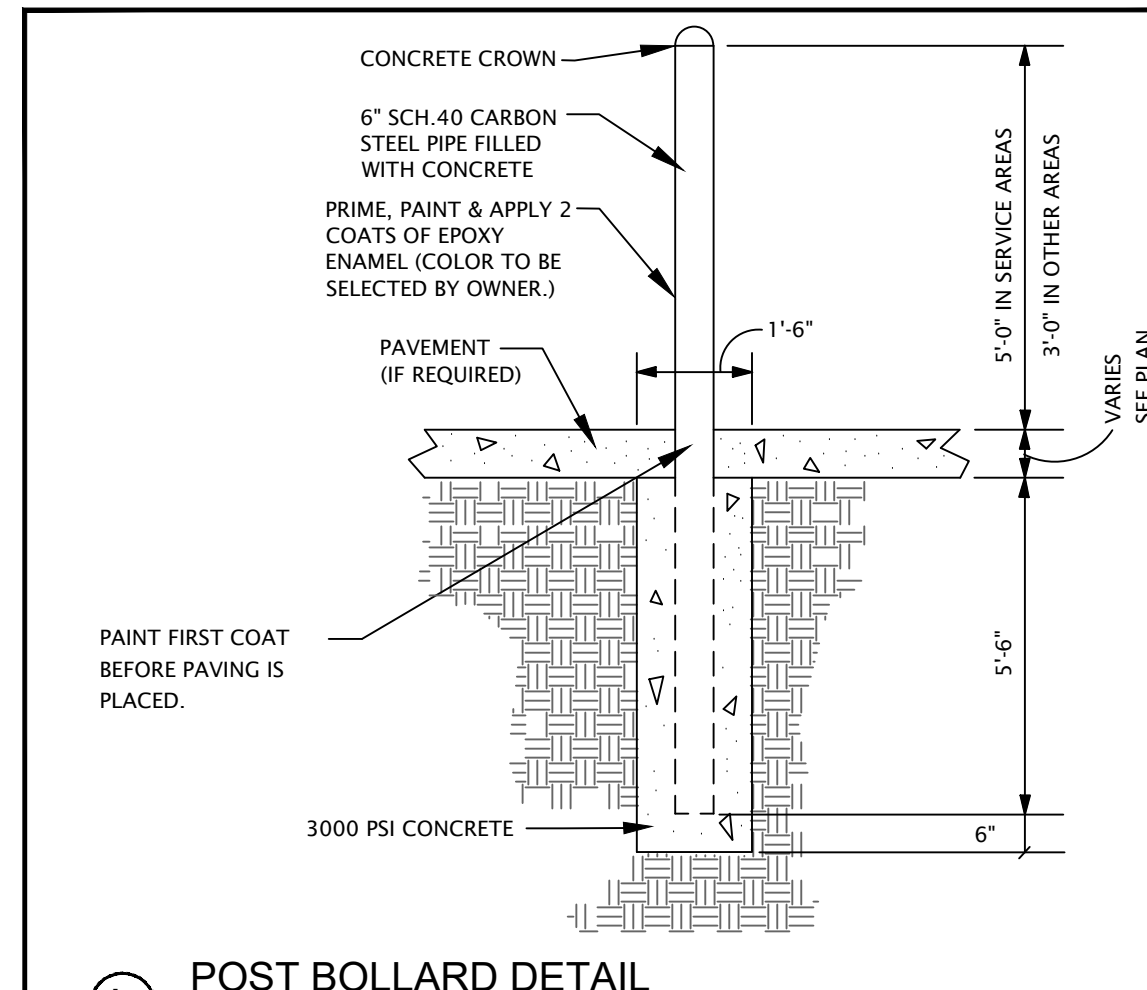
I NEW PAVEMENT DETAIL
N.T.S.



J BARRIER FREE PARKING SIGN DETAIL
N.T.S.



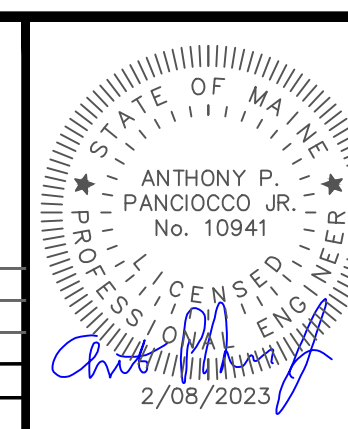
K PRECAST CONCRETE WHEELSTOP DETAIL
N.T.S.



L POST BOLLARD DETAIL
N.T.S.

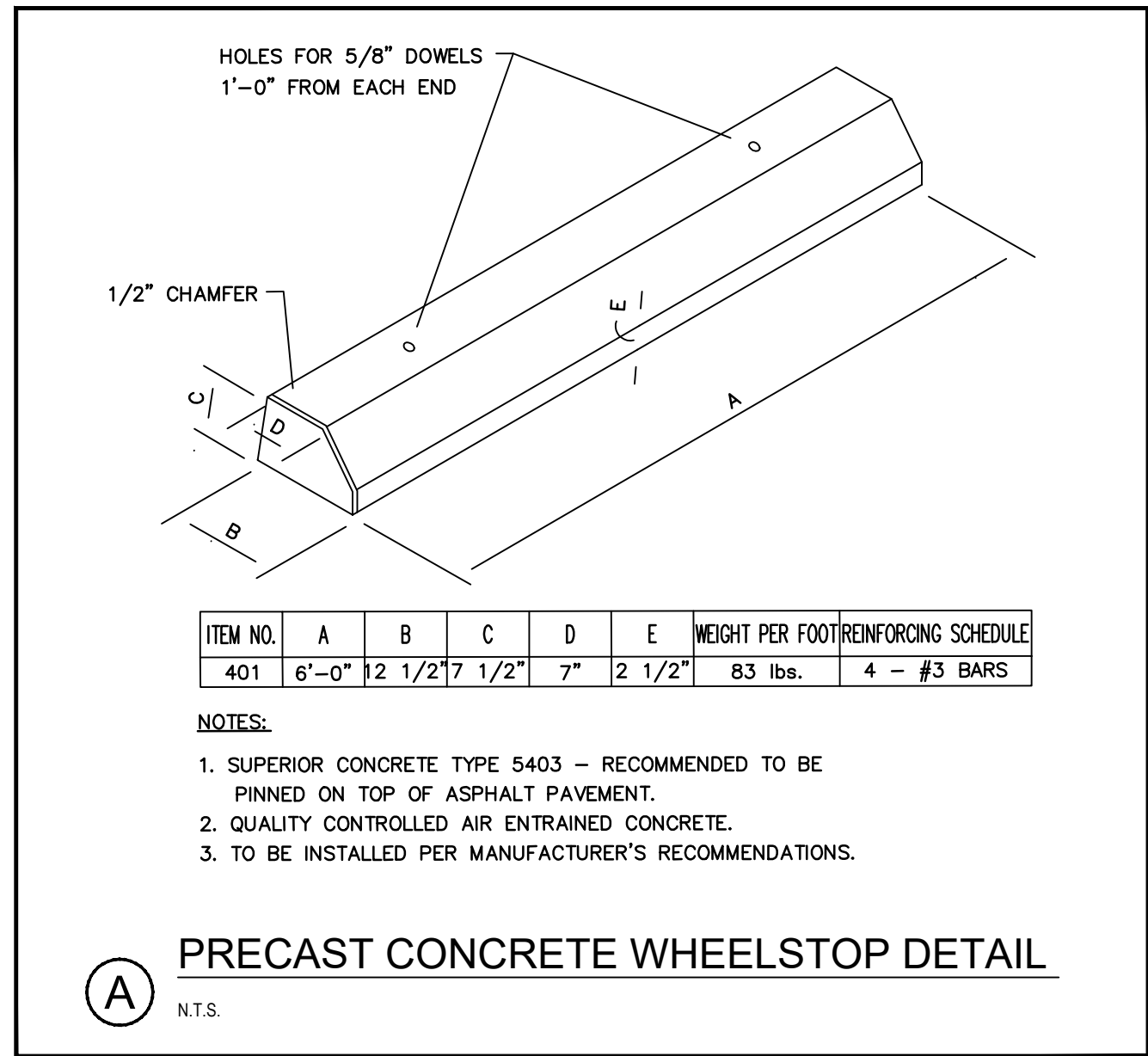
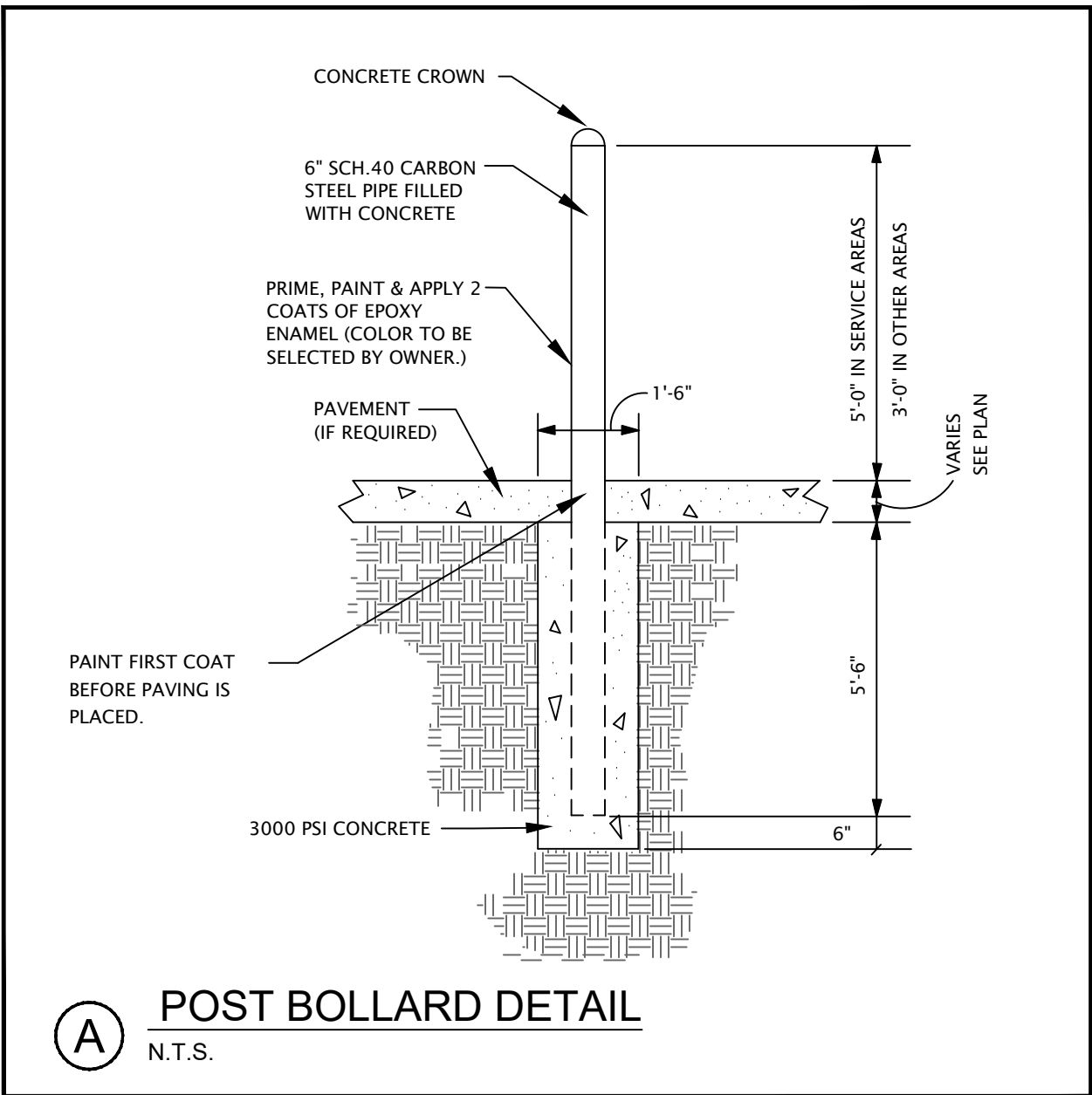
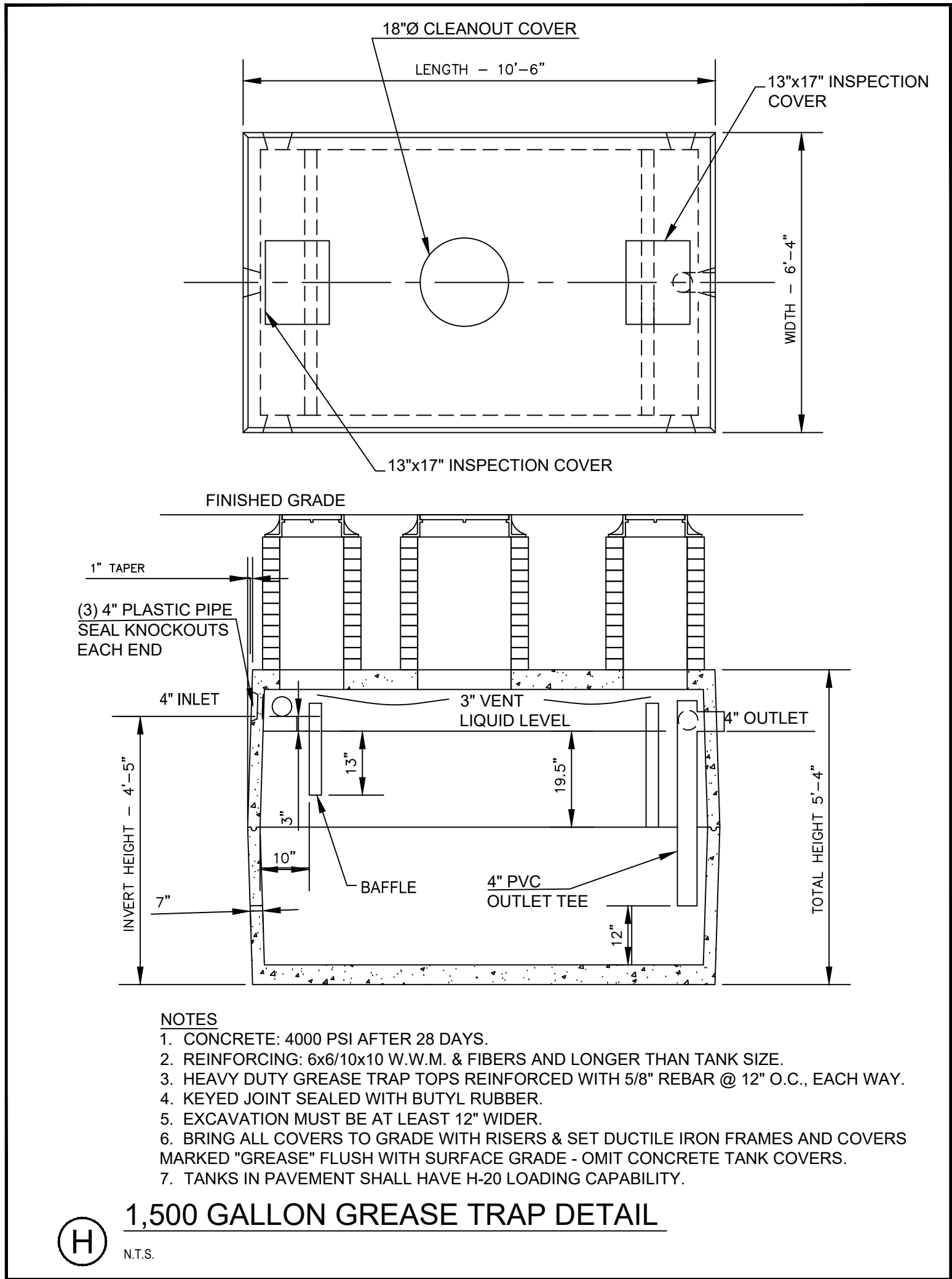
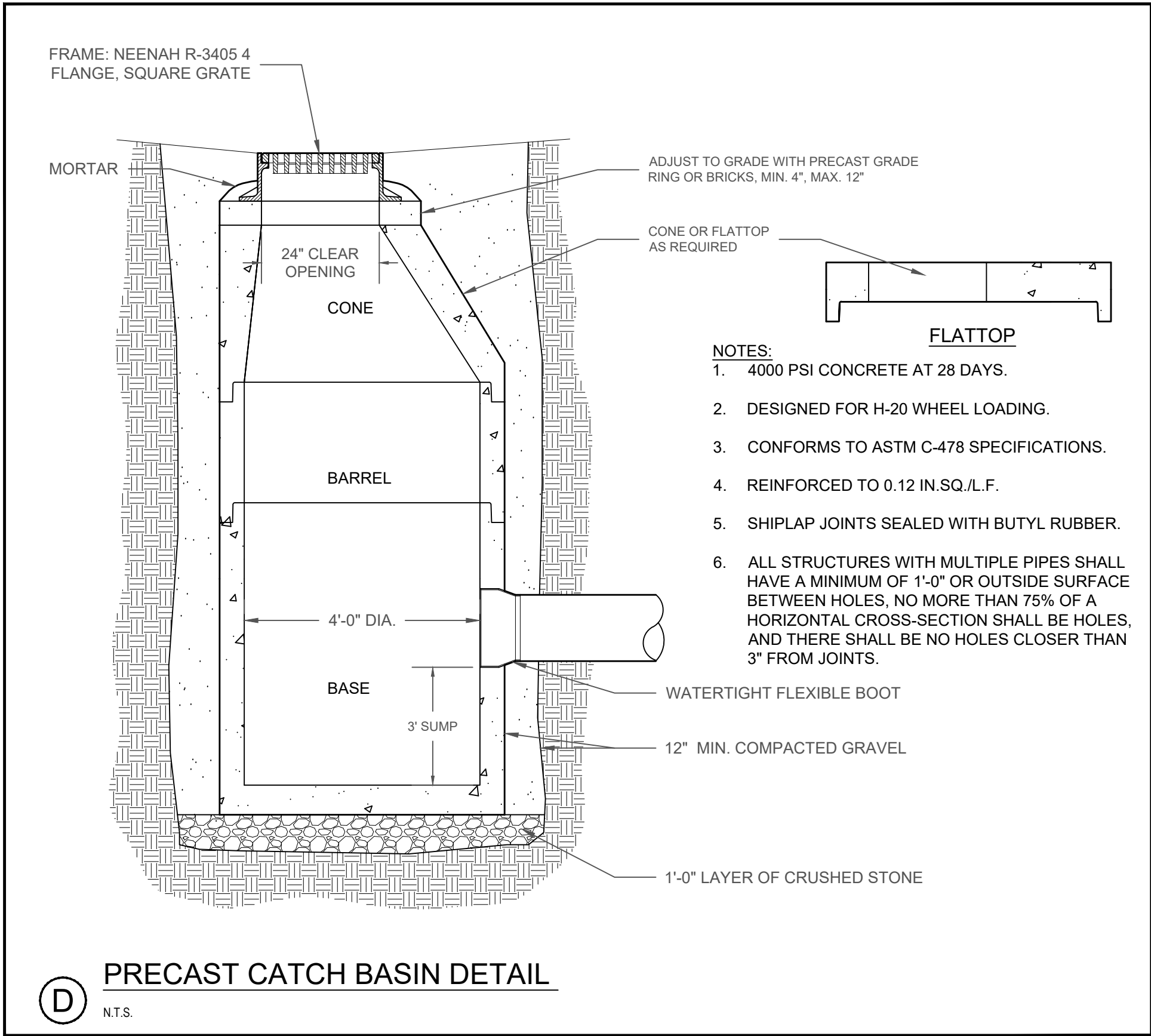
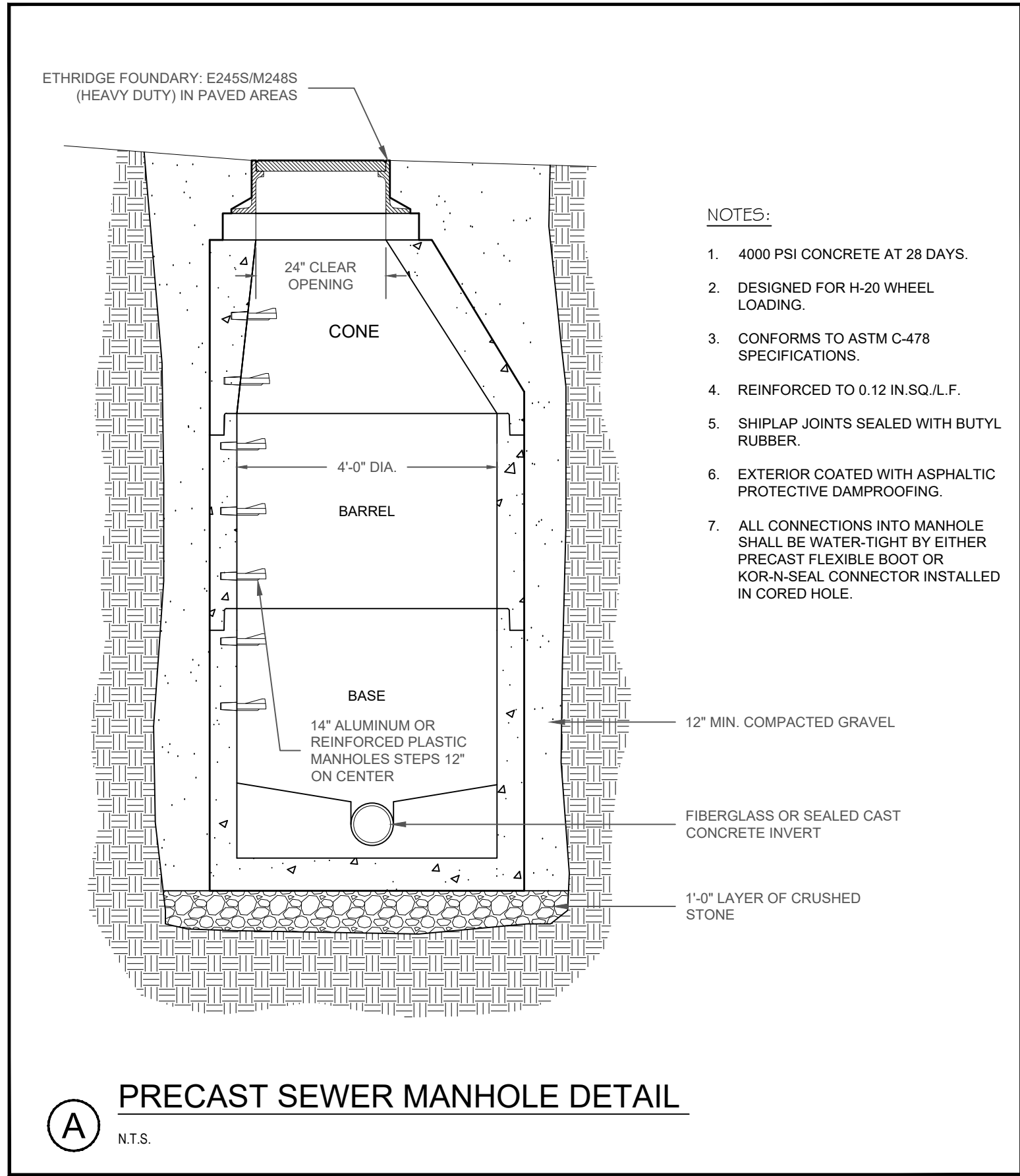
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REV	DATE	DESCRIPTION
C	2-8-2023	ISSUED FOR FINAL SITE PLAN REVIEW
B	12-16-2022	SUBMITTED FOR SITE PLAN REVIEW
A	10-4-2022	SUBMITTED FOR MDEP REVIEW
REV	DATE	DESCRIPTION
REVISIONS		



BIDDEFORD HIGH SCHOOL ADDITION SITE CIVIL DETAILS I	BIDDEFORD SCHOOL, DEPT. 18 MAPLEWOOD AVE. BIDDEFORD, ME 04005
--	---

Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	DATE: AUGUST 2022 SCALE: N.T.S. JOB NO. 22-042
DRAWN: TP/MV DESIGNED: TP CHECKED: TP FILE NAME:	SHEET: C-302



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REV	DATE	DESCRIPTION
C	2-8-2023	ISSUED FOR FINAL SITE PLAN REVIEW
B	12-16-2022	SUBMITTED FOR SITE PLAN REVIEW
A	10-4-2022	SUBMITTED FOR MDEP REVIEW
REV	DATE	DESCRIPTION
REVISIONS		



BIDDEFORD HIGH SCHOOL
ADDITION
SITE CIVIL
DETAILS II
BIDDEFORD SCHOOL, DEPT.
18 MAPLEWOOD AVE.
BIDDEFORD, ME 04005

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050
DRAWN: TP
DESIGNED: TP
CHECKED: TP
FILE NAME:
SHEET: C-303
DATE:
SCALE: N.T.S.
JOB NO. 22-042



REVISION	DATE	BY	DESCRIPTION
1	2/8/23	LS	ISSUED FOR PERMITTING
2	2/8/23	LS	ISSUED FOR PERMITTING
3	2/8/23	LS	ISSUED FOR PERMITTING
4	2/8/23	LS	ISSUED FOR PERMITTING
5	2/8/23	LS	ISSUED FOR PERMITTING
6	2/8/23	LS	ISSUED FOR PERMITTING
7	2/8/23	LS	ISSUED FOR PERMITTING
8	2/8/23	LS	ISSUED FOR PERMITTING
9	2/8/23	LS	ISSUED FOR PERMITTING
10	2/8/23	LS	ISSUED FOR PERMITTING

SUBMISSIONS:	DATE	BY	DESCRIPTION
1	2/8/23	LS	ISSUED FOR PERMITTING
2	2/8/23	LS	ISSUED FOR PERMITTING
3	2/8/23	LS	ISSUED FOR PERMITTING
4	2/8/23	LS	ISSUED FOR PERMITTING
5	2/8/23	LS	ISSUED FOR PERMITTING
6	2/8/23	LS	ISSUED FOR PERMITTING
7	2/8/23	LS	ISSUED FOR PERMITTING
8	2/8/23	LS	ISSUED FOR PERMITTING
9	2/8/23	LS	ISSUED FOR PERMITTING
10	2/8/23	LS	ISSUED FOR PERMITTING

BIDDEFORD HIGH SCHOOL ADDITION
BIDDEFORD SCHOOL DEPT.
18 Maplewood Ave Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Suite 201
Biddeford, ME 04002
office: 207.499.4208

DATE OF ISSUE: 2/8/23
PROJECT STATUS: CD

ARCHITECT:
Leah Schaffer
leah@mobilestudiodesign.com
757-927-5324

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Atlantic Resource Consultants
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Freeport, ME 04032
207-869-9050

STRUCTURAL ENGINEER:
Structural Integrity
46 Forest Ave, Portland, ME 04101
207-774-4614

MEP ENGINEER:
Haley Ward
One Merchants Plaza, Suite 701,
Bangor, ME 04401
207-989-4824

GEOTECHNICAL ENGINEER:
Summit Engineering
210 Maine Ave, Farmingdale, ME 04344
207-576-3313

CONTRACTOR:
TBD

PROPOSED SITE PLAN

A-001

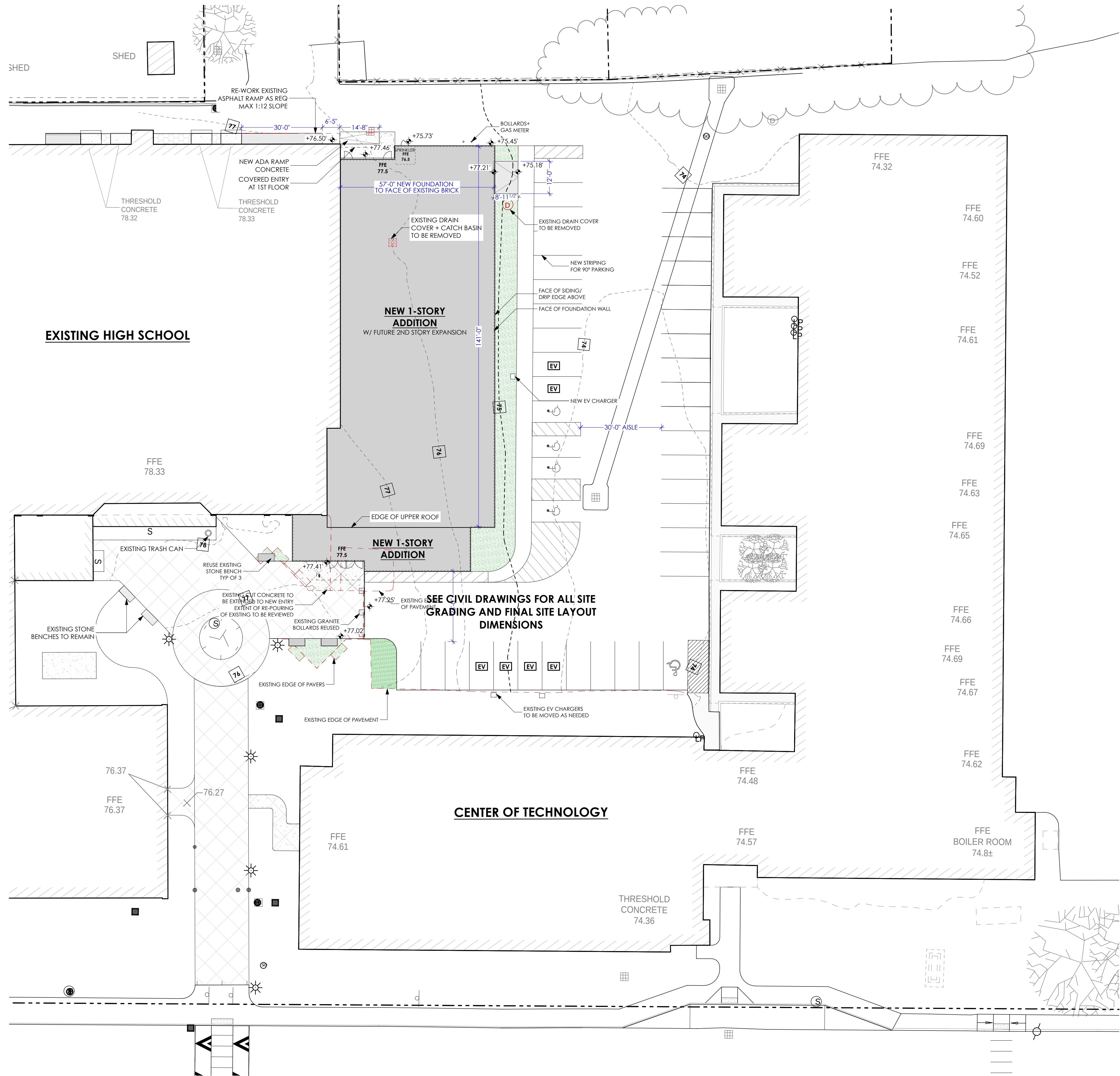
mobile
studio
design

EXISTING PARKING: 41 SPACES+ 6 HANDICAP
PROPOSED PARKING: 37 SPACES+ 5 HANDICAP

LOSS OF 5 SPACES TOTAL
SEE PARKING NARRATIVE FOR ADDITIONAL INFORMATION



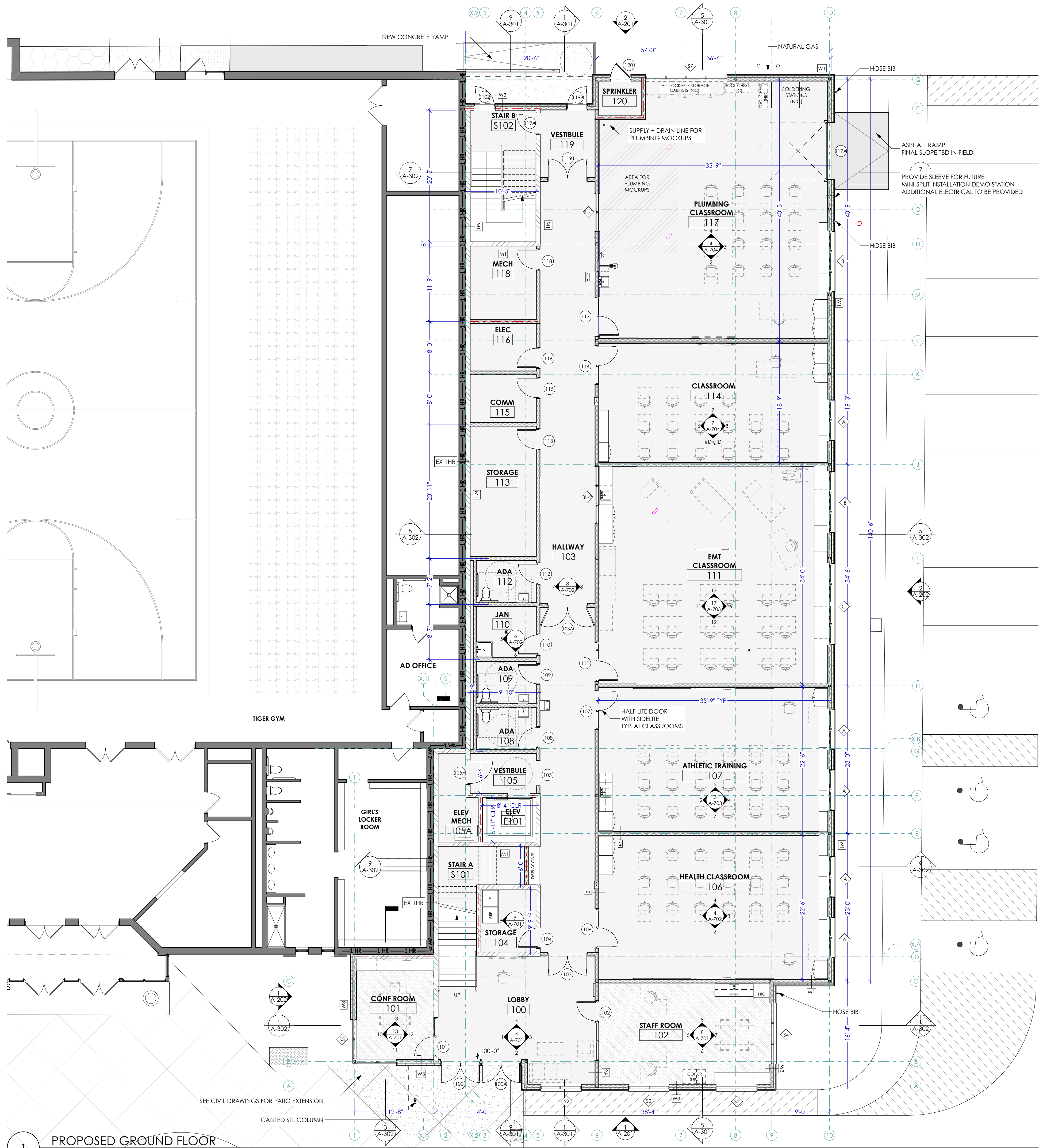
EXISTING PARKING AREA



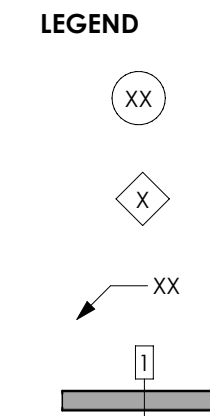
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PROPOSED- ARCHITECTURAL SITE PLAN

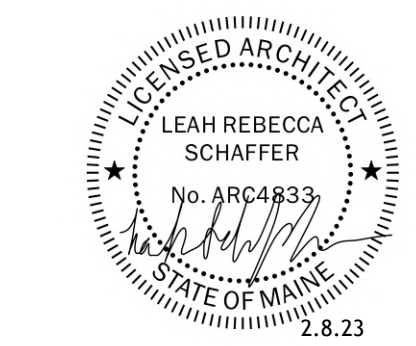
1" = 20'



- GENERAL PLAN NOTES**
1. All work is to be completed in conformance with all local, state and federal building codes.
 2. All dimensions for walls are to rough framing or face of concrete of UNO.
 3. All dimensions are to center lines of doors and windows UNO.



