

City of Biddeford
Planning Board
January 25, 2023 6:00 PM City Hall
Council Chambers, & Zoom

If you would like to participate via zoom, please click the link below:

<https://biddeford.zoom.us/j/98456622977?pwd=YmRnNkVuOUVXMkNqSUJXUHVPbGpDZz0>

9

Webinar ID#984 5662 2977 Passcode #002092

STATUS: Planning Board Meeting-January 25, 2023-6:00 PM-City Hall Council Chambers & Zoom

- 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. 2023.03 Public Meeting and hear comments for a Conditional Use Permit Application for My Place Teen Center at 75 Bacon Street. The proposal is to turn the old church known as St, Andres into a full-time teen community center for ages 10-18. The location is Tax Map 39, Lot 130 in the MSRD-2 Zone.
[2023.03- 75 Bacon Street My Teen Youth Center Conditional Use Report 1.pdf](#)
[2023.03- 75 Bacon Street My Teen Youth Center Conditional Use FOF and COA.pdf](#)
[Narrative & Additional Information.pdf](#)
[Updated Application.pdf](#)
[Signed Application Page.pdf](#)
[Additional Items ARPA.pdf](#)
[MPTC Booklet.pdf](#)
 - 6.B. 2023.04 Public Meeting and hear comments regarding a (Shoreland Zoning) Greatest Practical Extent application for Matthew Lopresti Trustee of the Matthew Lopresti 2017 Declaration of Trust & Mary Lopresti, Trustee of the Mary Lopresti 2017 Declaration of Trust. The property is located at 100 Mile Stretch Road (Tax Map 61, Lot 3) in the Coastal Residential, Shoreland (Limited Residential) Zone. The proposal is to remove and reconstruct a non-conforming structure to meet the shoreline setback.
[2023.04 100 Mile Stretch Road Lopresti Planning Board FINAL.pdf](#)
[2023.04 Lopresti 100 Mile Stretch Road GPE FOF and COA.pdf](#)
[Planning Board Application-Lopresti.pdf](#)
[Lopresti Survey - Existing Conditions.pdf](#)
[Lopresti Survey - Proposed Relocation.pdf](#)
 - 6.C. 2023.06 Public Meeting & hear comments for a Preliminary Site Plan Application for the Biddeford School Department to create a 2-story expansion off the Tiger Gym. The structure is located at 18 Maplewood Avenue (Tax Map 33, Lot 7) in the R1-B Zone.

[2023.06 Biddeford School Department - Preliminary Site Plan Review 1-18-2023.pdf](#)
[22.12.16_Planning Board App_BHS Addition.pdf](#)
[22.12.16_Planning Board Letter_BHS Addition.pdf](#)
[Attachment A_22.12.16_BHS Site Plan App.pdf](#)
[Attachment B_AGENCY LETTER SIGNED.pdf](#)
[Attachment C_22.12.16_BHS ADDITION_PLANNING BOARD SKETCH DRAWINGS.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 request- Biddeford High School Addition .pdf](#)
[Attachment G_FW Fire truck access Biddeford High School Addition.pdf](#)
[Attachment H_DEP Stormwater Final application 10.4.22.pdf](#)
[Biddefors HS expansion.pdf](#)
[23.01.24_Parking Narative BHS.pdf](#)
[MDEP -Stormwater Memo Final - Biddeford School.pdf](#)

- 6.D. 2023.05 Public hearing and to take comments concerning a Preliminary Site Plan Review application from Take 5 Maine, LLC to demolish existing structure and rebuild new 2 bay oil change center. The location of the project is 394 Elm Street (Tax Map 20, Lot 10) in the B-2 Zone

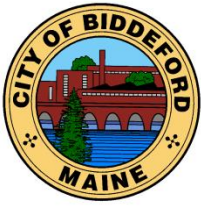
[2023.05 Take 5 Oil Change PRELIMINARY Site Plan 394 Elm Street 1-18-2023.pdf](#)
[Biddeford Planning Board Letter_20221206.pdf](#)
[Planning Application \(1\).pdf](#)
[Biddeford Waiver Request Letter_20221206.pdf](#)
[C201-PRELIMINARY SITE LAYOUT_20221114.pdf](#)
[EXH-2_BIDDEFORD ME.pdf](#)
[FES-2209005 Drainage Report.pdf](#)
[TAKE 5 BIDDEFORD CIVIL PLANS_20221206.pdf](#)
[A-100.pdf](#)
[A-200.pdf](#)
[Letter from Prompto Representative 1-25-23.pdf](#)

7. OTHER BUSINESS

- 7.A. Nomination & Vote of Planning Board Vice Chair

8. ADJOURN

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



CITY OF BIDDEFORD

Planning and Development Department

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

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

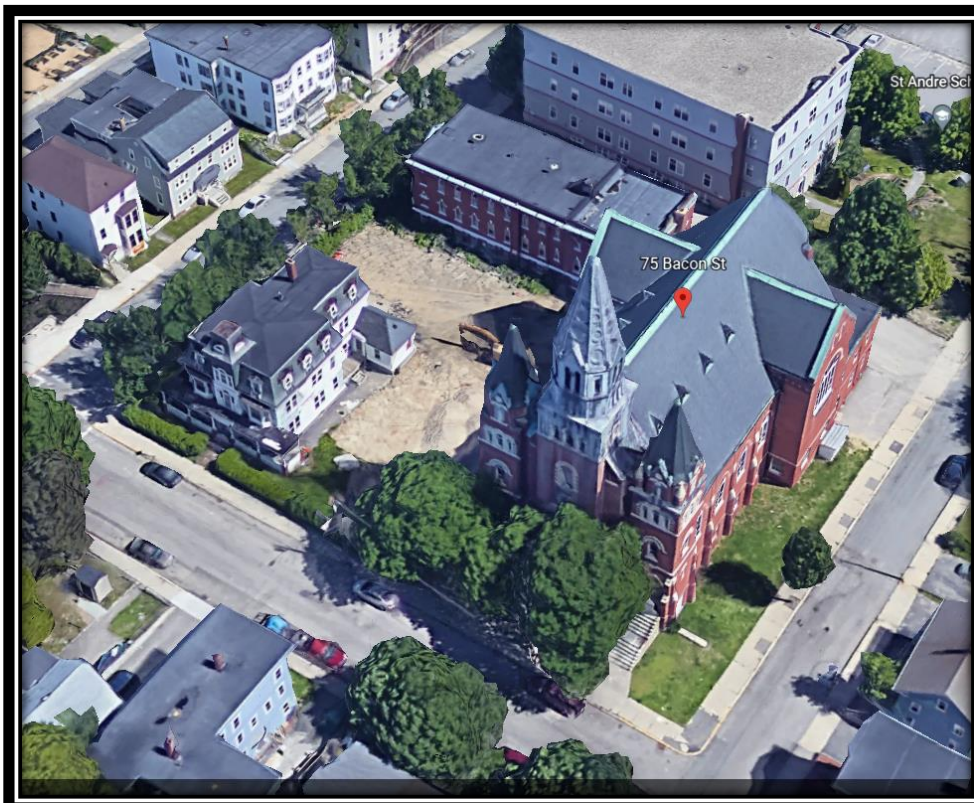
FROM: David C.M. Galbraith, Interim Deputy Director/City Planner

DATE: January 18, 2023

RE: **2023.03 Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to convert the first floor of the former St. Andres Church into a Teen Center for at risk youth ages 10-18 at 75 Bacon Street (Tax Map 39, Lot 130).**

MEETING DATE: January 25, 2023 at 6:00 PM

1. INTRODUCTION



The subject property is owned by the Biddeford Housing Authority and the project Applicant is My Place Teen Center (dba MPTC), and their authorized Agent, Jim Godbout, is seeking a Conditional Use Permit (CUP) to convert the first (1st) floor of the former St. Andres Church, located at 75 Bacon Street, into a year round community-gathering place for teens ages 10-18. This facility would support the needs of at risk youth, their families and the surrounding community.

My Place Teen Center (former St. Andres Church) 75 Bacon Street

**2023.03 Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to convert the first floor of the former St. Andres Church into a Teen Center for at risk youth ages 10-18 at 75 Bacon Street (Tax Map 39, Lot 130).
Planning Board Hearing date: January 25, 2023.**

This application involves the interior redevelopment, of the first floor, of property at 75 Bacon Street, which is located within the MSRD-2 Zone. The Applicant is not proposing any exterior changes to the building or the site.

2. PROJECT DATA/INFORMATION

1.	Applicant:	MPTC My Place Teen Center 208 Graham Street, Biddeford 755 Main Street Westbrook, ME
2.	Owner of Property:	Biddeford Housing Authority 22 South Street Biddeford, ME 04005
3.	Agent:	Jim Godbout PO Box 365 Biddeford, ME 04005
4.	Surveyor:	N/A
5.	Project Location:	75 Bacon Street
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 130
7.	Lot Size:	.45 Acre 19,602SF
8.	Base Zoning:	MSRD-2
9.	Overlay Zoning:	N/A
10.	Existing Use:	Former Church, Community Center
11.	Proposed Use:	Teen Center
12.	Approvals Required:	Conditional Use Permit
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	a. Full Site Plan Review
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Yes
25.	Planning Board Review History:	Preliminary 1-25-23

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.

- **WAIVERS REQUIRED:** Article XI, Full Site Plan Review. The Applicants are not proposing any exterior site modifications so are seeking a waiver from the City's Site Plan review standards. Staff is supportive of this waiver as no exterior modifications to the property are being proposed and as the proposal is less intensive than the prior church use.

2023.03 Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to convert the first floor of the former St. Andres Church into a Teen Center for at risk youth ages 10-18 at 75 Bacon Street (Tax Map 39, Lot 130).
Planning Board Hearing date: January 25, 2023.

- **CONDITIONAL USE STANDARDS:** The following are the standards for review under a Conditional Use Permit (standards in *italic*, Staff Comments in regular font):
 1. *The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;*
 - a. Staff has included a Condition of Approval (if approved) requiring the applicant to obtain all applicable state and federal permits.
 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;*
 - a. 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.
 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;*
 - a. The applicant does not intend to install any additional exterior lighting and the location.
 4. *The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;*
 - a. The project seeks to re-use an existing building, formally used as a place of worship. It is located within an established residential neighborhood and no exterior modifications are being proposed.
 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;*
 - a. The proposed use is for a community teen center and all activities are proposed to be located inside, and being a youth center will provide adequate supervision.
 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;*
 - a. The subject property provides space for delivery vehicles and the majority of the individuals who will use the teen center are not licensed drivers, and the site has both on-site and on-street parking.

**2023.03 Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to convert the first floor of the former St. Andres Church into a Teen Center for at risk youth ages 10-18 at 75 Bacon Street (Tax Map 39, Lot 130).
Planning Board Hearing date: January 25, 2023.**

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;*
 - a. The facility being proposed for a community teen center. The “clients” using the facility are under the age of 18 so the facility is expected to create minimal vehicle traffic.
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;*
 - a. Adjacent parcels are a mix of residential housing, as the facility is to serve people under the age of 18 the facility will be staffed and the councilors / mentors will monitor youth activities and take corrective action if / when needed.
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;*
 - a. All activities will be conducted inside the building and will be completely supervised.
10. *The proposed use would be in compliance with Biddeford's Comprehensive Plan;*
 - a. The proposal is for an adaptive re-use, of a former place of worship, within an established neighborhood which is supported within the City's Comprehensive Plan, which is in the process of being updated. However, the existing and proposed Comprehensive Plans support uses of this nature.
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;*
 - a. There are no modifications to the Site or the building's exterior proposed.
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;*
 - a. The property is not located in a flood zone.
13. *Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;*

**2023.03 Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to convert the first floor of the former St. Andres Church into a Teen Center for at risk youth ages 10-18 at 75 Bacon Street (Tax Map 39, Lot 130).
Planning Board Hearing date: January 25, 2023.**

- a. The building is currently serves by public sewer and water which can support the proposed use.

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

- a. There are no site improvements/disturbances proposed.

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;

- a. There are no site improvements/disturbances proposed.

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

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

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

- a. No hazardous substances and / or materials will be utilized in the operation of the teen center.

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;

- a. No site alterations are proposed for the site.

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.

The parcel is not located in a Shoreland Zone.

4. STAFF REVIEW

- **APPLICATION COMPLETENESS:** The applicant has submitted a complete application, which provides adequate information to evaluate this proposal.
- **ZONING:** The proposed use, requires Planning Board review and approval of a Conditional Use (Article VII – Conditional Uses) approval.

2023.03 Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to convert the first floor of the former St. Andres Church into a Teen Center for at risk youth ages 10-18 at 75 Bacon Street (Tax Map 39, Lot 130).
Planning Board Hearing date: January 25, 2023.

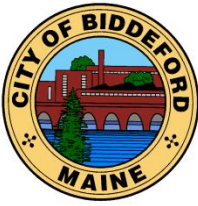
5. STAFF RECOMMENDATION

Staff recommends the Planning Board grant the waiver request to *Article XI, Full Site Plan Review*. Staff further recommends the Planning Board approve the Conditional Use Permit and approve the re-development project plans, as presented, with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA). Staff recommends the following conditions:

- A. Standard Conditions of Approval apply.
- B. The applicant shall obtain all other pertinent local, state and federal permits/licenses/insurance such as building, electrical, plumbing, etc. prior to commencing business.
- C. Any future redevelopment, beyond what is being approved (1st floor rehabilitation and conversion into a teen center), shall be reviewed by the Planning Board.

6. SAMPLE MOTIONS

- A. Motion to Approve: *I Motion to waive Article XI, Full Site Plan Review to not require full site plan review for Case # 2023.03 a Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to be located at 75 Bacon Street (Tax Map 39, Lot 130).*
- B. Motion to Approve: *I motion to APPROVE a Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to convert the first floor of the former St. Andres Church into a Teen Center to be located at 75 Bacon Street (Tax Map 39, Lot 130) and approve the re-development project plans as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA).*
- C. Motion to Deny: *I motion to DENY the waiver request of Article XI, Full Site Plan Review, and DENY Case # 2023.03, a Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to be located at 75 Bacon Street (Tax Map 39, Lot 130)., for the following reasons:*
 - 1) _____.
 - 2) _____.
 - 3) _____.
- D. Motion to Table: *I motion to TABLE the waiver request to Article XI, Full Site Plan Review for Case # 2023.03 a Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to be located at 75 Bacon Street (Tax Map 39, Lot 130)., for the following reasons:*
 - 1) _____.
 - 2) _____.
 - 3) _____.



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: 2023.03 Conditional Use Permit (CUP) for My Place Teen Center (MPTC) to convert the first floor of the former St. Andres Church into a Teen Center for at risk youth ages 10-18 at 75 Bacon Street (Tax Map 39, Lot 130).

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 My Place Teen Center (MPTC) to convert the first floor of the former St. Andres Church into a Teen Center to be located at 75 Bacon Street (Tax Map 39, Lot 130). 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:

1.	Applicant:	MPTC My Place Teen Center 208 Graham Street, Biddeford 755 Main Street Westbrook, ME
2.	Owner of Property:	Biddeford Housing Authority 22 South Street Biddeford, ME 04005
3.	Agent:	Jim Godbout PO Box 365 Biddeford, ME 04005
4.	Surveyor:	N/A
5.	Project Location:	75 Bacon Street
6.	Project Tax Map #/Lot #:	Tax Map 39, Lot 130
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9.	Overlay Zoning:	N/A
10.	Existing Use:	Former Church, Community Center
11.	Proposed Use:	Teen Center
12.	Approvals Required:	Conditional Use Permit
13.	Uses in the Vicinity:	Residential

14.	Waivers Needed:	a. Full Site Plan Review
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Yes
25.	Planning Board Review History:	Preliminary 1-25-23

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 My Place Teen Center (MPTC) to convert the first floor of the former St. Andres Church into a Teen Center to be located at 75 Bacon Street (Tax Map 39, Lot 130) / CASE# 2023.03. 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. Any future redevelopment, beyond what is being approved (1st floor rehabilitation and conversion into a teen center), shall be reviewed by the Planning Board.

Larry Patoine
Planning Board Chair

Date

City Planning Department
City of Biddeford, Maine
205 Main street P.O. Box 586 04005

Re: Conditional Use Permit 75 Bacon street former st. Andres Church

Dear Planning Board,

Attached for your review of 75 Bacon st. Biddeford conditional use application building use similar to church was, turning old church into a year round community gathering place for teens age10-18, **My Place Teen Center** which is currently operating at 208 Graham st. Biddeford and 755 Main street Westbrook.

My Place Teen Center is an impactful and energetic southern Maine afterschool, year-round oasis that supports the needs of at-risk teens, their families, and the surrounding community. Two decades of data show that our programs:

- Accelerate students' learning gains
- Engage youth in learning and boost school attendance
- Support social and emotional development
- Prevent youth violence
- Boost on-time graduation

MPTC Differentiators:

- Free
- Inclusive
- Homey, warm, inviting aesthetic
- Homemade, daily meals
- Emotional wellness
- Year-round
- Teen-centric + a cohort of 18-24-year-olds – "Adulting 101"
- Job and life preparedness
- Focus on social-emotional learning and evidence-based strategies such as instilling grit, curiosity, leadership, and self-awareness
- Drop-in and program-specific
- Local control; local decision-making

**** Due to the unstable fluctuating market of the cost and ability to procure raw materials & equipment ****

We reserve the right to adjust pricing of this proposal until materials and/or equipment are secured. We also reserve the right to make adjustments to the scheduling of approved projects. Any rebates noted hereon are subject to the rules and regulations of the party or entity supplying such rebate & are subject to change.



Jim Godbout Plumbing & Heating, Inc.
P.O. Box 365, 486 Elm St. Biddeford, Maine 04005
Phone: 207-283-1200 Fax: 207-283-2739
www.jimgodbout.com

Proposed use not unlike what church provided for many generations prior in our community.

No site work or alterations to exterior of building, other than life safety upgrades, electrical, plumbing, HVAC, and energy efficient updating.

All work shall be in compliance with state and local codes working with all city government to make this happen.

Attached in documents will be state fire Marshall approvals.

The work that needs to be done on building will be community effort with many volunteers and in collaboration with Biddeford Center of Technology trades programs.

Attached is application

Thank You

A handwritten signature in black ink, appearing to read "Jim Godbout", with a long horizontal line extending to the right.

Jim Godbout

Community Volunteer for My Place Teen Center

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City Planning Department
City of Biddeford, Maine
205 Main street P.O. Box 586 04005

December 10, 2022

Re: Full site planning review waiver

Dear Planning Board,

We are requesting waiver of full site plan review process for 75 Bacon st. Former St. Andres Church moving the My Place Teen center from current location of 208 Graham st. Biddeford, bring church back to life.

No site work or exterior changes to building other than life safety, energy and roof repairs.

Per engineering requirements if any current storm water found to be entering sewer systems during remodel of plumbing these shall be removed as required for separation. There are currently no roof drains.

Plans presented to planning to help understand waiver needs.

Thank You

A handwritten signature in black ink, appearing to read "Jim Godbout", with a long horizontal flourish extending to the right.

Jim Godbout

Community Volunteer for My Place Teen Center

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City Planning Department
City of Biddeford, Maine
205 Main street P.O. Box 586 04005

December 10, 2022

Re: Parking waiver 75 Bacon street former st. Andres Church

Parking Waiver – (1) space per 75 sq ft of assembly use.

The calculated off-street parking requirement per zoning is 204 parking spaces.

There is no space to add parking within existing property lines; however, ample public parking is available within 1000 feet of the property building, including 85 +/- spaces at the adjacent surface parking lot.

The primary use of the assembly space is under driving age and will not need parking.

Participants are walking, biking, or dropped off via car or bus.

Bike racks will be installed on property for youth.

Thank You

A handwritten signature in black ink, appearing to read "Jim Godbout", followed by a long horizontal line extending to the right.

Jim Godbout

Community Volunteer for My Place Teen Center

**** Due to the unstable fluctuating market of the cost and ability to procure raw materials & equipment ****

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STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

Construction Permit

No. 28643

In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Each permit issued shall be displayed at the site of construction.

Building: MY PLACE TEEN CENTER
Location: 75 BACON ST, BIDDEFORD, ME 04005-2660
Owner: BIDDEFORD HOUSING
Owner Address: BIDDEFORD HOUSING
22 SOUTH ST
PO BOX 2287
BIDDEFORD, ME 04005-8287

Occupancy Type: Assembly Class >300 <1000
Secondary Use: Storage
Use Layout: Separated Use
Supervised Sprinkler System
Monitored Fire Alarm System
Barrier Free
Construction Mode: Renovation
Unprotected Ordinary: Type III (200)
Final Number of Stories: 1

Permit Date: 06/02/2022

Expiration Date: 12/01/2022

COMMISSIONER OF PUBLIC SAFETY

Copy 1 - Owner



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

Construction Permit

No. 28643

In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Each permit issued shall be displayed at the site of construction.

Building: MY PLACE TEEN CENTER
Location: 75 BACON ST, BIDDEFORD, ME 04005-2660
Owner: BIDDEFORD HOUSING
Owner Address: BIDDEFORD HOUSING
22 SOUTH ST
PO BOX 2287
BIDDEFORD, ME 04005-8287

Occupancy Type: Assembly Class >300 <1000
Secondary Use: Storage
Use Layout: Separated Use
Supervised Sprinkler System
Monitored Fire Alarm System
Barrier Free
Construction Mode: Renovation
Unprotected Ordinary: Type III (200)
Final Number of Stories: 1

Permit Date: 06/02/2022

Expiration Date: 12/01/2022

COMMISSIONER OF PUBLIC SAFETY

Copy 2 - Architect



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: MPTC my Place Teen CenterMailing Address: 208 Graham St. Biddeford, 755 Main St. Westbrook, Me. 04092Telephone: 207-854-2800Email: donna@myplacecenter.org

What is your legal interest in the property?

☐ Owner☐ Potential Buyer with Contract☒ Lease/Rental AgreementOwner's Information:Name: Biddeford Housing AuthorityMailing Address: 22 South St Biddeford Me 04005Telephone: 207-415-2939 202-4537-#401Email: ggagnon@Maine.HR.comAgent's Information:Name: Jim GodboutMailing Address: P.O. Box 365 Biddeford, Me 04005Telephone: 207-283-1200 207-467-0021Email: jim@jimgodbout.comEngineer/Surveyor's Information:Name: N/A

Mailing Address: _____

Telephone: _____

Email: _____

Project Location and Lot Information:Street Address: 75 Balcon St. Drainage Watershed: _____Tax Map: 39-130 Lot: 130Current Zoning: MSRD 2 Shoreland Zoning: _____Size of Lot: _____ () acres () s.f. Lot Frontage: 106'Existing Use of Property: community center - former church gatheringProperty currently serviced by:☐ City Road ☒ Public Sewer ☒ Public Water ☐ Public Trash☐ Private Road ☐ Septic System ☐ Private Well ☐ Private HaulerSlope 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:

Teen Center - community see Attached Letter

Property to be Serviced by:

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

Limits of Disturbance: N/A () acres () s.f.

Net change in impervious cover: N/A () 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)

☐ If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): N/A

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: N/A

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

Total new square feet footprint of structure: N/A

Total new square feet paving/parking: N/A

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval

☐ Fire Department – Contact Chief or Deputy Chief – 282-9986

☐ Ability to Serve for Water Service – Maine Water – 282-1543

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

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

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

C. Photographs of Site.

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

E. 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:

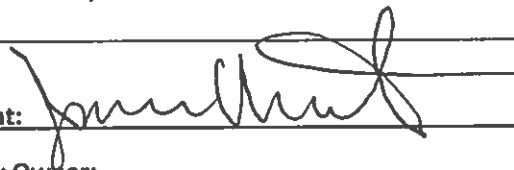
By signing this application, as the foresaid applicant or authorized agent:

- 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 1-3-23

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

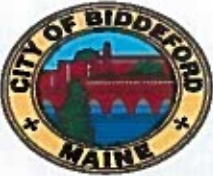
DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- 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



City of Biddeford
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: MPIC My Place Teen Center
Mailing Address: 208 Graham St Biddeford, 755 main st. Westbrook, ME 04092
Telephone: 207-854-2800
Email: donna@myplacecenter.org
What is your legal interest in the property?
☐ Owner ☐ Potential Buyer with Contract ☒ Lease/Rental Agreement

Owner's Information:

Name: Biddeford Housing Authority
Mailing Address: 22 South St Biddeford, ME 04005
Telephone: 207-415-2939 282-6537 #401
Email: ggagambha@maine.ra.com

Agent's Information:

Name: Jim Godbout
Mailing Address: P.O. Box 365 Biddeford Maine 04005
Telephone: 207-467-0021
Email: jim@jimgodbout.com

Engineer/Surveyor's Information:

Name: N/A
Mailing Address: _____
Telephone: _____
Email: _____

Project Location and Lot Information:

Street Address: 75 Bacon street
Tax Map: 39-130 Lot: 130
Current Zoning: MSRD 2 Shoreland Zoning: _____
Size of Lot: _____ () acres () s.f. Lot Frontage: 106'
Existing use of Property: community center - former church

- B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
- C. Photographs of Site.
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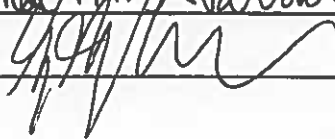
Signature of Applicant:



Date

12-9-22

Signature of Property Owner:



Date

12/9/22

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

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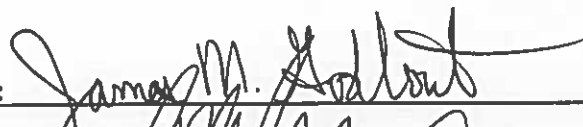
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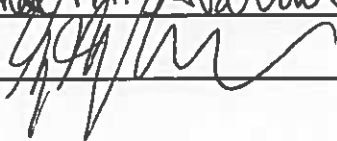
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Date

12-9-22

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Date

12/9/22

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BOARD SIGNATURE (AS APPLICABLE)
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75 Bacon Street Upper Level White Box for MPTC

BUDGET

Sources and Uses Summary

Sources	Budget	
Donated value of Building+soft costs	\$ 143,000	5.1%
SMAH pre-development costs	\$ 10,000	0.4%
ARP Funds	\$ 1,500,000	54.0%
Steeple, brownfield, other grants	\$ 75,000	2.7%
Donations	\$ 400,000	14.4%
In kind labor & donated materials	\$ 650,000	23.4%
	<u>\$ 2,778,000</u>	
Uses		
Building Acquisition	\$ 143,000	
Building Construction	\$ 2,090,000	
Furniture, Fixtures & Equipment (MPTC's direct allocation from ARPA funds)	\$ 425,000	
Closing / Soft Costs	\$ 20,000	
Permanent Loan Fees and Closing	\$ -	
Construction Period Carrying	\$ -	
Leasing Reserve (for future commissions and TI)	\$ -	
Vacancy Reserve (for unexpected vacancies)	\$ -	
Prefunded Replacement Reserve	\$ 100,000	
	<u>\$ 2,778,000</u>	

Notes:

- Construction estimates compiled by SMAH
- Budget is anticipated to cover cost to upgrade to meet all current codes and make exterior sound and weather proof. Also all mechanical systems operational. White box ready for occupancy



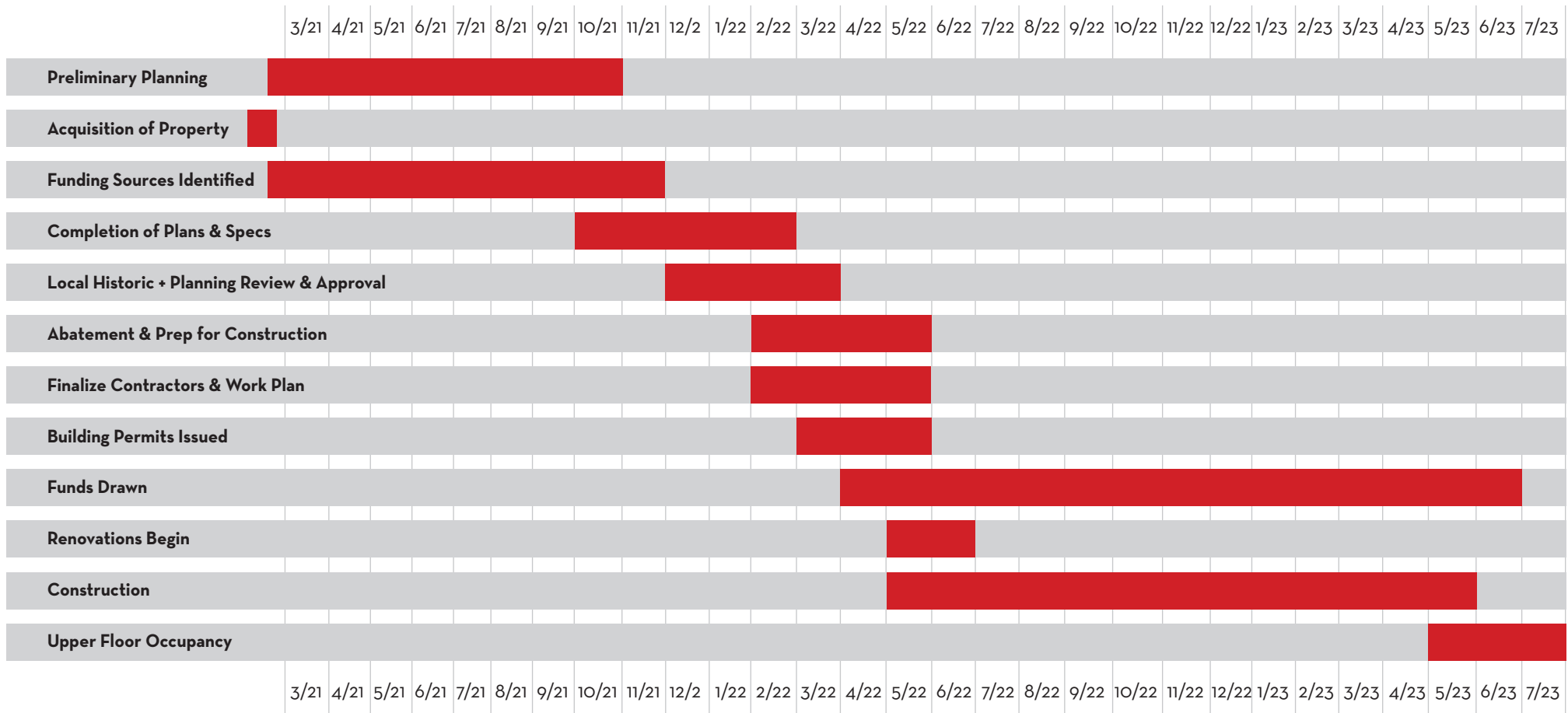
SOUTHERN MAINE
AFFORDABLE HOUSING

Development Budget

Building Acquisition		Notes
Purchase Price	\$ 130,000	
Closing / Legal Fees (Estimated)	\$ 8,000	Appraisal, Legal, Title, etc.
Furniture and Fixtures	\$ -	
Environmental Services	\$ 5,000	completed
Title Examination	\$ -	
Flood Insurance Cert	\$ -	
Phase 1	\$ -	completed
Demo Survey	\$ -	
Signage	\$ -	
Wire Fees	\$ -	
Total Acquisition	<u>\$ 143,000</u>	
Building Construction		
– White Box for upper level		
Design professionals	\$ 75,000	
Roof repair; steeple	\$ 85,000	
Flooring	\$ 110,000	
Heating-Ventilation System	\$ 140,000	
Windows & doors	\$ 110,000	interior storm windows + donated windows
interior Improvements	\$ 350,000	paint, repairs; carpentry
Plumbing	\$ 155,000	new bathrooms - upper level
Security; electrical upgrades	\$ 140,000	
Furniture and fixtures	\$ 425,000	
Environmental	\$ 200,000	
Sprinkler updates	\$ 190,000	new system
Fire Alarm	\$ 90,000	add smoke detection in lower level
Additional materials and labor	\$ 465,000	
Total Construction	<u>\$ 2,535,000</u>	
Prefunded Replacement Reserve	\$ 100,000	
Total Development Costs	<u>\$ 2,778,000</u>	

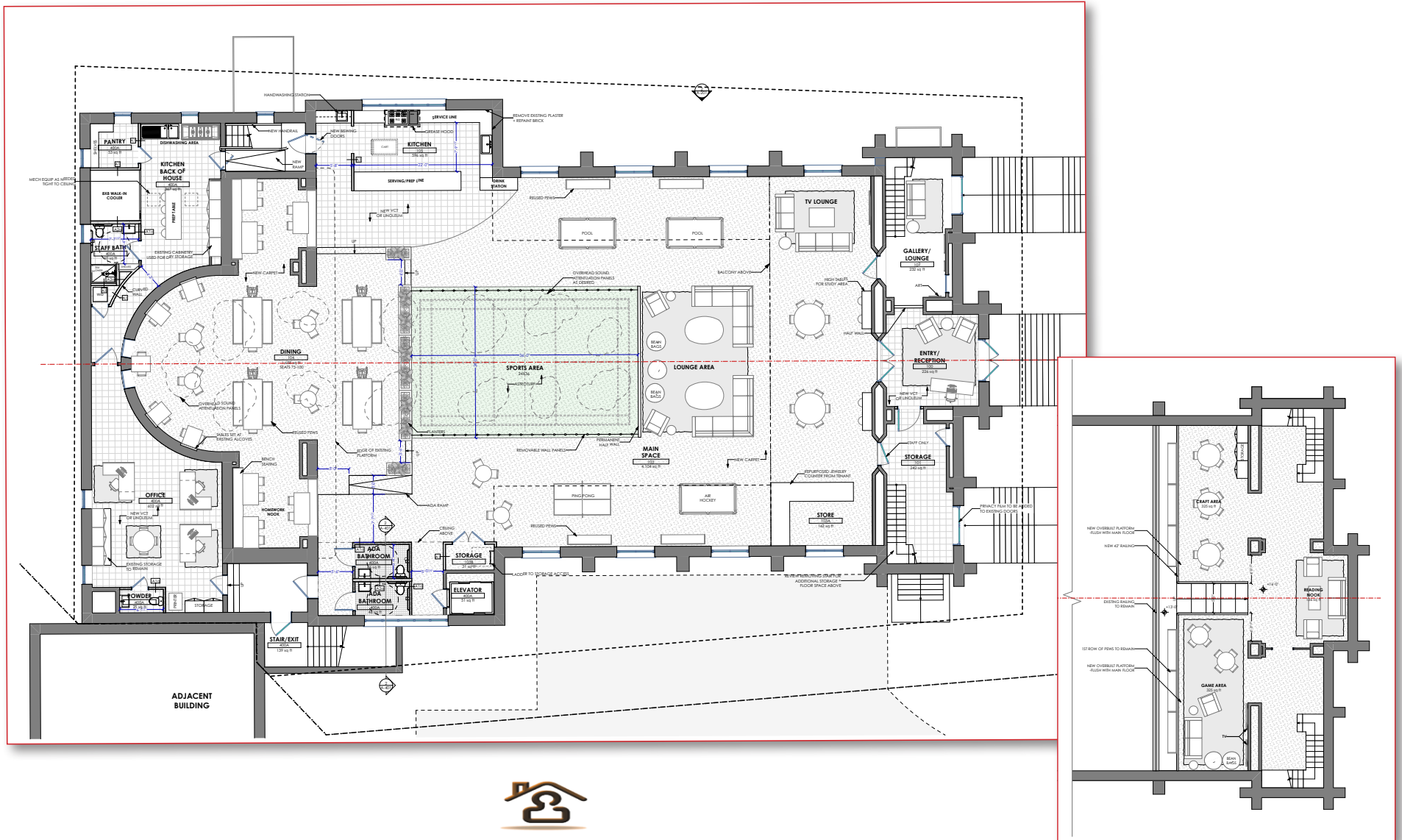
75 Bacon Street Upper Level Renovation for MPTC

TIMELINE



SOUTHERN MAINE
AFFORDABLE HOUSING

75 Bacon Street Upper Level Floor Plan





755 MAIN STREET WESTBROOK



75 BACON STREET BIDDEFORD

two locations. two homes.



The My Place Teen Center Sustainability Campaign



OUR MISSION

My Place Teen Center's mission is to provide a safe haven for youth, ages 10-18, sustaining them with comfort, meals, resources, and hope.

BOARD OF DIRECTORS

Rev. Tim Higgins **CHAIR**
Lori Carter **VICE CHAIR**
Paul Pellerin **TREASURER**
Cheryl Hinkson **SECRETARY**
Amy Clearwater
Theresa Cloutier
Jennifer Drouin
Martha Gaythwaite

Donna Dwyer **PRESIDENT & CEO**
C. Alan Beagle, Esq. **CLERK**

OUR VISION

All youth will have the academic, job readiness, and life skills necessary to lead independent adult lives filled with stewardship, courage, passion, and joy.

ADVISORY COUNCIL

Larry Caruso
Ben Campo
Suzanne Joyce
Kevin McCarthy
Doug McKeown
Catherine Powers
John Powers
Lee Rossignol
Michael Sanphy
Deborah Shangraw
Giovani Twigge
Anne Vaillancourt
Maureen Van Uden
Mark Woodbury

ADVISORY COUNCIL - YOUTH

Alexis Dearborn

From Our Board Chair



Resilience is the Response

Steve Doughty from an on-line resource of mine, speaks about people he described as the “holy resilient.” He said, “When subjected to the fiercest pressures of change, the holy resilient do not just endure or bounce back. They become more: more compassionate, deeper, simpler in their desires, and more focused in how to use their time. Resilience for them is not a matter of getting back to normal, nor is it about adjusting as well as they can. It is about transformation. It is about moving beyond where they were at the start of the change. It is about becoming new persons. This is whether the change broke upon them through a diagnosis, pink slip, an unexpected phone call, a technological innovation, or cherished patterns of working with others.”

We, too, are in this process of adjusting as well as we can.

We're adjusting to:

- the pandemic with all its inconveniences, economic impact, and mounting grief
- a new fervency for racial justice and its mounting grief

We can choose to meet these challenges with granite-like immovable resistance against the rushing waters unwilling to accept what is or will be, or we can meet the challenges with the resilience of a deeply-rooted reed that bends as the waters push against and surround it.

I truly believe that the leadership and staff at MPTC coped with COVID-19 as **that reed that bent but refused to break**. After schools were shut down in the middle of March 2020 and the staff realized that no kiddos would be entering their red doors, anxiety set in with the following questions: *How will we take care of our kids? How will we help our neighbors? How will our funders respond? Will the Center come out whole on the other side of this?* As the anxiety rose, the stress was palpable. MPTC was at a crossroads.

Within 48-hours, our fearless leader, Donna Dwyer, reached deep and I quote, “we have a kitchen, a cook, a van, and staff.” Immediately a list was compiled of the Center's clientele and their families and daily meals were prepared for 50 at the curbside and 200 out for delivery – 250 people served each and every day for nine months. Old funding sources were tapped and new funding sources were discovered. The business model was transformed so as to meet the immediate need in the community.

A remarkable story of adjustment, transformation, and resilience.

Your Board of Directors will continue to monitor the present situation and look to the possibility of adjusting our very liquid business plan – based on the needs of the community. We thank you all for your ongoing support of MPTC and we invite you to continue that support in any way possible.

Sincerely yours,

Tim Higgins, Chair of the BOD

WHO WE ARE

My Place Teen Center is a nonprofit southern Maine organization based in Westbrook with a second location to be opened in Biddeford, 2023.

Opened in 1998, we are a year round, free, out of school time, evidence-based, positive youth development program specializing in cultivating grit and alleviating hunger and trauma. We are open five days per week, year-round. Everything we do for the kids is free.

My Place Teen Center is at the forefront of some of the most crucial issues of our time.

- We fight to keep kids safe from the devastation of the opioid epidemic.
- We combat poverty and food insecurity.
- We create real, authentic communities with kids from diverse backgrounds, teaching them how to be good citizens and good neighbors.
- We show teens from broken homes that there is a better way to live life – with accountability, personal responsibility, and self-care.

In short: Adverse childhood experiences and the lifelong consequences of trauma can be counterbalanced with protective factors such as increasing cognitive capacity, healthy attachment of relationships, the ability to regulate emotions and behaviors, and creating safe environments. **This is our calling card.**

The Three Most Important Things We Do:

1. Provide food - daily meals and snacks
2. Offer a teen oasis
3. Instill GRIT via character development, academic support, mentoring, civic engagement, and life skills. The mettle of a kid’s heart and will is IT. #tinySTRONG

Our Hallmark Programs:

1. Youth Leadership Academy – a specialized positive youth development program designed to increase developmental assets to reduce risky behaviors. Youth attend year-long units on Health and Wellness, Leadership and Social/Emotional competencies, STEAM, Workforce Readiness, and Character Education/Civic Engagement.
2. Restaurant Job Training Program (RJTP) – embedding life skills, work-force development modules, accountability protocols, STEM principles, and financial literacy practices, the RJTP gives teens the opportunity to train as proprietors, cooks, servers, bussers, hosts, hostesses, and dishwashers in a restaurant-like environment, preparing meals in the teaching kitchen, and serving 9,000 meals to their fellow teens in MPTC’s dining room.
3. Get Urban Kids Outside! – getting city kids to explore and maintain the woods and local trails, breathe in fresh air, share, listen, and problem-solve teen angst, practice healthy lifestyle choices, glean and forage fresh produce, and engage in ecology studies. dining room.
4. Making Proud Choices! – an Evidence-Based, Safer-Sex Approach to Teen Pregnancy and HIV/STD Prevention curriculum that provides adolescents with the knowledge, confidence and skills necessary to reduce their risk of sexually transmitted diseases (STIs), HIV and pregnancy by abstaining from sex or using condoms if they choose to have sex.





**We're not just raising kids here,
we're raising the next generation
of adults, and they're headed
your way...**

WHY DOES MY PLACE TEEN CENTER MATTER?

According to the 2019 recommendations from the National Commission on Social, Emotional & Academic Development, "...children require a broad array of skills, attitudes, and values to succeed in school, careers, and in life. They require skills such as paying attention, setting goals, collaboration, and planning for the future. They require attitudes such as internal motivation, perseverance, and a sense of purpose. They require values such as responsibility, honesty, and integrity. They require the abilities to think critically, consider different views, and problem solve. And these social, emotional, and academic capacities are increasingly demanded in the American workplace, which puts a premium on the ability to work in diverse teams, to grapple with difficult problems, and to adjust to rapid change." <http://nationathope.org/report-from-the-nation/>



The long-term impacts of poverty on children have been extensively researched and documented. Among the disturbing consequences:

- According to the American Psychological Association, child poverty is linked with a range of negative developmental conditions and outcomes, including poor academic achievement, school dropout, abuse and neglect, behavioral and socio-emotional problems, physical health problems, and developmental delays.
- Over time, child poverty contributes to chronic stress, lower levels of working memory, a weak foundation for later learning, behavior, and health, and poor adolescent and adult outcomes, according to the Urban Institute's research report, Child Poverty and Its Lasting Consequences.
- Perhaps most concerning is that poverty impacts a child's brain development, leading to long-term behavioral and cognitive difficulties.

In response, we provide academic assistance through Science, Technology, English, the Arts, and Math (STEAM) programs. We have our Restaurant Job Training Program where youth are learning front-of-the-house and back-of-the-house restaurant job training skills. We offer instruction in character development, leadership development, life skills, and financial literacy. We focus on aspects of healthy, responsible moral development that builds strong character, self-esteem, academic, and leadership skills. We run a youth-led store based on an earned point system. All this, and we provide daily, healthy, complete meals and snacks.

DOES MY PLACE TEEN CENTER WORK?

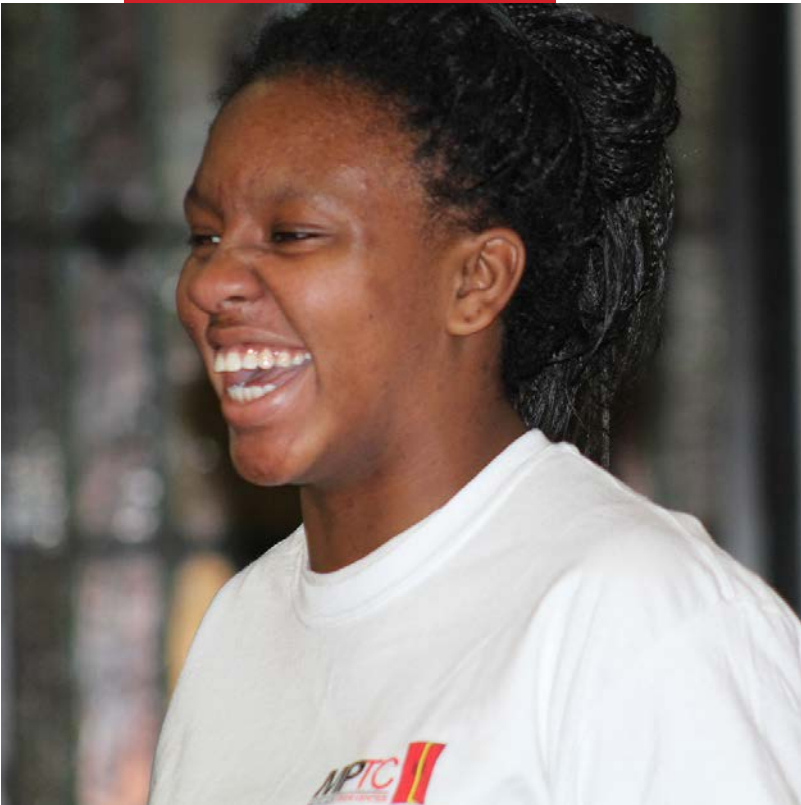
In 2016, MPTC worked with Dr. MaryAnn Corsello, Ph.D., Research and Evaluation Director of the Building Assets, Reducing Risks (BARR) program, to develop a robust and scientifically-based evaluation model. Based on this external evaluative work, all youth now receive Search Institute's scientific instrument, The Developmental Assets Profile (DAP), twice per year. The DAP is available online, and computers are made available to each youth. Dr. Corsello also developed an internal process measure to document the activities staff offer to participants, dosage, and quality of program delivery.

Daily attendance documents frequency of involvement among members and meals eaten, curriculum units completed, incentives earned, and community service projects completed. Staff fill out youth observation forms to measure attitudes and skills.

Data analysis consists of comparing results from the administration of surveys and testing for statistically significant improvements. Process measures are analyzed and compared with outcome measures to see how programming is related to youth outcomes. Areas of success, as well as those needing improvement, are targeted.

According to our 2021 administered Search Institute surveys to our middle and high school students, youth increased these key character strengths:

- 45% have a more positive view of the future;
- 71% feel they function with increased integrity;
- 67% demonstrate greater responsibility;
- 53% describe a greater sense of purpose;
- 48% indicate an increased interpersonal competence, including empathy, sensitivity, and friendship skills; and,
- 33% feel they have better planning and decision-making.



We serve over 500 kids every year.
Here are some of their stories.



Meet Aisha Age 12

Aisha is smart, funny, full of energy. Everyone who meets Aisha sees these qualities right away. Often everyone, except Aisha. It used to be if you paid her a compliment she would shrug and disagree. Her home life is rocky and she has experienced things that kids just shouldn't have to experience. MPTC offers Aisha stability. Aisha knows that she can come here and just be herself. She can hang out with her friends, she can talk with staff, she can mess up and know that we are going to love her anyway. So she comes, every day, and every day we have seen her self-confidence grow a little bit more. Now when you compliment Aisha, she will smile back, give you thanks, and throw in, "I know."

Meet Mark Age 14

Mark is a freshman and plays freshman football. He loves rap music and action movies. Mark is full of energy and always has a smile on his face. Mark is the kind of kid who can easily get himself in trouble. He spends a lot of time away from his house. He likes to come to the teen center because it is fun place to hang out. MPTC is more than a fun place. If Mark were not here, he would be hanging out on the streets, in the park, unsupervised. MPTC gives Mark a safe place to be — and still have a lot of fun.

Meet Soladad Age 12

Soladad is in 7th grade — and comes to MPTC almost every day after school. Soladad has a pretty big family and she and her sister do not always get along. She loves coming to the teen center because it gives her something to do after school. At MPTC she can hang out with her friends, listen to music, and play games, do the things that kids her age should be doing. If she were not coming to MPTC, Soladad would be home and she and her sister would be fighting. MPTC gives Soladad a safe place to hang out without drama.

Meet Anne Age 14

Anne is homeschooled. MPTC offers her a place where she can interact on a social level with her peer group and participate in activities. Anne is a force. She is funny, spunky, and outgoing. As a homeschooled student Anne spends a lot of time with her parents, adults, and by herself. MPTC offers her a place to connect with other kids her own age and develop some of the very important social skills that kids often develop through school.

Meet Victor Age 12

Victor loves video games, kickball, and computers. What he doesn't love is homework. When Victor fell behind in his school work his mother contacted us. We were able to work with Victor to encourage him to get his school work done. Staff were there to assist him when he had questions and praise him when he completed an assignment. This school year, Victor is committed to getting his work done on-time. We are able to help him out here by offering homework assistance every day!

Meet Dominic Age 15

Dominic is a kid who has had a tremendous amount of upheaval in his young life. Substance use, domestic violence, significant loss. This upheaval has had its impact. Dominic regularly runs away from home. Couch surfing is preferable to sleeping in his own bed. Sleeping on a friend's couch feels safer than sleeping at home. Dominic struggles with responsibility. He is in and out of school, in and out of trouble. At MPTC Dominic finds something he does not find at home. Consistency, stability, meals, comfort, love. Dominic is a work in progress but at MPTC, we keep working because he matters.

Meet Lea Age 11

Lea has been coming to us since she was 10. When we first met Lea she was a quiet, shy girl. Lea decided to join our hip-hop dance team. As the year progressed we saw Lea's confidence grow. Lea had never done anything like dance before. The night of the recital she was nervous, but when the curtain lifted, this quiet girl danced her heart out and she loved it! Lea is looking forward to dance beginning again this year.

Meet Heidi Age 15

Heidi loves fashion, art, and has a flare for the dramatic. She dreams of being a fashion designer. Daily life can be challenging for Heidi. She has mental illness and often struggles with self-esteem. Here at MPTC, Heidi has a place to express her dreams, to try out her ideas, and to be herself. She was an active member of the fashion club, making new clothing from old. She loved the improv acting class. She always participates in arts and crafts. She loves Karaoke. At MPTC Heidi is able to live some of her dreams and find encouragement to keep following them.

Meet Mandy Age 12

Mandy is adorable. When you see her, you just want to hug her. She is small and looks very young for her age. She also acts young for her age. Mandy has some learning disabilities and severe ADHD. Her mom, a single mother, struggles to keep up with all the demands. Mandy's mom has found an ally in MPTC. She has been forthcoming about Mandy's needs and we have stepped up to help Mom meet some of them. Mom knows that Mandy can get help with her homework, work out some of her energy, and improve her social skills. She also gets dinner and a ride home! It is a huge service for this family and a huge relief to a busy and tired mom struggling to get it all done.

Meet Azalee Age 14

When Azalee first started coming to the teen center she was withdrawn, crass, and hard to talk to. She was hard to get to know. Over the past year, however, we have seen an amazing young woman emerge. A talented artist, she creates beautiful comic book style drawings. She has connected with other young women and has developed some very close friendships. These friendships have eased her transition from middle school to high school. Sometimes she still sits alone, but now it is because she seeks space, not because there is no one to fill it.

Meet Hope Age 14

Hope is an outstanding member of the MPTC community. She is always willing to lend a hand, is respectful, and a good friend. When Hope first started coming to MPTC she was shy and quiet. Over the past year we have seen tremendous growth in Hope as she has opened up to our community. We have undergone some major renovations here at MPTC. Throughout the renovation period, Hope was always ready to volunteer for whatever needed to be done. Her help was greatly appreciated by both staff and her peers. Hope loves music and dreams of becoming a singer.

Meet Chizezie Age 17

Chizezie has had a tumultuous adolescence. As a younger teen, Chizezie struggled with gender identity. This struggle left him with little support at home and he has spent much of his teenage years homeless, couch-surfing, and trying to avoid trouble. Chizezie attends school in Portland, but comes to MPTC after school. He says he comes here because MPTC offers a lot for him to do and it makes it easier to make the right choices. When he is here, his anxiety is less. He is happier. He is safe.

Meet Baqir Age 15

Baqir immigrated to the United States from Pakistan when he was in elementary school. Baqir is now a sophomore in high school and has been a part of the MPTC community for a few years. An avid athlete, he plays football and basketball. He is a proud student, who dreams of college. He speaks two languages. Baqir is a role model for many of our younger kids and carries himself with dignity. We are proud to have Baqir as part of our community.

Meet Daniel Age 12

A 7th grader, Daniel is an absolute joy to have around. This kid is always smiling and his laugh is infectious. He likes jogging, camping, computers, and video games. He is always friendly to the other kids and to staff. When asked why he likes coming to MPTC he said, "There are a lot of good people here!"



Meet Ella Age 12

Ella is a shy, small kid who often finds herself the subject of other kid's jokes. Her clothes are worn, her hair is knotted, her social skills are limited. When Ella comes to MPTC she comes with a caseworker. At other places this might set Ella apart, but at MTPC, many of the kids who come here have one-on-ones who work with them. Here Ella finds other kids she can relate to.

HISTORY OF MPTC AND TODAY

In 1996, Westbrook community leaders, shocked by a local teen's suicide and the increase of drug and alcohol abuse by teens, started a dialogue on how best to keep the city's 1,700 teens safe. They created an after-school teen drop-in center, the "Mission Possible Teen Center," which opened its doors in 1998 in the Dana Warp Mill. Westbrook soon became a vital community resource, the city's first no-barrier program for all kids, regardless of socio-economic status or background, to hang out in a fun, safe, and learning-filled space.

By 2004, demands for teen services increased and the Center realized it needed more space. The Board of Directors made the courageous decision to relocate the Teen Center and purchased the former United Methodist Church for its new home located in the heart of Westbrook. In 2013, and in celebration of our fifteen-year anniversary, the Board changed the name from "Mission Possible" to My Place Teen Center to recognize the kids who often referred to the Teen Center as "My Place..."



Today, the planned expansion to another county is part of our long-term strategic goals and fostered by the positive relationships developed with Biddeford city leaders and local champions. We have partnered with Southern Maine Affordable Housing (SMAH) regarding 75 Bacon Street – the former St. Andre's Church, which SMAH owns. Our target opening date is 2023.



Every child who winds up doing well has had at least one stable and committed relationship with a supportive adult.



CUMBERLAND COUNTY

755 Main Street, Westbook
Red Doors opened in 1998



12



YORK COUNTY

75 Bacon Street, Biddeford
Red Doors to be opened in 2023



13



Our culture is one in which we are loving first and firm when needed. A family-type, anti-bullying, safe environment is our hallmark.



Temporary York County Location

4 Scamman Street, Saco

QUALIFICATIONS

Our CEO, Donna Dwyer, has 24 years in social services, 14 years of nonprofit executive director/CEO positions, and holds three graduate degrees including an MBA with a focus on Entrepreneurship, a Certificate of Advanced Study in Educational Leadership, and a MS.Ed. in Special Education.

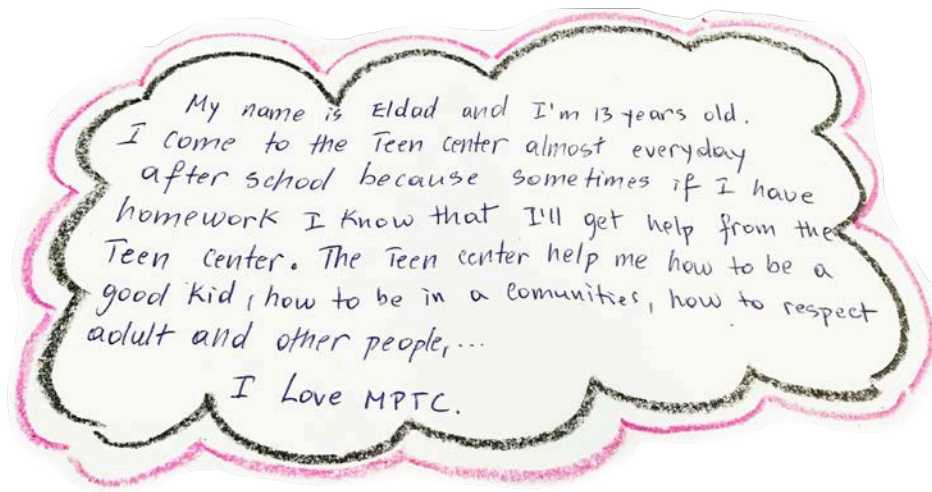


Donna also project managed a \$1.2MM renovation at the Westbrook site.

Our Director of Operations, Tina Burns, has extensive social services case management experience and seventeen years of non-profit accounting and office management.

In addition to our Board of Directors, in 2015, we formed an Advisory Council to help advance the mission of the organization through their individual and collective expertise and relationships in the community. This statewide group consists of a diverse pool of individuals that serve a variety of tasks such as raising the organization's profile, monitoring community needs and organizational trends, suggesting ideas, assisting with fundraising resources, linking to other groups of stakeholders, and offering informed guidance.





Home is where the heart is. Our home, in a renovated church on Main Street in Westbrook, and a new one in a former church in Biddeford, is where we nurture, inspire, and safeguard at-risk teens, many of whom have nowhere else to go. With steely resolve, and a passion for grit and accountability, we keep kids safe, fed, loved, and shown a different path. Join us as we change lives.



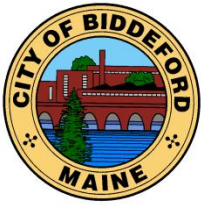
For more information, please contact:

Donna Dwyer, president/CEO
donna@myplaceteencenter.org

TEL 207-854-2800 • FAX (207) 856.2109

www.myplaceteencenter.org

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CITY OF BIDDEFORD

Planning and Development Department

David C.M. Galbraith
Interim Deputy Director/City Planner
205 Main Street
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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, Interim Deputy Director/City Planner

DATE: January 19, 2023

RE: **2023.04 Shoreland Zoning Permit for Matthew F. Lopresti Trustee of the Matthew F. Lopresti 2017 Declaration of Trust and Mary L. Lopresti Trustee of the Mary L. Lopresti 2017 Declaration of Trust to relocate a non-conforming structure to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3).**

MEETING DATE: January 25, 2023 at 6:00 PM

1. INTRODUCTION



The Applicants, Matthew F. Lopresti (Trustee of the Matthew F. Lopresti 2017 Declaration of Trust) and Mary L. Lopresti (Trustee of the Mary L. Lopresti 2017 Declaration of Trust), and their authorized Agent, Mike Morse – Senior Environmental Consultant of Archipelago, are seeking to relocate a non-conforming structure to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3). This application involves redevelopment of property at 100 Mile Stretch Road in the Coastal Residential (CR) Zone and in the Limited Residential (LR) Shoreland Zone.

The subject property has an existing home Pursuant to Article XIV, Section 12(C)(4) of the City of Biddeford Code of Ordinances, whenever a non-conforming structure is removed by more than 50% of its market value and is proposed for reconstruction, such reconstruction is allowed provided that

CASE: 2023.04 Shoreland Zoning Permit for Matthew F. Lopresti and Mary L. Lopresti to relocate a non-conforming structure to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3).
Planning Board Hearing date: January 25, 2023.

the Board determines that the footprint of the structure meets the coastal wetland setback to the greatest practical extent.

Mr. Morse submitted an outstanding narrative, which has been provided in its entirety below and shown in italics:

The applicants purchased the subject property in September 2021. The parcel is developed with a residential dwelling, with attached concrete patios, walkways, and in-ground pool, a detached garage, brick patio, a concrete retaining wall, customary lawn and landscaped areas, and a driveway. The dwelling structure is located 40.21 feet from the NHWL as delineated by Livingston-Hughes on February 20, 2020, and therefore is considered to be a non-conforming structure under the Code. According to City Assessor records, the structure was constructed in 1965.

The project proposes to remove the existing non-conforming structure and reconstruct it in a more conforming location. Such projects are allowed, subject to City Code, Article XIV, Section 12(C)(4), Reconstruction or Replacement. Specifically, the Code allows the removal and reconstruction of a non-conforming structure within the shoreland zone provided that the structure's footprint is relocated to be in conformity with the shoreline setback to the greatest practical extent, as determined by the Planning Board. Greatest practical extent relocation determination by the Planning Board is the exclusive purpose of this application.

Pursuant to the City's Code, when relocating a non-conforming structure in compliance with the shoreline setback to the greatest practical extent, the Planning Board shall consider 6 specific criteria (see Article XIV, Section 12 (C)(3)). These criteria include, and are limited to the following:

- 1) Size of the lot*
- 2) Slope of the land*
- 3) Potential for soil erosion*
- 4) Location of other structures on the property and on adjacent properties*
- 5) Location of the septic system and other on-site soils suitable for septic systems*
- 6) The type and amount of vegetation to be removed to accomplish the relocation*

Discussion: The subject lot is 33,554 square feet and approximately 80 feet wide. The existing and proposed structure locations are affected by the minimum shoreline setback requirements and the minimum lot line setback requirements.

With respect to the 6 relocation criteria outlined in the Code, we provide the following:

1) Size of the lot: Considering the modest lot size and multiple minimum setback restrictions, there is a limited location for the structure footprint to be relocated. In the attached site plan prepared by Livingston-Hughes dated December 5, 2022, we propose to relocate the structure in a northeasterly direction. This improves conformity with the 15-foot side lot line setback on both sides of the structure compared to the existing condition and moves the structure further back from the NHWL. Due to the location of the houses on the abutting properties, the structure footprint has been relocated back to 82.16 feet from the NHWL. Moving the footprint any further back will result in the obstruction of views by the abutting structures.

2) Slope of the land: The slope of the land in the area of the lot that is subject to this proposal is not prohibitive to construction and does not interfere with the structure relocation as proposed. The structure

CASE: 2023.04 Shoreland Zoning Permit for Matthew F. Lopresti and Mary L. Lopresti to relocate a non-conforming structure to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3).
Planning Board Hearing date: January 25, 2023.

is currently constructed on the highest point of the land, with the slope receding both fore and aft of the structure- toward the ocean and toward the road. Relocating the structure further away from the shoreline lowers the height of the structure, which also reduces the view of the water from the structure. The proposed location for reconstruction substantially improves the shoreline setback while preserving a water view.

3) Potential for soil erosion: There are no unique soil conditions or other soil features such that the relocation of the structure footprint would create risk of soil erosion from the lot.

4) Location of other structures on the property and on adjacent properties: The location of the existing detached garage limits how far back toward the road the structure can be relocated. There are no other structures that are located on the property that would affect the proposed relocation. There are structures located on the adjacent properties to the east and west of the subject lot, and those abutting structures do impact the footprint relocation on the subject lot. Relocating the existing footprint any further back than the proposed relocation will significantly impact the water views of the relocated structure.

5) Location of the septic system and other on-site soils suitable for septic systems: The property is currently served by a subsurface wastewater disposal system. The existing system was installed in 1985 and is located approximately 28' from the northerly end 3 (road end) of the structure. The septic system is proposed to be replaced as part of this project. The area of the lot that is between the proposed relocated structure location and the detached garage must be reserved to accommodate the replacement septic system.

6) The type and amount of vegetation to be removed to accomplish the relocation: Vegetation removal does not impede structure footprint relocation under the City Code. The existing location from where the structure will be relocated will be replanted with grass vegetation as specified in the Code.

Relocation Summary: *Due to the relatively small lot size, narrow lot width, minimum setback requirements established in the Code, septic system requirements, and otherwise discussed above, it is our opinion that the proposed footprint relocation of the non-conforming structure establishes the minimum shoreline setback to the greatest practical extent. Accordingly, the applicant respectfully requests the Planning Board's concurrence that the structure footprint's greatest practical extent relocation on the lot is 82.16 feet from the NHWL.*

2. PROJECT DATA/INFORMATION

1.	Applicant:	Matthew F. Lopresti, Trustee of the Matthew F. Lopresti 2017 Declaration of Trust & Mary L. Lopresti, Trustee of the Mary L. Lopresti 2017 Declaration of Trust 2 Old Weston Road Wayland, MA 01778
2.	Owner of Property:	Same as applicant
3.	Agent:	Mike Morse Archipelago 1 Dana Street Portland, ME 04101
4.	Surveyor:	Don Coburn

CASE: 2023.04 Shoreland Zoning Permit for Matthew F. Lopresti and Mary L. Lopresti to relocate a non-conforming structure to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3).
Planning Board Hearing date: January 25, 2023.

		Coburn Fine Homes 58 Old Cape Road Kennebunkport, ME 04046
5.	Project Location:	100 Mile Stretch Road
6.	Project Tax Map #/Lot #:	Tax Map 61, Lot 3
7.	Lot Size:	33,554 SF
8.	Base Zoning:	CR
9.	Overlay Zoning:	LR
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Approvals Required:	Shoreland Zoning Permit
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:	yes
25.	Planning Board Review History: January 25, 2023	

3. COMPLIANCE WITH CITY ORDINANCES

The structure is subject to the provisions set in the Biddeford Shoreland Zoning Ordinance, *Article XIV, Section 12.C.1 Expansions and 12.C.2 Foundations*.

12.C.1.a - *Expansion of any portion of a structure within 25 feet of the normal high-water line of a water body, tributary stream, or upland edge of a wetland is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream or wetland setback requirement.*

Satisfied. The portion of the structure being relocated is located greater than 25 feet from the normal high-water line.

12.C.1.c.i - *For structures located less than 75 feet but greater than 25 feet from the normal high-water line of a water body, tributary stream, or the upland edge of a wetland the maximum height of any structure may not be made greater than 20 feet or the height of the existing structure, whichever is greater.*

Satisfied. The height of the structure will not exceed the existing height (35 feet).

12.C.1.c.ii - *In addition to the limitations in Subparagraph i, for structures that are legally nonconforming due to their location within the Resource Protection District, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet or 30% larger than the footprint that existed at the time the Resource Protection District was established on the lot, whichever is greater.*

Satisfied. The proposal is for the relocation of an existing structure, which does not exceed the allowed size.

12.C.2 - Foundations. *Whenever a new, enlarged, or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in Section 12C3 (Relocation) below.*

CASE: 2023.04 Shoreland Zoning Permit for Matthew F. Lopresti and Mary L. Lopresti to relocate a non-conforming structure to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3).
Planning Board Hearing date: January 25, 2023.

Satisfied. The applicant is proposing a replacement foundation, relocating the building approximately 40 feet further from the normal high water mark.

12.C.3 - *In determining whether the building relocation meets the setback to the greatest practical extent, the Planning Board shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.*

The Applicant is proposing re-locate the existing structure an additional 40 feet away from the existing location. Relocating the structure will be more intensive so the Applicant will be required to minimize soil and vegetation disturbance and create the least amount of impact across the site overall.

1. STAFF REVIEW

- **APPLICATION COMPLETENESS / STAFF RECOMENDATION:** The applicant has submitted a complete application, featuring all required elements as specified under City Code, Article XIV, Section 12(C)(4), Reconstruction or Replacement of a legally non-conforming structure, and Staff is recommending approval of the proposal, with the adoption of the Findings of Fact (FOF) and recommend Condition of Approval (COA).
- **ZONING:** The proposal requires compliance with City Code, Article XIV, Section 12(C)(4), Reconstruction or Replacement of a legally non-conforming structure.
- **WAIVERS:** No waivers are being sought.

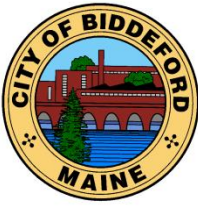
2. SAMPLE MOTIONS

- A. Motion to Approve: *I motion to APPROVE the Applicant’s request to relocate a non-conforming structure, to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3), in the Coastal Residential (CR) Zone and in the Limited Residential (LR) Shoreland Zone as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA), and the following COA.*
- 1) _____.
- 2) _____.
- 3) _____.
- B. Motion to Deny *I motion to DENY the Applicant’s request to relocate a non-conforming structure, to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3), in the Coastal Residential (CR) Zone and in the Limited Residential (LR) Shoreland Zone as presented, for the following reasons:*
- 1) _____.
- 2) _____.
- 3) _____.

CASE: 2023.04 Shoreland Zoning Permit for Matthew F. Lopresti and Mary L. Lopresti to relocate a non-conforming structure to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3).
Planning Board Hearing date: January 25, 2023.

A. Motion to Table: I motion to TABLE the Applicant's request to relocate a non-conforming structure, to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3), in the Coastal Residential (CR) Zone and in the Limited Residential (LR) Shoreland Zone as presented, for the following reasons:

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



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

Determination of the Required Setback to the Greatest Practical Extent

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Article XIV, Shoreland Zoning, the Biddeford Planning Board has considered the application (Case# 2023.04) of Matthew F. Lopresti, Trustee of the Matthew F. Lopresti 2017 Declaration of Trust and Mary L. Lopresti, Trustee of the Mary L. Lopresti 2017 Declaration of Trust to relocate a non-conforming structure to meet the coastal wetland setback to the greatest practical extent at 100 Mile Stretch Road (Tax Map 61, Lot 3), including supportive data, public hearing testimony and related materials contained in the record. Based on Public Comment and Staff's review and recommendation, the Planning Board makes the following Findings of Fact and Conclusions of Law:

1. FINDINGS OF FACT

1.	Applicant:	Matthew F. Lopresti, Trustee of the Matthew F. Lopresti 2017 Declaration of Trust & Mary L. Lopresti, Trustee of the Mary L. Lopresti 2017 Declaration of Trust 2 Old Weston Road Wayland, MA 01778
2.	Owner of Property:	Same as applicant
3.	Agent:	Mike Morse Archipelago 1 Dana Street Portland, ME 04101
4.	Surveyor:	Don Coburn Coburn Fine Homes 58 Old Cape Road Kennebunkport, ME 04046
5.	Project Location:	100 Mile Stretch Road
6.	Project Tax Map #/Lot #:	Tax Map 61, Lot 3
7.	Lot Size:	33,554 SF
8.	Base Zoning:	CR
9.	Overlay Zoning:	LR
10.	Existing Use:	Residential
11.	Proposed Use:	Residential
12.	Approvals Required:	Shoreland Zoning Permit
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:	yes
25.	Planning Board Review History: January 25, 2023	

2. CONCLUSIONS OF LAW

The Planning Board has determined that based on the following factors, as outlined in Article XIV (Shoreland Zoning), Section 12. C.2. (Land Use Standards) of the Land Development Regulations, the plan for James & Story Leonard approved by the Planning Board on September 7th, and signed by the City Planner demonstrates the limits of the Greatest Practical Extent setback from the resource:

- a. The size of the lot limits the ability to locate further from the resource;
- b. The slope of the land limits the ability to locate further from the resource;
- c. The potential for soil erosion limits the ability to locate further from the resource;
- d. The location of other structures on the property and on adjacent properties limits the ability to locate further from the resource;
- e. The location of the septic system and other on-site soils suitable for septic systems limits the ability to locate further from the resource; and
- f. The type and amount of vegetation to be removed to accomplish the relocation limits the ability to locate further from the resource.

4. DETERMINATION

Based on the evidence available and the conclusions above, the Biddeford Planning Board grants the determination of the Greatest Practical Extent for the proposed project summarized above, located at 100 Mile Stretch Road (Tax Map 61, Lot 3). in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

Conditions of Approval:

1. **Prior to the issuance of a building permit the Applicant shall install all required erosion control measures to the satisfaction of the Director of Code Enforcement.**
2. **Obtain all required permits from Maine Department of Environmental Protection and the Biddeford Code Enforcement Office.**
3. **This approval shall expire one year from the date below if a substantial start is not made in construction. If a substantial start is made within one year of the date below, the applicant shall have one additional year to complete the project, thereafter this approval shall expire.**

Larry Patoine, Planning Board Chairman

Date



Michael Morse
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

December 12, 2022

Planning Board
City of Biddeford
P.O. Box 586
Biddeford, ME 04005

Re: Matthew & Mary Lopresti, 100 Mile Stretch Road: Non-Conforming Structure
Relocation

Dear Members of the Biddeford Planning Board:

On behalf of my clients Matthew & Mary Lopresti, please find our enclosed application for the Board's relocation determination of a non-conforming structure located at 100 Mile Stretch Road. We respectfully request that this application be placed on the Planning Board's January 4th agenda for its full consideration of the matter.

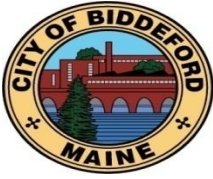
Pursuant to Article XIV, Section 12(C)(4) of the City of Biddeford Code of Ordinances, whenever a non-conforming structure is removed by more than 50% of its market value and is proposed for reconstruction, such reconstruction is allowed provided that the Board determines that the footprint of the structure meets the coastal wetland setback to the greatest practical extent. Accordingly, the enclosed application requests the Board's determination.

I have enclosed 7 complete copies of the application along with 3 additional rolled copies of the proposed plan. One of the additional plan copies is intended for signature and recordation at the Registry of Deeds. Payment of \$375 for the fees associated with this application is also enclosed.

Please don't hesitate to contact me with any questions. Thank you in advance for your consideration of this matter. I look forward to discussing this with you in the near future.

Sincerely,

Mike Morse

**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: Matthew F. Lopresti, Trustee of the Matthew F. Lopresti 2017 Declaration of Trust
 Name: Mary L. Lopresti, Trustee of the Mary L. Lopresti 2017 Declaration of Trust

Mailing Address: 2 Old Weston Road, Wayland, MA 01778

Telephone: _____

Email: _____

What is your legal interest in the property?

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

Owner's Information:

Name: same as above

Mailing Address: _____

Telephone: _____

Email: _____

Agent's Information:

Name: Mike Morse / Archipelago

Mailing Address: 1 Dana Street, Portland, ME 04101

Telephone: (207) 558-0102

Email: mmorse@ArchipelagoNA.com

Engineer/Surveyor's Information:

Name: Don Coburn / Coburn Fine Homes

Mailing Address: 58 Old Cape Road, Kennebunkport, ME 04046

Telephone: (207) 604-2001

Email: don@coburnfinehomes.com

Project Location and Lot Information:

Street Address: 100 Mile Stretch Road Drainage Watershed: Saco Bay

Tax Map: 61 Lot: 3

Current Zoning: Coastal Residential Shoreland Zoning: Limited Residential

Size of Lot: 33,554 () acres (X)s.f. Lot Frontage: 82 ft

Existing Use of Property: Residential dwelling and improvements

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 (incidental fill for house construction only-eg. backfill, loam for lawn)

Description of proposed use of property:

Project/Proposed Use:

The project proposes to remove and reconstruct an existing non-conforming structure. City Code requires Planning Board review to determine whether the structure footprint can be relocated to meet the shoreline setback to the greatest practical extent. This review is the sole request for this application.

Property to be Serviced by:

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

Limits of Disturbance: n/a () acres () s.f.

Net change in impervious cover: n/a () acres (X) 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)

☒ If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): Existing: 41.57% Proposed: 41.57%

Percent of structure expansion (Max 30%): to be determined

 If Subdivision Review, number of lots proposed:

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

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

Total new square feet footprint of structure: _____

Total new square feet paving/parking: _____

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval

☐ Fire Department – Contact Chief or Deputy Chief – 282-9986

☐ Ability to Serve for Water Service – Maine Water – 282-1543

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

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

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

C. Photographs of Site.

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

E. 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 12/12/2022

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



Archipelago

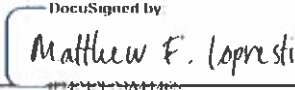
Law • Science • Policy

Michael Morse
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

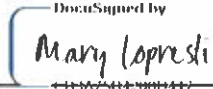
1 Dana Street
Portland, Maine 04101
(207) 558-0102

To whom it may concern:

Matthew F. Lopresti, Trustee of the Matthew F. Lopresti 2017 Declaration of Trust and Mary L. Lopresti, Trustee of the Mary L. Lopresti 2017 Declaration of Trust, owners of property located at 100 Mile Stretch Road, Biddeford, Maine, hereby authorize Mike Morse and Archipelago, to submit permit applications on their behalf to the State of Maine Department of Environmental Protection and the City of Biddeford. Such permit applications are intended for the proposed removal, relocation, and reconstruction of a residential structure located at 100 Mile Stretch Road, Biddeford.

Signature: 
Matthew F. Lopresti, Trustee of the
Matthew F. Lopresti 2017 Declaration
of Trust

Date: 12/10/2022

Signature: 
Mary L. Lopresti, Trustee of the
Mary L. Lopresti 2017 Declaration
of Trust

Date: 12/10/2022

Location Map
100 Mile Stretch Road
Biddeford, Maine



Online Tax Map

600ft

Michael Morse
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

Matthew Lopresti and Mary Lopresti
Non-conforming Structure Relocation Review
100 Mile Stretch Road, Biddeford

Project Description

The applicants purchased the subject property in September 2021. The parcel is developed with a residential dwelling, with attached concrete patios, walkways, and in-ground pool, a detached garage, brick patio, a concrete retaining wall, customary lawn and landscaped areas, and a driveway. The dwelling structure is located 40.21 feet from the NHWL as delineated by Livingston-Hughes on February 20, 2020, and therefore is considered to be a non-conforming structure under the Code. According to City Assessor records, the structure was constructed in 1965.

The project proposes to remove the existing non-conforming structure and reconstruct it in a more conforming location. Such projects are allowed, subject to City Code, Article XIV, Section 12(C)(4), Reconstruction or Replacement. Specifically, the Code allows the removal and reconstruction of a non-conforming structure within the shoreland zone provided that the structure's footprint is relocated to be in conformity with the shoreline setback to the greatest practical extent, as determined by the Planning Board. Greatest practical extent relocation determination by the Planning Board is the exclusive purpose of this application.

Pursuant to the City's Code, when relocating a non-conforming structure in compliance with the shoreline setback to the greatest practical extent, the Planning Board shall consider 6 specific criteria (see Article XIV, Section 12 (C)(3)). These criteria include, and are limited to the following:

- 1) Size of the lot
- 2) Slope of the land
- 3) Potential for soil erosion
- 4) Location of other structures on the property and on adjacent properties
- 5) Location of the septic system and other on-site soils suitable for septic systems
- 6) The type and amount of vegetation to be removed to accomplish the relocation

Discussion

The subject lot is 33,554 square feet and approximately 80 feet wide. The existing and proposed structure locations are affected by the minimum shoreline setback requirements and the minimum lot line setback requirements.

With respect to the 6 relocation criteria outlined in the Code, we provide the following:

- 1) Size of the lot: Considering the modest lot size and multiple minimum setback restrictions, there is a limited location for the structure footprint to be relocated. In the attached site plan prepared by Livingston-Hughes dated December 5, 2022, we propose to relocate the structure in a northeasterly direction. This improves conformity with the 15-foot side lot line setback on both sides of the structure compared to the existing condition and moves the structure further back from the NHWL. Due to the location of the houses on the abutting properties, the structure footprint has been relocated back to 82.16 feet from the NHWL. Moving the footprint any further back will result in the obstruction of views by the abutting structures.
- 2) Slope of the land: The slope of the land in the area of the lot that is subject to this proposal is not prohibitive to construction and does not interfere with the structure relocation as proposed. The structure is currently constructed on the highest point of the land, with the slope receding both fore and aft of the structure- toward the ocean and toward the road. Relocating the structure further away from the shoreline lowers the height of the structure, which also reduces the view of the water from the structure. The proposed location for reconstruction substantially improves the shoreline setback while preserving a water view.
- 3) Potential for soil erosion: There are no unique soil conditions or other soil features such that the relocation of the structure footprint would create risk of soil erosion from the lot.
- 4) Location of other structures on the property and on adjacent properties: The location of the existing detached garage limits how far back toward the road the structure can be relocated. There are no other structures that are located on the property that would affect the proposed relocation. There are structures located on the adjacent properties to the east and west of the subject lot, and those abutting structures do impact the footprint relocation on the subject lot. Relocating the existing footprint any further back than the proposed relocation will significantly impact the water views of the relocated structure.
- 5) Location of the septic system and other on-site soils suitable for septic systems: The property is currently served by a subsurface wastewater disposal system. The existing system was installed in 1985 and is located approximately 28' from the northerly end

(road end) of the structure. The septic system is proposed to be replaced as part of this project. The area of the lot that is between the proposed relocated structure location and the detached garage must be reserved to accommodate the replacement septic system.

- 6) The type and amount of vegetation to be removed to accomplish the relocation:
Vegetation removal does not impede structure footprint relocation under the City Code. The existing location from where the structure will be relocated will be replanted with grass vegetation as specified in the Code.

Relocation Summary

Due to the relatively small lot size, narrow lot width, minimum setback requirements established in the Code, septic system requirements, and otherwise discussed above, it is our opinion that the proposed footprint relocation of the non-conforming structure establishes the minimum shoreline setback to the greatest practical extent. Accordingly, the applicant respectfully requests the Planning Board's concurrence that the structure footprint's greatest practical extent relocation on the lot is 82.16 feet from the NHWL.