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CHANGES THIS ISSUE

NO.	DATE	DESCRIPTION
0		

SUBMISSIONS

DATE	DESCRIPTION
01/18/22	FINAL REVIEW
02/02/22	FINAL REVIEW

BIDDEFORD HIGH SCHOOL ADDITION
BIDDEFORD SCHOOL DEPT.
18 Maplewood Ave Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Suite 201
Biddeford, ME 04002
office: 207.499.4208

DATE OF ISSUE: 2/8/23
PROJECT STATUS: CD

ARCHITECT:
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STRUCTURAL ENGINEER
Structural Integrity
46 Forest Ave, Portland, ME 04101
207-774-4614

MEP ENGINEER
Haley Ward
One Merchants Plaza, Suite 701,
Bangor, ME 04401
207-989-4824

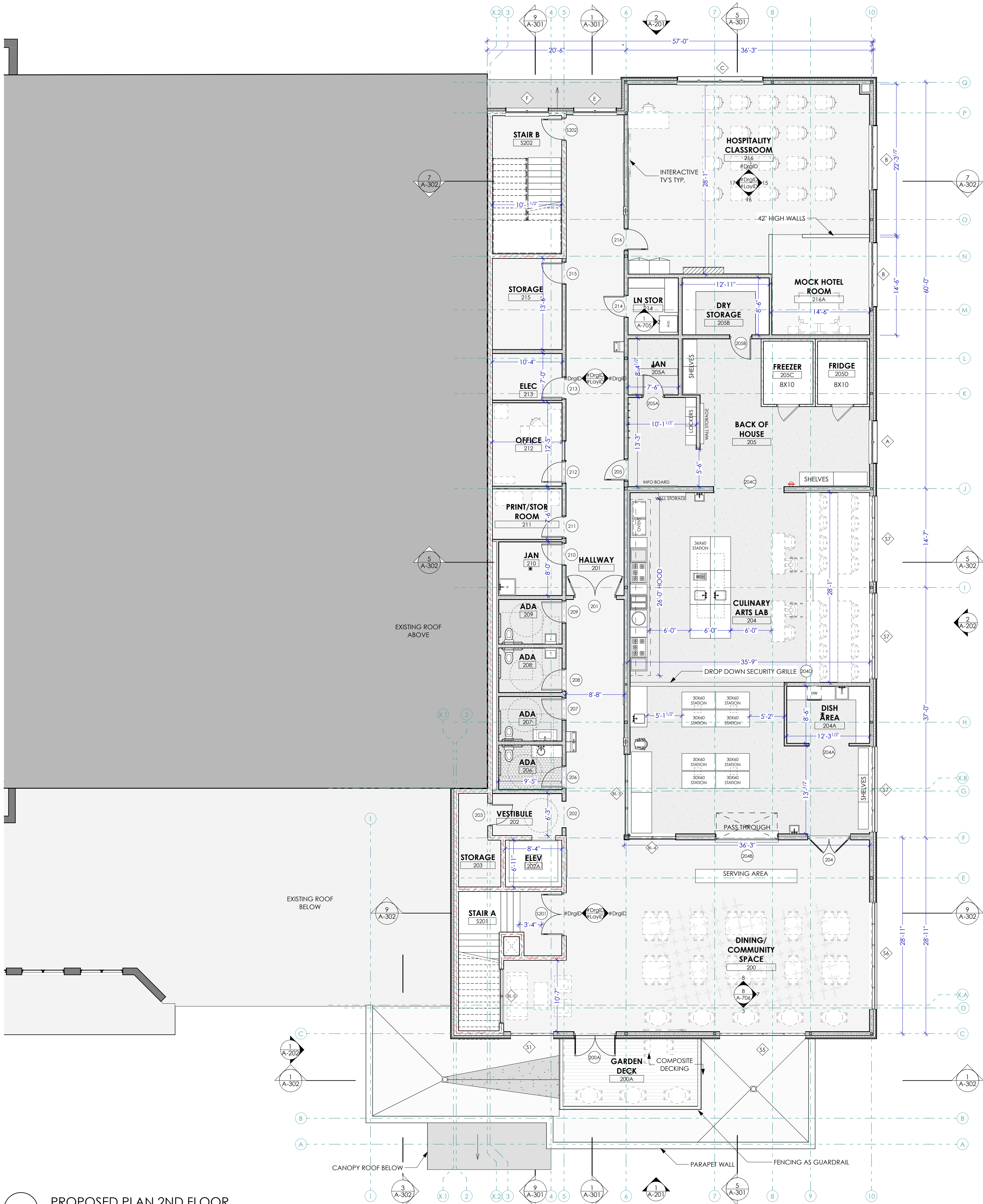
GEOTECHNICAL ENGINEER
Summit Engineering
210 Maine Ave, Farmingdale, ME 04344
207-576-3313

CONTRACTOR:
TBD

**PROPOSED PLANS-
GROUND FLOOR**

A-101

mobile
studio
design



LEGEND



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DOOR MARKER
SEE DOOR SCHEDULE

WINDOW MARKER
SEE WINDOW SCHEDULE

TYPICAL NOTE

WALL TAG



SUBMISSIONS:		DATE	DESCRIPTION
1	ISSUE	1/18/22	FOR REVIEW
2	REVISION	2/8/23	FOR REVIEW
3	REVISION		FOR REVIEW
4	REVISION		FOR REVIEW
5	REVISION		FOR REVIEW
6	REVISION		FOR REVIEW
7	REVISION		FOR REVIEW
8	REVISION		FOR REVIEW
9	REVISION		FOR REVIEW
10	REVISION		FOR REVIEW

BIDDEFORD HIGH SCHOOL ADDITION
BIDDEFORD SCHOOL DEPT.
18 Maplewood Ave Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Suite 201
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ARCHITECT:
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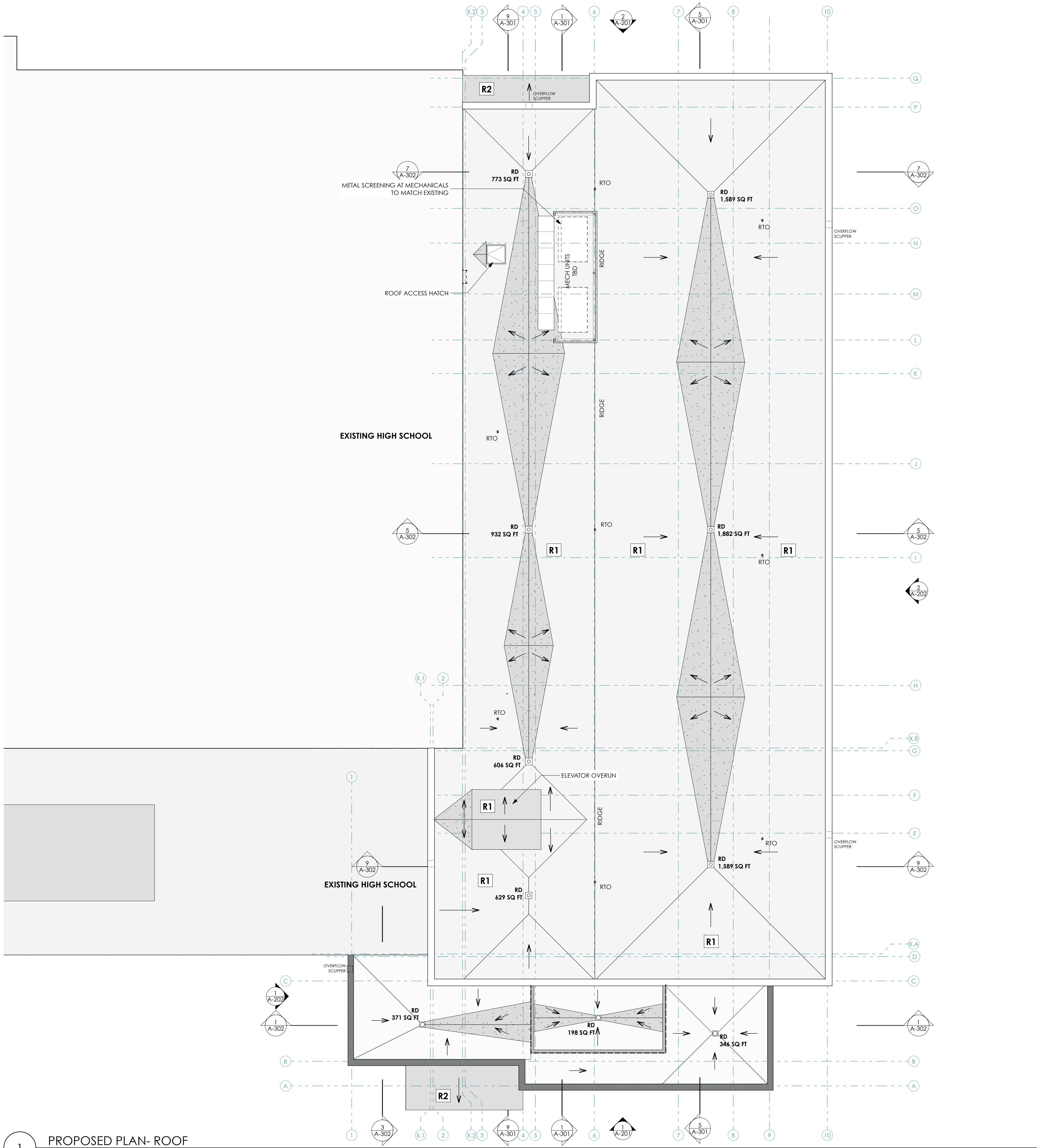
GEOTECHNICAL ENGINEER:
Summit Engineering
210 Maine Ave, Farmingdale, ME 04344
207-576-3313

CONTRACTOR:
TBD

PROPOSED PLANS- 2ND FLOOR

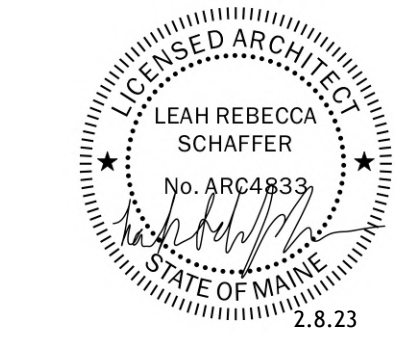
A-102





- ROOF PLAN SYMBOL LEGEND:**
- RX** ROOF TYPE MARKER
 - DIRECTION OF ROOF SLOPE
 - ROOF DRAIN
 - ROOF TIE OFF
 - WALKPAD
 - AREA OF TAPERED INSULATION 1/2\"/>

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NOT FOR CONSTRUCTION



CHANGE THIS ISSUE:	
NO.	DESCRIPTION

SUBMISSIONS:	
DATE	DESCRIPTION
01	1/8/22
02	2/8/23
03	
04	

BIDDEFORD HIGH SCHOOL ADDITION
BIDDEFORD SCHOOL DEPT.
18 Maplewood Ave Biddeford, ME 04005

MOBILE STUDIO DESIGN
128 Main Street, Suite 201
Biddeford, ME 04002
office: 207.499.4208

DATE OF ISSUE: 2/8/23
PROJECT STATUS: CD

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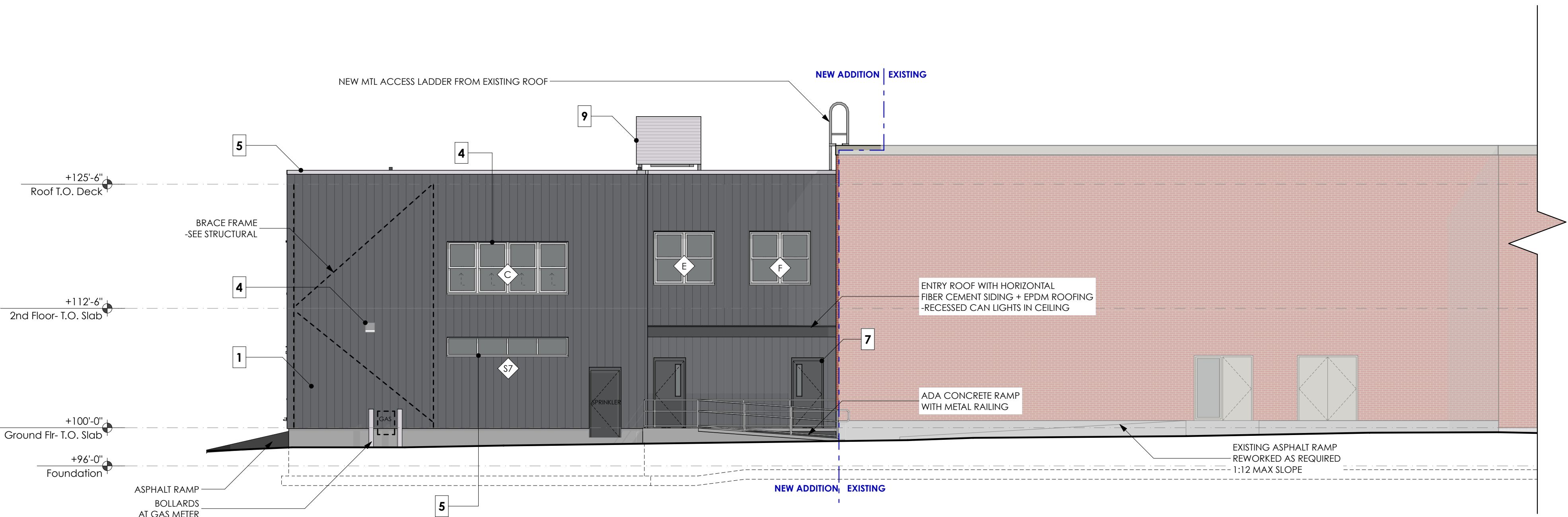
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PROPOSED PLANS- ROOF
PLAN

A-103



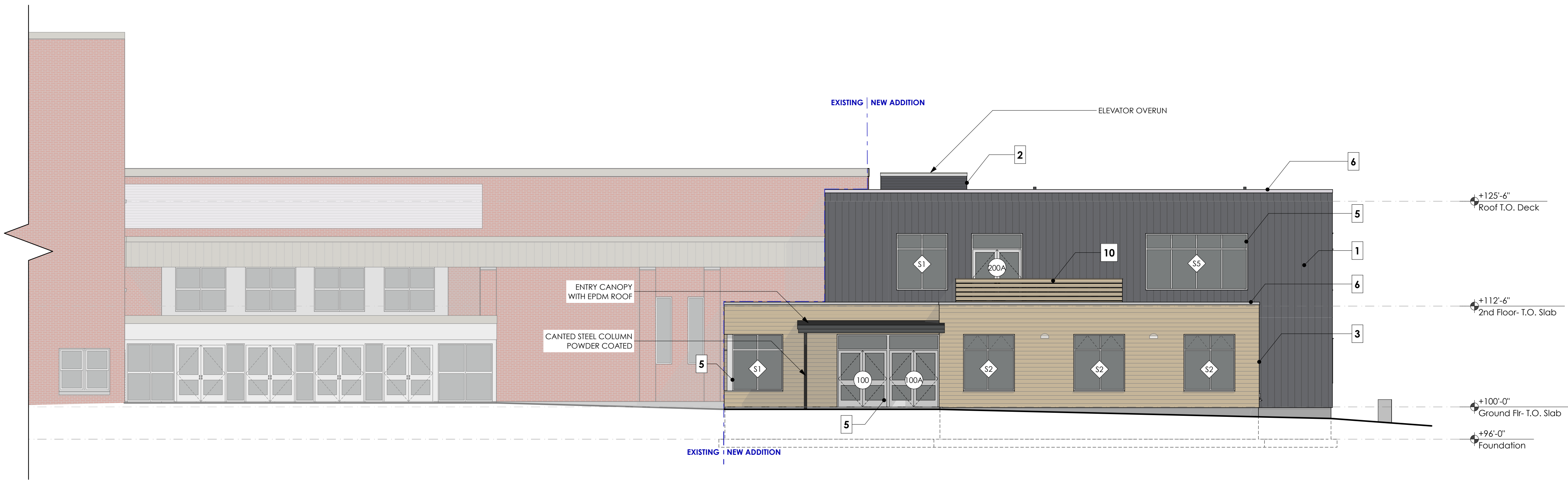
1 PROPOSED PLAN- ROOF
SCALE: 1/8" = 1'-0"



EXTERIOR MATERIAL LEGEND	
ID	NOTES/SPEC
1	VERTICAL METAL PANELING WITH CONCEALED FASTENERS BASIS OF DESIGN: ATAS OPALINE OPW085, COLOR: TO BE SELECTED FROM STANDARD COLORS
2	HORIZONTAL METAL PANELING WITH CONCEALED FASTENERS BASIS OF DESIGN: ATAS METAFOR MPF120, COLOR: TO BE SELECTED FROM STANDARD COLORS
3	HORIZONTAL COMPOSITE SHIPLAP TO BE PAINTED BASIS OF DESIGN: BORAL NICKEL GAP SIDING 1X6
4	ALUMINUM WINDOWS BASIS OF DESIGN: KAWNEER AA 5450 ULTRA THERMAL WINDOW, CLR ANODIZED FINISH
5	ALUMINUM STOREFRONT BASIS OF DESIGN: KAWNEER TRIFAB VG 4511, CLR ANODIZED FINISH
6	ALUMINUM COPING BASIS OF DESIGN: ATAS RAPID LOCK COPING, COLOR TO MATCH SIDING
7	HM STL DOORS
8	INSULATED STL OVERHEAD DOOR BASIS OF DESIGN: CLOPAY MODEL 3724, COLOR: BLACK
9	MECHANICAL SCREENING BASIS OF DESIGN: ARCHITECTURAL LOUVERS: MODEL V&JN, COLOR: DOVE GRAY
10	COMPOSITE DECKING/SIDING BASIS OF DESIGN: AZEK OR TREX, COLOR TBD
11	HORIZONTAL COMPOSITE SHIPLAP TO BE PAINTED BASIS OF DESIGN: BORAL NICKEL GAP SIDING 1X4

CHANGES THIS ISSUE:		SUBMISSIONS:	
ID	DESCRIPTION	ISSUE	DATE
		01	12/16/22
		02	2/8/23
		</	

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BIDDEFORD HIGH SCHOOL ADDITION
BIDDEFORD SCHOOL DEPT.
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PROPOSED ELEVATIONS

A-201





SUBMISSIONS:		CHANGES THIS ISSUE:	
ISSUE	DATE	ID	DESCRIPTION
01	12/16/22		MAJOR SITE PLAN REVIEW
02	2/8/23		FINAL SITE PLAN APPROVAL

**BIDDEFORD HIGH
SCHOOL ADDITION**

BIDDEFORD SCHOOL DEPT.
18 Maplewood Ave Biddeford, ME 04005

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CONTRACTOR:
TBD

PROPOSED ELEVATIONS

A-202

mobile
studio
design

Architectural section drawing of an existing school building with a proposed addition. The drawing includes the following labels and callouts:

- EXISTING SCHOOL**: Label for the existing building structure.
- ELEVATOR OVERLUN**: Label for the elevator structure on the roof.
- 1**: Callout pointing to the existing roof structure.
- 2**: Callout pointing to the elevator structure.
- 3**: Callout pointing to the aluminum trim on the new addition.
- 4**: Callout pointing to the canted powder coated column.
- 5**: Callout pointing to the ground floor slab.
- 6**: Callout pointing to the roof top of deck.
- 7**: Callout pointing to the second floor top of slab.
- Roof T.O. Deck**: Elevation marker at +125'-6".
- 2nd Floor T.O. Slab**: Elevation marker at +112'-6".
- Ground Flr T.O. Slab**: Elevation marker at +100'-0".
- Foundation**: Elevation marker at +96'-0".
- ENTRY ROOF, EPDM**: Label for the entry roof material.
- CANTED POWDER COATED COLUMN**: Label for the structural column.
- ALUMINUM TRIM**: Label for the trim material.
- A** and **C**: Section line markers.

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



CHANGE THIS ISSUE:	
DATE	DESCRIPTION
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SUBMISSIONS:	
DATE	DESCRIPTION
01/18/22	FINAL REVIEW
02/28/22	FINAL REVIEW APPROVAL

BIDDEFORD HIGH SCHOOL ADDITION
BIDDEFORD SCHOOL DEPT.
18 Maplewood Ave Biddeford, ME 04005

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128 Main Street, Suite 201
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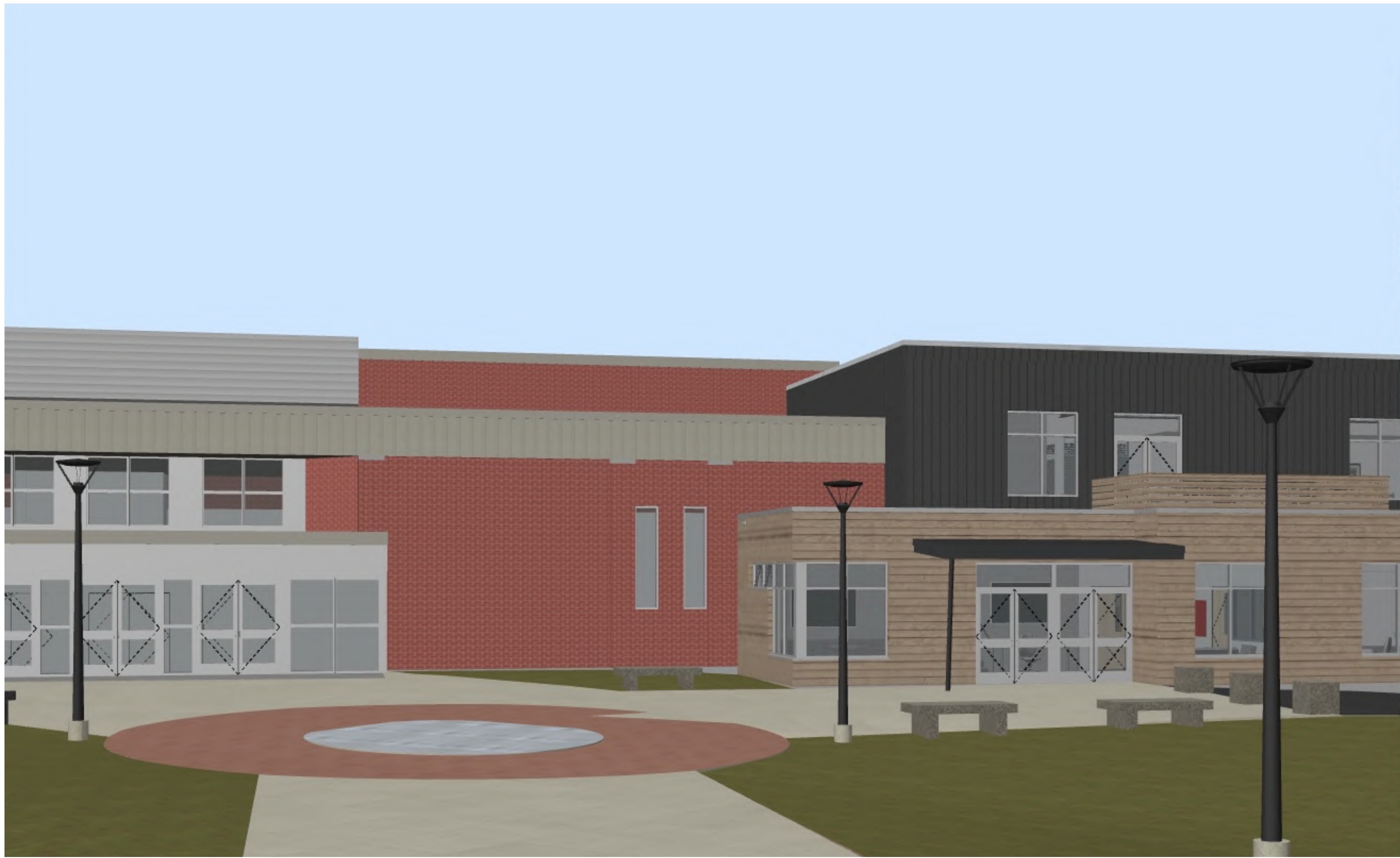
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CONTRACTOR:
TBD

3D VIEWS

A-901

mobile
studio
design



5

VIEW FROM MAPLEWOOD
NOT TO SCALE



4

BIRDS EYE VIEW
NOT TO SCALE



3

APPROACH FROM HIGH SCHOOL
NOT TO SCALE



2

APPROACH FROM PARKING LOT
NOT TO SCALE



1

VIEW FROM PARKING LOT
NOT TO SCALE

BIDDEFORD HIGH SCHOOL ADDITION MAPLEWOOD AVENUE

BIDDEFORD, MAINE

STORMWATER MANAGEMENT REPORT

REV.1

December 2022

Prepared for:
Biddeford School Department
18 Maplewood Avenue
Biddeford, ME 04005

Prepared by:



TABLE OF CONTENTS

INTRODUCTION AND BACKGROUND	2
Site History	2
Stormwater Management	2
EXISTING CONDITIONS.....	2
Receiving Waters.....	2
Historical Flooding	3
Alterations to Natural Drainageways	3
PROJECT DESCRIPTION.....	3
Stormwater Management	3
METHODOLOGY AND MODELING ASSUMPTIONS.....	3
STORMWATER QUANTITY ANALYSIS.....	4
Pre-development Conditions.....	4
Post-Development Conditions.....	5
Water Quantity Analysis Summary.....	5
STORMWATER QUALITY ANALYSIS.....	5
SOIL EROSION AND SEDIMENT CONTROL.....	5
CONCLUSIONS.....	6
Limitations	6
FIGURES.....	0
ATTACHMENT A -STORMWATER RE-DEVELOPMENT CALCULATIONS.....	1
ATTACHMENT B -HYDROCAD RUNOFF AND ROUTING CALCULATIONS.....	2
ATTACHMENT B (i) -PRE-DEVELOPMENT MODEL RESULTS	3
ATTACHMENT B (ii) -POST-DEVELOPMENT MODEL RESULTS.....	4
ATTACHMENT C -MAINTENANCE PLAN.....	5

INTRODUCTION AND BACKGROUND

Atlantic Resource Consultants (ARC) has prepared the following stormwater management analysis for the proposed Biddeford High School addition, in Biddeford, Maine. The Biddeford School Department is proposing to construct an 8,774 square foot 2-story building addition in the central portion of the campus. The proposed addition will be attached to the existing gymnasium building but will be a classroom addition. The project area is currently entirely developed with paving and landscaping areas. The proposed addition will be constructed over an existing parking area. As part of the project area the remaining parking area will be paved and re-striped.

Site History

This project will be an expansion of the existing Biddeford High School development, which has a DEP Stormwater permit #L-24872-NJ-A-N dated June 11, 2010. Approximately 2.3 acres of impervious area was included in the 2010 permit.

It is our understanding that the proposed project will require a Stormwater Management Law amendment permit. There are no natural resources located at the project site. Our client understands that future development beyond the scope of the proposed project will likely trigger the need for a Site Location of Development Act permit based on the amount of structure on the site since 1975.

It is our understanding that the project will fall under the re-development requirements of Chapter 500. As such, we have included the MDEP re-development calculations attached in the report.

Stormwater Management

Stormwater runoff from the project area is currently collected in a series of on-site catch basins. The basins and drainage infrastructure convey runoff northeasterly where it is discharged underneath Main Street to an unnamed tributary of Thatcher Brook.

The new stormwater management system will maintain the existing drainage patterns at the site, while routing the drainage infrastructure around the proposed building addition. There is an overall decrease in the amount of impervious area associated with the project site of 1,049 square feet. As such, the peak rates of runoff from the site area will remain unchanged.

EXISTING CONDITIONS

Currently the project site is entirely developed with an existing building, pavement, and landscaped areas. There are no wetland areas or natural resources identified within the project areas.

Receiving Waters

Runoff from the site is collected in a series of catch basins and conveyed northeasterly through the storm drain system to an unnamed tributary of Thatcher Brook and the Saco River, and ultimately the ocean. The project

site is located in the watershed of the Saco River and is also located in the Urban Impaired Stream Watershed of Thatcher Brook.

Historical Flooding

The site is not within a Flood Zone as identified on the FIRM map for the City of Biddeford, Community Panel Number 230145 0003 B, Panel 3 of 11 dated May 15, 1984.

Alterations to Natural Drainageways

The project will not result in any alteration of natural drainageways.

PROJECT DESCRIPTION

The overall development consists of the construction of an 8,774 square foot building addition and the re-work of the adjacent parking area.

Stormwater Management

There are no stormwater BMP's proposed as part of this project. Based on the MDEP re-development calculations we are not required to provide stormwater quality treatment for the project. Additionally, a reduction in the impervious surface area in the site area will result in no increase in the peak rate of runoff from this area.

METHODOLOGY AND MODELING ASSUMPTIONS

Runoff and routing calculations have been performed for the watershed areas affected by the proposed development under pre-development and post-development conditions scenarios. Time of concentration and runoff curve number calculations have been performed using the method described in Natural Resource Conservation Service (NRCS) Technical Release 55 (TR-55) – Urban Hydrology for Small Watersheds. The TR-20 based HydroCAD modeling software has been utilized to perform the more complex runoff and routing calculations, some of which are beyond the scope of the TR-55 method. Time of concentration calculations have been amended where the value given by the TR-55 method is less than six minutes (0.1hr). In these cases, a standard minimum value of six minutes has been used to keep this parameter within the acceptable working range of the model and prevent computational errors.

Design rainfall events have been modeled using the SCS Type III Hydrograph for 24-hour duration storms. The rainfall depth for each return period is taken from Maine Department of Environmental Protection Chapter 500 Stormwater Management, Appendix H (Cumberland County). The rainfall depth values for standard design storm frequencies are shown in the table below.

TABLE 1 - 24-Hr Rainfall Depths for York County at Design Storm Frequencies			
<i>Maine Chapter 500: Stormwater Management, Appendix H</i>			
Frequency	2-Year	10-Year	25-Year
Rainfall Depth	3.3 in	4.9 in	6.2 in

Soil types in the area of the site have been identified using the Natural Resource Conservation Service (NRCS) Web Soil Survey. The existing topography of the site was determined by field survey and previous surveys. The existing vegetative cover was identified by site inspection and previous surveys. The following table includes a list of the surficial soil types that were identified within the proposed development area on the project site, along with their associated Hydrologic Soil Group (HSG).

TABLE 2 – SOIL TYPES	
Soil Type	Hydrologic Soil Group
Urban Land - Ur	C
Urban Land – Scantic Complex	D

Under pre-development conditions the project site is represented by one subcatchment that drains to one point of Analysis, SP-I.

Under the post-development conditions scenario, the project site is represented by the same subcatchment area. The overall routing configuration remains similar to pre-developed conditions. In this way, a direct comparison can be made of pre-development and post-development runoff values at the Design Point.

STORMWATER QUANTITY ANALYSIS

Pre-development Conditions

The overall model for the site is represented by one subcatchment area tributary to one point of analysis, SP-I. SP-I represents the location where the piped drainage is combined in a manhole prior to leaving the site. Full details of the pre-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Predevelopment Conditions Watershed Plan is attached.

Post-Development Conditions

In the post-development condition, the overall site is divided into one watershed area and the same point of analysis, SP-1. Full details of the post-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Post-Development Conditions Watershed Plan is included as part of this report.

Water Quantity Analysis Summary

The table below summarizes the peak runoff values for predevelopment and post-development conditions during each of the analyzed design storm events.

Peak Rates of Runoff										
POA	Total Watershed Area		Avg. Weighted Curve No.		2-Year		10-Year		25-Year	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
SP-1	0.83	0.83	96	96	2.55	2.54	3.87	3.86	4.93	4.93

As indicated in the table above the post development peak rates of runoff are maintained at or below the pre-development peak rates of runoff for all storm events at Study Points SP-1.

STORMWATER QUALITY ANALYSIS

Water Quality Treatment Measures

As indicated in the MDEP re-development calculations we are not required to provide water quality treatment for this project.

SOIL EROSION AND SEDIMENT CONTROL

A comprehensive Soil Erosion and Sediment Control (SESC) narrative has been prepared that includes Best Management Practices (BMPs) associated with the proposed construction activities. The location of SESC BMPs is shown on the accompanying plans. These are further described on the details and notes sheets in the accompanying plan set.

The Erosion and Sediment Control Report outlines the required construction measures and techniques that will reduce potential degradation of the water quality at downstream locations. Temporary erosion control measures will be incorporated during construction, and long-term surface stabilization practices have been designed as part of the site development, thus minimizing the potential for erosion and sediment transport. These measures include the constructed BMPs for filtration of runoff from smaller storm events, riprap, permanent seeding, and other vegetative stabilization measures. Detailed information on the specific erosion and sedimentation control practices that are to be used on the site are provided on the following plan sheet, which will be included as part of the construction documents for the project.

CONCLUSIONS

The stormwater management system designed for this project will mitigate impacts of development on stormwater runoff peak discharge rates to at or below the pre-development rates.

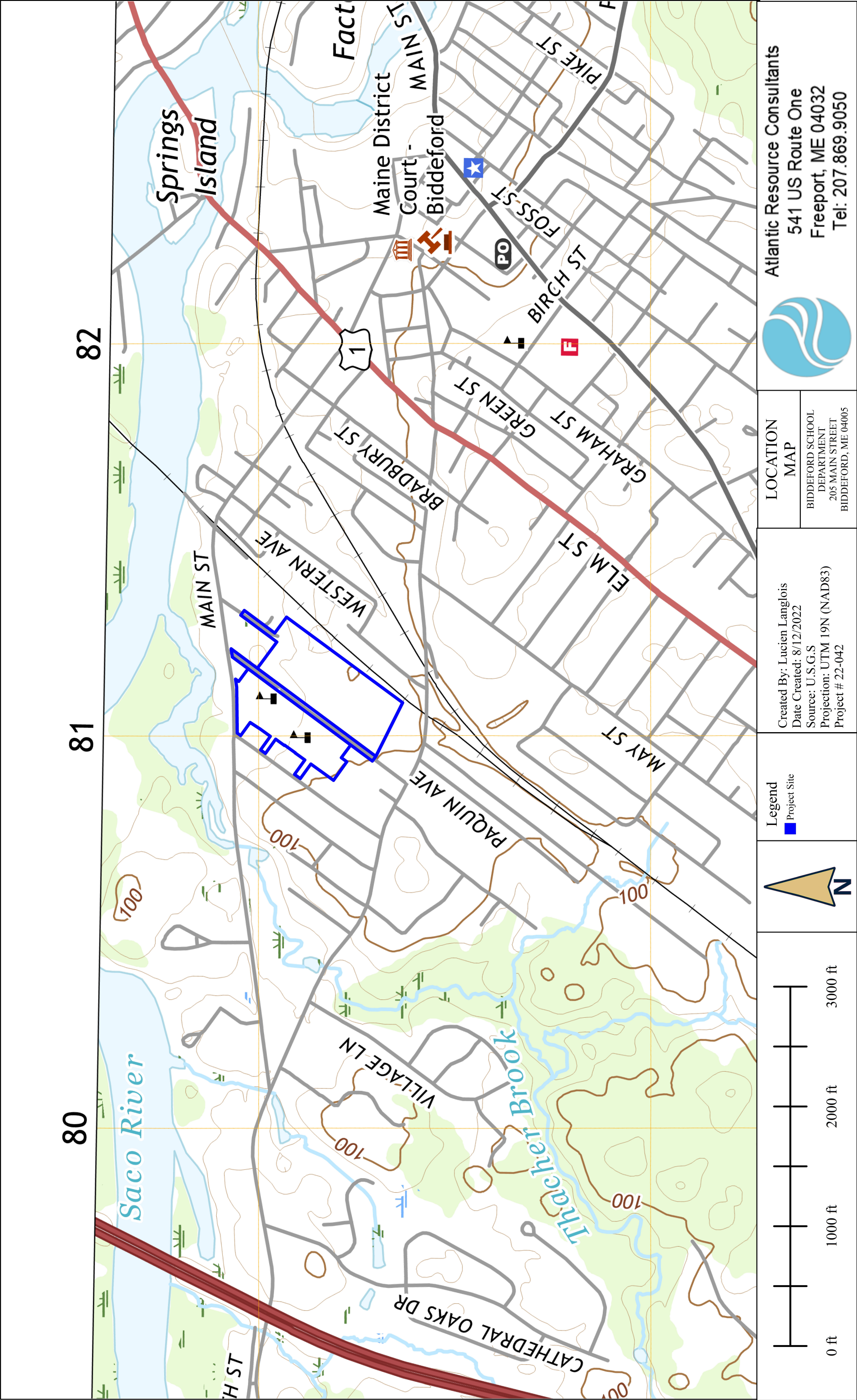
Limitations

This analysis is based on the information available to the engineer on site conditions and has been conducted using standard industry software designed to analyze comparative changes in land cover conditions. The accuracy of the runoff and routing calculations is limited by the methodology used in the software and the results should be viewed as suitable for comparative studies only.