Photos

View of house from Mile Stretch Road



View of house from back yard



View of garage from house



View of house from garage



View of easterly side of the house



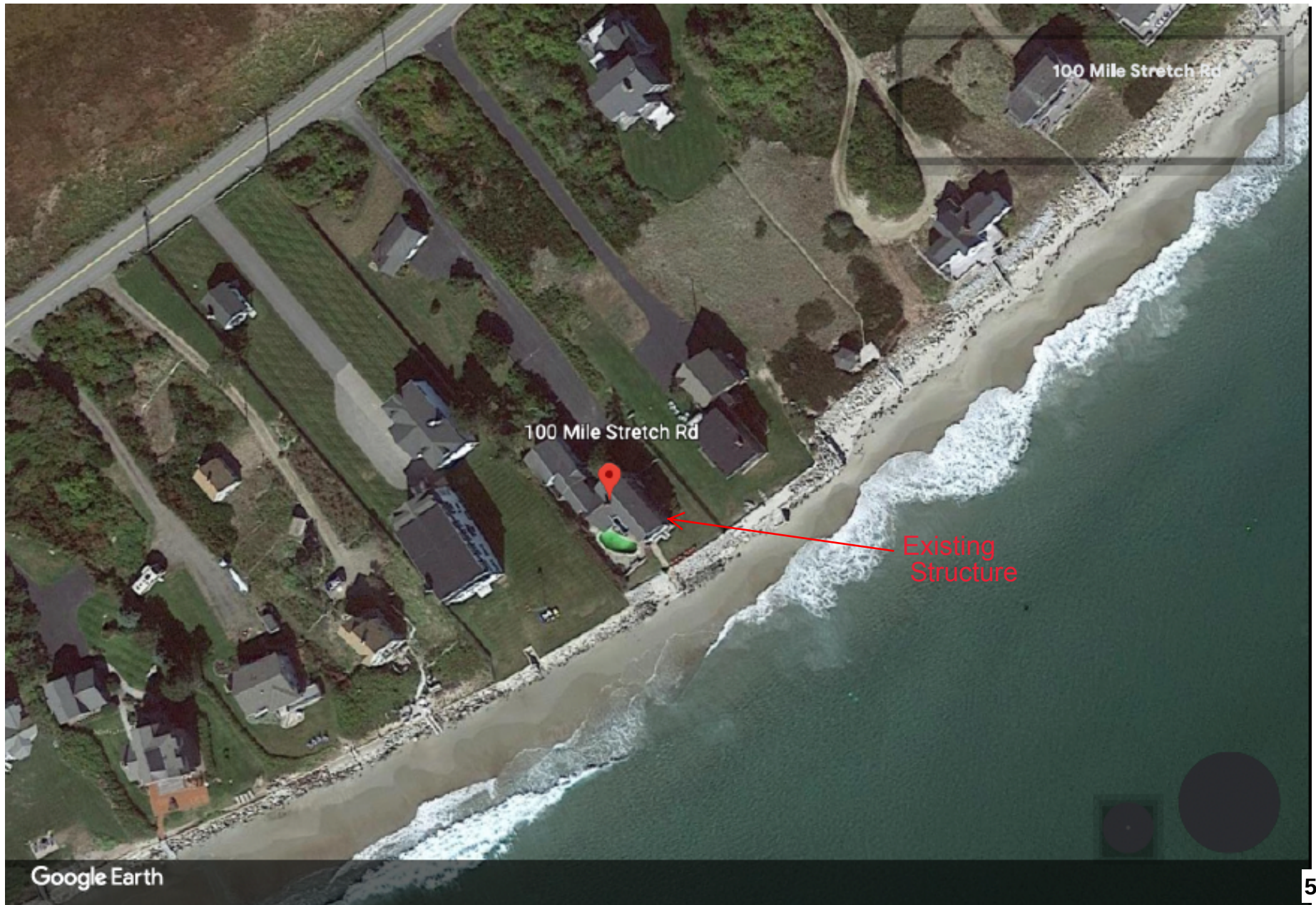
View of back and easterly side of house



View of westerly side of the house



Aerial Photo / Google Earth
100 Mile Stretch Road



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: BIDDEFORD

Street: 100 MILE STRETCH ROAD

Subdivision Lot #: _____

PROPERTY OWNERS NAME

Last: FLYNN First: BARRY

Applicant Name: BARRY FLYNN

Mailing Address of Owner/Applicant (if different): 100 MILE STRETCH ROAD BIDDEFORD POOL, ME 04006

BIDDEFORD PERMIT # 300 STATE COPY

Date Permit Issued: 3/13/85 \$ 140.00 FEE ☐ Double Fee Charged

51 C. Chambl L.P.I. # 17112

Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

Barry Flynn 3/13/85
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

C. Chambl 3-26-85
Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

- ☐ NEW SYSTEM
- ☒ REPLACEMENT SYSTEM
- ☐ EXPANDED SYSTEM
- ☐ SEASONAL CONVERSION
- ☐ EXPERIMENTAL SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED 1965[±]

THE FAILING SYSTEM IS:

- ☐ BED
- ☐ CHAMBER
- ☒ TRENCH AS-INSTALLED
- ☐ OTHER _____

SIZE OF PROPERTY 0.9[±] ACRES **ZONING** SHORELAND

THIS APPLICATION REQUIRES:

- ☒ NO RULE VARIANCE REQUIRED SPECIAL SYSTEM
- ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
- ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
- ☐ Requires only Local Plumbing Inspector Approval
- ☐ Requires both State and Local Plumbing Inspector Approval

DISPOSAL SYSTEM TO SERVE:

- ☒ SINGLE FAMILY DWELLING
- ☐ MODULAR OR MOBILE HOME
- ☐ MULTIPLE FAMILY DWELLING
- ☐ OTHER _____ SPECIFY _____

INSTALLATION IS COMPLETE SYSTEM

- ☒ NON-ENGINEERED SYSTEM
- ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
- ☐ ENGINEERED (+ 2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

- ☐ TREATMENT TANK (ONLY)
- ☐ HOLDING TANK
- ☐ ALTERNATIVE TOILET (ONLY)
- ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
- ☐ ENGINEERED DISPOSAL AREA (ONLY)
- ☐ SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY PUBLIC - KENNEBUNK, KENNEBUNKPORT AND TOWNS WATER DISTRICT

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- ☒ SEPTIC ☒ Regular ☐ Low Profile
- ☐ AEROBIC

SIZE 1250 GALS.

WATER CONSERVATION

- ☒ NONE
- ☐ LOW VOLUME TOILET
- ☐ SEPARATED LAUNDRY SYSTEM
- ☐ ALTERNATIVE TOILET

SPECIFY _____

PUMPING

- ☐ NOT REQUIRED
- ☒ MAY BE REQUIRED (DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION)
- ☐ REQUIRED

DOSE _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

WATER USE RECORDS 1983-1984

SEE ATTACHED TABLE (5 BEDROOM HOME)

DESIGN FLOW 485 (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE 11 CONDITION C

DEPTH TO LIMITING FACTOR 42

SIZE RATINGS USED FOR DESIGN PURPOSES

- ☐ SMALL
- ☐ MEDIUM
- ☒ MEDIUM-LARGE
- ☐ LARGE
- ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

- ☒ BED 1600 Sq. Ft.
- ☐ CHAMBER _____ Sq. Ft.
- ☐ TRENCH _____ Linear Ft.
- ☐ OTHER _____

☐ REGULAR ☐ H-20

SITE EVALUATOR STATEMENT

On 2 MARCH 1985 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system proposed is in accordance with the Subsurface Wastewater Disposal Rules.

Stephen J. Kelley
Site Evaluator or Professional Engineer's Signature

#107

SE PE

9 MARCH 1985

Date

Page 1 of 3

HNE 200 Rev 4.81

BIDDEFORD

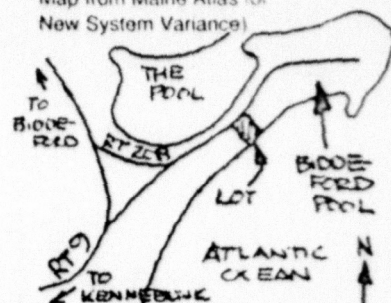
100 MILE STREET ROAD

BARRY FLYNN

SITE PLAN

Scale 1" = 50 Ft.

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



NOTE ① WATER SUPPLY LINE LOCATED BENEATH GRAVEL DRIVEWAY.

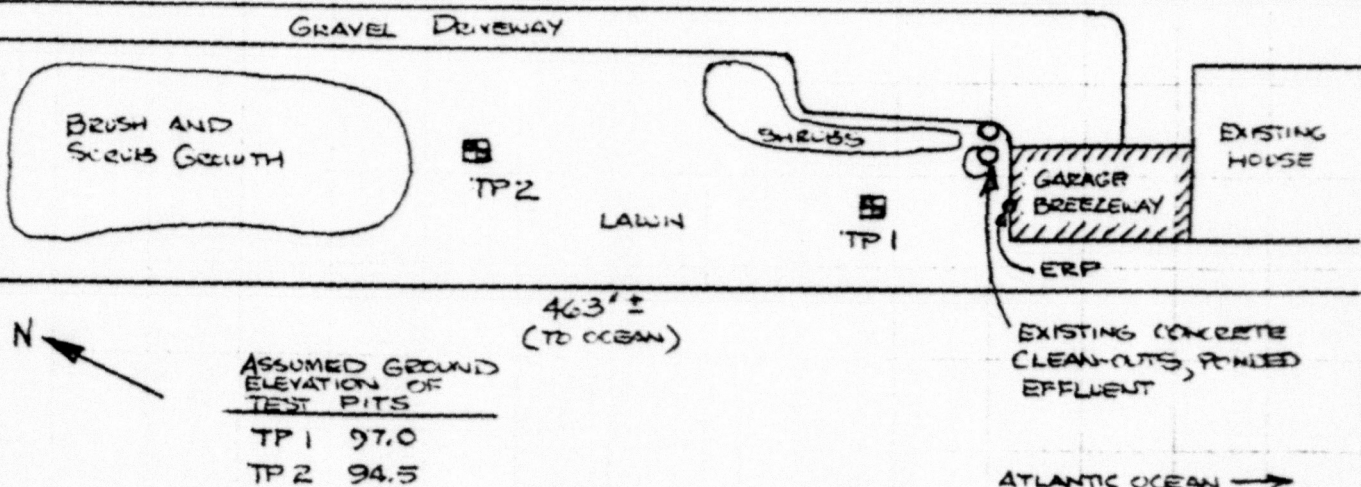
② LOCATION OF EXISTING LEACH FIELD (IF ANY) IS UNKNOWN.

③ ALL ABUTTERS ARE SERVED BY PUBLIC WATER - KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT.

④ ERP LOCATED ON TOP OF WESTERLY SIDE OF GARAGE WINDOW STOOL (WESTERNMOST WINDOW) - ASSUMED 100.0 ELEVATION AT PENCIL MARK.

⑤ GARAGE SET ON CONCRETE SLAB

MILE STREET ROAD (BIDDEFORD POOL ROAD)



ASSUMED GROUND ELEVATION OF TEST PITS
TP1 97.0
TP2 94.5

ATLANTIC OCEAN →

SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole TP1 ☒ Test Pit ☐ Boring

1/2

Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE SANDY LOAM	FRIABLE	BROWN	NONE
FINE SAND	LOOSE	PALE BROWN	NONE
BOTTOM OF TEST PIT 62"			

Soil II Classification B Slope 0% Limiting Factor NE

Observation Hole TP ☒ Test Pit ☐ Boring

1/2

Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
FINE SANDY LOAM	FRIABLE	DARK BROWN	NONE
FINE SAND	LOOSE	PALE BROWN	NONE
SOIL BECOMES WET AT 42" WATER FLOWING AT 48" BOTTOM OF TEST PIT 72"			

Soil II Classification C Slope 0% Limiting Factor 42 ±

#107

9 MARCH 1985

Page 2 of 3

HME-200 Rev 4/83

61

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

BIDDEFORD

Street, Road, Subdivision

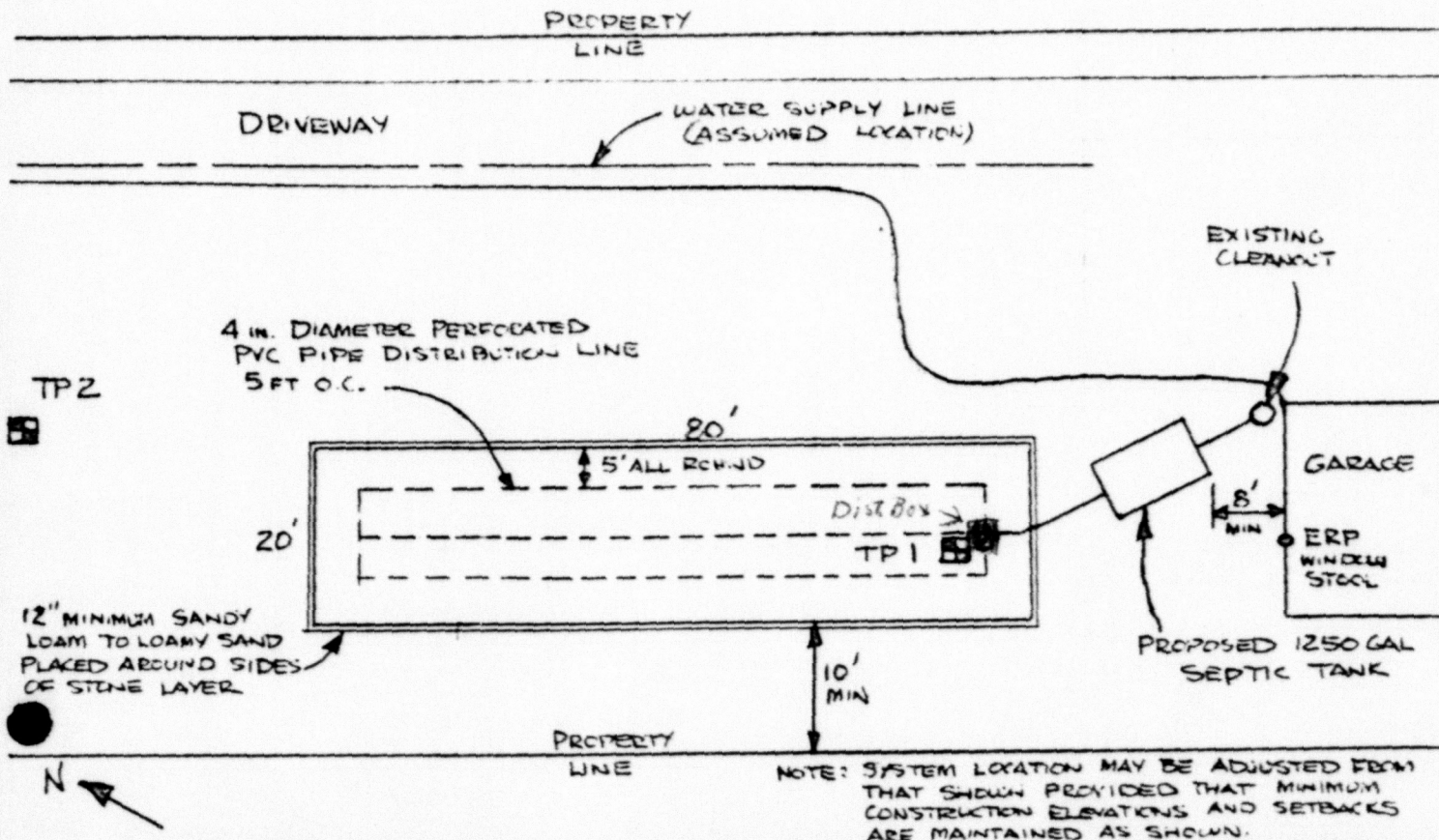
100 MILE STRETCH ROAD

Owner's Name

BARRY FLYNN

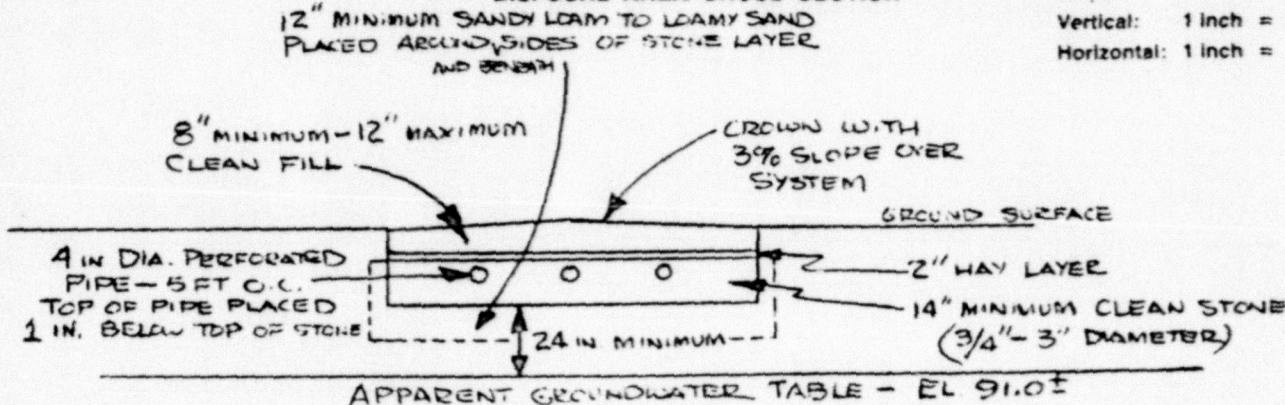
SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20' Ft.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION	
Depth of Fill (Upslope)	0'	Reference Elevation is	ASSUMED 100.0'	PENCIL MARK ON WESTERLY SIDE OF GARAGE WINDOW STOOL WESTERNMOST WINDOW (SEE PLAN)	
Depth of Fill (Downslope)	0'	Bottom of Disposal Area	MINIMUM (STONE) 93.0'		
		Top of Distribution Lines or Chambers	MIN. 94.1'		

DISPOSAL AREA CROSS SECTION



NOTES:

- ① BOTTOM OF BED LEVEL WITH MAXIMUM GRADE TOLERANCE OF 1 IN. PER 100 FT.
- ② STABILIZE ENTIRE DISTURBED AREA WITH SEED AND MULCH AS SOON AS POSSIBLE AFTER CONSTRUCTION TO PREVENT EROSION.

- ③ MINIMUM ELEVATION OF DISPOSAL BED BOTTOM IS 93.0'. BOTTOM SHOULD BE RAISED ABOVE THIS LEVEL IF GRAVITY FLOW CAN BE MAINTAINED. LANDSCAPING MAY BE REQUIRED SO THAT ONLY THE MAXIMUM DEPTH OF FILL IS PLACED ABOVE THE DISTRIBUTION LINES.

Stephen J. Kelley
Site Evaluator or Professional Engineer's Signature

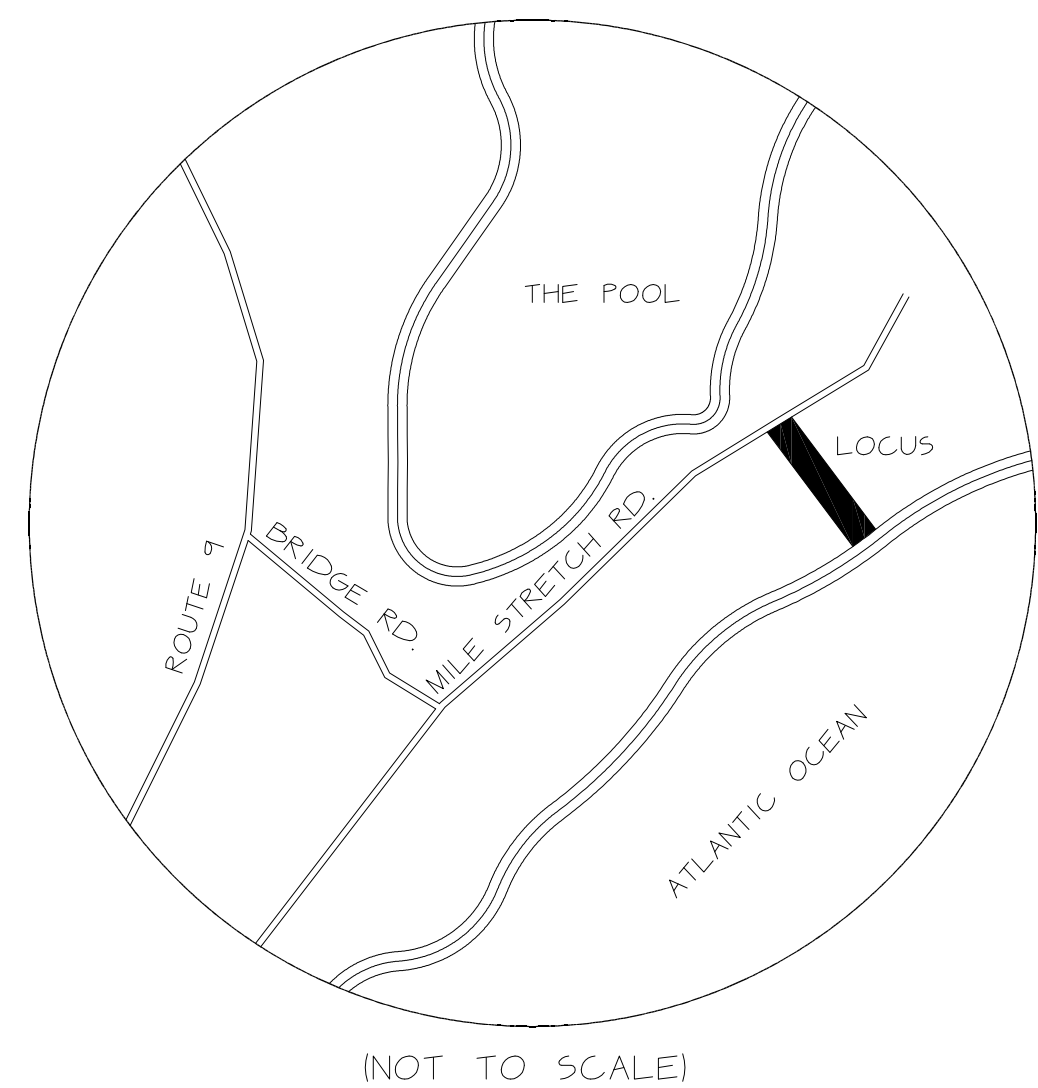
#107
SE # PE #

9 MARCH 1985
Date

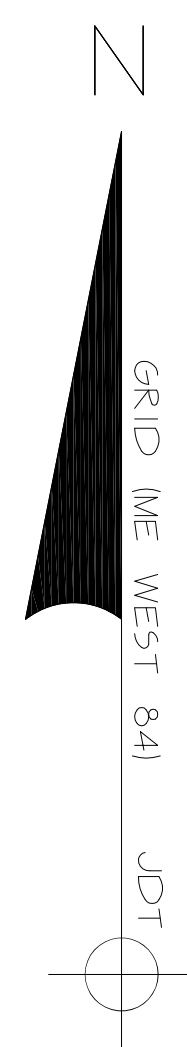
Page 3 of 3
HHE 200 Rev. 62

Existing Conditions Plan

LOCATION SKETCH



(NOT TO SCALE)



COVERAGE CHART

DRIVEWAY	6587	50FT.
HOUSE	3043	50FT.
CONCRETE/SEAWALL	1793	50FT.
POOL/REAR PATIO AREA	1204	50FT.
DETACHED GARAGE	867	50FT.
BRICK PATIO	302	50FT.
BRICK WALKWAY	139	50FT.
MISC.	15	50FT.
TOTAL	13950	50FT.
LOT AREA	33554	50FT.
COVERAGE	4157%	

REVISION NO.	DATE	REVISION PURPOSE
1	04-10-20	SET PINS, MOVE TIE LINE
2	01-21-22	ADD 100' SETBACK

°CIR

THE POOL

°CIR

MILE STRETCH ROAD

°CIR

CIR (FLUSH)

CIR (FLUSH)

524743'E

20472

35086' TO TIE LINE (FROM THE OCEAN TO THE ROAD PER DEED)

CIR 10" BELOW GRADE
0.14' NE'LY OF LINE

12472

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124

Proposed Relocation Plan

(NOT TO SCALE)

(NOT TO SCALE)

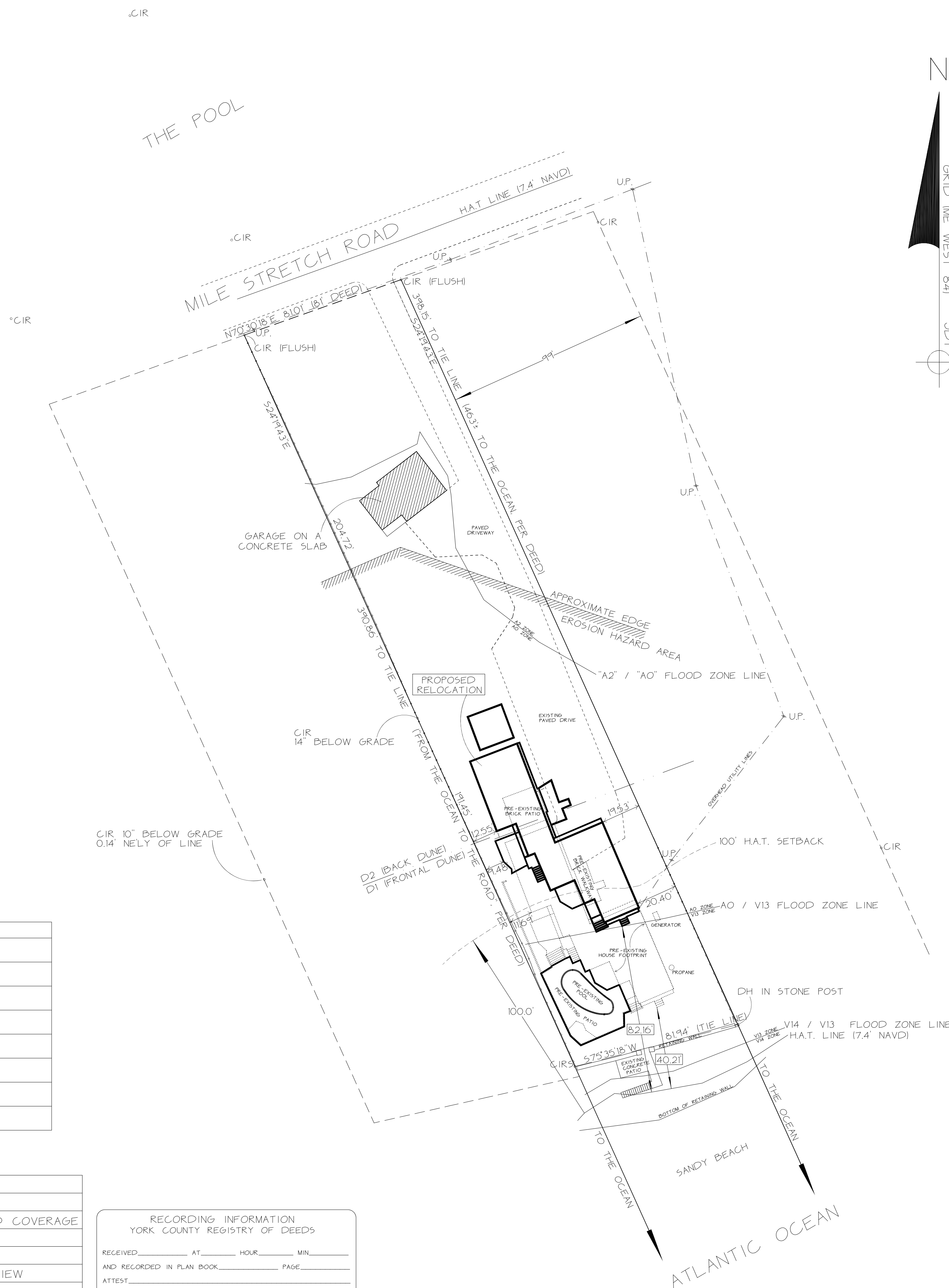
DRIVEWAY	6587	SQ.FT.
HOUSE	3043	SQ.FT.
CONCRETE/SEAWALL	1793	SQ.FT.
POOL/REAR PATIO AREA	1204	SQ.FT.
DETACHED GARAGE	867	SQ.FT.
BRICK PATIO	302	SQ.FT.
BRICK WALKWAY	139	SQ.FT.
MISC.	15	SQ.FT.
TOTAL	13,950	SQ.FT.
LOT AREA	33,554	SQ.FT.
COVERAGE	41.57%	

[illegible]

REVISION NO.	DATE	REVISION PURPOSE
1	04-10-20	SET PINS, MOVE TIE LINE
2	01-21-22	ADD 100' SETBACK
3	10-25-22	SHOW NEW HOUSE LOCATION / PROPOSED COVERAGE
4	11-30-22	CHANGES PER ARCHIPELAGO
5	12-05-22	CHANGES PER ARCHIPELAGO
6	12-07-22	PREPARE PLAN FOR PLANNING BOARD REVIEW

RECORDING INFORMATION
YORK COUNTY REGISTRY OF DEEDS

RECEIVED _____ AT _____ HOUR _____ MIN _____
AND RECORDED IN PLAN BOOK _____ PAGE _____
ATTEST _____
REGISTRAR



YORK COUNTY REGISTRY OF DEEDS (YCRD)
BOOK: 18107 PAGE: 65

1. PLAN OF LAND, KEVIN TOURANGEAU, MAP 61, LOT 4, LONG STRETCH ROAD, BIDDEFORD POOL, MAINE, FOR DOROTHY ALLEN, 98 LONG STRETCH ROAD, BIDDEFORD POOL, MAINE, PREPARED BY ROARING BROOK CONSULTANTS, DATED 9/27/1994 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 219, PAGE 43.
2. PLAN OF LAND OF KEVIN W. TOURANGEAU AT 98 MILE STRETCH ROAD, BIDDEFORD, MAINE, PREPARED BY LIVINGSTON-HUGHES LAND SURVEYORS, DATED FEBRUARY 10, 1998.

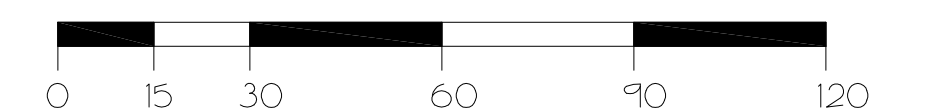
1. PRE - EXISTING STRUCTURE ELEVATIONS (NAVD88)
18.29' - 2ND FLOOR HOUSE
9.78' - BOTTOM FLOOR HOUSE
9.48' - ATTACHED GARAGE SLAB
8.85' - DETACHED GARAGE SLAB
2. THE LOT AREA WAS CALCULATED TO THE HIGHEST ANNUAL TIDE LINE, PER BIDDEFORD CEO.

N/F - NOW OR FORMERLY
TM - TAX MAP
CIR - CAPPED IRON ROD
DH - DRILL HOLE
UP - UTILITY POLE
YCRD - YORK COUNTY REGISTRY OF DEEDS

 - FENCING

14.3' - SPOT ELEVATION (TYP.)
CIRS - CAPPED IRON ROD SET

GRAPHIC SCALE: 1" = 30'



BOUNDARY SURVEY OF LAND AT
100 MILE STRETCH ROAD
BIDDEFORD, MAINE

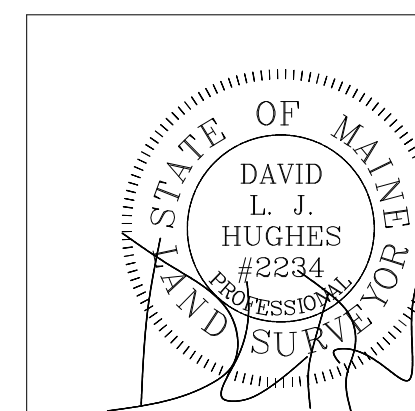
PREPARED FOR

DON COBURN, COBURN FINE HOMES

OWNER OF RECORD
MATTHEW AND MARY LOPRESTI
MAILING ADDRESS: 2 OLD WESTON ROAD, WAYLAND, MA 01778

BY

LIVINGSTON - HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046



REVISION NO.			88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046				
6	DAVID L.J. HUGHES	PLS# 2234	DATE: 02-10-2020	DRAWN JDT	CHECK: DLJH	FIELD BOOK: 1052-48	PROJECT: 20-001

Deed

DLN: 1002140176658

For Recorder's Use:

Recording Fee: \$26.00

Return to:

Devine, Millimet & Branch

Attn: amw/(TV)

111 Amherst Street

Manchester, NH 03101

QUITCLAIM DEED

MATTHEW F. LOPRESTI, also known as Matthew Lopresti, having an address of 2 Old Weston Road, Wayland, Massachusetts 01778 (the "Grantor"), for consideration paid grants to **MATTHEW F. LOPRESTI, TRUSTEE OF THE MATTHEW F. LOPRESTI 2017 DECLARATION OF TRUST under trust agreement dated May 19, 2017**, having an address of 2 Old Weston Road, Wayland, Massachusetts 01778, with QUITCLAIM COVENANTS:

All of my right, title and interest, being an undivided one-half (1/2) interest, in and to a certain lot or parcel of land with all the buildings and improvements thereon situated in the City of Biddeford, in the County of York and State of Maine, and lying Southerly of Mile Stretch Road, at 100 Mile Stretch Road in the present numbering of said Road, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in said Biddeford near the Pool at the Fletcher's Neck, so-called, bounded and described as follows:

BEGINNING at a stone bound located on the southerly sideline of the Pool Road Extension leading to Biddeford Pool (Neck) said stone bound marking the northwesterly corner of land now or formerly of George A. Emery; thence running S 19° 20' E along land of Emery a distance of four hundred sixty-three (463) feet, more or less, to the Ocean; thence turning and running approximately S 76° W by and along the ocean to a point sixty-six (66) feet, more or less, from the first course, measured at right angles thereto; thence turning and running N 19° 20' W along property now or formerly of one Allen a distance of four hundred sixty (460) feet, more or less, to an iron marking the northwest corner of lot herein conveyed; thence turning N 76° 22' 30" E and running along the southerly side line of Pool Road Extension a distance of sixty-six (66) feet to a stone bound and point of beginning.

ALSO, another certain lot and parcel of land situated in said Biddeford, bounded and described as follows:

BEGINNING on the road leading across Fletcher's Neck to the Pool, at the northwesterly corner of land of the Grantors herein; thence Southeasterly by land of the Grantors herein to the Atlantic Ocean; thence Southwesterly by the Atlantic Ocean fifteen (15) feet; thence Northwesterly, maintaining a distance of fifteen (15) feet from the first described line to said road; thence Northeasterly fifteen (15) feet by said road to a point of beginning.

See also the plan entitled "Boundary Survey of Land at 100 Mile Stretch Road, Biddeford, Maine, Prepared for Don Coburn, Coburn Fine Homes, Owner of Record Matthew and Mary Lopresti" dated February 10, 2020, prepared by David L.J. Hughes, Professional Land Surveyor, Livingston-Hughes Professional Land Surveying Corporation, bearing Project: 20-001 and Field Book 1052-48, more fully bounded and described as follows:

Beginning at a point on the southerly sideline of 100 Mile Stretch Road at a capped iron rod, which point is the northwesterly corner of the within-described premises; thence turning and running South 24° 19' 43" East, in part by a fence, a distance of 204.72 feet (390.86' to the tie line ("from the Ocean to the Road" per deed)) to a capped iron rod set at the southwesterly corner of the within-described premises; thence turning and running North 75° 35' 18" East a distance of 81.94 feet (tie line), in part by and through a retaining wall, to a drill hole in stone post and a fence, which point is the southeasterly corner of the within-described premises; thence turning and running North 24° 19' 43" West, in part by and along a fence, a distance of 398.15 feet to tie line ("463+/- to the Ocean, per Deed") to a capped iron rod located on the southerly sideline of said 100 Mile Stretch Road, which point is the northeasterly corner of the within-described premises; thence turning and running South 70° 30' 18" West a distance of 81.01' feet (81' Deed) to the point and place of beginning.

This further description of the premises being conveyed is for locational and descriptive purposes only and is in no way intended to diminish or reduce the size of the Grantor's property. Included in this conveyance is all of Grantor's right, title and interest in and to the land lying between the southerly boundary line of the above-described premises and the highwater mark of the Atlantic Ocean as more fully described in the Deeds to Matthew Lopresti and Mary Lopresti hereinafter described.

The hereinabove described property is hereby conveyed: (1) SUBJECT TO such utility service and other easements on, over, under or across said property as may now have any legal existence; (2) WITH THE BENEFIT OF all appurtenant utility service easements and all appurtenant rights of way; (3) SUBJECT TO such rights, titles and interests as the State of Maine, the City of Biddeford, or any person as a member of the public may have in and to the hereinabove described beach area and the area below the mean high water mark of the Atlantic Ocean; and (4) SUBJECT TO AND WITH THE BENEFIT OF applicable municipal, state and federal zoning, land use and conservation ordinances, regulations and statutes.

Meaning and intending to describe the same premises conveyed to Matthew Lopresti and Mary Lopresti by (a) Warranty Deed from Gerald N. Christopher dated November 19, 2019, and recorded at Book 18107, Page 65 of the York County Registry of Deeds; and (b) Deed of Sale by Personal Representative from Gerald N. Christopher, Personal Representative of the Estate of Muriel D. Christopher, also dated November 19, 2019, and recorded with said Registry of Deeds at Book 18107, Page 68 (the "Deeds").

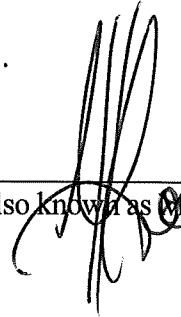
SUBJECT TO the Mortgage granted by Mary L. Lopresti and Mathew F. Lopresti to Finance of America Mortgage, LLC dated November 19, 2019, and recorded at Book 18107, Page 71, said Registry of Deeds.

Witness my hand and seal this 17TH day of SEPTEMBER, 2021.



Witness

Matthew F. Lopresti, also known as **Matthew Lopresti**



State of Massachusetts
County of Middlesex

Then personally appeared before me this 17th day of September, 2021, the above-named **Matthew F. Lopresti** and acknowledged the foregoing instrument to be his free act and deed.



Notary Public

My commission expires 10/07/2022

Seal or Stamp:

*Affix Seal/
Stamp within
box*



DLN: 1002140176660

For Recorder's Use:

Recording Fee: \$26.00

Return to:

Devine, Millimet & Branch

Attn: amw/(TV)

111 Amherst Street

Manchester, NH 03101

QUITCLAIM DEED

MARY L. LOPRESTI, also known as Mary Lopresti, having an address of 2 Old Weston Road, Wayland, Massachusetts 01778 (the "Grantor"), for consideration paid grants to **MARY L. LOPRESTI, TRUSTEE OF THE MARY L. LOPRESTI 2017 DECLARATION OF TRUST under trust agreement dated May 19, 2017**, having an address of 2 Old Weston Road, Wayland, Massachusetts 01778, with QUITCLAIM COVENANTS:

All of my right, title and interest, being an undivided one-half (1/2) interest, in and to a certain lot or parcel of land with all the buildings and improvements thereon situated in the City of Biddeford, in the County of York and State of Maine, and lying Southerly of Mile Stretch Road, at 100 Mile Stretch Road in the present numbering of said Road, described as follows:

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No Transfer Tax

See also the plan entitled "Boundary Survey of Land at 100 Mile Stretch Road, Biddeford, Maine, Prepared for Don Coburn, Coburn Fine Homes, Owner of Record Matthew and Mary Lopresti" dated February 10, 2020, prepared by David L.J. Hughes, Professional Land Surveyor, Livingston-Hughes Professional Land Surveying Corporation, bearing Project: 20-001 and Field Book 1052-48, more fully bounded and described as follows:

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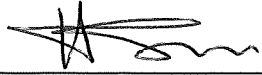
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The hereinabove described property is hereby conveyed: (1) SUBJECT TO such utility service and other easements on, over, under or across said property as may now have any legal existence; (2) WITH THE BENEFIT OF all appurtenant utility service easements and all appurtenant rights of way; (3) SUBJECT TO such rights, titles and interests as the State of Maine, the City of Biddeford, or any person as a member of the public may have in and to the hereinabove described beach area and the area below the mean high water mark of the Atlantic Ocean; and (4) SUBJECT TO AND WITH THE BENEFIT OF applicable municipal, state and federal zoning, land use and conservation ordinances, regulations and statutes.

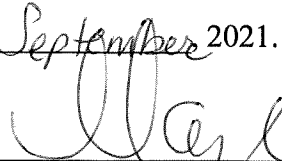
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SUBJECT TO the Mortgage granted by Mary L. Lopresti and Mathew F. Lopresti to Finance of America Mortgage, LLC dated November 19, 2019, and recorded at Book 18107, Page 71, said Registry of Deeds.

Witness my hand and seal this 17 day of September 2021.



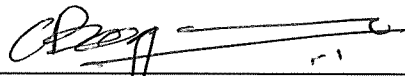
Witness



Mary L. Lopresti, also known as Mary Lopresti

State of Massachusetts
County of Middlesex

Then personally appeared before me this 17th day of September, 2021, the above-named **Mary L. Lopresti** and acknowledged the foregoing instrument to be her free act and deed.

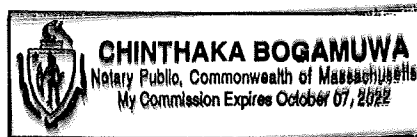


Notary Public

My commission expires 10/07/2022

Seal or Stamp:

Affix Seal/
Stamp within
box



Z GRID (ME WEST 84) JDT

DRIVEWAY	6687	5QFT.
HOUSE	3043	5QFT.
CONCRETE/SEAWALL	1793	5QFT.
POOL/REAR PATIO AREA	1204	5QFT.
DETACHED GARAGE	867	5QFT.
BRICK PATIO	302	5QFT.
BRICK WALKWAY	139	5QFT.
MISC.	15	5QFT.
TOTAL	13950	5QFT.
LOT AREA	33554	5QFT.
COVERAGE	4157%	

REVISION NO.	DATE	REVISION PURPOSE
1	04-10-20	SET PINS, MOVE TIE LINE
2	01-21-22	ADD 100' SETBACK

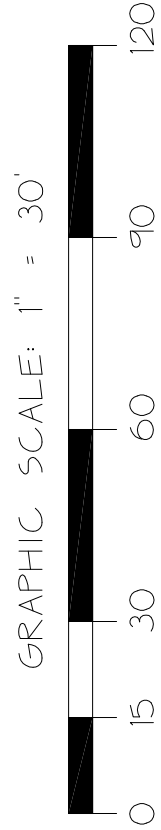
YORK COUNTY REGISTRY OF DEEDS (YCRD)
BOOK: 18107 PAGE: 65

1. PLAN OF LAND, KEVIN TOURANGEAU, MAP 61, LOT 2, LONG STRETCH ROAD, BIDDEFORD POOL, MAINE, FOR DOROTHY ALLEN, 3/8 LONG STRETCH ROAD, BIDDEFORD POOL, MAINE, PREPARED BY ROARING BROOK CONSULTANTS, DATED 9/27/1994 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 219, PAGE 43.

2. PLAN OF LAND OF KEVIN W. TOURANGEAU AT 98 MILE STRETCH ROAD, BIDDEFORD, MAINE, PREPARED BY LIVINGSTON-HUGHES LAND SURVEYORS, DATED FEBRUARY 10, 1998.

1. STRUCTURE ELEVATIONS (NAVD88)
18.29' - 2ND FLOOR HOUSE
9.78' - BOTTOM FLOOR HOUSE
9.48' - ATTACHED GARAGE SLAB
8.85' - DETACHED GARAGE SLAB
2. THE LOT AREA WAS CALCULATED TO THE HIGHEST ANNUAL TIDE LINE, PER BIDDEFORD GEO

N/F	-	NOW OR FORMERLY
TM	-	TAX MAP
CIR	-	CAPPED IRON ROD
DH	-	DRILL HOLE
UP	-	UTILITY POLE
Y&RD	-	YORK COUNTY REGISTRY OF DEEDS
	-	FENCING
14.3'	-	SPOT ELEVATION
CIRS	-	CAPPED IRON ROD SET



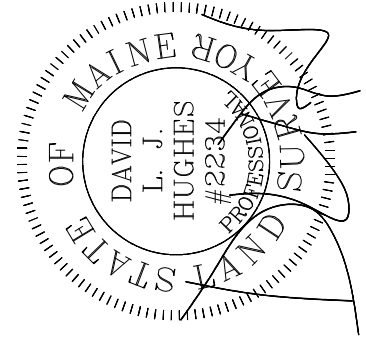
BOUNDARY SURVEY OF LAND AT
100 MILE STRETCH ROAD
BIDDEFORD, MAINE

PREPARED FOR

DON COBURN, COBURN FINE HOMES

OWNER OF RECORD
MATTHEW AND MARY LOPRESTI
MAILING ADDRESS: 2 OLD WESTON ROAD, WAYLAND, MA 01778

BY
LIVINGSTON - HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
38 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046



REVISION NO.

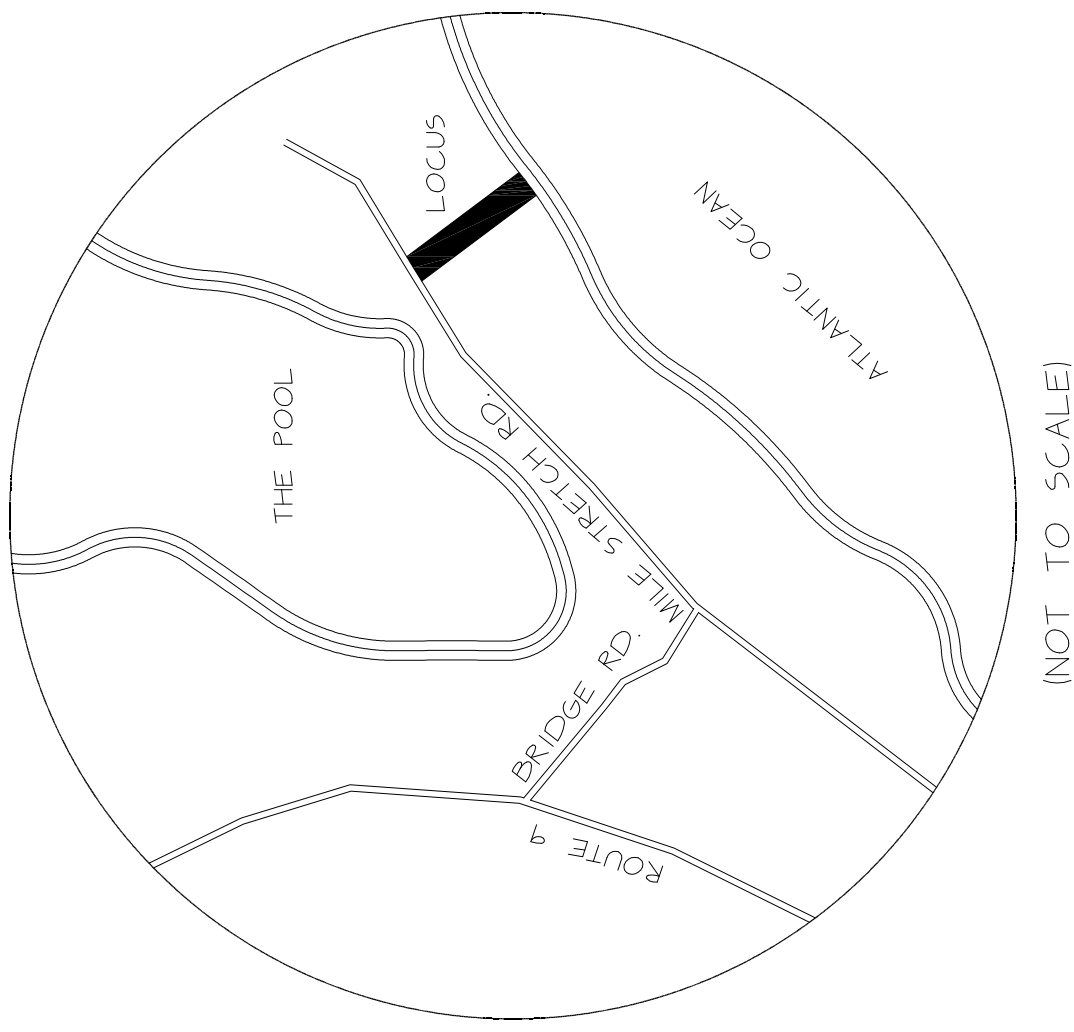
DAVID L.J. HUGHES PLS# 2234

DRAWN: JDT

CHECK: DLJH

DATE: 02-10-2020	DRAWN: JDT	CHECK: DLJH	FIELD BOOK: 1052-48	PROJECT: 20-001
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LOCATION SKETCH



PRE-EXISTING
COVERAGE CHART

DRIVEWAY	6587	SQ.FT.
HOUSE	3043	SQ.FT.
CONCRETE/SEAWALL	1793	SQ.FT.
POOL/REAR PATIO AREA	1204	SQ.FT.
DETACHED GARAGE	867	SQ.FT.
BRICK PATIO	302	SQ.FT.
BRICK WALKWAY	139	SQ.FT.
MISC.	15	SQ.FT.
TOTAL	13,950	SQ.FT.
LOT AREA	33,554	SQ.FT.
COVERAGE	4157%	

APPROVED BY	DATE	DATE

REVISION NO.	DATE	REVISION PURPOSE
1	04-10-20	SET PINS, MOVE TIE LINE
2	01-21-22	ADD 100' SETBACK
3	10-25-22	SHOW NEW HOUSE LOCATION / PROPOSED COVERAGE
4	11-30-22	CHANGES PER ARCHIPELAGO
5	12-05-22	CHANGES PER ARCHIPELAGO
6	12-07-22	PREPARE PLAN FOR PLANNING BOARD REVIEW

CIR

THE POOL



LOCUS DEED REFERENCE

YORK COUNTY REGISTRY OF DEEDS (YCRD)
BOOK: 18107 PAGE: 65

PLAN REFERENCES

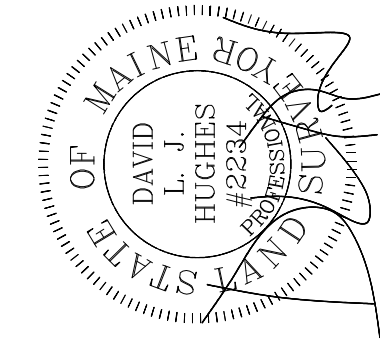
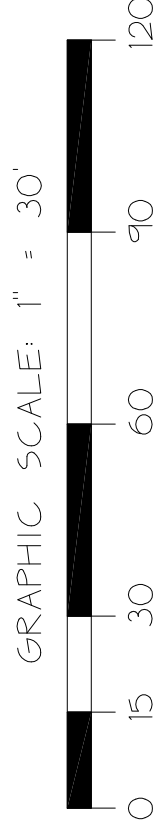
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NOTES

- PRE-EXISTING STRUCTURE ELEVATIONS (NAVD88)
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- THE LOT AREA WAS CALCULATED TO THE HIGHEST ANNUAL TIDE LINE, PER BIDDEFORD GEO.

LEGEND

- N/F - NOW OR FORMERLY
- TM - TAX MAP
- CIR - CAPED IRON ROD
- DH - DRILL HOLE
- UP - UTILITY POLE
- YCRD - YORK COUNTY REGISTRY OF DEEDS
- 14.3' - SPOT ELEVATION (TYP.)
- CIRS - CAPED IRON ROD SET



BOUNDARY SURVEY OF LAND AT
100 MILE STRETCH ROAD
BIDDEFORD, MAINE

PREPARED FOR

DON COBURN, COBURN FINE HOMES

OWNER OF RECORD
MATTHEW AND MARY LORRESTI
MAILING ADDRESS: 2 OLD WESTON ROAD, WALAND, MA 01778

BY

LIVINGSTON-HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046

REVISION NO.
6

DAVID L.J. HUGHES
PLS# 2234

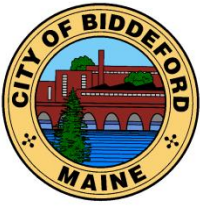
DRAWN: JDT

CHECK: DLJH

FIELD BOOK: 1052-48

PROJECT: 20-101

RECORDING INFORMATION
YORK COUNTY REGISTRY OF DEEDS
RECEIVED _____ AT _____ HOUR _____ MIN _____
AND RECORDED IN PLAN BOOK _____ PAGE _____
ATTEST _____
REGISTRAR



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

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

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

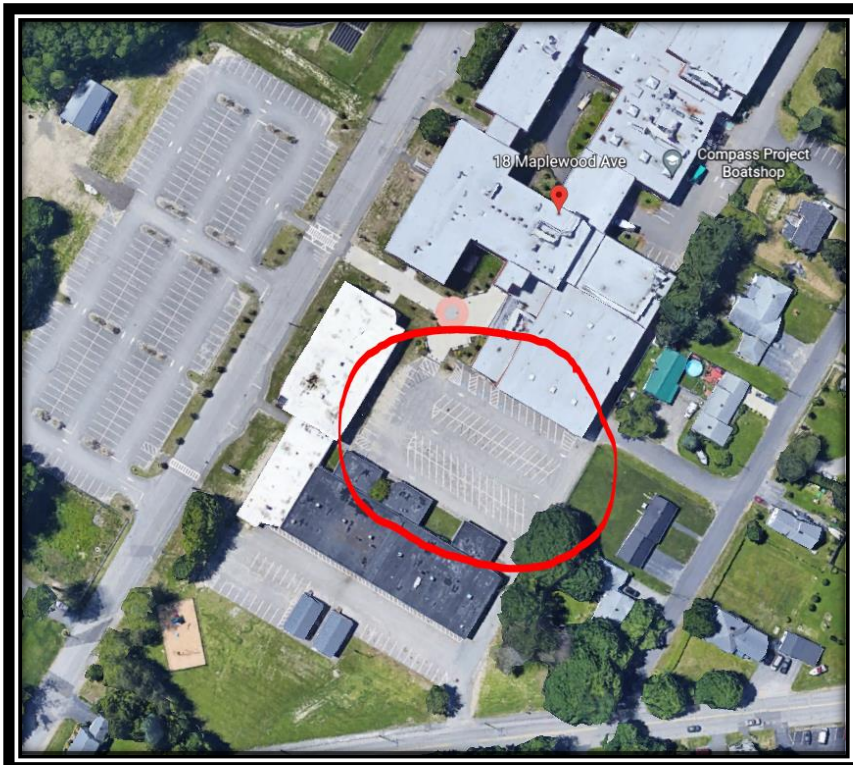
DATE: January 18, 2023

RE: **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).**

MEETING DATE: January 25, 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: January 25, 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: January 25, 2023.

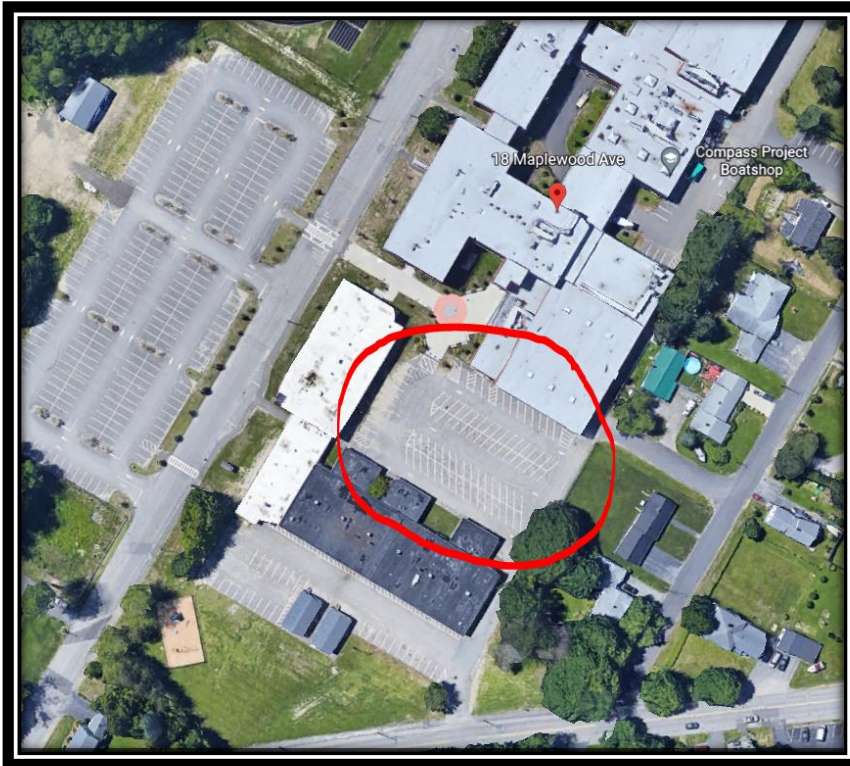
7.	Lot Size:	8.47 Acres
8.	Base Zoning:	R1-B
9.	Overlay Zoning:	N/A
10.	Existing Use:	High School & Center of Technology
11.	Proposed Use:	Additional classrooms & offices
12.	Approvals Required:	Preliminary Site Plan Review
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	a. None
18.	Waivers 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	

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. Planning and Code Enforcement:



Redevelopment Area shown in Red (Main Street at bottom of image)

1. (* NOTE#1:) The Existing Conditions & Removals Plan (Sheet C-100) does not include the majority of existing parking currently being provided in the area. These existing parking stalls were not illustrated on the Existing Conditions Plan and a new existing conditions plan needs to be submitted showing the existing parking (including the handicapped parking stalls adjacent to the existing building where the addition is proposed).

2. Parking calculations (required and proposed) for the high school campus shall be submitted with revised plans. A narrative should also be provided explaining where the existing parking stalls, proposed to be removed, will be accommodated.

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: January 25, 2023.

B. 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.
3. Staff is familiar with the project area and has some concerns related to site drainage. Staff is in the process of reviewing the submitted Stormwater Management Report and will provide the Applicant written comments prior to final plan submittal so the comments will be addressed prior to Final Planning Board review.

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 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.

**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: January 25, 2023.**

1. STAFF RECOMMENDATION

Staff is comfortable recommending *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 moving forward, with the understanding that the remaining Planning and Engineering issues will be resolved, to the satisfaction of Staff, prior to this project being scheduled for Final Planning Board Review.

2. SAMPLE MOTIONS

A. Motion to Approve: I motion to APPROVE 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, subject to addressing the Staff comments contained within prior to Final Board Review, with the following additional conditions:

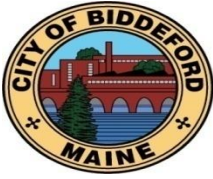
- 1) _____.
- 2) _____.
- 3) _____.

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 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.

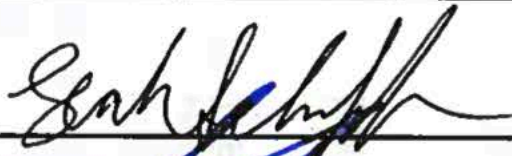
The proposed additon will not cause more than 1 acre of site disturbance.

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

12.16.22

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. 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 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 Sketch Submission Drawings Dated 12.16.22
- **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

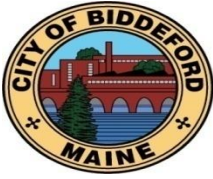
We look forward to working with you on this project. Please let us know if any additional information is needed or if any questions arise during the review process.

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 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
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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 Paniciocco
 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: 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 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 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. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval

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C. Photographs of Site.

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

E. Engineering Plans, as required.

F. Stormwater Management Report, as required.

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- \$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.

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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.

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

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

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

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PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

mobile studio design

14 December 2022

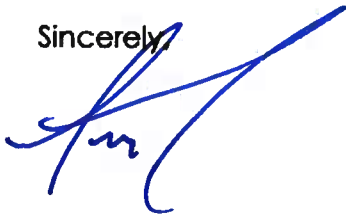
Project: Biddeford High School Addition

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,

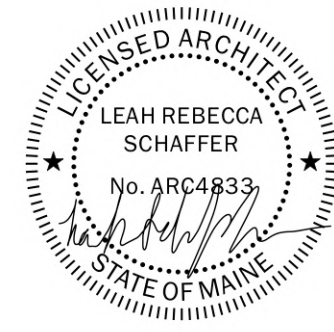
A handwritten signature in blue ink, appearing to be 'Jm', with a long, sweeping horizontal line extending to the right.

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

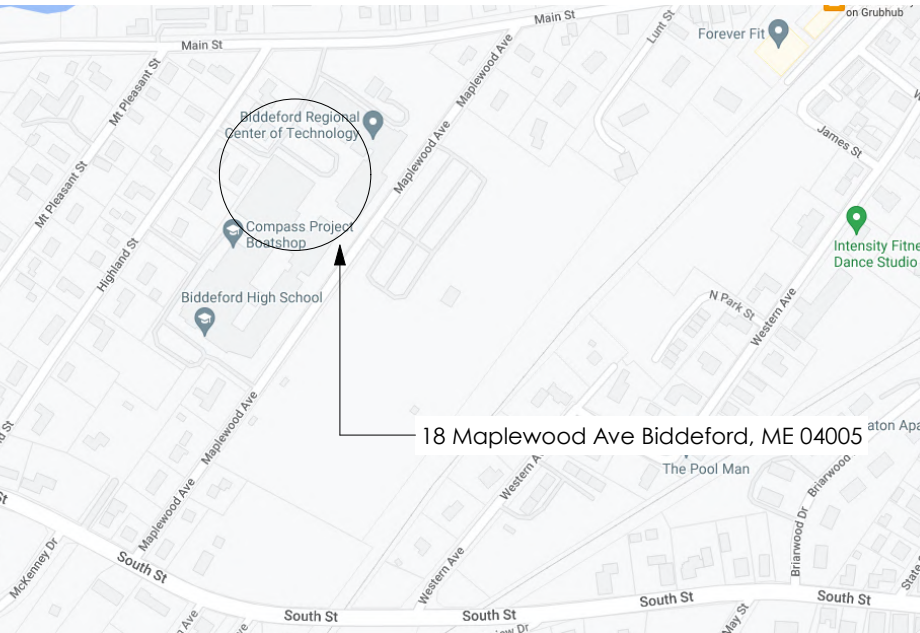
FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



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

PROPOSED ENTRY VIEW



EXISTING PHOTOS



VIEW FROM MAPLEWOOD



SIDE OF TIGER GYM



REAR OF TIGER GYM

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.

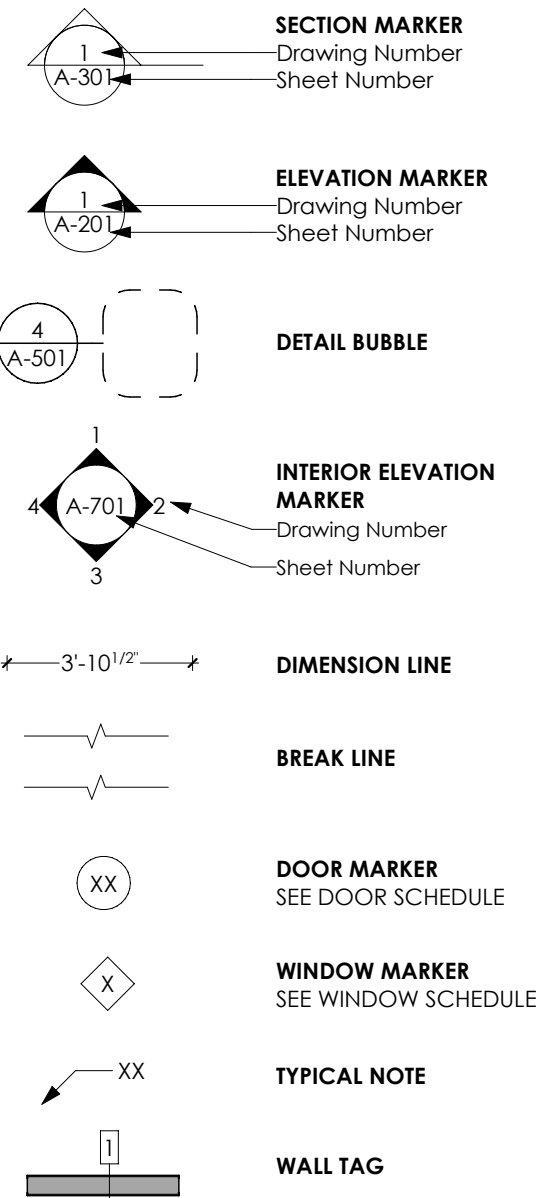
3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-grade custom residential construction.

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.

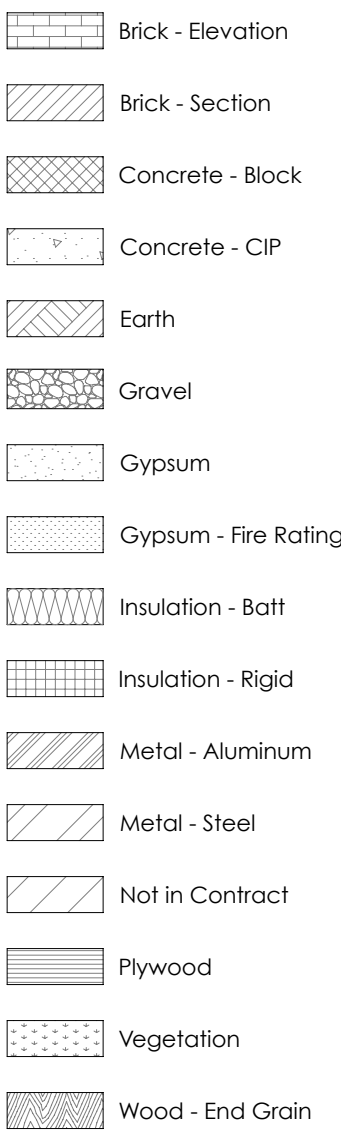
COMMON ABBREVIATIONS

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



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

REVISIONS
DATE
BY
DESCRIPTION

NO.	DATE	BY	DESCRIPTION
1	12/16/22		

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: 12/16/22

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

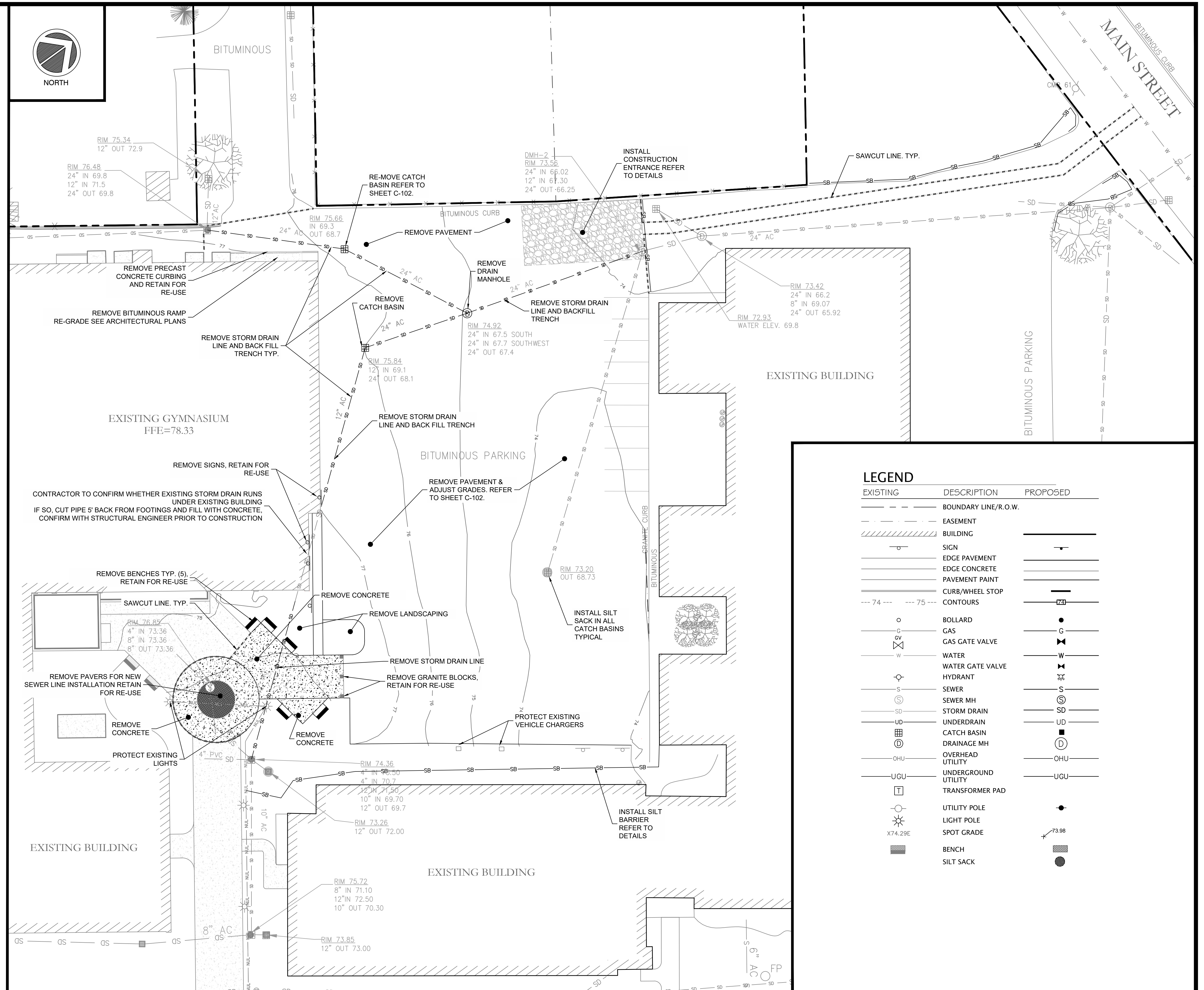
mobile
studio
design

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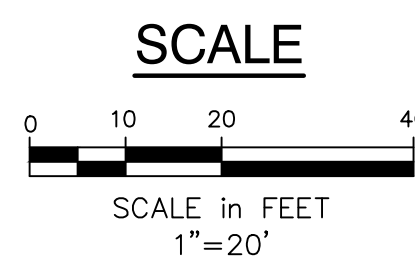
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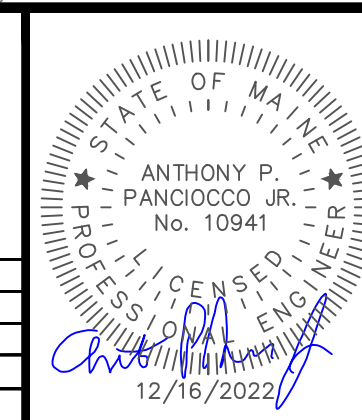
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REV	DATE	DESCRIPTION
		REVISIONS



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	DATE: AUGUST 2022	
	DESIGNED: TP	SCALE: 1"=20'	
	CHECKED: TP	JOB NO. 22-042	
	SHEET NAME:		
	FILE: C-100		

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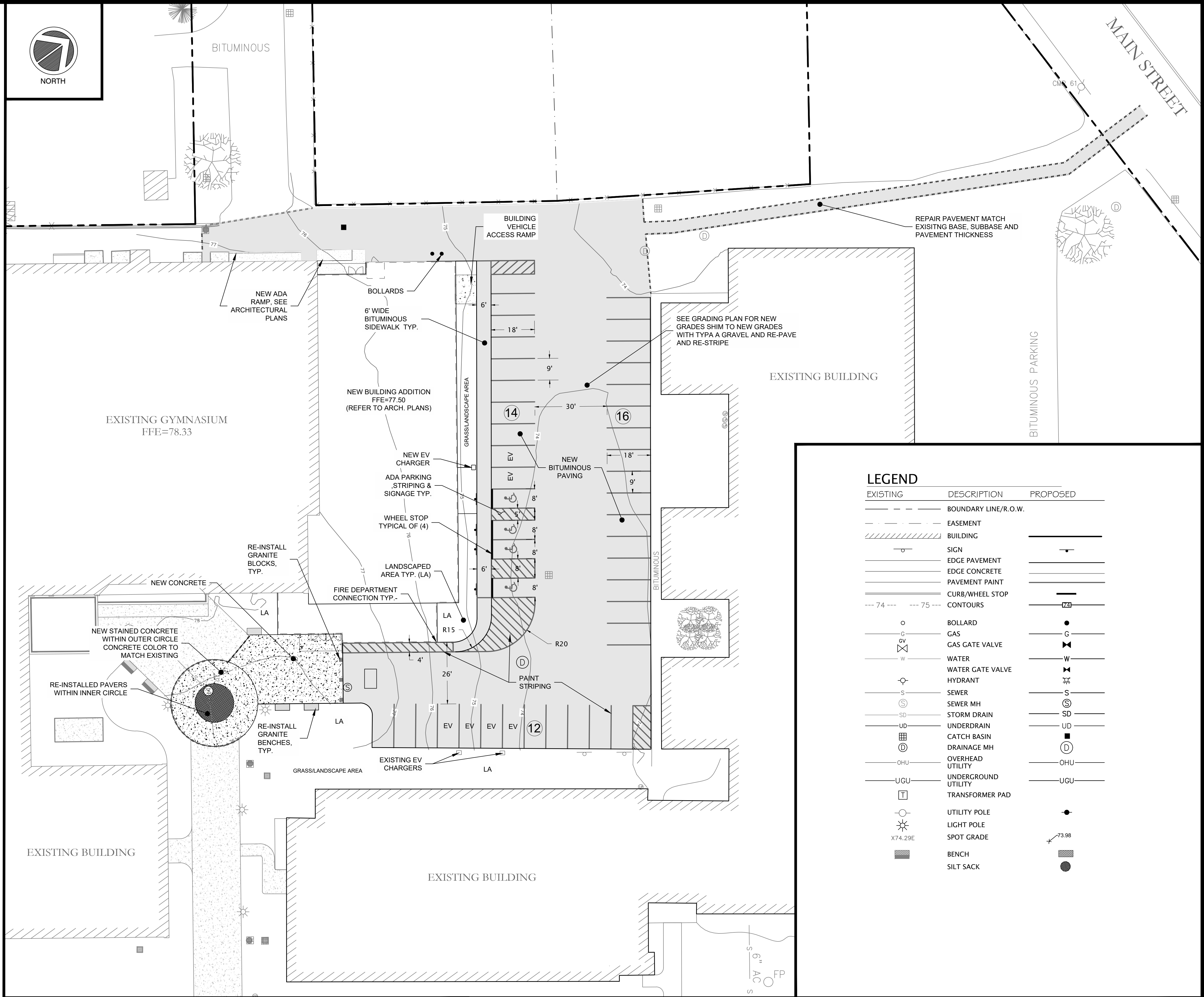
SITE PLAN NOTES:

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.

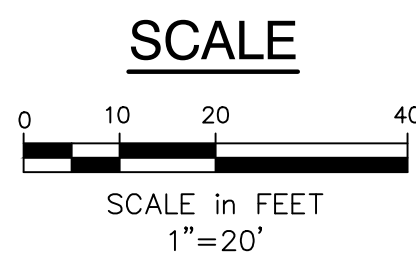
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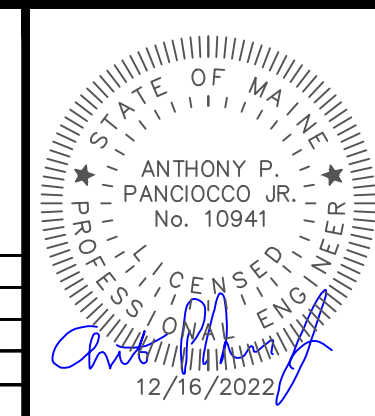
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REV	DATE	DESCRIPTION



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	

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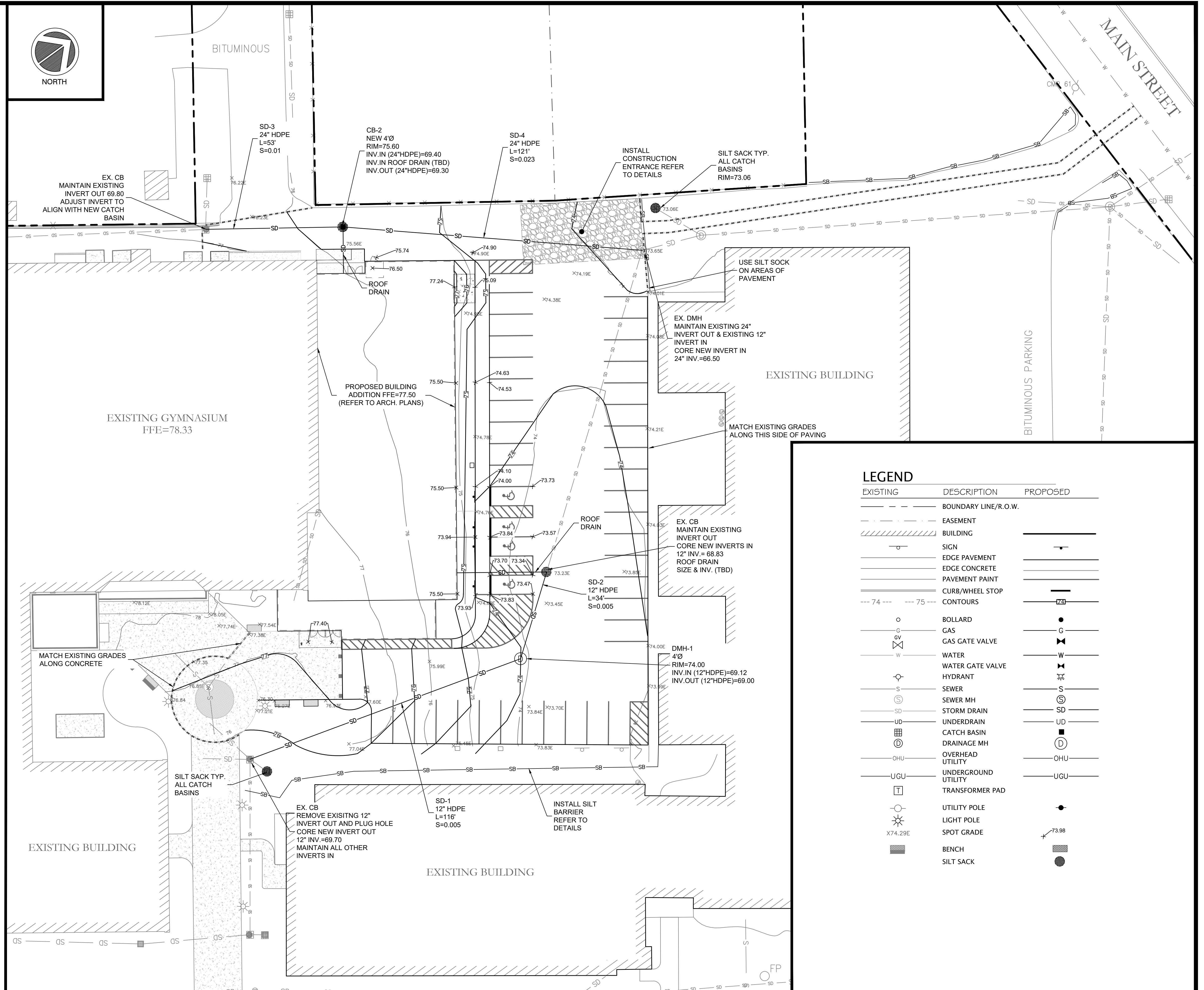
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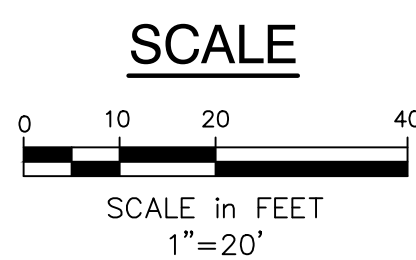
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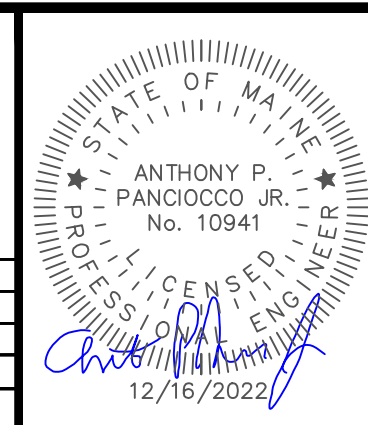
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BIDDEFORD HIGH SCHOOL ADDITION GRADING AND DRAINAGE PLAN		Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	
BIDDEFORD SCHOOL, DEPT. 18 MAPLEWOOD AVE. BIDDEFORD, ME 04005		DRAWN: TP/MV DESIGNED: TP CHECKED: TP FILE NAME: 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 BIDEFORD 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 BIDEFORD 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.

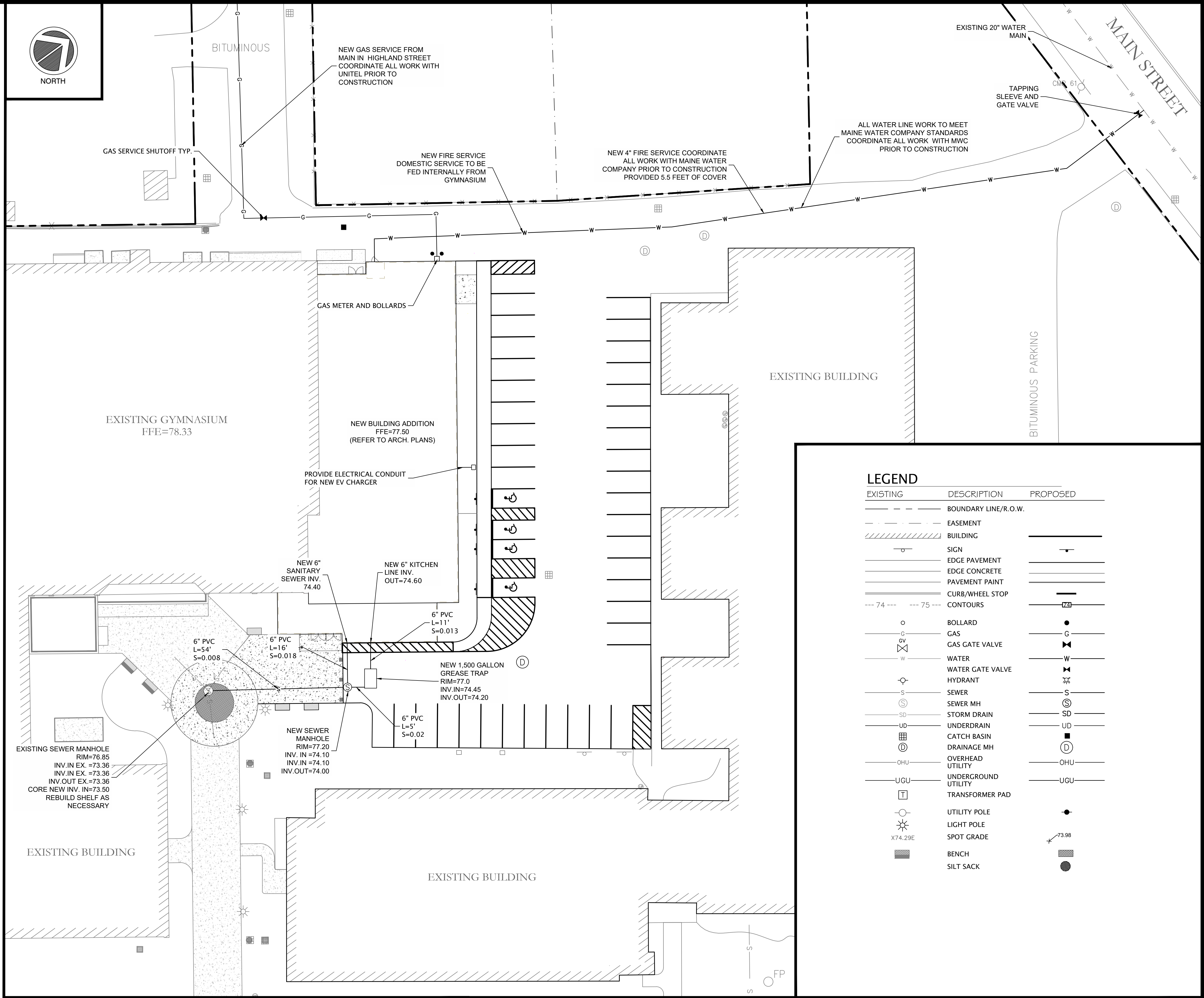
EARTHWORK NOTES:

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 AND SEEDED WITH A NATIVE GRASS (SEE SPECIFICATIONS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION AND MAINTENANCE UNTIL GROWTH IS FULLY ESTABLISHED..

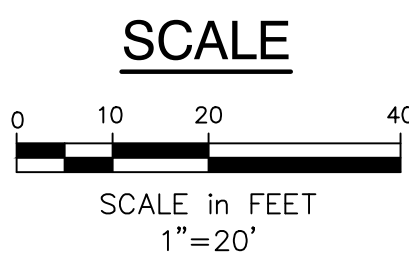
PLAN REFERENCES:

THESE PLANS REFERENCE A CAD FILE AND INFORMATION FROM PLANS PROVIDED BY: BIDEFORD SCHOOL DEPARTMENT.

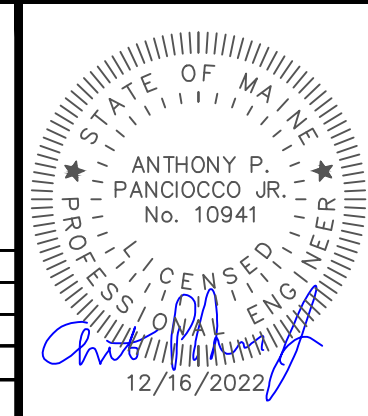
1. CIVIL PLANS BY HARRIMAN ARCHITECTS & ENGINEERS: BIDEFORD HIGH SCHOOL ADDITIONS & RENOVATIONS 20 MAPLEWOOD AVENUE, BIDEFORD, MAINE 04005, FOR CONSTRUCTION SEPTEMBER 3, 2010 - ISSUED FOR REFERENCE ONLY JULY 20, 2012 - RECORD DRAWING APRIL 1, 2013.
2. A PLAN BY SHAW BROTHERS CONSTRUCTION INCORPORATED. PROJECT: BIDEFORD HIGH SCHOOL ADDITIONS & RENOVATIONS, TITLE: ASBUILT PLAN, CLIENT: BIDEFORD SCHOOL DEPARTMENT DRAWN: JMB DATE: 10/17/2012 SCALE: 1" = 50'.



FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
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



BIDEFORD HIGH SCHOOL ADDITION SITE UTILITIES PLAN		Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	
BIDEFORD SCHOOL, DEPT. 18 MAPLEWOOD AVE. BIDEFORD, ME 04005		DRAWN: TP/MV DESIGNED: TP CHECKED: TP FILE NAME:	DATE: AUGUST 2022 SCALE: 1"=20' JOB NO. 22-042
		SHEET: C-103	

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 SEEDDED 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 DOWNGRADED 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.

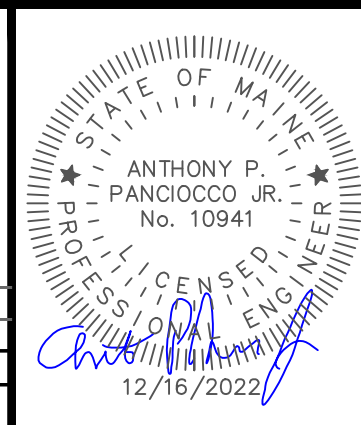
A. INSPECTION AND MAINTENANCE

- 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.
- 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 ERECTED 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.

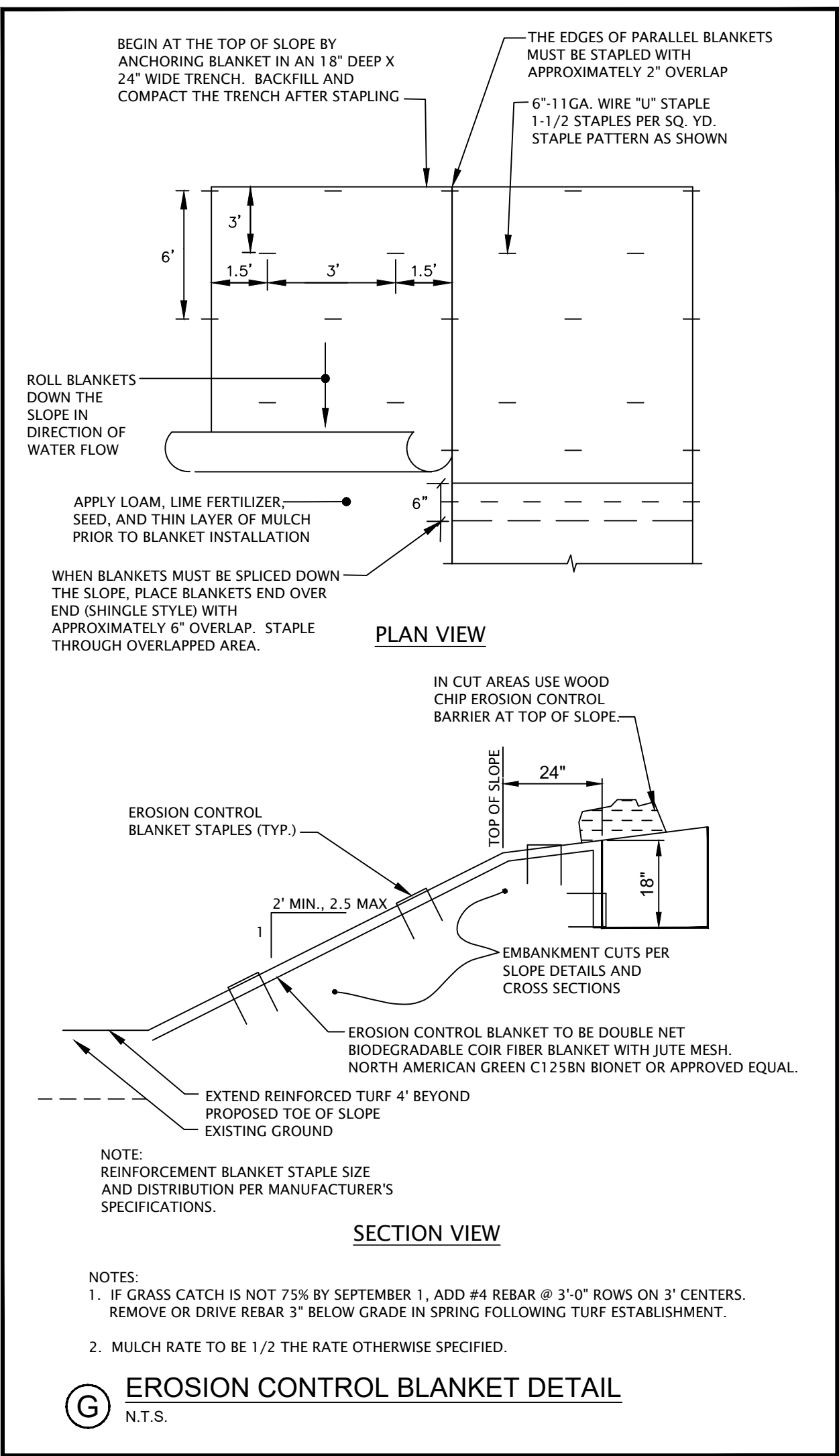
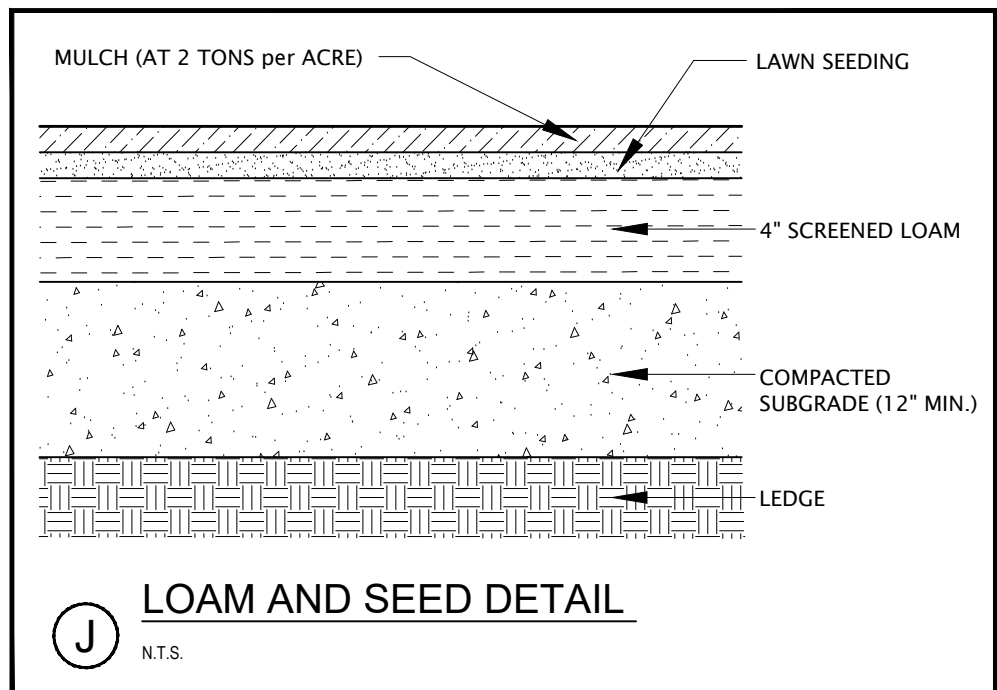
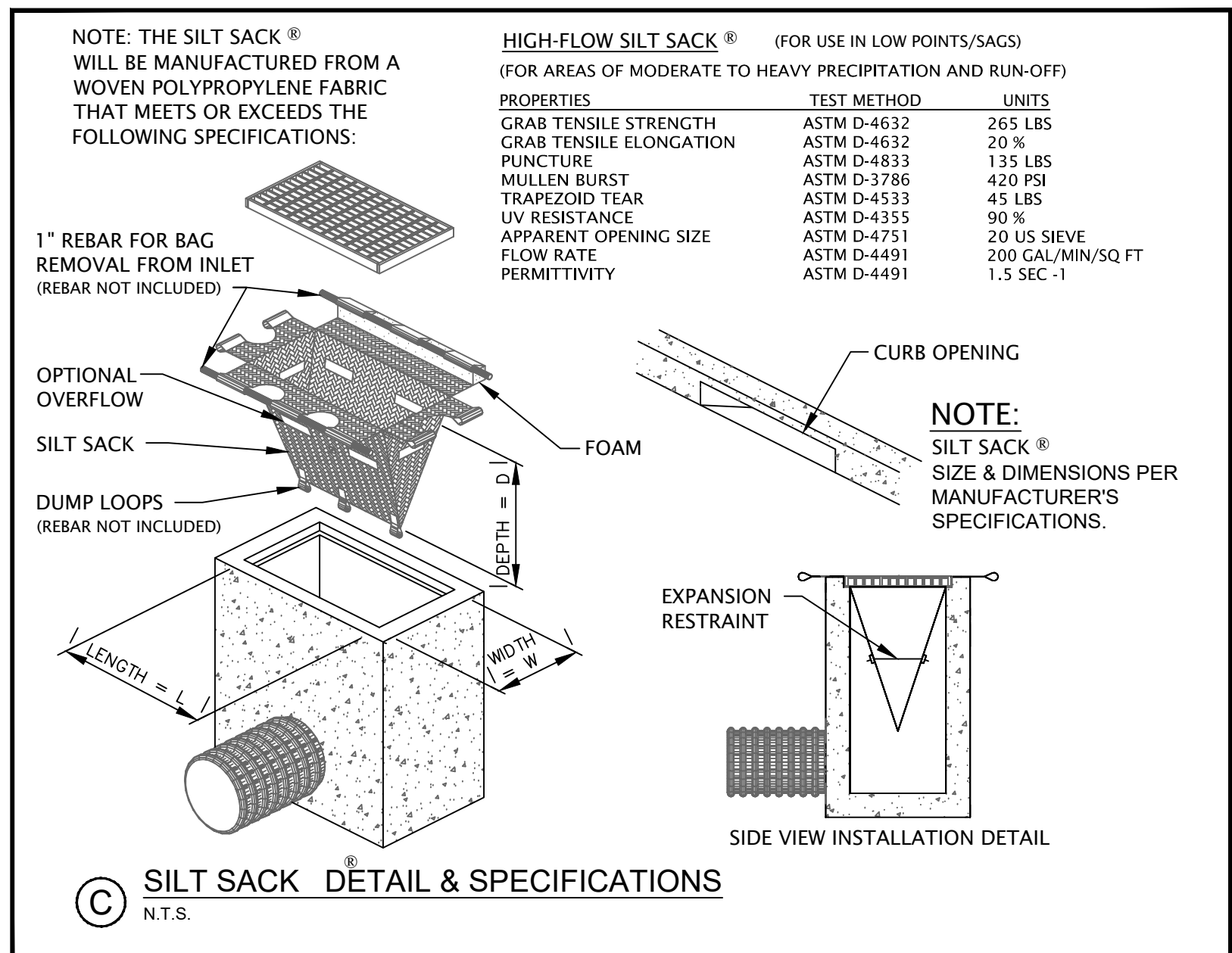
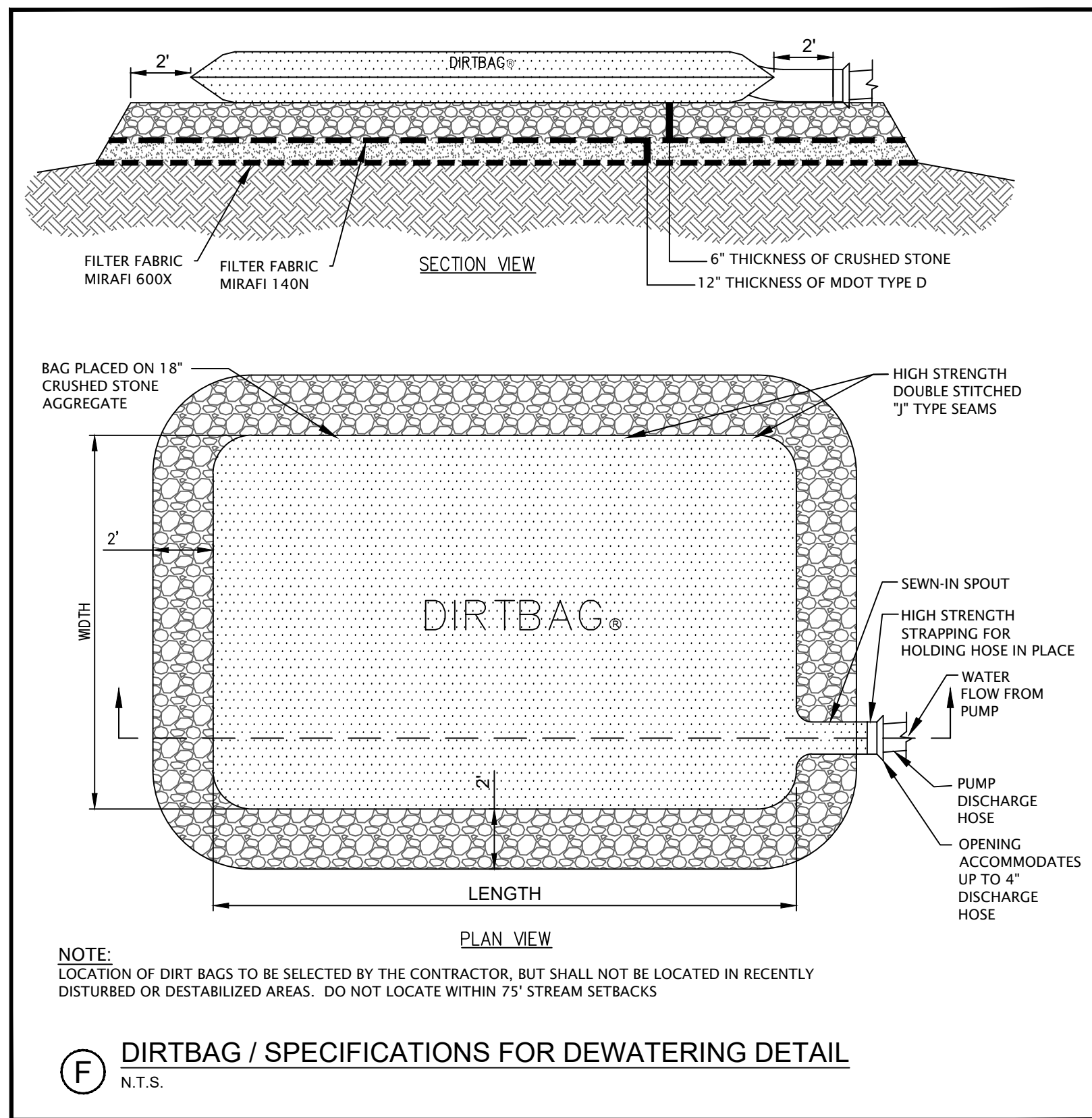
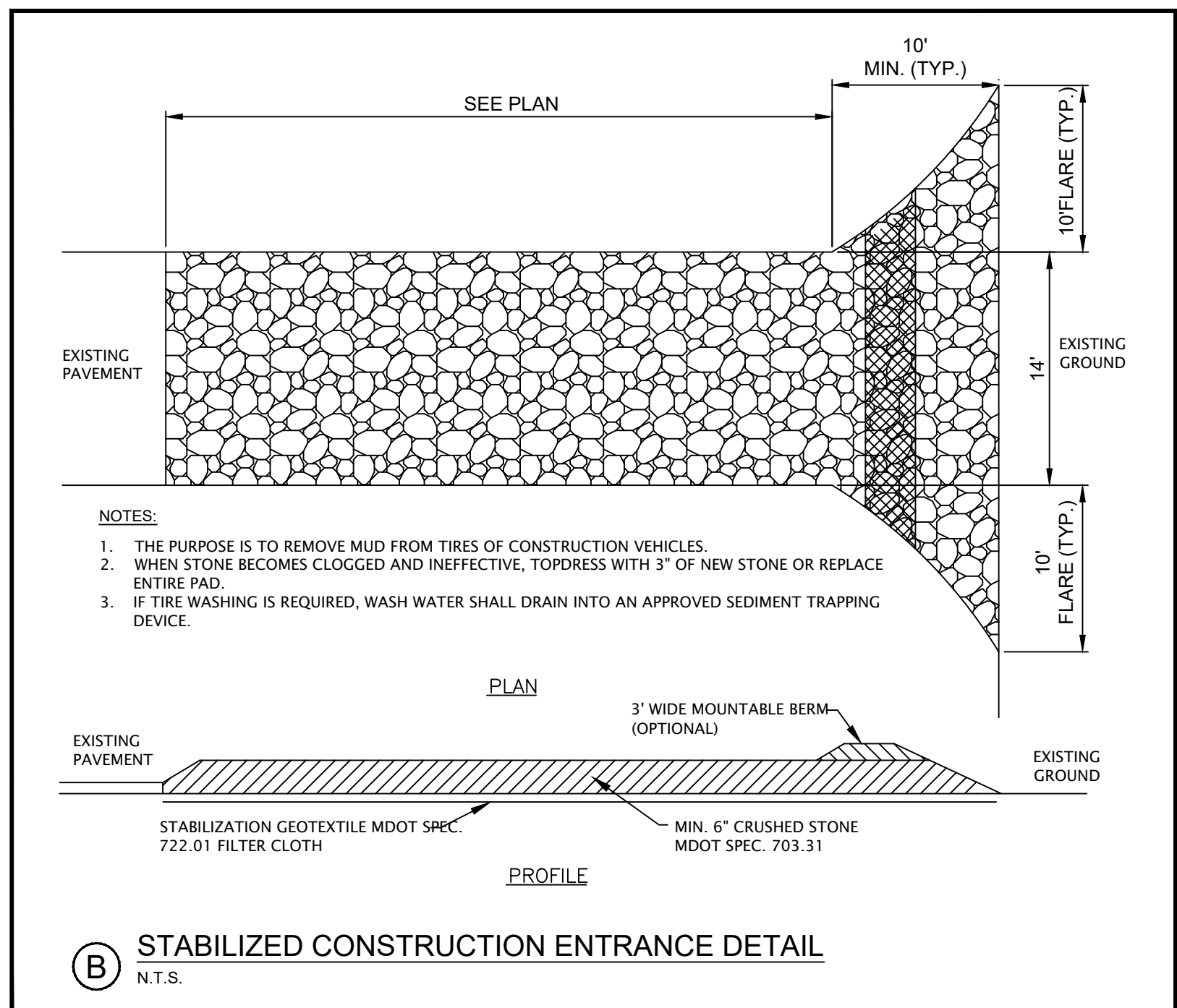
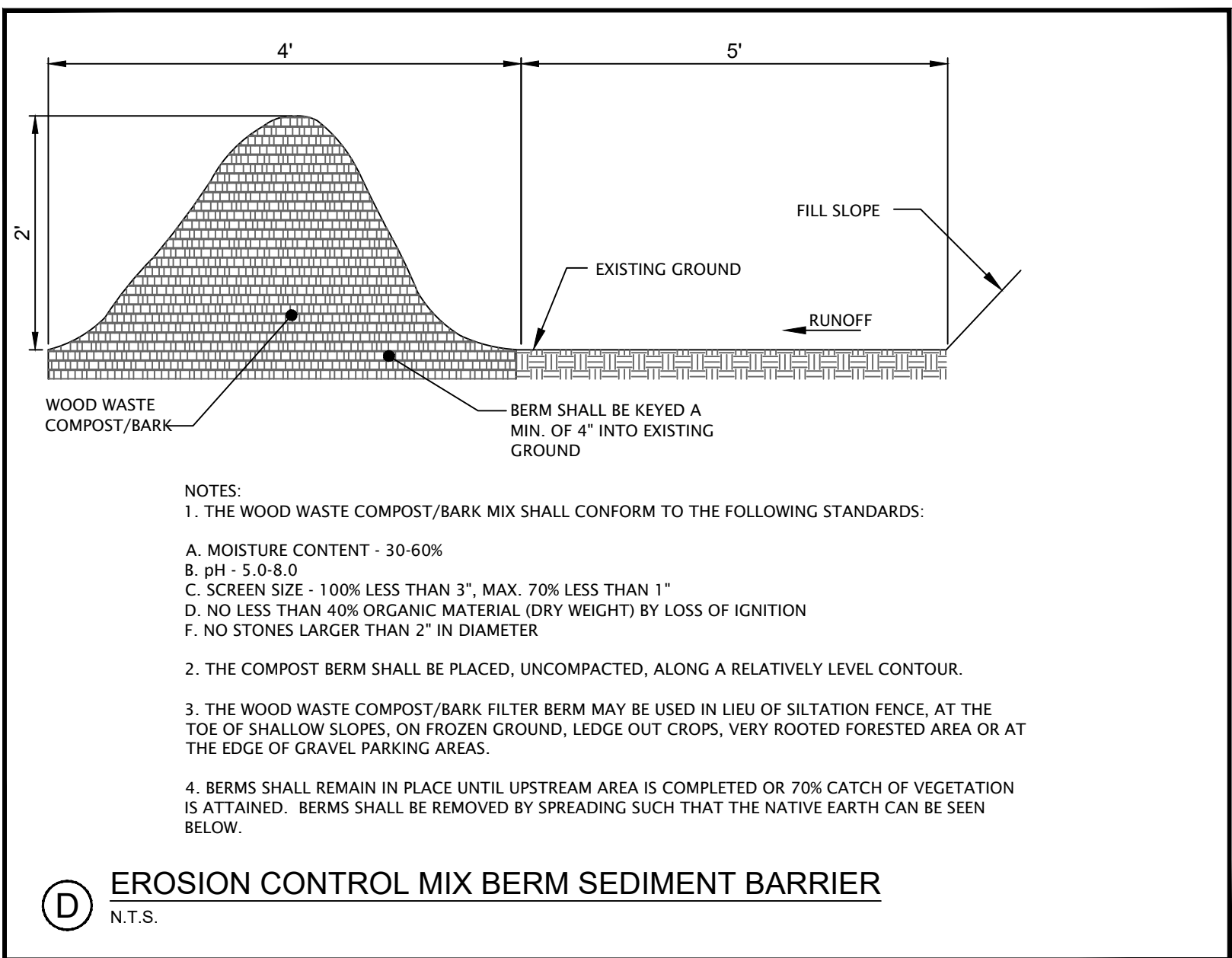
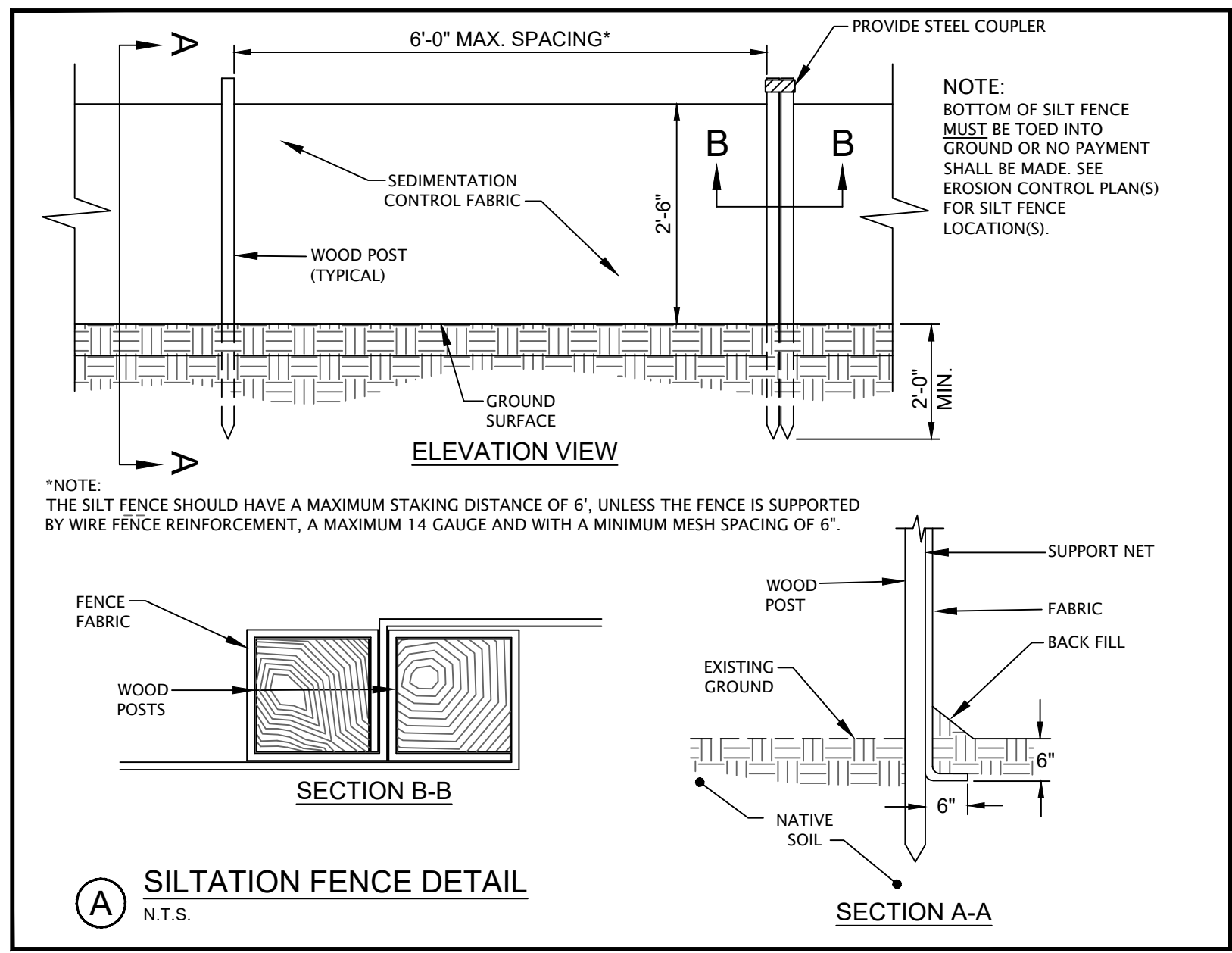
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B	12-16-2022	SUBMITTED FOR MAJOR SITE PLAN REVIEW
A	10-4-2022	SUBMITTED FOR MDEP REVIEW
REV	DATE	DESCRIPTION
REVISIONS		



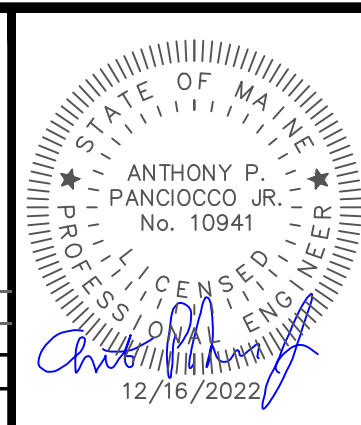
BIDDEFORD HIGH SCHOOL	
ADDITION	
EROSION CONTROL	
NOTES	
BIDDEFORD SCHOOL DEPT. 18 MAPLEWOOD AVE. BIDDEFORD, ME 04005	

		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		



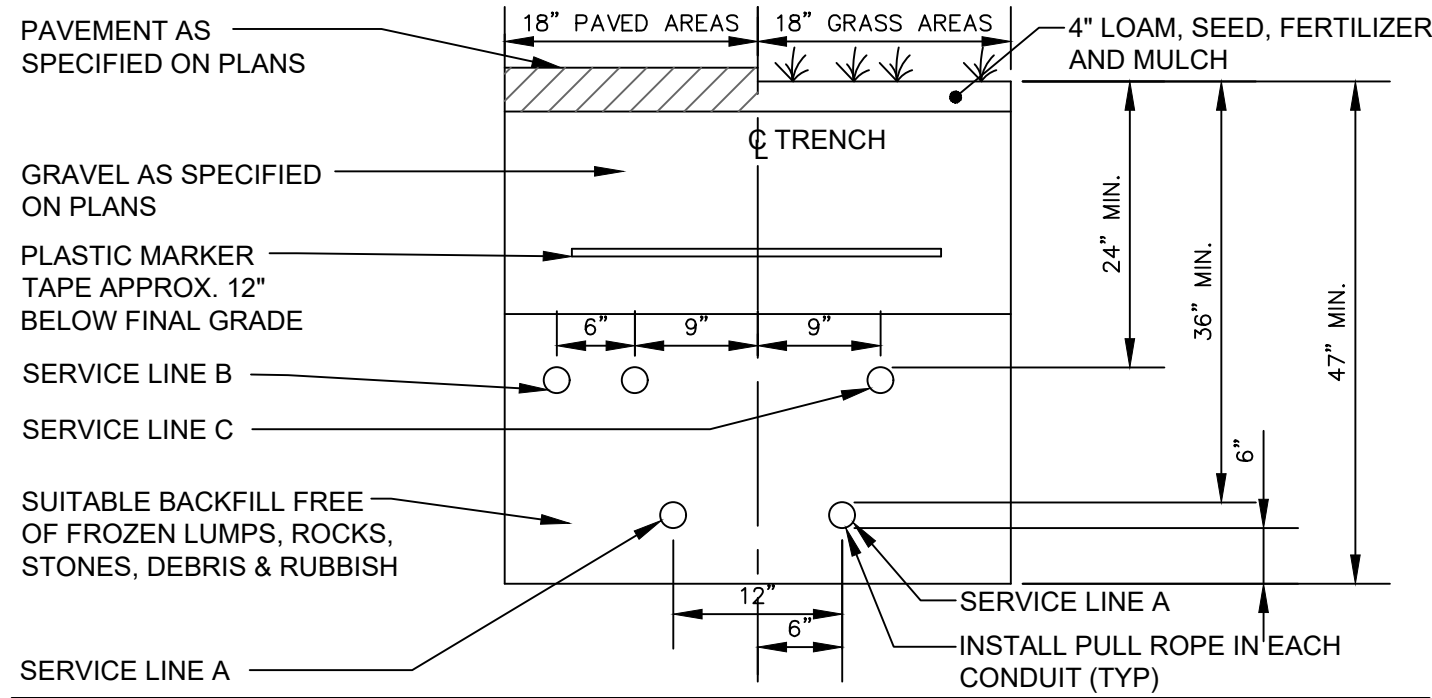
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BIDDEFORD HIGH SCHOOL ADDITION EROSION CONTROL DETAILS
BIDDEFORD SCHOOL DEPT. 18 MAPLEWOOD AVE. BIDDEFORD, ME 04005

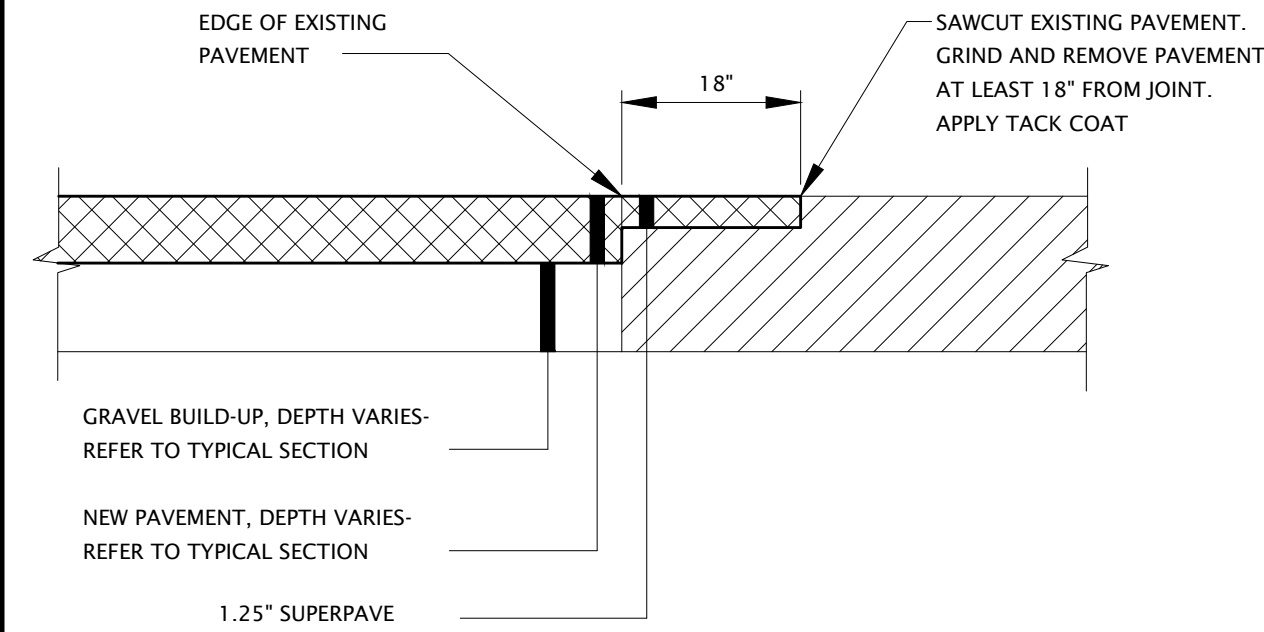
Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
DRAWN: TP DESIGNED: TP CHECKED: TP FILE NAME: SHEET: C-301
DATE: AUGUST 2022 SCALE: N.T.S. JOB NO. 22-042



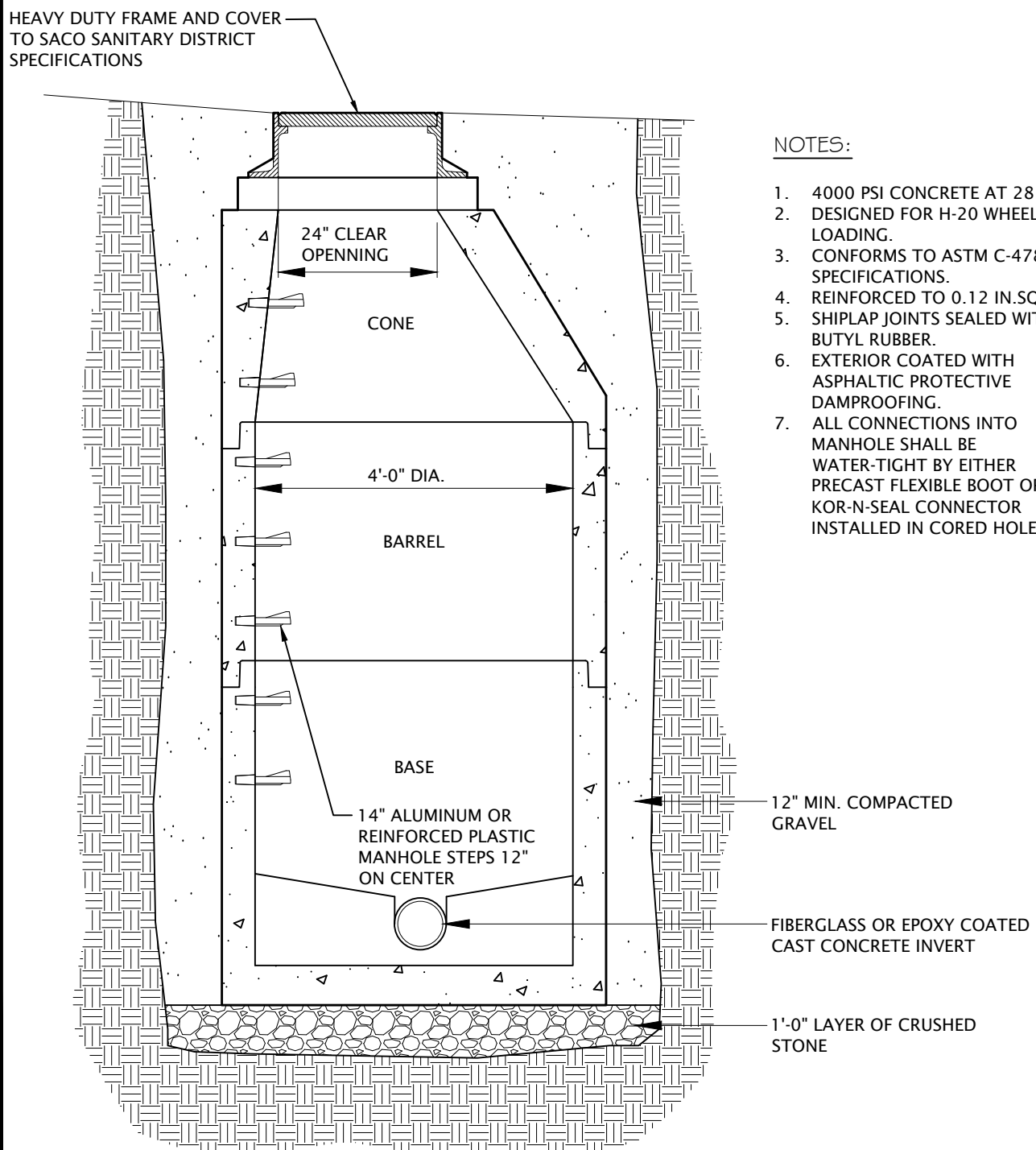
SERVICE	CONDUIT SIZE	GRASS AREAS	PAVED AREAS	UTILITY	REMARKS
A	5"	SCHEDULE 40 PVC ELECTRICAL GRADE	RIGID GALVANIZED STEEL, ASTM A120	POWER	SEE NOTE 1
B	4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	TELEPHONE	SEE NOTE 1
C	2"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	COMMUNICATION	

- 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.

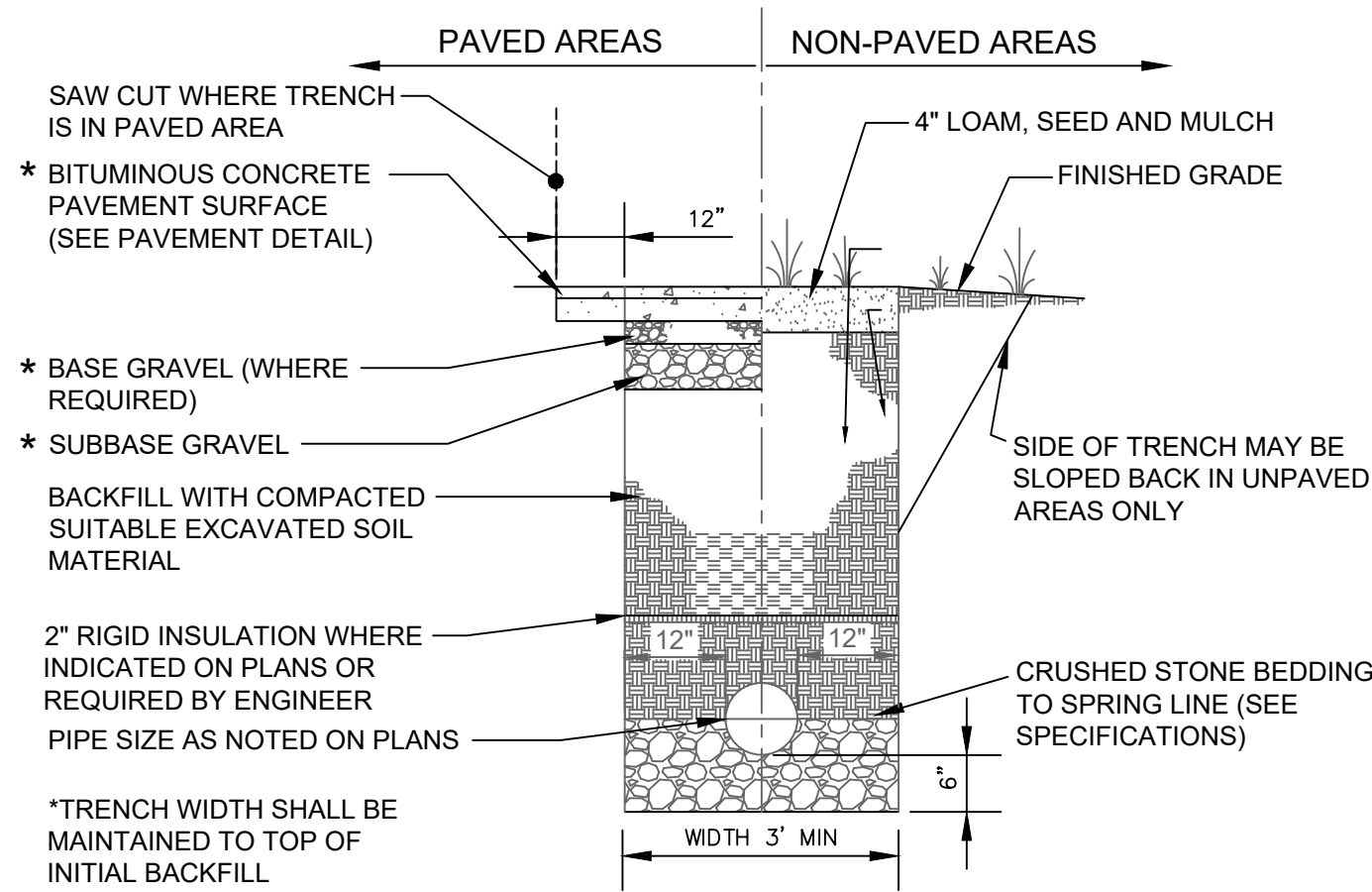
A COMBINED UTILITY TRENCH DETAIL
N.T.S.



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

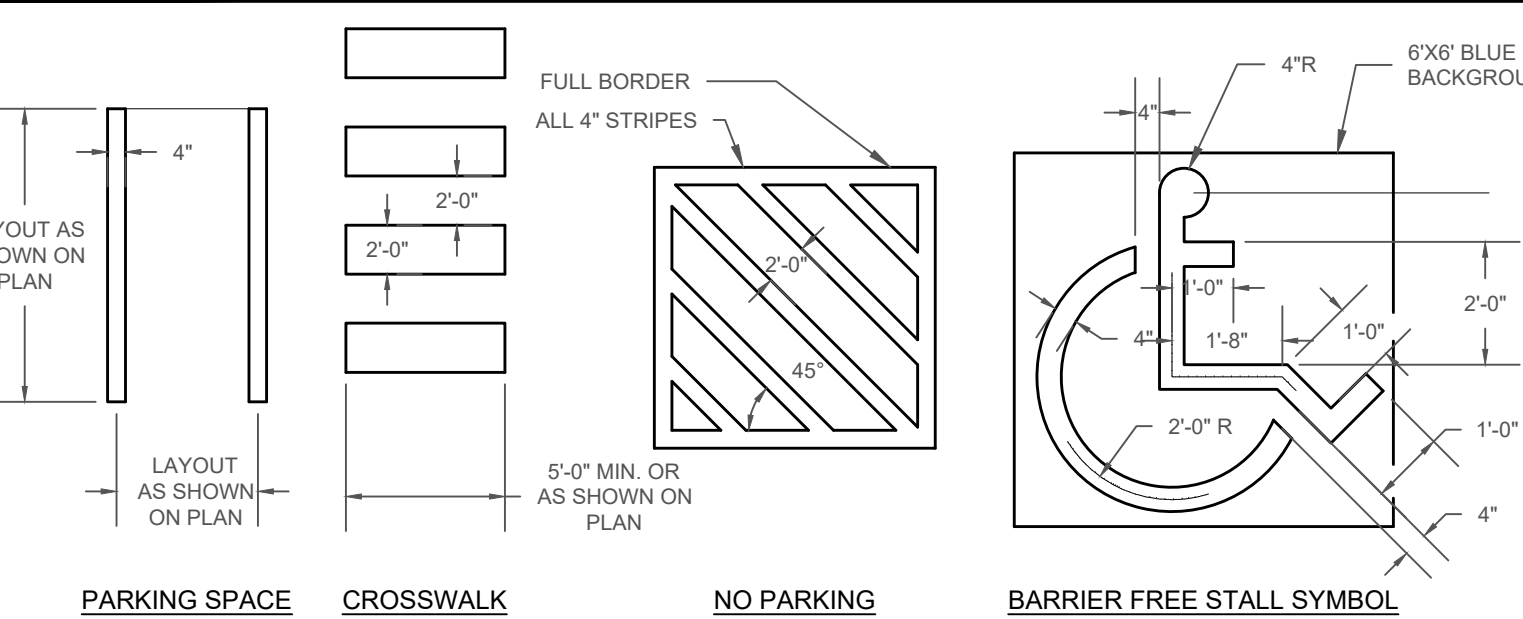


C PRECAST SEWER/DRAIN MANHOLE DETAIL
N.T.S.

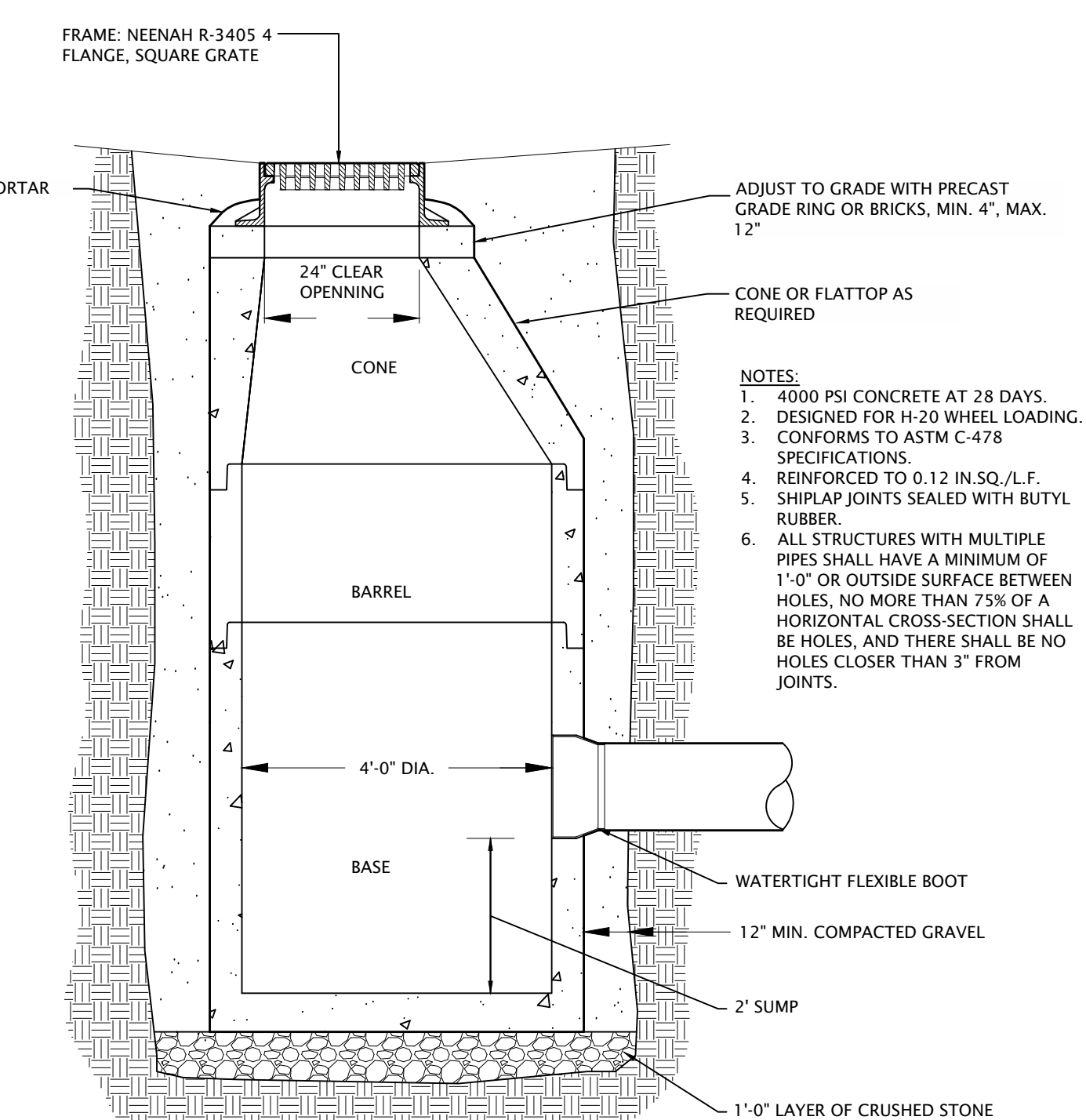


NOTE:
BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

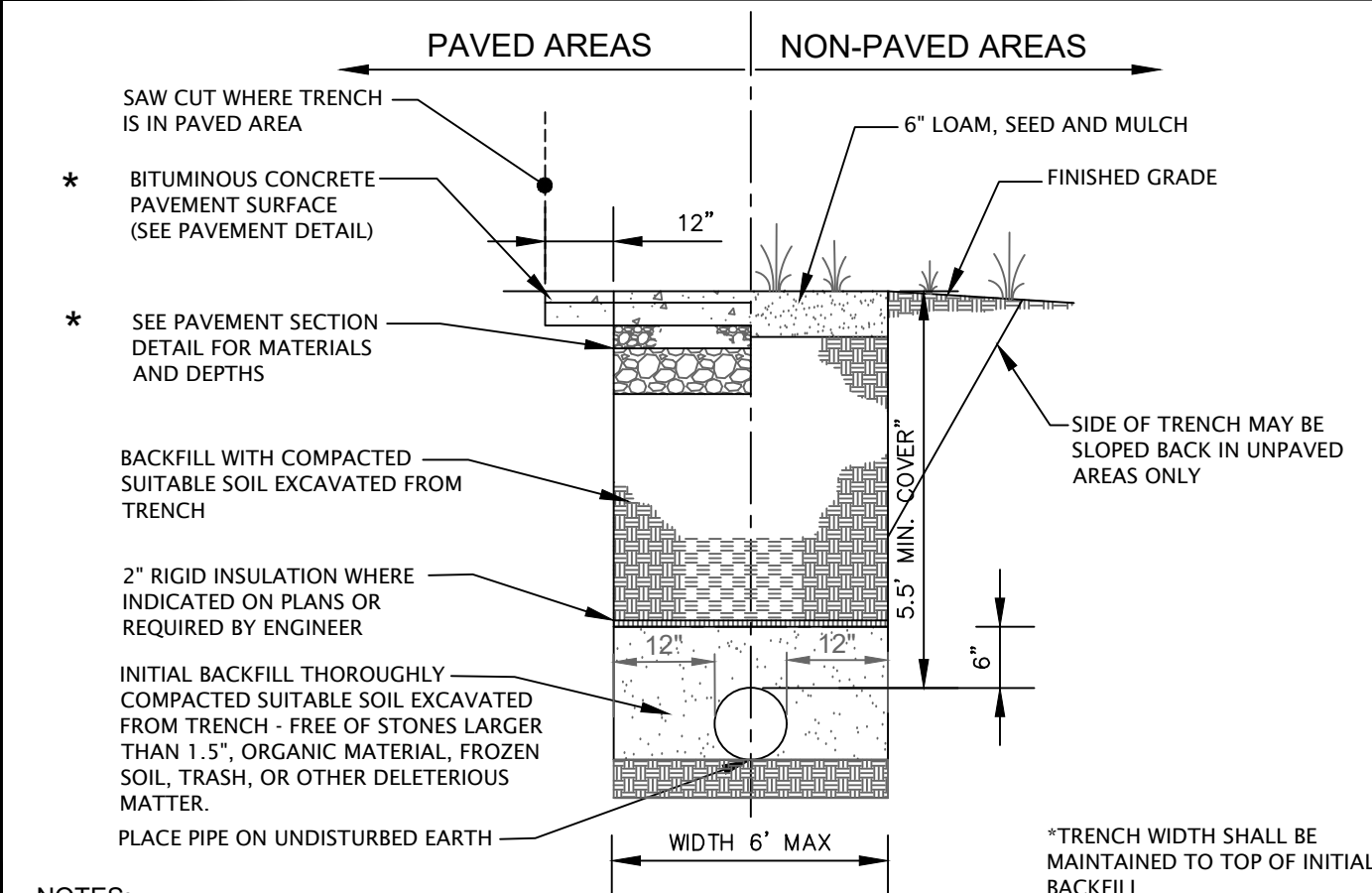
D TYPICAL SEWER AND STORM DRAIN TRENCH DETAIL
N.T.S.



E PAVEMENT MARKING DETAIL
N.T.S.



F PRECAST CATCH BASIN DETAIL
N.T.S.

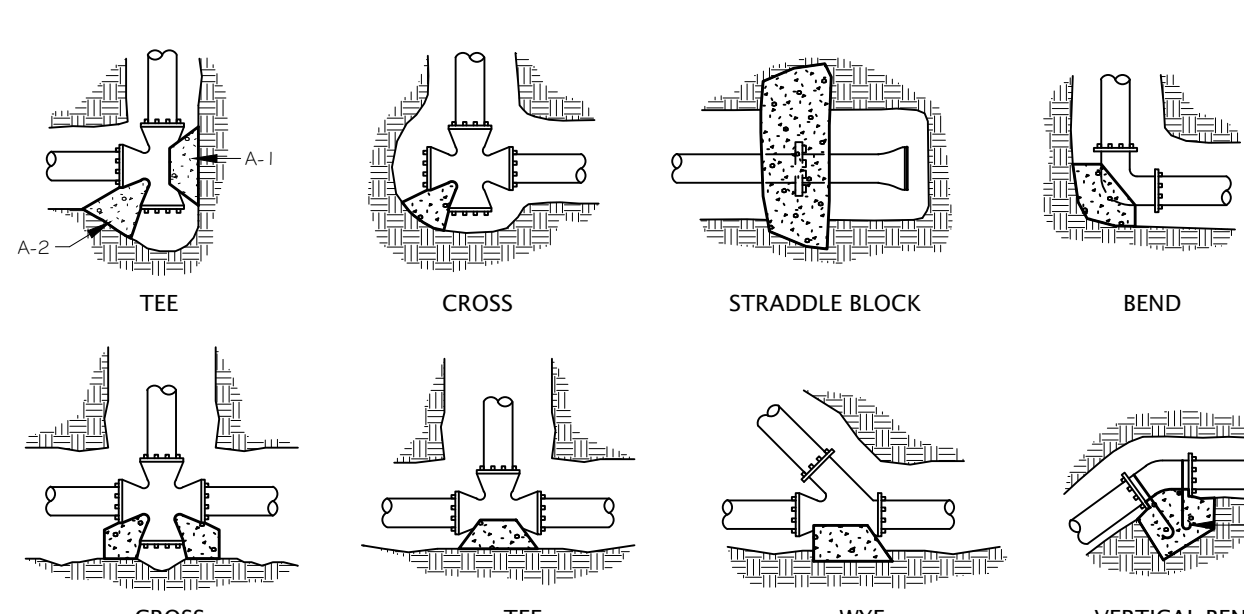


NOTES:
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G WATER PIPE TRENCH DETAIL
N.T.S.

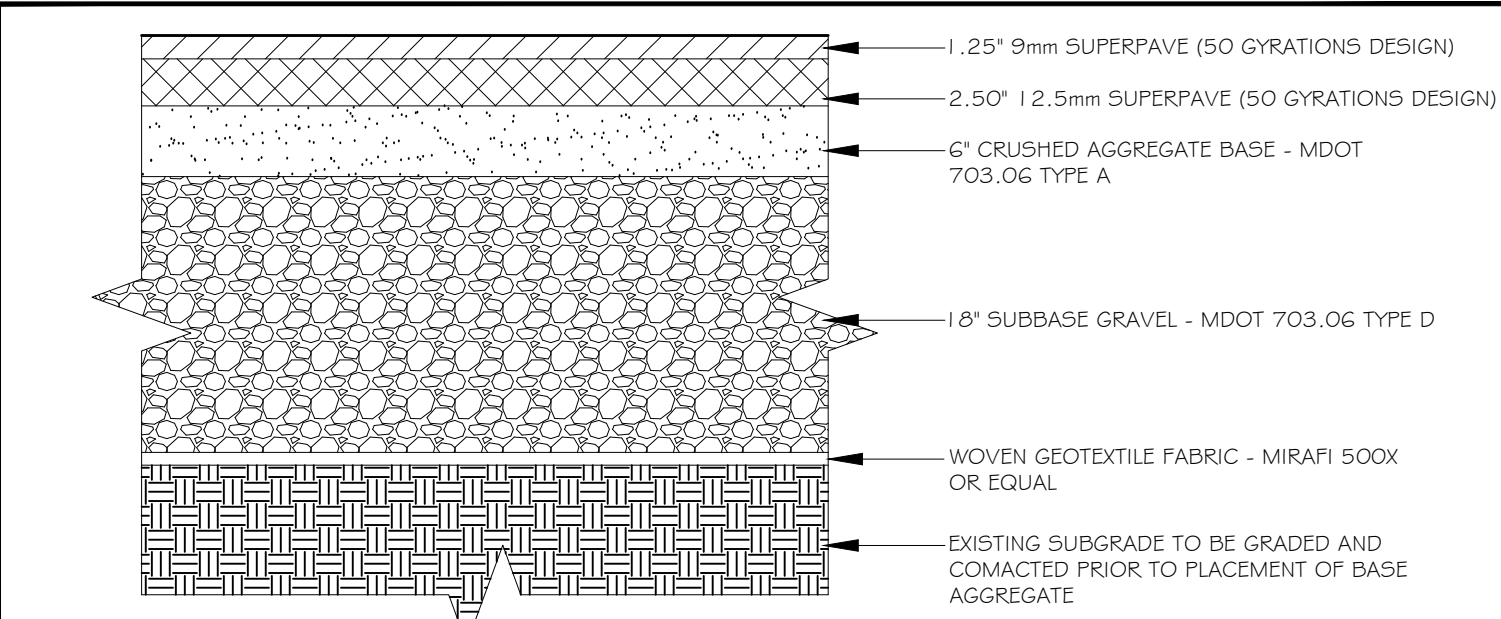
(HORIZONTAL) BEARING AREA OF THRUST BLOCKS IN SQUARE FEET							(VERTICAL) VOLUME OF THRUST BLOCK IN CUBIC YARDS					
FITTING SIZE	TEE, WYE, DEAD END AND HYDRANT	STRADLE BLOCK	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22-1/2° BEND	11-1/4° BEND	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
				A-1	A-2							
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)

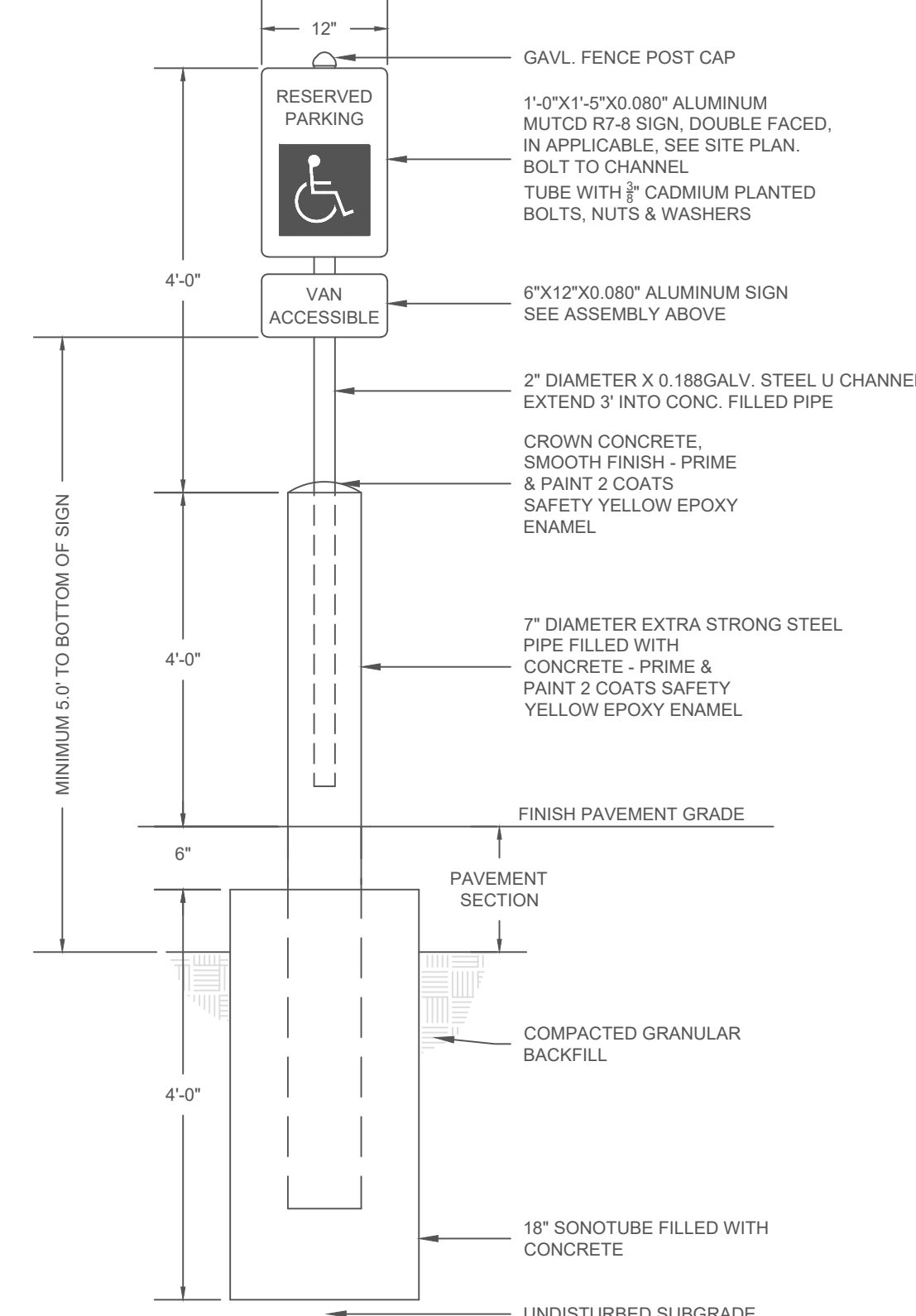


- NOTES:
- CONCRETE BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
 - ALL CONCRETE TO BE CLASS 2400 MINIMUM.
 - INSTALL ISOLATION MATERIAL BETWEEN PIPE AND/OR FITTINGS BEFORE POURING CONCRETE BLOCKING.
 - CONCRETE SHALL BE KEPT CLEAR OF ALL JOINTS AND ACCESSORIES.
 - TIE RODS SHALL BE DEFORMED GALVANIZED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

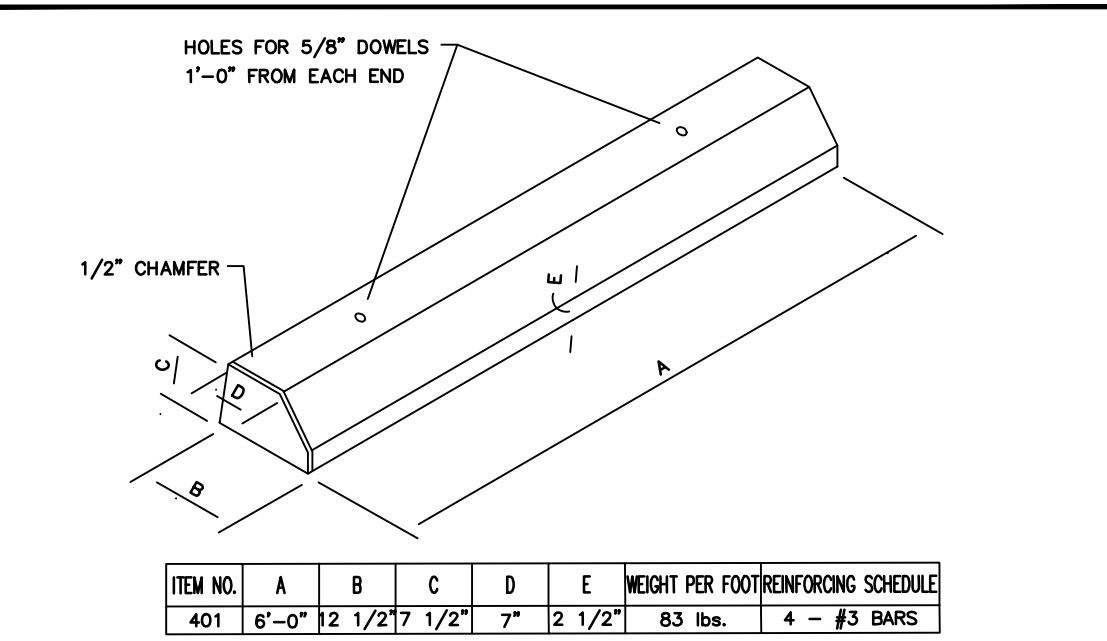
H THRUST BLOCKING DETAIL
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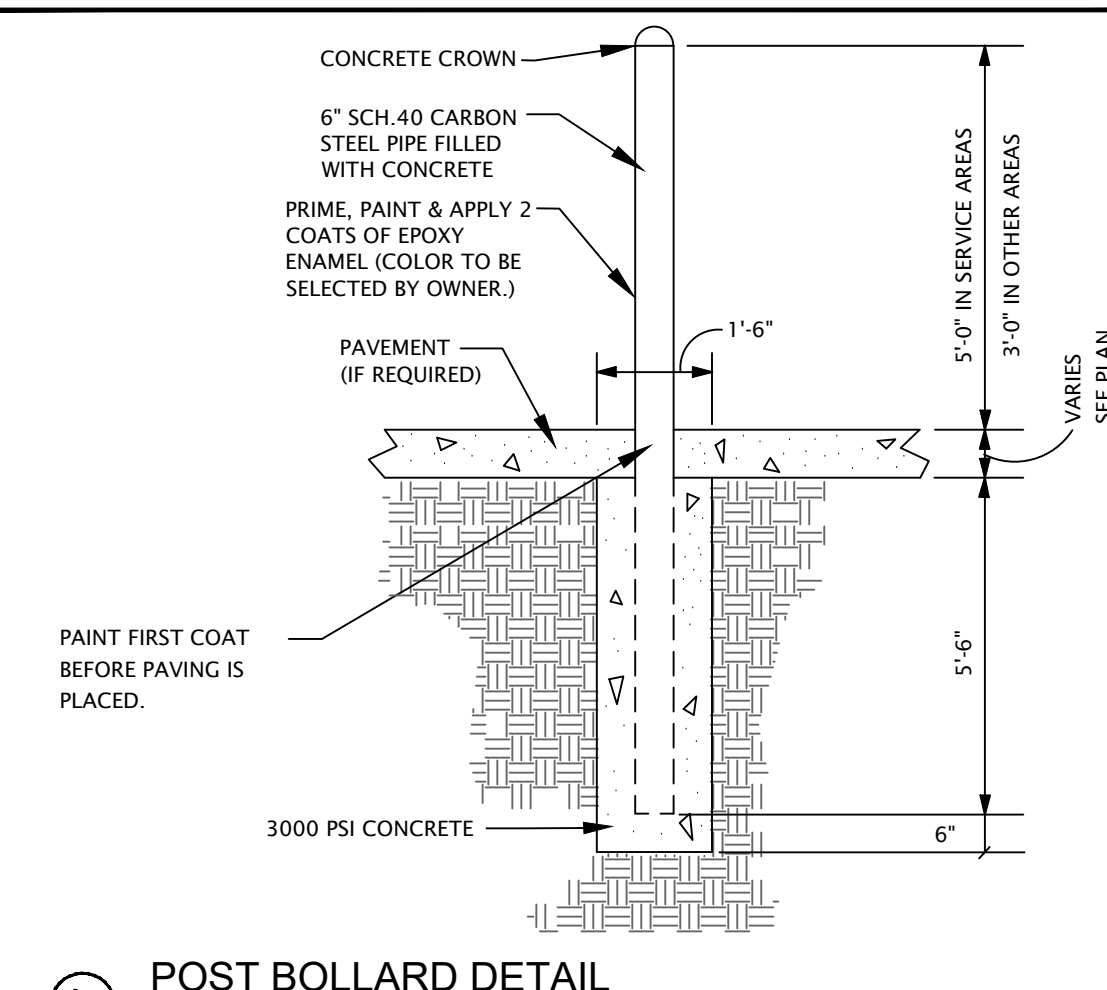
I NEW PAVEMENT DETAIL
N.T.S.



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



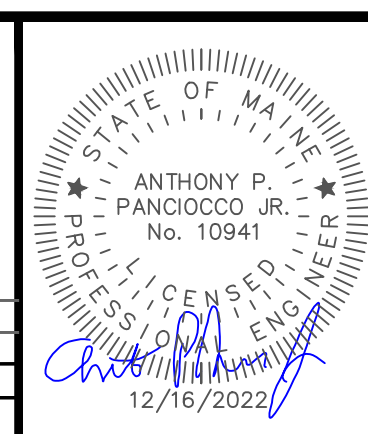
K PRECAST CONCRETE WHEELSTOP DETAIL
N.T.S.



L POST BOLLARD DETAIL
N.T.S.