FIGURES AND ATTACHMENTS

1. Figure 1 USGS Location Map
2. Figure 2 FEMA Flood Map
3. Figure 3 USDA SCS Web Soil Survey Map
4. Attachment A Stormwater Redevelopment Calculations
5. Attachment B TR-20 Computations (HydroCAD)
 - i. Pre-development Model
 - ii. Post-development Model

FIGURES



Legend
■ Project Site

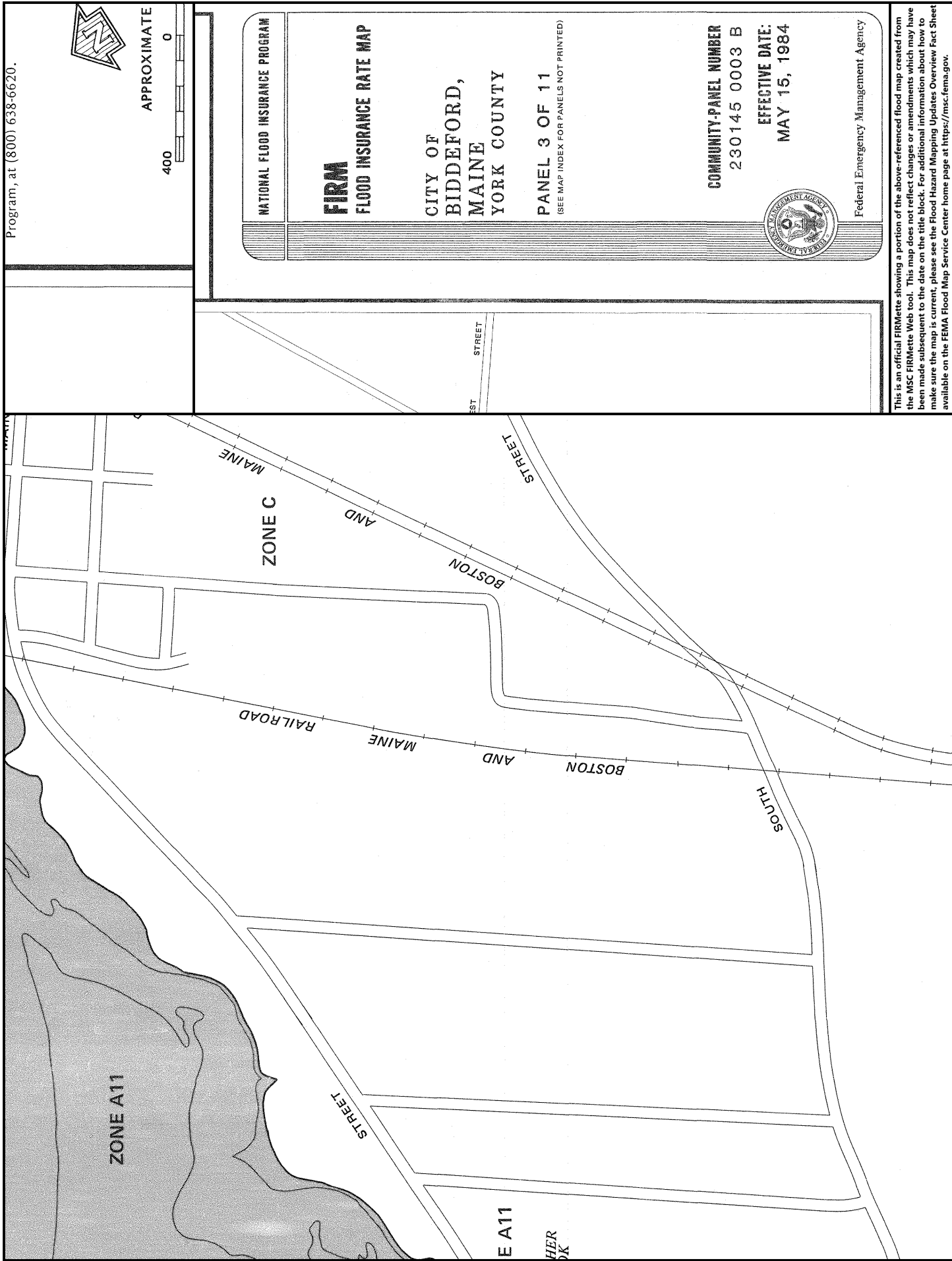
Created By: Lucien Langlois
Date Created: 8/12/2022
Source: U.S.G.S
Projection: UTM 19N (NAD83)
Project # 22-042

LOCATION
MAP

BIDDEFORD SCHOOL
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Atlantic Resource Consultants
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Tel: 207.869.9050





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for York County, Maine



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
York County, Maine.....	13
Ur—Urban land.....	13
UsA—Urban land-Scantic complex, 0 to 3 percent slopes.....	13
References	15

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

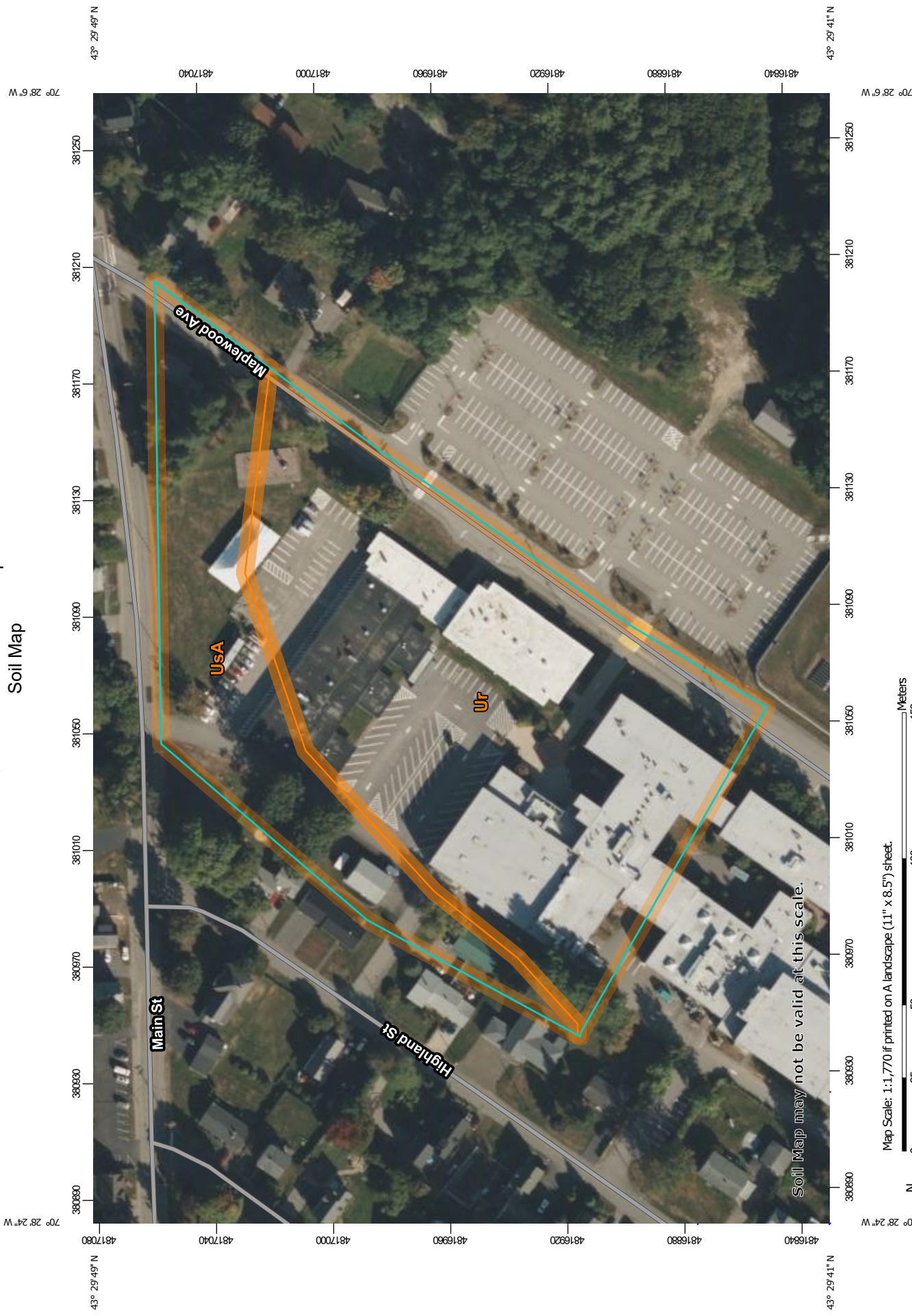
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

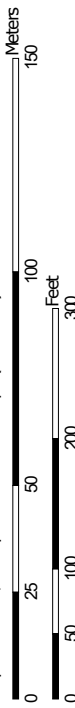
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,770 if printed on A landscape (11" x 8.5") sheet.



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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	4.8	69.5%
UsA	Urban land-Scantic complex, 0 to 3 percent slopes	2.1	30.5%
Totals for Area of Interest		6.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

York County, Maine

Ur—Urban land

Map Unit Composition

Urban land: 90 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope, tread

Down-slope shape: Linear

Across-slope shape: Linear

Typical profile

H1 - 0 to 6 inches: variable

Properties and qualities

Slope: 0 to 8 percent

Drainage class: Moderately well drained

Depth to water table: About 24 to 72 inches

Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

UsA—Urban land-Scantic complex, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 9k6y

Elevation: 10 to 900 feet

Mean annual precipitation: 33 to 60 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 55 percent

Scantic and similar soils: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Typical profile

H1 - 0 to 6 inches: variable

Properties and qualities

Slope: 0 to 3 percent

Drainage class: Moderately well drained

Depth to water table: About 24 to 72 inches

Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

Description of Scantic

Setting

Landform: Marine terraces, river valleys

Landform position (three-dimensional): Tread, tal

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam

Bg1 - 9 to 16 inches: silty clay loam

Bg2 - 16 to 29 inches: silty clay

Cg - 29 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: D

Hydric soil rating: Yes

ATTACHMENT A -STORMWATER RE-DEVELOPMENT CALCULATIONS

Pre-Development Redevelopment Area Information
Biddeford High School Addition

Project Site			
Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	31444	0.72	4
Other parking/drives	0	0.00	3
Other rooftops	4512	0.10	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	35956	0.83	3.09

Playground area			
Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	0	0.00	4
Other parking/drives	0	0.00	3
Other rooftops	2956	0.07	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	2956	0.07	0.14

Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	0	0.00	4
Other parking/drives	0	0.00	3
Other rooftops	0	0.00	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	0	0.00	0.00

TOTAL AREA (ACRES)		0.89
TOTAL AREA (S.F.)		38,912
EXISTING POLLUTANT IMPACT RATING		3.23
EXISTING IMPACT RATING PER ACRE		3.62

Post-Development Redevelopment Area Information
 Biddeford High School Addition

Project Site			
Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	20059	0.46	4
Other parking/drives	0	0.00	3
Other rooftops	15897	0.36	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	35956	0.83	2.57

Playground Area			
Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	0	0.00	4
Other parking/drives	0	0.00	3
Other rooftops	2956	0.07	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	2956	0.07	0.14

Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	0	0.00	4
Other parking/drives	0	0.00	3
Other rooftops	0	0.00	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	0	0.00	0.00

TOTAL AREA (ACRES)	0.89
TOTAL AREA (S.F.)	38,912
POST POLLUTANT IMPACT RATING	2.71
POST DEVELOPMENT IMPACT RATING PER ACRE	3.03
PRE-DEVELOPMENT IMPACT RATING PER ACRE	3.62
RANKED IMPACT CHANGE DUE TO DEVELOPMENT	-0.59

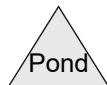
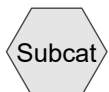
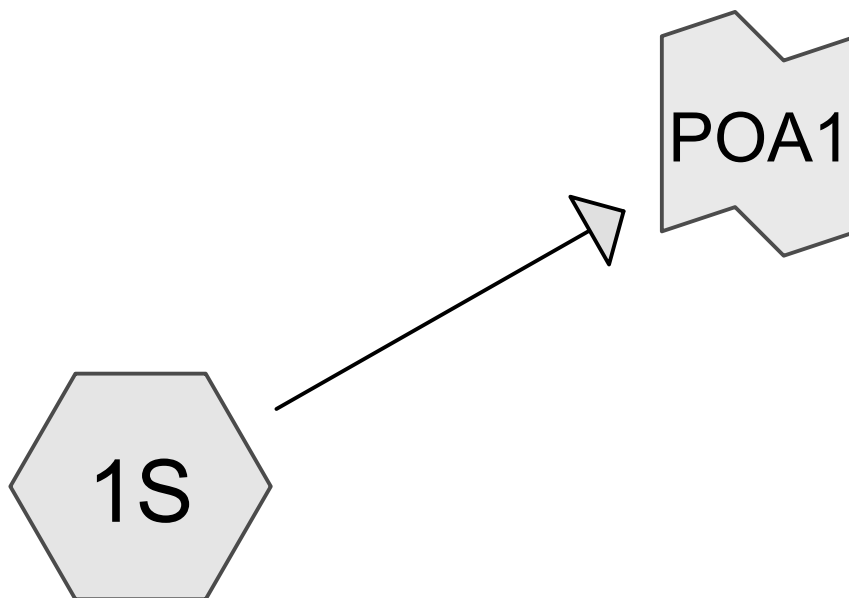
Per Chapter 500 a ranked impact change = to 0.06 equates to 00% developed area treatment
 See Chapter 500 Table 3 below.

Table 3
 Treatment Levels for Redevelopment Projects

Ranked Impact Change Due to Redevelopment	Percentage of Developed Area that Must be Treated
0.0 or less	0% (Stormwater projects) 50% (Site projects)
≥ 0.0 to ≤ 1.0	60%
> 1.0 to ≤ 2.0	70%
> 2.0 to ≤ 3.0	80%
> 3.0	Same treatment level as for new development

ATTACHMENT B -HYDROCAD RUNOFF AND ROUTING CALCULATIONS

ATTACHMENT B (I) -PRE-DEVELOPMENT MODEL RESULTS



Routing Diagram for 22-042 PRE
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22-042 PRE

Type III 24-hr 2-Yr Storm Rainfall=3.30"

Prepared by Atlantic Resource Consultants

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Page 2

Summary for Subcatchment 1S:

Runoff = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf, Depth= 2.85"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 2-Yr Storm Rainfall=3.30"

Area (sf)	CN	Description
33,520	98	Paved parking, HSG D
2,436	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
2,436		6.77% Pervious Area
33,520		93.23% Impervious Area

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

Summary for Link POA1:

Inflow Area = 35,956 sf, 93.23% Impervious, Inflow Depth = 2.85" for 2-Yr Storm event
 Inflow = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf
 Primary = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

22-042 PRE

Type III 24-hr 10-Yr Storm Rainfall=4.90"

Prepared by Atlantic Resource Consultants

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Page 3

Summary for Subcatchment 1S:

Runoff = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf, Depth= 4.43"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 10-Yr Storm Rainfall=4.90"

Area (sf)	CN	Description
33,520	98	Paved parking, HSG D
2,436	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
2,436		6.77% Pervious Area
33,520		93.23% Impervious Area

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

Summary for Link POA1:

Inflow Area = 35,956 sf, 93.23% Impervious, Inflow Depth = 4.43" for 10-Yr Storm event
 Inflow = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf
 Primary = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

22-042 PRE

Type III 24-hr 25-Yr Storm Rainfall=6.20"

Prepared by Atlantic Resource Consultants

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Page 4

Summary for Subcatchment 1S:

Runoff = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf, Depth= 5.73"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 25-Yr Storm Rainfall=6.20"

Area (sf)	CN	Description
33,520	98	Paved parking, HSG D
2,436	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
2,436		6.77% Pervious Area
33,520		93.23% Impervious Area

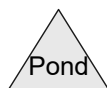
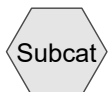
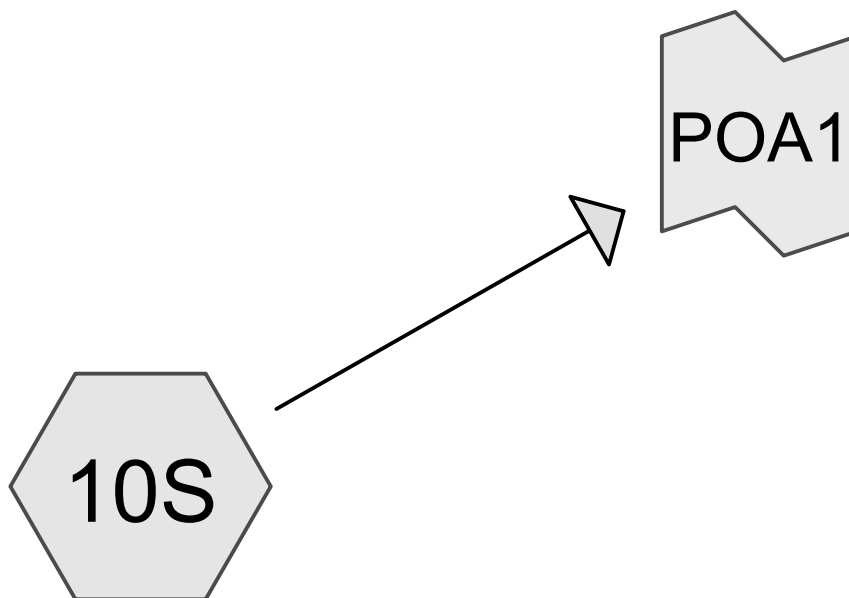
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Link POA1:

Inflow Area = 35,956 sf, 93.23% Impervious, Inflow Depth = 5.73" for 25-Yr Storm event
 Inflow = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf
 Primary = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

ATTACHMENT B (II) -POST-DEVELOPMENT MODEL RESULTS



Routing Diagram for 22-042 POST
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22-042 POST

Type III 24-hr 2-Yr Storm Rainfall=3.30"

Prepared by Atlantic Resource Consultants

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Page 2

Summary for Subcatchment 10S:

Runoff = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf, Depth= 2.85"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 2-Yr Storm Rainfall=3.30"

Area (sf)	CN	Description
32,471	98	Paved parking, HSG D
3,485	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
3,485		9.69% Pervious Area
32,471		90.31% Impervious Area

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

Summary for Link POA1:

Inflow Area = 35,956 sf, 90.31% Impervious, Inflow Depth = 2.85" for 2-Yr Storm event
 Inflow = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf
 Primary = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

22-042 POST

Type III 24-hr 10-Yr Storm Rainfall=4.90"

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Page 3

Summary for Subcatchment 10S:

Runoff = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf, Depth= 4.43"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 10-Yr Storm Rainfall=4.90"

Area (sf)	CN	Description
32,471	98	Paved parking, HSG D
3,485	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
3,485		9.69% Pervious Area
32,471		90.31% Impervious Area

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

Summary for Link POA1:

Inflow Area = 35,956 sf, 90.31% Impervious, Inflow Depth = 4.43" for 10-Yr Storm event
 Inflow = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf
 Primary = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

22-042 POST

Type III 24-hr 25-Yr Storm Rainfall=6.20"

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Page 4

Summary for Subcatchment 10S:

Runoff = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf, Depth= 5.73"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 25-Yr Storm Rainfall=6.20"

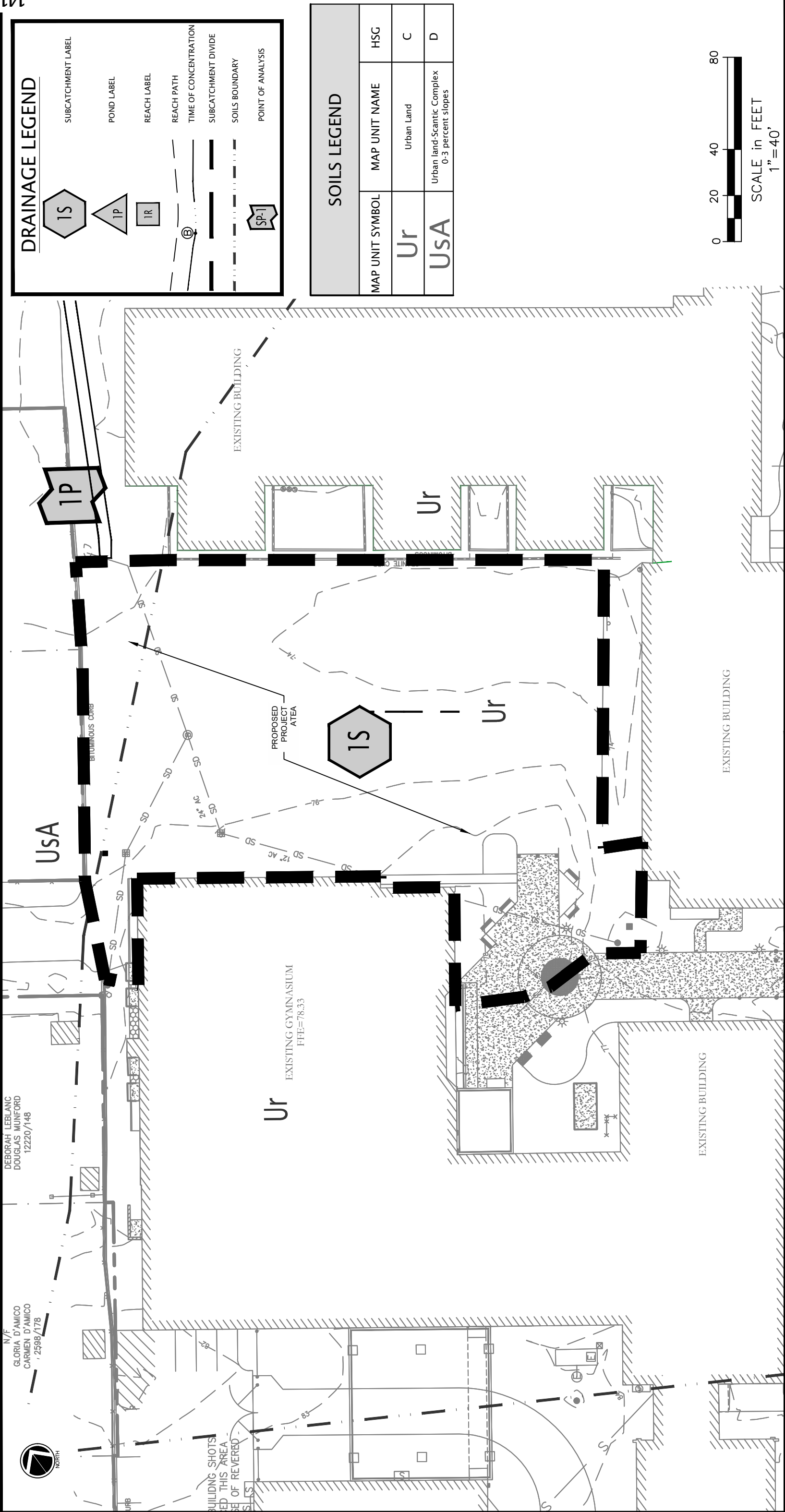
Area (sf)	CN	Description
32,471	98	Paved parking, HSG D
3,485	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
3,485		9.69% Pervious Area
32,471		90.31% Impervious Area

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

Summary for Link POA1:

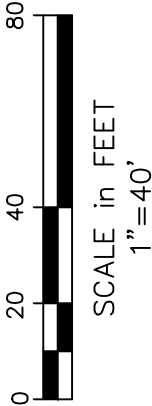
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 Inflow = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf
 Primary = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs



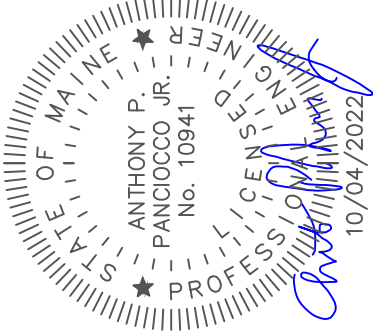
SOILS LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	HSG
Ur	Urban Land	C
USA	Urban land-Scantic Complex 0-3 percent slopes	D

DRAINAGE LEGEND		
	SUBCATCHMENT LABEL	
	POND LABEL	
	REACH LABEL	
	REACH PATH	
	TIME OF CONCENTRATION	
	SUBCATCHMENT DIVIDE	
	SOILS BOUNDARY	
	POINT OF ANALYSIS	



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

Project Information:

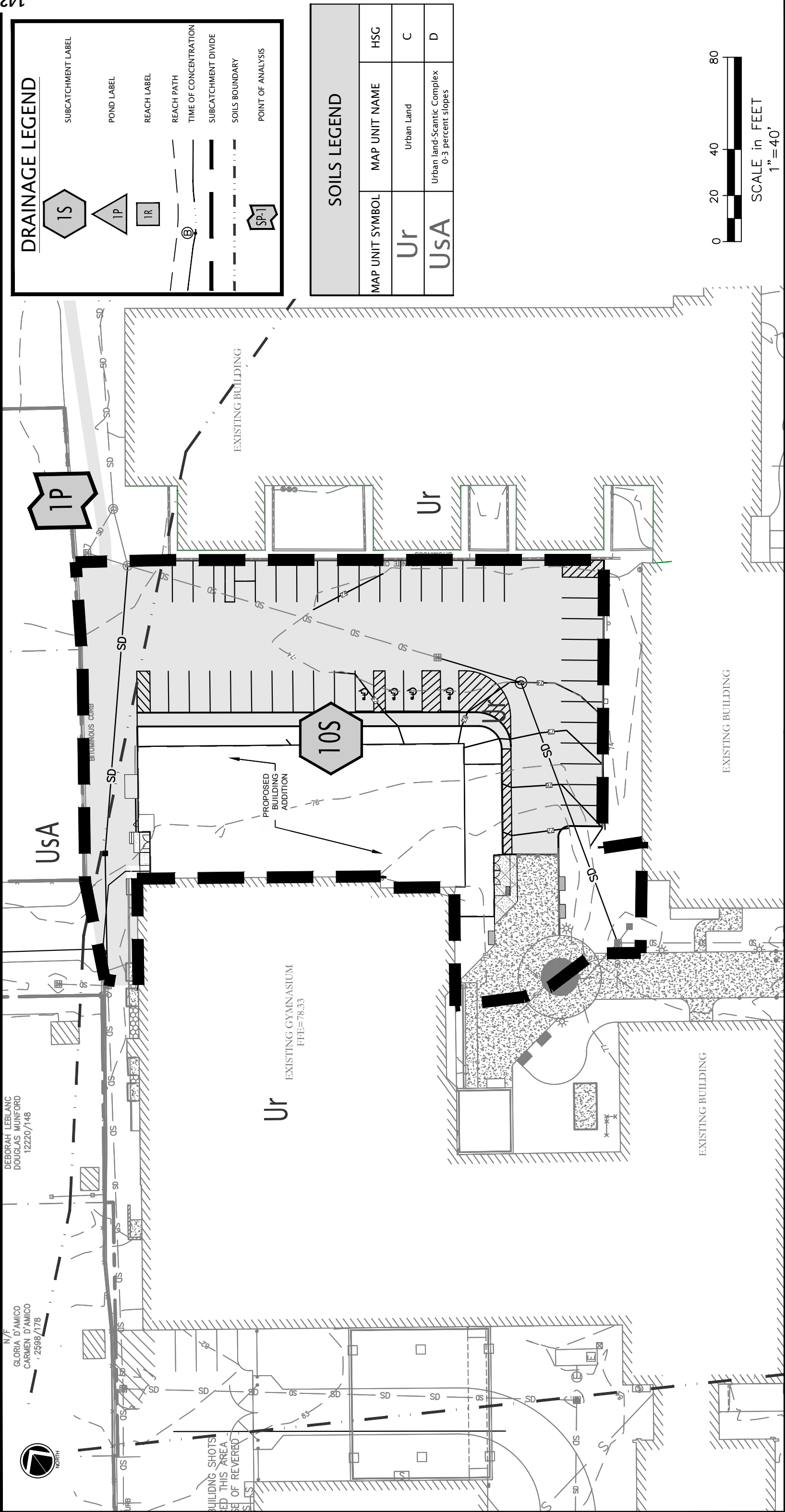


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Scale:	1" = 40'
Date:	09/21/22
Project No.:	22-042

PRE-DEVELOPMENT
WATERSHED PLAN
BIDDEFORD HIGH SCHOOL ADDITION
BIDDEFORD, MAINE

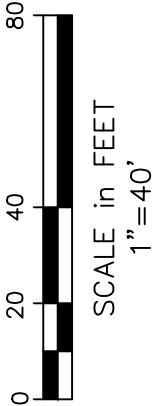
Sheet No.

D-100



SOILS LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	HSG
Ur	Urban Land	C
USA	Urban land-Scantic Complex 0-3 percent slopes	D

DRAINAGE LEGEND		
	SUBCATCHMENT LABEL	
	POND LABEL	
	REACH LABEL	
	REACH PATH	
	TIME OF CONCENTRATION	
	SUBCATCHMENT DIVIDE	
	SOILS BOUNDARY	
	POINT OF ANALYSIS	



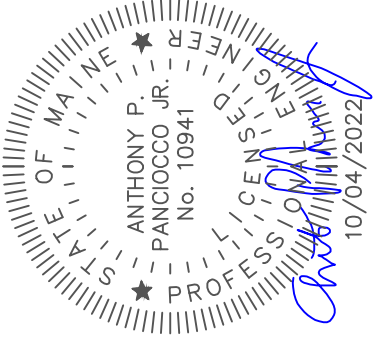
Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

Project Information:

POST-DEVELOPMENT
WATERSHED PLAN
BIDDEFORD HIGH SCHOOL ADDITION
BIDDEFORD, MAINE

Sheet No.

D-101



Drawn:	TP
Checked:	TP
Scale:	1" = 40'
Date:	09/21/22
Project No.:	22-042

ATTACHMENT C -STORMWATER MAINTENANCE PLAN

BIDDEFORD HIGH SCHOOL ADDITION
BIDDEFORD, MAINE
STORMWATER INSPECTION, MAINTENANCE AND HOUSEKEEPING PLAN

The proposed Biddeford High School addition is located within the City of Biddeford. This Stormwater Plan identifies the stormwater devices installed as part of the expansion project and outlines inspection, maintenance, and reporting requirements to be provided to the City of Biddeford or responsible party.

Introduction

The following plan outlines the anticipated inspection and maintenance procedures for the stormwater management devices (BMPs) for the project site. Also, this plan outlines several housekeeping requirements that shall be followed during and after construction. These procedures should be followed to ensure the intended function of the designed measures and to prevent unreasonable adverse impacts to the surrounding environment.

The procedures outlined in this inspection and maintenance plan are provided as an overview of the anticipated practices to be used on this site. In some instances, additional measures may be required due to unexpected conditions. For additional detail on any of the erosion and sedimentation control measures or stormwater management devices to be utilized on this project, refer to the most recently revised edition of the “Maine Erosion and Sedimentation Control BMP” manual and/or the “Stormwater Management for Maine: Best Management Practices” manual as published by the Maine Department of Environmental Protection (MDEP).

Maintenance Responsibilities

During construction activities, the maintenance of all stormwater measures will be the direct responsibility of the Contractor. After acceptance by the Owner, the maintenance of all stormwater management facilities, the establishment of any contract services required to implement the program, and the keeping of records and maintenance logbook will be the responsibility of The Biddeford School Department. The current contact for Biddeford School Department:

Bill Gervais
Facilities Director
Biddeford School Department
18 Maplewood Avenue
Biddeford, ME 04005
207-391-6864
bgervais@biddefordschools.me

Inspection and Maintenance Tasks

1. **Inspection:** During the construction process, it is the Contractor’s responsibility to comply with the inspection and maintenance procedures outlined in this section. These responsibilities include inspecting disturbed and impervious areas, erosion control measures, materials storage areas that

are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event, and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in any applicable permits, shall conduct the inspections.

2. **Maintenance:** All measures shall be maintained in an effective operating condition until areas are permanently stabilized. If Best Management Practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within 7 calendar days and prior to any storm event (rainfall).
3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained on-site. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of controls. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. A sample "Stormwater Inspection and Maintenance Form" has been included as part this Inspection, Maintenance, and Housekeeping Plan.
4. **Recertification:** A qualified post-construction stormwater inspector hired by the person having control over post-construction BMPs shall provide on or by June 30 of each year a completed and signed certification to the enforcement authority in a form provided by the municipality, certifying that the post-construction BMPs have been inspected and that they are adequately maintained and functioning as intended by the approved post-construction stormwater management plan, or that they require maintenance or repair, describing any required maintenance and any deficiencies found during inspection of the post construction BMPs and if the post-construction BMPs require maintenance or repair of deficiencies in order to function as intended by the approved post-construction stormwater management plan, that person shall provide a record of the required maintenance or deficiency and corrective action (s) taken.
5. **MDEP Recertification:**

Additionally, a certification of the following must also be submitted to the Maine Department of Environmental Protection (MDEP) within three months of the expiration of each five-year interval from the date of issuance of MDEP permits.

 - A. Identification and repair of erosion problems. All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
 - B. Inspection and repair of stormwater control system. All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system.
 - C. The stormwater maintenance plan for the site is being implemented as approved by the Department, and the maintenance log is being maintained.
 - D. All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning, and

general maintenance.

- E. The Department may waive some or all or some of these recertification requirements on a case-by-case basis for permittees subject to the Department's Multi-Sector General Permit ("MSGP") and/or Maine Pollutant Discharge Elimination System ("MEPDES") programs where it is demonstrated that these programs are providing stormwater control that is at least as effective as required pursuant to this Chapter.

- 6. **Duration of Maintenance:** Perform maintenance as described and required for any associated permits unless and until the system is formally accepted by a municipality or quasi-municipal district or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a stormwater system, it must provide a letter to the MDEP stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with MDEP standards. Upon such assumption of responsibility, and approval by the MDEP, the municipality, quasi-municipal district, or association becomes a co-permittee for this purpose only and must comply with all terms and conditions of the permit.

During Construction: The following is a list of erosion control and stormwater management measures and the specific inspection and maintenance tasks to be performed during construction.

Sediment Barriers:

Hay bale barriers, silt fences, and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. If the fabric on a silt fence or filter barrier should decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, it shall be replaced. Sediment deposits should be removed after each storm event. They must be removed before deposits reach approximately one-half the height of the barrier. Filter berms shall be reshaped as needed. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared, and seeded.

Erosion Control Blankets:

Inspect these reinforced areas semi-annually and after significant rainfall events for slumping, sliding, seepage, and scour. Pay close attention to unreinforced areas adjacent to the erosion control blankets, which may experience accelerated erosion. Review all applicable inspection and maintenance procedures recommended by the specific blanket manufacturer. These tasks shall be included in addition to the requirements of this plan.

Temporary Storm Drain Inlet Protection:

The inlet protection structure shall be inspected before each rain event and repaired as necessary. Sediment shall be removed, and the storm drain sediment barrier restored to its original dimensions when the sediment has accumulated to half of the design depth of the trap. Structures shall be removed upon permanent stabilization of the tributary area. Upon removal of the structure, all accumulated sediments downstream of the structure shall be cleaned from the storm drain system.

Stabilized Construction Entrances/Exits:

The exit shall be maintained in a condition that will prevent tracking of sediment onto public rights-

of-way. When the control pad becomes ineffective, the stone shall be removed along with the collected soil material. The entrance should then be reconstructed. Areas that have received mud-tracking or sediment deposits shall be swept or washed. Washing shall be done on an area stabilized with aggregate, which drains into an approved sediment-trapping device (not into storm drains, ditches, or waterways).

Temporary Seed and Mulch:

Mulched areas should be inspected after rain events to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be applied in bare areas. In applications where seeding and mulch have been applied in conjunction with erosion control blankets, the blankets must be inspected after rain events for dislocation or undercutting. Mulch shall continue to be reapplied until 95% of the soil surface has established temporary vegetative cover.

Housekeeping: The following general performance standards apply to the proposed project.

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.

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 because of soils, topography and other relevant factors, accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

Fugitive sediment and dust:

Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.

Debris and other materials:

Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

Trench or foundation dewatering:

Trench dewatering is the removal of water from trenches, foundations, cofferdams, 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.

Post Construction

Inspection: After construction, it is the responsibility of the owner or assigned heirs to comply with the inspection and maintenance procedures outlined in this section. All measures must be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions in all applicable permits, shall conduct the inspections.

Specific Inspection and Maintenance Tasks: The following is a list of permanent erosion control and stormwater management measures and the inspection and maintenance tasks to be performed after construction.