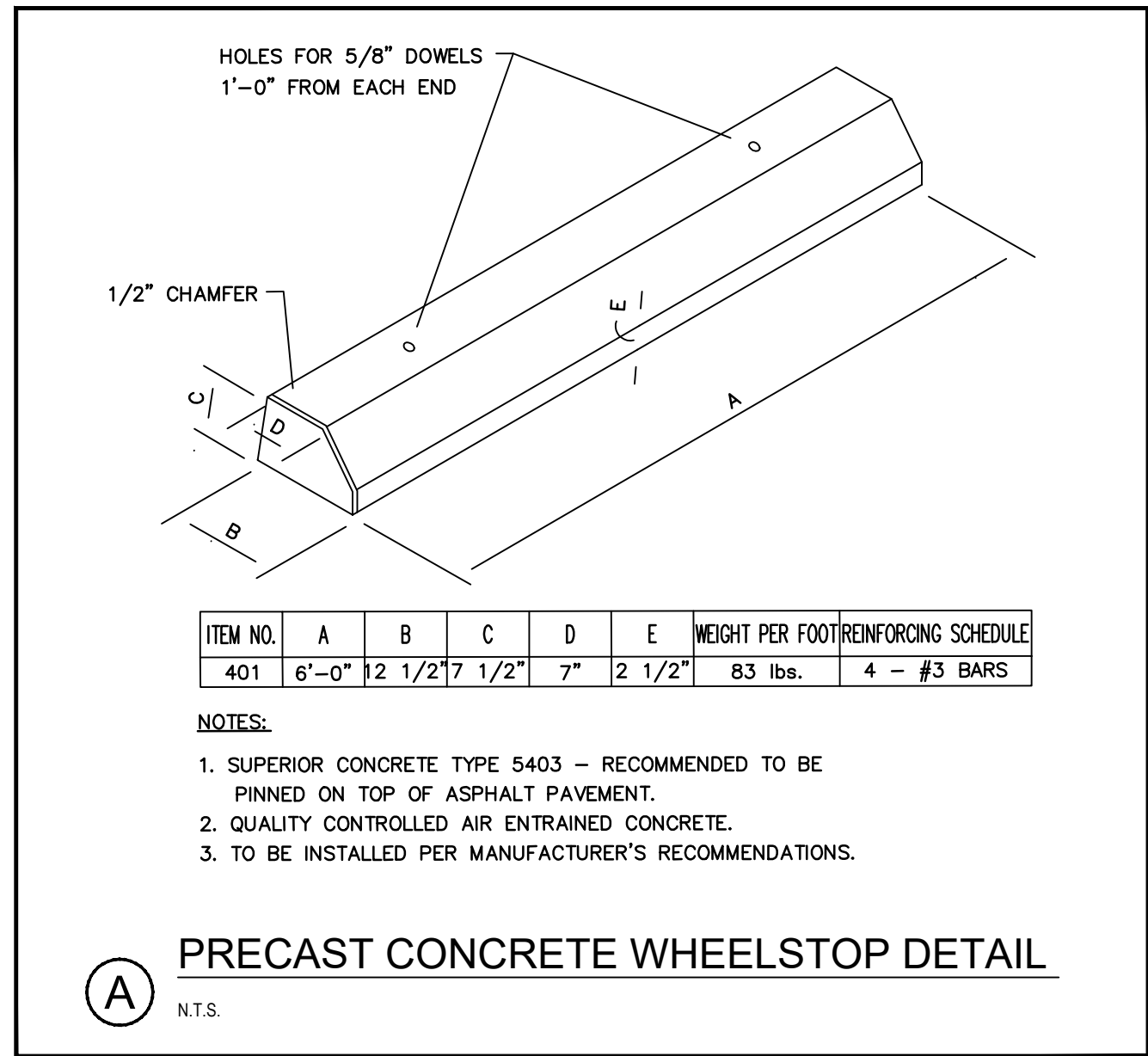
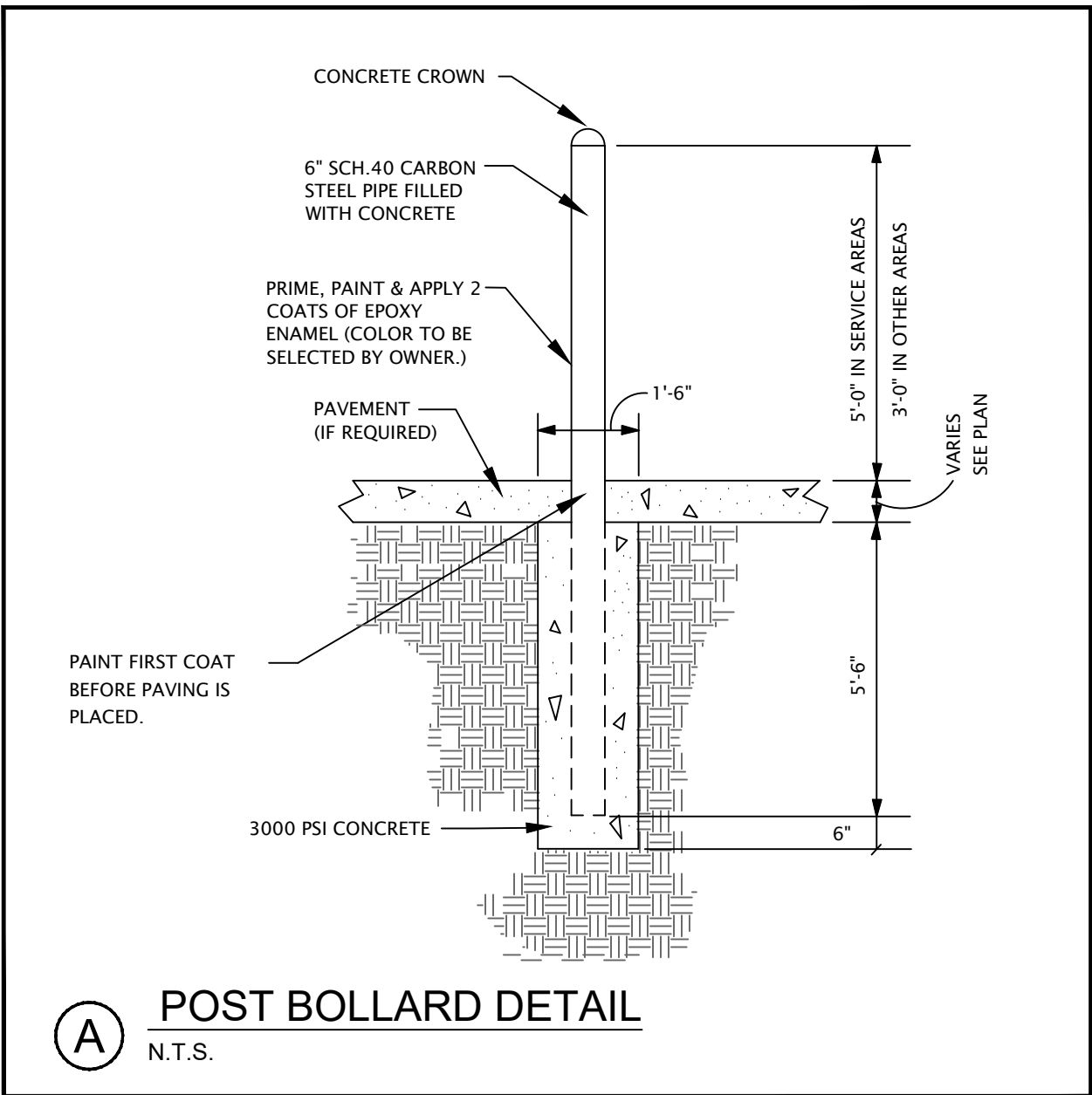
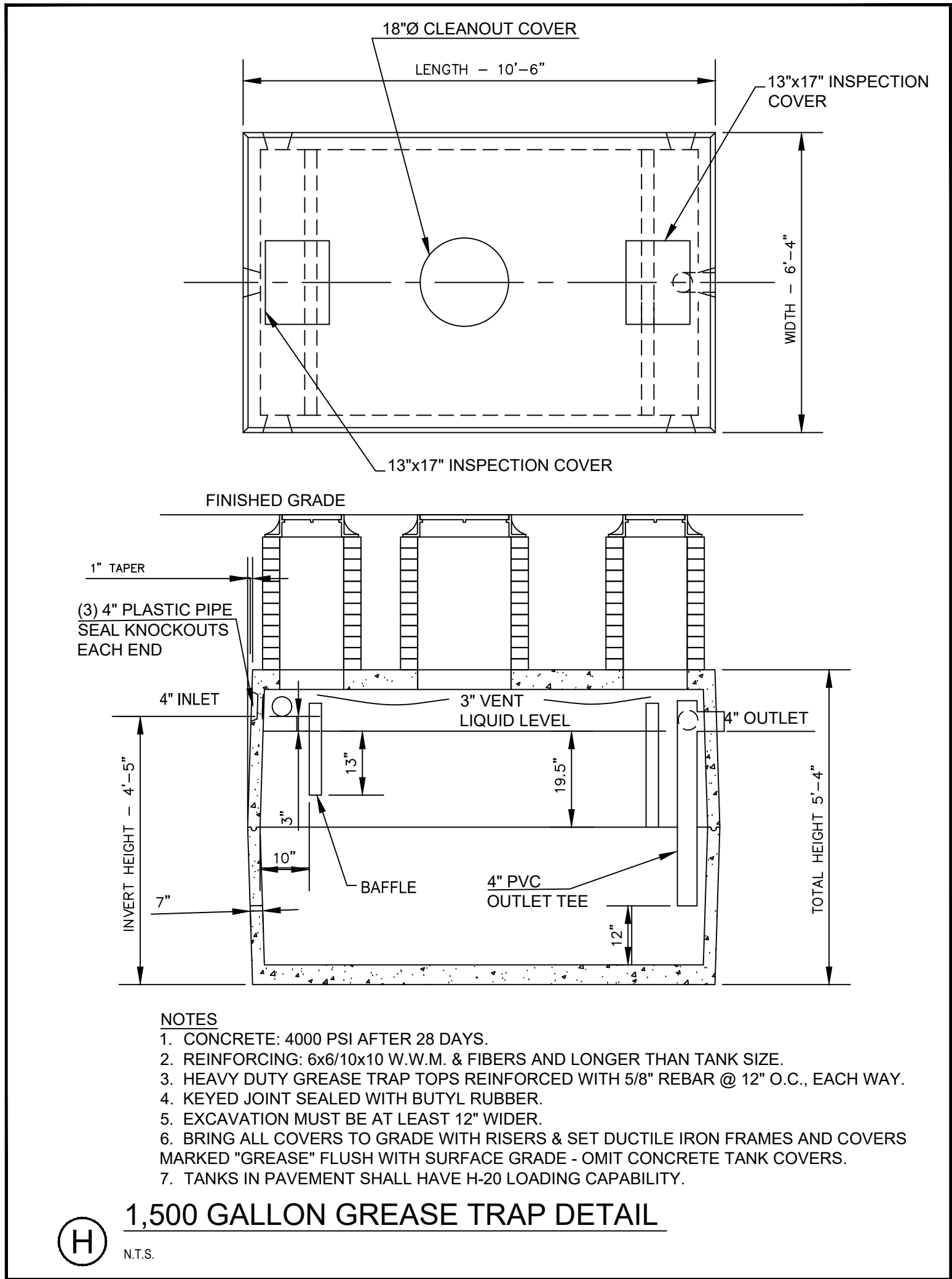
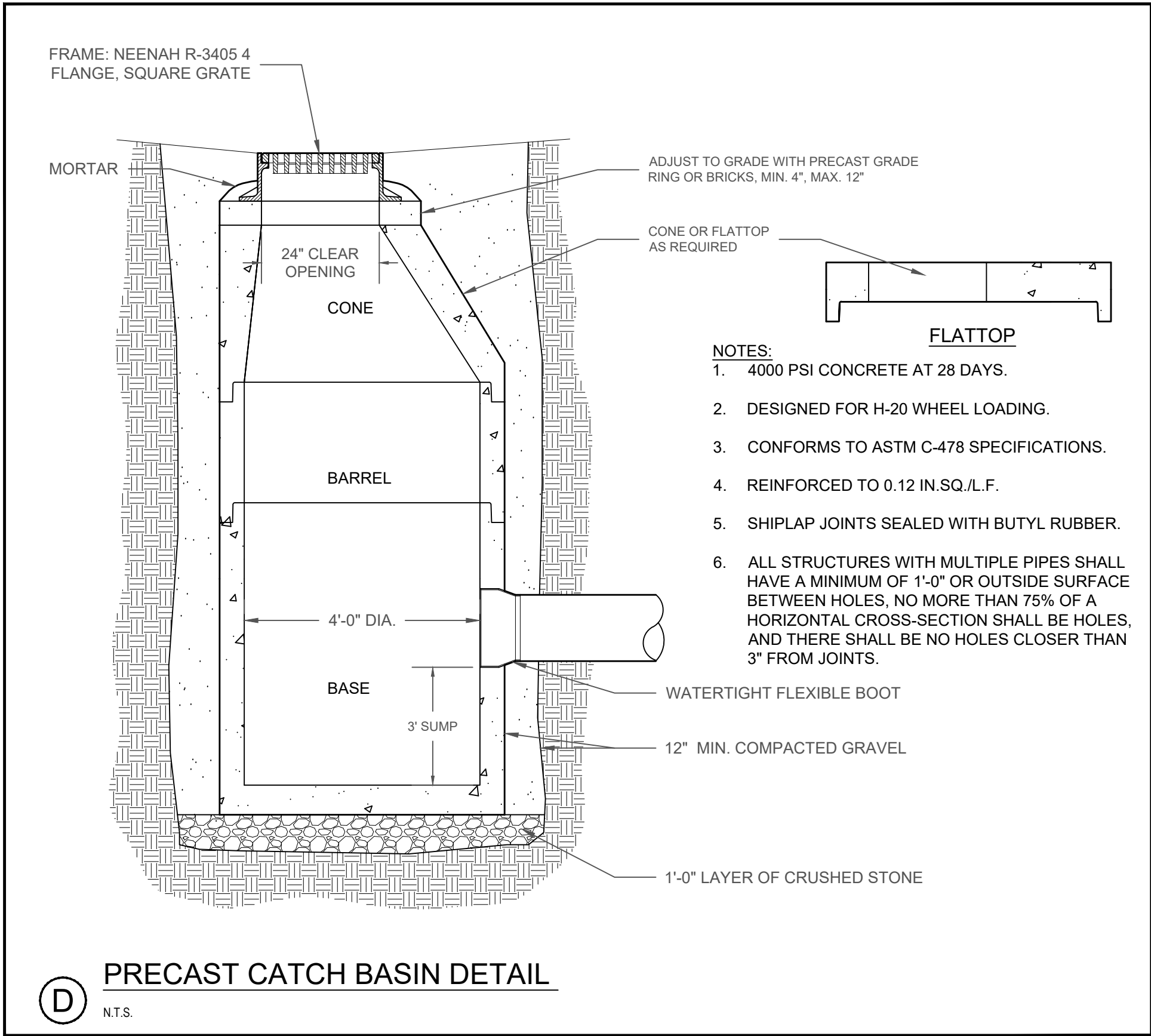
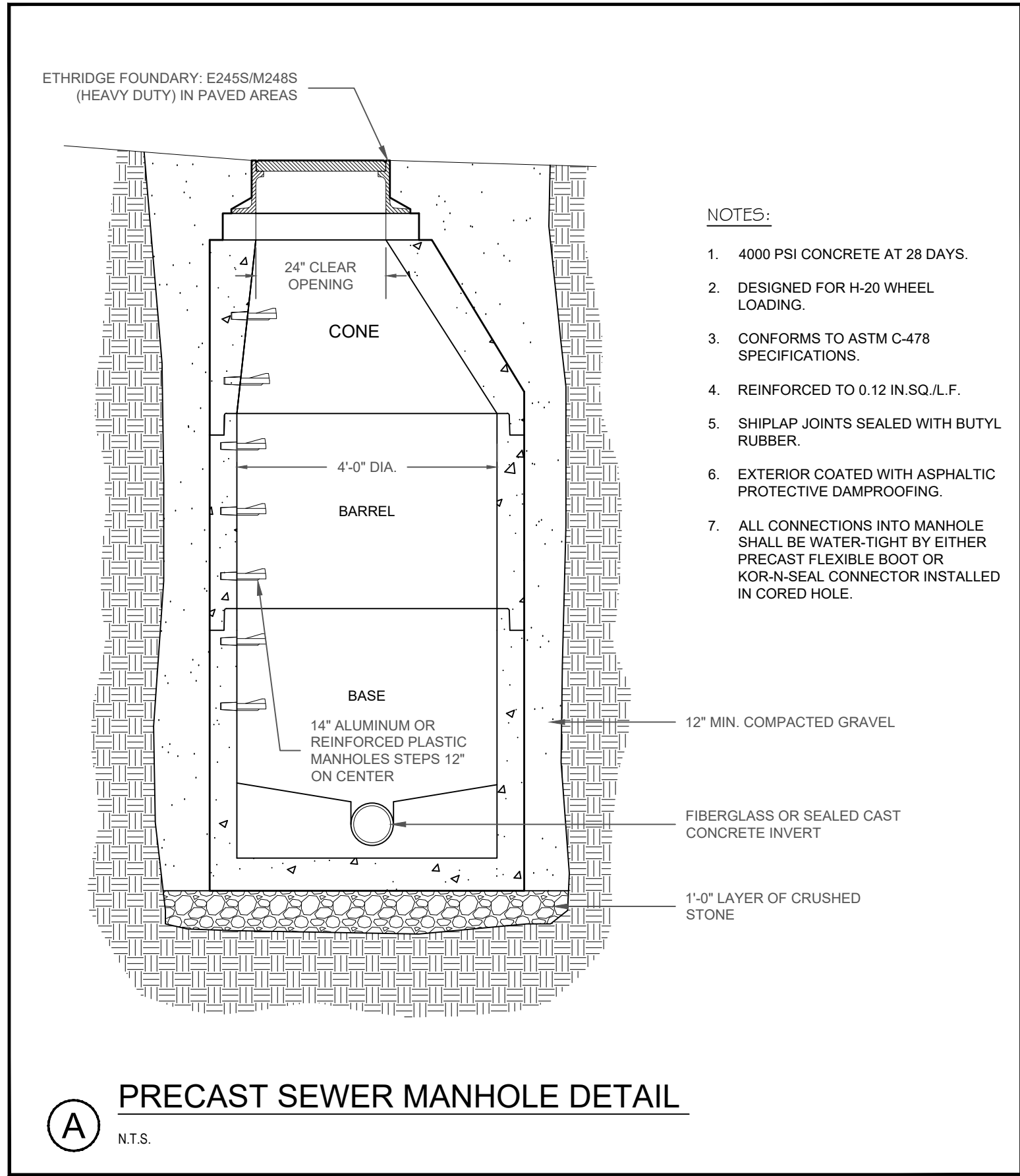
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REV	DATE	DESCRIPTION
REVISIONS		



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	
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				ADDITION				
				SITE CIVIL				
				DETAILS II				
B	12-16-2022	SUBMITTED FOR MAJOR SITE PLAN REVIEW		BIDDEFORD SCHOOL DEPT.		DRAWN: TP	DATE:	
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				BIDDEFORD, ME 04005		CHECKED: TP	JOB NO. 22-042	
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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: 12/16/22

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207-989-4824

GEOTECHNICAL ENGINEER
Summit Engineering
210 Maine Ave, Farmingdale, ME 04544
207-576-3313

CONTRACTOR:
TBD

PROPOSED SITE PLAN

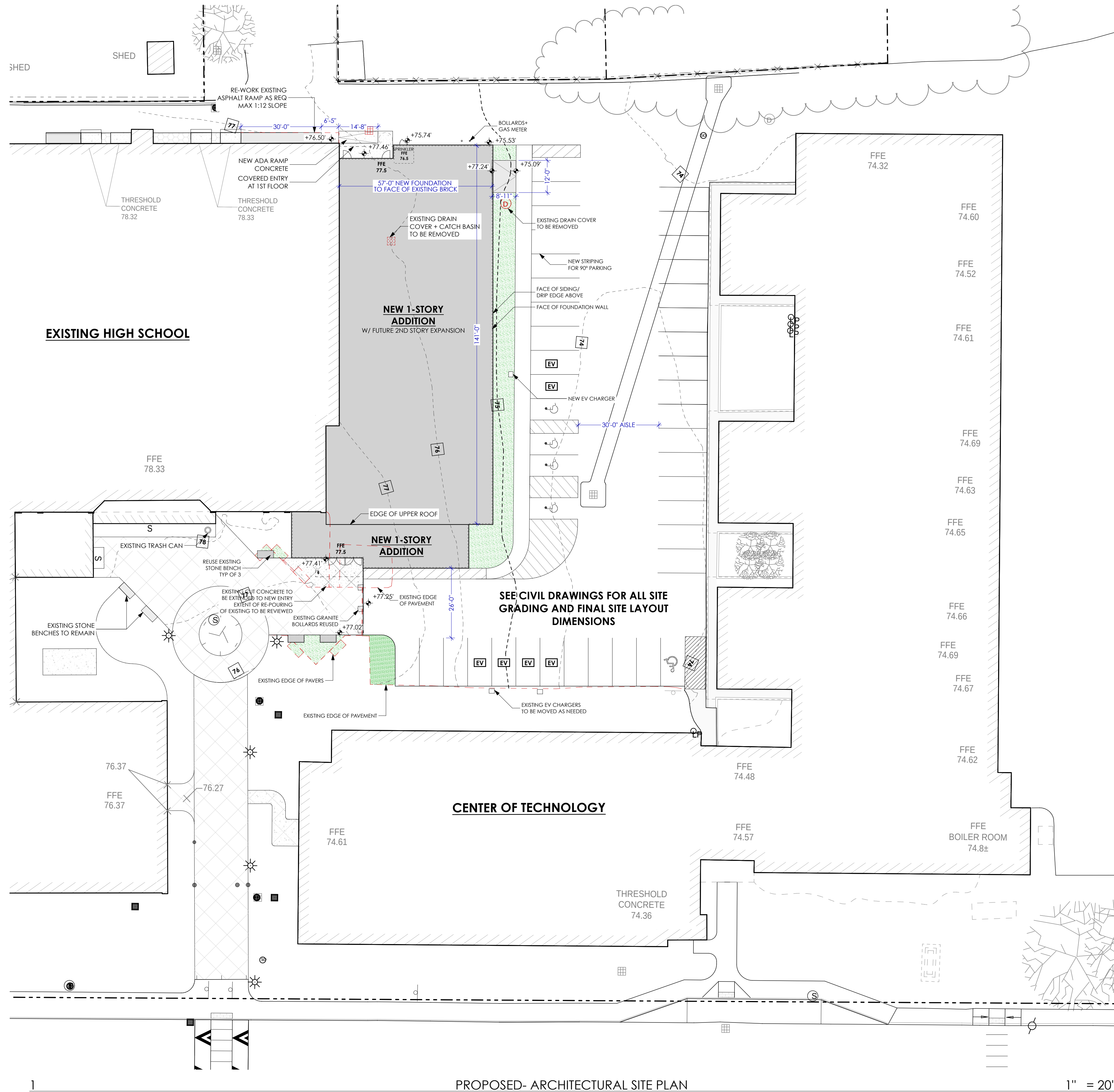
A-001

mobile
studio
design

EXISTING PARKING: 41 SPACES+ 6 HANDICAP
PROPOSED PARKING: 37 SPACES+ 5 HANDICAP
LOSS OF 5 SPACES TOTAL



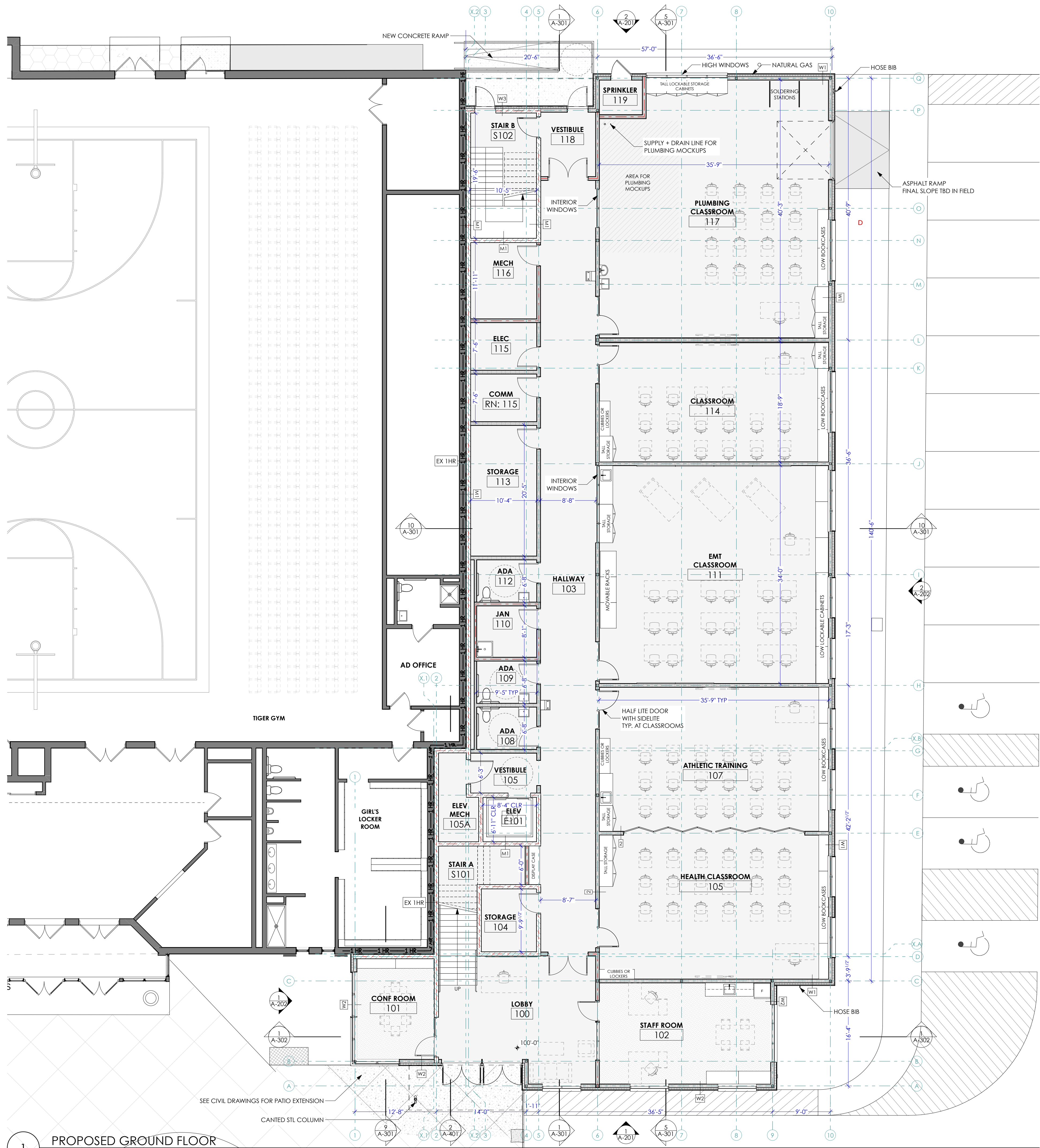
EXISTING PARKING AREA



1

PROPOSED- ARCHITECTURAL SITE PLAN

1" = 20'

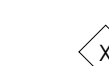


1 PROPOSED GROUND FLOOR
SCALE: 1/8" = 1'-0"

LEGEND



DOOR MARKER
SEE DOOR SCHEDULE



WINDOW MARKER
SEE WINDOW SCHEDULE

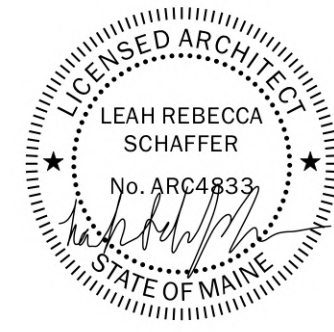


TYPICAL NOTE



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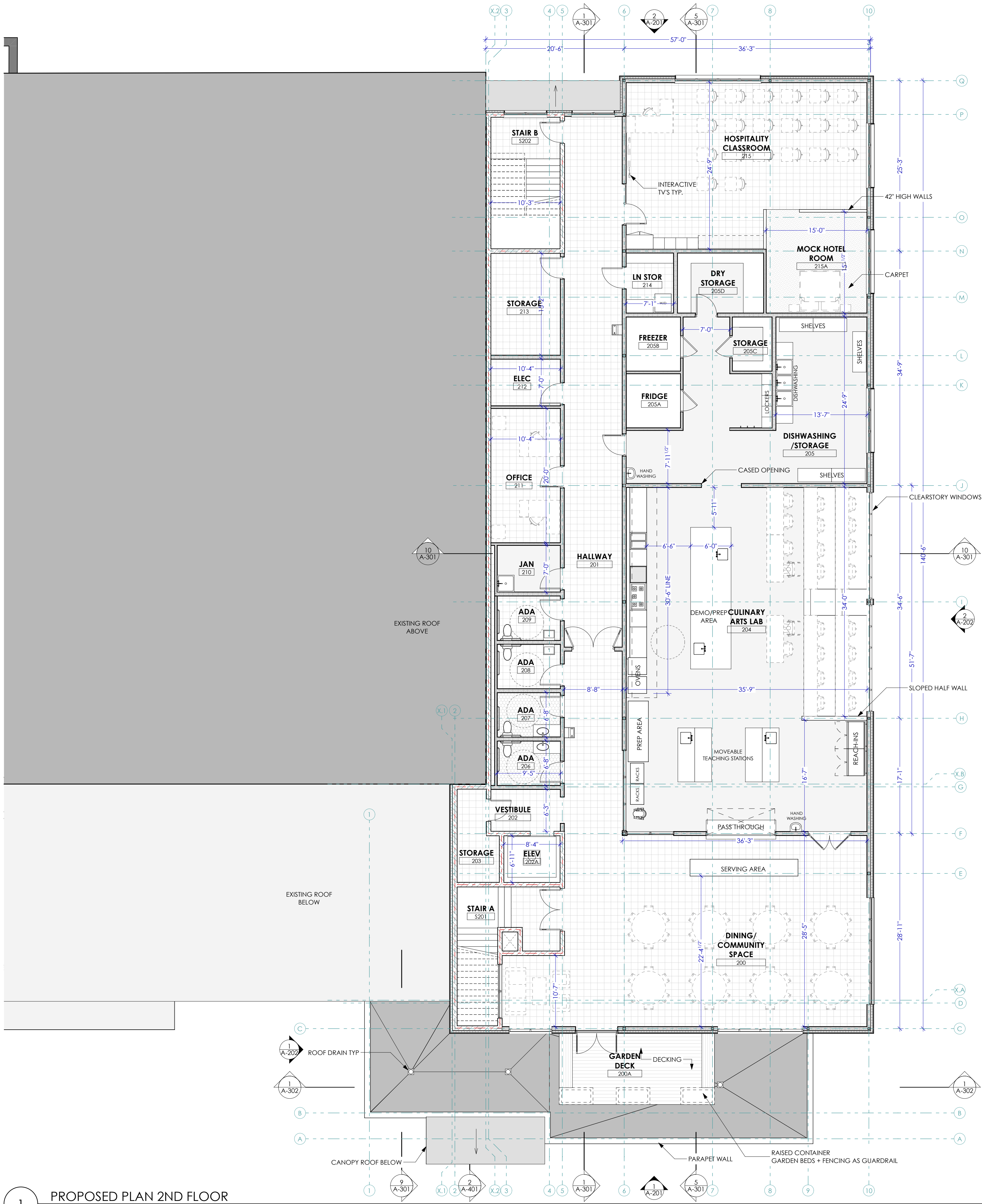
GEOTECHNICAL ENGINEER:
Summit Engineering
210 Maine Ave, Farmingdale, ME 04344
207-576-3313

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



REVISION	DATE	DESCRIPTION
1	12/16/22	ISSUE FOR PERMITTING

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1	12/16/22	ISSUE 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: 12/16/22
PROJECT STATUS: CD

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

CONTRACTOR:
18D

PROPOSED PLANS-
2ND FLOOR

A-102



1 PROPOSED PLAN 2ND FLOOR
SCALE: 1/8" = 1'-0"



REVISION NUMBER	DATE	DESCRIPTION
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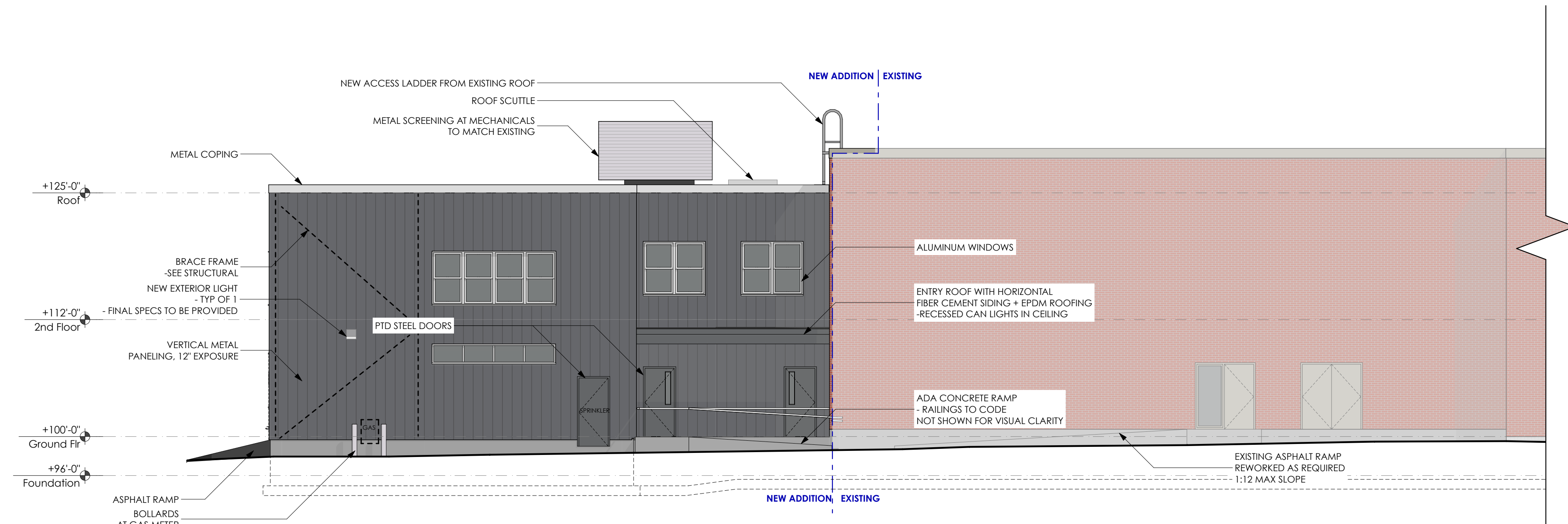
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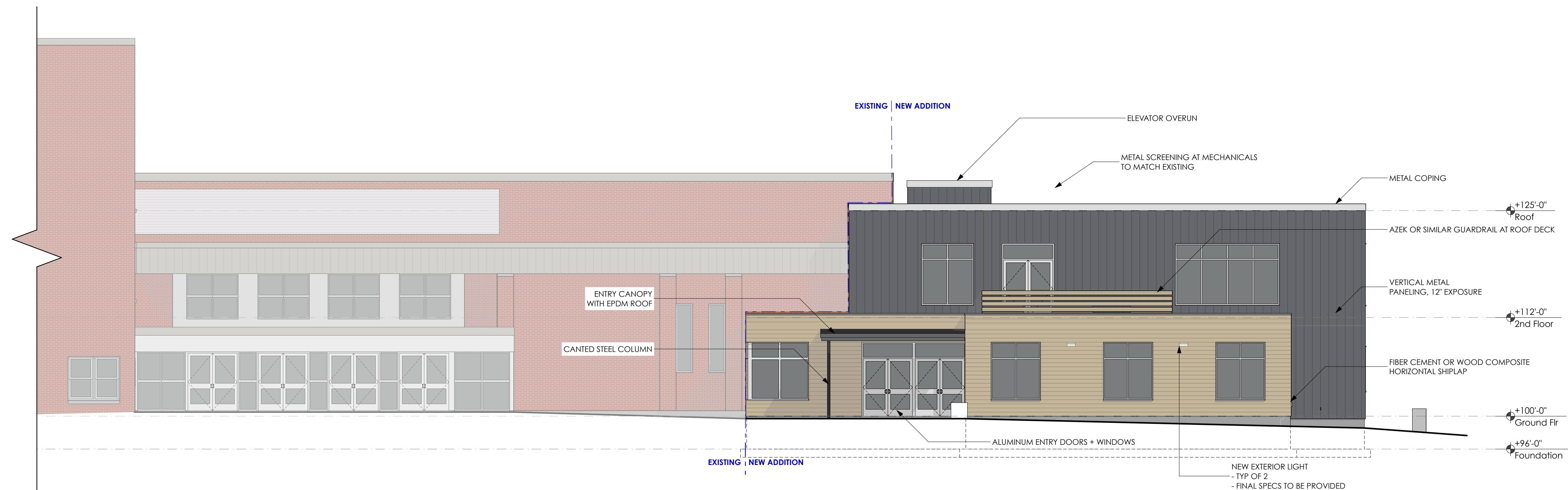
PROPOSED ELEVATIONS

A-201

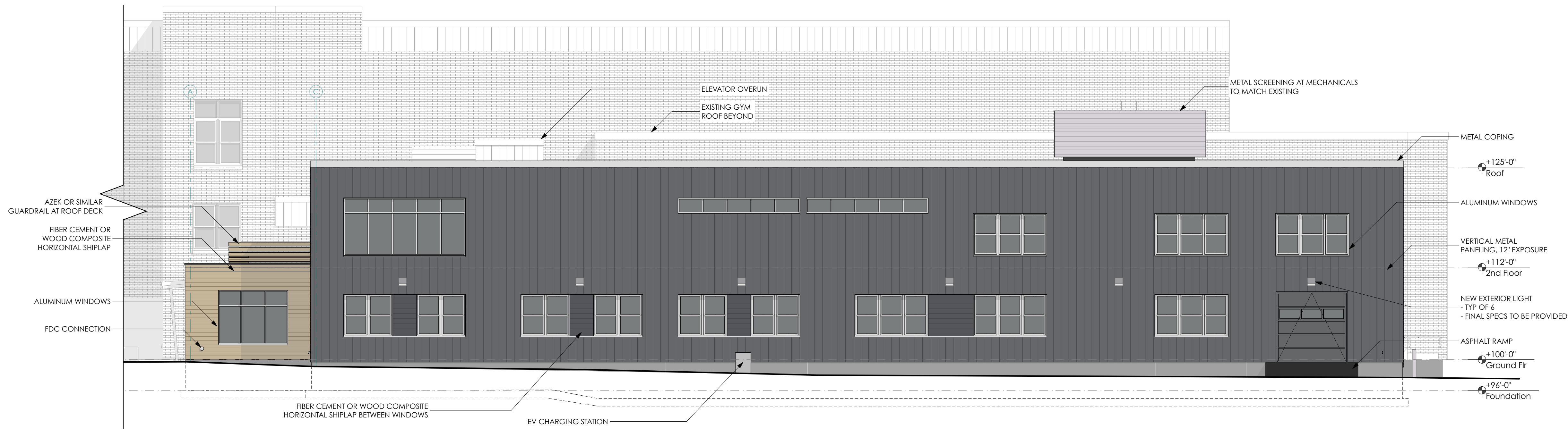
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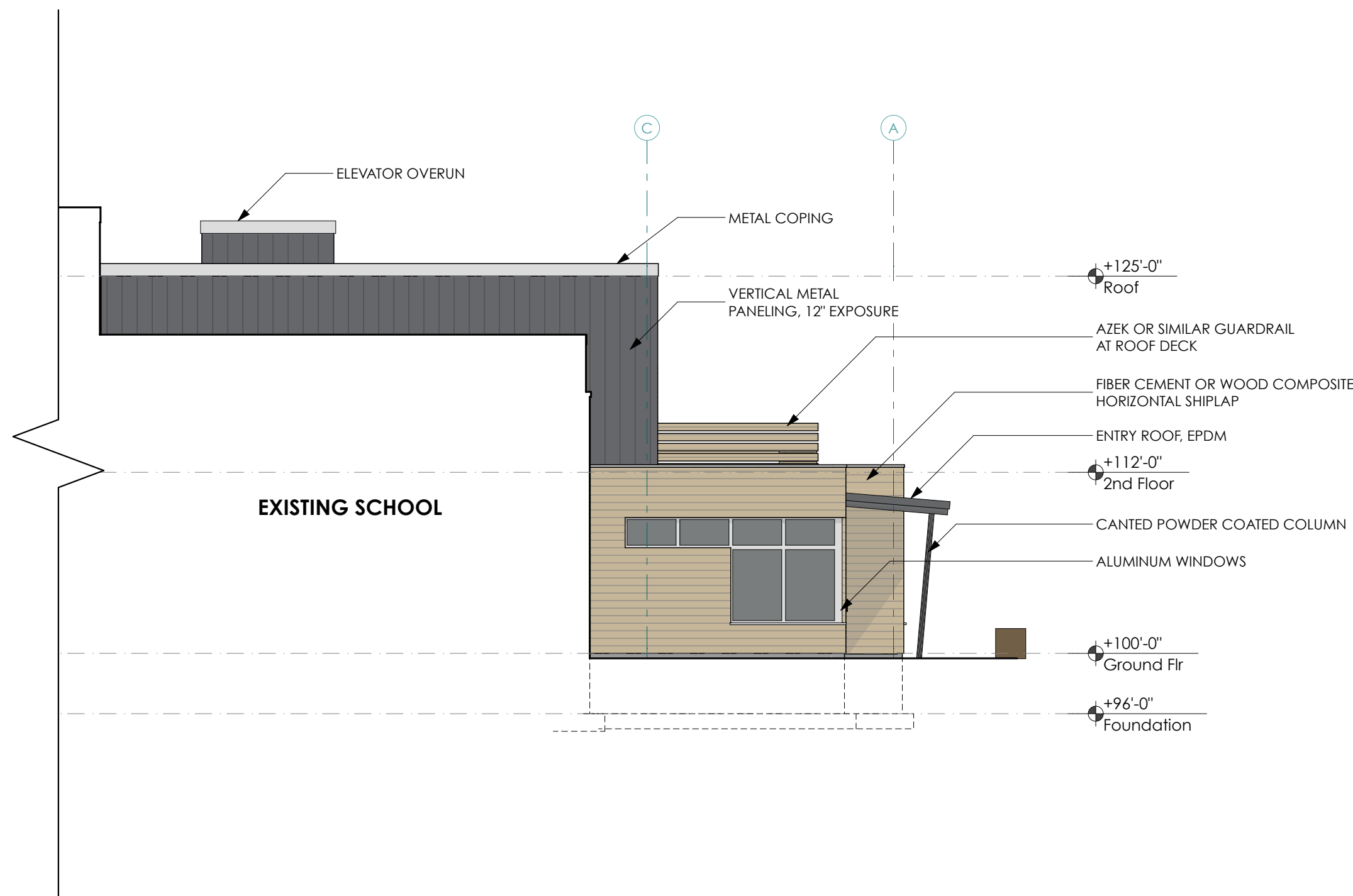
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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NO.	DESCRIPTION
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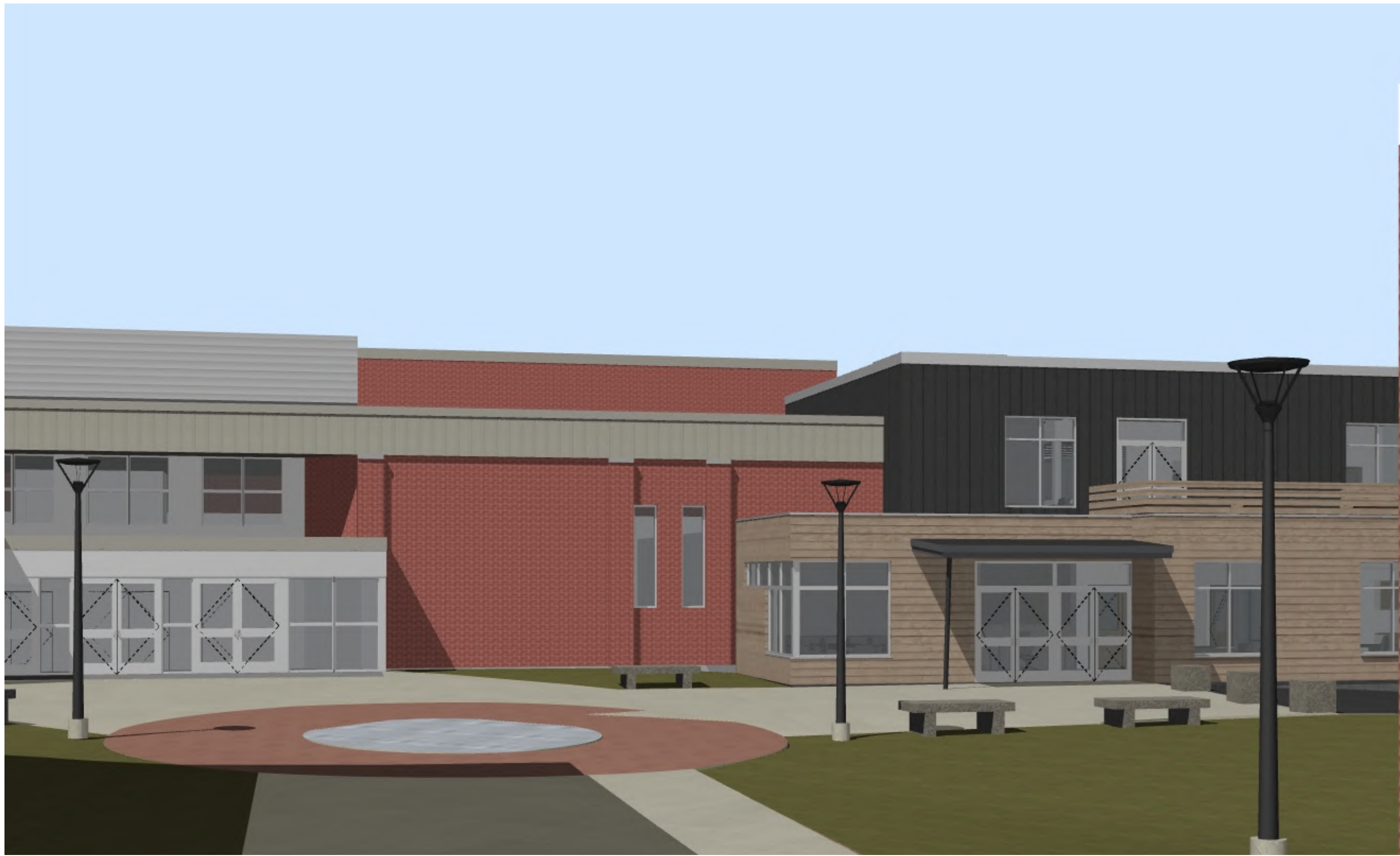
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CONTRACTOR:
TBD

PROPOSED ELEVATIONS

A-202





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

ARCHITECT
LEAH REBECCA
SCHAFER
No. ARC4833
STATE OF MAINE

CHANGES TO THIS ISSUE
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12/16/22
BY

DESCRIPTION
WORK SET PLAN REVIEW

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3D VIEWS

A-901

mobile
studio
design

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:

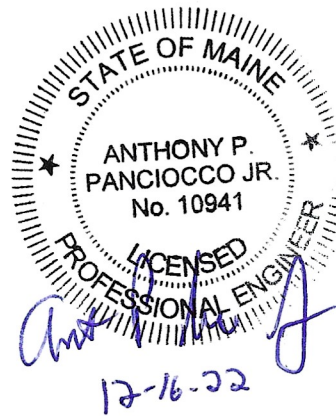


TABLE OF CONTENTS

INTRODUCTION AND BACKGROUND2

 Site History2

 Stormwater Management2

EXISTING CONDITIONS.....2

 Receiving Waters2

 Historical Flooding3

 Alterations to Natural Drainageways3

PROJECT DESCRIPTION3

 Stormwater Management3

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

 Limitations6

FIGURES.....0

ATTACHMENT A -STORMWATER RE-DEVELOPMENT CALCULATIONS.....1

ATTACHMENT B -HYDROCAD RUNOFF AND ROUTING CALCULATIONS.....2

ATTACHMENT B (i) -PRE-DEVELOPMENT MODEL RESULTS3

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.

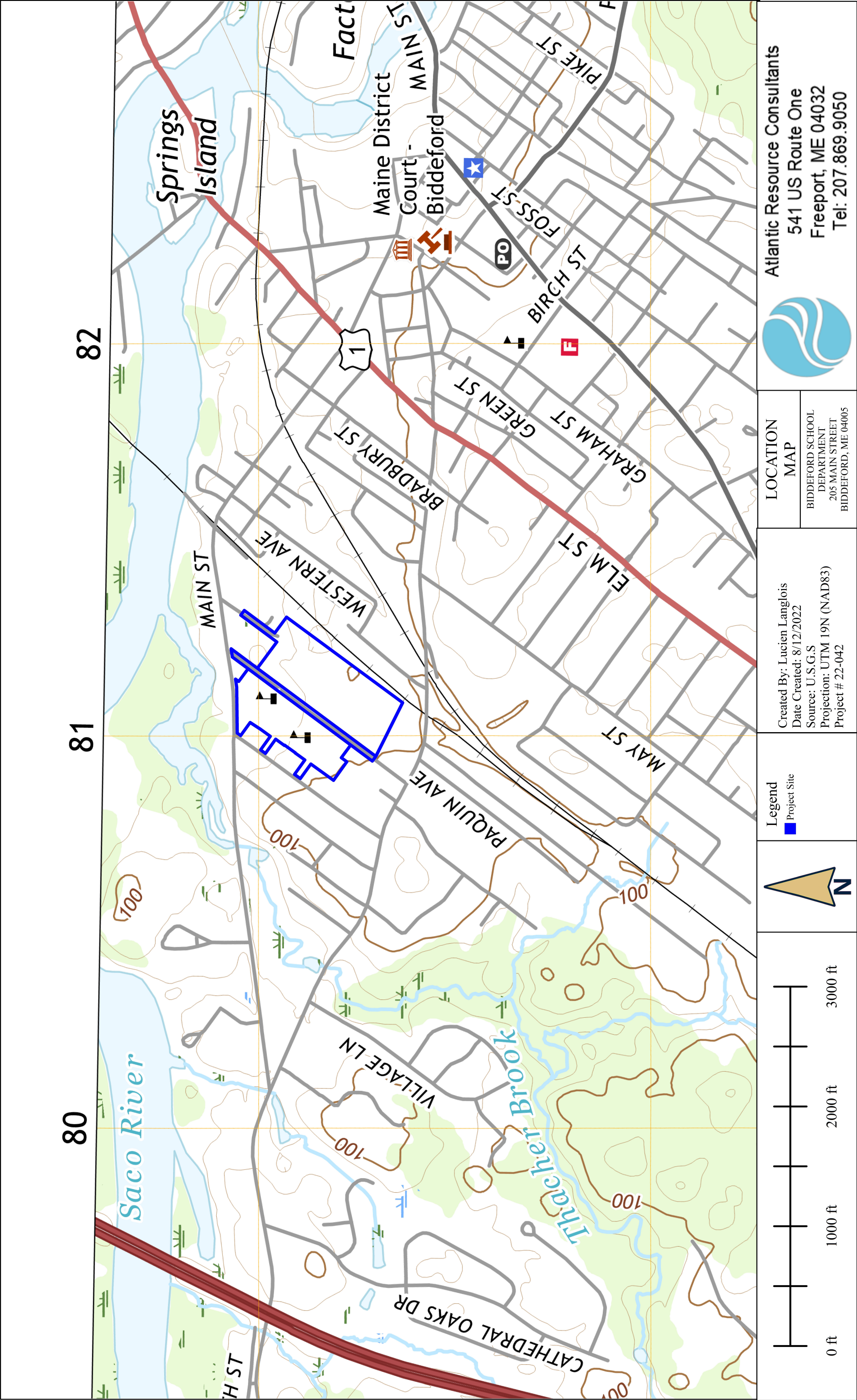
Limitations

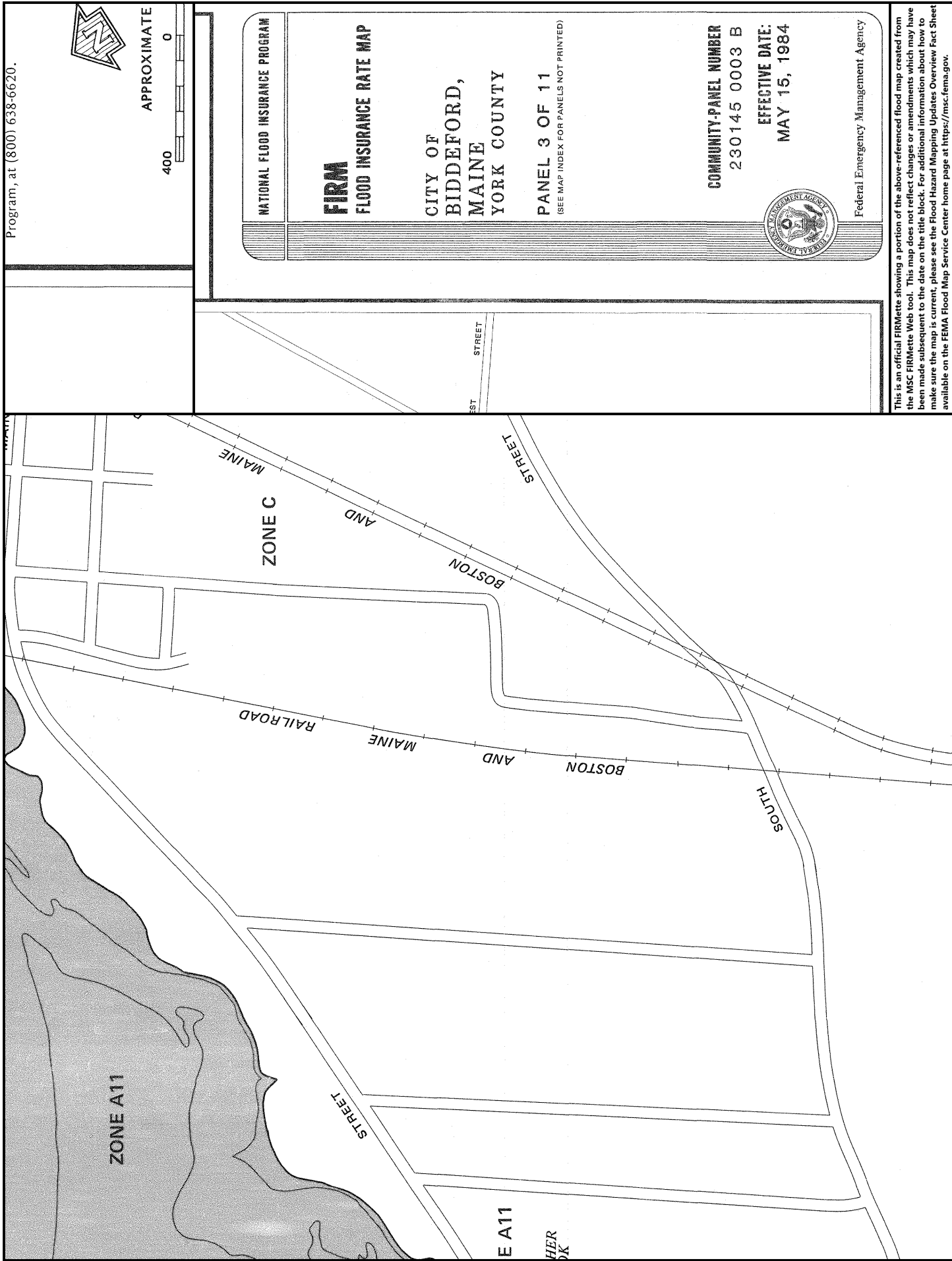
This analysis is based on the information available to the engineer on site conditions and has been conducted using standard industry software designed to analyze comparative changes in land cover conditions. The accuracy of the runoff and routing calculations is limited by the methodology used in the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







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

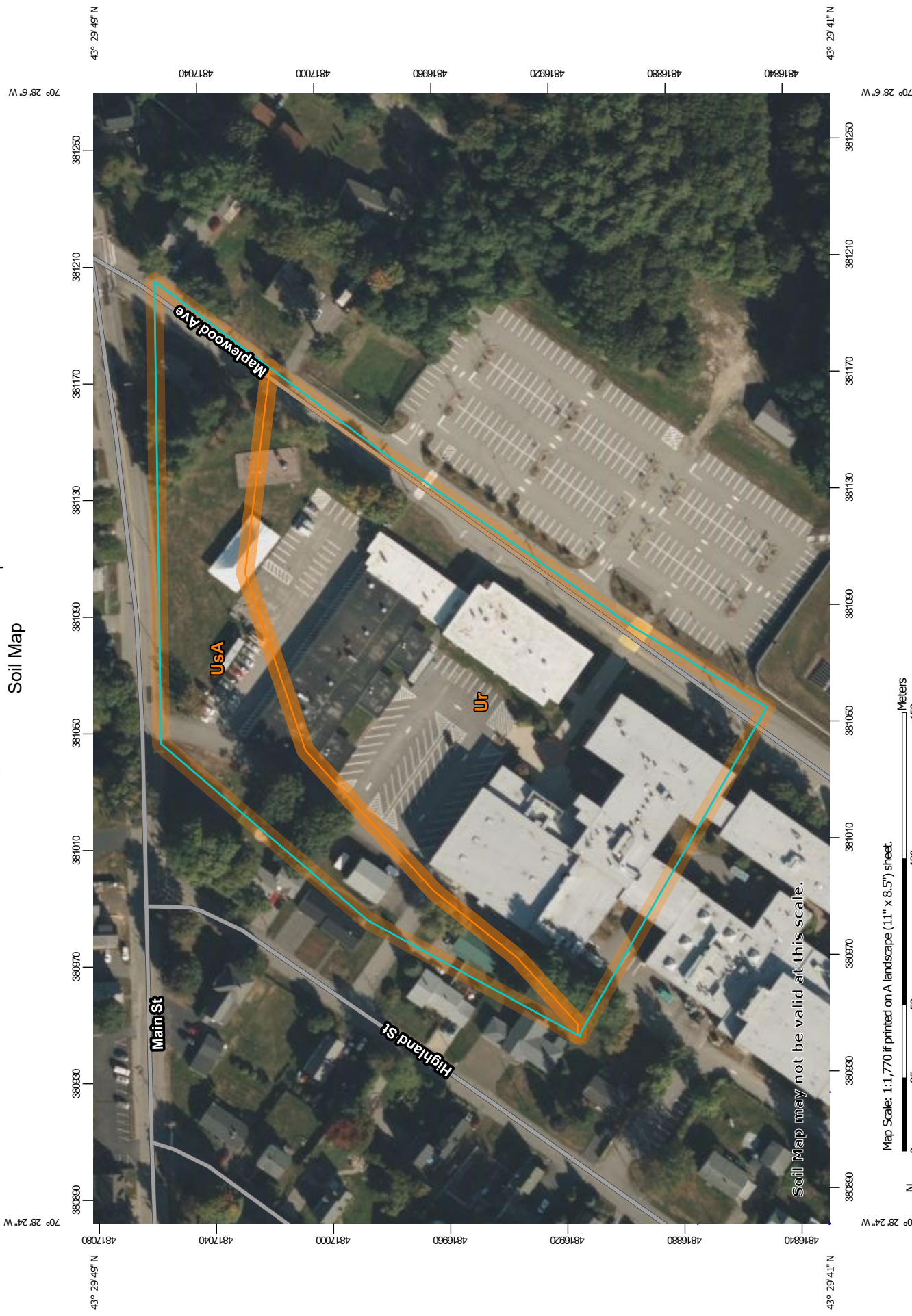
Custom Soil Resource Report

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



Soil Map may not be valid at this scale.

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

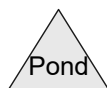
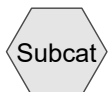
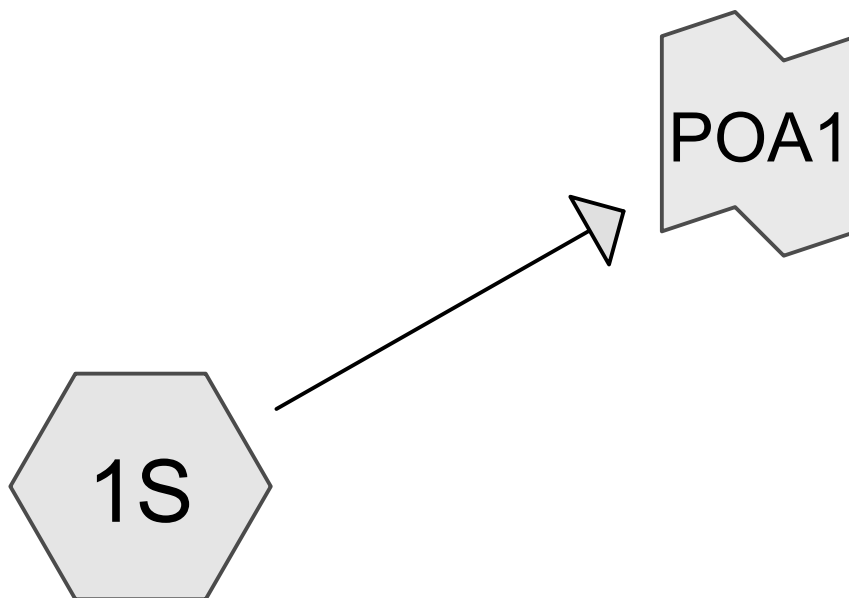
Per Chapter 500 a ranked impact change = to 0.06 equates to 00% developed area treatment
 See Chapter 500 Table 3 below.

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"

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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"

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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

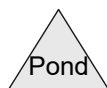
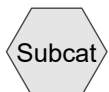
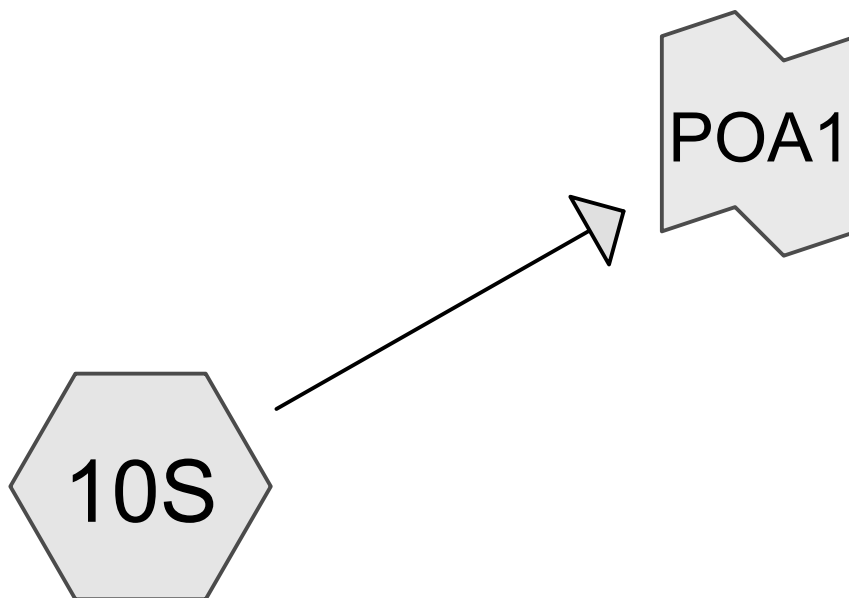
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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"

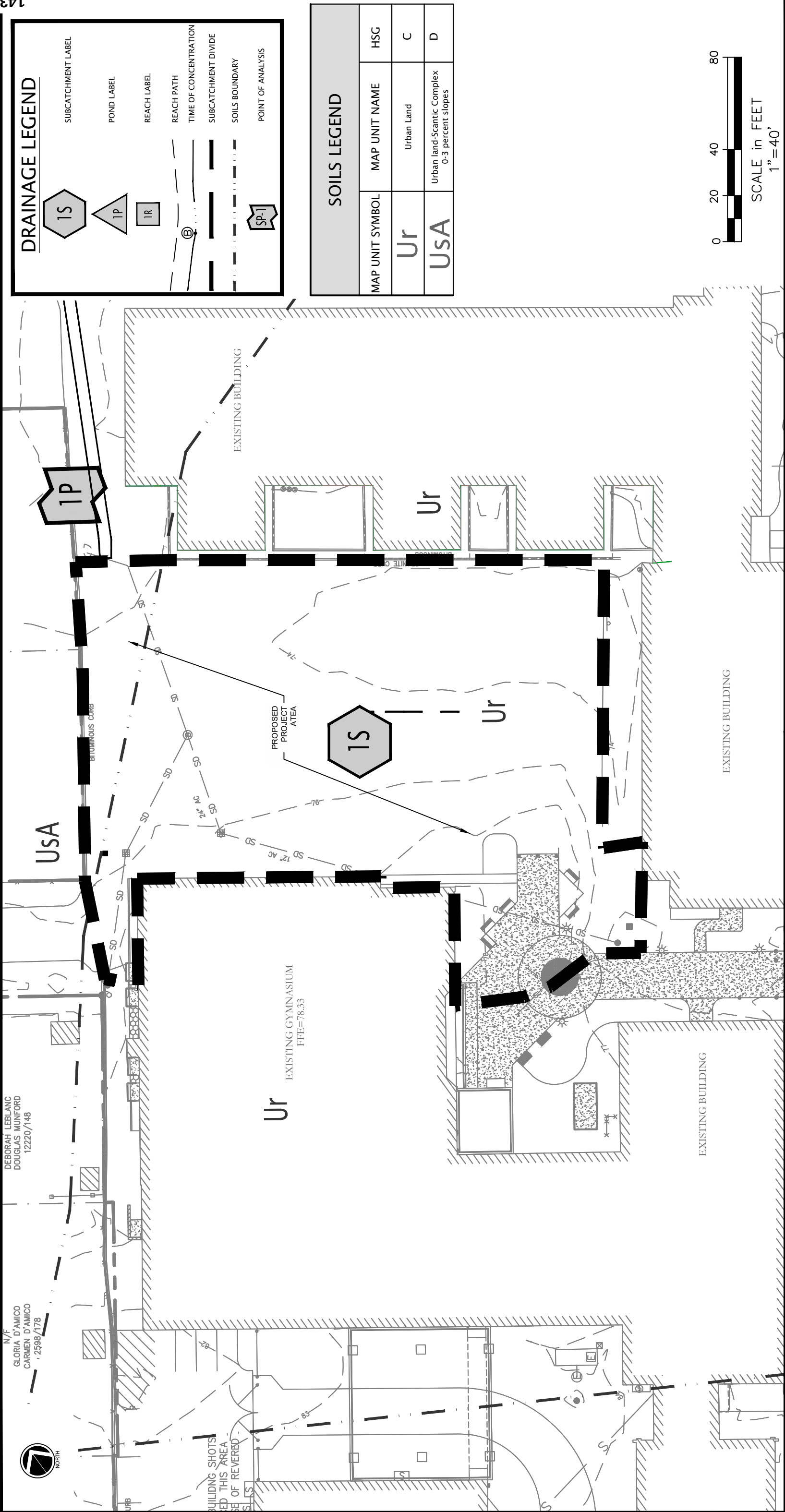
Area (sf)	CN	Description
32,471	98	Paved parking, HSG D
3,485	74	>75% Grass cover, Good, HSG C
35,956	96	Weighted Average
3,485		9.69% Pervious Area
32,471		90.31% Impervious Area

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

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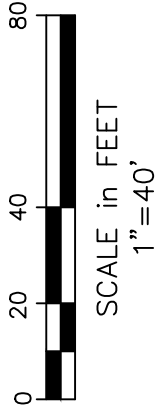
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 Inflow = 4.93 cfs @ 12.08 hrs, Volume= 17,159 cf
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Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs



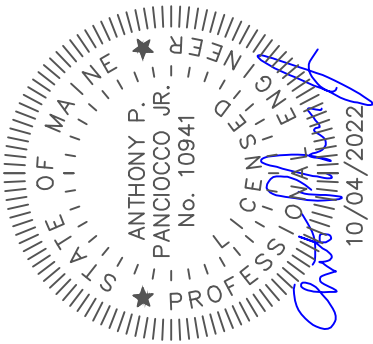
SOILS LEGEND		
MAP UNIT SYMBOL	MAP UNIT NAME	HSG
Ur	Urban Land	C
USA	Urban land-Scantic Complex 0-3 percent slopes	D

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:

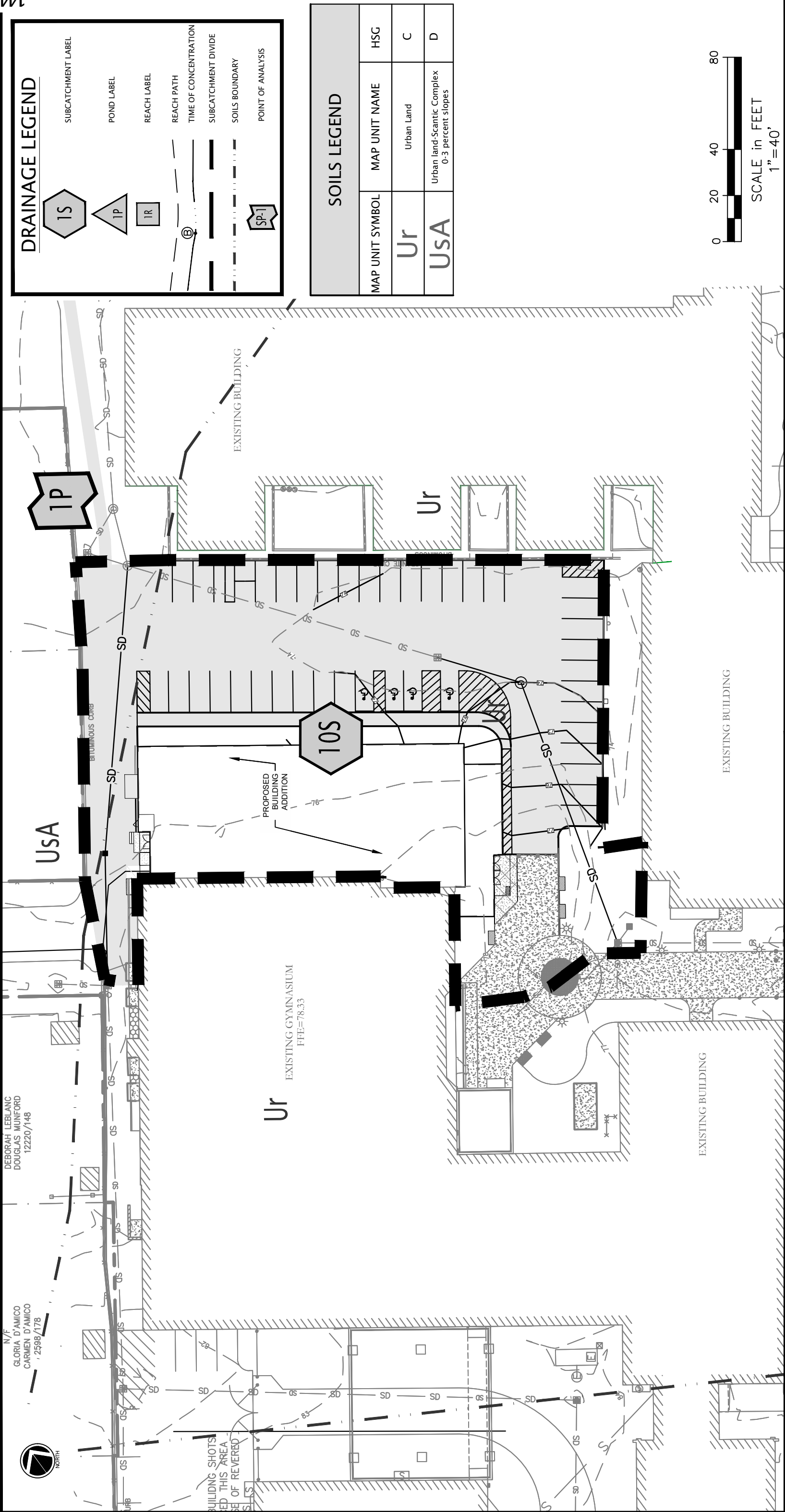


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Checked:	TP
Scale:	1" = 40'
Date:	09/21/22
Project No.:	22-042

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

Sheet No.

D-100



1S

SUBCATCHMENT LABEL

1P

POND LABEL

1R

REACH LABEL

ⓑ

REACH PATH

ⓐ

TIME OF CONCENTRATION

SUBCATCHMENT DIVIDE

- - - -

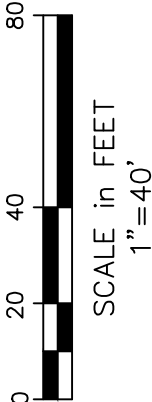
SOILS BOUNDARY

SP-1

POINT OF ANALYSIS

DRAINAGE LEGEND

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



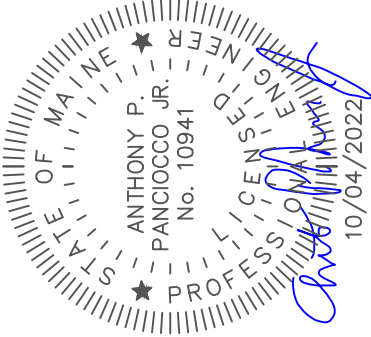
Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

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? |
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| ☐ | ☐ | ☐ | Are sediment basins installed and operating where needed? |
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| ☐ | ☐ | ☐ | Have all temporary control structures that are no longer needed been removed? |

Report Date _____

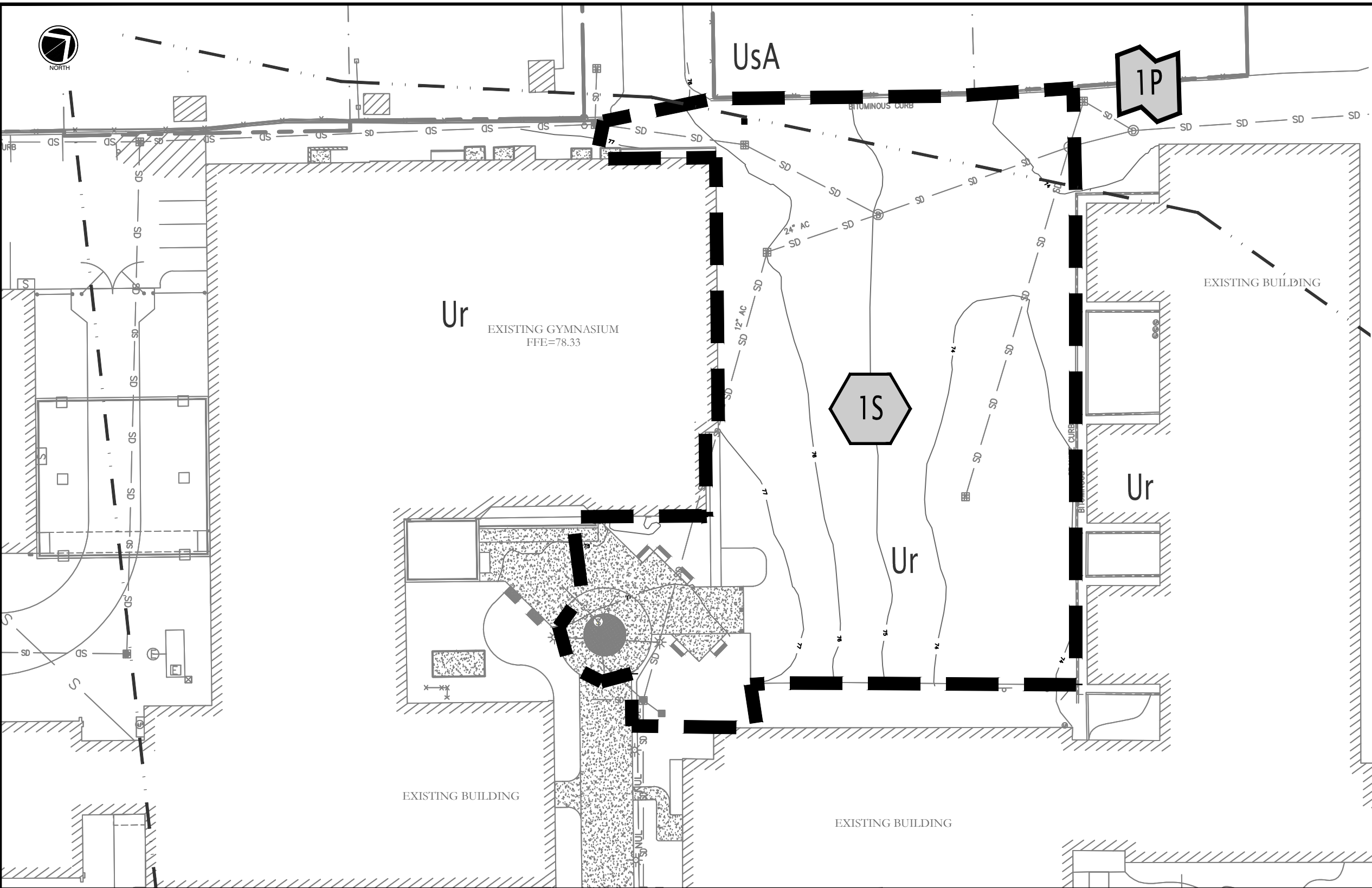
Sheet ____ of ____

Comments: _____

Verbal/Written notification given to:

Name	Organisation	Email Address	Sent

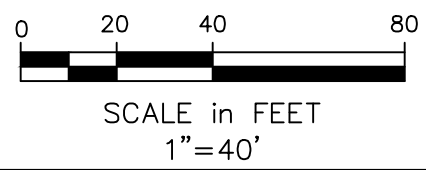
Report by: _____ Date: _____

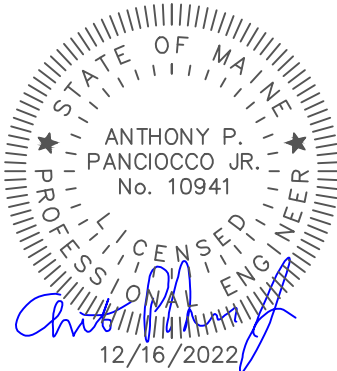


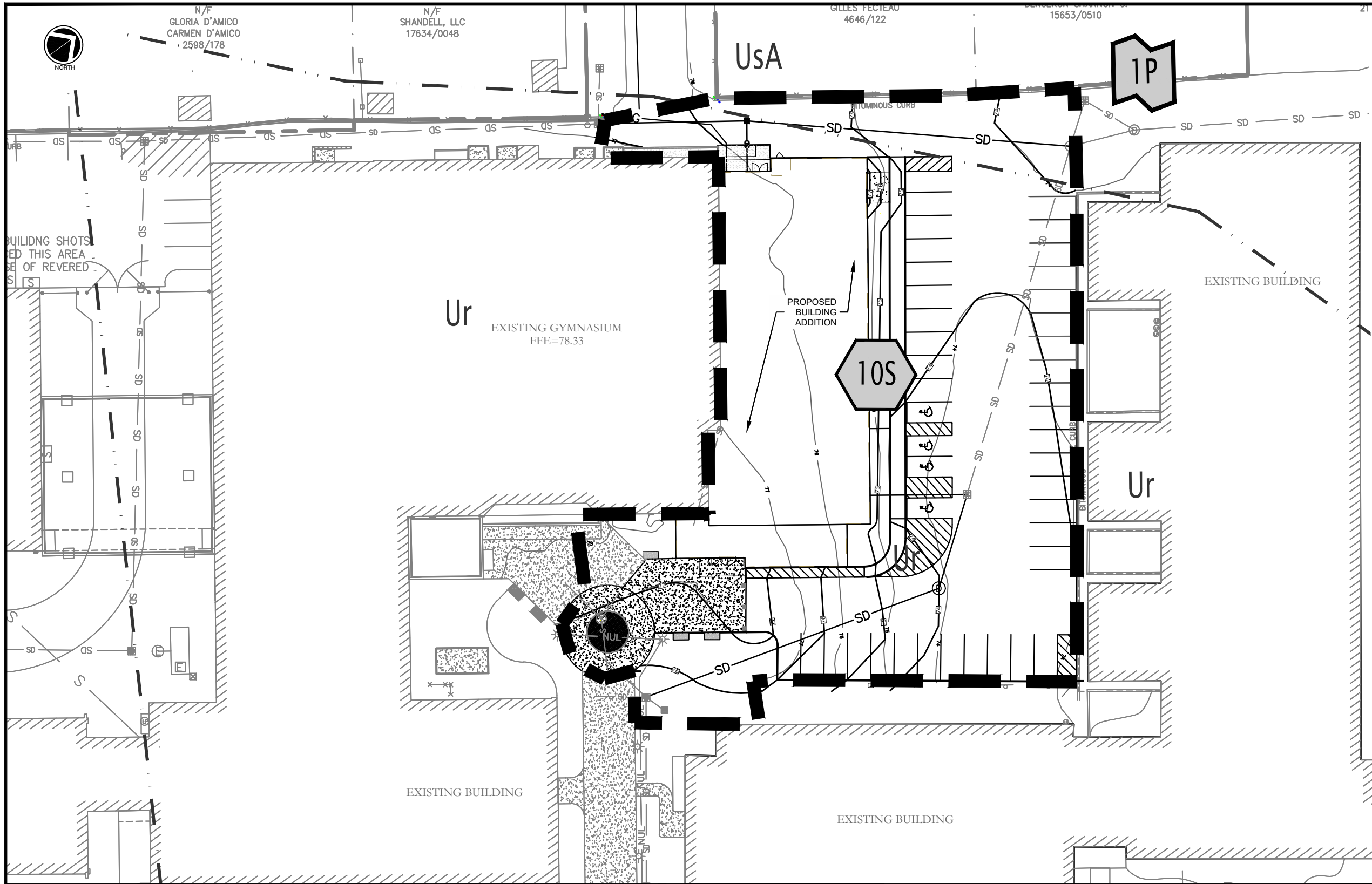
DRAINAGE LEGEND

- 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



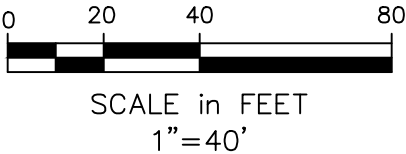
 Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050	Drawn: TP		Project Information: PRE-DEVELOPMENT WATERSHED PLAN BIDDEFORD HIGH SCHOOL ADDITION BIDDEFORD, MAINE	Sheet No. D-100
	Checked: TP			
	Scale: 1" = 40'			
	Date: 09/21/22			
	Project No.: 22-042			



DRAINAGE LEGEND

	SUBCATCHMENT LABEL
	POND LABEL
	REACH LABEL
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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

November 23, 2022

Alex Buechner
Wastewater Superintendent
City of Biddeford, Wastewater Division
63 Water Street
Biddeford, ME 04005

RE: Biddeford High School Expansion, Biddeford ME

Dear Alex,

On behalf of our client, Mobile Studio Design, and the Biddeford School Department, we are requesting confirmation that the City of Biddeford Wastewater Division has the capacity to serve the referenced project with sewer service. The development will include the construction of a 2-story 8,746 square foot building addition located off Maplewood Avenue in Biddeford, Maine. The addition will be attached to the existing gymnasium building on the school campus. At this time, it is intended that a new sewer connection will be made to the existing sewer manhole located in the pavilion area outside of the existing gymnasium entrance.

The addition is primarily to house new programs for the Center of Technology (COT) one of which is the culinary program which will add some additional water usage. Two other existing programs from the COT are also moving over as the current classrooms for the Plumbing and EMT programs are small and do not serve them well. The school system also did some rearrangement of grades to spread out students because of COVID. The past two years the 8th graders have been located at the high school. As such, the remainder of the addition will be utilized to spread out the existing high school students throughout the campus. This addition may increase the number of students by 40-50, from the COT students moving over. We anticipate a minimal amount of additional water/sewer usage as a result of the proposed addition.

We have included a 1,500-gallon grease trap on our preliminary utility plans to serve the kitchen for the culinary program. We would like to confirm whether a under the sink grease trap would be suitable for this use, or would the external grease trap be required?

We have attached the architectural plans for the proposed addition, which identify the proposed fixtures within the new addition. We have also attached our preliminary utility plan identifying the location of the proposed grease trap and new sanitary lines to serve the addition. If you have any questions or require any additional information, please let me know.

Thank You,



Atlantic Resource Consultants

Anthony Panciocco, PE,

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

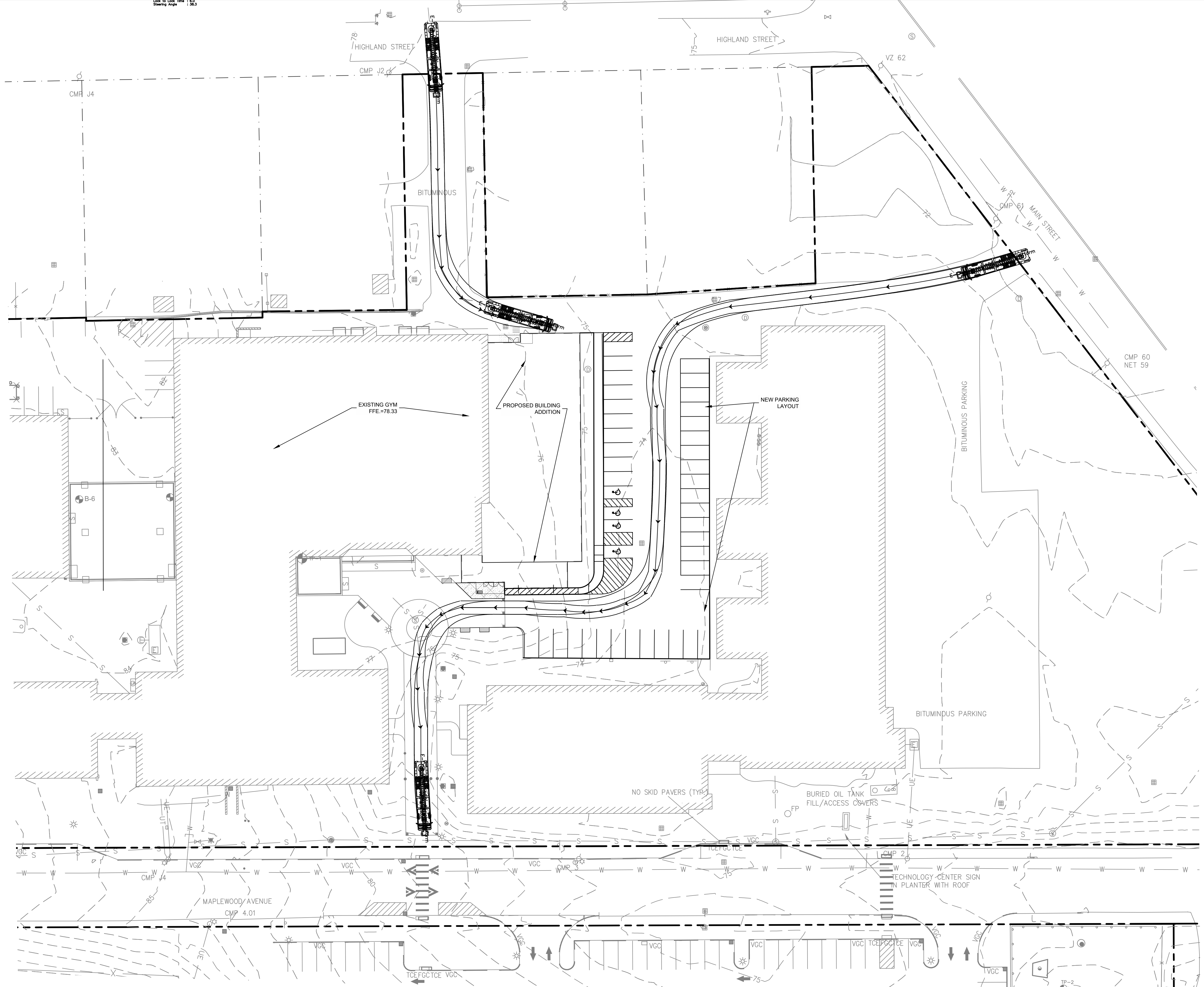
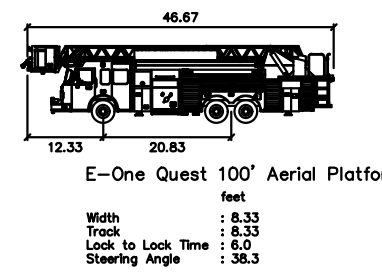
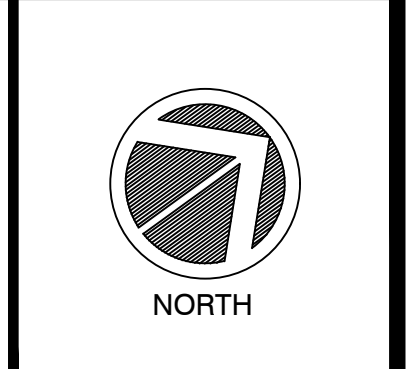
Tony

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

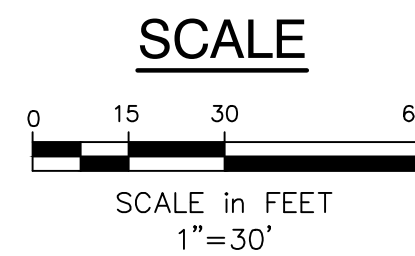


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**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**



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	

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-striped.