Drainage Pipes and Culverts

Culverts and piped drainage systems shall be inspected on an annual basis to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the pipe inlet and outlet. Sediment should be removed when its level exceeds 20% of the pipe diameter. This may be accomplished by hydraulic flushing or any mechanical means; however, care should be taken to contain the sediment at the pipe outlet, and not flush the sediments into the detention/infiltration pond areas as this will reduce the ponds capacity and ability to infiltrate runoff and will hasten the time when the pond must be cleaned/rehabilitated.

Catch Basins

Inspect and, if required, clean-out catch basins at least once a year, preferably in early spring. Clean out must include the removal and legal disposal of accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins. If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads).

Driveways, Walkways and Paved Areas

Accumulations of winter sand along paved surfaces shall be cleared at least once a year, preferably in the spring, to minimize transportation of sediment during rainfall events. Accumulations on pavement may be removed by pavement sweeping.

Vegetated Areas

Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

Biddeford High School Addition

Stormwater Inspection and Maintenance Log

Site Name Biddeford H.S. Location Biddeford Date of Inspection

BMP	Inspection tasks	Completed	Notes	Maintenance Required	Maintenance Complete
Ditches, swales and open channels	Inspect for debris and channel blockages Check vegetation for overgrowth Inspect for evidence of erosion				
Catch Basins	Check sediment level in sumps Inspect grates, frames and structures				
Pipe Inlet and Outlet	Inspect riprap aprons Look for evidence of erosion				
Vegetated Areas	Check plantings/grass cover Inspect soil bed Replant bare areas Repair rill erosion Inspect after heavy rains				
Paved areas, walkways	Check for sand and salt accumulation Check integrity of surfaces and edges				
Culverts	Inspect structural integrity Look for joint displacement Inspect inlet and outlet structures Check for sediment accumulation				

POST-RAINFALL INSPECTION REPORT

Sheet ____ of ____

Project Name: _____

File No. _____

Inspection Date: _____ Time: _____ Inspected by: _____

Total Rainfall Received: _____ Duration Of Storm Event: _____

STAGE OF CONSTRUCTION

____ Pre-Construction Conference ____ Rough Grading ____ Finish Grading
____ Clearing and Grubbing ____ Building Construction ____ Final Stabilization

INSPECTION CHECKLIST

Yes No NA

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Have Soil Erosion and Sediment Control BMPs been installed in accordance with the plans and/or specifications? |
| ☐ | ☐ | ☐ | Are SESC measures operating effectively? |
| ☐ | ☐ | ☐ | Have all SESC control repairs and sediment removal been performed? |
| ☐ | ☐ | ☐ | Are properties and waterways downstream from development adequately protected from erosion and sediment deposition |
| ☐ | ☐ | ☐ | Are soil and mud kept off public roadways at intersections with site access roads? |
| ☐ | ☐ | ☐ | Have all exposed areas requiring temporary or permanent stabilization been stabilized? |
| ☐ | ☐ | ☐ | Are soil stock piles adequately stabilized with seeding and/or sediment trapping measures? |
| ☐ | ☐ | ☐ | Is there evidence of scouring velocities in runoff from construction areas? |
| ☐ | ☐ | ☐ | Are sediment basins installed and operating where needed? |
| ☐ | ☐ | ☐ | Are finished cut and fill slopes adequately stabilized? |
| ☐ | ☐ | ☐ | Are on-site channels, inlets and outlets adequately stabilized? |
| ☐ | ☐ | ☐ | Do all operational storm sewer inlets have adequate inlet protection? |
| ☐ | ☐ | ☐ | Are storm water conveyance channels adequately stabilized with channel lining and/or outlet protection? |
| ☐ | ☐ | ☐ | Are utility trenches stabilized properly? |
| ☐ | ☐ | ☐ | Is there evidence of siltation, or sediment transport in receiving waterways? |
| ☐ | ☐ | ☐ | Have all temporary control structures that are no longer needed been removed? |

Report Date _____

Sheet _____ of _____

Comments: _____

Verbal/Written notification given to:

Name	Organization	Email Address	Sent

Report by: _____ Date: _____

Soil Erosion and Sedimentation Control WEEKLY INSPECTION REPORT

Sheet ____ of ____

Project Name: _____

File No. _____

Inspection Date: _____ Time: _____ Inspected by: _____

STAGE OF CONSTRUCTION

____ Pre-Construction Conference ____ Rough Grading ____ Finish Grading
____ Clearing and Grubbing ____ Building Construction ____ Final Stabilization

INSPECTION CHECKLIST

Yes No NA

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Have Soil Erosion and Sediment Control BMPs been installed in accordance with the plans and/or specifications? |
| ☐ | ☐ | ☐ | Are SESC measures operating effectively? |
| ☐ | ☐ | ☐ | Have all SESC control repairs and sediment removal been performed? |
| ☐ | ☐ | ☐ | Are properties and waterways downstream from development adequately protected from erosion and sediment deposition |
| ☐ | ☐ | ☐ | Are soil and mud kept off public roadways at intersections with site access roads? |
| ☐ | ☐ | ☐ | Have all exposed areas requiring temporary or permanent stabilization been stabilized? |
| ☐ | ☐ | ☐ | Are soil stock piles adequately stabilized with seeding and/or sediment trapping measures? |
| ☐ | ☐ | ☐ | Is there evidence of scouring velocities in runoff from construction areas? |
| ☐ | ☐ | ☐ | Are sediment basins installed and operating where needed? |
| ☐ | ☐ | ☐ | Are finished cut and fill slopes adequately stabilized? |
| ☐ | ☐ | ☐ | Are on-site channels, inlets and outlets adequately stabilized? |
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| ☐ | ☐ | ☐ | Have all temporary control structures that are no longer needed been removed? |

Report Date _____

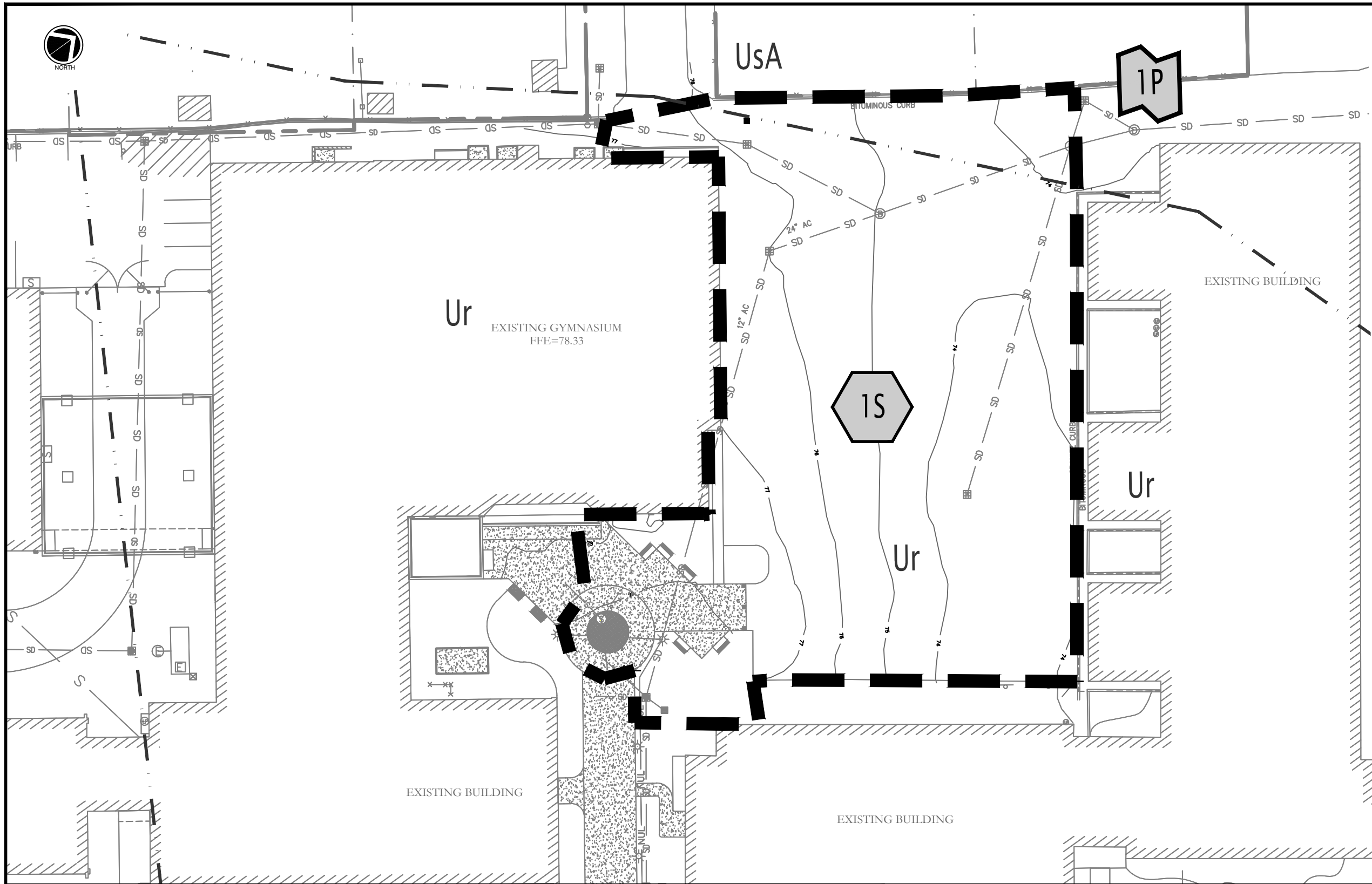
Sheet ____ of ____

Comments: _____

Verbal/Written notification given to:

Name	Organisation	Email Address	Sent

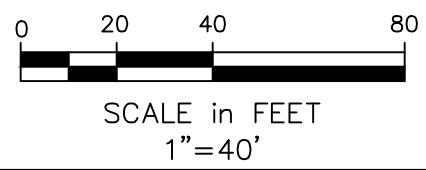
Report by: _____ Date: _____



DRAINAGE LEGEND

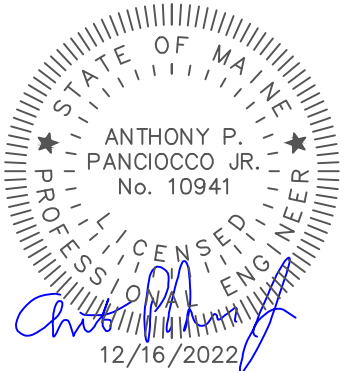
	SUBCATCHMENT LABEL
	POND LABEL
	REACH LABEL
	REACH PATH
	TIME OF CONCENTRATION
	SUBCATCHMENT DIVIDE
	SOILS BOUNDARY
	POINT OF ANALYSIS

SOILS LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	HSG
Ur	Urban Land	C
UsA	Urban land-Scantic Complex 0-3 percent slopes	D



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

Drawn:	TP
Checked:	TP
Scale:	1" = 40'
Date:	09/21/22
Project No.:	22-042



Project Information:

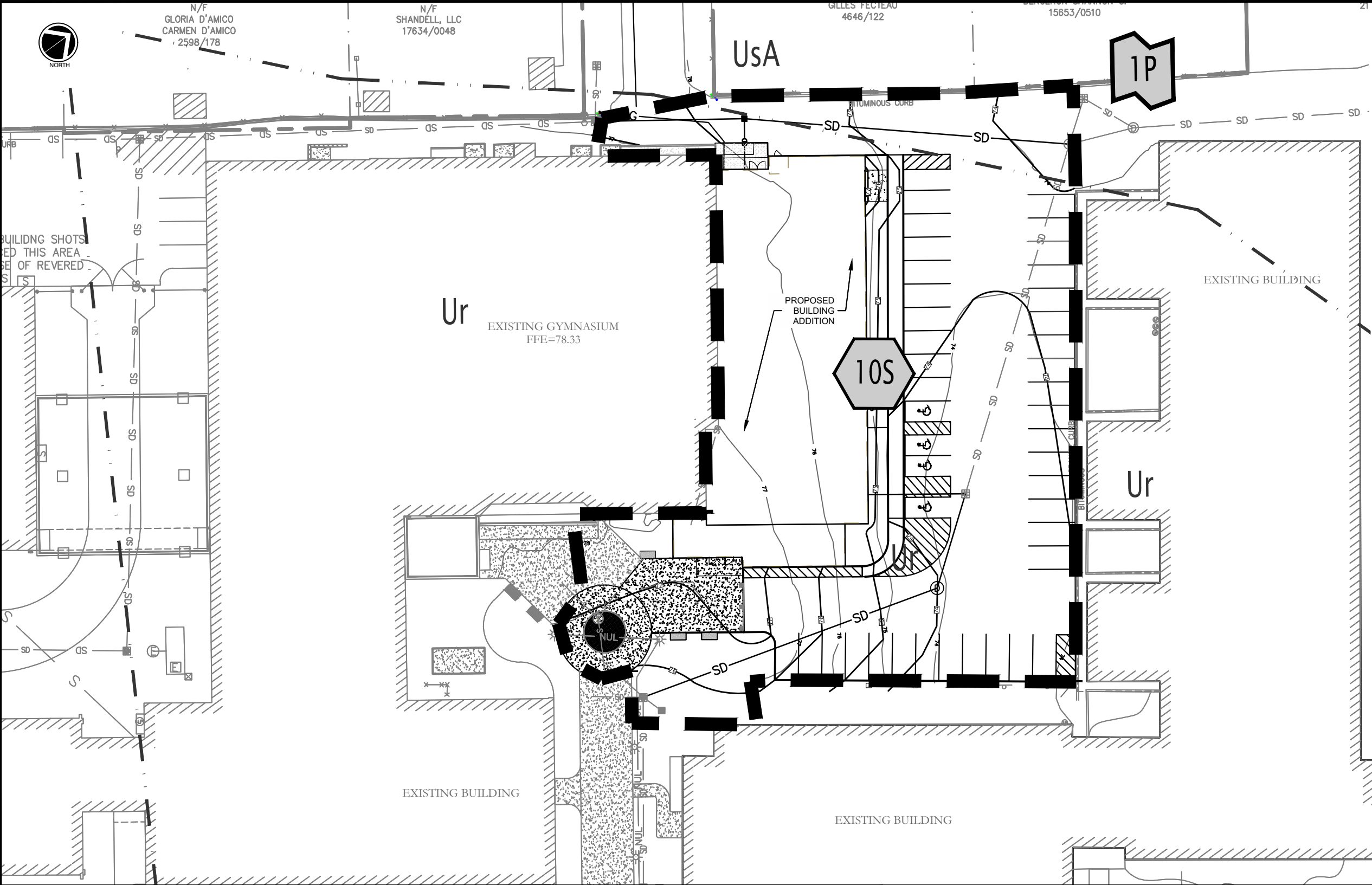
PRE-DEVELOPMENT WATERSHED PLAN

BIDDEFORD HIGH SCHOOL ADDITION

BIDDEFORD, MAINE

Sheet No.

D-100



DRAINAGE LEGEND

1S

SUBCATCHMENT LABEL

1P

POND LABEL

1R

REACH LABEL

REACH PATH

TIME OF CONCENTRATION

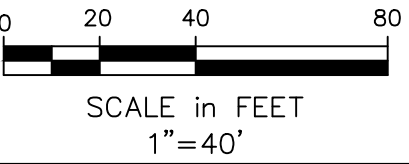
SUBCATCHMENT DIVIDE

SOILS BOUNDARY

POINT OF ANALYSIS

SOILS LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	HSG
Ur	Urban Land	C
UsA	Urban land-Scantic Complex 0-3 percent slopes	D



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

Drawn:	TP
Checked:	TP
Scale:	1" = 40'
Date:	09/21/22
Project No.:	22-042

Project Information:

**POST-DEVELOPMENT
WATERSHED PLAN**

BIDDEFORD HIGH SCHOOL ADDITION

BIDDEFORD, MAINE

Sheet No.

D-101

BIDDEFORD HIGH SCHOOL ADDITION MAPLEWOOD AVENUE

BIDDEFORD, MAINE

STORMWATER MANAGEMENT REPORT

REV.1

December 2022

Prepared for:
Biddeford School Department
18 Maplewood Avenue
Biddeford, ME 04005

Prepared by:



TABLE OF CONTENTS

INTRODUCTION AND BACKGROUND	2
Site History	2
Stormwater Management	2
EXISTING CONDITIONS.....	2
Receiving Waters.....	2
Historical Flooding	3
Alterations to Natural Drainageways	3
PROJECT DESCRIPTION.....	3
Stormwater Management	3
METHODOLOGY AND MODELING ASSUMPTIONS.....	3
STORMWATER QUANTITY ANALYSIS.....	4
Pre-development Conditions.....	4
Post-Development Conditions.....	5
Water Quantity Analysis Summary.....	5
STORMWATER QUALITY ANALYSIS.....	5
SOIL EROSION AND SEDIMENT CONTROL.....	5
CONCLUSIONS.....	6
Limitations	6
FIGURES.....	0
ATTACHMENT A -STORMWATER RE-DEVELOPMENT CALCULATIONS.....	1
ATTACHMENT B -HYDROCAD RUNOFF AND ROUTING CALCULATIONS.....	2
ATTACHMENT B (i) -PRE-DEVELOPMENT MODEL RESULTS	3
ATTACHMENT B (ii) -POST-DEVELOPMENT MODEL RESULTS.....	4
ATTACHMENT C -MAINTENANCE PLAN.....	5

INTRODUCTION AND BACKGROUND

Atlantic Resource Consultants (ARC) has prepared the following stormwater management analysis for the proposed Biddeford High School addition, in Biddeford, Maine. The Biddeford School Department is proposing to construct an 8,774 square foot 2-story building addition in the central portion of the campus. The proposed addition will be attached to the existing gymnasium building but will be a classroom addition. The project area is currently entirely developed with paving and landscaping areas. The proposed addition will be constructed over an existing parking area. As part of the project area the remaining parking area will be paved and re-striped.

Site History

This project will be an expansion of the existing Biddeford High School development, which has a DEP Stormwater permit #L-24872-NJ-A-N dated June 11, 2010. Approximately 2.3 acres of impervious area was included in the 2010 permit.

It is our understanding that the proposed project will require a Stormwater Management Law amendment permit. There are no natural resources located at the project site. Our client understands that future development beyond the scope of the proposed project will likely trigger the need for a Site Location of Development Act permit based on the amount of structure on the site since 1975.

It is our understanding that the project will fall under the re-development requirements of Chapter 500. As such, we have included the MDEP re-development calculations attached in the report.

Stormwater Management

Stormwater runoff from the project area is currently collected in a series of on-site catch basins. The basins and drainage infrastructure convey runoff northeasterly where it is discharged underneath Main Street to an unnamed tributary of Thatcher Brook.

The new stormwater management system will maintain the existing drainage patterns at the site, while routing the drainage infrastructure around the proposed building addition. There is an overall decrease in the amount of impervious area associated with the project site of 1,049 square feet. As such, the peak rates of runoff from the site area will remain unchanged.

EXISTING CONDITIONS

Currently the project site is entirely developed with an existing building, pavement, and landscaped areas. There are no wetland areas or natural resources identified within the project areas.

Receiving Waters

Runoff from the site is collected in a series of catch basins and conveyed northeasterly through the storm drain system to an unnamed tributary of Thatcher Brook and the Saco River, and ultimately the ocean. The project

site is located in the watershed of the Saco River and is also located in the Urban Impaired Stream Watershed of Thatcher Brook.

Historical Flooding

The site is not within a Flood Zone as identified on the FIRM map for the City of Biddeford, Community Panel Number 230145 0003 B, Panel 3 of 11 dated May 15, 1984.

Alterations to Natural Drainageways

The project will not result in any alteration of natural drainageways.

PROJECT DESCRIPTION

The overall development consists of the construction of an 8,774 square foot building addition and the re-work of the adjacent parking area.

Stormwater Management

There are no stormwater BMP's proposed as part of this project. Based on the MDEP re-development calculations we are not required to provide stormwater quality treatment for the project. Additionally, a reduction in the impervious surface area in the site area will result in no increase in the peak rate of runoff from this area.

METHODOLOGY AND MODELING ASSUMPTIONS

Runoff and routing calculations have been performed for the watershed areas affected by the proposed development under pre-development and post-development conditions scenarios. Time of concentration and runoff curve number calculations have been performed using the method described in Natural Resource Conservation Service (NRCS) Technical Release 55 (TR-55) – Urban Hydrology for Small Watersheds. The TR-20 based HydroCAD modeling software has been utilized to perform the more complex runoff and routing calculations, some of which are beyond the scope of the TR-55 method. Time of concentration calculations have been amended where the value given by the TR-55 method is less than six minutes (0.1hr). In these cases, a standard minimum value of six minutes has been used to keep this parameter within the acceptable working range of the model and prevent computational errors.

Design rainfall events have been modeled using the SCS Type III Hydrograph for 24-hour duration storms. The rainfall depth for each return period is taken from Maine Department of Environmental Protection Chapter 500 Stormwater Management, Appendix H (Cumberland County). The rainfall depth values for standard design storm frequencies are shown in the table below.

TABLE 1 - 24-Hr Rainfall Depths for York County at Design Storm Frequencies			
<i>Maine Chapter 500: Stormwater Management, Appendix H</i>			
Frequency	2-Year	10-Year	25-Year
Rainfall Depth	3.3 in	4.9 in	6.2 in

Soil types in the area of the site have been identified using the Natural Resource Conservation Service (NRCS) Web Soil Survey. The existing topography of the site was determined by field survey and previous surveys. The existing vegetative cover was identified by site inspection and previous surveys. The following table includes a list of the surficial soil types that were identified within the proposed development area on the project site, along with their associated Hydrologic Soil Group (HSG).

TABLE 2 – SOIL TYPES	
Soil Type	Hydrologic Soil Group
Urban Land - Ur	C
Urban Land – Scantic Complex	D

Under pre-development conditions the project site is represented by one subcatchment that drains to one point of Analysis, SP-I.

Under the post-development conditions scenario, the project site is represented by the same subcatchment area. The overall routing configuration remains similar to pre-developed conditions. In this way, a direct comparison can be made of pre-development and post-development runoff values at the Design Point.

STORMWATER QUANTITY ANALYSIS

Pre-development Conditions

The overall model for the site is represented by one subcatchment area tributary to one point of analysis, SP-I. SP-I represents the location where the piped drainage is combined in a manhole prior to leaving the site. Full details of the pre-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Predevelopment Conditions Watershed Plan is attached.

Post-Development Conditions

In the post-development condition, the overall site is divided into one watershed area and the same point of analysis, SP-1. Full details of the post-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Post-Development Conditions Watershed Plan is included as part of this report.

Water Quantity Analysis Summary

The table below summarizes the peak runoff values for predevelopment and post-development conditions during each of the analyzed design storm events.

Peak Rates of Runoff										
POA	Total Watershed Area		Avg. Weighted Curve No.		2-Year		10-Year		25-Year	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
SP-1	0.83	0.83	96	96	2.55	2.54	3.87	3.86	4.93	4.93

As indicated in the table above the post development peak rates of runoff are maintained at or below the pre-development peak rates of runoff for all storm events at Study Points SP-1.

STORMWATER QUALITY ANALYSIS

Water Quality Treatment Measures

As indicated in the MDEP re-development calculations we are not required to provide water quality treatment for this project.

SOIL EROSION AND SEDIMENT CONTROL

A comprehensive Soil Erosion and Sediment Control (SESC) narrative has been prepared that includes Best Management Practices (BMPs) associated with the proposed construction activities. The location of SESC BMPs is shown on the accompanying plans. These are further described on the details and notes sheets in the accompanying plan set.

The Erosion and Sediment Control Report outlines the required construction measures and techniques that will reduce potential degradation of the water quality at downstream locations. Temporary erosion control measures will be incorporated during construction, and long-term surface stabilization practices have been designed as part of the site development, thus minimizing the potential for erosion and sediment transport. These measures include the constructed BMPs for filtration of runoff from smaller storm events, riprap, permanent seeding, and other vegetative stabilization measures. Detailed information on the specific erosion and sedimentation control practices that are to be used on the site are provided on the following plan sheet, which will be included as part of the construction documents for the project.

CONCLUSIONS

The stormwater management system designed for this project will mitigate impacts of development on stormwater runoff peak discharge rates to at or below the pre-development rates.

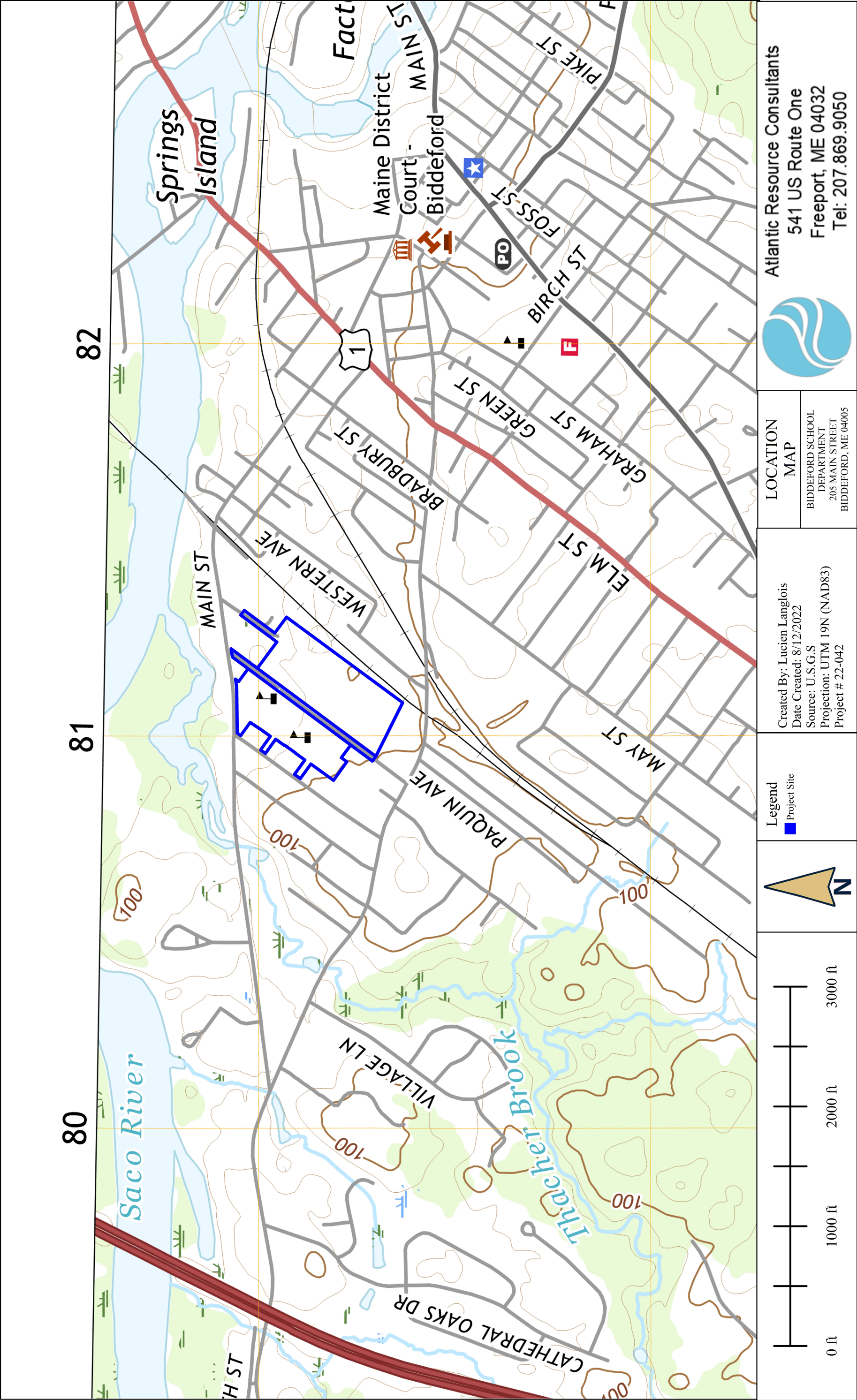
Limitations

This analysis is based on the information available to the engineer on site conditions and has been conducted using standard industry software designed to analyze comparative changes in land cover conditions. The accuracy of the runoff and routing calculations is limited by the methodology used in the software and the results should be viewed as suitable for comparative studies only.

FIGURES AND ATTACHMENTS

1. Figure 1 USGS Location Map
2. Figure 2 FEMA Flood Map
3. Figure 3 USDA SCS Web Soil Survey Map
4. Attachment A Stormwater Redevelopment Calculations
5. Attachment B TR-20 Computations (HydroCAD)
 - i. Pre-development Model
 - ii. Post-development Model

FIGURES



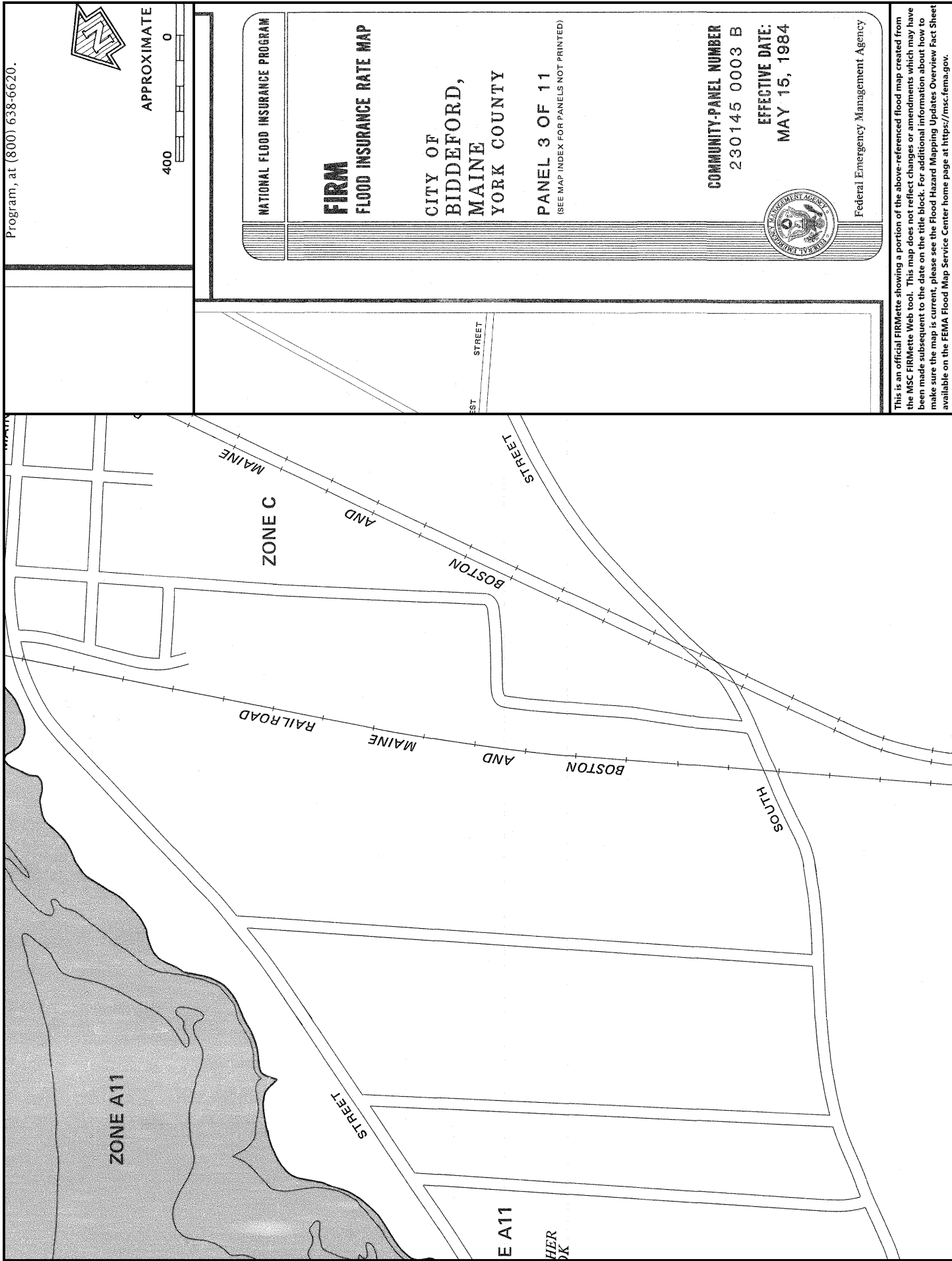
Legend
■ Project Site

Created By: Lucien Langlois
Date Created: 8/12/2022
Source: U.S.G.S
Projection: UTM 19N (NAD83)
Project # 22-042

LOCATION
MAP
BIDDEFORD SCHOOL
DEPARTMENT
205 MAIN STREET
BIDDEFORD, ME 04005



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





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for York County, Maine



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
York County, Maine.....	13
Ur—Urban land.....	13
UsA—Urban land-Scantic complex, 0 to 3 percent slopes.....	13
References	15

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

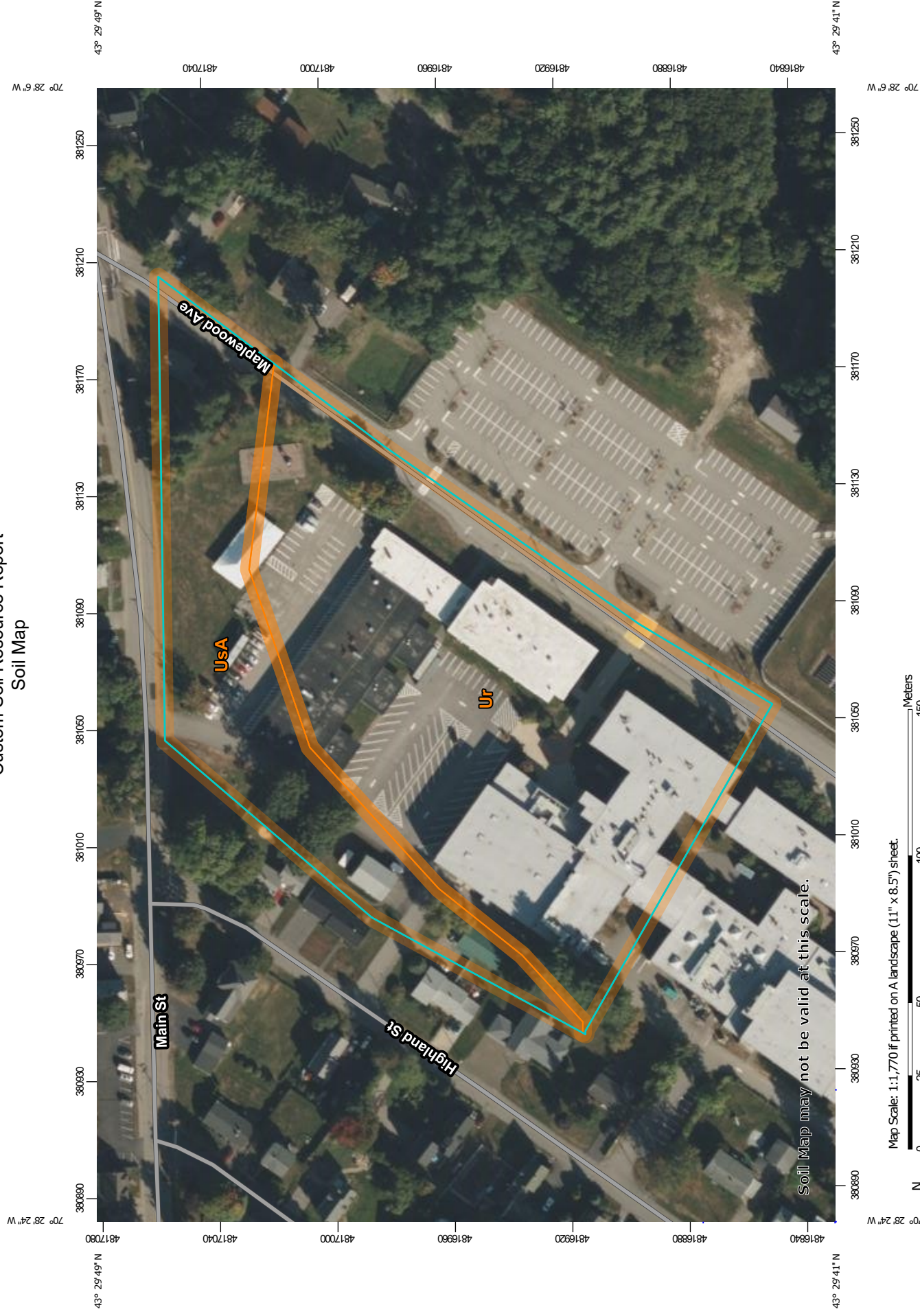
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,770 if printed on A landscape (11" x 8.5") sheet.