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



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:

 _____ Signature	10/5/2022 _____ Date
Tony Pancioco _____ Name (print)	10/5/2022 _____

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

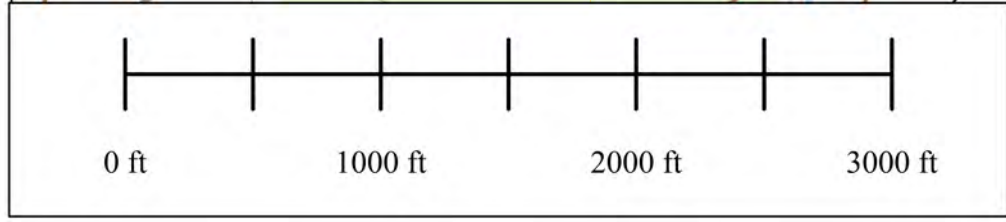
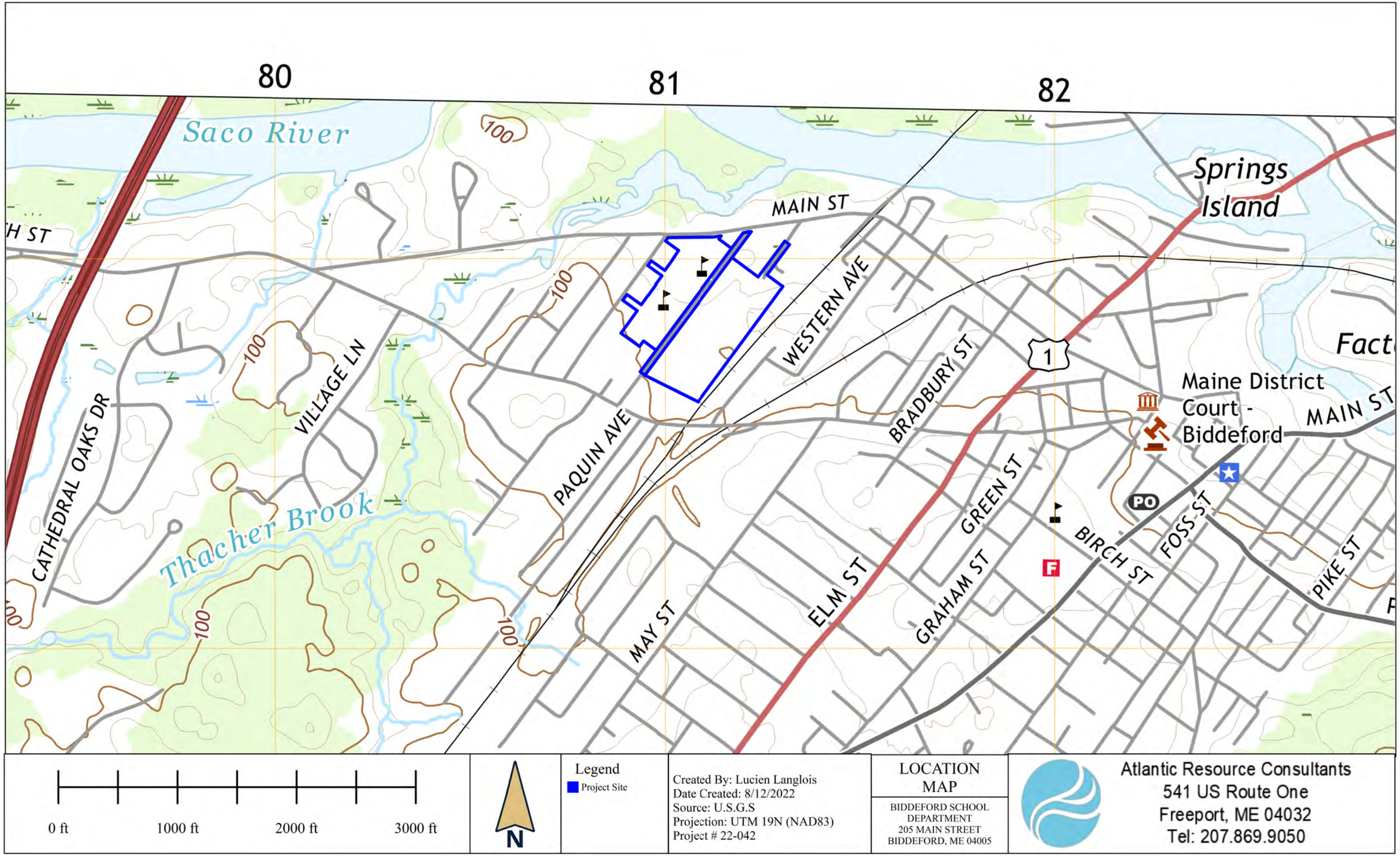
Construction will begin once all required permits have been received. The proposed project will utilize COVID relief funds obtained from the Federal Government to address a need for more classrooms.

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

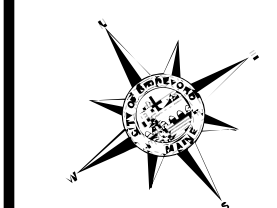
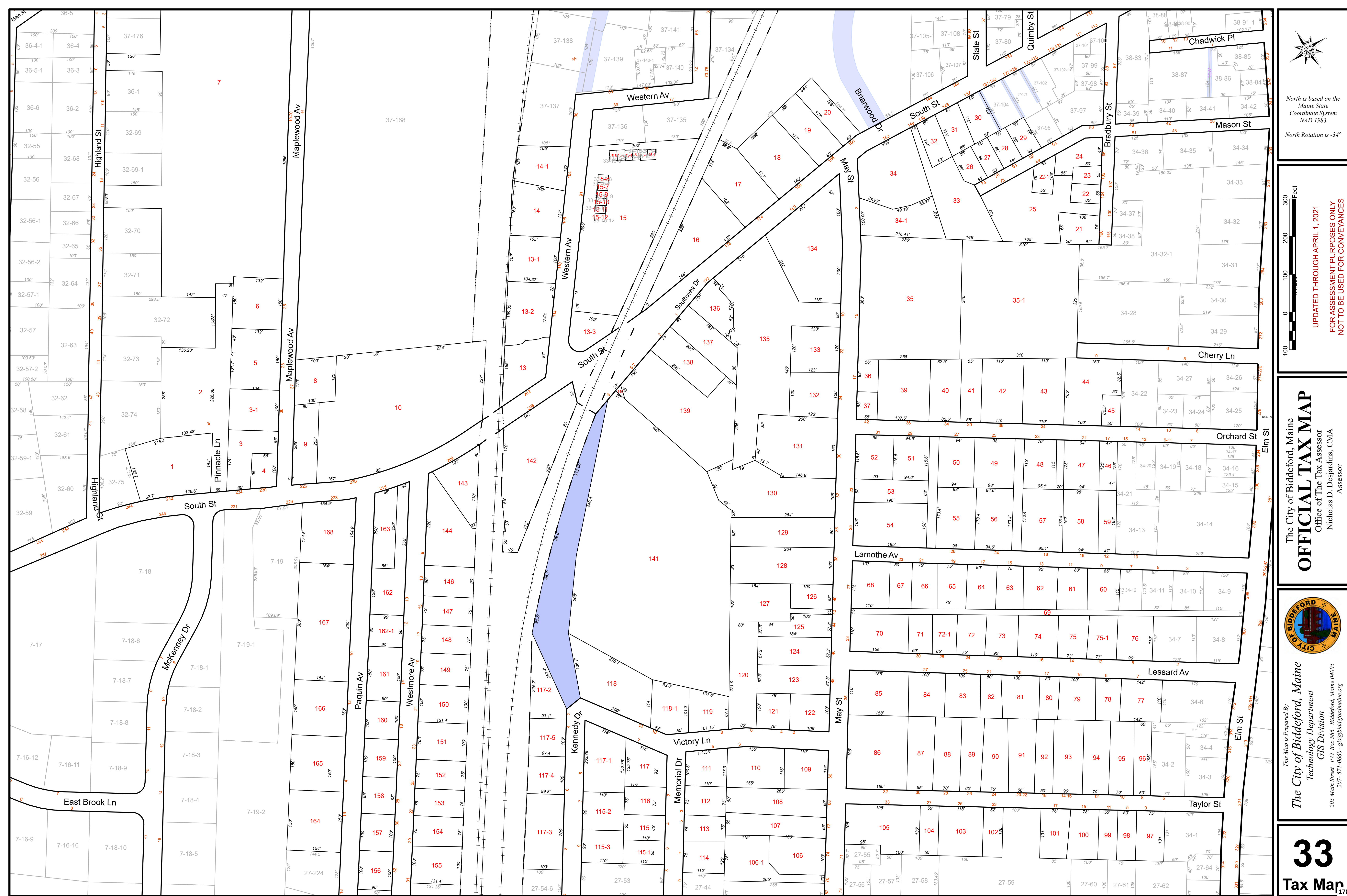
LOCATION MAP
 BIDDEFORD SCHOOL DEPARTMENT
 205 MAIN STREET
 BIDDEFORD, ME 04005



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

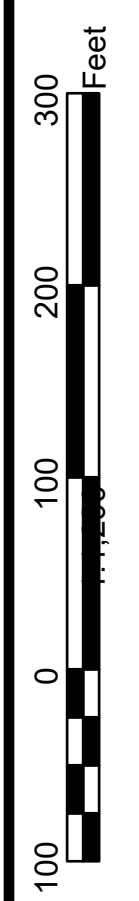
FIGURE 2

Tax Map



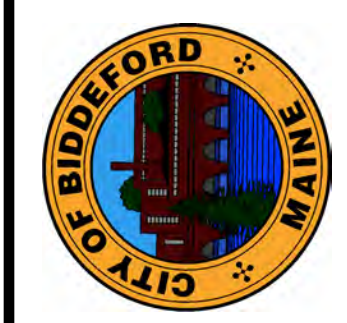
North is based on the
Maine State
Coordinate System
NAD 1983

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
178

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 ^{its successors} will warrant and forever defend the said premises to it the said grantee, / ~~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 thirteenth 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

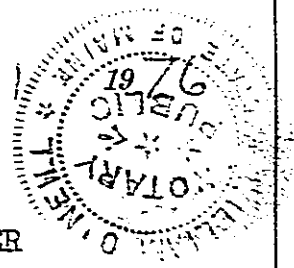
State of Maine, YORK } ss.

Personally appeared the above named
RICHARD F. DUTCHER and HELEN L. DUTCHER

and acknowledged the above
Term Expires 1980

York, ss.
Received MAY 23 1977 at 8:30 AM
and recorded from the original

Before me,
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

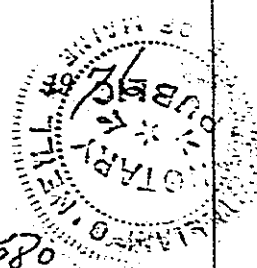
instrument to be her free act and deed.

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

~~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.

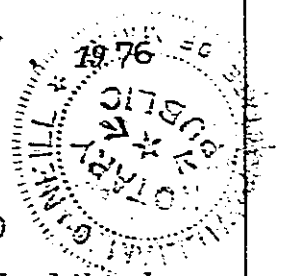
Term expires 1980

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.

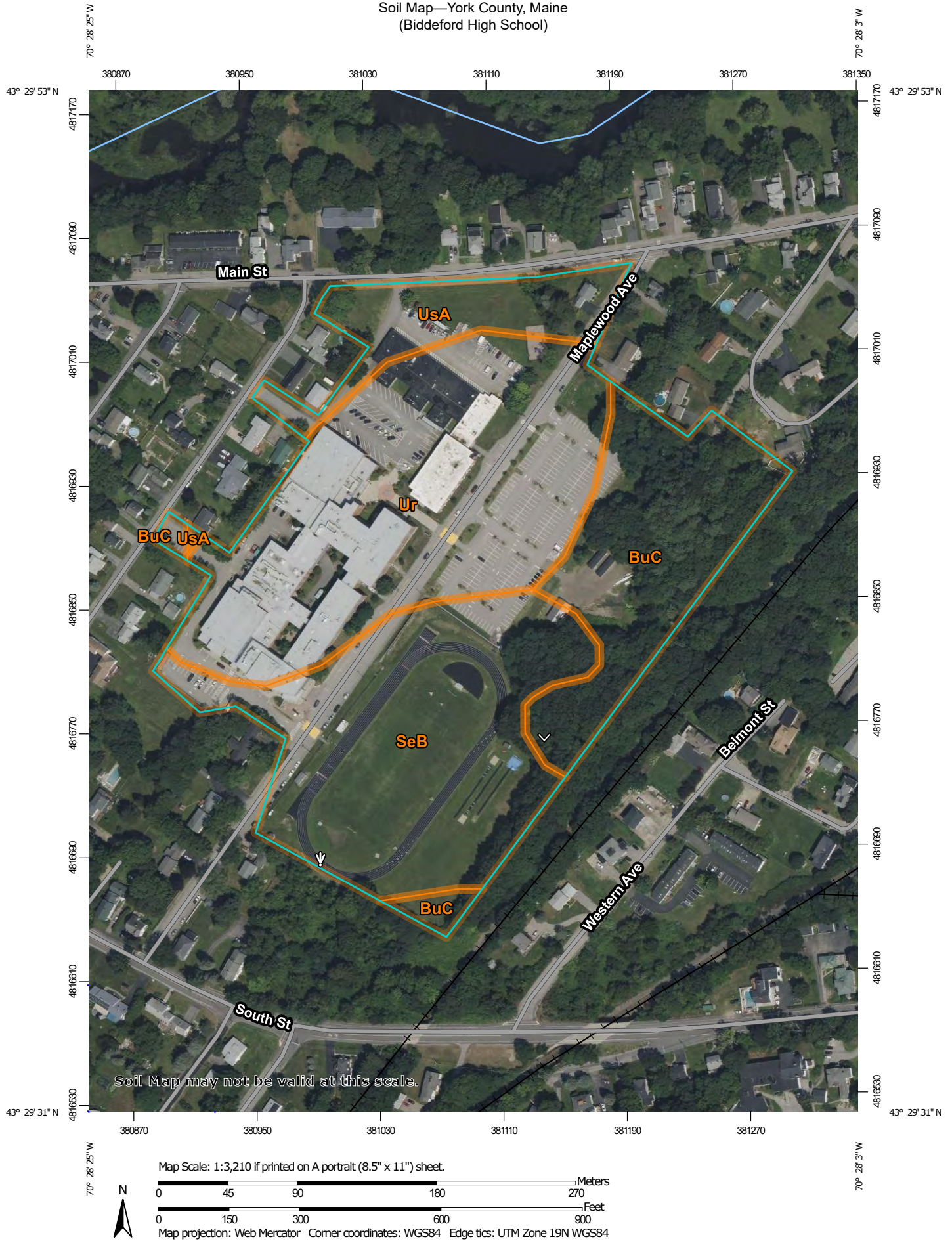
Attachments

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

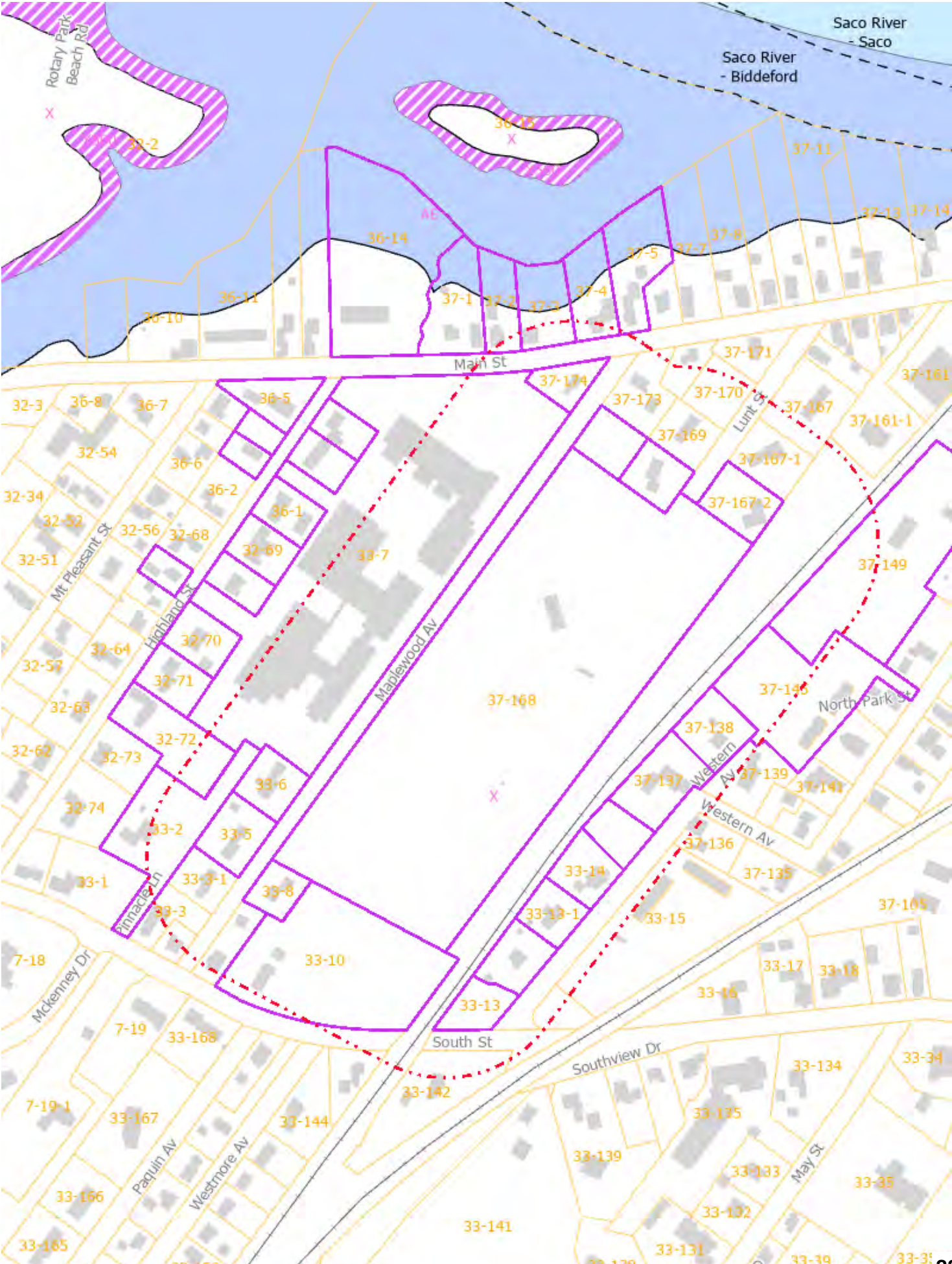
Location:
37/ 175/ / /
3 HIGHLAND ST
Owner:
BERGERON, SHANNON G
3 HIGHLAND ST
BIDDEFORD, ME 04005

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

pressherald.com

Classified Advertising Proof

Andy Johnson
Atlantic Resource Consultants
Attn Accounts Payable
541 US Route 1 Suite 21

Freeport
ME
04032
+1 (207) 449-6616
andyjczm@gmail.com

Thank you for placing your advertisement with us.

Your order information and a preview of your advertisement are attached below for your review. If there are changes or questions, please contact the classified department at (207) 791-6100

Thank you

(207) 791-6100

jjensen@mainetoday.com

Monday – Friday 8:00 am – 5pm

Order Number	0384358	Order Price	\$442.89
Sales Rep.	Joan Jensen	PO No.	Job #22-042
Account	24791	Payment Type	Invoice
Publication	Portland Press Herald	Number of dates	1
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

Public Notice

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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

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

Certified Mail Receipts

2492 522 777 000 0140 2202

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Postage

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Postage

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Total Postage and Fees

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Street and Apt. No.

35 HIGHLAND ST

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CRAIG & ELIZABETH CANTARA

Street and Apt. No.

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Street and Apt. No.

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Postage

\$

Total Postage and Fees

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Sent To

JOHN & DOROTHY LAMOTHE

Street and Apt. No.

37 HIGHLAND ST

City, State, ZIP+4®

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Postage

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Total Postage and Fees

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RICHARD REISSFELDER

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13 HIGHLAND ST

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Total Postage and Fees	\$	
Sent To	MCARTHUR HOME FOR AGED	
Street and Apt. No.,	PEOPLE ASSOCIATION	
City, State, ZIP+4®	292 ELM ST BIDDEFORD, ME 04005	

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Postage	\$	
Total Postage and Fees	\$	
Sent To	ILUMINADA MILLIKEN	
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Postage	\$	
Total Postage and Fees	\$	
Sent To	JAMES & MARY MADORE	
Street and Apt. No.,	114 WESTERN AVE	
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Postage	\$	
Total Postage and Fees	\$	
Sent To	ROGER & KATHERINE GROSE	
Street and Apt. No.,	11140 ROCKVILLE PIKE	
City, State, ZIP+4®	STE 100-113 ROCKVILLE, MD 20852	

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Postage	\$	
Total Postage and Fees	\$	
Sent To	PETIT FAMILY TRUST	
Street and Apt. No.,	C/O CHRISTINE HOWLAND	
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Postage	\$	
Total Postage and Fees	\$	
Sent To	CAM HAN TRAN	
Street and Apt. No.,	110 WESTERN AVE	
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Postage	\$	
Total Postage and Fees	\$	
Sent To	STATE OF MAINE	
Street and Apt. No.,	SHS #16	
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Postage	\$
Total Postage and Fees	\$

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Sent To **JOHN JORDAN**
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Sent To **JEANNETTE & MATTHEW LAGARDE**
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Sent To **STEVEN ELLIS**
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Postage	\$
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Sent To **GEORGE & KATHLEEN STRYKER**
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Sent To **ROMEO TARDIFF**
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Sent To **JEANNE SMITH**
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Postage	\$	
Total Postage and Fees	\$	

Sent To **KASKY BACISHOGA BISIMWA**
 Street and Apt. No. **106 WESTERN AVE**
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Postage	\$	
Total Postage and Fees	\$	

Sent To **STEVE & CAROL CARON**
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Postage	\$	
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Sent To **ANGELA BELANGER**
 Street and Apt. No., c **5 MAPLEWOOD AVE**
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Sent To **RICKY ROBITAILLE**
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Sent To **ANITA BERGERON**
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Sent To **PRISCILLA L. HUOT**
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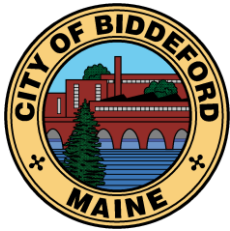
Sent To **DANIEL & DENISE BASTARACHE**
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SECTION 8

PLANS

A plan set showing the existing and proposed conditions is included in this section.



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

mobile studio design

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.
128 Main Street, Unit 201
Biddeford, Maine 04005
207.494.8102

mobile studio design

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

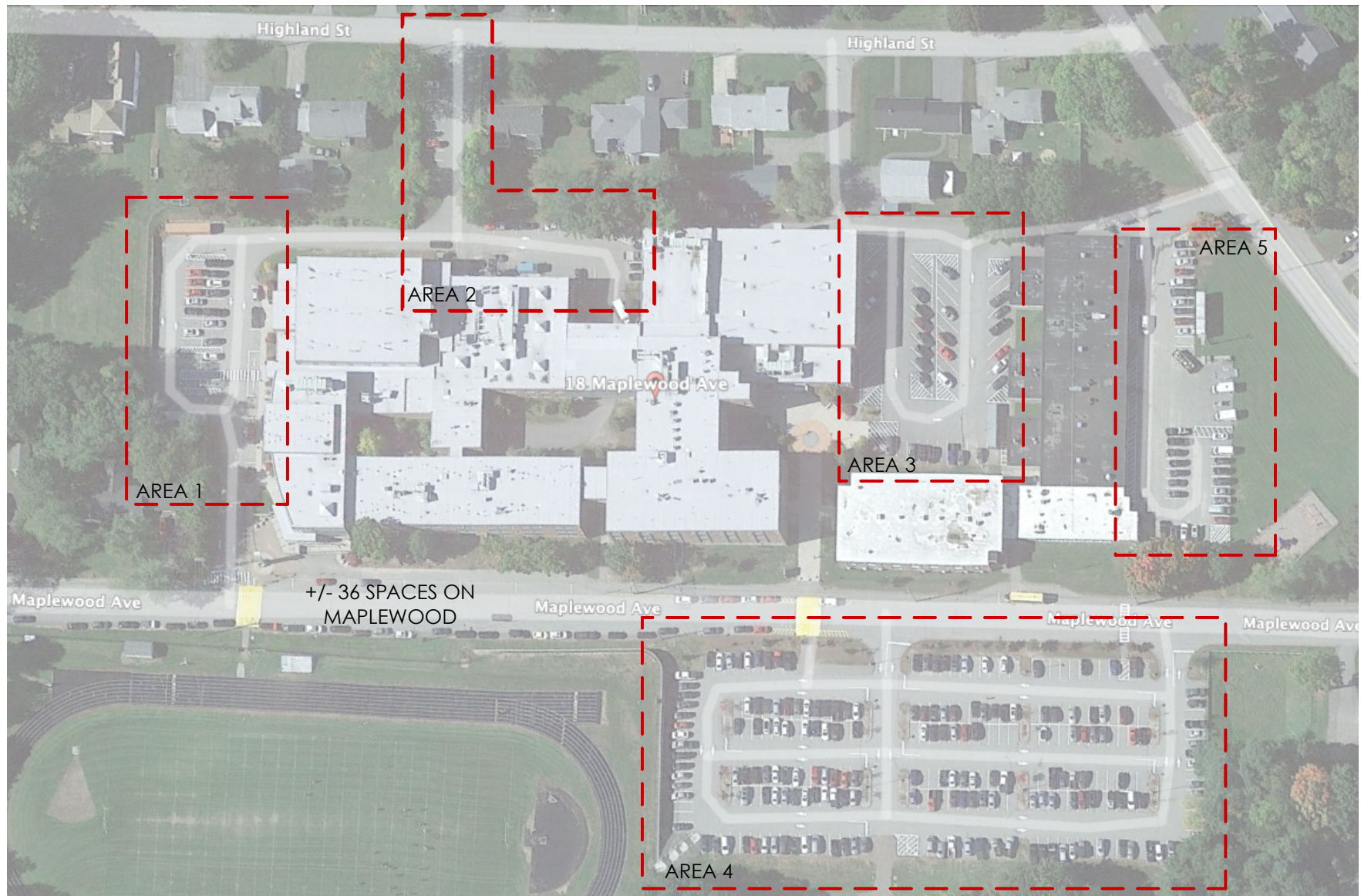
Notes:

* 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

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



CAMPUS PARKING MAP

BIDDEFORD HIGH SCHOOL ADDITION

BIDDEFORD SCHOOL DEPT.
18 Maplewood Ave Biddeford, ME 04005

DATE OF ISSUE: 1/24/23

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



**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.**

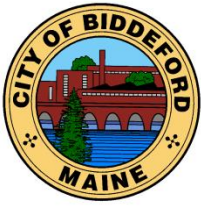
MAINTENANCE

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.



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

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

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

DATE: January 15, 2023

RE: **2023.05 Site Plan (SP) Preliminary Plan Review for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10).**

MEETING DATE: January 25, 2023 at 6:00 PM

1. INTRODUCTION

This is the first time this Application has been before the Planning Board. The Applicant, CN Brown Co. (DBA Take Five Maine LLC) and their project engineer / Agent, Ashton Fritz the Principal of Fritz Engineering are seeking Preliminary Site Plan approval of a Take 5 Oil Change with a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10). This application involves redevelopment of a 15,000 square foot property at 394 Elm Street, located within the B-2 Highway Business (B-2 HB) District and a parking waiver request.



Existing Conditions – 394 Elm Street – as viewed from the Alfred / Elm Intersection

2023.05 Site Plan (SP) Preliminary Plan Review for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10).

Planning Board Hearing date: January 25, 2023.

The Applicants proposed construction start date was February 1, 2023 with an anticipated construction end date of November 1, 2023.

As outlined within the submittal, the Applicant plans to remove the existing building (former gas station and convenience store). As proposed;

“the new building is approximately 1,010 SF and includes two drive-in service bays. Take 5 Oil Change is a national franchised oil change company that offers in-car services including oil change, filter replacement, wiper blade replacement and other minor repair/services. Take 5 does not offer tire service or sales nor any major mechanical services on engines or transmissions. Guests drive into the building, remain in their vehicles throughout the service and then drive out of the building upon completion of the service. There is no waiting room for guests and therefore, onsite parking is generally for employees only. A waiver request is accompanying this petition to allow 5 onsite parking spaces rather than the 10 spaces required by the code for a 2-bay automobile service use. Please refer to included Waiver Request letter for more detail”.



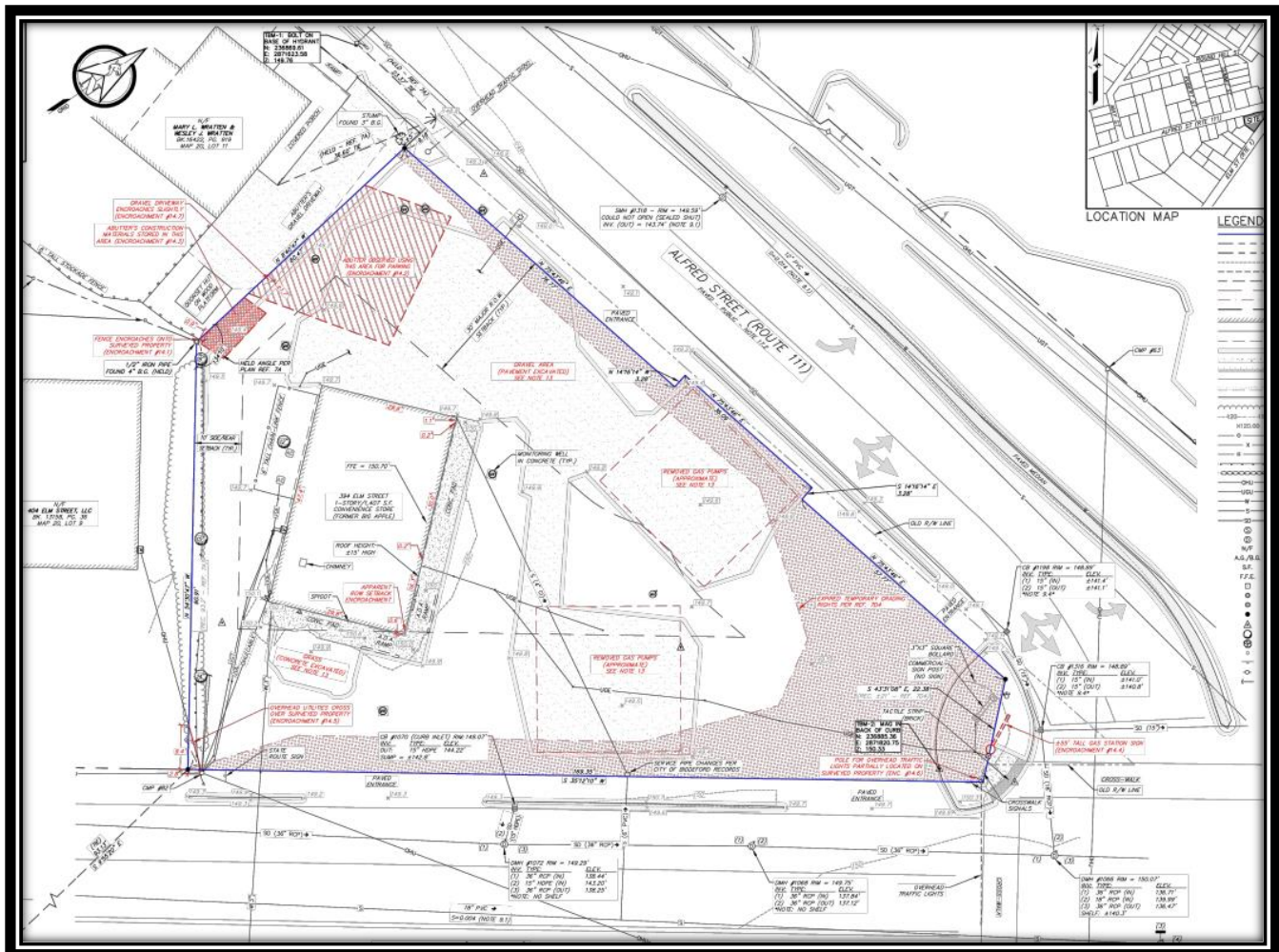
Proposed Preliminary Site Design – 394 Elm Street

SITE ACCESS: The existing site has four vehicular drives accessing the site with two from Alfred Street and two from Elm Street. Each of the drives closest to the intersection will be removed and the new improvements will utilize the other two remaining existing drives to serve the site.

2023.05 Site Plan (SP) Preliminary Plan Review for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10). Planning Board Hearing date: January 25, 2023.

UTILITY SERVICES: The existing site has electric, power, gas, water and sanitary sewer services to the existing building. The proposed building will be served by reuse of the existing water service, though with a smaller service size. The sanitary sewer lateral will also be reutilized with the proposed connection to the existing lateral along Elm Street. A new gas and electric service will be required, and the developer/contractor will work with those service providers for those services. Stormwater drainage will follow existing patterns and direct runoff from the proposed improved site to the road drainage systems in Alfred and Elm Streets. Due to the redevelopment, the impervious surfaces onsite will be significantly reduced from current conditions onsite which are nearly entirely pavement and rooftop. No new onsite stormwater inlets, pipes or other drainage facilities are proposed.

APPLICANT SUMMARY: Please accept this letter in support of the proposed redevelopment. Included with the Minor Site Plan review package are the civil plans, architectural floor plans and building elevations, stormwater drainage technical report, and the aforementioned Waiver Request.



Existing Conditions Plan 394 Elm Street (Tax Map 20, Lots 10) – Note: 2 Gas Islands Being Removed

2. PROJECT DATA/INFORMATION

1.	Applicant:	Take 5 Maine, LLC c/o Andy Morrison 10884 Gresham Place Noblesville, IN 46060
2.	Owner of Property:	CN Brown Co. c/o Ken Cannell PO Box 200 South Paris, ME 04281
3.	Agent:	Fritz Engineering c/o Ashton Fritz 14020 Mississinewa Drive Carmel, IN 46033
4.	Surveyor:	Same as Agent
5.	Project Location:	394 Elm Street
6.	Project Tax Map #/Lot #:	Tax Map 20, Lot 10

2023.05 Site Plan (SP) Preliminary Plan Review for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10).

Planning Board Hearing date: January 25, 2023.

7.	Lot Size:	15,000 SF
8.	Base Zoning:	B-2
9.	Overlay Zoning:	N/A
10.	Existing Use:	Parking Lots/Existing Commercial Buildings
11.	Proposed Use:	Vacant previously gas station
12.	Approvals Required:	Site Plan Review
13.	Uses in the Vicinity:	Five Points Shopping Center, Cemetery, Mixed Use
14.	Waivers Needed:	a. Reduction of parking from 10 to 5
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Not Yet
25.	Planning Board Review History: Preliminary 1-25-23	

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.

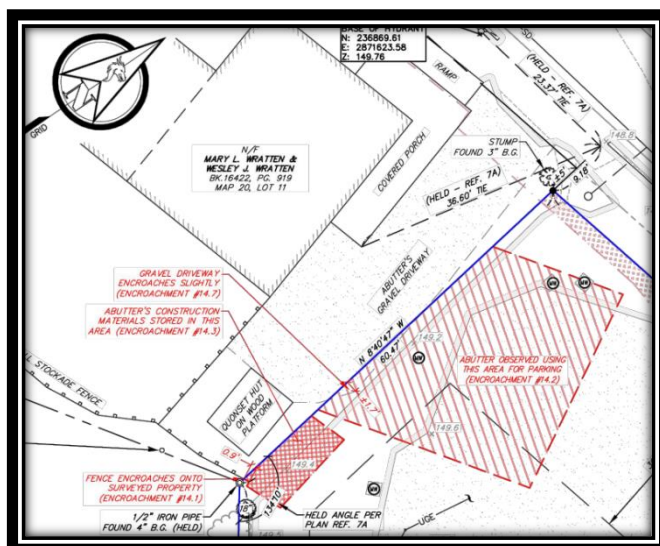
4. Staff Review Comments:

- A. Alfred Street has a non-mountable median separating east / west flowing traffic. As such, the proposed curb-opening on Alfred Street should be a limited access, right-in / right-out, curb opening.
- B. The Alfred Street curb opening should include a well-defined, “pork-chop” island separating in-bound and out-bound traffic which shall be included in the Final Site Plan application. Staff believes this island is needed to prevent left hand turns out of the Alfred Street exit.
- C. Curb-cuts on Alfred Street and Elm Street shall be reduced in width to 24 feet.
- D. Staff is concerned with the amount of vehicle stacking being provided, and are concerned that stacked vehicles may cause back-ups, onto the adjacent roadways, particularly on Alfred Street.
- E. The stacking lane does not include a by-pass lane to allow waiting customers to exit the “waiting line” if wait times are beyond acceptable to the individual. Can a by-pass lane be created? The stacking lane is proposed to be 18’ in width for waiting / stacked vehicles. Can any of this space be either minimized in with or redesigned to accommodate a by-pass lane?
- F. The proposed site configuration has vehicles exiting the oil change facility facing the Alfred Street / Elm Street intersection. Staff is concerned about the headlights of exiting vehicles from the facility may interfere with vehicles entering this intersection. Increase buffering / landscaping at the intersection.

2023.05 Site Plan (SP) Preliminary Plan Review for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10).

Planning Board Hearing date: January 25, 2023.

- G. Staff recommends evaluating a site design that reverses the direction of the vehicles entering the building, and moving the proposed building to where the first two “waiting” vehicle are illustrated. This “alternate design” may do the following:
- 1) A single exit point from the building with a designated one-way aisle for serviced vehicles, while the remainder of the site could be two-way traffic.
 - 2) The stacking lane is illustrated as being 18 feet in width for a one-way drive aisle. Could this lane be narrowed if only being used for one-way?
 - 3) If the serviced vehicle drive aisle is one way towards Alfred Street there may be an opportunity to provide some employee parking, similar to the submitted “Alternative Plan – 10 Parking Stalls”, although oriented in the other direction.
- H. Staff recommends evaluating a site design that has the building orientation so that vehicles exit onto Elm Street (right in / right out), while the vehicle entrance is oriented towards Alfred Street.
- I. The existing pole sign shall be removed and replaced with a new ground sign that complies with the City’s signage requirements.
- J. Refuse and Recycling: An elevation of the proposed refuse and recycling enclosure shall be provided. All service vehicles, including waste haulers, shall be scheduled during non-business hours.
- K. As noted in the comments listed above Staff remains concerned with vehicle stacking / wait times. Are appointments required or is it a first come first serve type of facility? The re-submittal shall include an overview of the average wait times and vehicle stacking at other similar Take 5 facilities.
- L. Survey Sheet 1 of 2 (Sheet C102) identifies potential conflicts with the abutting property owner, listed as Mary and Wesley Wratten (Map #20 – Lot 11). This includes the following:



- 1) Fence Encroachment.
- 2) Driveway Encroachment.
- 3) Abutters construction materials storage area encroachment.
- 4) Abutter utilizing currently vacant lot as overflow parking.
- 5) Existing vegetation on the existing shared property line.

Staff recommends reaching out to the Wrattens’ to discuss / resolve the above boundary issues prior to Final Site Plan Review.

Shared Property Line Issues Detail (Sheet C102)

**2023.05 Site Plan (SP) Preliminary Plan Review for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10).
Planning Board Hearing date: January 25, 2023.**

1. 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 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:** respect to applicable dimensional requirements, the project would comply with all applicable requirements, including building height, building setback, frontage, and lot coverage requirements.
- **WAIVERS:**

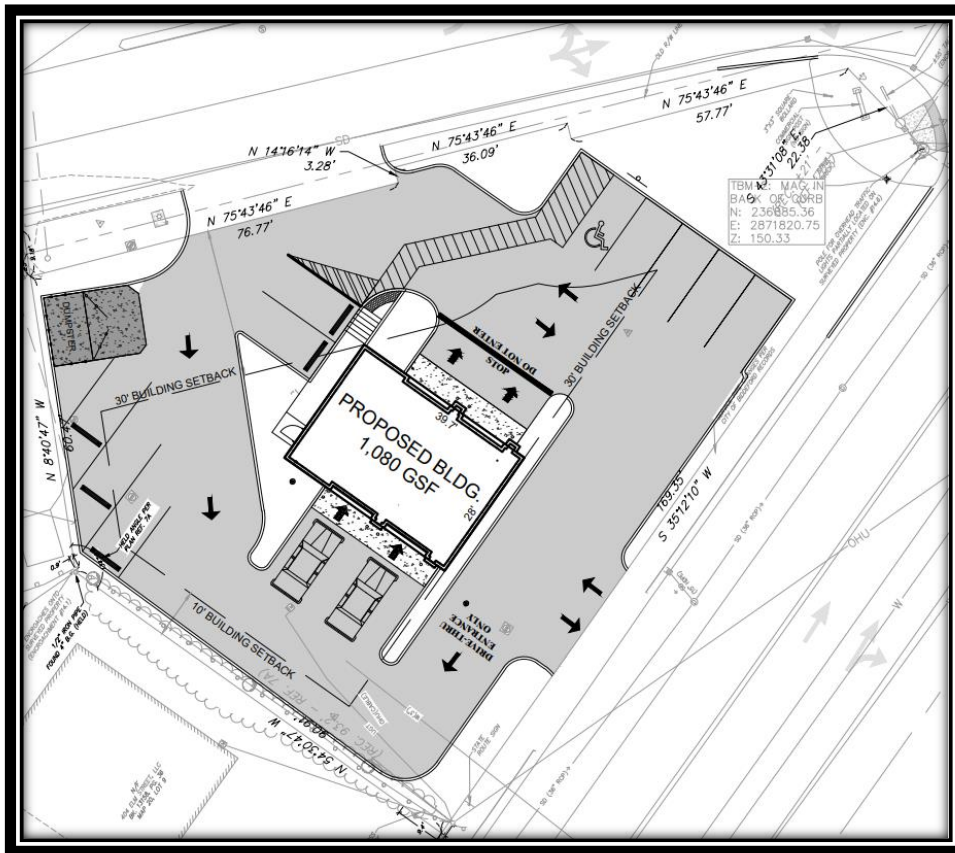
The Application includes a waiver request, from Ashton Fritz, PE and Principal of Fritz Engineering Services, dated December 6, 2022, which is included and shown in *italics* in its entirety:

Please accept this letter related to the Take 5 Oil Change project as support of the Waiver Request accompanying the Site Plan Review petition filed. The following provides more detail on the requested Waiver.

CODE REFERENCE: A waiver of the Minimum Required Parking required for an Automobile Service use per Table 6-49B of the City of Biddeford Code of Ordinances, Part III, Article VI, Section 49, Subsection C(3)(I). The table lists an Automobile Repair/Service use shall provide 5 spaces for each bay. The proposed oil change facility will include two service bays, which would require 10 total parking spaces. WAIVER REQUEST: The request is to allow 5 onsite parking spaces rather than the 10 spaces required by the code for a 2-bay automobile service use.

SUPPORTING FACTS: The Take 5 Oil Change facility provides drive-in services such as motor oil changes, air filter replacements, wiper blade replacements and a few other minor services. There are no tire sales, tire rotations, major mechanical services, brake services, etc. Customers do not exit their vehicles before, during or after services are performed. The building does not provide a customer entrance or waiting area. As a result, parking provided onsite is generally for employees only. The proposed Take 5 includes two service bays. For this facility, the anticipated maximum number of employees at a given time is 4. Therefore, the corresponding number of parking spaces provided onsite is proposed to be 5, including an ADA accessible space as required by law.

2023.05 Site Plan (SP) Preliminary Plan Review for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10). Planning Board Hearing date: January 25, 2023.



The Application includes an alternative site plan (Sheet EXH-A), shown left, which illustrates the proposed site configuration with the ten (10) required parking stalls. This “alternative site plan” would not require a waiver for the City’s parking requirements. However, Staff has a number of concerns with this plan, primarily vehicle conflicts created with the on-site vehicle maneuvering and vehicles entering the site from Alfred Street.

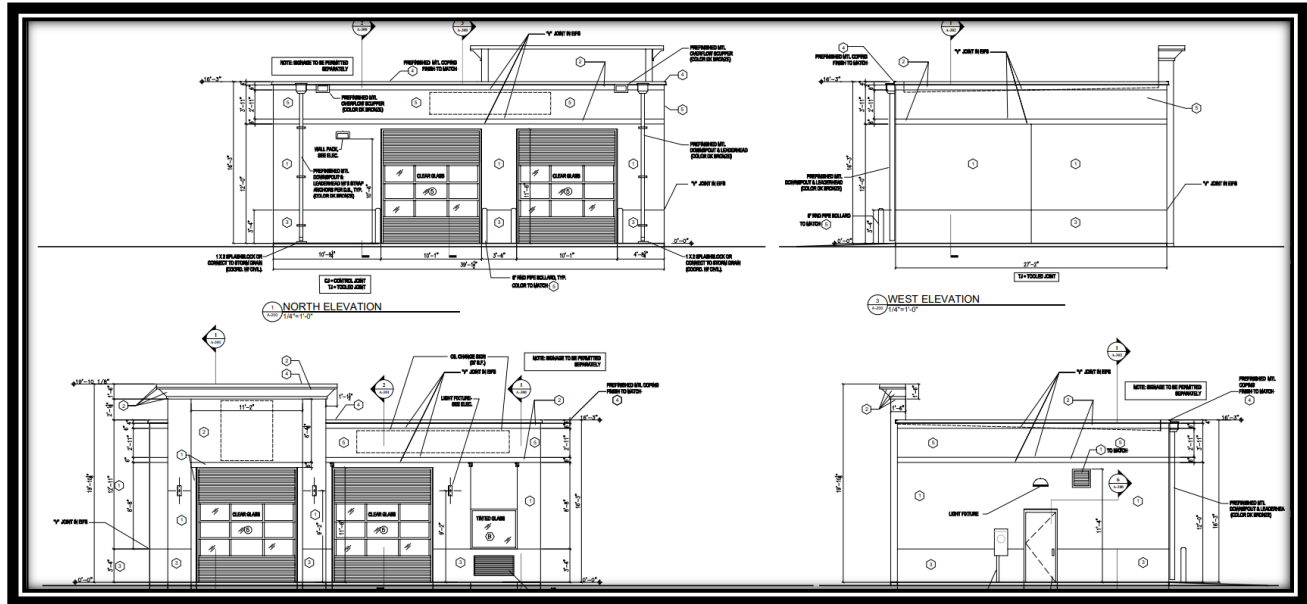
Alternative Plan – 10 Parking Stalls – No Waiver Required

Due to the limited developable space on this uniquely acute triangular shaped lot, providing the code required 10 parking spaces requires significantly more hard surface and less than ideal functionality for onsite maneuvering. Included in this request is an exhibit showing a site layout with 10 parking spaces as well as the proposed site plan providing the requested 5 parking spaces. A comparison of the illustrations shows the advantages of the proposed 5 parking spaces layout including increased green space, reduced hard surface, better defined parking spaces and access, better onsite vehicular circulation, and reduced impact to adjoining properties from parking.

SUMMARY: Please accept this Waiver Request to allow the proposed 5 parking spaces onsite rather than the code required 10 parking spaces. There are no negative anticipated impacts to the site, the proposed business use or the general public’s safety that would result from the granting of this Waiver. Please review the above requests and let me know if any additional information is required to complete your review and recommendation for approval of this Waiver.

2023.05 Site Plan (SP) Preliminary Plan Review for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10). Planning Board Hearing date: January 25, 2023.

The Application includes building elevations which are shown below. If roof-top mechanical equipment is being proposed it should be screened by the parapet wall or an alternative screening method.



Take 5 Oil Change - Proposed Building Elevations

2. STAFF RECOMMENDATION:

As noted in the Application, the property is 15,000 square feet in area and has “*limited developable space on this uniquely acute triangular shaped lot*”. Staff is supportive of the redevelopment but concerns regarding vehicle circulation / traffic /vehicle stacking etc. remain. Prior to bringing this project back for Final Site Plan review, Staff plans to meet with the applicant to discuss our concerns in hopes of creating a better and safer design.

3. SAMPLE MOTIONS:

A. Motion to Approve: I motion to APPROVE the Preliminary Site Plan approval for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10), within the B-2 Highway Business (B-2 HB) District, with the following conditions / submittals:

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

B. Motion to Approve: I motion to APPROVE the requested parking waiver to reduce the required on-site parking from ten (10) stalls to five (5) stalls.

2023.05 Site Plan (SP) Preliminary Plan Review for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10).
Planning Board Hearing date: January 25, 2023.

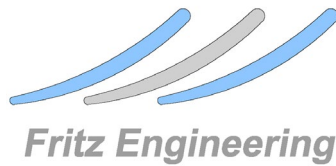
- 1) _____.
- 2) _____.
- 3) _____.

C. Motion to Deny I motion to DENY the Preliminary Site Plan approval for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10), within the B-2 Highway Business (B-2 HB) District, for the following reasons:

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

D. Motion to Table: I motion to TABLE the Preliminary Site Plan approval for Take 5 MAIN LLC (dba Take 5 Oil Change) to locate a two (2) bay oil change facility proposed to be located at 394 Elm Street (Tax Map 20, Lots 10), within the B-2 Highway Business (B-2 HB) District, for the following reasons:

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



14020 Mississinewa Drive
Carmel, IN 46033
P: 317-324-8695
www.Fritz-Eng.com

December 6, 2022

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

**RE: Take 5 Oil Change
394 Elm Street
FES Project # 2209005**

Dear Mr. Galbraith,

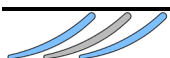
Please accept this letter as an introduction to the Take 5 Oil Change project as support of the accompanying Site Plan Review petition to be reviewed by the Staff Review Committee.

SITE LOCATION: The proposed redevelopment is of the property at 394 Elm Street in Biddeford, Maine. The site is currently unoccupied but was formerly a gas station and convenience store.

PROPOSED IMPROVEMENTS: The Minor Site Plan review petition is for the demolition of the existing building and onsite pavement for the construction of a new Take 5 Oil Change facility. The new building is approximately 1,010 SF and includes two drive-in service bays. Take 5 Oil Change is a national franchised oil change company that offers in-car services including oil change, filter replacement, wiper blade replacement and other minor repair/services. Take 5 does not offer tire service or sales nor any major mechanical services on engines or transmissions. Guests drive into the building, remain in their vehicles throughout the service and then drive out of the building upon completion of the service. There is no waiting room for guests and therefore, onsite parking is generally for employees only. A waiver request is accompanying this petition to allow 5 onsite parking spaces rather than the 10 spaces required by the code for a 2-bay automobile service use. Please refer to included Waiver Request letter for more detail.

SITE ACCESS: The existing site has four vehicular drives accessing the site with two from Alfred Street and two from Elm Street. Each of the drives closest to the intersection will be removed and the new improvements will utilize the other two remaining existing drives to serve the site.

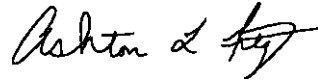
UTILITY SERVICES: The existing site has electric, power, gas, water and sanitary sewer services to the existing building. The proposed building will be served by reuse of the existing water service, though with a smaller service size. The sanitary sewer lateral will also be reutilized with the proposed connection to the existing lateral along Elm Street. A new gas and electric service will be required, and the developer/contractor will work with those service providers for those services. Stormwater drainage will follow existing patterns and direct runoff from the proposed improved site to the road drainage systems in Alfred and Elm Streets. Due to the redevelopment, the impervious surfaces onsite will be significantly reduced from current conditions onsite which are nearly entirely pavement and rooftop. No new onsite stormwater inlets, pipes or other drainage facilities are proposed.



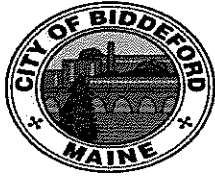
SUMMARY: Please accept this letter in support of the proposed redevelopment. Included with the Minor Site Plan review package are the civil plans, architectural floor plans and building elevations, stormwater drainage technical report, and the aforementioned Waiver Request.

Please review the above and let me know if any additional information is required to complete the Minor Site Plan application intake.

Best Regards,
Fritz Engineering Services, LLC



Ashton L. Fritz, PE
Principal

**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: TAKE 5 MAINE, LLC C/O ANDY MORRISON
Mailing Address: 10884 GRESHAM PLACE NOBLESVILLE, IN 46060
Telephone: 574-361-7501
Email: ANDY@REALTY-BALDWIN.COM

What is your legal interest in the property?

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

Owner's Information:

Name: CN BROWN CO., C/O KEN CANNELL
Mailing Address: PO BOX 200 SOUTH PARIS, ME 04281
Telephone: 207-739-6419
Email: KENC@CNBROWN.COM

Agent's Information:

Name: _____
Mailing Address: _____
Telephone: _____
Email: _____

Engineer/Surveyor's Information:

Name: FRITZ ENGINEERING C/O ASHTON FRITZ
Mailing Address: 14020 MISSISSINAWA DRIVE CARMEL, IN 46033
Telephone: 317-324-8695
Email: ASHTON@FRITZ-ENG.COM

Project Location and Lot Information:

Street Address: 394 ELM STREET Drainage Watershed: THATCHER BROOK
Tax Map: 20 Lot: 10
Current Zoning: B-2 HIGHWAY BUSINESS Shoreland Zoning: _____
Size of Lot: 15,000 () acres (X)s.f. Lot Frontage: 169' ON ELM, 170' ON ALFRED
Existing Use of Property: PREVIOUS GAS STATION, CURRENTLY VACANT BUILDING

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:

DEMOLITION OF EX. STRUCTURE AND PARKING AREAS. CONSTRUCTION OF A NEW TWO BAY DRIVE IN OIL CHANGE BUILDING, 1,010 SF. ONSITE PARKING AND DRIVES TO BE PROVIDED. USE OF TWO EX. DRIVE ENTRANCES PROPOSED. ONE ACCESS FROM ALFRED ST AND ONE FROM ELM ST.

Property to be Serviced by:

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

Limits of Disturbance: 15,000 () acres (X)s.f.

Net change in impervious cover: REDUCTION OF 5,160 () acres (X)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)

~~**If in a Shoreland Zone:**~~

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

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

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

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

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

Total new square feet footprint of structure: 1,010 SF

Total new square feet paving/parking: 8,315 SF

Waiver Requests (attach details):

1. WAIVER TO REQUEST ALLOWANCE OF 5 ONSITE PARKING SPACES. SEE ATTACHED.
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

- A. Letters of Approval TO BE PROVIDED SEPARATELY
☐ Fire Department – Contact Chief or Deputy Chief – 282-9986
☐ Ability to Serve for Water Service – Maine Water – 282-1543
☐ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
☐ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
- B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
- C. Photographs of Site.
- D. Architectural renderings/drawings of proposed buildings, as required.
- E. 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) X (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: *Jeff M* Date 12/9/22

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

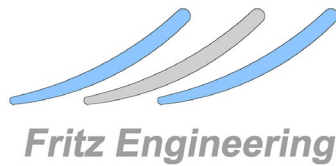
DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- 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



14020 Mississinewa Drive
Carmel, IN 46033
P: 317-324-8695
www.Fritz-Eng.com

December 6, 2022

Mr. Matthew Grooms, City Planner
City of Biddeford
205 Main Street
Biddeford, ME 04005

**RE: Take 5 Oil Change
394 Elm Street
FES Project # 2209005**

Dear Mr. Grooms,

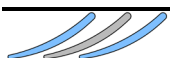
Please accept this letter related to the Take 5 Oil Change project as support of the Waiver Request accompanying the Site Plan Review petition filed. The following provides more detail on the requested Waiver.

CODE REFERENCE: A waiver of the Minimum Required Parking required for an Automobile Service use per Table 6-49B of the City of Biddeford Code of Ordinances, Part III, Article VI, Section 49, Subsection C(3)(I). The table lists an Automobile Repair/Service use shall provide 5 spaces for each bay. The proposed oil change facility will include two service bays, which would require 10 total parking spaces.

WAIVER REQUEST: The request is to allow 5 onsite parking spaces rather than the 10 spaces required by the code for a 2-bay automobile service use.

SUPPORTING FACTS: The Take 5 Oil Change facility provides drive-in services such as motor oil changes, air filter replacements, wiper blade replacements and a few other minor services. There are no tire sales, tire rotations, major mechanical services, brake services, etc. Customers do not exit their vehicles before, during or after services are performed. The building does not provide a customer entrance or waiting area. As a result, parking provided onsite is generally for employees only. The proposed Take 5 includes two service bays. For this facility, the anticipated maximum number of employees at a given time is 4. Therefore, the corresponding number of parking spaces provided onsite is proposed to be 5, including an ADA accessible space as required by law.

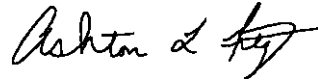
Due to the limited developable space on this uniquely acute triangular shaped lot, providing the code required 10 parking spaces requires significantly more hard surface and less than ideal functionality for onsite maneuvering. Included in this request is an exhibit showing a site layout with 10 parking spaces as well as the proposed site plan providing the requested 5 parking spaces. A comparison of the illustrations shows the advantages of the proposed 5 parking spaces layout including increased green space, reduced hard surface, better defined parking spaces and access, better onsite vehicular circulation, and reduced impact to adjoining properties from parking.



SUMMARY: Please accept this Waiver Request to allow the proposed 5 parking spaces onsite rather than the code required 10 parking spaces. There are no negative anticipated impacts to the site, the proposed business use or the general public's safety that would result from the granting of this Waiver.

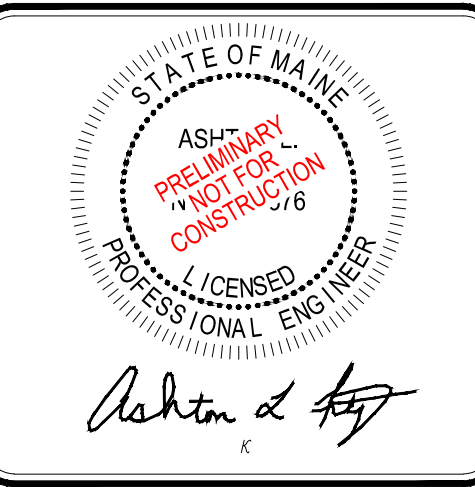
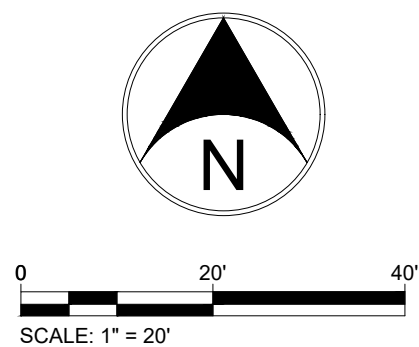
Please review the above requests and let me know if any additional information is required to complete your review and recommendation for approval of this Waiver.

Best Regards,
Fritz Engineering Services, LLC



Ashton L. Fritz, PE
Principal

Enclosures: EXH-A, Site Plan-10 Onsite Parking Spaces
C201 – Proposed Site Plan (5 onsite parking spaces)



DATE	DATE	DATE
DATE	DATE	DATE
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:



PROJECT:

**TAKE 5 OIL
CHANGE
BIDDEFORD**

PROJECT LOCATION:

**394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY**

TAX MAP & LOT

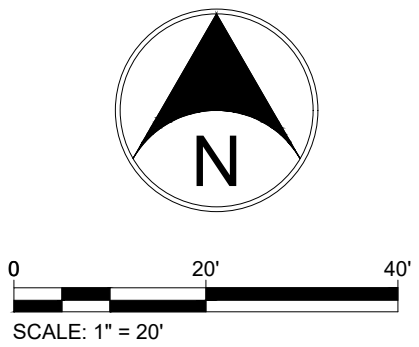
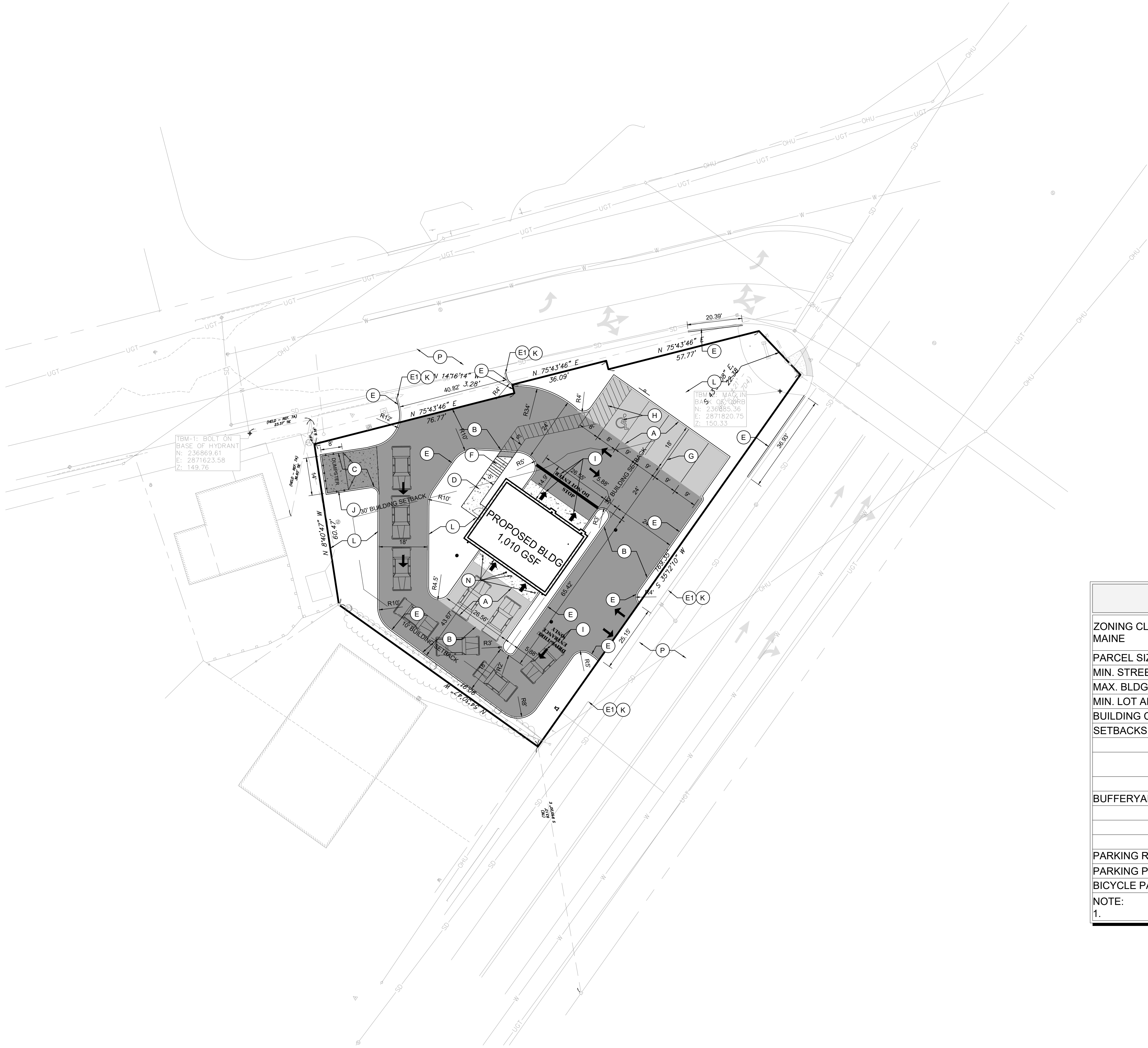
PORTION OF TAX MAP 20, LOT 10

CLIENT:
TAKE 5 MAINE, LLC

10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

PLAN DATE: 9/6/2022		
DESIGN: AF	CHECK: AF	DRAWN: KG
PROJECT NO. 2209005		
SHEET NAME SITE PLAN - 10 ONSITE PARKING SPACES		
SHEET NO.		
EXH-A		

DATE: 11/14/2022
DRAWN BY: AF
CHECKED BY: KG
PROJECT NO: 2209005
SHEET NO: C201



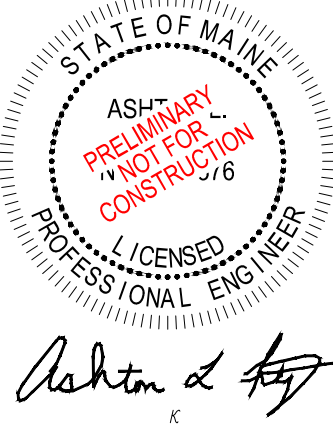
KEY NOTES: XX

- A LIGHT DUTY ASPHALT PAVEMENT
- B HEAVY DUTY ASPHALT PAVEMENT
- C CONCRETE PAVEMENT
- D CONCRETE SIDEWALK
- E 6" CONCRETE CURB
- E1 EXISTING CURB TO REMAIN IN PLACE
- F ADA RAMP (PER MAINE DOT DETAILS)
- G 4" WHITE PAVEMENT STRIPING
- H ADA BLUE PAVEMENT STRIPING, TYP.
- I PAVEMENT MARKING (AS SHOWN)
- J DUMPSTER ENCLOSURE (REF. ARCH. PLANS)
- K MATCH EXISTING PAVEMENT, CURB OR WALK
- L LANDSCAPE AREA (REF. ARCH. PLANS)
- M MONUMENT SIGN (REF. SIGNAGE PLANS)
- N GUARD POST PIPE BOLLARD (REFER TO ARCHITECTURAL PLANS FOR DETAIL)
- O CURB TAPER
- P EXISTING PAVEMENT TO REMAIN

NOTES:

SITE DEVELOPMENT SUMMARY TABLE

ZONING CLASSIFICATION, CITY OF BIDDEFORD, MAINE	B2, AUTOMOBILE SERVICE IS A PERMITTED USE
PARCEL SIZE	0.34 AC.±
MIN. STREET FRONTAGE	150'
MAX. BLDG HEIGHT	35' MAX
MIN. LOT AREA	N/A
BUILDING COVERAGE	N/A
SETBACKS	
FRONT	30' (MAJOR RD. R/W)
SIDE	10'
REAR	10'
BUFFERYARDS / GREENBELTS	
FRONT	NONE
SIDE	NONE
REAR	NONE
PARKING REQUIRED, AUTOMOBILE REPAIR/SALES	5 SPACES PER BAY = 10 SPACES
PARKING PROVIDED	5 * WAIVER REQUEST
BICYCLE PARKING REQUIRED	N/A
NOTE:	
1.	



REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:



PROJECT: **TAKE 5 OIL CHANGE**
BIDDEFORD

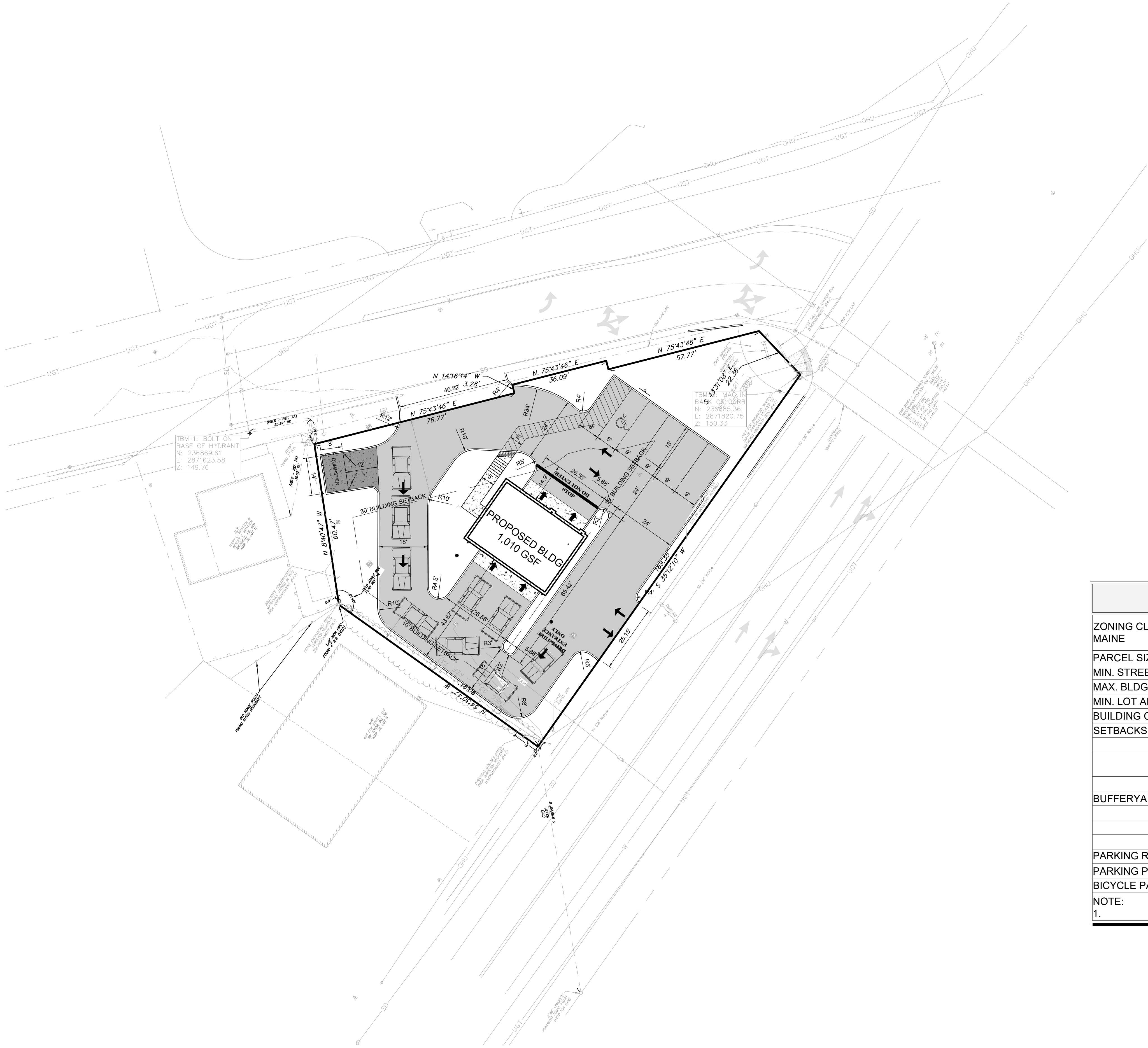
PROJECT LOCATION:
394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY

TAX MAP & LOT
PORTION OF TAX MAP 20, LOT 10

CLIENT: **TAKE 5 MAINE, LLC**
10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

PLAN DATE: 11/14/2022
DESIGN: AF CHECK: AF DRAWN: KG
PROJECT NO: 2209005
SHEET NAME: **SITE PLAN**
SHEET NO: **C201**

DATE: 11/14/2022
DRAWN BY: KG
CHECKED BY: AF
DESIGNED BY: AF
PROJECT NO.: 2209005
SHEET NO.: C201
Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com



KEY NOTES:

- A LIGHT DUTY ASPHALT PAVEMENT
- B HEAVY DUTY ASPHALT PAVEMENT
- C CONCRETE PAVEMENT
- D COMBINED CONCRETE CURB & WALK
- D1 CONCRETE SIDEWALK
- E 6" CONCRETE CURB
- E1 EXISTING CURB TO REMAIN IN PLACE
- F ADA RAMP (PER INDOT DETAILS)
- G 4" WHITE PAVEMENT STRIPING
- H ADA BLUE PAVEMENT STRIPING, TYP.
- I PAVEMENT MARKING (AS SHOWN)
- J DUMPSTER ENCLOSURE (REF. ARCH. PLANS)
- K MATCH EXISTING PAVEMENT, CURB OR WALK (REF. ARCH. PLANS)
- L LANDSCAPE AREA (REF. ARCH. PLANS)
- N MONUMENT SIGN (REF. SIGNAGE PLANS)
- O CONCRETE WHEEL STOP
- Q GUARD POST PIPE BOLLARD (REFER TO ARCHITECTURAL PLANS FOR DETAIL)
- R CURB TAPER

NOTES:

SITE DEVELOPMENT SUMMARY TABLE		
ZONING CLASSIFICATION, CITY OF BIDDEFORD, MAINE	B2, AUTOMOBILE SERVICE IS A PERMITTED USE	
PARCEL SIZE	0.34 AC.±	
MIN. STREET FRONTAGE	150'	
MAX. BLDG HEIGHT	35' MAX	
MIN. LOT AREA	N/A	
BUILDING COVERAGE	N/A	
SETBACKS		
	FRONT	30' (MAJOR RD. R/W)
	SIDE	10'
	REAR	10'
BUFFERYARDS / GREENBELTS		
	FRONT	NONE
	SIDE	NONE
	REAR	NONE
PARKING REQUIRED, AUTOMOBILE REPAIR/SALES	5 SPACES PER BAY = 10 SPACES	
PARKING PROVIDED	5 * WAIVER REQUEST	
BICYCLE PARKING REQUIRED	N/A	
NOTE:		
1.		

Fritz Engineering Services, LLC
14020 Mississinewa Drive
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www.Fritz-Eng.com

STATE OF MAINE
ASHLEY
PRELIMINARY
NOT FOR
CONSTRUCTION
LICENSED
PROFESSIONAL ENGINEER
Ashley & Fritz

REVISIONS AND ISSUES	DATE	BY

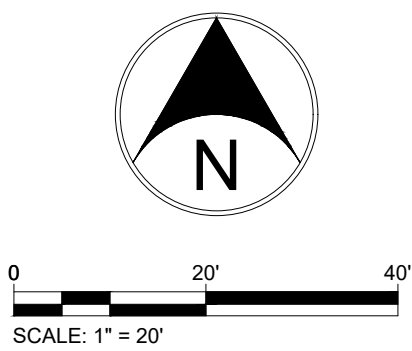
GENERAL NOTES / LEGEND:

811 DigSafe
MA-ME-NH-RI-VT

PROJECT: **TAKE 5 OIL CHANGE**
BIDDEFORD
PROJECT LOCATION:
394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY
TAX MAP & LOT
PORTION OF TAX MAP 20, LOT 10

CLIENT: **TAKE 5 MAINE, LLC**
10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

PLAN DATE: 11/14/2022
DESIGN: AF CHECK: AF DRAWN: KG
PROJECT NO.: 2209005
SHEET NAME: **SITE PLAN**
SHEET NO.: **C201**



SITE DEVELOPMENT SUMMARY TABLE	
ZONING CLASSIFICATION, CITY OF BIDDEFORD, MAINE	B2, AUTOMOBILE SERVICE IS A PERMITTED USE
PARCEL SIZE	0.40 AC.±
MIN. STREET FRONTAGE	150'
MAX. BLDG HEIGHT	35' MAX
MIN. LOT AREA	N/A
BUILDING COVERAGE	N/A
SETBACKS	
FRONT	30' (MAJOR RD. R/W)
SIDE	10'
REAR	10'
BUFFERYARDS / GREENBELTS	
FRONT	NONE
SIDE	NONE
REAR	NONE
PARKING REQUIRED	5 SPACES PER BAY (REQUIREMENT IS BASED ON AUTOMOBILE REPAIR/SALES)
PARKING PROVIDED	10
BICYCLE PARKING REQUIRED	N/A
NOTE: 1.	



Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

"IT'S THE LAW"



Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT: **TAKE 5 OIL CHANGE**
BIDDEFORD

PROJECT LOCATION:
394 ELM ST.
BIDDEFORD, MAINE 04005
YORK COUNTY

SECTION, TOWNSHIP, RANGE:
--- 1/4, S---, T---, R---

CLIENT: **TAKE 5 INDIANA**
10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

PLAN DATE: 4/28/2022

DESIGN: AF	CHECK: AF	DRAWN: KG
------------	-----------	-----------

PROJECT NO: P220408

SHEET NAME: **CONCEPTUAL SITE PLAN**

SHEET NO: **EXH-1**

STORMWATER TECHNICAL INFORMATION REPORT

TAKE 5 OIL CHANGE - BIDDEFORD

Project Location:

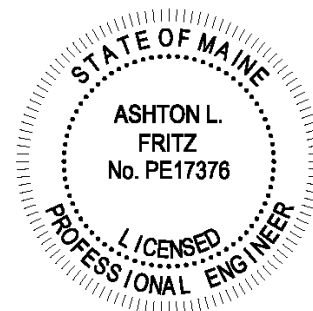
394 ELM STREET
BIDDEFORD, ME 04405

Prepared For:

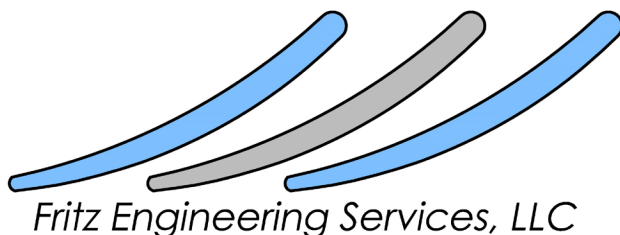
TAKE 5 MAINE, LLC
10884 Gresham Place
Noblesville, IN 46060

Date:

December 6, 2022
Last Revised:



A handwritten signature in black ink, appearing to read "Ashton L. Fritz".



- CIVIL ENGINEERS
- LAND DEVELOPMENT CONSULTANTS
- DRAINAGE CONSULTANTS
- CERTIFIED FLOODPLAIN MANAGER

14020 Mississinewa Drive ■ Carmel, Indiana 46033 ■ Phone: 317.324.8695 ■ www.Fritz-Eng.com

TABLE OF CONTENTS

TABLE OF CONTENTS	2
PROJECT DESCRIPTION	3
FEMA MAP OVERVIEW	3
WATERSHED DESCRIPTION	3
SOILS OVERVIEW	3
TABLE 1 – PROJECT SOILS	3
ZONING INFORMATION	3
DEVELOPMENT STANDARDS	4
EXISTING CONDITIONS	4
TABLE 2 – EXISTING PEAK DISCHARGE RATES	4
PROPOSED CONDITIONS.....	4
TABLE 3 – PROPOSED PEAK DISCHARGE RATES	5
STORMWATER DETENTION.....	5
STORMWATER QUALITY	5
STORMWATER PIPE DESIGN.....	5
SUMMARY.....	5
REFERENCES.....	6
APPENDICES	6

APPENDIX A – LOCATION MAP

APPENDIX B – FEMA MAP

APPENDIX C – SOILS DATA & MAP

APPENDIX D – EXISTING DRAINAGE ANALYSIS

APPENDIX E – PROPOSED DRAINAGE ANALYSIS

APPENDIX F –DESIGN SUPPORT DATA

PROJECT DESCRIPTION

Take 5 Maine is proposing a new commercial Take 5 Oil Change facility as part of the redevelopment of 394 Elm Street in Biddeford, Maine. The lot is proposed as Lot 10 and is a portion of Tax Map 20. The facility will consist of approximately 0.34 acres with a new building of approximately 1,010 sf, single story, with associated parking and utility service improvements. Access to the site will be provided from two of the existing drive entrances on the north and south sides of the site.

For reference, the project site is located at approximately latitude 43.48269° N and longitude 70.472024° W.

FEMA MAP OVERVIEW

The project site is located within the FEMA Community Panel Map #2301450003B dated May 15, 1984. Review of the map indicates the site is located within the Flood Designation 'Zone C' (unshaded). Therefore, the site is not subject to Flood Control Ordinance requirements. The FEMA Map is included in Appendix B.

WATERSHED DESCRIPTION

The project site is located within the 'Thatcher Brook' watershed as provided on the Maine GIS system.

SOILS OVERVIEW

The project site contains the soils listed in the following **Table**. The Hydrologic Soil Group (HSG) for each soil is also provided. The appropriate limits of each soil type are depicted in the Soils Map provided in Appendix C.

TABLE 1 – PROJECT SOILS

Soil Symbol	Soil Name, Description	HSG
AgB	Adams-Urban Land	A
Ur	Urban Land	n/a

ZONING INFORMATION

The site is within the corporate limits of the City of Biddeford. The underlying Zoning Classification is B-2, Highway Business. The proposed use is permitted in the Zoning District.

DEVELOPMENT STANDARDS

The project site is located within the City of Biddeford, York County, Maine. Therefore, the proposed drainage improvements are subject to the standards of design and construction of the City of Biddeford and Maine Dept of Environmental Protection. Runoff will be modeled using Rational Method and HydroCAD version 10.00-24 utilizing the Type III rainfall distribution and rainfall depths from the NOAA Atlas 14 website.

EXISTING CONDITIONS

The proposed development site is currently fully developed with nearly entirely hard surface including the existing building rooftop, onsite pavement, onsite gravel remaining from previous pump stations/canopies and a small landscape area on the west side of the site.

The existing site is gently sloping and has no onsite stormwater inlets or pipes. Runoff is conveyed to the existing road drainage systems of Alfred Street and Elm Street. The exact limits of areas drainage to each is difficult to ascertain due to the limited available slopes. As a result, the site is considered a single drainage basin for this analysis.

EX1 - sheet drains the majority of the site to the existing perimeter road drainage systems.

TABLE 2 – EXISTING PEAK DISCHARGE RATES

	Peak Runoff Rate, cfs			
Basin Name	2-yr	10-yr	25-yr	100-yr
EX1	1.10	1.75	2.15	2.77
TOTAL	1.10	1.75	2.15	2.77

For clarity, a map of the existing drainage sheds and infrastructure is illustrated in Appendix D.

PROPOSED CONDITIONS

This project is proposing a new 1,010 SF Take 5 Oil Change facility with onsite parking, drives and utility services. The project site disturbs less than 1 acre in total and will reduce the runoff to the downstream drainage systems.