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

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: York County, Maine
Survey Area Data: Version 20, Aug 31, 2021

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

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	4.8	69.5%
UsA	Urban land-Scantic complex, 0 to 3 percent slopes	2.1	30.5%
Totals for Area of Interest		6.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

York County, Maine

Ur—Urban land

Map Unit Composition

Urban land: 90 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope, tread

Down-slope shape: Linear

Across-slope shape: Linear

Typical profile

H1 - 0 to 6 inches: variable

Properties and qualities

Slope: 0 to 8 percent

Drainage class: Moderately well drained

Depth to water table: About 24 to 72 inches

Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

UsA—Urban land-Scantic complex, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 9k6y

Elevation: 10 to 900 feet

Mean annual precipitation: 33 to 60 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 55 percent

Scantic and similar soils: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Typical profile

H1 - 0 to 6 inches: variable

Properties and qualities

Slope: 0 to 3 percent

Drainage class: Moderately well drained

Depth to water table: About 24 to 72 inches

Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

Description of Scantic

Setting

Landform: Marine terraces, river valleys

Landform position (three-dimensional): Tread, tal

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam

Bg1 - 9 to 16 inches: silty clay loam

Bg2 - 16 to 29 inches: silty clay

Cg - 29 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: D

Hydric soil rating: Yes

ATTACHMENT A -STORMWATER RE-DEVELOPMENT CALCULATIONS

Pre-Development Redevelopment Area Information
Biddeford High School Addition

Project Site			
Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	31444	0.72	4
Other parking/drives	0	0.00	3
Other rooftops	4512	0.10	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	35956	0.83	3.09

Playground area			
Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	0	0.00	4
Other parking/drives	0	0.00	3
Other rooftops	2956	0.07	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	2956	0.07	0.14

Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	0	0.00	4
Other parking/drives	0	0.00	3
Other rooftops	0	0.00	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	0	0.00	0.00

TOTAL AREA (ACRES)		0.89
TOTAL AREA (S.F.)		38,912
EXISTING POLLUTANT IMPACT RATING		3.23
EXISTING IMPACT RATING PER ACRE		3.62

Post-Development Redevelopment Area Information
 Biddeford High School Addition

Project Site			
Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	20059	0.46	4
Other parking/drives	0	0.00	3
Other rooftops	15897	0.36	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	35956	0.83	2.57

Playground Area			
Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	0	0.00	4
Other parking/drives	0	0.00	3
Other rooftops	2956	0.07	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	2956	0.07	0.14

Cover	Area (sf)	Area (acre)	Pollutant Ranking
Roads	0	0.00	5
Other Roads	0	0.00	4
Other parking/drives	0	0.00	3
Other rooftops	0	0.00	2
Non-grass landscaped	0	0.00	1
Forest/meadow	0	0.00	0
	0	0.00	0.00

TOTAL AREA (ACRES)	0.89
TOTAL AREA (S.F.)	38,912
POST POLLUTANT IMPACT RATING	2.71
POST DEVELOPMENT IMPACT RATING PER ACRE	3.03
PRE-DEVELOPMENT IMPACT RATING PER ACRE	3.62
RANKED IMPACT CHANGE DUE TO DEVELOPMENT	-0.59

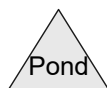
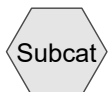
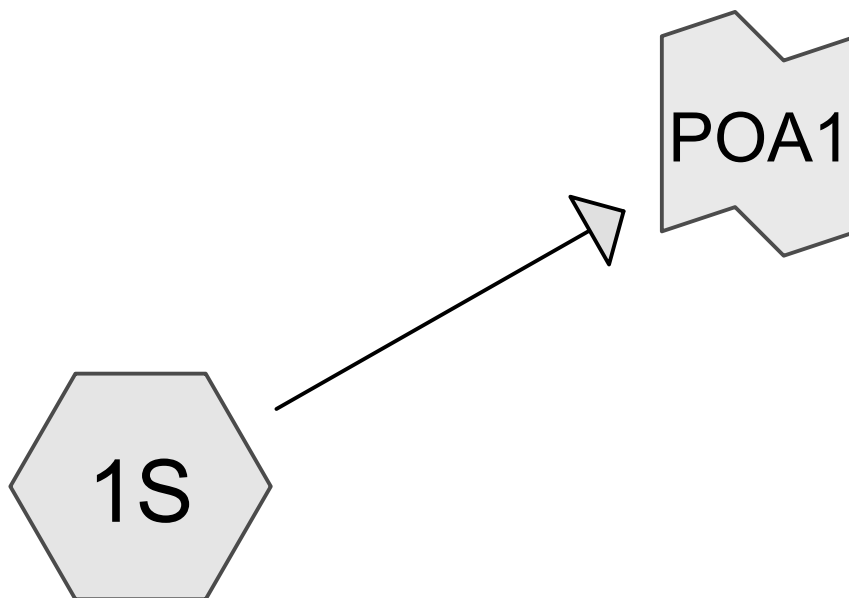
Per Chapter 500 a ranked impact change = to 0.06 equates to 00% developed area treatment
 See Chapter 500 Table 3 below.

Table 3
 Treatment Levels for Redevelopment Projects

Ranked Impact Change Due to Redevelopment	Percentage of Developed Area that Must be Treated
0.0 or less	0% (Stormwater projects) 50% (Site projects)
≥ 0.0 to ≤ 1.0	60%
> 1.0 to ≤ 2.0	70%
> 2.0 to ≤ 3.0	80%
> 3.0	Same treatment level as for new development

ATTACHMENT B -HYDROCAD RUNOFF AND ROUTING CALCULATIONS

ATTACHMENT B (I) -PRE-DEVELOPMENT MODEL RESULTS



Routing Diagram for 22-042 PRE
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22-042 PRE

Type III 24-hr 2-Yr Storm Rainfall=3.30"

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Page 2

Summary for Subcatchment 1S:

Runoff = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf, Depth= 2.85"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 2-Yr Storm Rainfall=3.30"

Area (sf)	CN	Description
33,520	98	Paved parking, HSG D
2,436	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
2,436		6.77% Pervious Area
33,520		93.23% Impervious Area

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

Summary for Link POA1:

Inflow Area = 35,956 sf, 93.23% Impervious, Inflow Depth = 2.85" for 2-Yr Storm event
 Inflow = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf
 Primary = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

22-042 PRE

Type III 24-hr 10-Yr Storm Rainfall=4.90"

Prepared by Atlantic Resource Consultants

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Page 3

Summary for Subcatchment 1S:

Runoff = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf, Depth= 4.43"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 10-Yr Storm Rainfall=4.90"

Area (sf)	CN	Description
33,520	98	Paved parking, HSG D
2,436	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
2,436		6.77% Pervious Area
33,520		93.23% Impervious Area

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

Summary for Link POA1:

Inflow Area = 35,956 sf, 93.23% Impervious, Inflow Depth = 4.43" for 10-Yr Storm event
 Inflow = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf
 Primary = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

22-042 PRE

Type III 24-hr 25-Yr Storm Rainfall=6.20"

Prepared by Atlantic Resource Consultants

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Page 4

Summary for Subcatchment 1S:

Runoff = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf, Depth= 5.73"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 25-Yr Storm Rainfall=6.20"

Area (sf)	CN	Description
33,520	98	Paved parking, HSG D
2,436	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
2,436		6.77% Pervious Area
33,520		93.23% Impervious Area

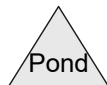
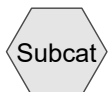
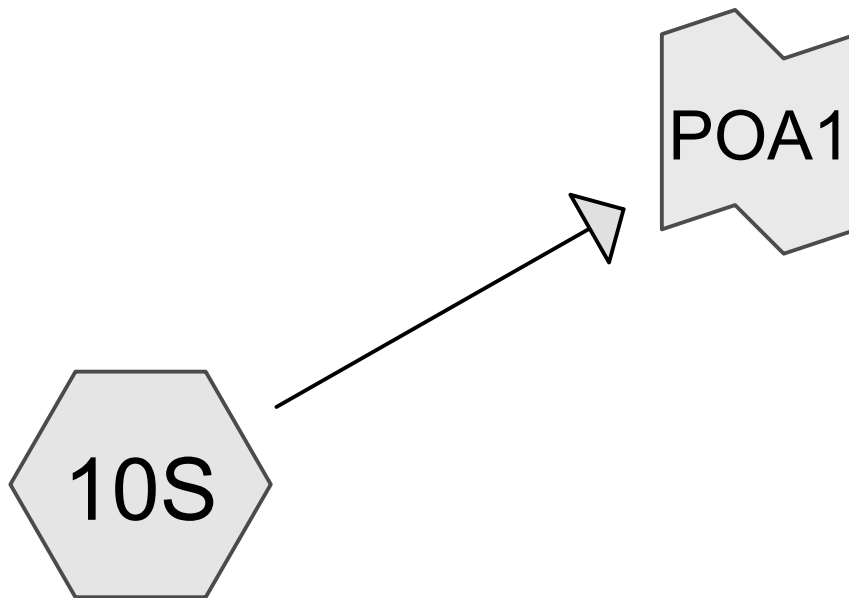
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Link POA1:

Inflow Area = 35,956 sf, 93.23% Impervious, Inflow Depth = 5.73" for 25-Yr Storm event
 Inflow = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf
 Primary = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

ATTACHMENT B (II) -POST-DEVELOPMENT MODEL RESULTS



Routing Diagram for 22-042 POST
Prepared by Atlantic Resource Consultants, Printed 10/4/2022
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22-042 POST

Type III 24-hr 2-Yr Storm Rainfall=3.30"

Prepared by Atlantic Resource Consultants

Printed 10/4/2022

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Page 2

Summary for Subcatchment 10S:

Runoff = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf, Depth= 2.85"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 2-Yr Storm Rainfall=3.30"

Area (sf)	CN	Description
32,471	98	Paved parking, HSG D
3,485	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
3,485		9.69% Pervious Area
32,471		90.31% Impervious Area

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

Summary for Link POA1:

Inflow Area = 35,956 sf, 90.31% Impervious, Inflow Depth = 2.85" for 2-Yr Storm event
 Inflow = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf
 Primary = 2.55 cfs @ 12.08 hrs, Volume= 8,533 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

22-042 POST

Type III 24-hr 10-Yr Storm Rainfall=4.90"

Prepared by Atlantic Resource Consultants

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Page 3

Summary for Subcatchment 10S:

Runoff = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf, Depth= 4.43"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 10-Yr Storm Rainfall=4.90"

Area (sf)	CN	Description
32,471	98	Paved parking, HSG D
3,485	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
3,485		9.69% Pervious Area
32,471		90.31% Impervious Area

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

Summary for Link POA1:

Inflow Area = 35,956 sf, 90.31% Impervious, Inflow Depth = 4.43" for 10-Yr Storm event
 Inflow = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf
 Primary = 3.87 cfs @ 12.08 hrs, Volume= 13,283 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

22-042 POST

Type III 24-hr 25-Yr Storm Rainfall=6.20"

Prepared by Atlantic Resource Consultants

Printed 10/4/2022

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Page 4

Summary for Subcatchment 10S:

Runoff = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf, Depth= 5.73"
 Routed to Link POA1 :

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
 Type III 24-hr 25-Yr Storm Rainfall=6.20"

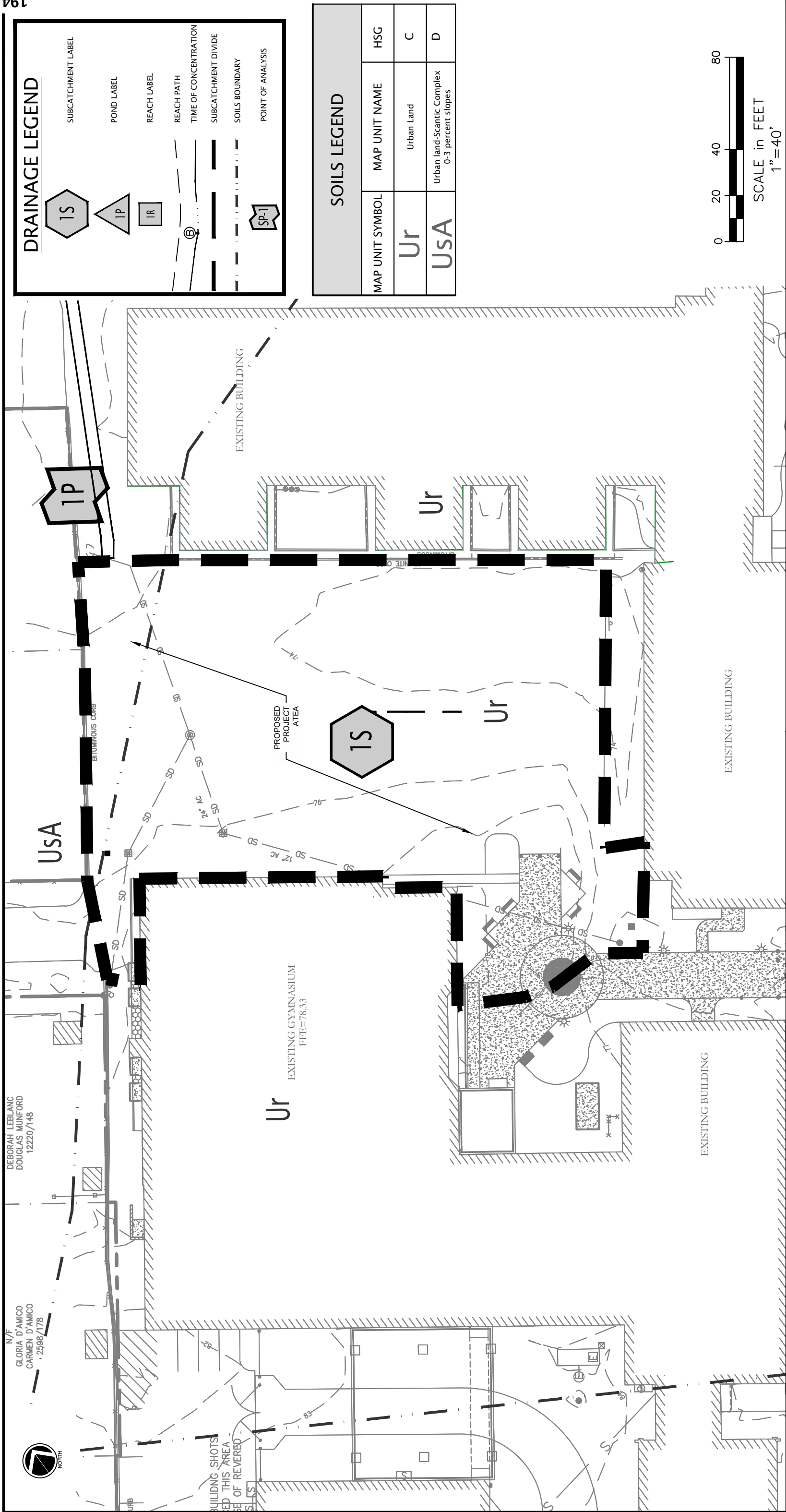
Area (sf)	CN	Description
32,471	98	Paved parking, HSG D
3,485	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
3,485		9.69% Pervious Area
32,471		90.31% Impervious Area

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

Summary for Link POA1:

Inflow Area = 35,956 sf, 90.31% Impervious, Inflow Depth = 5.73" for 25-Yr Storm event
 Inflow = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf
 Primary = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs



Project Information:

**PRE-DEVELOPMENT
WATERSHED PLAN**

BIDDEFORD HIGH SCHOOL ADDITION
BIDDEFORD, MAINE

Sheet No. **D-100**

Drawn:	TP
Checked:	TP
Scale:	1" = 40'
Date:	09/21/22
Project No.:	22-042



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

ATTACHMENT C -STORMWATER MAINTENANCE PLAN

BIDDEFORD HIGH SCHOOL ADDITION
BIDDEFORD, MAINE
STORMWATER INSPECTION, MAINTENANCE AND HOUSEKEEPING PLAN

The proposed Biddeford High School addition is located within the City of Biddeford. This Stormwater Plan identifies the stormwater devices installed as part of the expansion project and outlines inspection, maintenance, and reporting requirements to be provided to the City of Biddeford or responsible party.

Introduction

The following plan outlines the anticipated inspection and maintenance procedures for the stormwater management devices (BMPs) for the project site. Also, this plan outlines several housekeeping requirements that shall be followed during and after construction. These procedures should be followed to ensure the intended function of the designed measures and to prevent unreasonable adverse impacts to the surrounding environment.

The procedures outlined in this inspection and maintenance plan are provided as an overview of the anticipated practices to be used on this site. In some instances, additional measures may be required due to unexpected conditions. For additional detail on any of the erosion and sedimentation control measures or stormwater management devices to be utilized on this project, refer to the most recently revised edition of the “Maine Erosion and Sedimentation Control BMP” manual and/or the “Stormwater Management for Maine: Best Management Practices” manual as published by the Maine Department of Environmental Protection (MDEP).

Maintenance Responsibilities

During construction activities, the maintenance of all stormwater measures will be the direct responsibility of the Contractor. After acceptance by the Owner, the maintenance of all stormwater management facilities, the establishment of any contract services required to implement the program, and the keeping of records and maintenance logbook will be the responsibility of The Biddeford School Department. The current contact for Biddeford School Department:

Bill Gervais
Facilities Director
Biddeford School Department
18 Maplewood Avenue
Biddeford, ME 04005
207-391-6864
bgervais@biddefordschools.me

Inspection and Maintenance Tasks

1. **Inspection:** During the construction process, it is the Contractor’s responsibility to comply with the inspection and maintenance procedures outlined in this section. These responsibilities include inspecting disturbed and impervious areas, erosion control measures, materials storage areas that

are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event, and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in any applicable permits, shall conduct the inspections.

2. **Maintenance:** All measures shall be maintained in an effective operating condition until areas are permanently stabilized. If Best Management Practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within 7 calendar days and prior to any storm event (rainfall).
3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained on-site. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of controls. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. A sample "Stormwater Inspection and Maintenance Form" has been included as part this Inspection, Maintenance, and Housekeeping Plan.
4. **Recertification:** A qualified post-construction stormwater inspector hired by the person having control over post-construction BMPs shall provide on or by June 30 of each year a completed and signed certification to the enforcement authority in a form provided by the municipality, certifying that the post-construction BMPs have been inspected and that they are adequately maintained and functioning as intended by the approved post-construction stormwater management plan, or that they require maintenance or repair, describing any required maintenance and any deficiencies found during inspection of the post construction BMPs and if the post-construction BMPs require maintenance or repair of deficiencies in order to function as intended by the approved post-construction stormwater management plan, that person shall provide a record of the required maintenance or deficiency and corrective action (s) taken.
5. **MDEP Recertification:**
Additionally, a certification of the following must also be submitted to the Maine Department of Environmental Protection (MDEP) within three months of the expiration of each five-year interval from the date of issuance of MDEP permits.
 - A. Identification and repair of erosion problems. All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
 - B. Inspection and repair of stormwater control system. All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system.
 - C. The stormwater maintenance plan for the site is being implemented as approved by the Department, and the maintenance log is being maintained.
 - D. All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning, and

general maintenance.

- E. The Department may waive some or all or some of these recertification requirements on a case-by-case basis for permittees subject to the Department's Multi-Sector General Permit ("MSGP") and/or Maine Pollutant Discharge Elimination System ("MEPDES") programs where it is demonstrated that these programs are providing stormwater control that is at least as effective as required pursuant to this Chapter.

- 6. **Duration of Maintenance:** Perform maintenance as described and required for any associated permits unless and until the system is formally accepted by a municipality or quasi-municipal district or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a stormwater system, it must provide a letter to the MDEP stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with MDEP standards. Upon such assumption of responsibility, and approval by the MDEP, the municipality, quasi-municipal district, or association becomes a co-permittee for this purpose only and must comply with all terms and conditions of the permit.

During Construction: The following is a list of erosion control and stormwater management measures and the specific inspection and maintenance tasks to be performed during construction.

Sediment Barriers:

Hay bale barriers, silt fences, and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. If the fabric on a silt fence or filter barrier should decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, it shall be replaced. Sediment deposits should be removed after each storm event. They must be removed before deposits reach approximately one-half the height of the barrier. Filter berms shall be reshaped as needed. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared, and seeded.

Erosion Control Blankets:

Inspect these reinforced areas semi-annually and after significant rainfall events for slumping, sliding, seepage, and scour. Pay close attention to unreinforced areas adjacent to the erosion control blankets, which may experience accelerated erosion. Review all applicable inspection and maintenance procedures recommended by the specific blanket manufacturer. These tasks shall be included in addition to the requirements of this plan.

Temporary Storm Drain Inlet Protection:

The inlet protection structure shall be inspected before each rain event and repaired as necessary. Sediment shall be removed, and the storm drain sediment barrier restored to its original dimensions when the sediment has accumulated to half of the design depth of the trap. Structures shall be removed upon permanent stabilization of the tributary area. Upon removal of the structure, all accumulated sediments downstream of the structure shall be cleaned from the storm drain system.

Stabilized Construction Entrances/Exits:

The exit shall be maintained in a condition that will prevent tracking of sediment onto public rights-

of-way. When the control pad becomes ineffective, the stone shall be removed along with the collected soil material. The entrance should then be reconstructed. Areas that have received mud-tracking or sediment deposits shall be swept or washed. Washing shall be done on an area stabilized with aggregate, which drains into an approved sediment-trapping device (not into storm drains, ditches, or waterways).

Temporary Seed and Mulch:

Mulched areas should be inspected after rain events to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be applied in bare areas. In applications where seeding and mulch have been applied in conjunction with erosion control blankets, the blankets must be inspected after rain events for dislocation or undercutting. Mulch shall continue to be reapplied until 95% of the soil surface has established temporary vegetative cover.

Housekeeping: The following general performance standards apply to the proposed project.

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.

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 because of soils, topography and other relevant factors, accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

Fugitive sediment and dust:

Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.

Debris and other materials:

Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

Trench or foundation dewatering:

Trench dewatering is the removal of water from trenches, foundations, cofferdams, 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.

Post Construction

Inspection: After construction, it is the responsibility of the owner or assigned heirs to comply with the inspection and maintenance procedures outlined in this section. All measures must be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions in all applicable permits, shall conduct the inspections.

Specific Inspection and Maintenance Tasks: The following is a list of permanent erosion control and stormwater management measures and the inspection and maintenance tasks to be performed after construction.

Drainage Pipes and Culverts

Culverts and piped drainage systems shall be inspected on an annual basis to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the pipe inlet and outlet. Sediment should be removed when its level exceeds 20% of the pipe diameter. This may be accomplished by hydraulic flushing or any mechanical means; however, care should be taken to contain the sediment at the pipe outlet, and not flush the sediments into the detention/infiltration pond areas as this will reduce the ponds capacity and ability to infiltrate runoff and will hasten the time when the pond must be cleaned/rehabilitated.

Catch Basins

Inspect and, if required, clean-out catch basins at least once a year, preferably in early spring. Clean out must include the removal and legal disposal of accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins. If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads).

Driveways, Walkways and Paved Areas

Accumulations of winter sand along paved surfaces shall be cleared at least once a year, preferably in the spring, to minimize transportation of sediment during rainfall events. Accumulations on pavement may be removed by pavement sweeping.

Vegetated Areas

Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

Biddeford High School Addition

Stormwater Inspection and Maintenance Log

Site Name Biddeford H.S. Location Biddeford Date of Inspection

BMP	Inspection tasks	Completed	Notes	Maintenance Required	Maintenance Complete
Ditches, swales and open channels	Inspect for debris and channel blockages Check vegetation for overgrowth Inspect for evidence of erosion				
Catch Basins	Check sediment level in sumps Inspect grates, frames and structures				
Pipe Inlet and Outlet	Inspect riprap aprons Look for evidence of erosion				
Vegetated Areas	Check plantings/grass cover Inspect soil bed Replant bare areas Repair rill erosion Inspect after heavy rains				
Paved areas, walkways	Check for sand and salt accumulation Check integrity of surfaces and edges				
Culverts	Inspect structural integrity Look for joint displacement Inspect inlet and outlet structures Check for sediment accumulation				

POST-RAINFALL INSPECTION REPORT

Sheet ____ of ____

Project Name: _____

File No. _____

Inspection Date: _____ Time: _____ Inspected by: _____

Total Rainfall Received: _____ Duration Of Storm Event: _____

STAGE OF CONSTRUCTION

____ Pre-Construction Conference ____ Rough Grading ____ Finish Grading
____ Clearing and Grubbing ____ Building Construction ____ Final Stabilization

INSPECTION CHECKLIST

Yes No NA

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Have Soil Erosion and Sediment Control BMPs been installed in accordance with the plans and/or specifications? |
| ☐ | ☐ | ☐ | Are SESC measures operating effectively? |
| ☐ | ☐ | ☐ | Have all SESC control repairs and sediment removal been performed? |
| ☐ | ☐ | ☐ | Are properties and waterways downstream from development adequately protected from erosion and sediment deposition |
| ☐ | ☐ | ☐ | Are soil and mud kept off public roadways at intersections with site access roads? |
| ☐ | ☐ | ☐ | Have all exposed areas requiring temporary or permanent stabilization been stabilized? |
| ☐ | ☐ | ☐ | Are soil stock piles adequately stabilized with seeding and/or sediment trapping measures? |
| ☐ | ☐ | ☐ | Is there evidence of scouring velocities in runoff from construction areas? |
| ☐ | ☐ | ☐ | Are sediment basins installed and operating where needed? |
| ☐ | ☐ | ☐ | Are finished cut and fill slopes adequately stabilized? |
| ☐ | ☐ | ☐ | Are on-site channels, inlets and outlets adequately stabilized? |
| ☐ | ☐ | ☐ | Do all operational storm sewer inlets have adequate inlet protection? |
| ☐ | ☐ | ☐ | Are storm water conveyance channels adequately stabilized with channel lining and/or outlet protection? |
| ☐ | ☐ | ☐ | Are utility trenches stabilized properly? |
| ☐ | ☐ | ☐ | Is there evidence of siltation, or sediment transport in receiving waterways? |
| ☐ | ☐ | ☐ | Have all temporary control structures that are no longer needed been removed? |

Report Date _____

Sheet _____ of _____

Comments: _____

Verbal/Written notification given to:

Name	Organization	Email Address	Sent

Report by: _____ Date: _____

Soil Erosion and Sedimentation Control WEEKLY INSPECTION REPORT

Sheet ____ of ____

Project Name: _____

File No. _____

Inspection Date: _____ Time: _____ Inspected by: _____

STAGE OF CONSTRUCTION

____ Pre-Construction Conference ____ Rough Grading ____ Finish Grading
____ Clearing and Grubbing ____ Building Construction ____ Final Stabilization

INSPECTION CHECKLIST

Yes No NA

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Have Soil Erosion and Sediment Control BMPs been installed in accordance with the plans and/or specifications? |
| ☐ | ☐ | ☐ | Are SESC measures operating effectively? |
| ☐ | ☐ | ☐ | Have all SESC control repairs and sediment removal been performed? |
| ☐ | ☐ | ☐ | Are properties and waterways downstream from development adequately protected from erosion and sediment deposition |
| ☐ | ☐ | ☐ | Are soil and mud kept off public roadways at intersections with site access roads? |
| ☐ | ☐ | ☐ | Have all exposed areas requiring temporary or permanent stabilization been stabilized? |
| ☐ | ☐ | ☐ | Are soil stock piles adequately stabilized with seeding and/or sediment trapping measures? |
| ☐ | ☐ | ☐ | Is there evidence of scouring velocities in runoff from construction areas? |
| ☐ | ☐ | ☐ | Are sediment basins installed and operating where needed? |
| ☐ | ☐ | ☐ | Are finished cut and fill slopes adequately stabilized? |
| ☐ | ☐ | ☐ | Are on-site channels, inlets and outlets adequately stabilized? |
| ☐ | ☐ | ☐ | Do all operational storm sewer inlets have adequate inlet protection? |
| ☐ | ☐ | ☐ | Are storm water conveyance channels adequately stabilized with channel lining and/or outlet protection? |
| ☐ | ☐ | ☐ | Are utility trenches stabilized properly? |
| ☐ | ☐ | ☐ | Is there evidence of siltation, or sediment transport in receiving waterways? |
| ☐ | ☐ | ☐ | Have all temporary control structures that are no longer needed been removed? |

Report Date _____

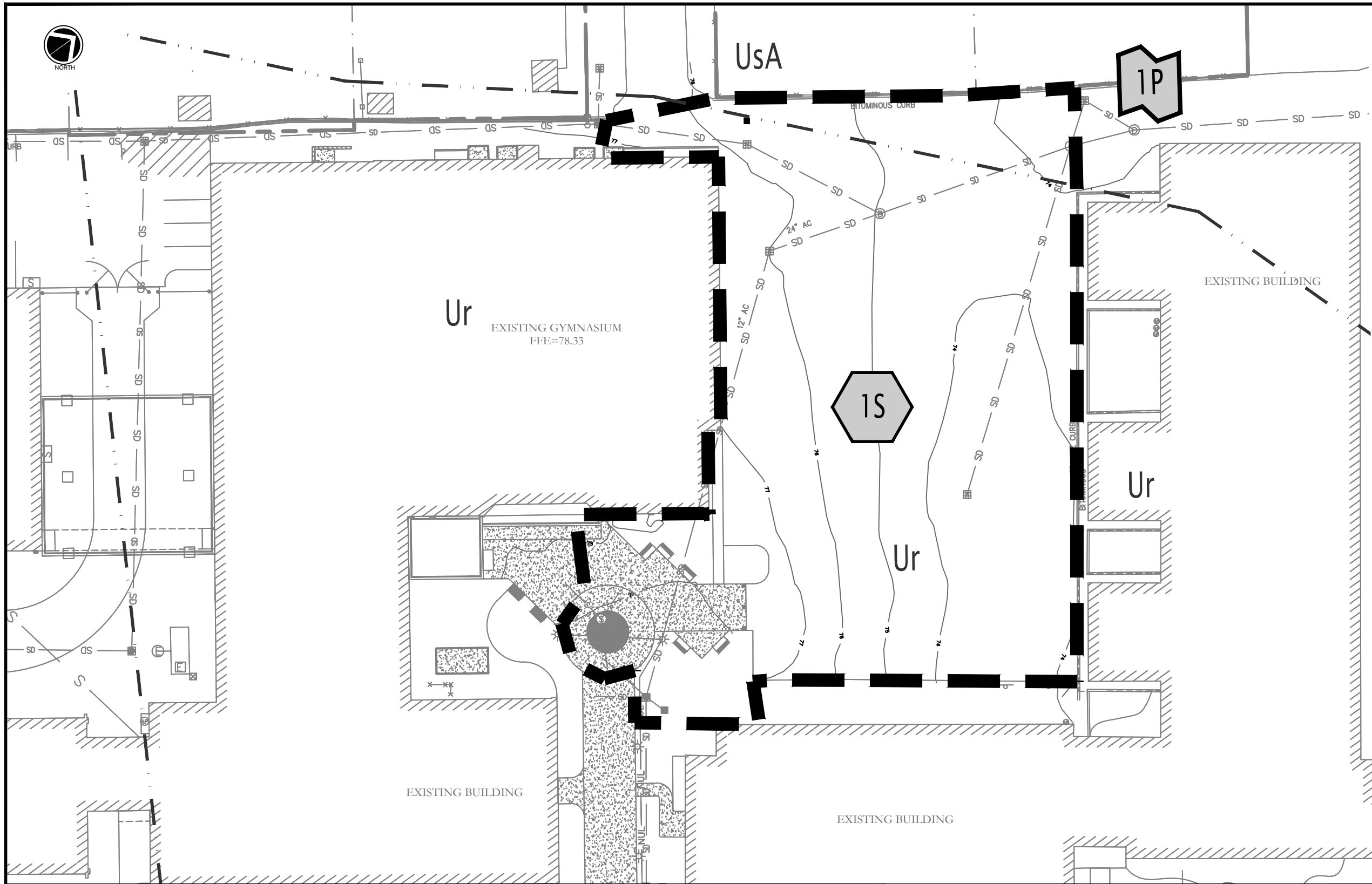
Sheet ____ of ____

Comments: _____

Verbal/Written notification given to:

Name	Organisation	Email Address	Sent

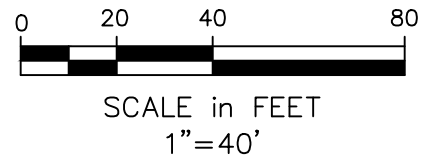
Report by: _____ Date: _____



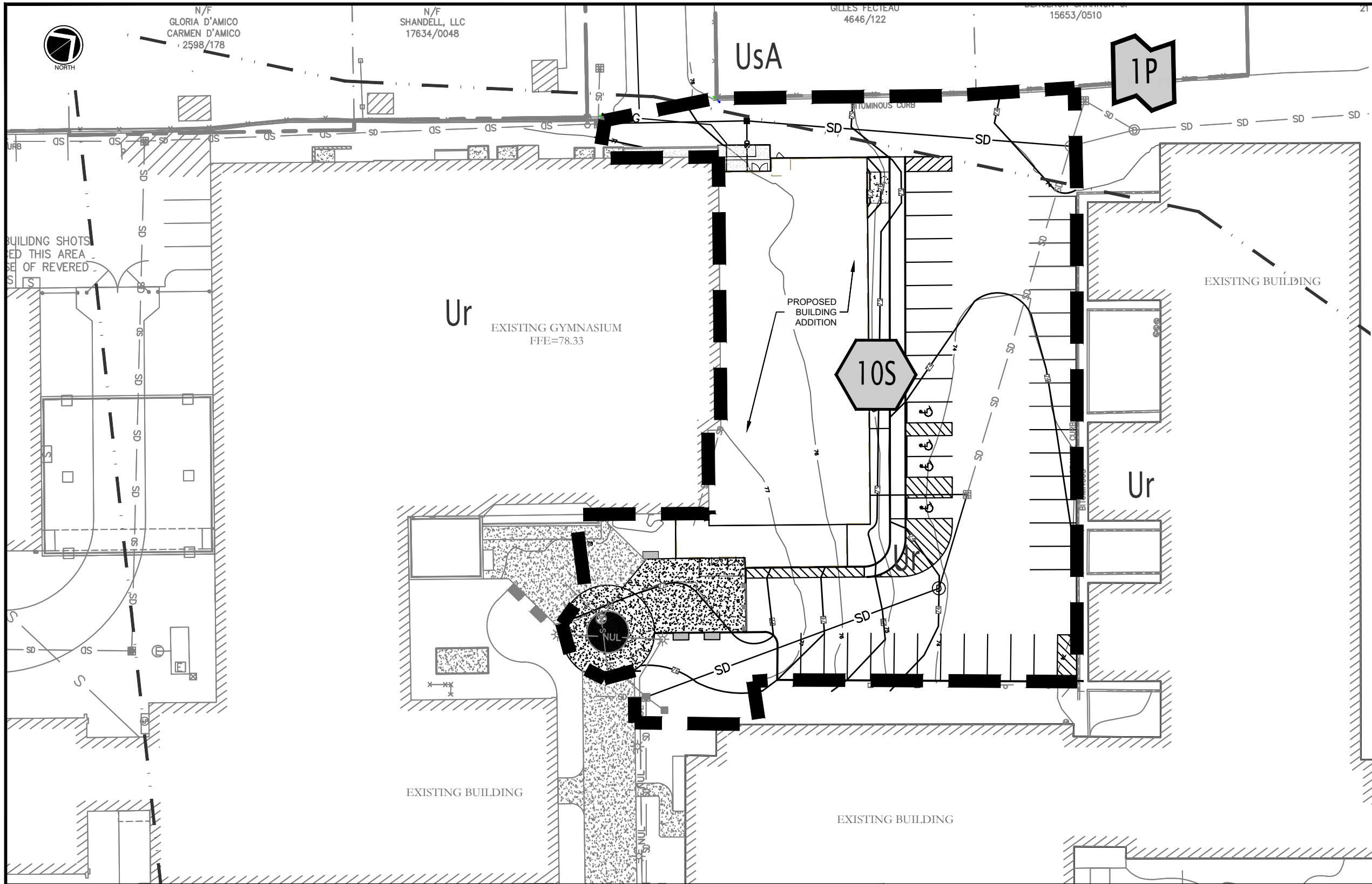
DRAINAGE LEGEND

	SUBCATCHMENT LABEL
	POND LABEL
	REACH LABEL
	REACH PATH
	TIME OF CONCENTRATION
	SUBCATCHMENT DIVIDE
	SOILS BOUNDARY
	POINT OF ANALYSIS

SOILS LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	HSG
Ur	Urban Land	C
UsA	Urban land-Scantic Complex 0-3 percent slopes	D



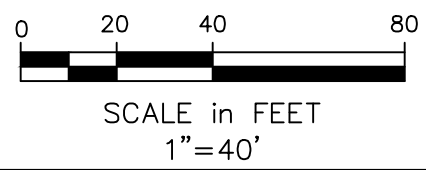
Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	Drawn: TP		Project Information: PRE-DEVELOPMENT WATERSHED PLAN BIDDEFORD HIGH SCHOOL ADDITION BIDDEFORD, MAINE	Sheet No. D-100
	Checked: TP			
	Scale: 1" = 40'			
	Date: 09/21/22			
	Project No.: 22-042			



DRAINAGE LEGEND

	SUBCATCHMENT LABEL
	POND LABEL
	REACH LABEL
	REACH PATH
	TIME OF CONCENTRATION
	SUBCATCHMENT DIVIDE
	SOILS BOUNDARY
	POINT OF ANALYSIS

SOILS LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	HSG
Ur	Urban Land	C
UsA	Urban land-Scantic Complex 0-3 percent slopes	D



Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	Drawn: TP		Project Information: POST-DEVELOPMENT WATERSHED PLAN BIDDEFORD HIGH SCHOOL ADDITION BIDDEFORD, MAINE	Sheet No. D-101
	Checked: TP			
	Scale: 1" = 40'			
	Date: 09/21/22			
	Project No.: 22-042			



December 16th, 2022

Atlantic Resource Consultants
ATTN: Anthony Panciocco, PE
541 US Route One, Suite 21
Freeport, Maine 04032

Re: Ability to Serve – Biddeford High School Expansion – 10-20 Maplewood Ave

Greetings,

The Maine Water Company (MWC) has received your request on behalf of your client, The Biddeford School Department, for an Ability to Serve Determination for the property located at 10-20 Maplewood Ave, Biddeford, Maine for the above referenced project. The request indicates a plan to build a 2-story 8,746 square foot building addition located off Maplewood Ave. The domestic demand is expected to be increased by approximately 400-500 gallons per day(gpd) using 10gpd per student at 40-50 additional students. The fire demand is not yet available. The static pressure in the area is approximately **50 psi**. Based on the criteria that has been presented, MWC does have sufficient capacity in the area from the existing 20-inch main on Main Street 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

- The existing domestic service will internally serve the new expansion. The internal plumbing capacity relative to the proposal must be verified at the expense of the developer.
- If there is not a backflow device currently installed on the domestic service, one will be required to be added prior to final activation of the new addition per MWC specifications.
- Additional review, fees and approvals will be required prior to the scheduling of construction.
- MWC must inspect the full installation of the proposed 4-inch fire service line.
- A hydrant flow test at the nearest available hydrant will need to be conducted and analyzed by the sprinkler designer to ensure that adequate flows can be met during a peak fire demand event.

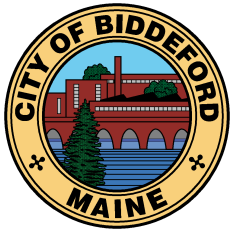
Should a request for service not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project.

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 1-800-287-6993 or by email at evan.vashon@mainewater.com. We look forward to working with you throughout design and construction.

Sincerely,
The Maine Water Company

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

Marcus Knipp
Engineer



City of Biddeford, Maine

City of Biddeford

Public Works Department / Engineering Division/Wastewater Administration Division
P.O. Box 586, 205 Main Street, Suite 301
Biddeford, ME 04005
Phone: (207) 284-9118, Fax: (207) 571-0662

Letter of Wastewater Treatment Plant Capacity to Serve Biddeford High School Expansion 18 Maplewood Avenue

Tony Panciocco, PE
Atlantic Resource Consultants
541 US Route One, Suite 21
Freeport, Maine, 04032

January 4, 2023

Brief description of project: **Proposed Biddeford High School Expansion, 18 Maplewood Avenue
Biddeford, Maine-** Estimated flows: **762 gpd.**

Determination

The applicant is proposing an expansion of the Biddeford High School campus on 18 Maplewood Avenue. Based on a letter received from Atlantic Resource Consultants, dated November 23, 2022 and subsequent e-mails from the design team and school officials, it is currently projected that the proposed expansion will discharge 762 gallons per day of flow from the project into the system.

The City of Biddeford Wastewater Department has reviewed the request to serve the above described project. It has been determined that at this time, once the flow reaches the wastewater treatment facility, the City has sufficient capacity to treat the estimated flows from the above described project. Changes to the project from that presented to this department may require a new review of the request for ability to serve. This determination will be effective for a period of one year from the date above.

Upon approval of the Planning Board, the applicant must make application for sewer service. Flow amounts for the project will be determined at the time application is made and may or may not be the amount stated above. The applicant will be required to pay all fees based on the flow amount calculated at the time application is made and prior to the issuance of any building permits and/or the issuance of a certificate of occupancy. Any roof drains connected into the sewer system shall be removed.

205 Main Street, Biddeford, ME 04005 P: 207.284.9313 F: 207.571.0678 www.biddefordmaine.org

*The City of Biddeford is an equal opportunity provider. To file a complaint, write to
Human Resource Director, 205 Main Street Biddeford, ME 04005, or call (207) 286-0593.*

This Capacity to Serve Letter is intended only to indicate that the City of Biddeford Wastewater Treatment Facilities has the ability to handle and treat the flow from the above stated project once it is received at the treatment facility. Project design plans must be submitted to the City for review and comment. The Planning Department, Engineering Department or other persons from the Wastewater Department may require further studies, calculations or documentation to determine any actions that may need to be taken to address any impacts/capacity issues and/or any system upgrades that may be needed to address any impacts this project may have on the City's sewer collection and conveyance system(s) or its components.

Thomas Milligan, PE
City Engineer Emeritus
City of Biddeford Engineering Department
Tom.milligan@biddefordmaine.org
207-284-9118

CC: Jeff Demers, Public Works/Wastewater Director
Roby Fecteau, Code Enforcement
David Galbraith, City Planner
Alex Buechner, Wastewater Superintendent
Craig Chekan, City Engineer

From: Tony Panciocco TonyP@arc-maine.com
Subject: FW: Fire truck access, Biddeford High School Addition.
Date: September 19, 2022 at 7:59 AM
To: Leah Schaffer leah@mobilestudiodesign.com

TP

Leah,

See below

Thanks

Anthony P. Panciocco, P.E.
Senior Project Engineer
Atlantic Resource Consultants
541 US Route One, Suite 21
Freeport, Maine 04032
207-869-9050
Cell: 207-317-9989



From: Gagne, Scott <Scott.Gagne@Biddefordmaine.org>
Sent: Monday, September 19, 2022 7:44 AM
To: Tony Panciocco <TonyP@arc-maine.com>
Subject: RE: Fire truck access, Biddeford High School Addition.

I have no concern with the access as presented on the drawing. Thanks



[Biddeford Fire Department](#)

From: Tony Panciocco <TonyP@arc-maine.com>
Sent: Friday, September 16, 2022 9:50 AM
To: Gagne, Scott <Scott.Gagne@Biddefordmaine.org>; kevin.duross@biddefordmaine.org; Leah Schaffer <leah@mobilestudiodesign.com>

Schaffer <leah@mobilestudiosdesign.com>

Subject: Fire truck access, Biddeford High School Addition.

Hi Chief Gagne,

I am working with Leah Schaffer at Mobile Design Solutions (cc'd above) on the Biddeford High School building addition project.

I have attached a turning template sketch using the E-one ladder truck that was previously sent to Leah.

Based on our current layout the truck should have access to the site from Main Street.

As also indicated on the sketch, access to the site from Highland Street does not appear to work without the possibility of backing up and re-adjusting.

Could you please review the sketch and let us know your thoughts on the access from Highland Street.

If it is easier, we can schedule a call/zoom mtg to discuss.

Let me know if you need any additional information.

Thanks

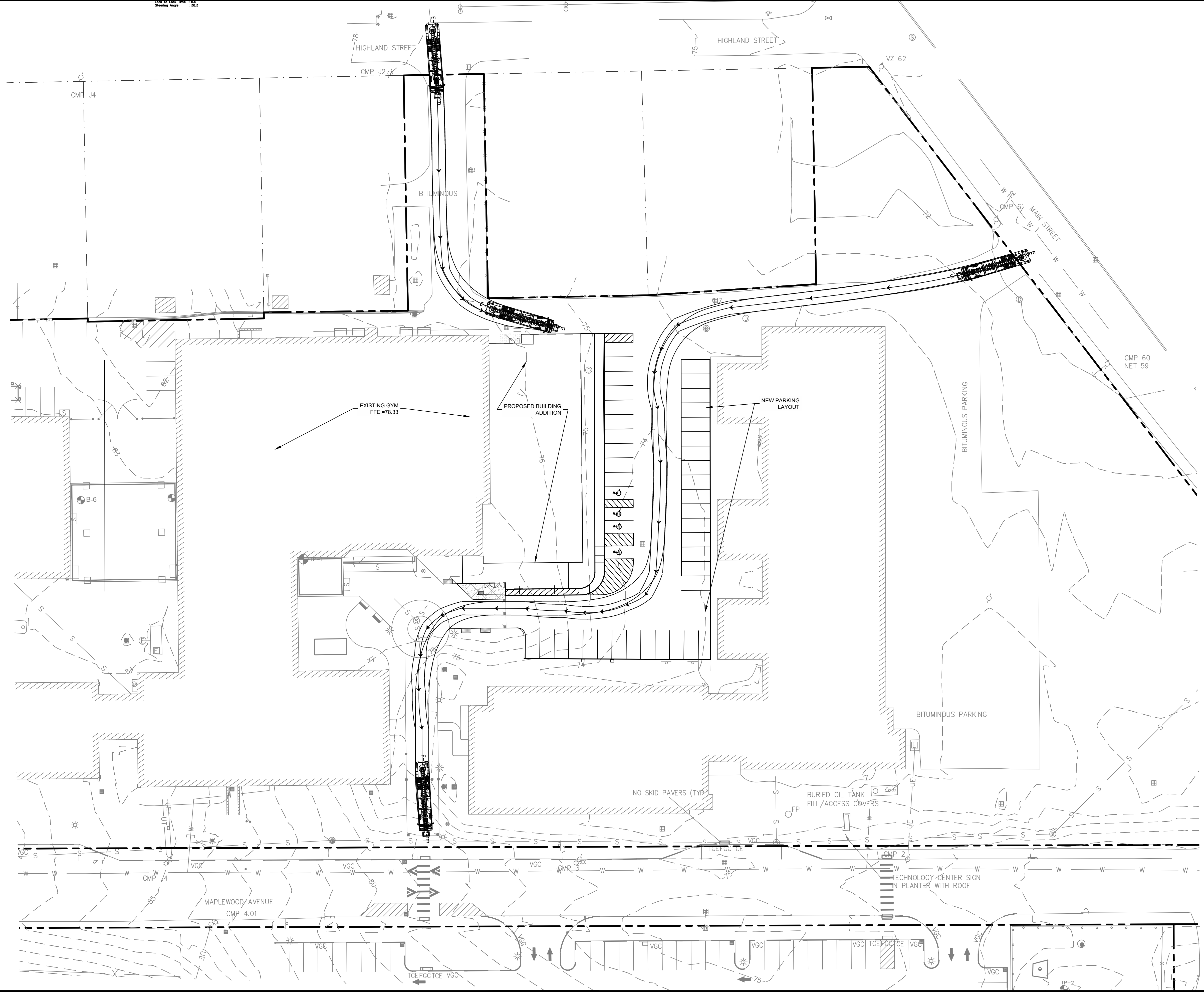
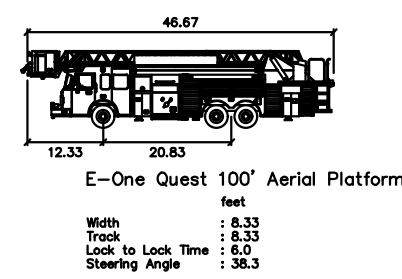
Tony

Anthony P. Panciocco, P.E.
Senior Project Engineer
Atlantic Resource Consultants
541 US Route One, Suite 21
Freeport, Maine 04032
207-869-9050
Cell: 207-317-9989

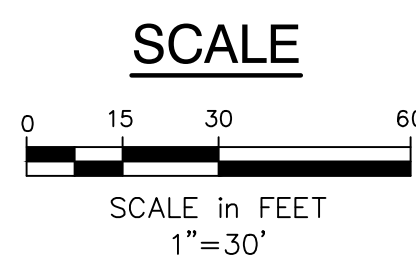


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Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
REVISIONS		

BIDDEFORD HIGH SCHOOL
ADDITION
TURNING SKETCH

BIDDEFORD SCHOOL DEPT.
18 MAPLEWOOD AVE.
BIDDEFORD, ME 04005

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

DRAWN: TP	DATE: AUGUST 2022
DESIGNED: TP	SCALE: 1"=20'
CHECKED: TP	JOB NO. 22-042
FILE NAME:	
SHEET: C-100	

**Stormwater Management
TECHNICAL REVIEW MEMORANDUM**

TO: **Alex Groblewski, Project Manager**
FROM: **Kris Bears, Assistant Engineer**
DATE: **12/30/22**
RE: **Biddeford High School addition**

APPLICANT: Biddeford School Department
DEP#: L-24872-NJ-B-B
Town: Biddeford
Type of Project: Stormwater
Design Engineer: Kayla Gray (Atlantic Resource Consultants)
Parcel Size: 8.74 Acres
Total Disturbed Area: 0.83 Acres
Total Impervious Area: 0.20 Acres
Total Developed Area: 0.20 Acres
Existing Site Description: Existing parking area at Biddeford High School
Project Description: Proposed expansion of the existing Biddeford High School over the existing parking lot
Scope: Basic, General (Redevelopment) Standards
Watershed (waterbody): Thatcher Brook and Saco River
Watershed type: Urban Impaired Stream

Basic Standards:

Are the Minimum Standards of Chapter 500 Appendix A, B, and C, being met? Yes

Has the applicant provided a maintenance plan? Yes

Has the applicant provided fillable reporting forms? Yes

Responsible Party: applicant

Contact information: Bill Gervais, Facilities Direction
Biddeford School Department
207-391-6864
bgervais@biddefordschools.me

Are the Basic Standards being met? Yes

General Standards:

Do General Standards apply? Yes

BMPs used to meet stormwater quality standards / General Standards: **None. 0% treatment required per Redevelopment Standards**

Is the General Standard being met? **Yes**

Non-Linear Development? No

Linear Development? No

Does Redevelopment apply? Yes

Total Area of Redevelopment: 0.89 Acres

Existing Conditions Impact Rating: 3.62

Proposed Conditions Impact Rating: 3.03

Ranked Impact Change Due to Redevelopment: -0.59

Percentage of Developed Area that Must be Treated: 0%

Percentage of Proposed Developed Area Treated: 0%

Does the Exemption for Wetland Road Crossings apply? No

Other Treatment Standards:

Reduction of General Standard through treatment of a greater depth of runoff? No

Upgradient Runoff? No

Mitigation? No

Runoff from sloped, non-asphalt roofs of non-industrial facilities? No

Phosphorous Standard:

Does the Phosphorus Standard apply? No

Flooding Standard:

Do Flood Standards apply? No

Urban Impaired Stream Standard:

Does the Urban Impaired Stream Standard Apply? Yes

Is the Stream listed in Chapter 502? Yes – *Thatcher Brook*

Is this a Site Law Project? No

Other Applicable Standards:

Easements and deed restrictions standard? No

Redistribution of stormwater discharges standard? No

Discharge to wetlands standard? No

Discharges to public storm sewer systems standard? No

Other Issues:

Will stormwater be discharged to **freshwater** or **coastal** wetlands? No

As-built required? **Yes**

Are the most current set of plans being reviewed and approved? Yes

Date: 10/4/22

Revised the Erosion and Sediment Control Plan during review? Yes

Revised the Maintenance Plan during review? Yes

Revised the Stormwater General Standards Plan during Review? NA

STORMWATER MANAGEMENT

After a final review, the proposed design meets the Chapter 500 Basic and General (Redevelopment) Standards. The design Engineer shall be retained to oversee the installation of the Stormwater Best Management Practices. At least once per year or 30 days after completion, the owner shall submit an update or As-Built plans for a completed project.

EROSION CONTROL

Based on the BLR's review of the erosion and sedimentation control plan and the maintenance plan, the Department finds that the proposed project meets the Basic Standards contained in Chapter 500(4)(B).

Minimum erosion control measures will need to be implemented during construction 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.

The Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices as published in 1991 by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection has been changed to the Maine Erosion and Sediment Control BMPs published by the Maine DEP in 2003. Please change all references to the new manual: <http://www.maine.gov/dep/blwq/docstand/escbmps/index.htm>

Note: During construction the design engineer, assigned engineer, or other qualified professional should inspect construction of the onsite water quality BMPs to ensure that they are constructed according to the approved plans. The number of site visits required is based on the complexity of the BMPs and the construction schedule. **At the end of this process, a report on construction should be sent to the DEP along with photos of the completed BMPs and an as-built plan.**

MAINTENANCE

The applicant will be responsible for the maintenance of all proposed stormwater management structures, i.e. swales, dry swales, culverts and level spreaders. The DEP may request to inspect the site at a future date.

DESIGN REVIEW RESPONSIBILITY

This review only ensures that the proposed plan is meeting the minimum standards set by the department for erosion control management and for stormwater management. It does not guarantee that the design is appropriate for the level of work suggested and for the functionality of the facility.

If you have any question concerning this project, please call me at (207) 881-7903.

October 4, 2022

Dawn Hallowell, Licensing Division Director
Maine Department of Environmental Protection
Bureau of Land Resources
17 State House Station
Augusta, ME 04333 -0017

RE: Biddeford School Department, Biddeford, Maine

Dear Dawn,

On behalf of our client, Biddeford School Department, we are pleased to submit a Stormwater Management Law Minor Amendment application for the construction of an addition on the Biddeford High School campus. The project consists of the development of an 8,774 square foot, two-story addition over existing paved parking lot in the central portion of the campus. The proposed addition will be attached to the existing gymnasium building but will consist of new classrooms to meet the needs of the school district. The remaining parking area will be paved and re-stripped.

The project will be an expansion of the existing Biddeford High School development, which has a Stormwater Management Law permit, #L-24872-NJ-A-N, from the Maine Department of Environmental Protection, dated June 11, 2010. The project proposes to disturb approximately 35,956 square feet of existing impervious area and reduce impervious areas by 1,049 square feet.

We look forward to working with you on this project and please let us know if you have any questions throughout the review process.

Best,



Kayla Gray
Environmental Specialist
Atlantic Resource Consultants, LLC

BIDDEFORD HIGH SCHOOL

Biddeford, Maine

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER AMENDMENT APPLICATION

OCTOBER 2022

Prepared For

Biddeford School Department
205 Main Street
Biddeford, Maine 04005

Prepared By

Atlantic Resource Consultants, LLC
541 US Route One, Suite 21
Freeport, Maine 04032



Atlantic Resource Consultants
Engineering Strategies and Solutions

TABLE OF CONTENTS

APPLICATION FORMS

FEE WORKSHEET

SUBMITTAL CHECKLIST

SECTION 1 PROJECT DESCRIPTION

SECTION 2 TITLE, RIGHT, OR INTEREST

SECTION 3 SITE PHOTOGRAPHS

SECTION 4 SOILS AND WETLANDS

SECTION 5 STORMWATER MANAGEMENT REPORT

SECTION 6 STORMWATER MAINTENANCE PLAN

SECTION 7 PUBLIC NOTICES

SECTION 8 PLAN SET

DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND RESOURCES

Stormwater Application Form

FOR DEP USE

L- _____

ATS# _____

FEES PAID _____

DATE RECEIVED _____

PLEASE TYPE OR PRINT IN INK

This application is for (Check the one that applies):		☐ New application		☒ Amendment	
1. Name of Applicant:	Biddeford School Department		5. Name of Agent:	Atlantic Resource Consultants	
2. Applicant's Mailing Address:	P.O. Box 586 Biddeford, ME 04005-0586		6. Agent's Mailing Address:	541 US-1, Suite 21 Freeport, ME 04032	
3. Applicant's Phone #:	C/O Jeremy Ray (207) 710-4080		7. Agent's Phone #:	207-869-9050	
4. Email address (REQUIRED-license will be sent via email):	jray@biddefordschools.me		8. E-mail address (REQUIRED-license will be sent via email)	Lucien@arc-maine.com	
9. Location of Project: (Road, Street, Rt.#)	Maplewood Avenue		10. Town:	Biddeford	
			11. County:	York	
12. Type of Direct Watershed: (Check all that apply)	☐ Lake not most at risk		13. Amount of Disturbed Area:	Total Amt. = 35,956 sf _____ acres	
	☐ Lake most at risk		14. Amount of Developed Area:	☐ 1 or more acres, but less than 5 acres ☐ 5 acres or more Total Amt. = _____ 0 sf _____ acres	
	☐ Lake most at risk, severely blooming ☐ River, stream or brook ☒ Urban impaired stream ☐ Freshwater wetland ☐ Coastal wetland ☐ Wellhead of public water supply		15. Amount of Impervious Area:	☐ less than 20,000 sq. ft. ☐ 20,000 sq. ft. to 1 acre ☐ 1 to 3 acres -1,049 sf ☐ 3 or more acres Total Amount of Impervious Acres = _____	
16. Applicable Standards: (Check all that apply)	☐ Stormwater PBR ☒ Basic standards ☒ General standards: BMP ☐ General standards: phosphorus ☐ Flooding standard ☐ Urban impaired stream standards ☒ Other: Redevelopment		17. Type of Stormwater Control:	☐ Vegetative (e.g. buffers) ☒ Structural (e.g. underdrained filters, ponds, infiltration structures)	
18. Exceptions &/or Waivers Requested:	BMP Standards ▼		Urban impaired stream standard ▼		Flooding Standard ▼
	☐ Pretreatment measures ☐ Discharge to ocean/major river segment ☐ Linear portion of project ☐ Utility corridor ☐ Redevelopment		☐ Developed area not landscaped or impervious ☒ Redevelopment		☐ Discharge to ocean/major river segment ☐ Insignificant increase in peak flow
19. Proposed Start Date and Brief Project Description:	Proposed construction of a two-story, 8,774 square foot building addition over existing parking area. Project to start once all local and state permits have been approved. Existing license #L-24872-NJ-A-N.				
20. Size of Lot or Parcel:	☐ _____ sq. ft., or	☒ 8.47 acres	UTM Easting:	70°28'16.22"W	UTM Northing: 43°29'42.48"N
21. Title, Right or Interest:	☒ own ☐ lease ☐ purchase option ☐ written agreement				
22. Deed Reference Numbers:	Book#: 02196	Page: 0065	24. Map and Lot Numbers:		Map #: 33 Lot #: 7
23. DEP Staff Previously Contacted:	Chris Woodruff, Dawn Hallowell	25. Project started prior to application?		☐ Yes ☒ No	Completed? ☐ Yes ☒ No

SIGNATURES / CERTIFICATIONS ON PAGE 2

26. Resubmission of Application?	☐ Yes → ☒ No	If yes, previous application #		Previous project manager:	
27. Written Notice of Violation?	☐ Yes → ☒ No	If yes, name of DEP enforcement staff involved:			
28. Detailed Directions to the Project Site:		From ARC, take I-295 S. Take exit 32. Continue on Alfred Street. Take May St to Maplewood Ave. Proposed project is on high school campus.			
29. Stormwater Permit by Rule Submissions ▼		30. Stormwater Application Submissions ▼			
☐ This form (including signature page) ☐ Fee ☐ Topographic Map ☐ Plan or Drawing ☐ Photos of Area		☒ This form (including signature page) ☒ Fee ☒ Proof of title, right or interest ☐ Certificate of good standing (if applicable) ☒ Photos of Area ☒ Copy of Public Notice		☒ Professional & Notice Certification ☒ Basic standards submissions ☒ General standards submissions ☐ Flooding standard submissions ☐ Other standard submissions ☐ Compensation Fee (if required)	
31. FEES, Amount Enclosed:		\$331.50			
Does the agent have an interest in the project? If yes, what is the interest?: ☐ Yes → ☒ No					

IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following:

CERTIFICATIONS/ SIGNATURES

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by E-mailing the decision to the electronic address located on the front page of this application (see #4 for the applicant and #9 for the agent." Signed: <u>Anthony Plancione</u> Title <u>Agent</u> Date: <u>10/5/2022</u>	
Notice of Intent to Comply with Maine Construction General Permit	With this Stormwater Law application form and my signature below, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit (MCGP). I have read and will comply with all of the MCGP standards. Signed <u>Anthony Plancione</u> Date: <u>10/5/2022</u>

NOTE: If a Notice of Intent is required, you must file a Notice of Termination (attached as Form G) within 20 days of completing permanent stabilization of the project site.

ADDITIONAL SIGNATURES/CERTIFICATIONS

The person responsible for preparing this application and/or attaching pertinent site and design information hereto, by signing below, certifies that the application for stormwater approval is complete and accurate to the best of his/her knowledge.

Signature: Anthony Panciocco

Name (print): Anthony Panciocco

Date: 10/5/2022

Re/Cert/Lic No: _____

Engineer 10941

Geologist _____

Soil Scientist _____

Land Surveyor _____

Site Evaluator _____

Active Member of the Maine Bar _____

Professional Landscape Architect _____

Fee Worksheet

Use this form to help determine the permit fee. The fee is based upon the amount of disturbed area associated with the project. THE EXAMPLE BELOW IS NOT BASED ON CURRENT FEES. To determine current stormwater licensing fees, please visit the Department's website at: <http://www.maine.gov/dep/permits/>

NOTE: Ditches, swales, ditch turn-outs, level spreaders, and similar Best Management Practices (BMPs) used solely to convey or discharge water to a vegetated buffer are not considered, by themselves, to constitute structural BMPs, provided that the applicant assumes that all water quality treatment takes place in the buffer. If any treatment is assumed within the BMPs used to convey water to the buffer, they are treated as structural BMPs for the purposes of determining the applicable fee (and review period). "Disturbed area" and "impervious area" are defined in Chapter 500, Section 2(F) and (L).

Example (a): If solely vegetative control measures are used (e.g. buffers), using an example fee of \$250.00* for up to one acre of disturbed area, plus \$125.00† for each additional whole acre of disturbed area, the total fee is calculated as shown below.

Project will create 2.34 acres of disturbed area.

$$\text{Fee} = \$250.00 + [\$125.00 \times (1)] = \$375.00$$

Your fee:

Current fee from fee schedule plus [1/2 current fee times # additional whole acres] equals application fee
 \$ _____ + [\$ _____ X (____)] = \$ _____

Example (b): If any structural control measures are used (e.g. underdrained filters, ponds, infiltration systems), using an example fee of \$500.00 for up to one acre of disturbed area, plus \$250.00 for each additional whole acre of disturbed area, the total fee is calculated as shown below.

Project will create 2.34 acres of disturbed area.

$$\text{Fee} = \$500.00 + [\$250.00 \times (1)]. \text{ Fee} = \$750.00.$$

Less than 1 acre, minor amendment application= \$264.5+\$67= \$331.50

Your fee:

Current fee from fee schedule plus [1/2 current fee times # additional whole acres] equals application fee
 \$ _____ + [\$ _____ X (____)] = \$ _____

* The total fee for the first acre of disturbed area is obtained by combining the processing and licensing fees contained in the current fee schedule.

† The fee for each additional whole acre of disturbed area is one-half the combined processing and licensing fee.

Submittal Checklist

Submissions for all stormwater projects, as applicable, except stormwater PBR:

- ☒ Completed application form with signatures
- ☒ Fee worksheet & fee
- ☒ Professional & notice certification
- ☒ Notice of intent to file
- ☒ Proof of title, right, or interest
- ☐ Certificate of Good Standing (corporations only)
- ☒ Photos of the project site

Basic standards submissions:

- ☒ Erosion and sedimentation control plan
 - Location plan
 - Site details
- ☒ Inspection and maintenance plan
 - List of measures
 - Inspection & maintenance tasks
 - Task frequency
 - Responsible parties
 - Maintenance plans
- ☒ Housekeeping plan

General standards submissions:

- ☒ Narrative
- ☒ Drainage plans
- ☒ Calculations
 - Water volume
 - Buffer sizing
- ☐ Details, designs, and specification
 - Ponds
 - Underdrained vegetated filters
 - Infiltration systems
 - Buffers
- ☐ Phosphorus export calculations
- ☐ Maintenance contract

Flooding standard submissions:

- ☐ Control of peak flows
- ☐ Details, designs, and specifications



DEPARTMENT OF ENVIRONMENTAL PROTECTION

STORMWATER APPLICATION CHECKLIST

Applicant: Biddeford School Department		
Project Name: Biddeford High School addition		
Town: Biddeford		
Application Type:	☒ Stormwater	☐ Site Law
Watershed Name: Thatcher Brook and Saco River		
Watershed Type:	☒ UIS	☐ Phosphorus ☐ Neither

Project Area Information

	Existing	New / Proposed	Total
Impervious (Im)	33,520 sf	- 1,049 sf	32,471 sf
Landscaped (Land)	2,436 sf	-1,049 sf	3,485 sf
Developed (Dev) ²	35,956 sf	-	35,956 sf

1- If area is not subject to treatment, provide reason and show in a separate column in the Water Quality Calc table.

2- Developed area = Impervious Area + Landscaped Area

A. BASIC STANDARD

1. Erosion and Sedimentation Controls (Appendix A, page 32 of Chapter 500:

<https://www.maine.gov/sos/cec/rules/06/096/096c500.docx>)

- Guidance in Department [ESC BMP Manuals](#)

2. Inspection & Maintenance (Appendix B, page 37 of Chapter 500)

Construction Phase: Show on Plans the following:

- Responsibility for inspection and maintenance
- Construction schedule (how long will it take and in what sequence/critical path to build)
- Inspection frequency
- Scope of inspection
- Inspector qualifications
- Define storm event that triggers a wet weather inspection (0.5" of rain in 24 hours)
- Documentation (3 years minimum)

Post-Construction: Include in written I&M Plan the following:

- Responsibility for inspection and maintenance
- Inspection frequency for each BMP
- Inspection form for each BMP
- Inspector qualifications
- Define storm event that triggers a wet weather inspection (1" of rain in 24 hours)
- Documentation (5 years, minimum)
- Project is subject to Department 5-Year Recertification

3. Good Housekeeping (Appendix C, page 41 of Chapter 500)

- Show all seven elements on Plans.

B. GENERAL STANDARD

Must provide the following on WQ Treatment Plan: All BMPs with subcatchments including time of concentration (Tc) lines, flow lengths and flow types.

1. Soil Explorations (test pit completed by a certified soil scientist) at each proposed BMP

- Include test pit summary table on detail plan.
- If there is potential ledge, address in design.
- If shallow groundwater, address in design.

2. Treatment Standards (modify to fit project): Fill out the following table for the applicable standards that apply.

Applicable Standard	Section in Ch. 500	Required Treatment (Im / Dev)	Area Eligible		Area Treated		Provided Treatment %	
			Im	Dev	Im	Dev	Im	Dev
General Standard	4(C)(2)(a)(i)	95% / 80%						
Increased Runoff Treated ¹	4(C)(2)(a)(ii)	90% / 80% min						
% Parcel Developed ²	4(C)(2)(a)(iii)	90% / 75% min						
Redevelopment ³ (Dev Area)	4(C)(2)(d)	0% min (SW) 50% min (Site)			N/A	N/A		
Linear	4(C)(5)(c)	75% / 50% min						
Other: Offsite Treatment/Mitigation								
Project Total Area =								

1- If proposing to treat more than the first flush, state why meeting Ch. 500, § 4(C)(2)(a)(i) is not practicable.

2- Reduced % based on portion of parcel developed.

3- Include pollutant impact ranking calculations (current and proposed) and a figure showing the Redevelopment window.

3. Proposed BMPs: Please provide the following information on the Table below for EACH BMP.

BMPs Proposed	#	Pretreatment	Sizing calcs	Detail on Plans ¹	CPV Draindown Time	HydroCAD
N/A						

1- BMP details (cross sections, elevation sections, plan view)

Link to Stormwater Design BMP Volumes I, II, III

<https://www.maine.gov/dep/land/stormwater/stormwaterbmps/index.html>

- Provide Construction Oversight Notes.
- If BMP is unlined, review and satisfy (Appendix E Sections 4(b) and 4(c), page 50 of Chapter 500).
- Treatment buffers (Appendix F, page 56 of Chapter 500): must provide sample deed restriction (Appendix G, page 64 of Chapter 500).
- Infiltration must satisfy Appendix D, page 44 of Chapter 500.
- Is conveyance designed to a 10-year, 24-hour storm?
- Is a drainage easement required for any areas to be flooded?
- Discharge to a public storm sewer system: Must provide authorization from the authority.

If proposing Proprietary BMPs, provide:

- Letter from vendor approving sizing and siting
<https://www.maine.gov/dep/land/stormwater/stormwaterbmps/index.html>.
- Executed 5-Year I&M Agreement with a provider approved by vendor.
- Narrative section and specific inspection forms in the written I&M Plan.
- Pervious pavement: Must provide Executed 5-Year I&M Agreement and vacuum equipment used.

C. PHOSPHORUS STANDARD

MUST provide on the WQ Treatment Plan: BMPs with subcatchments including time of concentration (Tc) lines, flow lengths and flow types;

Provide export calculations clearly showing distinct BMPs: Phosphorus Table Calculations

[Worksheet 4 july 2015.xlsx](#).

D. FLOODING STANDARD

1. Add pre- and post- peak flow rates table to post development plan for storms (2-, 10-, 25-year).
2. Is primary access road passable up to a 25-year, 24-hour storm?
3. If requesting a waiver of the Flooding Standard, must state justification for the waiver.
4. HydroCad or other runoff model
 - If post peak flow rate is > pre-peak flow, a waiver request will be needed with justification Ch. 500, § 4(F)(3)(a) or (b),
 - If discharging to wetland see Chap. 500, § 4(I).

This checklist has been designed by DEP stormwater engineers as a guidance tool to assist applicants and their consultants when preparing stormwater applications. Completing the checklist is recommended and valuable, but it is not a substitute for reviewing Ch. 500, and completing all the items on the checklist does not automatically mean all the Ch. 500 requirements have been satisfied. The contents of Ch. 500 should be reviewed carefully for the applicable requirements that apply to your proposed project.

I have reviewed this checklist and included in my submission all the required elements of this checklist that apply to the proposed project.

Maine Engineer of Record:

	10/5/2022
Signature	Date
Tony Pancioco	10/5/2022
Name (print)	

SECTION I

DEVELOPMENT DESCRIPTION

Project Summary

The applicant proposes to construct a building addition in the central portion of the campus at Biddeford High School, in Biddeford, Maine. The Biddeford School Department is proposing to construct an 8,774 square foot 2-story building addition in the central portion of the campus to provide more classrooms to meet the needs of the school district. The new addition will be attached to the existing gymnasium building but will be a classroom addition over an existing parking lot area. The project area is currently entirely developed area with paving and landscaping areas. The remaining parking area will be paved and re-striped.

Site History

This project will be an expansion of the existing Biddeford High School development, which has a Stormwater Management Law permit, #L-24872-NJ-A-N, from the Maine Department of Environmental Protection, dated June 11, 2010. This approval included the creation of approximately 2.3 acres of impervious area. A copy of the approved permit is included in Figure 3. An outline of development on the parcel is provided in Figure 4.

Stormwater Management

Stormwater runoff from the project area is currently collected in a series of onsite catch basins. The basins and drainage infrastructure conveys runoff northeasterly where it is discharged under Main Street to an unnamed tributary of Thatcher Brook.

The new stormwater management system will maintain the existing drainage patterns at the site, while routing the drainage infrastructure around the proposed building addition. There is an overall decrease in the amount of impervious area associated with the project site, of 1,049 square feet.