PR1 - sheet drains the majority of the site to the existing perimeter road drainage systems as in existing conditions.

TABLE 3 – PROPOSED PEAK DISCHARGE RATES

Basin Name	Peak Runoff Rate, cfs			
	2-yr	10-yr	25-yr	100-yr
PR1	0.89	1.57	1.99	2.63
TOTAL	0.89	1.57	1.99	2.63

For clarity, a map of the proposed drainage sheds and infrastructure is illustrated in Appendix E.

The proposed improvements are consistent with the City of Biddeford and Maine DEP stormwater management standards. Runoff calculations for the proposed conditions are computed in Appendix using the minimum 5-minute Time of Concentration. A map of the proposed basins is provided in Appendix E.

STORMWATER DETENTION

As noted above, this project will significantly reduce the runoff from the site in proposed conditions and therefore, stormwater detention is not required.

STORMWATER QUALITY

The proposed site improvements disturb 0.34 acres. Therefore, no further stormwater quality is required.

STORMWATER PIPE DESIGN

The proposed site will sheet drain runoff as in existing conditions to the downstream drainage systems. Therefore, there are no onsite storm sewers, inlets, etc. proposed with this project.

SUMMARY

Take 5 Maine is proposing the construction of a new 1,010 SF Take 5 Oil Change building with associated parking, drives and utility services. Proposed conditions will reduce peak runoff from the site and the total land disturbance will not require any additional onsite stormwater detention or water quality measures.

As a result of the onsite drainage analysis, the proposed improvements are not anticipated to have adverse impacts on the surrounding or downstream drainage systems.

REFERENCES

1. York County Soils Map (Web Soil Survey)
2. FEMA Flood Insurance Rate Maps, FEMA Website
3. Maine DEP Stormwater Management Design Manual

APPENDICES

APPENDIX A – LOCATION MAP

APPENDIX B – FEMA MAP

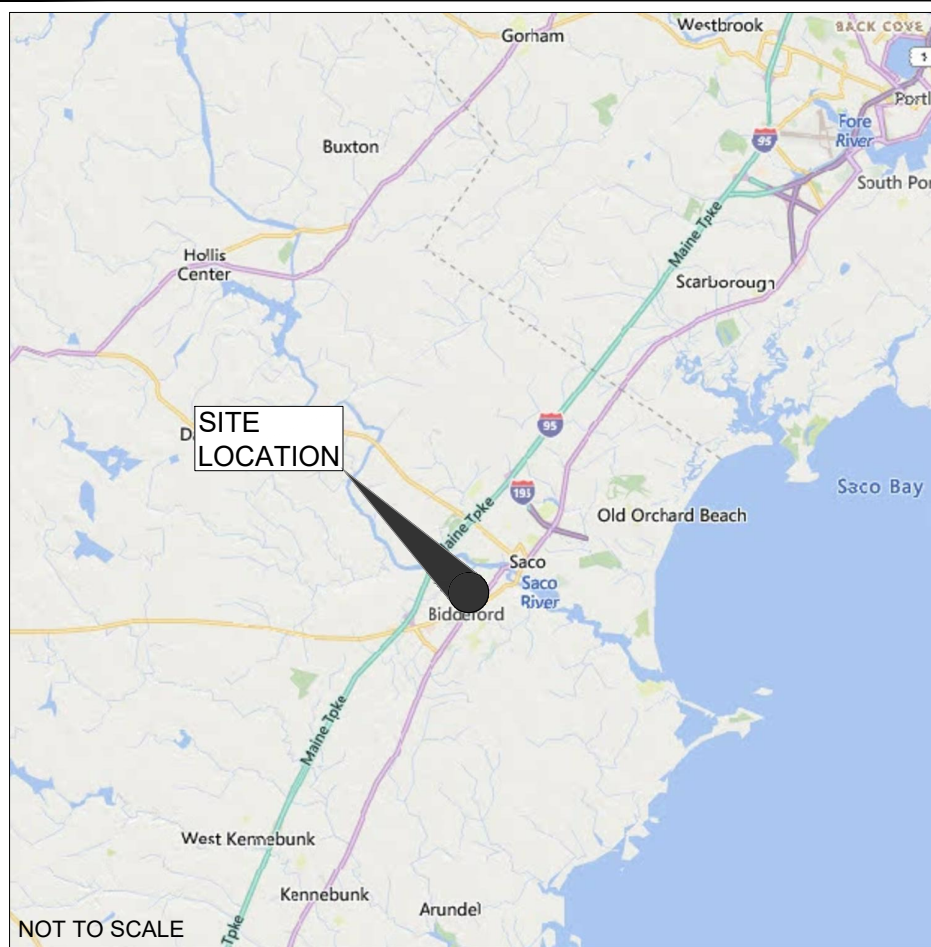
APPENDIX C – SOILS DATA & MAP

APPENDIX D – EXISTING DRAINAGE ANALYSIS

APPENDIX E – PROPOSED DRAINAGE ANALYSIS

APPENDIX F –DESIGN SUPPORT DATA

APPENDIX A – LOCATION MAP



COUNTY LOCATION MAP



SITE VICINITY & ZONING MAP



APPENDIX B – FEMA MAP

Program, at (800) 638-6620.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
BIDDEFORD,
MAINE
YORK COUNTY

PANEL 3 OF 11

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230145 0003 B

EFFECTIVE DATE:
MAY 15, 1984



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

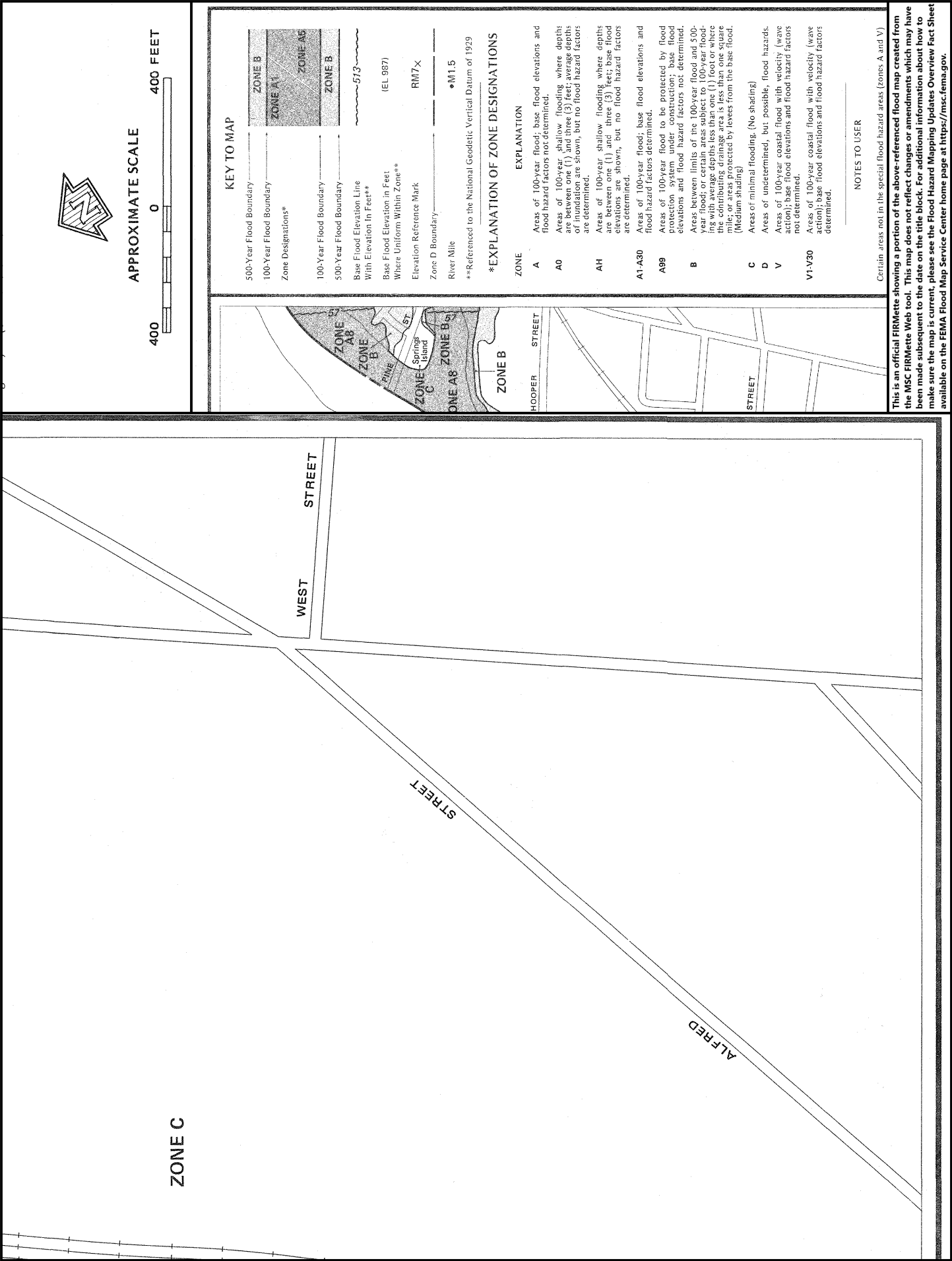
ZONE C

WEST STREET

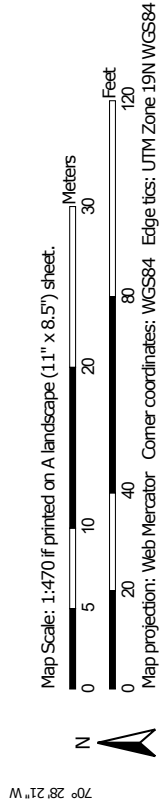
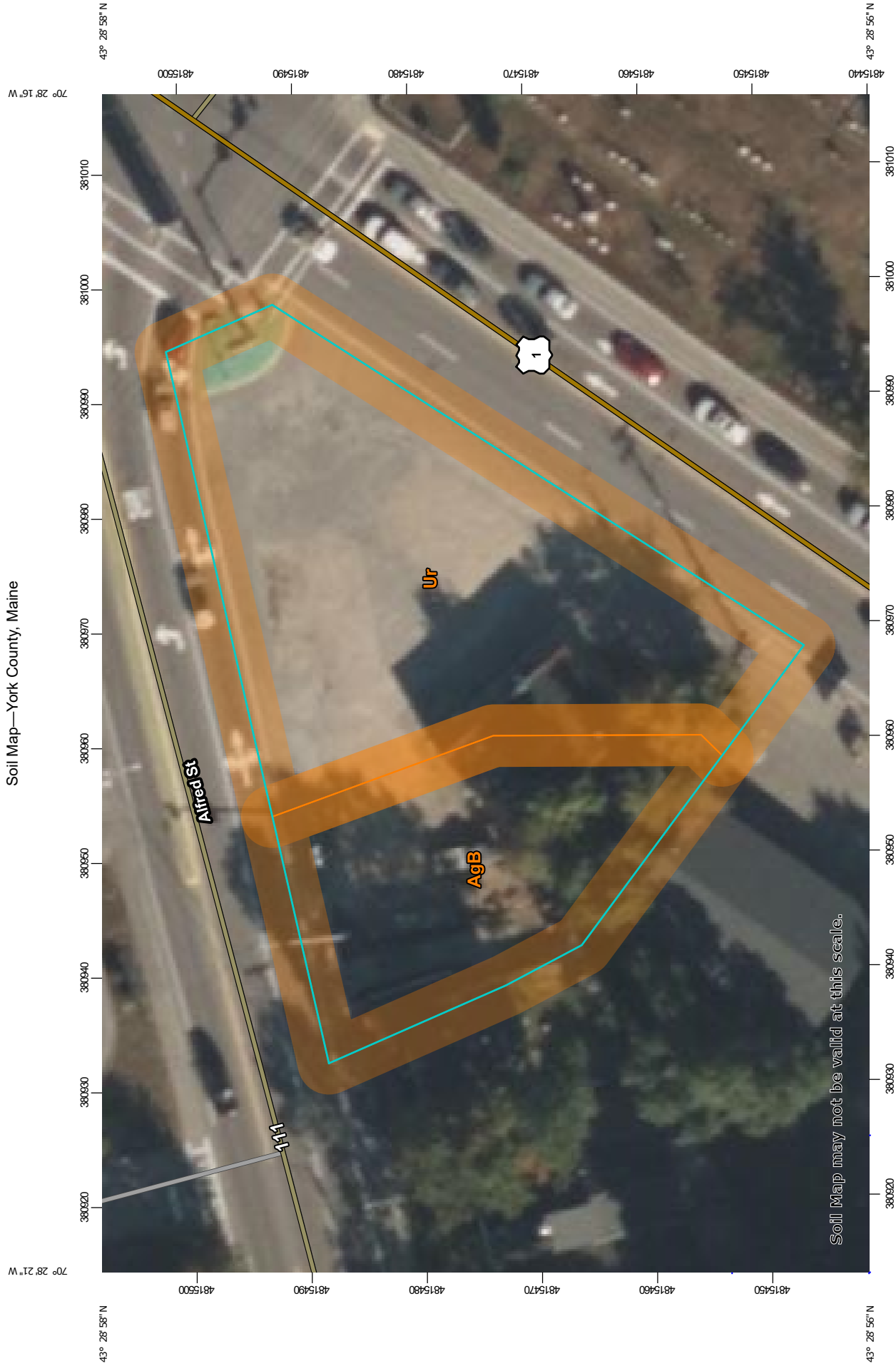
WEST STREET

STREET

ALFRED



APPENDIX C – SOILS DATA & MAP



MAP LEGEND

MAP INFORMATION

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

Feature	Symbol
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	

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

Warning: Soil Map may not be valid at this 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
AgB	Adams-Urban land complex, 0 to 8 percent slopes	0.2	33.6%
Ur	Urban land	0.3	66.4%
Totals for Area of Interest		0.5	100.0%

APPENDIX D – EXISTING DRAINAGE ANALYSIS

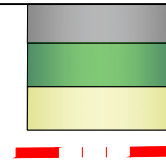


0 60' 120'

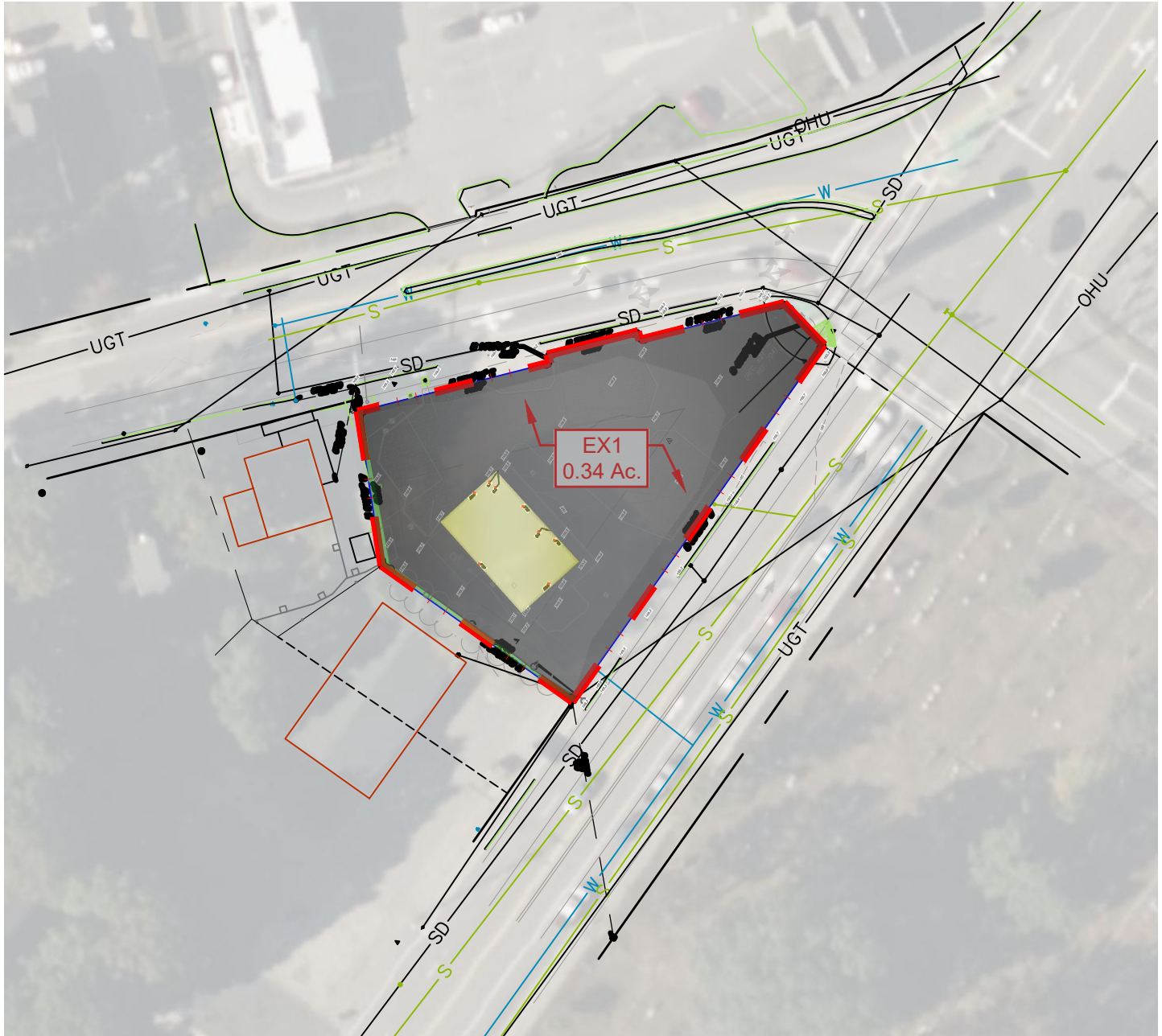
SCALE: 1" = 60'

LEGEND:

PAVEMENT/GRAVEL
GRASS/LANDSCAPE AREA
BUILDING
BASIN LIMITS



December 6, 2022
Page 17 of 50



**Fritz Engineering
Services, LLC**

14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

PLAN DATE:

12/6/2022

DESIGN:

AF

CHECK:

AF

DRAWN:

KG

PROJECT NO.

2209005

SHEET NAME

EXISTING BASIN MAP

SHEET NO.

EXH-1

PROJECT:

**TAKE 5 OIL
CHANGE**

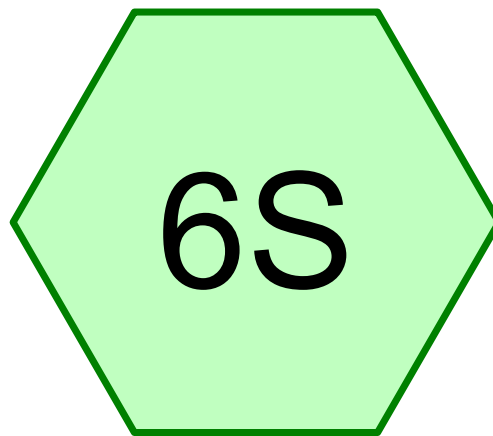
PROJECT LOCATION:

394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY

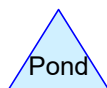
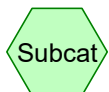
SECTION, TOWNSHIP, RANGE:

S----, T----, R----

282



EX SITE



Routing Diagram for Existing-Proposed Conditions
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TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Existing-Proposed Conditions

Prepared by Fritz Engineering

Printed 12/6/2022

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	002yr-24hr	Type III 24-hr		Default	24.00	1	3.24	2
2	010yr-24hr	Type III 24-hr		Default	24.00	1	5.11	2
3	025yr-24hr	Type III 24-hr		Default	24.00	1	6.28	2
4	100yr-24hr	Type III 24-hr		Default	24.00	1	8.07	2

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Existing-Proposed Conditions

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Page 3

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.344	HSG C	6S
0.000	HSG D	
0.000	Other	
0.344		TOTAL AREA

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Existing-Proposed Conditions

Prepared by Fritz Engineering

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Page 4

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.007	0.000	0.000	0.007	>75% Grass cover, Good	6S
0.000	0.000	0.305	0.000	0.000	0.305	Paved parking	6S
0.000	0.000	0.033	0.000	0.000	0.033	Roofs	6S
0.000	0.000	0.344	0.000	0.000	0.344	TOTAL AREA	

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL
Type III 24-hr 002yr-24hr Rainfall=3.24"

Existing-Proposed Conditions

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Page 5

Time span=0.01-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 6S: EX SITE

Runoff Area=15,003 sf 98.07% Impervious Runoff Depth=3.01"
Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=98 Runoff=1.10 cfs 0.086 af

Total Runoff Area = 0.344 ac Runoff Volume = 0.086 af Average Runoff Depth = 3.01"
1.93% Pervious = 0.007 ac 98.07% Impervious = 0.338 ac

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 002yr-24hr Rainfall=3.24"

Existing-Proposed Conditions

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Page 6

Summary for Subcatchment 6S: EX SITE

Runoff = 1.10 cfs @ 12.07 hrs, Volume= 0.086 af, Depth= 3.01"

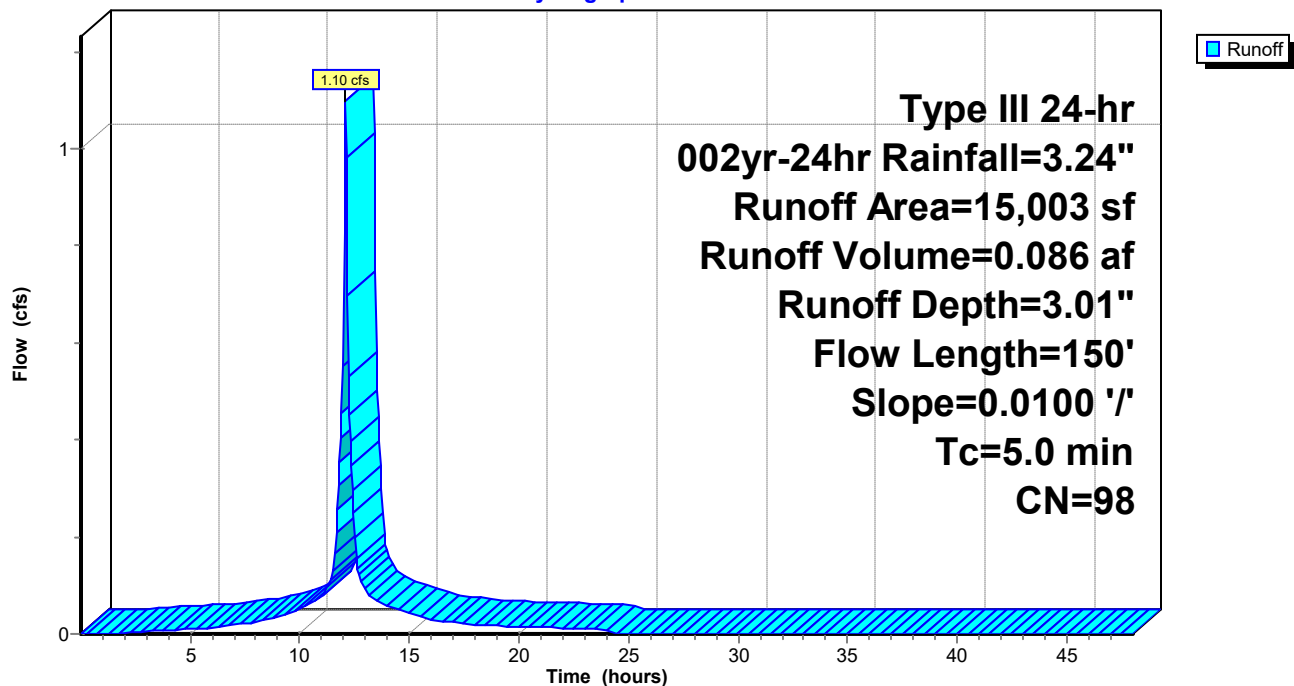
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.01-48.01 hrs, dt= 0.05 hrs
Type III 24-hr 002yr-24hr Rainfall=3.24"

Area (sf)	CN	Description
1,420	98	Roofs, HSG C
290	74	>75% Grass cover, Good, HSG C
13,293	98	Paved parking, HSG C
15,003	98	Weighted Average
290		1.93% Pervious Area
14,713		98.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0100	1.05		Sheet Flow, Sheet Flow
					Smooth surfaces n= 0.011 P2= 3.24"
0.4	50	0.0100	2.03		Shallow Concentrated Flow, Shallow Conc Flow
					Paved Kv= 20.3 fps
2.0	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 6S: EX SITE

Hydrograph



TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 010yr-24hr Rainfall=5.11"

Existing-Proposed Conditions

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Page 7

Time span=0.01-48.00 hrs, dt=0.05 hrs, 961 points

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

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 6S: EX SITE

Runoff Area=15,003 sf 98.07% Impervious Runoff Depth=4.87"

Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=98 Runoff=1.75 cfs 0.140 af

Total Runoff Area = 0.344 ac Runoff Volume = 0.140 af Average Runoff Depth = 4.87"
1.93% Pervious = 0.007 ac 98.07% Impervious = 0.338 ac

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 010yr-24hr Rainfall=5.11"

Existing-Proposed Conditions

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Page 8

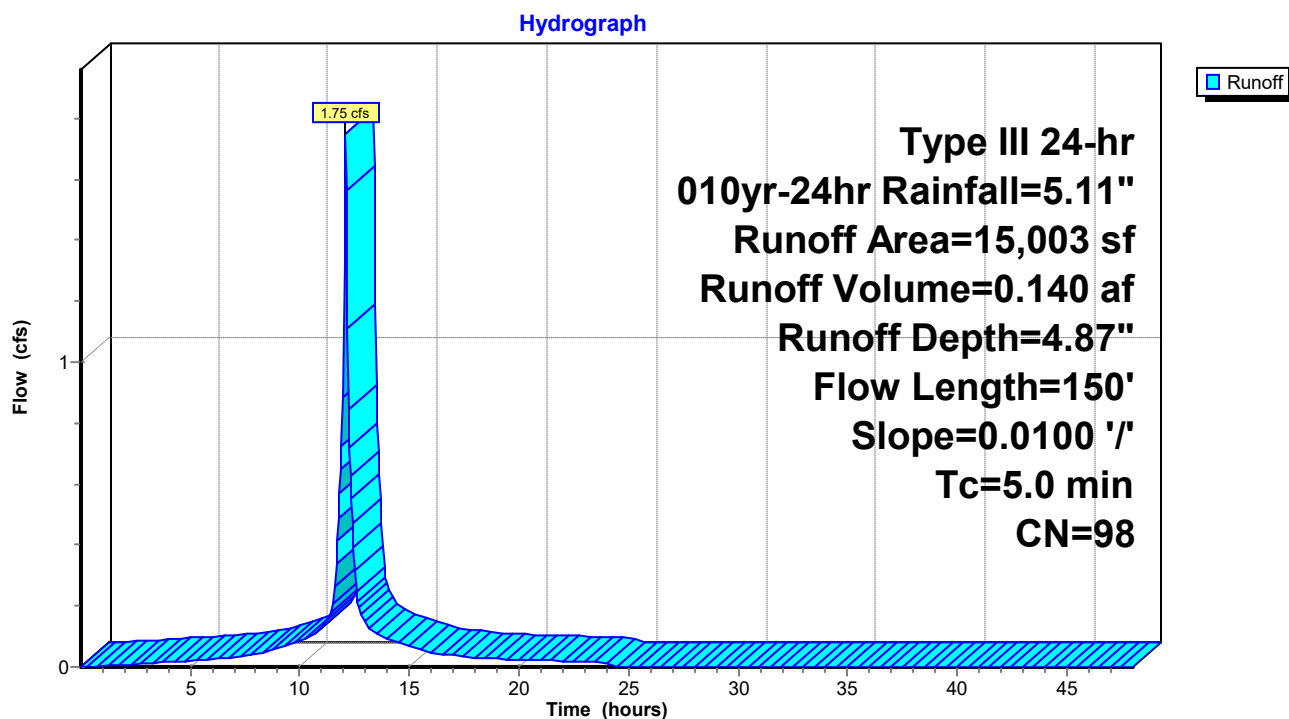
Summary for Subcatchment 6S: EX SITE

Runoff = 1.75 cfs @ 12.07 hrs, Volume= 0.140 af, Depth= 4.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.01-48.01 hrs, dt= 0.05 hrs
Type III 24-hr 010yr-24hr Rainfall=5.11"

Area (sf)	CN	Description
1,420	98	Roofs, HSG C
290	74	>75% Grass cover, Good, HSG C
13,293	98	Paved parking, HSG C
15,003	98	Weighted Average
290		1.93% Pervious Area
14,713		98.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0100	1.05		Sheet Flow, Sheet Flow
					Smooth surfaces n= 0.011 P2= 3.24"
0.4	50	0.0100	2.03		Shallow Concentrated Flow, Shallow Conc Flow
					Paved Kv= 20.3 fps
2.0	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 6S: EX SITE

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 025yr-24hr Rainfall=6.28"

Existing-Proposed Conditions

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Time span=0.01-48.00 hrs, dt=0.05 hrs, 961 points

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

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 6S: EX SITE

Runoff Area=15,003 sf 98.07% Impervious Runoff Depth=6.04"

Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=98 Runoff=2.15 cfs 0.173 af

Total Runoff Area = 0.344 ac Runoff Volume = 0.173 af Average Runoff Depth = 6.04"
1.93% Pervious = 0.007 ac 98.07% Impervious = 0.338 ac

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 025yr-24hr Rainfall=6.28"

Existing-Proposed Conditions

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Page 10

Summary for Subcatchment 6S: EX SITE

Runoff = 2.15 cfs @ 12.07 hrs, Volume= 0.173 af, Depth= 6.04"

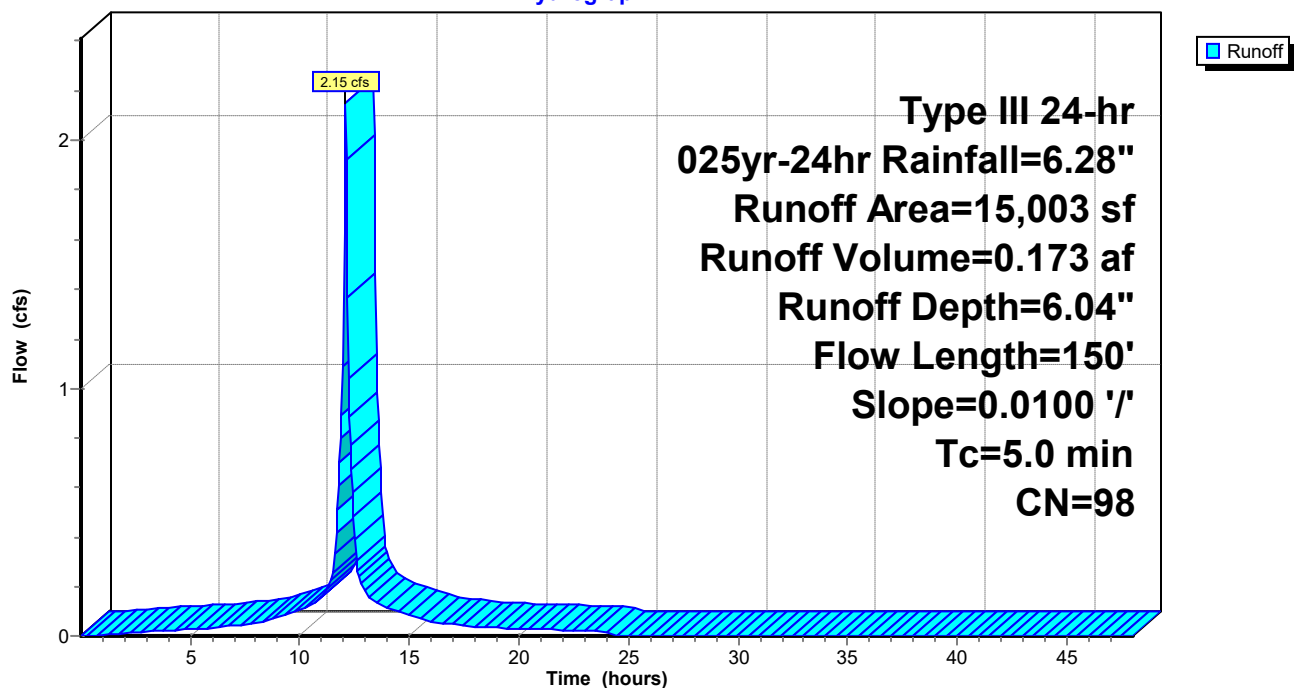
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.01-48.01 hrs, dt= 0.05 hrs
Type III 24-hr 025yr-24hr Rainfall=6.28"

Area (sf)	CN	Description
1,420	98	Roofs, HSG C
290	74	>75% Grass cover, Good, HSG C
13,293	98	Paved parking, HSG C
15,003	98	Weighted Average
290		1.93% Pervious Area
14,713		98.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0100	1.05		Sheet Flow, Sheet Flow
					Smooth surfaces n= 0.011 P2= 3.24"
0.4	50	0.0100	2.03		Shallow Concentrated Flow, Shallow Conc Flow
					Paved Kv= 20.3 fps
2.0	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 6S: EX SITE

Hydrograph



TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 100yr-24hr Rainfall=8.07"

Existing-Proposed Conditions

Prepared by Fritz Engineering

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Time span=0.01-48.00 hrs, dt=0.05 hrs, 961 points

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

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 6S: EX SITE

Runoff Area=15,003 sf 98.07% Impervious Runoff Depth=7.83"

Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=98 Runoff=2.77 cfs 0.225 af

Total Runoff Area = 0.344 ac Runoff Volume = 0.225 af Average Runoff Depth = 7.83"
1.93% Pervious = 0.007 ac 98.07% Impervious = 0.338 ac

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 100yr-24hr Rainfall=8.07"

Existing-Proposed Conditions

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Page 12

Summary for Subcatchment 6S: EX SITE

Runoff = 2.77 cfs @ 12.07 hrs, Volume= 0.225 af, Depth= 7.83"

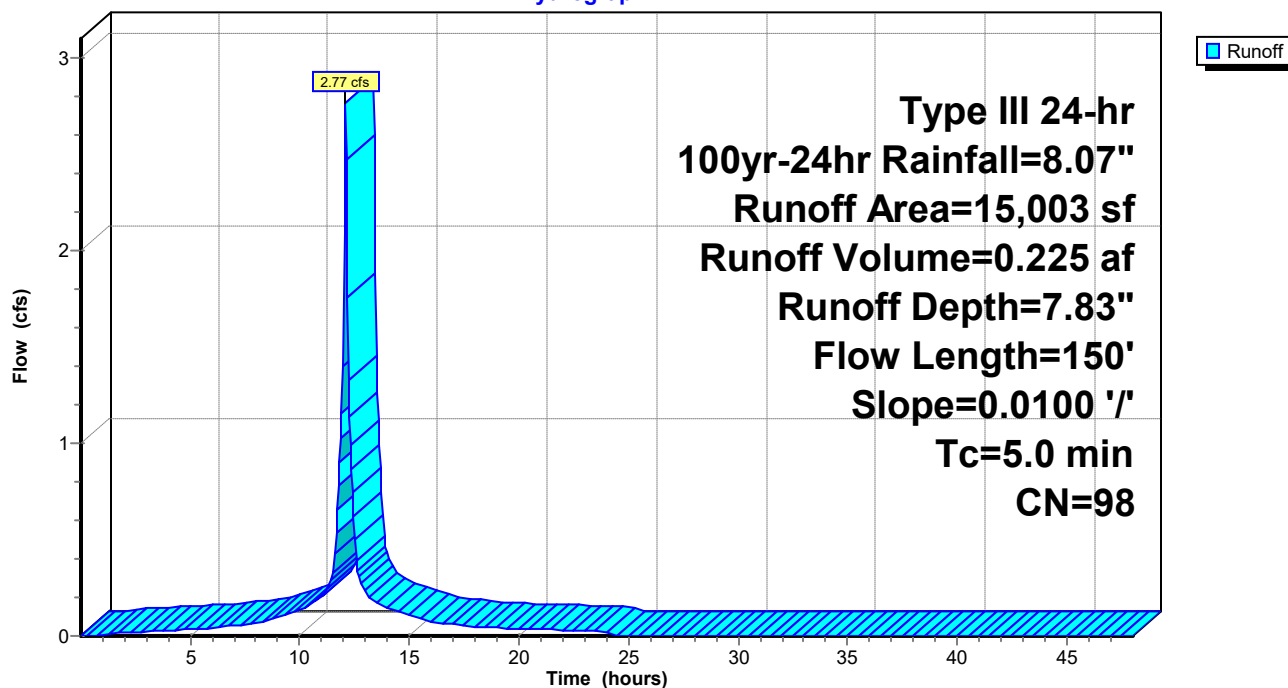
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.01-48.01 hrs, dt= 0.05 hrs
Type III 24-hr 100yr-24hr Rainfall=8.07"

Area (sf)	CN	Description
1,420	98	Roofs, HSG C
290	74	>75% Grass cover, Good, HSG C
13,293	98	Paved parking, HSG C
15,003	98	Weighted Average
290		1.93% Pervious Area
14,713		98.07% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0100	1.05		Sheet Flow, Sheet Flow
					Smooth surfaces n= 0.011 P2= 3.24"
0.4	50	0.0100	2.03		Shallow Concentrated Flow, Shallow Conc Flow
					Paved Kv= 20.3 fps
2.0	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 6S: EX SITE

Hydrograph



TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Existing-Proposed Conditions

Multi-Event Tables

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Page 13

Events for Subcatchment 6S: EX SITE

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
002yr-24hr	3.24	1.10	0.086	3.01
010yr-24hr	5.11	1.75	0.140	4.87
025yr-24hr	6.28	2.15	0.173	6.04
100yr-24hr	8.07	2.77	0.225	7.83

APPENDIX E – PROPOSED DRAINAGE ANALYSIS



0 60' 120'

SCALE: 1" = 60'

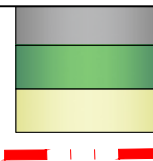
LEGEND:

PAVEMENT/GRAVEL

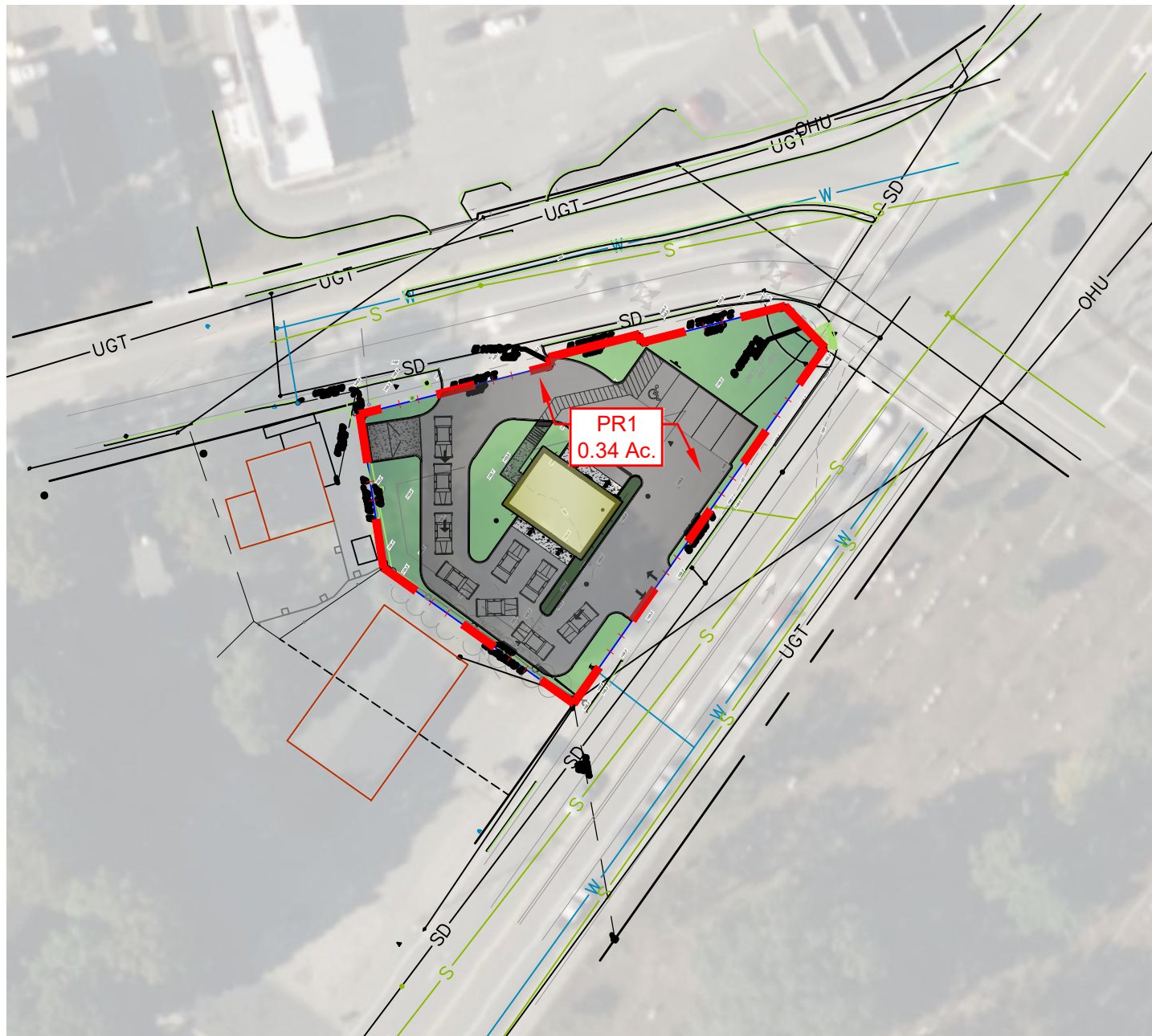
GRASS/LANDSCAPE AREA

BUILDING

BASIN LIMITS



December 6, 2022
Page 32 of 50



**Fritz Engineering
Services, LLC**

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www.Fritz-Eng.com

PLAN DATE:

12/6/2022

DESIGN:
AF

CHECK:
AF

DRAWN:
KG

PROJECT NO.

2209005

SHEET NAME

PROPOSED BASIN MAP

SHEET NO.

EXH-2

PROJECT:

**TAKE 5 OIL
CHANGE**

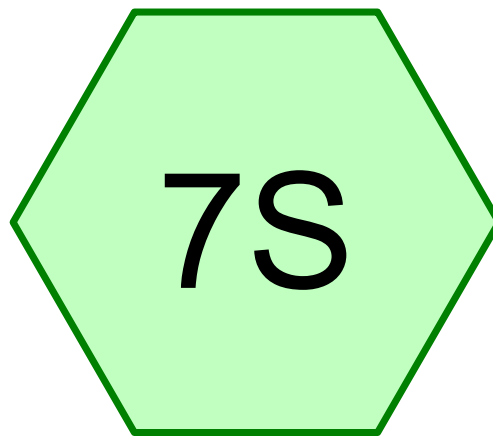
PROJECT LOCATION:

394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY

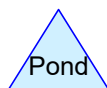
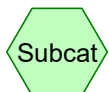
SECTION, TOWNSHIP, RANGE:

S----, T----, R----

297



PR SITE



Routing Diagram for Existing-Proposed Conditions
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TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Existing-Proposed Conditions

Prepared by Fritz Engineering

Printed 12/6/2022

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	002yr-24hr	Type III 24-hr		Default	24.00	1	3.24	2
2	010yr-24hr	Type III 24-hr		Default	24.00	1	5.11	2
3	025yr-24hr	Type III 24-hr		Default	24.00	1	6.28	2
4	100yr-24hr	Type III 24-hr		Default	24.00	1	8.07	2

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Existing-Proposed Conditions

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Page 3

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.344	HSG C	7S
0.000	HSG D	
0.000	Other	
0.344		TOTAL AREA

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Existing-Proposed Conditions

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Page 4

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.117	0.000	0.000	0.117	>75% Grass cover, Good	7S
0.000	0.000	0.204	0.000	0.000	0.204	Paved parking	7S
0.000	0.000	0.023	0.000	0.000	0.023	Roofs	7S
0.000	0.000	0.344	0.000	0.000	0.344	TOTAL AREA	

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL
Type III 24-hr 002yr-24hr Rainfall=3.24"

Existing-Proposed Conditions

Prepared by Fritz Engineering

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Time span=0.01-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 7S: PR SITE

Runoff Area=15,003 sf 65.95% Impervious Runoff Depth=2.21"
Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=0.89 cfs 0.063 af

Total Runoff Area = 0.344 ac Runoff Volume = 0.063 af Average Runoff Depth = 2.21"
34.05% Pervious = 0.117 ac 65.95% Impervious = 0.227 ac

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 002yr-24hr Rainfall=3.24"

Existing-Proposed Conditions

Prepared by Fritz Engineering

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Page 6

Summary for Subcatchment 7S: PR SITE

Runoff = 0.89 cfs @ 12.07 hrs, Volume= 0.063 af, Depth= 2.21"

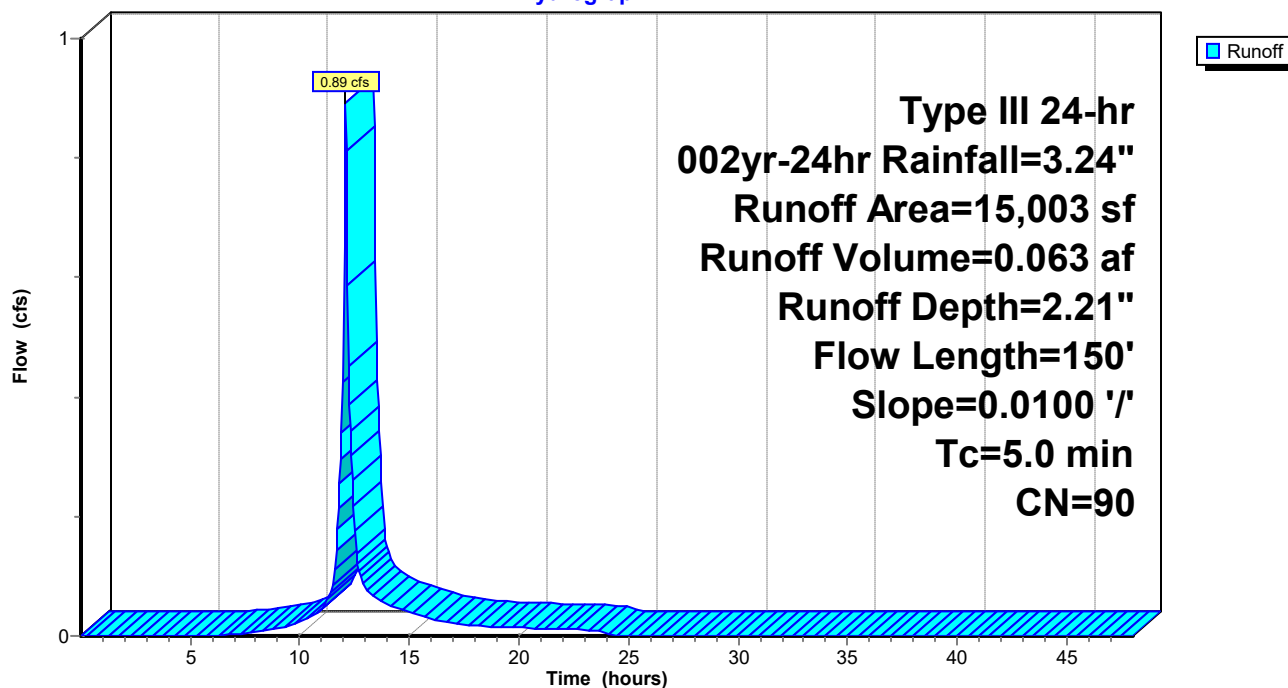
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.01-48.01 hrs, dt= 0.05 hrs
Type III 24-hr 002yr-24hr Rainfall=3.24"

Area (sf)	CN	Description
1,010	98	Roofs, HSG C
5,108	74	>75% Grass cover, Good, HSG C
8,885	98	Paved parking, HSG C
15,003	90	Weighted Average
5,108		34.05% Pervious Area
9,895		65.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0100	1.05		Sheet Flow, Sheet Flow
					Smooth surfaces n= 0.011 P2= 3.24"
0.4	50	0.0100	2.03		Shallow Concentrated Flow, Shallow Conc Flow
					Paved Kv= 20.3 fps
2.0	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 7S: PR SITE

Hydrograph



TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 010yr-24hr Rainfall=5.11"

Existing-Proposed Conditions

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Time span=0.01-48.00 hrs, dt=0.05 hrs, 961 points

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

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 7S: PR SITE

Runoff Area=15,003 sf 65.95% Impervious Runoff Depth=3.98"

Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=1.57 cfs 0.114 af

Total Runoff Area = 0.344 ac Runoff Volume = 0.114 af Average Runoff Depth = 3.98"
34.05% Pervious = 0.117 ac 65.95% Impervious = 0.227 ac

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 010yr-24hr Rainfall=5.11"

Existing-Proposed Conditions

Prepared by Fritz Engineering

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Page 8

Summary for Subcatchment 7S: PR SITE

Runoff = 1.57 cfs @ 12.07 hrs, Volume= 0.114 af, Depth= 3.98"

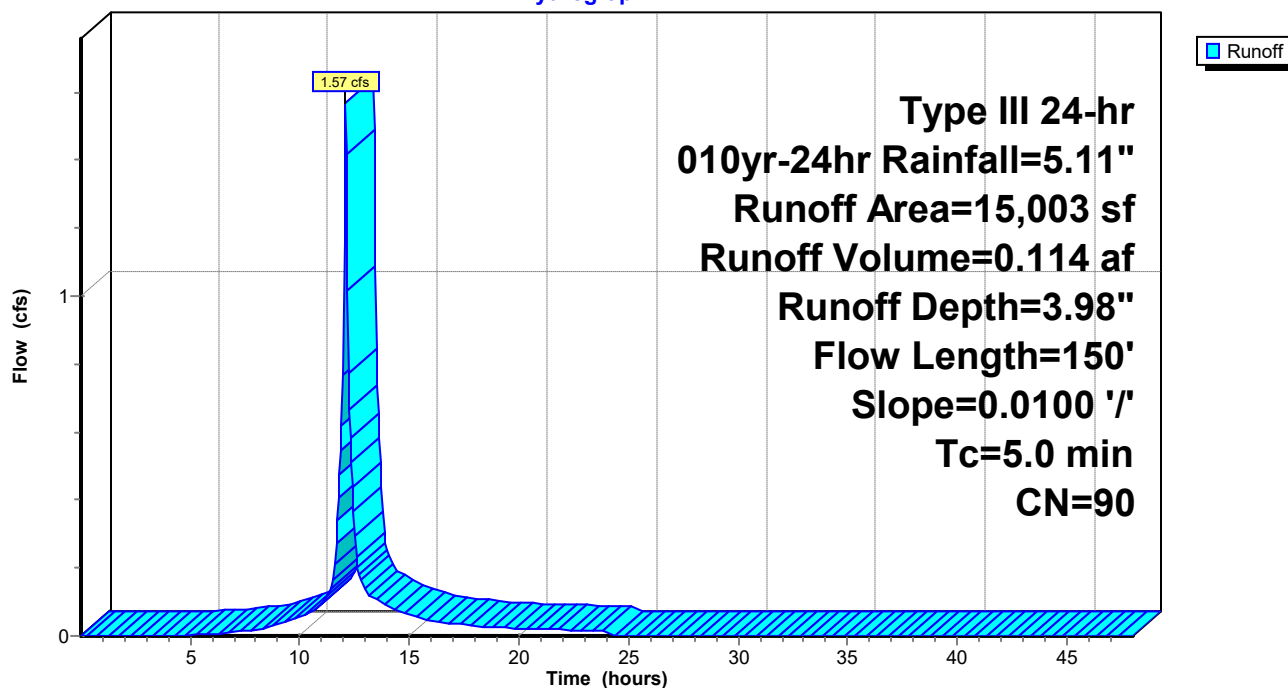
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.01-48.01 hrs, dt= 0.05 hrs
Type III 24-hr 010yr-24hr Rainfall=5.11"

Area (sf)	CN	Description
1,010	98	Roofs, HSG C
5,108	74	>75% Grass cover, Good, HSG C
8,885	98	Paved parking, HSG C
15,003	90	Weighted Average
5,108		34.05% Pervious Area
9,895		65.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0100	1.05		Sheet Flow, Sheet Flow
					Smooth surfaces n= 0.011 P2= 3.24"
0.4	50	0.0100	2.03		Shallow Concentrated Flow, Shallow Conc Flow
					Paved Kv= 20.3 fps
2.0	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 7S: PR SITE

Hydrograph



TAKE 5 BIDDEFORD - HYDROLOGIC MODEL
Type III 24-hr 025yr-24hr Rainfall=6.28"

Existing-Proposed Conditions

Prepared by Fritz Engineering

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Page 9

Time span=0.01-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 7S: PR SITE

Runoff Area=15,003 sf 65.95% Impervious Runoff Depth=5.12"
Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=1.99 cfs 0.147 af

Total Runoff Area = 0.344 ac Runoff Volume = 0.147 af Average Runoff Depth = 5.12"
34.05% Pervious = 0.117 ac 65.95% Impervious = 0.227 ac

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 025yr-24hr Rainfall=6.28"

Existing-Proposed Conditions

Prepared by Fritz Engineering

Printed 12/6/2022

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Page 10

Summary for Subcatchment 7S: PR SITE

Runoff = 1.99 cfs @ 12.07 hrs, Volume= 0.147 af, Depth= 5.12"

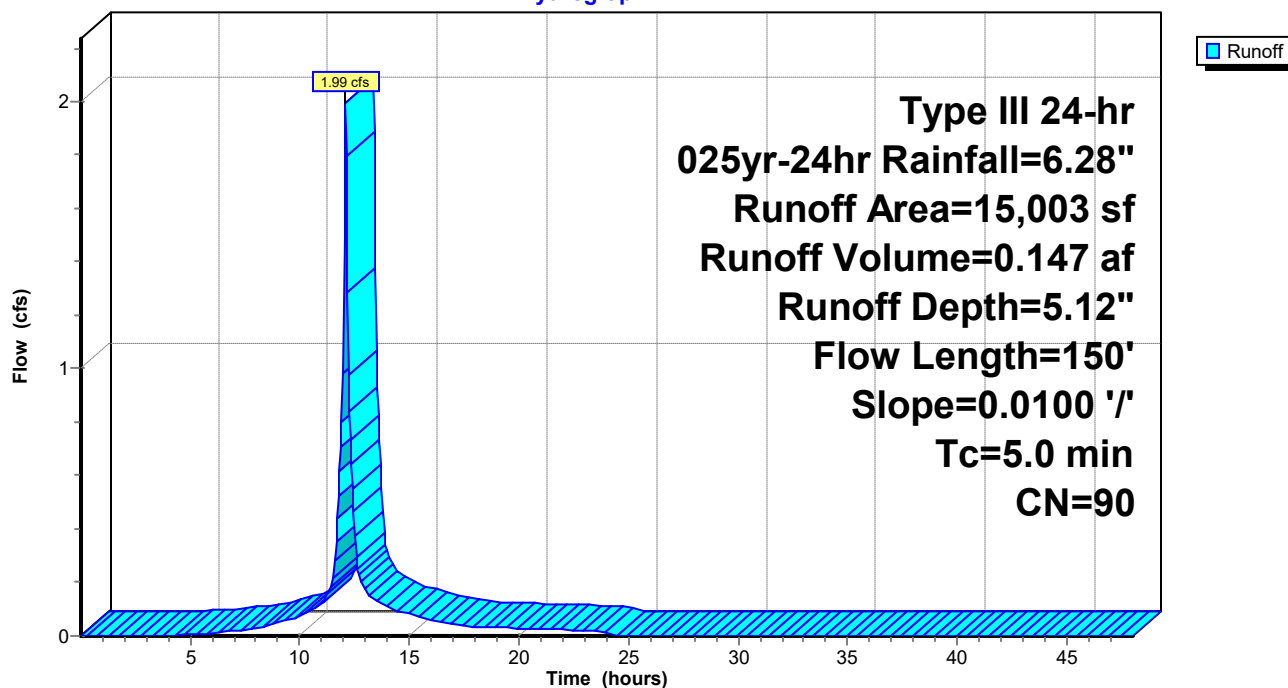
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.01-48.01 hrs, dt= 0.05 hrs
Type III 24-hr 025yr-24hr Rainfall=6.28"

Area (sf)	CN	Description
1,010	98	Roofs, HSG C
5,108	74	>75% Grass cover, Good, HSG C
8,885	98	Paved parking, HSG C
15,003	90	Weighted Average
5,108		34.05% Pervious Area
9,895		65.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0100	1.05		Sheet Flow, Sheet Flow
					Smooth surfaces n= 0.011 P2= 3.24"
0.4	50	0.0100	2.03		Shallow Concentrated Flow, Shallow Conc Flow
					Paved Kv= 20.3 fps
2.0	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 7S: PR SITE

Hydrograph



TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 100yr-24hr Rainfall=8.07"

Existing-Proposed Conditions

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Page 11

Time span=0.01-48.00 hrs, dt=0.05 hrs, 961 points

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

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 7S: PR SITE

Runoff Area=15,003 sf 65.95% Impervious Runoff Depth=6.87"

Flow Length=150' Slope=0.0100 '/' Tc=5.0 min CN=90 Runoff=2.63 cfs 0.197 af

Total Runoff Area = 0.344 ac Runoff Volume = 0.197 af Average Runoff Depth = 6.87"
34.05% Pervious = 0.117 ac 65.95% Impervious = 0.227 ac

TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Type III 24-hr 100yr-24hr Rainfall=8.07"

Existing-Proposed Conditions

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Page 12

Summary for Subcatchment 7S: PR SITE

Runoff = 2.63 cfs @ 12.07 hrs, Volume= 0.197 af, Depth= 6.87"

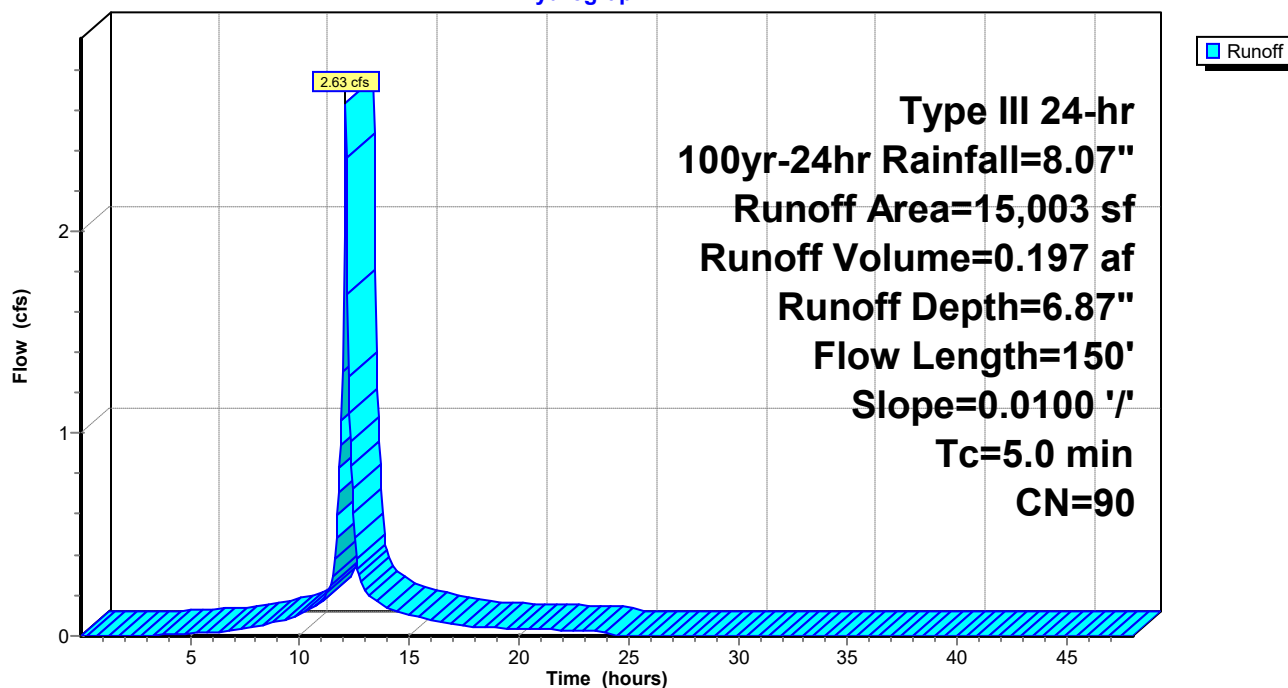
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.01-48.01 hrs, dt= 0.05 hrs
Type III 24-hr 100yr-24hr Rainfall=8.07"

Area (sf)	CN	Description
1,010	98	Roofs, HSG C
5,108	74	>75% Grass cover, Good, HSG C
8,885	98	Paved parking, HSG C
15,003	90	Weighted Average
5,108		34.05% Pervious Area
9,895		65.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0100	1.05		Sheet Flow, Sheet Flow
					Smooth surfaces n= 0.011 P2= 3.24"
0.4	50	0.0100	2.03		Shallow Concentrated Flow, Shallow Conc Flow
					Paved Kv= 20.3 fps
2.0	150	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 7S: PR SITE

Hydrograph



TAKE 5 BIDDEFORD - HYDROLOGIC MODEL

Existing-Proposed Conditions

Multi-Event Tables

Prepared by Fritz Engineering

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Page 13

Events for Subcatchment 7S: PR SITE

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
002yr-24hr	3.24	0.89	0.063	2.21
010yr-24hr	5.11	1.57	0.114	3.98
025yr-24hr	6.28	1.99	0.147	5.12
100yr-24hr	8.07	2.63	0.197	6.87

APPENDIX F – DESIGN SUPPORT DATA



NOAA Atlas 14, Volume 10, Version 3
Location name: City of Biddeford, Maine, USA*
Latitude: 43.4803°, Longitude: -70.4786°
Elevation: 158.38 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.307 (0.237-0.397)	0.368 (0.284-0.477)	0.468 (0.360-0.609)	0.552 (0.422-0.722)	0.667 (0.495-0.907)	0.753 (0.548-1.04)	0.844 (0.597-1.21)	0.946 (0.635-1.38)	1.09 (0.708-1.65)	1.21 (0.769-1.86)
10-min	0.435 (0.335-0.563)	0.522 (0.402-0.676)	0.664 (0.510-0.864)	0.782 (0.598-1.02)	0.945 (0.701-1.29)	1.07 (0.776-1.48)	1.20 (0.846-1.71)	1.34 (0.900-1.96)	1.55 (1.00-2.33)	1.72 (1.09-2.64)
15-min	0.512 (0.395-0.662)	0.614 (0.473-0.796)	0.781 (0.600-1.01)	0.920 (0.703-1.20)	1.11 (0.824-1.51)	1.26 (0.913-1.74)	1.41 (0.996-2.02)	1.58 (1.06-2.30)	1.82 (1.18-2.75)	2.02 (1.28-3.10)
30-min	0.665 (0.513-0.861)	0.804 (0.620-1.04)	1.03 (0.793-1.34)	1.22 (0.933-1.60)	1.48 (1.10-2.01)	1.68 (1.22-2.32)	1.88 (1.33-2.69)	2.11 (1.42-3.08)	2.44 (1.58-3.67)	2.71 (1.71-4.15)
60-min	0.818 (0.631-1.06)	0.994 (0.766-1.29)	1.28 (0.985-1.67)	1.52 (1.16-1.99)	1.85 (1.37-2.51)	2.10 (1.52-2.90)	2.36 (1.67-3.37)	2.64 (1.78-3.86)	3.05 (1.98-4.60)	3.39 (2.14-5.20)
2-hr	1.11 (0.862-1.43)	1.35 (1.05-1.75)	1.75 (1.35-2.26)	2.08 (1.60-2.70)	2.53 (1.89-3.43)	2.87 (2.10-3.97)	3.23 (2.30-4.63)	3.65 (2.46-5.30)	4.26 (2.77-6.38)	4.78 (3.03-7.28)
3-hr	1.32 (1.03-1.70)	1.61 (1.25-2.07)	2.09 (1.62-2.69)	2.48 (1.91-3.21)	3.02 (2.26-4.08)	3.42 (2.51-4.72)	3.85 (2.76-5.51)	4.36 (2.94-6.31)	5.12 (3.33-7.63)	5.76 (3.66-8.74)
6-hr	1.74 (1.36-2.23)	2.13 (1.66-2.72)	2.75 (2.14-3.53)	3.27 (2.53-4.21)	3.99 (3.00-5.36)	4.52 (3.33-6.20)	5.09 (3.66-7.25)	5.77 (3.91-8.29)	6.79 (4.43-10.1)	7.66 (4.89-11.5)
12-hr	2.21 (1.74-2.81)	2.71 (2.12-3.44)	3.51 (2.74-4.48)	4.18 (3.25-5.35)	5.10 (3.85-6.82)	5.78 (4.28-7.89)	6.51 (4.71-9.22)	7.39 (5.02-10.6)	8.71 (5.70-12.8)	9.84 (6.30-14.7)
24-hr	2.62 (2.07-3.31)	3.24 (2.56-4.10)	4.26 (3.35-5.41)	5.11 (3.99-6.51)	6.28 (4.77-8.37)	7.14 (5.33-9.72)	8.07 (5.89-11.4)	9.23 (6.29-13.1)	11.0 (7.22-16.1)	12.5 (8.04-18.6)
2-day	2.92 (2.32-3.67)	3.69 (2.93-4.64)	4.95 (3.91-6.25)	6.00 (4.71-7.60)	7.43 (5.68-9.89)	8.48 (6.38-11.5)	9.65 (7.11-13.7)	11.1 (7.61-15.7)	13.5 (8.89-19.7)	15.6 (10.1-23.1)
3-day	3.18 (2.53-3.98)	4.01 (3.18-5.02)	5.37 (4.25-6.75)	6.49 (5.11-8.20)	8.04 (6.17-10.7)	9.17 (6.93-12.5)	10.4 (7.73-14.8)	12.1 (8.26-17.0)	14.7 (9.69-21.3)	17.0 (11.0-25.1)
4-day	3.42 (2.73-4.28)	4.29 (3.41-5.36)	5.69 (4.52-7.14)	6.86 (5.41-8.64)	8.46 (6.51-11.2)	9.63 (7.29-13.1)	10.9 (8.12-15.5)	12.6 (8.67-17.7)	15.4 (10.2-22.3)	17.9 (11.5-26.2)
7-day	4.13 (3.30-5.14)	5.02 (4.02-6.26)	6.49 (5.17-8.11)	7.71 (6.11-9.67)	9.38 (7.24-12.3)	10.6 (8.05-14.3)	12.0 (8.90-16.8)	13.7 (9.45-19.2)	16.6 (11.0-23.9)	19.2 (12.4-27.9)
10-day	4.80 (3.85-5.95)	5.72 (4.59-7.10)	7.23 (5.78-9.00)	8.48 (6.74-10.6)	10.2 (7.88-13.3)	11.5 (8.70-15.3)	12.9 (9.54-17.9)	14.6 (10.1-20.3)	17.5 (11.6-25.0)	19.9 (12.9-29.0)
20-day	6.78 (5.47-8.37)	7.80 (6.28-9.63)	9.46 (7.59-11.7)	10.8 (8.65-13.5)	12.7 (9.83-16.4)	14.1 (10.7-18.6)	15.6 (11.5-21.2)	17.4 (12.0-23.9)	19.9 (13.2-28.2)	21.9 (14.3-31.6)
30-day	8.44 (6.83-10.4)	9.53 (7.70-11.7)	11.3 (9.11-14.0)	12.8 (10.2-15.9)	14.8 (11.5-19.0)	16.4 (12.4-21.3)	18.0 (13.1-24.1)	19.7 (13.7-27.0)	21.9 (14.7-31.0)	23.7 (15.4-34.1)
45-day	10.5 (8.53-12.9)	11.7 (9.48-14.4)	13.6 (11.0-16.8)	15.3 (12.2-18.9)	17.5 (13.5-22.2)	19.2 (14.5-24.8)	20.9 (15.2-27.6)	22.5 (15.8-30.8)	24.7 (16.6-34.7)	26.2 (17.1-37.6)
60-day	12.3 (9.96-15.0)	13.5 (11.0-16.6)	15.6 (12.6-19.1)	17.3 (13.9-21.3)	19.7 (15.2-24.9)	21.5 (16.3-27.7)	23.3 (17.0-30.7)	25.0 (17.5-34.0)	27.1 (18.2-38.0)	28.6 (18.7-40.8)

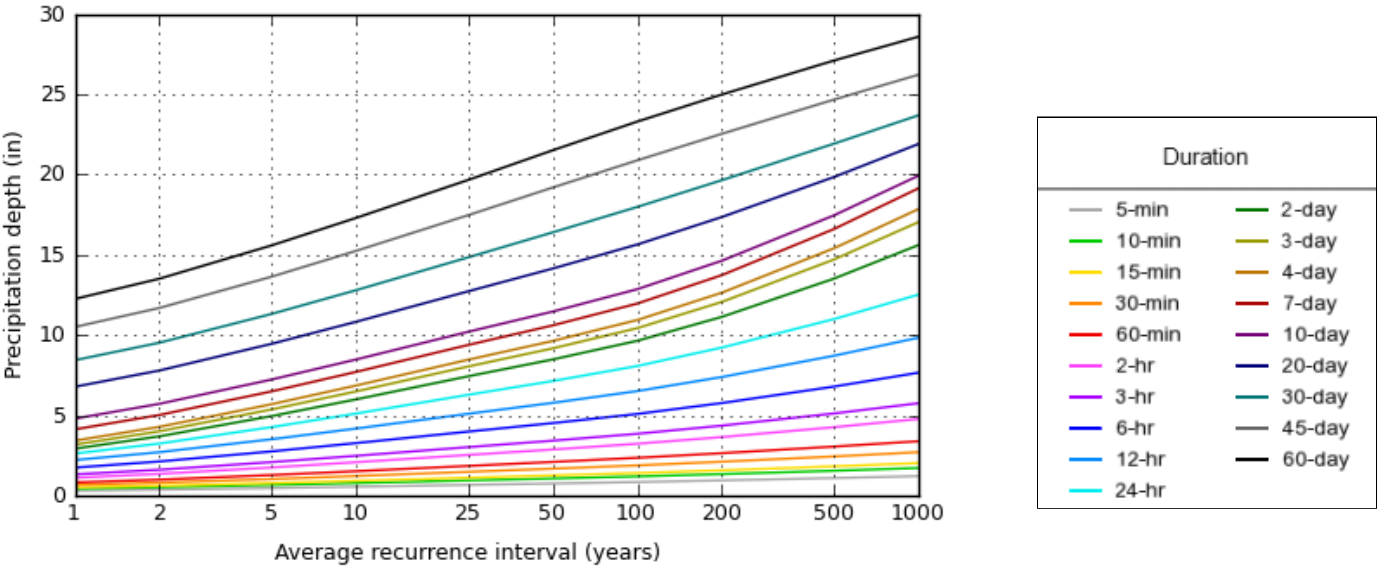
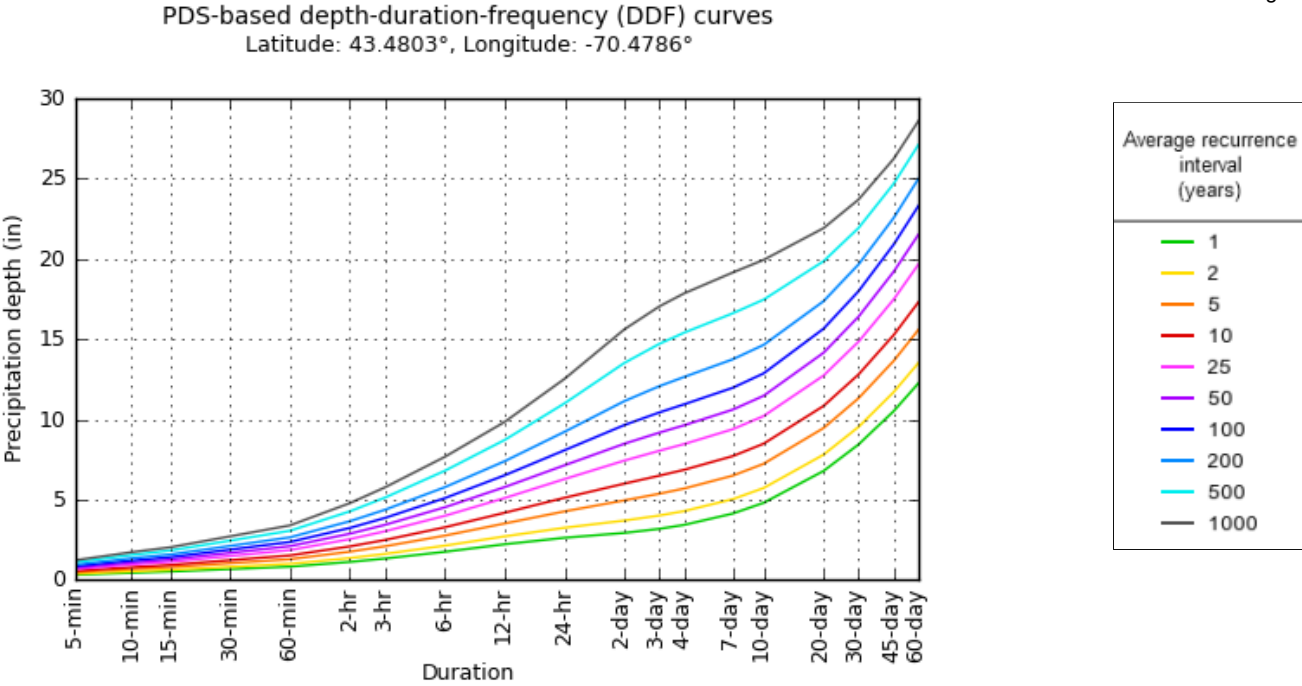
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

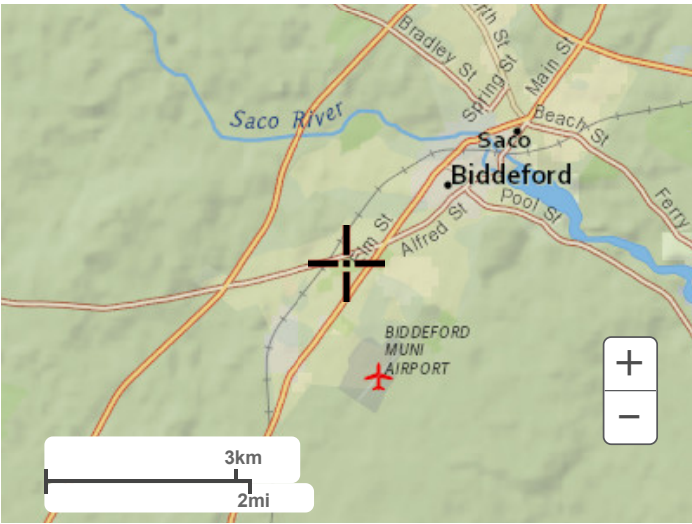
[Back to Top](#)

PF graphical



Maps & aerials

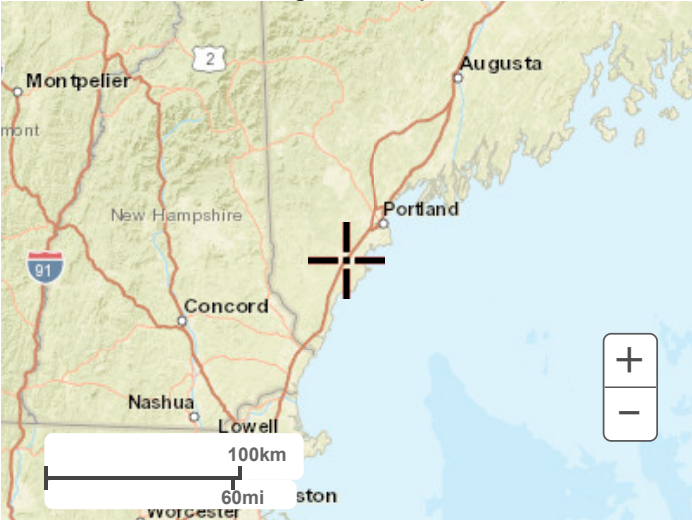
Small scale terrain



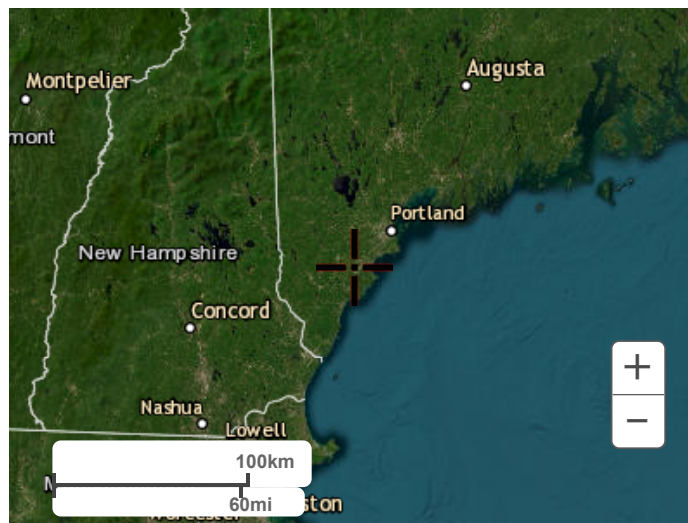
Large scale terrain



Large scale map



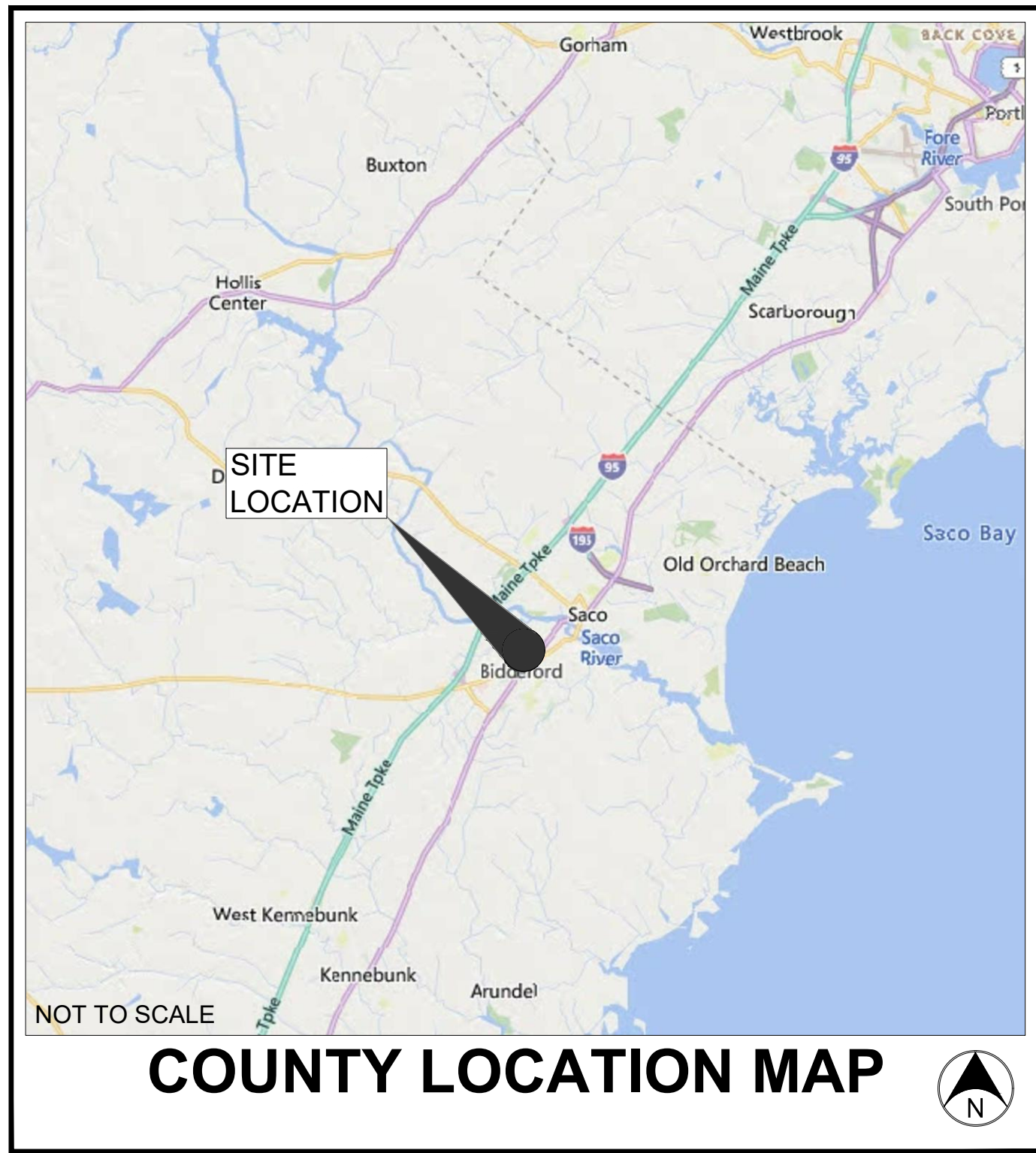
Large scale aerial

[Back to Top](#)

[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

CONSTRUCTION PLANS FOR:
TAKE 5 OIL CHANGE
BIDDEFORD
394 ELM STREET
CITY OF BIDDEFORD, YORK COUNTY, MAINE



PLANS PREPARED FOR:

TAKE 5 MAINE, LLC
10884 GRESHAM PLACE
NOBLESVILLE, IN 46060
Contact Person: ANDY MORRISON
574-361-7501
ANDY@TAKE5INDIANA.COM

OPERATING AUTHORITIES:

BIDDEFORD ENGINEERING 205 MAIN STREET BIDDEFORD, ME 04005 Tel: 207-284-9118	BIDDEFORD PLANNING 205 MAIN STREET BIDDEFORD, ME 04005 Tel: 207-284-9115	BIDDEFORD WASTEWATER 205 MAIN ST #3, BIDDEFORD, ME 04005 Tel: 207-286-9387	YORK COUNTY SOIL&WATER CONSERVATION DISTRICT 21 BRADEEN ST #104, SPRINGVALE, ME 04083 Tel: 207-324-0888
BIDDEFORD PUBLIC WORKS 371 HILL STREET BIDDEFORD, ME 04005 Tel: 207-282-1579	BIDDEFORD WATER COMPANY 93 INDUSTRIAL PARK RD SACO, ME 04072 Tel: 207-287-1643	MAINE NATURAL GAS COMPANY 9 INDUSTRIAL PKWY BRUNSWICK, ME 04011 Tel: 207-729-0420	DUKE ENERGY 40 MAIN ST BIDDEFORD, ME 04005 Tel: 207-283-3589

GENERAL NOTES:

- THE CONSTRUCTION PLANS SHALL GOVERN OVER ANY OTHER FORM OF MEDIA, WHICH INCLUDES DIGITAL FILES OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE & FEDERAL AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA, PRIOR TO STARTING CONSTRUCTION. ONCE ALL UTILITIES HAVE BEEN LOCATED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DRAWINGS.
- BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS FOR THE GOVERNING MUNICIPALITY REQUIREMENTS.
- MAINTENANCE OF TRAFFIC NEEDED FOR THIS PROJECT SHALL BE INSTALLED AND MAINTAINED PER INDOT SPECIFICATIONS AND THE INDIANA MUTCD MANUAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL VERIFY ALL DIMENSIONS ON THE SITE PRIOR TO START OF CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- ALL QUANTITIES GIVEN ON THESE CONSTRUCTION PLANS OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.