Existing Conditions

Currently the project site is entirely developed with an existing building, pavement, and landscaped areas. There are no wetlands areas or natural resources identified within the project area.

Construction Schedule

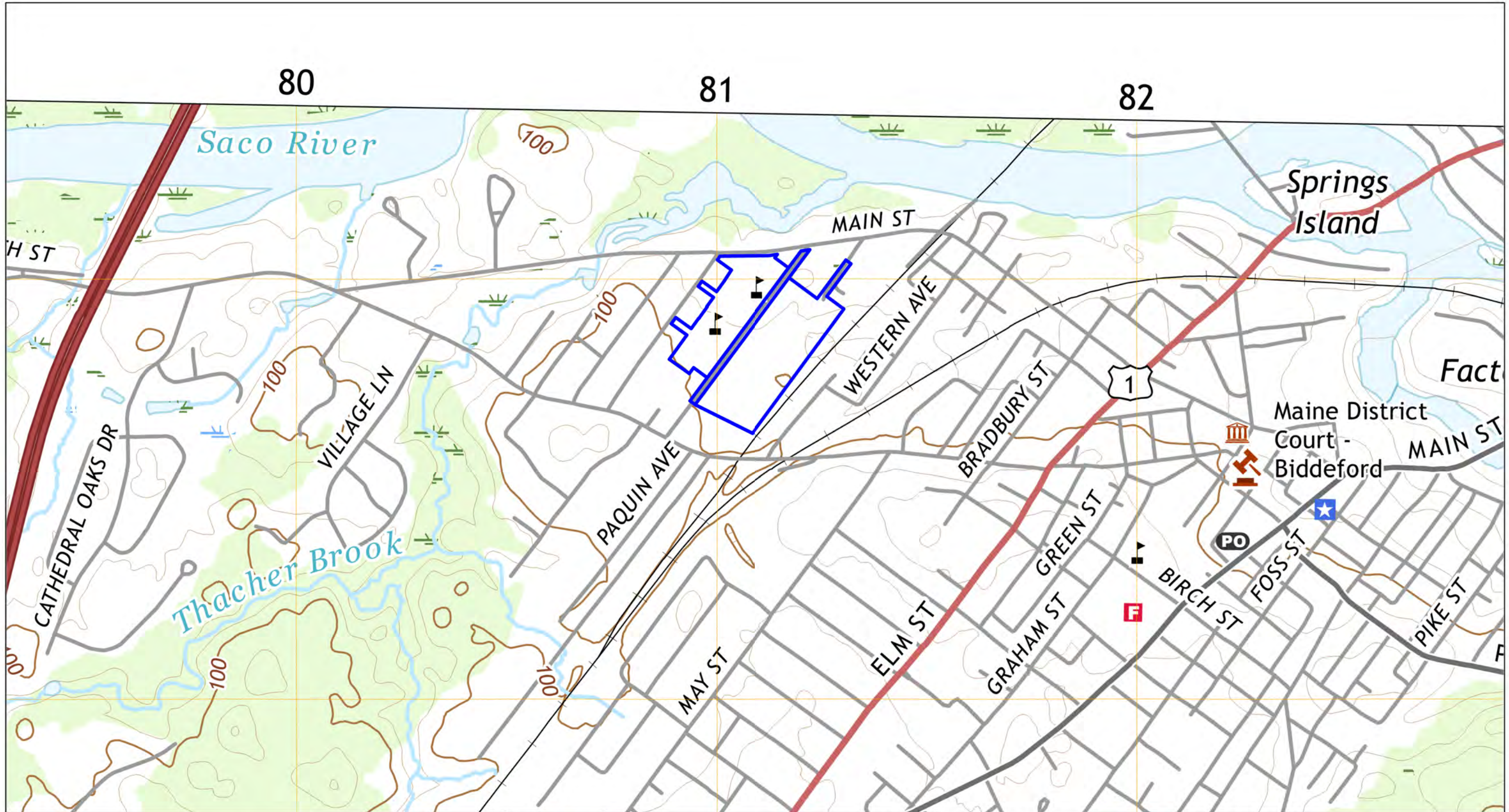
Construction will begin once all required permits have been received. The proposed project will utilize COVID relief funds obtained from the Federal Government to address a need for more classrooms.

Topographic and Site Mapping

Figures showing the proposed project site are included.

FIGURE I

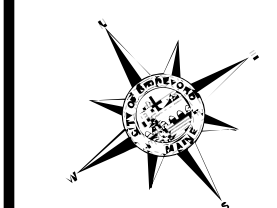
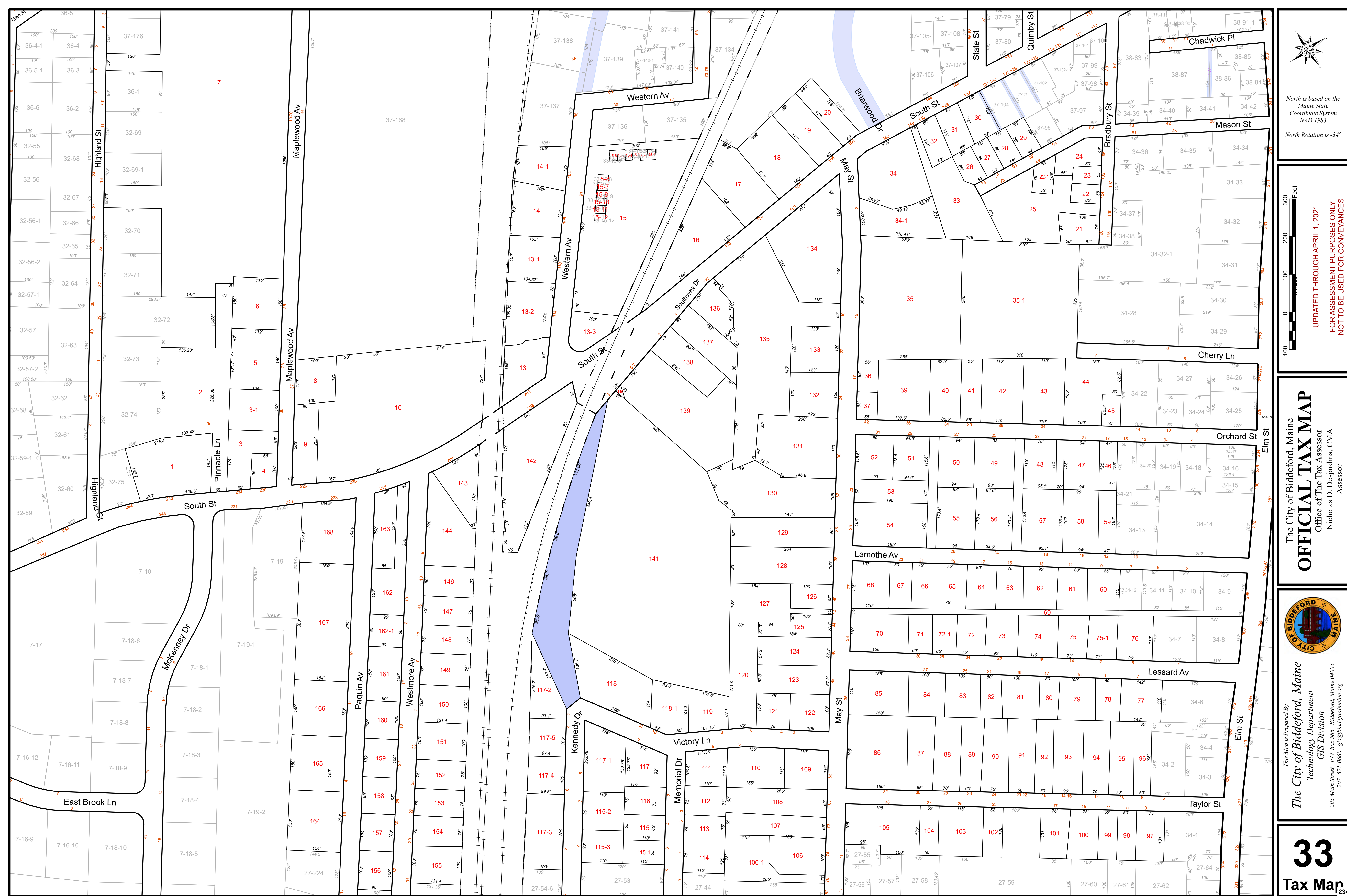
USGS Topographic Map



		Legend ■ Project Site	Created By: Lucien Langlois Date Created: 8/12/2022 Source: U.S.G.S Projection: UTM 19N (NAD83) Project # 22-042	LOCATION MAP BIDDEFORD SCHOOL DEPARTMENT 205 MAIN STREET BIDDEFORD, ME 04005	 Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
--	--	--	---	---	---

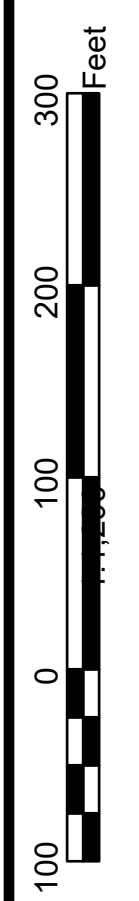
FIGURE 2

Tax Map



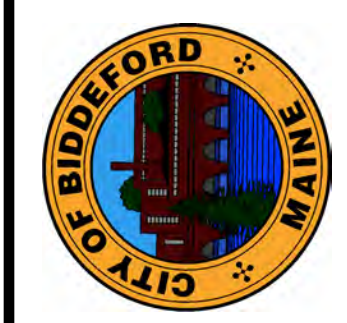
North is based on the
Maine State
Coordinate System
NAD 1983

North Rotation is -34°



UPDATED THROUGH APRIL 1, 2021
FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCES

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



This Map is Prepared By
The City of Biddeford, Maine
Technology Department
GIS Division
203 Main Street - P.O. Box 386 - Biddeford, Maine 04005
207-571-0660 - gis@biddefordmaine.org

33
Tax Map

FIGURE 3

Maine DEP Permit



STATE OF MAINE
Department of Environmental Protection

JOHN ELIAS BALDACCI
GOVERNOR

David P. Littell
COMMISSIONER

June, 2010

Biddeford School Department
c/o Sarah-Jane Poli, Superintendent
205 Main St.,
PO Box 1865
Biddeford, ME 04005

RE: Stormwater Management Law Application, Biddeford, #L-24872-NJ-A-N

Dear Ms. Poli:

Please find enclosed a signed copy of your Department of Environmental Protection land use permit. You will note that the permit includes a description of your project, findings of fact that relate to the approval criteria the Department used in evaluating your project, and conditions that are based on those findings and the particulars of your project. Please take several moments to read your permit carefully, paying particular attention to the conditions of the approval. The Department reviews every application thoroughly and strives to formulate reasonable conditions of approval within the context of the Department's environmental laws. You will also find attached some materials that describe the Department's appeal procedures for your information.

If you have any questions about the permit, please contact me directly. I can be reached at 822-6380 or at Bill.Bullard@maine.gov.

Yours sincerely,

Bill Bullard, Project Manager
Division of Land Resource Regulation
Bureau of Land & Water Quality

pc: File

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
RAY BLDG., HOSPITAL ST

BANGOR
106 HOGAN ROAD
BANGOR ME 04401
(207-941-4570 FAX 207-941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 764-3143

WEB SITE: WWW.MAINE.GOV/DEP



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION
AUGUSTA, ME 04333

DEPARTMENT ORDER
IN THE MATTER OF

BIDDEFORD SCHOOL DEPARTMENT	)	STORMWATER MANAGEMENT LAW
Biddeford, York County	)	
BIDDEFORD HIGH SCHOOL ADDITIONS	)	
L-24872-NJ-A-N (Approval)	)	FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S.A. Section 420-D, and Chapters 500 and 502 of the Department's Regulations, the Department of Environmental Protection has considered the application of the BIDDEFORD SCHOOL DEPARTMENT with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. Summary: The applicant proposes to construct a stormwater management system to capture and treat stormwater runoff from an expansion at the existing Biddeford High School. The proposed expansion includes new walkways and drop off areas as well as an expanded parking area which would add 1.35 acres of developed area, including 1.1 acres of impervious area, to the site. The project is indicated on set of plans, the first of which is entitled "Biddeford High School Renovations," prepared by Harriman Architects and Engineers, and dated February 24, 2010 with a latest revision date on any of the sheets of June 4, 2010. The project site is located at 20 Maplewood Avenue in the City of Biddeford.

B. Current Use of the Site: The existing high school was originally constructed on the westerly side of Maplewood Avenue in 1961 and it underwent an expansion in 1971. According to information submitted by the applicant, approximately 1.2 acres of impervious area was created since that time to construct a track and field complex and a parking lot on the easterly side of Maplewood Ave. The site of the proposed parking lot expansion is a gravel area abutting the paved parking lot and the track and field facility. The gravel area is currently used for overflow parking. The applicant conducted a survey of a vernal pool located within 250 feet of the proposed parking expansion area. The pool did not meet the criteria for regulation under the Natural Resources Protection Act (NRPA).

2. STORMWATER STANDARDS:

The proposed project includes approximately 1.35 acres of developed area including 1.1 acres of impervious area. It lies within the watershed of the Saco River. The applicant submitted a stormwater management plan based on the basic and general standards

contained in Department Rules, Chapter 500. The proposed stormwater management system consists of catch basins, subsurface piping and an underdrained vegetated soil filter, which will discharge to the municipal stormdrain system and eventually to the Saco River. The City agreed to accept the flows provided that the applicant stabilizes the outfall with riprap. Department staff investigated the outfall location and determined that it does not meet the NRPA criteria for regulation as a river, stream or brook.

A. Basic Standards:

(1) Erosion and Sedimentation Control: The applicant submitted an Erosion and Sedimentation Control Plan that is based on the performance standards contained in Appendix A of Chapter 500 and the Best Management Practices outlined in the Maine Erosion and Sediment Control BMPs, which were developed by the Department. This plan and plan sheets containing erosion control details were reviewed by, and revised in response to the comments of, the Division of Watershed Management (DWM) of the Bureau of Land and Water Quality (BLWQ).

Erosion control details will be included on the final construction plans and the erosion control narrative will be included in the project specifications to be provided to the construction contractor.

(2) Inspection and Maintenance: The applicant submitted a maintenance plan that addresses both short and long-term maintenance requirements. This plan was reviewed by, and revised in response to the comments of, DWM. The maintenance plan is based on the standards contained in Appendix B of Chapter 500. The applicant will be responsible for the maintenance of all common facilities including the stormwater management system.

Storm sewer grit and sediment materials removed from stormwater control structures during maintenance activities must be disposed of in compliance with the Department's Solid Waste Management Rules.

(3) Housekeeping: The proposed project will comply with the performance standards outlined in Appendix C of Chapter 500.

Based on DWM's review of the erosion and sedimentation control plan and the maintenance plan, the Department finds that the proposed project meets the Basic Standards contained in Chapter 500(4)(A).

B. General Standards: The applicant's stormwater management plan includes general treatment measures that will mitigate for the increased frequency and duration of channel erosive flows due to runoff from smaller storms, provide for effective treatment of pollutants in stormwater, and mitigate potential temperature impacts. This mitigation is being achieved by using Best Management Practices that will control runoff from no less than 95% of the impervious area and no less than 80% of the developed area.

The stormwater management system proposed by the applicant was reviewed by, and revised in response to comments from, DWM. After a final review, DWM commented that the proposed stormwater management system is designed in accordance with the Chapter 500 General Standards, and recommended that the applicant be required to retain the services of the design engineer or another professional engineer to oversee and document the construction of the vegetated soil filter. Inspections must be conducted: 1) after preliminary construction of the filter grades; 2) once underdrain pipes are installed but not backfilled; 3) after the drainage layer is constructed and prior to the installation of the filter media and, 4) after the filter media has been installed and seeded. All material used for the construction of the filter basin must be approved by the inspecting engineer after testing by a certified laboratory shows that the media meets Department specification. Upon completion of the installation, the applicant must notify the Department in writing within 30 days and must submit a log of the engineering inspections with that notification giving the date of each inspection and the items inspected on each date.

Based on the stormwater system's design and DWM's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 Basic and General Standards. The Department further finds that the proposed project will meet the Chapter 500 standards for discharges to public storm sewer systems.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S.A. Section 420-D, and Chapters 500 and 502 of the Department's Regulations:

- A. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 Basic Standards for: (1) erosion and sediment control; (2) inspection and maintenance; (3) housekeeping; and (4) grading and construction activity.
- B. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 General Standard provided that the construction inspections are performed as outlined in Finding 2.
- C. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 standards for discharges to public storm sewer systems.

THEREFORE, the Department **APPROVES** the above noted application of the **BIDDEFORD SCHOOL DEPARTMENT** to construct a stormwater management system as described above in Town, Maine, **SUBJECT TO THE FOLLOWING CONDITIONS**, and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.

2. In addition to any specific erosion control measures described in this order, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.
3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.
4. The applicant or other responsible party shall, within three months of the expiration of each five-year interval from the date of this Order, submit a report certifying that the items listed in Department Rules, Chapter 500, Appendix B(4) have been completed in accordance with the approved plans.
5. The applicant shall retain the services of a professional engineer to perform the construction inspections and shall notify the Department in writing within 30 days of completion of the underdrained soil filter, all as outlined in Finding 2.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DEPARTMENT OF ENVIRONMENTAL PROTECTION



This permit has been digitally signed by Andrew C. Fisk on behalf of Commissioner David P. Littell. It is digitally signed pursuant to authority under 10 M.R.S.A. § 9418. It has been filed with the Board of Environmental Protection as of the signature date.

2010.06.11 08:24:01 -04'00'

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES...

wb/l#24872an/ats#71551

STORMWATER STANDARD CONDITIONS**STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL**

Standard conditions of approval. Unless otherwise specifically stated in the approval, a department approval is subject to the following standard conditions pursuant to Chapter 500 Stormwater Management Law.

- (1) Approval of variations from plans. The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents must be reviewed and approved by the department prior to implementation. Any variation undertaken without approval of the department is in violation of 38 M.R.S.A. § 420-D(8) and is subject to penalties under 38 M.R.S.A. § 349.
- (2) Compliance with all terms and conditions of approval. The applicant shall submit all reports and information requested by the department demonstrating that the applicant has complied or will comply with all terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
- (3) Advertising. Advertising relating to matters included in this application may not refer to this approval unless it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
- (4) Transfer of project. Unless otherwise provided in this approval, the applicant may not sell, lease, assign, or otherwise transfer the project or any portion thereof without written approval by the department where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval may only be granted if the applicant or transferee demonstrates to the department that the transferee agrees to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant. Approval of a transfer of the permit must be applied for no later than two weeks after any transfer of property subject to the license.
- (5) Initiation of project within two years. If the construction or operation of the activity is not begun within two years, this approval shall lapse and the applicant shall reapply to the department for a new approval. The applicant may not begin construction or operation of the project until a new approval is granted. A reapplication for approval may include information submitted in the initial application by reference.
- (6) Reexamination after five years. If the project is not completed within five years from the date of the granting of approval, the department may reexamine its approval and impose additional terms or conditions or prescribe other necessary corrective action to respond to significant changes in circumstances or requirements which may have occurred during the five-year period.
- (7) Certification. Contracts must specify that "all work is to comply with the conditions of the Stormwater Permit." Work done by a contractor or subcontractor pursuant to this approval may not begin before the contractor and any subcontractors have been shown a copy of this approval with the conditions by the developer, and the owner and each contractor and subcontractor has certified, on a

form provided by the department, that the approval and conditions have been received and read, and that the work will be carried out in accordance with the approval and conditions. Completed certification forms must be forwarded to the department.

- (8) Maintenance. The components of the stormwater management system must be adequately maintained to ensure that the system operates as designed, and as approved by the department.
- (9) Recertification requirement. Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the department.
 - (a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
 - (b) All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the facilities.
 - (c) The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the department, and the maintenance log is being maintained

November 16, 2005



DEP INFORMATION SHEET

Appealing a Commissioner's Licensing Decision

Dated: May 2004

Contact: (207) 287-2811

SUMMARY

There are two methods available to an aggrieved person seeking to appeal a licensing decision made by the Department of Environmental Protection's (DEP) Commissioner: (1) in an administrative process before the Board of Environmental Protection (Board); or (2) in a judicial process before Maine's Superior Court. This INFORMATION SHEET, in conjunction with consulting statutory and regulatory provisions referred to herein, can help aggrieved persons with understanding their rights and obligations in filing an administrative or judicial appeal.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

DEP's General Laws, 38 M.R.S.A. § 341-D(4), and its Rules Concerning the Processing of Applications and Other Administrative Matters (Chapter 2), 06-096 CMR 2.24 (April 1, 2003).

HOW LONG YOU HAVE TO SUBMIT AN APPEAL TO THE BOARD

The Board must receive a written notice of appeal within 30 calendar days of the date on which the Commissioner's decision was filed with the Board. Appeals filed after 30 calendar days will be rejected.

HOW TO SUBMIT AN APPEAL TO THE BOARD

Signed original appeal documents must be sent to: Chair, Board of Environmental Protection, c/o Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017; faxes are acceptable for purposes of meeting the deadline when followed by receipt of mailed original documents within five (5) working days. Receipt on a particular day must be by 5:00 PM at DEP's offices in Augusta; materials received after 5:00 PM are not considered received until the following day. The person appealing a licensing decision must also send the DEP's Commissioner and the applicant a copy of the documents. All the information listed in the next section must be submitted at the time the appeal is filed. Only the extraordinary circumstances described at the end of that section will justify evidence not in the DEP's record at the time of decision being added to the record for consideration by the Board as part of an appeal.

WHAT YOUR APPEAL PAPERWORK MUST CONTAIN

The materials constituting an appeal must contain the following information at the time submitted:

1. *Aggrieved Status.* Standing to maintain an appeal requires the appellant to show they are particularly injured by the Commissioner's decision.
2. *The findings, conclusions or conditions objected to or believed to be in error.* Specific references and facts regarding the appellant's issues with the decision must be provided in the notice of appeal.
3. *The basis of the objections or challenge.* If possible, specific regulations, statutes or other facts should be referenced. This may include citing omissions of relevant requirements, and errors believed to have been made in interpretations, conclusions, and relevant requirements.
4. *The remedy sought.* This can range from reversal of the Commissioner's decision on the license or permit to changes in specific permit conditions.

5. *All the matters to be contested.* The Board will limit its consideration to those arguments specifically raised in the written notice of appeal.

6. *Request for hearing.* The Board will hear presentations on appeals at its regularly scheduled meetings, unless a public hearing is requested and granted. A request for public hearing on an appeal must be filed as part of the notice of appeal.

7. *New or additional evidence to be offered.* The Board may allow new or additional evidence as part of an appeal only when the person seeking to add information to the record can show due diligence in bringing the evidence to the DEP's attention at the earliest possible time in the licensing process or show that the evidence itself is newly discovered and could not have been presented earlier in the process. Specific requirements for additional evidence are found in Chapter 2, Section 24(B)(5)

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with all relevant material in the DEP record.* A license file is public information made easily accessible by DEP. Upon request, the DEP will make the material available during normal working hours, provide space to review the file, and provide opportunity for photocopying materials. There is a charge for copies or copying services.

2. *Be familiar with the regulations and laws under which the application was processed, and the procedural rules governing your appeal.* DEP staff will provide this information on request and answer questions regarding applicable requirements.

3. *The filing of an appeal does not operate as a stay to any decision.* An applicant proceeding with a project pending the outcome of an appeal runs the risk of the decision being reversed or modified as a result of the appeal.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will formally acknowledge initiation of the appeals procedure, including the name of the DEP project manager assigned to the specific appeal, within 15 days of receiving a timely filing. The notice of appeal, all materials accepted by the Board Chair as additional evidence, and any materials submitted in response to the appeal will be sent to Board members along with a briefing and recommendation from DEP staff. Parties filing appeals and interested persons are notified in advance of the final date set for Board consideration of an appeal or request for public hearing. With or without holding a public hearing, the Board may affirm, amend, or reverse a Commissioner decision. The Board will notify parties to an appeal and interested persons of its decision.

II APPEALS TO MAINE SUPERIOR COURT

Maine law allows aggrieved persons to appeal final Commissioner licensing decisions to Maine's Superior Court, see 38 M.R.S.A. § 346(1); 06-096 CMR 2.26; 5 M.R.S.A. § 11001; & MRCivP 80C. Parties to the licensing decision must file a petition for review within 30 days after receipt of notice of the Commissioner's written decision. A petition for review by any other person aggrieved must be filed within 40-days from the date the written decision is rendered. The laws cited in this paragraph and other legal procedures govern the contents and processing of a Superior Court appeal.

ADDITIONAL INFORMATION: If you have questions or need additional information on the appeal process, contact the DEP's Director of Procedures and Enforcement at (207) 287-2811.

Note: The DEP provides this INFORMATION SHEET for general guidance only; it is not intended for use as a legal reference. Maine law governs an appellant's rights.

FIGURE 4

Development Outline

BIDDEFORD HIGH SCHOOL

Background

Multiple frames of aerial images were reviewed to better understand the development of the high school property over time as it relates to effective dates of Site Location of Development Act (Site Law) and Stormwater Management Law. Images from 1956, 1970, 1998, 2003, 2006, 2007, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2018, and 2021 were reviewed. Select years have been presented to highlight noticeable changes on the property.

Timeline

1956 – Aerial image shows a completely forested and undeveloped area

1961 – Biddeford High School is constructed

1970 – Site Law goes into effect (regulates subdivision, structure, and 20-acre developments)

Prior to 1975, structure was defined as 60,000 sq. ft. or more of building

1970 – Aerial image shows the school facility. The track and parking lot are visible. Project assumed to have been completed in 1971.

1971 – Biddeford High School expansion (1.2 acres of impervious to create track/field and parking lot)

1997 – Stormwater Law goes into effect

2010 – Stormwater Permit L-24872-NJ-A-N issued for new walkways and drop off areas, as well as an expansion of parking area. Project created 1.1 acres of impervious and 1.35 acres developed area. Cumulative impervious since Site Law is now 2.3 acres.

2014 – Aerial image shows new playground in a previously grassed area, new building in gravel area, and an expanded gravel area since 1970.

2021 – Aerial image shows that the gravel area is still generally the same size as it was 2014 but has changed shape.

2022 – ARC begins design for a building addition that would create 0.2 acres. Project is discussed with DEP staff who notices the unpermitted work conducted around 2014 from comparing aerial images. DEP states that any impervious area created since Site Law is cumulative for the property.

2022 – ARC reviews existing conditions on-site. The gravel area has been partially revegetated since the conditions shown on the 2021 aerial image. ARC calculates that between the gravel area, building, and playground, approximately 0.23 acres of impervious has been created since the 2010 permit approval for a cumulative impervious area for the site of 2.53 acres. After the construction of the proposed addition, the cumulative impervious area for the site will be 2.73 acres.

May 1970



May 2010



November 2021



SECTION 2

TITLE, RIGHT, OR INTEREST

The proposed project will be undertaken on Lot 7 of Map 33, as shown on the City of Biddeford's assessor's database and official tax maps. The total parcel is approximately 8.47 acres and is owned by the City of Biddeford, with the Biddeford High School as a co-owner.

A copy of the property deeds for the parcel is included in Attachment A.

Attachments

Attachment A – Copy of Deeds

ATTACHMENT A

Copy of Property Deeds



09609

BOOK 2196 PAGE 63

Know all Men by these Presents

That WE, RICHARD F. DUTCHER and HELEN L. DUTCHER, both of
Biddeford, County of York and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by the INHABITANTS OF THE MUNICIPALITY OF THE CITY OF BIDDEFORD,
a body corporate, located at Biddeford, County of York and State
of Maine,

the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain,
sell and convey, and forever quit-claim unto the said INHABITANTS OF THE
MUNICIPALITY OF THE CITY OF BIDDEFORD, its successors

~~heirs~~ and assigns forever,

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

BEGINNING at the easterly corner of land of these Grantors, it
being the easterly corner of Lot #8 as shown on "Plan of land in
Biddeford, Maine belonging to Obed and Lucy S. Emery" made by W. S.
Dennett, October 1883, and recorded in the York County Registry of
Deeds; thence southwesterly by Lots #7 and #9 as shown on said
plan, now owned by the City of Biddeford 90. feet to a point;
thence northwesterly by land conveyed by one Labrecque to said City
and at right angles with the last described line 10. feet to
remaining land of these Grantors; thence northeasterly by said
remaining land of these Grantors and by a chain link fence as it now
stands and making an included angle of 92° - 44' with the last
described line 90.10 feet to the southerly corner of a 15. foot
strip of land this day conveyed by this Grantee to these Grantors;
thence southeasterly by other land of this Grantee 14.29 feet to
the point of beginning.

Being a strip from the southeasterly portion of Lot #8 and
a strip from the southeasterly portion of the northeasterly half
of #10 as shown on said plan.

The above described premises are subject to certain restrictions
of record.

AND being a portion of the premises conveyed to the Grantors
herein by Warranty Deed of Alfred S. Bradford, et als, dated
November 15, 1954 and recorded in said Registry in Book 1279 at
Page 111.

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said INHABITANTS OF THE MUNICIPALITY OF THE CITY OF BIDDEFORD, its successors

heirs and assigns forever.

And we do covenant with the said grantee, its successors heirs and assigns, that we will warrant and forever defend the said premises to it the said grantee, / its successors heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under us.

In Witness Whereof, WE, the said RICHARD F. DUTCHER and HELEN L. DUTCHER, husband and wife, individually and each with the other,

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seal s this 19th day of July in the year of our Lord one thousand nine hundred and Seventy-Six.

Signed, Sealed and Delivered
in presence of

Richard A. French

Richard A. French

x Richard F. Dutcher
RICHARD F. DUTCHER

x Helen L. Dutcher
HELEN L. DUTCHER

State of Maine, YORK } ss.

Personally appeared the above named
RICHARD F. DUTCHER and HELEN L. DUTCHER

and acknowledged the above
Term Expires
1980

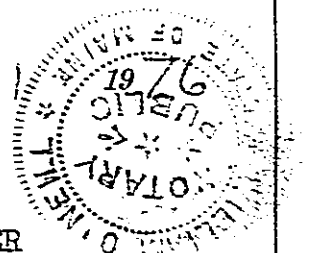
instrument to be their free act and deed.

York, ss.

Before me,

Received MAY 23 1977 at 8:30 AM
and recorded from the original

William O. Hall
Justice of the Peace
Notary Public





Know all Men by these Presents

That WE, MAURICE A. LABRECQUE and PATRICIA J. LABRECQUE, both of Biddeford, County of York and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable considerations,

paid by the INHABITANTS OF THE MUNICIPALITY OF THE CITY OF BIDDEFORD, a body corporate, located at Biddeford, County of York and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said INHABITANTS OF THE MUNICIPALITY OF THE CITY OF BIDDEFORD, its successors

~~herein~~ and assigns forever,

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

BEGINNING at the easterly corner of land of these Grantors, it being on the southeasterly side of Lot #10 as shown on "Plan of land in Biddeford, Maine belonging to Obed and Lucy S. Emery" made by W. S. Dennett, October 1883, and recorded in the York County Registry of Deeds, at a point located 30. feet northeasterly of this Grantee and by said southeasterly side of Lot #10 and Lot #12 90. feet to a spike driven into the pavement at the easterly corner of lot #14 and said land of this Grantee; thence northwesterly at right angles with the last described line and by said land of this Grantee 10. feet to remaining land of these Grantors and the easterly corner of a parcel of land conveyed this day by this Grantee to these Grantors; thence northeasterly by said remaining land of these Grantors and by a line which is parallel with the first described line above 90. feet to the westerly corner of a parcel conveyed by one Dutcher to this Grantee; thence southeasterly by said parcel of land conveyed by Dutcher to this Grantee 10. feet to the point of beginning.

Being a 10. foot strip from the southeasterly portion of Lot #12 and a 10. foot strip from the southeasterly portion of the southwesterly half of Lot #10 as shown on said above referenced plan.

The above described premises are subject to certain restrictions of record.

AND being a portion of the premises conveyed to the Grantors herein by Warranty Deed of Paul A. Turgeon, et al, dated July 22, 1964 and recorded in said Registry in Book 1608 at Page 474.

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said INHABITANTS OF THE MUNICIPALITY OF THE CITY OF BIDDEFORD, its successors

~~heirs~~ and assigns forever.

And we do covenant with the said grantee, its successors ~~heirs~~ and assigns, that we ~~will warrant and forever defend the~~ said premises to it ~~the said grantee~~, / its successors ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under us.

In Witness Whereof, WE, the said MAURICE A. LABRECQUE and PATRICIA J. LABRECQUE, husband and wife, individually and each with the other,

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seal this Third day of May in the year of our Lord one thousand nine hundred and Seventy-Six

Signed, Sealed and Delivered

in presence of

William J. O'Neill EdD

Maurice Labrecque
MAURICE A. LABRECQUE

William J. O'Neill. EdD.

Patricia Labrecque
PATRICIA J. LABRECQUE

State of Maine, YORK } ss.

May 3 1976

Personally appeared the above named

MAURICE A. LABRECQUE and PATRICIA J. LABRECQUE
and acknowledged the above

instrument to be their free act and deed.

York, ss.

Before me,

Received MAY 23 1977 at 8 53 O.M. A.M.
and recorded from the original

William J. O'Neill
Justice of the Peace
Notary Public
Term Expires 1980



Know all Men by these Presents

BOOK 2196 PAGE 69

That I, ANNABELLE SNOW, of Biddeford, County of York and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable considerations,

paid by the INHABITANTS OF THE MUNICIPALITY OF THE CITY OF BIDDEFORD, a body corporate, located at Biddeford, County of York and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said INHABITANTS OF THE MUNICIPALITY OF THE CITY OF BIDDEFORD, its successors

~~heirs~~ and assigns forever,

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

BEGINNING at a spike driven into the pavement at the easterly corner of land of this Grantor, it being the easterly corner of Lot #16 as shown on "Plan of land in Biddeford, Maine, belonging to Obed and Lucy S. Emery" made by W. S. Dennett, October 1883, and recorded in the York County Registry of Deeds; thence southwesterly by the southeasterly line of said Lot #16 and of Lot #18 - 90. feet to land conveyed to said City by one D'Amico; thence northwesterly by said City land and at right angles to the last described line 3.82 feet to remaining land of this Grantor; thence northeasterly by said remaining land of this Grantor and by a line which makes an included angle of 89° - 29' with the last described line 90. feet to the southwesterly side of Lot #14 as shown on said plan; thence southeasterly by said Lot #14, 3. feet to the point of beginning.

Being a strip of land from the southeasterly portion of Lot #16 and of the northeasterly half of Lot #18 as shown on said plan.

The above described premises are subject to certain restrictions of record.

AND being a portion of the premises conveyed to John A. Snow, Jr. (Deceased in 1975) and Annabelle Snow by Warranty Deed of Richard M. Sawtelle, et al, dated August 15, 1964 and recorded in said Registry in Book 1613 at Page 190. The Grantor herein, Annabelle Snow, being the surviving joint tenant.

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said INHABITANTS OF THE MUNICIPALITY OF THE CITY OF BIDDEFORD, its successors

~~heirs~~ and assigns forever.

And I do covenant with the said grantee, its successors ~~heirs~~ and assigns, that I will warrant and forever defend the said premises to it the said grantee, / its successors ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

In Witness Whereof, I, the said ANNABELLE SNOW, WIDOW,

~~joining in this deed as Grantor, and relinquishing and conveying~~ ~~heirs~~
~~by descent and all other rights in the above described premises~~ have hereunto set
my hand and seal this twenty-eighth
day of June in the year of our Lord one thousand nine
hundred and seventy-six.

Signed, Sealed and Delivered
in presence of
William J. O'Neill

Annabelle Snow
ANNABELLE SNOW

State of Maine, YORK } ss.

Personally appeared the above named Annabelle Snow

and acknowledged the above

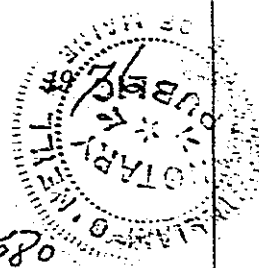
instrument to be her free act and deed.

York, ss.