SITE DATA:

TOTAL SITE ACREAGE - 0.34 AC
TOTAL ACREAGE OF DISTURBANCE - 0.3 AC
GROSS SQUARE FOOTAGE OF PROPOSED BUILDING - 1,010 SF
PROPOSED CONSTRUCTION START - FEBRUARY 1, 2023
PROPOSED CONSTRUCTION END - NOVEMBER 1, 2023
WORK TO BE COMPLETED IN ONE CONTINUOUS CONSTRUCTION PHASE

FLOOD ZONE:

THE PROJECT SITE IS LOCATED WITHIN THE FEMA COMMUNITY PANEL MAP #23014500038, DATED MAY 15, 1984. REVIEW OF THE MAP INDICATES THE SITE IS LOCATED WITHIN THE FLOOD DESIGNATIONS 'ZONE C' (UNSHADED). THE PROPOSED BUILDINGS AND IMPROVEMENTS ARE LOCATED IN ZONE C UNSHADED AND ARE THEREFORE NOT SUBJECT TO FLOOD CONTROL ORDINANCE REQUIREMENTS.

SURVEY CONTROL & BENCHMARK DATA:
COORDINATE SYSTEM: DERIVED FROM GPS OBSERVATIONS

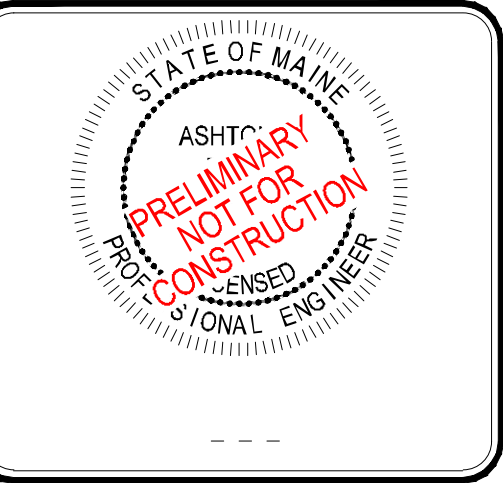
VERTICAL DATUM ZONE:
NAVD 88 MAINE NAD83 WEST

DISTANCE UNITS US SURVEY FEET
HEIGHT UNITS US SURVEY FEET

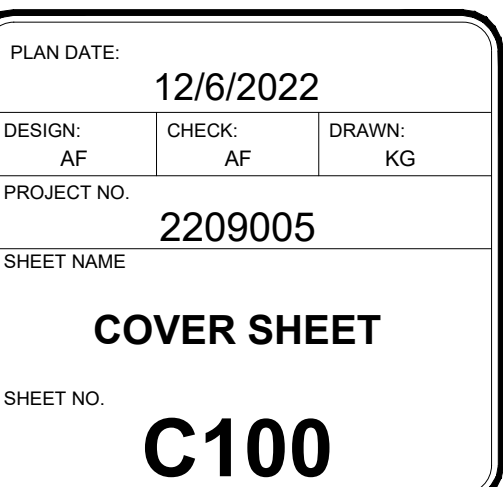
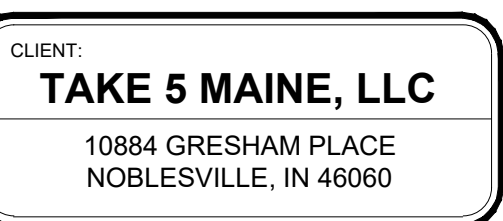
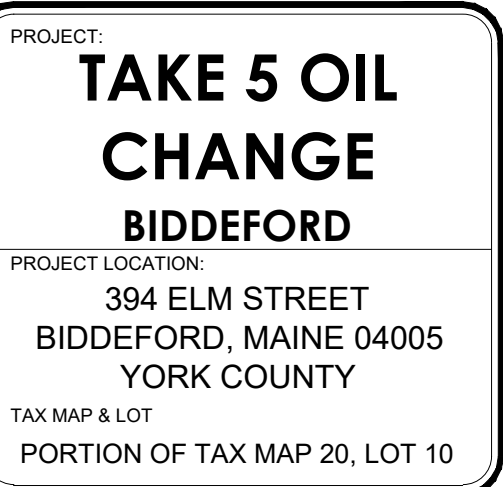
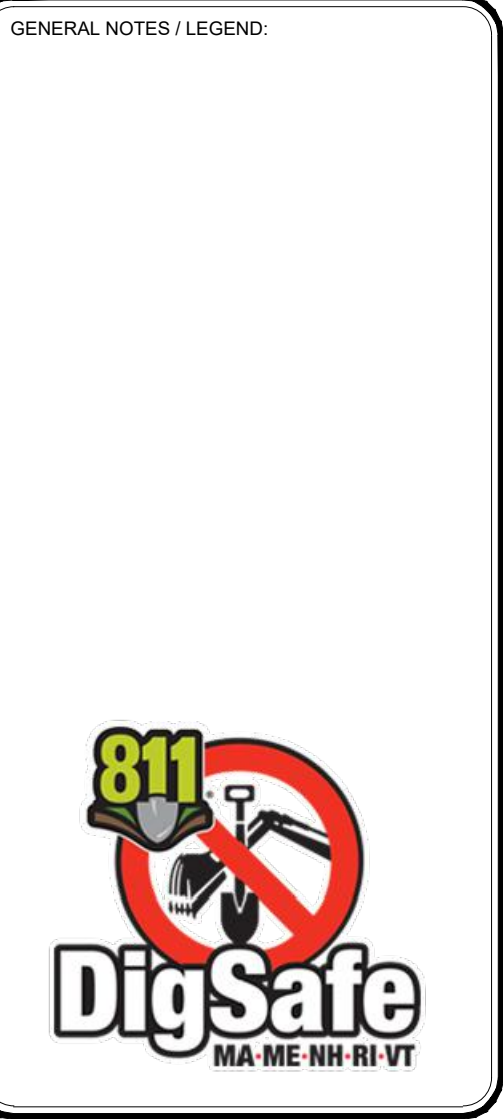
TBM - TBM -

- NORTHERN SURVEYING ENGINEERING PROVIDED SURVEY AND EXISTING CONDITIONS INFORMATION, JOB #22005445A

PLAN SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	GENERAL INFORMATION PLAN
C102	SURVEY SHEET 1 OF 2
C103	SURVEY SHEET 2 OF 2
C102	EXISTING CONDITIONS & SITE DEMOLITION PLAN
C201	SITE PLAN
C301	GRADING PLAN
C401	UTILITY PLAN
C501	INITIAL CONTROLS SWPPP
C502	MASS GRADING & CONSTRUCTION SWPPP
C503	POST CONSTRUCTION SWPPP
C504	EROSION CONTROL NOTES
C505	EROSION CONTROL DETAILS & SPECS
C506	EROSION CONTROL DETAILS & SPECS
C801	GENERAL DETAILS
C802	GENERAL DETAILS
C901	GENERAL SPECIFICATIONS
L101	LANDSCAPE PLAN



REVISIONS AND ISSUES	DATE	BY



CITY OF BIDDEFORD DEVELOPMENT STANDARD SPECIFICATIONS, LATEST EDITION, TO BE USED AS SUPPLEMENTAL INFORMATION WITH THESE PLANS.
MAINE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, TO BE USED AS SUPPLEMENTAL INFORMATION WITH THESE PLANS.

ABBREVIATIONS AND TERMS

IE/INV	= INVERT ELEVATION
TC	= TOP OF CURB
RIM	= RIM / TOP OF CASTING
GUT	= GUTTER
RCP	= REINFORCED CONCRETE PIPE
HDPE	= HIGH DENSITY POLYETHYLENE PIPE
SSD	= SUB-SURFACE DRAIN
UD	= UNDERDRAIN
MH	= MANHOLE
STR	= STRUCTURE
RD&UE	= REGULATED DRAIN AND UTILITY EASEMENT
D&UE	= DRAINAGE AND UTILITY EASEMENT
SD&UE	= SANITARY, DRAINAGE, AND UTILITY EASEMENT
W&UE	= WATER AND UTILITY EASEMENT
SE	= SANITARY EASEMENT
SAN	= SANITARY SEWER
HC	= HANDICAP RAMP
ME	= MATCH EXISTING
STM	= STORM SEWER
MPE	= MINIMUM PAD ELEVATION
NP	= NORMAL POOL
ELEV	= ELEVATION
TYP	= TYPICAL
PR	= PROPOSED
EX	= EXISTING
R	= RADIUS
B-B	= BACK TO BACK
ROW	= RIGHT OF WAY
LF	= LINEAR FEET

PROPOSED LEGEND

	HYDRANT		FLOW LINE, PAVEMENT
	VALVE		FLOW LINE, SWALE (GRASS)
	TEE		FOUNDATION DRAIN
	ADAPTER		CABLE TV LINE**
	BEND		ELECTRIC LINE**
	TEMP. FLUSH HYDRANT		FIBER OPTIC LINE
	BLOW-OFF		SUB-SURFACE DRAIN
	THRUST BLOCK		STORM UNDERDRAIN
	PLUG		STORM SEWER
	REDUCER		SANITARY SEWER
	M.J. SLEEVE		SANITARY LATERAL
	CROSS		FORCE MAIN
	WATER METER		GAS LINE
	POST INDICATOR VALVE		TELEPHONE LINE**
	FIRE CONNECTION		WATER LINE
	TRANSFORMER PAD		
	RELOCATED ELECTRIC/TELEPHONE POLE SIGN		**PREFIX FOR UTILITY LINES: UG - UNDERGROUND OH - OVERHEAD
	HANDICAP PARKING		FLOW ARROW
	CLEAN OUT		-785- EXISTING CONTOURS
	STORM/RECT STORM CHAMBER		-785- PROPOSED CONTOURS
	SANITARY MANHOLE		(E-XXX.X) FLOW LINE ELEVATION
	STORM MANHOLE		(XXX.X) SPOT ELEVATION
	STORM COMBINATION INLET		(XXX.XX H.P.) HIGH POINT ELEVATION
	STORM GRATE INLET		(XXX.XX L.P.) LOW POINT ELEVATION
	STORM BEEHIVE/YARD DRAIN		(TC-XXX.X) (BC-XXX.X) TOP/BOTTOM CURB ELEVATION
	STORM END SECTION		(TW-XXX.X) (BW-XXX.X) TOP/BOTTOM WALL ELEVATION
	BMP/AQUA-SWIRL		
	STORM STRUCTURE NUMBER		ME - MATCH EXISTING GRADE

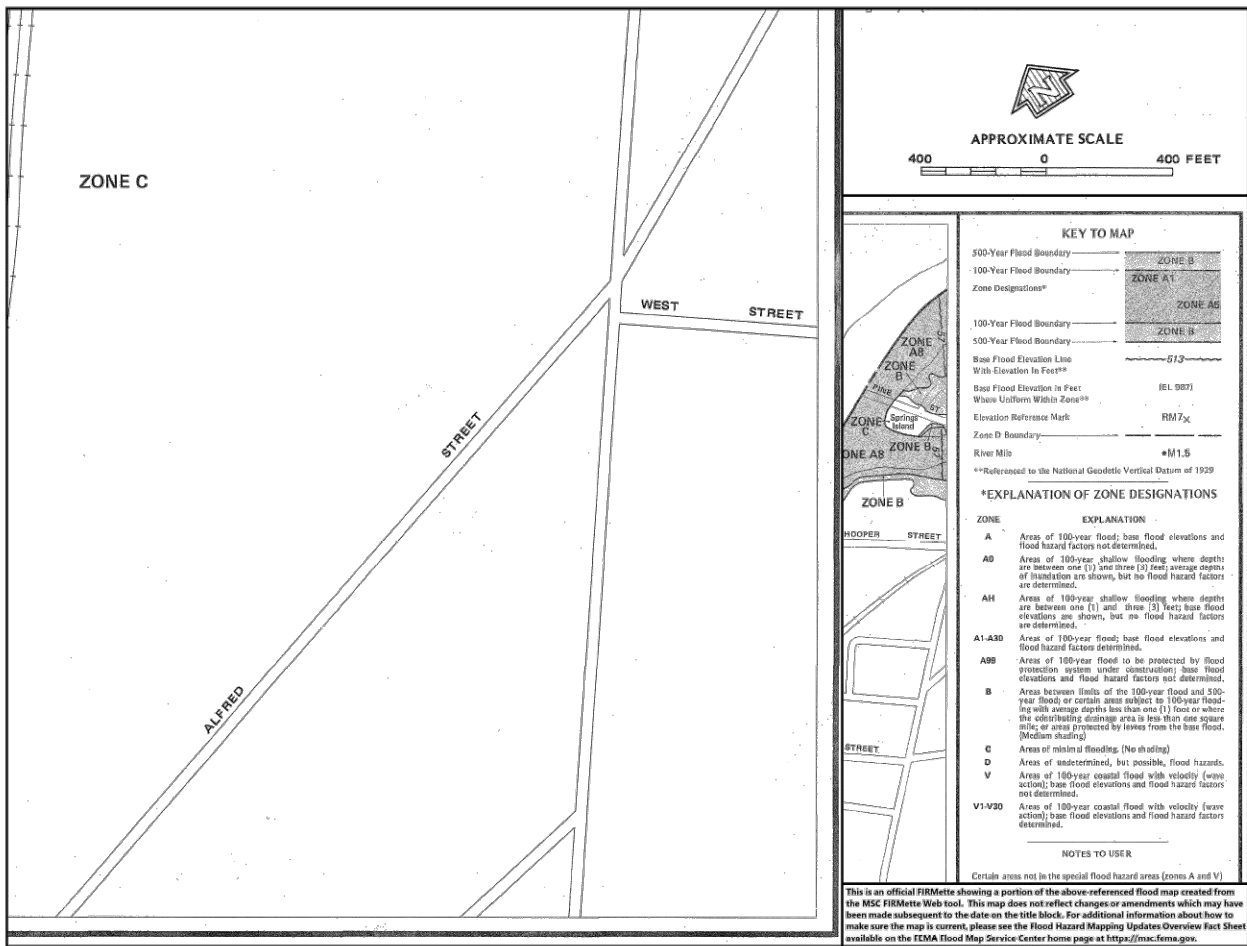
1. The utilities indicated on these construction plans and on the survey may not be a complete inventory of all existing utilities currently on or near the site. The size and location of these utilities may be approximate. The engineer shall not be held liable for any inaccurate utility information indicated, or not indicated on this survey.
2. Boundary & Topographic Survey information provided herein was obtained by research and field work performed by others. Fritz Engineering Services, LLC shall not be responsible for any existing conditions shown or not shown within this set of plans.

1. It shall be the responsibility of the contractor to remove any materials and/or structures not located on this survey.
2. It shall be the responsibility of the contractor to verify all existing utilities and their locations pertaining to their phase of work, and to verify which utilities will be removed by the utility company. Any and all utilities not removed by the utility company shall be removed by the contractor.
3. Utility locations shown are approximate and shall be relocated and/or capped at the Right-Of-Way line and abandoned before construction at no additional cost to the owner.
4. The owner gets the first right of salvage.
5. All demolition material not being salvage shall be properly disposed of offsite by the contractor.
6. The contractor shall obtain all demolition permits required by the local and state agencies.
7. The contractor shall maintain streets and shared drives free and clear of sediment and debris.
8. The contractor is responsible for the protection of all existing utility lines unless otherwise stated.
9. Contractor shall coordinate all temporary shut down of existing utility services with the appropriate utility department, owner, authority, etc.
10. Contractor shall coordinate any necessary street or drive closures required.

1. All dimensions are to edge of pavement or face of curb, unless noted otherwise.
2. All dimensions are to face of brick or facing material, unless noted otherwise.
3. All parking area stripes are to be 4 inch white paint. Handicapped parking areas and access aisles shall be 4 inch blue paint.
4. Provide smooth transitions from new areas to existing features as appropriate.
5. The edge of existing asphalt pavement shall be properly sealed with a tack coat material in all areas where new asphalt pavement is indicated to join existing pavement.
6. Provide chamfer ends at curbs.
7. Verify sign locations & sign requirements with local governing municipality. Signs shall meet Indiana MUTCD Manual and specifications.

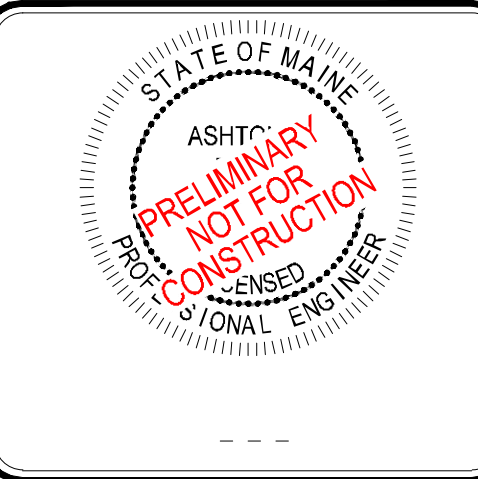
1. Earthwork & grading shall not start until erosion control measures have been properly installed.
2. Occupational safety and health administration (OSHA) standards for excavations: Final Rule 29 CFR Part 1926, subpart "P" applies to all excavations exceeding five (5) feet in depth.
3. Provide positive drainage that assures no ponding in all areas. After installation, contractor to test for, and correct, if any, standing water conditions are present.
4. All proposed spot elevations are the final pavement and grade elevations. See appropriate details and specifications to determine the subgrade elevations below finish grade elevations for construction.
5. The maximum slope to be used in non-paved areas shall be 3:1 unless specifically noted otherwise.
6. Minimum swale slopes are 1.0% unless noted or graded otherwise.
7. All A.D.A. parking spaces & access aisles shall be level with surface slopes not to exceed 2% (1:50) in any direction as which to comply with A.D.A. requirements.
8. ADA sidewalk ramps shall meet ADA requirements and MaineDOT standard drawings and specifications.
9. All sidewalks cross slopes shall not exceed 2% (1:50) unless noted otherwise.
10. Provide smooth transitions from new areas to existing features as appropriate.
11. All grades shall match existing grades at the project property lines / limits.

1. For viewing clarity of these construction plans, the pipes, structures, and appurtenances may not be drawn to scale.
2. The contractor is responsible with coordinating with the utility companies for connection of the proposed utility lines for this project site.
3. The underdrains depicted on these plans for the storm structures located within the pavement are 15 to 20 liner feet of 6 inch diameter perforated HDPE pipe. All underdrains shall maintain 18 inches of vertical and 10 feet of horizontal separation from all water and sanitary lines as measured from the outside of pipe walls.
4. Underdrains shall have a minimum slope of 1.0% and inverts shall be set a minimum of 6 inches above the outlet pipe, unless noted otherwise.
5. All storm HDPE pipe (except for underdrains or underground storage facilities) shall be N-12 (smooth walled) pipe, unless noted otherwise.
6. The location and orientation of the lids/castings as shown in respect to the structures and alignments as depicted on the plans represents the final and correct position of the lids / castings. Orienting the lids / castings to no particular direction and / or location could result in poor drainage or cause future construction issues. Contact engineer if discrepancies are found.
7. A minimum of 54 inches of cover over the entire water line shall be provided unless the water service utility company requires more stringent (deeper) specifications, and if so, the contractor shall meet those water company specifications.
8. All proposed water lines and sanitary lines / laterals shall have a minimum of 18 inches of vertical separation be maintained when crossing under or over each other, any other utilities, and storm sewer pipes and appurtenances.
9. All proposed water lines and sanitary lines / laterals shall have a minimum horizontal separation from pipe exterior to pipe exterior of 10 linear feet from each other and from storm sewers and appurtenances.
10. Full depth granular backfill required for all storm sewers under and within 5 feet of pavement.
11. When connections are to be made to existing piping and structures, or where construction is in the vicinity of existing piping, structures, or appurtenances, the exact locations and elevations of the existing piping, structures and / or appurtenances shall be field verified onsite by the contractor prior to construction. If any discrepancies are found then the engineer shall be notified immediately. Fritz Engineering Services, LLC shall not be responsible for any discrepancies that may arise between the plan information and actual field verified information as determined from any final onsite investigation from the contractor.



THE PROJECT SITE IS LOCATED WITHIN THE FEMA COMMUNITY PANEL MAP #2301450003B DATED MAY 15, 1984. REVIEW OF THE MAP INDICATES THE SITE IS LOCATED WITHIN THE FLOOD DESIGNATIONS 'ZONE C' (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgB	Adams-Urban land complex, 0 to 8 percent slopes	0.2	33.6%
Ur	Urban land	0.3	66.4%
Totals for Area of Interest		0.5	100.0%

[illegible]

GENERAL NOTES / LEGEND:



PROJECT: **TAKE 5 OIL
CHANGE
BIDDEFORD**

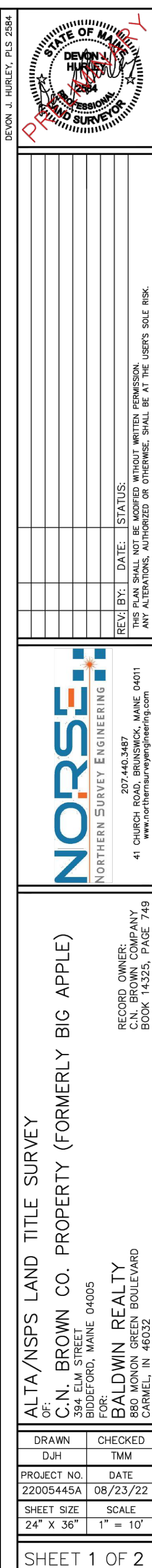
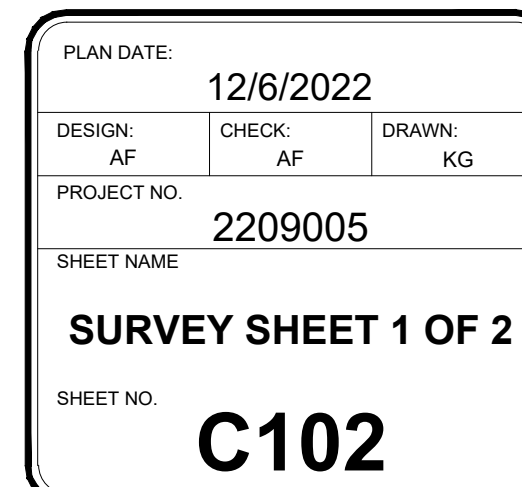
PROJECT LOCATION:
**394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY**

TAX MAP & LOT
PORTION OF TAX MAP 20, LOT 10

CLIENT: **TAKE 5 MAINE, LLC**
10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

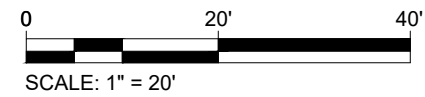
PLAN DATE:			12/6/2022		
DESIGN: AF		CHECK: AF		DRAWN: KG	
PROJECT NO.			2209005		
SHEET NAME					
GENERAL INFORMATION PLAN					
SHEET NO.			C101		

THIS SHEET IS INCLUDED FOR REFERENCE ONLY AND MAY BE NOT TO BE SCALE AS LISTED. PLEASE REFER TO ORIGINAL SURVEY DOCUMENT.





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1. EXISTING PAVEMENT SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
2. FIELD VERIFY ALL EXISTING CONDITIONS AND UTILITIES PRIOR TO CONSTRUCTION. NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND PLANS.
3. REFER TO EROSION CONTROL/SWPP PLANS FOR INITIAL EROSION CONTROL REQUIREMENTS.



1. TREE PROTECTION FENCES SHALL BE 4 FEET HIGH MINIMUM CHAIN LINK FENCE OR HIGH VISIBILITY PLASTIC MESH CONSTRUCTION FENCING.
2. ERECT FENCE BARRIERS AROUND ALL "SAVED" TREES NEAR THE CONSTRUCTION ACTIVITY.
3. FENCE BARRIERS SHALL BE PLACED OUTSIDE THE DRIP LINE AS FAR FROM THE TREE AS CONSTRUCTION PERMITS.
4. FENCE POSTS SHALL BE PLACED NO FURTHER THAN 15 FEET APART.
5. NO STAGING OF MATERIALS OR GRADING SHALL OCCUR WITHIN THE FENCED TREE PROTECTION AREA.

NOT TO SCALE

UTILITY CROSSINGS, INFORMATION AND LOCATIONS ARE APPROXIMATELY SHOWN. THIS INCLUDES ALL SEWER (SANITARY, STORM, AND COMBINE) LOCATIONS AND MEASURE DOWN INFORMATION. LOCATION ARE SHOWN PER MAINE 811 MARKINGS AS LOCATED BY THE SURVEYOR (BY OTHERS), PREVIOUS CONSTRUCTION PLANS AS RECEIVED BY CLIENT OR MUNICIPALITY, G.I.S. DATA (IF AVAILABLE), AND UTILITY COMPANY CORRESPONDENCE (IF ANY). ALL UTILITY LOCATIONS, SIZES, MATERIALS, INVERT LENGTHS, ETC. ARE CONSIDERED APPROXIMATE AND MAY BE SKEPTICAL IN NATURE.

NO ASSUMPTIONS WERE MADE CONNECTING UTILITIES OBSERVED AND LOCATED TO OTHER APPURTENANCES OR HOW THEY ENTER OR CONNECT INTO ADJOINING HOUSES OR BUILDINGS UNLESS IDENTIFIED BY THE SURVEYOR. PER ON SITE UTILITY MARKINGS OR AS INDICATED BASED ON G.I.S. / UTILITY PLAN DATA. FRITZ ENGINEERING SERVICES, LLC DID NOT ADD, INTERPOLATE, ASSUME, OR DEPICT ANY UTILITY LINE DIRECTIONS OR CONNECTIONS OUTSIDE WHAT WAS PROVIDED. NO ATTEMPT WAS MADE AS PART OF THIS PROJECT TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY PUBLIC SERVICE FACILITY, OR UTILITY SERVICE LINES TO THE PROPERTY. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS PROJECT TO LOCATE UNDERGROUND UTILITIES AND/OR SEWER STRUCTURES.

CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING UTILITIES WITHIN AREA OF WORK PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED OF ANY POTENTIAL CONFLICT FOUND.



REVISIONS AND ISSUES	DATE	BY
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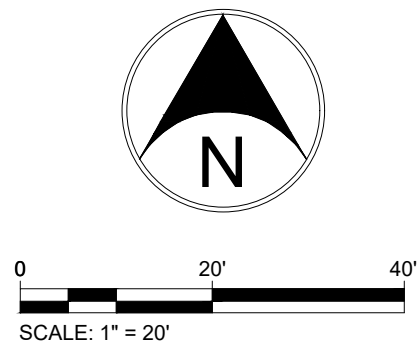
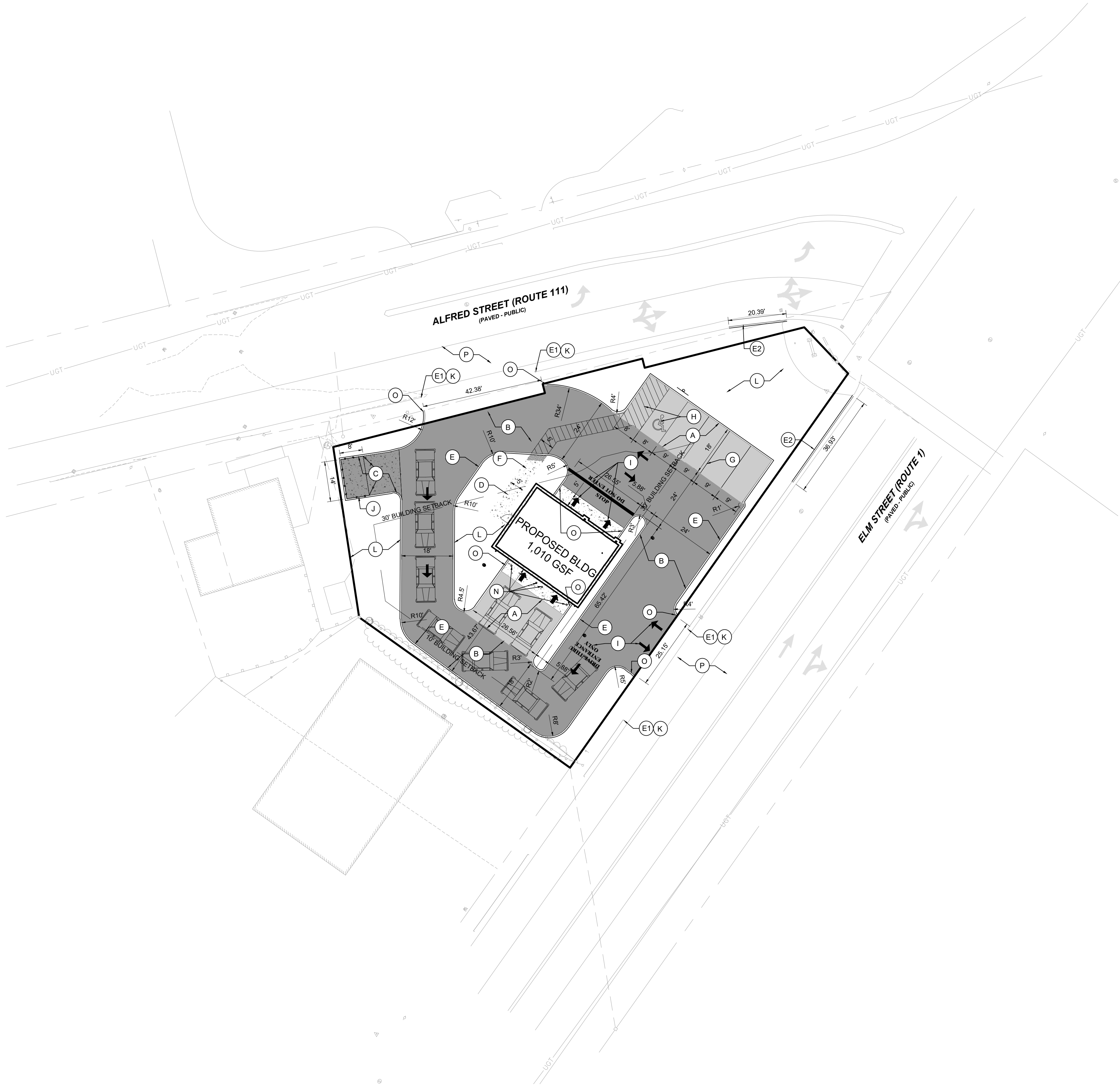


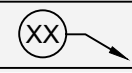
PORTION OF TAX MAP 20, LOT 10

NOBLESVILLE, IN 46060

C104

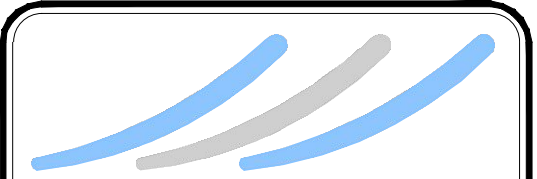
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FILE: 2209005-1.DWG
PROJECT: 2209005-1 TAKE 5 MAINE, LLC
DRAWN: KG
CHECK: AF
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PROJECT: 2209005-1 TAKE 5 MAINE, LLC
DRAWN: KG
CHECK: AF
DESIGN: AF



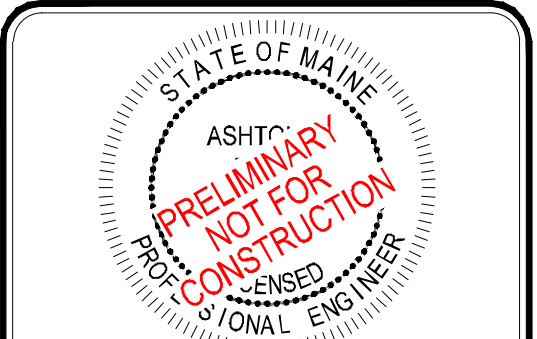
- KEY NOTES:** 
- A LIGHT DUTY ASPHALT PAVEMENT
 - B HEAVY DUTY ASPHALT PAVEMENT
 - C CONCRETE PAVEMENT
 - D CONCRETE SIDEWALK
 - E 6" CONCRETE CURB
 - E1 EXISTING CURB TO REMAIN IN PLACE
 - E2 NEW PUBLIC ROAD CURB
(COORDINATE WITH BIDDEFORD, GRANITE CURB TO MATCH EXISTING, PATCH EX. PAVEMENT)
 - F ADA RAMP
(PER MAINEDOT DETAILS)
 - G 4" WHITE PAVEMENT STRIPING
 - H ADA BLUE PAVEMENT STRIPING, TYP.
 - I PAVEMENT MARKING (AS SHOWN)
 - J DUMPSTER ENCLOSURE
(REF. ARCH. PLANS)
 - K MATCH EXISTING PAVEMENT, CURB OR WALK
 - L LANDSCAPE AREA
(REF. ARCH. PLANS)
 - M MONUMENT SIGN
(REF. SIGNAGE PLANS)
 - N GUARD POST PIPE BOLLARD
(REFER TO ARCHITECTURAL PLANS FOR DETAIL)
 - O CURB TAPER
 - P EXISTING PAVEMENT TO REMAIN

NOTES:

SITE DEVELOPMENT SUMMARY TABLE		
ZONING CLASSIFICATION, CITY OF BIDDEFORD, MAINE		B2, AUTOMOBILE SERVICE IS A PERMITTED USE
PARCEL SIZE		0.34 AC.±
MIN. STREET FRONTAGE		150'
MAX. BLDG HEIGHT		35' MAX
MIN. LOT AREA		N/A
BUILDING COVERAGE		N/A
SETBACKS		
	FRONT	30' (MAJOR RD. R/W)
	SIDE	10'
	REAR	10'
BUFFERYARDS / GREENBELTS		
	FRONT	NONE
	SIDE	NONE
	REAR	NONE
PARKING REQUIRED, AUTOMOBILE REPAIR/SALES		5 SPACES PER BAY = 10 SPACES
PARKING PROVIDED		5 * WAIVER REQUEST
BICYCLE PARKING REQUIRED		N/A
NOTE: 1.		



Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com



STATE OF MAINE
ASHTR
10000
12/31/2023
PROFESSIONAL ENGINEER

REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:



PROJECT:

TAKE 5 OIL CHANGE

BIDDEFORD

PROJECT LOCATION:

394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY

TAX MAP & LOT:

PORTION OF TAX MAP 20, LOT 10

CLIENT:

TAKE 5 MAINE, LLC

10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

PLAN DATE:

12/6/2022

DESIGN:	CHECK:	DRAWN:
AF	AF	KG

PROJECT NO:

2209005

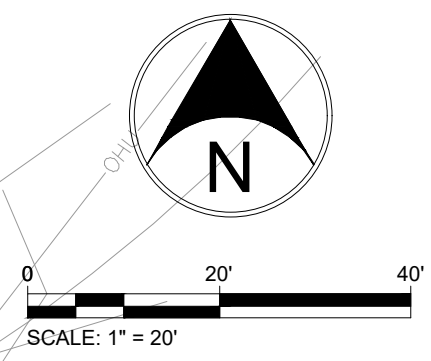
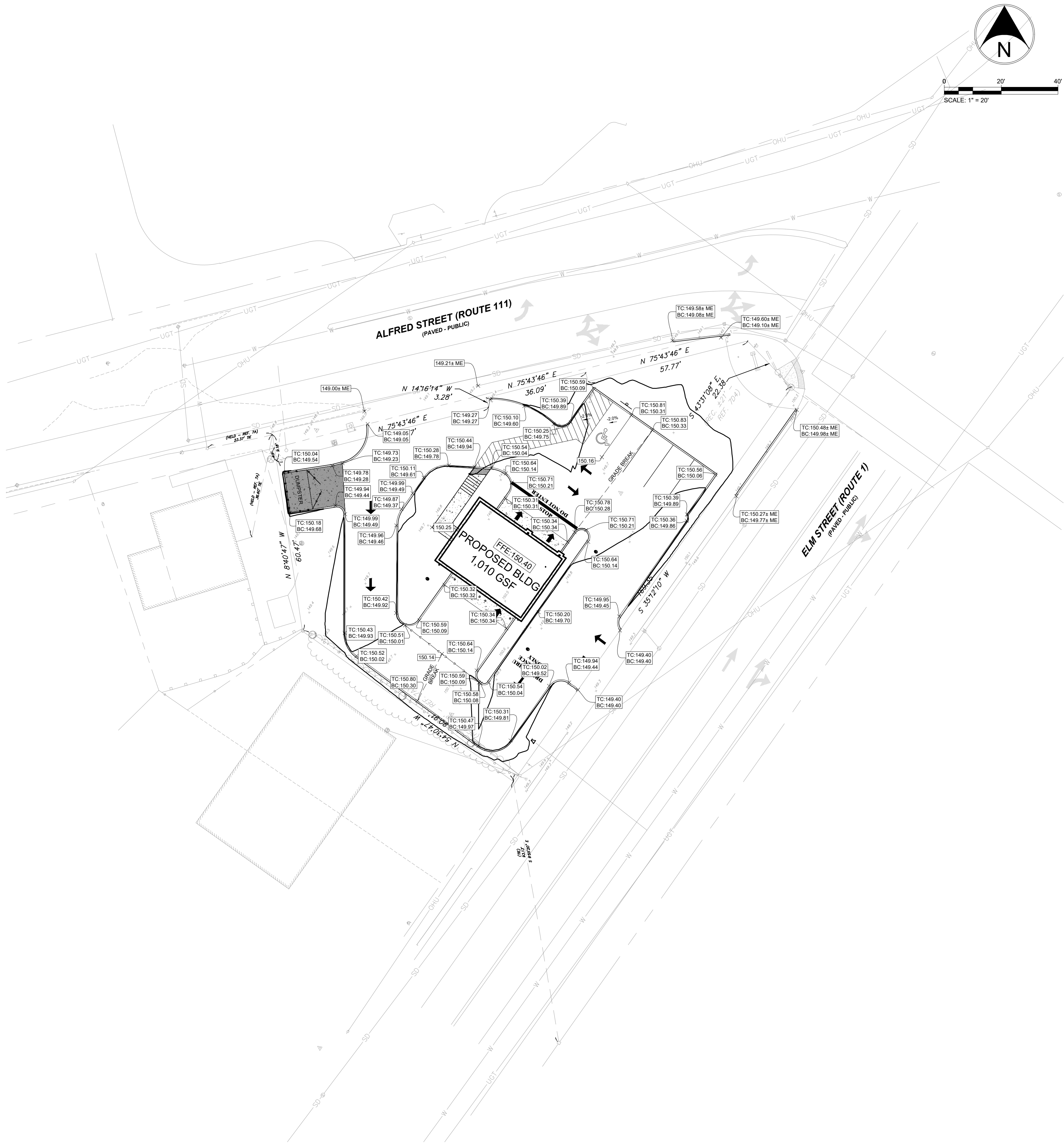
SHEET NAME:

SITE PLAN

SHEET NO.

C201

DATE: 12/06/2022 10:51 AM
FILE NAME: 12209005-1 TAKE 5 MAINE, LLC BIDDEFORD MAINE 04005 DWG: LAYOUT C301



GRADING LEGEND:

STORM MANHOLE

STORM COMBINATION/CURB INLET

STORM AREA INLET

STORM BEEHIVE/YARD INLET

STORM FLARED END SECTION

STORM MECHANICAL SEPARATOR
(REF. PLAN FOR SIZE/TYPE)

STORM STRUCTURE NUMBER

FLOW LINE, SWALE / GRASS

FLOW LINE, PAVEMENT

SLOPE / RAMP SLOPE

SURFACE DRAINAGE FLOW ARROW
DIRECTION

EXISTING CONTOUR AND LABEL

PROPOSED CONTOUR AND LABEL

GRADE BREAK

FLOW LINE / SWALE SPOT ELEVATION

SPOT ELEVATION

SPOT ELEVATION, HIGH POINT

SPOT ELEVATION, LOW POINT

TC: TOP OF CURB ELEVATION
BC: BOTTOM OF CURB/GUTTER ELEVATION

TW: TOP OF WALL ELEVATION
BW: BOTTOM OF WALL ELEVATION

ME MATCH EXISTING ELEVATION

NOTES:

1. REF. C101 FOR ABBREVIATIONS AND
ADDITIONAL LEGEND INFORMATION.

Fritz Engineering
Services, LLC

14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com



REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

PROJECT:

**TAKE 5 OIL
CHANGE
BIDDEFORD**

PROJECT LOCATION:
394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY

TAX MAP & LOT
PORTION OF TAX MAP 20, LOT 10

CLIENT:

TAKE 5 MAINE, LLC

10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

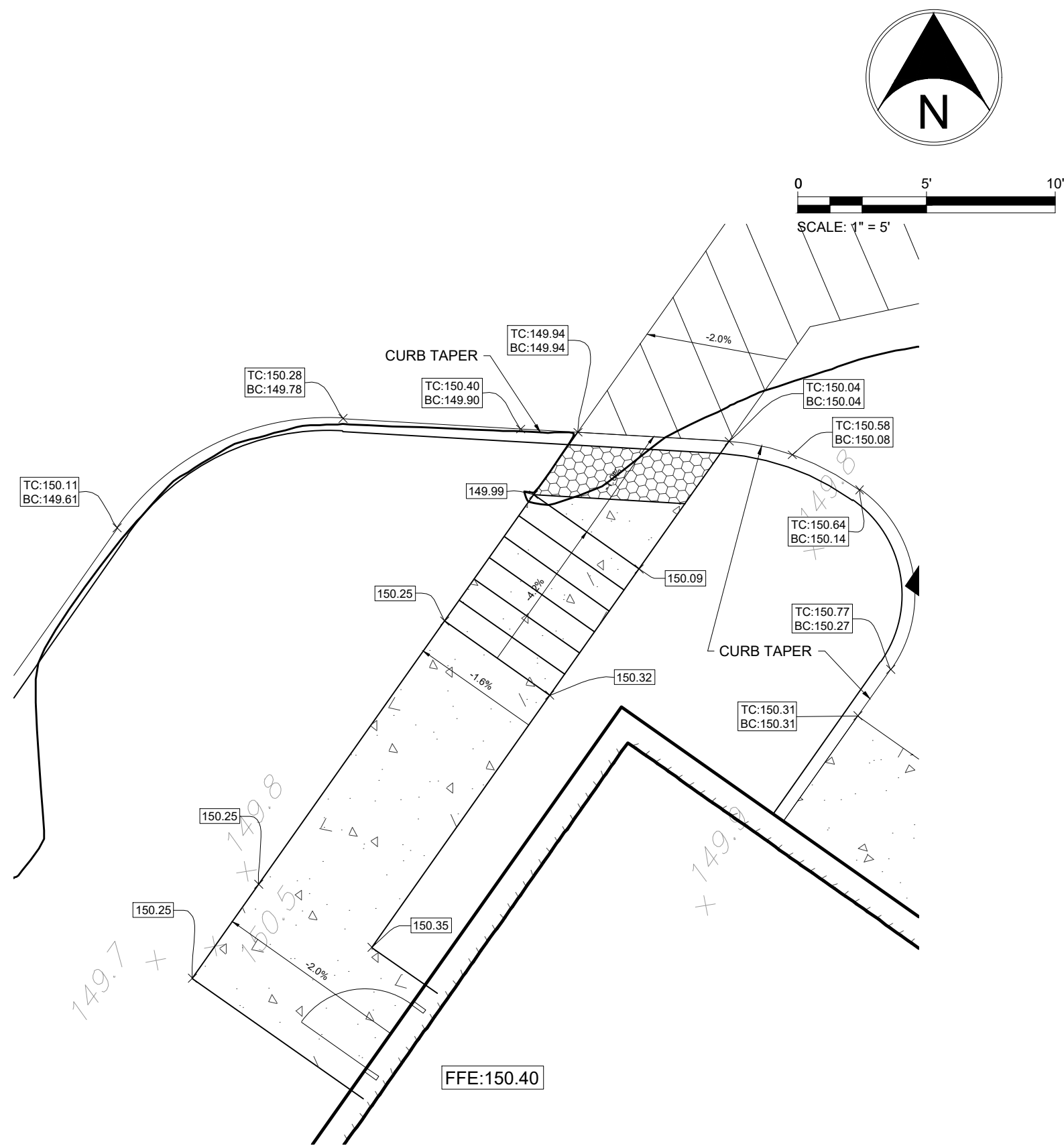
PLAN DATE:
12/6/2022

DESIGN: AF CHECK: AF DRAWN: KG

PROJECT NO:
2209005

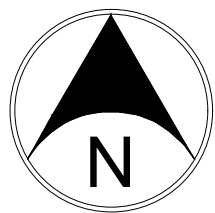
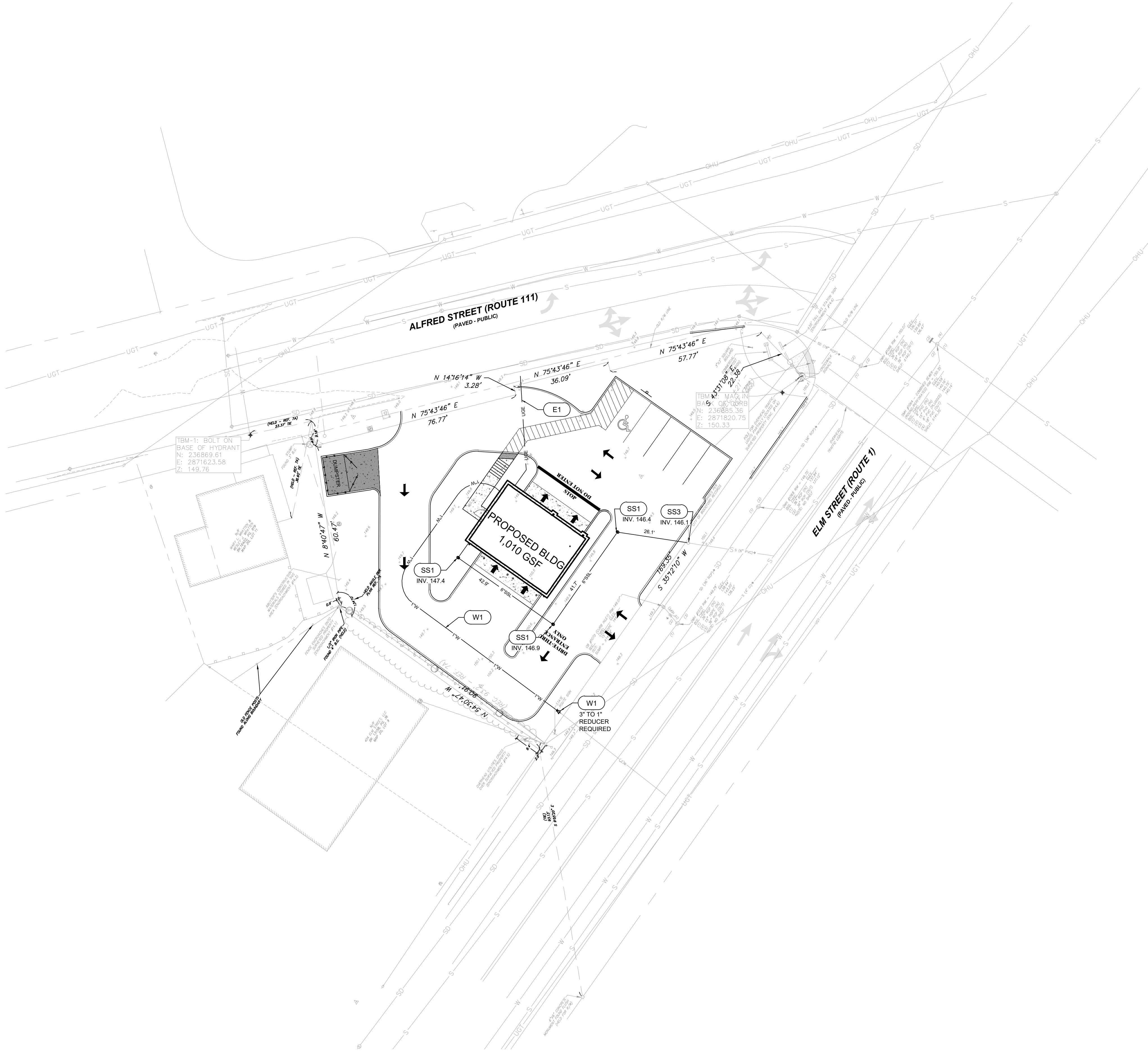
SHEET NAME:
GRADING PLAN

SHEET NO.:
C301



ADA PARKING RAMP GRADING DETAIL

DATE: 12/06/2022 10:58 AM
FILE: C:\Users\afritz\OneDrive\Documents\Take 5 Oil Change\DWG\UTILITY PLAN.dwg
PLOT: 12/06/2022 10:58 AM
PLOTTER: HP DesignJet T1100e
PLOT SCALE: 1"=20'



0 20' 40'
SCALE: 1" = 20'

KEY NOTES:

- E1 ELECTRIC - COORD. NEW SERVICE LINE WITH MEP PLANS AND POWER COMPANY.
- G1 GAS SERVICE LINE, COORD. SIZE & LOCATION WITH MEP PLANS AND GAS CO.
- G2 GAS METER, COORD WITH MEP PLANS & GAS CO.
- SS1 SANITARY - BLDG. CLEANOUT PER BIDDEFORD WASTEWATER STANDARDS. SEE PLAN FOR INVERTS
- SS2 SANITARY - 6" SDR 26 PVC LATERAL @ 1.04% MIN. LATERAL INSTALLATION SHALL INCLUDE FULL DEPTH GRANULAR BACKFILL WHERE LOCATED UNDER PAVED AREAS AND SHALL HAVE TRACER WIRE INSTALLED FROM THE BUILDING CLEANOUT TO THE MAIN CONNECTION IN ACCORDANCE WITH BIDDEFORD WASTEWATER STANDARDS.
- SS3 SANITARY - CONNECT LATERAL TO EXISTING SANITARY LATERAL. PER BIDDEFORD WASTEWATER STANDARDS. CONTRACTOR SHALL TELEWISE THE EXISTING LATERAL PRIOR TO CONSTRUCTION AND CONFIRM ACCEPTANCE FOR CONNECTION WITH BIDDEFORD WASTEWATER. EXISTING LATERAL REPAIRS/REHAB MIGHT BE REQUIRED BASED ON INSPECTION RESULTS. FIELD VERIFY EXISTING LOCATION AND INVERT ELEVATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
- SS4 SANITARY - EXISTING SANITARY SEWER STRUCTURE/MAIN TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.
- ST1 STORM - ROOFDRAIN DOWNSPOUT. REF. ARCH/MEP PLANS.
- W1 WATER - PR. 1" DOMESTIC SERVICE. EXTEND FROM EX. 3" DOMESTIC SERVICE USING REDUCER. METER INSIDE BUILDING WITH BACKFLOW PREVENTER PER MAINE WATER STANDARDS. COORDINATE SIZE/LOCATION WITH MEP PLANS. REF. MAINE WATER DETAILS.
- UX UTILITY CROSSING, APPROX. LOCATION SHOWN. THE EXISTING UTILITIES SHOWN ON THESE PLANS MIGHT NOT BE A COMPLETE INVENTORY OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL EX. UTILITIES WITHIN AREA OF WORK PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED OF ANY POTENTIAL CONFLICTS FOUND.

NOTES:
1. UTILITY CROSSINGS UNDER EX. PAVEMENT SHALL BE BORED OR JACK & BORED. OPEN CUTS SHALL BE AVOIDED.

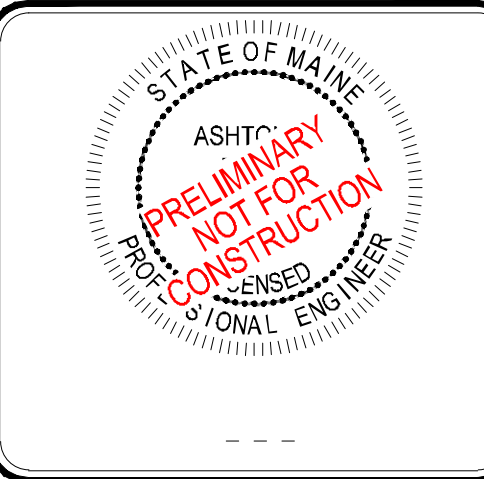
EXISTING RIGHT OF WAY NOTE:

DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY.

EXISTING CONDITIONS NOTE:

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITIES AND DRAINAGE INFRASTRUCTURE BEFORE COMMENCING WITH CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

Fritz Engineering Services, LLC
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REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:



PROJECT: **TAKE 5 OIL CHANGE BIDDEFORD**

PROJECT LOCATION:
394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY

TAX MAP & LOT
PORTION OF TAX MAP 20, LOT 10

CLIENT: **TAKE 5 MAINE, LLC**
10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

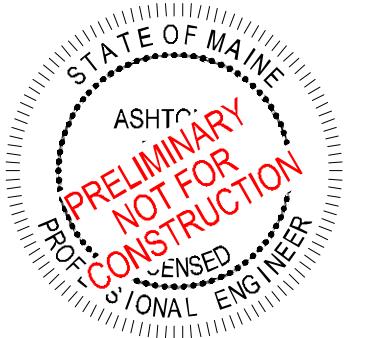
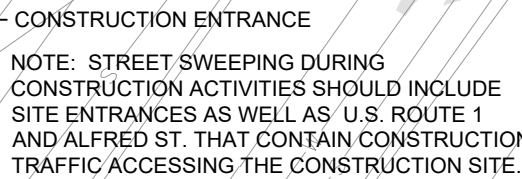
PLAN DATE: 12/6/2022

DESIGN: AF	CHECK: AF	DRAWN: KG
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PROJECT NO: 2209005

SHEET NAME: **UTILITY PLAN**

SHEET NO: **C401**

[illegible]

GENERAL NOTES / LEGEND:



PROJECT:

**TAKE 5 OIL
CHANGE
BIDDEFORD**

PROJECT LOCATION:

394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY

TAX MAP & LOT

PORTION OF TAX MAP 20, LOT 10

CLIENT:

TAKE 5 MAINE, LLC

10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

PLAN DATE:

12/6/2022

DESIGN:

CHECK:

DRAWN:

PROJECT NO.

2209005

SHEET NAME

INITIAL EROSION CONTROLS SWPPP

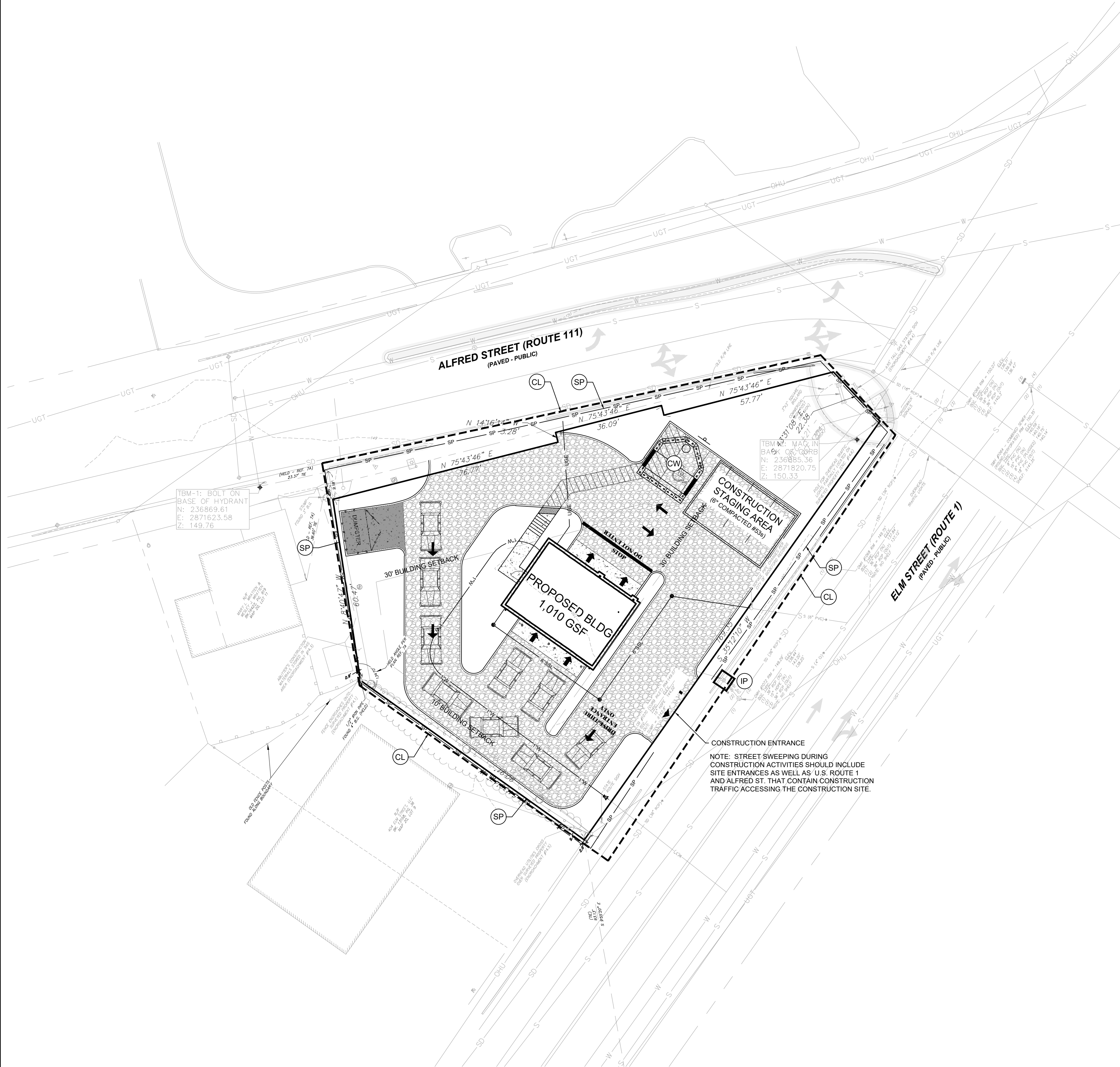
SHEET NO.

C501

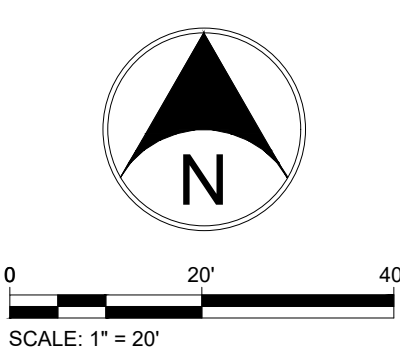
* - SEE CHART, NOTES AND DETAILS FOR MAINTENANCE REQUIREMENTS

**FOR ADDITIONAL EROSION CONTROL INFORMATION AND NOTES, SEE SHEETS C504,C505 & C506.

DATE: 12/06/2022 10:18 AM
FILE NAME: C502-2022-000001-MAINE GRADING & CONSTRUCTION SWPPP



KEY NOTES: (XX)		
IP	INLET PROTECTION	
CE	CONSTRUCTION ENTRANCE	
PS	PERMANENT SEEDING	
TS	TEMPORARY SEEDING	
EB	EROSION CONTROL BLANKET WITH PERMANENT SEEDING	
SP	SILT PERIMETER PROTECTION (SILT SOCK)	
SF	SILT FENCE	
CL	EROSION CONTROL LIMITS	
CW	CONCRETE WASHOUT	
SUB	PAVEMENT SUBBASE	
LA	LANDSCAPE PLANTING AREA SEE SHEET L101 FOR PERMANENT E.C. MEASURE	
RP	OUTLET RIP-RAP PROTECTION	
CD	ROCK CHECK DAM	



THE CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL AND STORM WATER POLLUTION PREVENTION FOR THE PROJECT AREA:

NAME: TBD C/O TBD
ADDRESS: TBD
PHONE: TBD
EMAIL: TBD

LIST OF QUALIFICATIONS:
CONTRACTOR IS TO INFORM CITY OF BIDDEFORD OF WHOM THIS STORMWATER POLLUTION PREVENTION INDIVIDUAL IS AT THE PRE-CONSTRUCTION MEETING, PRIOR TO ANY EARTH DISTURBING & CONSTRUCTION ACTIVITIES.

THE MAINE STORM WATER QUALITY MANUAL AND CITY OF BIDDEFORD STANDARDS SHALL BE USED IN CONJUNCTION WITH THIS SET OF EROSION CONTROL PLANS.

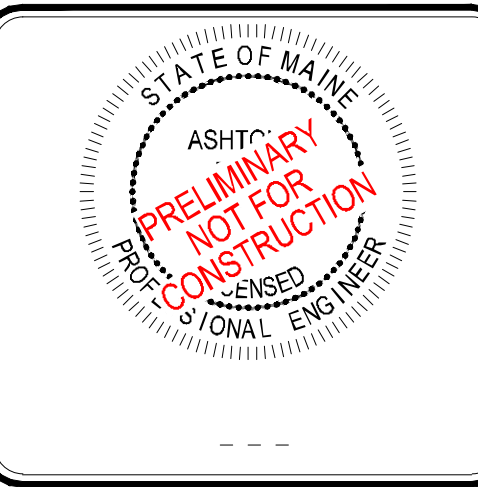
EROSION CONTROL MAINTENANCE SCHEDULE

EROSION CONTROL MEASURE	*MAINTENANCE	INSTALLATION SEQUENCE
SILT PERIMETER PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
EXISTING INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TREE PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TEMPORARY SEEDING	WATER AS NEEDED	AFTER ROUGH GRADING
PERMANENT SEEDING	WATER AS NEEDED	AFTER FINISH GRADING
INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER EACH INLET IS PLACED
SEED, SOD & LANDSCAPE AROUND UNITS FINISHED	WATER AS NEEDED	AFTER FINISHED GRADING AROUND FINISHED UNITS
REMOVAL OF INLET PROTECTION	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF SILT PERIMETER	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED

*. SEE CHART, NOTES AND DETAILS FOR MAINTENANCE REQUIREMENTS

**FOR ADDITIONAL EROSION CONTROL INFORMATION AND NOTES, SEE SHEETS C504,C505 & C506.

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
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REVISIONS AND ISSUES	DATE	BY

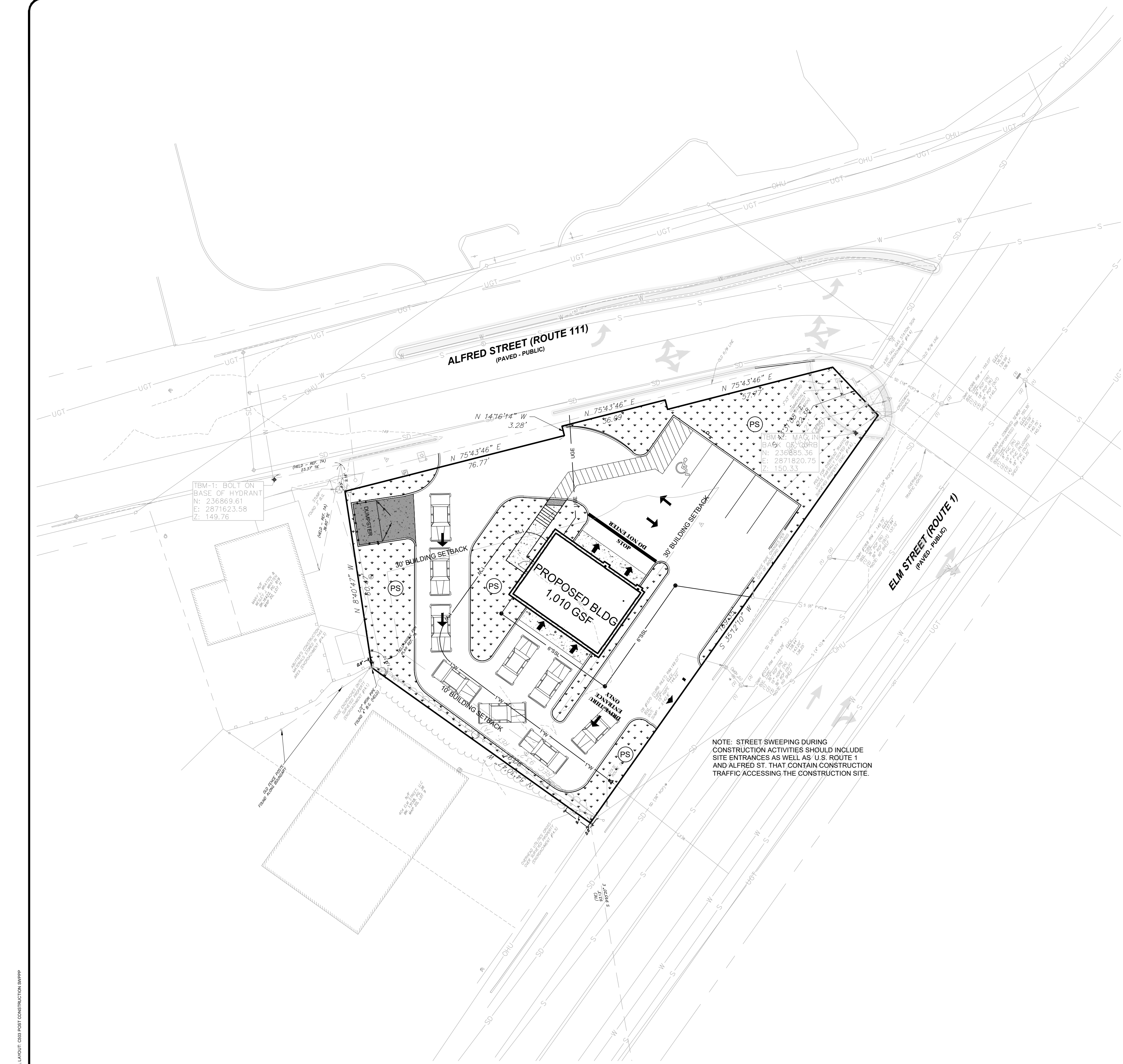
GENERAL NOTES / LEGEND:



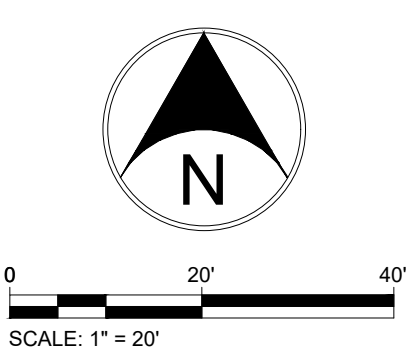
PROJECT: **TAKE 5 OIL CHANGE BIDDEFORD**
PROJECT LOCATION:
394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY
TAX MAP & LOT
PORTION OF TAX MAP 20, LOT 10

CLIENT: **TAKE 5 MAINE, LLC**
10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

PLAN DATE: 12/6/2022
DESIGN: AF CHECK: AF DRAWN: KG
PROJECT NO: 2209005
SHEET NAME: **MASS GRADING & CONSTRUCTION SWPPP**
SHEET NO: **C502**



KEY NOTES: (XX)		
IP	INLET PROTECTION	
CE	CONSTRUCTION ENTRANCE	
PS	PERMANENT SEEDING	
TS	TEMPORARY SEEDING	
EB	EROSION CONTROL BLANKET WITH PERMANENT SEEDING	
SP	SILT PERIMETER PROTECTION (SILT SOCK)	
SF	SILT FENCE	
CL	EROSION CONTROL LIMITS	
CW	CONCRETE WASHOUT	
SUB	PAVEMENT SUBBASE	
LA	LANDSCAPE PLANTING AREA SEE SHEET L101 FOR PERMANENT E.C. MEASURE	
RP	OUTLET RIP-RAP PROTECTION	
CD	ROCK CHECK DAM	



THE CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL AND STORM WATER POLLUTION PREVENTION FOR THE PROJECT AREA:

NAME: TBD C/O TBD
ADDRESS: TBD
PHONE: TBD
EMAIL: TBD

LIST OF QUALIFICATIONS:
CONTRACTOR IS TO INFORM CITY OF BIDDEFORD OF WHOM THIS STORMWATER POLLUTION PREVENTION INDIVIDUAL IS AT THE PRE-CONSTRUCTION MEETING, PRIOR TO ANY EARTH DISTURBING & CONSTRUCTION ACTIVITIES.

THE MAINE STORM WATER QUALITY MANUAL AND CITY OF BIDDEFORD STANDARDS SHALL BE USED IN CONJUNCTION WITH THIS SET OF EROSION CONTROL PLANS.

EROSION CONTROL MAINTENANCE SCHEDULE

EROSION CONTROL MEASURE	*MAINTENANCE	INSTALLATION SEQUENCE
SILT PERIMETER PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
EXISTING INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TREE PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING
TEMPORARY SEEDING	WATER AS NEEDED	AFTER ROUGH GRADING
PERMANENT SEEDING	WATER AS NEEDED	AFTER FINISH GRADING
INLET PROTECTION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER EACH INLET IS PLACED
SEED, SOD & LANDSCAPE AROUND UNITS FINISHED	WATER AS NEEDED	AFTER FINISHED GRADING AROUND FINISHED UNITS
REMOVAL OF INLET PROTECTION	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED
REMOVAL OF SILT PERIMETER	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED

*. SEE CHART, NOTES AND DETAILS FOR MAINTENANCE REQUIREMENTS

**FOR ADDITIONAL EROSION CONTROL INFORMATION AND NOTES, SEE SHEETS C504,C505 & C506.

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REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:



PROJECT: **TAKE 5 OIL CHANGE BIDDEFORD**

PROJECT LOCATION:
394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY

TAX MAP & LOT
PORTION OF TAX MAP 20, LOT 10

CLIENT: **TAKE 5 MAINE, LLC**

10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

PLAN DATE: **12/6/2022**

DESIGN: AF CHECK: AF DRAWN: KG

PROJECT NO: **2209005**

SHEET NAME: **POST CONSTRUCTION SWPPP**

SHEET NO: **C503**

*THESE EROSION CONTROL MEASURES, SEQUENCES AND PROCEDURES SHALL APPLY TO ALL PHASES OF THE PROJECT INCLUDING THE INITIAL / PRE-CONSTRUCTION PHASE, DURING CONSTRUCTION PHASE, AND POST CONSTRUCTION PHASE.

2. Contractor shall schedule a Pre-Construction Meeting with the CITY OF BIDDEFORD Stormwater Management Dept.)
2. The following erosion control measures shall be in place prior to any land disturbing activities:
 - 2.1. Create a stabilized construction entrance.
 - 2.2. Install Temporary Inlet Protection Measures on existing storm inlets.
 - 2.3. Install Temporary Silt Fence and/or Silt Sock Protection as approved.
 - 2.4. Install Temporary Construction Washout as required.
 - 2.5. Install Temporary check dams and sediment basins as required.
3. Contractor shall contact the CITY OF BIDDEFORD for an initial Erosion Control Inspection to obtain full sign off on the Improvement Location Permit prior to earthwork activities.
4. The contractor shall control waste, garbage, debris, wastewater, and other substances on the site so they will not be transported from the site by the action of wind, storm water runoff, or other forces. Proper disposal or management of all wastes and unused building material appropriate to the nature of the waste or material is required.
5. Public or private roadways shall be kept clear of accumulated sediment. All sediment that is cleared must be returned to the likely point of origin or other suitable location. Clearing of large amounts of sediment shall not include flushing the area with water.
6. Minimize the exposure of bare earth by limiting the work area of site that necessary to perform the work, and by proper scheduling of manpower and equipment.
7. All erosion and sediment control measures shall be inspected, cleaned, and maintained following each storm event.
8. Wherever possible, maintain existing vegetative cover. Use non-vegetative material including mulch, erosion blankets, or stone to control erosion from disturbed areas.
9. A log shall be maintained of all inspections (weekly, and following storm events), maintenance and repair of erosion and sediment control measures. The log shall be maintained on site and be available upon request to the owners representatives and the operating authorities having jurisdiction over the site.
10. Once land disturbing activities begin, the following practices shall be provided:
 - 10.1. The Trained Individual shall make weekly site inspections and after every rainfall event of 0.5 inches and greater.
 - 10.2. Positive drainage shall be maintained at all times. Contractor shall ensure the downstream drainage system and adjacent properties are not receiving sediment/debris land runoff. If additional measures are necessary to protect adjacent properties or the downstream drainage system, the Contractor shall notify the Engineer and implement the necessary measures immediately.
 - 10.3. Once earth disturbing activities begin, the adjacent roadways, adjacent drives and parking lots shall be continuously monitored for sediment tracking. If sediment is found, immediate action is required to clean the offsite areas and the current erosion control practices will need to be inspected and modified accordingly to prevent any further sediment from leaving the project site.
 - 10.4. Once the new storm structures/pipes are in place, the appropriate type of inlet protection measures shall be placed.
 - 10.5. As surface type changes, perimeter silt protection may need to be modified or replaced with a different perimeter protection. Update and replace perimeter silt protection as needed and required per these plans and site conditions / restraints.
 - 10.6. Continued monitoring of all exposed areas and sediment from entering storm system, check weekly and after each storm event, sediment laden from construction activities onsite.
 - 10.7. As the construction occurs, disturbed areas shall be stabilized as soon as they are at finished grade or will be left bare for more than 15 days.
 - 10.8. Provide final grade stabilization upon final grading of all areas including erosion control blanketing, seeding and sodding as appropriate.
 - 10.9. Storm sewers that become silted due to construction activities shall be cleaned with a jet vacuum and the material properly disposed of.
 - 10.10. As the existing swales and ditches are removed or graded away, the temporary check dams, filter dams, and sediment basins may be removed (unless noted otherwise on the plans) along with their retained debris, pollutants, and sediment. All materials shall be disposed of off site at an approved location.
11. After site preparation, demolition, clearing and mass earthwork phases are complete and prior to infrastructure, building, and final grading construction begins:
 - 11.1. The perimeter erosion control practices (silt fence, construction entrance, check filter dams, temp sediment basins, etc.) shall be examined, cleaned, and reinstalled if damaged. Some practices may need to be relocated or changed for the proposed site layout or per construction phases. (See Erosion Control Plans).
 - 11.2. Relocate staging area if needed due to site configuration.
 - 11.3. Install a Temporary Concrete Washout if not done already.
 - 11.4. Once the new storm structures/pipes are in place, the appropriate type of inlet protection measures shall be placed.
 - 11.5. Continued monitoring of all exposed areas shall be performed in order to verify the surrounding areas are not becoming sediment laden from construction activities onsite.
 - 11.6. As the construction occurs, disturbed areas shall be stabilized as soon as they are at finished grade or will be left bare for more than 15 days.
 - 11.7. Provide final grade stabilization upon final grading of all areas including erosion control blanketing, seeding and sodding as appropriate.
 - 11.8. Storm sewers that become silted due to construction activities shall be cleaned with a jet vacuum and the material properly disposed of.
 - 11.9. Temporary silt fence to be installed around pond and maintained until open areas contributing to direct sheet flow to pond have been stabilized. Only once these open areas are properly and permanently stabilized can this temporary silt fence be removed and disposed of properly.
 - 11.10. Minimize erosion from exposed areas by providing and maintaining temporary or permanent stabilization measures. Erosion control measures to protect exposed areas shall be installed at the end of the day's work or within 24 hours of the completion of the earth disturbing activity, as applicable for the type of measure.
 - 11.11. All disturbed areas shall be seeded and/or stabilized upon completion of the earth disturbing activity.
12. All graded areas (lawns, banks, mounds, etc.) with slopes equal to or steeper than 6h:1v shall be stabilized with an erosion control blanket unless noted otherwise. All constructed swales channels shall be stabilized with an erosion control blanket to the top of the bank. Soil protection shall be seeded and mulched to minimize erosion.
13. All other lawn and planting areas shall be seeded and stabilized with an anchored, crimped or tackified mulch and seed mixture.
14. Areas to be paved shall be stabilized with a temporary stone cover. The temporary stone stabilization shall be equivalent to the proposed stone sub-base material. Adequate sub-base depths shall be maintained during construction, verified and restored, if necessary, prior to final paving. Stone stabilization shall be installed per the paving specifications and details.
15. Install pipe and grate inlet protection measures and pipe outlet protection as new pipes or pipe extensions are installed. Limit excavation to the work that can be performed that day. Trenches shall be seeded and mulched as part of the backfill operation.
16. Install inlet protection measures to prevent debris and sediment from entering storm system, check weekly and after each storm event for debris and sediment. Clear blockages as identified. Torn, damaged or ineffective measures shall be replaced.
17. Soil stockpiles shall have appropriate perimeter protection to prevent sedimentation of the surrounding areas. Any stock pile that will not be disturbed for 15 days or longer shall be seeded and protected with mulch or erosion control blanket.
18. All disturbed areas where work will potentially cease for 15 days or longer shall be seeded and stabilized immediately upon completion of the activity.
19. Erosion and sediment control measures shall be maintained until the site is 95% stabilized.
20. Construction Phase BMP's shall remain in place and continue to be inspected until the entire site has reached the minimum vegetative cover, 70% established.
21. Once construction is complete and prior to the contractor handing over the project to the owner, the contractor shall clean all debris, pollutants, and sediment from the storm sewers.
22. Once construction is complete and prior to the contractor handing over the project to the owner, the contractor shall clean all debris, pollutants, and sediment from the detention pond and remove the outlet structure rock check dam. Contractor to stabilize wet detention pond after clean out.
23. Upon the site reaching the required minimum established vegetative cover, the IDEM Rule 5 Notice of Termination shall be submitted to the MSDA Department for approval prior to submitting it to IDEM if required.

1. All disturbed areas shall be restored to initial / pre-construction conditions and grades. All flow lines shall be re-established and vegetative cover restored. Contractor may be required to extend vegetative restoration period to warmer months to ensure seed germination.
2. All erosion control practices shall be in accordance with the "Maine Storm Water Quality Manual" and the SCS "Field Office Technical Guide".
3. The governing municipality has the right to require additional erosion control measures in the field as conditions warrant.
4. The storm water quality unit shown on these plans shall be the unit installed during the development of this property. No substitutions shall be permitted.
5. No soil will be removed or disposed of from the grading site.
6. There shall be no dirt, debris, or storage of materials in the street or alleyways.
5. Additional erosion and sediment control measures may be required by the inspector.
5. Copies of the letter of intent and response from CITY OF BIDDEFORD office for General Permit compliance, when required.
6. All erosion control materials shall be approved by CITY OF BIDDEFORD prior to installation.
7. All proposed erosion and sediment control shall be in conformance with the CITY OF BIDDEFORD Stormwater Design and Specifications Manual, latest edition. Discrepancies between the plans and the manual shall not alleviate the contractor from adhering to the requirements set forth in the manual.

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT
4. CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDS, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDS AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDS AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. MULCHING REQUIREMENTS:
 - 7.1. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER
 - 7.2. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - 7.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY
9. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
11. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.