Before me,

Received MAY 23 1977 at 8:30 a.m.
and recorded from the original

William J. O'Neill
Justice of the Peace
Notary Public





09611

BOOK 2196 PAGE 67

Know all Men by these Presents

That WE, ANTHONY C. D'AMICO and LUCILLE J. D'AMICO, both of
Biddeford, County of York and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable considerations,

paid by the INHABITANTS OF THE MUNICIPALITY OF THE CITY OF BIDDEFORD,
a body corporate, located at Biddeford, County of York and State of
Maine,

the receipt whereof we *do hereby acknowledge, do hereby remise, release, bargain,*
sell and convey, and forever quit-claim unto the said INHABITANTS OF THE
MUNICIPALITY OF THE CITY OF BIDDEFORD, its successors

do hereby ~~begin~~ *and assigns forever,*

A certain lot or parcel of land situated in said City of Biddeford,
bounded and described as follows:

BEGINNING at an iron pipe driven into the ground at the corner
common to Lots 23, 24, 25, and 26 as shown on a plan entitled "Plan
of Land in Biddeford, Maine belonging to Obed and Lucy S. Emery"
made by W. S. Dennett, October 1883 and recorded in the York County
Registry of Deeds; thence proceeding in a northeasterly direction
by said lots 23 and 24 and continuing in the same line for a distance
of approximately eighty-four feet (84'), more or less, to a point
at land now or formerly of C. D'Amico; thence turning approximately
ninety degrees (90°) to the left and proceeding by said land now
or formerly of C. D'Amico for a distance of approximately two feet
(2') to a point, and a chain-link fence; thence turning to the left
and proceeding in a southwesterly direction by said chain-link fence
parallel to and two feet (2'), more or less, distant from the first
described course for a distance of approximately eighty-four feet
(84'), more or less, to a point at land of the City of Biddeford;
thence turning approximately ninety degrees (90°) to the left and
proceeding by said land of the City for a distance of approximately
two feet (2') to an iron pipe and the point of beginning.

The above described premises are subject to certain restrictions
of record.

And being a portion of the premises conveyed to the Grantors herein
by Warranty Deed of Carmen A. D'Amico et al dated March 14, 1974
and recorded in the York County Registry of Deeds in Book 2029 at
Page 556.

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said

INHABITANTS OF THE MUNICIPALITY OF THE CITY OF BIDDEFORD, its

successors
~~heirs~~ and assigns forever.

And we do covenant with the said grantee, its successors
and assigns, that we will warrant and forever defend the said premises
to it the said grantee, its successors
and assigns forever, against
the lawful claims and demands of all persons claiming by, through, or under us.

In Witness Whereof, WE, the said ANTHONY C. D'AMICO
and LUCILLE J. D'AMICO, husband and wife, individually and each
with the other,

joining in this deed as Grantor S, and relinquishing and conveying our right
by descent and all other rights in the above described premises, have hereunto set
our hands and seals this Twenty-eight
day of June in the year of our Lord one thousand nine
hundred and seventy-six.

Signed, Sealed and Delivered

in presence of

William J. O'Neill

Anthony D'Amico
ANTHONY C. D'AMICO

William J. O'Neill

Lucille D'Amico
LUCILLE J. D'AMICO

State of Maine, YORK } ss.

June 28

Personally appeared the above named

ANTHONY C. D'AMICO and LUCILLE J. D'AMICO

and acknowledged the above

instrument to be their free act and deed.

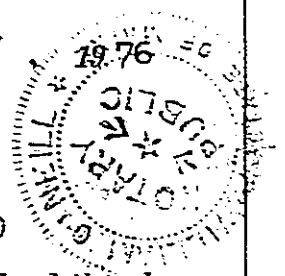
Term expires 1980

York, ss.

Before me

Received MAY 23 1977, at 8:30 a.m. A.M.
and recorded from the original

William O'Neill
Justice of the Peace
Notary Public



SECTION 3

SITE PHOTOGRAPHS

Photographs of the project site taken by Atlantic Resource Consultants is included in this section.







SECTION 4

SOILS AND WETLANDS

Soil Survey Map

A Class D Medium Intensity Soil Survey Map from Natural Resource Conservation Service (NRCS) Web Soil Survey is included in Attachment A.

Soils Investigation

Site specific studies were not undertaken at the site. Soils within the project area are considered Urban Land, according to the Class D Medium Intensity Soil Survey Map from the NRCS.

Geotechnical Investigation

A detailed geotechnical investigation was not undertaken at the site for this project. The soil conditions offer few design constraints with the type of building proposed at the site. The project consists of the construction of a 2-story building addition at the Biddeford High School campus.

Hydric Soils Mapping

The project site was reviewed for natural resources. No natural resources were identified within the project site; therefore, no resource surveys were conducted.

Soils Conditions and Design Implications

The Existing Conditions Plan shows the locations of subsurface soil investigations. The subsurface soil conditions are favorable for site development and offer few constraints for the buildings and paved areas proposed for this project.

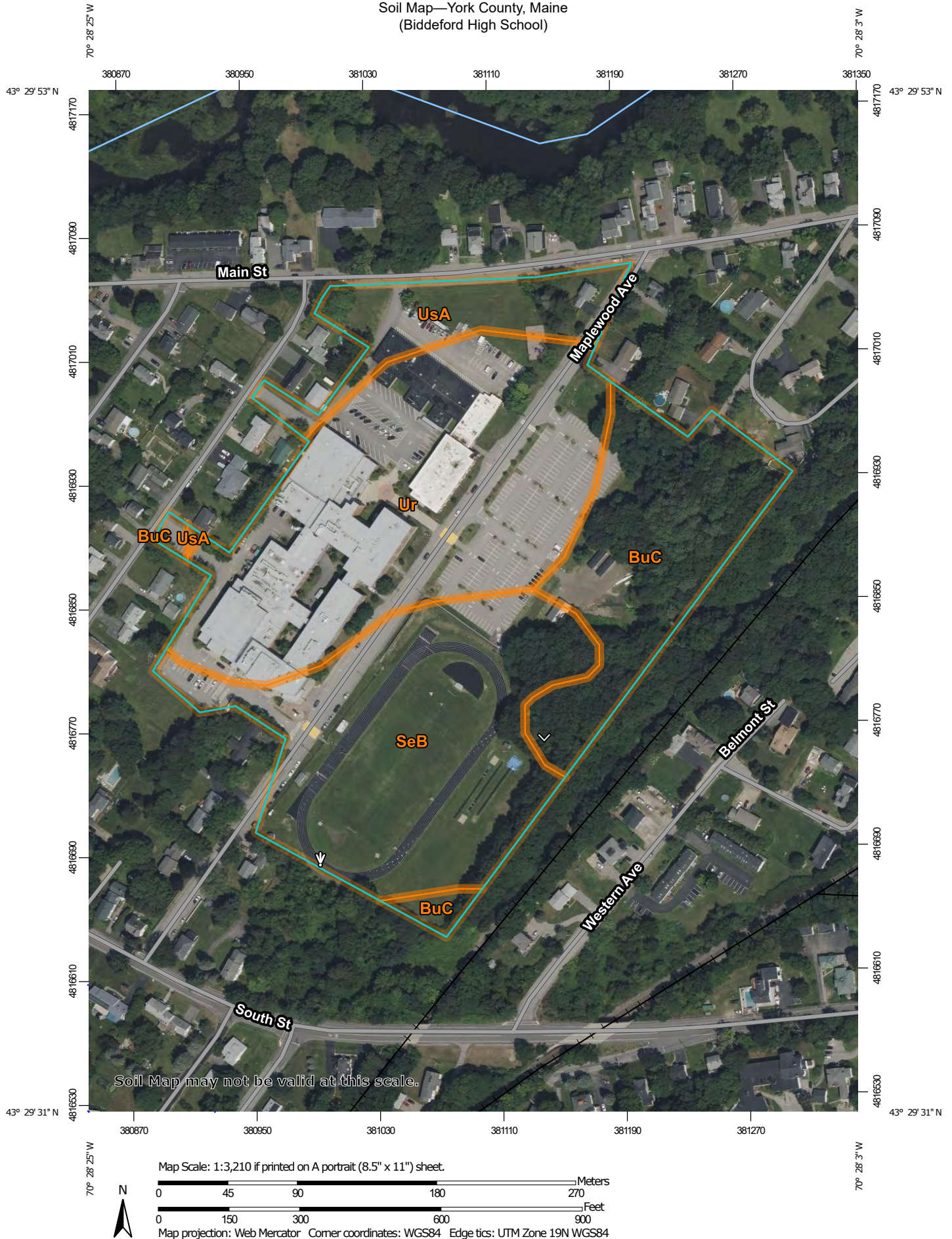
Attachments

Attachment A – NRCS Soil Report

Attachment A

NRCS Soil Report

Soil Map—York County, Maine
(Biddeford High School)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: York County, Maine

Survey Area Data: Version 20, Aug 31, 2021

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

Date(s) aerial images were photographed: Jul 22, 2021—Oct 7, 2021

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuC	Buxton silt loam, 8 to 15 percent slopes	4.9	20.1%
SeB	Scio silt loam, 3 to 8 percent slopes	7.8	32.1%
Ur	Urban land	9.4	38.7%
UsA	Urban land-Scantic complex, 0 to 3 percent slopes	2.2	9.1%
Totals for Area of Interest		24.4	100.0%

SECTION 5

STORMWATER MANAGEMENT REPORT

Please see the attached Stormwater Management Report prepared by Atlantic Resource Consultants.

SECTION 6

STORMWATER MAINTENANCE PLAN

A comprehensive Soil Erosion and Sediment Control (SESC) narrative has been prepared that includes Best Management Practices (BMPs) associated with the proposed construction activities. The location of SESC BMPs is shown on the accompanying plans. These are further described on the details and notes sheets in the accompanying plan set.

The Erosion and Sediment Control Report outlines the required construction measures and techniques that will reduce potential degradation of the water quality at downstream locations. Temporary erosion control measures will be incorporated during construction, and long-term surface stabilization practices have been designed as part of the site development, thus minimizing the potential for erosion and sediment transport. These measures include the constructed BMPs for filtration of runoff from smaller storm events, riprap, permanent seeding, and other vegetative stabilization measures. Detailed information on the specific erosion and sedimentation control practices that are to be used on the site are provided on the following plan sheet, which will be included as part of the construction documents for the project.

POST-RAINFALL INSPECTION REPORT

Sheet ____ of ____

Project Name: _____

File No. _____

Inspection Date: _____ Time: _____ Inspected by: _____

Total Rainfall Received: _____ Duration Of Storm Event: _____

STAGE OF CONSTRUCTION

____ Pre-Construction Conference ____ Rough Grading ____ Finish Grading
____ Clearing and Grubbing ____ Building Construction ____ Final Stabilization

INSPECTION CHECKLIST

Yes No NA

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Have Soil Erosion and Sediment Control BMPs been installed in accordance with the plans and/or specifications? |
| ☐ | ☐ | ☐ | Are SESC measures operating effectively? |
| ☐ | ☐ | ☐ | Have all SESC control repairs and sediment removal been performed? |
| ☐ | ☐ | ☐ | Are properties and waterways downstream from development adequately protected from erosion and sediment deposition |
| ☐ | ☐ | ☐ | Are soil and mud kept off public roadways at intersections with site access roads? |
| ☐ | ☐ | ☐ | Have all exposed areas requiring temporary or permanent stabilization been stabilized? |
| ☐ | ☐ | ☐ | Are soil stock piles adequately stabilized with seeding and/or sediment trapping measures? |
| ☐ | ☐ | ☐ | Is there evidence of scouring velocities in runoff from construction areas? |
| ☐ | ☐ | ☐ | Are sediment basins installed and operating where needed? |
| ☐ | ☐ | ☐ | Are finished cut and fill slopes adequately stabilized? |
| ☐ | ☐ | ☐ | Are on-site channels, inlets and outlets adequately stabilized? |
| ☐ | ☐ | ☐ | Do all operational storm sewer inlets have adequate inlet protection? |
| ☐ | ☐ | ☐ | Are storm water conveyance channels adequately stabilized with channel lining and/or outlet protection? |
| ☐ | ☐ | ☐ | Are utility trenches stabilized properly? |
| ☐ | ☐ | ☐ | Is there evidence of siltation, or sediment transport in receiving waterways? |
| ☐ | ☐ | ☐ | Have all temporary control structures that are no longer needed been removed? |

Report Date _____

Sheet _____ of _____

Comments: _____

Verbal/Written notification given to:

Name	Organization	Email Address	Sent

Report by: _____ Date: _____

Soil Erosion and Sedimentation Control WEEKLY INSPECTION REPORT

Sheet ____ of ____

Project Name: _____

File No. _____

Inspection Date: _____ Time: _____ Inspected by: _____

STAGE OF CONSTRUCTION

____ Pre-Construction Conference ____ Rough Grading ____ Finish Grading
____ Clearing and Grubbing ____ Building Construction ____ Final Stabilization

INSPECTION CHECKLIST

Yes No NA

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| ☐ | ☐ | ☐ | Have Soil Erosion and Sediment Control BMPs been installed in accordance with the plans and/or specifications? |
| ☐ | ☐ | ☐ | Are SESC measures operating effectively? |
| ☐ | ☐ | ☐ | Have all SESC control repairs and sediment removal been performed? |
| ☐ | ☐ | ☐ | Are properties and waterways downstream from development adequately protected from erosion and sediment deposition |
| ☐ | ☐ | ☐ | Are soil and mud kept off public roadways at intersections with site access roads? |
| ☐ | ☐ | ☐ | Have all exposed areas requiring temporary or permanent stabilization been stabilized? |
| ☐ | ☐ | ☐ | Are soil stock piles adequately stabilized with seeding and/or sediment trapping measures? |
| ☐ | ☐ | ☐ | Is there evidence of scouring velocities in runoff from construction areas? |
| ☐ | ☐ | ☐ | Are sediment basins installed and operating where needed? |
| ☐ | ☐ | ☐ | Are finished cut and fill slopes adequately stabilized? |
| ☐ | ☐ | ☐ | Are on-site channels, inlets and outlets adequately stabilized? |
| ☐ | ☐ | ☐ | Do all operational storm sewer inlets have adequate inlet protection? |
| ☐ | ☐ | ☐ | Are storm water conveyance channels adequately stabilized with channel lining and/or outlet protection? |
| ☐ | ☐ | ☐ | Are utility trenches stabilized properly? |
| ☐ | ☐ | ☐ | Is there evidence of siltation, or sediment transport in receiving waterways? |
| ☐ | ☐ | ☐ | Have all temporary control structures that are no longer needed been removed? |

Report Date _____

Sheet ____ of ____

Comments: _____

Verbal/Written notification given to:

Name	Organisation	Email Address	Sent

Report by: _____ Date: _____

SECTION 7

NOTICES

Notices

Abutters to the project were identified using the City of Biddeford's GIS, Tax Assessor's database, and Tax Maps. The list of names and address of the owners of abutting property is provided in Attachment A.

Copies of the notices sent to abutters and the published advertisement are attached.

Attachments

Attachment A –	List of Abutters
Attachment B –	Copy of Notices
Attachment C –	Certified Mail Receipts

Attachment A

List of Abutters

Abutting Properties for
445 MAIN ST
37/ 161/ 1/ /
(300 Feet)

Location:
32/ 67/ / /
28 HIGHLAND ST
Owner:
LINEHAN, JOSHUA R
28 HIGHLAND AVE
BIDDEFORD, ME 04005

Location:
32/ 70/ / /
35 HIGHLAND ST
Owner:
PAQUETTE, DAVID R & DEBORAH J
35 HIGHLAND ST
BIDDEFORD, ME 04005

Location:
33/ 2/ / /
3 PINNACLE LN
Owner:
CANTARA, CRAIG H & ELIZABETH A
3 PINNACLE LN
BIDDEFORD, ME 04005-2115

Location:
33/ 7/ / /
10-20 MAPLEWOOD AVE
Owner:
CITY OF BIDDEFORD
BIDDEFORD HIGH SCHOOL
PO BOX 586
BIDDEFORD, ME 04005-0586

Location:
33/ 13/ / /
202 SOUTH ST
Owner:
STATE OF MAINE
STATE HOUSE
STATION #16 D.E.P.
AUGUSTA, ME 04330

Location:
33/ 14/ / /
106 WESTERN AVE
Owner:
BISIMWA, KASKY BACISHOGA
106 WESTERN AVE
BIDDEFORD, ME 04005

Location:
36/ 3/ / /
10 HIGHLAND ST
Owner:
BASTARACHE, DANIEL & DENISE M
PO BOX 1434
BIDDEFORD, ME 04005

Location:
36/ 14/ / /
514 MAIN ST
Owner:
LAUZIER, ERIC J
514 MAIN ST
BIDDEFORD, ME 04005-2121

Location:
37/ 3/ / /
506 MAIN ST
Owner:
STRYKER, GEORGE C &
KATHLEEN M
1 GOOSEFARE LN
SACO, ME 04072

Location:
32/ 69/ / /
11 HIGHLAND ST
Owner:
DAMICO, GLORIA
PO BOX 2155
BIDDEFORD, ME 04005

Location:
32/ 71/ / /
37 HIGHLAND ST
Owner:
LAMOTHE, JOHN R & DOROTHY L
37 HIGHLAND ST
BIDDEFORD, ME 04005-2105

Location:
33/ 5/ / /
28 MAPLEWOOD AVE
Owner:
MILLIKEN, ILUMINADA C
28 MAPLEWOOD AVE
BIDDEFORD, ME 04005

Location:
33/ 8/ / /
37 MAPLEWOOD AVE
Owner:
SIBOUIH, NABIL
SULLIVAN, KATHLEEN B.
37 MAPLEWOOD AVE
BIDDEFORD, ME 04005

Location:
33/ 13/ 1/ /
110 WESTERN AVE
Owner:
TRAN, CAM HAN
110 WESTERN AVE
BIDDEFORD, ME 04005

Location:
33/ 14/ 1/ /
104 WESTERN AVE
Owner:
LAGARDE, JEANNETTE L
LAGARDE, MATTHEW R
5 EASY ST
BIDDEFORD, ME 04005

Location:
36/ 4/ / /
6 HIGHLAND ST
Owner:
JORDAN, JOHN C
4 HIGHLAND ST
BIDDEFORD, ME 04005

Location:
37/ 1/ / /
510 MAIN ST
Owner:
BERGERON, ANITA
510 MAIN ST
BIDDEFORD, ME 04005-2121

Location:
37/ 4/ / /
488 MAIN ST
Owner:
CARON, STEVE R & CAROL A
11 COUNTRY DR
BIDDEFORD, ME 04005

Location:
32/ 69/ 1/ /
13 HIGHLAND ST
Owner:
REISSFELDER, RICHARD W
13 HIGHLAND ST
BIDDEFORD, ME 04005

Location:
32/ 72/ / /
39 HIGHLAND ST
Owner:
PETIT FAMILY TRUST
CHRISTINE HOWLAND, TRUSTEE
896 LEBANON RD
ACTON, ME 04001

Location:
33/ 6/ / /
26 MAPLEWOOD AVE
Owner:
LANGEVIN, PETER R & THERESA R
26 MAPLEWOOD AVE
BIDDEFORD, ME 04005

Location:
33/ 10/ / /
220 SOUTH ST
Owner:
DEVER TRUST AGREEMENT
DEVER, MAUREEN J
13750 104TH TERRACE NORTH
LARGO, FL 33774

Location:
33/ 13/ 2/ /
114 WESTERN AVE
Owner:
MADORE, JAMES & MARY
114 WESTERN AVE
BIDDEFORD, ME 04005-2228

Location:
36/ 1/ / /
7-9 HIGHLAND ST
Owner:
SHANDEL, LLC
456 MAIN ST #102
BIDDEFORD, ME 04005

Location:
36/ 5/ / /
4 HIGHLAND ST
Owner:
JORDAN, JOHN C
4 HIGHLAND ST
BIDDEFORD, ME 04005

Location:
37/ 2/ / /
508 MAIN ST
Owner:
MYERS, MARK A & DENISE Y
508 MAIN ST
BIDDEFORD, ME 04005-2121

Location:
37/ 5/ / /
482-484 MAIN ST
Owner:
GROSE, ROGER HAMMOND &
GROSE, KATHERINE S
11140 ROCKVILLE PIKE, STE 100
ROCKVILLE, MD 20852

Location:
37/ 137/ / /
96 WESTERN AVE
Owner:
TARDIFF, ROMEO A
96 WESTERN AVE
BIDDEFORD, ME 04005

Location:
37/ 161/ 1/ /
445 MAIN ST
Owner:
TREMBLAY, MARCEL J INC
441 MAIN ST
BIDDEFORD, ME 04005-2140

Location:
37/ 174/ / /
2 MAPLEWOOD AVE
Owner:
SMITH, JEANNE R
2 MAPLEWOOD AVE
BIDDEFORD, ME 04005

Location:
37/ 169/ 1/ /
5 MAPLEWOOD AVE
Owner:
BELANGER, ANGELA J
5 MAPLEWOOD AVE
BIDDEFORD, ME 04005

Location:
37/ 138/ / /
94 WESTERN AVE
Owner:
ELLIS, STEVEN G
94 WESTERN AVE
BIDDEFORD, ME 04005

Location:
37/ 167/ 2/ /
9 LUNT ST
Owner:
ROBITAILLE, RICKY P
9 LUNT ST
BIDDEFORD, ME 04005

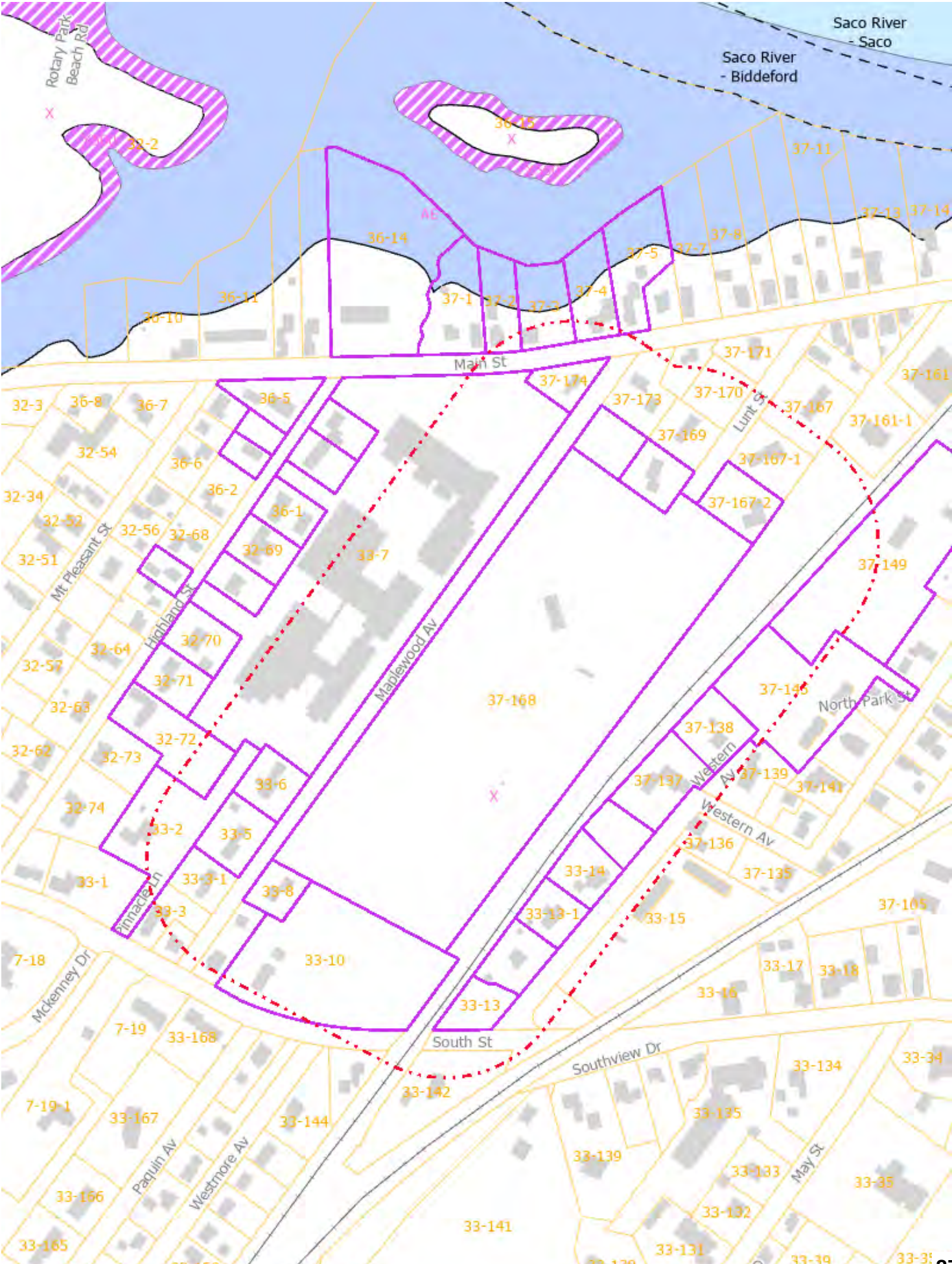
Location:
37/ 175/ / /
3 HIGHLAND ST
Owner:
BERGERON, SHANNON G
3 HIGHLAND ST
BIDDEFORD, ME 04005

Location:
37/ 169/ 2/ /
12 LUNT ST
Owner:
HUOT, PRISCILLA L
12 LUNT ST
BIDDEFORD, ME 04005-2107

Location:
37/ 149/ / /
11 JAMES ST
Owner:
MCARTHUR HOME FOR AGED
PEOPLE
ASSOCIATION OF BIDDEFORD MAINE
292 ELM ST
BIDDEFORD, ME 04005

Location:
37/ 168/ / /
11 MAPLEWOOD AVE
Owner:
CITY OF BIDDEFORD
HIGH SCHOOL PRACTICE FIELD
PO BOX 586
BIDDEFORD, ME 04005-0586

Location:
37/ 176/ / /
5 HIGHLAND ST
Owner:
FECTEAU, GILLES
PO BOX 396
BIDDEFORD, ME 04005-0396



Attachment B

Copy of Notices

PUBLIC NOTICE

NOTICE OF INTENT TO FILE

Please take notice that Biddeford School Department (the “Applicant”), of 10-20 Maplewood Avenue, Biddeford, Maine 04005 intends to file a Stormwater Management Law Minor Amendment application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. § 420-D on or about **October 5, 2022**.

The application is for the construction of a 2-story, 8,746 square foot building addition over existing parking lot areas. The proposed development project is located at the Biddeford High School.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department, in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

The application will be filed for public inspection at the Department of Environmental Protection's office in **Portland, Maine** during normal working hours. A copy of the application may also be seen at the municipal offices in **Biddeford, Maine** after the filing date.

Written public comments may be sent to the Department of Environmental Protection, Bureau of Land, 312 Canco Road, Portland, Maine 04103.

Portland Press Herald

EST. 1862

Maine Sunday Telegram

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First Run Date	10/04/2022	Last Run Date	10/04/2022
Publication	Online Upsell PPH	Number of dates	1
First Run Date	10/04/2022	Last Run Date	10/04/2022

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Bladderford, Maine after
the filing date.
Written public
comments may be
sent to the Department
of Environmental
Protection, Bureau of
Land, 312 Canco Road,
Portland, Maine 04103.

Public Notice Filing and Certification

The DEP Rules, Chapter 2, require an applicant to provide public notice for all Stormwater Law projects with the exception of minor revisions and condition compliance applications. In the notice, the applicant must describe the proposed activity and where it is located. “**Abutter**” for the purposes of the notice provision means any person who owns property that is BOTH (1) adjoining and (2) within one mile of the delineated project boundary, including owners of property directly across a public or private right of way.

1. **Newspaper:** You must publish the Notice of Intent to File in a newspaper circulated in the area where the activity is located. The notice must appear in the newspaper within 30 days prior to the filing of the application with the Department. You may use the attached Notice of Intent to File form, or one containing identical information, for newspaper publication and certified mailing.
2. **Abutting Property Owners:** You must send a copy of the Notice of Intent to File by certified mail to the owners of the property abutting the activity. Their names and addresses can be obtained from the town tax maps or local officials. They must receive notice within 30 days prior to the filing of the application with the Department.
3. **Municipal Office:** You must send a copy of the Notice of Intent to File and a **duplicate of the entire application** to the Municipal Office.

ATTACH a list of then names and addresses of the owners of abutting property.

CERTIFICATION

By signing below, the applicant or authorized agent certifies that:

1. A notice of Intent to File was published in a newspaper circulated in the area where the project site is located within 30 days prior to filing the application;
2. A certified mailing of the Notice of Intent to File was sent to all abutters within 30 days of the filing of the application.
3. A certified mailing of the Notice of Intent to File, and a duplicate copy of the application was sent to the town office of the municipality in which the project is located; and
4. Provided notice of, if required, and held a public informational meeting in accordance with Chapter 2. Rules Concerning the Processing of Applications, Section 14, prior to filing the application. Notice of the meeting was sent by certified mail to abutters and to the town office of the municipality in which the project is located at least ten days prior to the meeting. Notice of the meeting was also published once in a newspaper circulated in the area where the project site is located at least seven days prior to the meeting.

The Public Informational Meeting was held on N/A.

Approximately N/A members of the public attended the Public Informational Meeting.

Jason Vafiades
Signature of Applicant or authorized agent

10/5/2022

Date

Attachment C

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SECTION 8

PLANS

A plan set showing the existing and proposed conditions is included in this section.

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1.24.23

Parking Narrative for Biddeford High School Addition

Project Location: Biddeford High School

Map: 33, Lot: 7

18 Maplewood Ave, Biddeford, ME 04005

To Biddeford Planning Board and Planning Staff,

As requested we have provided parking calculations for the Maplewood Campus which includes the Center of Technology (COT), Biddeford High School (BHS), and the Biddeford School Department Offices. A table on page 2 outlines the existing and proposed parking calculations.

The Biddeford City Ordinance requires a total of 340 parking spaces to serve the projected enrollment for the campus. There are 379 proposed off-street spaces which rises to 415 total spaces when adding the on-street parking on Maplewood. While the new addition will be built over the existing parking lot adjacent to Tiger Gym, changing the angled space to new 90° spaces results in a loss of only 5 spaces total. There are no other changes to parking on campus.

It should be noted that the current enrollment numbers include the 8th Graders staying on campus at the High School. This may change in future years which could mean a significant reduction in the number of students on campus. The parking calculations also include the full enrollment numbers for the COT. Being a regional vocational school, the COT students are enrolled in either the morning or afternoon block, meaning only half of the students are physically on campus at any given time. Additionally, BHS students account for a large portion of student enrollment at the COT and therefore are already accounted for in overall parking calculations.

Due to this overlapping when calculating the student body, as well as the decreasing enrollment, relocating the 5 spaces is not proposed. The School Department feels confident that the campus parking capacity will remain adequate even if enrollment numbers start to trend upwards in coming years.

A portion of the new addition will be used for community and other school events. The majority of these events will take place outside of school hours when the parking lot is unused by students. This use will not increase the parking demand.

Please let us know if there are additional questions or if more information is needed.

Best,



Leah Schaffer, NCARB
Project Architect

Mobile Studio Design, Inc.
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Biddeford High School Parking Counts		
	Existing	Proposed
Area 1: Stephen White Gym/ Main Entry		
Regular Spaces	25	25
Accessible Spaces	6	6
Area 2: Rear of School/Highland St		
Regular Spaces	23	23
Accessible Spaces	0	0
Area 3: Tiger Gym Lot		
Regular Spaces	41	37
Accessible Spaces	6	5
Area 4: Large Parking Lot		
Regular Spaces	249	249
Accessible Spaces	0	0
Area 5: COT Lot		
Regular Spaces	34	34
Accessible Spaces	0	0
Total General Spaces Off Street	372	368
Total Accessible Spaces Off Street	12	11
TOTAL	384	379
Area 6: On Street Parking*		
Regular Spaces	36	36
Accessible Spaces	0	0
Total General Spaces	408	404
Total Accessible Spaces	12	11
TOTAL (Including On-Street Parking)	420	415

Required Parking Counts

Biddeford High School**	807	
Center of Technology ***	406	
COT- Additional Enrollment	64	
Total Enrollment	1277	
Required Parking (1/4 space per student)	319.25	320 spaces
Administration Wing	5,564 sq ft	
Required Parking (1 per 200 sq ft)	27.82	28 spaces
Total Required Spaces		348 spaces

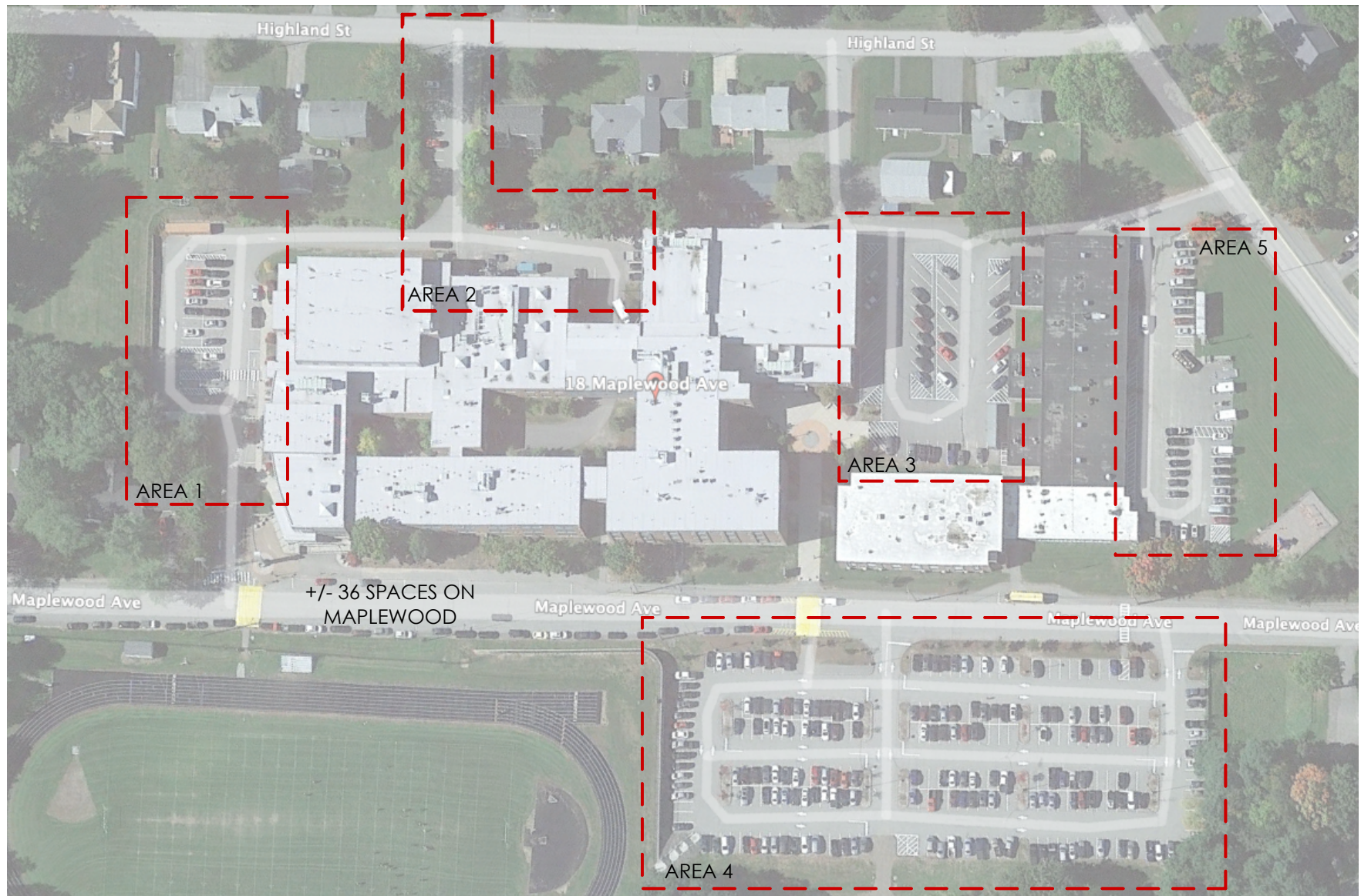
Notes:

* This calculation has assumed an 18' space length for on street parking.

** This includes **110** 8th Graders currently on campus.

*** Many students attending the Center of Technology are already on campus attending Biddeford High School. The total number has been used in parking calculations however it should be noted that only around **75 additional students** are on campus for the morning and afternoon sessions at the COT

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CAMPUS PARKING MAP

BIDDEFORD HIGH SCHOOL ADDITION

BIDDEFORD SCHOOL DEPT.
18 Maplewood Ave Biddeford, ME 04005

DATE OF ISSUE: 1/24/23

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