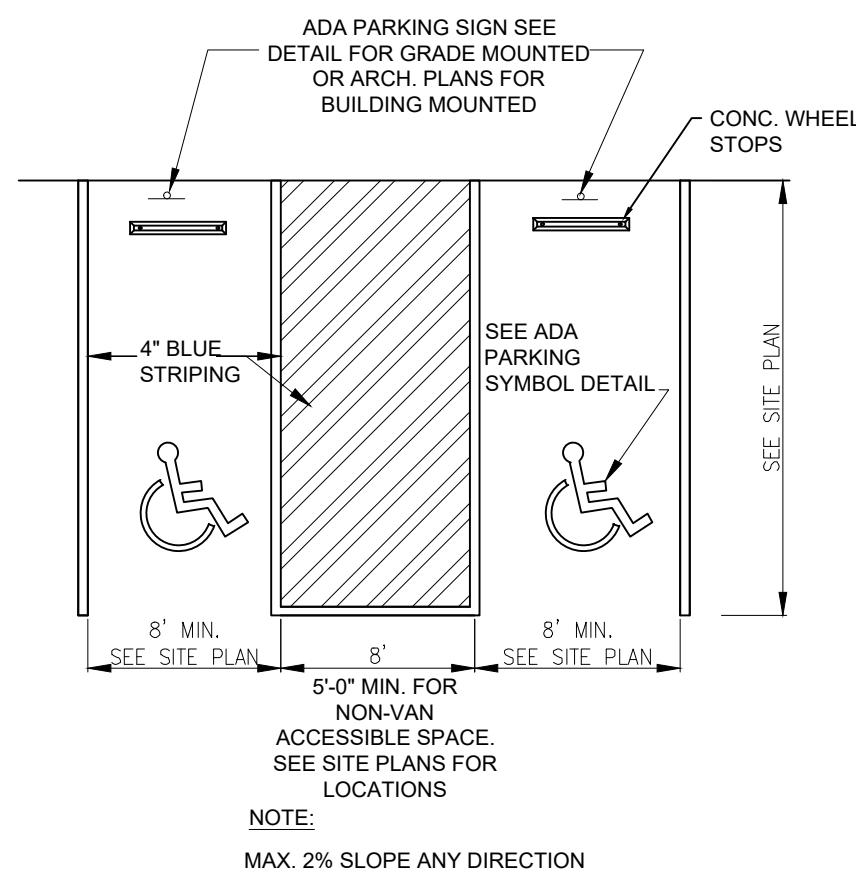
Erosion Control Blankets should be used on slopes where hay would be disturbed by wind or water. The matting should be installed, anchored and stapled in accordance with the manufacturer's

[illegible]

PORTION OF TAX MAP 20, LOT 10

10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

C506



NOT TO SCALE

NOTE:
REFER TO PAVEMENT SPECIFICATIONS FOR
CONCRETE REQUIREMENTS



NOT TO SCALE

CURB NOTES:

- 1) TRANSVERSE JOINTS SHALL BE CUT WITH A JONTER HAVING A RADIUS OF 1/4" @ 10" MAX. SPACING AS INDICATED OR DIRECTED.
- 2) THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 4".
- 3) WHEN BUILT IN CONJUNCTION WITH CONCRETE PAVEMENT, EXPANSION AND CONTRACTION JOINTS SHOULD BE PLACED AT THE SAME LOCATIONS IN THE PAVEMENT SLAB. THE CURB AND GUTTER SHOULD BE TIED TO THE PAVEMENT BY 1/2" ROUND REINFORCED BARS AT ABOUT 2' INTERVALS, NOT TO EXCEED 100' CONTRACTION JOINTS SHOULD BE INSTALLED AT 10' SPACING.
- 4) WHEN CURB ABUTS CONCRETE DRAINAGE STRUCTURES, EXPANSION JOINT MATERIAL IS REQUIRED.

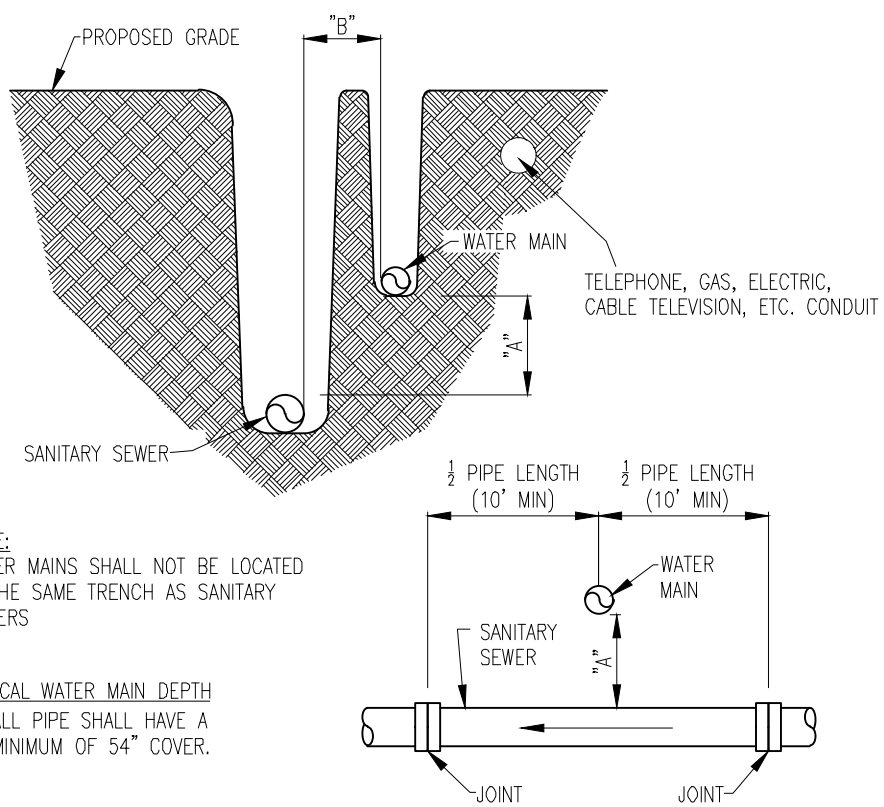


DOWEL SCHEDULE

PAVEMENT THICKNESS "D"	SMOOTH DOWEL SIZE
6"	3/4" ϕ
7"	7/8" ϕ
8"	1" ϕ
9"	1-1/8" ϕ

NOT TO SCALE





IF "A" IS	IF "B" IS	THEN SANITARY SEWER PIPE SEGMENT SHALL BE
18 IN. OR MORE	10 FT. OR MORE	NO SPECIAL MATERIAL OR GRADE REQUIREMENTS
LESS THAN 18 IN.	LESS THAN 10 FT	CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE, MECHANICAL JOINTS AND FITTINGS - SEE SANITARY SPECIFICATIONS FOR ADDITIONAL INFORMATION

NOTE: DIMENSIONS ARE TAKEN FROM THE OUTER DIAMETER WALL OF THE PIPES

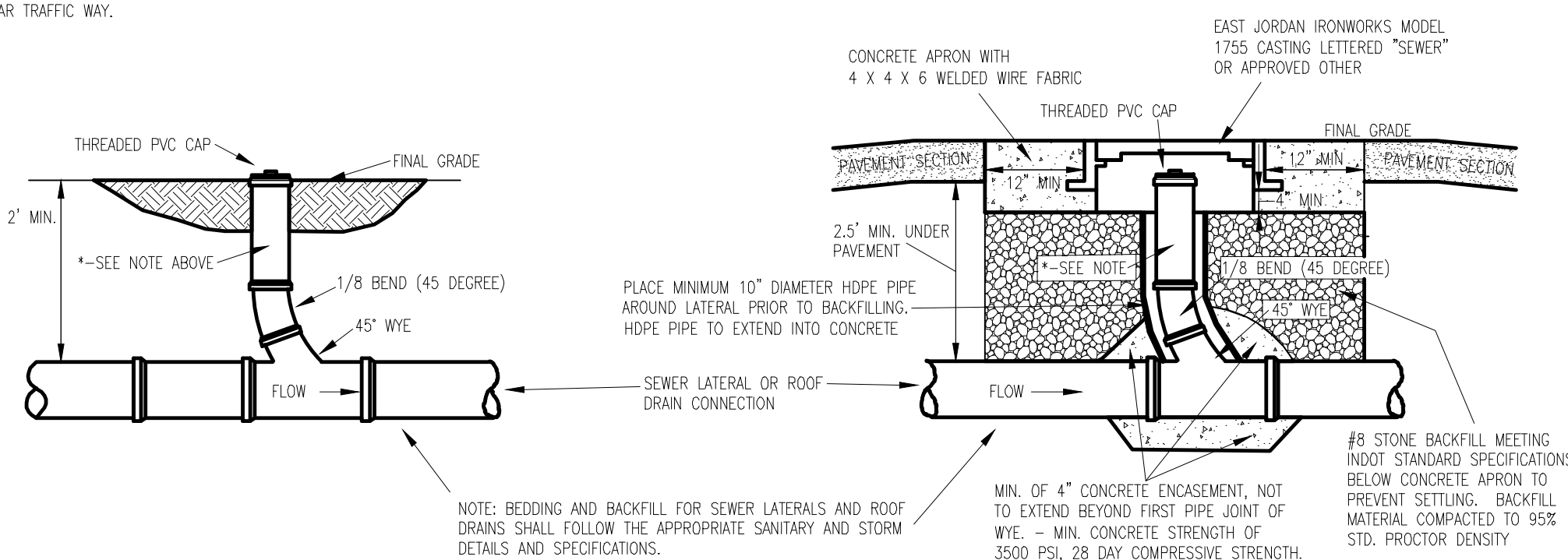
WATER AND SEWER CROSSING DETAIL

NOT TO SCALE

GENERAL NOTES:
MAXIMUM CLEANOUT SPACING IS 100 LF BETWEEN CLEANOUTS
CONCRETE APRON AND CASTING SHALL BE INSTALLED SO THAT THEY DO NOT CONTACT THE LATERAL OR LATERAL CAP.

TOP OF CASTING OR CAP SHALL EXTEND 0.20' MIN. ABOVE FINISHED GRADE UNLESS CONSTRUCTED WITHIN PEDESTRIAN OR VEHICULAR TRAFFIC WAY.

- * NOTE: FOR SEWER LATERALS, THE CLEANOUT PIPE AND FITTING MATERIAL SHALL BE PVC SDR-40, WITH A MINIMUM PIPE SIZE OF 4 INCHES.
- * FOR ROOF DRAIN CONNECTION CLEANOUTS, THE MATERIAL SHALL BE PVC SDR-40 OR HDPE N-12, UNLESS SPECIFIED OTHERWISE. THE CLEANOUT PIPE SIZE SHALL BE ONE SIZE SMALLER THAN THE ROOF DRAIN LINE ITS CONNECTING INTO UNLESS OTHERWISE SPECIFIED ON THE PLANS

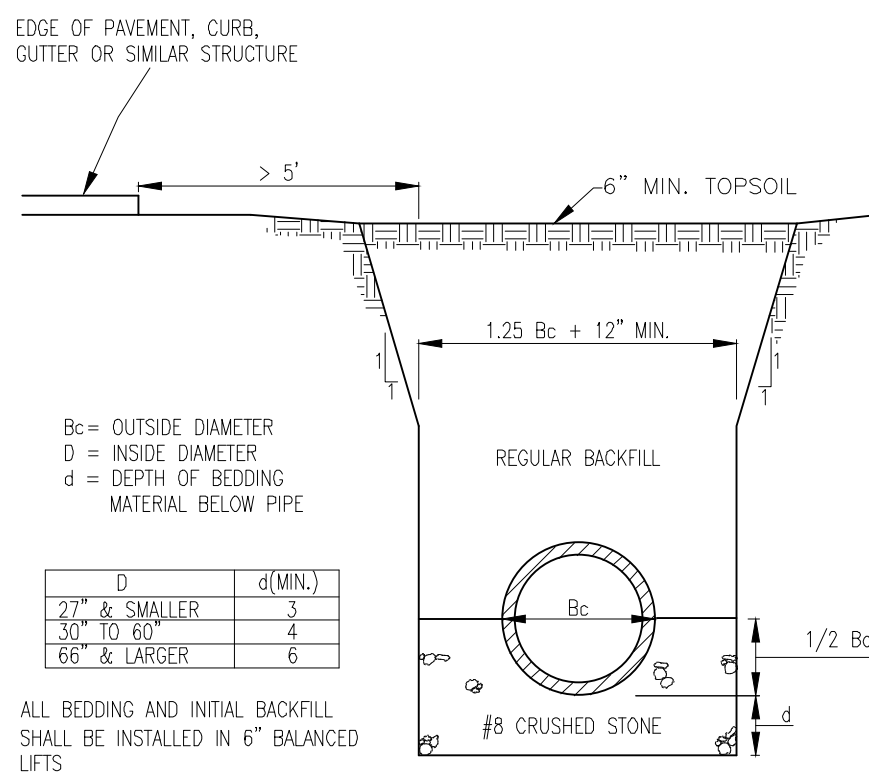


CLEANOUT TYPE 1
FOR LANDSCAPED/GRASS SURFACES

TYPICAL CLEANOUT SECTION

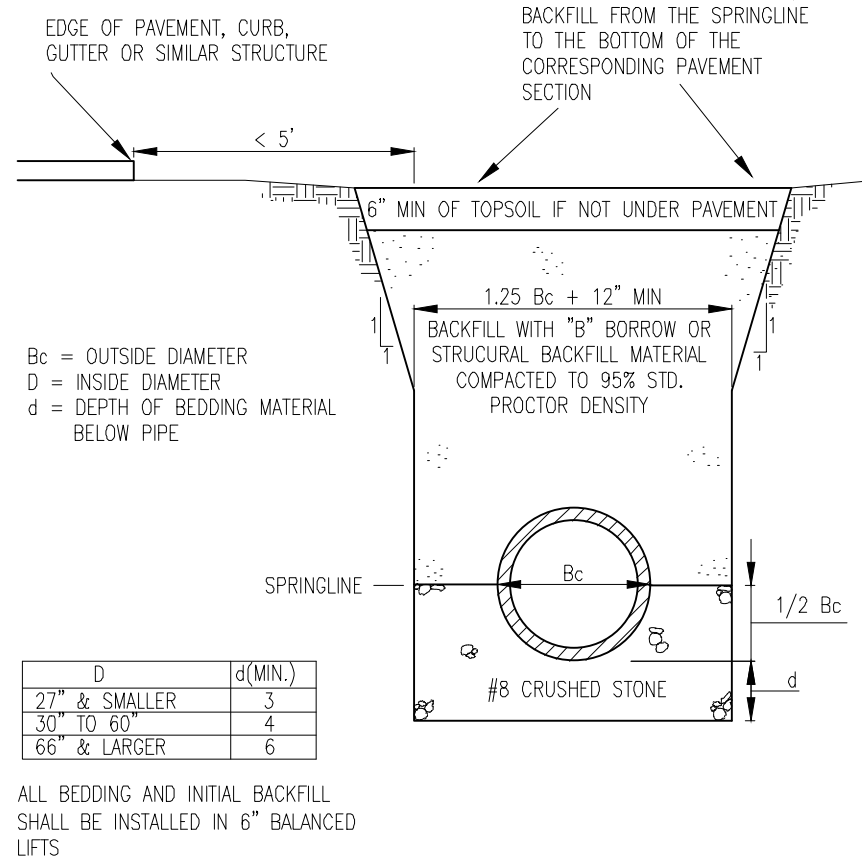
NOT TO SCALE

CLEANOUT TYPE 2
FOR HARDSCAPE/RIGID SURFACES



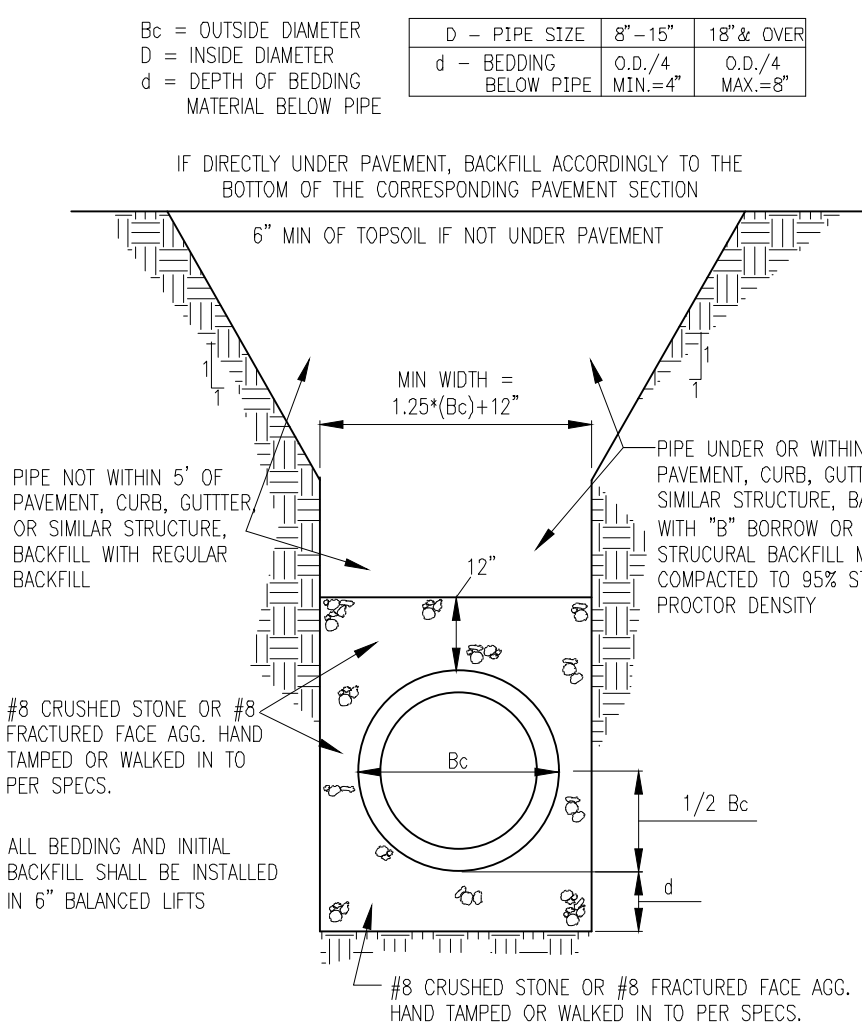
RCP BEDDING SECTION > 5' FROM EDGE OF PAVEMENT

NOT TO SCALE



RCP BEDDING SECTION < 5' FROM EDGE OF PAVEMENT

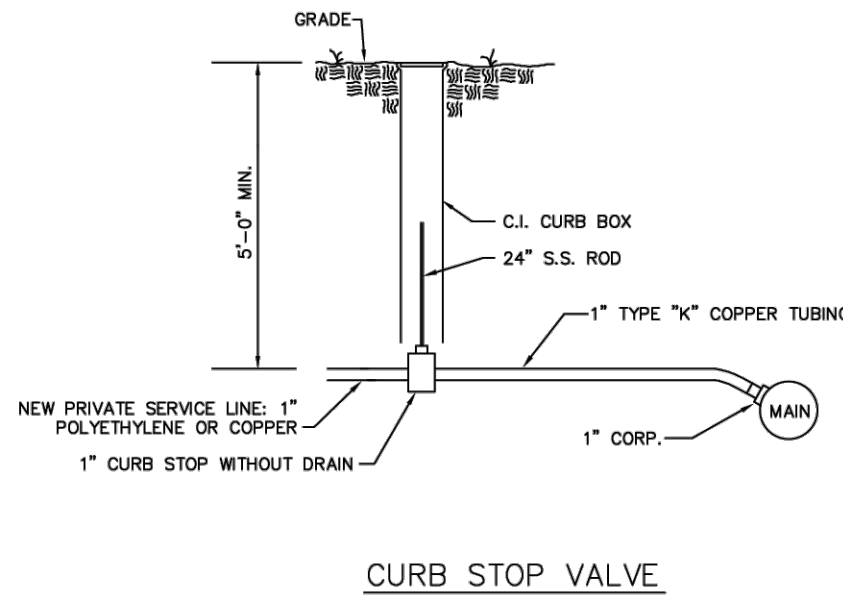
NOT TO SCALE



HDPE BEDDING SECTION DETAIL

NOT TO SCALE

ALSO FOR PVC/FLEXIBLE
PIPE AND SERVICE
LATERALS



CURB STOP VALVE

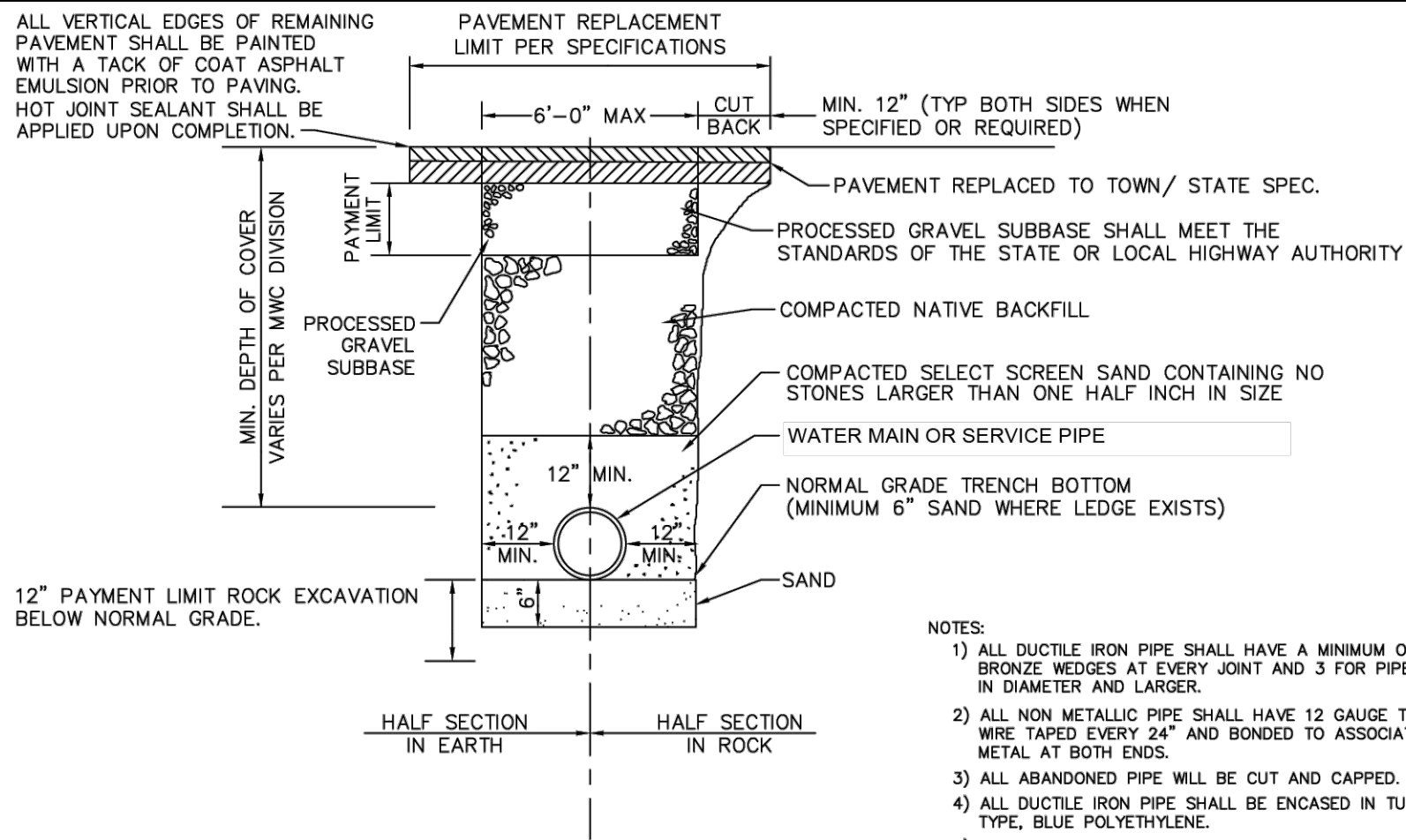
- NOTE:
- 1) CURB BOXES IN PAVEMENT OR IN GRAVEL PRONE TO MOTOR VEHICLE TRAFFIC SHALL BE PROTECTED BY A VALVE BOX TOP.
 - 2) RECONNECT NEW SERVICE PIPE TO EXISTING 3/4\"/>

Drawn By: LMM
Date: 3/10/16
Approved by:
Title: SENIOR ENGINEER

MaineWater
93 INDUSTRIAL PARK RD.
SACO, ME 04072
PH: (207) 282-1543
FAX: (207) 282-1544
www.maineewater.com

SERVICE LINE AND CURB STOP VALVE DETAIL

Scale: NTS
Drawing Number
MWC SD-1
BU Number -
Sheet 1 of 1



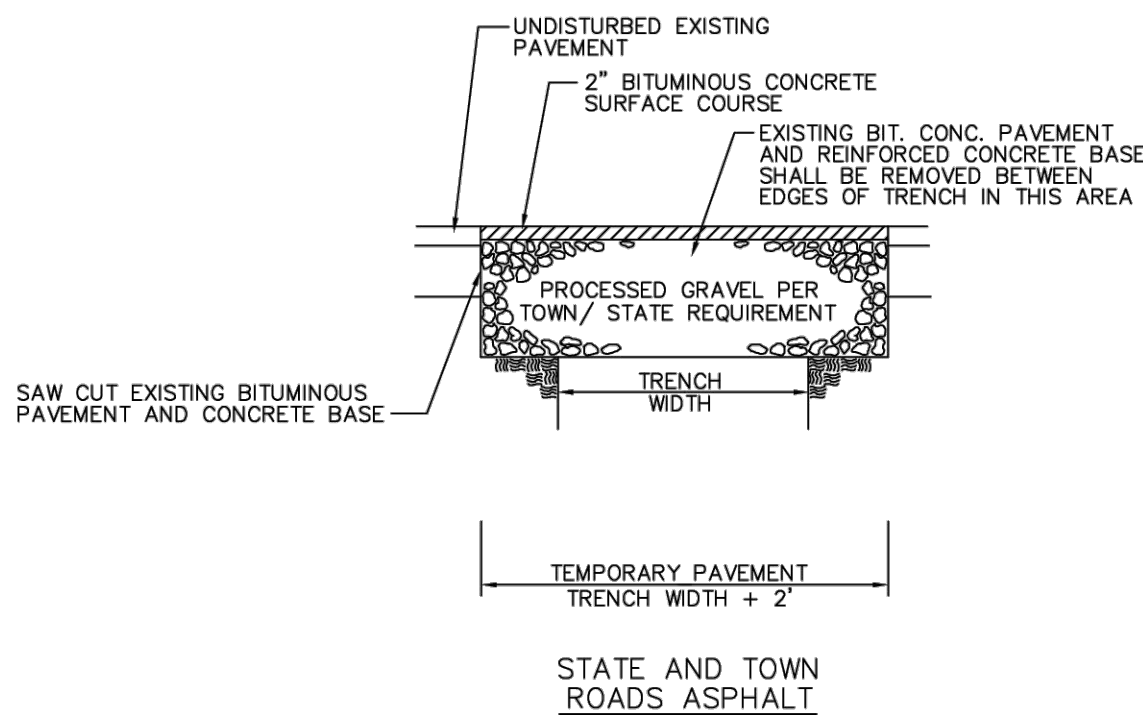
- NOTES:
- 1) ALL DUCTILE IRON PIPE SHALL HAVE A MINIMUM OF 2 BRONZE WEDGES AT EVERY JOINT AND 3 FOR PIPE 6\"/>

Drawn By: LRS/LMM
Date: 3/9/16
Approved by:
Title: THE CHIEF OF ENGINEERING

MaineWater
93 INDUSTRIAL PARK RD.
SACO, ME 04072
PH: (207) 282-1543
FAX: (207) 282-1544
www.maineewater.com

WATER MAIN TRENCH DETAIL

Scale: NTS
Drawing Number
MWC SD-4
BU Number -
Sheet 1 of 1



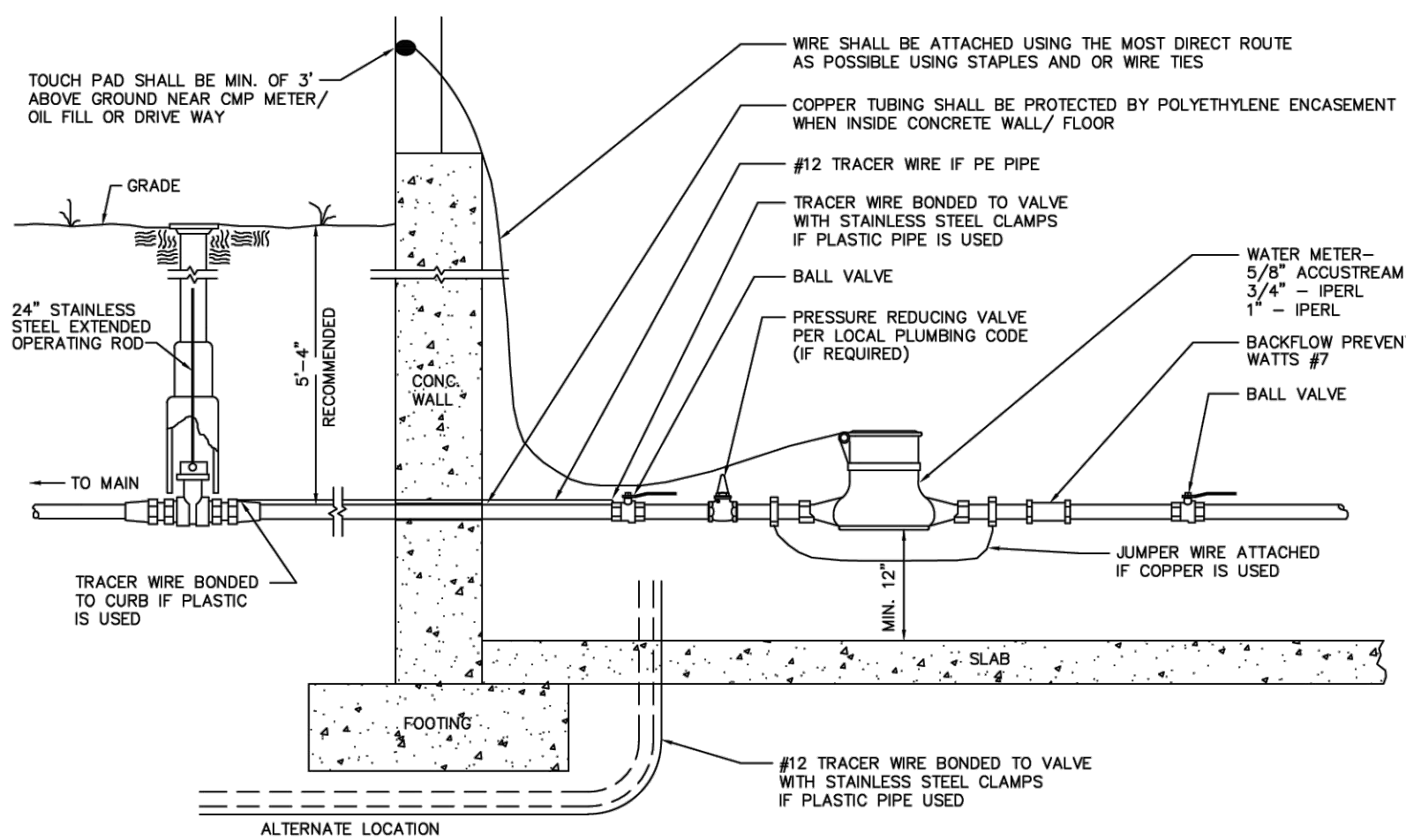
- NOTES:
- 1) DETAIL VARIES DUE TO INDIVIDUAL TOWN SPECIFICATIONS. DIMENSIONS MAY BE ALTERED DUE TO SPECIFIC REQUIREMENTS OF TOWN IN WHICH PROJECT IS LOCATED.

Drawn By: LRS/LMM
Date: 3/14/16
Approved by:
Title: SENIOR ENGINEER

MaineWater
93 INDUSTRIAL PARK RD.
SACO, ME 04072
PH: (207) 282-1543
FAX: (207) 282-1544
www.maineewater.com

TEMPORARY TRENCH PAVEMENT DETAIL

Scale: NTS
Drawing Number
MWC SD-11
BU Number -
Sheet 1 of 1



NOTE: ALL GROUND CLAMPS SHALL NOT BE CLAMPED TO METER OR METER COUPLINGS	Revision		Description		Date	By	Approved By
	Drawn By: LRS		 93 INDUSTRIAL PARK RD. SACO, ME 04072 PH: (207) 282-1543 FAX: (207) 282-1544 www.maine-water.com		1" SERVICE LINE INSTALLATION DETAILS		Scale: NTS
	Date: 3/14/16						Drawing Number
	Approved by:						MWC SMS-1
	Title						Sheet of
DWG							

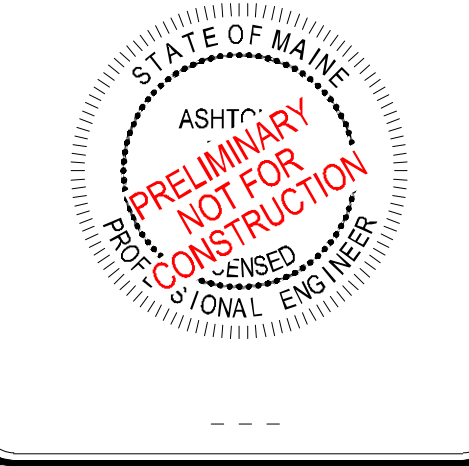
Drawn By: LRS
Date: 3/14/16
Approved by:
Title: SENIOR ENGINEER

MaineWater
93 INDUSTRIAL PARK RD.
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1\"/>

Scale: NTS
Drawing Number
MWC SMS-1
BU Number -
Sheet 1 of 1

**Fritz Engineering
Services, LLC**
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com



REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:



PROJECT:
**TAKE 5 OIL
CHANGE
BIDDEFORD**
PROJECT LOCATION:
394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY
TAX MAP & LOT
PORTION OF TAX MAP 20, LOT 10

CLIENT:
TAKE 5 MAINE, LLC
10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

PLAN DATE:
12/6/2022
DESIGN: AF CHECK: AF DRAWN: KG
PROJECT NO:
2209005
SHEET NAME:
GENERAL DETAILS
SHEET NO.

C802

PAVEMENT

A. SCOPE OF WORK

1. The work required under this section includes all exterior concrete and bituminous paving and related items necessary to complete the work indicated on drawings and described in the specifications, including but not limited to:
- All drives, parking areas within contract limits
 - Curbs and gutters
 - Sidewalks, concrete slabs, exterior steps

B. MATERIALS

1. Concrete: Concrete shall be ready-mixed and shall be a mix of proportioned fine and coarse aggregates with Portland cement and water. Minimum cement content shall be 6 bags per cubic yard of concrete and maximum water content shall be 5.5 U.S. gallons per sack of cement, including moisture in the aggregate. Slump for normal weight concrete shall be a maximum of 4 inches and a minimum of 2 inches. The slump of machine placed concrete shall be no less than 1-1/4 inches or more than 3 inches. Standard test ASTM C-143 shall be used to measure slump. Minimum compressive strength of concrete at 28 days shall be 4000 psi. All exterior concrete shall have air entrainment of 5% to 8% by volume per ASTM C-260. Re-tempering of delivered concrete shall not be permitted. Concrete shall be composed of:
- a. Portland cement: conforming to ASTM C-150, Type IA or type IIIA.
- b. Aggregates: conforming to ASTM C-33.
- c. Water: Shall be clear and free from injurious amounts of oils, acids, alkalies organic materials or other deleterious substances.
2. Pre-molded Joint Filler: Shall be non-extruding type meeting ASTM D-544, except that pre-molded joint filler used in concrete walk construction may be either non-extruding or resilient.
3. Bituminous Pavement Materials: All materials proposed for the construction of bituminous pavements shall comply with the MAINE Department of Transportation Standard Specifications, latest revisions.
4. Compacted Aggregate Sub-base:
- If a certain type of aggregate is specified and labeled per the plans and/or details, than that aggregate shall meet and be in accordance with the MAINE DOT Standard Specifications.
 - If the aggregate is not specified or labeled than it shall be crushed stone or gravel meeting the following requirements. Crushed gravel shall be a minimum of 35% crushed material. Fines shall be limited to a maximum of 8% of the total. Material shall be free from an excess of flat, elongated, thinly laminated soft or disintegrated pieces, and shall be free from fragments coated with dirt. Compacted aggregate shall have a gradation as presented below.

SIEVE SIZE	% PASSING
1-1/2"	100
1"	80-100
3/4"	70-90
1/2"	55-80
#4	35-60
#8	25-50
#30	2-30
#200	5-10

C. APPLICATION

1. Grading: Do any necessary grading in addition to that performed in accordance with EARTHWORK Section, to bring sub-grades, after final compaction, to the required grades and sections for site improvement.
2. Preparation of Sub-grade: Remove spongy and otherwise unsuitable material and replace with stable material. No traffic shall be allowed on prepared sub-grade prior to paving.
3. Compaction of Sub-grade: Refer to Section 207 of the INDOT Standard Specification Manual.
4. Utility Structures: Check for correct elevation of all manhole covers, inlets, valve boxes and similar structures located within areas to be paved and mark, or have made any necessary adjustments to such structures.
5. Placing Concrete:
- a. Sub-grade: Place concrete only on a moist, compacted sub-grade of base free from loose material. No concrete shall be placed on a muddy or frozen subgrade.
- b. Forms: All forms shall be free from warp, light enough to prevent leakage and substantial enough to maintain their shape and position without springing or settling when concrete is placed. Forms shall be clean and smooth immediately before concreting.
- c. Placing Concrete: Concrete shall be deposited so as to require as little handling as practicable. When concrete is to be placed at an atmospheric temperature of 35 degrees (F) or less, the Indiana Department of Transportation Standard Specifications, latest revision shall be followed.
6. Concrete Curb and Gutter:
- a. Expansion Joints: Shall be 1/2 inch thick pre-moulded at ends of all returns and a maximum spacing of 100 feet.
- b. Contraction Joints: Unless otherwise provided, contraction joints shall be joints spaced 10 feet on center.
- c. Finish: Tamp and spread concrete as soon as placed, and fill any honeycombed places. Finish square corners to 1/4 inch radius or as otherwise required.
7. Concrete Walks and Exterior Steps:
- a. Slopes: Provide 1/4 inch per foot cross slope. Contractor shall make field adjustments in slopes at walk intersections as necessary to provide proper drainage.
- b. Dimensions: Walks and steps shall be one course construction and of widths and thickness shown on the drawings.
- c. Finish: Spread concrete and trowel with a steel trowel to a hard dense surface after surface water has disappeared. Apply medium broom finish and scribe control joints at 6 foot spacing. Provide 1/2 inch expansion joints where sidewalks intersect and at a maximum spacing of 48 feet along walks.
8. Curing Concrete: Except as otherwise specified, cure all concrete by one of the methods described in the Indiana Department of Transportation Standard Specifications, latest revision.
9. Bituminous Pavement: Hot asphalt concrete pavement shall be as specified in the Indiana Department of Transportation Standard Specifications, latest revisions. Paving will not be permitted during unfavorable weather or when the temperature is 40 degrees (F) or below and falling.
10. Compacted Aggregate Sub-base: The thickness shown on the drawings is the minimum thickness of the fully compacted sub-base. Compaction shall be accomplished by rolling with a smooth wheeled roller weighing 8 to 10 tons. Compact to 95% compaction using Standard Testing Procedures. Along curbs, headers and walls and at all places not accessible to the roller, the aggregate material shall be tamped with mechanical tampers.

EARTHWORK

A. SCOPE OF WORK

1. Extent: The work required under this section consists of all excavating, filling, rough grading and related items necessary to complete the work indicated on the drawings and described in the specifications. The Contractor shall notify in writing the Owners and the Engineer of any changes, errors, or omissions found on the plans or in the field, before work is started or resumed.
- a. In general, the items of work to be performed under this section shall include clearing and grubbing, removal of trees and stumps (where required), protection of trees to remain, stripping and storage of topsoil, fill, compaction and rough grading of entire site as indicated on the drawings.
- b. Excavated material that is suitable may be used for fill. All unsuitable material and all surplus excavated material not required shall be removed from the site by the Contractor. The location of dump and length of haul shall be the Contractor's responsibility.
- c. Provide and place any additional fill material from off the site as may be necessary to produce the grades required. Fill obtained from offsite shall be of kind and quality as specified herein, and as approved by the Engineer & Owner.
2. The Contractor shall accept the site as he finds it and shall remove all trash, rubbish and debris from the site prior to starting excavation.
3. Work not included: The following items of related work are specified and included in other sections of these specifications.
- a. Excavation, grading and backfilling for utility lines.
- b. Storm drainage systems.
- c. Sanitary sewer systems.
- d. Water supply systems.
- e. Drives and paving.

B. BENCHMARKS

1. Maintain carefully all bench marks, monuments and other reference points. If disturbed or destroyed, replace as directed by the Engineer.

C. REMOVAL OF TREES

1. Remove all trees and stumps from area to be occupied by road and surfaced areas. Removal of trees outside these areas shall only be done as noted on drawings or approved by the Owner.
2. All brush, stumps, wood and other refuse from the trees shall be removed from the site or burned with proper permits (where applicable).

D. PROTECTION OF TREES

1. General Protection: the Contractor shall be responsible for the protection of tops, trunks and roots of existing trees on the project site that are to remain. Existing trees subject to construction damage shall be boxed, fenced or otherwise protected before any work is started; do not stockpile within branch spread. Remove interfering branches without injury to trunks and cover scars with tree paint.

E. STRIPPING OF TOPSOIL

1. Remove topsoil to a depth of 6 inches (or as indicated by Owner's Geotechnical Engineer) from the areas to be occupied by roads, walks, buildings, and parking areas. Pile and store topsoil at a location where it will not interfere with construction operations. Top soil shall be reasonably free from subsoil, debris and stones larger than 2 inches.

F. DISPOSITION OF UTILITIES

1. Rules and regulations governing the respective utilities shall be observed in executing all work under this section.
2. It shall be the responsibility of each contractor to verify all existing utilities and conditions pertaining to his phase of the work. It shall be the contractor's responsibility to contact the owners of the various utilities before work is started. The contractor shall notify in writing the owners or the engineers of any changes, errors or omissions found on these plans, and/or in the field before work is started or resumes.
3. Where active utilities are encountered but not shown on the drawings, the Contractor shall notify the Utility Company, Owner and Engineer prior to proceeding with any work. An appropriate course of action shall be agreed upon by the Utility Company, Owner and Engineer prior to work commencing.
4. Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the Engineer. They shall be removed, plugged or capped as directed by the Engineer and/or Utility Company.

G. SITE GRADING

1. Grades: Perform all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawings. Undercut open areas 4" for topsoil.
2. Rough grading: the tolerance for paved areas shall not exceed 0.10 feet above established subgrade. All other areas shall not exceed 0.10 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade. All open areas shall be graded a minimum of 0.5% and a maximum of 3H:1V slope.
3. Sub-grade shall be proof rolled with suitable equipment and all spongy and otherwise unsuitable material shall be removed and replaced with suitable material. Contractor shall coordinate the proof roll procedure with the agency having jurisdiction to ensure proper representation is in attendance for the test.
4. Sub-grade for building areas shall be compacted to a minimum compaction of 95% Modified Proctor Density or per the Architectural/Structural Construction Plans for the corresponding building area. The Architectural/Structural plans shall govern.
5. Sub-grade for streets and paved areas - See PAVEMENT specifications.
6. See PAVEMENT section for additional information.
7. All fill material shall be formed from soil free of deleterious material. Prior to placement of fill, a sample of the proposed material shall be submitted to the Owner's Geotechnical Engineer for approval. The fill material shall be placed in layers not to exceed 8" in loose thickness and shall be spread and compacted at the proper moisture content.
8. All fill material in areas outside of building and pavement areas shall be compacted lightly with each lift and protected from erosion. Areas of building construction shall have suitable fill material placed and compacted in accordance with the Soils Engineer's report and per sub-section 4 described above in this Section.
9. The Contractor shall verify all earthwork quantities prior to the start of construction. The Contractor shall notify the Owner and Engineer in writing if excess or shortage of earth quantities is encountered and verify requirements for stockpiling, removal or importing earth. Owner and Engineer hereby reserve the right to allow minor adjustments in proposed grades to reduce an earth quantity disparity.

H. SEEDING PREPARATION

1. Contractor shall resolve any surface or subsurface drainage problems and construct permanent erosion control structures.
2. Remove all rocks, roots or other materials that may interfere with seedbed preparation.
3. Perform the major filling, shaping and smoothing of gullied or severely eroded areas.
4. Have soil tested to check pH and fertility levels. Apply lime at rate specified in seeding specifications on the plans.
5. Work all lime and fertilizer into the soil to a depth of 2-3 inches with a small disk, harrow or rake operated across the slope as much as possible.
6. Firm the soil bed where possible. Do not over pack the soil to ensure compacting does not restrict water and root penetration into the soil.

STORM SEWER SYSTEMS

Storm construction procedures, materials, testing, details and specifications shall be in accordance with CITY OF BIDDEFORD STORMWATER AND ENGINEERING TECHNICAL AND CONSTRUCTION STANDARDS. Please refer to these standards, specifications, and details for all storm sewer system construction.

SANITARY SEWER SYSTEMS

Sanitary construction procedures, materials, testing, details and specifications shall be in accordance with BIDDEFORD WASTEWATER STANDARDS & SPECIFICATIONS. Please refer to these standards, specifications, and details for all sanitary sewer system construction.

WATER & FIRE SUPPRESSION SYSTEMS

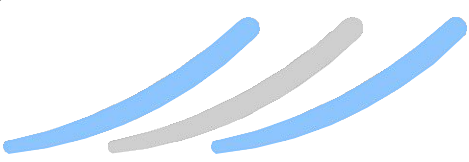
Water construction procedures, materials, testing, details and specifications shall be in accordance with MAINE WATER TECHNICAL & CONSTRUCTION STANDARDS. Please refer to these standards, specifications, and details for all water system construction.

Fire Suppression systems construction procedures, materials, testing, details and specifications shall be in accordance with MAINE WATER UTILITY AND BANGOR FIRE DEPARTMENT TECHNICAL & CONSTRUCTION STANDARDS. Please refer to these standards, specifications, and details for all fire suppression system construction.

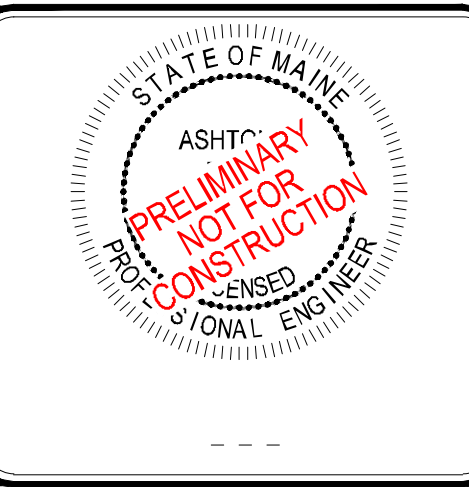
DEWATERING AND CONTROL OF SURFACE WATER

Whenever groundwater is encountered, the CONTRACTOR shall make every practical effort to secure a dry trench bottom before laying pipe. The CONTRACTOR shall provide, install and operate sufficient trenches, sumps, pumps, hose, piping, well points, etc. to depress and maintain the groundwater level below the base of the excavation. If the CONTRACTOR is unable to remove the standing water in the trench, the CONTRACTOR shall over-excavate the proposed bottom grade of the sewer bedding, and place not less than three (3) inches of No. 8 crushed stone in the over-excavated area.

The CONTRACTOR shall keep the site free of surface water at all times and shall install drainage ditches, dikes, pumps, and perform other work necessary to divert or remove rainfall and other accumulation of surface water from excavations. The diversion and removal of surface and/or groundwater shall be performed in a manner which will prevent the accumulation of water within the construction area. UNDER NO CIRCUMSTANCES SHALL SURFACE WATER AND/OR GROUNDWATER BE DISCHARGED TO, DISPOSED OF OR ALLOWED TO FLOW INTO AN ACTIVE SANITARY SEWER SYSTEM.



Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com



REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:



DigSafe
MA-ME-NH-VT

PROJECT: **TAKE 5 OIL CHANGE BIDDEFORD**

PROJECT LOCATION:
394 ELM STREET
BIDDEFORD, MAINE 04005
YORK COUNTY

TAX MAP & LOT:
PORTION OF TAX MAP 20, LOT 10

CLIENT: **TAKE 5 MAINE, LLC**

10884 GRESHAM PLACE
NOBLESVILLE, IN 46060

PLAN DATE: 12/6/2022

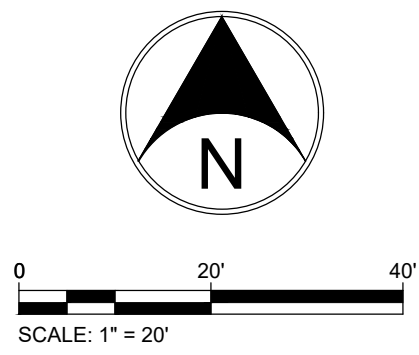
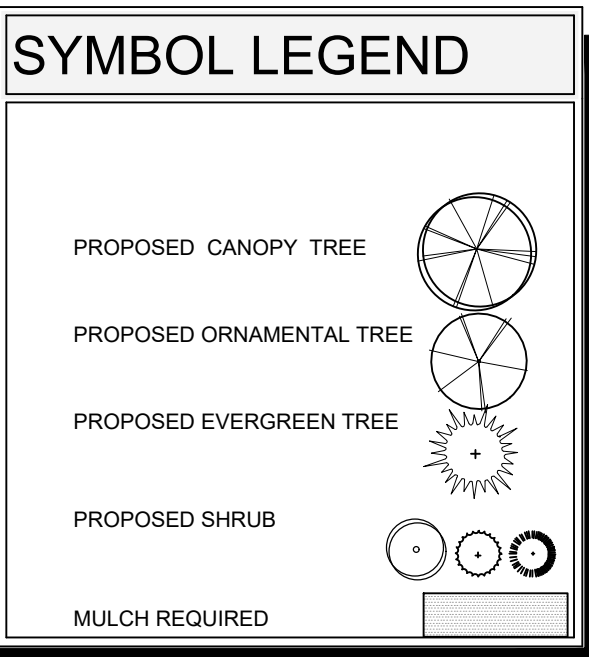
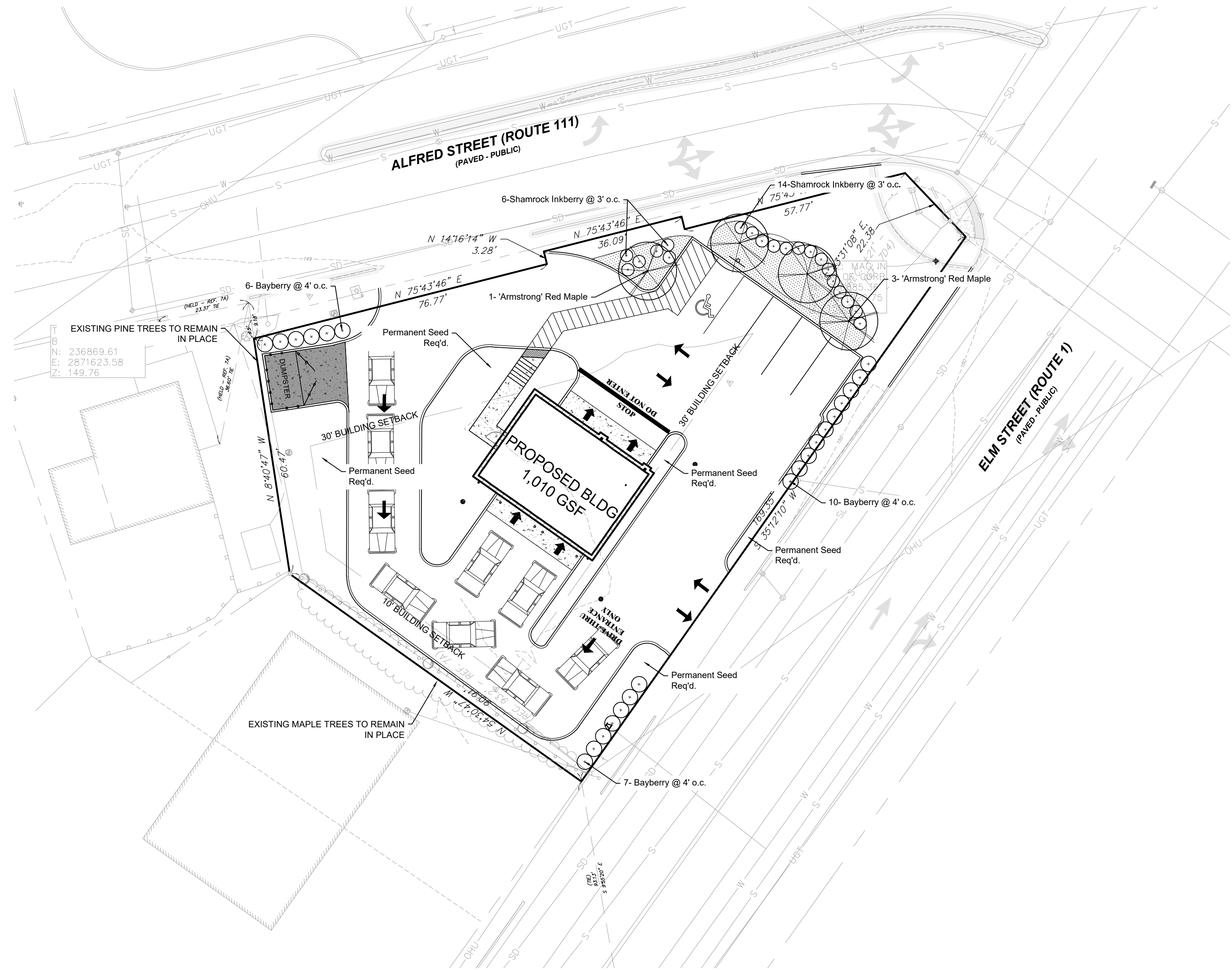
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PROJECT NO: 2209005

SHEET NAME: GENERAL SPECIFICATIONS

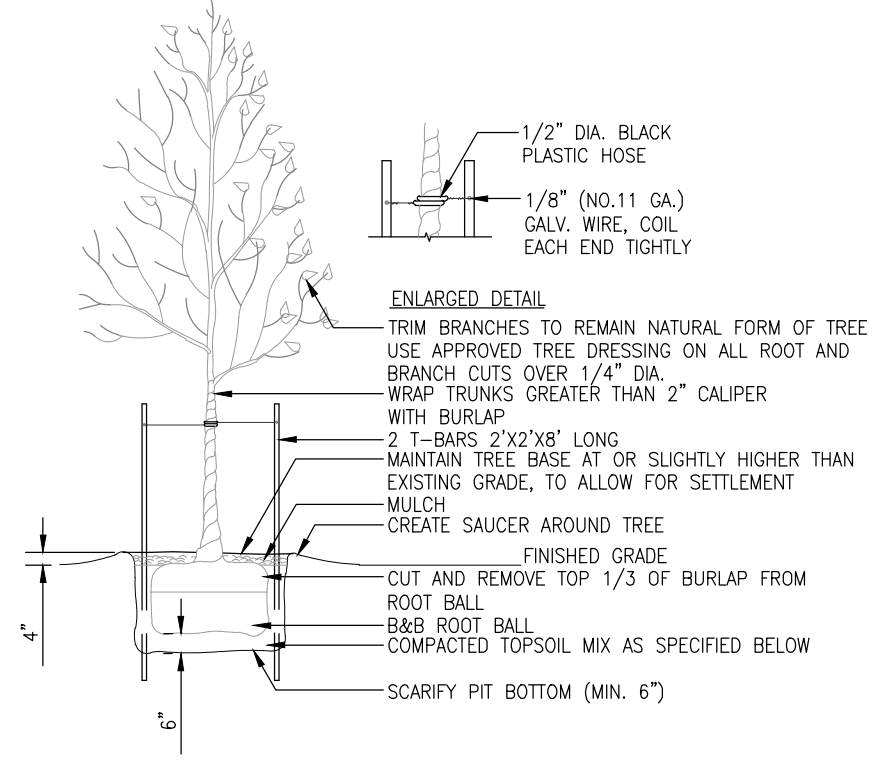
SHEET NO: C901

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CITY OF BIDDEFORD STANDARDS AND SPECIFICATIONS (STANDARDS) UNLESS SPECIFICALLY NOTED OTHERWISE.
2. MAINE STATE DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS, LATEST EDITION, TO BE USED WITH THESE PLANS. (SUPPLEMENTAL SPECIFICATIONS)
3. IN THE EVENT THESE PLANS OR SUPPLEMENTAL SPECIFICATIONS ARE IN CONFLICT WITH SAID STANDARDS, THE MORE STRINGENT REQUIREMENTS SHALL BE USED.

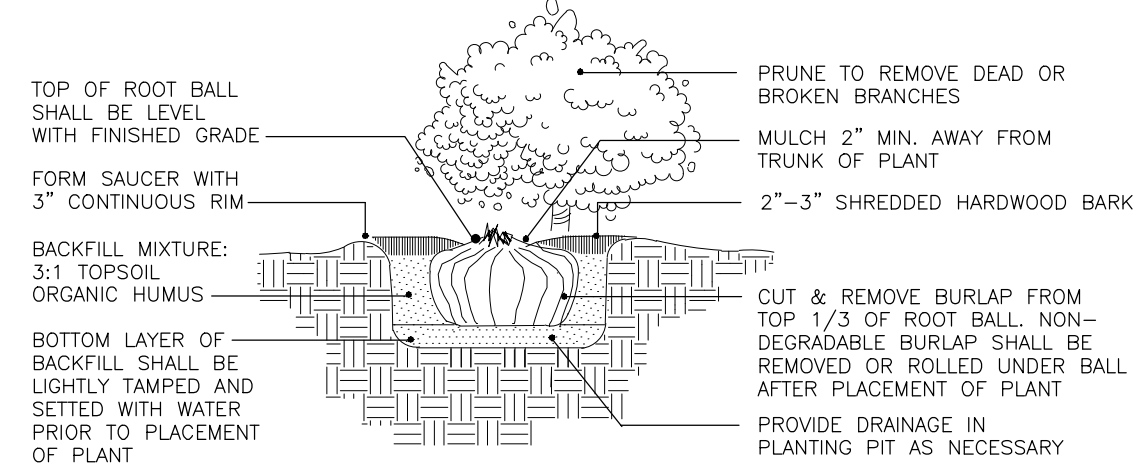


PLANT MATERIAL SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD PREVENT NORMAL GROWTH.
- ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 - STREET TREES AND SHADE TREES: ALL STREET TREES AND SHADE TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
 - ORNAMENTAL TREES: ALL ORNAMENTAL TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
 - EVERGREEN TREES: ALL EVERGREEN TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET.
 - SHRUBBERY: ALL DECIDUOUS AND EVERGREEN SHRUBS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES.
 - GROUND COVER/ORNAMENTAL GRASS: ALL GROUND COVER/ORNAMENTAL GRASS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SIZE OF ONE (1) GALLON, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADLS PLANS. THIS SHOULD CONSIST OF WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, TREATING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF AND OTHER PLANTS.



- SPECIFICATIONS:
- TOPSOIL MIX, TOP 6 INCHES OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.
 - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
 - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 - ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.



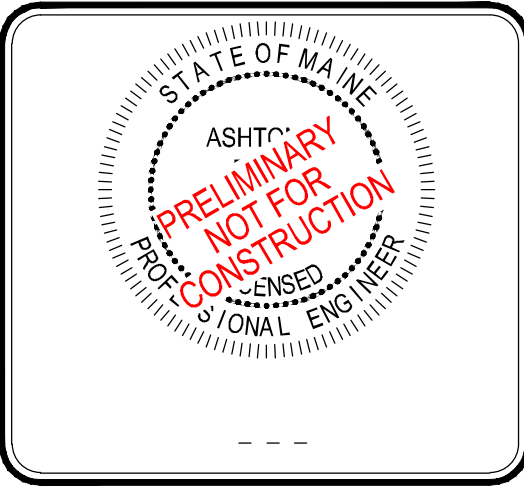
Quantity	Botanical Name	Common Name	Condition	Size	Comments
Deciduous Trees					
4	Quercus rubra	Red Oak	B&B	2.5" Cal.	For spacing see plan
Evergreen Shrubs					
23	Myrica Pensylvanicum	Bayberry	Cont.	24"	For spacing see plan
20	Ilex glabra 'shamrock'	Shamrock Inkberry	Cont.	24"	For spacing see plan

PLANT SCHEDULE

TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com



REVISIONS AND ISSUES	DATE	BY

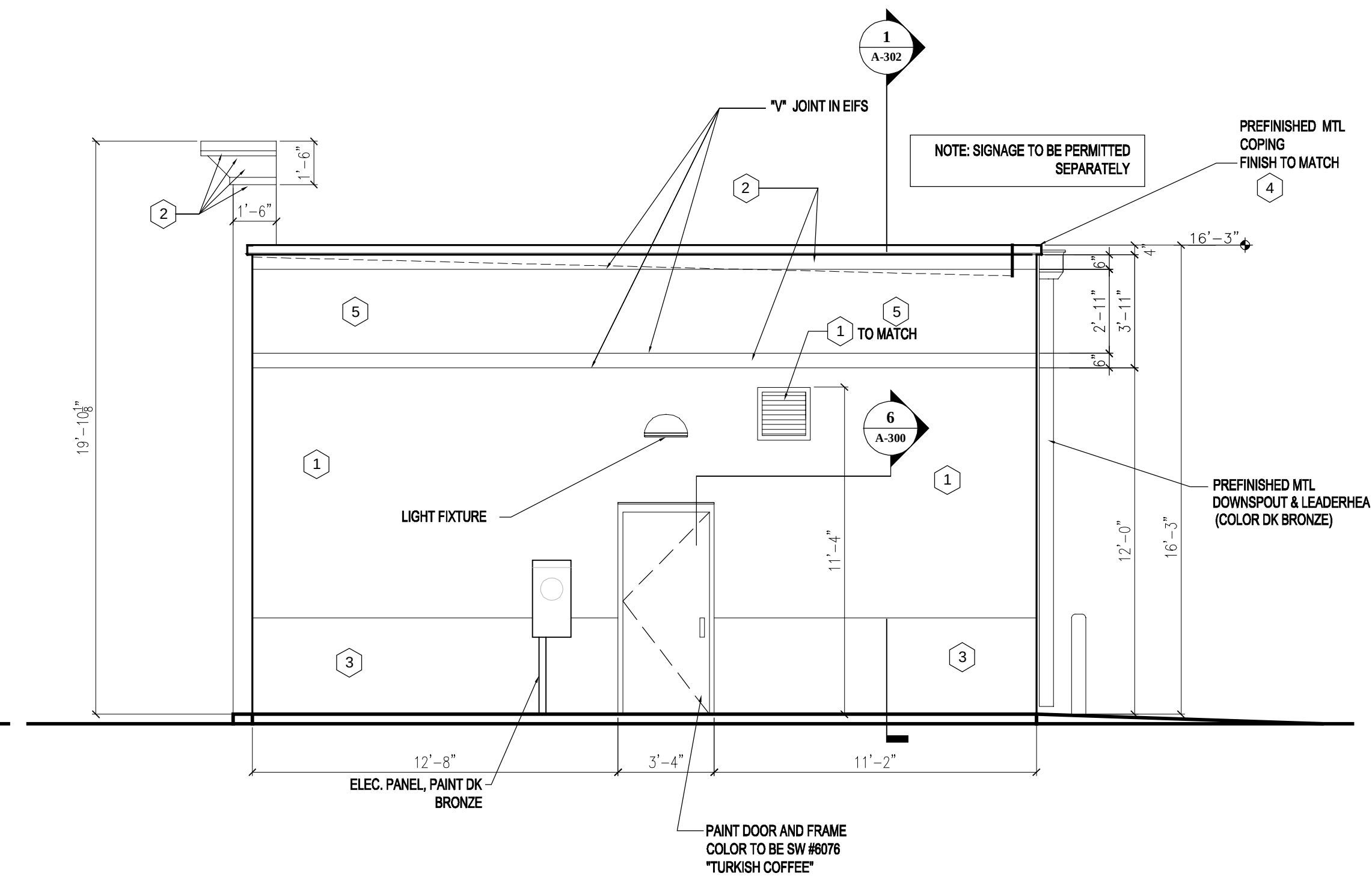
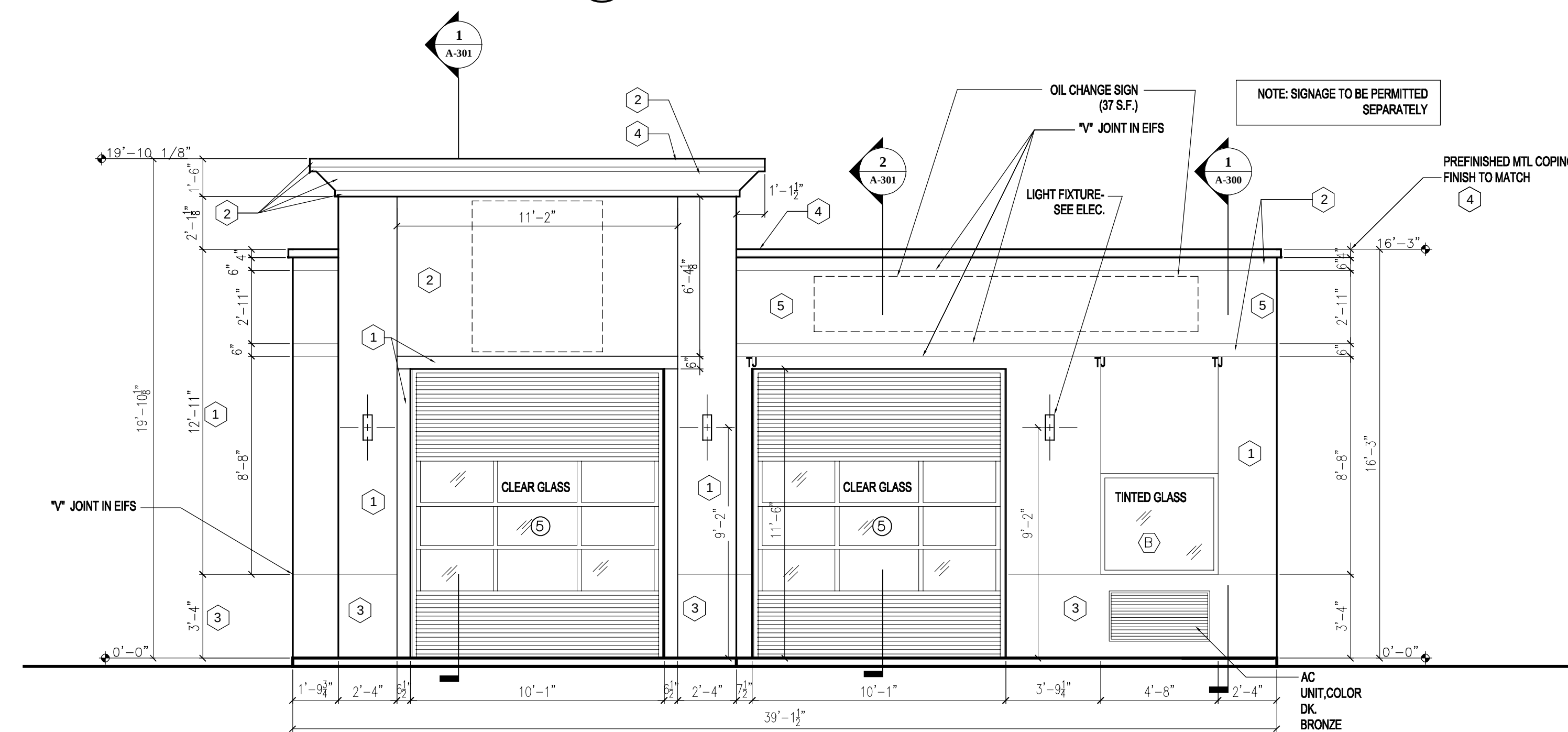
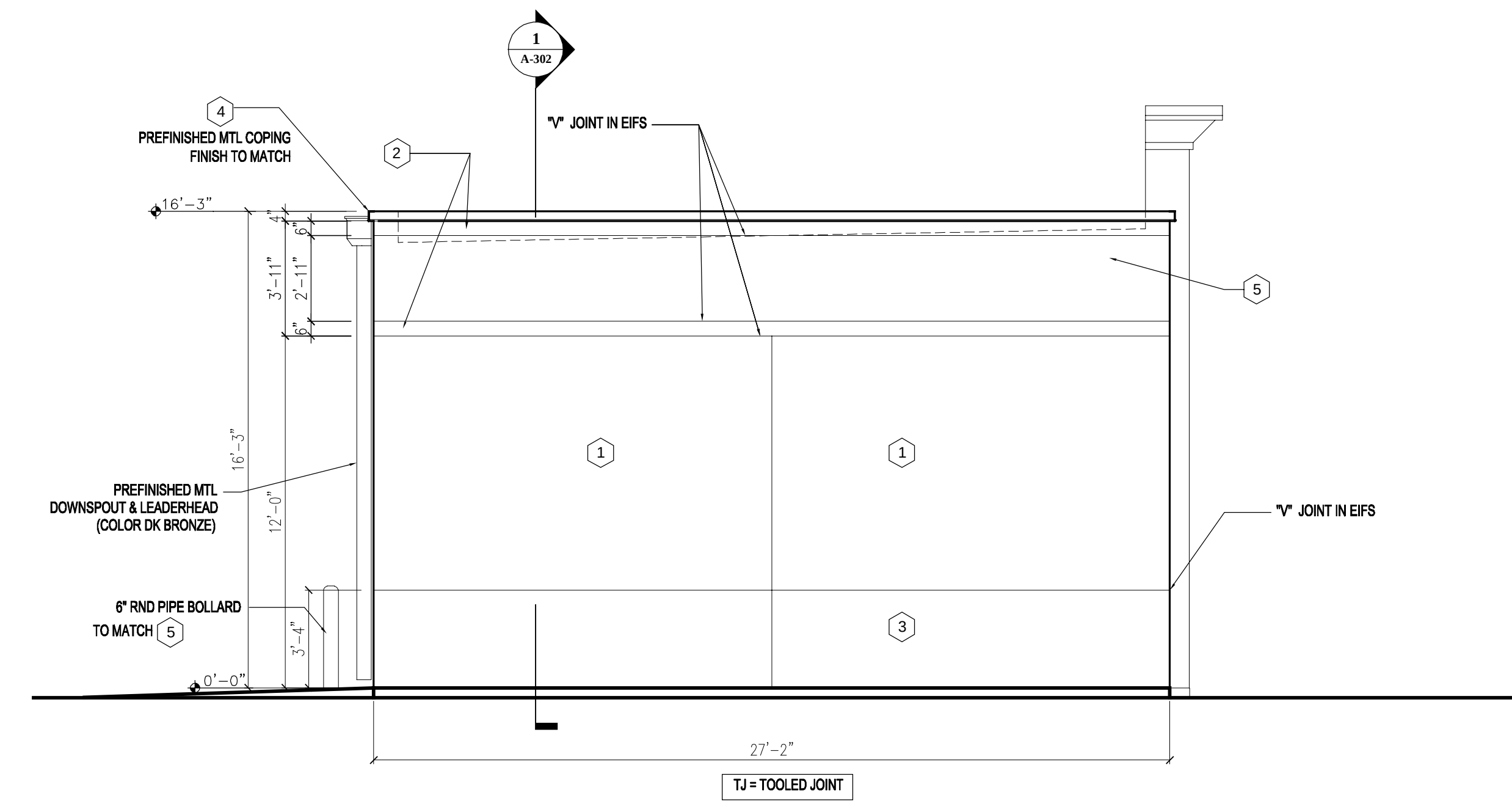
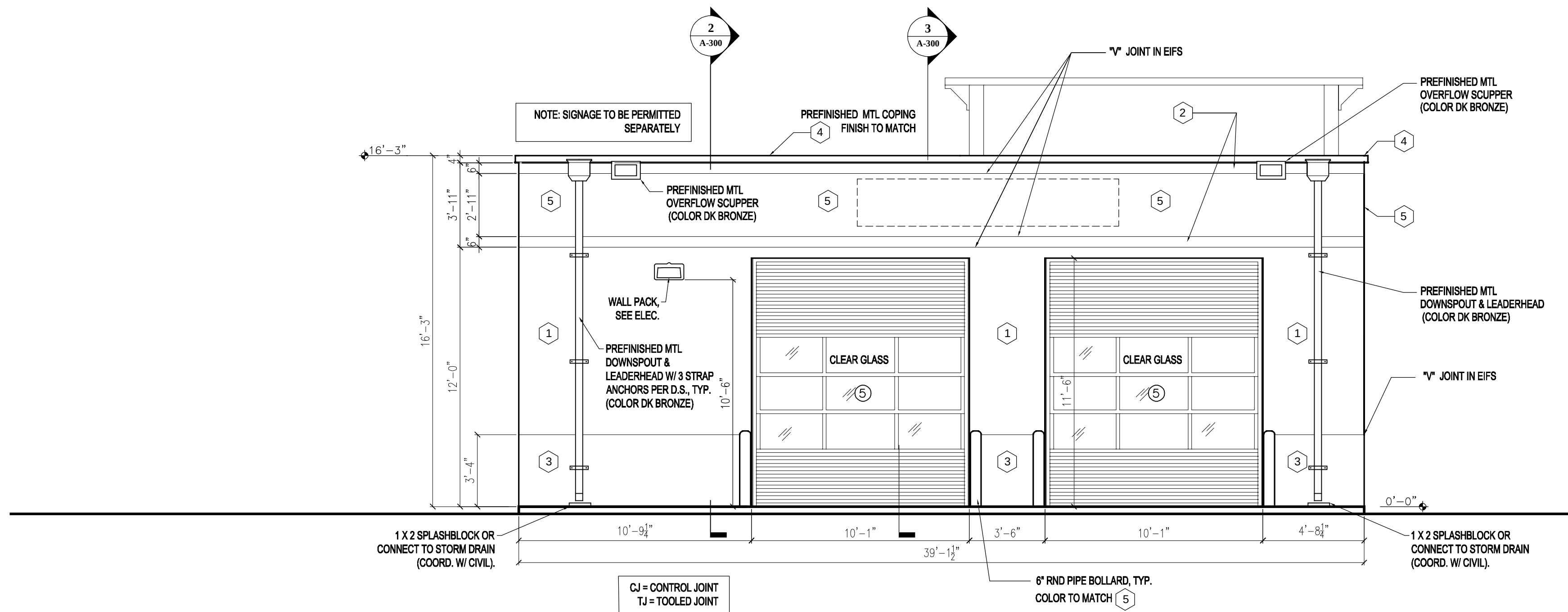
GENERAL NOTES / LEGEND:

811 DigSafe
MA-ME-NH-RI-VT

PROJECT: **TAKE 5 OIL CHANGE BIDDEFORD**
PROJECT LOCATION: 394 ELM STREET BIDDEFORD, MAINE 04005 YORK COUNTY
TAX MAP & LOT: PORTION OF TAX MAP 20, LOT 10

CLIENT: **TAKE 5 MAINE, LLC**
10884 GRESHAM PLACE NOBLESVILLE, IN 46060

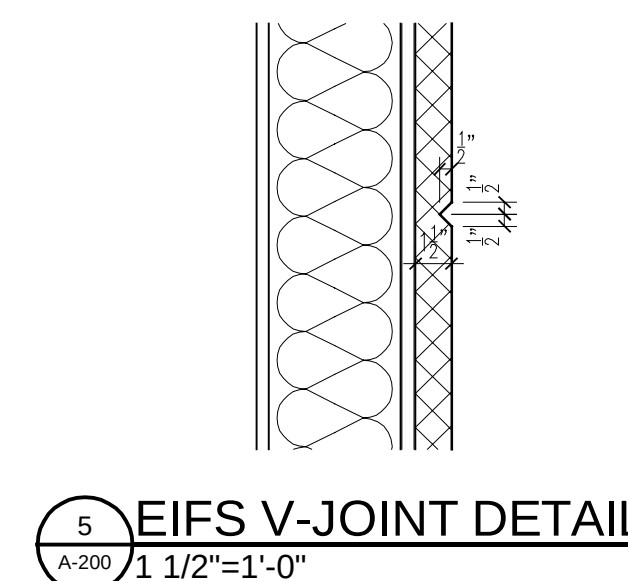
PLAN DATE: 12/6/2022
DESIGN: AF CHECK: AF DRAWN: KG
PROJECT NO: 2209005
SHEET NAME: LANDSCAPE PLAN
SHEET NO: L101



EXTERIOR FINISH SCHEDULE				
NO.	AREA	COATS	COLOR	FINISH
1	EIFS OR STUCCO MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7693, STONEBRIAR	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
2	EIFS OR STUCCO ACCENT BAND AND FACE EIFS OR STUCCO CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7678, COTTAGE CREAM	FINISH TO MATCH STO "FINE SAND" OR DRYVIT "SANDBLAST"
3	EIFS OR STUCCO WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6097, STURDY BROWN	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE"
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO BE KYNAR 500 PREFINISHED
5	EIFS OR STUCCO SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
6	TOWER PREFINISHED STANDING SEAM ROOF	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO BE KYNAR 500 PREFINISHED
7	BOLLARDS	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	-----

EXTERIOR FINISH NOTES:

1. EIFS TO BE STUO THERM CLASSIC, DRYWIT OUTSULATION PLUS MD OR APPROVED EQUAL.
2. EIFS TO HAVE ULTRA-HIGH IMPACT MESH TO 4'-0" AFF.
3. EIFS TO HAVE HIGH IMPACT MESH FROM 4'-0" AFF TO 8'-0" AFF
4. EIFS TO HAVE STANDARD IMPACT MESH ABOVE 8'-0" AFF.
5. METAL ROOF TO BE ATAS DUTCH SEAM OR BERRIDGE MANUF. WITH DEEP VEE PANELS AND 2" BATTEN CAPS.
6. METAL ROOF PANELS TO BE 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLUOROCARBON FINISH.
7. METAL COPING TO BE PREFINISHED, 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLUOROCARBON FINISH.



TAKE 5 / 5 MINUTE OIL CHANGE
394 ELM STREET
BIDDEFORD, ME 04005
FOR: CLIPPER HOLDINGS, LLC

1212 KENILWORTH AVE
CHARLOTTE, NC 28204
PHONE: 704-370-6000

IN ARCHITECTURE

W L R
ARCHITECTURE

WILLIAM LEE ROBINSON ARCHITECTURE

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Written dimensions take precedence over scaled dimensions.



REVISIONS	
REV.	DESCRIPTION

DATE

SHEET NAME

SEE INDEX

January 25, 2023

Gregory Mitchell, Planner
Roby Fecteau, Code Enforcement
Biddeford, Maine

HAND DELIVERED 1/25/23

CC.

<u>Patoine, Larry</u>	Chair-Regular Member
<u>Angers, Roch</u>	Regular Member
<u>Tarpey, Sean</u>	Regular Member
<u>Plotkin, Alexa</u>	Regular Member
<u>Cantara, Michael</u>	Regular Member
<u>Deschambault, Susan</u>	Associate Member
<u>Beaudette, Stephen</u>	

To Whom it may concern:

:I am with Prompto 10 Minute Oil Change. I want to thank Biddeford, it's representatives and the residents for the many years of support they have given us. We have benefited greatly from being in Biddeford.

Many years ago, the intersection known as Five Points was changed to improve AM and PM traffic. Prompto made many changes to our site to work with the MDOT and Biddeford. Our immediate abutters made changes as well so that now are 'Q' lane goes through McDonalds parking lot.

I have reviewed the Site Plan as offered by Take 5. I think the Planning Department's assessment of changes to that site plan are correct. My larger concern is the building. While the engineers may be licensed in Maine, they don't seem to have addressed Maine DEP and OSHA regulations as to Secondary Oil Containment, Vehicle Fumes and the Safety of an Employee who is 100% under a vehicle with no means of escape incase of fire, etc. It is not my intent to interfere with any new vendor coming to market, however, both Prompto, Jiffy Lube, Mr. Quick's and others do follow regulations and common-sense safety.

I would hope that the Engineering Company representing Take 5 would present Biddeford with the AST Above Ground Storage),

License, SPCC, (Spill Prevent Control and Countermeasure filings), and other regulatory filings as required by OSHA, the Maine DEP and the State Fire Marshals office.

I have enclosed their building plan as outlined in their application, however with my notes.

- The Blue Circle notes on the Plan the Basement Employee is in a trench, 100% covered by a car, (I added a car to the other pit to demonstrate the issue).
- The Red Letters note Oil Storage areas that under OSHA/DEP rules may require secondary containment.
- My concerns about and entrance on Alfred Street (Rt 111) and traffic on the site were addressed by the Planning Department.

I apologize for not being able to make the Planning Board Meeting. I leave the decision on the site plan and the building to the capable hands of Biddeford City Employees. Please feel free to contact me in reference to this matter.

Respectfully,

Kevin A. King

Kevin A. King
Operations Manager
kevink@promptoiloil.com
Cell 207-318-7568

Exhibit A – Building Layout – Biddeford Take 5

OPERATIONAL NOTES:
CLAS 1 LIQUIDS ARE NOT STORED IN TANK 8 BUILDING.
CLAS 2B LIQUID (MOTOR OIL) IS STORED IN THE BACK ROOM AREA
WHICH IS VENTILATED AS REQUIRED. SEE MECHANICAL SHEETS.
NO LIQUIDS ARE STORED IN THE LIKE TRENCHES
VEHICLES ARE OPERATED ONLY FOR THE DURATION OF MOVING THEM
INTO AND OUT OF THE BUILDING.

